

AGENDA
VILLAGE OF PLEASANT PRAIRIE
PLEASANT PRAIRIE VILLAGE BOARD
PLEASANT PRAIRIE WATER UTILITY
PLEASANT PRAIRIE SEWER UTILITY
Village Hall Auditorium
9915 – 39th Avenue
Pleasant Prairie, WI
April 16, 2018
6:00 p.m.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Recognition
 - A. Consider and present Resolution #18-09 in Appreciation and Recognition to Steve Kumorkiewicz for His Years of Service to the Village of Pleasant Board as Trustee #2.
 - B. Consider and present Resolution #18-10 in Appreciation and Recognition to Thomas W. Terwall for His Years of Service to the Village of Pleasant Prairie Plan Commission.
5. Minutes of Meetings – April 2, 2018
6. Citizen Comments (Please be advised per State Statute Section 19.84(2), information will be received from the public on items not on the agenda; however, no discussion is allowed and no action will be taken under citizen comments.)
7. Administrator's Report
8. New Business
 - A. Receive Plan Commission recommendation and consider Ordinance #18-12 for Comprehensive Plan Amendments as it relates to property generally located at northeast corner of STH 31 and STH 165 for the proposed Main Street Market Development.
 - B. Receive Plan Commission recommendation and consider Ordinance #18-13 and #18-14 for a Zoning Map and Text Amendments as it relates to property generally located at northeast corner of STH 31 and STH 165 for the proposed Main Street Market Development.
 - C. Receive Plan Commission recommendation and consider a Certified Survey Map and Development Agreement and related documents as it relates to property generally located at northeast corner of STH 31 and STH 165 for the proposed Main Street Market Development.

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- D. Consider Tax Payment Shortfall Agreement between the Village of Pleasant Prairie and Froedtert South Inc., regarding TID #6.
- E. Consider the Employment Agreement with Nathan Thiel for the Village Administrator Position.
- F. Consider a two year contract agreement between the Village of Pleasant Prairie and the Pleasant Prairie Professional Firefighter's Association, Local 3785 for the 2018-2019 calendar years.
- G. Consider a two year contract agreement between the Village of Pleasant Prairie and the Pleasant Prairie Police Officers' Association, Local 185, of the Wisconsin Professional Police Association for the 2018 – 2019 calendar years.
- H. Consider Award of Contract to Purchase a Horton Type I Ambulance.
- I. Consider the request of Fountain Ridge, LLC to release Draw No. 8 of the Letter of Credit for the Fountain Ridge development.
- J. Consider the request of Kwik Trip Store #975 to appoint a new corporate agent for the 2017-2018 liquor license.
- K. Consider Resolution #18-11 designating April 15 - 21, 2018 as Municipal Treasurers Appreciation Week.
- L. Consider appointments to the various Village boards and commissions.

9. Village Board Comments

10. Adjournment

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

Resolution No. 18-09
**Resolution of Appreciation and Thanks
to Steve Kumorkiewicz
for His Years of Service to the Village of Pleasant Prairie**

WHEREAS, on April 18, 1994 Steve Kumorkiewicz was sworn in as Trustee #2 on the Village of Pleasant Prairie Board of Trustees and has been dedicated to the citizens, in his service to the Village of Pleasant Prairie for twenty-four years; and

WHEREAS, Steve Kumorkiewicz led a resident group from the Pleasant Green Dwellers Association seeking change to private utilities, and in the end these efforts resulted in modifications to state rules regarding utility ownership providing better utility services and ultimately led him to serve on the Village Board; and

WHEREAS, Steve Kumorkiewicz served as the Chairman of the Pleasant Prairie School Commission and provided representation to Kenosha Unified School District from 1972 - 2009, when the Commission was disbanded; and

WHEREAS, Steve Kumorkiewicz was an active member of the League of Wisconsin Municipalities, and worked dutifully on lobbying efforts with legislatures for the cause of better municipal services; and

WHEREAS, while serving as Trustee #2, Steve Kumorkiewicz developed an understanding of the work of Village Departments, municipal codes and ordinances in order to effectively perform his duties as a Village Trustee and guide his work on the Village Zoning Board of Appeals from 1989 - 1994; and

WHEREAS, Steve Kumorkiewicz served collaboratively with his fellow Board members and Village staff and took pride in the harmonious nature of the Village Board; and

WHEREAS, the Village of Pleasant Prairie would like to acknowledge and sincerely thank Steve for his enthusiasm and passion for the development, growth and sustainability of the Village of Pleasant Prairie.

NOW, THEREFORE BE IT RESOLVED, that the Village of Pleasant Prairie does hereby extend our sincere appreciation and thanks to Steve Kumorkiewicz for his twenty-four years of dedication and attentive service to the people of Pleasant Prairie as Trustee #2.

Considered and adopted this 16th day of April, 2018

John P. Steinbrink, President

Attest:

Jane C. Snell, Village Clerk



Resolution No. 18-10
**Resolution of Appreciation and Thanks
to Thomas W. Terwall
for His Years of Service to the
Village of Pleasant Prairie Plan Commission**

WHEREAS, Thomas Terwall diligently served the people of Pleasant Prairie in various roles for forty-one years; and

WHEREAS, on May 1, 1995 Thomas Terwall was appointed to the Pleasant Prairie Plan Commission where he has served with dedication including his time in the role as Chairman of the Commission; and

WHEREAS, Thomas Terwall served as a Pleasant Prairie Town Supervisor for ten years, as a Town Chairman for two years and served as the first Village President for six years; and

WHEREAS, Thomas Terwall was instrumental in transitioning the community from a Town without zoning to a Village dedicated to comprehensive planning in 1989; and

WHEREAS, Thomas Terwall influenced many highly esteemed economic development projects during his time serving the Village, most notably the creation of the first Tax Incremental Financing District for the development of the LakeView Corporate Park; and

WHEREAS, Thomas Terwall supported the development and implementation of planning efforts ranging from the Chiwaukee Prairie/Carol Beach Plan to the first multi-jurisdictional comprehensive plan; and

WHEREAS, Thomas Terwall was dedicated to bringing balance to the community and a voice to residents by his mindful approach to planning relating to environmental issues and economic development; and

WHEREAS, the Village of Pleasant Prairie would like to acknowledge and sincerely thank Thomas for being a visionary and helping to shape the Plan Commission and the Village into what it has become today.

NOW, THEREFORE BE IT RESOLVED, that the Village of Pleasant Prairie does hereby extend our sincere appreciation and thanks to Thomas W. Terwall for his forty-one years of commitment and attentive service to the people of Pleasant Prairie in the cause of quality municipal planning.

Considered and adopted this 16th day of April, 2018

John P. Steinbrink, President

Attest:

Jane C. Snell, Village Clerk



**VILLAGE OF PLEASANT PRAIRIE
PLEASANT PRAIRIE VILLAGE BOARD
PLEASANT PRAIRIE WATER UTILITY
PLEASANT PRAIRIE SEWER UTILITY
9915 - 39th Avenue
Pleasant Prairie, WI
April 2, 2018
6:00 p.m.**

A regular meeting of the Pleasant Prairie Village Board was held on Monday, April 2, 2018. Meeting called to order at 6:00 p.m. Present were Village Board members John Steinbrink, Kris Keckler, Steve Kumorkiewicz and Mike Serpe. Dave Klimisch was excused. Also present were Jean Werbie-Harris, Community Development Director; Dave Smetana, Police Chief; Craig Roepke, Fire & Rescue Chief; Rocco Vita, Village Assessor; Matt Fineour, Village Engineer; John Steinbrink Jr., Public Works Director; Carol Willke, Human Resources Director; Dan Honore', IT Director; Mary Jo Jiter, Communication Director; Craig Anderson, Recreation Director; and Jane C. Snell, Village Clerk. One (1) citizen attended the meeting.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. PRESENTATION

A. Consider and present Resolution #18-07 of Appreciation and Recognition to Wyatt Witt for His Years of Service to the Village of Pleasant Prairie.

John Steinbrink:

Wyatt can't be here this evening. I'll just read this into the record. Maybe at a later date he'll be able to make it over here and we'll thank him for his years of solution. This is Resolution 18-07, Resolution of Appreciation and Recognition to Wyatt Witt for his years of services to the Village of Pleasant Prairie.

Whereas, Wyatt Witt retired on March 1, 2018 after twenty-two years of outstanding service to the Village of Pleasant Prairie as a member of the Public Works Department; and whereas, Wyatt began his career with the Village of Pleasant Prairie on April 4, 1996 and was promoted several times during his tenure; and whereas, throughout his many years of service, Wyatt served the community with integrity and dedication; and whereas, Wyatt demonstrated expertise and devotion to his work and provided superior and professional service to the residents of Pleasant Prairie through his duties in the Public Works Department including the installation of sanitary sewers, storm sewers and water mains, snow plowing, heavy equipment operation, and the excavation of Ingram Pond

Whereas, the Village of Pleasant Prairie would like to acknowledge and sincerely thank Wyatt for his outstanding service and recognize him for his commitment to the community throughout his years of service working at the Village. Now, therefore be it resolved that the Village of Pleasant

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Prairie does hereby extend to Wyatt Witt our sincere respect and appreciation for his dedicated service to the Department of Public Works and the Village as a whole, our congratulations on his well-earned retirement, and our best wishes to him for continued success, happiness, and good health in the years to come. This considered and adopted the 2nd day of April, 2018, John Steinbrink, President, Jane Snell, Village Clerk and all the Board members.

So Wyatt couldn't be here this evening. I think he went up north to enjoy snowfall. He plows snow and he just couldn't get enough so he had to go back up there and do some more. I'm sure Wyatt's having a good time, and we'll catch him when he comes back. So congratulations Wyatt.

Michael Serpe:

I move approval of 18-07.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Mike, second by Steve. Any further discussion.

Kris Keckler:

He's the one for the excavation of the Ingram Pond in the shape of the dog bone, right?

John Steinbrink, Jr.:

Yes.

Kris Keckler:

I just thought he was the artistic design if people didn't know.

John Steinbrink, Jr.:

Yeah, he was a really good operator whether he was on the backhoe, the grader on the dozer. He was able to do anything. So there was a day we were excavating Ingram Pond, and the guys pretty much told him to just go head out and they were going to work a little bit late on stuff. And I came back the next day and they had a small pond like an acre or something like that shaped like a dog bone. Pretty impressive. So they just went out and just kind of used their eye and graded it and did everything. And the dog community really enjoys it.

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Wyatt was one of those employees he worked really hard over his years of service. Never complained. Did some really tough sewer jobs. There was the Westwood job interceptor main that was 30 feet deep that they did. They did that understaffed with small equipment and worked really hard. And we were very fortunate to have him. So all those days when you see someone or when you hear about the good things that happened in public works Wyatt was always one of those guys that was making that happen. He's definitely going to be missed in public works. I'll make sure that I pass the plaque on to him.

Kris Keckler:

Thank you.

John Steinbrink:

We have a motion and a second. Those in favor?

Voices:

Aye.

John Steinbrink:

We're going to get Wyatt back here one way or another.

SERPE MOVED TO ADOPT RESOLUTION #18-07 OF APPRECIATION AND RECOGNITION TO WYATT WITT FOR HIS YEARS OF SERVICE TO THE VILLAGE OF PLEASANT PRAIRIE; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 4-0.

5. MINUTES OF MEETINGS - MARCH 17, 2018 SPECIAL MEETING AND MARCH 19, 2018 REGULAR MEETING.

Kris Keckler:

So moved.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Kris, second by Steve. Any discussion? Those in favor?

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Voices:

Aye.

John Steinbrink:

Opposed? So carries.

KECKLER MOVED TO APPROVE THE MINUTES OF THE VILLAGE BOARD REGULAR MEETING DATED MARCH 19, 2018 AND SPECIAL MEETING DATED MARCH 17, 2018 AS PRESENTED IN THEIR WRITTEN FORM; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 4-0.

6. **CITIZEN COMMENTS (Please be advised per State Statute Section 19.84(2), information will be received from the public on items not on the agenda; however, no discussion is allowed and no action will be taken under citizen comments.)**

John Steinbrink:

Do we have signups, Jane?

Jane Snell:

Mr. President, we do. We have one signup, Marianne Blust.

John Steinbrink:

And please give us your name and address for the record.

Marianne Blust:

Marianne Blust, 2221 Springbrook Road. I'm a resident of Pleasant Prairie at the same address for 45 years, and I'm an American citizen for 58 years. I came here tonight to address my concern about the proposed development of Eva Manor, 22nd Avenue and 91st Street. Looking over the plan not much thought is given how a giant four story building would beautify the area. The design shows every inch on the proposed building is designated to make money.

I think Pleasant Prairie and its citizens deserve a more pleasing design in size, color, material, style, architectural detail, bigger windows and most of all not a building four stories looking like a big box like a barrack. Were there ever different building plans submitted so that the building committee could make a decision? Nowhere in our area do we have a building of this size which will take the light away from our neighbors, Mr. and Mrs. Mullens and will cause water problems on their property because of the big roof line. Looking at parking spaces, very, very tight, and there is no landscaping in between parked cars in the middle.

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Another concern is there enough room for fire trucks. There is only one way in and out to the main building. Bear and Company seldom develops something without the help of a government grant which is with citizens'/taxpayers' money. Our contribution as taxpayers should give us a voice to see that something of value and appeal should be built and not look like low income housing. I hope the Village Board will take a good look at the present plan and figure out what could be improved, downsized and request another plan that would complement the area and would look and feel much less congested. Thank you for your consideration.

John Steinbrink:

Thank you. Anyone else wishing to speak under citizen's comments? Hearing none I'll close citizens' comments.

7. **ADMINISTRATOR'S REPORT** – Administrator absent and excused from meeting; therefore, no Report.

8. **NEW BUSINESS**

A. **Receive Plan Commission recommendation and consider Resolution #18-08 for approval of a Preliminary Plat for vacant properties generally located south of 89th Place and 106th Avenue for the development of 45 single family lots known as River Run at Heritage Valley.**

Jean Werbie-Harris:

Mr. President and members of the Board, this is a request for Resolution 18-08, and it's for the preliminary plat approval at the request of John Sorenson, agent for US Shelter Companies, LLC. They're the owners of the vacant properties located south of 89th Place at 106th Avenue. This is just south of the Heritage Valley Subdivision. They are proposing 45 single family lots to be known as the River Run at Heritage Valley.

In the fall of 2017, the Plan Commission and the Village Board conditionally approved three different actions pertaining to this development, a Comprehensive Plan Amendment, a Conceptual Plan and a Floodplain Boundary Adjustment. All three of these steps were the precursor to them applying for a Preliminary Plat which is the first step in the land division process for this particular development.

As discussed at previous public hearings the Phase 1 subdivision for this River Run development includes 32 single family lots as well as -- excuse me. It included at total of 24 acres to be developed for 45 single family lots. And looking at the big picture the remaining land in this area or 22 acres could still be developed for future single family development. Specifically they are looking to do this in three phase. Phase 1 includes 13 single family lots; Phase 2 includes 23 single family lots; and Phase 3 includes 9 single family lots.

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This is, again, just under 14 acres of land. It's basically a continuation of a previous platted area that was originally started back in 1993. There are four different outlots that are proposed to be created within this development. And the outlots specifically will address the common open space areas that would include where the lift station is going to go, where wetlands and floodplain areas are going to be placed, as well as one outlot that the developer is going to maintain himself for future land division. And then the final one is for preservation with respect to wetlands and floodplains as well. The single family lots range in size from just over 12,501 square feet to 17,757 square feet. The average lot size is 13,379. Again, the intent is to continue that subdivision further to the south of what we build originally.

Up on the screen now is the resolution that was presented to the Village Plan Commission and the Board that addressed the floodplain boundary adjustment. Again, they are creating equal area of floodplain for the floodplain area that they're going to be filling, equal or more. They are specifically looking to fill 3,694 cubic feet of floodplain. And they're going to create 4,823 cubic feet of floodplain. Again, this particular development area was an area that was graded somewhat, and over the years began it sat so long some pocket wetlands had started to pop up. And they are getting some artificial exemptions for some, and others are going to be left or included within outlot areas.

As I had mentioned that this has been to the Plan Commission several times before. And the last time it went to the Plan Commission was as part of a preliminary plat that was tabled. And that was tabled back in February of 2018. And the reason being is the Village Plan Commission wanted the staff to contact Kenosha County, wanted the Village engineering and planning staffs to take a look at along with the traffic engineers how traffic was flowing on County Trunk Highway C adjacent to this development, and to determine whether or not anything could be done at the intersection of 106th Avenue and Highway C with respect to making it a safer intersection, a more well lit intersection, and just trying to increase an opportunity for additional traffic safety.

There were some questions that had been raised at previous public hearings by the residents, and that had to do with the time that they would wait to get out of that subdivision to get onto the nearby local arterial roadway. And there was significant discussion, evaluation, at least four different traffic engineers including the Village's engineer, our consulting engineer, the county's engineer as well as the developer's engineer and the developer that all looked at and re-evaluated and looked at a detailed TIA for this particular stretch of roadway.

What the Plan Commission had raised at their last meeting before last was that they were then concerned with the traffic safety with respect to left hand turn movements. And so this, again, was re-examined with respect to potential for turn lanes as well as possibly striping or something else that could be done to improve safety at that intersection. And after this was re-evaluated again by everyone in talking with the County Executive and the county public works department, it was determined that the warrants just do meet any type of modification to Highway C at this time. It does not need it with respect to the volume of traffic or the traffic delays or any type of level of service.

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So at the direction of Plan Commission they looked at a little bit of the safety of the intersection. And it was decided that possibly an additional street light or two could be located at that intersection at 106th, or there could be a situation where there could be some advanced warning signals like a flashing or some type that there's an intersection approaching. The situation is that traffic is increasing on Highway C. It's a fact. I mean there's a lot of development north towards Highway 50, and then with each subdivision there's getting to be a little bit more traffic on the road. But, again, it's not changing the level of service at this time.

The county agreed that they would continue to monitor it as well as the traffic patterns as developments still continue to occur in that area. But they only recommended that there be some very minor modifications. Again, the total number of lots being created with this development would be 45. And, again, it's broken up into three different phases. And just that additional new development was not going to trigger some massive improvement or large improvement on Highway C. But it's certainly something that should be monitored and looked at based on how traffic continues to grow on Highway C. But it is a county arterial, and it is intended to flow traffic.

And there was some considerably discussion about putting a four way stop at that location. And there was no support by any one of the engineers because traffic would just speed up to get there, stop and then take off fast. And they felt that it would just possibly move a problem from one location to another because the flow of traffic is Highway C. And so any adjacent subdivision would have to yield that traffic. So that was part of the discussion and what took place at the last Plan Commission meeting.

Some of the other things that we had talked at previous meetings was the main construction access for this development is off of 106th Avenue and Highway C as shown on the slide. The developer took many opportunities to try to get additional access points at other locations. There was no cooperation by any adjacent landowner. It just was not going to work. So we are going to -- public works is going to examine the roadway, and if there's any damages or improvements that need to be made to that road after their construction is completed then they would be responsible for those improvements that would have to be made to the main roadway.

This development just like all other developments in the Village the developer is required to put in all municipal roadway improvements, water improvements, sanitary sewer, storm sewer, curb and gutter, all of the typical improvements as required by our construction ordinances at their cost. One of the other things for this particular development is that a lift station is required for Phases 2 and 3. And so they will be removing the lift station up further on 105th, and they will be constructing a new lift station further to the south in order to handle this particular development.

Some of the other questions that had come up by the residents is is there going to be any type of pedestrian path connection for residents in this development and interconnected to our other trail system within the Village. And so this slide was put together based on information provided by

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John Steinbrink, Jr., with our parks department. And it did show that the County is looking at putting a trail or a path along Highway C which is Wilmot Road. And it's an off street path, and it will interconnect to both 114th Avenue which is River Road which eventually connects or does connect now to the Don Hackbarth Trail, it gets into Prairie Springs Park. And then on the very east end of this new shared pathway connection is the Prairie Farms Trail that obviously know was constructed by the Village and is used by a number of people here in the Village. So the concern was are there going to be other connections from a pedestrian standpoint or biking standpoint, and the answer is yes and we're working down that path with respect to making sure that they have those connections.

The zoning map amendment, the property is going to be R-4.5. Non-wetland areas are going to be put into the PR-1 District. Floodplain areas are going to go into the FPO District. Again, a lot of this work has already been done on this property. The last piece before the developer could move to the final plat stage, because right now we have preliminary engineering, is to final the engineering and then obviously come up with whatever plans are going to be made on Highway C with respect to street lighting or some type of advanced warning signs to make people aware of what's going on.

I think for the most part all of the other questions were addressed by the residents. And the staff recommended approval, and the Plan Commission recommended approval at their last meeting.

John Steinbrink:

Thank you, Jean. A number of years ago the Village was successful in getting truck traffic removed off of Highway C which was a big benefit for a period of time here. It's still a benefit to all the residents there. And the main concern was traffic there, and that's something that we're going to watch closely. What is the speed there, 40 miles an hour, Chief? So that may be something in the future we have to look at dropping that maybe to 35 and they'll still do 45 or 50. So it's a little game we have to play I guess. Mike?

Michael Serpe:

Jean, we appreciate all the effort that Matt and the county has given on Highway C. Just for the future Bethany Lutheran is going to be going in west of this development. And I don't know how big their congregation is but I guess it's a good size. And they want to put a school in there as well I think.

Jean Werbie-Harris:

Correct.

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Michael Serpe:

And then eventually in the next couple years if the state follows through with the widening of Highway 50 that's going to divert a whole lot of traffic to Highway C. And I know it might be only temporary for a couple years, but that road is not going to get less busy. And I hope the county at some point in time looks at the necessity of making that the type of road that we need in that area to funnel traffic in and out of Pleasant Prairie. There's not too many roads going east and west that you can get out of town with, Highway 50, 165, 52nd Street, way on the north side 142 and that's it. And we're a community between the city and us of 125,000 people. So I appreciate the efforts. I just hope we address the needs sooner than later. I move approval of the preliminary plat.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Mike, second by Steve. Further discussion?

Kris Keckler:

Just to reiterate for the existing homeowners that are going to have to deal with the construction traffic, they received initial notification or they will be once there's a development schedule established, time ranges and expected amount of traffic?

Jean Werbie-Harris:

Well, the developer indicated that he'd notify the individual residents. We still have to get through a final plat process, and then we would hold a preconstruction meeting. And all of those documents have to come back before the Village Board. At this point it probably will be sometime this summer that I think that that will happen. And if it's at the Board's direction that they send notification to the residents we certainly can do that.

Kris Keckler:

Yeah, just so it's on the expectation for them not only for this project, but as Trustee Serpe pointed out when Bethany Lutheran goes in the amount of traffic I think is going to change their expectations of what their quiet residential area is right now.

Steve Kumorkiewicz:

Sooner or later the county is going to have to widen that road because as small as it is right now a car going to Bain Station [inaudible].

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John Steinbrink:

Further comment or question? We had a motion and a second. Those in favor?

Voices:

Aye.

John Steinbrink:

Opposed? So carries.

SERPE MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND APPROVE RESOLUTION #18-08 FOR APPROVAL OF A PRELIMINARY PLAT FOR VACANT PROPERTIES GENERALLY LOCATED SOUTH OF 89TH PLACE AND 106TH AVENUE FOR THE DEVELOPMENT OF 45 SINGLE FAMILY LOTS KNOWN AS RIVER RUN AT HERITAGE VALLEY; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 4-0.

- B. Receive Plan Commission recommendation and consider Master Conceptual Plan for development of a 64 acre property located at the northwest corner of CTH Q and 120th Avenue for the construction of Aurora Health Center.**

Jean Werbie-Harris:

Mr. President and members of the Board, this is the request of John Huggett. He's the agent for Boldt Company for a master conceptual plan for the development of a 64 acre property located at the northwest corner of Highway Q or 104th Street and 120th Avenue, the West Frontage Road for the construction of the Aurora Health Center Pleasant Prairie Ambulatory Care Center and Medical Office Building.

The proposed \$130 million development would include approximate 100,000 square foot ambulatory care center, a three story 100,000 square foot professional office building and associated surface parking and open space. The building would be situated on the site to accommodate future expansion as the healthcare needs of the community evolve. The planning and design of the proposed facility would preserve the site's woodlands and natural wetlands providing care in a natural and healing environment.

The proposed healthcare facility would offer new and expanded services and an ambulatory care center and professional office building. The facility is intended to meet the rapidly growing healthcare needs of individuals residing in the Village and surrounding communities. Ensuring access to high quality cost effective care in a convenient location is their goal. Hours of operation have not been established, but it's estimated that the hours would be from 5:30 a.m. to 7:30 p.m.

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with expanded hours on demand. Services offered at this site would include primary care, outpatient surgery, rehabilitation services, imaging, laboratory services, occupational health and a variety of specialty care services as well as a pharmacy.

With this particular development it's estimated that the facility will provide 260 full-time and 28 part-time employees working two shifts. This includes 140 new jobs. A total of 713 parking spaces are being provided with a separate entry, and two dock service court areas are being provided on the west side of the building. It is anticipated that the average automobile trips per day could be just over 2,500 with an average of four daily truck trips per day. Access to the development will be through an internal roadway system that connects a boulevard entrance from 120th Avenue on the east over toward the 128th Avenue on the west. The other two connections one is northerly access on 120th Avenue which will be shifted a little bit further to the north actually to the back of the facility. And then a secondary which is in the middle that brings people right to the front of the facility.

The Village is the current landowner, and we are working on a draft certified survey map for the creation of Lot 2 for Aurora along with the dedication and easement provisions and restrictive covenant language. This is the second project that we have talked to you about that would be located in the Prairie Highlands Corporate Park. Again, this is the area west of the interstate. The Village is also going to be drafting a development agreement between the Village and Aurora for this project over the next 60 days.

The CSM will also create an outlet, an Outlot 1 north of the Aurora site. And, again, the Outlot 1 north of the Aurora site as you can see on the slide there are two stormwater retention basins. They will serve more as regional basins for the southern end of the property of the Prairie Highlands property, and some land that's west of 128th Avenue. Those two basins will be in an outlet that's going to be maintained by the Prairie Highlands Commercial Owner Association. And everyone who is in the corporate park will be members of that association.

I have three different view sheds for the artist renderings that were prepared for this development. The first one is the view looking to the northwest. The second is the view looking to the northeast, and then a view looking to the southwest. We've had numerous conversations with them about the materials and the architecture, the design and things like that. We are still working some of that out. What they did at the Plan Commission meeting, and there's a pamphlet that you have in front of you, they're going to be incorporating some more of that architecture, the design, those materials, the cultured stone and giving it more of a prairie feel to this particular location. The other facility is in Burlington that they recently constructed. And so the intent is to try to incorporate some of that feel and look to the design for this as well.

They do have a pretty aggressive time frame which is they'd like to be under construction at least with the initial grading of the facility in July. So we do have quite a bit of work to work ahead. But what they are presenting to you think evening is the conceptual plan. So this is really the very first step to get the endorsement and support by the Village of Pleasant Prairie for this. And, again, they will purchasing actually the land from the Village of Pleasant Prairie as well.

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Obviously there's a development agreement and a number of other pieces to that development agreement that I'll be talking about in the near future as we advance that information.

With that this is a matter that went before the Village Plan Commission as part of a public hearing. And if there's any questions I'd be happy to answer them. If not, the staff recommends approval of the master conceptual plan for the development of this Aurora project on the 64 acres, again, north of 104th Street between 120th and 138th Avenue in the Prairie Highlands Corporate Park.

Steve Kumorkiewicz:

So moved to approve the master conceptual plan.

Kris Keckler:

Second.

Jean Werbie-Harris:

Motion by Steve, second by Kris. Further discussion?

Kris Keckler:

Just one, I don't think I saw it. Is there any plans for a flight for life helipad at this location?

Jean Werbie-Harris:

Not at this time, no. It's just based on the ambulatory care center and the medical office building. And we do have a number of comments and questions and additional information that is part of the next step of the process, and I would assume any approval would be subject to all of those conditions.

Michael Serpe:

Nice fit for the area.

John Steinbrink:

Nice to see they're using the new design that's a fresh, exciting look. When you drive by the other one you can tell the difference. Really it's a big change.

Jean Werbie-Harris:

They are changing their colors a little bit and the feel, that's correct.

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John Steinbrink:

If there's no further discussion we have a motion and a second. Those in favor?

Voices:

Aye.

John Steinbrink:

Opposed? So carries.

KUMORKIEWICZ MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND APPROVE A MASTER CONCEPTUAL PLAN FOR DEVELOPMENT OF A 64 ACRE PROPERTY LOCATED AT THE NORTHWEST CORNER OF CTH Q AND 120TH AVENUE FOR THE CONSTRUCTION OF AURORA HEALTH CENTER; SECONDED BY KECKLER; MOTION CARRIED 4-0.

- C. Receive Plan Commission recommendation and consider Ordinance #18-11 to amend a portion of the Barnes Creek Neighborhood Plan as it relates to vacant land at the southeast corner of 91st Street and Springbrook Road to be known as Eva Manor.**

Jean Werbie-Harris:

I would ask if we could take Item D at the same time. I'll make one presentation, separate actions would be needed.

Kris Keckler:

So moved.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Kris, second by Steve. Those in favor of bringing up Item D and C together?

Voices:

Aye.

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John Steinbrink:

Opposed? So carries.

**KECKLER MOVED TO CONSIDER NEW BUSINESS ITEMS C & D AT THIS TIME;
SECONDED BY KUMORKIEWICZ; MOTION CARRIED 4-0.**

D. Receive Plan Commission recommendation and consider Conceptual Plan for development of vacant land at the southeast corner of 91st Street and Springbrook Road to be known as Eva Manor.

Jean Werbie-Harris:

Mr. President and members of the Board, we have two requests before us from Dan Szczap, Agent for Bear Development. And this is for a proposed residential development at the vacant land at the southeast corner of 91st Street and Springbrook Road, and it's to be known as Eva Manor. The development includes a 42-unit senior housing apartment building and an 8-unit family town home building. There are two items on the agenda. The first is the Comprehensive Plan Amendment, Ordinance 18-11. And this is to amend a portion of the Barnes Creek Neighborhood Plan. And the second is to approve a master or a conceptual plan for the development.

On the screen currently is the site plan for Eva Manor. It shows a 42-unit senior housing apartment building and an 8-unit family town home building. Again, this project just like every other project there are a number of comments and conditions and tweaks and modifications that have to be made for the development based on what the staff has presented and what was discussed at the Plan Commission meeting. And so this site plan does not yet reflect those changes because typically any approval would be subject to making those changes.

So this particular development as part of some background information, we have been working on this project since 2007. So a little over ten years we've been working on this project. At that time the Village had approved a condominium plat development at this location. But with the change in the economy and the market conditions things turned very quickly, and the condominium development did not seem to want to work with respect to the financial status of the economy.

The Village has worked with the developer back in 2007. We did create a Tax Increment Finance District, basically a developer-funded, TID #4, for this particular project. Again, it was brought up and discussed at length at that time that the Village agreed to reimburse the developer for certain eligible costs that would be incurred by the developer in connection with demolishing the existing dilapidated structure and remediation of the contaminated soils. Again, I don't know if any of you remember that, but this was truly a blighted eyesore for the Village, and the developer took on that task.

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Between 2007 and 2017 there were a couple of different concepts that were presented to the Village, but everything was basically put on hold until the developer felt that they could financially move forward with respect to the project. There were a series of amendments that were done by the Village with respect to the TID and extending the time frames of the TID and extending the approval process. But eventually the condominium plat they chose to pull that back. And they wanted to wait until the right development would work for this particular piece of property.

So a couple of other things that has taken place, at one point they had looked at a 46-unit affordable independent senior only apartment complex that was approved by the Village back in 2012. At this time they're looking at a 42-unit building. In February of 2017 they requested some assistance from the Village with respect to support of a project to the Wisconsin Housing and Economic Development Authority with the understanding that this would be an assisted project with respect to state funding because it was going to be identified as an affordable independent senior apartment development.

So the staff actually has been working with the developer it seems like over the last two years, two and a half years on this particular project. We have looked at many, many iterations of this particular development. I can honestly say that the renderings don't do it justice with respect to the colors and the materials and things like that just because sometimes it's hard to print up the right colors, and it's difficult to see the brick and other materials on the project. But the project that they had initially presented to us was a three story building, but it covered a much greater footprint. And in looking at the project we just felt that by going up that additional eight to ten feet it presented a much smaller footprint. There would be less disturbance to the environment on the south end. And we wanted to try to not create as massive of a building when it was going to be a much larger footprint.

So what we finally were recommending with them is a four story building with 42 units of affordable independent senior apartments. This would be 25 1-bedroom units and 17 2-bedroom units. There would be seven different floor plans which include a community room, a fitness facility area and an outdoor patio seating or gathering area on the south side of the building. The average one bedroom size is 691 square feet. The average two bedroom size is just over 1,011 square feet.

The second part of the project was the multifamily town home building project. And this was a two story town home building, 8 3-bedroom units, individual entries, no common hallways, attached one car garages for each unit with direct entry from the garage unit to the building. These all averaged right around 1,312 square feet. Based on the Village's criteria we did need to provide some additional garages. Again, this is an affordable housing project for the seniors. So in order to keep this an affordable project we did have to come up with an alternative, and that was to have these garages on the very far east side of the project.

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What we asked the developer to do was to give us some information on the monthly rental rates for each type of unit under the WHEDA tax credit program. And he provided this information to us so that everybody understood what the project was all about. And, again, the first 42 you can see that it varies from market rate of a high of \$975 down to 30 percent of the AMI. It basically goes down to \$356 per month. Again, this is age restricted, seniors 55 and over. The average age of the persons living in these types of units are right around in the low 70s. I mean S.R. or Dan can correct me, but my understanding for most of these types of projects it's right around the low 70s. Again, this allows the seniors to be independent and still live in Pleasant Prairie. The three bedroom which is a total of 8 units, that's identified as our family units, that's just under \$800, about \$757 per month.

There are a few wetlands on the property. They needed to go through the Wisconsin DNR and the Army Corps of Engineers in order to get these wetlands adjusted or filled. Again, unfortunately, these wetlands were not identified back in 2007 or 2008 or 2012 or 2013, but based on how the site was left graded it's not unusual based on the soils in Pleasant Prairie to have pockets of wetland pop up. They were able to get permits to fill the southern one. And on the west side they were able to get a permit to fill everything but 176 square feet of wetland in the ditch. So they have to preserve that 175 square feet in the ditch along 22nd Avenue.

With respect to onsite parking, 51 parking spaces are required, 15 are enclosed and are required plus the handicapped accessible parking spaces. So there's 66 surface spaces, and they have 20 enclosed garages, 8 which are attached to the town home units. They do need to make some adjustments to this. They have to extend the throat of the driveway coming in. They have to adjust the islands. They have to put in some additional islands. No different than any other development in Pleasant Prairie with respect to providing landscaped islands within a parking field.

The area on the south end, you can see with the dashed line, that's the area that had been identified for woodland preservation and protection. Mrs. Mullens, the property owner that lives to the south, had some concerns regarding the state of some of those trees. The developer met with a her, met with a landscape consultant, and I could not get it to Jane quick enough, but basically they suggested, well, let's get rid of some of the older trees that have dead limbs. They look like they're dead. They've been in standing water and see if we can replace them with some pine trees and some other faster growing trees that are going to provide that buffer and provide that landscape screening and yet get some new life to this particular area.

I can show you the artist's rendering that they had sent to us that addresses bringing in a number of Austrian pines and some other spruce trees that could address some of those concerns. Again, the intent is to soften that look between the building and the adjacent property to the south. Again, any mature trees that are in good standing they would like to preserve those particular trees.

With respect to this development having municipal improvements, again as with the other developments, municipal water, and sewer are both required for this development. Water will be

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extended within 22nd Avenue to service both buildings. The buildings will connect to the existing sanitary sewer within 22nd Avenue. Street trees, again, not clearly delineated on this because we're at a conceptual plan, street trees will be required along 22nd Avenue as well as 91st Street. As well as landscaping on the site will also be required at this location.

The second item related to their petition is the Comprehensive Plan Amendment. And this is to amend a portion of the Barnes Creek Neighborhood Plan, again, to reflect this particular land use and the density as well as we are making some modifications. One of the original plans showed detention basins at both corners of the development. Now just one corner will have a detention basin. And it also needs to reflect the 100 year floodplain which is just kind of off the site, but also that wetland in the ditch line of 22nd Avenue. So we do need to have some minor modifications to the Comprehensive Plan so that it reflects the zoning of the property as well.

The developer is here in the audience. I know that this is not a public hearing, and I know that the residents did have some questions and some additional concerns. If you would like to bring S.R. or Dan Szczap up to answer any additional questions. Again, we have a number of comments and concerns that we have attached to our approvals, to the staff comments. Typically we do want to make sure that they address a number of those concerns.

Again, one of the things that we do want to mention as part of our development in Pleasant Prairie is that it's important for us to identify projects such as this that meet our Comprehensive Plan's housing objectives. To promote a range of affordable housing choices for Village residents. To promote a range of affordable housing choices for the Village's again and disabled population. To promote the use of a design that allows access and livability for the elderly and disabled populations and new construction. To continue to support reducing or waiving a portion of the impact fees which we have done for the senior housing development. And to encourage the location of senior housing developments in areas where public transportation is available.

So there are times where we need to look at these projects on a case-by-case basis and to examine what will work in a particular area, what will allow it to be affordable, affordable to be built and affordable for the residents to live there. And I have seen similar projects that S.R. has done. S.R. Mills has done, and used these materials in Burlington and some of their other locations. Again, the renderings maybe don't do it justice. And when we get to the next step we can certainly bring in. We actually even had some comments and concerns where we asked them to change out a couple of the materials here and there in order to address some of the concerns that the residents have.

Michael Serpe:

A couple of concerns I have since the Plan Commission, Jean. Number one, I think the senior plan is good for the neighborhood. It's going to be quiet. But my concern is what assurances do we have in place that this is going to remain a senior complex? The reason I question that is because there's three bedroom units in this, and people that are 70 years old, whether they're widowed, widowered or just a couple they don't need three bedrooms.

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Jean Werbie-Harris:

Okay, so let me address that first. First of all the senior affordable housing development is the 42 unit building. That is the one where they're 55 years and over. And pursuant to the WHEDA tax credits they are to deed restrict the property for 15 years that this would be an affordable senior project for 15 years. The developer has also agreed to deed restrict it for another 15 years, so 30 years. And this isn't the exact same thing as in Prairie Ridge, but that actually was a similar situation where it was a 15 year deed restriction, and they deed restricted it for another 15 years. So I think for at least 30 years this will be a senior housing affordable project.

Michael Serpe:

Okay. And my other question is that is an imposing building. Its size is imposing. Is there any way that we can look at that and redesign it so -- it almost looks like the Radisson Hotel. It's big. And it's going to be big in that area. Is there any way we can either flat top that roof or take a story out or anything?

Jean Werbie-Harris:

Yes, and let me answer a couple of questions. Yes. And, in fact, there was another option that they had shown us that it took off about maybe eight to ten feet from the building and it was all flat. It did not look like it fit in at all to the character of the pitched roofs in that area. It did not fit into that character at all. I mean it looked very modern, and it looked like a very urban apartment development. I'm sure that they'd be willing to go back to that same flat look, and I guess I would need to have them come up here. It just didn't look like it was complementary to the typical pitched roof housing in that particular area. But, yes, we could do that and take that roof down probably a good eight to ten feet. We could.

Michael Serpe:

I'd like to see that.

Jean Werbie-Harris:

And we can certainly do that. And, again, I'd like to have S.R. or Dan address that. This is very, very similar to a project that was done, Skyline, which was done in Prairie Ridge. I think it might be even a foot or two shorter than that project, but almost identical to the size. And actually that one was a 60 unit building but almost identical.

Michael Serpe:

I understand. But that one out there fits into the area a little bit better. This is really, it's imposing.

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Jean Werbie-Harris:

It is.

Michael Serpe:

It's big. And if there's something that we can do to lessen that visual I think we should look at it.

Kris Keckler:

You said there was a prior version that was only three stories but a larger footprint in the overall area?

Jean Werbie-Harris:

We had about four or different versions. We looked at it. I'm going to let S.R. come up and talk through those for you. The second thing I wanted to mention, though, before S.R. speaks is the multifamily town homes those are family. They aren't age restricted to 55 and over, just so you know. Those eight units that is not restricted by any age just so you know that.

Michael Serpe:

I didn't know that. Let's go over that again. Which ones are you talking about?

Kris Keckler:

The big units, the senior living?

Jean Werbie-Harris:

No.

Steve Kumorkiewicz:

The other ones.

Michael Serpe:

No, these right here.

Steve Kumorkiewicz:

Yeah, the town homes ones, the town homes, the three building are the family units.

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Jean Werbie-Harris:

The town home individual entry is not age restricted.

Michael Serpe:

And how many units are there?

Kris Keckler:

Eight of them.

Jean Werbie-Harris:

Eight, eight units.

John Steinbrink:

Those will be the three bedroom units.

Michael Serpe:

I was under the impression this was all a senior complex.

Jean Werbie-Harris:

No.

John Steinbrink:

S.R., give us your name and address for the record.

S.R. Mills:

S.R. Mills, 4011 80th Street. Maybe I'll address the senior question first about specifically deed restrictions and what we've seen, some of our experiences and where that importance is. For senior buildings the way we develop them and the way many others do throughout the country while it's happened in the past in prior developments -- the way we design a senior development is very different than the way we design a family development. So there's certain amenities and specifics to the senior style building, bigger in many of the areas, the community gathering area, the kitchen. We do things in a senior building that really lends itself to always be a senior building.

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Now, 30 years, 50 years down the road could somebody change that to a family? I guess they could. But we really do focus not only through deed restrictions which we're happy to do because this is a senior development, but really it's also inherent to the design and kind of the DNA of the building in the way it's laid out and the way it functions. So that's just to comment on that.

As Jean accurately stated 42 units is senior, and then eight units, the town home style is family. We found that integrated communities really work pretty well. What doesn't work is if you have family and senior in the same building. We found that the amenity packages are different. Who we're trying to serve here is the tenant base. It works well when it's on the same campus, but we do not put them in the same building. Specific to the family units, one of the things that we found is direct access is great. Kids and hallways don't always mix. And so we like to have easy in, easy out, garages right there. We also don't like to have family units stacked on top of another unit. So as best we can we have two story, direct access, town home style units works really well.

Part of the reason we needed to include the two story town home units as part of the financing packaging we would not have received the financing and been able to secure the development and move it forward the way we have without the inclusion of those eight units. So it really was inherent to the deal to be able to get that to work.

Moving to the aesthetics, we did not do a good job here of painting the picture as to what this is going to look like in other developments and also given the context. It's as if it's on a skyline. I appreciate the concerns that it looks imposing and big. I think we can do a lot to mitigate that. As Jean had mentioned we have a very similar development in Burlington, Wisconsin. We have a three story and a four story next to each other. Similar materials, its stone, its Hardie board siding, its brick. I'd like to bring some pictures back assuming we're able to move forward and I think allay some of the fears there and show the quality of the materials and craftsmanship. I think everybody will have a much better idea of the way it looks and the way it will read from the street level.

Part of the reason that we designed this building with a four story component and a two story component, as Jean mentioned we looked at the expanse of the footprint when we brought it down to three and how that had to kind of orient itself there. We liked the idea of that stair stepping from Springbrook looking across at St. Therese Church where we have a two story component of those town homes, and then the four story setback further to the south.

I think you have to also remember this site and mention high line. It's flat out there, there's not a lot of trees and any other landscaping. So this building it's -- from the Moens' to the south its 55 feet. And we're about 70 feet to the west to the roadway. And so we have a tree easement that kind of encompasses. And so we nestled this building back within that tree easement. So we'll bring back some aerials, too, that not only what we're proposing in addition from a landscaping standpoint, but also what's there today.

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This isn't a flat surface without landscaping. We have 30 to 50 foot trees there. Specifically to the west when you're driving down Springbrook there and you look to the right you won't see the building. You'll see a lot of trees. And we'll make sure of that, too. One of the areas that was of concern is because I think when it was re-graded we did have some drainage issues to the south. Because of that we had some trees die. Specifically just north of the Mullens's driveway kind of where their front porch and their area is.

So one of the things that was discussed during that last meeting that we think would bring a lot of value is to go into that landscaping easement area, clean up some of that old stuff. Once we fix that drainage we won't lose anymore trees in there, and if we do we'll make sure they're replaced. But beef up that area with the intensity of the landscaping buffer. We pulled together an exhibit for this meeting showing the Norway spruce trees. We would plant them at not less than 18 feet. They typically grow between 50 and 80 feet tall. They're about 30 feet around. So we think in conjunction with the existing landscaping that's there you really won't see this building. You won't see it from the roadway and you won't see it -- at least you won't see it directly from the west, and you won't see it from the south. We're committed to making sure this isn't a detriment. This doesn't cast anymore shadow than any of the trees did previously on our neighbors to the south.

Michael Serpe:

S.R., a question for you. On the family units are all those subsidized?

S.R. Mills:

So there's no direct subsidy from the standpoint that it's not a project Section 8. It's nothing like that. So there is a Workforce Housing credit that is associated with it. So the rents, and there was a recent increase of a maximum we can charge. So the rents are at about \$950 right now. The maximum we can charge is \$950 a month. And every tenant has to pass all the same screening whether you're a market rate tenant, whether you're a Workforce Housing tenant. It's all the same criteria. There is no help from the government in cutting that rent check. So we are quick, if we don't have good tenants we bounce them out. And I also think that \$950 a month it's about in line with where those rental rates would be. But it will be a very nice product.

Kris Keckler:

I think one of the other concerns, and I doubt it would have gotten to this stage if there was not the appropriate addressing of fire lane access, so I want to make sure those concerns are addressed correctly. But I did have a followup question though with this size of the unit for a senior housing. I know you did the research of an average age around early 70s. What's the expectation for increased ambulatory service that one might expect? So you have the family homes. I understand that obviously if you're in a senior living that you're going to be a tenant that's going to expect increased traffic of that sort. But if you're a family in one of the other units is that something that needs to be addressed or a concern?

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S.R. Mills:

There certainly is an increased demand when you get to senior facilities like that. I do have the statistics, I don't have them on me though as to what that looks like. I don't think it's as considerable as you might originally think. It's not assisted living. This is independent living, so our median age is mid to late 70s is what we've found. We like to offer services where we don't offer them direct but we like to provide services if somebody needs rides to go to the pharmacy and things like that. But it's not an assisted living facility where we have found that you have much higher rates for the need for ambulatory services.

Kris Keckler:

Okay, thank you.

Jean Werbie-Harris:

It's important to note that the last senior apartment development was back in the early 2000s, so it's been 17, 18 years that we have actually built a senior apartment. And that's anyone like us here over age 55. So it is a good opportunity for us to encourage residents over 55 and maybe under 90 to be able to stay living in Pleasant Prairie. And especially it's in proximity to churches and bus lines and things like that. That's important for this community to remember that we need to be able to provide opportunities for people to stay living in our own community.

With respect to the fire lane the fire access it's a 30 foot wide driveway that comes in from 91st street, circles around the entire property. This has been reviewed by our Fire Chief, and it's been identified on here that there's a 30 foot wide fire lane for the Fire Chief to be able to get his rigs in there as well as his ambulance as well as for them to be able to get their trash collectors.

John Steinbrink:

So that's different than anything else we do.

Jean Werbie-Harris:

No.

Kris Keckler:

Is there bus service right on the street there?

Jean Werbie-Harris:

Yes.

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Kris Keckler:

Is there going to be any kind of stationary unit or protected one for the residents to take advantage of?

S.R. Mills:

We hadn't thought of including that, but it's certainly something we could discuss.

John Steinbrink:

So, Jean, when you say 2002 you're going back to Prairie Ridge?

Jean Werbie-Harris:

Correct.

John Steinbrink:

And this is going to have the same amenities within the building that Prairie Ridge has with the community room?

S.R. Mills:

Correct. So one of the things that we've found with senior buildings, and part of the reason we design them different than a 42-unit family development, we found that sun rooms are really important, having a big community space. So one of the things from a feature standpoint that we have here is we not only have your traditional community room with a makeshift kitchen, but we've also increased that space, have some outdoor space in the back where it kind of opens up into that wooded area. So one of the things, too, from our standpoint we want to have a great landscape. We want it like a park back there with thick trees and create a unique experience. So that's one of the things that we've pushed hard is to have a great community space, have that fitness area, have a management office that will always be a management office.

We've also found that individual storage areas, so not just storage in the units, but a spot for the Christmas tree and the crock pots and all of those things. So every unit has I think it's about a six foot by four foot storage area that's also in the building. It's about a 700 square foot unit for the one bedroom, 1,000 square feet for the two, what's really more important are those great amenities. And we'll certainly have a comparable amenity package to Prairie Ridge if not something newer and fresher.

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John Steinbrink:

Jean, can you put up the exterior view of that? So there's no outside porches at all?

S.R. Mills:

Correct, on the back side.

John Steinbrink:

On the back side.

S.R. Mills:

Correct.

John Steinbrink:

That would be similar again to Prairie Ridge with you often see the residents sitting on their deck or porch out there.

S.R. Mills:

Yeah, we found that sometimes seniors haven't liked have a sliding glass door or individual porch. And really if we can spend that money and instead do something that's more of a social activity and a community space. So we have a bump out on the back with a bigger area back there. It's typically brought more value from our experience.

Michael Serpe:

All electric appliances?

S.R. Mills:

I don't know if we have -- yeah, we do. We don't do any gas in the stoves.

Michael Serpe:

No natural gas, that's good. This is a conceptual plan. I think we have some things that we can discuss before we get to the preliminary plat and the final, and one of them is make it look like a motel instead of a hotel.

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S.R. Mills:

We'll get an appropriate picture and put it in the setting so we can bring it back so everybody can see the trees and feel better about that.

Michael Serpe:

Okay. I'll move approval of 18-11.

Kris Keckler:

Second.

John Steinbrink:

Motion by Mike, second by Kris. Further discussion?

Steve Kumorkiewicz:

Yeah, I've got a question. How many elevators in that unit are you going to have, senior housing?

S.R. Mills:

The 42-unit is one elevator. Was that your question?

Steve Kumorkiewicz:

Yes.

S.R. Mills:

Seventy units is the break point that we found if you have more than 70 units you need two elevators. So we found that 42 here would be acceptable with one elevator.

Michael Serpe:

And they're all sprinkled?

S.R. Mills:

All sprinkled. And one of the things, too, there's been some changes in the state code, specifically the town home units. We've agreed that whatever they do in Madison, they do in Madison, we are going to make sure we sprinkle the town home units as well.

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Michael Serpe:

Trust me you wouldn't get approval if you didn't.

S.R. Mills:

And we're not asking for it.

John Steinbrink:

So if an elevator goes out --

Steve Kumorkiewicz:

Everybody walks.

S.R. Mills:

We've had that happen, and we've had other senior developments with a single elevator, A, we have 24 hour maintenance that's there if there's ever an issue. And we have elevator contracts with either Schindler or one of the other big firms. We haven't had that as an issue in other developments. But I'm happy to bring back some information to address that specifically of what those outage times would be and whether that's been an issue.

John Steinbrink:

Chief, you want to come up a minute?

Chief Roepke:

Craig Roepke, Fire Chief of Pleasant Prairie.

John Steinbrink:

If there is a fire call there do you guys use the elevator going up, or do you guys always use the stairs?

Chief Roepke:

For fire calls it depends. But the stairwells have what we refer to as stand pipes. Once we determine what's actually going on we'll be able to look at the fire panel in the lobby, and we can determine what exactly is going on. And then we'll make an assessment whether we use the elevator or the stairs. Again, as mentioned, the stairs on each side will have stand pipes at each level which is typical for whether it's an apartment complex or a commercial warehouse.

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John Steinbrink:

So you have stairs on each end.

Chief Roepke:

Just to speak to the 30 foot access I believe, I don't have the plan, but 30 foot on each side, 24 in the center. There is what we refer to as fire department connections towards the southeast corner at that one landscape border, and then that will feed both the eight and the 42-unit. There are two separate FDC locations that also has a hydrant. We've also requested and have exchanged a conversation with the developer for a hydrant in the upper northwest corner as well. So I don't know if you have the utility plan.

Kris Keckler:

If it's an ambulance call for somebody on the second, third or fourth floor or anything on the first floor you prioritize and use the elevator obviously to reach them. Is it committed for your service for the duration that you're there?

Chief Roepke:

We have the ability to utilize what they refer to as the firefighter's key or fireman's key and we can lock that elevator out. So typically that's not a problem. I mean it's no different whether it's Skyline or Prairie Ridge or Hidden Oaks. It's pretty typical. If it's going to be anything of longer duration then we'll pull out what they refer to as the fireman's key and we can lock out the elevator for our use. But typically we don't need to do that. There's not that much traffic that happens.

Steve Kumorkiewicz:

Another question for elevators. It looks to me for 42 units, four floors, two elevators should be [inaudible], there should be two elevators and not one in my opinion. I don't know. What [inaudible] say, Jean? Is there any ordinance stating how many available you've got to have?

Chief Roepke:

Other than state code I believe you mentioned 70. And then just as an example, Skyline which is 60 and Prairie Ridge I don't recall off the top of my head how many units, but that's one as well.

Jean Werbie-Harris:

Prairie Ridge is 70.

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Chief Roepke:

Okay. So Prairie Ridge has 70, Skyline 60. In the case of like, for instance, Hidden Oaks which is significantly larger they do have two, but they're well beyond that 70 range.

Steve Kumorkiewicz:

There is going to be fire protection in each one of the units?

Chief Roepke:

Yup, they'll be all sprinklered, both the 42 unit and the eight unit and with stairwell stand pipes as well. A pretty typical layout for an apartment complex.

John Steinbrink:

Thank you, Chief. We have a motion and a second. Roll call vote is requested.

Jane Snell:

John Steinbrink?

John Steinbrink:

Aye.

Kris Keckler:

Aye.

Steve Kumorkiewicz:

Aye.

Michael Serpe:

Aye.

John Steinbrink:

Motion carries.

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Michael Serpe:

Move approval of the Conceptual Plan.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Mike, second by Steve. Any further discussion? Those in favor?

Voices:

Aye.

John Steinbrink:

Opposed? So carries. Thank you, gentlemen.

SERPE MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND ADOPT ORDINANCE #18-11 TO AMEND A PORTION OF THE BARNES CREEK NEIGHBORHOOD PLAN AS IT RELATES TO VACANT LAND AT THE SOUTHEAST CORNER OF 91ST STREET AND SPRINGBROOK ROAD TO BE KNOWN AS EVA MANOR; SECONDED BY KECKLER; ROLL CALL VOTE – STEINBIRNK – YES; KECKLER – YES; KUMORKIEWICZ – YES; SERPE – YES; MOTION CARRIED 4-0.

SERPE MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND APPROVE A MASTER CONCEPTUAL PLAN FOR FOR DEVELOPMENT OF VACANT LAND AT THE SOUTHEAST CORNER OF 91ST STREET AND SPRINGBROOK ROAD TO BE KNOWN AS EVA MANOR; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 4-0.

E. Receive Plan Commission recommendation and consider a Certified Survey Map to adjust lot lines between Lots 1 and 2 within the Fountain Ridge Development.

Jean Werbie-Harris:

Mr. President and members of the Board, this is a request by Troy Hewitt of Robert E. Lee & Associates on behalf of Fountain Ridge, LLC. And this is for a certified survey map to adjust the lot lines for Lots 1 and 3 of CSM 2817 of the Fountain Ridge development. This is generally located north of Bain Station Road and west of 90th Avenue.

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At the time that the CSM 2817 was prepared a small gap approximately 20 feet in the legal description along the western boundary of Lot 1 was in question. This legal description discrepancy they have been resolved. And this area is now being included as part of the Lot 1 development of the proposed CSM. I see that they turned the CSM sideways. But the north is to the west there. So what they're doing is they're actually adjusting that gap on the very far west, and they're actually adjusting and shifting things over just a little bit just to the east of Lot 1. So, again, now that they have that legal description clarified they are just doing basically a correction and addition of that land area to the certified survey map.

The staff and the Plan Commission recommend approval of the certified survey map subject to any proposed changes or corrections which I had given to them, as well as any outstanding taxes or specials being paid, and the CSM being finalized, executed and recorded at the Register of Deed's office within 20 days.

Kris Keckler:

Move approval of the amended certified survey map.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Kris, second by Steve. Further discussion? Those in favor?

Voices:

Aye.

John Steinbrink:

Opposed? So carries.

KECKLER MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND APPROVE A CERTIFIED SURVEY MAP TO ADJUST LOT LINES BETWEEN LOTS 1 AND 2 WITHIN THE FOUNTAIN RIDGE DEVELOPMENT; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 4-0.

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F. Consider Resolution #18-06 designating April 8 - 14, 2018 as National Public Safety Telecommunications Week.

Chief Smetana:

Thank you, Mr. President and members of the Board. The matter before you tonight is to locally identify and recognize April 8th through the 14th as its National Commemorative Week of National Public Safety Telecommunications Week. What this does is it helps identify and recognize the difficult job of our public safety dispatchers and the constant professional work they do in answering the call of public safety in the Village. I think I can speak for the Director of Public Works, John Steinbrink, Jr., and the Fire Chief Craig Roepke in identifying the difficult nature of their work and how professional they are at it.

These individuals are the first voice of contact between the public and public safety for the public works department. And the manner that they handle those calls dictates how those contacts are going to go for the rest of the contact with the public. So I would hope that you would join us in recognizing our professional personnel in our telecommunications center. Thank you.

Michael Serpe:

Chief, I've been in the business a little while. And the young cops today don't appreciate just how much stress is involved with dispatching. That phone rings and you don't know what's on the other end until you pick that phone up. It's an extremely stressful job at times. I have to give all the dispatchers credit. They maintain their cool quite well. They do a good job. When I was a young cop I dispatched myself. I wish that all cops would go through the process of seeing what it's like to sit in that dispatch center and see what goes on. I know Kris's father was one of the best dispatchers we've ever had at public safety. And I think he would probably back up what I'm saying. They're very well appreciated not so much by the young cops anymore, but they're appreciated, believe me.

Chief Smetana:

Due to that we have each of our new officers spend a number of shifts in the dispatch center.

Michael Serpe:

Good, good.

Chief Smetana:

So they can recognize what it's like taking those calls, what it's like taking two or three of those calls at one time and then prioritizing those calls for the benefit of public safety or for public works.

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Michael Serpe:

When it gets busy it gets hectic.

Chief Smetana:

Right.

Steve Kumorkiewicz:

I'll make a motion to pass Resolution 18-06.

Kris Keckler:

Second.

John Steinbrink:

Motion by Steve, second by Kris. And I think what people don't realize is they're there 24/7, 365 days a year. I mean we're very fortunate that we have folks like this so you're not calling someplace and getting transferred someplace else.

Chief Smetana:

And these are community people who know the community. And they know some of our individual callers by name. And that's the benefit you get with a local dispatch center, and you get that flavor of the community as opposed to a larger 9-1-1 center.

John Steinbrink:

And when it's busy they give multitasking a whole new definition. I've been in there when it hits the fan, and they're responding to multiple people in multiple locations. It's quite a task. And Kris's dad was one of the best. I grew up with him, and it's amazing that he chose that line of work.

Kris Keckler:

I would certainly concur with the tremendous amount of tense situations and calm demeanor that somebody has to run that job. I've certainly tested my father on numerous occasions to see if it would have the same result. And he did, he mostly worked second and third shift. And there was oftentimes even 30 years ago that's the only time I could talk to him is pull up a call box open and saying hi to him on the other end. But that was a long time ago before everything got digitized in this environment. But certainly a tremendous amount of respect for the people.

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This is their job, and every call that they get is somebody's worse nightmare. And they have to talk people down. They have to organize resources. And they have to do it in a positive manner each time. And I'm certainly appreciative of the fact that the new people on the job spend some time listening to that. People can do ride alongs and they could experience the services whether it's police or fire. But that is a whole other level of chaos in peoples' lives that really needs to be handled in an appropriate and supportive manner. So I fully support this.

Chief Smetana:

Thank you.

John Steinbrink:

Thank you, Chief. We have a motion and a second. Those in favor?

Voices:

Aye.

John Steinbrink:

Opposed? So carries.

KUMORKIEWICZ MOVED TO ADOPT RESOLUTION #18-06 DESIGNATING APRIL 8 - 14, 2018 AS NATIONAL PUBLIC SAFETY TELECOMMUNICATIONS WEEK; SECONDED BY KECKLER; MOTION CARRIED 4-0.

G. Consider Letter of Credit Reduction Request No. 4 for The Cottages at Village Green Development.

John Steinbrink, Jr.:

Mr. President and members of the Board, this evening we have a letter of credit reduction request from The Cottages of Village Green generally located between 93rd Street and 104th Street just at the eastern end of the Village Green Subdivision. The utilities that we have really haven't changed since our letter of credit reduction. But the reduction that they are looking for the \$32,030.25 is just for the Village staff doing inspection on that work. So I do recommend that reduction of amount of \$32,030.25 for The Cottages at Village Green.

Michael Serpe:

So moved.

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Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Mike, second by Steve. Any further discussion? Those in favor?

Voices:

Aye.

John Steinbrink:

Opposed? So carries.

SERPE MOVED TO APPROVE LETTER OF CREDIT REDUCTION REQUEST NO4 FOR THE COTTAGES AT VILLAGE GREEN DEVELOPMENT; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 4-0.

H. Consider the 2018 Sewer Lining Project Award of Contract.

John Steinbrink, Jr.:

Mr. President and members of the Board, this evening I bring before you the sewer lining contract proposal for the River Oaks area and 104th Avenue. Every year we go through and we spend several hundred thousand dollars to reline our clay pipes to reduce the amount of infiltration. That's the amount of water that leaks in through the old clay pipes. It reduces the amount of water they have to send to the City of Kenosha Treatment Plant thus keeping our rates lower.

The next slide just kind of shows a little bit -- there's a truck that goes through and drops the liner in, [inaudible] in place. It takes about four or five hours for each line to be done. And we did receive a very competitive bid environment. There were five bids received ranging from \$174,000 up to \$226,000. Visu-Sewer was the lowest bid. They have done work in the Village in the past. They are prequalified as a contractor to work in public right of way. So I do recommend a contract be enter into with Visu-Sewer for the amount of \$174,926.50.

Michael Serpe:

Any issues with any lining that we've been doing so far on Cooper Road? Any problems?

John Steinbrink, Jr.:

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All the lining that we've done so far to date, and it's been under several different contractors, we have a zero percent failure rate at this time. So I'm very happy with the process with everything that we've done. We do spend a lot of prep time ahead of time videoing and inspecting and post-inspecting to make sure that we do receive a good product. And we're very careful on the product and installation with our in-staff inspectors to make sure we are receiving what we do pay for.

Michael Serpe:

That's good news. I'd move to concur with John's recommendation.

Kris Keckler:

Second.

John Steinbrink:

Motion by Mike, second by Kris. Any further discussion? Those in favor?

Voices:

Aye.

John Steinbrink:

Opposed? So carries.

**SERPE MOVED TO APPROVE THE 2018 SEWER LINING PROJECT CONTRACT;
SECONDED BY KECKER; MOTION CARRIED 4-0.**

I. Consider the RecPlex Bathroom Room Addition Project Award of Contract.

Craig Anderson:

Mr. President and members of the Board, attached in your proposed packet is the proposed guaranteed maximum price cost summary for the RecPlex toilet room addition. The attachment provides both the cost breakdown by division of work along with the low bidder for each category. Bids were received and opened at Village Hall on March 15th.

In the bathrooms in the men's there will be four urinals, three toilets, four sinks. In the women's there will be nine toilets and four sinks and a water closet. It's a much needed project for out by the fieldhouse with all of the events that we have going on and the programming. It keep customers from going into the lobby area and thereby having a bunch of people in one congregated area where we can't do business at our front desk. This is one of our biggest

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complaints whenever we have surveys for any of our events. It's a much needed and worthwhile project. It's \$793,556.

John Steinbrink:

I like that terminology, max price cost summary.

Craig Anderson:

That's how they put it, yup.

Steve Kumorkiewicz:

I make a motion to approve.

Michael Serpe:

I'll second it.

John Steinbrink:

Motion by Steve, second by Mike. Any further discussion? Speak now or forever hold your. Those in favor?

Voices:

Aye.

John Steinbrink:

Opposed? So carries.

KUMORKIEWICZ MOVED TO APPROVE THE RECPLEX BATHROOM ROOM ADDITION PROJECT CONTRACT; SECONDED BY SERPE; MOTION CARRIED 4-0.

9. VILLAGE BOARD COMMENTS

Kris Keckler:

I encourage people to get out and vote. And Steve this is his final turnout.

John Steinbrink:

They're claiming it's going to be a low turnout. Jane, is that what you're expecting?

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Jane Snell:

I am. I'm predicting about a 20 percent turnout.

10. ADJOURNMENT

Michael Serpe:

Move to adjourn.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Mike, second by Steve. Those in favor?

Voices:

Aye.

John Steinbrink:

Opposed? So carries.

**SERPE MOVED TO ADJOURN THE MEETING; SECONDED BY
KUMKORKIEWICZ; MOTION CARRIED 4-0 AND MEETING ADJOURNED AT 7:23 P.M**

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

Consider approval of **Comprehensive Plan Amendments (Ord. #18-12)** for the request of Dan Szczap, agent, on behalf of Main Street Development, LLC to amend the 2035 Comprehensive Land Use Plan Map 9.9 to remove the Urban Reserve land use designation from the vacant properties generally located at the northeast corner of STH 31 and STH 165 for the proposed Main Street Market commercial development and to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to include said amendments.

Recommendation: Plan Commission held a public hearing, approved Plan Commission Resolution #18-08 and recommend that the Village Board approve the Comprehensive Plan amendment (Ord. #18-12) as presented.

Consider approval of **Zoning Map and Text Amendments (Ord. #18-13 and Ord. #18-14)** for the request of Dan Szczap, agent on behalf of Main Street Development, LLC related to the proposed Main Street Market commercial development to be located at the northeast corner of STH 31 and STH 165. The properties are proposed to be rezoned from the B-2 (AGO), Community Business District with a General Agricultural Overlay District into the B-2 (PUD), Community Business District with a Planned Unit Development Overlay District. In addition, for a Zoning Text Amendment to create the specific PUD ordinance for said development.

Recommendation: Plan Commission recommends that the Village Board approve the Zoning Map and Text Amendments (Ord. #18-13 and Ord. #18-14) as presented.

Consider the tabled request of Dan Szczap on behalf of Main Street Development, LLC for approval of a **Certified Survey Map and Development Agreement and related documents** for Main Street Market related to the proposed Main Street Market commercial development to be located at the northeast corner of STH 31 and STH 165.

Recommendation: Plan Commission recommends that the Village Board approve the Certified Survey Map and Development Agreement and related documents as presented.

VILLAGE STAFF REPORT OF APRIL 16, 2018

Consider approval of **Comprehensive Plan Amendments (Ord. #18-12)** for the request of Dan Szczap, agent, on behalf of Main Street Development, LLC to amend the 2035 Comprehensive Land Use Plan Map 9.9 to remove the Urban Reserve land use designation from the vacant properties generally located at the northeast corner of STH 31 and STH 165 for the proposed Main Street Market commercial development and to update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to include said amendments.

Consider approval of **Zoning Map and Text Amendments (Ord. #18-13 and Ord. #18-14)** for the request of Dan Szczap, agent on behalf of Main Street Development, LLC related to the proposed Main Street Market commercial development to be located at the northeast corner of STH 31 and STH 165. The properties are proposed to be rezoned from the B-2 (AGO), Community Business District with a General Agricultural Overlay District into the B-2 (PUD), Community Business District with a Planned Unit Development Overlay District. In addition, for a Zoning Text Amendment to create the specific PUD ordinance for said development.

Consider the tabled request of Dan Szczap on behalf of Main Street Development, LLC for approval of a **Certified Survey Map and Development Agreement and related documents** for Main Street Market related to the proposed Main Street Market commercial development to be located at the northeast corner of STH 31 and STH 165.

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

The developer is requesting several approvals for the development of the Main Street Market commercial development to be located at the northeast corner of STH 31 (Green Bay Road) and STH 165 (104th Street). The items being considered at tonight's meeting are: Comprehensive Plan Amendment, Zoning Map and Text Amendments, Certified Survey Map and Development Agreement. [Note: On March 26, 2018 the Plan Commission tabled these items until tonight's meeting.]

Previous Approvals: On December 4, 2018 the Village Board conditionally approved a **Master Conceptual Plan** for the proposed Main Street Market development. The Main Street Market development includes:

- Building A: Commercial Building (2,350 square feet)
- Building B: Commercial Building (13,800 square feet)
- Building C: Froedtert South Medical Office Building (12,300 square feet foot print with 50,000 square foot total building area)
- Building D: Multi-tenant Building (26,000 square feet)
- Building E: Retail Building (6,000 square feet)
- Building F: Retail Building (8,000 square feet)
- Building G: Grocery Store (50,875 square feet)
- Building H: Retail Building (6,000 square feet)
- Building I: Gasoline Station and C-Store (5,000 square feet)

This Master Conceptual Plan was a refinement of the **Neighborhood Plan Amendment** (Ord. #17-48) conditionally approved by the Village Board on October 2, 2017 for a portion of the Highpoint Neighborhood Plan for the commercial development. On February 5, 2018 the Village Board of Trustees approved the **Project Plan for TID #6**. The Development Agreement and related documents being discussed tonight further the implementation of the lands within the TID #6 boundaries.

Traffic Impact Analysis (TIA): As required by WI DOT, the Main Street Market Developer has prepared an updated TIA based upon the proposed Main Street Market land uses. All required Old Green Bay Road, STH 165 and STH 31 roadway and intersection improvements impacted as a result of this development as well as the timing for the construction of the transportation improvements were analyzed by Traffic Analysis and Design (TADI). The TIA was submitted to the Village and the WI DOT for traffic forecasting review and approval and again by TADI, the Village and WI DOT for Scenario One and Two Modifications to the adjacent roadway system. Due to some area road closures when the traffic counts were performed by the WI DOT in 2015, the WI DOT conducted new traffic counts the first week in April.

Based upon staff and Developer discussions at a March 13, 2018 meeting with the WI DOT, the analysis being provided by the WI DOT and TADI's review, the final TIA approval letter is anticipated to be completed by the WI DOT by the end of April. The WI DOT will require that the Village enter into a Memorandum of Understanding Agreement (MOU) with them, which provides the WI DOT with assurances as to the completion of the phased TIA off-site and on-site proposed public/private improvements. A Development Agreement has been prepared and shall be entered into between Main Street Market, LLC, MSM Development Inc. and the Village, which guarantees the Developer's obligation to construct the required TIA identified public/private improvements.

The TIA confirmed and the WI DOT concurred that there should be no direct private driveway access to the properties from the development to STH 31, between STH 165 and the north property line. The WI DOT has agreed that the existing access from STH 165 to Lot 3 is intended to be removed with a transfer of access rights as a public street connection (Main Street), which will be located on STH 31. Main Street is proposed to extend between STH 31 and Old Green Bay Road. There are four (4) private driveways proposed to Old Green Bay Road—Gas Driveway, North Driveway, Center Driveway (at 102nd Street) and South Driveway and a public road connection at Main Street.

The Scenario Modifications being prepared by WI DOT/TADI identify the Main Street Market Modifications for Phase One and the Main Street Market Full Buildout Modifications. It is likely that the Developer's construction timing of Main Street may be shifted from a Phase One to a Full Build Out time frame). The 90' right-of-way for Main Street shall be dedicated to the Village by the next Certified Survey Map (within 60 days) prior to the further land division of Lot 1.

Detailed engineering plans for the widening of Green Bay Road and STH 165 and the STH 165/Old Green Bay Road intersection and Main Street shall be finalized and provided to the Village and WI DOT for review and approval—all of which are outlined and discussed in the Development Agreement. The acquisition of additional right-of-way from adjacent landowners on the south side of STH 165 and the east side of Old Green Bay Road will need to be acquired and dedicated to the Village/DOT prior to construction of the public improvements.

Old Green Bay Road will be required to be re-constructed with an urban cross section with curb and gutter and public sidewalks/pedestrian way. A new future signalized intersection will be created at Old Green Bay Road and STH 165 and at Green Bay Road at future Main Street. Roadway cross section requirements have been defined which include bicycle and pedestrian accommodations.

The MOU for the Main Street Market development several off-site improvements are required to be made by the Developer as a condition of Froedtert's development will be required. The WI DOT did agree and Village staff recommends however, to allow the Froedtert South clinic project work to begin subject to the Developer executing a Development Agreement with the Village and recording of a Certified Survey Map for the

Main Street Market development and the Village entering into a MOU with the WI DOT for the off-site improvements. The off-site Phase 1 TIA improvements to be defined by WI DOT and as referenced in the TID # 6 documents and Village approved engineering plans must be completed by November 1, 2019. The timing of the completion of all of the off-site improvements is not anticipated to hinder the Froedtert South Clinic occupancy. However, the revised TIA WI DOT approval letter will be forthcoming by May 1, 2018 which will determine what improvements relate specifically to the Froedtert project that will need to be completed prior to occupancy.

Certified Survey Map: The first CSM (presented this evening) creates 4 lots:

Lot 1 is 14.63 acres and is the remainder or balance of the site to be retained by the developer for new development and the storm water retention basin areas. During the initial phase of construction, a first retention basin will be constructed at the southwest corner of the site to service the first three lots being created. Lot 1 is intended to be further subdivided as additional development is proposed pursuant to the Master Conceptual Plan and in conformance with the Development Agreement.

Lot 2 is 4.01 acres with frontage on Old Green Bay Road is proposed to be developed with the Froedtert South Medical Office Building. Froedtert South intends to purchase this lot and begin mass grading, underground utilities and early footing and foundation this spring.

Lot 3 is 0.85 acre with frontage on STH 165 and is proposed to have access through cross access easements through Lots 2 and 4. The existing access to STH 165 will be removed and access rights to be transferred to allow for a Public Road (Main Street) access point on STH 31 that will align with Jelly Belly Lane and will connect STH 31 and Old Green Bay Road pursuant to the TIA. There will be no access driveways to the north/south to/from Main Street. There is no identified user for this lot at this time, however the Master Conceptual Plan indicates at 2,350 square foot commercial building.

Lot 4 is 1.68 acres at the northwest corner of STH 165 and Old Green Bay Road. There is no identified user for this lot at this time however the Master Conceptual Plan indicates at 13,800 square foot building. Access to this property will be through cross access easements through Lot 2.

A second or subsequent CSM shall be forthcoming for the Development within 60 days which defines and creates an Outlot for the large retention basin, the dedication of the right of way for Main Street and additional dedication of right-of-way for Old Green Bay Road.

Site access to each of these lots will be through common shared access points onto Old Green Bay Road. There will be an access across from 102nd Street along the north side of Lot 2 and a second shared access directly south of Lot 2 to service all three lots. There will be no other access to STH 165 or STH 31 to service Lots 2, 3 and 4.

The CSM identifies the dedicated public easements for the private sanitary sewer, water and storm sewer improvements required to be installed to service Lots 2, 3 and 4.

The Declarations specifically set forth the obligations for cross access, parking and maintenance between the Lots within the Development. A note has been placed on the CSM regarding the cross access and parking requirements for Lot 2. Additional, Cross-Access and Parking, Access and Maintenance Easements shall be dedicated for the shared access between other lots as they develop either on subsequent CSM's or by separate recordable documents.

Development Agreement and related documents: The *attached* Development Agreement specifies the obligations of the Developer and the Village related to TID #6 including the required public/private improvements for the development and other requirements. The Developer has also prepared Declaration of Development Standards and Protective Covenants and By-Laws for the Development. Addendums or modifications to the Development Agreement may be required to clarify or modify changes to the full build out improvements as development continues over the next several years.

Comprehensive Plan Amendment: The Village's 2035 Land Use Plan Map 9.9 is proposed to be amended to remove the Urban Reserve land use designation on the properties while the underlying community commercial land use designation (Commercial) remains on the properties. In addition, Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to include said amendments.

Zoning Map and Text Amendments: The properties are proposed to be rezoned from the B-2 (AGO), Community Business District with a General Agricultural Overlay District to the B-2 (PUD) Community Business District with a Planned Unit Development Overlay District. In addition, a Zoning Text Amendment is proposed to create the Planned Unit Development (PUD) ordinance. The PUD Ordinance may be amended from time to time as development with Main Street Market is proposed subject to the Village's approval process. The Main Street Market Declarations shall set forth specific details, which reflect that the project will develop as a uniform business development site. Community benefits shall be reflected in using similar site architectural design, building materials/building colors, landscaping, signage, parking lot light poles and other features including fully fire-sprinklered buildings regardless of their size and DSIS camera systems within the development.

At this time the PUD includes the following dimensional variations of the Zoning Ordinance:

- To decrease the 2-acre minimum lot size to 0.8 acre for Lot 3 and 1.5 acres for Lot 4.
- To require the maximum open space for the entire development to be 30% rather than 30% per lot.
- To decrease the minimum floor area of the building on Lot 3 from a minimum of 4,000 square feet to 2,350 square feet.
- To increase the maximum 25,000 square feet floor area for the Froedtert medical office building and a proposed future grocery store up to 55,000 square.
- To increase the maximum height of a medical office building from 35 feet to 60 feet.
- To decrease the setback of parking lots, maneuvering lanes and fire lanes from 20 feet to 15 feet to the exterior boundaries of the development.
- To allow for a 0 foot setback to all interior property lines to allow for shared cross access and parking access within the parking lots.
- To decrease the minimum building setback to all public streets from 65 feet to 30 feet.
- To allow up to four (4) non-residential entry monument signs within the development. These signs are intended to be located at STH 31 and STH 165, STH 31 and Main Street, STH 165 and Old Green Bay Road and 102nd Street and Old Green Bay Road. These signs would include the name of the Development "Main Street Market" and could include the names of businesses within the Development. These signs would be limited to 10 feet in height with a maximum area of 160

square feet. Furthermore, electronic message boards or scrolling messages would not be allowed on the two signs adjacent to STH 31.

- To require one (1) primary monument sign per property and allow for a shared primary monument signs for Lots 3 and 4. These signs would also be limited to 6 feet in height and 130 square feet.

Detailed Site and Operational Plans that include site plans, drainage and grading plans, building plans, landscape plans, signage plans and all other required plans and documents pursuant to the Site and Operational Plan requirement of the Village Zoning Ordinance (Article IX of Chapter 420 of the Village Municipal Code) shall be submitted for each individual site. As sites are developed the Conceptual Master Plan(s) shall be updated to incorporate the detailed plans and shown as part of the Site and Operational Plan set. As sites are developed and the detailed plans are provided, the PUD may be amended from time to time with Village prior approval.

In addition, a Digital Security Imaging System (DSIS) shall be required to be installed by each proposed use pursuant to the security requirements of Chapter 410 of the Village Municipal Code. A DSIS Agreement and recorded DSIS Access Easement will be required to be executed prior to the issuance of the site building permits, unless approved by the Village and separate arrangements are being made for the sharing of the DSIS system between users.

Recommendation:

Plan Commission recommends that the Village Board approve the Comprehensive Plan Amendment (Ord. #18-12) as presented.

Plan Commission recommends that the Village Board approve the **Zoning Map and Text Amendments** (Ord. #18-13 and Ord. #18-14) as presented.

Plan Commission recommends that the Village Board approve the **Certified Survey Map, Development Agreement and related documents** subject to the above comments and the following conditions (and any minor modifications as may be presented at the meeting):

1. Any outstanding taxes or special assessments shall be paid prior to recording the CSM. Pursuant to the Village Finance Department there are not outstanding taxes or special assessments.
2. The following changes shall be made to the development plans (this is an exhibit to the Development Agreement):
 - a. See **attached** comments dated February 23, 2018 from the Village Engineering Department.
 - b. Clearly show the lots on the plans as depicted on the Certified Survey Map. It appears that the boundaries for Lot 2 are not the same as shown on the CSM.
 - c. All first phase required public roadway improvements shall be provided.
 - d. On Page C-2, add note to relocate hydrant on east side of road just south of 102nd Street.
 - e. On Page C-3, add note to relocate hydrant on east side of road just north of Main Street.
 - f. On Page C-3, proposed curb at Main Street and Old Green Bay Road is running directly through two sanitary manholes.
 - g. On Page C-3, add note to relocated culvert crossing Old Green Bay Road just north of 102nd Street.

- h. On Page C-6, show erosion control detail for drainage swale crossing STH 31. Temporary measures shall be installed until Detention pond is complete.
 - i. See **attached** comments dated February 27, 2018 from the Village Fire & Rescue Department.
 - j. Detailed plans shall be provided for public street lights, private parking lot lighting, pedestrian lighting, development signage, landscaping and other common elements for the development.
 - k. All exterior lighting to be 5000 k color temperature and dark sky compliant.
8. The **attached** Development Agreement shall be finalized and executed by all parties. The following shall be submitted to be incorporated as Exhibits or referenced in the Development Agreement:
- a. Recorded copy of the CSM. See comment above regarding required changes.
 - b. The TIA shall be approved by the WI DOT and a copy of the approval letter and the final TIA document shall be provided to the Village (paper copy and a pdf).
 - c. Executed and recorded copies of the Main Street Market Declaration of Development Standards and Protective Covenants and Bylaws. See comment above regarding corrections/changes.
 - d. All Exhibits shall be provided for the Development Agreement.
9. DNR and KWU approval is required prior to installation of the public water main extension in Old Green Bay Road.
10. All grading and other work impacting the adjacent State jurisdictional roadway (STH 31 and STH 165) shall be approved with permits granted by the Wisconsin Department of Transportation. Copies of State permits shall be provided to the Village prior to issuance of Village permits.
11. All grading impacting other work within Old Green Bay Road will require Work in the Right-of-way permits from the Village.
12. Development shall be in compliance with the Development Agreement, TID #6 Project Plan, WI DOT MOU, Village Land Division and Development Control Ordinance, the Village Municipal and Zoning Codes, the Village Construction Site Maintenance and Erosion Control Ordinance and the State of Wisconsin Statutes.

ORD. # 18-12
ORDINANCE TO AMEND
THE VILLAGE OF PLEASANT PRAIRIE, WISCONSIN
2035 COMPREHENSIVE PLAN
PURSUANT TO CHAPTER 390 OF THE
VILLAGE MUNICIPAL CODE

BE IT ORDAINED by the Village of Pleasant Prairie Board of Trustees, Kenosha County, Wisconsin, that the Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan is hereby amended as follows:

- 1) To amend the Village 2035 Land Use Plan Map 9.9 to remove the urban reserve land use designation for the properties generally located at the northeast corner of STH 31 and STH 165 and further identified as Tax Parcel Numbers 92-4-122-223-0110 and 92-4-122-223-0202 for the Main Street Market development; and
- 2) To update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to reflect the above noted changes to the 2035 Land Use Plan Map 9.9.

Adopted this 16th day of April 2018.

VILLAGE OF PLEASANT PRAIRIE

ATTEST:

John P. Steinbrink,
Village President

Jane C. Snell
Village Clerk

Ayes: ____ Nays: ____ Absent: ____

Posted: _____

Ord #18-12

CODE1802-001

ORD. # 18-13

**ORDINANCE TO AMEND THE OFFICIAL ZONING MAP
OF THE VILLAGE OF PLEASANT PRAIRIE,
KENOSHA COUNTY, WISCONSIN
PURSUANT TO CHAPTER 420-13 OF THE VILLAGE ZONING ORDINANCE**

**BE IT ORDAINED by the Village of Pleasant Prairie Board of Trustees,
Kenosha County, Wisconsin, that the Official Village Zoning Map is hereby amended
as follows:**

The properties known as Lots 1, 2, 3 and 4 of CSM _____ located in U.S. Public Land Survey Section 22, Township 1 North, Range 21 East of the 4th Principal Meridian, in the Village of Pleasant Prairie, Kenosha County, Wisconsin are hereby rezoned from the B-2 (AGO), Community Business District with a General Agricultural Overlay District to B-2 (PUD), Community Business District with a Planned Unit Development Overlay District.

The Village Zoning Administrator is hereby directed to record this Zoning Map Amendment on the appropriate sheet of the Official Village Zoning Map and Appendix B in Chapter 420 of the Village Municipal Code shall be updated to include said amendment.

Adopted this 16th day of April 2018.

VILLAGE BOARD OF TRUSTEES

John P. Steinbrink
Village President

ATTEST:

Jane C. Snell
Village Clerk

Posted: _____

13-Main Street Market-PUD rezone
CODE1802-002

ORD. #18-14

**ORDINANCE TO CREATE
THE MAIN STREET MARKET
PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE PURSUANT TO
CHAPTER 420-137 OF THE VILLAGE ZONING ORDINANCE
IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN**

BE IT ORDAINED by the Village Board of Trustees of the Village of Pleasant Prairie, Kenosha County, Wisconsin, to create the Main Street Market Planned Unit Development (PUD) pursuant to Chapter 420-137 of the Village Zoning Ordinance to read as follows:

MAIN STREET MARKET PLANNED UNIT DEVELOPMENT

- a. It is the intent that the Main Street Market Development (hereinafter referred to as the "DEVELOPMENT"), will provide for commercial structures, improvements and uses on the properties as legally described below in conformity with the adopted Village Comprehensive Plan and in compliance with the basic underlying B-2, Community Business Zoning District with the goal of facilitating development in a fashion that will not be contrary to the general health, safety, economic prosperity, and welfare of the Village, with the additional goal of proper maintenance on a regular basis for the structures, sanitary sewer, water, storm sewer and storm water basins, boulevards, landscaping, street trees and street terrace areas, sitting areas, parking areas, sidewalks/pedestrian walkways, security cameras, lighting, signage, garbage dumpster enclosures, and overall site so as to promote an attractive and harmonious commercial development area and work to achieve a commercial/business environment of sustained desirability and economic stability, which will operate as a uniform commercial development with the surrounding commercial properties located in the Village of Pleasant Prairie as well as avoids unreasonable adverse effects to the property values of the surrounding properties and the surrounding neighborhood.
- b. Legal Description: The property included is collectively known as Lots 1, 2, 3 and 4 of CSM _____ as recorded at the Kenosha County Register of Deeds Office in the Prairie Ridge Development located in U.S. Public Land Survey Section 22, Township 1 North, Range 22 East in the Village of Pleasant Prairie.
- c. Requirements within the DEVELOPMENT:
 - (i) The DEVELOPMENT shall be in compliance with all Federal, State, County and Village Ordinances and regulations, except as expressly modified by this PUD Ordinance.
 - (ii) The DEVELOPMENT shall be in compliance with the *Main Street Market Declaration of Development Standards and Protective Covenants*, as recorded at the Kenosha County Register of Deeds Office. Said Declarations, as requested by the owners and approved by the Village, may be amended from time to time.
 - (iii) The DEVELOPMENT will be incorporated into the Main Street Market Street Lighting District and is responsible for its payment of street lights/energy costs associated with the commercial district street lighting.
 - (iv) All private improvements for this DEVELOPMENT are required to be installed and maintained pursuant to the approved Development Agreement and any

Site and Operational Plan or Conditional Use Permit, which may be approved by the Village within the DEVELOPMENT on file with the Village.

- (v) The DEVELOPMENT, including but not limited to, the building, signage, fence(s), garbage dumpster enclosures, landscaping, irrigation, parking lot(s), exterior site lighting, public street trees, terrace areas and sidewalks etc., and the DEVELOPMENT as a whole, shall be maintained on a regular basis in a neat, presentable, aesthetically pleasing, structurally sound and non-hazardous condition. This maintenance shall also include the daily picking up and disposal of trash and debris which may accumulate on the sites within the DEVELOPMENT. Annually, or more frequent if necessary, compliance inspections will be performed to verify that the site, development, building, landscaping and signage are being maintained in compliance with the Village approved Site and Operational Plans and Village Ordinance requirements. Dead site landscaping and diseased street trees and plantings shall be removed and replaced each year per the approved Landscape Plans; site landscaping shall be watered, trimmed and maintained; signage and fencing shall be repaired and repainted as needed; street terrace areas shall be irrigated, weeded and mowed regularly; parking lot and building lighting and DSIS camera system for each lot in the DEVELOPMENT shall be operable and maintained; all structures, trim, and building architectural details shall be cleaned, repainted, fixed, and repaired on a regular basis; and the parking lots shall be surfaced and pedestrian/driveway pavement directional markings and parking lot striping shall be repainted on a regular basis.
- (vi) The owners of each lot within the DEVELOPMENT shall be in compliance with a Digital Security Imaging System Agreement (DSIS) and Access Easement as approved by the Village.
- (vii) The owners of the DEVELOPMENT shall be in compliance with the fire and rescue protection requirements as set forth Section 180 of the Municipal Code. In addition, the owners shall also have the obligation, as a condition precedent to occupancy for all buildings, regardless of size to install and have operational fire sprinklers, as reviewed and approved by the Village Fire & Rescue Department.
- (viii) All buildings and site alterations and modifications, including general building and site maintenance within the DEVELOPMENT, shall be made in accordance with the applicable Village Ordinances and Codes at the time the modification is proposed.
- (ix) All buildings/structures and all exterior additions, remodeling or alterations to the any buildings/structures within the DEVELOPMENT shall be constructed of the same or complimentary exterior materials, colors and architectural style to ensure a unified commercial development, including signage, lighting, outdoor furniture, etc.
- (x) The DEVELOPMENT shall be operated and maintained in a uniform manner, regardless of property ownership. If the DEVELOPMENT or any lot is sold to another entity(s), the DEVELOPMENT shall continue to operate as a unified commercial development PUD and shall continue to comply with this PUD and all other PUDs that may be applicable to the DEVELOPMENT, which may be amended from time to time. Specifically, but not limited to, the commercial buildings parking lots shall be utilized for vehicular and pedestrian cross-access in order to allow and facilitate the movement of vehicular traffic within the DEVELOPMENT.

- (xi) Delivery vehicles and trucks shall be temporarily parked inconspicuously on the sites. No trucks [e.g. semi cab, semi trailer, construction vehicles (except when permitted construction activities are taking place), step vans, delivery vans (except when goods and merchandise are being delivered), business-related vehicles with advertising displayed on the vehicles, catering vehicles, other commercial vehicles, etc.] shall be parked within the DEVELOPMENT.
 - (xii) There shall be no roof mounted or sidewalk displays of merchandise or any other items, including temporary or permanent signage that is not allowed by the Zoning Ordinance. Holiday decorations are allowed insofar as they are timely removed within 21 days after the holiday.
 - (xiii) Temporary or permanent storage containers (some having brand names such as P.O.D.S, S.A.M.S., etc.) and compactors are not allowed within the DEVELOPMENT. All merchandise, product, crate, pallet, etc., storage shall be stored inside a building.
 - (xiv) No flags, pennants, streamers, inflatable signage, plastic banner-type signage, spot lights, walking signs, shall be affixed to any building, person, landscaping, vehicle, roof-top, or the ground unless expressly permitted by the Zoning Ordinance.
 - (xv) No tenant advertising sign walkers – persons with costumes or signs strapped, hung, affixed or over their clothes shall walk the properties or public right-of-ways for the purposed of advertising the businesses, sales for special offers of the service or retail businesses.
 - (xvi) The DEVELOPMENT shall comply with the designated business hours of operation and hours of delivery times and garbage pick-up times for the B-2 District at all times during the year, even during the holiday seasons unless expressly approved in writing by the Village.
 - (xvii) The DEVELOPMENT shall be maintained in a neat, presentable, aesthetically pleasing, structurally sound and nonhazardous condition. The sites within the DEVELOPMENT shall be checked daily for litter and debris, which shall be promptly disposed.
 - (xviii) The DEVELOPMENT shall not be used for any outside overnight or daytime parking of junked, inoperable, dismantled or unlicensed vehicles. All junked, inoperable, dismantled or unlicensed vehicles that are parked outside will be issued citations. No extended overnight parking of passenger vehicles is allowed in the parking lots.
 - (xix) In the event that any tenant requests public transportation to service the DEVELOPMENT, it shall be the responsibility of the requesting party(ies), not the Village, to fund the cost of providing such public transportation to and from the DEVELOPMENT.
 - (xx) The DEVELOPMENT shall comply with all applicable performance standards set forth in Section 420-38 of the Village Zoning Ordinance.
- d. Specific modifications to the Village of Pleasant Prairie Zoning Ordinance for the DEVELOPMENT:
- (i) Section 420-119 I related to dimensional standards in the B-2 District are hereby amended to read as follows:
 - I. Dimensional standards. Except as otherwise specifically provided in the Chapter 420 of the Village Municipal Code, and without

limitation, all uses, sites, buildings and structures in the B-2 District shall comply with the following dimensional standards to the extent applicable:

- (1) Lot size: two acres minimum, except for Lot 3 of CSM [REDACTED] shall be a minimum of 0.8 acres and Lot 4 of CSM [REDACTED] shall be a minimum of 1.5 acres.
 - (2) Lot frontage on a public street: 150 feet minimum.
 - (3) Open space: 30% minimum within the DEVELOPMENT.
 - (4) Principal building standards:
 - (a) Minimum gross floor area: 4,000 square feet minimum, except for a commercial building on Lot 3 of CSM [REDACTED] shall be a minimum of 2,350 square feet.
 - (b) Maximum gross floor area: 25,000 square feet maximum, except for the following specific uses: a medical office building and a grocery store shall not exceed 55,000 square feet; a hotel shall not exceed 100,000 square feet.
 - (b) Height: 35 feet maximum, except for a office building or a hotel which shall not exceed 60 feet.
 - (c) Setbacks:
 - [1] Street setback: minimum of 30 feet from any public street.
 - [2] Side and rear setbacks: 30 feet minimum.
 - (5) Detached accessory building/trash enclosure standards: detached accessory buildings or trash enclosures are prohibited.
- (iv) Section 420-47 E related to setbacks for driveways are amended as follows:
- E. Setback. The shared access driveways within the DEVELOPMENT may cross common property line between Lots within the DEVELOPMENT.
- (v) Section 420-48 L related to setbacks for parking areas (which includes parking spaces, maneuvering lanes and fire lanes) shall be amended as follows:
- L. Parking areas (which includes parking spaces, maneuvering lanes and fire lanes) shall be a minimum of 15 feet from any property lines adjacent to a public street right-of-way; and no setback required from any interior property lines with the DEVELOPMENT pursuant to cross access easements recorded within said DEVELOPMENT.
- (vi) Section 420-76 R related to Nonresidential development identification signs shall be amended as follows:
- (1) Maximum number: two signs are permitted within the DEVELOPMENT adjacent to STH 31 and two signs are permitted

along Old Green Bay Road within designated Entry Monument Sign Easements. All signs shall be similar in design within the DEVELOPMENT.

- (2) Minimum setback: 10 feet from any public street or highway right-of-way line.
- (3) Maximum height: 10 feet adjacent to STH 31.
- (4) Maximum area: 160 square feet per face.
- (5) Landscaping shall extend a minimum of five feet in every direction from the base or other support structure of the sign.
- (6) May be illuminated.
- (7) An electronic changing message sign or electronic scrolling sign may be allowed on the signs adjacent to Old Green Bay Road.

(vii) Section 420-76 T. related to Primary Monument Signs shall be amended as follows:

T. Primary Monument Signs

- (1) One sign is required for each property within the DEVELOPMENT except Lots 3 and 4 of CSM may share one sign located on Lot 4 adjacent to the shared access driveway at Old Green Bay Road.
- (2) A changeable copy sign, electronic changing message sign or electronic scrolling sign is permitted.
- (3) Maximum area: 130 square feet per face
- (4) Maximum height: 6 feet.
- (5) Minimum setback distance: 10 feet from any public street or highway right-of-way line and shall not be located within any easement wherein such sign is not expressly permitted.
- (6) Shall include the street address of the principal building(s) on the property, including the street number(s) and the name of the street, but such address may be placed on the base of the sign (where they will not count toward the maximum area of the sign display).
- (7) Landscaping shall extend a minimum of five feet in every direction from the base or other support structure of the sign.
- (8) May be illuminated.
- (9) Shall be placed on a solid-appearing decorative base which supports a minimum of 75% of the horizontal dimension of the sign display constructed or stone or brick to match the building.

- (10) The base of the sign shall be two feet height and shall not extend to either side of the sign display by a distance exceeding 1/2 of the horizontal dimension of the sign display, or extend above the level of the top of the sign display by a distance exceeding 1/2 of the vertical dimension of the sign display.
- (11) May be three-dimensional.

e. Amendments

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

Adopted this 16th day of April 2018.

VILLAGE OF PLEASANT PRAIRIE

John P. Steinbrink
Village President

ATTEST:

Jane C. Snell
Village Clerk

Posted: _____
14-main street market pud
CODE1802-002

DEVELOPMENT AGREEMENT
BETWEEN
THE VILLAGE OF PLEASANT PRAIRIE
AND
MAIN STREET DEVELOPMENT, LLC
and MSM DEVELOPMENT, INC.

_____, 2018

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List of Exhibits

- Exhibit A - Legal Description of the Property
- Exhibit B - Concept Site Plan Prepared by Pinnacle Engineering Group
- Exhibit C - First Certified Survey Map
- Exhibit D - First Lot Plans
- Exhibit E - Landscaping Installation and Maintenance Plan
- Exhibit F - Form of Developer Funded Roadway Project Letter of Credit
- Exhibit G - Village Financing Proforma
- Exhibit H - Form of MRO
- Exhibit I - Form of Memorandum of Agreement
- Exhibit J - Lighting Standard

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (this "Development Agreement") is made and entered into effective as of the _____ day of _____, 2018 (the "Effective Date"), by and between **MAIN STREET DEVELOPMENT, LLC**, a Wisconsin limited liability company ("Current Owner") and **MSM DEVELOPMENT, INC.**, a Wisconsin corporation ("New Owner and, collectively with the Current Owner, the "Developer") and the **VILLAGE OF PLEASANT PRAIRIE**, a Wisconsin municipal corporation (the "Village").

RECITALS:

WHEREAS, the Current Owner owns the real estate located within the Village, more particularly described on **Exhibit A** attached hereto (the "Property"); and

WHEREAS, a depiction illustrating the approximate location of the Property is set forth on the conceptual site plan overview attached hereto as **Exhibit B** (the "Master Plan"); and

WHEREAS, on or after the date hereof, Current Owner intends to sell the First Lot (as hereinafter defined) to Froedtert South Inc. (the "Froedtert Transfer") to be developed as a medical clinic and to sell the remaining Property to the New Owner (the "Developer Transfer"); and

WHEREAS, the TIF Law (as hereinafter defined) provides the authority and establishes procedures by which the Village may exercise powers necessary and convenient to carry out the purposes of the TIF Law, cause project plans to be prepared, approve such plans, implement provisions and effectuate the purposes of such plans, and finance development through the use of tax incremental financing; and

WHEREAS, the Developer currently contemplates developing the Property into a mixed use project to be commonly referred to as the "Main Street Market Project" (the "Development Project") by constructing thereon commercial buildings (collectively, the "Buildings" and each, individually, a "Building") as initially proposed to be located as set forth on the Master Plan for the Development Project; and

WHEREAS, the Property is presently zoned B-2 Community Business District (AGO General Agricultural Overlay District) and the proposed zoning is B-2 Community Business District (PUD Planned Unit Development Overlay District), which zoning classification allows the mixed use development of Buildings for retail, service and office uses as more particularly described in the Village's Zoning Code; and

WHEREAS, the Developer has requested that the Village create a new Tax Incremental District No. 6 ("TID 6" or the "District") including the Property to pay for and to reimburse Developer for certain "project costs," as defined in the Tax Increment Law, incurred by the Village or the Developer in connection with the Development of the Property; and

WHEREAS, on February 5, 2018 the Village Board of Trustees (the "Village Board") adopted Resolution No. 18-03 which adopted the TID Project Plan (the "TID Project Plan") and created the District which includes the Property; and

WHEREAS, the TID Project Plan provides that the Development Project be accompanied by this Development Agreement between the Developer and the Village; and

WHEREAS, this Development Agreement is intended to provide for certain duties and responsibilities of the Developer relating to the development of the Property as described herein; and

WHEREAS, this Development Agreement is intended to serve as an Agreement for the construction of the public and private infrastructure improvements and obligations to complete the entire Development Project; this Development Agreement sets forth detailed requirements for the development of and infrastructure requirements for the First Lot (as hereinafter defined); the Developer agrees to execute an amendment to this Development Agreement, update the Master Conceptual Plan Application, submit (or have the prospective Lot owner submit) a Site and Operational Plan/Zoning Permit Application and submit the required updated Exhibits for the Village's review and approval, which address all of the Developer's obligations for the completion of the public and private infrastructure improvements for the Development Project in connection with the future subdivision of Lots and/or construction of Buildings subsequent to the development of the First Lot as set forth herein; and

WHEREAS, the Village intends to partially finance the construction by the Developer of the Roadway Projects (as hereinafter defined) that are needed for development of the Property, through the Village Financing (as hereinafter defined), the debt service payments under which are intended to be paid by the Tax Increment (as hereinafter defined) of TID 6, to provide an incentive to the Developer which the Village Board determines to be necessary to encourage the Developer to undertake the duties and responsibilities set forth herein; and

WHEREAS, the Village intends to reimburse the Developer up to a maximum amount out of the Tax Increment of TID 6 for certain Project Costs (as hereinafter defined) of TID 6 incurred by the Developer for the construction of the Developer Funded Roadway Projects (as hereinafter defined) that are needed for development of the Property, to provide an incentive to the Developer which the Village Board determines to be necessary to encourage the Developer to undertake the duties and responsibilities set forth herein; and

WHEREAS, the Village believes that unless the Village provides the incentives to the Developer described in this Development Agreement, the Developer will not undertake development of the Property; and

WHEREAS, the Village has determined that the development of the Property pursuant to this Development Agreement and the fulfillment generally of this

Development Agreement by the parties hereto are in the best interests of the Village and its residents; will create jobs benefitting the residents of the Village and the surrounding region; will increase the value of taxable property within the District; will enhance the value of other properties in the Village; will promote the orderly development of the Property in accordance with the Village's Comprehensive Plan for growth and development adopted by the Village; and are in accord with the public purposes and conditions of the applicable state and local laws and requirements under which the TID Project Plan has been undertaken and is being carried out;

AGREEMENT

NOW, THEREFORE, in consideration of the Recitals, the covenants and agreements set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

SECTION I. DEFINITIONS AND RULES OF CONSTRUCTION

A. Definitions. In addition to the words and terms elsewhere defined in this Development Agreement, the following words and terms when used in this Development Agreement shall have the following meanings:

“Administrative Costs” means all costs reasonably paid or incurred by the Village for the administration of TID 6, including third-party and internal Village costs.

“Administrative Period” means each of the following periods: (a) the period starting on the date the Village Board approves creation of TID 6 and ending on the first December 31 after the creation of TID 6, and (b) each 12-month period thereafter, through and including the 12-month period during which the final auditing and/or other Administrative Costs required by the TIF Law are paid by the Village.

“Association” means the property owners association to be formed by Developer whose members shall be the owners of all of the Lots in the Property as set forth in the Declaration.

“Building” means a building constructed on the Property , as set forth in the Recitals.

“Debt Service Payments” means the principal and interest payments payable on the Village Financing.

“Declaration” shall mean the Declaration of Covenants, Conditions and Restrictions more particularly described and defined in Section IV.P. hereof.

“Developer Default Notice” shall have the meaning set forth in Section IX.B. hereof.

“Developer Funded Roadway Projects” means a Roadway Project funded from the MRO, and not funded from the Village Financing.

“Developer Funded Roadway Project Costs” means the costs of the construction of the Developer Funded Roadway Projects.

“Developer Funded Roadway Project Letters of Credit” shall have the meaning set forth in Section IV.R.1. hereof.

“Developer’s Payment Statement” means the statement provided by Developer to the Village to document the previous year’s expenditures of Roadway Project Costs as set forth in Section V.D. hereof.

“Development Project” means the “Main Street Market Project” to be developed on the Property as defined in the Recitals.

“Developer Work” means collectively the Site Work and Grading, Storm Water Work, Water Work, Sanitary Sewer Work, Roadway Projects, Onsite Driveway Work and Landscaping.

“Event of Default” shall have the meaning set forth in Section IX.A. hereof.

“Final Payment Date” means December 31, 2038 as provided in Section V.D. hereof.

“First CSM” means the certified survey map subdividing the Property to create the First Lot in the form attached hereto as **Exhibit C**.

“First Lot” means the first Lot proposed to be subdivided and sold by Developer to Froedtert South Inc. to be developed as a medical clinic. The Civil Engineering Plans for the development of the First Lot are attached hereto as **Exhibit D** (the “First Lot Plans”).

“First Lot Roadway Projects” means all Roadway Projects required by the MOU prior to or at the completion of the development of the First Lot.

“Issuance Date” shall have the meaning set forth in Section V.D. hereof.

“Joint Review Board” means the joint review board for TID 6.

“Landscaping” shall have the meaning set forth in Section IV.K. hereof.

“Lot” means any lot created by a subdivision of all or a portion of the Property.

“Master Plan” shall mean the conceptual site plan attached hereto as **Exhibit B** as set forth in the Recitals.

“Maximum Principal Amount” shall have the meaning set forth in the definition of “Village Financing” in this Section I.

“MOU” means that certain Memorandum of Understanding to be executed between the Village and WISDOT relating to the required Roadway Projects necessary

for the development of the Property based upon the results of the Traffic Impact Analysis for the Property prepared by Developer.

MRO shall mean the municipal revenue obligation to be issued by the Village to the Developer to provide the Developer reimbursement of the Developer Funded Roadway Project Costs as set forth in Section V.D. hereof.

MRO Available Project Increment means, on each December 31 during the term of TID 6, all Project Increment as of such December 31, less (a) the Debt Service Payments to be paid during the 12-month period starting on such December 31 and less (b) the payment to the Village of any and all outstanding Shortfall Advances previously made by the Village, until Developer has received the amount of principal and interest as set forth in Section V.D. hereof but in no event in excess of Four Million Nine Hundred Sixty-four Thousand Seven Hundred Fifty Dollars (\$4,964,750.00) plus accrued and unpaid interest added to the principal as provided in the MRO, after which payments will be made as provided in Section V.C.(v) hereof.

Onsite Driveway Work shall mean the private driveway work upon the Property as set forth in Section IV.K. hereof.

Payment Date shall have the meaning set forth in Section V.D. hereof.

Project Costs shall have the meaning set forth in Section 66.1105(2)(f) of the TIF Law.

Project Increment means, on each December 31, all TID Increment collected by the Village during the preceding 12 month period, less the Administrative Costs for such Administrative Period.

Property has the meaning set forth in the Recitals.

Public Infrastructure Improvements shall mean that portion of the Developer Work either constructed within a public right of way or easement or to be dedicated to the Village or another governmental entity as set forth in Section IV.Q. hereof including, but not limited to, the Roadway Projects, public portions of the Storm Water Work, public portions of the Sanitary Sewer Work, public portions of the Water Work, Public Street Trees, Public Street Lights and Public Street Signs.

Public Street Lights shall mean the lighting facilities and wiring illuminating public roadways located within or adjacent to the Development Project.

Public Street Signs shall mean the signage providing identification, directions and guidance of and regarding the public roadways located within or adjacent to the Development Project.

Public Street Tree means a tree located adjacent to a public roadway located within or adjacent to the Development Project.

“Review Period” means the period for the Village’s review of the Developer’s Payment Statement as provided in Section V.D. hereof.

“Roadway Projects” means all of those projects set forth in the MOU to be constructed by the Village, which may include, but not be limited to, the roadway improvements to Wisconsin State Highway 165 and its intersection with State Highway 31 including its east, west and south extensions, roadway modifications to Old Green Bay Road, roadway improvements to the east extension of 102nd Street and related traffic signaling and signage, construction of the roadway commonly referred to as “Main Street” at the northern end of the Property located directly across from Jelly Belly Lane between Wisconsin State Highway 31 and Old Green Bay Road, construction of the intersections of Main Street with State Highway 31 and Old Green Bay Road, land acquisition costs for property on the southwest corner of Wisconsin State Highway 165 and Old Green Bay Road and related traffic signaling and signage. For the avoidance of doubt, Roadway Projects shall include any land acquisition, grading, Sanitary Sewer Work, Water Work or Storm Water Work done in connection with, adjacent, or relating to any of the Roadway Projects.

“Roadway Project Costs” means the actual costs of the construction of the Roadway Projects paid to third party contractors, engineers and consultants.

“Sanitary Sewer Work” means the sanitary sewer work as more particularly defined and described in Section IV.I. hereof.

“Second CSM” means the next subdivision of Lots on the Property following the recording of the First CSM which will include the dedication of the roadway commonly referred to as “Main Street” located directly across from Jelly Belly Lane between Wisconsin State Highway 31 and Old Green Bay Road and the creation of the outlot to be located west of Lot 2 and Lot 3 of the First CSM to contain a storm water detention basin to service the Property which will be conveyed by the Developer to the Association.

“Shortfall” is defined in the definition of Shortfall Advances.

“Shortfall Advances” mean payments by the Village to the holders of the Village Financing to the extent there is a shortfall (“Shortfall”) between (i) the interest and principal amounts payable under the Village Financing during the 12-month period immediately following such December 31 and (ii) the Project Increment for the preceding calendar year, but only in the event such payments are appropriated by the Village Board. Any and all Shortfall Advances shall accrue interest from the date of such advance until the reimbursement of such advance to the Village at the rate of six percent (6%) compounded annually.

“Site Work and Grading” means the site work and grading of the Property more particularly defined and described in Section IV.F. hereof.

“Storm Water Work” means the storm water work as more particularly defined and described in Section IV.G. hereof.

“Tax Exempt Covenant” is defined in Section XV.U. below.

“Tax Increment” shall have the meaning set forth in Section 66.1105(2)(f) of the TIF Law.

“TID Increment” means all Tax Increment collected and retained by the Village from property taxes levied on all real property and all personal property within TID 6.

“TID Project Plan” means the TID Project Plan for TID 6 as set forth in the Recitals.

“TID 6 or the District” means the Village’s Tax Incremental District No. 6 as set forth in the Recitals.

“TIF Law” means Section 66.1105 of the Wisconsin Statutes, as amended and renumbered from time to time.

“Village Board” means the Village Board of Trustees of the Village as defined in the Recitals.

“Village Financing” means the bonds, notes, or other obligations issued by the Village to pay for Roadway Project Costs and other related and customary costs of financing the Roadway Project Costs, including, but not limited to, capitalized interest and issuance costs and expenses, the initial original principal amount of which will in no event exceed the principal amount which, at the interest rate at issuance of the Village Financing, could be fully amortized and paid, along with paying the estimated amount of all Administrative Costs for the Village Financing, over a 20 year period with an annual debt service payment of One Hundred Thirty Thousand Dollars (\$130,000.00) for 2019 and One Hundred Ninety Thousand Dollars (\$190,000.00) for the subsequent years during the term of the Village Financing (the “Maximum Principal Amount”). It is anticipated that the Village Financing will be issued as a General Obligation Promissory Note amortized over a term of 20 years, with a maturity date of no more than 10 years from the date of issuance. The original Village Financing is expected to include a balloon payment at the maturity date of the initial term which is expected to be refinanced by additional public debt (the “Refinanced Village Financing”) in an amount not to exceed the unamortized amount of the original debt plus the cost of the issuance of such refinancing amortized over 10 years at substantially level debt service through such term. Payments under the Village Financing and Refinanced Village Financing out of TID Increment will be superior to all payments under the MRO. The Village Financing shall be deemed to include the Refinanced Village Financing.

“Village Financing Proceeds” means the proceeds of the issuance of the Village Financing.

“Water Work” means the construction of all water lines and facilities as set forth in Section IV.H. hereof.

“WISDNR” means the State of Wisconsin Department of Natural Resources.

“WISDOT” means the State of Wisconsin Department of Transportation.

B. Rules of Construction. Unless the context clearly indicates to the contrary, the following rules shall apply to the construction of this Development Agreement:

(a) Words importing the singular number shall include the plural number and vice versa.

(b) The captions and headings herein are solely for convenience of reference only and shall not constitute a part of this Development Agreement nor shall they affect its meaning, construction, or effect.

(c) Words of the masculine gender shall be deemed and construed to include correlative words of the feminine and neuter genders, and words of the neuter gender shall be deemed and construed to include correlative words of the masculine and feminine genders.

SECTION II. CONDITIONS PRECEDENT TO VILLAGE OBLIGATIONS

In addition to all other conditions and requirements set forth in this Development Agreement, the obligations of the Village under this Development Agreement (including without limitation, the obligation of the Village to issue the Village Financing) are conditioned upon the satisfaction of each and every of the following conditions:

A. Authority. Prior to the execution of this Development Agreement, Developer shall provide the Village with evidence reasonably satisfactory to the Village that Developer is authorized to enter into this Development Agreement and that the persons signing this Development Agreement on behalf of Developer are authorized to so sign this Development Agreement.

B. Certificate of Status. Prior to the execution of this Development Agreement, Developer, at its cost, shall provide a certificate of status of Developer issued by the Wisconsin Department of Financial Institutions.

C. Title Evidence. At its cost, Developer shall provide to the Village updated title evidence showing record title to the Property to be vested in Developer or Froedtert South Inc. and in a condition reasonably satisfactory to the Village.

D. Environmental. Developer, at its cost, shall provide to the Village environmental assessment reports, showing the environmental condition of the Property to be in a condition reasonably satisfactory to the Village.

E. Traffic Impact Analysis. Developer will provide to the Village and WISDOT a traffic impact analysis for the Project on the Property, and request from WISDOT an analysis of the traffic impact analysis and WISDOT’s recommendations regarding required improvements necessary to adjoining roadways in connection with the Development Project.

F. Certified Survey Maps. The Developer shall have recorded the CSM and the Second CSM.

G. No Defaults. No uncured Event of Default or event which with the giving of notice or lapse of time or both would be an Event of Default by Developer shall exist under this Development Agreement.

H. Dedications. Developer shall dedicate, pursuant to the Second CSM or otherwise, the land and easements required by the Village to provide utilities and access to the Property including, but not limited to, land to be dedicated by the Developer for the future construction of the roadway commonly referred to as "Main Street" to be located immediately across Green Bay Road from Jelly Belly Lane and the land to be dedicated for the further reconstruction of Old Green Bay Road.

I. Property Acquisitions. Prior to the issuance of the Village Financing, Developer shall acquire the properties located at 6901 104th Street and 10408 Old Green Bay Road for the Roadway Projects.

J. Tax Shortfall Agreement. Village shall have received the Tax Payment Shortfall Agreement executed by Froedtert South, Inc.

K. Memorandum of Understanding. Prior to the issuance of the Village Financing, the MOU shall be executed by the Village and WISDOT.

L. Other Governmental Approvals. Prior to the issuance of the Village Financing, the Developer shall have obtained all approvals and permits required from all governmental authorities for the development of the First Lot and the Roadway Projects required in connection with the development of the First Lot, including from WISDOT, WISDNR, the Southeastern Wisconsin Regional Planning Commission, the Kenosha Water Utility and any other governmental approvals.

M. Declaration. The Developer shall have recorded the Declaration meeting the requirements of Section IV.O. hereof.

N. Final Engineering Plans and Contracts. The Village shall have approved the final engineering plans for the construction of the First Lot Roadway Projects in a condition suitable for publicly bidding such work.

The conditions contained in this Article II shall be satisfied or waived in writing by the Village within 180 days of execution of this Agreement. In the event Developer fails to satisfy (or the Village waives) any condition within such timeframe, the Village, at its option, exercised in its sole discretion, may give written notice thereof to Developer, and if Developer fails to satisfy the condition within thirty (30) days thereafter, the Village shall have the right, in its sole discretion, to terminate this Development Agreement by written notice to Developer, in which event, none of the parties to this Development Agreement shall have any further liability or obligation to the other parties except for any claims by the Village relating to an Event of Default by Developer occurring prior to such termination.

All submissions given to the Village to satisfy the conditions contained in this Article II must be satisfactory in form and content to the Village, in its reasonable discretion, unless otherwise specifically stated.

SECTION III. REPRESENTATIONS AND WARRANTIES OF THE DEVELOPER

The Developer makes the following representations and warranties which the Village may rely upon in entering into this and all other agreements with Developer and upon which the Village may rely in granting all approvals, permits and licenses for the Development Project and in executing this Development Agreement and performing its obligations hereunder:

A. Organization. Developer is a duly organized and existing limited liability company or corporation in current status under the laws of the State of Wisconsin.

B. Authorization. The execution, delivery and performance of this Development Agreement and the consummation of the transactions contemplated hereby have been duly authorized and approved by the Developer, and no other or further acts or proceedings of the Developer are necessary to authorize and approve the execution, delivery and performance of this Development Agreement and the matters contemplated hereby. This Development Agreement, and the exhibits, documents and instruments associated herewith and made a part hereof, have been duly executed and delivered by the Developer and constitute the legal, valid and binding agreement and obligation of the Developer, enforceable against it in accordance with their respective terms, except as the enforceability thereof may be limited by applicable bankruptcy, insolvency, reorganization or similar laws affecting the enforcement of creditors' rights generally, and by general equitable principles.

C. Ownership of Property. As of the date hereof, the Developer is the sole fee simple absolute owner of the Property and is possessed of the Property.

D. Correctness of Documents. All copies of financial statements, documents, contracts and agreements which Developer has furnished or caused to be furnished to the Village are true and correct in all material respects.

E. Veracity of Statements. No statement of fact by Developer contained in this Development Agreement and no statement of fact furnished or to be furnished by Developer to the Village pursuant to this Development Agreement contains or will contain any untrue statement of a material fact or omits or will omit to state a material fact necessary in order to make the statements herein or therein contained not misleading at the time when made.

F. No Conflict. The execution, delivery, and performance of Developer's obligations pursuant to this Development Agreement will not violate or conflict with Developer's articles of organization or operating agreement, company organizational documents or any indenture, instrument or agreement by which Developer is bound, nor will the execution, delivery, or performance of Developer's obligations pursuant to this

Development Agreement violate or conflict with any law applicable to Developer or the Development Project.

G. No Litigation. There are no lawsuits filed or pending, or to the knowledge of Developer, threatened against Developer that may in any way jeopardize or materially and adversely affect the ability of the Developer to perform its obligations hereunder.

H. Sufficient Funds. The Developer has at this time, and will have so long as this Development Agreement continues in effect, sufficient available funds for the completion of the Developer's obligations under this Development Agreement.

I. Financing. The Developer is in compliance with Section VII.D. hereof.

J. No Defaults. To the best of Developer's knowledge, no uncured Event of Default, or event which with the giving of notice or lapse of time or both would be an Event of Default, exists under this Development Agreement, and Developer is not in default (beyond any applicable period of grace) of any of its obligations under any other agreement or instrument to which Developer is a party or an obligor.

SECTION IV. UNDERTAKINGS OF THE DEVELOPER

A. Obtain Approvals for Development and Occupancy. The Developer, the purchaser of the First Lot and/or the purchaser of any subsequent Lot, at its cost and expense, shall: (i) submit all information, drawings, elevations, plans, specifications and other documents and information and all other matters required by the Village for approval of all plans for any and all grading, site work, improvements, construction and development of the Property in accordance with the normal practices and procedures of the Village including, but not limited to, obtaining Village approval of a grading plan before commencing any work on the Property; and (ii) obtain all approvals necessary therefor within the earliest commercially reasonable time thereafter, and obtain all zoning, building and other permits and other approvals for construction of and enter into any other and further additional development agreements with the Village detailing the requirements for construction and development of the Property prior to the commencement of any construction activities thereon including, but not limited to, a zoning map and text amendment for a Planned Unit Development Overlay, all required Site and Operational Plans (as defined in Article IX of the Village's Zoning Ordinance) and all required plat and/or certified survey map approvals under the Village's Land Division and Development Control Ordinance. The Developer shall submit a proposed Second CSM to the Village for approval within sixty (60) days after execution of this Development Agreement and will record such Second CSM and convey the outlot created by the Second CSM prior to the issuance of the Village Financing. As part of any approval process, the Village may, in accordance with its normal permitting and zoning process, impose such restrictions, covenants and obligations on the Developer as the Village deems appropriate for the development, construction and use of the Property. The Developer or Lot owner agrees to pay all development, license, permit, legal and other fees required by the State of Wisconsin, the Village and all other

applicable governmental entities, and will not in any way seek reimbursement from the Village for the cost thereof. No site grading, Buildings or improvements shall be constructed on or in the Property until the plans and specifications for such Buildings and improvements have been reviewed and approved by Village staff and granted final approval by the Village Plan Commission and Village Board; all necessary zoning, building and other permits and approvals are obtained in accordance with the requirements of the Village and the Village ordinances; and the Village and the Developer or Lot owner have entered into such further development and other agreements, if any, as the Village deems necessary to detail the requirements for any and all construction on, and development of, the Property or a Lot therein, and the obligations of the Developer or Lot owner with respect to the development on the Property. No Buildings or improvements shall be occupied prior to the approval of a permit application for and the issuance by the Village of a certificate of occupancy pursuant to Chapter 370 of the Village Code of Ordinances.

B. Compliance with Codes, Plans and Specifications. The construction of the Developer Work, the Buildings and other improvements constructed on and in the Property by Developer or any successor Lot Owner, and their uses, shall be in compliance with all applicable zoning and other ordinances of the Village; all other applicable laws, ordinances, regulations and requirements of all other governmental and quasi-governmental entities having jurisdiction over the Property; and with the pertinent provisions of the plans and specifications which have been approved by the Village. The acceptance of this Development Agreement and granting of any and all approvals, zoning, licenses and permits by the Village, in and of itself, shall not obligate the Village to grant any variances, exceptions or conditional use grants, or approve any site grading, building or construction the Village determines not to be in compliance with the Village ordinances, or the requirements of any other applicable governmental authority.

C. Erosion Control. The Developer or Lot owners shall comply with all grading, zoning, erosion and soil control requirements affecting the Property in accordance with all applicable, federal, state, county and municipal regulations, guidelines, specifications, laws, ordinances and permits affecting the property or any portion thereof. Without limiting the foregoing, the Developer or Lot owners shall take such action and shall utilize such techniques and mechanisms necessary to implement any erosion control plan required by the Village and with the applicable provisions of the Village's Construction Site Maintenance and Erosion Control Ordinance, in order to prevent sediment from being deposited on adjacent properties or on any public street or into adjacent wetlands and floodplains and to prevent sediment from being washed into downstream drainage facilities. The Developer or Lot owner agrees to submit wetland delineations and archeological, historical and threatened species information to the WISDNR to obtain a Notice of Intent from the WISDNR prior to submitting its erosion control plan to the Village. No grading or other movement of soils shall be conducted by or for the Developer or Lot owner until an appropriate Erosion Control Permit has been issued for the Property by the Village. A \$2,000 cash payment shall be made by the Developer to the Village pursuant to this Development Agreement as a street sweeping security to guaranty to the Village that the roadways are kept clean throughout the construction. Following the Developer's completion of its obligations under this

Development Agreement to the satisfaction of the Village, the full amount of the deposit, less a six percent (6%) administrative processing fee, shall be returned to the Developer if it is not used for erosion control enforcement purposes, e.g., cleanup of mud tracking. After providing notice to the Developer, the Village may draw upon the \$2,000 deposit at any time and from time to time in order to pay the cost of street sweeping and other such costs incurred by the Village, and the Developer shall immediately make an additional cash deposit to restore the cash balance to \$2,000 with the Village.

D. Protected Areas. The Developer shall be responsible for undertaking all steps and precautions as are necessary to insure the preservation and protection of any wetlands and other protected interests on or in the Property, and shall be responsible for obtaining all necessary WISDNR and/or U.S. Army Corps of Engineers permits. All such protected areas disturbed in any way by construction activities on any portion of the Property or in connection with the development of the Property by or for the Developer, shall be restored by the Developer to its prior condition to the satisfaction of the Village.

E. Demolition. If applicable, the Developer shall, at its sole cost and expense, obtain any necessary razing permits and approvals from the Village. No debris or building materials shall be utilized as fill materials on this or any other site in the Village.

F. Site Work and Grading. The Developer, the purchaser of the First Lot and/or the purchaser of any subsequent Lot shall, at its sole cost and expense, obtain all necessary permits and approvals, perform the site work and grading and provide for the Village inspection of all site work and grading on the Property, or applicable portion thereof, in accordance with grading plans approved by the Village (the "Site Work and Grading"). Prior to the commencement of the Site Work and Grading, Developer shall submit and obtain approval of a grading plan pursuant to all Village requirements and submit all contracts for the design and construction of the Site Work and Grading to the Village for the Village's written approval of the contractors and contracts. The Site Work and Grading shall be performed by the Developer in accordance with the requirements and applicable ordinances of the Village. Upon completion of the Site Work and Grading, Developer shall submit a plan providing as-built grades to the Village for confirmation that such grades are in compliance with all Village requirements. In connection with the development of the First Lot, Developer expressly agrees to perform the Site Work and Grading for the First Lot pursuant to the Sheet C-4 Grading Plan of the First Lot Plans.

G. Storm Water System Public and Private Improvements. The Developer shall, at its sole cost and expense, design, locate, construct, install, provide for the Village inspection of, and use of all required storm sewer and drainage system improvements and facilities in the public streets for Public Infrastructure Improvements or otherwise in the private driveway areas and on the Property to the extent necessary to bring such stormwater sewer and drainage systems to a particular Lot within the Property and including all retention/detention areas (collectively, the "Storm Water Work") in a workmanlike manner and in accordance with the provisions of Chapter 405,

Design Standards and Construction Specifications, 2018 Edition; Chapter 395, the Land Division and Development Control Ordinance and the Village's Stormwater Management and Stormwater Drainage System Facilities, Stormwater Storage Facility and Construction Site Maintenance and Erosion Control Ordinance, and the Site and Operational Plans; all surface and storm water runoff, management, filtration and other such requirements of the Village for the Storm Water Work and all other applicable governmental entities and authorities as are applicable and in effect. In connection with the development of the First Lot, Developer expressly agrees to perform the Storm Water Work for the First Lot in accordance with the approved plans therefor. Prior to the commencement of any Storm Water Work, the Developer or a Lot owner shall submit all contracts for the construction of the Storm Water Work to the Village for the Village's written approval of the contractors. The Developer or any Lot owner shall not commence any construction or improvement on or in any part of the Property unless and until the Developer or the Lot owner has obtained all Site and Operational Plan approvals required for a storm water management plan and for the Storm Water Work from the Village, and from all other applicable government authorities. The Developer shall complete construction of the storm water detention basin to be created by the Second CSM and the storm sewer bypass piping water from the Property and certain property to the east of the Property into such detention basin prior to the Village's issuance of any verbal to occupy permissions or written occupancy permits for any Building on the First Lot and prior to the issuance of building permits for any additional Buildings in the Development Project. The Developer and Lot owners shall take whatever precautions are necessary to ensure that retention/detention basins located in the Project are not silted in any way during any stage of the grading, construction or landscaping provided for in this Agreement. Downstream drainage improvements shall be maintained throughout the construction process in order to avoid drainage problems for the abutting neighbors. Erosion control silt fence surrounding or otherwise protecting the basin shall be constructed prior to any grading or construction work being conducted on the Property. The erosion control silt fence shall be maintained throughout construction and until the area disturbed is vegetatively stable. The Developer shall upon the Village's inspection, after the initial completion of the Storm Water Work constituting a Public Infrastructure Improvement, and approximately one (1) year thereafter conduct cleaning and televising of the storm sewer mains and catch basins at the Developer's cost. Following the Village's acceptance of the Storm Water Work, the Developer shall promptly take such actions as are necessary to connect and otherwise render such improvements usable. All Storm Water Work not constituting a Public Infrastructure Improvement shall be granted an easement for the benefit of the Village providing for inspection by the Village and the right for the Village to maintain and repair the Storm Water Work in the event not properly maintained by the Association and/or the property owner and to bill and assess the property owner for any such maintenance performed by the Village. Any Storm Water Work constituting a Public Infrastructure Improvement will comply with all requirements set forth in this section and all of the requirements for Public Infrastructure Improvements set forth in Section IV.Q. hereof.

H. Water System Public and Private Improvements. The Developer shall, at its sole cost and expense, design, locate, provide, construct, install, provide for the Village inspection of, and use of all required water supply and distribution system

improvements in the public streets for Public Infrastructure Improvements or otherwise in private driveway areas located on the Property to the extent necessary to connect the existing Village water system lines to the Lots throughout the Property in a workmanlike manner and in accordance with the applicable provisions of Chapter 405, Design Standards and Construction Specifications, 2018 Edition; Chapter 395, the Land Division and Development Control Ordinance; and Chapter 181, the Construction Site Maintenance and Erosion Control Ordinance, including the water lines and facilities for the First Lot development in accordance with the approved plans therefor (the “Water Work”). The Developer shall complete and install the Water Work constituting a Public Infrastructure Improvement for the First Lot development prior to the Village’s issuance of any verbal to occupy permissions or written occupancy permits for any Building on the First Lot and prior to the issuance of building permits for any additional Buildings in the Development Project unless such additional Building is to be serviced by a water system connection other than the waterline servicing the Building on the First Lot. The Developer shall upon the Village’s inspection, and after the initial completion of the Water Work constituting a Public Infrastructure Improvement conduct flushing, cleaning and water sampling of the water mains, at the Developer’s cost. Following the Village’s acceptance of the Water Work improvements, the Developer shall promptly take such actions as are necessary to connect and otherwise render such improvements usable. The Developer shall secure, at its sole cost and expense, any necessary easements for the benefit of the Developer and/or the Village over adjoining properties for the Water Work or to connect to the Village’s existing water system. The Developer or Lot Owner shall install water services from the shut-off valve to the Buildings, such that no portion of the Property shall be served by a private water system. The Developer or Lot owner shall obtain all requisite permits and approvals for such water system from all other applicable government authorities. All Water Work located on the Property not constituting a Public Infrastructure Improvement shall be granted an easement for the benefit of the Village providing for inspection by the Village and the right for the Village to maintain and repair the Water Work in the event not properly maintained by the Association and/or the property owner and to bill and assess the Association and/or the property owner for any such maintenance performed by the Village. All Water Work constituting a Public Infrastructure Improvement will comply with all requirements set forth in this section and all of the requirements for Public Infrastructure Improvements set forth in Section IV.Q. hereof.

I. Sanitary Sewerage System Public and Private Improvements. The Developer shall, at its sole cost and expense, design, locate, provide, construct, install, provide for the Village Inspection of, and use of all sanitary sewer lines, lift stations, temporary lift stations and other sanitary sewer facilities in the public streets for Public Infrastructure Improvements or otherwise in private driveway areas located on the Property to the extent necessary to connect the existing sanitary sewer lines to the Lots throughout the Property in a workmanlike manner and in accordance with the provisions of Chapter 405, Design Standards and Construction Specifications, 2018 Edition; Chapter 395, the Land Division and Development Control Ordinance; and Chapter 181, the Construction Site Maintenance and Erosion Control Ordinance, including the sanitary lines and facilities for the First Lot development in accordance with the approved plans therefor (the “Sanitary Sewer Work”). The Developer shall complete

and install the Sanitary Sewer Work constituting a Public Infrastructure Improvement for the First Lot development prior to the Village's issuance of any verbal to occupy permissions or written occupancy permits for any Building on the First Lot and prior to the issuance of building permits for any additional Buildings in the Development Project unless such additional Building is to be serviced by a sanitary sewer connection other than the sewer line servicing the Building on the First Lot. The Developer shall upon the Village's inspection, after the initial completion of the Sanitary Sewer Work constituting a Public Infrastructure Improvement conduct cleaning and televising of the sanitary sewer mains at the Developer's cost. Following the Village's acceptance of the Sanitary Sewer Work, the Developer shall promptly take such actions as are necessary to connect and otherwise render such improvements usable. The Developer or successor Lot owner shall install sanitary sewer service to the Buildings such that no portion of the Property shall be served by private septic or alternate means of treating sanitary sewer effluent. The Developer or successor Lot Owner shall obtain all requisite permits and approvals for such Sanitary Sewer Work from the Village and all other applicable government authorities. All Sanitary Sewer Work located on the Property and not constituting a Public Infrastructure Improvement shall be granted an easement for the benefit of the Village providing for inspection by the Village and the right for the Village to maintain and repair the Sanitary Sewer Work in the event not properly maintained by the property owner and to bill and assess the property owner for any such maintenance performed by the Village. All Sanitary Sewer Work constituting a Public Infrastructure Improvement will comply with all requirements set forth in this section and all of the requirements for Public Infrastructure Improvements set forth in Section IV.Q. hereof.

J. Roadway Improvements. The Developer acknowledges that its Development Project and its additional traffic flow will require the construction of modifications, additions and upgrades to the existing roadways, intersections and traffic signaling and signage surrounding the Property consisting of the Roadway Projects. The Developer shall obtain all requisite permits and approvals for the Roadway Projects from the Village, the WISDOT and other applicable governmental authorities. The Developer agrees to design, locate, grade, surface, provide for the Village inspection of, and otherwise provide, construct and install the Roadway Projects. The Developer agrees to complete all of the work required of the Village under the MOU (except Village's obligation to acquire the right of way along the east side of Old Green Bay Road necessary for a Roadway Project as set forth in Section VI below), whether or not such work is specifically set forth in this Development Agreement, to the specifications set forth in the MOU and on or before the dates and/or deadlines set forth in the MOU. The Developer may seek reimbursement for the Roadway Project Costs from the Village Financing Proceeds as provided in Section V.B. hereof until such Village Financing Proceeds have been fully expended. Once the Village Financing has been fully expended, the Developer may then seek reimbursement for the Roadway Project Costs from the MRO Available Project Increment as set forth in Section V.D. hereof. The Developer will comply with all the requirements set forth in Section IV.Q. for all of the Public Infrastructure Improvements included in the Roadway Projects.

K. Private Driveway Improvements. The Developer or a Lot owner shall, at its sole cost and expense, construct and provide for the Village inspection of, all private

driveways and improvements upon the Property to serve the entire Property and adjoining property as set forth on the Master Plan attached hereto as **Exhibit B** (the "Onsite Driveway Work"). The Developer shall obtain all requisite permits and approvals for such Onsite Driveway Work from the Village, the WISDOT, and other applicable government authorities. The Developer agrees to provide cross access and parking easements allowing all of the Lots to use all of the private driveways and parking areas upon the Property as required by the Village, which shall be granted by the Declaration or as otherwise required by the Village.

L. Landscaping. All of the grading, landscaping and planting described in this subparagraph will hereinafter be collectively referred to as the "Landscaping."

1. The Developer shall provide and plant one Public Street Tree from the Village's list of approved species, which is at least two and one-half inches in diameter and at a minimum height of six (6) feet off the ground, for a minimum of each 50 feet of frontage of the public roadways in or adjacent to the Development Project, in accordance with the proposed landscaping plans, specifications, and estimates (hereinafter collectively referred to as the "Landscaping Installation and Maintenance Plan") attached to this Agreement and referred to as **Exhibit E** and incorporated by reference, and the applicable provisions of Chapter 405, Design Standards and Construction Specifications, 2018 Edition; Chapter 395, the Land Division and Development Control Ordinance. Public Street Trees shall be planted seven (7) to nine (9) feet behind the curb line in the Village's rights-of-way. The street tree locations shall be staked by the Developer's contractor and have their location inspected by the Village prior to planting. After the initial installation of the Public Street Trees, all Public Street Trees and other rights-of-way or easement plantings shall be maintained, watered, weeded or trimmed by the Association or owner of the adjacent Lot abutting the right of way as set forth on the Landscaping Installation and Maintenance Plan. The Developer, the Lot owners or the Association (as designated on the Landscaping Installation and Maintenance Plan) shall maintain by watering, weeding, mulching, staking, trimming and by replacing any diseased or dying Public Street Trees. Any trees or plantings which may be damaged by accident, calamity or Act of God shall be promptly replaced within 60 days, weather permitting, by the Association or adjacent Lot owner as set forth on the Landscaping Installation and Maintenance Plan.

2. The private landscaping, berming and all other on-site land vegetation stabilization including sodding or seeding and downstream drainage improvements shall be completed by the Developer or the Lot owner. An as-planted letter on the landscaper's letterhead shall be provided which verifies that all plantings were completed in accordance with the Village approved Landscaping Installation and Maintenance Plan.

3. All disturbed areas shall be suitably prepared and seeded by appropriate measures by the Developer or the Lot owner and in a workmanlike manner in accordance with the provisions of Chapter 405, Design Standards and Construction Specifications, 2018 Edition; Chapter 395, the Land Division and Development Control Ordinance; and Chapter 181, the Construction Site Maintenance and Erosion Control

Ordinance, as soon as is physically practical after the disturbance of the ground surface and final grade is established. In the event that the initial seeding fails to produce a good cover of grass, the Developer or Lot owner shall promptly take such steps as are necessary such as hydro-seeding to produce a good cover of grass.

M. Utilities. The Developer, at the Developer's expense, shall contract with the appropriate utility companies to have the private utilities and related facilities designed, located, constructed, installed in the public streets or otherwise in private driveway areas located on the Property to the extent necessary to connect the utilities from the public street to the boundaries of the Lots within the Development Project, including electrical power (including street lights), gas, telephone and cable TV lines, (if available), in a workmanlike manner and in accordance with the easements depicted on the CSM and subsequent certified survey maps prepared for subsequent Lots and the applicable provisions of Chapter 405, Design Standards and Construction Specifications, 2018 Edition; Chapter 395, the Land Division and Development Control Ordinance; and Chapter 181, the Construction Site Maintenance and Erosion Control Ordinance. All such improvements and facilities shall be installed underground. The Developer shall contract with the appropriate utility companies for the dedication of utility easements, coordination, construction and installation of all such utility improvements to the boundaries of the Lots. The Developer or Lot owner shall be responsible for the restoration of all areas disturbed by the utility companies which are not otherwise restored. Said restoration shall occur within reasonable time and not to exceed 60 days.

N. Public Street Lights. The Developer shall work with We Energies and Night Aura to contract for the required Public Street Lights and related electrical distribution system for the Public Street Lights in and adjacent to the Development Project in accordance with the provisions of Chapter 405, Design Standards and Construction Specifications, 2018 Edition and Chapter 395, the Land Division and Development Control Ordinance. The Public Street Lights shall be installed per the Village's light standard requirements, which includes LED fixtures of the type set forth on **Exhibit J** attached hereto. Said Public Street Lights shall be located in accordance with an approved street lighting plan to be prepared by the Developer and approved by the Village. The Developer, the Association and Lot owners shall be responsible for the ongoing financial obligation for the We Energies facilities energy and facility maintenance costs for the Public Street Lights in the Development Project. The Developer, the Lot owners and the Association shall pay for all ongoing electric utility facility billing and monthly maintenance charges for the Public Street Lights. The Developer acknowledges that the Village will create a street lighting district regarding the maintenance, repair and electricity costs of the Public Street Lights whereby the Association or the Lot owners shall pay for the maintenance and repair and operation of the Public Street Lights.

O. Public Street Signs. The Developer shall work with their contractor and the Village public work's department to install the Public Street Signs in and adjacent to the Development Project in accordance with the provisions of Chapter 405, Design Standards and Construction Specifications, 2018 Edition and Chapter 395, the Land

Division and Development Control Ordinance. The Public Street Signs shall be located and installed in accordance with an approved public street signage plan. The Developer shall contract to have such Public Street Signs installed generally after the completion of the street's asphaltic pavement layer at the direction of the Village public work's director. (Note: the Village public work's department will be fabricating and installing the street name signage).

P. Covenants, Easements, Development Standards and Restrictions.

The Developer shall burden the Property with and convey such covenants, easements, development standards and restrictions on, in or affecting the Property to or as directed by the Village in connection with the Development Project, or otherwise, including, but not limited to, any temporary or permanent easements required to construct, maintain or use any roadways, storm water management systems, sanitary sewer systems or water mains or systems to be constructed within the Property, which covenants, easements, development standards and restrictions shall be recorded against and will run with the Property. Developer shall prepare and submit to the Village a proposed recordable Declaration of Covenants, Conditions and Restrictions (the "Declaration") providing such covenants, easements, development standards and restrictions for the Property and providing for a property owner's association to provide for the maintenance of common areas of the Property not included within individual lots and common amenities within the Development Project not maintained by Lot owners, in a form acceptable to the Village, prior to the issuance of the Village Financing for Village approval, and shall make any and all changes thereto requested by the Village as required for Village approval. Developer shall execute and record the approved Declaration within ten (10) days after approval by the Village.

Q. Requirements for Developer Work and Dedication.

1. All of the Developer Work shall be performed by the Developer to such standards as are generally specified by the Village for such work as if performed on behalf of the Village, and as specifically required by the Village. The Developer Work shall at all times be subject to Village inspection and approval, and the Village shall not be required to accept conveyance of any Public Infrastructure Improvements to be dedicated to the Village unless the Public Infrastructure Improvements have been constructed in a good workmanlike manner, in accordance with the Village approved plans for the Public Infrastructure Improvements, and otherwise in a condition reasonably acceptable to the Village.

2. The Developer shall comply with all public bidding requirements for the construction of the Public Infrastructure Improvements including those set forth in Section 66.0901 of the Wisconsin Statutes.

3. The Developer shall promptly and unconditionally dedicate, give, grant and convey to the Village the Public Infrastructure Improvements, upon installation and completion by the Developer, and inspection and approval by the Village, at no cost or expense to the Village, and all improvements shall be so dedicated free and clear of any liens or encumbrances. The Village shall preliminarily accept such dedications and

easements only in accordance with the applicable provisions of Chapter 395 of the Village Land Division Ordinance and Chapter 405, Design Standards and Construction Specifications, 2018 Edition regarding acceptance of dedications of public improvements and subject to the warranty period as provided in subsection five (5) below, and finally accept such dedications and easements upon the expiration of such warranty period. After accepting any such dedication, the Village shall have the duty and right to maintain the accepted improvements, except as set forth below, and shall have the right to connect to or to integrate with such improvements other facilities or improvements with no payment or award to the Developer and without the Developer's consent.

4. The form of the documents by which the Developer makes the dedications of property and easements provided for by this Agreement shall be subject to the approval of the Village Attorney. The Developer shall provide to the Village, prior to dedication and acceptance, a policy of title insurance to the Village, in the amount of the total estimated cost of the Public Infrastructure Improvements located upon the property being dedicated, issued by an insurer satisfactory to the Village, in a form satisfactory to the Village Attorney. The Developer shall provide to the Village, in connection with the dedication of each set of Public Infrastructure Improvements, duly signed lien waivers from all contractors, subcontractors, and other persons who have provided any labor or materials with respect to such Public Infrastructure Improvements, specifically detailing the work done, the materials supplied, and the dollar amounts of such waivers. The Developer represents and warrants to the Village that there will be no liens or encumbrances on or affecting any of the land or interests in land required to be dedicated to the Village by this Agreement at any of the times specified above, other than as provided for in this Development Agreement or as approved in writing by the Village. All such representations and warranties shall survive this Agreement, the dedication by the Developer of any land or interest in land provided for by this Agreement and the acceptance of such dedications by the Village. The Developer represents and warrants to the Village that all of the Public Infrastructure Improvements will be free and clear of any liens or encumbrances resulting from any act or omission of the Developer, at the time of any dedication of such public improvements to the Village, at the time of the Village's acceptance of any such dedications, and at the time of the recording of any instruments reflecting such dedications. All such representations and warranties shall survive this Agreement, the dedication to the Village of any public improvements and the acceptance by the Village of such dedications. The Developer represents and warrants to the best of its knowledge to the Village, its agents and consultants, that as of the date of this Development Agreement there is no hazardous substance, pollution or contamination on or in the Property or the groundwater within or beneath the property to be dedicated. Such representation and warranty shall survive this Development Agreement, the dedication by the Developer of any land or interest in land provided for by this Agreement and the acceptance by the Village of any such dedication. The Developer, upon written demand from the Village, shall promptly indemnify the Village, its agents and consultants for and hold the Village, its agents and consultants harmless against any and all claims, liability, damages and the costs of any litigation resulting from or arising out of the presence of any such pollution or contamination as a result of activities caused by the Developer, its agents, employees

representatives or contractors, including, without limitation, any actual attorneys' fees and expert witness fees.

5. The Developer shall provide to the Village from the Developer or Developer's contractors in connection with the construction and installation of the Public Infrastructure Improvements, a one-year warranty against defects in construction, materials and workmanship, in a form reasonably acceptable to the Village. The Developer shall also provide to the Village as-built construction records for the Developer Work in an electronic format acceptable to the Village. Developer shall assign all guaranties and warranties benefitting Developer in connection with the Public Infrastructure Improvements.

6. All Developer Work shall be performed by contractors and subcontractors who are licensed and qualified to do such work and are approved by the Village. The Developer shall secure payment and performance bonds for the benefit and in the name of the Village and provide certificates of insurance naming the Village as a named insured for the construction of all Public Infrastructure Improvements from all contractors of any Public Infrastructure Improvement, issued in the name of the Village and meeting the requirements of Section 779.14 of the Wisconsin Statutes, and shall provide the originals of such payment and performance bonds and certificates of insurance to the Village prior to the commencement of such construction. Developer shall be responsible for all staking, surveying and administrative services required in connection with the construction of the Public Infrastructure Improvements. The Developer agrees to pay for all inspection and construction related services provided by the Village in connection with the approval and acceptance of dedication of the Public Infrastructure Improvements. Without limiting the foregoing, the Developer shall at all times take all precautions necessary or advisable and at all times perform all work on or in the Property or in connection with the Development Project, in a manner that will safeguard and protect the water, sanitary sewer and other infrastructure that may be affected by the Development Project, and in compliance with the requirements of the Village's Construction Site Maintenance and Erosion Control Ordinance.

7. The Developer or Lot owners shall execute a Digital Security Imaging System (DSIS) Agreement and DSIS Access Agreement pursuant to Village ordinance regulations to assist in maintaining a safer environment for the Lot owners and tenants and for the protection of their personal property. The DSIS shall afford the opportunity for public safety departments to visually examine the Buildings, exterior parking areas and entrances and exits to the Lots and will provide emergency response personnel with a live visual assessment of an emergency situation in advance of arrival without placing an undue burden on the Village taxpayers as well as greatly aid law enforcement agencies in subsequent criminal investigations and prosecutions.

8. The Developer shall notify the Village of the commencement date of all Developer Work, or Building construction on, in, or related to the Property, and keep the Village informed of the Developer's construction schedule. The Developer shall promptly deliver to the Village when, and as, requested by the Village, all delivery

tickets for materials brought onto the Property for the construction of the Public Infrastructure Improvements.

9. For purposes of this Development Agreement, for Developer Work, the terms "completion" or "completed" shall mean the issuance by the Village of a final inspection approval for such Developer Work, provided that the Developer and the Village have entered into an agreement concerning any uncompleted landscaping or other uncompleted work reasonably required by the Village for full completion of such Developer Work in accordance with the usual practice and procedures of the Village.

10. The Village shall perform all construction field inspection services relating to the required Public Infrastructure Improvements, as required, and the Developer shall promptly pay to the Village Treasurer, upon demand, the costs of all such services, pursuant to the applicable provisions of Chapter 405, Design Standards and Construction Specifications, 2018 Edition; Chapter 395, the Land Division and Development Control Ordinance; and Chapter 181, the Construction Site Maintenance and Erosion Control Ordinance.

11. The Village shall have no obligation to connect, maintain or repair any public improvements referred to in this Agreement until after such time as the Village Board has adopted a Resolution specifically accepting the dedication of such improvements.

12. There will be no Village snowplowing efforts on the referenced public streets within the Development until the Public Infrastructure Improvements are completed and accepted by the Village. The Developer understands and agrees that all public sidewalks shall be installed, repaired as needed, maintained, and shoveled/deiced by the Developer as required by Village Ordinances.

13. Village officials and their designees shall have the right to enter upon the Property at all reasonable times, without notice, to inspect the status, progress and quality of the work on the Public Infrastructure Improvements and any related materials, goods or equipment.

R. Letters of Credit.

1. **Developer Funded MRO Roadway Project Letters of Credit.**
For any Developer Funded Roadway Project, Developer shall deliver to the Village an unconditional irrevocable standby letter of credit on original bank letterhead substantially in the form attached hereto as **Exhibit F**, but in form and content acceptable to the Village, issued by a financial institution acceptable to the Village, payable at sight upon presentment of the Village's draft (each a "Developer Funded Roadway Project Letter of Credit" and collectively the "Developer Funded Roadway Project Letters of Credit"), in the face amount of not less than the Developer Funded Roadway Project Amount (as hereinafter defined), prior to the approval of the engineering plans for such Developer Funded Roadway Project. The "Developer Funded Roadway Project Amount" for each Roadway Project funded by the MRO shall

equal the guaranteed maximum price set forth in the executed construction contract between Developer and the contractor constructing the Developer Funded Roadway Project, which shall be provided to the Village prior to the commencement of the Roadway Project, plus ten percent (10%).

2. **Letter of Credit Provisions.** The following provisions shall apply to the Developer Funded Roadway Project Letters of Credit. Each Developer Funded Roadway Project Letter of Credit shall be for a term of not less than one (1) year from and after the date of the issuance of the Developer Funded Roadway Project Letter of Credit. The Village may draw under a Developer Funded Roadway Project Letter of Credit to pay for or reimburse the Village for the cost to complete any uncompleted Developer Funded Roadway Project, to remedy any Event of Default by Developer hereunder or in the event that Developer fails to provide a replacement Developer Funded Roadway Project Letter of Credit as required below. The Village may draw upon a Developer Funded Roadway Project Letter of Credit by providing a sight draft in the requested amount along with the affidavit referenced in the form attached hereto as **Exhibit F**. The Developer shall deliver to the Village no later than thirty (30) days prior to the expiration of a Developer Funded Roadway Project Letter of Credit, a replacement Developer Funded Roadway Project Letter of Credit in the same form as the applicable Developer Funded Roadway Project Letter of Credit, which shall expire no less than one (1) year after the effective date of such replacement Developer Funded Roadway Project Letter of Credit. Each replacement Developer Funded Roadway Project Letter of Credit shall be replaced with a subsequent, identical replacement Developer Funded Roadway Project Letter of Credit no later than thirty (30) days prior to the expiration of the then current Developer Funded Roadway Project Letter of Credit, until the Developer Funded Roadway Project has been Substantially Completed. The Developer shall have the right at any time and from time to time, with the prior written consent of the Village, which shall not be unreasonably withheld, to replace the Developer Funded Roadway Project Letter of Credit with a substitute Developer Funded Roadway Project Letter of Credit, provided that such substitute Developer Funded Roadway Project Letter of Credit: (i) is issued by a financial institution having a credit rating equal to that of the issuer of the existing Developer Funded Roadway Project Letter of Credit; (ii) is in an amount equal to the then outstanding balance of the existing Developer Funded Roadway Project Letter of Credit; (iii) has a term not less than the remaining term of the existing Developer Funded Roadway Project Letter of Credit; and (iv) is otherwise on the same terms as the existing Developer Funded Roadway Project Letter of Credit. For purposes of this Development Agreement, all references to a "Developer Funded Roadway Project Letter of Credit" shall be deemed to include any amended Developer Funded Roadway Project Letter of Credit, amendment to a Developer Funded Roadway Project Letter of Credit, substitute Developer Funded Roadway Project Letter of Credit and/or any replacement Developer Funded Roadway Project Letter of Credit. Each Developer Funded Roadway Project Letter of Credit shall be reduced pursuant to the procedure and requirements set forth in Section 395-17D. of the Village's Land Division and Developmental Control Ordinance.

**SECTION V. FUNDING OF ROADWAY PROJECT COSTS OUT OF
VILLAGE FINANCING AND FUNDING OF DEVELOPER FUNDED
ROADWAY PROJECT COSTS OUT OF TID 6**

A. Issuance of Village Financing. Subject to satisfaction (or waiver by Village) of all of the contingencies and conditions set forth in Section II hereof, and there being purchasers willing to purchase the notes or bonds evidencing the initial Village Financing at then current market interest rates for such Village Financing and as structured substantially in accordance with the proforma attached hereto as **Exhibit G**, the Village shall issue the initial Village Financing.

B. Payment of Roadway Project Costs from Village Financing. The Village may reimburse itself for the costs of the acquisition of the right of way along the east side of Green Bay Road necessary for a Roadway Project out of the Village Financing to the extent of such undisbursed funds; in the event such Village Financing proceeds are not available, the Developer shall reimburse such costs to the Village within ten (10) days after the receipt of a written request for such reimbursement from the Village, whereupon such costs shall be added to the Developer Funded Roadway Project Costs available for disbursement to Developer under Section V.D. below. Developer shall construct the Roadway Projects as a contractor for the Village. Whenever the Developer desires to obtain an advance of the Village Financing Proceeds for a Roadway Project, the Developer shall submit to the Village an application for payment signed by Developer, and in form and detail satisfactory to the Village, including an itemized list of the type of work, original estimated cost to complete such work, the amount previously disbursed for such work, if any, the amount requested to be disbursed under the draw request and the estimated cost of completing such work. Such request shall be accompanied by a completed AIA Document G702 (Application and Certificate for Payment) and G703 (Continuation Sheet) signed by the general contractor of the Roadway Project and certified by the engineer of the Roadway Project. Each application for payment from the Village Financing Proceeds shall certify the percentage of completion of each component of the Roadway Project (e.g. if a payment request reflects that the Roadway Project is 20% complete, then the request shall be for no more than 20% of the total cost of such Roadway Project applicable thereto, and the request shall include a written certification of the general contractor and engineer of the Roadway Project that the Roadway Project is at least 20% complete). Each application for payment shall be accompanied by waivers of construction liens from all the contractors for the Roadway Project covering claims for all work done and materials supplied and covered by all draw requests up to and including the current application for advance. Village agrees to fund such payment (minus any required retainage) to Developer from Village Financing proceeds within 30 days after receipt of a complete application for payment accordance with this Section V.B.

C. Application of Project Increment From TID 6. All Project Increment from TID 6 will be applied or deposited, on an annual cash-flow basis, on or before each December 31 during the term of TID 6 in the following order until all of the succeeding items have been paid in full: (i) first, to TID 6 Administrative Costs; (ii) second, to the payment of the Debt Service Payments payable during the 12 month period immediately

following such December 31; (iii) third, to payment to the Village of any Shortfall Advances previously made by the Village until all of such Shortfall Advances have been paid back to the Village; (iv) fourth, to payments under the MRO as set forth in Section V.D. hereof; (v) fifth, to the Village to place in a Village account for the payment of future TID 6 Administrative Costs, future Project Costs of TID 6, prepayment of the Village Financing or for payment of other Project Costs of the Village.

D. Municipal Revenue Obligation. On or before October 1, 2018 (“Initial MRO Submission Date”) and on or before each consecutive October 1 through and including October 1, 2026, after the Initial MRO Submission Date (each an “MRO Submission Date”), Developer shall provide the Village with a statement of the actual expenditures made by Developer of Developer Funded Roadway Project Costs since the prior MRO Submission Date (provided, that the Initial MRO Submission Date, may, at Developer’s option, be on or before October 1, 2019, and in such case shall include all Developer Funded Roadway Project Costs incurred since the date of this Agreement) including all contracts, invoices, lien waivers and other documentation relating to such paid Developer Funded Roadway Project Costs that are reasonably necessary to document the cost and payment of the Developer Funded Roadway Project Costs (“Developer’s Payment Statement”). In the event Developer has finally completed all of the Roadway Projects and all of the Developer Funded Roadway Project Costs have been reimbursed to Developer under the MRO, the Developer may include actual grading costs for the Property within Developer’s Payment Statement and, if approved by the Village, such costs shall increase the principal amount of the MRO. Following submission of each Developer’s Payment Statement, the Village shall have until November 1 (the “Review Period”) to confirm the amount of expenditures made by the Developer of Developer Funded Roadway Project Costs in accordance with this Agreement. On the January 1st after the Initial MRO Submission Date, the Village agrees to issue (the “Issuance Date”) a municipal revenue obligation bearing interest at the rate of six percent (6%) per annum on the principal balance from time to time compounding annually (the “MRO”) to the Developer in substantially the form attached hereto as **Exhibit H**. The initial principal amount of the MRO shall be the actual amount of Developer’s expenditures as of the Issuance Date to pay for Developer Funded Roadway Project Costs. On January 1 of each year thereafter until January 1, 2027, the principal amount of the MRO shall be increased (subject to Village Board appropriation) to the extent of any increase in the Developer Funded Roadway Project Costs paid by Developer in the preceding year, provided, however in no event shall the principal balance of the MRO less principal amounts previously paid to Developer, exceed Four Million Nine Hundred Sixty-four Thousand Seven Hundred Fifty and no/100 Dollars (\$4,964,750.00), plus accrued and unpaid interest added to the principal amount as provided in the MRO. The Village shall make payments on the MRO to Developer in the amount of the MRO Available Project Increment in each year appropriated by the Village Board until the Final Payment Date (defined below). The Village shall, subject to annual appropriation of such payment by the Village Board, pay the MRO Available Project Increment due to the Developer in one annual payment applied first to interest and then to principal, on or before September 15 of each year commencing in the year of the Issuance Date, and continuing to (and including) September 15, 2038 (each, a “Payment Date”). To the extent that on any Payment

Date the Village is unable to make all or part of a payment of principal or interest due on the MRO from such MRO Available Project Increment due to an absence of adequate MRO Available Project Increment or failure of the Village Board to appropriate MRO Available Project Increment to payment of the MRO, such failure to make a payment on the MRO shall not constitute a default under the MRO. The amount of any such deficiency shall be deferred with interest. The deferred principal and interest shall be due on the next Payment Date on which the Village has MRO Available Project Increment. If the MRO has not been paid in full by the Final Payment Date (as hereinafter defined), then the Village shall have no obligation to make further payments on the MRO. The term of the MRO and the Village's obligation to make payments thereunder shall not extend beyond September 15, 2038 ("Final Payment Date"). Upon the Final Payment Date, the MRO shall terminate and the Village's obligation to make any payments under the MRO shall be discharged, and the Village shall have no obligation and incur no liability to make any payments hereunder or under the MRO, after such date. The MRO shall not be payable from or constitute a charge upon any funds of the Village, and the Village shall not be subject to any liability thereon or be deemed to have obligated itself to pay thereon from any funds except the MRO Available Project Increment which has been appropriated for that purpose, and then only to the extent and in the manner herein specified. The MRO is a special, limited revenue obligation of the Village and shall not constitute a general obligation of the Village. Village staff will include the MRO Available Project Increment for payment of the MRO in the budget submitted to the Village Board for approval, until the earliest of the Final Payment Date, the termination of this Agreement or the MRO, or the payment in full of the MRO as provided herein. If MRO Available Project Increment is received by the Village earlier than the first Payment Date, such increment shall be retained by the Village and applied to the first payment, subject to annual appropriation of such payment by the Village Board. Developer shall have the right to collaterally assign the MRO in connection with the financing of the Developer Funded Roadway Projects and the Village shall cooperate with Developer and Developer's lender to execute an acknowledgement of the same in form reasonably acceptable to the Village. The Village shall have the option to call the MRO at par, plus accrued interest to the date of such redemption with thirty (30) days notice, after the completion of the Developer Funded Roadway Projects and the payment to Developer of all Developer Funded Roadway Project Costs. Notwithstanding anything to the contrary provided herein, the Village shall have no obligation to make any payments under the MRO during an Event of Default under this Development Agreement.

E. Village Requirements. The Village shall use commercially reasonable efforts to:

1. Execute the MOU within ninety (90) days of the date of this Development Agreement.
2. Acquire such right of way along the east side of Old Green Bay Road as may be required by the MOU and the completion of the Roadway Projects by Developer within the time frames required by the MOU and this Development

Agreement, the costs of which shall be reimbursed to the Village as provided in Section V.B. hereof.

SECTION VI. MISCELLANEOUS REQUIREMENTS

The Developer shall do each and all of the following at its cost and expense:

A. Manner of Performance. Cause all construction obligations of the Developer referred to in this Development Agreement to be carried out and performed in a good and workmanlike manner, consistent with construction standards in the Village;

B. Survey Monuments. Properly install metal stakes or pipes marking the corners of all lots that are being resurveyed and recreated pursuant to the terms of any plat of survey submitted to, and approved by, the Village. The Developer shall place and install in the Development all survey monuments required by the applicable provisions of Chapter 405, Design Standards and Construction Specifications, 2018 Edition and Chapter 395, the Land Division and Development Control Ordinance of the Village Land Division Ordinance and the Wisconsin Statutes. The installation of such monuments shall be completed, to the satisfaction of the Village prior to obtaining any further building permits for the Development;

C. Utilities. Install all electrical, telephone, cable, fiber optic and gas utilities underground to the boundaries of the Property in accordance with all ordinances of the Village. It shall be each Lot owner's responsibility to contract to have installed and pay for all costs associated with bringing such private utilities within the boundaries of such Lot as required by the Village;

D. Permits. Submit to the Village, valid copies of any and all governmental agency permits relating to the construction of the Development Project. No occupancy permits shall be issued for the occupancy of any Building or portion thereof on the Property until such time as final inspections are completed and passed by the building, fire and rescue and zoning inspectors;

E. Performance Standards. Comply with the performance standards set forth in Section 420-38 and elsewhere in the Village Code of Ordinances;

F. Debris. Keep the Property free from litter and debris during all phases of grading and construction. The Developer shall promptly remove and lawfully dispose of all tree trunks, limbs, brush and other rubbish and debris from the Development Project. Tree trunks and other organic matters shall not be backfilled on the Property. Offsite sediment deposition occurring as a result of a storm event shall be cleaned up by the end of the next work day following the occurrence. All other offsite sediment deposition on public rights of way occurring as a result of construction activities shall be cleaned up at the end of the work day. Developer shall maintain sediment deposition on the Property during construction in compliance with applicable erosion control permits and Notice of Intent with WISDNR;

G. Stop Work Orders. The Developer shall promptly comply with any stop work orders issued pursuant to applicable provisions of the Village Land Division and Development Control Ordinance or the Village Zoning Ordinance because the design, location, materials, workmanship or other performance are not in accordance with the provisions of this Development Agreement, a Site and Operational Plan, the Land Division and Development Control Ordinance, or the Erosion Control and Construction Site Maintenance Ordinance or any other Village Ordinances;

H. Inspection. The Village shall have the right at any time and from time to time to enter upon the Property to perform any inspections deemed necessary or appropriate by the Village;

I. Financial Information. the Developer shall, from time to time upon request of the Village, provide financial information and statements of the Developer to the Village, and certify that such information and statements are true and correct in all respects; and

J. Occupancy Certificates. The Developer or the respective Lot owner or tenant shall apply for and obtain certificates of occupancy for all Buildings on the Property prior to occupancy and comply with the terms of such certificates of occupancy.

K. Commercial Sprinklers. All Buildings on the Property must be constructed utilizing commercial sprinklers for the entire Building regardless of Building size and irrespective of any State of Wisconsin requirements.

SECTION VII. CONDITIONS OF ALL OBLIGATIONS OF THE VILLAGE UNDER THIS DEVELOPMENT AGREEMENT

As a condition to each and all of the covenants, agreements and other obligations of the Village under this Development Agreement, all of the following shall occur, in addition to all other requirements and conditions set forth in this Development Agreement:

A. Representations Correct. All representations and warranties of the Developer set forth in this Development Agreement and in all agreements expressly referred to herein shall at all times be true, complete and correct;

B. Covenants Performed. All covenants and obligations of the Developer under this Development Agreement are duly and substantially performed, observed, satisfied and paid, when and as required herein;

C. No Default. No Event of Default has occurred, or with the giving of notice or lapse of time would occur;

D. Financing. Prior to the commencement of any work on the Property by the Developer, the Developer shall provide the Village evidence that the Developer has sufficient funds or obtained financing for the cost of developing the Property, or portion

thereof, and thereafter the Developer shall fully comply with the terms and conditions of any and all mortgage loan documents affecting the Property, or portion thereof; and

E. No Material Change. There is no material adverse change in the financial condition of the Developer which might impair its ability to perform its obligations under this Development Agreement.

SECTION VIII. INDEMNIFICATIONS

The Developer or Lot owner, as applicable, will indemnify and hold harmless the Village, its governing body members, officers, agents, including the independent contractors, consultants and legal counsel, servants and employees thereof (hereinafter, for purposes of this paragraph collectively referred to as the "Indemnified Parties") against any loss or damage to property or any injury to or death of any person occurring at or about the Property or resulting from any breach of any warranty, covenant or agreement of the Developer or Lot owner under this Development Agreement, or the development of the Property, or a particular Lot therein, as applicable; provided that the foregoing indemnification shall not be effective for any willful acts of the Indemnified Parties or as against the Developer or Lot owner for portions of the Property not owned by Developer or such Lot owner. Except for any willful misrepresentation or any willful misconduct of the Indemnified Parties, the Developer or Lot owner, as applicable, will protect and defend the Indemnified Parties from any claim, demand, suit, action or other proceeding whatsoever by any person or entity whatsoever arising or purportedly arising from the action or inaction of the Developer or Lot owner (or other persons acting on its behalf or under its direction or control) under this Development Agreement, or the transactions contemplated hereby or the acquisition, construction, installation, ownership and operation of the Property, or the portion thereof owned by Developer or such Lot owner. All covenants, stipulations, promises, agreements and obligations of the Village contained herein shall be deemed to be covenants, stipulations, promises, agreements and obligations of the Village and not of any governing body, member, officer, agent, servant or employee of the Village.

SECTION IX. DEFAULT/REMEDIES

A. Events of Default. An event of default ("Event of Default") is any of the following:

1. A failure by the Developer to cause substantial completion of the Developer Work or any part thereof to occur pursuant to the terms, conditions and limitations of this Development Agreement, a failure of the Developer to perform or observe any and all covenants, conditions, obligations or agreements on its part to be observed or performed when and as required under this Development Agreement or a failure by the Developer to pay any amount when and as due to the Village, and after the notice and cure period provided in Section IX.B. below; or

2. The Developer becomes insolvent or is the subject of bankruptcy, receivership or insolvency proceedings of any kind; or

3. The dissolution or liquidation of the Developer, or the commencement of any proceedings therefor.

[Notwithstanding anything contained herein to the contrary, if and to the extent that Developer transfers a Lot in accordance with the terms of this Agreement, except with respect to any default in connection with Developer's obligations with respect to the Public Infrastructure Improvements under this Agreement, no default by the successor owner of the Lot shall be deemed an Event of Default by Developer hereunder. **OPEN**].

B. Notice of Event of Default.

1. Except for Sections IX.A.2. and IX.A.3. above, in the event of an Event of Default, the Village shall notify the Developer in writing (the "Developer Default Notice") of the specific nature of the Event of Default. If the Village believes that an alleged failure of performance by the Developer poses an imminent threat to the public health or safety, the Developer Default Notice shall so state.

2. The delivery by the Village of a Developer Default Notice to the Developer shall not be a condition precedent to the issuance by the Village of a stop work order pursuant to the applicable provisions of the Village's Land Division and Development Control Ordinance, or to any legal action taken pursuant to this Development Agreement to enforce such ordinance or other applicable ordinance.

3. The Developer shall have fifteen (15) days after receipt of a Developer Default Notice to cure an alleged monetary default and shall have thirty (30) days after receipt of a Developer Default Notice to cure any other alleged failure to perform under this Development Agreement; provided, however, that if the failure is reasonably incapable of cure within said thirty (30) day period, the Developer has commenced such cure within said thirty (30) day period, and is diligently pursuing such cure, then the time for such cure shall be extended for a reasonable additional period of time under the circumstances as reasonably determined by the Village to allow the Developer to complete its curative activity.

4. Whenever an alleged failure of performance under this Development Agreement is believed by the Village to pose an imminent threat to public health or safety, the parties shall immediately confer in good faith as to how such threat can be most effectively and expeditiously eliminated.

5. Notwithstanding anything to the contrary in this Development Agreement, if the Village believes in good faith that the commencement of a legal action, the making of a draw upon a Developer Funded Roadway Project Letter of Credit, or the performance of its own work with respect to curing a perceived failure prior to the commencement or completion of the Developer's curative action is urgently required to protect the public health or safety, the Village may proceed to do so, giving such prior notice to the Developer and offering the Developer such opportunity to cure as is practical under the circumstances.

C. Village Remedies on Default. Whenever an Event of Default occurs and is continuing, the Village may take any one or more of the following actions without waiving any rights or remedies available to it:

1. Immediately suspend its performance under this Development Agreement and under the MRO from the time any Developer Default Notice is given until it receives assurances from the Developer deemed adequate by the Village that the Developer will cure its default and continue its due and punctual performance under this Development Agreement;

2. Commence legal or administrative action, in law or in equity, which may appear necessary or desirable to enforce performance and observance of any obligation, agreement or covenant of the Developer under this Development Agreement;

3. Perform or have performed all necessary work, and have supplied all necessary equipment, goods, materials, or services, to complete all or any part of the Developer Work in satisfactory form, and

4. Draw under Developer Funded Roadway Project Letters of Credit provided by the Developer pursuant to this Development Agreement.

D. No Remedy Exclusive. No remedy or right conferred upon or reserved to the Village in this Development Agreement is intended to be exclusive of any other remedy or remedies, but each and every such right and remedy shall be cumulative and shall be in addition to every other right and remedy given under this Development Agreement now or hereafter existing at law or in equity. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient.

E. Developer Remedies. In the event that Developer believes the Village has failed to perform its obligations under this Development Agreement, Developer shall notify the Village in writing of the specific nature of the alleged failure in writing (the "Village Default Notice"). In the event the Village has not cured such alleged failure to perform under this Development Agreement within thirty (30) days after the Village Default Notice, the Developer may proceed with any remedy available under the laws of the State of Wisconsin for the breach of a contract.

F. No Implied Waiver. In the event any warranty, covenant or agreement contained in this Development Agreement should be breached by a party and thereafter waived by the other party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other concurrent, previous or subsequent breach hereunder.

G. Agreement to Pay Attorneys' Fees and Expenses. Whenever any Event of Default occurs under this Development Agreement and the aggrieved party incurs attorneys fees, court costs and other such expenses for the collection of

payments due or to become due or for the enforcement or performance or observance of any obligation or agreement on the part of the defaulting party herein contained, the party in default shall pay the reasonable attorneys fees, court costs and other such expenses incurred by the other party.

SECTION X. PERMITTED DELAYS

Whenever performance is required of any party hereunder, such party shall use all due diligence to perform and take all necessary measures in good faith to perform; provided, however that if completion of performance shall be delayed at any time by reason of acts of God, war, civil commotion, riots, work stoppages arising out of collective bargaining strikes, unavailability of materials or damage to work in progress by reason of fire or other casualty or causes beyond the reasonable control of a party (other than financial reasons), then the time for performance as herein specified shall be appropriately extended by the time of the delay actually caused and a reasonable time thereafter acceptable to the Village to remobilize. However, in order for a party to be entitled to make a claim for any such delays, such party must give the other party written notice of the conditions or events giving rise to the delay and the number of days claimed to be due to such conditions or events within thirty (30) days from the date of the occurrence of the condition or event giving rise to the delay. The provisions of this Section shall not operate to excuse the Developer from the prompt payment of any and all monies the Developer is required to pay under this Development Agreement.

SECTION XI. FEES

A. Miscellaneous Fees. The Developer shall pay to the Village Treasurer in cash or by check upon execution of this Development Agreement, all fees which have not already been paid by the Developer, if any, and the Developer shall pay to the Village Treasurer when they have become due and payable all other fees prescribed by the Village Land Division and Development Control Ordinance which are or may become due and payable.

B. Engineering and Zoning Related Review Fees. In addition to the Village's Consulting Engineer's review and Inspection services, the Developer shall reimburse the Village for all fees incurred by it for the Village Engineer's and Public Work Department's inspections, the Village Community Development Department staff review and inspection services, legal fees and any other expert or administrative services in connection with its inspections and approvals of the Developer Work and other items associated with the Development Project requiring the Village's review, inspection or approval as provided in the Pre-Development Agreement executed by Developer and on file with the Village. The Village's invoice shall provide an itemization specifying the work done, by whom it was done and the charge for such work.

SECTION XII. ASSIGNMENT

The Developer shall not transfer, sell or assign this Development Agreement or its obligations under this Development Agreement, without the prior written consent of

the Village, which consent may be withheld, conditioned or delayed for any reason. [Except for the Developer Transfer or the Froedtert transfer, Developer shall not transfer, sell, convey or assign the Property, or any portion thereof, until Developer has fully complied with all of its obligations under this Development Agreement, without the prior written consent of the Village, which consent shall not be unreasonably withheld; provided, however, that Developer (x) may sell a completed Building without the Village's consent, so long as (i) no Event of Default has occurred and is continuing hereunder, (ii) all of the approvals and permits have been obtained for such Building as provided in Section IV hereof, (iii) the Building is in compliance with all applicable zoning and other applicable laws, ordinances, regulations and requirements as set forth in Section IV hereof, and (iv) a certificate of occupancy has been issued for such Building and (y) may convey all or a portion of the Property to an entity controlled by Developer (a "Controlled Assignee") without the Village's consent so long as (i) no Event of Default has occurred or is continuing hereunder, (ii) the Controlled Assignee assumes the obligations of Developer hereunder by an assumption document acceptable to the Village and (iii) Developer will not be released and will remain liable for all of its obligations under this Agreement. **OPEN]**

[The Developer shall not assign or be released of its obligations hereunder to construct the Public Infrastructure Improvements (the "Public Infrastructure Obligations") without the prior written consent of the Village. Once the Public Infrastructure Obligations, or any portion thereof applicable to a particular Lot, are complete, Developer shall have the right to request that the Village acknowledge satisfaction of such Public Infrastructure Obligations and release Developer from the Public Infrastructure Obligation requirements of this Agreement with respect to said Lot. In the event that the Village so determines that all of the Public Infrastructure Obligations hereunder have been so met, the Village shall execute a recordable release of Developer. **OPEN]**

SECTION XIII. BINDING

The covenants and agreements contained in this Development Agreement shall be deemed to be covenants running with the land and shall be binding upon and inure to the benefit of the Developer and all successive owners of the Property, and any portion thereof, and their respective heirs, representatives, successors and assigns, [it being the intent that the successor Owner of any portion of the Property only be bound by the covenants and agreements contained herein with respect to such portion of the Property and not the obligations of Developer with respect to the entire Development Parcel unless otherwise agreed to between Developer and such successor owner. **OPEN]**

SECTION XIV. AMENDMENTS

This Development Agreement may only be modified or amended by written agreement, duly authorized and signed by the Village and the Developer, their permitted successors or assigns.

SECTION XV. ADDITIONAL PROVISIONS

A. Conflicts of Interest. No member of any governing body or other official of the Village ("Village Official") shall have any financial interest, direct or indirect, in this Development Agreement, the Property or the Development Project, or any contract, agreement or other transaction contemplated to occur or be undertaken thereunder or with respect thereto, unless such financial interest is disclosed to the Village and the Village Official fully complies with all conflict of interest requirements of the Village. No Village Official shall participate in any decision relating to this Development Agreement which affects his or her personal financial interest or the financial interests of any corporation, partnership or association in which he or she has a direct or indirect financial interest. No member, official or employee of the Village shall be personally liable to the Village for any event of default or breach by the Developer of any obligations under the terms of this Development Agreement.

B. Incorporation by Reference. All exhibits and other documents attached hereto or referred to herein are hereby incorporated in and shall become a part of this Development Agreement.

C. No Implied Approvals. Nothing herein shall be construed or interpreted in any way to waive any obligation or requirement of the Developer to obtain all necessary approvals, licenses and permits from the Village in accordance with its usual practices and procedures, nor limit or affect in any way the right and authority of the Village to approve or disapprove any and all plans and specifications, or any part thereof, or to impose any limitations, restrictions and requirements on the development, construction and/or use of the Development Project as a condition of any such approval, license or permit; including, without limitation, requiring any and all other development and similar agreements.

D. Time of the Essence. Time is deemed to be of the essence with regard to all dates and time periods set forth herein or incorporated herein.

E. Headings. Descriptive headings are for convenience only and shall not control or affect the meaning or construction of any provision of this Development Agreement.

F. Notices. Any notice required hereunder shall be given in writing, signed by the party giving notice, personally delivered, mailed by certified or registered mail, return receipt requested, or sent via a nationally-recognized overnight delivery service (such as Federal Express), to the parties' respective addresses as follows:

To the Village: Village of Pleasant Prairie, Wisconsin
9915 39th Avenue
Pleasant Prairie, WI 53158
Attn: Village Administrator

With a copy to: Village of Pleasant Prairie, Wisconsin
9915 39th Avenue
Pleasant Prairie, WI 53158
Attn: Jean M. Werbie-Harris,
Community Development Director

With a further
copy to: Brian G. Lanser and
Scott L. Langlois
Quarles & Brady LLP
411 East Wisconsin Avenue #2350
Milwaukee, WI 53202

To the Developer: Main Street Development, LLC
c/o Bear Development, LLC
4011 – 80th Street
Kenosha, WI 53142
Attn: S. R. Mills

With a copy to: Katherine R. Rist
Foley & Lardner LLP
150 East Gilman Street
Madison, WI 53703

or to such other address as a party may designate for itself by notice given to the other parties from time to time in accordance with the provisions hereof.

Notice shall be deemed delivered (i) in the case of personal delivery, on the date when personally delivered; (ii) in the case of certified or registered mail, on the third business day after the date when deposited in the United States mail with sufficient postage to effect such delivery, or (iii) in the case of notice sent via a nationally-recognized overnight delivery service, on the day such delivery service attempts delivery at the notice address.

G. Entire Agreement. This document and all other documents and agreements expressly referred to herein contain the entire agreement between the Developer and the Village with respect to the matters set forth herein.

H. Governing Law. This Development Agreement shall be construed in accordance with the internal laws of the State of Wisconsin.

I. Further Assurances. The Developer will at any time, and from time to time at the written request of the Village, sign and deliver such other documents and instruments requested by the Village as may be reasonably necessary or appropriate to give full effect to the terms and conditions of this Development Agreement.

J. Counterparts. This Development Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original.

K. No Third Party Beneficiaries. This Development Agreement is not intended to benefit or to be enforceable by any person other than the Village, the Developer, and their respective successors and permitted assigns, which shall not include, for purposes of this subsection, any person who has not assumed all of the benefits and obligations of this Development Agreement in accordance with the terms of this Development Agreement.

L. Applicability of Land Division and Development Control Ordinance and Zoning Ordinance. The provisions of the Village Land Division and Development Control Ordinance and Zoning Ordinance are applicable to the subject matter of this Development Agreement whether or not such provisions are referred to expressly herein. In the event of inconsistency between the provisions of said ordinances and the provisions of this Development Agreement, the provisions that are most stringent against the Developer or most favorable to the Village shall control.

M. Amendment of Ordinances. In the event that the Village Land Division and Development Control Ordinance or Zoning Ordinance is amended or recreated after this Development Agreement is entered into, and before all of the obligations of the Developer under this Development Agreement have been satisfied, then any such amendment shall apply to this Development Agreement and Developer shall comply with any such amendment.

N. Severability. In the event that any part of this Development Agreement is determined to be invalid by a court of competent jurisdiction, such part shall be severed from the Agreement, and the balance of this Development Agreement shall survive.

O. No Threat to Public Health or Safety. Notwithstanding any language in this Development Agreement to the contrary, the Developer shall not do nor permit any other person to do anything in connection with the performance of the Developer's obligations under this Development Agreement which poses a threat to the public health or safety.

P. Good Faith and Fair Dealing. The parties shall deal with one another fairly and in good faith. If this Development Agreement provides that an approving party may grant or withhold its approval or consent in its sole and absolute judgment or discretion, such approval or consent may be unreasonably withheld or conditioned and the approving party shall not be obligated to state the reasons for withholding its approval. If this Development Agreement does not expressly provide that an approving or consenting party may grant or withhold its approval in its sole and absolute judgment or discretion, the approving party shall not unreasonably withhold, condition or delay its approval.

Q. No Rule of Construction Against Drafter. The language used in this Development Agreement shall be deemed to be the language chosen by the parties to express their mutual intent and no rule of construction shall be applied against either party as the drafter of this Development Agreement.

R. Incorporation of Recitals. The Recital paragraphs set forth at the beginning of this Development Agreement are incorporated as part of this Development Agreement as though fully set forth herein.

S. Recording. The parties hereto agree that the Village may require the Developer to record this Development Agreement or a Memorandum of this Development Agreement on the record title to the Property or any portion thereof at the cost and expense of the Developer. The Developer shall, upon request of the Village, execute and deliver the Memorandum of Development Agreement substantially in the form attached hereto as **Exhibit I**, or other similar document, in connection with such recording.

T. Tax-Exempt Covenant. Developer will not sell, lease, assign or otherwise transfer or convey any interest in the Property to a person or entity exempt from general property taxation or in a manner which would cause all or any portion of the Property to be exempt from general property taxation (the "Tax-Exempt Covenant") unless the transferee executes an agreement in writing, prior to the date of such conveyance, to make a payment in lieu of taxes to the Village equal to the amount of taxes that would have been payable if such owner was non tax-exempt. This Tax-Exempt Covenant shall be in effect during the term of TID 6 or any successor tax increment district including the Property. This Tax-Exempt Covenant runs with the Property and binds all owners in title to the Property during the term of the Tax-Exempt Covenant. In the event a court finds the Tax-Exempt Covenant is not valid or enforceable or if for any reason the Tax-Exempt Covenant is terminated, then Developer and its successors and assigns shall, and shall cause Developer and its successors and assigns to, make a payment in lieu of taxes to the Village as required from time to time by the Village.

U. Survival of Representations and Warranties. All representations and warranties made by the Developer in this Development Agreement shall survive for a period of one (1) year after substantial completion of the last Building constructed on the Property by the Developer; provided, however, that Developer agrees to assign to the Village its rights under its design contracts for the Public Infrastructure Improvements prior to the expiration of such representations and warranties.

V. Costs. Developer shall pay all fees, costs and expenses incurred by the Village, including attorneys fees, in connection with the negotiation, preparation, administration and enforcement of this Development Agreement, the MRO, and all documents and agreements executed in connection therewith, and the declaration or enforcement of the Village's rights under this Development Agreement, including without limitation the declaration or enforcement of such rights in any litigation or arbitration proceeding involving the Village in any court or before any arbitrator or in any bankruptcy, reorganization or insolvency proceeding involving Developer or any of its members. Any and all such fees, costs and expenses unpaid by the Developer or incurred by the Village shall be indebtedness of Developer to the Village hereunder and shall be paid to the Village within thirty (30) days of the receipt of an invoice therefor.

W. Tax Assessment. During the existence of TID 6 or any successor tax increment financing district encumbering the Property, neither Developer nor any Lot owner shall contest or consent to any other party contesting the ad valorem tax assessed value for the Property or any portion thereof using as evidence of its value the sales of properties with abandoned or vacated buildings, and the ad valorem tax assessed value of the Property or any portion thereof shall be determined using the same method used for other like properties and under no circumstances will a vacant building method be used to determine such ad valorem tax assessed value.

[SIGNATURES CONTINUED ON NEXT PAGES]

DATED as of the day, month and year first above written.

THE DEVELOPER:

MAIN STREET DEVELOPMENT, LLC
a Wisconsin limited liability company

By: _____
Name: _____
Title: _____

STATE OF WISCONSIN)
)
COUNTY OF _____) ss.

Personally came before me this ____ day of _____, 2018 the above-named _____, the _____ of Main Street Development, LLC, and to me known to be the person who executed the foregoing instrument and acknowledged the same on behalf of the aforesaid limited liability company.

Notary Public,
_____ County, _____
Commission: _____

MSM DEVELOPMENT, INC.
a Wisconsin corporation

By: _____
Name: _____
Title: _____

STATE OF WISCONSIN)
) ss.
COUNTY OF _____)

Personally came before me this ____ day of _____, 2018 the above-named _____, the _____ of MSM Development, Inc., and to me known to be the person who executed the foregoing instrument and acknowledged the same on behalf of the aforesaid corporation.

Notary Public,
_____ County, _____
Commission: _____

VILLAGE:

VILLAGE OF PLEASANT PRAIRIE,
a Wisconsin municipal corporation

By: _____
Name: John P. Steinbrink
Title: Village President

By: _____
Name: Jane C. Snell
Title: Village Clerk

STATE OF WISCONSIN)
) ss.
COUNTY OF KENOSHA)

Personally came before me this ____ day of _____, 2018 the above-named John P. Steinbrink and Jane C. Snell to me known to be the Village President and Village Clerk of the Village of Pleasant Prairie, Wisconsin, respectively, who executed the foregoing instrument and acknowledged the same on behalf of said municipal corporation.

Jean M. Werbie-Harris, Notary Public,
Kenosha County, Wisconsin
My Commission Expires _____

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

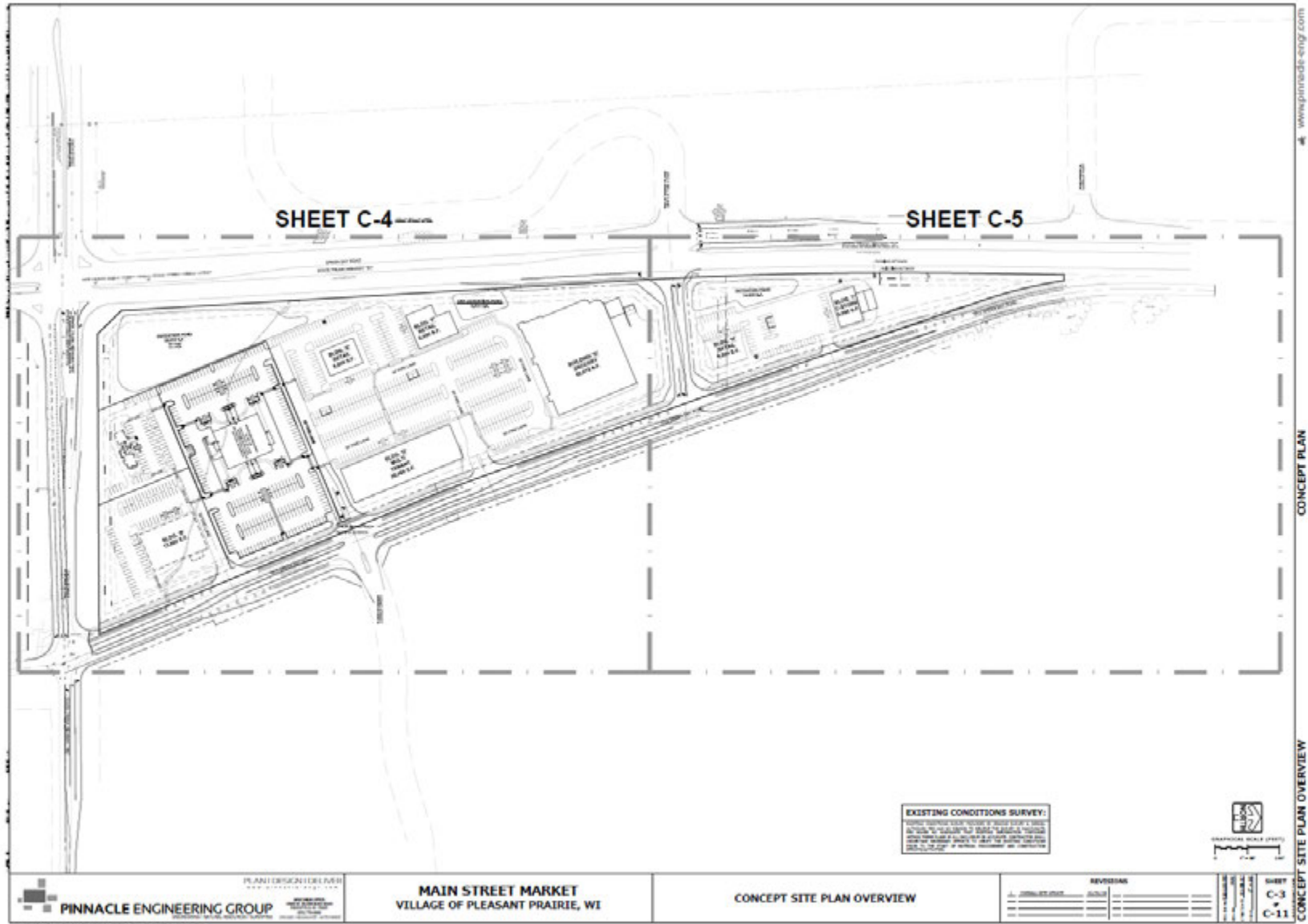
PARCEL 1:

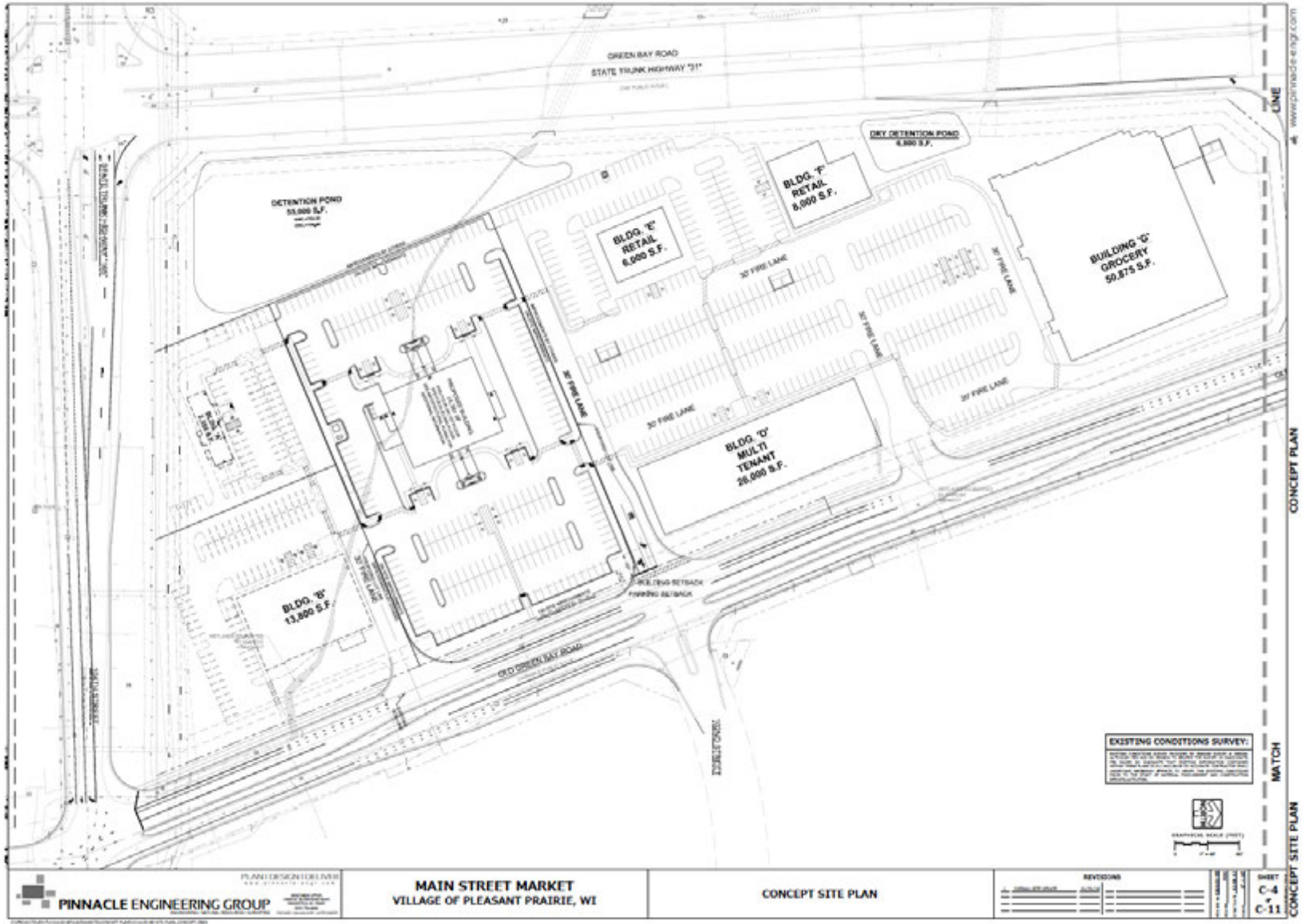
That part of the North 61.50 acres of the Southwest 1/4 of Section 22, Town 1 North, Range 22 East of the Fourth Principal Meridian, lying between the East line of relocated Highway "31" and the West line of Old Highway "31". Except the North 190 feet; and lying and being in the Village of Pleasant Prairie, Kenosha County, Wisconsin.

PARCEL 2: The South 98.50 acres of the Southwest 1/4 of Section 22, Township 1 North, Range 22 East of the Fourth Principal Meridian, except that part of the said South 98.50 acres which lies East of Old State Trunk Highway 31; Also excepting that parcel described as: Commencing at a point in the center of Highway 31, 570 feet North of a point 1119.5 feet East of the Southwest corner of said 1/4 Section; thence East 140.9 feet, North 182 feet, West 189.1 feet to the center line of highway, Southeasterly along the center line of said highway 142.5 feet to place of beginning; said land lying and being in the Village of Page 14 Village of Pleasant Prairie Tax Increment District No. 6 Pleasant Prairie, Kenosha County, Wisconsin. Excepting therefrom: All that part of the Southwest 1/4 of Section 22, Township 1 North, Range 22 East in the Village of Pleasant Prairie, Kenosha County, Wisconsin, described as follows: Commencing at the Southwest corner of said Section 22, thence North 02°41'03" West and along the West line of said Section 22, 87.07 feet to a point in the new North line of State Trunk Highway 165 and the point of beginning of the following description: Thence continuing North 02°41'03" West and along the West line of said Section 22, 1563.08 feet, more or less, to the North line of the Donald Kleinschmidt property and the North line of the South 98.5 acres of the Southwest 1/4 of said Section 22, as indicated on the Wisconsin Department of Transportation right of way plat dated March 1, 1990 and revised October 30, 1990; thence North 89°53'33" East along said North line, 312.54 feet, more or less, to a point in the West line of the relocated State Trunk Highway 31 and a point in a curve, as indicated on said right of way plat, said point indicated as Station 155+66.57; thence Southerly 245.11 feet along the West line of said relocated highway and the arc of said curve to the left, whose radius is 11,529.16 feet and whose chord bears South 02°46'11" East, 245.11 feet, more or less, to a point of tangency; thence South 03°22'44" East and along the West line of said relocated highway, 1265.43 feet, more or less; thence South 42°04'39" West, 70.45 feet, more or less, to a point in the new North line of State Trunk Highway 165, said point lies 87.00 feet North of, as measured normal to, the South line of the Southwest 1/4 of said Section 22; thence South 89°40'10" West and along the new North line of said highway, 278.58 feet, more or less to the place of beginning. Further excepting therefrom: Begin at the Southwest corner of the Southwest 1/4; thence North 2°41'03" West along the West line of the Southwest 1/4 87.07 feet; thence North 89°40'10" East, parallel with the South line of the Southwest 1/4 278.58 feet; thence North 42°04'39" East 70.43 feet; thence North 3°22'44" West 1265.46 feet to a point of curve (from said point the long chord bears

North 2°46'12" West 245.10 feet and the radius bears North 86°37'16" East 11,529.16 feet); thence Northerly along the arc of a curve to the right 245.10 feet to the North property line of the owner; thence North 89°53'33" East along said line 140.09 feet to a point of curve (from said point the long chord bears South 2°46'57" East 237.10 feet and the radius bears North 87°48'50" East 1,389.16 feet); thence Southerly along the arc of a curve to the left 237.10 feet; thence South 03°22'44" East 1265.46 feet; thence South 44°28'33" East 82.85 feet; thence North 89°40'10" East 776.14 feet to the centerline of the existing S.T.H. 31; thence South 22°36'06" East along said line 94.01 feet to the South line of the Southwest 1/4; thence South 89°40'10" West along said line 1331.77 feet to the point of beginning.

EXHIBIT B
CONCEPTUAL SITE PLAN





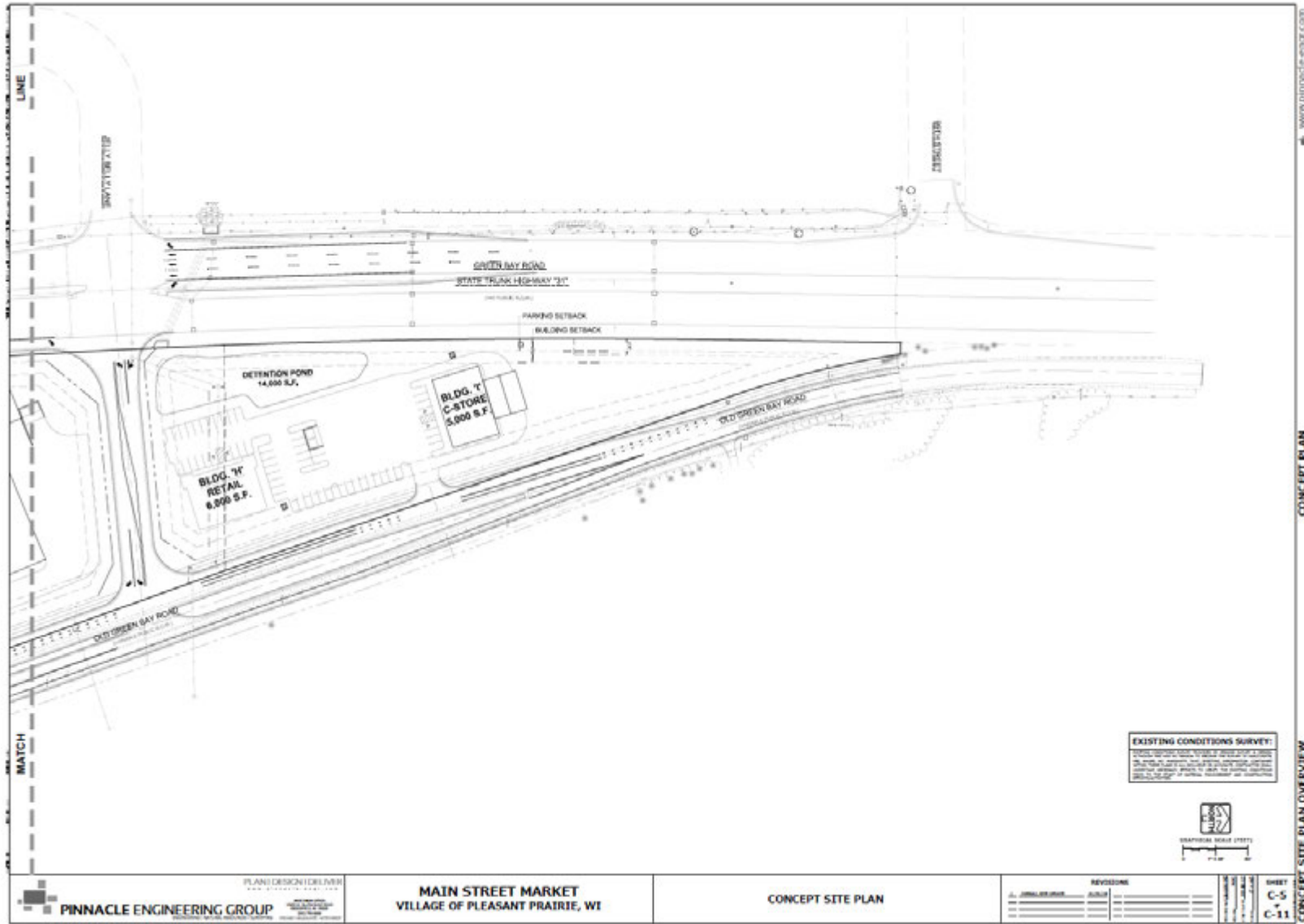


EXHIBIT C

FIRST CERTIFIED SURVEY MAP

EXHIBIT D

FIRST LOT PLANS

EXHIBIT E

LANDSCAPING INSTALLATION AND MAINTENANCE PLAN

EXHIBIT F

FORM OF DEVELOPER FUNDED ROADWAY PROJECT LETTER OF CREDIT

This letter of credit must appear on official bank letterhead.

IRREVOCABLE LETTER OF CREDIT NO. _____ Draft _____
_____, 20__

BENEFICIARY:

Village of Pleasant Prairie
9915 39th Avenue
Pleasant Prairie, WI 53158
Attention: _____

CUSTOMER:

EXPIRATION DATE:

_____, 20__ (minimum of _____ years)

Gentlemen:

We hereby establish and open our Irrevocable Letter of Credit No. _____ in favor of the Village of Pleasant Prairie, Wisconsin (the "Village"), for the account of _____ (the "Customer"), which is available at sight upon presentation of the Village's draft(s), up to the total amount of

_____/100 Dollars (\$ _____), drawn upon _____ and bearing the clause "Drawn Under Irrevocable Letter of Credit No. _____, Dated _____, 200__." Partial drawings are allowed under this Letter of Credit.

Each draft of the Village under this Letter of Credit shall be accompanied by the following documents:

- (1) A copy of this Letter of Credit and any subsequent amendments; and
- (2) An affidavit of the Village President or Village Administrator, duly signed and sworn to before a notary public and attested by the Village Clerk, stating that the Village Board of Trustees, at a meeting duly held on a specified date, duly approved a draft upon this Letter of Credit in the specified amount. The acceptable form of such an affidavit is attached as Exhibit 1 and is incorporated herein by reference.

This Letter of Credit shall expire on _____, 20__. Any remaining balance of this Letter of Credit shall no longer be available for draft after such date. Any request by the Village for the cancellation of this Letter of Credit shall be made in writing and shall be accompanied by the following documents:

- (1) The original of this Letter of Credit and any subsequent amendments; and
- (2) An affidavit of the Village President or Village Administrator, duly signed and sworn to before a notary public and attested by the Village Clerk, stating that the Village Board of Trustees, at a meeting duly held on a specified date, duly approved the reduction of this Letter of Credit.

The acceptable form of such an affidavit is attached as Exhibit 2 and is incorporated herein by reference.

Each draft of the Village and any request of the Village for cancellation of this Letter of Credit shall be presented, with the required accompanying documents, at our offices at _____, Attention: _____, or at any successor office.

This Letter of Credit sets forth in full our undertaking. Such undertaking shall not in any way be modified, amplified, limited or interpreted by reference to any other document, instrument or agreement. Except so far as otherwise expressly stated herein, this Letter of Credit is subject to the International Standby Practices 1998, International Chamber of Commerce Publication No. 590.

Very truly yours,

By: _____
Signature of Authorized Officer
Name: _____
Office: _____

ATTEST:

Signature of Attesting Officer
Name: _____
Office: _____

AFFIDAVIT ACCOMPANYING DRAFT UNDER IRREVOCABLE
LETTER OF CREDIT NO. _____, DATED _____, 200_

STATE OF WISCONSIN)
)SS:
COUNTY OF KENOSHA)

_____ being first duly sworn on oath, deposes and says as follows:

1. I am the Village _____ of the Village of Pleasant Prairie, Wisconsin. (The "Village").
2. The Village Board of Trustees, at a meeting duly held on the ____ day of _____, ____ duly approved a draft upon _____ Irrevocable Letter of Credit No. _____, dated _____, _____ in the amount of _____ Dollars (\$_____).

Village _____,
Village of Pleasant Prairie

Subscribed and sworn to before me
this ____ day of _____, _____

Notary Public, State of Wisconsin
My commission expires: _____

ATTEST:

Village Clerk,
Village of Pleasant Prairie

CERTIFICATE FOR REDUCTION TO THE LETTER OF CREDIT

DATE: _____

TO: _____

RE: Reduction Certificate No. __ to Letter of Credit

Applicant: _____

_____, being first duly sworn on oath, deposes and says as follows:

- 1. I am the Village Clerk of the Village of Pleasant Prairie, Wisconsin (the "Village").
- 2. The Village Board of Trustees, at a meeting duly held on the __ day of _____, _____, duly approved an irrevocable reduction to the Maximum Amount of this Letter of Credit, by the amount of USD _____.

Village of Pleasant Prairie

Signature of the Village Clerk

Subscribed and sworn to before me,
this day __ of _____, _____.

Notary Public, State of Wisconsin
My Commission expires: _____

n:\cd\planner\develop\ltrcred
1/1/2000
rev. 1/1/06
rev. 2/15/10

EXHIBIT G

VILLAGE FINANCING PROFORMA

Phase 1 Tax-Exempt Village Debt		
Assumes Estimated All-Inclusive Interest Rate of 3.31%		
Date Prepared: 3/7/18		
	Projected	\$1.205M
For	\$2.25M	Refinanced
Collection	G.O. Debt	Balloon
Year	11/01/18	Debt
2018		
2019	(66,433)	
2020	(126,433)	
2021	(180,377)	
2022	(183,100)	
2023	(185,424)	
2024	(182,337)	
2025	(183,999)	
2026	(180,255)	
2027	(181,290)	
2028	(1,352,051)	
2029	-	(190,000)
2030	-	(190,000)
2031	-	(190,000)
2032	-	(190,000)
2033	-	(190,000)
2034	-	(190,000)
2035	-	(190,000)
2036	-	(190,000)
2037	-	(190,000)
2038	-	(190,000)
	<u>(2,821,699)</u>	<u>(1,900,000)</u>

EXHIBIT H

FORM OF MRO

UNITED STATES OF AMERICA
STATE OF WISCONSIN
COUNTY OF KENOSHA
VILLAGE OF PLEASANT PRAIRIE

TAXABLE TAX INCREMENT PROJECT MUNICIPAL REVENUE OBLIGATION (“**MRO**”)

<u>Number</u>	<u>Date of Original Issuance</u>	<u>Amount</u>
1	January 1, 20__ (the “Issuance Date”)	Principal Amount as defined herein

FOR VALUE RECEIVED, the Village of Pleasant Prairie, Kenosha County, Wisconsin (the “**Village**”), promises to pay to Main Street Development, LLC (the “**Developer**”), or registered assigns, but only in the manner, at the times, from the source of revenue and to the extent hereinafter provided.

This MRO has been issued to finance a project within the Village’s Tax Incremental District No. 6 (“TID No. 6”), pursuant to Article XI, Section 3 of the Wisconsin Constitution and Section 66.0621, Wisconsin Statutes and acts supplementary thereto, and is payable only from the income and revenues herein described. The “**Principal Amount**” of this MRO shall be a principal amount equal to the ACTUAL AMOUNT OF Developer’s previous expenditures as of each January 1 during the term of this MRO to pay for the Developer Funded Roadway Project Costs minus principal amounts previously paid to Developer under this MRO as set forth in Section V.D. of that certain Development Agreement dated as of _____, 2018, between the Village and Developer (the “**Development Agreement**”) but not to exceed \$4,964,750.00. The Principal Amount shall be determined initially as of the date of issuance of this MRO based on the actual expenditures of the Developer Funded Roadway Project Costs paid by the Developer as of that date, and shall be redetermined as of January 1 of each subsequent year, pursuant to the procedure set forth in Section V.D. of the Development Agreement. A final determination of the Principal Amount of the MRO shall be made as of January 1, 2027, as provided in Section V.D. of the Development Agreement. For each Interest Year (defined below), interest shall accrue only on the outstanding Principal Amount of the MRO determined as of the first day of that Interest Year. The outstanding Principal Amount of the MRO as of any date shall be reduced by the amount of any principal payments previously made on the MRO. For purposes of this MRO, “**Interest Year**” shall mean the one year period commencing on each January 1 and ending on the following December 31. This MRO is issued pursuant to the terms and conditions of the Development Agreement. This MRO does not constitute an indebtedness of the Village within the meaning of any constitutional or statutory limitation or provision. This MRO shall be payable solely from MRO Available Project Increment (as defined in the Development Agreement) generated by TID No. 6 and appropriated by the Village Board to the payment of this MRO (the “**Revenues**”). This MRO shall bear interest from the Date of Original Issuance at a rate of six percent (6%) per annum compounded annually. This MRO shall be payable as hereinafter provided in payments equal to the amount of the MRO Available Project Increment in each year

appropriated by the Village Board until this MRO is paid in full. Reference is hereby made to the Development Agreement for a more complete statement of the Revenues from which and conditions and limitations under which this MRO is payable and the general covenants and provisions pursuant to which this MRO has been issued. The Development Agreement is incorporated herein by this reference. All capitalized terms not defined in this MRO shall have the meanings provided in the Development Agreement.

The Village shall, subject to annual appropriation of such payment by the Village Board, pay the MRO Available Project Increment to the Developer in one annual payment applied first to interest and then to principal, on or before September 15 of each year commencing in the year of the Issuance Date, and continuing to (and including) September 15, 2038 (each, a "Payment Date"). To the extent that on any Payment Date the Village is unable to make all or part of a payment of principal or interest due on this MRO from such MRO Available Project Increment due to an absence of adequate MRO Available Project Increment or a failure of the Village Board to appropriate MRO Available Project Increment to payment of the MRO, such failure to make a payment on the MRO shall not constitute a default under this MRO. The amount of any such deficiency shall be deferred with interest. The deferred principal and interest shall be due on the next Payment Date on which the Village has MRO Available Project Increment. If this MRO has not been paid in full by the Final Payment Date (as hereinafter defined), then the Village shall have no obligation to make further payments on this MRO. The term of this MRO and the Village's obligation to make payments hereunder shall not extend beyond September 15, 2038 ("Final Payment Date"). Upon the Final Payment Date, this MRO shall terminate and the Village's obligation to make any payments under this MRO shall be discharged, and the Village shall have no obligation and incur no liability to make any payments hereunder or under this MRO, after such date. This MRO shall not be payable from or constitute a charge upon any funds of the Village, and the Village shall not be subject to any liability thereon or be deemed to have obligated itself to pay thereon from any funds except the MRO Available Project Increment which has been appropriated for that purpose, and then only to the extent and in the manner herein specified. This MRO is a special, limited revenue obligation of the Village and shall not constitute a general obligation of the Village. Village staff will include the MRO Available Project Increment for the MRO in the budget submitted to the Village Board for approval, until the earliest of the Final Payment Date, the termination of the Development Agreement or this MRO, or the payment in full of this MRO as provided herein. If MRO Available Project Increment is received by the Village earlier than the first Payment Date, such increment shall be retained by the Village and applied to the first payment subject to appropriation by the Village Board. At the option of the Village, this MRO is subject to prepayment in whole or in part at any time.

THE VILLAGE MAKES NO REPRESENTATION OR COVENANT, EXPRESS OR IMPLIED, THAT THE MRO AVAILABLE PROJECT INCREMENT OR OTHER REVENUES WILL BE SUFFICIENT TO PAY, IN WHOLE OR IN PART, THE AMOUNTS WHICH ARE OR MAY BECOME DUE AND PAYABLE HEREUNDER.

THE VILLAGE'S PAYMENT OBLIGATIONS HEREUNDER ARE SUBJECT TO MRO AVAILABLE PROJECT INCREMENT (AS DEFINED IN THE DEVELOPMENT AGREEMENT) BEING AVAILABLE AND APPROPRIATED BY THE VILLAGE BOARD TO MAKE PAYMENTS DUE ON THIS MRO. In addition, as provided in Section V of the Development Agreement, the total amount of principal to be paid shall in no event exceed \$4,964,750.00. When that amount of Revenue has been appropriated

and applied to payment of principal of this MRO, this MRO shall be deemed to be paid in full and discharged, and the Village shall have no further obligation with respect hereto. Further, as provided in Section V of the Development Agreement, the Village shall have no obligation to make payments on this MRO while the Developer is in default under any of the terms and conditions of the Development Agreement. The Village shall have the option to call the MRO at par, plus accrued interest to the date of such redemption with thirty (30) days notice, after the completion of the Developer Funded Roadway Projects and the payment to Developer of all Developer Funded Roadway Project Costs.

THIS MRO IS A SPECIAL, LIMITED REVENUE OBLIGATION AND NOT A GENERAL OBLIGATION OF THE VILLAGE AND IS PAYABLE BY THE VILLAGE ONLY FROM THE SOURCES AND SUBJECT TO THE QUALIFICATIONS STATED OR REFERENCED HEREIN. THIS MRO IS NOT A GENERAL OBLIGATION OF THE VILLAGE, AND NEITHER THE FULL FAITH AND CREDIT NOR THE TAXING POWERS OF THE VILLAGE ARE PLEDGED TO THE PAYMENT OF THE PRINCIPAL OR INTEREST OF THIS MRO. FURTHER, NO PROPERTY OR OTHER ASSET OF THE VILLAGE, EXCEPT THE ABOVE-REFERENCED REVENUES, IS OR SHALL BE A SOURCE OF PAYMENT OF THE VILLAGE'S OBLIGATIONS HEREUNDER.

This MRO is issued by the Village pursuant to, and in full conformity with, the Constitution and laws of the State of Wisconsin.

This MRO may be transferred or assigned, in whole or in part, only with the consent of the Village. Interests in this MRO may not be split, divided or apportioned. In order to transfer or assign the MRO, the transferee or assignee shall surrender the same to the Village either in exchange for a new, fully-registered municipal revenue obligation or for transfer of this MRO on the registration records for the MRO maintained by the Village. Each permitted transferee or assignee shall take this MRO subject to the foregoing conditions and subject to all provisions stated or referenced herein.

It is hereby certified and recited that all conditions, things and acts required by law to exist or to be done prior to and in connection with the issuance of this MRO have been done, have existed and have been performed in due form and time.

IN WITNESS WHEREOF, the Village Board of the Village of Pleasant Prairie has caused this MRO to be signed on behalf of the Village by its duly qualified and acting President and Village Clerk, all as of the date of original issue specified above.

VILLAGE OF PLEASANT PRAIRIE

By: _____
John P. Steinbrink, Village President

Attest: _____
Jane C. Snell, Village Clerk

EXHIBIT I

FORM OF MEMORANDUM OF DEVELOPMENT AGREEMENT

[See attached]

Document Number

Document Title

**MEMORANDUM OF DEVELOPMENT
AGREEMENT BETWEEN THE VILLAGE
OF PLEASANT PRAIRIE AND MAIN
STREET DEVELOPMENT, LLC and MSM
DEVELOPMENT, INC.**

THIS MEMORANDUM OF DEVELOPMENT AGREEMENT ("Memorandum") is made by the **Village of Pleasant Prairie**, (the "Village"), a Wisconsin municipal corporation with offices located at 9915 39th Avenue, Pleasant Prairie, Wisconsin 53158 and **Main Street Development, LLC**, a Wisconsin limited liability company and **MSM Development, Inc.**, a Wisconsin corporation (collectively, the "Developer"), with a business address of c/o Bear Development, 4011 – 80th Street, Kenosha, Wisconsin 53142, for the purposes set forth in the Development Agreement dated _____, 2018 between the **Village of Pleasant Prairie** and **Main Street Development, LLC**, a Wisconsin limited liability Company, and **MSM Development, Inc.**, a Wisconsin corporation, ("Development Agreement") on file with the Village.

Recording Area

Name and Return Address

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

Parcel Identification Number (PIN)

WITNESSETH:

1. The Developer and the Village have entered into the Development Agreement regarding the development of buildings (the "Main Street Market Development") on certain real property located within the Village, the legal description which is attached hereto as **Exhibit A** and incorporated herein by reference (the "Property"). A copy of the Development Agreement which details certain required construction activities, responsibilities and obligations of all parties for the development of the Property is on file with the Village Clerk and can be viewed at the Village Municipal Building at the address stated above, as can copies of the approved construction plans, profiles and specifications relating to such construction, all of which are a part of or provided for in the Development Agreement.

2. The Development Agreement has provided, among other things, the following:

a. The Developer has undertaken certain obligations under the Development Agreement to perform the Developer Work (as such term is defined in the Development Agreement) as required by the Development Agreement.

b. The Developer has agreed to provide Irrevocable Letters of Credit to the Village, which includes amounts for the Developer Work, as financial security for the Developer's obligations thereunder.

c. The Developer has made various representations, warranties and indemnities in the Development Agreement regarding, among other things, the condition of the Property and the state of title of the Property.

d. The Developer has agreed to construct certain improvements and the Developer Work on the Property within the timelines provided in the Development Agreement.

e. The Development Agreement includes a restriction upon conveying any portion of the Property to a tax exempt entity as provided therein and a requirement that the assessed value of any portion of the Property be determined using the same method used for like properties and under no circumstances can a vacant property method be used to determine such tax assessed value.

3. The Development Agreement, as referenced herein, is not intended to benefit or to be enforceable by any person(s) other than the Village and the Developer, and their respective successors and assigns as to the Development Agreement.

4. The Development Agreement is enforceable against Developer and its successors and assigns, including, but not limited to, successor owners of the Property.

5. This Memorandum is intended for notice purposes only and is not a complete summary of the Development Agreement. The provisions of this Memorandum shall not be used in interpreting the Development Agreement. In the event of any conflict between this Memorandum and the Development Agreement, the Development Agreement shall control.

IN WITNESS WHEREOF, the Developer and the Village have caused this Memorandum of Development Agreement to be signed and dated as of this ____ day of _____, 2018.

[SIGNATURES CONTINUED ON NEXT PAGES]

VILLAGE OF PLEASANT PRAIRIE,

a Wisconsin municipal corporation

By: _____

Name: John P. Steinbrink

Title: Village President

ATTEST:

By: _____

Name: Jane C. Snell

Title: Village Clerk

STATE OF WISCONSIN)

)

ss.

COUNTY OF KENOSHA)

This Memorandum was acknowledged before me this ____ day of _____, 2018 by John P. Steinbrink, Village President, and Jane C. Snell, Village Clerk, of the Village of Pleasant Prairie.

Jean M. Werbie-Harris, Notary Public,
Kenosha County, Wisconsin
My Commission Expires _____

MAIN STREET DEVLEOPMENT, LLC
a Wisconsin limited liability company

By: _____
Name: _____
Title: _____

STATE OF WISCONSIN)
)
COUNTY OF _____) ss.

Personally came before me this ____ day of _____, 2018 the above-named _____, the _____ of Main Street Development, LLC, and to me known to be the person who executed the foregoing instrument and acknowledged the same on behalf of the aforesaid limited liability company.

Notary Public,
_____ County, _____
Commission: _____

MSM DEVELOPMENT, INC.
a Wisconsin corporation

By: _____
Name: _____
Title: _____

STATE OF WISCONSIN)
) ss.
COUNTY OF _____)

Personally came before me this ____ day of _____, 2018 the above-named _____, the _____ of MSM Development, Inc., and to me known to be the person who executed the foregoing instrument and acknowledged the same on behalf of the aforesaid corporation.

Notary Public,
_____ County, _____
Commission: _____

This Memorandum Agreement Drafted by:

Scott L. Langlois
Quarles & Brady LLP
411 East Wisconsin Avenue
Milwaukee, WI 53202

EXHIBIT A
LEGAL DESCRIPTION

EXHIBIT J
LIGHTING STANDARD

**Main Street Market
Declaration of Development Standards
and Protective Covenants**

Recording Area

Name and Return Address

BEAR DEVELOPMENT, LLC
4011 80TH STREET
KENOSHA, WI 53142

92-4-122-223-0110 and
92-4-122-223-0202

(Parcel Identification Number)

MAIN SREET MARKET
Declaration of Development Standards and Protective Covenants

THIS DECLARATION is made as of the ____ day of _____, 2018, by Main Street Development, LLC, a Wisconsin limited liability company, with its principal place of business located at 4011 80th Street, Kenosha, WI 53142 (the "Developer").

RECITALS

WHEREAS, the Developer is the owner of the real property located in the Village of Pleasant Prairie (the "Village"), County of Kenosha, State of Wisconsin known as Main Street Market consisting of approximately 21.64 acres, legally described on the attached Exhibit A which is made a part hereof (the "Premises");

WHEREAS, it is the Developer's intent to develop the Premises in a manner depicted on the Certified Survey Map attached hereto as Exhibit B (hereinafter the "CSM") and to further develop the Premises by the creation of future Lots through the recording (following approval by the Village) of subsequent certified survey maps or the recording of future plat(s) (hereinafter "Future Land Divisions") which is made a part hereof, for business, commercial, retail and other approved purposes of various uses, to be known as Main Street Market (the "Premises"); and

WHEREAS, the Developer desires that development of Main Street Market and the Premises accomplish the following purposes:

(a) To provide for development and use which is structurally, architecturally and aesthetically acceptable to the Developer and the Village;

(b) To ensure that any Buildings or Improvements are constructed of materials acceptable to the Developer and the Village in energy efficiency, appearance, quality and design;

(c) To provide for adequate off-street parking and loading facilities, proper spacing between driveways, sign controls, landscaping, surface drainage, lighting, pedestrian connections, sewer, water utilities, communication and utility facilities and property maintenance on individual Building Sites; and

(d) To provide for development and maintenance that will preserve and enhance the value of Main Street Market and the Premises, and generally benefit the Developer, Owners, and the Village; and

(e) To ensure that the Village ordinance, rules, regulations, and other such laws and or procedures and other requirements are adhered to with respect to the Premises and Main Street Market.;

WHEREAS, to accomplish these purposes, it is the Developer's intent to subject the Premises to conditions, covenants, restrictions, easements, liens, charges and other such obligations set forth in this Declaration of Development Standards and Protective Covenants (hereinafter referred to as "Declaration" or "Covenants") which is executed for the benefit of such Premises, for each Owner thereof and shall run with the ownership of land comprising the Premises and each and every parcel or portion thereof and shall apply to and bind successors in interest and any Owner thereof; the Developer and the Village further intend to retain the right (but not the obligation) to enforce the Covenants with respect to any existing or future use of Main Street Market and the Premises or any part thereof upon Owners their heirs, assigns, lessees, licensees, invitees, successors in interest and personal representatives;

WHEREAS, Developer has caused to be created the Main Street Market Commercial Owners' Association, Inc. for the purposes of the enforcement of these Covenants and for the orderly operation and maintenance of the Development as required hereunder and by the Village;

NOW THEREFORE, the Developer hereby declares that the Premises shall be held, sold, conveyed, occupied, developed, expanded/enlarged and maintained in accordance with the Covenants set forth herein, and these Covenants shall run with the land and shall be binding upon any party having any right, title or interest in or to any part or parcel of the Premises, their heirs, assigns, lessees, licensees, invitees, successors in interest, and personal representatives until these Covenants are terminated in accordance with the provisions hereof.

ARTICLE I Definitions

Unless the context otherwise requires, the terms used herein have the following meanings:

1.1 Affiliate. The term "Affiliate" shall mean a parent, sister or subsidiary of Developer or an Owner, or an entity in which ownership of more than fifty percent (50%) of the voting stock or membership interests in the Developer or an Owner, as the case may be, is owned by the same individual(s) or entity.

1.2 Ancillary Structure. The term "Ancillary Structure" shall mean any building or structure adjacent to and used in conjunction with the primary use or the main portion of any Building located on any Lot within the Development.

1.3 Architect. The term "Architect" shall mean a person duly licensed as an architect under the laws of Wisconsin or any other state acceptable to the Developer.

1.4 Association. The term "Association" shall mean Main Street Market Commercial Owners' Association, Inc., a non-stock, Wisconsin Corporation whose membership consists of Owners of Lots in the Premises and the Developer.

1.5 Building. The term "Building" shall include both the main portion of any building or buildings on the Premises, as previously approved by the Developer, and all projections and extensions thereof, including but not limited to platforms, docks, eaves, canopies, walls and screens.

1.6 Building Site. The term "Building Site" or "Site" shall mean any Lot or contiguous Lots or portion(s) thereof within the Premises upon which Building(s) may be erected and used in conformance with these Covenants and the statutes, regulations, codes and ordinances of the State of Wisconsin, County of Kenosha and the Village.

1.7 Common Elements. The term "Common Elements" shall mean all real property, easements, fixtures, structures and improvements conveyed by the Developer (as determined by the Developer) to the Association and all such areas contained within each Lot that are intended for the common use, benefit and enjoyment of the Association and its Owners, including but not limited to all detention and retention areas, the Outlots, parking areas, access and egress drives, service drives, sidewalks, pedestrian walkways, perimeter landscaping areas, monument signs, lighting and non-dedicated streets or drives. Common Elements shall not include drive up or drive through areas and facilities, loading areas or patio areas, if any.

1.8 Developer. The term "Developer" shall mean Main Street Development, LLC or any Affiliate of Developer which shall be assigned the right to enforce these Covenants as set forth herein. "Developer" shall also mean the "Architectural Control Committee" with respect to any required approvals under the Declaration.

1.9 Main Street Market Master Grading and Drainage Plan. The term "Grading Plans" shall mean the last set of plans approved by the Village and adopted by the Developer describing the grading and drainage pattern and system of Main Street Market and the Premises together with any future revisions to said plans, which plans and revisions shall be available for review at the office of the Developer.

1.10 Engineer. The term "Engineer" shall mean a person duly licensed as a professional engineer under the laws of Wisconsin or any other State acceptable to the Developer.

1.11 Detention/Retention Basins. The term "Storm Water Retention Areas" shall mean areas of open water or areas designated to hold water, whether permanent or seasonal, natural or man-made, forming part of Main Street Market's drainage system as described and designated as such on the Grading Plans.

1.12 Improvements. The term "Improvements" shall mean any man-made changes in the natural condition of the Premises or any Lot or Building Site including, but not limited to, Buildings, structures, or other construction of any kind, (whether above grade, below grade, or on the land surface), fences, walls, signs, additions, alterations, screen enclosures, sewer mains, water mains, storm sewers, drains, disposals, waterways, roads, paving, sidewalks, utilities, grading, landscaping and exterior illumination, and shall expressly include any changes in existing Improvements.

1.13 Lot. The term "Lot" shall mean a fractional part of the Premises which has been designated as a separate parcel by, the CSM, or a future plat or subsequent certified survey map or by other means. All future Lots to be created hereafter, whether created by plat or subsequent certified survey map shall be approved by the Village prior to recording.

1.14 Municipality. The term "Municipality" shall mean the Village of Pleasant Prairie.

1.15 Occupancy. The term "Occupancy" shall mean the legal right of any person or organization, whether Developer, Owner, lessee, tenant, licensee or such person's heirs, assigns, successors in interest or personal representatives, to possess and/or use any Lot, Site, Building or Improvement within the Premises as determined by the issuance of an occupancy permit by the Village, whether or not such right is exercised. "Occupancy" shall occur when the Improvements are sufficiently completed such that they are in compliance with the applicable Village ordinance and state law and can be used for the purposes intended and are also approved by the Developer for such "Occupancy".

1.16 Outlot. The term "Outlot" shall mean a lot within the Premises, created by a Future Land Division, which is set aside by the Developer for purposes other than a Building Site, which upon creation is to be considered a Common Element and shall be conveyed to the Association by the Developer.

1.17 Owner. (a) The term "Owner" shall mean one or more partners, persons, trusts, Developers, or other entities holding record title to the fee simple interest to a Lot (or Building or Structure on such Lot or portion thereof) with any Improvement built thereon, if any, and shall include land contract purchasers (but not land contract vendors) and secured parties if in possession, their heirs, assigns, successors in interest or personal representatives. An Owner may, upon written notice to the Developer and its approval, assign all or part of its rights hereunder to said Owner's tenant or lessee. However, an Owner may not assign its duties and obligations hereunder. "Owner" shall mean "Member" with respect to rights and obligations of such Owners under the Association.

(b) With respect to assessments as set forth in Article XIII, the term "Owner" shall include the Developer only to the extent as set forth in 13.5(e) below for Lots not yet sold or developed by the Developer. The Developer shall be responsible for the entire amount of the assessments as set forth in Article XIII below with respect to Lots which have been developed by the Developer.

(c) The Term "Original Owner" shall mean the first purchaser of each Lot from the Developer.

1.18 Village Plan Commission. The term "Plan Commission" shall mean the Village's Plan Commission authorized to review and make recommendations regarding development, land use and zoning related decisions.

1.19 Village Board of Trustees. The term "Board" shall mean the Village Board of Trustees authorized to make final determinations on land use planning and zoning decisions.

1.20 Site Plan. The term "Site Plan" shall mean a complete, comprehensive Site and Operational Plan and written narrative describing the development of a Building and Building Site as described in Section 4.1.

1.21 Structure. The term "Structure" shall mean an above-ground Improvement.

ARTICLE II

General Purposes, Conditions and Permitted Uses

2.1 General Purpose. The Premises are subject to the Covenants to insure the best use and the most appropriate development and improvement; to protect the Owners against such improper use of the Premises as will depreciate the value thereof; to preserve, so far as practicable, the natural beauty of the Premises; to provide for entrances to the Premises; to guard against erection of poorly designed or proportioned structures and structures built of improper or unsuitable materials; to obtain harmonious color schemes; to insure the highest and best development of the Premises; to encourage and secure the erection of attractive Buildings with appropriate locations on Building Sites; to prevent haphazard and inharmonious improvement of Building Sites; to secure and maintain proper setbacks from streets and adequate free space between Structures; to encourage, secure and maintain attractive and harmonious landscaping of Lots, Building Sites and open areas within such Lots or Building Sites; and in general to provide adequately for a high type and quality of improvement on the Premises and thereby to enhance the value of investments made by Owners.

2.2 Land Use and Building Type. No Lot shall be used in any other manner other than as expressly approved by the Developer and the Village.

2.3 Architectural Control. No building, fence, wall, driveway, deck, sidewalk, outdoor seating, landscaping, signage, lighting or any other Structure, Building or Improvement of any type (including but not limited to antennae of any size or shape, whether freestanding or attached to another structure) shall be commenced, erected or maintained upon any Building or Building Site, nor shall any exterior addition or improvement to or change or alteration on any Building or Building Site (including without limitation repainting or landscaping changes on existing Buildings or Building Sites for which plans have previously been approved) be made until the plans, specifications and building plans showing the nature, kind, shape, height, materials, color and location of the same and the landscape layout described herein shall have been submitted to and approved in writing as to quality, materials, harmony of exterior design and location in relation to other structures and which shall encompass or portray an "Urban Prairie" conceptual design, topography and compliance with the provisions of this Declaration, by the Board of Directors of the Association, or by the Architectural Control Committee ("ACC") composed of three (3) representatives appointed by the Board of Directors (in either case hereinafter called the "Architectural Control Committee"). *Notwithstanding anything in this Declaration to the contrary, as long as the Developer owns at least one Lot within the Premises, the Developer reserves the right to carry out the functions of the Architectural Control Committee (the "ACC"). Such right shall commence prior to the creation of the Association.* No Owner shall request or obtain a building permit for a Lot from the Village, without first obtaining the approval

of the plans and specifications from the ACC. The ACC, upon prior approval from the Village, shall have the right to waive infractions or deviations from these Covenants. The provision of this Declaration are minimum requirements and the Developer, or ACC, may in its discretion require stricter standards, or conversely, may relax standards, on a case by case basis if it reasonably determines that such modified standards are required for the benefit of the entire Premises. Further the Developer may require reasonable alterations to be made to any of the plans to be submitted under this Declaration and said recommendations of the Developer shall be binding upon each and every Owner.

No Building shall be placed or permitted to remain on any Building Site other than Buildings newly constructed on the Building Site; no previously constructed dwelling or structures shall be relocated to or situated upon any Lot or Building Site without the written approval of the ACC.

2.4 Compliance with Zoning/PUD. All Building Sites within the Premises shall be developed in conformance with the Village ordinances, including but not limited to the Planned Unit Development Overlay Ordinance, which may be from time to time amended, (“PUD”) for the Premises and/or other federal and state laws, rules and regulations (hereinafter collectively referred to as “Laws”) in effect as of the date of application for all required approvals. Owners shall be responsible for ascertaining the zoning classification applicable to their Building Sites, and shall comply with all Laws applicable to such classification. An Owner intending to apply for a conditional use permit or variance (as may be permitted by Village ordinance) for its Building Site, shall first submit such application to the Developer for review and approval and only upon approval from the Developer shall then submit such application, together with all applicable Village and other governmental agency fees, to the Village for its approval. (Note: Disapproval by the Developer shall be final notwithstanding later favorable action by the Plan Commission or Board.) The Developer shall also be responsible for all costs associated with a land division required for the conveyance of a Lot. The Owner shall be completely responsible for all costs, including without limitation pre-development or application fees, impact fees and plan preparation and other required information costs related to a zoning map amendment, conditional use permit, variance, site and operational plan and other approvals (“Approvals”) required for the commencement of construction and operation of the Building, except as otherwise agreed to in an executed Purchase Agreement between the Developer and Original Owner. The Owner shall also be responsible for attendance at all required Plan Commission, Village Board and other such meetings associated with the above-mentioned Approvals.

2.5 Nuisances. No noxious or offensive trade or activity, whether or not permitted by applicable zoning, shall be carried on within the Premises, nor shall anything be done which is or may become an annoyance or nuisance to adjacent Owners within Main Street Market or the Premises, or which is inconsistent with these Covenants or other governmental or private restrictions applicable to Main Street Market and or the Premises. Violation of these Covenants shall constitute a nuisance under this section and this Declaration.

2.6 Graffiti Deemed Nuisance. Whenever the Village, or the Association, determines that graffiti exists on any Building, structure or other improvement within the Premises, the Village or Association may cause a notice to be issued to the Owner thereof to abate such nuisance. The Owner of the Lot affected by said nuisance and the notice provided hereunder shall promptly abate such

nuisance within two (2) business days from the receipt of said notice. Such notice shall be provided by personal service to the Building constructed on the Lot affected by such notice or by registered or certified mail addressed to the Owner at the address listed on the most recent tax bill for said Lot. If the Owner fails to timely abate such nuisance, the Association, or the Village may abate such nuisance and recover any costs associated with such abatement as more particularly described in Section 12.2 (d) of this Declaration.

2.7 Hazardous Waste. Notwithstanding anything to the contrary in these Covenants and/or applicable zoning, no storage of hazardous or toxic waste, or discharge of such waste into the sanitary system or surface drainage system, shall be permitted within Main Street Market. Any party violating this provision, whether intentionally or negligently, hereby agrees to indemnify the Developer, its Affiliates, the Village, the Association, and each and every other Owner against any and all liability and costs arising from such violation, including reasonable attorney's fees.

2.8 Acceptance of Dedications, Restrictive Covenants and Declarations. The Association hereby accepts the dedications and agrees to be bound by the restrictive covenants running with the land, both as contained on the CSM. The Association further accepts the obligations imposed by this Declaration.

2.9 Initial Construction of Certain Common Elements. Notwithstanding anything contained herein to the contrary, the Developer shall be responsible for the initial construction, installation and landscaping of the Storm Water Retention Areas, related landscaping and offsite improvements as required by the Village pursuant to a Development Agreement for the Development, monument signs and their related landscaping and lighting elements, landscaping elements, and construction and installation of the public sidewalks and public street trees (all as described below). Nothing contained herein shall constitute a waiver by the Developer to subsequently assess the costs of all, or portion thereof, of the above-mentioned construction, installation and landscaping to the Owners pursuant to separate agreements with such parties.

ARTICLE III

Site Specifications and Requirements

3.1 No Subdivision of Lot. After a Lot has been purchased, such Lot shall not be further subdivided without the written consent of the Developer and the Village. No Owner may sell, less than the whole of a Lot without the written consent of the Developer. The Developer may, in granting its consent, attach any conditions it deems appropriate.

3.2 Limit on Development. The percentage of any Building Site which may be covered with Buildings or other Improvements impervious to surface water and absorption and percentages which must remain as open space shall be determined by the Developer or the ACC. Notwithstanding the foregoing, the Developer acknowledges that the aggregate lands within the Premises which must remain as open space shall be established for the overall Premises under and pursuant to the PUD; and shall, in any case, consist of not less than 30 percent of the entire Premises.

3.3 Duty to Landscape. All areas of a Building Site not designated on a Site Plan (as hereinafter defined) as approved by the Developer for Buildings, Structures, or other Improvements shall be fine graded, seeded and/or sodded, landscaped as approved or required by the Developer, watered and maintained in an attractive condition in accordance with the landscaping plans required in Article VII.

3.4 Setbacks and Building Heights. All Buildings, Improvements and/or Structures constructed on a Lot shall comply with the Village requirements as set forth in the approved PUD, including but not limited to the following minimum setbacks from any public right of way:

- (a) Building setbacks on side or rear yard shall be not less than 30 feet from any such public right of way.
- (b) Parking lots or areas shall be set back not less than 15 feet from any public right of way.

3.5 Easements, Dedications and Restrictive Covenants. The minimum front or street setback, shore yard, side yard, rear yard, wetland yard and other setback areas ("Setback Areas") are and shall be reserved for the use of non-exclusive easements for utilities serving, in whole or in part, Main Street Market and or the Premises or any Lot located therein. By accepting title to a Lot, each Owner hereby agrees that such Setback Areas may be subjected to easements for utility lines for electricity, sewer, water, gas, telephone, cable television, or other similar utilities. If not delineated on the CSM or shown on any Future Land Division, within fifteen (15) days of written request therefor by the Developer, or, after creation of the Association as provided herein, each Owner, if necessary and if not previously obtained, shall grant specific easements (and cause their lenders to agree to non-disturbance of such easements) upon such terms as may be reasonably requested. No Improvements may be constructed in the Setback Areas except landscaping in accordance with approved landscaping plans or as otherwise specifically permitted by Article VII and Section 8.6 hereof and subject to any additional restrictions as set forth in the CSM or shown on any Future Land Division.

Further, certain easements, dedications and restrictive covenants which affect Main Street Market are recorded on the CSM for Main Street Market in the Office of the Register of Deeds of Kenosha County, Wisconsin and more particularly described as follows:

3.5.1 The fee interest in the areas shown as **Dedicated Public Street** on the CSM and Future Land Divisions were/are being dedicated, given, granted and conveyed to the Village for the local dedicated street rights-of-way and/or to the Wisconsin Department of Transportation (referred to as the "WI DOT") for the State dedicated street rights-of-way for the construction, installation, repair, alteration, replacement, planting and maintenance of public roadway improvements, uses and purposes, including, without limitation, roadway pavement, curbs and gutters, multi-use trails and sidewalks, street signs, street lights, street trees, street signalization and pavement markings, sanitary sewerage system improvements, water system improvements, roadway improvements, storm sewer and drainage system improvements, utility and communications facilities, and for all related ingress and egress. Such fee interest is subject to the following: nonexclusive easements, which are hereby reserved in the street

rights-of-way by the Village and/or the WI DOT as shown on the CSM and Future Land Divisions for the Developer, the Association and the Owners whose Lots are adjacent to the public street areas for the required planting, seeding, mowing, watering and maintenance and cutting of grass within the terrace areas; for the maintenance and replanting of street trees within the terrace areas; and the removing of snow and ice from the driveways, multi-use trails and sidewalks within the terrace areas. In the event of any conflict between the rights of the Village and the WI DOT under the existing fee interests in the Dedicated Public Street areas shown on the CSM and Future Land Divisions and the rights of the Developer, the Association or the Owners pursuant to the rights retained herein, the rights of the Village or the WI DOT shall be deemed to be superior.

The Developer shall be responsible for all costs associated with the initial construction, installation, repair, alteration, replacement, snow/ ice removal, grading, planting, and maintenance throughout the warranty period, for all public roadway improvements, curbs and gutters, multi-use trails and sidewalks, street signs, street lights, street trees, street signalization and pavement markings, sanitary sewerage system improvements, water system improvements, storm sewer and drainage system improvements, and utility and communications facilities, as defined in the executed Development Agreement between the Developer and the Village on file with the Village Clerk.

The Association shall be responsible, following the warranty period, for all costs associated with the ongoing maintenance and mowing of the street terrace areas and replacement, pruning, watering, mulching, and staking of street trees and landscaping within the Premises, Common Elements or Outlots; maintenance, repair, and replacement of any monument signage, along with the maintenance of its lighting and landscaping; payment of the public street lights energy and facility maintenance costs installed for the Development; installation and maintenance of utility and communications facilities within the Development's common areas or future Outlots; maintenance, repair and replacement of the private parking lots and private sidewalks and public multi-use trails and public sidewalks, along with the snow/ice removal; maintenance, repair and replacement of the private sanitary sewer system improvements; maintenance, repair and replacement of the private water system improvements; and the maintenance, repair and replacement of the private storm water sewer and drainage system improvements and basins used to handle storm water from the Development in accordance with the terms and conditions of the Village Municipal Code and the specific requirements set forth in these Covenants.

The Owners shall be responsible for all costs associated with the their Lot maintenance including the mowing of the street terrace areas and replacement, pruning, watering, mulching, and staking of street trees and landscaping on and abutting their Lot; installation

and maintenance of mailboxes; and installation and maintenance of private utility and communications facilities; and all of their site, signage and building improvements in accordance with the terms and conditions of the Village Municipal Code and the specific requirements set forth in these Covenants.

3.5.2 Perpetual nonexclusive utility easements coextensive with the **Dedicated General Utility Easement** areas granted by the Developer to WE Energies (f/k/a W.E.P.CO.), AT & T (f/k/a Wisconsin Bell), Spectrum (f/k/a Time Warner Cable Inc.) or other utilities and their respective successors and assigns (collectively referred to as the "Utility and Communications Grantees"), for the purposes of constructing, installing, operating, repairing, altering, replacing and maintaining utility and communication lines and other related facilities to serve the Lots and for any related ingress and egress. The General Utility Easements shall also include the right to trim or cut down trees, bushes, branches, and roots as may be reasonably required, that are interfering with the Utility and Communication Grantees use of the easement areas. To the extent possible, all such utility and communications lines and facilities shall be installed underground. Upon the installation of the utility lines, utility cables and related appurtenances, the elevation of the existing ground surface within the General Utility Easement areas shall only be altered in accordance with a separate agreement between Utility and Communications Grantees and Owners and as may be approved by the Village. Upon the installation of the required utilities, the Owners shall be responsible to restore or cause to be restored, all such land, as nearly as is reasonably possible, to the conditions existing prior to installation of such utilities within the General Utility Easement areas, on which such easements are located on their Lots as does not interfere with the purposes of the utility and communications easements and the use of such easements by the Utility and Communications Grantees. Unless there is a separate agreement entered into between the Owners and Grantees regarding the transfer of the restoration and maintenance responsibilities to the Utility and Communications Grantees, the Easement Grantor shall be responsible for all restoration maintenance. No buildings, fences, or structures of any kind shall be placed within the General Utility Easement areas without the written approval of the Utility and Communication Grantees.

The Village generally allows private utilities, including but not limited to electric and communications facilities, to be installed in the Village public street rights-of-way areas with prior written approval from the Village, subject to the requirements of applicable Village ordinances and the requirements of such public uses and purposes of the Village. Further, each individual private utility, electric or communications company shall be responsible for promptly restoring the public street areas to their pre-existing condition, at its own cost, after any use of such areas. In the event the private utility or communication companies do not restore the public street areas to a vegetatively stabilized condition, the individual Lot Owners shall be responsible for the costs of such restoration and may pursue its remedies against the respective utility company(ies). Under no circumstances shall any private utility, electric or communications company conduct any open cutting of the public streets without prior written approval of the Village and/or the WI DOT, depending on jurisdiction. Any such private utility or communications facilities shall be promptly relocated, at the cost of the individual utility, electric or communications company, upon written request of the Village, to serve the public functions and purposes of the Village in the public street area. In the event of any conflict

between the rights of the Village or the WI DOT and the rights of the private utility, electric or communications company in such public street areas, the Village's or the WI DOT's rights shall be deemed to be superior.

3.5.3 A perpetual nonexclusive easement coextensive with the areas shown as **Dedicated Private Water Mains, Access and Maintenance Easement and Dedicated Private Sanitary Sewer Mains, Access and Maintenance Easement** areas on the CSM and Future Land Divisions are hereby dedicated, given, granted and conveyed by the Developer to the Village for private water system and private sanitary sewer system improvements, uses and purposes, construction, installation, repair, alteration, replacement and maintenance activities and for all related ingress and egress. The Easements granted to the Village shall be exclusive, except for: the Association's and Owner's responsibilities for the construction, installation, repair, alteration and replacement and maintenance of the private water main and private sanitary sewer main and related appurtenances and the use, cleaning, televising and sampling and parking lot maintenance of the Easement land areas. After proper notification, if the Association or Lot Owners fail to undertake regular maintenance on the private water and/or sanitary sewer systems in the Development, the Village shall have the right but not the obligation to exercise its rights under these Easements to undertake such maintenance at the Association's and Owner's cost. In the event of any conflicts between the rights of the Village pursuant to these Easements and the rights of any other persons or entities with respect to these Easements, the Village's rights under these Easements shall be deemed to be superior.

3.5.4 A perpetual nonexclusive easement coextensive with the area shown as a **Dedicated Public Sanitary Sewer, Water Main, Access and Maintenance Easement** on the CSM and Future Land Divisions was dedicated, given, granted and conveyed by the former landowner and recorded as Document #867926 at the Kenosha County Register of Deeds Office and a **20' Dedicated Sanitary Sewer, Access and Maintenance Easement** on this CSM was dedicated, given, granted and conveyed by the former landowner and recorded as Documents #81237594 and #1237596 at the Kenosha County Register of Deeds Office to the Village for public sanitary sewerage and public water system improvements, uses and purposes, construction, installation, repair, alteration, replacement and maintenance activities and for all related ingress and egress. The Easements shall be exclusive, except for: (1) the Owners' use, planting and irrigating, care and maintenance of the Easement land areas, as it will not interfere with the improvements, maintenance, uses and purposes of the Village or the respective utilities within the Easements. In the event of any conflicts between the rights of the Village pursuant to these Easements and the rights of any other persons or entities with respect to these Easements, the Village's rights under these Easements shall be deemed to be superior.

3.5.5 Nonexclusive easement(s) co-extensive with the areas shown as **Dedicated Monument Sign, Access and Maintenance Easement** on this CSM and Future Land Divisions have been or are dedicated, given, granted and conveyed by the Developer to the Association, the Village and to the Owners for the construction, installation, grading, planting, lighting, irrigation, related maintenance and for all related ingress and egress to the

monument signage benefitting the commercial businesses within the Development. These Easements shall be exclusive, except for: (1) other such easements as may be dedicated and conveyed herein with respect to the same area or any portion thereof; (2) such above-ground Easements for the signage repair and replacement; lighting and irrigation installation; grading, planting, mowing and maintenance responsibilities and related ingress and egress in the Easement areas, which shall be required of the Association and Lot Owners and (3) such above-ground Easements for the signage, lighting and irrigation installation and grading, planting, mowing and maintenance responsibilities; and related ingress and egress in the Easement areas as granted to the Village. Unless the Village exercises the Easement rights granted to it hereunder with respect to the Easements, the Village shall have no obligation to do anything pursuant to its rights under these Easements. In the event of any conflict between the rights of the Developer, Association, Owners and the rights of the Village or of other entities with respect to the Easement, the Village's rights under the Easement shall be deemed to be superior.

3.5.6 A perpetual easement coextensive the areas shown as a **Dedicated Storm Water Drainage, Retention Basin, Access and Maintenance Easement and Dedicated Storm Water Drainage, Access and Maintenance Easement** areas shown on the CSM and Future Land Divisions are hereby dedicated, given granted and conveyed by the Developer to the Association, the Village and to the Owners for the purposes of storm water drainage, storm sewer and retention basin(s) grading, construction, installation, planting, lighting, irrigation, related maintenance and for all related ingress and egress of the drainage areas benefitting the commercial businesses within the Development. These Easements shall be exclusive, except for: (1) other such easements as may be dedicated and conveyed herein with respect to the same area or any portion thereof; (2) such above-ground use for the retention basin and storm sewer installation; grading, planting, mowing and maintenance responsibilities and related ingress and egress in the Easement areas, which shall be required of the Association and Lot Owners and (3) such above-ground Easements for the drainage, storm sewer and retention basin installation; grading, planting, mowing and maintenance responsibilities; and related ingress and egress in the Easement areas as granted to the Village. Unless the Village exercises the Easement rights granted to it hereunder with respect to the Easements, the Village shall have no obligation to do anything pursuant to its rights under these Easements. In the event of any conflict between the rights of the Developer, Association, Owners and the rights of the Village or of other entities with respect to the Easements, the Village's rights under the Easements shall be deemed to be superior.

3.5.7 Perpetual easements coextensive with the areas shown as a **Dedicated Landscaped, Access and Maintenance Easement** on the CSM and Future Land Divisions are hereby dedicated, given, granted and conveyed by the Developer to the Association, the Village and to the Owners for the purposes of installation, replacement and maintenance of landscape materials, signage, lighting and irrigation and related maintenance and all related ingress and egress benefitting the commercial businesses within the Development. These Easements shall be exclusive, except for: (1) other such easements as may be dedicated and conveyed herein with respect to the same area or any portion thereof; (2) such above-ground use; landscape planting, signage, irrigating, and lighting installation and maintenance

responsibilities; and ingress and egress in the Easement areas which shall be required of the Association and Owners and (3) such above-ground use; landscape planting, signage, irrigating, and lighting installation and maintenance responsibilities; and ingress and egress in the Easement areas granted to the Village. Unless the Village exercises the Easement rights granted to it hereunder with respect to the Easements, the Village shall have no obligation to do anything pursuant to its rights under these Easements. In the event of any conflict between the rights of the Developer, Association, Owners and the rights of the Village or of other entities with respect to the Easements, the Village's rights under the Easements shall be deemed to be superior.

3.5.8 Nonexclusive easements coextensive with the areas shown as a **Dedicated Vision Triangle Easement** on the CSM and Future Land Divisions are hereby dedicated, given, granted by the Developer to the Village and WI DOT in order to maintain a clear sight line of vision at Old Green Bay Road with the future private driveways, future Main Street and the State Trunk Highway (STH) 165 intersections and STH 31 and future Main Street intersection. There shall be no obstructions, such as but not limited to structures, signage, fences, vehicular parking, landscaping, retention basins, or shelters that are permitted within the Easement areas between the heights of two (2) feet and 10 feet unless approved in writing by the Village for local rights-of-way and the WI DOT for state rights-of-way. This restriction is for the benefit of the traveling public and shall be enforceable by the Village and/or WI DOT.

3.5.9 The Developer hereby covenants that the Association, the Village and the Owners shall have the obligation of replanting, maintaining and replacing the public street trees and maintaining the street terrace areas located within the **Dedicated Public Street** rights-of-way areas abutting the Owner's property as shown on the CSM and Future Land Divisions. Such street tree replanting and street terrace mowing and maintenance shall include without limitation and as needed: planting, staking, mulching, weeding, pruning, watering, replanting, mowing and removing of trash, debris, leaves and brush around the trees in order to prevent a nuisance condition. No driveways, signage, mail boxes, parking areas, structures or fences shall be erected within the rights-of-way areas, which might damage the street trees or might interfere with the Village's rights or the WI DOT's rights pursuant to maintaining the public street improvements.

The Developer hereby covenants that the Association and Owners shall also be responsible for all costs associated with the reconstruction, repair, replacement and snow and ice removal of the public multi-use paths and public sidewalks and the payment of public street lights energy and facility maintenance costs within the Dedicated Public Streets abutting this Development, including the costs of the street lighting district created by the Village for the Premises.

These Covenants shall run with the land, shall be binding upon the Association, Owners, their successors, successors and assigns and successors-in-title of the land, in their capacity as Owners, and shall benefit and be enforceable by the Village and/or the WI DOT. Such street

public trees planting, public street terrace areas and public multi-use paths and public sidewalks maintenance shall be performed regularly by the Association or abutting the Owners, without compensation, and to the satisfaction of the Village.

To the extent that the Village performs any such public street tree, public street terrace, public multi-use paths and public sidewalks related maintenance activities or is not reimbursed for the public street lights energy and facility maintenance costs, the Association and the respective Owners not having maintained the areas or reimbursed the Village, shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Owners as special assessments or special charges under Section 66.0627 (or successors or similar provisions) of the Wisconsin Statutes or otherwise according to law.

3.5.10 The Developer hereby covenants that the Association, the Village and the Owners shall have the obligation of replanting, maintaining and replacing the private **Dedicated Landscape, Access and Maintenance Easement** areas as shown on the CSM and Future Land Divisions. Such replanting and maintenance shall include without limitation and as needed planting, staking, mulching, weeding, pruning, watering, replanting, and removing of trash, debris, leaves and brush around the trees in order to prevent a nuisance condition. No driveways, signage, mail boxes, parking areas, structures or fences shall be erected within landscape areas, which might damage the landscaping or might interfere with any easements granted to the Village, WI DOT or the Utility and Communication Grantees. This covenant shall run with the land, shall be binding upon the Association and Owners, its successors, successors and assigns and successors-in-title of the land, in their capacity as the Owners, and shall benefit and be enforceable by the Village. Such private Development landscaping maintenance shall be performed regularly, without compensation, and to the satisfaction of the Village.

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

3.5.11 The Developer hereby covenants that the Association, the Village and the Owners shall have the obligation of maintaining and replacing the private **Dedicated Storm Water Drainage, Retention Basin, Access and Maintenance Easement** areas and **Dedicated Storm Water Drainage, Access and Maintenance Easement** areas shown on the CSM and Future Land Divisions in a functional, neat and nuisance-free condition to handle storm water in the Development. Such maintenance shall include, without limitation and as needed, seeding or sodding, maintaining erosion control methods to protect the drainage ways; ditching to re-establish design capacity; installing, repairing and replacing the aerator/fountain, removing of trash and debris leaves, and brush; clearing and repairing basin structures; and mowing and weeding to prevent nuisance conditions. No driveways, patios,

fences, signage or structures shall be erected within the storm water drainage and retention basin easement areas which blocks, diverts or re-routes the storm water drainage flow or which might interfere with the Village's rights, unless express written approval is granted by the Village and subject to any such conditions as the Village may impose. This covenant shall run with the land, shall be binding upon the Developer, Association and Owners, their successors, assigns and successor-in-title of the Lots, in their capacity as the Owners and shall benefit and be enforceable by the Village. Such storm water drainage, storm sewer and retention basin maintenance shall be performed regularly, without public compensation, and to the satisfaction of the Village.

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

3.5.12 The Developer hereby covenants that the Association, the Village and the Owners shall have the obligation of maintaining and replacing the **Dedicated Private Water and Private Sanitary Sewer, Access and Maintenance Easement** areas shown on the CSM and Future Land Divisions in a functional, maintenance-free condition to handle private water and private sanitary sewer in the Development. Such private water main system and appurtenances maintenance shall include, without limitation: fire hydrant and water main flushing, water sampling, exercising the water main valves, and inspecting, repairing, replacing and maintaining the private water system pursuant to a regular maintenance schedule as prescribed by the Village. Such private sanitary sewer main system and appurtenances maintenance shall include, without limitation: sanitary sewer main cleaning and televising, and inspecting, repairing and replacing and maintaining the sanitary sewer system pursuant to a regular maintenance schedule as prescribed by the Village. No driveways, patios, fences, signage or structures shall be erected over the private water and sanitary sewer mains. An annual report shall be provided to the Village Public Works Department regarding the regular maintenance undertaken for the private sanitary sewer and water system improvements. This covenant shall run with the land, shall be binding upon the Association and Owners, their successors, assigns and successor-in-title of the Lots, in their capacity as the Owners and shall benefit and be enforceable by the Village. Such water main and sanitary sewer main system improvements maintenance shall be performed regularly, without compensation, and to the satisfaction of the Village.

To the extent that the Village performs any such private water or sanitary sewer system related maintenance activities, the Association and Owners shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Lot Owners as special assessments or special charges under Section 66.0627 (or successors or similar provisions) of the Wisconsin Statutes or otherwise according to law. Unless the Village

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

3.5.13 The Developer hereby covenants that the **Dedicated Public Sanitary Sewer Main, Water Main, Access and Maintenance Easement** and the **Dedicated 20' Public Sanitary Sewer Main, Access and Maintenance Easement** areas shown on the CSM and Future Land Divisions hereby places restrictions on the referenced land areas because of the locations of the public easements which were given, granted and conveyed by the previous land owner to the Village for public sanitary sewer and public water main system improvements and maintenance. There shall be no buildings, structures, fences, or signage installed or berms created within these easements that would impact or hinder the Village's ability to maintain said public sanitary sewer and public water main systems, unless express written approval is granted by the Village.

3.5.14 The Developer hereby covenants that the **Dedicated Vision Triangle Easements** shown on the CSM and Future Land Divisions hereby places restrictions on the Lots because of the locations of these Easements which were given, granted and conveyed by the Developer to the Village and/or WI DOT to maintain a clear sight line of vision at the intersections of Old Green Bay Road with the private driveways, future Main Street and the State Trunk Highway (STH) 165 and the intersection of STH 31 and future Main Street intersection. There shall be no obstructions, such as but not limited to: structures, signage, fences, vehicular parking, landscaping, retention basins, or shelters permitted within the Easement areas between the heights of two (2) feet and 10 feet unless express written approval is granted by the Village for the local roads and the WI DOT for the State roads. This restriction is for the benefit of the traveling public and shall be enforceable by the Village and/or WI DOT.

3.5.15 As shown on the CSM and pursuant to the WI DOT Right-of-Way Plat Project no. 3330-01-20, there is a **10' WISDOT Permanent Limited Easement, a 20' WI DOT Permanent Limited Easement, and a 20' x 20' WISDOT Permanent Limited Easement** within the Development and recorded as Document #906397 at the Kenosha County Register of Deeds Office.

3.5.16 As shown on the CSM, there are **WI DOT Access Restrictions and Permissions** for STH 31 and STH 165 within the Development and recorded at the Kenosha County Register of Deeds Office as Document #857692, which may be modified or adjusted, but only with the express written permission of the WI DOT.

Each Lot shall be subject to any such easement, dedications, restrictive covenant and any other restrictions granted as shown on the CSM or hereafter to be granted through any subsequent plats by the Developer or its successors or assigns to the Village or public or semi-public utility companies, for the erection, construction and maintenance of all poles, wires, pipes and conduits for the transmission of electricity, telephone, access and maintenance purposes and for other purposes, and for sewer mains, water mains, storm water improvements, gas mains, water pipes and mains and similar services, for

performing any public or quasi-public utility function or other function that Developer or its successors and assigns may deem fit and proper for the improvement and benefit of the Main Street Market and for any other purpose as set forth in the dedications and restrictive covenants on the CSM. The Owner of any Lot on which such easement area(s) are located may use such areas together with the area between the roadway and their Lot for grass, plantings, driveways and other such uses as are described on the CSM and shall otherwise care for and maintain such area provided such uses shall not interfere with the improvements, their uses and purposes, and the uses and purposes of the Village; nor shall any Building or Improvement be placed within such areas without the prior written consent of the Developer, Village and/or any other party having an interest in the respective easement area.

3.6 Use of Excavated Materials. The Developer shall at its option have the right to the use of any soil, sand, gravel, rock or other material excavated from any Building Site or Lot if such material is not used upon the Site or Lot from which it was excavated. The Owner of the Site or Lot shall provide the Developer with notice of such excess material and shall deposit, as directed by the Developer, any such excess material at whatever location within Main Street Market and/or the Premises that the Developer shall request. No excavated material shall be removed from Main Street Market and or the Premises without the prior consent of the Developer. Prior to any excavation or land disturbance activities occurring on Site, an Erosion Control Permit is required from the Village.

ARTICLE IV Site Plans/Development

4.1 Site Plan. No Improvements, Buildings, Structures or modifications of any kind or degree to existing Improvements, Buildings, Structures shall be made or constructed upon a Building Site or other Lot until a detailed site plan ("Site Plan") of the entire Building Site or Lot, with a common scale not smaller than 1"=40', is reviewed and approved, in writing, by the Developer, ACC, or designated representative. Improvements, Buildings, Structures shown on such Site Plan shall include, but not be limited to:

- (a) All finished grade levels;
- (b) All Buildings and other Structures, showing the setbacks required by Section 3.4;
- (c) Sidewalks, pedestrian connections and driveways (including types of materials);
- (d) Parking areas (including types of materials);
- (e) Loading areas (including types of materials);
- (f) Utility and storage areas (including types of materials);
- (g) Lawns and landscape areas (including types of materials);
- (h) Storm water areas;

- (i) Fences (including heights and types of materials);
- (j) Building and Parking area lights (including types);
- (k) Areas of fill or cut (Lot grading and drainage plans must indicate the existing and proposed finished grades and other grades upon the Lot);
- (l) Storm water drainage plans, drainage basin map and drainage calculations and facilities;
- (m) On-Site sewer, water and other utility and communication facility locations, sizes and easement locations;
- (n) Location and type of attached refuse collection facilities which shall consist of brick or block with caps and panelized doors;
- (o) All Site and parking lot lighting, together with exterior signs and all other signs visible from the exterior of Buildings and Structures;
- (p) Artist rendering (with 4-sided elevations) of the Building and Building Site together with other applicable illustrations; and
- (q) Any other information as required by the Developer, including but not limited to plans evidencing compliance with all Village fire suppression (sprinkling) requirements and the Village Digital Security, Imaging, Storage Device (DSIS) requirements of Chapter 410 of the Village ordinances.

ARTICLE V

Architectural Building Plan Review

5.1 Building Plan. No Building or other Structure, or other Improvements, shall be constructed or placed on any Building Site or other Lot, nor shall any Building or Structure be remodeled, enlarged, relocated or altered, until detailed plans and specifications for such Building, Structure, Improvement or remodeling, alteration or addition thereto, have been reviewed and approved, in writing, by the Developer or the ACC, which approval may be granted or withheld in the sole discretion of the Developer.

Building plans (“Building Plans”) shall comply with the following minimum requirements:

- (a) Plans shall be prepared by a Wisconsin Registered and Licensed Architect or Engineer, or as otherwise approved by the Developer or the ACC, in at least 1/8" = 1' scale;
- (b) Plans shall show Building location(s) within the Building Site; all building sites shall provide for curb and gutter and external storm sewers pursuant to Village requirements;

- (c) Floor plans and building elevations shall show all features and information required by the State of Wisconsin in addition to those required by the Developer;
- (d) Plans shall identify all materials used in the construction of the Building; samples and color charts of all such materials shall be provided to the Developer for approval prior to construction;
- (e) Plans shall show all public and/or private utility connections and storm water drainage systems.
- (f) Any other information as required by the Developer.

5.2 Building Standards. Buildings, Structures and Improvements shall comply with the following minimum standards and shall be approved by the Developer in its sole discretion:

(a) The Building, Structures and Improvements shall be designed by a professional Architect or Engineer. No side, elevation or facade of a building or structure is exempt from public view; consequently, all sides, elevations, or facades of all buildings and structures shall be visually pleasing and architecturally and aesthetically compatible with the surrounding environment.

(b) The majority of exterior and externally visible opaque surfaces shall be constructed of not more than three of the following types of materials in percentages of not less than the required percent of the exterior building wall area as shown below, or as otherwise approved by the Developer; provided, however, that such list shall not be deemed to exclude the use of other accent or exterior trim materials:

- (i) Brick (of not less than 50% of the exterior building(s) wall area; excluding windows);
- (ii) Decorative concrete block (for no more than 50% of the exterior building wall area);
- (iii) Cut stone;
- (iv) Exterior insulation and finish systems such as "Dryvit" or "Stucco"; provided however that the same is not utilized as the primary material; and shall only be used as a minor accent on any Building;
- (v) Wood;
- (vi) Other building materials being developed, and to be developed, by the construction industry. The use of such materials will be reviewed by the Developer on a case-by-case basis.

Building materials must be selected for their ability to present a visual statement of a Building as well as providing for structural strength, attractiveness and permanence. The building materials

used shall be harmonious with the natural environment and with the general character of other buildings and structures in Main Street Market as determined by the Developer in its sole discretion.

(c) Metal trim materials may be used when keeping with the architectural and aesthetic character of the Project, as determined by the Developer. Notwithstanding the foregoing, no metal roofs shall be permitted.

(d) All mechanical, electrical, pollution control or waste handling equipment and other such areas, whether roof, pedestal or ground mounted, and any outside solid waste, raw material, inventory, finished product, equipment, fuel storage facility or other storage of any kind, shall be architecturally screened from view using materials identical to and structurally and visibly compatible with, the main Buildings or Structures on the Building Site, or shall be landscape screened in accordance with Article VII. No outdoor storage facilities shall be permitted. All storage areas shall be screened in accordance with Article VII. All storage areas shall be screened as provided above and shall be hard surfaced with either concrete or asphalt materials within ninety (90) days from the date of Occupancy, or as soon thereafter as weather will permit if such period occurs during winter months.

(e) All Buildings to be constructed on a Building Site which are to be heated or cooled shall be designed and constructed in an energy efficient manner consistent with sound and prudent design and construction techniques.

(f) All exterior doors that allow access to the interior of all Buildings to be constructed on a Building Site shall be numbered in a sequential order starting with the main entrance of each such Building; which shall be labeled as "1". Subsequent doors shall be numbered in sequential order in a clockwise manner. The size, location and materials utilized for such numerals shall be consistent throughout the Premises, shall be visible from the street or closest driveway and be contrasting from their background so as to maintain visibility.

5.3 Ancillary Structures. Ancillary Structures will be approved by the Developer only if such Structures are necessary to the principal use of the Building Site, are in architectural and aesthetic conformance with other Building(s) or Structure(s) on the Site and within Main Street Market and or the Premises, are properly screened, meet all requirements of the Declaration and are otherwise satisfactory to the Developer in its sole discretion. No Building or Structure of a temporary nature may be constructed on any Building Site except temporary construction sheds and/or trailers in use during construction. Any such sheds and trailers shall be promptly removed upon completion of construction and shall in no event remain on the Site for longer than thirty (30) days after completion of said construction.

5.4 Utilities. All utilities serving a Building Site shall be installed underground.

5.5 Temporary Devices/Signage. No temporary construction devices, cone, barricades, temporary parking or directional signs, or similar uses shall be permitted other than during construction or substantial repairs to a Building or any Site.

ARTICLE VI

Drainage

6.1 Drainage Plan. Prior to constructing any Improvements upon a Building Site or other Lot, the Owner shall submit to and obtain written approval from the Developer for said Sites proposed plans describing all drainage facilities upon the Site. The grading of a Lot and the location of all roof drain and sump pump discharges on a Lot must be approved by the Developer, ACC and Village and must conform to the Grading Plans. Further, such plans shall provide that all Buildings storm water drainage, including runoff from the Building's roof shall be interconnected to the underground storm system.

6.2 Conformance with Grading Plan. Each Owner shall be responsible for insuring that drainage from its Building Site adheres to the existing drainage patterns as set forth in the Grading Plans and that the Owners construction and other building activity does not interfere with or disrupt the existing or planned drainage patterns. The existing drainage pattern on a Site shall not be modified and no change to the drainage pattern on other lands within Main Street Market and or the Premises shall be caused by an Owner which varies from the Grading Plan as that plan is amended, subject to Village approval, by the Developer from time to time.

6.3 Storm Drainage. Storm drainage outfall from a completely developed Site shall not exceed the physical abilities of the streams, drainageways or storm sewers immediately adjacent to and downstream from the Site to accommodate such outfall pursuant to Village ordinances. Such drainage shall be in compliance with the Grading Plan and with all Wisconsin Department of Natural Resources rules and regulations.

6.4 Erosion Control. Each Owner shall take whatever steps are deemed reasonably necessary by the Developer and the Village to prevent erosion during the construction of any Improvements. Each Owner shall submit an Erosion Control plan to the Developer prior to commencing with any construction efforts and shall also apply for an Erosion Control Permit from the Village prior to any land disturbance.

6.5 Dedications, Easements and Covenants for Storm Water Retention Areas. Certain Easements and other Common Elements as shown on the CSM or shown on Future Land Divisions have been dedicated, given, granted and conveyed by the Developer to the Association and such Common Elements shall be subject to the easements, dedications and to the restrictive covenants imposed by the CSM or otherwise imposed by Future Land Divisions. Notwithstanding such easements and dedications, the Village shall have no obligations to exercise its rights with respect to the above-mentioned Lots. The Association shall be responsible for completing all related construction, installation, necessary repairs, alterations, landscaping and all required maintenance to these Common Elements and all such other areas designated on the CSM or shown on Future Land Divisions as Restricted Storm Water Detention Areas. All Restricted Storm Water Detention Areas as shown on the CSM or Future Land Divisions shall be preserved, protected and maintained as a storm water detention basin. No filling or other activity or condition detrimental to their function as a storm water detention basin shall occur or exist within such areas or on the surrounding lands without the written approval of the Developer and Village. From time to time in the Village's discretion, the

Village shall have the right to inspect such areas. The obligations contained within this section and as imposed by the CSM or shown on Future Land Divisions shall run with the land, shall be binding upon the Developer, its successors, assigns and successors-in-title, in their capacity as Owners of Lots and shall benefit and be enforceable by the Village, the Developer and the Association. The Developer, its successors, assigns and successors in title thereof shall be relieved of any preservation, protection or maintenance obligations they may have as Owners of Lots only to the extent that the Association performs the required preservation, protection and maintenance functions to the satisfaction of the Village. The Association and its Members shall be bound by the above- mentioned Covenants and such similar covenants as are contained on the CSM or shown on Future Land Divisions, forever.

ARTICLE VII Landscaping

7.1 Landscaping Plan. The landscaping upon any Building Site or Lot shall be carried out in accordance with a detailed landscaping plan, which has been reviewed and approved in writing, by the Developer, and in accordance with the Master Landscape Plan approved by the Village for the Premises as more particularly described and depicted on the attached Exhibit C. ("Landscaping Standards"). The landscape plan shall include, but not be limited to on site irrigation, plant location, common and botanical names of plant material, planting size, root condition, and quantity of all plant material. The plan shall also show all ground cover, including size and caliper of plant materials, mulch areas, landscape, construction materials and construction details.

7.2 Landscaping Methods. Landscaping may include grading, earth berms, seeding, sodding, raised planters, architectural decorative walls or fencing, trees and shrubs, ground cover and other landscape materials including permanent irrigation systems, foundations, storm run-off retention basins (subject to the restrictions set forth above), reflective ponds, and landscape lighting.

7.3 Plant Material. Selected plant material should be indigenous to the State of Wisconsin and provide for a variety of shade trees, evergreen trees and shrubs, ornamental trees and shrubs and ground covers. Plant material selection shall take into consideration the following:

- (a) Disease and insect resistance.
- (b) Hardiness to the area.
- (c) The ability to provide seasonal interest.
- (d) Future maintenance considerations.
- (e) Shrubs shall consist of a minimum size at planting of 2-3 gallons and trees shall be consist of a minimum diameter of 2-1/2" to 3" at planting.

7.4 Time for Completion. All landscaping shall be completed prior to Occupancy, or as soon thereafter as weather will allow if such period occurs within winter months. A landscaping bond or letter of credit satisfactory to the Village shall be furnished to the Village in an amount not less than 110% of the estimated cost of the materials necessary to guarantee enforcement of this section and

which bond shall be released at such time that the Village determines that the obligations contained herein with respect to landscaping, have been satisfied.

7.5 Maintenance. The Owner shall be responsible for maintaining (which maintenance shall include, whether due to natural causes or by accident or other such loss, without limitation watering, mowing grass, weeding removing trash and debris, trimming trees and shrubs and replacing dead or dying plant materials) all landscaping within the Site in accordance with the requirements of this Article VII, together with street trees/plantings in the area between the roadway and the Site; provided that if such street trees or other planting in the area between the roadway and the Site require removal and replanting (and not as a result of any action or omission of the Owner), the Association shall be responsible for the costs of the same. The Owners shall be relieved of any maintenance obligations they may have as Owners of Lots with respect to the street trees adjacent to or contained within their Lot(s) only to the extent that the Association performs the required maintenance functions to the street trees to the satisfaction of the Village. Any variation or changes to the landscape plan must be reviewed and approved in writing by the Developer and the Village. Landscaped areas, materials, fixtures, and Improvements shall be maintained by the Owner of the Building Site, or by such Owner's long-term lessee(s) in good condition at all times. Building Sites shall at all times be kept free of weeds, grass clippings, leaves, branches, and other natural debris as well as paper, cans, empty storage drums, crates, pallets, boxes, tires, and other trash or debris.

7.6 Screening. Landscape materials planted, located and oriented for the primary purpose of screening an Ancillary Structure, loading or parking area shall be of sufficient size to immediately screen a minimum of fifty percent (50%) of such Structure or area and be of a plant type that will provide full screening within three (3) years from time of planting.

7.7 Open water. Any liability concerning the maintenance of open water, detention/retention/holding basins and ponds not shown on the Grading Plans, on a Building Site or Lot shall be that of the Owner, and any disposal or diversion of such water from the Site shall be carried out only with written permission of the Developer, in accordance with the Grading Plans and, if affecting lands outside Main Street Market, the permission of the Village.

7.8 Preservation. Landscaping shall be designed to preserve the existing natural habitat to the extent reasonably as required and determined by the Developer.

7.9 Planting and Landscape Areas: An easement coextensive with the areas shown as Restricted Planting, Landscape and Vehicular Non-Access Easement Areas within the Premises, whether shown on the CSM or by Future Land Divisions has been dedicated, given, granted, and conveyed to the Association for purpose of access to and maintenance of such areas which are to be used for the planting and installing of trees, shrubs and other landscape materials and all related ingress and egress, grading, replacement, alteration and maintenance activities. These easements shall be exclusive except for the coextensive easements granted on the CSM or shown by Future Land Divisions) and other future, roadway, street, driveway or other such use as approved by the Village. These areas shall be landscaped by the Owner of a Lot on which such area is located in accordance with the Master Landscaping Plan, and in accordance with the Landscape Standards. Each and every Owner of a Lot/Building Site on which such Restricted Planting, Landscape and Vehicular Non-

Access Easement area is located (or any portion of any such Lot on which such an area is located) shall be responsible for the costs of installing the required landscaping, in accordance with the Master Landscaping Plan and/or Landscaping Standard at no cost to the Developer or Association and in conjunction with the construction of the Building on the Building Site. The failure of any such Owner to do so shall not relieve any Owner from such obligations as are set forth herein and as contained on the CSM or shown by Future Land Divisions. After the trees, shrubs and other landscaping materials have been planted and installed in such areas, the Owners of each such Lot or portion thereof shall maintain the planting and landscaped areas (which maintenance shall include without limitation watering, mowing grass, weeding removing trash and debris, trimming trees and shrubs and replacing dead or dying plant materials) in accordance with the Master Landscaping Plan and/or Landscape Standards, as applicable, as an aesthetically pleasing landscaped screening area. The Association and its Members shall be bound by the above-mentioned Covenants and the easements, dedications and restrictive covenants as are contained in the CSM or Future Land Divisions, forever. Notwithstanding such easements and dedications, the Village shall have no obligations to exercise its rights with respect to the above-mentioned areas. The obligations contained within this section and as imposed by the CSM or to be imposed by Future Land Divisions shall run with the land, shall be binding upon the Developer, its successors, assigns and successors in title, in its capacity as Owners of any of the Lots and shall benefit and be enforceable by the Village and the Association. The Developer, its successors, assigns and successors-in-title thereof shall be relieved of any maintenance obligations they may have as Owners of any such Lot or portion thereof only to the extent that the Association performs the required maintenance functions to the satisfaction of the Village.

ARTICLE VIII

Off-Street Parking, Loading and Storage

8.1 Parking and Loading Areas. Off-street parking and loading areas shall be provided on each Building Site and shall be of sufficient size to accommodate all planned or anticipated parking and loading needs of all Site occupants and visitors and shall comply with all relevant Village Laws. Loading areas shall be separate from parking areas on any Site where possible and as determined by the Developer in its sole discretion. No front or street yard parking shall be allowed unless the same maintains Village setbacks and is adequately screened, as determined by the Developer and Village.

8.2 No On-Street/Overnight Parking. No recreational vehicle, motor home, construction trailer or trailer may be parked on any driveway or parking area street within the Premises or on adjacent public right of way. All parking shall comply with the requirements contained herein and in accordance with the Village ordinances. No overnight parking of any kind shall be permitted within the Premises.

8.3 Hard surfacing. All parking, loading dock areas and driveway areas must be hard surfaced with either concrete or asphalt materials in accordance with the Village ordinances and such improvements must be completed prior to the issuance of an occupancy permit. Parking areas shall also be constructed with curb and gutter and underground storm sewer.

8.4 Drainage. All parking, loading, docking and driveway areas shall be properly sloped and graded to insure positive drainage to common, private drainage facilities, if any, within Main

Street Market and or the Premises or to on-site impoundments, if any, and must also adhere to the Grading Plans. The perimeter of all hard-surfaced areas on the Site shall be edged with a permanent vertical-faced concrete curbing to facilitate such drainage. Curbing shall be constructed to transition with curbs within the public or private right-of-way.

8.5 Parking Ratios. The number and location of parking stalls on any particular Lot or Building Site shall be determined by the Developer or the ACC. Notwithstanding the foregoing, the Developer acknowledges that the total number of parking stalls available within the Premises, in aggregate, shall comply with the overall parking ratios and other parking regulations established by the PUD for the Premises.

8.6 Landscaping. The visual effect of all parking, loading, storage and driveway areas shall be "softened", in accordance with Article VII and as otherwise required by the Developer, by use of landscaping so as to minimize the visibility of hard surfaced areas, vehicles and equipment to motorists and people working or living in Main Street Market. Such effect shall in part be created through the use of landscaped parking islands as required by the Developer and the Village.

8.7 Location of Loading Areas. Truck and truck-trailer loading, receiving and parking areas shall be located away from the street side(s) of any Building wherever possible, and shall be designed and located so as to confine all truck maneuvering to the Building Site: In addition, all such loading areas shall be given priority with respect to landscape screening.

8.8 Storage of Trailers and Vehicles. There shall be no storage of trailers or construction vehicles on any Building Site beyond Building occupancy.

8.9 Rules and Regulations. Each Lot and Building Site shall be subject to the easements for Cross-Access and Parking as described in Section 11.6 hereof and such Rules and Regulations related to parking as may be established from time to time by the Association.

ARTICLE IX Signage and Lighting

9.1 Sign Approval. The Developer recognizes the need for signs advertising the identity of Owners and occupants and the businesses they conduct on the Premises and also recognizes that acceptable standards for such signs may change from time to time. All requests for signs on any Building Site or other Lot within the Premises shall be submitted to the Developer and Village for approval and shall contain detail as to size, location, materials, location of Building address on such sign, color and lighting together with a full color rendering. The Developer may approve or disapprove the request, in writing, or may require that the proposal be altered to fulfill the intent of the Declaration. If the Developer does not act upon a sign proposal within thirty (30) days after submission, the proposal shall be deemed approved. All decisions regarding signs shall be approved within the sole discretion of the Developer and shall also be subject to applicable Village approval requirements and restrictions.

9.2 Sign Standards. Any sign located within the Premises shall meet the following minimum standards:

(a) Signs may only advertise the name(s) of the Building occupants and/or the Owner(s) of the Building Site.

(b) Each Building Site may contain only one major free-standing project sign, which shall be affixed to the ground and illuminated by ground and/or internal methods. All free-standing signs must have a minimum of two feet of brick base and the total height shall not exceed 6 feet unless otherwise approved by the Developer. Portable signs are prohibited.

(c) Building signs shall be permanently affixed to the face of the Building and shall not flash, pulsate, rotate, or be affixed with moving appurtenances. Roof-top signs are prohibited. Only individual letter signage shall be allowed with internal illumination. The Maximum letter height shall be 30" unless otherwise approved by the Developer

(d) Smaller signs adjacent to individual tenant entrances and identifying individual tenants or directing traffic may also be allowed at the sole discretion of the Developer.

(e) All signs must be architecturally compatible to other Improvements.

9.3 Monument Signs. The Developer, or the Association, as the case may be, shall install certain monument signs throughout the Premises according to the Main Street Market Monument Sign Plan attached hereto as Exhibit D. The location, size, purpose and materials to be utilized for each such sign shall be as more particularly described on said Exhibit D.

9.4 Lighting Standards. Lighting on individual Building Sites shall be approved by the Developer and shall adhere to applicable governmental lighting codes and ordinances, as well as the following requirements:

(a) All exterior lighting shall be energy efficient and shall be located, oriented, and of an intensity to illuminate only the Building Site or Lot where located without detrimentally affecting activity on adjacent Sites or Lot or traffic on streets and highways.

(b) Lighting shall not be located on the roofs of Buildings. Any lights affixed to a Building shall be oriented downward at no more than a 45-degree angle from the vertical so as to light only areas of the Site.

(c) Lights may neither flash, pulsate, nor be so bright as to impair or hinder vision on public streets or adjacent Building Sites; or otherwise constitute a nuisance in the judgment of the Developer. Under soffit neon banding shall be prohibited.

(d) Mixing of lighting types (i.e. sodium vapor, incandescent, mercury vapor, metal halide) should be avoided.

(e) Integration of similar lighting fixtures is required.

(f) All parking lot lighting and other such lighting not attached to a Building or Structure shall conform to the standards determined by the Developer, shall be uniform and consistent in nature throughout the Premises in accordance with the Main Street Market Lighting Requirements attached hereto as Exhibit E. All such parking lot lighting shall utilize LED lights, and shall not exceed 25' in height.

(g) Photometric plans for all lighting must be submitted to the Developer for approval.

ARTICLE X

Other Improvements and Maintenance

10.1 Improvements Not Specifically Addressed. The construction and placement of Improvements including but not limited to special utilities, antennae, receiving dishes, towers, incidental storage buildings, and other facilities not specifically addressed elsewhere within the Declaration shall require the written approval of the Developer and the Village.

10.2 Maintenance and Repair. All Improvements, Buildings, or Structures on Building Sites shall be kept, maintained and repaired in good condition at all times. Regular maintenance routines shall be followed by Owners such that the Improvements, Buildings, or Structures continue to be maintained, at all times, as nearly as possible, in the condition set forth in the Site and Operational Plans approved by the Village and the Building Plans (as described in Section 5.1 hereof) approved by the Developer. Any damage resulting from casualty loss to any Improvements, Buildings, or Structures shall be immediately replaced or repaired by Owner to their original condition, as nearly as possible.

10.3 Address Signs and Mailboxes. The location and design of all mailboxes and address signs shall be submitted to the Developer or the ACC, as the case may be for approval and shall be of consistent color, height, style and design throughout the Development.

ARTICLE XI

Area-Wide Benefits

11.1 Right to Enter and Maintain. The Developer and Association are hereby granted an easement and consequently shall have the right to enter upon any Lot and/or Building Site, at reasonable notice to the Owner, for the purpose of repairing, maintaining, renewing, or reconstructing any utilities, facilities, retention/detentions areas, drainage systems, sewer and water systems, monument signage, landscaping, parking lot lighting, sidewalks, impoundments or other Improvements which benefit other Lots and/or Main Street Market as a whole, in addition to benefiting such Lot. If such Lot and/or Building Site contain public utilities or facilities having an area-wide benefit, which are maintained by the Village, the Village, following prior written notification to the

Developer, may, if necessary to maintain such facilities in good working order and appearance, enter upon any Lot and/or Building Site in order to repair, renew, reconstruct, or maintain such facilities or utilities and may assess the cost, if such cost is not traditionally assumed by the Village and/or prior to acceptance of such public improvements, to the Owners. No prior written notification shall be required for emergency repairs.

11.2 Right to Assess. The cost of such maintenance, renewal or reconstruction whether by the Developer or the Village may be assessed against Owners of all Lots within the Premises, on a pro rata basis, based on the acreage of real estate owned by said Owner in relation to the total acreage contained in the last legal description of record for Main Street Market on the date such calculation is made. Any assessment imposed hereunder shall be a lien against the real property subject to the assessment. Such lien shall be in the nature of a mortgage and enforceable pursuant to the procedures for foreclosure of a mortgage.

11.3 Control of Noise, Vibrations, Dust, Etc. It is difficult, if not impossible, to set minimum or maximum standards for control of noise, vibration, dirt, dust, smoke, odor, glare, and waste. Therefore, to protect the Developer's interest in Main Street Market and the Premises, and to facilitate the orderly development of Main Street Market and the Premises, the plans required under Articles IV and V shall contain sufficient engineering data to enable the Developer to determine whether or not the proposed Improvement will operate within limits acceptable to the Developer with respect to noise, vibration, dirt, dust, smoke, odor, glare, and waste.

11.4 Operations. Owner shall operate all improvements and conduct all of its activities on the Premises in accordance with the limits established herein.

11.5 Pedestrian Walkway. Any walk or walkway consisting of paved areas for pedestrians; whether identified on the CSM, any Future Land Division or hereafter constructed on any Lot ("Pedestrian Walkways") located within the Premises shall be the property of the Owner(s) of such Lot where said Pedestrian Walkways are located and shall be subject to an easement granted to the Village together with each Owner and their respective guests and invitees. The Association shall be responsible for the maintenance of such Pedestrian Walkways, including but not limited to snow and ice removal. However, the Owner of each such Lot where said Pedestrian Walkways are located shall only be relieved of any maintenance obligations they may have as Owners of any Lot or portion thereof only to the extent that the Association performs the required maintenance of such Pedestrian Walkways to the satisfaction of the Village.

11.6 Cross Access and Parking Easements. The common driveways located within the Premises and all parking areas as shown on the CSM or shown on any Future Land Division for Main Street Market, together with any and all parking areas and common driveways now or hereafter constructed within the Premises, shall be the Property of the Owner of such Lot where said driveways and parking areas are located and shall be subject to an easement granted to the Village, together with a perpetual non-exclusive easement in favor of both the Association and all Owners and their respective guests and invitees for the parking of motor vehicles, for the free use of and access to the facilities installed for the benefit of such guests and invitees by the businesses and occupants of the Building Sites and for reciprocal access, ingress and egress for purposes of access to and from the

respective Lots within the Premises and to publicly dedicated roads adjacent to said Premises. Absent an express Rule adopted by the Association under section 8.9 to the contrary, no Owner shall have the right to exclude, restrict or prohibit the free use of any parking areas on a particular Lot or within the Premises by the remaining Owners or their respective guests and invitees. No temporary signage related to parking rules, restrictions or enforcement of any kind shall be posted upon any Building or Lot by any Owner without the express written permission of the Association. Further, no Owner shall do anything to interfere with the use of the easements granted hereunder by the Association, all Owners and the respective guests and invitees. No curbs, barriers, fences, dividers or other obstructions of any kind shall be constructed on or across any driveway or parking area to prevent, prohibit or discourage the free and uninterrupted flow of vehicular and pedestrian traffic over such areas within the Premises absent the express written permission from the Village and the Developer or Association, as the case may be. The Owner of any Lot where such parking areas and common driveways are located (or to be located hereafter) shall be responsible for constructing and paving all such areas, including Pedestrian Walkways. All such construction shall be in accordance with the Site Plan submitted hereunder and shall comply with all Village ordinances and requirements. The Association shall be responsible for the maintenance of all such driveways, parking areas and all other areas deemed Common Elements hereunder; including but not limited to paving, sealing and striping and the responsibility to keep all such areas plowed and generally free of ice and snow. However, the Owner of each such Lot where said Common Elements are located shall only be relieved of any maintenance obligations they may have as Owners of any Lot or portion thereof only to the extent that the Association performs the required maintenance of such driveways to the satisfaction of the Village.

ARTICLE XII

Enforcement, Termination, Modification

12.1 Right to Enforce. This Declaration and the Covenants contained herein are enforceable only by the Developer, the Association and/or the Village (for purposes of this Article XII Section 12.1-12.6, 12.8 and 12.10 only, both the Developer and the Association shall be referred to collectively as the "Developer"), or such person or organization specifically designated by the Developer, in a document recorded in the office of the Kenosha County Register of Deeds, as its assignee for the purpose thereof.

12.2 Manner of Enforcement. This Declaration and the Covenants contained herein shall be enforceable by the Developer and its assigns and/or the Village in any manner provided by law or equity, including but not limited to one or more of the following:

- (a) Injunctive relief;
- (b) Action for specific performance;
- (c) Action for money damages;
- (d) Performance of these Covenants by the Developer and/or the Village on behalf of any party in default thereof for more than thirty (30) days, after receipt by such party of notice from the Developer or the Village describing such default. In such event the defaulting Owner shall be liable to the Developer or the Village for the actual costs

(plus 15% for overhead) related to or in connection with performing these Covenants; and;

- (e) The manner provided for in Section 12.10 below.

12.3 Reimbursement. Any amounts expended by the Developer and/or the Village in enforcing these Covenants, including reasonable attorney fees, and any amounts expended in curing a default on behalf of any Owner or other party, shall constitute a lien against the subject real property until such amounts are reimbursed to the Developer and/or the Village, with such lien to be in the nature of a mortgage and enforceable pursuant to the procedures for foreclosure of a mortgage.

12.4 Failure to Enforce Not a Waiver. Failure of the Developer or assigns and/or the Village to enforce any provision contained herein shall not be deemed a waiver of the right to enforce these Covenants in the event of a subsequent default.

12.5 Right to Enter. The Developer and/or the Village shall have the right to enter upon any Building Site or other Lot within the Premises for the purpose of ascertaining whether the Owner of said Site or Lot is complying with these Covenants, and if the Developer and/or the Village so elects under Section 12.2(d) for the purpose of performing obligations hereunder on behalf of a party in default hereof.

12.6 Right to Vary. The Developer may, in its sole discretion, grant variances from the strict application of these Covenants where strict application of any provision would result in exceptional or undue hardship to the Owner of any Building Site or Lot, or where otherwise deemed appropriate by the Developer provided such variance is not in conflict with the dedications and restrictive covenants running with the land as described on the CSM, or the obligations imposed by this Declaration on Owners or the requirements of the Village ordinances.

12.7 Right to Amend. The Developer may, in its sole discretion and with the approval of the Village, amend this Declaration by written declaration, executed in such manner as to be recordable, setting forth such annulment, waiver, change, modification or amendment executed: (a) solely by the Developer until such time as Developer conveys all Lots within the Premises to other Owners (other than Affiliates of Developer), and thereafter (b) by Owners of seventy five (75%) percent of the Lots (such Owners and percentage to be determined as provided in Article XIII), provided the written consent of the Developer or its Affiliates, successors and assigns is first obtained so long as the Developer or its Affiliates, successors and assigns shall own any acreage within Main Street Market and so long as the written consent of the Village is obtained regardless of whether the Developer owns any acreage. Such written declaration shall become effective upon recording in the Office of the Register of Deeds of Kenosha County, Wisconsin. All amendments shall be consistent with the general plan of development embodied in this Declaration. Such amendments shall apply to Building Sites and Lot owned by the Developer and Owners and to any alterations to existing Improvements or new Improvements on all Sites and Lot. Such amendments shall take effect upon recording.

12.8 Duration. The Declaration and its Covenants shall run with the land forever and be binding upon Owners and shall continue and inure to the benefit of the Developer and its assigns for a

period of one hundred (100) years from the date of recording. At the end of one hundred (100) years, these Covenants shall continue in effect for subsequent renewing 50-year periods and shall not be terminated without the consent of the Village.

12.9 Additional Enforcement. In addition to the enforcement provisions set forth in Section 12.2 and together with the charges and procedures set forth in Article XIII, upon the occurrence of a violation of the Covenants set forth in this Declaration, the Developer shall give the Owner written notice of the violation and if such violation is not remedied within five days after notice, or if a second occurrence of such violation shall occur within six months of the original notice of such violation, the Association or Developer may levy a fine in the amount of \$500.00 and an additional fine of \$100.00 for each day thereafter for which the violation continues. All fines levied shall constitute a special assessment and a lien on the Lot or Building Site of the Owner who caused the violation and if a fine is not paid within 15 days after written notice of such fine, the amount due shall accrue interest at the rate of 12% annually. Enforcement of these Covenants shall be by any proceeding at law or in equity against any Owner, person or persons violating or attempting to violate any covenant or restriction, either to restrain violation or recover damages, and against the land to enforce any lien created by these covenants. Failure to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

12.10 Village Authority. In the event the Covenants contained herein and as contained in the CSM are not being performed to the satisfaction of the Village, the Village shall have the right, but not the obligation, in addition to its enforcement authority under Section 12.2, to perform such function and may assess any charges incurred in the performance of such Covenants against the Association and/or the Owners. Any amounts expended by the Village in enforcing these Covenants, including reasonable attorney fees, and any amounts expended in curing a default on behalf of any Owner or other party, shall be paid by Owner. In the event such amounts are not paid, the charges may be levied as a special assessment by the Village in accordance with Wisconsin Statutes.

ARTICLE XIII OWNERS' ASSOCIATION

13.1 Owners' Association. The Developer shall form an Owner's Association for the purpose of enforcing these Covenants. The Developer and Village may also enforce these Covenants.

13.2 Creation of Owners' Association. The Developer shall authorize the creation of the Association, by the filing of Articles of Incorporation with the Wisconsin Department of Financial Institutions. The Developer will give notice of the creation of the Owners' Association to all Owners who have notified the Developer of their name and address for notice purposes hereunder. All Owners shall be entitled and required to be members of the Association. The Association shall be known as Main Street Market Commercial Owners' Association, Inc. The Association shall be incorporated as a non-stock Corporation under the laws of the State of Wisconsin. The Articles of Incorporation and the By-Laws for the Association, which will become effective when the Developer authorizes the creation of the Association, and shall be prepared by the Developer in its sole discretion, consistent

with the provisions hereof. The Association's existence shall be perpetual and shall not be dissolved by the Owners without the express consent of the Village.

13.3 General Purpose of the Association. The Association, when formed, shall be responsible for implementing and insuring adherence to these Covenants.

13.4 Membership. Each Owner shall be a Member of the Association. Such Membership shall be appurtenant to and may not be separated from ownership of a Lot. Votes shall be allocated to Members of Lots based on the amount of acreage in the Premises owned by each Member. Each Member shall be allocated one vote for up to one acre owned, and one additional vote for each additional full acre owned, up to a maximum of five votes per Member. For purposes of determining the number of votes allocated to an Owner, all Lots owned by an Owner shall be aggregated. When more than one person or entity holds an interest in a Lot, the vote shall be exercised as they themselves shall determine. For purposes of determining the Developer's votes, every acre which it owns within the Premises shall constitute one vote and the Developer shall not be limited as to the number of votes it may possess for acreage within the Premises which it continues to own. So long as the Developer, or its successors and assigns, shall own one (1) or more Lot(s) within the Premises, the authority and functions of the Board of Directors, whose duties and functions are set forth in the Bylaws of the Association, and the Architectural Control Committee shall remain in and be exercised solely by Developer (by individuals selected by the Developer) or its successors and assigns. When Developer, or its successors and assigns, no longer owns one (1) Lot within the Premises, or at the end of fifty (50) years from the date of sale of the first Lot sold by the Developer, whichever occurs last, Developer shall promptly select three Owners (or their officers, directors, or employees) to serve on the Board of Directors of the Association until the next annual meeting of Members or until their successors have been duly elected, unless earlier appointed by the Developer in its sole discretion. The Board of Directors, thereafter consisting of three members, shall be elected by the Members at each annual meeting of Members. Members of such elected Board of Directors shall serve for one year or until their successors have been duly elected. The members of the Board of Directors shall not be entitled to any compensation for their services as such members. Any Member who is delinquent in the payment of charges, assessments and special assessments charged to or levied against such Member's Lot shall not be entitled to vote until all of such charges and assessments have been paid. Members shall vote in person or by proxy executed in writing by the Member. No proxy shall be valid after six months from the date of its execution. The Board of Directors shall further elect officers of the Association consisting of a President, Vice President, Secretary and Treasurer who shall also be Owners (or their officers, directors or employees). Their duties shall consist of activities required for the daily administration of the Association, as set forth in the Bylaws, and other such duties authorized by the Board of Directors. The Board of Directors and Officers shall not be liable, responsible or accountable in damages or otherwise to the Association or to any Owner for any acts performed or omitted by them in good faith except for willful misconduct. They shall be indemnified and held harmless by the Association against obligations and liabilities arising or resulting from or incidental to management of the Association's affairs provided that no party shall be entitled to indemnification hereunder for acts or omissions constituting willful misconduct.

13.5 Charges, Assessments and Special Assessments. According to the following procedures, the Association, when formed or at such other time as otherwise determined by the

Developer, shall levy such charges and assessments as may be necessary to carry out its stated purposes:

(a) General Annual Assessment. All Lots and the Owners thereof shall be subject to a general annual assessment, determined and levied by the Board of Directors of the Association, for the purpose of defraying the costs and expenses of the Association in performing its stated purposes and functions, including but not limited to the maintenance and operation of the Common Elements and the enforcement of the Covenants. By December 15th of each year the Board of Directors shall determine a general annual assessment based thereon which shall be sufficient to meet the estimated costs and expenses of the Association for the ensuing year. The annual budget shall be considered and approved at the annual meeting by the members of the Association. The general annual assessment shall be allocated and assessed against Owners of all Lots within the Premises, on a pro rata basis, based on the acreage of real estate owned in proportion to the total acreage in the last legal description of record for Main Street Market on the date such calculation is made, and shall be paid at the time and in the manner determined by the Board of Directors of the Association, which time shall not be sooner than thirty (30) days after the date of the annual membership meeting.

(b) Special Assessments. Each Lot and the Owners thereof shall be subject to any special assessment determined necessary by the Board of Directors of the Association to cover all or any part of any extraordinary expenses incurred by the Association but not included in the annual budget. Such special assessments shall be assessed against one or more Owners deemed responsible for the extraordinary expenses (in the discretion of the Board of Directors), or against Owners of all Lots within the Premises, on a pro rata basis, based on the acreage of real estate owned in proportion to the total acreage in the last legal description of record for Main Street Market on the date such calculation is made. Special assessments shall be due and payable sixty (60) days after the affirmative vote declaring such special assessments by the Board of Directors of the Association.

(c) Collection and Enforcement. The right to collect or enforce the collection of charges, assessments and special assessments is hereby delegated exclusively to the Association. The Owners of Lots shall be personally obligated to pay such charges, assessments and special assessments upon the Lot owned by them, and such charges, assessments and special assessments shall also be and constitute a maintenance lien, until paid, against the Lot to which charged. All charges, assessments and special assessments levied by the Association which are unpaid when due shall bear interest from such due date at the rate of twelve percent (12%) per annum until paid in full, and such interest, together with the underlying assessment, shall from such time become and remain a part of the lien upon such Lot until paid. Such amounts are in addition to other charges set forth herein.

The Association and Developer shall have the exclusive and sole right and power to collect or enforce the collection of charges, annual assessments and special assessments, and to bring any and all actions and proceedings for the collection thereof and for the foreclosure of liens therefor. The Association, acting through the Board of Directors, and as representative of all members, may bring action at law against any Owner personally obligated for payment of unpaid assessments, or may foreclose the lien against any Lot. If the assessment levied against any Lot remains unpaid for a period of 60 days from the date of levy, then the Board may, in its discretion, file a claim for maintenance lien against such Lot in the office of the Clerk of Circuit Court for Kenosha County within six months

from the date of levy. Such claim for lien shall contain a reference to the resolution authorizing such levy and date thereof, the name of the claimant or assignee, the name of the person against whom the assessment is levied, a description of the Lot and a statement of the amount claimed and shall otherwise comply in form with the provisions of Wisconsin Statutes Section 779.70. Foreclosure of such lien shall be in the manner provided for foreclosure of maintenance liens in said statute or any successor statute and the Owner of the Lot subject to such lien shall be responsible for the costs of such action, together with reasonable attorneys' fees. Note: the rate for any of the above-mentioned assessments shall not be limited by the amounts set forth in Wisconsin Statutes, Section 779.70 and the Owner's hereby consent to such provision.

(d) **Liability for Payment of Charges and Assessments.** No Owner may exempt such Owner's Lot from liability for contribution for charges and assessments levied by the Association by waiver of use of any of the Common Elements, or by the abandonment of the Lot; no conveyance shall relieve the seller or Lot of such liability, and such Owner shall be jointly and severally liable along with the purchaser in any such conveyance for the charges and assessments incurred until the date of sale, until all charges and assessments against the Lot have been paid. Any interested person shall be entitled to a statement of unpaid assessments with respect to any Lot upon written request to the secretary of the Association.

(e) Notwithstanding any other provision in this Declaration to the contrary, the Developer shall not be liable to the Association for the above-mentioned assessments for undeveloped acreage owned by the Developer on which it has not constructed any Building or Structures. Every purchaser of such acreage from the Developer shall be subject to the entire amount of assessment due under this section and shall pay the same, to the Association. In the event the assessments collected under this Article 13 are insufficient to cover the costs of performing the obligations as are contained within this Declaration and as imposed by the CSM, and the Developer continues to own undeveloped acreage as set forth under this Article XIII, the Developer shall be responsible for 100% of the assessments on such acreage to the extent necessary to cover the deficiency.

(f) Notwithstanding anything contained herein to the contrary, the Developer and/or Association shall not have the power to discontinue the collection of assessments and charges or reduce such assessments or charges to a level which, in the opinion of the Village would impair the ability of the Developer, Association or the Owner to perform the functions as set forth in the herein and in the CSM. Any proposed elimination or material reduction in the assessments or charges against Owners shall meet with the approval of the Village.

13.6 **Developer's Conveyance to Association.** Within ninety (90) days of the Association's incorporation, the Developer will convey to the Association by quit claim deed any and all fixtures, structures, improvements, real property and real property interests which the Developer in its sole judgment may deem to be Common Elements as of the date of such conveyance. The following shall apply with respect to the Common Elements:

a) Subject to the provisions herein, every Owner shall have a right and easement of benefit and/or enjoyment in and to any Common Elements, but subject to the Covenants contained herein and the easements, covenants and restriction contained on the CSM or to be shown on Future Land

Divisions , acquired by the Association which shall be appurtenant to and shall pass with the title to every Lot.

b) It is understood that entry monuments or other similar structures may be, in the discretion of the Developer, located on easements within the Preservation Areas and said structures shall be for the benefit of the Association and shall be maintained, operated and administered by the Association.

c) The rights and easements of benefit and/or enjoyment created hereby shall be subject to the following:

(i) The right of the Developer and/or Association, but subject to the prior written approval of the Village, to dedicate or transfer all or any part of any Common Elements and or Preservation Areas to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the Board of Directors, Association and Developer;

(ii) The right of the Association, but subject to the prior written approval of the Village, to mortgage any or all of the Common Elements and or Preservation Areas and facilities constructed on the Common Elements and or Preservation Areas for the purposes of constructing or maintaining improvements or repair to such areas or facilities pursuant to approval by the Board of Directors;

d) In the event any Common Element and or Preservation Areas or any portion of the storm water drainage, water and/or sanitary sewer systems servicing the Property are damaged or destroyed by an Owner or any of his guests, tenants, licensees, agents or members of his family, such Owner does hereby authorize the Association and/or Developer or the Village to repair said damaged area in compliance with Village ordinances; the Association and/or the Village shall repair said damaged area in a good workmanlike manner in conformance with the original plans and specifications of the area involved, or as the area may have been modified or altered subsequently by the Association in the discretion of the Association. The amount necessary for such repairs, plus 15% for the Association's or Developer's overhead, shall be a special assessment upon the Lot of said Owner and shall accrue interest at the annual rate of 18% unless paid in full within 15 days after notice to pay.

e) Disclaimer. Developer shall convey the Common Elements to the Association "as is" and without warranty, express or implied, of condition, quality of construction, fitness for a particular use or otherwise. The Association shall be responsible for obtaining adequate liability and other required insurance for the Common Elements. Developer shall have no liability for damage or injury to any persons or property arising from the existence or use of the Common Elements. The Association shall indemnify and hold the Developer harmless against any and all claims, relating to the Common Elements.

ARTICLE XIV Specific Uses

14.1. Use Restrictions. No Owner, other than the Owner of Lot 2 shall develop, use or operate on any portion of the Premises, a business which engages in any manner in the rendering of healthcare

services that would compete with a hospital, as that term is defined at Section HFS 124.02(6) of the Wisconsin Administrative Code, or a business which engages in any manner in the rendering of healthcare services that would compete with the Lot 2 Owner's intended use as a Medical Clinic, including but not limited to any imaging services, any surgical services, any laboratory services, any physical therapy services, any walk-in physician services (including walk-in services provided by mid-level providers) and other physician services provided by doctors of medicine, doctors of osteopathy, doctors of podiatry and doctors of chiropractic. Notwithstanding the foregoing, this restriction shall not in any manner prohibit the development, use or operation on any portion of the Premises of any of the following:

- (a) Doctors of dental surgery and/or doctors of dental medicine;
- (b) Doctors of ophthalmology; and
- (c) Use as a pharmacy, drug store or any other similar retail facility engaged in the sale of pharmaceuticals. However, walk-in physician services (including walk-in services provided by mid-level providers) are expressly restricted within a pharmacy, drug store or any other similar retail facility engaged in the sale of pharmaceuticals, as described within this Article 14.1.

14.2. Other Uses. The Developer intends to construct and/or sell to other purchasers the property and rights to construct facilities, Buildings, Improvements, and Structures within Main Street Market as allowed under the B-2, Community Business District Village zoning classifications and any other zoning as allowed by the Village.

14.3. Prohibited Uses. The following uses shall be expressly prohibited within the Premises:

- (a) car lots;
- (b) flea markets;
- (c) motels;
- (d) pawn shops;
- (e) adult-oriented retail uses (including but not limited to adult video or bookstores), adult cabaret, adult club, adult theatre or viewing facility of any kind; and
- (f) any convenient cash business or trade.

ARTICLE XV
Miscellaneous

15.1 Submission of Plans. Whenever an Owner is required by these Covenants to submit plans of any kind to the Developer, such plans, in addition to the required number of plans to be submitted to the Village, shall be submitted in duplicate to the Developer. After the plans have been reviewed, one set shall be returned to the Owner with the Developer's approval and/or comments.

15.2 Time for Approval. Unless otherwise specifically provided herein, whenever the Developer's approval is required hereunder, the Developer shall take action within thirty (30) days after receipt of the request for approval, together with all plans, specifications, or other documents required for evaluation of such request (unless a longer time is specifically provided for herein). If the Developer determines that additional material or information is necessary, this time period shall not begin until after such additional material or information is provided. If the Developer elects not to grant approval, it shall provide specific written objections within the thirty (30) day time period provided herein, otherwise the request shall be deemed to have been approved.

15.3 Developer not Liable. The Developer, the members, officers, directors, employees and affiliates of Developer, the ACC, Board of Directors and Officers of the Association and any other individual or entity responsible for enforcement of these Covenants shall not be liable for any damage, loss, or prejudice suffered or claimed by any Owner on account of:

- (a) The approval or disapproval of any plans, drawings, and specifications, whether or not in any way defective;
- (b) The construction of any Improvement, Structure or Building or performance of any work, whether or not pursuant to approved plans, drawings, and specifications;
- (c) The development of any Building Site or other Lot within the Premises;
- (d) Waiver, variance, modification or termination of these Covenants; or
- (e) Any and all liability, damages, costs or expense arising from personal injury, death, or property damage occurring on any Owner's Lot, or in any way related to any Owner's use of or activity within the Premises, unless caused by the sole act or gross negligence of any of the foregoing parties.

15.4 Invalidity. Invalidation of any of the provisions of these Covenants, whether by court order or otherwise, shall in no way affect the validity or the remaining provisions which shall remain in full force and effect. Said invalid or illegal provision will be modified to reflect, as close as possible, the original intent of the former invalid or illegal provision but in such a manner so as to make said provision valid and legal.

15.5 Captions. The captions of articles and sections herein are for convenience only and are not intended to be part of the Covenants or in any way to define, limit or describe the scope and intent of the particular article or section to which they refer.

15.6 Recording. Any reference herein to recording a document shall mean recording in the office of the Register of Deeds for Kenosha County, Wisconsin.

15.7 Notices. Every Owner shall give written notice to the Developer of its name and address for notice purposes (identifying the Lot it has acquired) within ten (10) days of becoming an Owner.

Any notice required to be sent to any Member or Owner under the provisions of this Declaration shall be deemed to have been properly sent when mailed, postpaid, to the last known address of the person who appears as Member or Owner on the records of the Developer or Association at the time of such mailings.

15.8 Conflict & Failure to Mention. In the event of a conflict between the provision of this Declaration and the Village ordinances, and the Village ordinance is stricter than the provisions contained herein, the Village ordinances shall control. Failure to mention a requirement, with respect to any Lot, Outlot, Building, or Improvement, or other necessary approval in this Declaration shall not imply that no such requirement exists on behalf of the Village and shall not constitute a waiver of such Village requirement and/or approval. Each and every Owner shall be solely responsible to ensure that Village ordinances are adhered to and shall be subject to the appropriate Village approval process for construction of Building and Improvements within any Lot.

15.9 Dedications/Restrictive Covenants/Easements. Each and every Owner of a Lot and Outlot shall be subject to and bound by the easements, dedications and restrictive covenants as are set forth on the CSM or to be shown on Future Land Divisions.

[THE REMAINDER OF THIS PAGE HAS INTENTIONALLY BEEN LEFT BLANK]

IN WITNESS WHEREOF, The Developer has caused the presents to be executed the day and year first written above.

MAIN STREET DEVELOPMENT, LLC

Stephen R. Mills, Authorized Member

State of Wisconsin)
) ss.
Kenosha County)

The above named Stephen R. Mills, came before me this _____ day of _____, 2018, to me known to be the person and member who executed the foregoing instrument and acknowledge that he executed the same as the authorized member of Main Street Development, LLC, by its authority.

Name:
Notary Public, State of
My commission expires

This instrument drafted by
Bear Development, LLC
John E. Hotvedt, Director of Operations
4011 80th Street
Kenosha, WI 53142

EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1:

That part of the North 61.50 acres of the Southwest 1/4 of Section 22, Town 1 North, Range 22 East of the Fourth Principal Meridian, lying between the East line of relocated Highway "31" and the West line of Old Highway "31". Except the North 190 feet; and lying and being in the Village of Pleasant Prairie, Kenosha County, Wisconsin.

PARCEL 2:

The South 98.50 acres of the Southwest 1/4 of Section 22, Township 1 North, Range 22 East of the Fourth Principal Meridian, except that part of the said South 98.50 acres which lies East of Old State Trunk Highway 31; Also excepting that parcel described as: Commencing at a point in the center of Highway 31, 570 feet North of a point 1119.5 feet East of the Southwest corner of said 1/4 Section; thence East 140.9 feet, North 182 feet, West 189.1 feet to the center line of highway, Southeasterly along the center line of said highway 142.5 feet to place of beginning; said land lying and being in the Village of Pleasant Prairie, Kenosha County, Wisconsin. Excepting therefrom: All that part of the Southwest 1/4 of Section 22, Township 1 North, Range 22 East in the Village of Pleasant Prairie, Kenosha County, Wisconsin, described as follows: Commencing at the Southwest corner of said Section 22, thence North 02°41'03" West and along the West line of said Section 22, 87.07 feet to a point in the new North line of State Trunk Highway 165 and the point of beginning of the following description: Thence continuing North 02°41'03" West and along the West line of said Section 22, 1563.08 feet, more or less, to the North line of the Donald Kleinschmidt property and the North line of the South 98.5 acres of the Southwest 1/4 of said Section 22, as indicated on the Wisconsin Department of Transportation right of way plat dated March 1, 1990 and revised October 30, 1990; thence North 89°53'33" East along said North line, 312.54 feet, more or less, to a point in the West line of the relocated State Trunk Highway 31 and a point in a curve, as indicated on said right of way plat, said point indicated as Station 155+66.57; thence Southerly 245.11 feet along the West line of said relocated highway and the arc of said curve to the left, whose radius is 11,529.16 feet and whose chord bears South 02°46'11" East, 245.11 feet, more or less, to a point of tangency; thence South 03°22'44" East and along the West line of said relocated highway, 1265.43 feet, more or less; thence South 42°04'39" West, 70.45 feet, more or less, to a point in the new North line of State Trunk Highway 165, said point lies 87.00 feet North of, as measured normal to, the South line of the Southwest 1/4 of said Section 22; thence South 89°40'10" West and along the new North line of said highway, 278.58 feet, more or less to the place of beginning. Further excepting therefrom: Begin at the Southwest corner of the Southwest 1/4; thence North 2°41'03" West along the West line of the Southwest 1/4 87.07 feet; thence North 89°40'10" East, parallel with the South line of the Southwest 1/4 278.58 feet; thence North 42°04'39" East 70.43 feet; thence North 3°22'44" West 1265.46 feet to a point of curve (from said point the long chord bears North 2°46'12" West 245.10 feet and the radius bears North 86°37'16" East 11,529.16 feet); thence Northerly along the arc of a curve to the right 245.10 feet to the North property line of the owner; thence North 89°53'33" East along said line 140.09 feet to a point of curve (from said point the long chord bears South 2°46'57" East 237.10 feet and the radius bears North 87°48'50" East 1,389.16 feet); thence Southerly along the arc of a curve to the left 237.10 feet; thence South 03°22'44" East 1265.46 feet; thence South 44°28'33" East 82.85 feet; thence North 89°40'10" East 776.14 feet to the centerline of the existing S.T.H. 31; thence South 22°36'06" East along said line 94.01 feet to the South line of the Southwest 1/4; thence South 89°40'10" West along said line 1331.77 feet to the point of beginning.

EXHIBIT B
THE CSM

EXHIBIT C
MAIN STREET MARKET LANDSCAPING STANDARDS

EXHIBIT D
MAIN STREET MARKET MONUMENT SIGN PLAN

EXHIBIT E
MAIN STREET MARKET LIGHTING STANDARDS

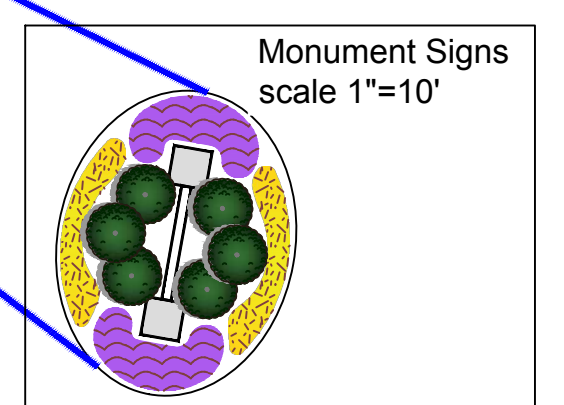
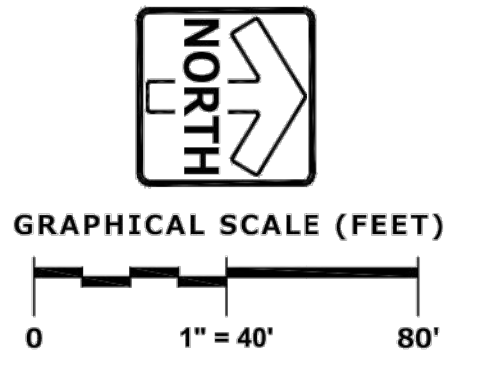


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 DESIGNED BY: [unreadable] DRAWN BY: [unreadable] CHECKED BY: [unreadable]

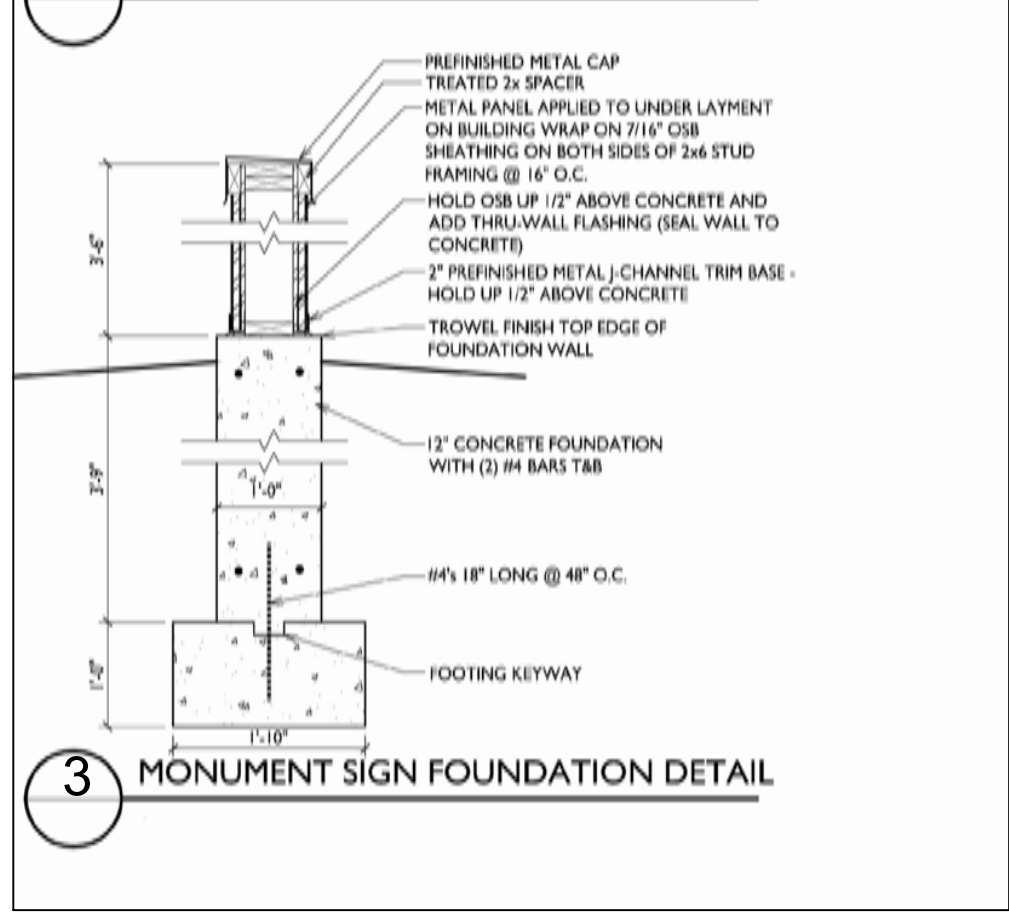
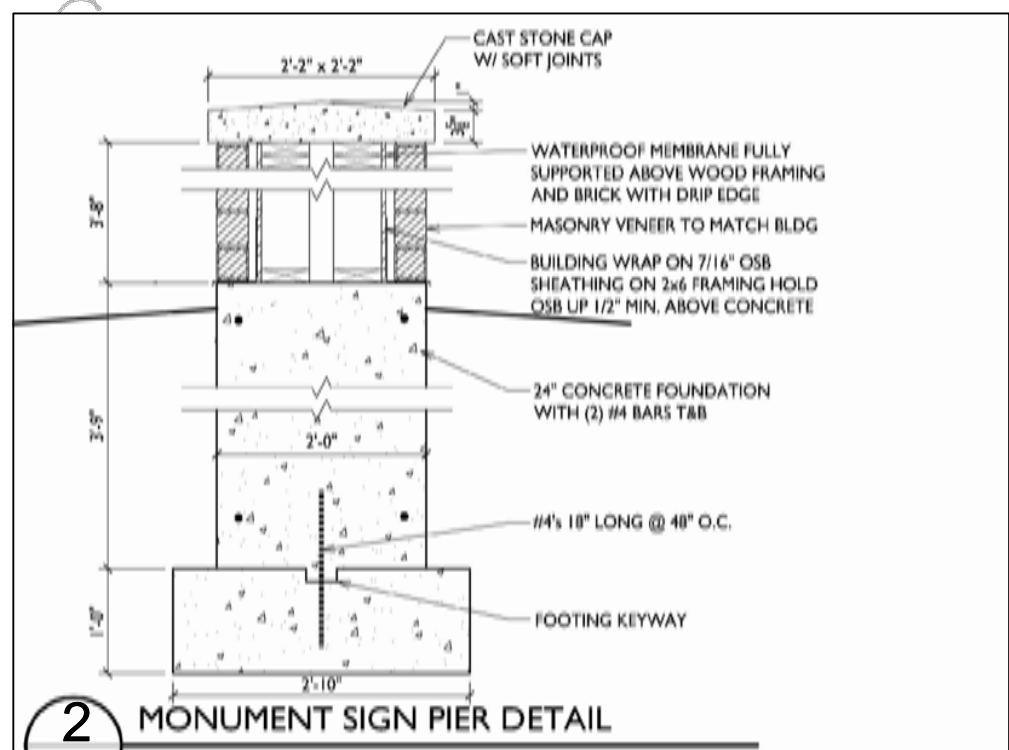
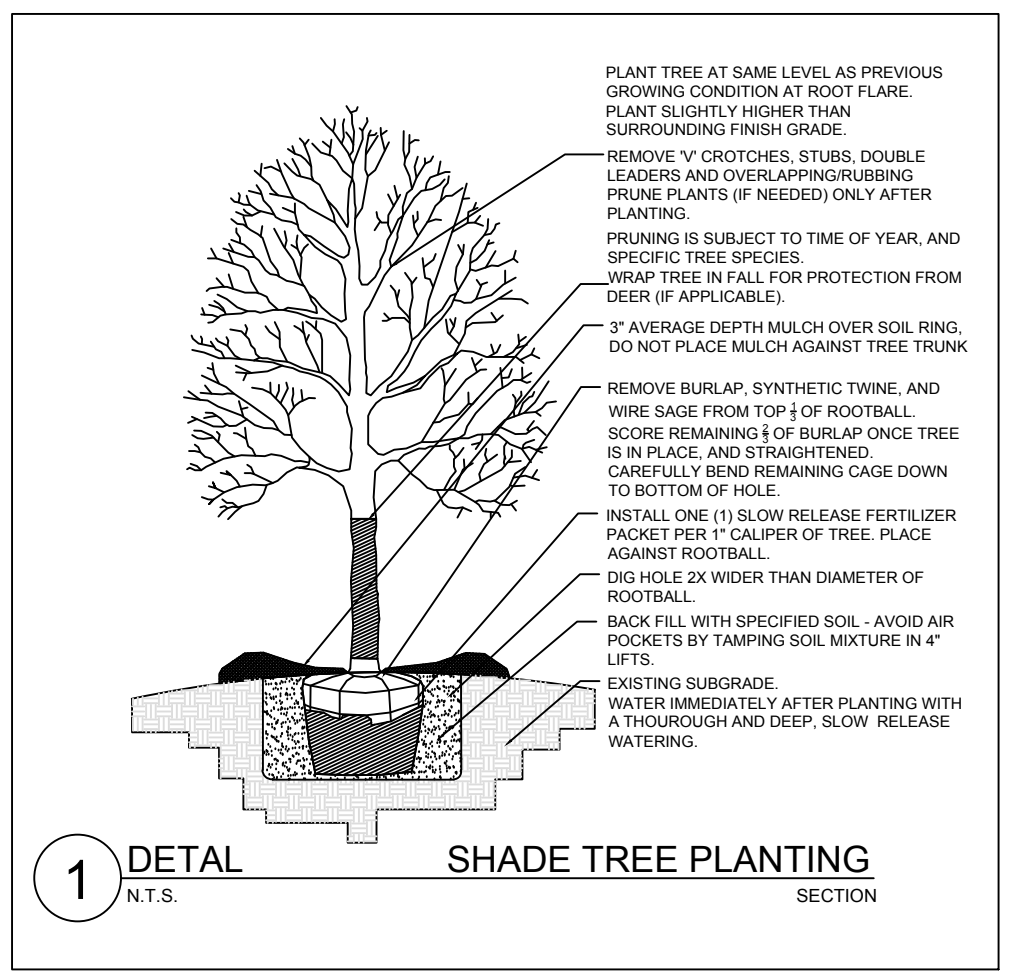
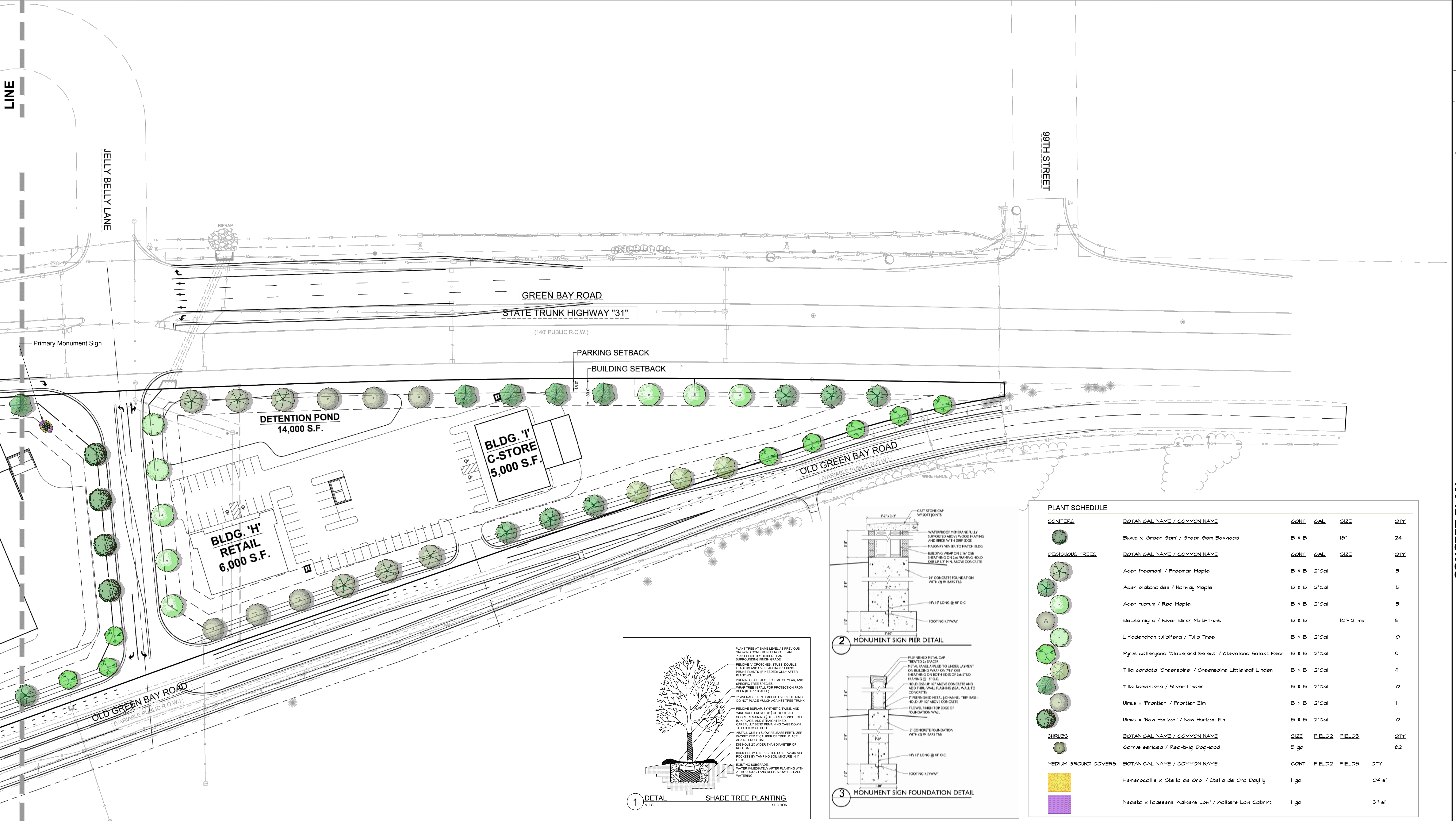
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 CONCEPT PLAN
 MATCH
 CONCEPT SITE PLAN

REVISIONS	
1	OVERALL SITE UPDATE 01/31/18

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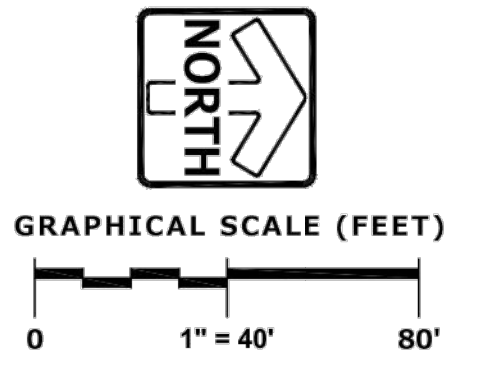


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PLANT SCHEDULE					
CONIFERS	BOTANICAL NAME / COMMON NAME	CONT.	GAL.	SIZE	QTY.
	Buxus x 'Green Gem' / Green Gem Boxwood	B 4 B		18"	24
DECIDUOUS TREES	BOTANICAL NAME / COMMON NAME	CONT.	GAL.	SIZE	QTY.
	Acer freemanii / Freeman Maple	B 4 B	2"	Gal	15
	Acer platanoides / Norway Maple	B 4 B	2"	Gal	15
	Acer rubrum / Red Maple	B 4 B	2"	Gal	15
	Betula nigra / River Birch Multi-Trunk	B 4 B		10'-12' ms	6
	Liriodendron tulipifera / Tulip Tree	B 4 B	2"	Gal	10
	Pyrus calleryana 'Cleveland Select' / Cleveland Select Pear	B 4 B	2"	Gal	8
	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	B 4 B	2"	Gal	4
	Tilia tomentosa / Silver Linden	B 4 B	2"	Gal	10
	Ulmus x 'Frontier' / Frontier Elm	B 4 B	2"	Gal	11
	Ulmus x 'New Horizon' / New Horizon Elm	B 4 B	2"	Gal	10
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY.
	Cornus sericea / Red-twig Dogwood	5 gal			82
MEDIUM GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT.	FIELD2	FIELD3	QTY.
	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal			104 sf
	Nepeta x faassenii 'Walkers Low' / Walkers Low Catmint	1 gal			131 sf

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- * Developer is responsible for Street Trees along Public Right of Ways as Shown.
- * Developer is responsible for common area plantings/landscaping at Main Detention Pond and monument sign locations as shown.
- * Future Lot Owners are responsible for interior plantings as shown at time of lot development.
- * All Maintenance and up keep of Main Street Market Landscaping is the responsibility of the Main Street Market Owners Association.

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 CONCEPT PLAN
 CONCEPT SITE PLAN OVERVIEW

Main Street Market Monument Signs

Main Street Market shall be permitted the following monument signs:

Primary Monument Signs

Location 1:

- Southeast corner of STH 31 and STH 165
- Located within a Signage Easement
- 16' Height
- 167' SF of sign face
- Double sided
- 7 individual Sign placeholders in addition to Main Street Market identification

Location 2:

- Southeast corner of STH 31 and Main Street (future)
- Located within Sign Easement (future)
- 16' Height
- 167' SF of sign face
- Double sided
- 7 individual Sign placeholders in addition to Main Street Market identification

Secondary Monument Signs

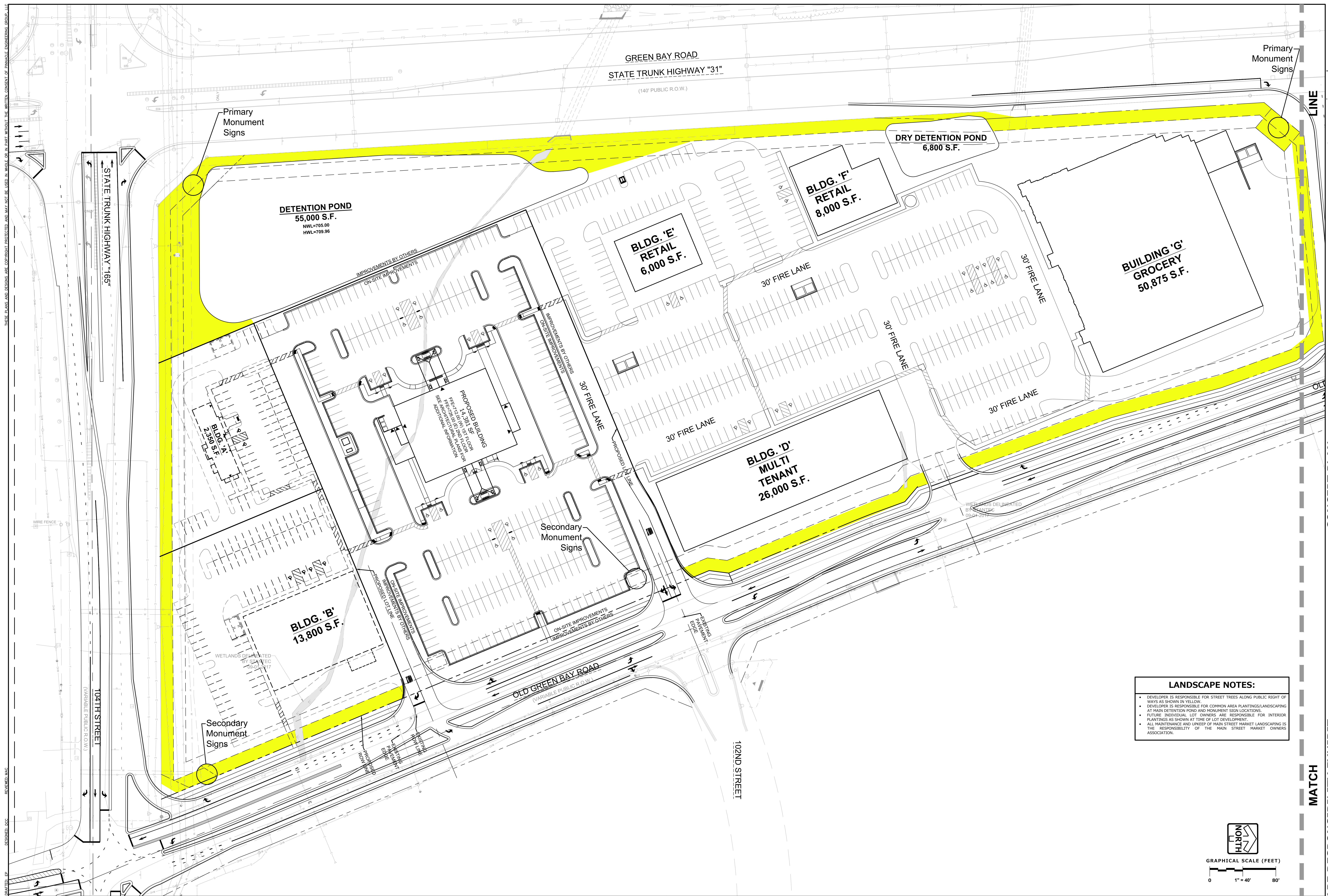
Location 1:

- Northwest corner of STH 165 and Old Green Bay Road (Pharmacy Outlot)
- 8' Height
- 160 SF of sign face
- May include limited electronic messaging

Location 2

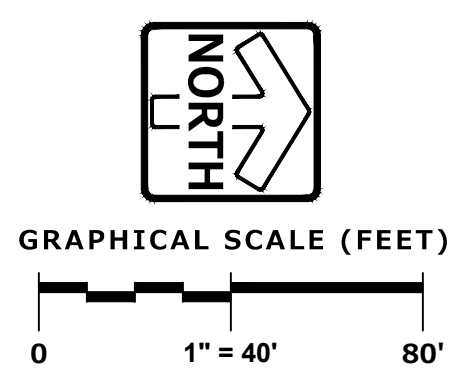
- Southwest corner of Old Green Bay Road and 102nd Street
- 8' Height
- 160 SF of sign face
- Wayfinding Tenant sign
- Multiple Tenant Sign

- May include limited electronic messaging



LANDSCAPE NOTES:

- DEVELOPER IS RESPONSIBLE FOR STREET TREES ALONG PUBLIC RIGHT OF WAYS AS SHOWN IN YELLOW.
- DEVELOPER IS RESPONSIBLE FOR COMMON AREA PLANTINGS/LANDSCAPING AT MAIN DETENTION POND AND MONUMENT SIGN LOCATIONS.
- FUTURE INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR INTERIOR PLANTINGS AS SHOWN AT TIME OF LOT DEVELOPMENT.
- ALL MAINTENANCE AND UPKEEP OF MAIN STREET MARKET LANDSCAPING IS THE RESPONSIBILITY OF THE MAIN STREET MARKET OWNERS ASSOCIATION.



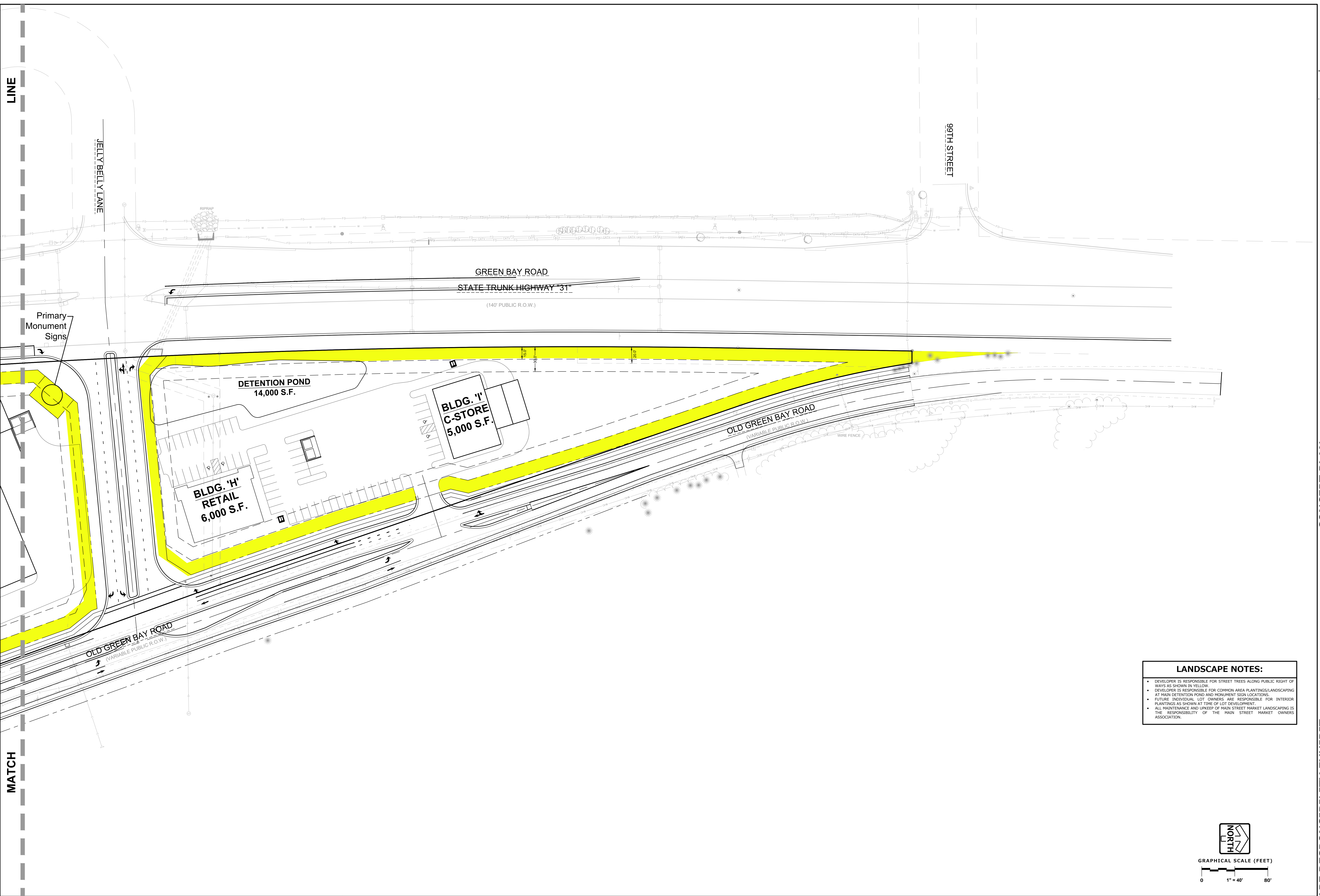
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MATCH
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 MATCH
 LINE
 JELLY BELLY LANE
 GREEN BAY ROAD
 STATE TRUNK HIGHWAY "31"
 (140' PUBLIC R.O.W.)
 99TH STREET
 OLD GREEN BAY ROAD
 (VARIABLE PUBLIC R.O.W.)
 WIRE FENCE
 DETENTION POND
 14,000 S.F.
 BLDG. 'I'
 C-STORE
 5,000 S.F.
 BLDG. 'H'
 RETAIL
 6,000 S.F.
 Primary Monument Signs
 RIPPAP
 15'0"
 20'0"
 1" = 40'
 0 80'
 NORTH
 GRAPHICAL SCALE (FEET)
 PLAN | DESIGN | DELIVER
 www.pinnacle-engr.com
 WISCONSIN OFFICE:
 15850 W. BLUE MOUND ROAD
 BROOKFIELD, WI 53005
 (262) 754-8888
 ENGINEERING | NATURAL RESOURCES | SURVEYING CHICAGO | MILWAUKEE | NATIONWIDE
 2:\PROJECTS\2017\1114.10-WI\CAD\EXHIBITS\1114.10-WI LANDSCAPE RESPONSIBILITY EXHIBIT.DWG



LANDSCAPE NOTES:

- DEVELOPER IS RESPONSIBLE FOR STREET TREES ALONG PUBLIC RIGHT OF WAYS AS SHOWN IN YELLOW.
- DEVELOPER IS RESPONSIBLE FOR COMMON AREA PLANTINGS/LANDSCAPING AT MAIN DETENTION POND AND MONUMENT SIGN LOCATIONS.
- FUTURE INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR INTERIOR PLANTINGS AS SHOWN AT TIME OF LOT DEVELOPMENT.
- ALL MAINTENANCE AND UPKEEP OF MAIN STREET MARKET LANDSCAPING IS THE RESPONSIBILITY OF THE MAIN STREET MARKET OWNERS ASSOCIATION.


PINNACLE ENGINEERING GROUP
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 CHICAGO | MILWAUKEE | NATIONWIDE

**MAIN STREET MARKET
 VILLAGE OF PLEASANT PRAIRIE, WI**

LANDSCAPE RESPONSIBILITY EXHIBIT

REVISIONS		SHEET
NO.	DESCRIPTION	
		C-2
		C-2

REG. JOB NO. 114.00-WI
 REG. P.N. MAC
 START DATE 09-18-17
 SCALE 1" = 40'
 SHEET C-2
 C-2

DESCRIPTION

The Ventus™ LED area luminaire provides uncompromising optical performance and outstanding versatility for a wide variety of area and roadway applications. Patent pending modular LightBAR™ technology delivers uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and any security lighting application. UL/cUL Listed for wet locations.

Catalog #	VTS-E05-LED-E1-T4-BZ	Type
Project	Froedtert South Southwest Medical Office Bldg	P1
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

Die-cast aluminum frame secures thermally conductive, extruded aluminum heat sink to independent electrical chamber. Heavy-wall, die-cast aluminum housing and door isolates driver components for cooler operation. The unique construction allows for passive cooling and natural cleaning of the extruded heat sink ensuring reliable operation at 40°C high ambient conditions. Stainless steel fasteners and hinging allow access to electrical components for installation and maintenance. Optional tool-less hardware available for ease of entry into electrical chamber.

Optics

Choice of twelve patented, high-efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT, 5000K CCT and 5700K CCT. For the ultimate level of spill light control, an optional house-side shield accessory can be field or factory installed. The house-side shield is designed to seamlessly integrate with the SL2, SL3 or SL4 optics.

Electrical

LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightBARs feature an IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Occupancy sensor and dimming options available.

Mounting

Cast aluminum 6" arm includes bolt guides allowing for easy positioning of fixture during installation to pole or wall surface. Standard single carton packaging of housing, square pole arm and round pole adapter for contractor friendly arrival of product on site. Optional internal mast arm mount accepts a 1-1/4" to 2" O.D. horizontal tenon, while a two-bolt clamping mechanism secures fixture. Cast-in leveling guides provide +/-5° vertical leveling adjustment. Tenon adapters available to slipfit over poles equipped with 2-3/8" or 3-1/2" O.D. tenon. 3G vibration rated.

Finish

Cast components and arm finished in super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty

Five-year warranty.

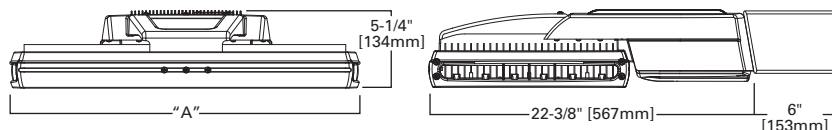


VTS VENTUS LED

2 - 12 LightBARs
Solid State LED

AREA LUMINAIRE

DIMENSIONS



DIMENSIONAL DATA

Number of LightBars	"A" Width	Weight		EPA [Square Feet]	
		Without Arm	With Arm	Without Arm	With Arm
2-4	12-7/8" [328mm]	24 lbs. [10.91 kgs.]	29 lbs. [13.18 kgs.]	0.94	1.00
5-8	18" [458mm]	30 lbs. [13.64 kgs.]	35 lbs. [15.91 kgs.]	1.10	1.20
9-12	25-7/8" [658mm]	39 lbs. [17.73 kgs.]	44 lbs. [20.00 kgs.]	1.31	1.44

CERTIFICATION DATA

UL/cUL Listed
LM79 / LM80 Compliant
IP66 LightBARs
3G Vibration Rated
ISO 9001

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50Hz & 60Hz, 347V/60Hz,
480V/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating
50°C Ambient Temperature Rating (HA option)

SHIPPING DATA

Approximate Net Weight:
(See Tabulated Reference Data)

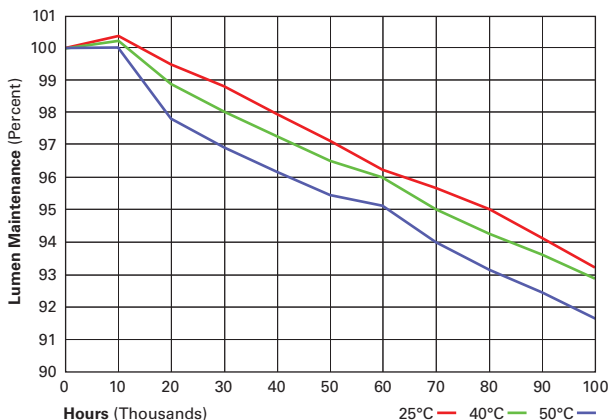
POWER AND LUMENS BY BAR COUNT (21 LED LIGHTBAR)

Number of LightBARs		E02	E03	E04	E05	E06	E07	E08	E09	E10	E11	E12
Drive Current		350mA Drive Current										
Power (Watts)		52W	75W	97W	127W	149W	173W	195W	226W	247W	270W	292W
Current @ 120V (A)		0.44	0.63	0.82	1.07	1.26	1.45	1.63	1.89	2.08	2.26	2.45
Current @ 277V (A)		0.20	0.28	0.36	0.48	0.56	0.64	0.71	0.84	0.92	0.99	1.07
Power (Watts)		58W	82W	99W	132W	159W	174W	196W	227W	247W	271W	293W
Current @ 347V (A)		0.19	0.28	0.29	0.39	0.48	0.56	0.57	0.68	0.76	0.85	0.86
Current @ 480V (A)		0.15	0.20	0.21	0.30	0.36	0.41	0.42	0.51	0.57	0.62	0.63
T2	Lumens	6,173	9,260	12,347	15,434	18,520	21,607	24,694	27,780	30,867	33,954	37,041
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4
T3	Lumens	6,117	9,175	12,233	15,292	18,350	21,409	24,467	27,525	30,584	33,642	36,700
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4
T4	Lumens	5,953	8,929	11,905	14,882	17,858	20,835	23,811	26,787	29,764	32,740	35,716
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
5MQ	Lumens	6,398	9,597	12,795	15,994	19,193	22,392	25,591	28,790	31,989	35,187	38,386
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
5WQ	Lumens	6,315	9,472	12,630	15,787	18,945	22,102	25,260	28,417	31,575	34,732	37,890
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
5XQ	Lumens	6,325	9,488	12,650	15,813	18,975	22,138	25,301	28,463	31,626	34,788	37,951
	BUG Rating	B3-U1-G2	B3-U1-G3	B4-U1-G3	B4-U1-G3	B4-U1-G4	B5-U1-G4	B5-U2-G5	B5-U2-G5	B5-U2-G5	B5-U2-G5	B5-U2-G5
SL2	Lumens	6,018	9,026	12,035	15,044	18,053	21,061	24,070	27,079	30,088	33,096	36,105
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G4
SL3	Lumens	6,034	9,051	12,067	15,084	18,101	21,118	24,135	27,152	30,169	33,186	36,202
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
SL4	Lumens	5,802	8,703	11,604	14,505	17,406	20,307	23,207	26,108	29,009	31,910	34,811
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
RW	Lumens	6,231	9,346	12,462	15,577	18,692	21,808	24,923	28,039	31,154	34,270	37,385
	BUG Rating	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	Lumens	5,375	8,062	10,749	13,436	16,124	18,811	21,498	24,186	26,873	29,560	32,247
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5

LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25°C	> 99%	> 97%	> 96%	> 93%	> 450,000
40°C	> 98%	> 97%	> 96%	> 92%	> 425,000
50°C	> 97%	> 96%	> 95%	> 91%	> 400,000

* Per IESNA TM-21 data.



LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99
50°C	0.96

LIGHTBAR OPERATION WITH 2L BI-LEVEL SWITCHING OPTION

Number of LightBars	Circuit 1	Circuit 2
2	1	1
3	2	2
4	2	2
5	3	2
6	3	3
7	4	3
8	4	4
9	5	4
10	6	4
11	7	4
12	8	4

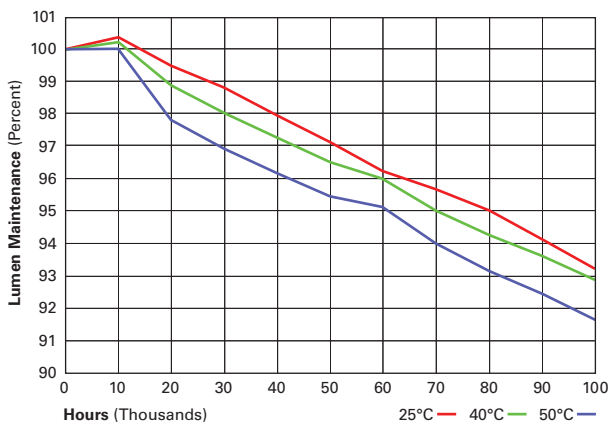
POWER AND LUMENS BY BAR COUNT (7 LED LIGHTBAR)

Number of LightBARs	F02	F03	F04	F05	F06	F07	F08	F09	F10	F11	F12	
Drive Current												
1A Drive Current												
Power (Watts)	55W	78W	102W	133W	157W	180W	204W	235W	259W	283W	307W	
Current @ 120V (A)	0.46	0.66	0.86	1.12	1.31	1.51	1.71	1.97	2.17	2.37	2.57	
Current @ 277V (A)	0.21	0.29	0.37	0.50	0.58	0.66	0.74	0.88	0.96	1.04	1.12	
Power (Watts)	60W	85W	105W	137W	164W	181W	204W	236W	259W	284W	308W	
Current @ 347V (A)	0.19	0.28	0.30	0.41	0.49	0.58	0.60	0.71	0.79	0.88	0.90	
Current @ 480V (A)	0.15	0.21	0.22	0.31	0.37	0.43	0.44	0.53	0.59	0.65	0.66	
T2	Lumens	5,096	7,641	10,193	12,741	15,289	17,837	20,385	22,933	25,482	28,030	30,578
	BUG Rating	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4
T3	Lumens	5,050	7,574	10,099	12,624	15,149	17,673	20,198	22,723	25,248	27,772	30,297
	BUG Rating	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4
T4	Lumens	4,914	7,371	9,828	12,285	14,742	17,199	19,656	22,114	24,571	27,028	29,485
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
5MQ	Lumens	5,281	7,922	10,563	13,204	15,844	18,485	21,126	23,767	26,407	29,048	31,689
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G3
5WQ	Lumens	5,213	7,820	10,426	13,033	15,640	18,246	20,853	23,459	26,066	28,672	31,279
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
5XQ	Lumens	5,222	7,832	10,443	13,054	15,665	18,275	20,886	23,497	26,108	28,719	31,330
	BUG Rating	B3-U1-G2	B3-U1-G3	B4-U1-G3	B4-U1-G3	B4-U1-G3	B4-U1-G4	B5-U1-G4	B5-U2-G4	B5-U2-G5	B5-U2-G5	B5-U2-G5
SL2	Lumens	4,968	7,451	9,935	12,419	14,903	17,387	19,870	22,354	24,838	27,322	29,806
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
SL3	Lumens	4,981	7,471	9,962	12,452	14,943	17,433	19,924	22,414	24,905	27,395	29,886
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
SL4	Lumens	4,790	7,184	9,579	11,974	14,369	16,764	19,158	21,553	23,948	26,343	28,738
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
RW	Lumens	5,144	7,716	10,287	12,859	15,431	18,003	20,575	23,147	25,719	28,290	30,862
	BUG Rating	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	Lumens	4,437	6,655	8,874	11,092	13,311	15,529	17,747	19,966	22,184	24,403	26,621
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5

LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25°C	> 99%	> 97%	> 96%	> 93%	> 450,000
40°C	> 98%	> 97%	> 96%	> 92%	> 425,000
50°C	> 97%	> 96%	> 95%	> 91%	> 400,000

* Per IESNA TM-21 data.



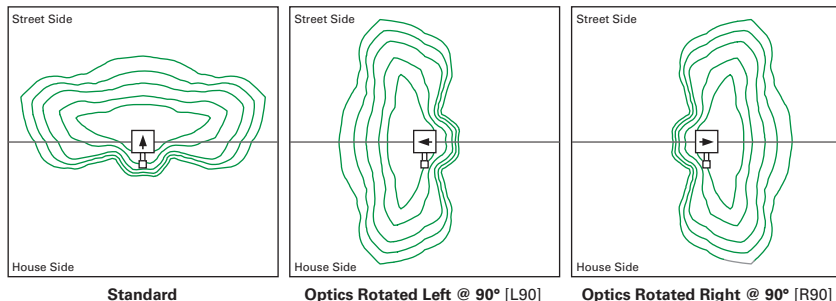
LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99
50°C	0.96

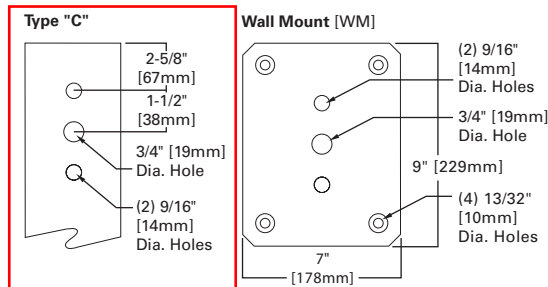
LIGHTBAR OPERATION WITH 2L BI-LEVEL SWITCHING OPTION

Number of LightBARs	Circuit 1	Circuit 2
2	1	1
3	2	2
4	2	2
5	3	2
6	3	3
7	4	3
8	4	4
9	5	4
10	6	4
11	7	4
12	8	4

OPTIC ORIENTATION



DRILLING PATTERNS



ORDERING INFORMATION

Sample Number: VTS-E12-LED-E1-T3-GM

Product Family ^{1,2}	Number of LightBARs ^{3,4}	Lamp Type	Voltage	Distribution	Color	
VTS=Ventus	E02=(2) 21 LED LightBARs E03=(3) 21 LED LightBARs E04=(4) 21 LED LightBARs E05=(5) 21 LED LightBARs E06=(6) 21 LED LightBARs E07=(7) 21 LED LightBARs E08=(8) 21 LED LightBARs E09=(9) 21 LED LightBARs E10=(10) 21 LED LightBARs E11=(11) 21 LED LightBARs E12=(12) 21 LED LightBARs	F02=(2) 7 LED LightBARs F03=(3) 7 LED LightBARs F04=(4) 7 LED LightBARs F05=(5) 7 LED LightBARs F06=(6) 7 LED LightBARs F07=(7) 7 LED LightBARs F08=(8) 7 LED LightBARs F09=(9) 7 LED LightBARs F10=(10) 7 LED LightBARs F11=(11) 7 LED LightBARs F12=(12) 7 LED LightBARs	LED=Solid State Light Emitting Diodes	E1=Electronic (120-277V) 347=347V ^{5,6} 480=480V ^{5,6,7}	T2=Type II T3=Type III T4=Type IV 5MQ=Type V Square Medium 5WQ=Type V Square Wide 5XQ=Type V Square Extra Wide SL2=Type II with Spill Control SL3=Type III with Spill Control SL4=Type IV with Spill Control RW=Rectangular Wide SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White
Options (Add as Suffix)			Accessories (Order Separately) ²²			
P=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) ⁵ R=NEMA Twistlock Photocontrol Receptacle PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle ⁸ HA=50°C High Ambient Temperature Rating ^{9,10} 2L=Two Circuits ^{6,11,12,13} L90=Optics Rotated 90° Left ¹⁴ R90=Optics Rotated 90° Right ¹⁴ 7030=70 CRI / 3000K CCT ¹⁵ 7050=70 CRI / 5000K CCT ¹⁵ 7060=70 CRI / 5700K CCT ¹⁵ 8030=80 CRI / 3000K CCT ¹⁵ TH=Tool-less Door Hardware LCF=LightBAR Cover Plate Matches Housing Finish WG=Wire Guard WM=Wall Mount with Arm IM=Integral Mast Arm MS-LXX=Motion Sensor for On/Off Operation ¹⁶ MS/X-LXX=Motion Sensor for Bi-Level Operation ¹⁷ MS/DIM-LXX=Motion Sensor for Dimming Operation ^{18,19} DIM=0-10V Dimming Drivers ²⁰ HSS=Factory Installed House Side Shield ²¹			VA1033-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon VA1034-XX=2 @ 180° Tenon Adapter for 2-3/8" O.D. Tenon VA1035-XX=3 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon VA1036-XX=4 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon VA1037-XX=2 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon VA1038-XX=3 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon VA1039-XX=2 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon VA1040-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon VA1041-XX=2 @ 180° Tenon Adapter for 3-1/2" O.D. Tenon VA1042-XX=3 @ 120° Tenon Adapter for 3-1/2" O.D. Tenon VA1043-XX=4 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon VA1044-XX=2 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon VA1045-XX=3 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon VA1046-XX=2 @ 120° Tenon Adapter for 3-1/2" O.D. Tenon FSIR-100=Wireless Configuration Tool for Occupancy Sensor ²³ OA/RA1016=NEMA Photocontrol - Multi-Tap OA/RA1027=NEMA Photocontrol - 480V OA/RA1201=NEMA Photocontrol - 347V MA1253=10kV Circuit Module Replacement LB/HSS=Field Installed House Side Shield ²⁴			

- NOTES:**
- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
 - 6" arm and round pole adapter included with fixture.
 - 21 LED LightBAR powered at 350mA, 7 LED LightBAR powered at 1A.
 - Standard 4000K CCT and nominal 70CRI.
 - Not available with HA option.
 - Must specify voltage.
 - Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
 - Must specify DIM option to add dimming driver(s). Only available in E02-E06 and F02-F06.
 - Not available with DIM option or MS/DIM-LXX.
 - Not available with button photocontrol or motion sensor. 120 - 277V only.
 - Requires two electrical circuits to luminaire. See LightBAR operation table for additional information.
 - Consult factory before ordering in combination with MS-LXX or MS/X-LXX options.
 - Not available in 347V or 480V.
 - Not available with 5MQ, 5WQ or 5XQ distributions. Not available with HSS option.
 - Extended lead times apply.
 - Sensor housed in external box mounted to the luminaire. Available in E02-E12 and F02-F12 configurations. Replace XX with mounting height in feet for proper lens selection, (e.g., MS-L25). Consult factory for additional information.
 - Sensor housed in external box mounted to the luminaire. Available in E02-E12 and F02-F12 configurations. Replace X with number of bars operating in low output mode and replace XX with mounting height for proper lens selection, (e.g., MS/3-L25). Maximum 4 bars in low output mode. Consult factory for additional information.
 - Not available with HA option. Only available in F02-F06 and E02-E06. Includes Dimming Drivers. Not available in 347V or 480V.
 - Replace XX with mounting height in feet for proper lens selection, (e.g., MS/DIM-L25).
 - Available in E02-E06 and F02-F06 only.
 - Only for use with SL2, SL3 and SL4 distributions. Not available with L90 or R90 options.
 - Replace XX with color suffix.
 - Only compatible with MS/DIM-LXX motion sensor.
 - One required for each LightBAR. Not available with L90 or R90 options.

Steel Poles



SSS SQUARE STRAIGHT STEEL

Catalog #	SSS4A25SFC1	Type
Project	Froedtert South Southwest Medical Office Bldg	P1
Comments		Date
Prepared by		

FEATURES

- ASTM Grade steel base plate with ASTM A366 base cover
- Hand hole assembly 3" x 5" on 5" and 6" pole; and 2" x 4" on 4" pole
- 10'-39' mounting heights
- Drilled or tenon (specify)

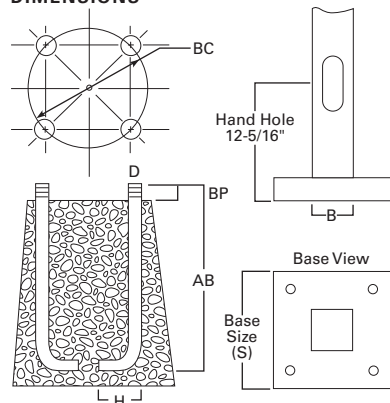
ORDERING INFORMATION

SAMPLE NUMBER: SSS5A20SFM1XG

Product Family	Shaft Size (Inches) ¹	Wall Thickness (Inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Arm Lengths (Feet)	Options (Add as Suffix)
SSS=Square Straight Steel	4=4" 5=5" 6=6"	A=0.120" M=0.188" X=0.250"	10=10' 15=15' 20=20' 25=25' 30=30' 35=35' 39=39'	S=Square Steel Base	F=Dark Bronze G=Galvanized Steel J=Summit White K=Carbon Bronze L=Dark Platinum P=Primer Powder Coat R=Hartford Green S=Silver T=Graphite Metallic V=Grey W=White X=Custom Color Y=Black	2=2-3/8" O.D. Tenon (4" Long) 3=3-1/2" O.D. Tenon (5" Long) 4=4" O.D. Tenon (6" Long) 5=3" O.D. Tenon (4" Long) 6=2-3/8" O.D. Tenon (6" Long) 7=4" O.D. Tenon (10" Long) A=Type A Drilling C=Type C Drilling E=Type E Drilling F=Type F Drilling G=Type G Drilling J=Type J Drilling K=Type K Drilling M=Type M Drilling R=Type R Drilling Z=Type Z Drilling	1=Single 2=2 at 180° 3=Triple ² 4=4 at 90° 5=2 at 90° X=None	X=None	A=1/2" Tapped Hub (Specify location desired) B=3/4" Tapped Hub (Specify location desired) C=Convenience Outlet ³ E=GFCI Convenience Outlet ³ G=Ground Lug H=Additional Hand Hole ⁴ L=Drilled for Bumper Glitter V=Vibration Dampener

NOTES: 1. All shaft sizes nominal. 2. Square poles are 3 at 90°, round poles are 3 at 120°. 3. Outlet is located 4' above base and on same side of pole as hand hole, unless specified otherwise. Receptacle not included, provision only. 4. Additional hand hole is located 12" below pole top and 90° from standard hand hole location, unless otherwise specified.

DIMENSIONS



WARNING: Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to pole white paper WP513001EN for additional support information. Before installing, make sure proper anchor bolts and templates are obtained. The use of unauthorized accessories such as banners, signs, cameras or pennants for which the pole was not designed voids the pole warranty and may result in pole failure causing serious injury or property damage. Information regarding total loading capacity can be supplied upon request. The pole warranty is void unless poles are used and installed as a complete pole and luminaire combination. This warranty specifically excludes failure as the result of a third party act or omission, misuse, unanticipated uses, fatigue failure or similar phenomena resulting from induced vibration, harmonic oscillation or resonance associated with movement of air currents around the product.

Specifications and dimensions subject to change without notice. Consult your lighting representative at Eaton or visit www.eaton.com/lighting for available options, accessories and ordering information.

Effective Projected Area (At Pole Top)

Mounting Height (Feet)	Catalog Number ^{1,2}	Wall Thickness (Inches)	Base Square ³ (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection ³ (Inches)	Shaft Size ³ (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) ⁴				Max. Fixture Load - Includes Bracket (Pounds)
									80 mph	90 mph	100 mph	110 mph	
MH			S	BC	BP	B	D x AB x H						
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	30.0	22.0	17.0	13.0	100
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	15.0	11.5	8.7	6.5	100
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	8.7	5.9	3.9	2.5	150
20	SSS5A20S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	15.4	11.1	7.9	5.5	150
25	SSS4A25S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.7	1.7	0.3	--	200
25	SSS5A25S	0.120	10-1/2	11	5	5	3/4 x 25 x 3	222	9.3	6.0	3.5	1.6	200
25	SSS6A25S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	9.9	6.1	3.5	1.2	200
30	SSS5A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	4.7	2.1	--	--	200
30	SSS5M30S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	10.4	6.4	3.5	1.5	200
30	SSS6A30S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.3	1.4	--	--	200
30	SSS6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	19.0	13.0	8.7	5.6	200
35	SSS5M35S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.8	2.8	--	--	200
35	SSS6M35S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	12.8	7.2	3.7	1.0	200
35	SSS6X35S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16.5	11.0	6.8	3.5	200
39	SSS6M39S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	618	7.3	3.0	--	--	300
39	SSS6X39S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	816	13.0	7.0	3.7	0.8	300

Effective Projected Area (Two Feet Above Pole Top)

Mounting Height (Feet)	Catalog Number ^{1,2}	Wall Thickness (Inches)	Base Square ³ (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection ³ (Inches)	Shaft Size ³ (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) ⁴				Max. Fixture Load - Includes Bracket (Pounds)
									80 mph	90 mph	100 mph	110 mph	
MH			S	BC	BP	B	D x AB x H						
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	23.0	17.5	14.0	11.0	100
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	13.4	10.0	7.5	5.7	100
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	7.6	5.2	3.4	2.1	150
20	SSS5A20S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	13.8	9.9	7.1	4.9	150
25	SSS4A25S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.4	1.6	0.3	--	200
25	SSS5A25S	0.120	10-1/2	11	5	5	3/4 x 25 x 3	222	8.5	5.5	3.2	1.5	200
25	SSS6A25S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	9.1	5.6	3.0	1.2	200
30	SSS5A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	1.8	--	--	--	200
30	SSS5M30S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	9.6	5.9	1.9	0.2	200
30	SSS6A30S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.1	1.3	--	--	200
30	SSS6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	18.5	12.5	8.4	5.3	200
35	SSS5M35S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.5	2.4	--	--	200
35	SSS6M35S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	11.8	7.0	3.5	1.0	200
35	SSS6X35S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16.0	10.5	6.4	3.4	200
39	SSS6M39S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	618	7.0	2.4	--	--	300
39	SSS6X39S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	816	12.0	6.7	3.0	0.5	300

NOTES:

1. Catalog number includes pole with hardware kit. Anchor bolts not included. Before installing, make sure proper anchor bolts and templates are obtained.
2. Tenon size or machining for rectangular arms must be specified. Hand hole position relative to drill location.
3. Shaft size, base square, anchor bolts and projections may vary slightly. All dimensions nominal.
4. EPAs based on shaft properties with wind normal to flat. EPAs calculated using base wind velocity as indicated plus 30% gust factor.

DESCRIPTION

The Ventus™ LED area luminaire provides uncompromising optical performance and outstanding versatility for a wide variety of area and roadway applications. Patent pending modular LightBAR™ technology delivers uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and any security lighting application. UL/cUL Listed for wet locations.

Catalog #	VTS-E05-LED-E1-T2-BZ	Type
Project	Froedtert South Southwest Medical Office Bldg	P2
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

Die-cast aluminum frame secures thermally conductive, extruded aluminum heat sink to independent electrical chamber. Heavy-wall, die-cast aluminum housing and door isolates driver components for cooler operation. The unique construction allows for passive cooling and natural cleaning of the extruded heat sink ensuring reliable operation at 40°C high ambient conditions. Stainless steel fasteners and hinging allow access to electrical components for installation and maintenance. Optional tool-less hardware available for ease of entry into electrical chamber.

Optics

Choice of twelve patented, high-efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT, 5000K CCT and 5700K CCT. For the ultimate level of spill light control, an optional house-side shield accessory can be field or factory installed. The house-side shield is designed to seamlessly integrate with the SL2, SL3 or SL4 optics.

Electrical

LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightBARs feature an IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Occupancy sensor and dimming options available.

Mounting

Cast aluminum 6" arm includes bolt guides allowing for easy positioning of fixture during installation to pole or wall surface. Standard single carton packaging of housing, square pole arm and round pole adapter for contractor friendly arrival of product on site. Optional internal mast arm mount accepts a 1-1/4" to 2" O.D. horizontal tenon, while a two-bolt clamping mechanism secures fixture. Cast-in leveling guides provide +/-5° vertical leveling adjustment. Tenon adapters available to slipfit over poles equipped with 2-3/8" or 3-1/2" O.D. tenon. 3G vibration rated.

Finish

Cast components and arm finished in super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty

Five-year warranty.

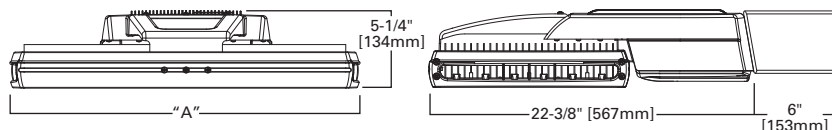


VTS VENTUS LED

2 - 12 LightBARs
Solid State LED

AREA LUMINAIRE

DIMENSIONS



DIMENSIONAL DATA

Number of LightBars	"A" Width	Weight		EPA [Square Feet]	
		Without Arm	With Arm	Without Arm	With Arm
2-4	12-7/8" [328mm]	24 lbs. [10.91 kgs.]	29 lbs. [13.18 kgs.]	0.94	1.00
5-8	18" [458mm]	30 lbs. [13.64 kgs.]	35 lbs. [15.91 kgs.]	1.10	1.20
9-12	25-7/8" [658mm]	39 lbs. [17.73 kgs.]	44 lbs. [20.00 kgs.]	1.31	1.44

CERTIFICATION DATA

UL/cUL Listed
LM79 / LM80 Compliant
IP66 LightBARs
3G Vibration Rated
ISO 9001

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50Hz & 60Hz, 347V/60Hz,
480V/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating
50°C Ambient Temperature Rating (HA option)

SHIPPING DATA

Approximate Net Weight:
(See Tabulated Reference Data)

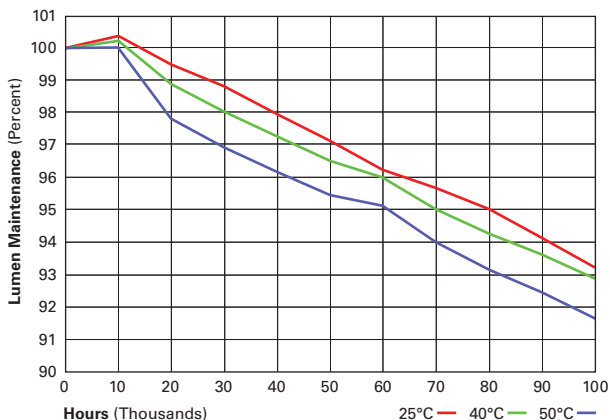
POWER AND LUMENS BY BAR COUNT (21 LED LIGHTBAR)

Number of LightBARs	E02	E03	E04	E05	E06	E07	E08	E09	E10	E11	E12	
Drive Current	350mA Drive Current											
Power (Watts)	52W	75W	97W	127W	149W	173W	195W	226W	247W	270W	292W	
Current @ 120V (A)	0.44	0.63	0.82	1.07	1.26	1.45	1.63	1.89	2.08	2.26	2.45	
Current @ 277V (A)	0.20	0.28	0.36	0.48	0.56	0.64	0.71	0.84	0.92	0.99	1.07	
Power (Watts)	58W	82W	99W	132W	159W	174W	196W	227W	247W	271W	293W	
Current @ 347V (A)	0.19	0.28	0.29	0.39	0.48	0.56	0.57	0.68	0.76	0.85	0.86	
Current @ 480V (A)	0.15	0.20	0.21	0.30	0.36	0.41	0.42	0.51	0.57	0.62	0.63	
T2	Lumens	6,173	9,260	12,347	15,434	18,520	21,607	24,694	27,780	30,867	33,954	37,041
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4
T3	Lumens	6,117	9,175	12,233	15,292	18,350	21,409	24,467	27,525	30,584	33,642	36,700
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4
T4	Lumens	5,953	8,929	11,905	14,882	17,858	20,835	23,811	26,787	29,764	32,740	35,716
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
5MQ	Lumens	6,398	9,597	12,795	15,994	19,193	22,392	25,591	28,790	31,989	35,187	38,386
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
5WQ	Lumens	6,315	9,472	12,630	15,787	18,945	22,102	25,260	28,417	31,575	34,732	37,890
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
5XQ	Lumens	6,325	9,488	12,650	15,813	18,975	22,138	25,301	28,463	31,626	34,788	37,951
	BUG Rating	B3-U1-G2	B3-U1-G3	B4-U1-G3	B4-U1-G3	B4-U1-G4	B5-U1-G4	B5-U2-G5	B5-U2-G5	B5-U2-G5	B5-U2-G5	B5-U2-G5
SL2	Lumens	6,018	9,026	12,035	15,044	18,053	21,061	24,070	27,079	30,088	33,096	36,105
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G4
SL3	Lumens	6,034	9,051	12,067	15,084	18,101	21,118	24,135	27,152	30,169	33,186	36,202
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
SL4	Lumens	5,802	8,703	11,604	14,505	17,406	20,307	23,207	26,108	29,009	31,910	34,811
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
RW	Lumens	6,231	9,346	12,462	15,577	18,692	21,808	24,923	28,039	31,154	34,270	37,385
	BUG Rating	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	Lumens	5,375	8,062	10,749	13,436	16,124	18,811	21,498	24,186	26,873	29,560	32,247
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5

LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25°C	> 99%	> 97%	> 96%	> 93%	> 450,000
40°C	> 98%	> 97%	> 96%	> 92%	> 425,000
50°C	> 97%	> 96%	> 95%	> 91%	> 400,000

* Per IESNA TM-21 data.



LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99
50°C	0.96

LIGHTBAR OPERATION WITH 2L BI-LEVEL SWITCHING OPTION

Number of LightBars	Circuit 1	Circuit 2
2	1	1
3	2	2
4	2	2
5	3	2
6	3	3
7	4	3
8	4	4
9	5	4
10	6	4
11	7	4
12	8	4

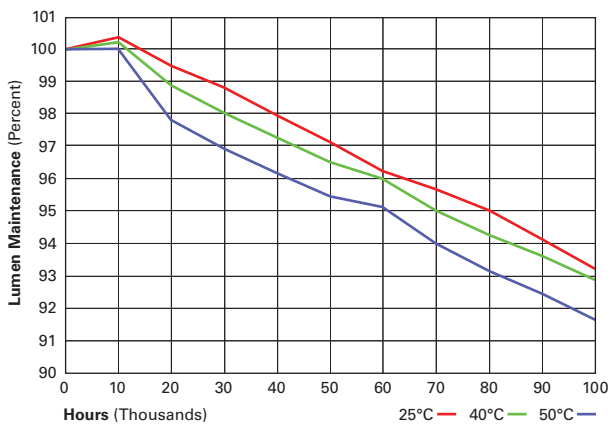
POWER AND LUMENS BY BAR COUNT (7 LED LIGHTBAR)

Number of LightBARs	F02	F03	F04	F05	F06	F07	F08	F09	F10	F11	F12	
Drive Current												
1A Drive Current												
Power (Watts)	55W	78W	102W	133W	157W	180W	204W	235W	259W	283W	307W	
Current @ 120V (A)	0.46	0.66	0.86	1.12	1.31	1.51	1.71	1.97	2.17	2.37	2.57	
Current @ 277V (A)	0.21	0.29	0.37	0.50	0.58	0.66	0.74	0.88	0.96	1.04	1.12	
Power (Watts)	60W	85W	105W	137W	164W	181W	204W	236W	259W	284W	308W	
Current @ 347V (A)	0.19	0.28	0.30	0.41	0.49	0.58	0.60	0.71	0.79	0.88	0.90	
Current @ 480V (A)	0.15	0.21	0.22	0.31	0.37	0.43	0.44	0.53	0.59	0.65	0.66	
T2	Lumens	5,096	7,641	10,193	12,741	15,289	17,837	20,385	22,933	25,482	28,030	30,578
	BUG Rating	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4
T3	Lumens	5,050	7,574	10,099	12,624	15,149	17,673	20,198	22,723	25,248	27,772	30,297
	BUG Rating	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4
T4	Lumens	4,914	7,371	9,828	12,285	14,742	17,199	19,656	22,114	24,571	27,028	29,485
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
5MQ	Lumens	5,281	7,922	10,563	13,204	15,844	18,485	21,126	23,767	26,407	29,048	31,689
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G3
5WQ	Lumens	5,213	7,820	10,426	13,033	15,640	18,246	20,853	23,459	26,066	28,672	31,279
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
5XQ	Lumens	5,222	7,832	10,443	13,054	15,665	18,275	20,886	23,497	26,108	28,719	31,330
	BUG Rating	B3-U1-G2	B3-U1-G3	B4-U1-G3	B4-U1-G3	B4-U1-G3	B4-U1-G4	B5-U1-G4	B5-U2-G4	B5-U2-G5	B5-U2-G5	B5-U2-G5
SL2	Lumens	4,968	7,451	9,935	12,419	14,903	17,387	19,870	22,354	24,838	27,322	29,806
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
SL3	Lumens	4,981	7,471	9,962	12,452	14,943	17,433	19,924	22,414	24,905	27,395	29,886
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
SL4	Lumens	4,790	7,184	9,579	11,974	14,369	16,764	19,158	21,553	23,948	26,343	28,738
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
RW	Lumens	5,144	7,716	10,287	12,859	15,431	18,003	20,575	23,147	25,719	28,290	30,862
	BUG Rating	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	Lumens	4,437	6,655	8,874	11,092	13,311	15,529	17,747	19,966	22,184	24,403	26,621
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5

LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25°C	> 99%	> 97%	> 96%	> 93%	> 450,000
40°C	> 98%	> 97%	> 96%	> 92%	> 425,000
50°C	> 97%	> 96%	> 95%	> 91%	> 400,000

* Per IESNA TM-21 data.



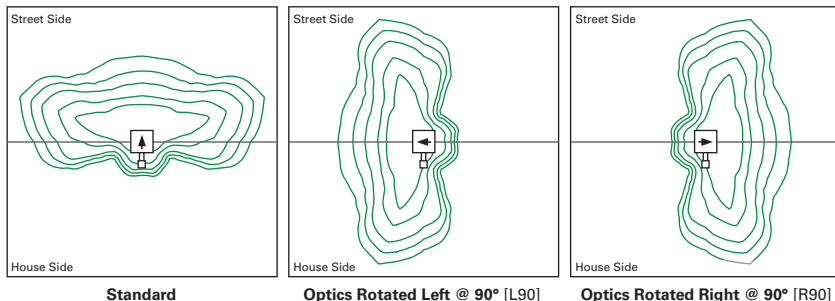
LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99
50°C	0.96

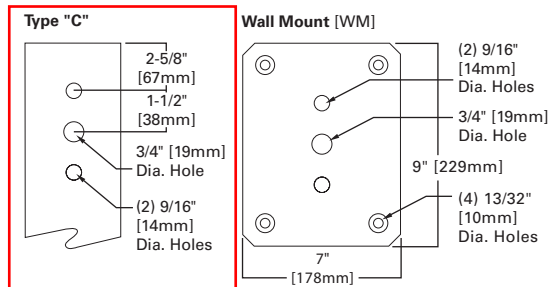
LIGHTBAR OPERATION WITH 2L BI-LEVEL SWITCHING OPTION

Number of LightBARs	Circuit 1	Circuit 2
2	1	1
3	2	2
4	2	2
5	3	2
6	3	3
7	4	3
8	4	4
9	5	4
10	6	4
11	7	4
12	8	4

OPTIC ORIENTATION



DRILLING PATTERNS



ORDERING INFORMATION

Sample Number: VTS-E12-LED-E1-T3-GM

Product Family ^{1,2}	Number of LightBARs ^{3,4}	Lamp Type	Voltage	Distribution	Color	
VTS=Ventus	E02=(2) 21 LED LightBARs E03=(3) 21 LED LightBARs E04=(4) 21 LED LightBARs E05=(5) 21 LED LightBARs E06=(6) 21 LED LightBARs E07=(7) 21 LED LightBARs E08=(8) 21 LED LightBARs E09=(9) 21 LED LightBARs E10=(10) 21 LED LightBARs E11=(11) 21 LED LightBARs E12=(12) 21 LED LightBARs	F02=(2) 7 LED LightBARs F03=(3) 7 LED LightBARs F04=(4) 7 LED LightBARs F05=(5) 7 LED LightBARs F06=(6) 7 LED LightBARs F07=(7) 7 LED LightBARs F08=(8) 7 LED LightBARs F09=(9) 7 LED LightBARs F10=(10) 7 LED LightBARs F11=(11) 7 LED LightBARs F12=(12) 7 LED LightBARs	LED=Solid State Light Emitting Diodes	E1=Electronic (120-277V) 347=347V ^{5,6} 480=480V ^{5,6,7}	T2=Type II T3=Type III T4=Type IV 5MQ=Type V Square Medium 5WQ=Type V Square Wide 5XQ=Type V Square Extra Wide SL2=Type II with Spill Control SL3=Type III with Spill Control SL4=Type IV with Spill Control RW=Rectangular Wide SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White
Options (Add as Suffix)			Accessories (Order Separately) ²²			
P=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) ⁵ R=NEMA Twistlock Photocontrol Receptacle PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle ⁸ HA=50°C High Ambient Temperature Rating ^{9,10} 2L=Two Circuits ^{6,11,12,13} L90=Optics Rotated 90° Left ¹⁴ R90=Optics Rotated 90° Right ¹⁴ 7030=70 CRI / 3000K CCT ¹⁵ 7050=70 CRI / 5000K CCT ¹⁵ 7060=70 CRI / 5700K CCT ¹⁵ 8030=80 CRI / 3000K CCT ¹⁵ TH=Tool-less Door Hardware LCF=LightBAR Cover Plate Matches Housing Finish WG=Wire Guard WM=Wall Mount with Arm IM=Integral Mast Arm MS-LXX=Motion Sensor for On/Off Operation ¹⁶ MS/X-LXX=Motion Sensor for Bi-Level Operation ¹⁷ MS/DIM-LXX=Motion Sensor for Dimming Operation ^{18,19} DIM=0-10V Dimming Drivers ²⁰ HSS=Factory Installed House Side Shield ²¹			VA1033-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon VA1034-XX=2 @ 180° Tenon Adapter for 2-3/8" O.D. Tenon VA1035-XX=3 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon VA1036-XX=4 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon VA1037-XX=2 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon VA1038-XX=3 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon VA1039-XX=2 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon VA1040-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon VA1041-XX=2 @ 180° Tenon Adapter for 3-1/2" O.D. Tenon VA1042-XX=3 @ 120° Tenon Adapter for 3-1/2" O.D. Tenon VA1043-XX=4 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon VA1044-XX=2 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon VA1045-XX=3 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon VA1046-XX=2 @ 120° Tenon Adapter for 3-1/2" O.D. Tenon FSIR-100=Wireless Configuration Tool for Occupancy Sensor ²³ OA/RA1016=NEMA Photocontrol - Multi-Tap OA/RA1027=NEMA Photocontrol - 480V OA/RA1201=NEMA Photocontrol - 347V MA1253=10kV Circuit Module Replacement LB/HSS=Field Installed House Side Shield ²⁴			

- NOTES:**
- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
 - 6" arm and round pole adapter included with fixture.
 - 21 LED LightBAR powered at 350mA, 7 LED LightBAR powered at 1A.
 - Standard 4000K CCT and nominal 70CRI.
 - Not available with HA option.
 - Must specify voltage.
 - Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
 - Must specify DIM option to add dimming driver(s). Only available in E02-E06 and F02-F06.
 - Not available with DIM option or MS/DIM-LXX.
 - Not available with button photocontrol or motion sensor. 120 - 277V only.
 - Requires two electrical circuits to luminaire. See LightBAR operation table for additional information.
 - Consult factory before ordering in combination with MS-LXX or MS/X-LXX options.
 - Not available in 347V or 480V.
 - Not available with 5MQ, 5WQ or 5XQ distributions. Not available with HSS option.
 - Extended lead times apply.
 - Sensor housed in external box mounted to the luminaire. Available in E02-E12 and F02-F12 configurations. Replace XX with mounting height in feet for proper lens selection, (e.g., MS-L25). Consult factory for additional information.
 - Sensor housed in external box mounted to the luminaire. Available in E02-E12 and F02-F12 configurations. Replace X with number of bars operating in low output mode and replace XX with mounting height for proper lens selection, (e.g., MS/3-L25). Maximum 4 bars in low output mode. Consult factory for additional information.
 - Not available with HA option. Only available in F02-F06 and E02-E06. Includes Dimming Drivers. Not available in 347V or 480V.
 - Replace XX with mounting height in feet for proper lens selection, (e.g., MS/DIM-L25).
 - Available in E02-E06 and F02-F06 only.
 - Only for use with SL2, SL3 and SL4 distributions. Not available with L90 or R90 options.
 - Replace XX with color suffix.
 - Only compatible with MS/DIM-LXX motion sensor.
 - One required for each LightBAR. Not available with L90 or R90 options.

Steel Poles



SSS SQUARE STRAIGHT STEEL

Catalog #	SSS4A25SFC1	Type
Project	Froedtert South Southwest Medical Office Bldg	P2
Comments		Date
Prepared by		

FEATURES

- ASTM Grade steel base plate with ASTM A366 base cover
- Hand hole assembly 3" x 5" on 5" and 6" pole; and 2" x 4" on 4" pole
- 10'-39' mounting heights
- Drilled or tenon (specify)

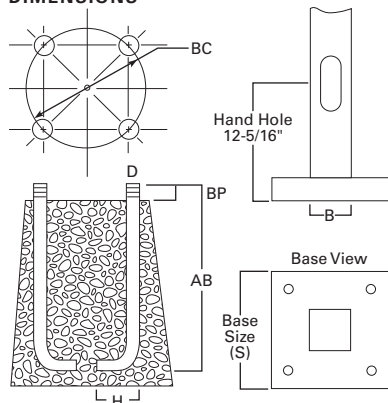
ORDERING INFORMATION

SAMPLE NUMBER: SSS5A20SFM1XG

Product Family	Shaft Size (Inches) ¹	Wall Thickness (Inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Arm Lengths (Feet)	Options (Add as Suffix)
SSS=Square Straight Steel	4=4" 5=5" 6=6"	A=0.120" M=0.188" X=0.250"	10=10' 15=15' 20=20' 25=25' 30=30' 35=35' 39=39'	S=Square Steel Base	F=Dark Bronze G=Galvanized Steel J=Summit White K=Carbon Bronze L=Dark Platinum P=Primer Powder Coat R=Hartford Green S=Silver T=Graphite Metallic V=Grey W=White X=Custom Color Y=Black	2=2-3/8" O.D. Tenon (4" Long) 3=3-1/2" O.D. Tenon (5" Long) 4=4" O.D. Tenon (6" Long) 5=3" O.D. Tenon (4" Long) 6=2-3/8" O.D. Tenon (6" Long) 7=4" O.D. Tenon (10" Long) A=Type A Drilling C=Type C Drilling E=Type E Drilling F=Type F Drilling G=Type G Drilling J=Type J Drilling K=Type K Drilling M=Type M Drilling R=Type R Drilling Z=Type Z Drilling	1=Single 2=2 at 180° 3=Triple ² 4=4 at 90° 5=2 at 90° X=None	X=None	A=1/2" Tapped Hub (Specify location desired) B=3/4" Tapped Hub (Specify location desired) C=Convenience Outlet ³ E=GFCI Convenience Outlet ³ G=Ground Lug H=Additional Hand Hole ⁴ L=Drilled for Bumper Glitter V=Vibration Dampener

NOTES: 1. All shaft sizes nominal. 2. Square poles are 3 at 90°, round poles are 3 at 120°. 3. Outlet is located 4' above base and on same side of pole as hand hole, unless specified otherwise. Receptacle not included, provision only. 4. Additional hand hole is located 12" below pole top and 90° from standard hand hole location, unless otherwise specified.

DIMENSIONS



WARNING: Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to pole white paper WP513001EN for additional support information. Before installing, make sure proper anchor bolts and templates are obtained. The use of unauthorized accessories such as banners, signs, cameras or pennants for which the pole was not designed voids the pole warranty and may result in pole failure causing serious injury or property damage. Information regarding total loading capacity can be supplied upon request. The pole warranty is void unless poles are used and installed as a complete pole and luminaire combination. This warranty specifically excludes failure as the result of a third party act or omission, misuse, unanticipated uses, fatigue failure or similar phenomena resulting from induced vibration, harmonic oscillation or resonance associated with movement of air currents around the product.

Specifications and dimensions subject to change without notice. Consult your lighting representative at Eaton or visit www.eaton.com/lighting for available options, accessories and ordering information.

Effective Projected Area (At Pole Top)

Mounting Height (Feet)	Catalog Number ^{1,2}	Wall Thickness (Inches)	Base Square ³ (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection ³ (Inches)	Shaft Size ³ (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) ⁴				Max. Fixture Load - Includes Bracket (Pounds)
									80 mph	90 mph	100 mph	110 mph	
MH			S	BC	BP	B	D x AB x H						
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	30.0	22.0	17.0	13.0	100
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	15.0	11.5	8.7	6.5	100
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	8.7	5.9	3.9	2.5	150
20	SSS5A20S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	15.4	11.1	7.9	5.5	150
25	SSS4A25S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.7	1.7	0.3	--	200
25	SSS5A25S	0.120	10-1/2	11	5	5	3/4 x 25 x 3	222	9.3	6.0	3.5	1.6	200
25	SSS6A25S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	9.9	6.1	3.5	1.2	200
30	SSS5A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	4.7	2.1	--	--	200
30	SSS5M30S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	10.4	6.4	3.5	1.5	200
30	SSS6A30S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.3	1.4	--	--	200
30	SSS6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	19.0	13.0	8.7	5.6	200
35	SSS5M35S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.8	2.8	--	--	200
35	SSS6M35S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	12.8	7.2	3.7	1.0	200
35	SSS6X35S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16.5	11.0	6.8	3.5	200
39	SSS6M39S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	618	7.3	3.0	--	--	300
39	SSS6X39S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	816	13.0	7.0	3.7	0.8	300

Effective Projected Area (Two Feet Above Pole Top)

Mounting Height (Feet)	Catalog Number ^{1,2}	Wall Thickness (Inches)	Base Square ³ (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection ³ (Inches)	Shaft Size ³ (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) ⁴				Max. Fixture Load - Includes Bracket (Pounds)
									80 mph	90 mph	100 mph	110 mph	
MH			S	BC	BP	B	D x AB x H						
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	23.0	17.5	14.0	11.0	100
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	13.4	10.0	7.5	5.7	100
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	7.6	5.2	3.4	2.1	150
20	SSS5A20S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	13.8	9.9	7.1	4.9	150
25	SSS4A25S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.4	1.6	0.3	--	200
25	SSS5A25S	0.120	10-1/2	11	5	5	3/4 x 25 x 3	222	8.5	5.5	3.2	1.5	200
25	SSS6A25S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	9.1	5.6	3.0	1.2	200
30	SSS5A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	1.8	--	--	--	200
30	SSS5M30S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	9.6	5.9	1.9	0.2	200
30	SSS6A30S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.1	1.3	--	--	200
30	SSS6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	18.5	12.5	8.4	5.3	200
35	SSS5M35S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.5	2.4	--	--	200
35	SSS6M35S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	11.8	7.0	3.5	1.0	200
35	SSS6X35S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16.0	10.5	6.4	3.4	200
39	SSS6M39S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	618	7.0	2.4	--	--	300
39	SSS6X39S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	816	12.0	6.7	3.0	0.5	300

NOTES:

1. Catalog number includes pole with hardware kit. Anchor bolts not included. Before installing, make sure proper anchor bolts and templates are obtained.
2. Tenon size or machining for rectangular arms must be specified. Hand hole position relative to drill location.
3. Shaft size, base square, anchor bolts and projections may vary slightly. All dimensions nominal.
4. EPAs based on shaft properties with wind normal to flat. EPAs calculated using base wind velocity as indicated plus 30% gust factor.

DESCRIPTION

The Ventus™ LED area luminaire provides uncompromising optical performance and outstanding versatility for a wide variety of area and roadway applications. Patent pending modular LightBAR™ technology delivers uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and any security lighting application. UL/cUL Listed for wet locations.

Catalog #	VTS-E05-LED-E1-SL2-BZ-HSS	Type
Project	Froedtert South Southwest Medical Office Bldg	P3
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

Die-cast aluminum frame secures thermally conductive, extruded aluminum heat sink to independent electrical chamber. Heavy-wall, die-cast aluminum housing and door isolates driver components for cooler operation. The unique construction allows for passive cooling and natural cleaning of the extruded heat sink ensuring reliable operation at 40°C high ambient conditions. Stainless steel fasteners and hinging allow access to electrical components for installation and maintenance. Optional tool-less hardware available for ease of entry into electrical chamber.

Optics

Choice of twelve patented, high-efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT, 5000K CCT and 5700K CCT. For the ultimate level of spill light control, an optional house-side shield accessory can be field or factory installed. The house-side shield is designed to seamlessly integrate with the SL2, SL3 or SL4 optics.

Electrical

LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightBARs feature an IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Occupancy sensor and dimming options available.

Mounting

Cast aluminum 6" arm includes bolt guides allowing for easy positioning of fixture during installation to pole or wall surface. Standard single carton packaging of housing, square pole arm and round pole adapter for contractor friendly arrival of product on site. Optional internal mast arm mount accepts a 1-1/4" to 2" O.D. horizontal tenon, while a two-bolt clamping mechanism secures fixture. Cast-in leveling guides provide +/-5° vertical leveling adjustment. Tenon adapters available to slipfit over poles equipped with 2-3/8" or 3-1/2" O.D. tenon. 3G vibration rated.

Finish

Cast components and arm finished in super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty

Five-year warranty.

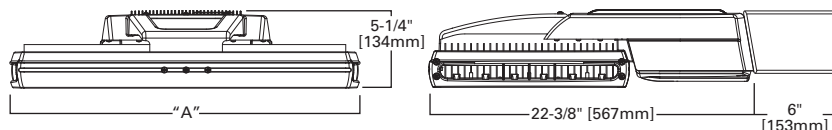


VTS VENTUS LED

2 - 12 LightBARs
Solid State LED

AREA LUMINAIRE

DIMENSIONS



DIMENSIONAL DATA

Number of LightBars	"A" Width	Weight		EPA [Square Feet]	
		Without Arm	With Arm	Without Arm	With Arm
2-4	12-7/8" [328mm]	24 lbs. [10.91 kgs.]	29 lbs. [13.18 kgs.]	0.94	1.00
5-8	18" [458mm]	30 lbs. [13.64 kgs.]	35 lbs. [15.91 kgs.]	1.10	1.20
9-12	25-7/8" [658mm]	39 lbs. [17.73 kgs.]	44 lbs. [20.00 kgs.]	1.31	1.44

CERTIFICATION DATA

UL/cUL Listed
LM79 / LM80 Compliant
IP66 LightBARs
3G Vibration Rated
ISO 9001

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50Hz & 60Hz, 347V/60Hz,
480V/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating
50°C Ambient Temperature Rating (HA option)

SHIPPING DATA

Approximate Net Weight:
(See Tabulated Reference Data)

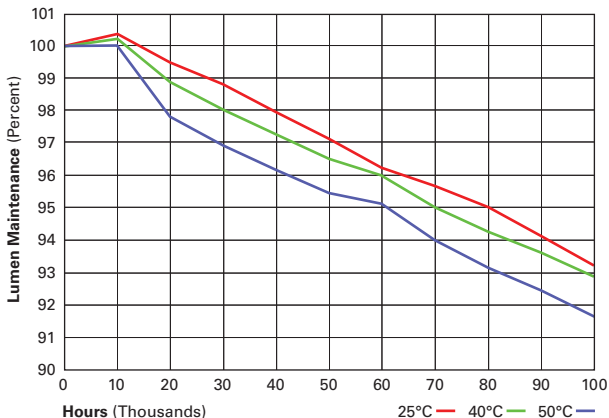
POWER AND LUMENS BY BAR COUNT (21 LED LIGHTBAR)

Number of LightBARs		E02	E03	E04	E05	E06	E07	E08	E09	E10	E11	E12
Drive Current		350mA Drive Current										
Power (Watts)		52W	75W	97W	127W	149W	173W	195W	226W	247W	270W	292W
Current @ 120V (A)		0.44	0.63	0.82	1.07	1.26	1.45	1.63	1.89	2.08	2.26	2.45
Current @ 277V (A)		0.20	0.28	0.36	0.48	0.56	0.64	0.71	0.84	0.92	0.99	1.07
Power (Watts)		58W	82W	99W	132W	159W	174W	196W	227W	247W	271W	293W
Current @ 347V (A)		0.19	0.28	0.29	0.39	0.48	0.56	0.57	0.68	0.76	0.85	0.86
Current @ 480V (A)		0.15	0.20	0.21	0.30	0.36	0.41	0.42	0.51	0.57	0.62	0.63
T2	Lumens	6,173	9,260	12,347	15,434	18,520	21,607	24,694	27,780	30,867	33,954	37,041
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4
T3	Lumens	6,117	9,175	12,233	15,292	18,350	21,409	24,467	27,525	30,584	33,642	36,700
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4
T4	Lumens	5,953	8,929	11,905	14,882	17,858	20,835	23,811	26,787	29,764	32,740	35,716
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
5MQ	Lumens	6,398	9,597	12,795	15,994	19,193	22,392	25,591	28,790	31,989	35,187	38,386
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
5WQ	Lumens	6,315	9,472	12,630	15,787	18,945	22,102	25,260	28,417	31,575	34,732	37,890
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
5XQ	Lumens	6,325	9,488	12,650	15,813	18,975	22,138	25,301	28,463	31,626	34,788	37,951
	BUG Rating	B3-U1-G2	B3-U1-G3	B4-U1-G3	B4-U1-G3	B4-U1-G4	B5-U1-G4	B5-U2-G5	B5-U2-G5	B5-U2-G5	B5-U2-G5	B5-U2-G5
SL2	Lumens	6,018	9,026	12,035	15,044	18,053	21,061	24,070	27,079	30,088	33,096	36,105
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G4
SL3	Lumens	6,034	9,051	12,067	15,084	18,101	21,118	24,135	27,152	30,169	33,186	36,202
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
SL4	Lumens	5,802	8,703	11,604	14,505	17,406	20,307	23,207	26,108	29,009	31,910	34,811
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
RW	Lumens	6,231	9,346	12,462	15,577	18,692	21,808	24,923	28,039	31,154	34,270	37,385
	BUG Rating	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	Lumens	5,375	8,062	10,749	13,436	16,124	18,811	21,498	24,186	26,873	29,560	32,247
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5

LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25°C	> 99%	> 97%	> 96%	> 93%	> 450,000
40°C	> 98%	> 97%	> 96%	> 92%	> 425,000
50°C	> 97%	> 96%	> 95%	> 91%	> 400,000

* Per IESNA TM-21 data.



LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99
50°C	0.96

LIGHTBAR OPERATION WITH 2L BI-LEVEL SWITCHING OPTION

Number of LightBars	Circuit 1	Circuit 2
2	1	1
3	2	2
4	2	2
5	3	2
6	3	3
7	4	3
8	4	4
9	5	4
10	6	4
11	7	4
12	8	4

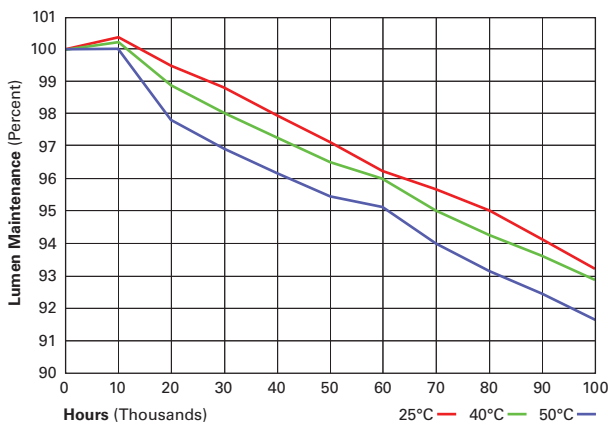
POWER AND LUMENS BY BAR COUNT (7 LED LIGHTBAR)

Number of LightBARs	F02	F03	F04	F05	F06	F07	F08	F09	F10	F11	F12	
Drive Current												
1A Drive Current												
Power (Watts)	55W	78W	102W	133W	157W	180W	204W	235W	259W	283W	307W	
Current @ 120V (A)	0.46	0.66	0.86	1.12	1.31	1.51	1.71	1.97	2.17	2.37	2.57	
Current @ 277V (A)	0.21	0.29	0.37	0.50	0.58	0.66	0.74	0.88	0.96	1.04	1.12	
Power (Watts)	60W	85W	105W	137W	164W	181W	204W	236W	259W	284W	308W	
Current @ 347V (A)	0.19	0.28	0.30	0.41	0.49	0.58	0.60	0.71	0.79	0.88	0.90	
Current @ 480V (A)	0.15	0.21	0.22	0.31	0.37	0.43	0.44	0.53	0.59	0.65	0.66	
T2	Lumens	5,096	7,641	10,193	12,741	15,289	17,837	20,385	22,933	25,482	28,030	30,578
	BUG Rating	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4
T3	Lumens	5,050	7,574	10,099	12,624	15,149	17,673	20,198	22,723	25,248	27,772	30,297
	BUG Rating	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4
T4	Lumens	4,914	7,371	9,828	12,285	14,742	17,199	19,656	22,114	24,571	27,028	29,485
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
5MQ	Lumens	5,281	7,922	10,563	13,204	15,844	18,485	21,126	23,767	26,407	29,048	31,689
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G3
5WQ	Lumens	5,213	7,820	10,426	13,033	15,640	18,246	20,853	23,459	26,066	28,672	31,279
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
5XQ	Lumens	5,222	7,832	10,443	13,054	15,665	18,275	20,886	23,497	26,108	28,719	31,330
	BUG Rating	B3-U1-G2	B3-U1-G3	B4-U1-G3	B4-U1-G3	B4-U1-G3	B4-U1-G4	B5-U1-G4	B5-U2-G4	B5-U2-G5	B5-U2-G5	B5-U2-G5
SL2	Lumens	4,968	7,451	9,935	12,419	14,903	17,387	19,870	22,354	24,838	27,322	29,806
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
SL3	Lumens	4,981	7,471	9,962	12,452	14,943	17,433	19,924	22,414	24,905	27,395	29,886
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
SL4	Lumens	4,790	7,184	9,579	11,974	14,369	16,764	19,158	21,553	23,948	26,343	28,738
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
RW	Lumens	5,144	7,716	10,287	12,859	15,431	18,003	20,575	23,147	25,719	28,290	30,862
	BUG Rating	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	Lumens	4,437	6,655	8,874	11,092	13,311	15,529	17,747	19,966	22,184	24,403	26,621
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5

LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25°C	> 99%	> 97%	> 96%	> 93%	> 450,000
40°C	> 98%	> 97%	> 96%	> 92%	> 425,000
50°C	> 97%	> 96%	> 95%	> 91%	> 400,000

* Per IESNA TM-21 data.



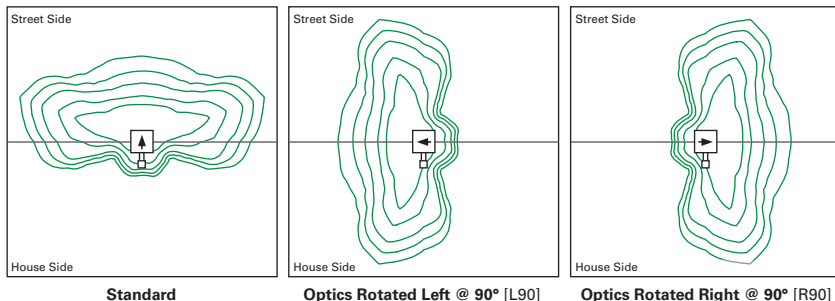
LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99
50°C	0.96

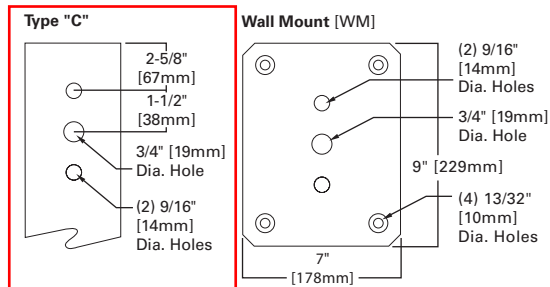
LIGHTBAR OPERATION WITH 2L BI-LEVEL SWITCHING OPTION

Number of LightBARs	Circuit 1	Circuit 2
2	1	1
3	2	2
4	2	2
5	3	2
6	3	3
7	4	3
8	4	4
9	5	4
10	6	4
11	7	4
12	8	4

OPTIC ORIENTATION



DRILLING PATTERNS



ORDERING INFORMATION

Sample Number: VTS-E12-LED-E1-T3-GM

Product Family ^{1,2}	Number of LightBARs ^{3,4}	Lamp Type	Voltage	Distribution	Color	
VTS=Ventus	E02=(2) 21 LED LightBARs E03=(3) 21 LED LightBARs E04=(4) 21 LED LightBARs E05=(5) 21 LED LightBARs E06=(6) 21 LED LightBARs E07=(7) 21 LED LightBARs E08=(8) 21 LED LightBARs E09=(9) 21 LED LightBARs E10=(10) 21 LED LightBARs E11=(11) 21 LED LightBARs E12=(12) 21 LED LightBARs	F02=(2) 7 LED LightBARs F03=(3) 7 LED LightBARs F04=(4) 7 LED LightBARs F05=(5) 7 LED LightBARs F06=(6) 7 LED LightBARs F07=(7) 7 LED LightBARs F08=(8) 7 LED LightBARs F09=(9) 7 LED LightBARs F10=(10) 7 LED LightBARs F11=(11) 7 LED LightBARs F12=(12) 7 LED LightBARs	LED=Solid State Light Emitting Diodes	E1=Electronic (120-277V) 347=347V ^{5,6} 480=480V ^{5,6,7}	T2=Type II T3=Type III T4=Type IV 5MQ=Type V Square Medium 5WQ=Type V Square Wide 5XQ=Type V Square Extra Wide SL2=Type II with Spill Control SL3=Type III with Spill Control SL4=Type IV with Spill Control RW=Rectangular Wide SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White
Options (Add as Suffix)			Accessories (Order Separately) ²²			
P=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) ⁵ R=NEMA Twistlock Photocontrol Receptacle PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle ⁸ HA=50°C High Ambient Temperature Rating ^{9,10} 2L=Two Circuits ^{6,11,12,13} L90=Optics Rotated 90° Left ¹⁴ R90=Optics Rotated 90° Right ¹⁴ 7030=70 CRI / 3000K CCT ¹⁵ 7050=70 CRI / 5000K CCT ¹⁵ 7060=70 CRI / 5700K CCT ¹⁵ 8030=80 CRI / 3000K CCT ¹⁵ TH=Tool-less Door Hardware LCF=LightBAR Cover Plate Matches Housing Finish WG=Wire Guard WM=Wall Mount with Arm IM=Integral Mast Arm MS-LXX=Motion Sensor for On/Off Operation ¹⁶ MS/X-LXX=Motion Sensor for Bi-Level Operation ¹⁷ MS/DIM-LXX=Motion Sensor for Dimming Operation ^{18,19} DIM=0-10V Dimming Drivers ²⁰ HSS=Factory Installed House Side Shield ²¹			VA1033-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon VA1034-XX=2 @ 180° Tenon Adapter for 2-3/8" O.D. Tenon VA1035-XX=3 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon VA1036-XX=4 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon VA1037-XX=2 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon VA1038-XX=3 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon VA1039-XX=2 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon VA1040-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon VA1041-XX=2 @ 180° Tenon Adapter for 3-1/2" O.D. Tenon VA1042-XX=3 @ 120° Tenon Adapter for 3-1/2" O.D. Tenon VA1043-XX=4 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon VA1044-XX=2 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon VA1045-XX=3 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon VA1046-XX=2 @ 120° Tenon Adapter for 3-1/2" O.D. Tenon FSIR-100=Wireless Configuration Tool for Occupancy Sensor ²³ OA/RA1016=NEMA Photocontrol - Multi-Tap OA/RA1027=NEMA Photocontrol - 480V OA/RA1201=NEMA Photocontrol - 347V MA1253=10kV Circuit Module Replacement LB/HSS=Field Installed House Side Shield ²⁴			

- NOTES:
- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
 - 6" arm and round pole adapter included with fixture.
 - 21 LED LightBAR powered at 350mA, 7 LED LightBAR powered at 1A.
 - Standard 4000K CCT and nominal 70CRI.
 - Not available with HA option.
 - Must specify voltage.
 - Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
 - Must specify DIM option to add dimming driver(s). Only available in E02-E06 and F02-F06.
 - Not available with DIM option or MS/DIM-LXX.
 - Not available with button photocontrol or motion sensor. 120 - 277V only.
 - Requires two electrical circuits to luminaire. See LightBAR operation table for additional information.
 - Consult factory before ordering in combination with MS-LXX or MS/X-LXX options.
 - Not available in 347V or 480V.
 - Not available with 5MQ, 5WQ or 5XQ distributions. Not available with HSS option.
 - Extended lead times apply.
 - Sensor housed in external box mounted to the luminaire. Available in E02-E12 and F02-F12 configurations. Replace XX with mounting height in feet for proper lens selection, (e.g., MS-L25). Consult factory for additional information.
 - Sensor housed in external box mounted to the luminaire. Available in E02-E12 and F02-F12 configurations. Replace X with number of bars operating in low output mode and replace XX with mounting height for proper lens selection, (e.g., MS/3-L25). Maximum 4 bars in low output mode. Consult factory for additional information.
 - Not available with HA option. Only available in F02-F06 and E02-E06. Includes Dimming Drivers. Not available in 347V or 480V.
 - Replace XX with mounting height in feet for proper lens selection, (e.g., MS/DIM-L25).
 - Available in E02-E06 and F02-F06 only.
 - Only for use with SL2, SL3 and SL4 distributions. Not available with L90 or R90 options.
 - Replace XX with color suffix.
 - Only compatible with MS/DIM-LXX motion sensor.
 - One required for each LightBAR. Not available with L90 or R90 options.

Steel Poles



SSS SQUARE STRAIGHT STEEL

Catalog #	SSS4A25SFC1	Type
Project	Froedtert South Southwest Medical Office Bldg	P3
Comments		Date
Prepared by		

FEATURES

- ASTM Grade steel base plate with ASTM A366 base cover
- Hand hole assembly 3" x 5" on 5" and 6" pole; and 2" x 4" on 4" pole
- 10'-39' mounting heights
- Drilled or tenon (specify)

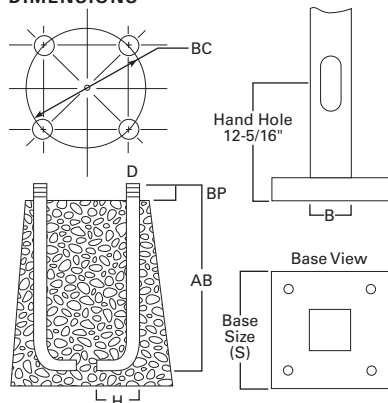
ORDERING INFORMATION

SAMPLE NUMBER: SSS5A20SFM1XG

Product Family	Shaft Size (Inches) ¹	Wall Thickness (Inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Arm Lengths (Feet)	Options (Add as Suffix)
SSS=Square Straight Steel	4=4" 5=5" 6=6"	A=0.120" M=0.188" X=0.250"	10=10' 15=15' 20=20' 25=25' 30=30' 35=35' 39=39'	S=Square Steel Base	F=Dark Bronze G=Galvanized Steel J=Summit White K=Carbon Bronze L=Dark Platinum P=Primer Powder Coat R=Hartford Green S=Silver T=Graphite Metallic V=Grey W=White X=Custom Color Y=Black	2=2-3/8" O.D. Tenon (4" Long) 3=3-1/2" O.D. Tenon (5" Long) 4=4" O.D. Tenon (6" Long) 5=3" O.D. Tenon (4" Long) 6=2-3/8" O.D. Tenon (6" Long) 7=4" O.D. Tenon (10" Long) A=Type A Drilling C=Type C Drilling E=Type E Drilling F=Type F Drilling G=Type G Drilling J=Type J Drilling K=Type K Drilling M=Type M Drilling R=Type R Drilling Z=Type Z Drilling	1=Single 2=2 at 180° 3=Triple ² 4=4 at 90° 5=2 at 90° X=None	X=None	A=1/2" Tapped Hub (Specify location desired) B=3/4" Tapped Hub (Specify location desired) C=Convenience Outlet ³ E=GFCI Convenience Outlet ³ G=Ground Lug H=Additional Hand Hole ⁴ L=Drilled for Bumper Glitter V=Vibration Dampener

NOTES: 1. All shaft sizes nominal. 2. Square poles are 3 at 90°, round poles are 3 at 120°. 3. Outlet is located 4' above base and on same side of pole as hand hole, unless specified otherwise. Receptacle not included, provision only. 4. Additional hand hole is located 12" below pole top and 90° from standard hand hole location, unless otherwise specified.

DIMENSIONS



WARNING: Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to pole white paper WP513001EN for additional support information. Before installing, make sure proper anchor bolts and templates are obtained. The use of unauthorized accessories such as banners, signs, cameras or pennants for which the pole was not designed voids the pole warranty and may result in pole failure causing serious injury or property damage. Information regarding total loading capacity can be supplied upon request. The pole warranty is void unless poles are used and installed as a complete pole and luminaire combination. This warranty specifically excludes failure as the result of a third party act or omission, misuse, unanticipated uses, fatigue failure or similar phenomena resulting from induced vibration, harmonic oscillation or resonance associated with movement of air currents around the product.

Specifications and dimensions subject to change without notice. Consult your lighting representative at Eaton or visit www.eaton.com/lighting for available options, accessories and ordering information.

Effective Projected Area (At Pole Top)

Mounting Height (Feet)	Catalog Number ^{1,2}	Wall Thickness (Inches)	Base Square ³ (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection ³ (Inches)	Shaft Size ³ (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) ⁴				Max. Fixture Load - Includes Bracket (Pounds)
									80 mph	90 mph	100 mph	110 mph	
MH			S	BC	BP	B	D x AB x H						
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	30.0	22.0	17.0	13.0	100
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	15.0	11.5	8.7	6.5	100
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	8.7	5.9	3.9	2.5	150
20	SSS5A20S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	15.4	11.1	7.9	5.5	150
25	SSS4A25S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.7	1.7	0.3	--	200
25	SSS5A25S	0.120	10-1/2	11	5	5	3/4 x 25 x 3	222	9.3	6.0	3.5	1.6	200
25	SSS6A25S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	9.9	6.1	3.5	1.2	200
30	SSS5A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	4.7	2.1	--	--	200
30	SSS5M30S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	10.4	6.4	3.5	1.5	200
30	SSS6A30S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.3	1.4	--	--	200
30	SSS6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	19.0	13.0	8.7	5.6	200
35	SSS5M35S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.8	2.8	--	--	200
35	SSS6M35S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	12.8	7.2	3.7	1.0	200
35	SSS6X35S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16.5	11.0	6.8	3.5	200
39	SSS6M39S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	618	7.3	3.0	--	--	300
39	SSS6X39S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	816	13.0	7.0	3.7	0.8	300

Effective Projected Area (Two Feet Above Pole Top)

Mounting Height (Feet)	Catalog Number ^{1,2}	Wall Thickness (Inches)	Base Square ³ (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection ³ (Inches)	Shaft Size ³ (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) ⁴				Max. Fixture Load - Includes Bracket (Pounds)
									80 mph	90 mph	100 mph	110 mph	
MH			S	BC	BP	B	D x AB x H						
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	23.0	17.5	14.0	11.0	100
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	13.4	10.0	7.5	5.7	100
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	7.6	5.2	3.4	2.1	150
20	SSS5A20S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	13.8	9.9	7.1	4.9	150
25	SSS4A25S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.4	1.6	0.3	--	200
25	SSS5A25S	0.120	10-1/2	11	5	5	3/4 x 25 x 3	222	8.5	5.5	3.2	1.5	200
25	SSS6A25S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	9.1	5.6	3.0	1.2	200
30	SSS5A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	1.8	--	--	--	200
30	SSS5M30S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	9.6	5.9	1.9	0.2	200
30	SSS6A30S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.1	1.3	--	--	200
30	SSS6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	18.5	12.5	8.4	5.3	200
35	SSS5M35S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.5	2.4	--	--	200
35	SSS6M35S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	11.8	7.0	3.5	1.0	200
35	SSS6X35S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16.0	10.5	6.4	3.4	200
39	SSS6M39S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	618	7.0	2.4	--	--	300
39	SSS6X39S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	816	12.0	6.7	3.0	0.5	300

NOTES:

1. Catalog number includes pole with hardware kit. Anchor bolts not included. Before installing, make sure proper anchor bolts and templates are obtained.
2. Tenon size or machining for rectangular arms must be specified. Hand hole position relative to drill location.
3. Shaft size, base square, anchor bolts and projections may vary slightly. All dimensions nominal.
4. EPAs based on shaft properties with wind normal to flat. EPAs calculated using base wind velocity as indicated plus 30% gust factor.

DESCRIPTION

The Ventus™ LED area luminaire provides uncompromising optical performance and outstanding versatility for a wide variety of area and roadway applications. Patent pending modular LightBAR™ technology delivers uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and any security lighting application. UL/cUL Listed for wet locations.

Catalog #	VTS-E08-LED-E1-5XQ-BZ	Type
Project	Froedtert South Southwest Medical Office Bldg	P4
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

Die-cast aluminum frame secures thermally conductive, extruded aluminum heat sink to independent electrical chamber. Heavy-wall, die-cast aluminum housing and door isolates driver components for cooler operation. The unique construction allows for passive cooling and natural cleaning of the extruded heat sink ensuring reliable operation at 40°C high ambient conditions. Stainless steel fasteners and hinging allow access to electrical components for installation and maintenance. Optional tool-less hardware available for ease of entry into electrical chamber.

Optics

Choice of twelve patented, high-efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT, 5000K CCT and 5700K CCT. For the ultimate level of spill light control, an optional house-side shield accessory can be field or factory installed. The house-side shield is designed to seamlessly integrate with the SL2, SL3 or SL4 optics.

Electrical

LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightBARs feature an IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Occupancy sensor and dimming options available.

Mounting

Cast aluminum 6" arm includes bolt guides allowing for easy positioning of fixture during installation to pole or wall surface. Standard single carton packaging of housing, square pole arm and round pole adapter for contractor friendly arrival of product on site. Optional internal mast arm mount accepts a 1-1/4" to 2" O.D. horizontal tenon, while a two-bolt clamping mechanism secures fixture. Cast-in leveling guides provide +/-5° vertical leveling adjustment. Tenon adapters available to slipfit over poles equipped with 2-3/8" or 3-1/2" O.D. tenon. 3G vibration rated.

Finish

Cast components and arm finished in super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty

Five-year warranty.

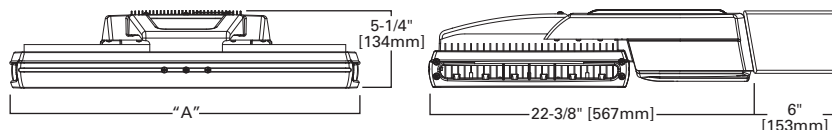


VTS VENTUS LED

2 - 12 LightBARs
Solid State LED

AREA LUMINAIRE

DIMENSIONS



DIMENSIONAL DATA

Number of LightBars	"A" Width	Weight		EPA [Square Feet]	
		Without Arm	With Arm	Without Arm	With Arm
2-4	12-7/8" [328mm]	24 lbs. [10.91 kgs.]	29 lbs. [13.18 kgs.]	0.94	1.00
5-8	18" [458mm]	30 lbs. [13.64 kgs.]	35 lbs. [15.91 kgs.]	1.10	1.20
9-12	25-7/8" [658mm]	39 lbs. [17.73 kgs.]	44 lbs. [20.00 kgs.]	1.31	1.44

CERTIFICATION DATA

UL/cUL Listed
LM79 / LM80 Compliant
IP66 LightBARs
3G Vibration Rated
ISO 9001

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50Hz & 60Hz, 347V/60Hz,
480V/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating
50°C Ambient Temperature Rating (HA option)

SHIPPING DATA

Approximate Net Weight:
(See Tabulated Reference Data)

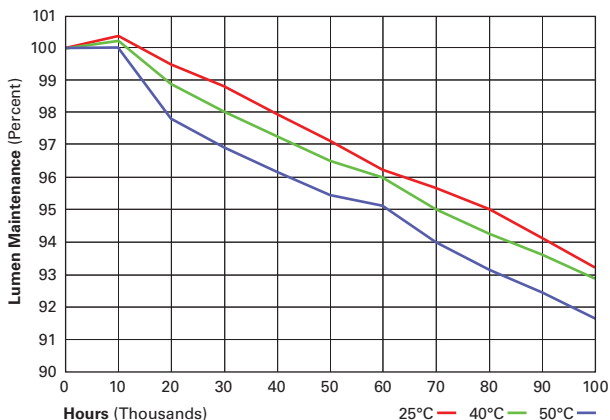
POWER AND LUMENS BY BAR COUNT (21 LED LIGHTBAR)

Number of LightBARs		E02	E03	E04	E05	E06	E07	E08	E09	E10	E11	E12
Drive Current		350mA Drive Current										
Power (Watts)		52W	75W	97W	127W	149W	173W	195W	226W	247W	270W	292W
Current @ 120V (A)		0.44	0.63	0.82	1.07	1.26	1.45	1.63	1.89	2.08	2.26	2.45
Current @ 277V (A)		0.20	0.28	0.36	0.48	0.56	0.64	0.71	0.84	0.92	0.99	1.07
Power (Watts)		58W	82W	99W	132W	159W	174W	196W	227W	247W	271W	293W
Current @ 347V (A)		0.19	0.28	0.29	0.39	0.48	0.56	0.57	0.68	0.76	0.85	0.86
Current @ 480V (A)		0.15	0.20	0.21	0.30	0.36	0.41	0.42	0.51	0.57	0.62	0.63
T2	Lumens	6,173	9,260	12,347	15,434	18,520	21,607	24,694	27,780	30,867	33,954	37,041
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4
T3	Lumens	6,117	9,175	12,233	15,292	18,350	21,409	24,467	27,525	30,584	33,642	36,700
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4
T4	Lumens	5,953	8,929	11,905	14,882	17,858	20,835	23,811	26,787	29,764	32,740	35,716
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
5MQ	Lumens	6,398	9,597	12,795	15,994	19,193	22,392	25,591	28,790	31,989	35,187	38,386
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
5WQ	Lumens	6,315	9,472	12,630	15,787	18,945	22,102	25,260	28,417	31,575	34,732	37,890
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
5XQ	Lumens	6,325	9,488	12,650	15,813	18,975	22,138	25,301	28,463	31,626	34,788	37,951
	BUG Rating	B3-U1-G2	B3-U1-G3	B4-U1-G3	B4-U1-G3	B4-U1-G4	B5-U1-G4	B5-U2-G5	B5-U2-G5	B5-U2-G5	B5-U2-G5	B5-U2-G5
SL2	Lumens	6,018	9,026	12,035	15,044	18,053	21,061	24,070	27,079	30,088	33,096	36,105
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G4
SL3	Lumens	6,034	9,051	12,067	15,084	18,101	21,118	24,135	27,152	30,169	33,186	36,202
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
SL4	Lumens	5,802	8,703	11,604	14,505	17,406	20,307	23,207	26,108	29,009	31,910	34,811
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
RW	Lumens	6,231	9,346	12,462	15,577	18,692	21,808	24,923	28,039	31,154	34,270	37,385
	BUG Rating	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	Lumens	5,375	8,062	10,749	13,436	16,124	18,811	21,498	24,186	26,873	29,560	32,247
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5

LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25°C	> 99%	> 97%	> 96%	> 93%	> 450,000
40°C	> 98%	> 97%	> 96%	> 92%	> 425,000
50°C	> 97%	> 96%	> 95%	> 91%	> 400,000

* Per IESNA TM-21 data.



LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99
50°C	0.96

LIGHTBAR OPERATION WITH 2L BI-LEVEL SWITCHING OPTION

Number of LightBars	Circuit 1	Circuit 2
2	1	1
3	2	2
4	2	2
5	3	2
6	3	3
7	4	3
8	4	4
9	5	4
10	6	4
11	7	4
12	8	4

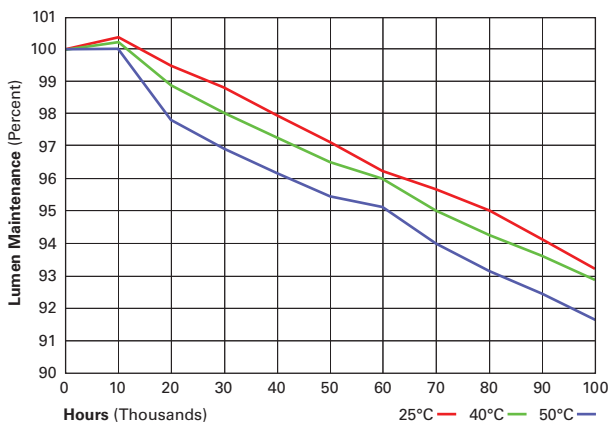
POWER AND LUMENS BY BAR COUNT (7 LED LIGHTBAR)

Number of LightBARs	F02	F03	F04	F05	F06	F07	F08	F09	F10	F11	F12	
Drive Current												
1A Drive Current												
Power (Watts)	55W	78W	102W	133W	157W	180W	204W	235W	259W	283W	307W	
Current @ 120V (A)	0.46	0.66	0.86	1.12	1.31	1.51	1.71	1.97	2.17	2.37	2.57	
Current @ 277V (A)	0.21	0.29	0.37	0.50	0.58	0.66	0.74	0.88	0.96	1.04	1.12	
Power (Watts)	60W	85W	105W	137W	164W	181W	204W	236W	259W	284W	308W	
Current @ 347V (A)	0.19	0.28	0.30	0.41	0.49	0.58	0.60	0.71	0.79	0.88	0.90	
Current @ 480V (A)	0.15	0.21	0.22	0.31	0.37	0.43	0.44	0.53	0.59	0.65	0.66	
T2	Lumens	5,096	7,641	10,193	12,741	15,289	17,837	20,385	22,933	25,482	28,030	30,578
	BUG Rating	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4
T3	Lumens	5,050	7,574	10,099	12,624	15,149	17,673	20,198	22,723	25,248	27,772	30,297
	BUG Rating	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4
T4	Lumens	4,914	7,371	9,828	12,285	14,742	17,199	19,656	22,114	24,571	27,028	29,485
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
5MQ	Lumens	5,281	7,922	10,563	13,204	15,844	18,485	21,126	23,767	26,407	29,048	31,689
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G3
5WQ	Lumens	5,213	7,820	10,426	13,033	15,640	18,246	20,853	23,459	26,066	28,672	31,279
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
5XQ	Lumens	5,222	7,832	10,443	13,054	15,665	18,275	20,886	23,497	26,108	28,719	31,330
	BUG Rating	B3-U1-G2	B3-U1-G3	B4-U1-G3	B4-U1-G3	B4-U1-G3	B4-U1-G4	B5-U1-G4	B5-U2-G4	B5-U2-G5	B5-U2-G5	B5-U2-G5
SL2	Lumens	4,968	7,451	9,935	12,419	14,903	17,387	19,870	22,354	24,838	27,322	29,806
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
SL3	Lumens	4,981	7,471	9,962	12,452	14,943	17,433	19,924	22,414	24,905	27,395	29,886
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
SL4	Lumens	4,790	7,184	9,579	11,974	14,369	16,764	19,158	21,553	23,948	26,343	28,738
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
RW	Lumens	5,144	7,716	10,287	12,859	15,431	18,003	20,575	23,147	25,719	28,290	30,862
	BUG Rating	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	Lumens	4,437	6,655	8,874	11,092	13,311	15,529	17,747	19,966	22,184	24,403	26,621
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5

LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25°C	> 99%	> 97%	> 96%	> 93%	> 450,000
40°C	> 98%	> 97%	> 96%	> 92%	> 425,000
50°C	> 97%	> 96%	> 95%	> 91%	> 400,000

* Per IESNA TM-21 data.



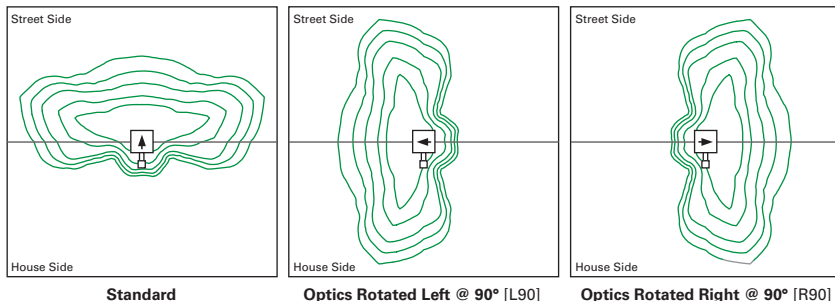
LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99
50°C	0.96

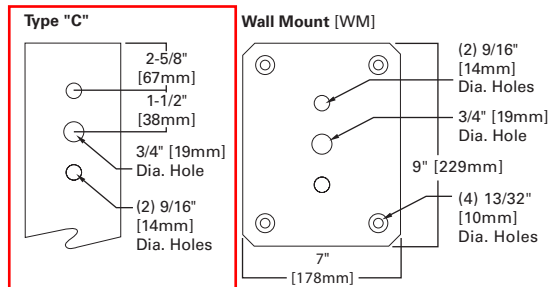
LIGHTBAR OPERATION WITH 2L BI-LEVEL SWITCHING OPTION

Number of LightBARs	Circuit 1	Circuit 2
2	1	1
3	2	2
4	2	2
5	3	2
6	3	3
7	4	3
8	4	4
9	5	4
10	6	4
11	7	4
12	8	4

OPTIC ORIENTATION



DRILLING PATTERNS



ORDERING INFORMATION

Sample Number: VTS-E12-LED-E1-T3-GM

Product Family ^{1,2}	Number of LightBARs ^{3,4}	Lamp Type	Voltage	Distribution	Color	
VTS=Ventus	E02=(2) 21 LED LightBARs E03=(3) 21 LED LightBARs E04=(4) 21 LED LightBARs E05=(5) 21 LED LightBARs E06=(6) 21 LED LightBARs E07=(7) 21 LED LightBARs E08=(8) 21 LED LightBARs E09=(9) 21 LED LightBARs E10=(10) 21 LED LightBARs E11=(11) 21 LED LightBARs E12=(12) 21 LED LightBARs	F02=(2) 7 LED LightBARs F03=(3) 7 LED LightBARs F04=(4) 7 LED LightBARs F05=(5) 7 LED LightBARs F06=(6) 7 LED LightBARs F07=(7) 7 LED LightBARs F08=(8) 7 LED LightBARs F09=(9) 7 LED LightBARs F10=(10) 7 LED LightBARs F11=(11) 7 LED LightBARs F12=(12) 7 LED LightBARs	LED=Solid State Light Emitting Diodes	E1=Electronic (120-277V) 347=347V ^{5,6} 480=480V ^{5,6,7}	T2=Type II T3=Type III T4=Type IV 5MQ=Type V Square Medium 5WQ=Type V Square Wide 5XQ=Type V Square Extra Wide SL2=Type II with Spill Control SL3=Type III with Spill Control SL4=Type IV with Spill Control RW=Rectangular Wide SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White
Options (Add as Suffix)			Accessories (Order Separately) ²²			
P=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) ⁵ R=NEMA Twistlock Photocontrol Receptacle PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle ⁸ HA=50°C High Ambient Temperature Rating ^{9,10} 2L=Two Circuits ^{6,11,12,13} L90=Optics Rotated 90° Left ¹⁴ R90=Optics Rotated 90° Right ¹⁴ 7030=70 CRI / 3000K CCT ¹⁵ 7050=70 CRI / 5000K CCT ¹⁵ 7060=70 CRI / 5700K CCT ¹⁵ 8030=80 CRI / 3000K CCT ¹⁵ TH=Tool-less Door Hardware LCF=LightBAR Cover Plate Matches Housing Finish WG=Wire Guard WM=Wall Mount with Arm IM=Integral Mast Arm MS-LXX=Motion Sensor for On/Off Operation ¹⁶ MS/X-LXX=Motion Sensor for Bi-Level Operation ¹⁷ MS/DIM-LXX=Motion Sensor for Dimming Operation ^{18,19} DIM=0-10V Dimming Drivers ²⁰ HSS=Factory Installed House Side Shield ²¹			VA1033-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon VA1034-XX=2 @ 180° Tenon Adapter for 2-3/8" O.D. Tenon VA1035-XX=3 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon VA1036-XX=4 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon VA1037-XX=2 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon VA1038-XX=3 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon VA1039-XX=2 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon VA1040-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon VA1041-XX=2 @ 180° Tenon Adapter for 3-1/2" O.D. Tenon VA1042-XX=3 @ 120° Tenon Adapter for 3-1/2" O.D. Tenon VA1043-XX=4 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon VA1044-XX=2 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon VA1045-XX=3 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon VA1046-XX=2 @ 120° Tenon Adapter for 3-1/2" O.D. Tenon FSIR-100=Wireless Configuration Tool for Occupancy Sensor ²³ OA/RA1016=NEMA Photocontrol - Multi-Tap OA/RA1027=NEMA Photocontrol - 480V OA/RA1201=NEMA Photocontrol - 347V MA1253=10kV Circuit Module Replacement LB/HSS=Field Installed House Side Shield ²⁴			

- NOTES:**
- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
 - 6" arm and round pole adapter included with fixture.
 - 21 LED LightBAR powered at 350mA, 7 LED LightBAR powered at 1A.
 - Standard 4000K CCT and nominal 70CRI.
 - Not available with HA option.
 - Must specify voltage.
 - Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
 - Must specify DIM option to add dimming driver(s). Only available in E02-E06 and F02-F06.
 - Not available with DIM option or MS/DIM-LXX.
 - Not available with button photocontrol or motion sensor. 120 - 277V only.
 - Requires two electrical circuits to luminaire. See LightBAR operation table for additional information.
 - Consult factory before ordering in combination with MS-LXX or MS/X-LXX options.
 - Not available in 347V or 480V.
 - Not available with 5MQ, 5WQ or 5XQ distributions. Not available with HSS option.
 - Extended lead times apply.
 - Sensor housed in external box mounted to the luminaire. Available in E02-E12 and F02-F12 configurations. Replace XX with mounting height in feet for proper lens selection, (e.g., MS-L25). Consult factory for additional information.
 - Sensor housed in external box mounted to the luminaire. Available in E02-E12 and F02-F12 configurations. Replace X with number of bars operating in low output mode and replace XX with mounting height for proper lens selection, (e.g., MS/3-L25). Maximum 4 bars in low output mode. Consult factory for additional information.
 - Not available with HA option. Only available in F02-F06 and E02-E06. Includes Dimming Drivers. Not available in 347V or 480V.
 - Replace XX with mounting height in feet for proper lens selection, (e.g., MS/DIM-L25).
 - Available in E02-E06 and F02-F06 only.
 - Only for use with SL2, SL3 and SL4 distributions. Not available with L90 or R90 options.
 - Replace XX with color suffix.
 - Only compatible with MS/DIM-LXX motion sensor.
 - One required for each LightBAR. Not available with L90 or R90 options.

Steel Poles



SSS SQUARE STRAIGHT STEEL

Catalog #	SSS4A25SFC1	Type
Project	Froedtert South Southwest Medical Office Bldg	P4
Comments		Date
Prepared by		

FEATURES

- ASTM Grade steel base plate with ASTM A366 base cover
- Hand hole assembly 3" x 5" on 5" and 6" pole; and 2" x 4" on 4" pole
- 10'-39' mounting heights
- Drilled or tenon (specify)

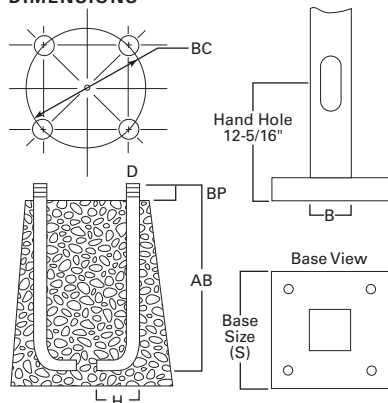
ORDERING INFORMATION

SAMPLE NUMBER: SSS5A20SFM1XG

Product Family	Shaft Size (Inches) ¹	Wall Thickness (Inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Arm Lengths (Feet)	Options (Add as Suffix)
SSS=Square Straight Steel	4=4" 5=5" 6=6"	A=0.120" M=0.188" X=0.250"	10=10' 15=15' 20=20' 25=25' 30=30' 35=35' 39=39'	S=Square Steel Base	F=Dark Bronze G=Galvanized Steel J=Summit White K=Carbon Bronze L=Dark Platinum P=Primer Powder Coat R=Hartford Green S=Silver T=Graphite Metallic V=Grey W=White X=Custom Color Y=Black	2=2-3/8" O.D. Tenon (4" Long) 3=3-1/2" O.D. Tenon (5" Long) 4=4" O.D. Tenon (6" Long) 5=3" O.D. Tenon (4" Long) 6=2-3/8" O.D. Tenon (6" Long) 7=4" O.D. Tenon (10" Long) A=Type A Drilling C=Type C Drilling E=Type E Drilling F=Type F Drilling G=Type G Drilling J=Type J Drilling K=Type K Drilling M=Type M Drilling R=Type R Drilling Z=Type Z Drilling	1=Single 2=2 at 180° 3=Triple ² 4=4 at 90° 5=2 at 90° X=None	X=None	A=1/2" Tapped Hub (Specify location desired) B=3/4" Tapped Hub (Specify location desired) C=Convenience Outlet ³ E=GFCI Convenience Outlet ³ G=Ground Lug H=Additional Hand Hole ⁴ L=Drilled for Bumper Glitter V=Vibration Dampener

NOTES: 1. All shaft sizes nominal. 2. Square poles are 3 at 90°, round poles are 3 at 120°. 3. Outlet is located 4' above base and on same side of pole as hand hole, unless specified otherwise. Receptacle not included, provision only. 4. Additional hand hole is located 12" below pole top and 90° from standard hand hole location, unless otherwise specified.

DIMENSIONS



WARNING: Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to pole white paper WP513001EN for additional support information. Before installing, make sure proper anchor bolts and templates are obtained. The use of unauthorized accessories such as banners, signs, cameras or pennants for which the pole was not designed voids the pole warranty and may result in pole failure causing serious injury or property damage. Information regarding total loading capacity can be supplied upon request. The pole warranty is void unless poles are used and installed as a complete pole and luminaire combination. This warranty specifically excludes failure as the result of a third party act or omission, misuse, unanticipated uses, fatigue failure or similar phenomena resulting from induced vibration, harmonic oscillation or resonance associated with movement of air currents around the product.

Specifications and dimensions subject to change without notice. Consult your lighting representative at Eaton or visit www.eaton.com/lighting for available options, accessories and ordering information.

Effective Projected Area (At Pole Top)

Mounting Height (Feet)	Catalog Number ^{1,2}	Wall Thickness (Inches)	Base Square ³ (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection ³ (Inches)	Shaft Size ³ (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) ⁴				Max. Fixture Load - Includes Bracket (Pounds)
									80 mph	90 mph	100 mph	110 mph	
MH			S	BC	BP	B	D x AB x H						
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	30.0	22.0	17.0	13.0	100
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	15.0	11.5	8.7	6.5	100
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	8.7	5.9	3.9	2.5	150
20	SSS5A20S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	15.4	11.1	7.9	5.5	150
25	SSS4A25S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.7	1.7	0.3	--	200
25	SSS5A25S	0.120	10-1/2	11	5	5	3/4 x 25 x 3	222	9.3	6.0	3.5	1.6	200
25	SSS6A25S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	9.9	6.1	3.5	1.2	200
30	SSS5A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	4.7	2.1	--	--	200
30	SSS5M30S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	10.4	6.4	3.5	1.5	200
30	SSS6A30S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.3	1.4	--	--	200
30	SSS6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	19.0	13.0	8.7	5.6	200
35	SSS5M35S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.8	2.8	--	--	200
35	SSS6M35S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	12.8	7.2	3.7	1.0	200
35	SSS6X35S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16.5	11.0	6.8	3.5	200
39	SSS6M39S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	618	7.3	3.0	--	--	300
39	SSS6X39S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	816	13.0	7.0	3.7	0.8	300

Effective Projected Area (Two Feet Above Pole Top)

Mounting Height (Feet)	Catalog Number ^{1,2}	Wall Thickness (Inches)	Base Square ³ (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection ³ (Inches)	Shaft Size ³ (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) ⁴				Max. Fixture Load - Includes Bracket (Pounds)
									80 mph	90 mph	100 mph	110 mph	
MH			S	BC	BP	B	D x AB x H						
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	23.0	17.5	14.0	11.0	100
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	13.4	10.0	7.5	5.7	100
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	7.6	5.2	3.4	2.1	150
20	SSS5A20S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	13.8	9.9	7.1	4.9	150
25	SSS4A25S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.4	1.6	0.3	--	200
25	SSS5A25S	0.120	10-1/2	11	5	5	3/4 x 25 x 3	222	8.5	5.5	3.2	1.5	200
25	SSS6A25S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	9.1	5.6	3.0	1.2	200
30	SSS5A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	1.8	--	--	--	200
30	SSS5M30S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	9.6	5.9	1.9	0.2	200
30	SSS6A30S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.1	1.3	--	--	200
30	SSS6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	18.5	12.5	8.4	5.3	200
35	SSS5M35S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.5	2.4	--	--	200
35	SSS6M35S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	11.8	7.0	3.5	1.0	200
35	SSS6X35S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16.0	10.5	6.4	3.4	200
39	SSS6M39S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	618	7.0	2.4	--	--	300
39	SSS6X39S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	816	12.0	6.7	3.0	0.5	300

NOTES:

1. Catalog number includes pole with hardware kit. Anchor bolts not included. Before installing, make sure proper anchor bolts and templates are obtained.
2. Tenon size or machining for rectangular arms must be specified. Hand hole position relative to drill location.
3. Shaft size, base square, anchor bolts and projections may vary slightly. All dimensions nominal.
4. EPAs based on shaft properties with wind normal to flat. EPAs calculated using base wind velocity as indicated plus 30% gust factor.

DESCRIPTION

The Ventus™ LED area luminaire provides uncompromising optical performance and outstanding versatility for a wide variety of area and roadway applications. Patent pending modular LightBAR™ technology delivers uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and any security lighting application. UL/cUL Listed for wet locations.

Catalog #	VTS-E08-LED-E1-T4-BZ	Type
Project	Froedtert South Southwest Medical Office Bldg	P5
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

Die-cast aluminum frame secures thermally conductive, extruded aluminum heat sink to independent electrical chamber. Heavy-wall, die-cast aluminum housing and door isolates driver components for cooler operation. The unique construction allows for passive cooling and natural cleaning of the extruded heat sink ensuring reliable operation at 40°C high ambient conditions. Stainless steel fasteners and hinging allow access to electrical components for installation and maintenance. Optional tool-less hardware available for ease of entry into electrical chamber.

Optics

Choice of twelve patented, high-efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT, 5000K CCT and 5700K CCT. For the ultimate level of spill light control, an optional house-side shield accessory can be field or factory installed. The house-side shield is designed to seamlessly integrate with the SL2, SL3 or SL4 optics.

Electrical

LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightBARs feature an IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Occupancy sensor and dimming options available.

Mounting

Cast aluminum 6" arm includes bolt guides allowing for easy positioning of fixture during installation to pole or wall surface. Standard single carton packaging of housing, square pole arm and round pole adapter for contractor friendly arrival of product on site. Optional internal mast arm mount accepts a 1-1/4" to 2" O.D. horizontal tenon, while a two-bolt clamping mechanism secures fixture. Cast-in leveling guides provide +/-5° vertical leveling adjustment. Tenon adapters available to slipfit over poles equipped with 2-3/8" or 3-1/2" O.D. tenon. 3G vibration rated.

Finish

Cast components and arm finished in super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty

Five-year warranty.

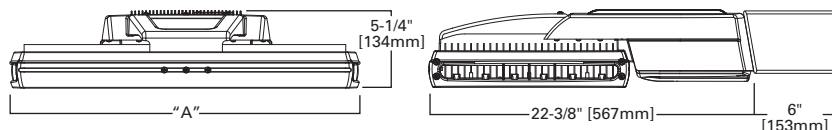


VTS VENTUS LED

2 - 12 LightBARs
Solid State LED

AREA LUMINAIRE

DIMENSIONS



DIMENSIONAL DATA

Number of LightBars	"A" Width	Weight		EPA [Square Feet]	
		Without Arm	With Arm	Without Arm	With Arm
2-4	12-7/8" [328mm]	24 lbs. [10.91 kgs.]	29 lbs. [13.18 kgs.]	0.94	1.00
5-8	18" [458mm]	30 lbs. [13.64 kgs.]	35 lbs. [15.91 kgs.]	1.10	1.20
9-12	25-7/8" [658mm]	39 lbs. [17.73 kgs.]	44 lbs. [20.00 kgs.]	1.31	1.44

CERTIFICATION DATA

UL/cUL Listed
LM79 / LM80 Compliant
IP66 LightBARs
3G Vibration Rated
ISO 9001

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50Hz & 60Hz, 347V/60Hz,
480V/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating
50°C Ambient Temperature Rating (HA option)

SHIPPING DATA

Approximate Net Weight:
(See Tabulated Reference Data)

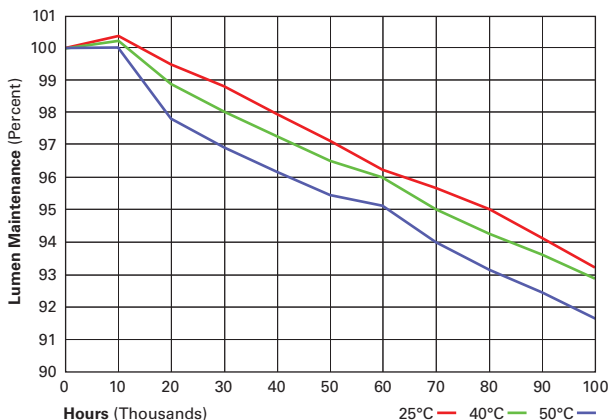
POWER AND LUMENS BY BAR COUNT (21 LED LIGHTBAR)

Number of LightBARs		E02	E03	E04	E05	E06	E07	E08	E09	E10	E11	E12
Drive Current		350mA Drive Current										
Power (Watts)		52W	75W	97W	127W	149W	173W	195W	226W	247W	270W	292W
Current @ 120V (A)		0.44	0.63	0.82	1.07	1.26	1.45	1.63	1.89	2.08	2.26	2.45
Current @ 277V (A)		0.20	0.28	0.36	0.48	0.56	0.64	0.71	0.84	0.92	0.99	1.07
Power (Watts)		58W	82W	99W	132W	159W	174W	196W	227W	247W	271W	293W
Current @ 347V (A)		0.19	0.28	0.29	0.39	0.48	0.56	0.57	0.68	0.76	0.85	0.86
Current @ 480V (A)		0.15	0.20	0.21	0.30	0.36	0.41	0.42	0.51	0.57	0.62	0.63
T2	Lumens	6,173	9,260	12,347	15,434	18,520	21,607	24,694	27,780	30,867	33,954	37,041
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4
T3	Lumens	6,117	9,175	12,233	15,292	18,350	21,409	24,467	27,525	30,584	33,642	36,700
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4
T4	Lumens	5,953	8,929	11,905	14,882	17,858	20,835	23,811	26,787	29,764	32,740	35,716
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
5MQ	Lumens	6,398	9,597	12,795	15,994	19,193	22,392	25,591	28,790	31,989	35,187	38,386
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
5WQ	Lumens	6,315	9,472	12,630	15,787	18,945	22,102	25,260	28,417	31,575	34,732	37,890
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
5XQ	Lumens	6,325	9,488	12,650	15,813	18,975	22,138	25,301	28,463	31,626	34,788	37,951
	BUG Rating	B3-U1-G2	B3-U1-G3	B4-U1-G3	B4-U1-G3	B4-U1-G4	B5-U1-G4	B5-U2-G5	B5-U2-G5	B5-U2-G5	B5-U2-G5	B5-U2-G5
SL2	Lumens	6,018	9,026	12,035	15,044	18,053	21,061	24,070	27,079	30,088	33,096	36,105
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G4
SL3	Lumens	6,034	9,051	12,067	15,084	18,101	21,118	24,135	27,152	30,169	33,186	36,202
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
SL4	Lumens	5,802	8,703	11,604	14,505	17,406	20,307	23,207	26,108	29,009	31,910	34,811
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
RW	Lumens	6,231	9,346	12,462	15,577	18,692	21,808	24,923	28,039	31,154	34,270	37,385
	BUG Rating	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	Lumens	5,375	8,062	10,749	13,436	16,124	18,811	21,498	24,186	26,873	29,560	32,247
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5

LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25°C	> 99%	> 97%	> 96%	> 93%	> 450,000
40°C	> 98%	> 97%	> 96%	> 92%	> 425,000
50°C	> 97%	> 96%	> 95%	> 91%	> 400,000

* Per IESNA TM-21 data.



LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99
50°C	0.96

LIGHTBAR OPERATION WITH 2L BI-LEVEL SWITCHING OPTION

Number of LightBars	Circuit 1	Circuit 2
2	1	1
3	2	2
4	2	2
5	3	2
6	3	3
7	4	3
8	4	4
9	5	4
10	6	4
11	7	4
12	8	4

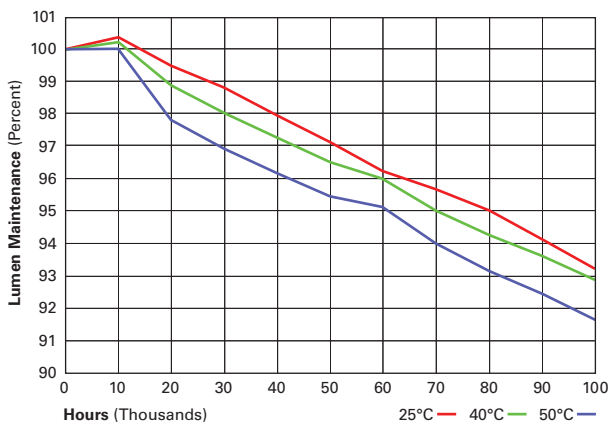
POWER AND LUMENS BY BAR COUNT (7 LED LIGHTBAR)

Number of LightBARs	F02	F03	F04	F05	F06	F07	F08	F09	F10	F11	F12	
Drive Current	1A Drive Current											
Power (Watts)	55W	78W	102W	133W	157W	180W	204W	235W	259W	283W	307W	
Current @ 120V (A)	0.46	0.66	0.86	1.12	1.31	1.51	1.71	1.97	2.17	2.37	2.57	
Current @ 277V (A)	0.21	0.29	0.37	0.50	0.58	0.66	0.74	0.88	0.96	1.04	1.12	
Power (Watts)	60W	85W	105W	137W	164W	181W	204W	236W	259W	284W	308W	
Current @ 347V (A)	0.19	0.28	0.30	0.41	0.49	0.58	0.60	0.71	0.79	0.88	0.90	
Current @ 480V (A)	0.15	0.21	0.22	0.31	0.37	0.43	0.44	0.53	0.59	0.65	0.66	
T2	Lumens	5,096	7,641	10,193	12,741	15,289	17,837	20,385	22,933	25,482	28,030	30,578
	BUG Rating	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4
T3	Lumens	5,050	7,574	10,099	12,624	15,149	17,673	20,198	22,723	25,248	27,772	30,297
	BUG Rating	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4
T4	Lumens	4,914	7,371	9,828	12,285	14,742	17,199	19,656	22,114	24,571	27,028	29,485
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
5MQ	Lumens	5,281	7,922	10,563	13,204	15,844	18,485	21,126	23,767	26,407	29,048	31,689
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G3
5WQ	Lumens	5,213	7,820	10,426	13,033	15,640	18,246	20,853	23,459	26,066	28,672	31,279
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
5XQ	Lumens	5,222	7,832	10,443	13,054	15,665	18,275	20,886	23,497	26,108	28,719	31,330
	BUG Rating	B3-U1-G2	B3-U1-G3	B4-U1-G3	B4-U1-G3	B4-U1-G3	B4-U1-G4	B5-U1-G4	B5-U2-G4	B5-U2-G5	B5-U2-G5	B5-U2-G5
SL2	Lumens	4,968	7,451	9,935	12,419	14,903	17,387	19,870	22,354	24,838	27,322	29,806
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
SL3	Lumens	4,981	7,471	9,962	12,452	14,943	17,433	19,924	22,414	24,905	27,395	29,886
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
SL4	Lumens	4,790	7,184	9,579	11,974	14,369	16,764	19,158	21,553	23,948	26,343	28,738
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
RW	Lumens	5,144	7,716	10,287	12,859	15,431	18,003	20,575	23,147	25,719	28,290	30,862
	BUG Rating	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	Lumens	4,437	6,655	8,874	11,092	13,311	15,529	17,747	19,966	22,184	24,403	26,621
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5

LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25°C	> 99%	> 97%	> 96%	> 93%	> 450,000
40°C	> 98%	> 97%	> 96%	> 92%	> 425,000
50°C	> 97%	> 96%	> 95%	> 91%	> 400,000

* Per IESNA TM-21 data.



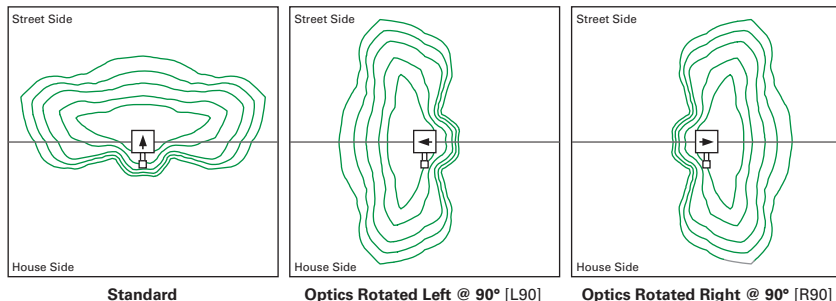
LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99
50°C	0.96

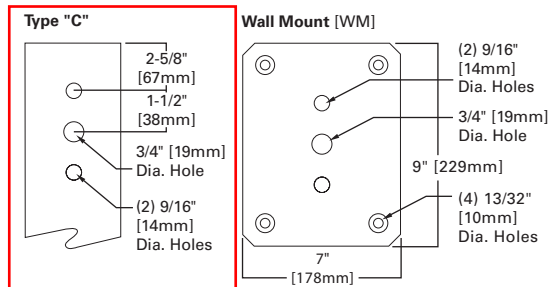
LIGHTBAR OPERATION WITH 2L BI-LEVEL SWITCHING OPTION

Number of LightBARs	Circuit 1	Circuit 2
2	1	1
3	2	2
4	2	2
5	3	2
6	3	3
7	4	3
8	4	4
9	5	4
10	6	4
11	7	4
12	8	4

OPTIC ORIENTATION



DRILLING PATTERNS



ORDERING INFORMATION

Sample Number: VTS-E12-LED-E1-T3-GM

Product Family ^{1,2}	Number of LightBARs ^{3,4}	Lamp Type	Voltage	Distribution	Color	
VTS=Ventus	E02=(2) 21 LED LightBARs E03=(3) 21 LED LightBARs E04=(4) 21 LED LightBARs E05=(5) 21 LED LightBARs E06=(6) 21 LED LightBARs E07=(7) 21 LED LightBARs E08=(8) 21 LED LightBARs E09=(9) 21 LED LightBARs E10=(10) 21 LED LightBARs E11=(11) 21 LED LightBARs E12=(12) 21 LED LightBARs	F02=(2) 7 LED LightBARs F03=(3) 7 LED LightBARs F04=(4) 7 LED LightBARs F05=(5) 7 LED LightBARs F06=(6) 7 LED LightBARs F07=(7) 7 LED LightBARs F08=(8) 7 LED LightBARs F09=(9) 7 LED LightBARs F10=(10) 7 LED LightBARs F11=(11) 7 LED LightBARs F12=(12) 7 LED LightBARs	LED=Solid State Light Emitting Diodes	E1=Electronic (120-277V) 347=347V ^{5,6} 480=480V ^{5,6,7}	T2=Type II T3=Type III T4=Type IV 5MQ=Type V Square Medium 5WQ=Type V Square Wide 5XQ=Type V Square Extra Wide SL2=Type II with Spill Control SL3=Type III with Spill Control SL4=Type IV with Spill Control RW=Rectangular Wide SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White
Options (Add as Suffix)			Accessories (Order Separately) ²²			
P=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) ⁵ R=NEMA Twistlock Photocontrol Receptacle PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle ⁸ HA=50°C High Ambient Temperature Rating ^{9,10} 2L=Two Circuits ^{6,11,12,13} L90=Optics Rotated 90° Left ¹⁴ R90=Optics Rotated 90° Right ¹⁴ 7030=70 CRI / 3000K CCT ¹⁵ 7050=70 CRI / 5000K CCT ¹⁵ 7060=70 CRI / 5700K CCT ¹⁵ 8030=80 CRI / 3000K CCT ¹⁵ TH=Tool-less Door Hardware LCF=LightBAR Cover Plate Matches Housing Finish WG=Wire Guard WM=Wall Mount with Arm IM=Integral Mast Arm MS-LXX=Motion Sensor for On/Off Operation ¹⁶ MS/X-LXX=Motion Sensor for Bi-Level Operation ¹⁷ MS/DIM-LXX=Motion Sensor for Dimming Operation ^{18,19} DIM=0-10V Dimming Drivers ²⁰ HSS=Factory Installed House Side Shield ²¹			VA1033-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon VA1034-XX=2 @ 180° Tenon Adapter for 2-3/8" O.D. Tenon VA1035-XX=3 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon VA1036-XX=4 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon VA1037-XX=2 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon VA1038-XX=3 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon VA1039-XX=2 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon VA1040-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon VA1041-XX=2 @ 180° Tenon Adapter for 3-1/2" O.D. Tenon VA1042-XX=3 @ 120° Tenon Adapter for 3-1/2" O.D. Tenon VA1043-XX=4 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon VA1044-XX=2 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon VA1045-XX=3 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon VA1046-XX=2 @ 120° Tenon Adapter for 3-1/2" O.D. Tenon FSIR-100=Wireless Configuration Tool for Occupancy Sensor ²³ OA/RA1016=NEMA Photocontrol - Multi-Tap OA/RA1027=NEMA Photocontrol - 480V OA/RA1201=NEMA Photocontrol - 347V MA1253=10kV Circuit Module Replacement LB/HSS=Field Installed House Side Shield ²⁴			

- NOTES:**
- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
 - 6" arm and round pole adapter included with fixture.
 - 21 LED LightBAR powered at 350mA, 7 LED LightBAR powered at 1A.
 - Standard 4000K CCT and nominal 70CRI.
 - Not available with HA option.
 - Must specify voltage.
 - Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
 - Must specify DIM option to add dimming driver(s). Only available in E02-E06 and F02-F06.
 - Not available with DIM option or MS/DIM-LXX.
 - Not available with button photocontrol or motion sensor. 120 - 277V only.
 - Requires two electrical circuits to luminaire. See LightBAR operation table for additional information.
 - Consult factory before ordering in combination with MS-LXX or MS/X-LXX options.
 - Not available in 347V or 480V.
 - Not available with 5MQ, 5WQ or 5XQ distributions. Not available with HSS option.
 - Extended lead times apply.
 - Sensor housed in external box mounted to the luminaire. Available in E02-E12 and F02-F12 configurations. Replace XX with mounting height in feet for proper lens selection, (e.g., MS-L25). Consult factory for additional information.
 - Sensor housed in external box mounted to the luminaire. Available in E02-E12 and F02-F12 configurations. Replace X with number of bars operating in low output mode and replace XX with mounting height for proper lens selection, (e.g., MS/3-L25). Maximum 4 bars in low output mode. Consult factory for additional information.
 - Not available with HA option. Only available in F02-F06 and E02-E06. Includes Dimming Drivers. Not available in 347V or 480V.
 - Replace XX with mounting height in feet for proper lens selection, (e.g., MS/DIM-L25).
 - Available in E02-E06 and F02-F06 only.
 - Only for use with SL2, SL3 and SL4 distributions. Not available with L90 or R90 options.
 - Replace XX with color suffix.
 - Only compatible with MS/DIM-LXX motion sensor.
 - One required for each LightBAR. Not available with L90 or R90 options.

Steel Poles



SSS SQUARE STRAIGHT STEEL

Catalog #	SSS4A25SFC1	Type
Project	Froedtert South Southwest Medical Office Bldg	P5
Comments		Date
Prepared by		

FEATURES

- ASTM Grade steel base plate with ASTM A366 base cover
- Hand hole assembly 3" x 5" on 5" and 6" pole; and 2" x 4" on 4" pole
- 10'-39' mounting heights
- Drilled or tenon (specify)

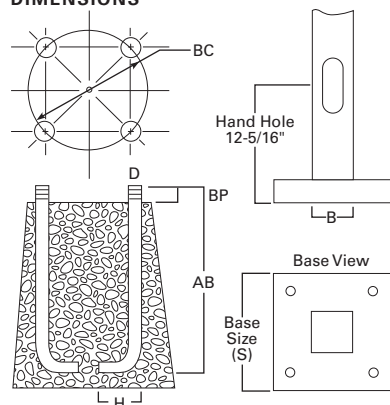
ORDERING INFORMATION

SAMPLE NUMBER: SSS5A20SFM1XG

Product Family	Shaft Size (Inches) ¹	Wall Thickness (Inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Arm Lengths (Feet)	Options (Add as Suffix)
SSS=Square Straight Steel	4=4" 5=5" 6=6"	A=0.120" M=0.188" X=0.250"	10=10' 15=15' 20=20' 25=25' 30=30' 35=35' 39=39'	S=Square Steel Base	F=Dark Bronze G=Galvanized Steel J=Summit White K=Carbon Bronze L=Dark Platinum P=Primer Powder Coat R=Hartford Green S=Silver T=Graphite Metallic V=Grey W=White X=Custom Color Y=Black	2=2-3/8" O.D. Tenon (4" Long) 3=3-1/2" O.D. Tenon (5" Long) 4=4" O.D. Tenon (6" Long) 5=3" O.D. Tenon (4" Long) 6=2-3/8" O.D. Tenon (6" Long) 7=4" O.D. Tenon (10" Long) A=Type A Drilling C=Type C Drilling E=Type E Drilling F=Type F Drilling G=Type G Drilling J=Type J Drilling K=Type K Drilling M=Type M Drilling R=Type R Drilling Z=Type Z Drilling	1=Single 2=2 at 180° 3=Triple ² 4=4 at 90° 5=2 at 90° X=None	X=None	A=1/2" Tapped Hub (Specify location desired) B=3/4" Tapped Hub (Specify location desired) C=Convenience Outlet ³ E=GFCI Convenience Outlet ³ G=Ground Lug H=Additional Hand Hole ⁴ L=Drilled for Bumper Glitter V=Vibration Dampener

NOTES: 1. All shaft sizes nominal. 2. Square poles are 3 at 90°, round poles are 3 at 120°. 3. Outlet is located 4' above base and on same side of pole as hand hole, unless specified otherwise. Receptacle not included, provision only. 4. Additional hand hole is located 12" below pole top and 90° from standard hand hole location, unless otherwise specified.

DIMENSIONS



WARNING: Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to pole white paper WP513001EN for additional support information. Before installing, make sure proper anchor bolts and templates are obtained. The use of unauthorized accessories such as banners, signs, cameras or pennants for which the pole was not designed voids the pole warranty and may result in pole failure causing serious injury or property damage. Information regarding total loading capacity can be supplied upon request. The pole warranty is void unless poles are used and installed as a complete pole and luminaire combination. This warranty specifically excludes failure as the result of a third party act or omission, misuse, unanticipated uses, fatigue failure or similar phenomena resulting from induced vibration, harmonic oscillation or resonance associated with movement of air currents around the product.

Specifications and dimensions subject to change without notice. Consult your lighting representative at Eaton or visit www.eaton.com/lighting for available options, accessories and ordering information.

Effective Projected Area (At Pole Top)

Mounting Height (Feet)	Catalog Number ^{1,2}	Wall Thickness (Inches)	Base Square ³ (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection ³ (Inches)	Shaft Size ³ (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) ⁴				Max. Fixture Load - Includes Bracket (Pounds)
									80 mph	90 mph	100 mph	110 mph	
MH			S	BC	BP	B	D x AB x H						
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	30.0	22.0	17.0	13.0	100
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	15.0	11.5	8.7	6.5	100
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	8.7	5.9	3.9	2.5	150
20	SSS5A20S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	15.4	11.1	7.9	5.5	150
25	SSS4A25S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.7	1.7	0.3	--	200
25	SSS5A25S	0.120	10-1/2	11	5	5	3/4 x 25 x 3	222	9.3	6.0	3.5	1.6	200
25	SSS6A25S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	9.9	6.1	3.5	1.2	200
30	SSS5A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	4.7	2.1	--	--	200
30	SSS5M30S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	10.4	6.4	3.5	1.5	200
30	SSS6A30S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.3	1.4	--	--	200
30	SSS6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	19.0	13.0	8.7	5.6	200
35	SSS5M35S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.8	2.8	--	--	200
35	SSS6M35S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	12.8	7.2	3.7	1.0	200
35	SSS6X35S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16.5	11.0	6.8	3.5	200
39	SSS6M39S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	618	7.3	3.0	--	--	300
39	SSS6X39S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	816	13.0	7.0	3.7	0.8	300

Effective Projected Area (Two Feet Above Pole Top)

Mounting Height (Feet)	Catalog Number ^{1,2}	Wall Thickness (Inches)	Base Square ³ (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection ³ (Inches)	Shaft Size ³ (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) ⁴				Max. Fixture Load - Includes Bracket (Pounds)
									80 mph	90 mph	100 mph	110 mph	
MH			S	BC	BP	B	D x AB x H						
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	23.0	17.5	14.0	11.0	100
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	13.4	10.0	7.5	5.7	100
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	7.6	5.2	3.4	2.1	150
20	SSS5A20S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	13.8	9.9	7.1	4.9	150
25	SSS4A25S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.4	1.6	0.3	--	200
25	SSS5A25S	0.120	10-1/2	11	5	5	3/4 x 25 x 3	222	8.5	5.5	3.2	1.5	200
25	SSS6A25S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	9.1	5.6	3.0	1.2	200
30	SSS5A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	1.8	--	--	--	200
30	SSS5M30S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	9.6	5.9	1.9	0.2	200
30	SSS6A30S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.1	1.3	--	--	200
30	SSS6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	18.5	12.5	8.4	5.3	200
35	SSS5M35S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.5	2.4	--	--	200
35	SSS6M35S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	11.8	7.0	3.5	1.0	200
35	SSS6X35S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16.0	10.5	6.4	3.4	200
39	SSS6M39S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	618	7.0	2.4	--	--	300
39	SSS6X39S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	816	12.0	6.7	3.0	0.5	300

NOTES:

1. Catalog number includes pole with hardware kit. Anchor bolts not included. Before installing, make sure proper anchor bolts and templates are obtained.
2. Tenon size or machining for rectangular arms must be specified. Hand hole position relative to drill location.
3. Shaft size, base square, anchor bolts and projections may vary slightly. All dimensions nominal.
4. EPAs based on shaft properties with wind normal to flat. EPAs calculated using base wind velocity as indicated plus 30% gust factor.

DESCRIPTION

The Ventus™ LED area luminaire provides uncompromising optical performance and outstanding versatility for a wide variety of area and roadway applications. Patent pending modular LightBAR™ technology delivers uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and any security lighting application. UL/cUL Listed for wet locations.

Catalog #	VTS-E12-LED-E1-T4-BZ	Type
Project	Froedtert South Southwest Medical Office Bldg	P6
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

Die-cast aluminum frame secures thermally conductive, extruded aluminum heat sink to independent electrical chamber. Heavy-wall, die-cast aluminum housing and door isolates driver components for cooler operation. The unique construction allows for passive cooling and natural cleaning of the extruded heat sink ensuring reliable operation at 40°C high ambient conditions. Stainless steel fasteners and hinging allow access to electrical components for installation and maintenance. Optional tool-less hardware available for ease of entry into electrical chamber.

Optics

Choice of twelve patented, high-efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT, 5000K CCT and 5700K CCT. For the ultimate level of spill light control, an optional house-side shield accessory can be field or factory installed. The house-side shield is designed to seamlessly integrate with the SL2, SL3 or SL4 optics.

Electrical

LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightBARs feature an IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Occupancy sensor and dimming options available.

Mounting

Cast aluminum 6" arm includes bolt guides allowing for easy positioning of fixture during installation to pole or wall surface. Standard single carton packaging of housing, square pole arm and round pole adapter for contractor friendly arrival of product on site. Optional internal mast arm mount accepts a 1-1/4" to 2" O.D. horizontal tenon, while a two-bolt clamping mechanism secures fixture. Cast-in leveling guides provide +/-5° vertical leveling adjustment. Tenon adapters available to slipfit over poles equipped with 2-3/8" or 3-1/2" O.D. tenon. 3G vibration rated.

Finish

Cast components and arm finished in super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty

Five-year warranty.

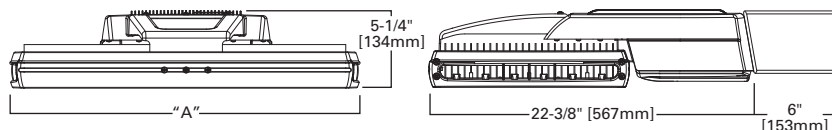


VTS VENTUS LED

2 - 12 LightBARs
Solid State LED

AREA LUMINAIRE

DIMENSIONS



DIMENSIONAL DATA

Number of LightBars	"A" Width	Weight		EPA [Square Feet]	
		Without Arm	With Arm	Without Arm	With Arm
2-4	12-7/8" [328mm]	24 lbs. [10.91 kgs.]	29 lbs. [13.18 kgs.]	0.94	1.00
5-8	18" [458mm]	30 lbs. [13.64 kgs.]	35 lbs. [15.91 kgs.]	1.10	1.20
9-12	25-7/8" [658mm]	39 lbs. [17.73 kgs.]	44 lbs. [20.00 kgs.]	1.31	1.44

CERTIFICATION DATA

UL/cUL Listed
LM79 / LM80 Compliant
IP66 LightBARs
3G Vibration Rated
ISO 9001

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50Hz & 60Hz, 347V/60Hz,
480V/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating
50°C Ambient Temperature Rating (HA option)

SHIPPING DATA

Approximate Net Weight:
(See Tabulated Reference Data)

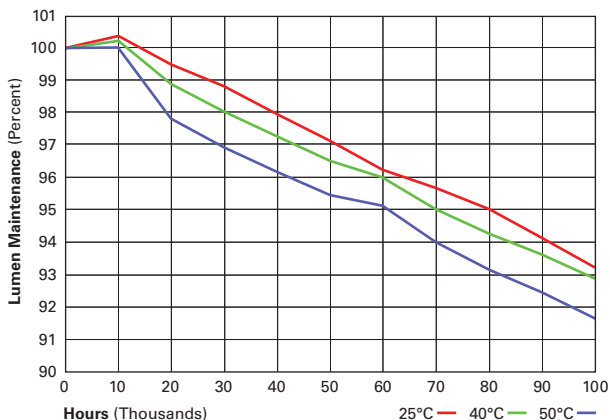
POWER AND LUMENS BY BAR COUNT (21 LED LIGHTBAR)

Number of LightBARs		E02	E03	E04	E05	E06	E07	E08	E09	E10	E11	E12
Drive Current		350mA Drive Current										
Power (Watts)		52W	75W	97W	127W	149W	173W	195W	226W	247W	270W	292W
Current @ 120V (A)		0.44	0.63	0.82	1.07	1.26	1.45	1.63	1.89	2.08	2.26	2.45
Current @ 277V (A)		0.20	0.28	0.36	0.48	0.56	0.64	0.71	0.84	0.92	0.99	1.07
Power (Watts)		58W	82W	99W	132W	159W	174W	196W	227W	247W	271W	293W
Current @ 347V (A)		0.19	0.28	0.29	0.39	0.48	0.56	0.57	0.68	0.76	0.85	0.86
Current @ 480V (A)		0.15	0.20	0.21	0.30	0.36	0.41	0.42	0.51	0.57	0.62	0.63
T2	Lumens	6,173	9,260	12,347	15,434	18,520	21,607	24,694	27,780	30,867	33,954	37,041
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4
T3	Lumens	6,117	9,175	12,233	15,292	18,350	21,409	24,467	27,525	30,584	33,642	36,700
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4
T4	Lumens	5,953	8,929	11,905	14,882	17,858	20,835	23,811	26,787	29,764	32,740	35,716
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
5MQ	Lumens	6,398	9,597	12,795	15,994	19,193	22,392	25,591	28,790	31,989	35,187	38,386
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
5WQ	Lumens	6,315	9,472	12,630	15,787	18,945	22,102	25,260	28,417	31,575	34,732	37,890
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
5XQ	Lumens	6,325	9,488	12,650	15,813	18,975	22,138	25,301	28,463	31,626	34,788	37,951
	BUG Rating	B3-U1-G2	B3-U1-G3	B4-U1-G3	B4-U1-G3	B4-U1-G4	B5-U1-G4	B5-U2-G5	B5-U2-G5	B5-U2-G5	B5-U2-G5	B5-U2-G5
SL2	Lumens	6,018	9,026	12,035	15,044	18,053	21,061	24,070	27,079	30,088	33,096	36,105
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G4
SL3	Lumens	6,034	9,051	12,067	15,084	18,101	21,118	24,135	27,152	30,169	33,186	36,202
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
SL4	Lumens	5,802	8,703	11,604	14,505	17,406	20,307	23,207	26,108	29,009	31,910	34,811
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
RW	Lumens	6,231	9,346	12,462	15,577	18,692	21,808	24,923	28,039	31,154	34,270	37,385
	BUG Rating	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	Lumens	5,375	8,062	10,749	13,436	16,124	18,811	21,498	24,186	26,873	29,560	32,247
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5

LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25°C	> 99%	> 97%	> 96%	> 93%	> 450,000
40°C	> 98%	> 97%	> 96%	> 92%	> 425,000
50°C	> 97%	> 96%	> 95%	> 91%	> 400,000

* Per IESNA TM-21 data.



LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99
50°C	0.96

LIGHTBAR OPERATION WITH 2L BI-LEVEL SWITCHING OPTION

Number of LightBars	Circuit 1	Circuit 2
2	1	1
3	2	2
4	2	2
5	3	2
6	3	3
7	4	3
8	4	4
9	5	4
10	6	4
11	7	4
12	8	4

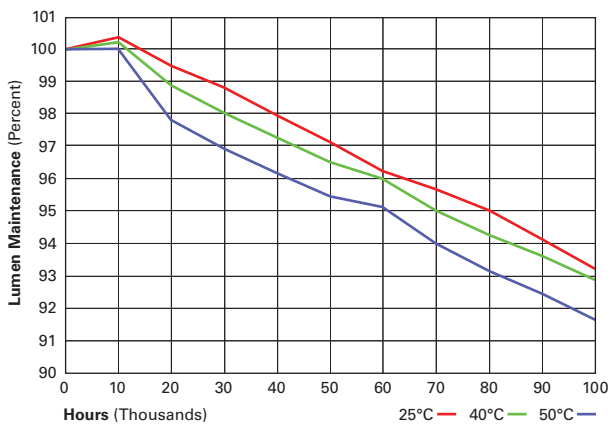
POWER AND LUMENS BY BAR COUNT (7 LED LIGHTBAR)

Number of LightBARs		F02	F03	F04	F05	F06	F07	F08	F09	F10	F11	F12
Drive Current		1A Drive Current										
Power (Watts)		55W	78W	102W	133W	157W	180W	204W	235W	259W	283W	307W
Current @ 120V (A)		0.46	0.66	0.86	1.12	1.31	1.51	1.71	1.97	2.17	2.37	2.57
Current @ 277V (A)		0.21	0.29	0.37	0.50	0.58	0.66	0.74	0.88	0.96	1.04	1.12
Power (Watts)		60W	85W	105W	137W	164W	181W	204W	236W	259W	284W	308W
Current @ 347V (A)		0.19	0.28	0.30	0.41	0.49	0.58	0.60	0.71	0.79	0.88	0.90
Current @ 480V (A)		0.15	0.21	0.22	0.31	0.37	0.43	0.44	0.53	0.59	0.65	0.66
T2	Lumens	5,096	7,641	10,193	12,741	15,289	17,837	20,385	22,933	25,482	28,030	30,578
	BUG Rating	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4
T3	Lumens	5,050	7,574	10,099	12,624	15,149	17,673	20,198	22,723	25,248	27,772	30,297
	BUG Rating	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4
T4	Lumens	4,914	7,371	9,828	12,285	14,742	17,199	19,656	22,114	24,571	27,028	29,485
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
5MQ	Lumens	5,281	7,922	10,563	13,204	15,844	18,485	21,126	23,767	26,407	29,048	31,689
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G3
5WQ	Lumens	5,213	7,820	10,426	13,033	15,640	18,246	20,853	23,459	26,066	28,672	31,279
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
5XQ	Lumens	5,222	7,832	10,443	13,054	15,665	18,275	20,886	23,497	26,108	28,719	31,330
	BUG Rating	B3-U1-G2	B3-U1-G3	B4-U1-G3	B4-U1-G3	B4-U1-G3	B4-U1-G4	B5-U1-G4	B5-U2-G4	B5-U2-G5	B5-U2-G5	B5-U2-G5
SL2	Lumens	4,968	7,451	9,935	12,419	14,903	17,387	19,870	22,354	24,838	27,322	29,806
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
SL3	Lumens	4,981	7,471	9,962	12,452	14,943	17,433	19,924	22,414	24,905	27,395	29,886
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
SL4	Lumens	4,790	7,184	9,579	11,974	14,369	16,764	19,158	21,553	23,948	26,343	28,738
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
RW	Lumens	5,144	7,716	10,287	12,859	15,431	18,003	20,575	23,147	25,719	28,290	30,862
	BUG Rating	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	Lumens	4,437	6,655	8,874	11,092	13,311	15,529	17,747	19,966	22,184	24,403	26,621
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5

LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25°C	> 99%	> 97%	> 96%	> 93%	> 450,000
40°C	> 98%	> 97%	> 96%	> 92%	> 425,000
50°C	> 97%	> 96%	> 95%	> 91%	> 400,000

* Per IESNA TM-21 data.



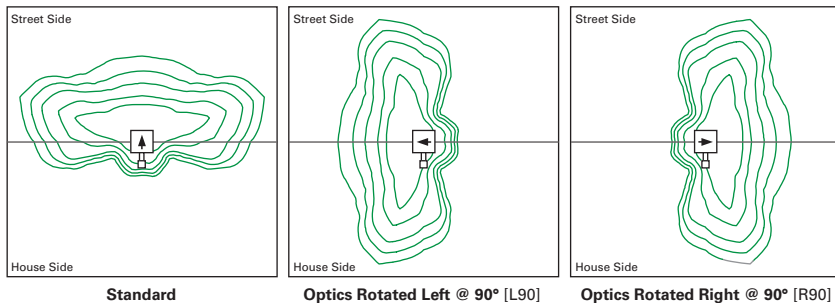
LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99
50°C	0.96

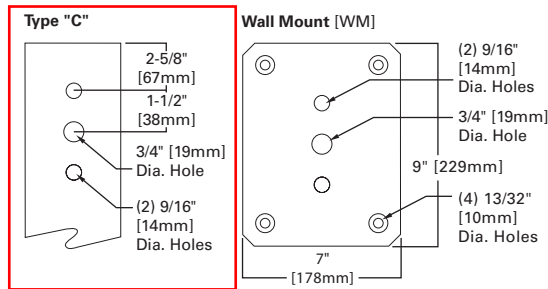
LIGHTBAR OPERATION WITH 2L BI-LEVEL SWITCHING OPTION

Number of LightBARs	Circuit 1	Circuit 2
2	1	1
3	2	2
4	2	2
5	3	2
6	3	3
7	4	3
8	4	4
9	5	4
10	6	4
11	7	4
12	8	4

OPTIC ORIENTATION



DRILLING PATTERNS



ORDERING INFORMATION

Sample Number: VTS-E12-LED-E1-T3-GM

Product Family ^{1,2}	Number of LightBARs ^{3,4}	Lamp Type	Voltage	Distribution	Color	
VTS=Ventus	E02=(2) 21 LED LightBARs E03=(3) 21 LED LightBARs E04=(4) 21 LED LightBARs E05=(5) 21 LED LightBARs E06=(6) 21 LED LightBARs E07=(7) 21 LED LightBARs E08=(8) 21 LED LightBARs E09=(9) 21 LED LightBARs E10=(10) 21 LED LightBARs E11=(11) 21 LED LightBARs E12=(12) 21 LED LightBARs	F02=(2) 7 LED LightBARs F03=(3) 7 LED LightBARs F04=(4) 7 LED LightBARs F05=(5) 7 LED LightBARs F06=(6) 7 LED LightBARs F07=(7) 7 LED LightBARs F08=(8) 7 LED LightBARs F09=(9) 7 LED LightBARs F10=(10) 7 LED LightBARs F11=(11) 7 LED LightBARs F12=(12) 7 LED LightBARs	LED=Solid State Light Emitting Diodes	E1=Electronic (120-277V) 347=347V ^{5,6} 480=480V ^{5,6,7}	T2=Type II T3=Type III T4=Type IV 5MQ=Type V Square Medium 5WQ=Type V Square Wide 5XQ=Type V Square Extra Wide SL2=Type II with Spill Control SL3=Type III with Spill Control SL4=Type IV with Spill Control RW=Rectangular Wide SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White
Options (Add as Suffix)			Accessories (Order Separately) ²²			
P=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) ⁵ R=NEMA Twistlock Photocontrol Receptacle PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle ⁸ HA=50°C High Ambient Temperature Rating ^{9,10} 2L=Two Circuits ^{6,11,12,13} L90=Optics Rotated 90° Left ¹⁴ R90=Optics Rotated 90° Right ¹⁴ 7030=70 CRI / 3000K CCT ¹⁵ 7050=70 CRI / 5000K CCT ¹⁵ 7060=70 CRI / 5700K CCT ¹⁵ 8030=80 CRI / 3000K CCT ¹⁵ TH=Tool-less Door Hardware LCF=LightBAR Cover Plate Matches Housing Finish WG=Wire Guard WM=Wall Mount with Arm IM=Integral Mast Arm MS-LXX=Motion Sensor for On/Off Operation ¹⁶ MS/X-LXX=Motion Sensor for Bi-Level Operation ¹⁷ MS/DIM-LXX=Motion Sensor for Dimming Operation ^{18,19} DIM=0-10V Dimming Drivers ²⁰ HSS=Factory Installed House Side Shield ²¹			VA1033-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon VA1034-XX=2 @ 180° Tenon Adapter for 2-3/8" O.D. Tenon VA1035-XX=3 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon VA1036-XX=4 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon VA1037-XX=2 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon VA1038-XX=3 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon VA1039-XX=2 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon VA1040-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon VA1041-XX=2 @ 180° Tenon Adapter for 3-1/2" O.D. Tenon VA1042-XX=3 @ 120° Tenon Adapter for 3-1/2" O.D. Tenon VA1043-XX=4 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon VA1044-XX=2 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon VA1045-XX=3 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon VA1046-XX=2 @ 120° Tenon Adapter for 3-1/2" O.D. Tenon FSIR-100=Wireless Configuration Tool for Occupancy Sensor ²³ OA/RA1016=NEMA Photocontrol - Multi-Tap OA/RA1027=NEMA Photocontrol - 480V OA/RA1201=NEMA Photocontrol - 347V MA1253=10kV Circuit Module Replacement LB/HSS=Field Installed House Side Shield ²⁴			

- NOTES:**
- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
 - 6" arm and round pole adapter included with fixture.
 - 21 LED LightBAR powered at 350mA, 7 LED LightBAR powered at 1A.
 - Standard 4000K CCT and nominal 70CRI.
 - Not available with HA option.
 - Must specify voltage.
 - Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
 - Must specify DIM option to add dimming driver(s). Only available in E02-E06 and F02-F06.
 - Not available with DIM option or MS/DIM-LXX.
 - Not available with button photocontrol or motion sensor. 120 - 277V only.
 - Requires two electrical circuits to luminaire. See LightBAR operation table for additional information.
 - Consult factory before ordering in combination with MS-LXX or MS/X-LXX options.
 - Not available in 347V or 480V.
 - Not available with 5MQ, 5WQ or 5XQ distributions. Not available with HSS option.
 - Extended lead times apply.
 - Sensor housed in external box mounted to the luminaire. Available in E02-E12 and F02-F12 configurations. Replace XX with mounting height in feet for proper lens selection, (e.g., MS-L25). Consult factory for additional information.
 - Sensor housed in external box mounted to the luminaire. Available in E02-E12 and F02-F12 configurations. Replace X with number of bars operating in low output mode and replace XX with mounting height for proper lens selection, (e.g., MS/3-L25). Maximum 4 bars in low output mode. Consult factory for additional information.
 - Not available with HA option. Only available in F02-F06 and E02-E06. Includes Dimming Drivers. Not available in 347V or 480V.
 - Replace XX with mounting height in feet for proper lens selection, (e.g., MS/DIM-L25).
 - Available in E02-E06 and F02-F06 only.
 - Only for use with SL2, SL3 and SL4 distributions. Not available with L90 or R90 options.
 - Replace XX with color suffix.
 - Only compatible with MS/DIM-LXX motion sensor.
 - One required for each LightBAR. Not available with L90 or R90 options.

Steel Poles



SSS SQUARE STRAIGHT STEEL

Catalog #	SSS4A25SFC1	Type
Project	Froedtert South Southwest Medical Office Bldg	P6
Comments		Date
Prepared by		

FEATURES

- ASTM Grade steel base plate with ASTM A366 base cover
- Hand hole assembly 3" x 5" on 5" and 6" pole; and 2" x 4" on 4" pole
- 10'-39' mounting heights
- Drilled or tenon (specify)

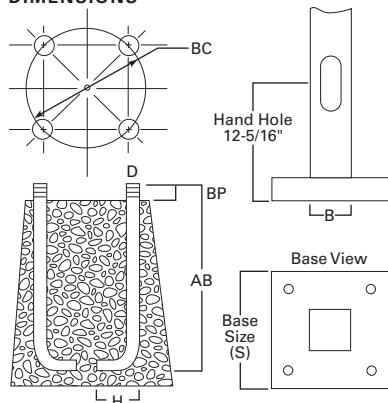
ORDERING INFORMATION

SAMPLE NUMBER: SSS5A20SFM1XG

Product Family	Shaft Size (Inches) ¹	Wall Thickness (Inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Arm Lengths (Feet)	Options (Add as Suffix)
SSS=Square Straight Steel	4=4" 5=5" 6=6"	A=0.120" M=0.188" X=0.250"	10=10' 15=15' 20=20' 25=25' 30=30' 35=35' 39=39'	S=Square Steel Base	F=Dark Bronze G=Galvanized Steel J=Summit White K=Carbon Bronze L=Dark Platinum P=Primer Powder Coat R=Hartford Green S=Silver T=Graphite Metallic V=Grey W=White X=Custom Color Y=Black	2=2-3/8" O.D. Tenon (4" Long) 3=3-1/2" O.D. Tenon (5" Long) 4=4" O.D. Tenon (6" Long) 5=3" O.D. Tenon (4" Long) 6=2-3/8" O.D. Tenon (6" Long) 7=4" O.D. Tenon (10" Long) A=Type A Drilling C=Type C Drilling E=Type E Drilling F=Type F Drilling G=Type G Drilling J=Type J Drilling K=Type K Drilling M=Type M Drilling R=Type R Drilling Z=Type Z Drilling	1=Single 2=2 at 180° 3=Triple ² 4=4 at 90° 5=2 at 90° X=None	X=None	A=1/2" Tapped Hub (Specify location desired) B=3/4" Tapped Hub (Specify location desired) C=Convenience Outlet ³ E=GFCI Convenience Outlet ³ G=Ground Lug H=Additional Hand Hole ⁴ L=Drilled for Bumper Glitter V=Vibration Dampener

NOTES: 1. All shaft sizes nominal. 2. Square poles are 3 at 90°, round poles are 3 at 120°. 3. Outlet is located 4' above base and on same side of pole as hand hole, unless specified otherwise. Receptacle not included, provision only. 4. Additional hand hole is located 12" below pole top and 90° from standard hand hole location, unless otherwise specified.

DIMENSIONS



WARNING: Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to pole white paper WP513001EN for additional support information. Before installing, make sure proper anchor bolts and templates are obtained. The use of unauthorized accessories such as banners, signs, cameras or pennants for which the pole was not designed voids the pole warranty and may result in pole failure causing serious injury or property damage. Information regarding total loading capacity can be supplied upon request. The pole warranty is void unless poles are used and installed as a complete pole and luminaire combination. This warranty specifically excludes failure as the result of a third party act or omission, misuse, unanticipated uses, fatigue failure or similar phenomena resulting from induced vibration, harmonic oscillation or resonance associated with movement of air currents around the product.

Specifications and dimensions subject to change without notice. Consult your lighting representative at Eaton or visit www.eaton.com/lighting for available options, accessories and ordering information.

Effective Projected Area (At Pole Top)

Mounting Height (Feet)	Catalog Number ^{1,2}	Wall Thickness (Inches)	Base Square ³ (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection ³ (Inches)	Shaft Size ³ (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) ⁴				Max. Fixture Load - Includes Bracket (Pounds)
									80 mph	90 mph	100 mph	110 mph	
MH			S	BC	BP	B	D x AB x H						
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	30.0	22.0	17.0	13.0	100
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	15.0	11.5	8.7	6.5	100
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	8.7	5.9	3.9	2.5	150
20	SSS5A20S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	15.4	11.1	7.9	5.5	150
25	SSS4A25S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.7	1.7	0.3	--	200
25	SSS5A25S	0.120	10-1/2	11	5	5	3/4 x 25 x 3	222	9.3	6.0	3.5	1.6	200
25	SSS6A25S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	9.9	6.1	3.5	1.2	200
30	SSS5A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	4.7	2.1	--	--	200
30	SSS5M30S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	10.4	6.4	3.5	1.5	200
30	SSS6A30S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.3	1.4	--	--	200
30	SSS6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	19.0	13.0	8.7	5.6	200
35	SSS5M35S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.8	2.8	--	--	200
35	SSS6M35S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	12.8	7.2	3.7	1.0	200
35	SSS6X35S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16.5	11.0	6.8	3.5	200
39	SSS6M39S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	618	7.3	3.0	--	--	300
39	SSS6X39S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	816	13.0	7.0	3.7	0.8	300

Effective Projected Area (Two Feet Above Pole Top)

Mounting Height (Feet)	Catalog Number ^{1,2}	Wall Thickness (Inches)	Base Square ³ (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection ³ (Inches)	Shaft Size ³ (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) ⁴				Max. Fixture Load - Includes Bracket (Pounds)
									80 mph	90 mph	100 mph	110 mph	
MH			S	BC	BP	B	D x AB x H						
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	23.0	17.5	14.0	11.0	100
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	13.4	10.0	7.5	5.7	100
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	7.6	5.2	3.4	2.1	150
20	SSS5A20S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	13.8	9.9	7.1	4.9	150
25	SSS4A25S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.4	1.6	0.3	--	200
25	SSS5A25S	0.120	10-1/2	11	5	5	3/4 x 25 x 3	222	8.5	5.5	3.2	1.5	200
25	SSS6A25S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	9.1	5.6	3.0	1.2	200
30	SSS5A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	1.8	--	--	--	200
30	SSS5M30S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	9.6	5.9	1.9	0.2	200
30	SSS6A30S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.1	1.3	--	--	200
30	SSS6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	18.5	12.5	8.4	5.3	200
35	SSS5M35S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.5	2.4	--	--	200
35	SSS6M35S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	11.8	7.0	3.5	1.0	200
35	SSS6X35S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16.0	10.5	6.4	3.4	200
39	SSS6M39S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	618	7.0	2.4	--	--	300
39	SSS6X39S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	816	12.0	6.7	3.0	0.5	300

NOTES:

1. Catalog number includes pole with hardware kit. Anchor bolts not included. Before installing, make sure proper anchor bolts and templates are obtained.
2. Tenon size or machining for rectangular arms must be specified. Hand hole position relative to drill location.
3. Shaft size, base square, anchor bolts and projections may vary slightly. All dimensions nominal.
4. EPAs based on shaft properties with wind normal to flat. EPAs calculated using base wind velocity as indicated plus 30% gust factor.

DESCRIPTION

The Ventus™ LED area luminaire provides uncompromising optical performance and outstanding versatility for a wide variety of area and roadway applications. Patent pending modular LightBAR™ technology delivers uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and any security lighting application. UL/cUL Listed for wet locations.

Catalog #	VTS-E05-LED-E1-SL4-BZ-HSS	Type	
Project	Froedtert South Southwest Medical Office Bldg		P7
Comments		Date	
Prepared by			

SPECIFICATION FEATURES

Construction

Die-cast aluminum frame secures thermally conductive, extruded aluminum heat sink to independent electrical chamber. Heavy-wall, die-cast aluminum housing and door isolates driver components for cooler operation. The unique construction allows for passive cooling and natural cleaning of the extruded heat sink ensuring reliable operation at 40°C high ambient conditions. Stainless steel fasteners and hinging allow access to electrical components for installation and maintenance. Optional tool-less hardware available for ease of entry into electrical chamber.

Optics

Choice of twelve patented, high-efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT, 5000K CCT and 5700K CCT. For the ultimate level of spill light control, an optional house-side shield accessory can be field or factory installed. The house-side shield is designed to seamlessly integrate with the SL2, SL3 or SL4 optics.

Electrical

LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightBARs feature an IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Occupancy sensor and dimming options available.

Mounting

Cast aluminum 6" arm includes bolt guides allowing for easy positioning of fixture during installation to pole or wall surface. Standard single carton packaging of housing, square pole arm and round pole adapter for contractor friendly arrival of product on site. Optional internal mast arm mount accepts a 1-1/4" to 2" O.D. horizontal tenon, while a two-bolt clamping mechanism secures fixture. Cast-in leveling guides provide +/-5° vertical leveling adjustment. Tenon adapters available to slipfit over poles equipped with 2-3/8" or 3-1/2" O.D. tenon. 3G vibration rated.

Finish

Cast components and arm finished in super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty

Five-year warranty.

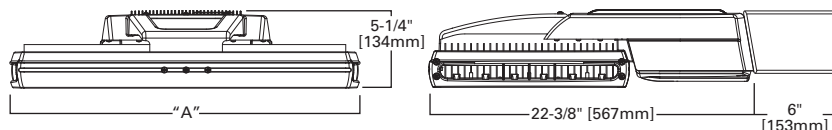


VTS VENTUS LED

2 - 12 LightBARs
Solid State LED

AREA LUMINAIRE

DIMENSIONS



DIMENSIONAL DATA

Number of LightBars	"A" Width	Weight		EPA [Square Feet]	
		Without Arm	With Arm	Without Arm	With Arm
2-4	12-7/8" [328mm]	24 lbs. [10.91 kgs.]	29 lbs. [13.18 kgs.]	0.94	1.00
5-8	18" [458mm]	30 lbs. [13.64 kgs.]	35 lbs. [15.91 kgs.]	1.10	1.20
9-12	25-7/8" [658mm]	39 lbs. [17.73 kgs.]	44 lbs. [20.00 kgs.]	1.31	1.44

CERTIFICATION DATA

UL/cUL Listed
LM79 / LM80 Compliant
IP66 LightBARs
3G Vibration Rated
ISO 9001

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50Hz & 60Hz, 347V/60Hz,
480V/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating
50°C Ambient Temperature Rating (HA option)

SHIPPING DATA

Approximate Net Weight:
(See Tabulated Reference Data)

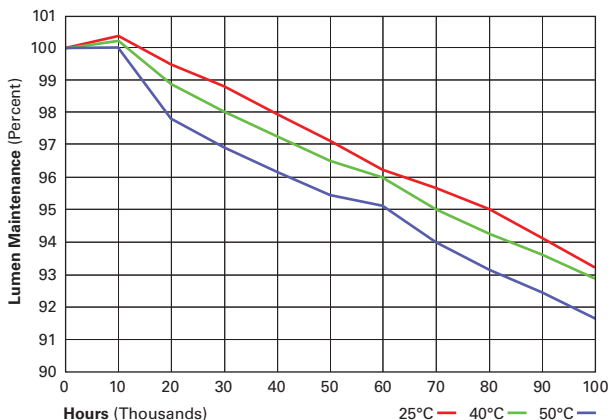
POWER AND LUMENS BY BAR COUNT (21 LED LIGHTBAR)

Number of LightBARs		E02	E03	E04	E05	E06	E07	E08	E09	E10	E11	E12
Drive Current		350mA Drive Current										
Power (Watts)		52W	75W	97W	127W	149W	173W	195W	226W	247W	270W	292W
Current @ 120V (A)		0.44	0.63	0.82	1.07	1.26	1.45	1.63	1.89	2.08	2.26	2.45
Current @ 277V (A)		0.20	0.28	0.36	0.48	0.56	0.64	0.71	0.84	0.92	0.99	1.07
Power (Watts)		58W	82W	99W	132W	159W	174W	196W	227W	247W	271W	293W
Current @ 347V (A)		0.19	0.28	0.29	0.39	0.48	0.56	0.57	0.68	0.76	0.85	0.86
Current @ 480V (A)		0.15	0.20	0.21	0.30	0.36	0.41	0.42	0.51	0.57	0.62	0.63
T2	Lumens	6,173	9,260	12,347	15,434	18,520	21,607	24,694	27,780	30,867	33,954	37,041
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4
T3	Lumens	6,117	9,175	12,233	15,292	18,350	21,409	24,467	27,525	30,584	33,642	36,700
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4
T4	Lumens	5,953	8,929	11,905	14,882	17,858	20,835	23,811	26,787	29,764	32,740	35,716
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
5MQ	Lumens	6,398	9,597	12,795	15,994	19,193	22,392	25,591	28,790	31,989	35,187	38,386
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
5WQ	Lumens	6,315	9,472	12,630	15,787	18,945	22,102	25,260	28,417	31,575	34,732	37,890
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
5XQ	Lumens	6,325	9,488	12,650	15,813	18,975	22,138	25,301	28,463	31,626	34,788	37,951
	BUG Rating	B3-U1-G2	B3-U1-G3	B4-U1-G3	B4-U1-G3	B4-U1-G4	B5-U1-G4	B5-U2-G5	B5-U2-G5	B5-U2-G5	B5-U2-G5	B5-U2-G5
SL2	Lumens	6,018	9,026	12,035	15,044	18,053	21,061	24,070	27,079	30,088	33,096	36,105
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G4
SL3	Lumens	6,034	9,051	12,067	15,084	18,101	21,118	24,135	27,152	30,169	33,186	36,202
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
SL4	Lumens	5,802	8,703	11,604	14,505	17,406	20,307	23,207	26,108	29,009	31,910	34,811
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
RW	Lumens	6,231	9,346	12,462	15,577	18,692	21,808	24,923	28,039	31,154	34,270	37,385
	BUG Rating	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	Lumens	5,375	8,062	10,749	13,436	16,124	18,811	21,498	24,186	26,873	29,560	32,247
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5

LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25°C	> 99%	> 97%	> 96%	> 93%	> 450,000
40°C	> 98%	> 97%	> 96%	> 92%	> 425,000
50°C	> 97%	> 96%	> 95%	> 91%	> 400,000

* Per IESNA TM-21 data.



LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99
50°C	0.96

LIGHTBAR OPERATION WITH 2L BI-LEVEL SWITCHING OPTION

Number of LightBars	Circuit 1	Circuit 2
2	1	1
3	2	2
4	2	2
5	3	2
6	3	3
7	4	3
8	4	4
9	5	4
10	6	4
11	7	4
12	8	4

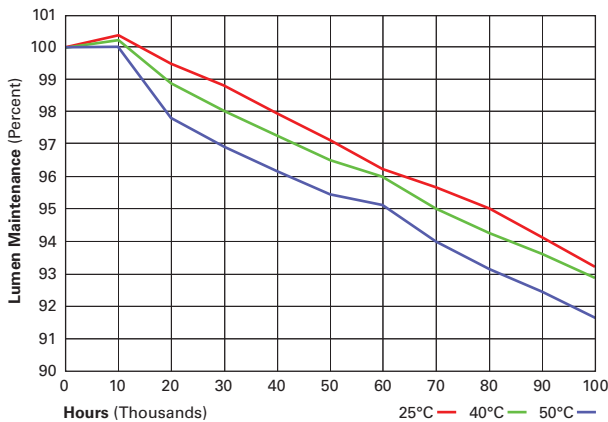
POWER AND LUMENS BY BAR COUNT (7 LED LIGHTBAR)

Number of LightBARs	F02	F03	F04	F05	F06	F07	F08	F09	F10	F11	F12	
Drive Current												
1A Drive Current												
Power (Watts)	55W	78W	102W	133W	157W	180W	204W	235W	259W	283W	307W	
Current @ 120V (A)	0.46	0.66	0.86	1.12	1.31	1.51	1.71	1.97	2.17	2.37	2.57	
Current @ 277V (A)	0.21	0.29	0.37	0.50	0.58	0.66	0.74	0.88	0.96	1.04	1.12	
Power (Watts)	60W	85W	105W	137W	164W	181W	204W	236W	259W	284W	308W	
Current @ 347V (A)	0.19	0.28	0.30	0.41	0.49	0.58	0.60	0.71	0.79	0.88	0.90	
Current @ 480V (A)	0.15	0.21	0.22	0.31	0.37	0.43	0.44	0.53	0.59	0.65	0.66	
T2	Lumens	5,096	7,641	10,193	12,741	15,289	17,837	20,385	22,933	25,482	28,030	30,578
	BUG Rating	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4
T3	Lumens	5,050	7,574	10,099	12,624	15,149	17,673	20,198	22,723	25,248	27,772	30,297
	BUG Rating	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4
T4	Lumens	4,914	7,371	9,828	12,285	14,742	17,199	19,656	22,114	24,571	27,028	29,485
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
5MQ	Lumens	5,281	7,922	10,563	13,204	15,844	18,485	21,126	23,767	26,407	29,048	31,689
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G3
5WQ	Lumens	5,213	7,820	10,426	13,033	15,640	18,246	20,853	23,459	26,066	28,672	31,279
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
5XQ	Lumens	5,222	7,832	10,443	13,054	15,665	18,275	20,886	23,497	26,108	28,719	31,330
	BUG Rating	B3-U1-G2	B3-U1-G3	B4-U1-G3	B4-U1-G3	B4-U1-G3	B4-U1-G4	B5-U1-G4	B5-U2-G4	B5-U2-G5	B5-U2-G5	B5-U2-G5
SL2	Lumens	4,968	7,451	9,935	12,419	14,903	17,387	19,870	22,354	24,838	27,322	29,806
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
SL3	Lumens	4,981	7,471	9,962	12,452	14,943	17,433	19,924	22,414	24,905	27,395	29,886
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
SL4	Lumens	4,790	7,184	9,579	11,974	14,369	16,764	19,158	21,553	23,948	26,343	28,738
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
RW	Lumens	5,144	7,716	10,287	12,859	15,431	18,003	20,575	23,147	25,719	28,290	30,862
	BUG Rating	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	Lumens	4,437	6,655	8,874	11,092	13,311	15,529	17,747	19,966	22,184	24,403	26,621
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5

LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25°C	> 99%	> 97%	> 96%	> 93%	> 450,000
40°C	> 98%	> 97%	> 96%	> 92%	> 425,000
50°C	> 97%	> 96%	> 95%	> 91%	> 400,000

* Per IESNA TM-21 data.



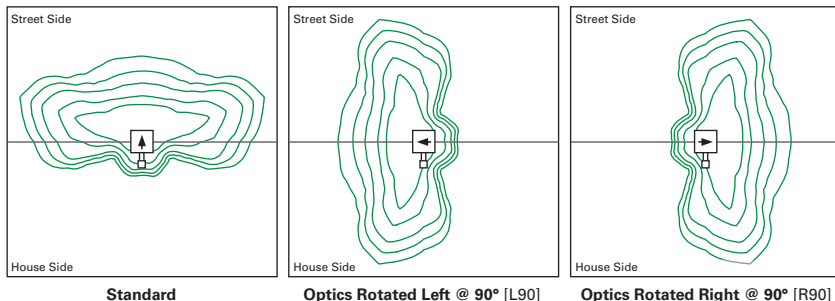
LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99
50°C	0.96

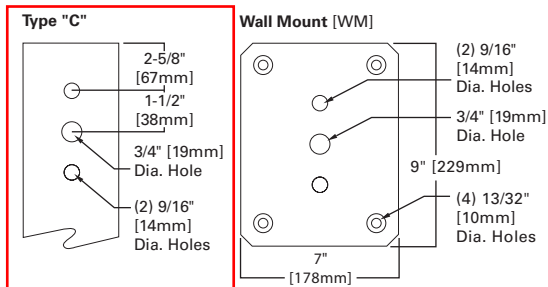
LIGHTBAR OPERATION WITH 2L BI-LEVEL SWITCHING OPTION

Number of LightBARs	Circuit 1	Circuit 2
2	1	1
3	2	2
4	2	2
5	3	2
6	3	3
7	4	3
8	4	4
9	5	4
10	6	4
11	7	4
12	8	4

OPTIC ORIENTATION



DRILLING PATTERNS



ORDERING INFORMATION

Sample Number: VTS-E12-LED-E1-T3-GM

Product Family ^{1,2}	Number of LightBARs ^{3,4}	Lamp Type	Voltage	Distribution	Color	
VTS=Ventus	E02=(2) 21 LED LightBARs E03=(3) 21 LED LightBARs E04=(4) 21 LED LightBARs E05=(5) 21 LED LightBARs E06=(6) 21 LED LightBARs E07=(7) 21 LED LightBARs E08=(8) 21 LED LightBARs E09=(9) 21 LED LightBARs E10=(10) 21 LED LightBARs E11=(11) 21 LED LightBARs E12=(12) 21 LED LightBARs	F02=(2) 7 LED LightBARs F03=(3) 7 LED LightBARs F04=(4) 7 LED LightBARs F05=(5) 7 LED LightBARs F06=(6) 7 LED LightBARs F07=(7) 7 LED LightBARs F08=(8) 7 LED LightBARs F09=(9) 7 LED LightBARs F10=(10) 7 LED LightBARs F11=(11) 7 LED LightBARs F12=(12) 7 LED LightBARs	LED=Solid State Light Emitting Diodes	E1=Electronic (120-277V) 347=347V ^{5,6} 480=480V ^{5,6,7}	T2=Type II T3=Type III T4=Type IV 5MQ=Type V Square Medium 5WQ=Type V Square Wide 5XQ=Type V Square Extra Wide SL2=Type II with Spill Control SL3=Type III with Spill Control SL4=Type IV with Spill Control RW=Rectangular Wide SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White
Options (Add as Suffix)			Accessories (Order Separately) ²²			
P=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) ⁵ R=NEMA Twistlock Photocontrol Receptacle PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle ⁸ HA=50°C High Ambient Temperature Rating ^{9,10} 2L=Two Circuits ^{6,11,12,13} L90=Optics Rotated 90° Left ¹⁴ R90=Optics Rotated 90° Right ¹⁴ 7030=70 CRI / 3000K CCT ¹⁵ 7050=70 CRI / 5000K CCT ¹⁵ 7060=70 CRI / 5700K CCT ¹⁵ 8030=80 CRI / 3000K CCT ¹⁵ TH=Tool-less Door Hardware LCF=LightBAR Cover Plate Matches Housing Finish WG=Wire Guard WM=Wall Mount with Arm IM=Integral Mast Arm MS-LXX=Motion Sensor for On/Off Operation ¹⁶ MS/X-LXX=Motion Sensor for Bi-Level Operation ¹⁷ MS/DIM-LXX=Motion Sensor for Dimming Operation ^{18,19} DIM=0-10V Dimming Drivers ²⁰ HSS=Factory Installed House Side Shield ²¹			VA1033-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon VA1034-XX=2 @ 180° Tenon Adapter for 2-3/8" O.D. Tenon VA1035-XX=3 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon VA1036-XX=4 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon VA1037-XX=2 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon VA1038-XX=3 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon VA1039-XX=2 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon VA1040-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon VA1041-XX=2 @ 180° Tenon Adapter for 3-1/2" O.D. Tenon VA1042-XX=3 @ 120° Tenon Adapter for 3-1/2" O.D. Tenon VA1043-XX=4 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon VA1044-XX=2 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon VA1045-XX=3 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon VA1046-XX=2 @ 120° Tenon Adapter for 3-1/2" O.D. Tenon FSIR-100=Wireless Configuration Tool for Occupancy Sensor ²³ OA/RA1016=NEMA Photocontrol - Multi-Tap OA/RA1027=NEMA Photocontrol - 480V OA/RA1201=NEMA Photocontrol - 347V MA1253=10kV Circuit Module Replacement LB/HSS=Field Installed House Side Shield ²⁴			

- NOTES:**
- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
 - 6" arm and round pole adapter included with fixture.
 - 21 LED LightBAR powered at 350mA, 7 LED LightBAR powered at 1A.
 - Standard 4000K CCT and nominal 70CRI.
 - Not available with HA option.
 - Must specify voltage.
 - Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
 - Must specify DIM option to add dimming driver(s). Only available in E02-E06 and F02-F06.
 - Not available with DIM option or MS/DIM-LXX.
 - Not available with button photocontrol or motion sensor. 120 - 277V only.
 - Requires two electrical circuits to luminaire. See LightBAR operation table for additional information.
 - Consult factory before ordering in combination with MS-LXX or MS/X-LXX options.
 - Not available in 347V or 480V.
 - Not available with 5MQ, 5WQ or 5XQ distributions. Not available with HSS option.
 - Extended lead times apply.
 - Sensor housed in external box mounted to the luminaire. Available in E02-E12 and F02-F12 configurations. Replace XX with mounting height in feet for proper lens selection, (e.g., MS-L25). Consult factory for additional information.
 - Sensor housed in external box mounted to the luminaire. Available in E02-E12 and F02-F12 configurations. Replace X with number of bars operating in low output mode and replace XX with mounting height for proper lens selection, (e.g., MS/3-L25). Maximum 4 bars in low output mode. Consult factory for additional information.
 - Not available with HA option. Only available in F02-F06 and E02-E06. Includes Dimming Drivers. Not available in 347V or 480V.
 - Replace XX with mounting height in feet for proper lens selection, (e.g., MS/DIM-L25).
 - Available in E02-E06 and F02-F06 only.
 - Only for use with SL2, SL3 and SL4 distributions. Not available with L90 or R90 options.
 - Replace XX with color suffix.
 - Only compatible with MS/DIM-LXX motion sensor.
 - One required for each LightBAR. Not available with L90 or R90 options.

Steel Poles



SSS SQUARE STRAIGHT STEEL

Catalog #	SSS4A25SFC1	Type
Project	Froedtert South Southwest Medical Office Bldg	P7
Comments		Date
Prepared by		

FEATURES

- ASTM Grade steel base plate with ASTM A366 base cover
- Hand hole assembly 3" x 5" on 5" and 6" pole; and 2" x 4" on 4" pole
- 10'-39' mounting heights
- Drilled or tenon (specify)

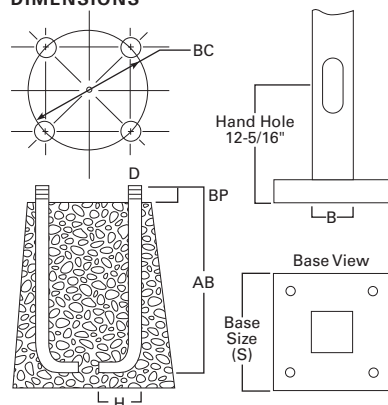
ORDERING INFORMATION

SAMPLE NUMBER: SSS5A20SFM1XG

Product Family	Shaft Size (Inches) ¹	Wall Thickness (Inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Arm Lengths (Feet)	Options (Add as Suffix)
SSS=Square Straight Steel	4=4" 5=5" 6=6"	A=0.120" M=0.188" X=0.250"	10=10' 15=15' 20=20' 25=25' 30=30' 35=35' 39=39'	S=Square Steel Base	F=Dark Bronze G=Galvanized Steel J=Summit White K=Carbon Bronze L=Dark Platinum P=Primer Powder Coat R=Hartford Green S=Silver T=Graphite Metallic V=Grey W=White X=Custom Color Y=Black	2=2-3/8" O.D. Tenon (4" Long) 3=3-1/2" O.D. Tenon (5" Long) 4=4" O.D. Tenon (6" Long) 5=3" O.D. Tenon (4" Long) 6=2-3/8" O.D. Tenon (6" Long) 7=4" O.D. Tenon (10" Long) A=Type A Drilling C=Type C Drilling E=Type E Drilling F=Type F Drilling G=Type G Drilling J=Type J Drilling K=Type K Drilling M=Type M Drilling R=Type R Drilling Z=Type Z Drilling	1=Single 2=2 at 180° 3=Triple ² 4=4 at 90° 5=2 at 90° X=None	X=None	A=1/2" Tapped Hub (Specify location desired) B=3/4" Tapped Hub (Specify location desired) C=Convenience Outlet ³ E=GFCI Convenience Outlet ³ G=Ground Lug H=Additional Hand Hole ⁴ L=Drilled for Bumper Glitter V=Vibration Dampener

NOTES: 1. All shaft sizes nominal. 2. Square poles are 3 at 90°, round poles are 3 at 120°. 3. Outlet is located 4' above base and on same side of pole as hand hole, unless specified otherwise. Receptacle not included, provision only. 4. Additional hand hole is located 12" below pole top and 90° from standard hand hole location, unless otherwise specified.

DIMENSIONS



WARNING: Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to pole white paper WP513001EN for additional support information. Before installing, make sure proper anchor bolts and templates are obtained. The use of unauthorized accessories such as banners, signs, cameras or pennants for which the pole was not designed voids the pole warranty and may result in pole failure causing serious injury or property damage. Information regarding total loading capacity can be supplied upon request. The pole warranty is void unless poles are used and installed as a complete pole and luminaire combination. This warranty specifically excludes failure as the result of a third party act or omission, misuse, unanticipated uses, fatigue failure or similar phenomena resulting from induced vibration, harmonic oscillation or resonance associated with movement of air currents around the product.

Specifications and dimensions subject to change without notice. Consult your lighting representative at Eaton or visit www.eaton.com/lighting for available options, accessories and ordering information.

Effective Projected Area (At Pole Top)

Mounting Height (Feet)	Catalog Number ^{1,2}	Wall Thickness (Inches)	Base Square ³ (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection ³ (Inches)	Shaft Size ³ (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) ⁴				Max. Fixture Load - Includes Bracket (Pounds)
									80 mph	90 mph	100 mph	110 mph	
MH			S	BC	BP	B	D x AB x H						
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	30.0	22.0	17.0	13.0	100
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	15.0	11.5	8.7	6.5	100
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	8.7	5.9	3.9	2.5	150
20	SSS5A20S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	15.4	11.1	7.9	5.5	150
25	SSS4A25S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.7	1.7	0.3	--	200
25	SSS5A25S	0.120	10-1/2	11	5	5	3/4 x 25 x 3	222	9.3	6.0	3.5	1.6	200
25	SSS6A25S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	9.9	6.1	3.5	1.2	200
30	SSS5A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	4.7	2.1	--	--	200
30	SSS5M30S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	10.4	6.4	3.5	1.5	200
30	SSS6A30S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.3	1.4	--	--	200
30	SSS6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	19.0	13.0	8.7	5.6	200
35	SSS5M35S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.8	2.8	--	--	200
35	SSS6M35S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	12.8	7.2	3.7	1.0	200
35	SSS6X35S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16.5	11.0	6.8	3.5	200
39	SSS6M39S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	618	7.3	3.0	--	--	300
39	SSS6X39S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	816	13.0	7.0	3.7	0.8	300

Effective Projected Area (Two Feet Above Pole Top)

Mounting Height (Feet)	Catalog Number ^{1,2}	Wall Thickness (Inches)	Base Square ³ (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection ³ (Inches)	Shaft Size ³ (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) ⁴				Max. Fixture Load - Includes Bracket (Pounds)
									80 mph	90 mph	100 mph	110 mph	
MH			S	BC	BP	B	D x AB x H						
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	23.0	17.5	14.0	11.0	100
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	13.4	10.0	7.5	5.7	100
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	7.6	5.2	3.4	2.1	150
20	SSS5A20S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	13.8	9.9	7.1	4.9	150
25	SSS4A25S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.4	1.6	0.3	--	200
25	SSS5A25S	0.120	10-1/2	11	5	5	3/4 x 25 x 3	222	8.5	5.5	3.2	1.5	200
25	SSS6A25S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	9.1	5.6	3.0	1.2	200
30	SSS5A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	1.8	--	--	--	200
30	SSS5M30S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	9.6	5.9	1.9	0.2	200
30	SSS6A30S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.1	1.3	--	--	200
30	SSS6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	18.5	12.5	8.4	5.3	200
35	SSS5M35S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.5	2.4	--	--	200
35	SSS6M35S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	11.8	7.0	3.5	1.0	200
35	SSS6X35S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16.0	10.5	6.4	3.4	200
39	SSS6M39S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	618	7.0	2.4	--	--	300
39	SSS6X39S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	816	12.0	6.7	3.0	0.5	300

NOTES:

1. Catalog number includes pole with hardware kit. Anchor bolts not included. Before installing, make sure proper anchor bolts and templates are obtained.
2. Tenon size or machining for rectangular arms must be specified. Hand hole position relative to drill location.
3. Shaft size, base square, anchor bolts and projections may vary slightly. All dimensions nominal.
4. EPAs based on shaft properties with wind normal to flat. EPAs calculated using base wind velocity as indicated plus 30% gust factor.



Corporations Bureau

Form 102-Nonstock Corporation Articles of Incorporation

Name of Corporation

Name of Corporation: Main Street Market Commercial Owners' Association, Inc.

Principal Office

Mailing Address: 4011 80th Street
City: Kenosha
State: WI
Zip Code: 53142

Registered Agent

Registered Agent Individual: Stephen R. Mills
Name of Entity:
Street Address: 4011 80th Street
City: Kenosha
State: WI
Zip Code: 53142

Select Statement

Select one statement: The corporation will have members
Is this corporation authorized to make distributions under the statute?: No
This document was drafted by: Stephen R. Mills

Incorporator

Name: Stephen R. Mills
Street Address: 4011 80th Street
City: Kenosha
State: WI
Zip Code: 53142

Incorporator Signature

I understand that checking this box constitutes a legal signature: Yes
Incorporator Signature: Stepehn R. Mills

Optional Articles

The purpose(s) for which the corporation is incorporated: To operate an association of commercial real estate owners within the commercial development known as Main Street Market in the Village of Pleasant Prairie,

Delayed Effective date:

Directors

Name:	Stephen R. Mills
Street Address:	4011 80th Street
City:	Kenosha
State:	WI
Zip Code:	53142
Name:	Danile Szczap
Street Address:	4011 80th Street
City:	Kenosha
State:	WI
Zip Code:	53142
Name:	John Hotvedt
Street Address:	4011 80th Street
City:	Kenosha
State:	WI
Zip Code:	53142

Optional Contact Information

Name:	Stephen R. Mills
Address:	4011 80th Street
City:	Kenosha
State:	WI
Zip Code:	53142
Phone Number:	262-842-0575
Email Address:	jeh@beardevelopment.com

Endorsement

	FILED
Received Date:	01/30/2018

BYLAWS OF
THE MAIN STREET MARKET COMMERCIAL OWNERS' ASSOCIATION, INC.

ARTICLE I.
General

Section 1. Adoption of Bylaws and Applicability of Definitions. These Bylaws are adopted as the Bylaws of the Main Street Market Commercial Owners' Association, Inc. ("Association"), a Wisconsin corporation organized under the Wisconsin Nonstock Corporation Law to serve as an association of lot owners in Main Street Market, Village of Pleasant Prairie, Kenosha County, Wisconsin, (the "Property"). The provisions of these Bylaws apply to the Property and to the use and occupancy of the Property.

Section 2. Office and Mailing Address. The initial office and mailing address of the Association and of the Board of Directors of the Association ("Board of Directors") shall be located at 4015 – 80th Street, Kenosha, WI 53142.

Section 3. Defined Terms. Capitalized terms used but not specifically defined herein, shall have the meanings assigned to such terms in the Declaration of Development Standards and Protective Covenants for Main Street Market (the "Declaration").

ARTICLE II.
Board of Directors

Section 1. Number and Qualification. The Board of Directors shall initially be appointed by the Developer as set forth in the Declaration and after the period of Developer control of said Board of Directors, shall be composed of three persons, each of whom shall be owners of property, fiduciary owners, members, or employees of owners, or officers, stockholders, or employees of corporate owners.

Section 2. Powers and Duties. The affairs of the Association shall be governed by the Board of Directors. The Board of Directors shall have the powers and duties necessary for the administration of the affairs of the Association. The Board of Directors shall have full power and authority necessary for or desirable to complete enforcement and administration of the Articles of Incorporation, these Bylaws and the Declaration.

Section 3. Election and Term of Office. The members of the Board of Directors elected by the lot owners shall hold office for a term of one year, or until their respective successor shall have been elected by the property owners.

Section 4. Removal of Members of the Board of Directors. At any regular or special meeting of lot owners, any one or more of the members of the Board of Directors previously elected by the lot owners may be removed with or without cause by a majority of the authorized votes of all lot owners, and a successor may be elected to fill the vacancy created.

Section 5. Vacancies. Vacancies in the Board of Directors caused by any reason, other than the removal of a member by a vote of the lot owners, shall be filled by a vote of a majority of the remaining Directors at a special meeting of the Board of Directors held for that purpose promptly after the occurrence of the vacancy even though the Directors present at the meeting may be less than a quorum, and each person so elected shall be a member of the Board of Directors for the remainder of the term of the member so removed until a successor is elected.

Section 6. Organizational Meeting. The first meeting of the members of the Board of Directors shall be held within 30 days of the appointment of the Board of Directors by the Developer, under and pursuant to Section 13.4 of the Declaration.

Section 7. Regular Meetings. Regular meetings of the Board of Directors may be held at the time and place as determined from time to time by a majority of the members of the Board of Directors. Notice of regular meetings of the Board of Directors shall be given to each member of the Board of Directors, by mail or telegram, at least 48 hours prior to the time of the meeting.

Section 8. Special Meetings. Special meetings of the Board of Directors may be called by the President on 48 hours' notice to each member of the Board of Directors, given by mail or telegraph, and the notice shall state the time, place and purpose of the meeting. Special meetings of the Board of Directors shall be called by the President or Secretary in like manner and on like notice on the written request of at least one member of the Board of Directors.

Section 9. Waiver of Notice. Any member of the Board of Directors may, at any time, waive notice of any meeting of the Board of Directors in writing, and the waiver shall be deemed equivalent to the giving of the notice. Attendance by a member of the Board of Directors at any meeting of the Board shall be a waiver of notice of the time and place of the meeting. If all members of the Board of Directors are present at any meeting of the Board, no notice shall be required and any business may be transacted at the meeting.

Section 10. Quorum of Board of Directors. At all meetings of the Board of Directors, a majority of the members shall constitute a quorum for the transaction of business, and the votes of a majority of the members of the Board of Directors present at a meeting at which a quorum is present shall constitute a decision of the Board of Directors. If, at any meeting of the Board of Directors, there shall be less than a quorum present, a majority of those present may adjourn the meeting from time to time. At any adjourned meeting at which a quorum is present, any business which might have been transacted at the meeting originally called may be transacted without further notice.

Section 11. Compensation. No member of the Board of Directors shall receive any compensation from the Association for acting as a Director.

Section 12. Liability of the Board of Directors. The members of the Board of Directors shall not be liable to the property owners for any mistake of judgment, failure to adhere to the provisions of the Articles or these Bylaws, negligence or otherwise, except for their own individual, willful misconduct or bad faith. It is intended that the members of the Board of Directors shall have no personal liability with respect to any contracts made by them on behalf of the Association. At the option of the Board of Directors, Directors' liability insurance may be obtained and shall be paid for as a common expense.

Section 13. Informal Action. Any action which is required to be taken at a meeting of the Board of Directors or which may be taken at a meeting, may be taken without a meeting if a consent in writing setting forth the action so taken shall be signed by all of the Directors entitled to vote with respect to the subject matter. The consent shall have the same force and effect as a unanimous vote.

ARTICLE III. Lot Owners-Members

Section 1. Annual Meetings. The Developer shall select three persons to serve on the Board of Directors of the Association as set forth in Section 13.4 of the Declaration. Thereafter, the annual meetings of the lot owners shall be held as determined by the Board of Directors; but no later than 12 months from the anniversary date of such appointment, on an annual basis. At such meetings, the Board of Directors shall be elected by ballot of the lot owners. The lot owners may transaction other business at the meetings as may properly come before them.

Section 2. Place of Meetings. Meetings of the lot owners shall be held at any suitable place as may be designated by the Incorporator or by the Board of Directors, as the case may be.

Section 3. Notice of Meetings. The Secretary shall mail to each property owner of record a notice of each meeting of the lot owners at least 10, but not more than 20 days prior to the meeting, stating the purpose of the meeting as well as the time and place where it is to be held.

Section 4. Adjournment of Meetings. Any meeting of lot owners at which a quorum has or has not attended may be adjourned at the option of the lot owners by vote of a majority of the authorized votes of the owners who are present, either in person or by proxy, at the meeting.

Section 5. Voting. Each lot shall have between one and five votes, as set forth in Section 13.4 of the Declaration. Each lot owner shall furnish the Association with the owner's name and current mailing address. No lot owner may vote at meetings of the Association until this

information is furnished. The owner or owners of each lot, or some person designated by the owner or owners to act as proxy and who need not be an owner, shall be entitled to cast the vote(s) belonging to the Lot owner at all meetings of the owners. The designation of any proxy shall be made in writing to the Secretary, and shall be revocable at any time by written notice to the Secretary. Each lot owner shall be entitled to cast at all meetings of the owners the vote(s) belonging to each lot owned. Where ownership is in the name of two or more persons, the vote may be exercised as they themselves determine; provided, however, that if any joint owner protests promptly the casting of the vote to the person presiding over the meeting or files a written statement with the Secretary stating that thereafter the vote must be cast pro rata in accordance with each joint owner's interest, then the vote shall thereafter be cast pro rata by all joint owners in accordance with their interests in the lot. Where the lot is sold under a land contract, the land contract vendee shall be entitled to vote the vote(s) for that lot (where there are two or more vendees, they shall be considered joint owners).

Section 6. Quorum. Except as otherwise provided in these Bylaws, the presence in person or by proxy of 33 1/3 percent of the total authorized votes of all owners shall constitute a quorum at all meetings of the lot owners.

Section 7. Majority Vote. The vote of the majority of owners at a meeting at which a quorum shall be present shall be binding upon all owners for all purposes.

Section 8. Membership. All lot owners shall be members of the Association.

ARTICLE IV. Officers

Section 1. Designation, Election and Removal. The principal officers of the Association shall be the President, the Vice President, the Secretary and the Treasurer, all of whom shall be elected annually by the Board of Directors. The Board of Directors may appoint such other officers as, in its judgment, may be necessary. Any two or more offices may be held by the same person, except the offices of President and Secretary and President and Vice President. Any officer may, with or without cause, be removed by the Board of Directors, and a successor selected, by majority vote of the members of the Board of Directors, at any regular meeting of the Board of Directors, or at any special meeting called for that purpose.

Section 2. President. The President shall be the chief executive officer of the Association and shall preside at all meetings of the lot owners and of the Board of Directors. The President shall have all of the general powers and duties of the President of a stock corporation organized under the Wisconsin Business Corporation Law including, but not limited to, the power to appoint lot owners to any committee which is established under these Bylaws.

Section 3. Vice President. The Vice President shall take the place of and perform the duties of the President whenever the President shall be absent or unable to act. If neither the President nor the Vice President is able to act, the Board of Directors shall appoint some other member of the Board of Directors to act in the place of the President on an interim basis. The Vice President shall also perform such other duties as shall from time to time be requested by the Board of Directors or by the President.

Section 4. Secretary. The Secretary shall keep the minutes of all meetings of the owners and of the Board of Directors, have charge of such books and papers as the Board of Directors may direct, and shall, in general, perform all the duties of Secretary of a stock corporation organized under the Wisconsin Business Corporation Law. The Secretary shall count the votes at the meetings of the Association.

Section 5. Treasurer. The Treasurer shall be responsible for Association funds and securities and for keeping full and accurate financial records and books of account showing all receipts and disbursements and for the preparation of all required financial statements. The Treasurer shall be responsible for the deposit of all monies and other valuable effects in the name of the Association in such depositories as may from time to time be designated by the Board of Directors and shall, in general, perform all the duties of the Treasurer of a stock corporation organized under the Wisconsin Business Corporation Law.

Section 6. Agreements, Contracts, Deeds, Checks, Etc. All agreements, contracts, deeds, leases, checks and other instruments of the Association may be executed by any officer or by such other person or persons as may be designated by the Board of Directors.

Section 7. Compensation of Officers. No officer shall receive any compensation from the Association for acting as an officer.

ARTICLE V. Operation of the Property

Section 1. Determination of Assessments. The Board of Directors shall, at least annually, prepare a budget and shall determine the amount of the expenses for the forthcoming year and allocate and assess those expenses against the lot owners according to the Declaration. The Board of Directors may determine: (a) general assessments or charges, (b) special assessments for capital improvements and repairs to the drainage easement areas, and (c) special assessments for exterior maintenance to lots; all as allowed by the Declaration. The Board of Directors shall advise each lot owner in writing of the amount of expenses assessed to each lot owner.

Section 2. Payment of Assessments. All lot owners shall pay the amounts assessed by the Board of Directors pursuant to the provisions of Section 1 of this Article, at such time or times as the Board of Directors shall determine.

Section 3. Collection of Assessments. The Board of Directors shall take prompt action to collect from an owner any assessment due which remains unpaid by the lot owner for more than 30 days from the due date for its payment.

ARTICLE VI.
Miscellaneous

Section 1. Notices. All notices to the Board of Directors or the Association shall be sent by registered or certified mail to the office of the Board of Directors or to such other address as the Board of Directors may hereafter designate from time to time.

Section 2. Invalidity. The invalidity of any part of these Bylaws shall not impair or affect in any manner the validity, enforceability, or effect of the balance of these Bylaws.

Section 3. Captions. The captions in these Bylaws are inserted only as a matter of convenience and for reference, and in no way define, limit, or describe the scope of these Bylaws or the intent of any provision of these Bylaws.

Section 4. Singular-Plural. The use of the singular in these Bylaws shall be deemed to include the plural, whenever the context so requires.

Section 5. Waiver. No restriction, condition, obligation, or provision contained in these Bylaws shall be deemed to have been abrogated or waived by reason of any failure of enforcement, regardless of the number of violations or breaches which may occur.

ARTICLE VII.
Fiscal Year

Section 1. Adoption of Fiscal Year. The fiscal year of the Association shall begin on the first day of January and end on the last day of December of each year.

ARTICLE VIII.
Amendments to Bylaws

Section 1. Amendments to Bylaws. These Bylaws may be modified or amended by vote of at least two-thirds of the authorized votes of all lot owners, which vote shall be taken at a meeting of lot owners duly held for that purpose.

IN WITNESS WHEREOF, this instrument has been duly executed this _____ day of _____, 2018.

Main Street Development, LLC

By _____
Stephen R. Mills, Authorized Member

State of Wisconsin)
) ss.
Kenosha County)

Personally came before me this _____ day of _____, 2018, to me known to be such persons and members who executed the foregoing instrument and acknowledge that they executed the same as the authorized member on behalf of Main Street Market Owner’s Association, Inc., by its authority.

Name: _____
Notary Public, State of _____
My commission expires _____



MEMORANDUM

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

TO: Peggy Herrick, Assistant Planner / Assistant Zoning Administrator

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

SUBJ: Main Street Market – Phase 1
Onsite Civil Engineering Plans

DATE: February 23, 2018

Peggy,

The Engineering Department has reviewed the preliminary plans for the proposed on-site Main Street Market development phase 1 plans. We have the following comments listed below and noted on the attached mark-up plan. Refer to both this memo and mark-up plan sheets for all engineering comments.

1. See comments on the attached plan mark-up sheets.
 - a. Only plan sheets with comments are included.
 - b. Comments that apply to multiple locations are not repeated for every occurrence.
 - c. Revised submittals shall include a cover letter addressing each comment not addressed or requiring explanation, item by item, to help facilitate Village review of plans.
2. The storm water management plan only addresses the phase 1 area and a portion of the Old Green Bay Road reconstruction limits. The plan shall be expanded or a separate plan submitted to show how the remaining development area and roadway will be addressed.
3. The private water main and sanitary sewer shall be constructed meeting specifications of a public water main, in accordance with Village ordinance 405 – Design Standards and Construction Specifications.
4. Maintenance agreement(s) shall be prepared and executed for the private main and sanitary sewer. The maintenance agreements shall be based on a maintenance plan developed for the life of the facilities. The agreement provisions shall be tied to the Dedicated Private Utility Easement and shall include the following:
 - i. Legal description of the easement.
 - ii. Identification of the private water and sewer facilities.

- iii. Identification of the owner of the water and sewer facilities.
 - iv. Provisions, requirements, and timelines for the operation, inspection, and maintenance of water and sewer facilities by the owner.
 - v. Provisions allowing the Village access to the property to perform inspections or maintenance that are not being properly performed by the owner.
 - vi. Agreement that the owner shall be responsible for all costs associated with the construction and maintenance of the water and sewer facilities.
5. Provide a plan / profile of the private water main. This will be required for private water main throughout the development.
 6. The reconstruction plans for Old Green Bay Road need to be advanced and reviewed in conjunction with the on-site plans. The planned timing of the road construction shall be provided with consideration of design, permitting, and land acquisition.
 7. The design engineer shall also consult with the DOT regarding the design of Old Green Bay Road and STH 165 intersection to verify that the intersection skew is acceptable to the DOT and the design will not affect the proposed development site.
 8. The on-site phase 1 construction timing as compared with the reconstruction timing of Old Green Bay Road shall be considered and interim plans prepared if the development construction runs ahead of the roadway project.

The engineering plans have been reviewed for conformance with generally accepted engineering practices and Village policies. Although the data has been reviewed, the design engineer is responsible for the thoroughness and accuracy of plans and supplemental data and for their compliance with all state and local codes, ordinances, and procedures. Modifications to the plans, etc. may be required should errors or changed conditions be found at a future date and as additional information is provided.

Attachments: Plan Mark-Up
Details

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

ONSITE CIVIL ENGINEERING INFRASTRUCTURE PLANS FOR MAIN STREET MARKET PHASE 1 GREEN BAY RD. & 104TH ST. PLEASANT PRAIRIE, WI

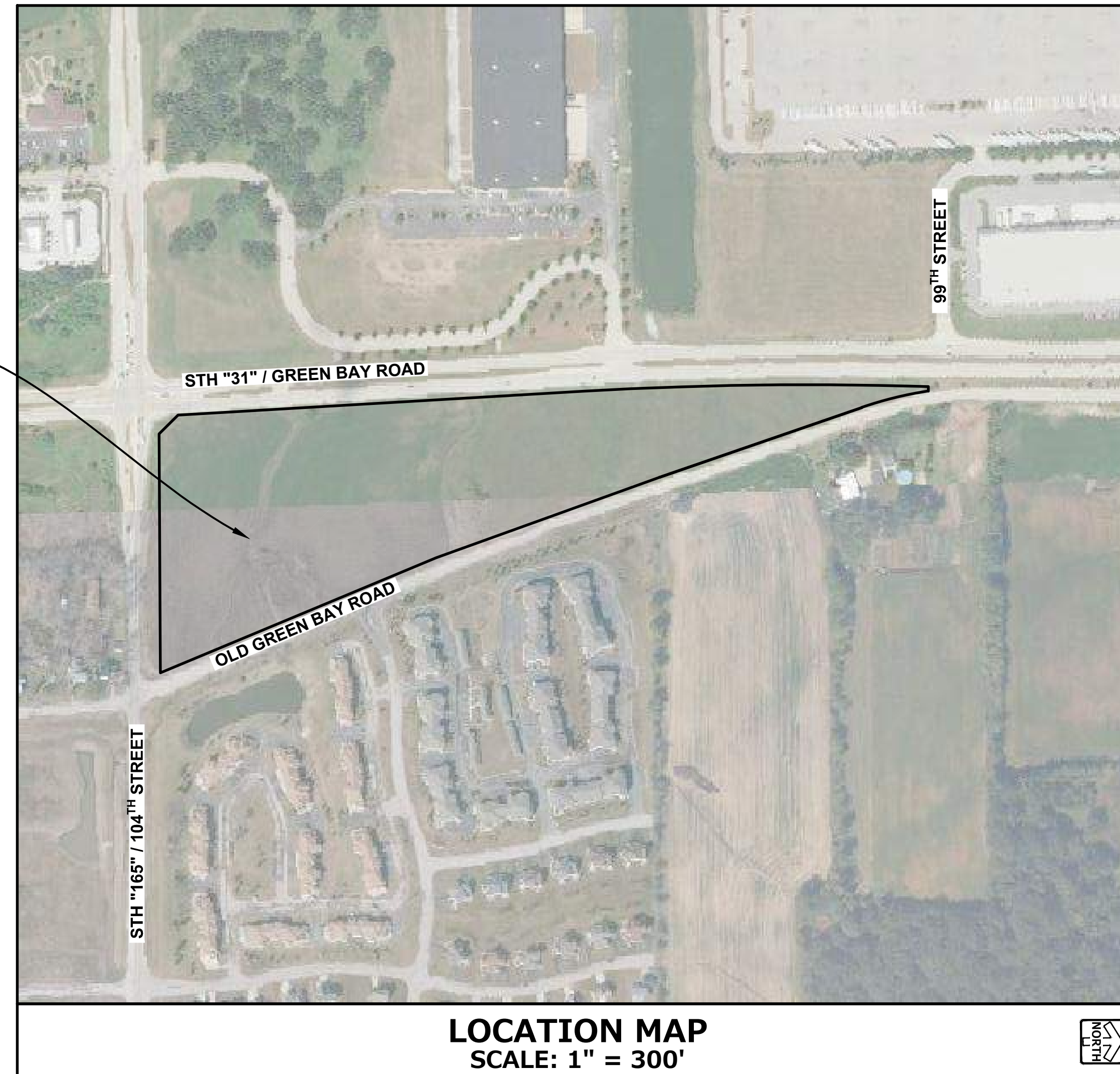
VOPP ENGINEERING REVIEW
MARK-UP
FEBRUARY 23, 2018



PLANS PREPARED FOR

LEGEND		
	EXISTING	PROPOSED
SANITARY SEWER MANHOLE		
STORM SEWER MANHOLE		
STORM SEWER AREA DRAIN		
STORM SEWER INLET (ROUND CASTING)		
STORM SEWER INLET (RECTANGULAR CASTING)		
PRECAST FLARED END SECTION		
CONCRETE HEADWALL		
AIR RELEASE ASSEMBLY		
VALVE BOX		
FIRE HYDRANT		
BUFFALO BOX		
CLEANOUT		
SANITARY SEWER		
FORCE MAIN		
STORM SEWER		
DRAIN TILE		
WATER MAIN		
UTILITY CROSSING		
LIGHTING		
ELECTRICAL CABLE		
OVERHEAD WIRES		
CAUTION EXISTING UTILITIES NEARBY		
ELECTRICAL TRANSFORMER OR PEDESTAL		
POWER POLE		
POWER POLE WITH LIGHT		
STREET SIGN		
GAS MAIN		
TELEPHONE LINE		
CONTOUR		
SPOT ELEVATION		
WETLANDS		
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		
DITCH OR SWALE		
DIVERSION SWALE		
OVERFLOW RELIEF ROUTING		
TREE WITH TRUNK SIZE		
SOIL BORING		
TOPSOIL PROBE		
FENCE LINE, TEMPORARY SILT		
FENCE LINE, WIRE		
FENCE LINE, CHAIN LINK OR IRON		
FENCE LINE, WOOD OR PLASTIC		
CONCRETE SIDEWALK		
CURB AND GUTTER		
DEPRESSED CURB		
REVERSE PITCH CURB & GUTTER		
EASEMENT LINE		

PROJECT LOCATION



LOCATION MAP
SCALE: 1" = 300'

GENERAL NOTES

- THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCIES' LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
- A DRAFT GEOTECHNICAL REPORT HAS BEEN PREPARED BY CGC, INC DATED SEPTEMBER 21, 2017. THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
- THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.
- QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
- PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
- COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS. ALL APPLICABLE PERMITS HAVE BEEN OBTAINED, AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
- SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
- THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
- THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGERS HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.
- SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
- CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
- THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.

CONTACTS:

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INDEX OF SHEETS

C-1	COVER SHEET
C-2	EXISTING CONDITIONS PLAN
C-3	SITE DIMENSIONAL & PAVING PLAN
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C-5	UTILITY PLAN
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C-7 - C-9	CONSTRUCTION DETAILS

REQUIRED SUBMITTALS FOR APPROVAL

- HOT MIX ASPHALT - MIX DESIGN
- CONCRETE PAVEMENTS (EXTERIOR) - MIX DESIGN & JOINT PLAN
- PAVEMENT STONE BASE COURSE - GRADATION
- PIPE BEDDING & TRENCH BACKFILL - GRADATION
- MANHOLE BACKFILL - GRADATION
- PAVEMENT MARKING PAINT

ABBREVIATIONS

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

VILLAGE NOTES

PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION CONFERENCE MUST BE HELD AT THE VILLAGE OFFICES. THE PRE-CONSTRUCTION CONFERENCE SHALL BE SCHEDULED AND MODERATED BY THE DESIGNING ENGINEER OF RECORD.

EACH CONTRACTOR SHALL HAVE A COPY OF THE VILLAGE APPROVED PLANS, PROJECT MANUAL, AND VILLAGE CONSTRUCTION SPECIFICATIONS ON-SITE DURING TIMES OF CONSTRUCTION. THE CONSTRUCTION SPECIFICATIONS ARE AN INTEGRAL PART OF THE CIVIL ENGINEERING PLANS.

RAW CUT/FILL ESTIMATES ON THE SITE ARE AS FOLLOWS:
FROD/ERT SOUTH: CUT - 1,158 CY
FILL - 12,525 CY
MSM FILL: CUT - 17,966 CY
FILL - 6,269 CY

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

EXPIRATION DATE: JULY 31, 2018

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

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

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MAIN STREET MARKET PHASE 1
GREEN BAY RD. & 104TH ST. PLEASANT PRAIRIE, WI

COVER SHEET

REVISIONS

NO.	DESCRIPTION	DATE

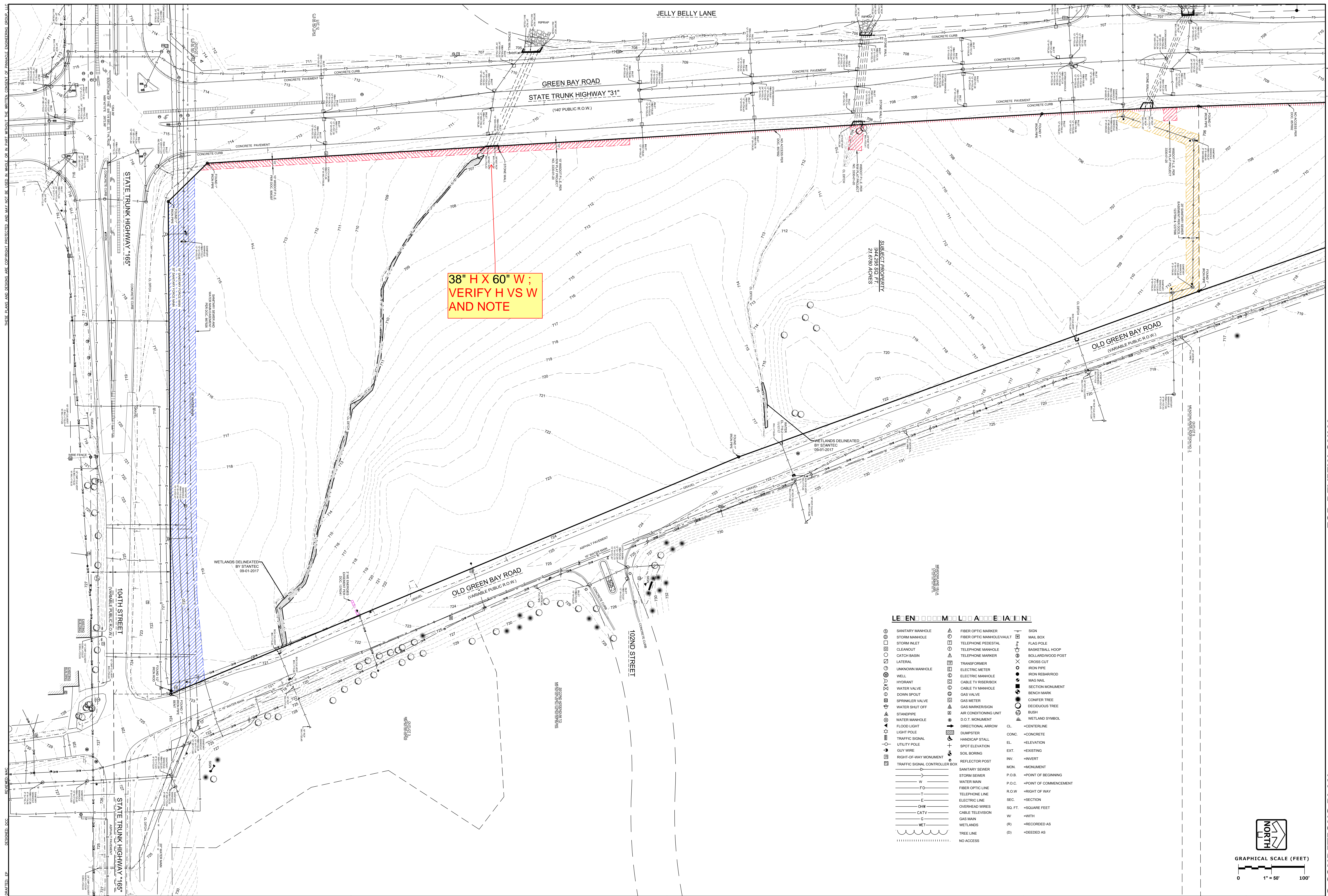
REC'D ON: 11.14.10-01
REC'D BY:
START DATE: 12-05-17
SCALE: 1" = 300'
SHEET
C-1
of
C-9

DESIGNED: MAC
REVIEWED: MAC
DATE: 08/27/18
DRAWN: EP

2:\PROJECTS\2017\1114-10-WI\CAD\SHEETS\1114-10-WI COVER SHEET.DWG

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 DESIGNED BY: MAC
 CHECKED BY: EP
 DATE: 12/05/17

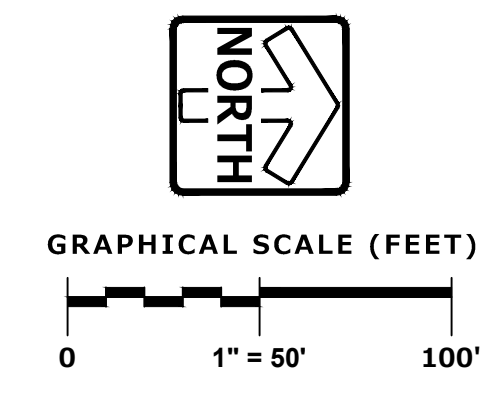
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EXISTING CONDITIONS PLAN

LEGEND

<ul style="list-style-type: none"> ○ SANITARY MANHOLE ○ STORM MANHOLE ○ STORM INLET ○ CLEANOUT ○ CATCH BASIN ○ LATERAL ○ UNKNOWN MANHOLE ○ WELL ○ HYDRANT ○ WATER VALVE ○ DOWN SPOUT ○ SPRINKLER VALVE ○ WATER SHUT OFF ○ STANDPIPE ○ WATER MANHOLE ○ FLOOD LIGHT ○ LIGHT POLE ○ TRAFFIC SIGNAL ○ UTILITY POLE ○ GUY WIRE ○ RIGHT-OF-WAY MONUMENT ○ TRAFFIC SIGNAL CONTROLLER BOX ○ SANITARY SEWER ○ STORM SEWER ○ WATER MAIN ○ FIBER OPTIC LINE ○ TELEPHONE LINE ○ ELECTRIC LINE ○ OVERHEAD WIRES ○ CATV ○ GAS MAIN ○ WET ○ WETLANDS ○ TREE LINE ○ NO ACCESS 	<ul style="list-style-type: none"> △ FIBER OPTIC MARKER △ FIBER OPTIC MANHOLE/VAULT □ TELEPHONE PEDESTAL ○ TELEPHONE MANHOLE △ TELEPHONE MARKER □ TRANSFORMER ○ ELECTRIC METER ○ ELECTRIC MANHOLE ○ CABLE TV RISER/BOX ○ CABLE TV MANHOLE ○ GAS VALVE ○ GAS METER ○ GAS MARKER/SIGN ○ AIR CONDITIONING UNIT ○ D.O.T. MONUMENT ○ DIRECTIONAL ARROW ○ DUMPSTER ○ HANDICAP STALL ○ SPOT ELEVATION ○ SOIL BORING ○ REFLECTOR POST ○ SANITARY SEWER ○ STORM SEWER ○ WATER MAIN ○ FIBER OPTIC LINE ○ TELEPHONE LINE ○ ELECTRIC LINE ○ OVERHEAD WIRES ○ CATV ○ GAS MAIN ○ WET ○ WETLANDS ○ TREE LINE ○ NO ACCESS 	<ul style="list-style-type: none"> — SIGN — MAIL BOX — FLAG POLE — BASKETBALL HOOP — BOLLARD/WOOD POST — CROSS CUT — IRON PIPE — IRON REBAR/ROD — MAG NAIL — SECTION MONUMENT — BENCH MARK — CONIFER TREE — DECIDUOUS TREE — BUSH — WETLAND SYMBOL — CL - CENTERLINE — CONC - CONCRETE — EL - ELEVATION — EXT - EXISTING — INV - INVERT — MON - MONUMENT — P.O.B - POINT OF BEGINNING — P.O.C - POINT OF COMMENCEMENT — R.O.W - RIGHT OF WAY — SEC - SECTION — SQ. FT. - SQUARE FEET — W - WITH — (R) - RECORDED AS — (D) - DEEDED AS
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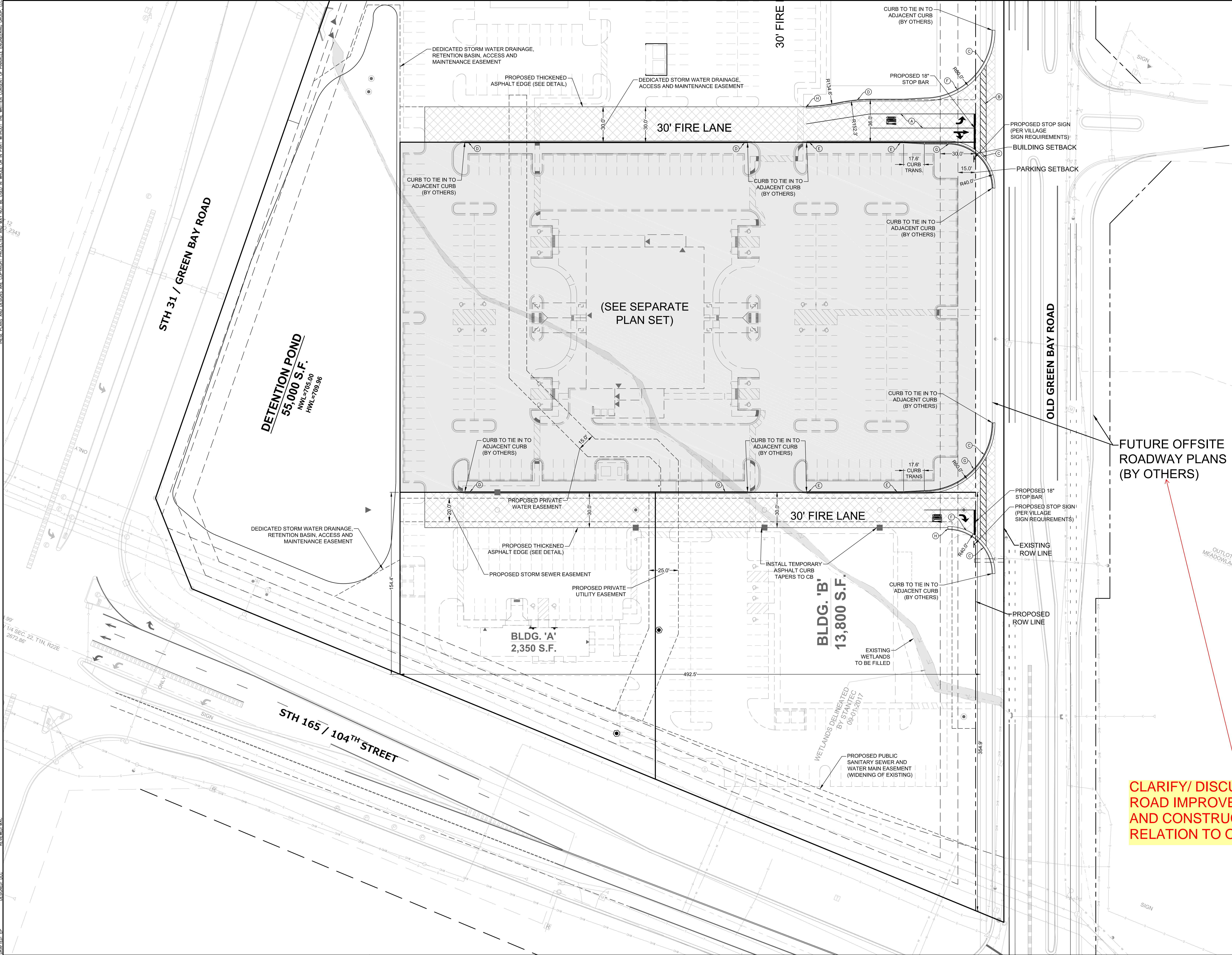
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EXISTING CONDITIONS PLAN

REVISIONS	SHEET
	C-2
	C-9

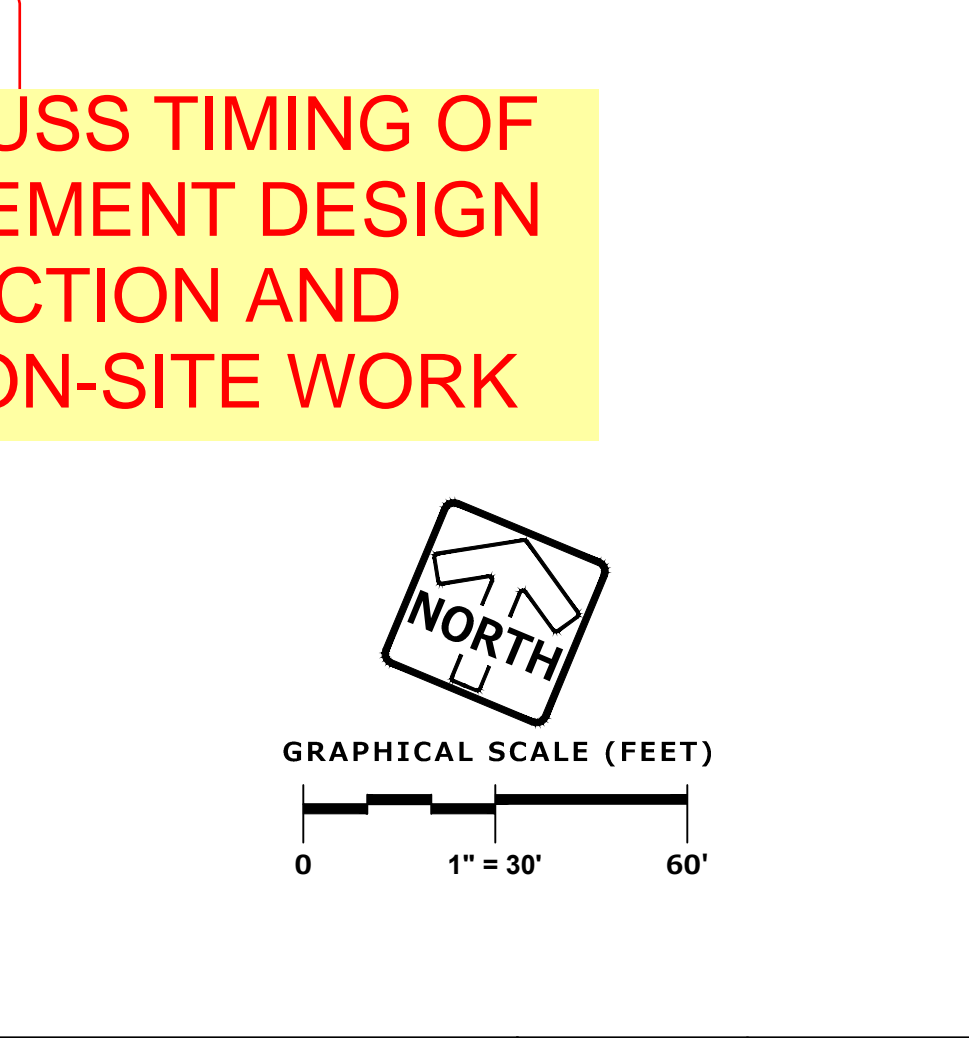
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LEGEND

- HEAVY DUTY PAVEMENT
 - 1" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LESTONE)
 - 4" ASPHALTIC CONC. (1.5 FT)
 - 1.5" LOWER LAYER (4 MT 58-28.5)
 - 2.25" UPPER LAYER (4 MT 58-28.5)
- (A) 4" SOLID WHITE STRIPE
- (B) 4" DIAGONAL AT 45° SPACED 2' O.C.
- (C) PREPARE CURB FOR FUTURE SIDEWALK RAMPS
- (D) 18" CURB & GUTTER (SEE DETAIL)
- (E) 18" REVERSE CURB & GUTTER (SEE DETAIL)
- (F) 30" CURB & GUTTER (SEE DETAIL)
- (G) 30" REVERSE CURB & GUTTER (SEE DETAIL)
- (H) TAPER CURB HEAD (SEE DETAIL)
- (I) PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)
- (J) MAIN DOOR

- NOTES**
1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. ALL PAVING DIMENSIONS ARE TO FACE OF CURB OR TO EDGE OF PAVEMENT, EXCEPT FOR THE SETBACK FROM PARKING LOTS, HANDICAP LANES AND FIRE ACCESS LANES, WHERE THE SETBACK IS MEASURED FROM THE BACK OF CURB TO THE PROPERTY LINE.
 2. ALL PROPOSED CURB AND GUTTER SHALL BE 18" STANDARD CURB AND GUTTER (SEE DETAIL), UNLESS OTHERWISE NOTED. CURB AND GUTTER DRAINING AWAY FROM THE FACE OF CURB IS NOTED AS REVERSE CURB AND GUTTER.
 3. ALL RADII ARE MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
 4. BUILDING DIMENSIONS AND ADJACENT PARKING AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
 5. THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE (1-800-242-8511) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
 6. IMPROVEMENTS ADJACENT TO BUILDING IF SHOWN SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS, AND DETAILS.
 7. REFER TO ELECTRICAL PLANS FOR LIGHTING LOCATIONS, SPECIFICATIONS, AND DETAILS.
 8. SEE ADDITIONAL NOTES AND DETAILS ON CONSTRUCTION DETAILS.
 9. ALL PAVING SHALL CONFORM TO STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION AND APPLICABLE VILLAGE OF PLEASANT PRAIRIE ORDINANCES, AND SPECIFICATIONS CONTAINED WITHIN THIS PLAN SET.
 10. CONTRACTOR SHALL CONSULT STRIPING COLOR WITH OWNER PRIOR TO CONSTRUCTION.
 11. PROVIDE CONTRACTOR GRADE ACRYLIC STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES OR TO MANUFACTURER'S SPECIFICATION, WHICHEVER IS GREATER.
 12. THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT EXISTING PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, WHICH CANNOT BE FIT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
 13. DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER, STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.
 14. LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. FREE HAND PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.
 15. PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
 16. BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
 17. ASPHALTIC CONCRETE PAVING SPECIFICATIONS:
 - CODES AND STANDARDS: THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS THE STATE HIGHWAY SPECIFICATIONS.
 - WEATHER LIMITATIONS: APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50°F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).
 - GRADE CONTROL: ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
 - CRUSHED AGGREGATE BASE COURSE: THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
 - BINDER COURSE AGGREGATE: THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 315, STATE HIGHWAY SPECIFICATIONS.
 - SURFACE COURSE AGGREGATE: THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 465, STATE HIGHWAY SPECIFICATIONS.
 - ASPHALTIC MATERIALS: THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.
 - SURFACE PREPARATION: NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.



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SITE DIMENSIONAL & PAVING PLAN

REVISIONS		SHEET
NO.	DESCRIPTION	
		C-3
		C-9

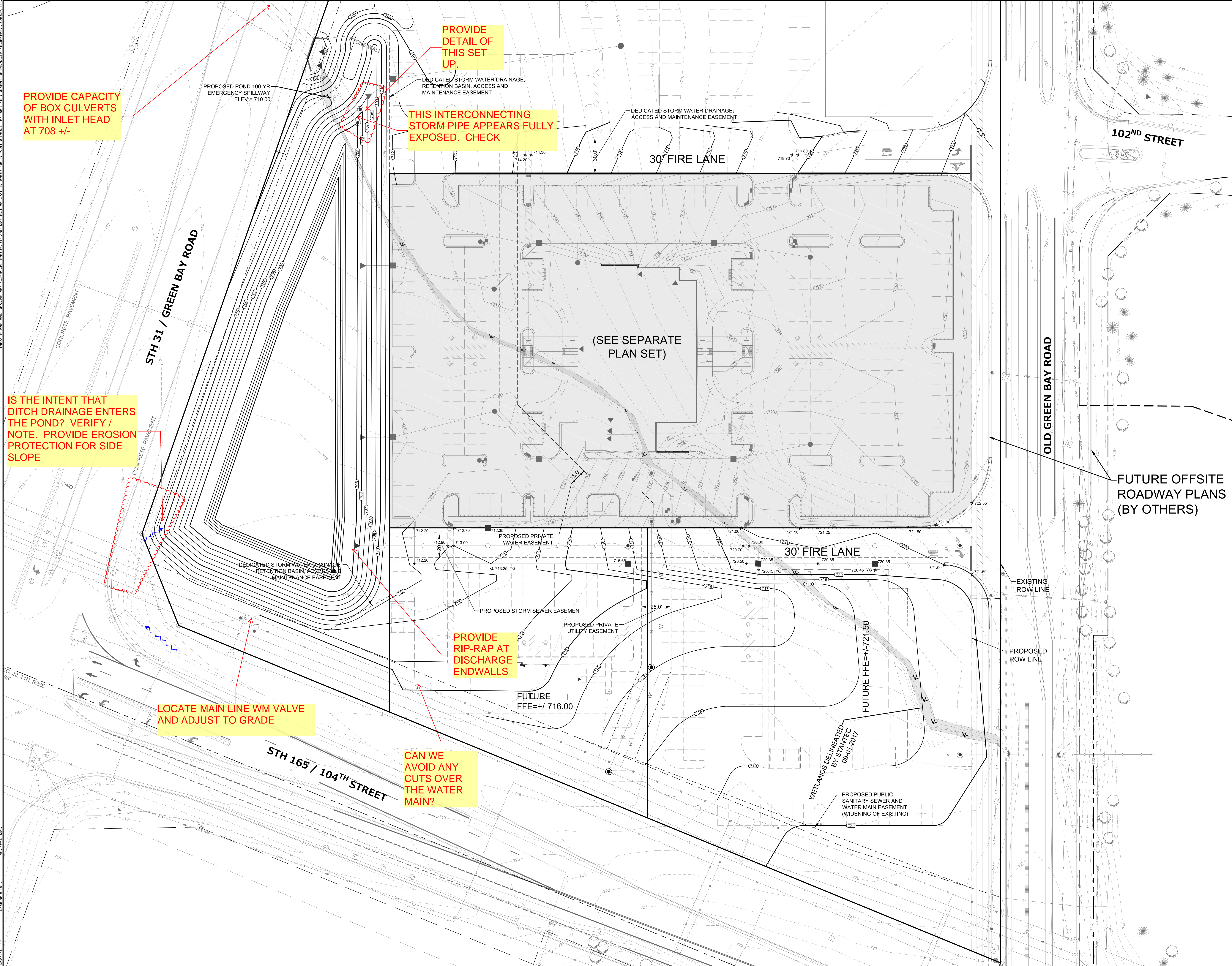
PROJ. NO. 1114.10-WI
MAC
START DATE: 12-05-17
SCALE: 1" = 30'

FOR REVIEW ONLY SITE DIMENSIONAL & PAVING PLAN www.pinnacle-engr.com

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DESIGNED: MAC
CHECKED: EP
DATE: 12/05/17

2:\PROJECTS\2017\1114-10-WI\CAD\SHEETS\1114-10-WI GRADING PLAN.DWG



PROVIDE CAPACITY OF BOX CULVERTS WITH INLET HEAD AT 708 +/-

PROVIDE DETAIL OF THIS SET UP.

THIS INTERCONNECTING STORM PIPE APPEARS FULLY EXPOSED. CHECK

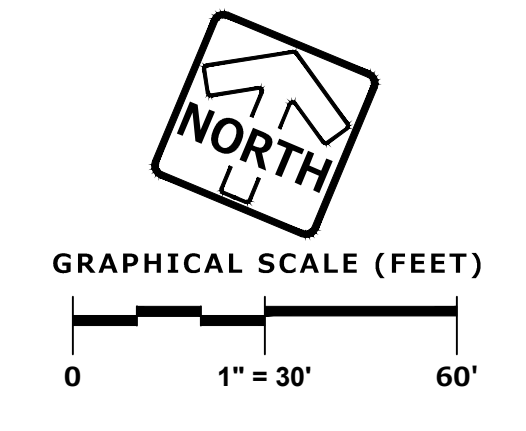
IS THE INTENT THAT DITCH DRAINAGE ENTERS THE POND? VERIFY / NOTE. PROVIDE EROSION PROTECTION FOR SIDE SLOPE

LOCATE MAIN LINE WM VALVE AND ADJUST TO GRADE

PROVIDE RIP-RAP AT DISCHARGE ENDWALLS

CAN WE AVOID ANY CUTS OVER THE WATER MAIN?

- NOTES**
- CONTRACTOR SHALL VERIFY ALL GRADES, ENSURE ALL AREAS DRAIN PROPERLY AND REPORT ANY DISCREPANCIES TO PINNACLE ENGINEERING GROUP PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
 - ALL EXISTING CONTOURS REPRESENT EXISTING SURFACE GRADES UNLESS OTHERWISE NOTED. ALL PROPOSED GRADES SHOWN ARE FINISH SURFACE GRADES UNLESS OTHERWISE NOTED.
 - SPOT ELEVATIONS REPRESENT THE GRADE ALONG THE EDGE OF PAVEMENT UNLESS ELEVATIONS AS DEPICTED IN THE PLANS.
 - ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS DEPICTED IN THE PLANS.
CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATION(S) OF ALL GRADING QUANTITIES. WHILE REG ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
THE CONTRACTOR MAY SOLICIT APPROVAL FROM ENGINEER/OWNER TO ADJUST FINAL GRADES FROM DESIGN GRADES TO PROVIDE AN OVERALL SITE BALANCE AS A RESULT OF FIELD CONDITIONS.
 - GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS, WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT PONDING, AND IF NECESSARY PUMPING TO ALLEVIATE PONDING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSUITABLE SOILS CREATED/ORIGINATED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS DUE TO WEATHER.
 - THE CONTRACTOR IS RESPONSIBLE FOR MEETING MINIMUM COMPACTION STANDARDS. THE CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTION CANNOT BE OBTAINED. THE PROJECT'S GEOTECHNICAL CONSULTANT SHALL DETERMINE WHICH IN-SITU SOILS ARE TO BE CONSIDERED UNSUITABLE SOILS. THE ENGINEER/OWNER AND GEOTECHNICAL TESTING CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.
 - IN THE EVENT THAT ANY MOISTURE-DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY TO BRING THE MATERIAL INTO COMPLIANCE AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.
 - WITH THE AUTHORIZATION OF THE ENGINEER/OWNER, MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON FILL AREAS BY AN EFFORT TO DRY. CONTRACTOR SHALL CLEARLY FIELD MARK THE EXTERIOR LIMITS OF SPREAD MATERIAL WITH PAINTED LATH AND SUBMIT A PLAN TO THE ENGINEER/OWNER THAT IDENTIFIES THE LIMITS. UNDER NO CIRCUMSTANCES SHALL THE SPREAD MATERIAL DEPTH EXCEED THE MOST RESTRICTIVE OF: THE EFFECTIVE TREATMENT DEPTH OF MACHINERY THAT WILL BE USED TO TURN OVER THE SPREAD MATERIAL; OR THE MAXIMUM COMPACTOR LIFT DEPTH.
 - THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
 - CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.
 - THE SITE SHALL BE COMPLETED TO WITHIN 0.10-FT (+/-) OF THE PROPOSED GRADES AS INDICATED WITHIN THE PLANS PRIOR TO PLACEMENT OF TOPSOIL OR STONE. CONTRACTOR IS ENCOURAGED TO SEQUENCE CONSTRUCTION SUCH THAT THE SITE IS DIVIDED INTO SMALLER AREAS TO ALLOW STABILIZATION OF DISTURBED SOILS IMMEDIATELY UPON COMPLETION OF INDIVIDUAL SMALLER AREAS.
 - CONTRACTOR SHALL CONTACT "DIGGER'S HOTLINE" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING SAID UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
 - CONTRACTOR SHALL PROTECT INLETS AND ADJACENT PROPERTIES WITH SILT FENCING OR APPROVED EROSION CONTROL METHODS UNTIL CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL PLACE SILT FENCING AT DOWN SLOPE SIDE OF GRADING LIMITS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING FACILITIES OR UTILITIES. ANY DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
 - WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY INCLUDING LANDSCAPING.
 - CONTRACTOR SHALL COMPLY WITH ALL PLEASANT PRAIRIE CONSTRUCTION STANDARDS/ORDINANCES.
 - LANDSCAPE AND TURF AREAS SHALL HAVE A MINIMUM OF 4-INCH TOPSOIL REPLACEMENT.
 - TOPSOIL BERMING SHALL ACHIEVE 90% STANDARD PROCTOR DENSITY AT 3% (+) OPTIMUM MOISTURE CONTENT.



LEGEND

●	STORM SEWER MANHOLE
○	STORM SEWER CATCH BASIN- ROUND CASTING
□	STORM SEWER CATCH BASIN- RECTANGULAR CASTING
▭	PROPOSED CONCRETE FLARED END SECTION
○	PROPOSED CONTOUR
+ 750.00	SPOT ELEVATION
→	DIRECTION OF SURFACE FLOW
→	DITCH OR SWALE
→	DIVERSION SWALE
→	OVERFLOW RELIEF ROUTING
—	CONCRETE SIDEWALK
—	CURB AND GUTTER
—	DEPRESSED CURB
—	REVERSE PITCH CURB & GUTTER
—	EDGE OF PAVEMENT
—	FINISHED FLOOR
—	TOP OF WALL
—	YARD GRADE
—	SIDEWALK

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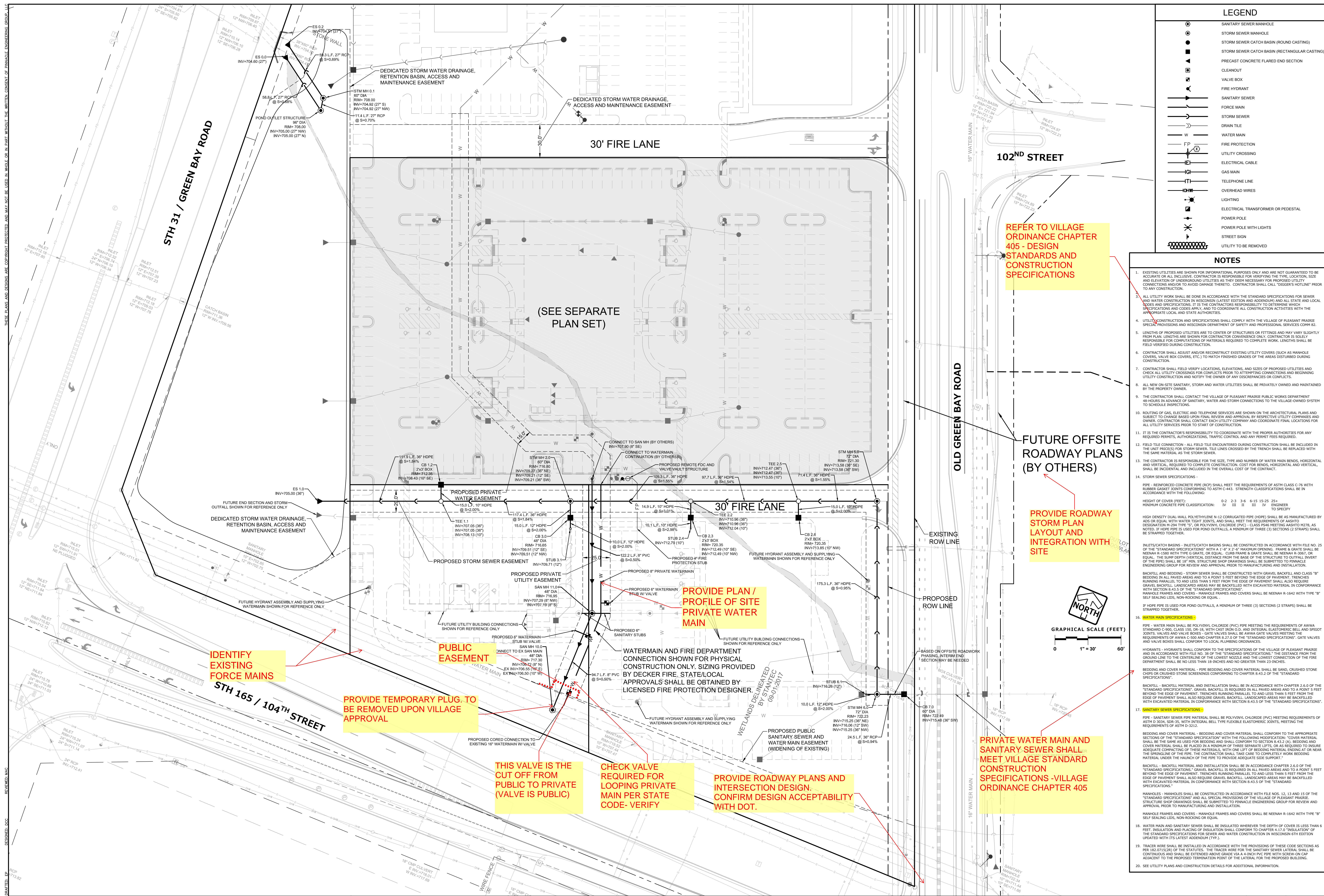
MAIN STREET MARKET PHASE 1
GREEN BAY RD. & 104TH ST. PLEASANT PRAIRIE, WI

GRADING PLAN

REVISIONS

PROJ. NO. 1114-10-WI
SHEET C-4
C-9

FOR REVIEW ONLY



LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST CONCRETE FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- SANITARY SEWER
- FORCE MAIN
- STORM SEWER
- DRAIN TILE
- WATER MAIN
- FIRE PROTECTION
- UTILITY CROSSING
- ELECTRICAL CABLE
- GAS MAIN
- TELEPHONE LINE
- OVERHEAD WIRES
- LIGHTING
- ELECTRICAL TRANSFORMER OR PEDESTAL
- POWER POLE
- POWER POLE WITH LIGHTS
- STREET SIGN
- UTILITY TO BE REMOVED

- ### NOTES
1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE THERE TO. CONTRACTOR SHALL CALL "GOGGERS POLINE" PRIOR TO ANY CONSTRUCTION.
 2. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
 3. LENGTHS OF PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPUTATIONS OF MATERIALS REQUIRED TO COMPLETE WORK. LENGTHS SHALL BE FIELD VERIFIED DURING CONSTRUCTION.
 4. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OF THE AREAS DISTURBED DURING CONSTRUCTION.
 5. CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF PROPOSED UTILITIES AND CHECK ALL UTILITY CROSSINGS PRIOR TO ATTEMPTING CONNECTIONS AND BEGINNING UTILITY CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
 6. ALL NEW ON-SITE SANITARY, STORM AND WATER UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.
 7. THE CONTRACTOR SHALL CONTACT THE VILLAGE OF PLEASANT PRAIRIE PUBLIC WORKS DEPARTMENT 48 HOURS IN ADVANCE OF SANITARY, WATER AND STORM CONNECTIONS TO THE VILLAGE-OWNED SYSTEM TO SCHEDULE INSPECTIONS.
 8. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES ARE SHOWN ON THE ARCHITECTURAL PLANS AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
 9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROPER AUTHORITIES FOR ANY REQUIRED PERMITS, AUTHORIZATIONS, TRAFFIC CONTROL AND ANY PERMIT FEES REQUIRED.
 10. FIELD TILE CONNECTION - ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICES FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.
 11. THE CONTRACTOR IS RESPONSIBLE FOR THE SIZE, TYPE AND NUMBER OF WATER MAIN BENCHES, HORIZONTAL AND VERTICAL, REQUIRED TO COMPLETE CONSTRUCTION. COST FOR BENCHES, HORIZONTAL AND VERTICAL, SHALL BE INCIDENTAL AND INCLUDED IN THE OVERALL COST OF THE CONTRACT.
 12. STORM SEWER SPECIFICATIONS -
 PIPE - REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443. STRENGTH CLASSIFICATIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
 HEIGHT OF COVER (FEET): 0-2 2-3 3-6 6-15 15-25 25+
 MINIMUM CONCRETE PIPE CLASSIFICATION: IV III II III IV ENGINEER TO SPECIFY
 HIGH DENSITY DUAL-WALL POLYETHYLENE N-12 CORRUGATED PIPE (HDPE) SHALL BE AS MANUFACTURED BY ADEK OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO M-294 TYPE "D" OR POLYVINYL CHLORIDE (PVC) CLASS "C" WITH WEAR AND TEAR SURFACE. IF HDPE PIPE IS USED FOR POND OUTFALLS, A MINIMUM OF THREE (3) SECTIONS (2 STRIPS) SHALL BE STRAPPED TOGETHER.
 INLETS/CATCH BASINS - INLETS/CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NO. 25 OF THE STANDARD SPECIFICATIONS WITH A 14" x 14" x 4" MANHOLE OPENING. FRAME & GRATE SHALL BE NEENAH R-1580 WITH TYPE "G" GRATE, OR EQUAL. CURB FRAME & GRATE SHALL BE NEENAH R-3067, OR EQUAL. THE CURB SHALL BE 12" HIGH WITH A 12" x 12" x 4" CURB. THE CURB SHALL BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE STANDARD SPECIFICATIONS. GATE VALVES SHALL BE NEENAH R-1642 WITH TYPE "D" SELF SEALING LIDS, NON-ROCKING OR EQUAL.
 IF HDPE PIPE IS USED FOR POND OUTFALLS, A MINIMUM OF THREE (3) SECTIONS (2 STRIPS) SHALL BE STRAPPED TOGETHER.

REFER TO VILLAGE ORDINANCE CHAPTER 405 - DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS

FUTURE OFFSITE ROADWAY PLANS (BY OTHERS)

PROVIDE ROADWAY STORM PLAN LAYOUT AND INTEGRATION WITH SITE

PROVIDE PLAN / PROFILE OF SITE PRIVATE WATER MAIN

IDENTIFY EXISTING FORCE MAINS

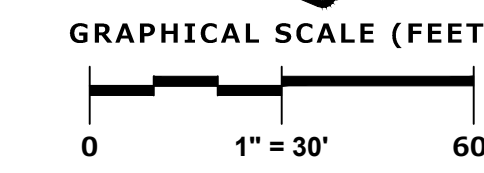
PROVIDE TEMPORARY PLUG TO BE REMOVED UPON VILLAGE APPROVAL

THIS VALVE IS THE CUT OFF FROM PUBLIC TO PRIVATE (VALVE IS PUBLIC)

CHECK VALVE REQUIRED FOR LOOPING PRIVATE MAIN PER STATE CODE - VERIFY

PROVIDE ROADWAY PLANS AND INTERSECTION DESIGN. CONFIRM DESIGN ACCEPTABILITY WITH DOT.

PRIVATE WATER MAIN AND SANITARY SEWER SHALL MEET VILLAGE STANDARD CONSTRUCTION SPECIFICATIONS - VILLAGE ORDINANCE CHAPTER 405



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MAIN STREET MARKET PHASE 1
GREEN BAY RD. & 104TH ST. PLEASANT PRAIRIE, WI

UTILITY PLAN

NO.	DATE	DESCRIPTION

PROJ. NO. 1114-10-WI
SHEET C-5
C-9
SCALE: 1" = 30'
START DATE: 12-05-17
END DATE: 01-11-18

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CONTRACTOR WILL BE REQUIRED TO CLEAN ANY DEPOSITED SEDIMENT FROM CONSTRUCTION SITE FROM BOX CULVERTS OR DOWNSTREAM RETENTION BASIN BY JELLY BELLY.

708?

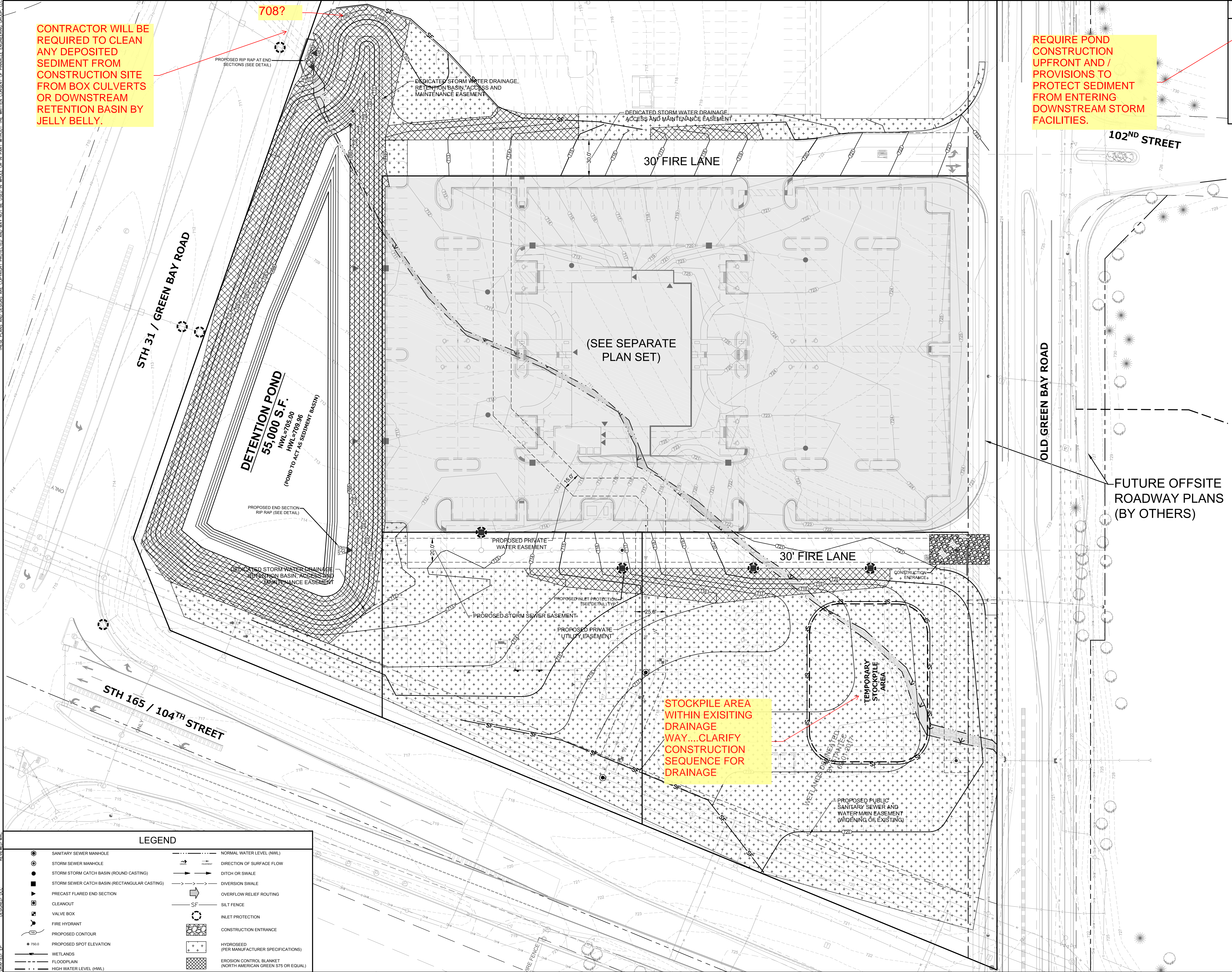
REQUIRE POND CONSTRUCTION UPFRONT AND / PROVISIONS TO PROTECT SEDIMENT FROM ENTERING DOWNSTREAM STORM FACILITIES.

CONSTRUCTION SITE SEQUENCING

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

GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT (WPDES PERMIT NO. WI-S000363) FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL TECHNICAL STANDARDS AND PROVISIONS IN EFFECT AT THE TIME OF CONSTRUCTION. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMP'S). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THE BMP'S PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
2. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY OWNER/ENGINEER OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
3. MODIFICATIONS TO THE APPROVED SWPPP IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL MODIFICATIONS MUST BE APPROVED BY OWNER/ENGINEER/GOVERNING AGENCY PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.
5. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATIONS WITH THE PROPER AUTHORITIES, PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
6. PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEEP AND/OR SCOPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST IMMEDIATELY AND AS REQUESTED BY THE GOVERNING AGENCIES.
7. ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS. ALL INLETS, STRUCTURES, PIPES, AND SWALES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND DEBRIS.
8. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, WATER MAIN, ETC.) OUTSIDE OF THE PERIMETER CONTROLS SHALL INCORPORATE THE FOLLOWING:
 - PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - BACKFILL, COMPACT AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO STORM SEWER OR DITCHES.
9. AT A MINIMUM, SEDIMENT BASINS AND NECESSARY TEMPORARY DRAINAGE PROVISIONS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE BEGINNING OF SIGNIFICANT GRADING OPERATIONS TO PREVENT OFFSITE DISCHARGE OF UNTREATED RUNOFF.
10. ALL WATERCOURSES AND WETLANDS SHALL BE PROTECTED WITH SILT FENCE TO PREVENT ANY DIRECT DISCHARGE FROM DISTURBED SOILS.
11. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
12. TOPSOIL STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE AND PERIMETER SILT FENCE TO CONTROL SILT. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IS REQUIRED.
13. EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER IMMEDIATELY FOLLOWING COMPLETION OF SUCH ACTIVITIES OR PRIOR TO THE COMPLETION OF EACH WORK DAY, WHICH EVER OCCURS FIRST.
14. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCES ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
15. PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS. PUMP DISCHARGE SHALL BE DIRECTED INTO AN APPROVED FILTER BAG OR APPROVED SETTLING DEVICE.
16. GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. EROSION AND SEDIMENT CONTROL MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES. ALL DISTURBED AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF FOURTEEN (14) DAYS REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH TECHNICAL STANDARDS.
17. ALL DISTURBED SLOPES EXCEEDING 4:1, SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S752N EROSION MATTING (OR APPROVED EQUAL) AND ALL CHANNELS SHALL BE STABILIZED WITH NORTH AMERICAN GREEN C1250N (OR APPROVED EQUAL) OR APPLICATION OF AN APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. EROSION MATTING AND/OR NETTING USED ON-SITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
18. DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE OF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE.
19. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE VISUALLY INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM ON A DAILY BASIS.
20. QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL 0.5-INCH OR MORE, PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERVAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS. IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT, REPORTING SHALL BE IN ACCORDANCE WITH THE GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.
21. SEE ADDITIONAL DETAILS AND NOTES ON SITE STABILIZATION AND CONSTRUCTION DETAILS.



LEGEND

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

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SITE STABILIZATION PLAN

REVISIONS

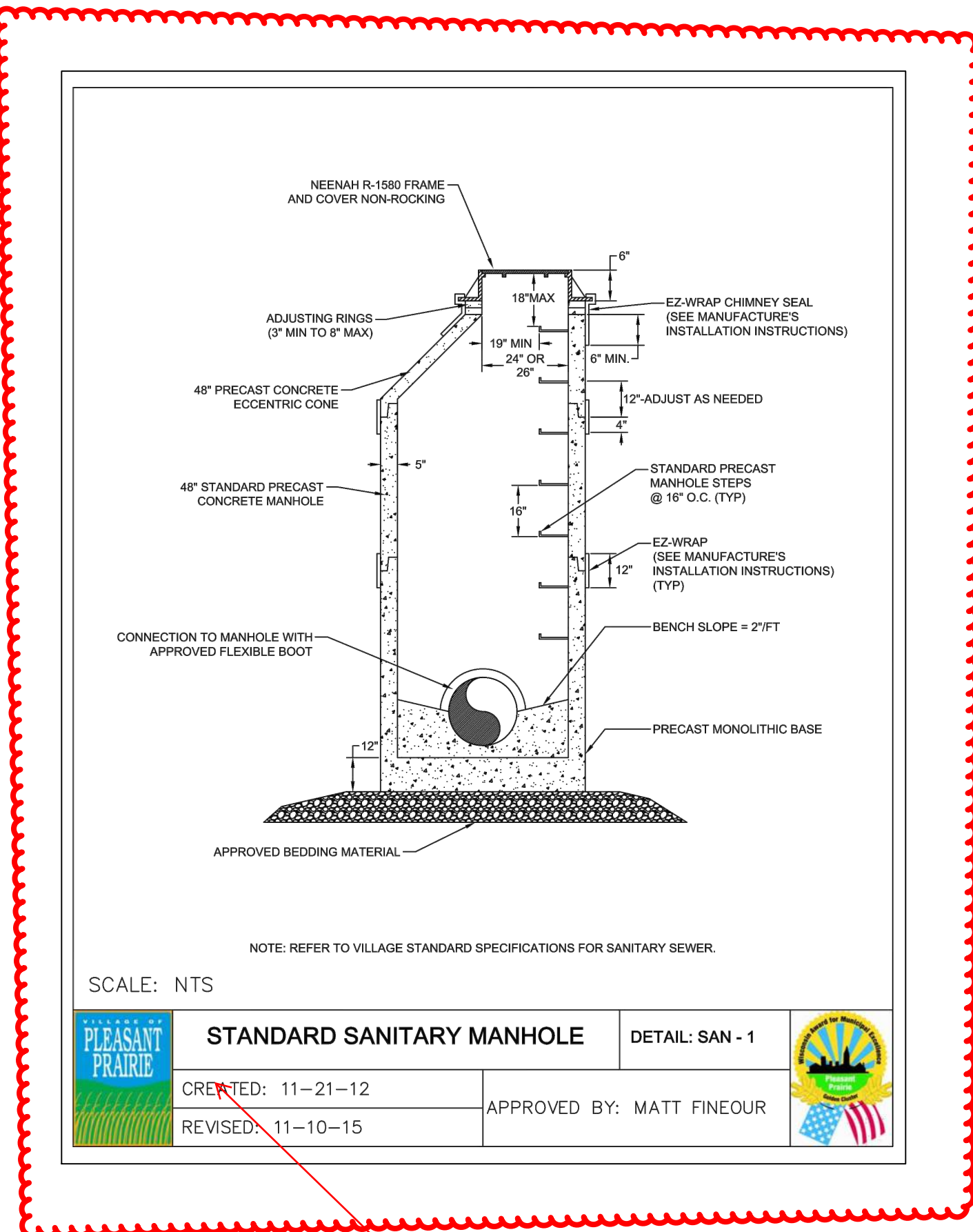
NO.	DATE	DESCRIPTION

PROJ. NO. 1114-10-WI
SHEET C-6
C-9

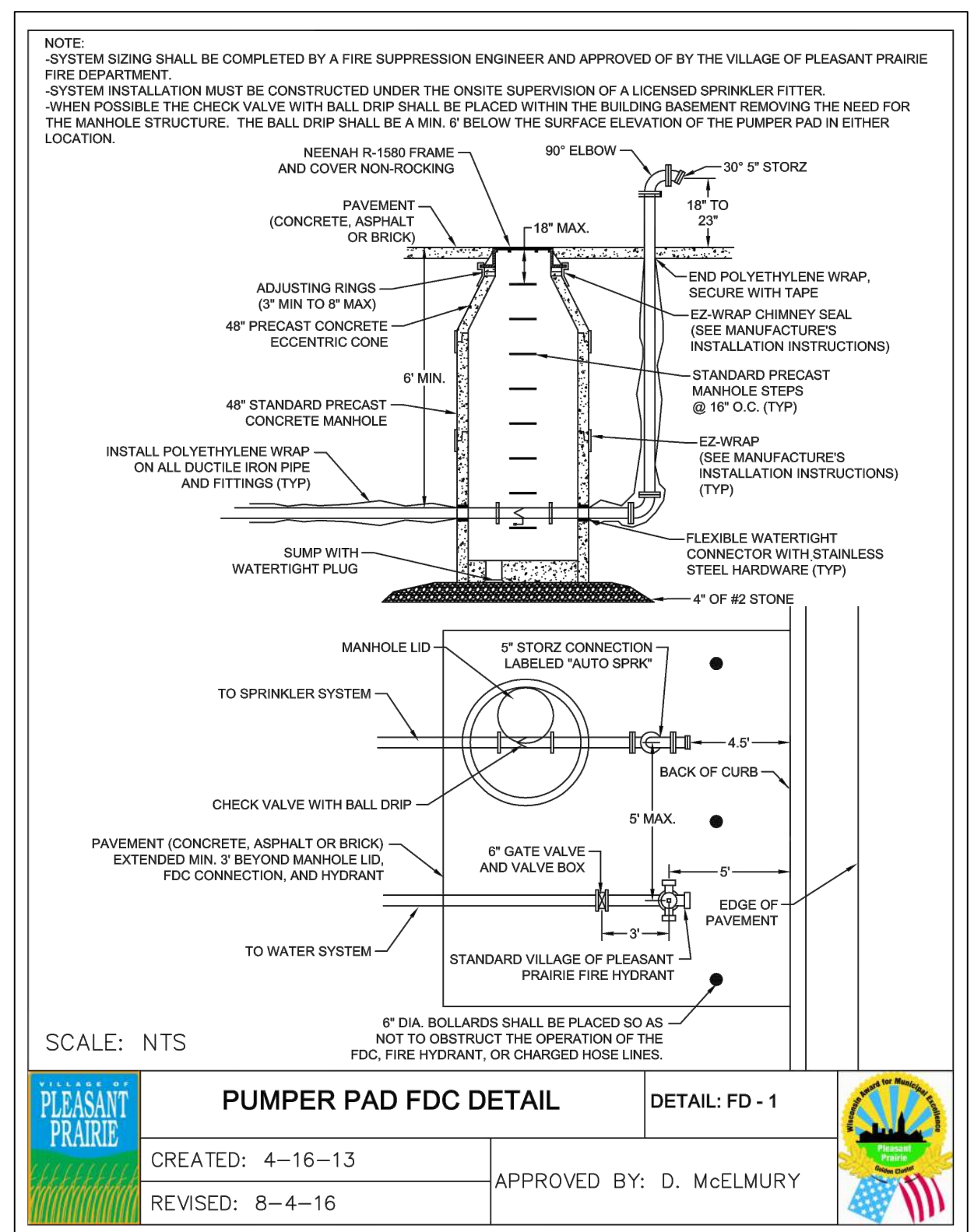
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FOR REVIEW ONLY

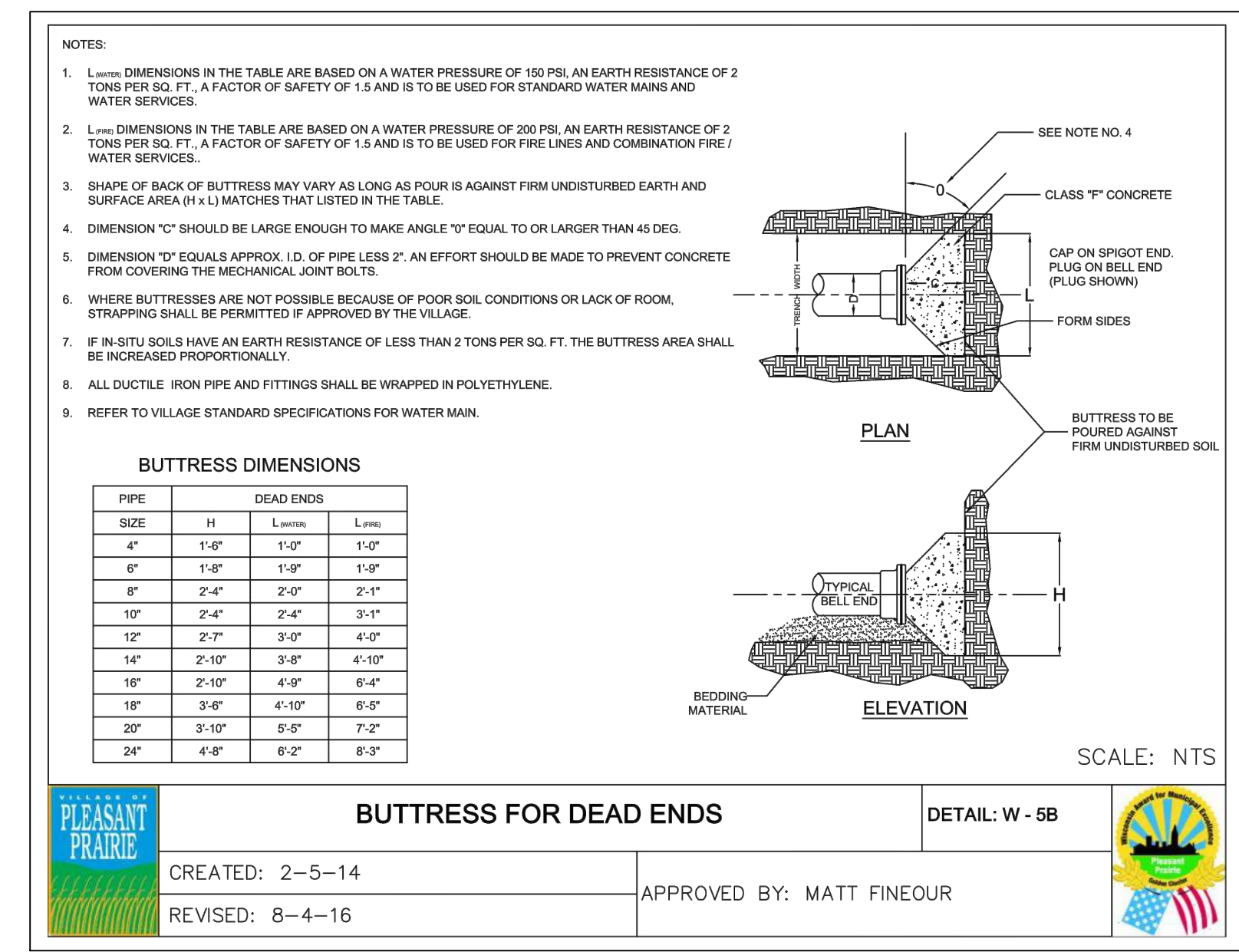
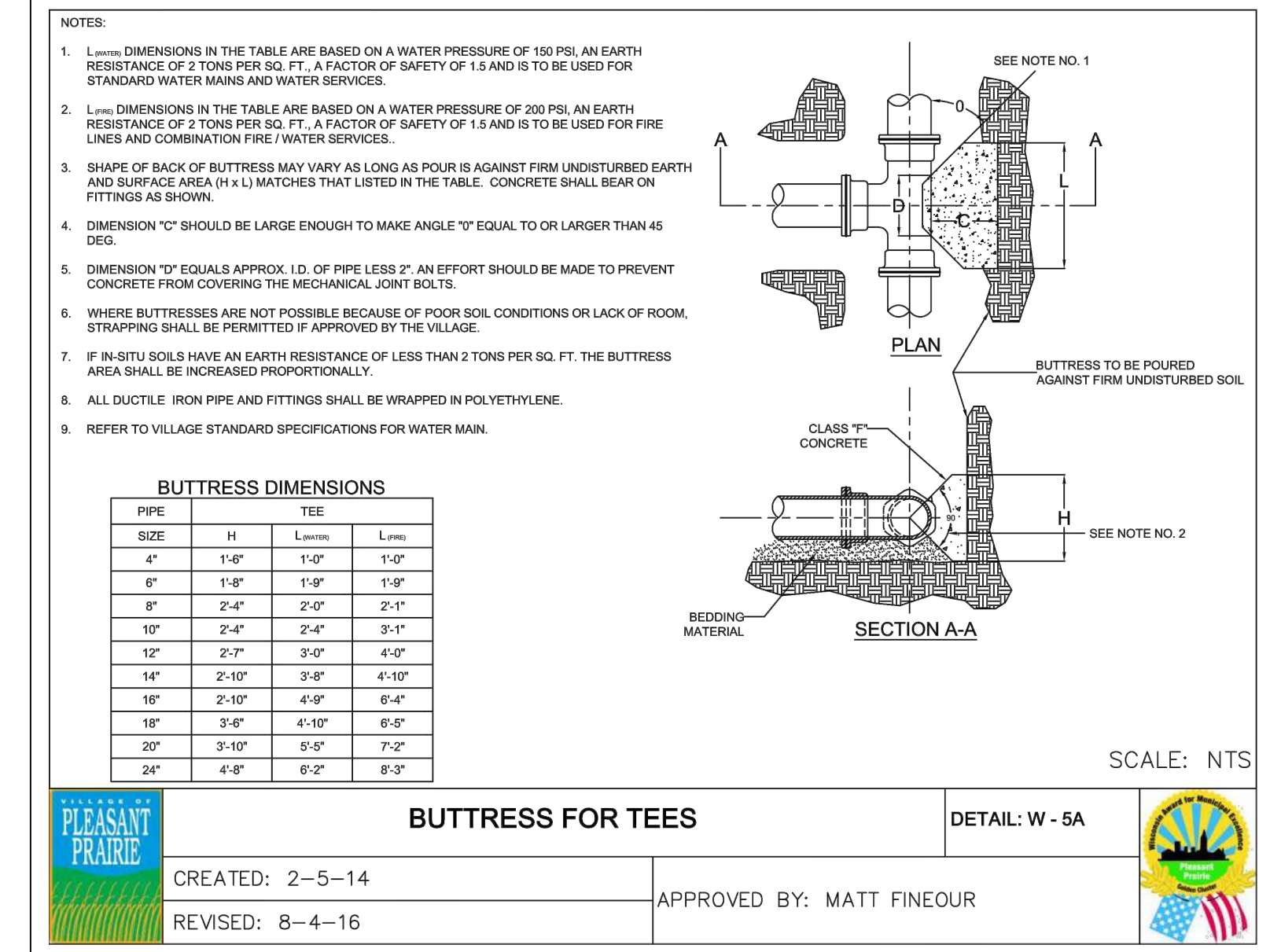
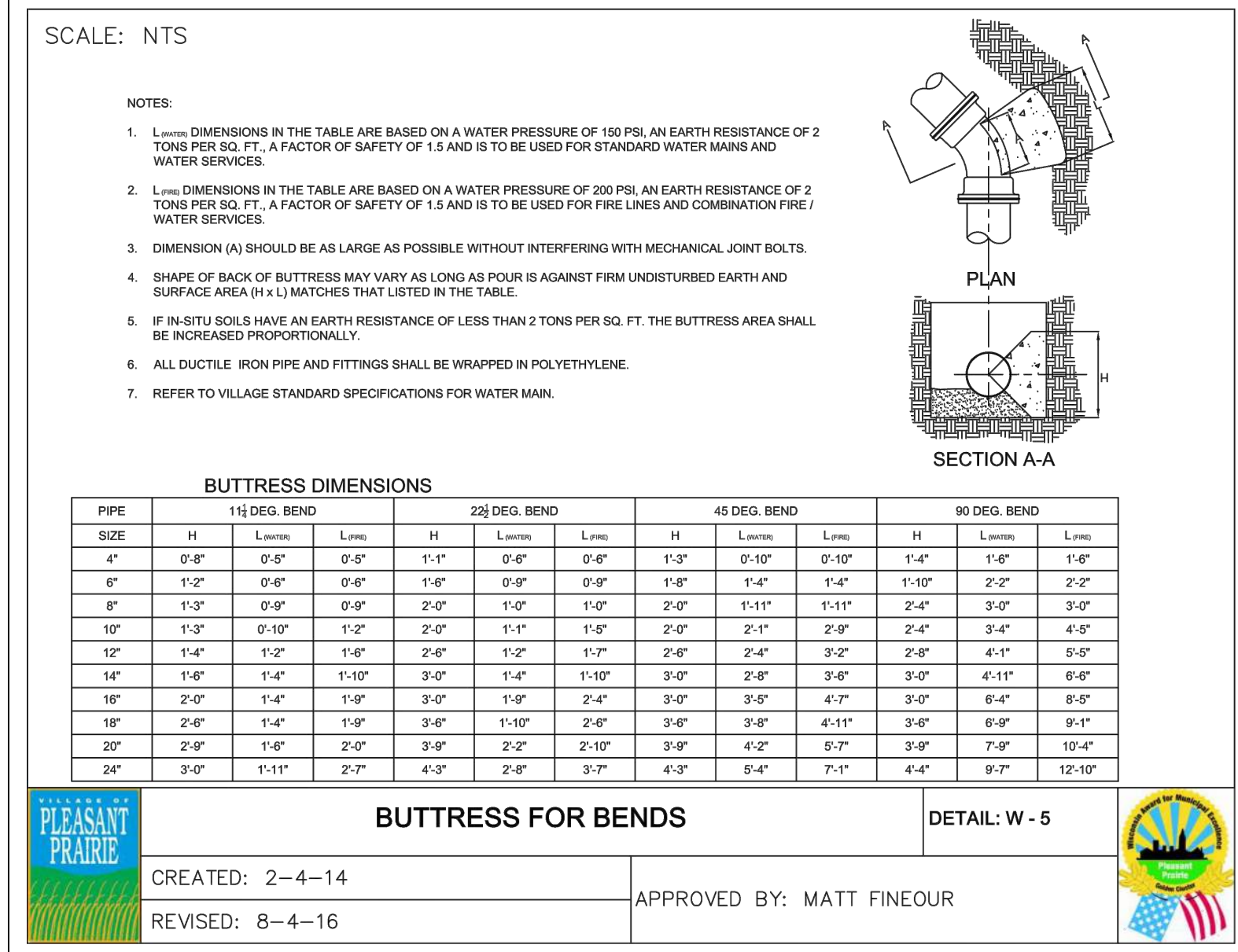
THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC.



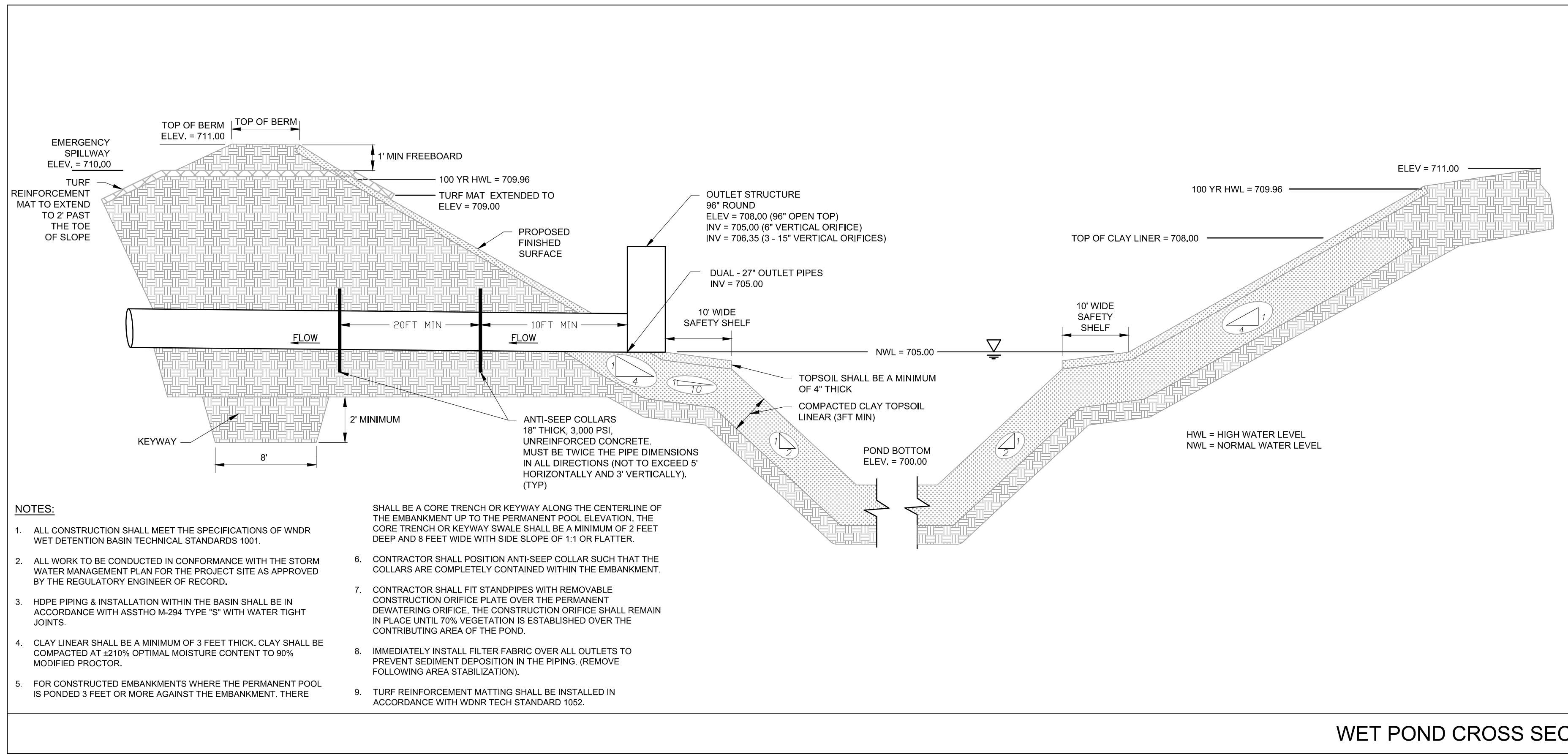
REPLACE DETAIL WITH CURRENT EDITION- (REVISED DATE OF 10-30-17)



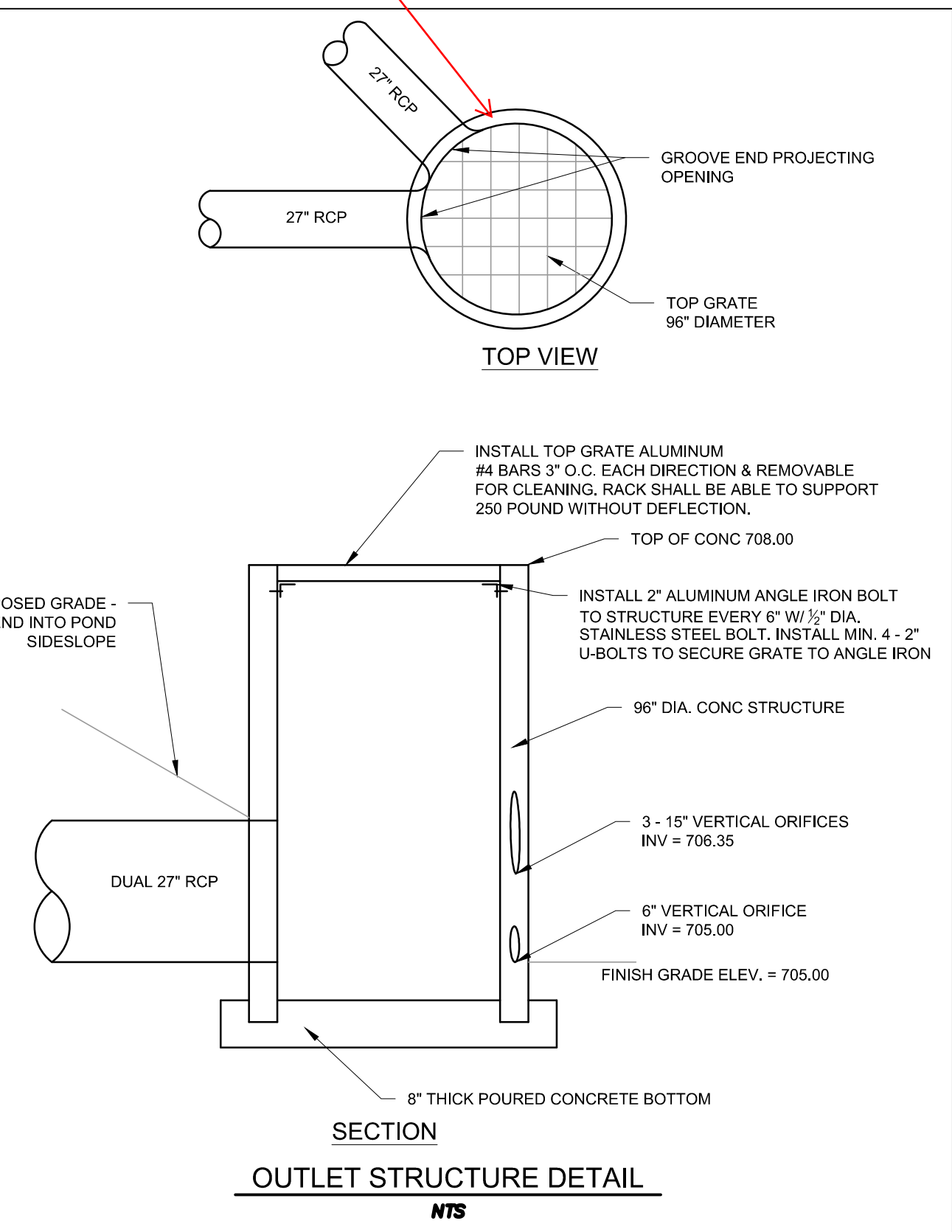
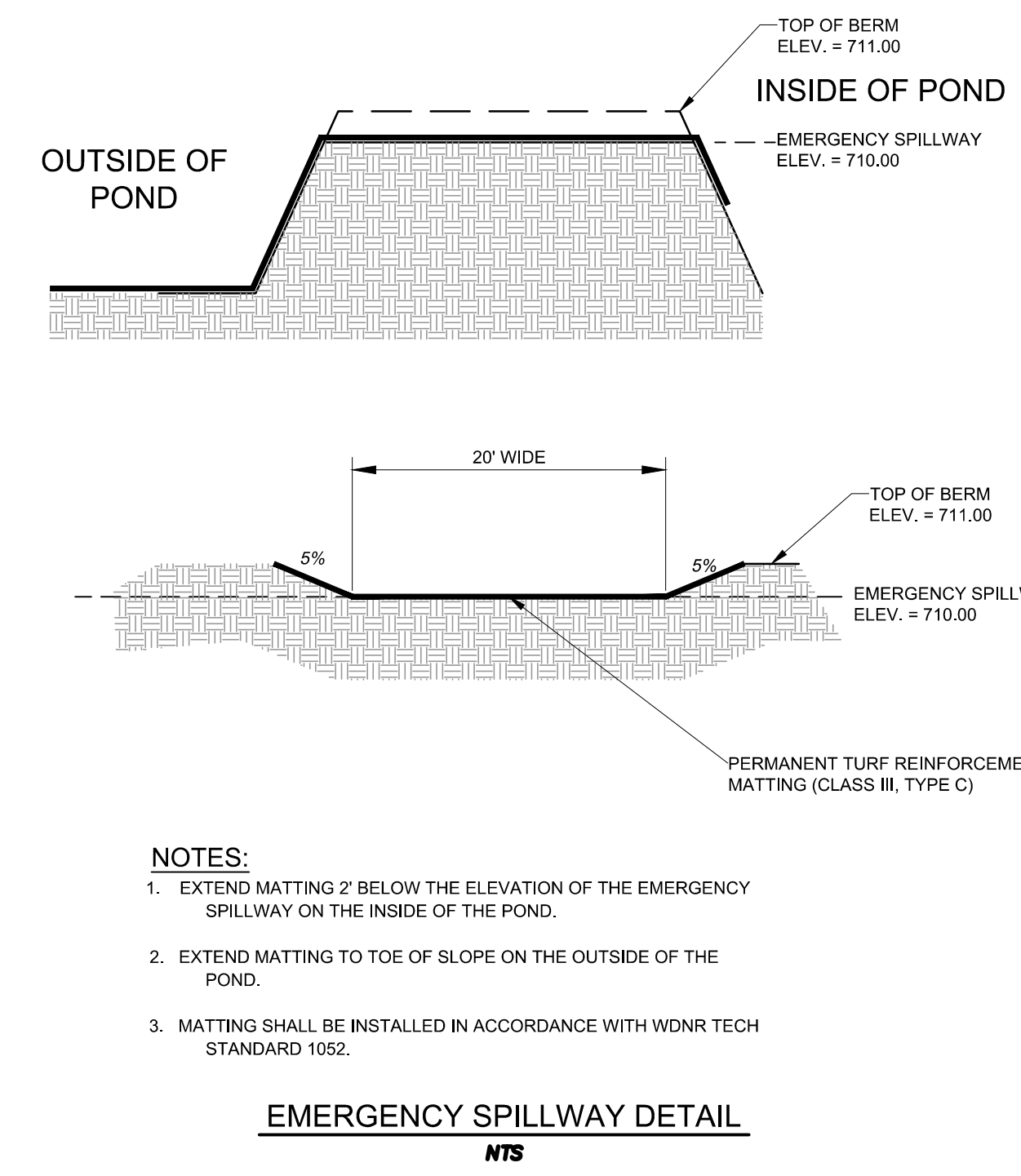
ADD VOPP STANDARD CHIMNEY SEAL DETAIL (I.E. FOR SANITARY MANHOLES) AND GATE VALVE DETAIL



PROVIDE INFORMATION OF SECTION MANHOLE IN CONFIGURATION. NO ORIFICES OR OPEN TOP GRATE ON THE OTHER? VERIFY



- NOTES:**
- ALL CONSTRUCTION SHALL MEET THE SPECIFICATIONS OF 6" WDR WET DETENTION BASIN TECHNICAL STANDARDS 1001.
 - ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH THE STORM WATER MANAGEMENT PLAN FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER OF RECORD.
 - HOPE PIPING AS INSTALLED WITHIN THE BASIN SHALL BE IN ACCORDANCE WITH ASSTHO M-284 TYPE 'S' WITH WATER TIGHT JOINTS.
 - CLAY LINER SHALL BE A MINIMUM OF 3 FEET THICK. CLAY SHALL BE COMPACTED AT 25% OPTIMAL MOISTURE CONTENT TO 90% MODIFIED PROCTOR.
 - FOR CONSTRUCTED EMBANKMENTS WHERE THE PERMANENT POOL IS PONDED 3 FEET OR MORE AGAINST THE EMBANKMENT, THERE SHALL BE A CORE TRENCH OR KEYWAY ALONG THE CENTERLINE OF THE EMBANKMENT UP TO THE PERMANENT POOL ELEVATION. THE CORE TRENCH OR KEYWAY SHALL BE A MINIMUM OF 2 FEET DEEP AND 8 FEET WIDE WITH SIDE SLOPE OF 1:1 OR FLATTER.
 - CONTRACTOR SHALL POSITION ANTI-SLEEP COLLAR SUCH THAT THE COLLARS ARE COMPLETELY CONTAINED WITHIN THE EMBANKMENT.
 - CONTRACTOR SHALL FIT STANDPIPES WITH REMOVABLE CONSTRUCTION ORIFICE PLATE OVER THE PERMANENT DEWATERING ORIFICE. THE CONSTRUCTION ORIFICE SHALL REMAIN IN PLACE UNTIL 70% VEGETATION IS ESTABLISHED OVER THE CONTRIBUTING AREA OF THE POND.
 - IMMEDIATELY INSTALL FILTER FABRIC OVER ALL OUTLETS TO PREVENT SEDIMENT DEPOSITION IN THE PIPING. REMOVE FOLLOWING AREA STABILIZATION.
 - TURF REINFORCEMENT MATTING SHALL BE INSTALLED IN ACCORDANCE WITH WDNR TECH STANDARD 1052.



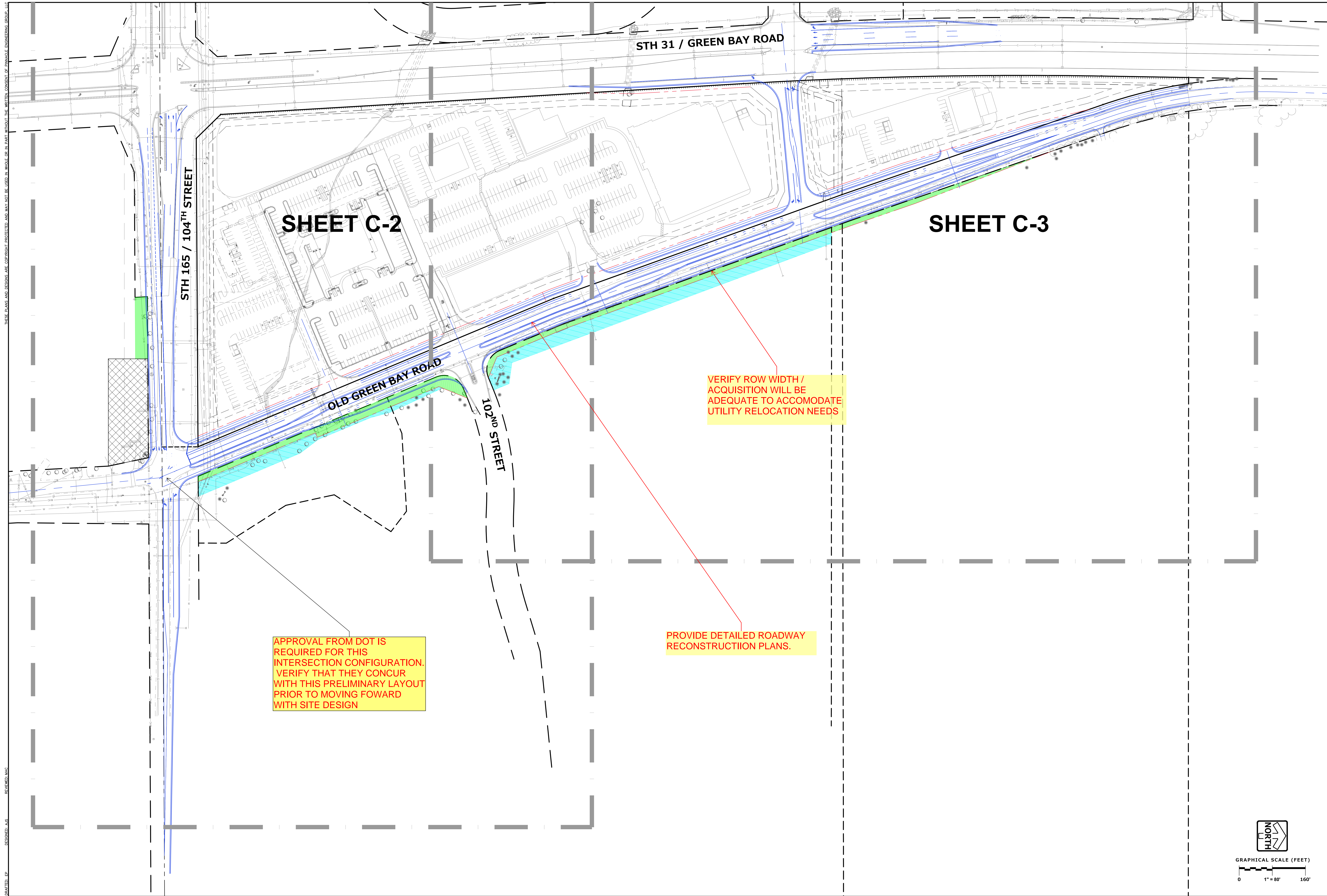
WET POND CROSS SECTION

EMERGENCY SPILLWAY DETAIL NTS

OUTLET STRUCTURE DETAIL NTS

FOR REVIEW ONLY CONSTRUCTION DETAILS

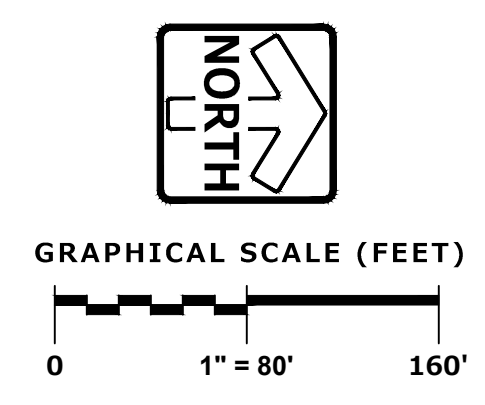
DESIGNED: AJS
DRAWN: EP
REVIEWED: MAC
THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC



www.pinnacle-engr.com

CONCEPT PLAN

OFFSITE ROADWAY IMPROVEMENTS



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

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
18850 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

**MAIN STREET MARKET
VILLAGE OF PLEASANT PRAIRIE, WI**

OFFSITE ROADWAY IMPROVEMENTS

REVISIONS

NO.	DESCRIPTION	DATE

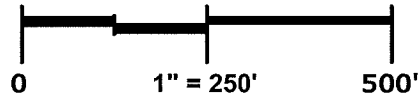
REG. JOB NO. 1114.00-WI
MAC
START DATE: 12-01-17
SCALE: 1" = 80'

SHEET
C-1
8
C-3

CERTIFIED SURVEY MAP NO. _____

Being a part of the Southwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 22, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.

GRAPHICAL SCALE (FEET)



Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The south line of the Southwest 1/4 of Section 22, Township 1 North, Range 22 East has a bearing of N89°40'10"E

Prepared for:
MAIN STREET DEVELOPMENT, LLC
4011 80th Street
Kenosha, WI 53142

LEGEND:

- - Denotes Found 1" Iron Pipe
- - Denotes Found 3/4" Iron Rod, Capped
- ⊙ - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
- (R) - Denotes "Recorded As"
- //// - Denotes No Access



SEE SHEET 5
FOR VICINITY MAP
AND BOUNDARY
LINE TABLE

Tax Key Numbers:
92-4-122-223-0110
94-4-122-223-0202

**IS ADDITIONAL ROW
NEEDED ALONG
ENTIRE ROADWAY
FRONTAGE? WHY
ENDING HERE?**



FEBRUARY 7, 2018

LOT 2
174,883 SQ. FT.
4.0148 ACRES

LOT 3
36,815 SQ. FT.
0.8451 ACRES

LOT 4
73,366 SQ. FT.
1.6842 ACRES

LOT 1
637,478 SQ. FT.
14.6345 ACRES

N67°20'54"E
24.00'
24' DEDICATED FOR PUBLIC
ROAD PURPOSES
OLD GREEN BAY ROAD
21,753 SQ. FT. (0.4994 ACRES)

SW CORNER, SW 1/4
SEC. 22, T1N, R22E
(FOUND CONC. MON.
W/ BRASS CAP)
N 197,794.54
E 2,567,904.90
(WISCONSIN STATE
PLANE CO-
ORDINATE SYSTEM,
SOUTH ZONE)

SE CORNER
SW 1/4 SEC. 22
T1N, R22E
(FOUND CONC.
MON. WITH
BRASS CAP)

SOUTH LINE OF THE SW 1/4 SEC. 22, T1N, R22E
N89°40'10"E 2672.86'

104TH STREET
STATE TRUNK HIGHWAY "165"

Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1114.10
SHEET 1 OF 8

STORMWATER MANAGEMENT PLAN



Main Street Market – Phase I
Village of Pleasant Prairie, Kenosha County, Wisconsin
PEG Project Number: 1114.10-WI

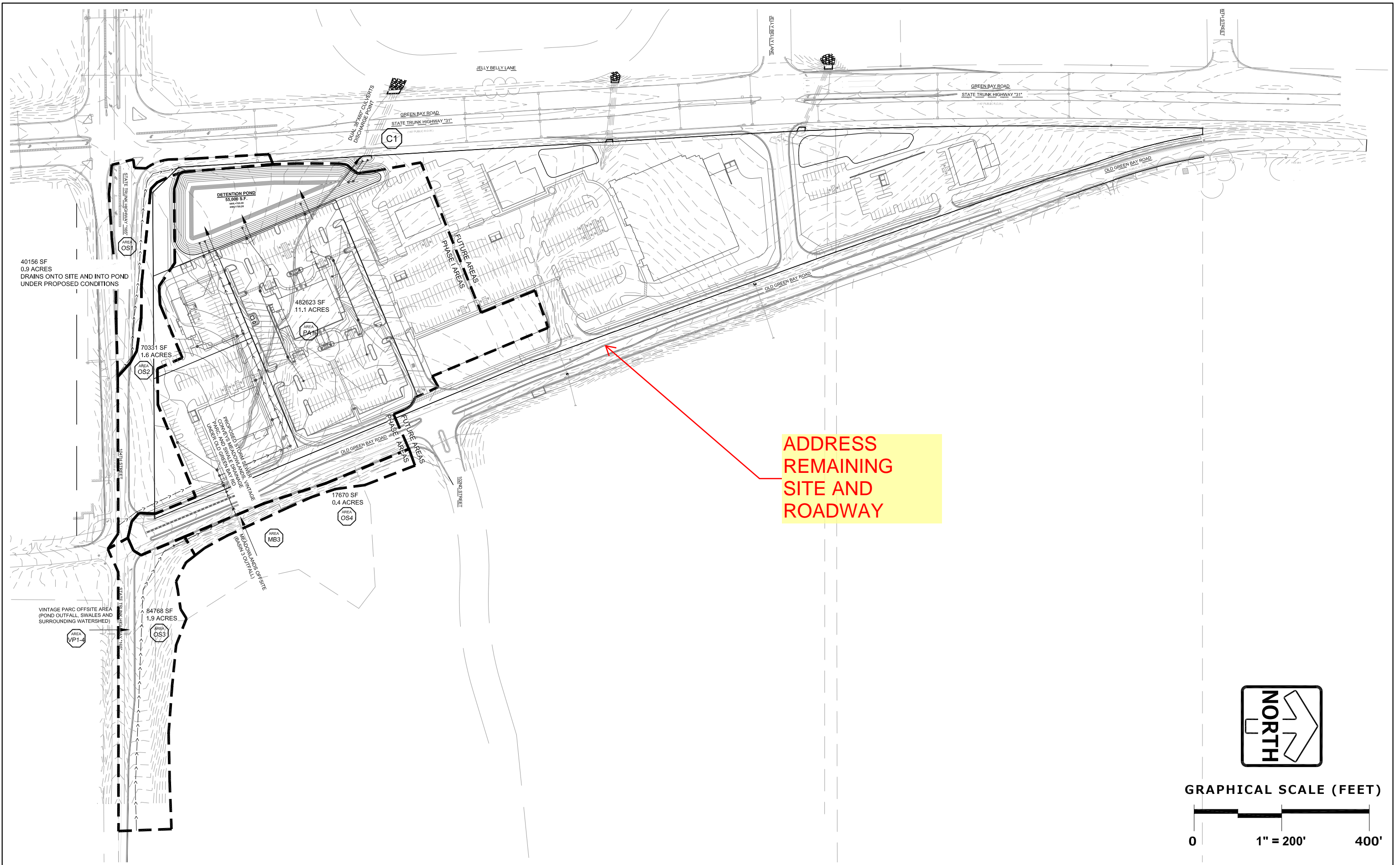
Prepared for:



02/07/2018

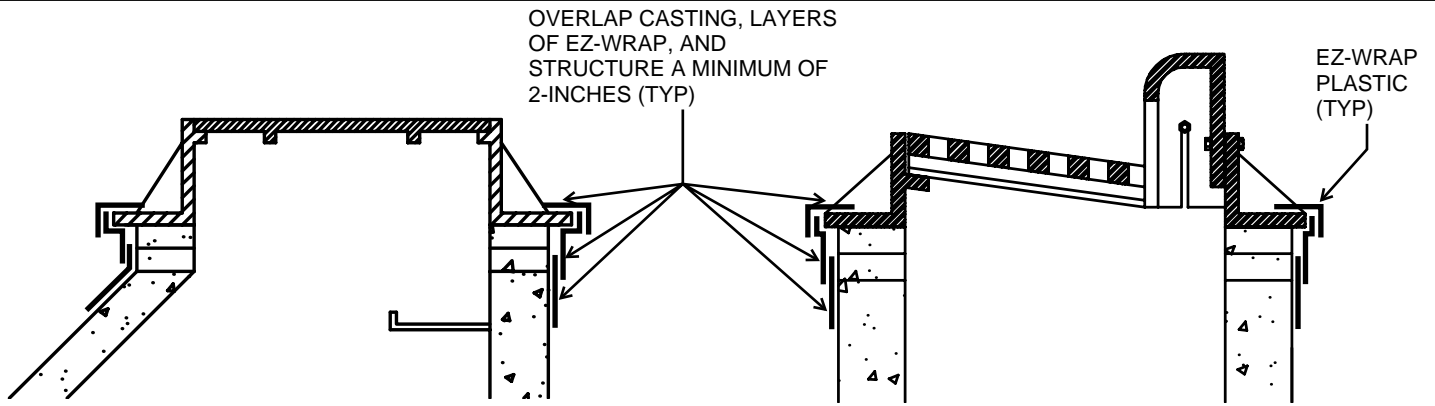


PINNACLE ENGINEERING GROUP
15850 W. Bluemound Road | Suite 210 | Brookfield, WI 53005
www.pinnacle-engr.com



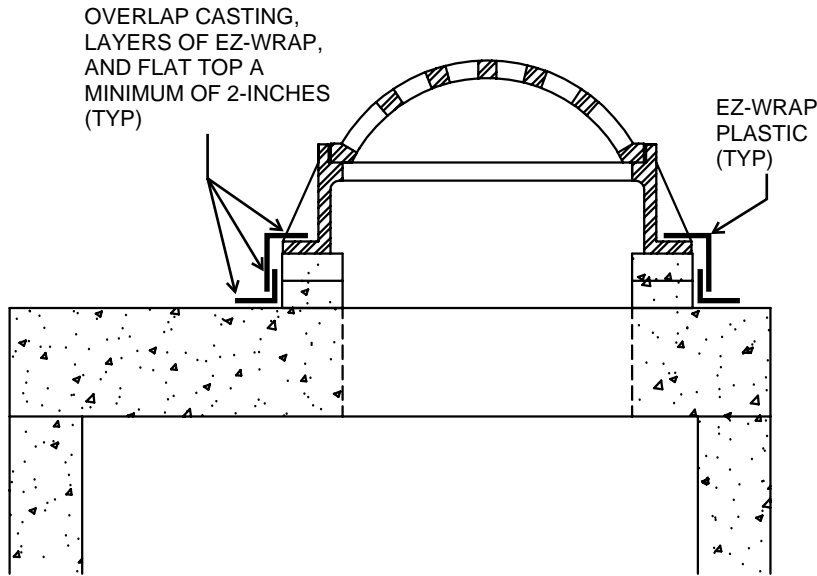
MAIN ST MARKET PHASE I - PROPOSED DRAINAGE AREA MAP

2/7/18

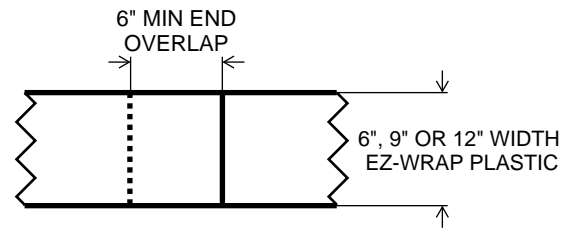


CONE SECTION MANHOLE INSTALLATION

CATCH BASIN INSTALLATION



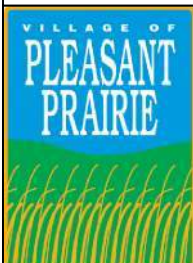
FLAT TOP MANHOLE/INLET INSTALLATION



EZ-WRAP END OVERLAP DETAIL

INSTALLATION INSTRUCTIONS:

1. CLEAN AND DRY THE EXTERIOR SURFACES OF THE CASTING, ADJUSTING RINGS, AND STRUCTURE TO BE WRAPPED. SURFACES AND MATERIALS SHALL BE ABOVE 32 DEGREES.
2. APPLY MANUFACTURER RECOMMENDED AEROSOL ADHESIVE OR EZ-PRIMER #4 TO ALL SURFACES TO BE WRAPPED. EZ-PRIMER SHALL BE APPLIED USING A CLEAN PAINT BRUSH OR ROLLER.
3. WAIT FOR SOLVENTS TO DISPENSE FROM THE TREATED SURFACE. EZ-PRIMER TREATED SURFACE SHALL BE DRY AND APPEAR SMOOTH AND CLEAN. AEROSOL ADHESIVE SHALL BE TACKY. DEPENDING ON THE TEMPERATURE THIS MAY TAKE 10-30 MINUTES FOR EZ-PRIMER OR 1-3 MINUTES FOR AEROSOL ADHESIVE.
4. CUT EZ-WRAP TO LENGTH. CUT ENDS SHALL OVERLAP A MINIMUM OF 6".
5. BEGINNING AT THE BOTTOM OF THE STRUCTURE CAREFULLY INSTALL THE EZ-WRAP TO THE DRY, TREATED SURFACES, REMOVING THE RELEASE PAPER AS YOU APPLY THE EZ-WRAP. DO NOT STRETCH THE EZ-WRAP. PRESS THE EZ-WRAP DOWN FIRMLY AND EVENLY AS YOU COVER THE SURFACES.
6. INSTALL EZ-PRIMER OR AEROSOL ADHESIVE OVER TOP 2-INCHES OF EZ-WRAP AND CUT END TO BE OVERLAID. ALLOW SURFACE TO DRY AS STATED IN STEP 3.
7. INSTALL NEXT SECTION OF EZ-WRAP. OVERLAP THE EZ-WRAP VERTICALLY A MINIMUM OF 2-INCHES. DO NOT STRETCH THE EZ-WRAP. PRESS THE EZ-WRAP DOWN FIRMLY AND EVENLY AS YOU COVER THE SURFACES.
8. REPEAT STEPS 6 AND 7 UNTIL THE ENTIRE CHIMNEY SECTION IS WRAPPED.



CHIMNEY SEAL DETAIL

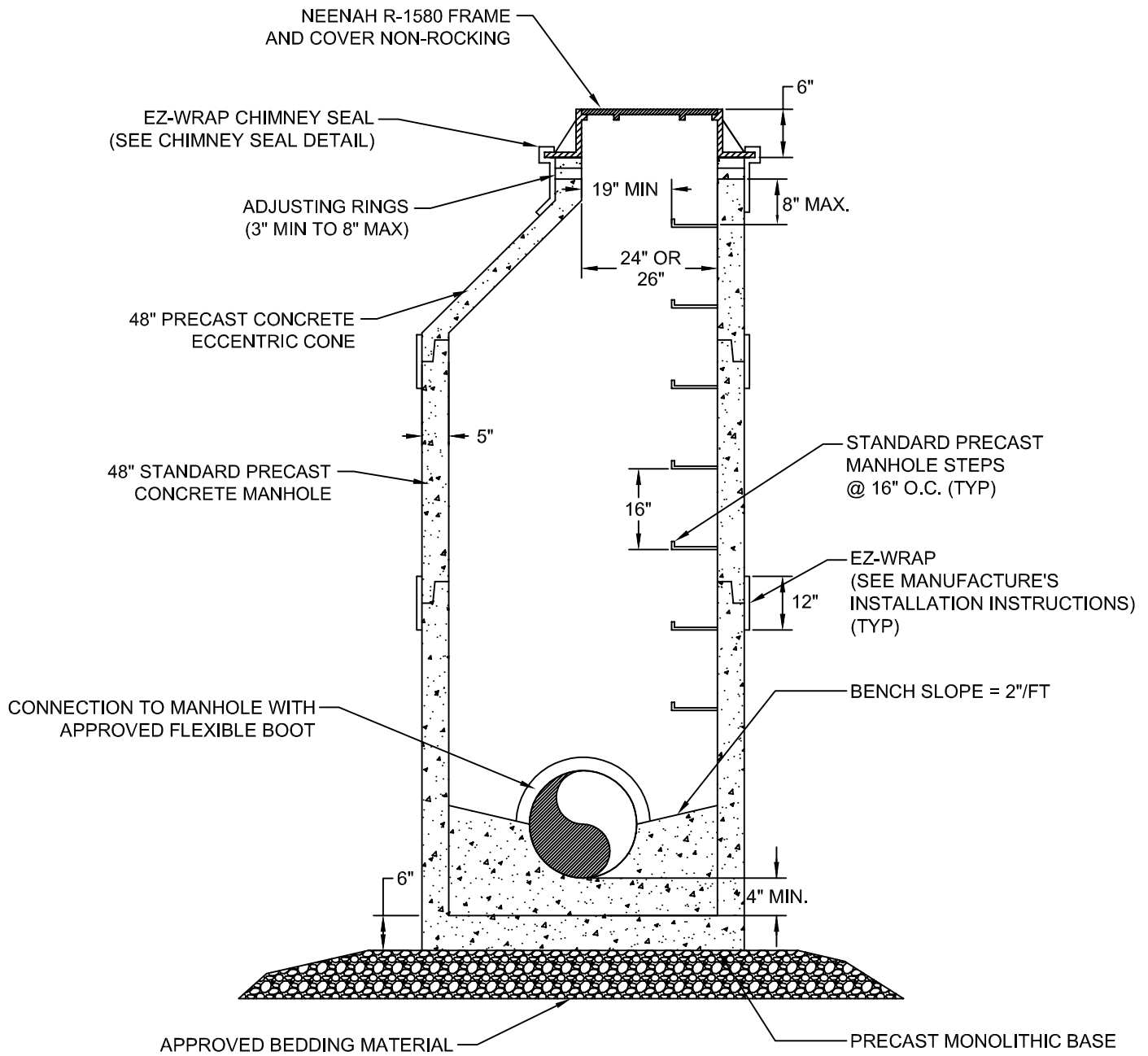
DETAIL: CS - 1

CREATED: 7-11-17

REVISED:

APPROVED BY: MATT FINEOUR





NOTE: REFER TO VILLAGE STANDARD SPECIFICATIONS FOR SANITARY SEWER.

SCALE: NTS

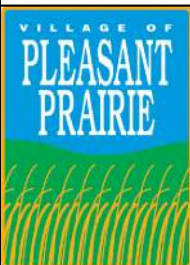
STANDARD SANITARY MANHOLE

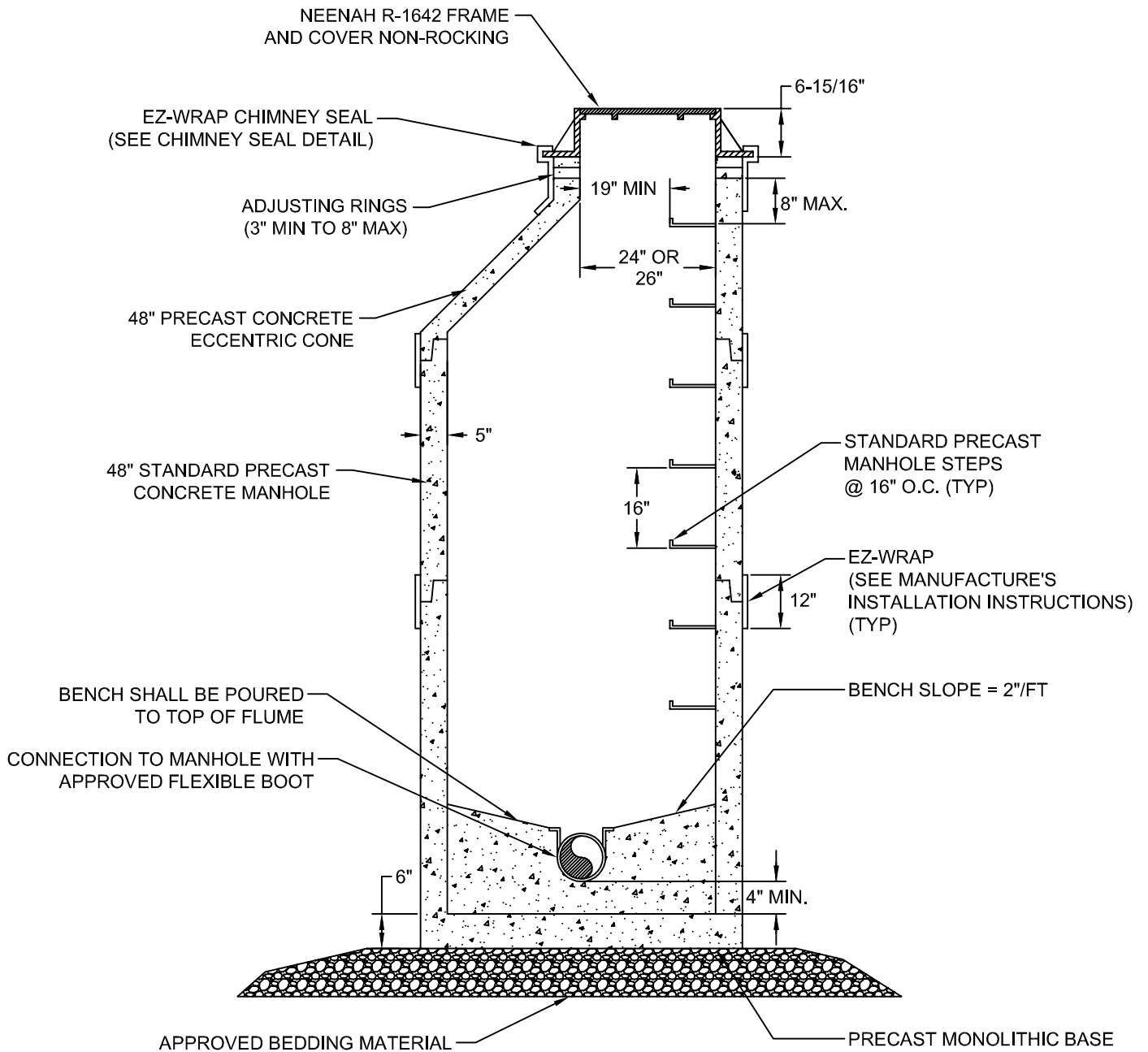
DETAIL: SAN - 1

CREATED: 11-21-12

REVISED: 10-30-17

APPROVED BY: MATT FINEOUR

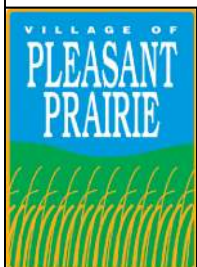




NOTES:

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

SCALE: NTS



STANDARD SAMPLING MANHOLE

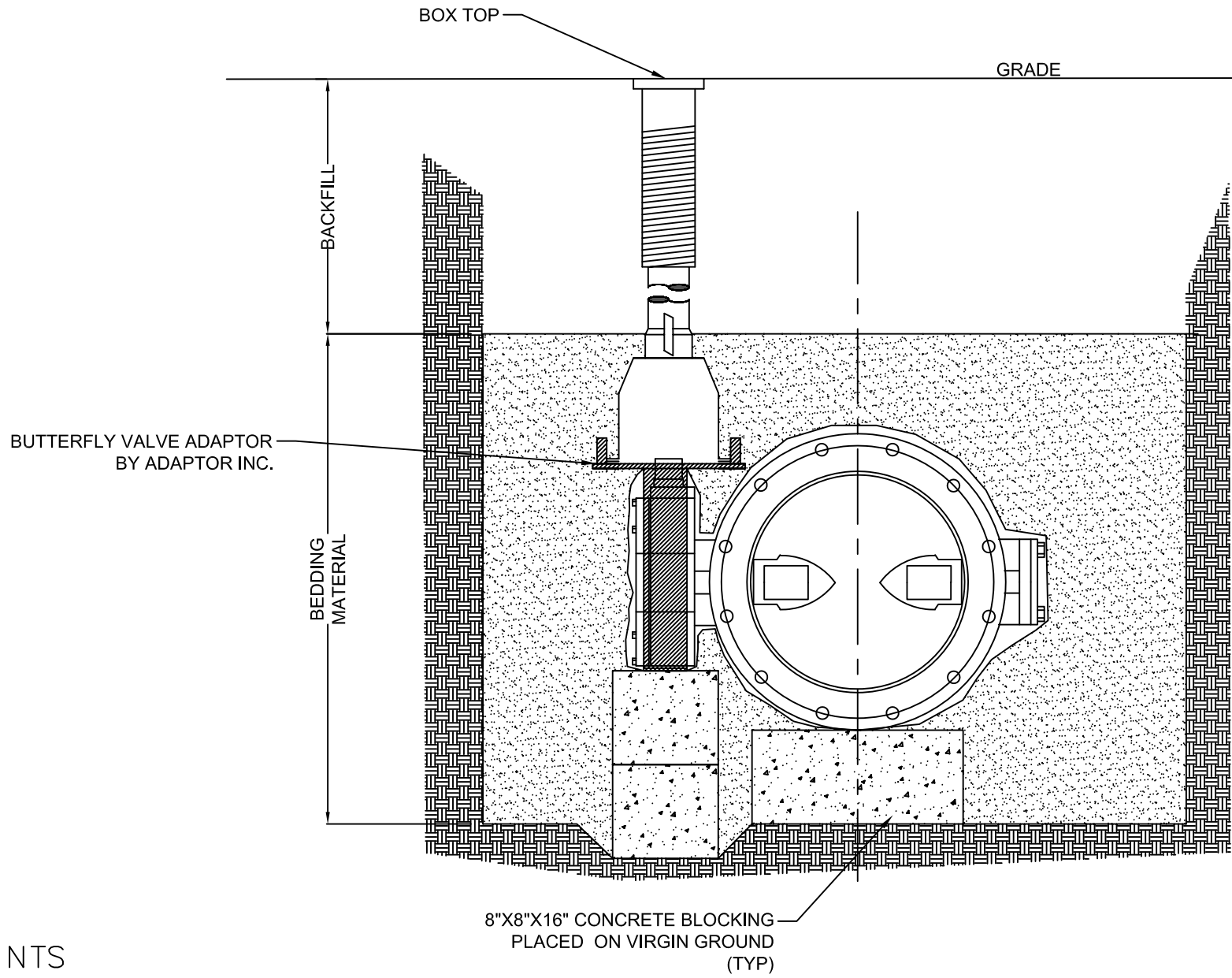
DETAIL: SAN - 2

CREATED: 11-21-12

REVISED: 10-30-17

APPROVED BY: MATT FINEOUR





SCALE: NTS

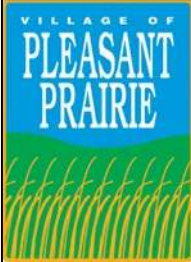
STANDARD BUTTERFLY VALVE BOX SETTING

DETAIL: W - 4

CREATED: 12-14-04

REVISED: 11-16-15


APPROVED BY: MATT FINEOUR





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 Conceptual Plan for Main Street Market
Permit/Trakit#: DEV1802-004
DATE: February 27, 2018

These are comments for the Conceptual Plan received for the multi-building development located at the corner of Hwy 165 and Old Green Bay Road.

The Fire & Rescue department have the following comments regarding the above project.

1. Ensure that the signals to be installed at Hwy 165 and Old Green Bay Rd. have traffic pre-emption installed during the primary installation of the signal standards.
2. Ensure that the signals to be installed at HWY 31 (Green Bay Rd) and Main Street have traffic pre-emption installed during the primary installation of the signal standards.
3. Determine if it is allowable to construct an emergency gated access at the Main Street Rd. to make entry to the rear of the future grocery building.

As plans mature for this project there may be additional review comments as details become available.



COMPREHENSIVE PLAN AMENDMENT

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

Property Location: Northeast Corner of STH 165 and STH 31

Legal Description: Please see attached

Tax Parcel Number(s): 94-4-122-223-0202 & 92-4-122-223-0110

Check all that apply

- Land Use Plan Amendment:
To change the land use designation from Commercial with Urban Reserve
to Commercial
- Neighborhood Plan Amendment to Highpoint Neighborhood
- Other Amendment to the Comprehensive Plan (specify)

Petitioner's interest in the requested amendment:

To remove the Urban Reserve designation to allow commercial development to proceed. To amend the existing Highpoint Neighborhood Plan to include the revised land use and interior layout of the subject property. The Neighborhood Plan Amendment also includes revised public roadway design.

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

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

PROPERTY OWNER:

Print Name: Main Street Development, LLC

Signature: [Signature]

Address: 4011 80th Street

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

Phone: (262) 842-0556

Fax: (262) 842-0557

Email: dan@beardevelopment.com

Date: 1/29/2018

APPLICANT/AGENT:

Print Name: Bear Development, LLC

Signature: [Signature]

Address: 4011 80th Street

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

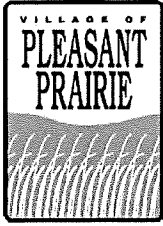
Phone: (262) 842-0556

Fax: (262) 842-0557

Email: dan@beardevelopment.com

Date: 1/29/2018

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



CERTIFIED SURVEY MAP APPLICATION

I, (We), the undersigned owner(s)/agent do hereby petition the Village Board to subdivide the property with a Certified Survey Map (CSM) as hereinafter requested:

Property Location: Northeast Corner of STH 31 and STH165

Legal Description: Please see attached

Tax Parcel Number(s): 92-4-122-223-0202

Existing Zoning District(s): B2 Community Business District with General Agricultural Overlay

Select all that apply:

- The property abuts or adjoins State Trunk Highway STH 165 and STH 31
- The property abuts or adjoins County Trunk Highway _____
- Municipal Sanitary Sewer is available to service said property
- Municipal Water is available to service said property

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

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

PROPERTY OWNER:

APPLICANT/AGENT:

Print Name: Main Street Development, LLC
 Signature:
 Address: 4011 80th Street
Kenosha WI 53142
 (City) (State) (Zip)
 Phone: (262) 842-0556
 Fax: (262) 842-0557
 Email: dan@beardevelopment.com
 Date: 2/7/2018

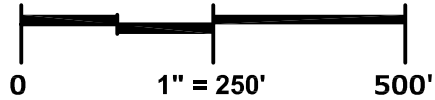
Print Name: Bear Development, LLC
 Signature:
 Address: 4011 80th Street
Kenosha WI 53142
 (City) (State) (Zip)
 Phone: (262) 842-0556
 Fax: (262) 842-0557
 Email: dan@beardevelopment.com
 Date: 2/7/2018

DEV 1802-004

CERTIFIED SURVEY MAP NO. _____

Being a part of the Southwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 22, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.

GRAPHICAL SCALE (FEET)



Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The south line of the Southwest 1/4 of Section 22, Township 1 North, Range 22 East has a bearing of N89°40'10"E

Prepared for:
MAIN STREET DEVELOPMENT, LLC
4011 80th Street
Kenosha, WI 53142

LEGEND:

- Denotes Found 1" Iron Pipe
- Denotes Found 3/4" Iron Rod, Capped
- Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
- Denotes "Recorded As"
- Denotes No Access



APRIL 12, 2018

SEE SHEET 5 FOR
EASEMENT LINE TABLE
SEE SHEET 6
FOR VICINITY MAP,
BOUNDARY LINE AND
CURVE TABLES

LOT 2
175,238 SQ. FT.
4.0229 ACRES

LOT 3
36,599 SQ. FT.
0.8402 ACRES

LOT 4
73,093 SQ. FT.
1.6780 ACRES

LOT 1
640,428 SQ. FT.
14.7022 ACRES

LOT 2

LOT 3

LOT 4

SW CORNER, SW 1/4
SEC. 22, T1N, R22E
(FOUND CONC. MON.
W/ BRASS CAP)
N 197,794.54
E 2,567,904.90
(WISCONSIN STATE
PLANE CO-
ORDINATE SYSTEM,
SOUTH ZONE)

DEDICATED FOR PUBLIC
ROAD
PURPOSES
**OLD GREEN
BAY ROAD**
18,937 SQ. FT.
(0.4347 ACRES)

SE CORNER
SW 1/4 SEC. 22
T1N, R22E
(FOUND CONC.
MON. WITH
BRASS CAP)

SOUTH LINE OF THE SW 1/4 SEC. 22, T1N, R22E
N89°40'10"E 2672.86'

104TH STREET
STATE TRUNK HIGHWAY "165"

Prepared By:

PINNACLE ENGINEERING GROUP

15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

Tax Key Numbers:
92-4-122-223-0110
94-4-122-223-0202

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

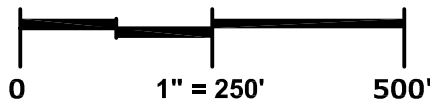
PEG JOB#1114.10
SHEET 1 OF 12

CERTIFIED SURVEY MAP NO. _____

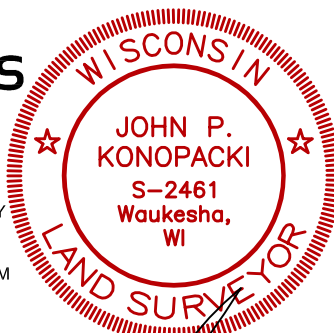
Being a part of the Southwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 22, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.



GRAPHICAL SCALE (FEET)



EXISTING EASEMENTS

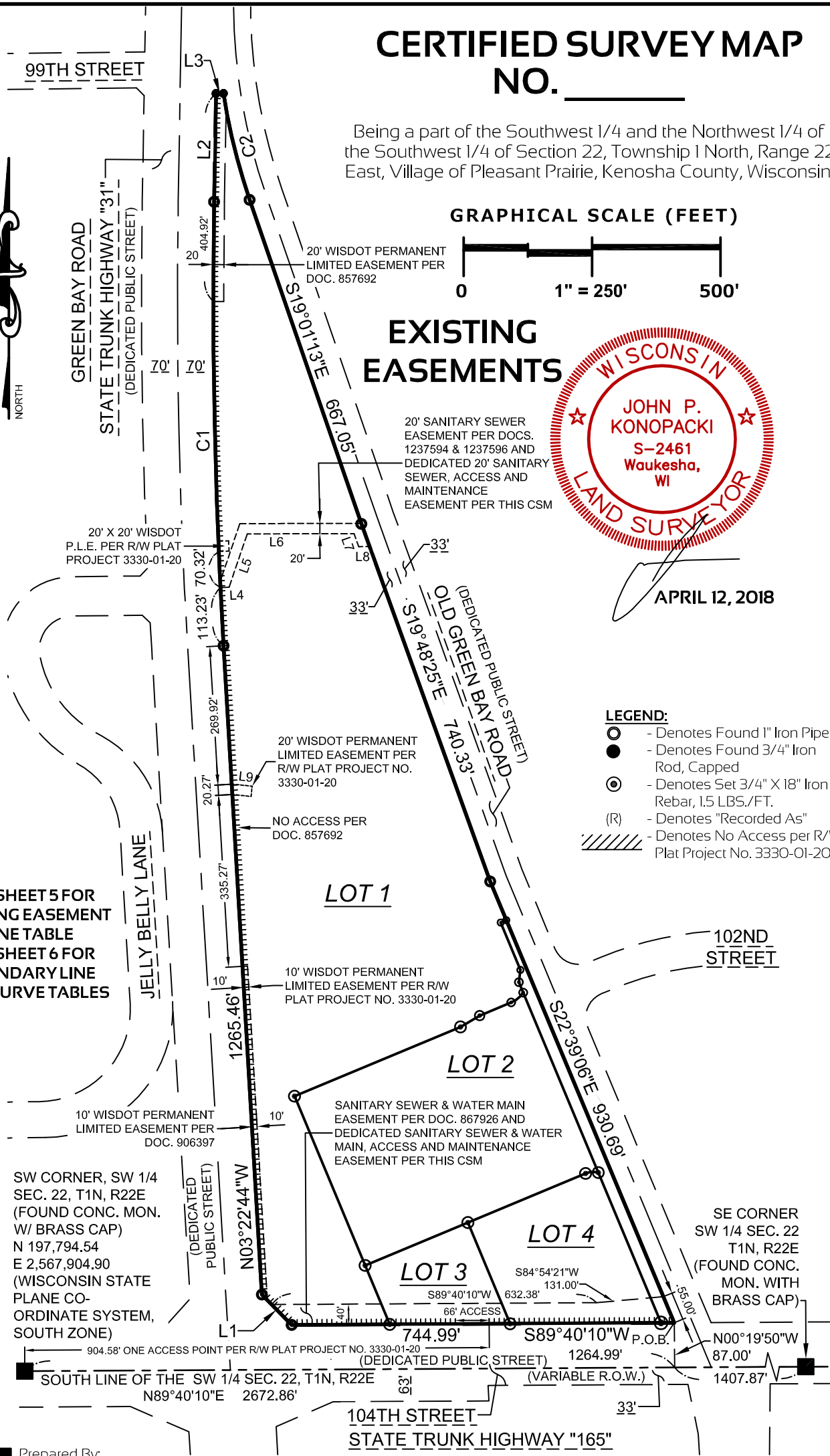


APRIL 12, 2018

LEGEND:

- Denotes Found 1" Iron Pipe
- Denotes Found 3/4" Iron Rod, Capped
- Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
- (R) - Denotes "Recorded As"
- Denotes No Access per R/W Plat Project No. 3330-01-20

SEE SHEET 5 FOR
EXISTING EASEMENT
LINE TABLE
SEE SHEET 6 FOR
BOUNDARY LINE
AND CURVE TABLES



SW CORNER, SW 1/4
SEC. 22, T1N, R22E
(FOUND CONC. MON.
W/ BRASS CAP)
N 197,794.54
E 2,567,904.90
(WISCONSIN STATE
PLANE CO-
ORDINATE SYSTEM,
SOUTH ZONE)

SE CORNER
SW 1/4 SEC. 22
T1N, R22E
(FOUND CONC.
MON. WITH
BRASS CAP)

Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

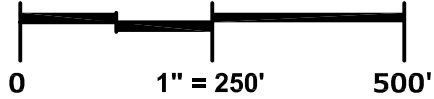
This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1114.10
SHEET 2 OF 12

CERTIFIED SURVEY MAP NO. _____

Being a part of the Southwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 22, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.

GRAPHICAL SCALE (FEET)



NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29).
Contours are shown at a 2' interval based on actual ground survey of the current ground terrain. Reference Benchmark: Chiseled Cross in top of NE side of Hydrant Flange, 2.1' above grade located 189 feet northeast of the southwest corner of the Southwest 1/4 Section 22, Town 1 North, Range 22 East, Elevation = 711.961.
- Wetlands delineated by Stantec on September 1, 2017.

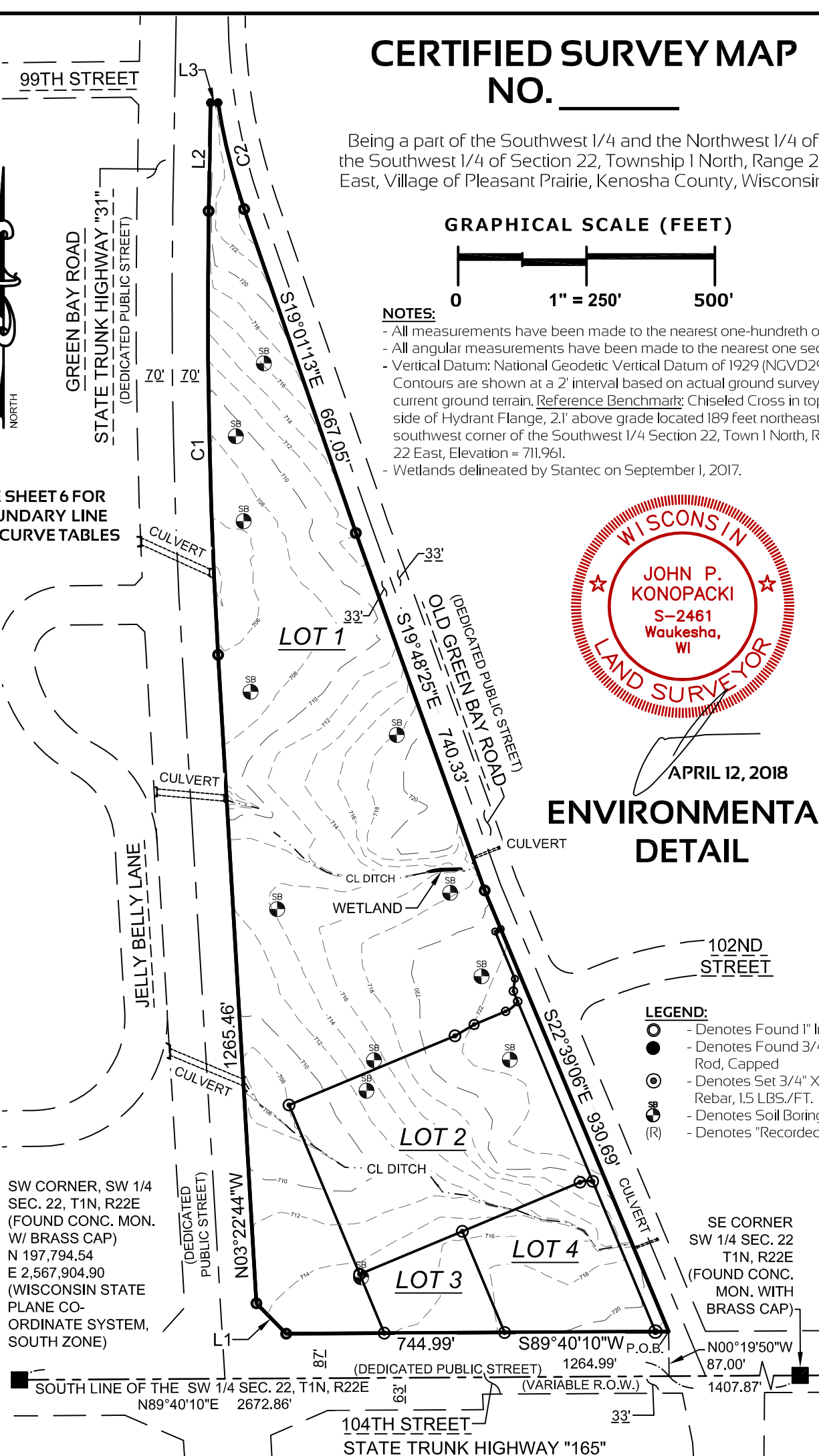


APRIL 12, 2018

ENVIRONMENTAL DETAIL

LEGEND:

- - Denotes Found 1" Iron Pipe
- - Denotes Found 3/4" Iron Rod, Capped
- ⊙ - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
- SB - Denotes Soil Boring Pit
- (R) - Denotes "Recorded As"



SEE SHEET 6 FOR
BOUNDARY LINE
AND CURVE TABLES

SW CORNER, SW 1/4
SEC. 22, T1N, R22E
(FOUND CONC. MON.
W/ BRASS CAP)
N 197,794.54
E 2,567,904.90
(WISCONSIN STATE
PLANE CO-
ORDINATE SYSTEM,
SOUTH ZONE)

SE CORNER
SW 1/4 SEC. 22
T1N, R22E
(FOUND CONC.
MON. WITH
BRASS CAP)

Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

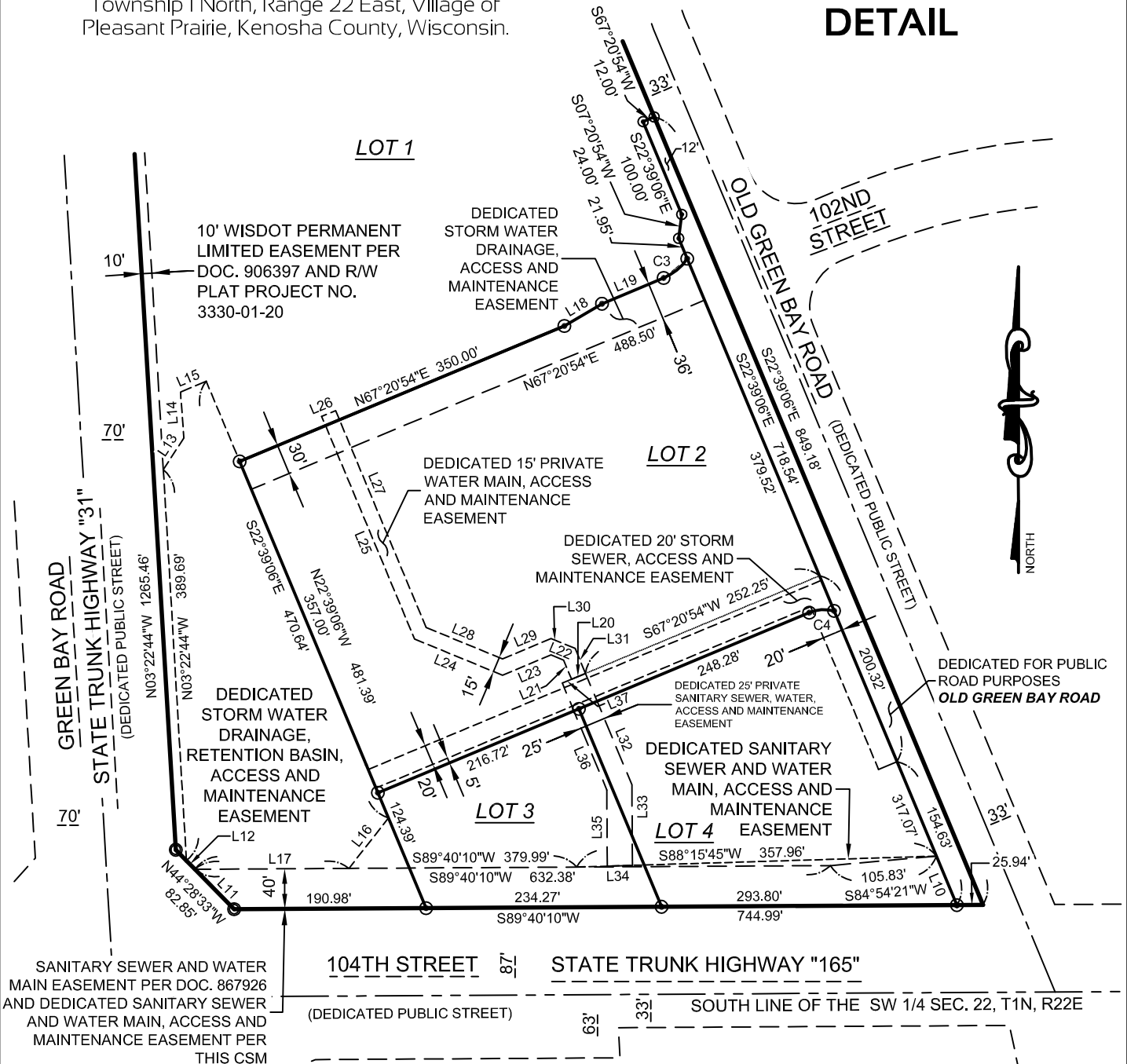
This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1114.10
SHEET 3 OF 12

CERTIFIED SURVEY MAP NO. _____

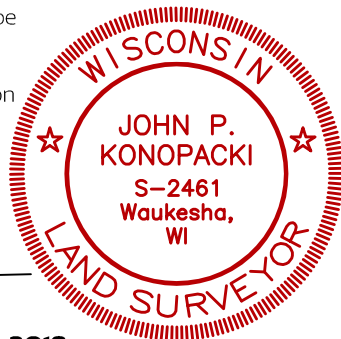
Being a part of the Southwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 22, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.

DEDICATED EASEMENT DETAIL



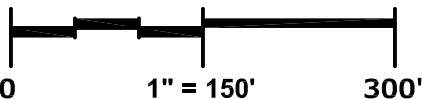
LEGEND:

- - Denotes Found 1" Iron Pipe
- - Denotes Found 3/4" Iron Rod, Capped
- ⊙ - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.



APRIL 12, 2018

GRAPHICAL SCALE (FEET)



LINE TABLE		
LINE NO.	BEARING	DISTANCE
L10	N22°39'06"W	52.74'
L11	N44°28'33"W	55.74'
L12	N44°28'33"W	11.89'
L13	N32°56'12"E	37.47'
L14	N04°09'59"W	45.84'
L15	N67°20'54"E	27.74'
L16	S38°03'05"W	63.65'
L17	S89°40'10"W	153.38'
L18	N59°24'18"E	43.42'
L19	N67°20'54"E	66.50'
L20	S67°20'54"W	15.00'
L21	N22°39'04"W	20.66'
L22	N67°39'18"W	13.42'
L23	S67°20'56"W	52.33'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L24	N67°39'18"W	94.57'
L25	N22°39'06"W	239.99'
L26	N67°20'54"E	15.00'
L27	S22°39'06"E	233.77'
L28	S67°39'18"E	82.14'
L29	N67°20'56"E	52.33'
L30	S67°39'18"E	25.85'
L31	S22°39'04"E	26.88'
L32	S22°39'06"E	120.12'
L33	S00°17'57"E	80.07'
L34	S88°15'45"W	25.01'
L35	N00°17'57"W	75.76'
L36	N22°39'06"W	115.18'
L37	N67°20'54"E	25.00'

Prepared By:

PINNACLE ENGINEERING GROUP

15850 BLUEMOUND ROAD | SUITE 210

BROOKFIELD, WI 53005

OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

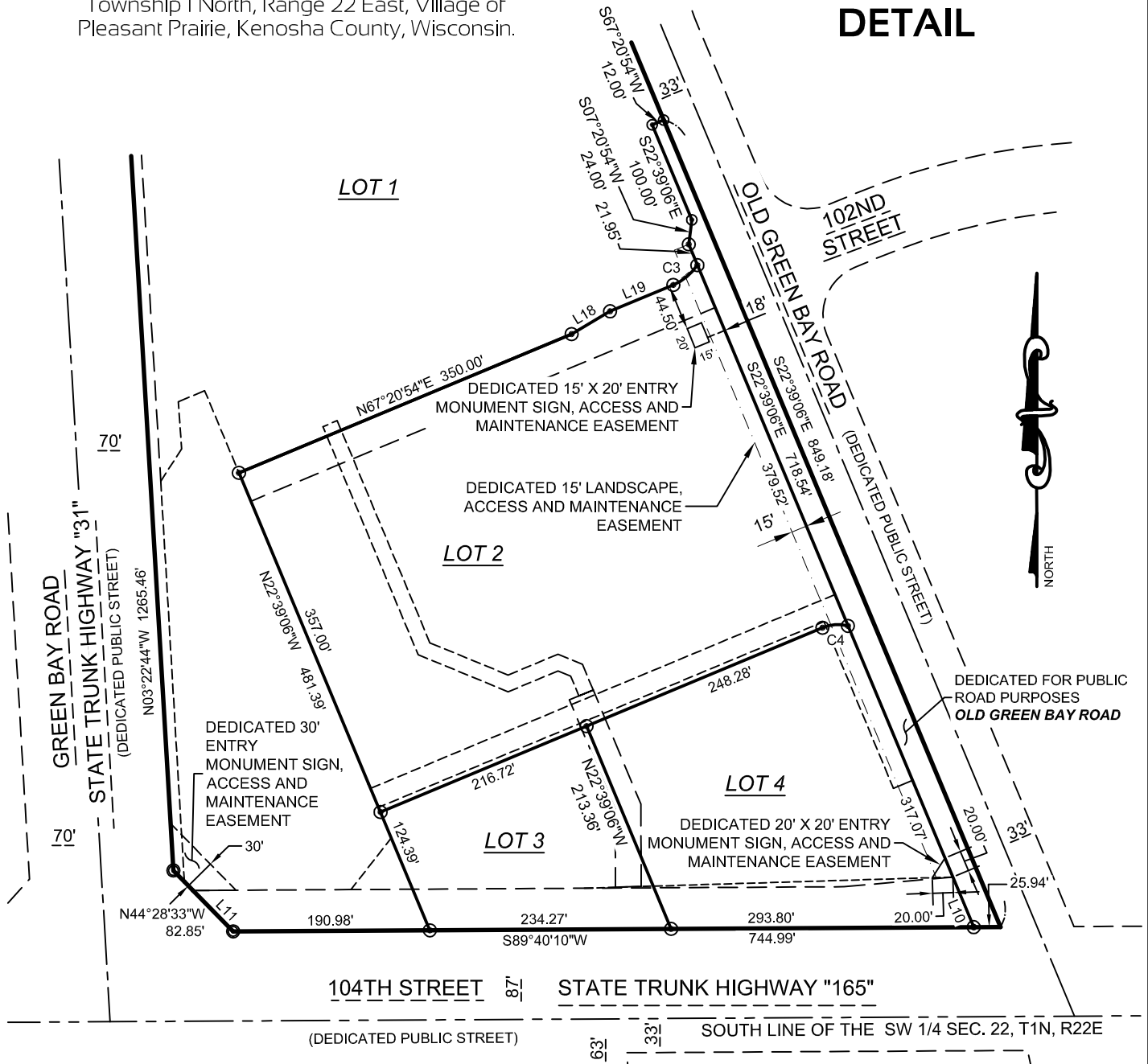
PEG JOB#1114.10

SHEET 4 OF 12

CERTIFIED SURVEY MAP NO. _____

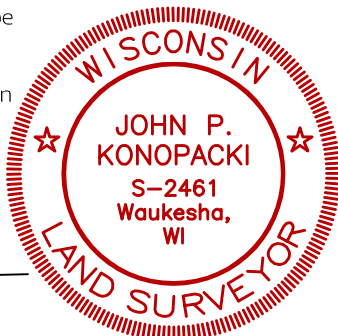
Being a part of the Southwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 22, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.

DEDICATED EASEMENT DETAIL



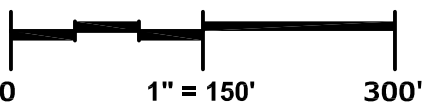
LEGEND:

- - Denotes Found 1" Iron Pipe
- - Denotes Found 3/4" Iron Rod, Capped
- ⊙ - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.



APRIL 12, 2018

GRAPHICAL SCALE (FEET)



EASEMENT LINE TABLE		
LINE NO.	BEARING	DISTANCE
L4	N87°21'07"E	16.91'
L5	N18°46'28"E	109.62'
L6	N89°53'37"E	207.95'
L7	S19°48'25"E	26.86'
L8	N89°53'37"E	21.24'
L9	S84°04'58"E	40.00'
L38	N80°27'54"E	39.27'
L39	N50°11'46"W	30.00'
L40	N39°48'14"E	45.00'
L41	S50°11'46"E	30.00'
L42	S39°48'14"W	45.00'

Prepared By:

PINNACLE ENGINEERING GROUP

15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1114.10
SHEET 5 OF 12

CERTIFIED SURVEY MAP NO. _____

Being a part of the Southwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of
Section 22, Township 1 North, Range 22 East, Village of Pleasant Prairie,
Kenosha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided that part of the Southwest 1/4
and the Northwest 1/4 of the Southwest 1/4 of Section 22, Township 1 North,
Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin, described as follows:

Commencing at the southwest corner of the Southwest 1/4 of said Section 22;
Thence North 89°40'10" East along the south line of said Southwest 1/4, 1264.99 feet;
Thence North 00°19'50" West, 87.00 feet to the north right of way line of 104th Street - State
Trunk Highway "165" and the Point of Beginning;

Thence South 89°40'10" West along said north right of way line, 744.99 feet to the east right of
way line of Green Bay Road - State Trunk Highway "31";

Thence the following courses along said east right of way line:
North 44°28'33" West, 82.85 feet;
North 03°22'44" West, 1265.46 feet to a point of curvature;
Northerly 864.74 feet along the arc of said curve to the right, whose radius
is 11389.16 feet and whose chord bears North 01°12'14" West, 864.53 feet;
North 00°58'17" East, 210.54 feet;

Thence South 89°58'23" East, 14.56 feet to the westerly right of way line of Old Green Bay Road and a point on a curve;

Thence the following courses along said westerly right of way line:
Southeasterly 213.33 feet along the arc of said curve to the left, whose radius
is 1178.88 feet and whose chord bears South 13°50'11" East, 213.04 feet;
South 19°01'13" East, 667.05 feet;
South 19°48'25" East, 740.33 feet;
South 22°39'06" East, 930.69 feet to the Point of Beginning.

Dedicating the Easterly portion of subject property as graphically shown for public right of way purposes.

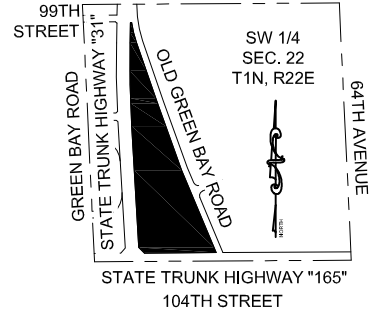
Containing 944,295 square feet (21.6780 acres) of land more or less.


That I have made such survey, land division and map by the direction of Main Street Development, LLC, owner of said land.

That such plat is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of s.236.34 of the Wisconsin State Statute and the Village of Pleasant Prairie Land Division and
Development Control Ordinance in surveying and mapping the same.

VICINITY SKETCH SCALE 1"=2000'





John P. Konopacki
Professional Land Surveyor S-2461

Date: APRIL 12, 2018



LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N44°28'33"W	82.85'
L2	N00°58'17"E	210.54'
L3	S89°58'23"E	14.56'

CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	864.74'	11389.16'	004°21'01"	N01°12'14"W	864.53'	N03°22'44"W	N00°58'17"E
C2	213.33'	1178.88'	010°22'06"	S13°50'11"E	213.04'	S08°39'08"E	S19°01'13"E
C3	30.69'	53.00'	033°10'23"	N50°45'42"E	30.26'		
C4	25.22'	39.00'	037°03'12"	N85°52'31"E	24.78'		

CERTIFIED SURVEY MAP NO. _____

Being a part of the Southwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 22, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.

The following "Dedication of Easement Provisions" and "Restrictive Covenants" were drafted by the Village of Pleasant Prairie and are shown hereon as a condition of map approval. Inclusion thereof on this document is not to be considered practicing law in the State of Wisconsin by the above signed Land Surveyor, the Land Surveyor is not responsible for rights granted, perceived or otherwise stated herein.

DEDICATION AND EASEMENT PROVISIONS

1. The fee interest in the areas shown as **Dedicated Public Street** on this CSM and Future Land Divisions were/are being dedicated, given, granted and conveyed to the Village for the local dedicated street rights-of-way and/or to the Wisconsin Department of Transportation (referred to as the "WI DOT") for the State dedicated street rights-of-way for the construction, installation, repair, alteration, replacement, planting and maintenance of public roadway improvements, uses and purposes, including, without limitation, roadway pavement, curbs and gutters, multi-use trails and sidewalks, street signs, street lights, street trees, street signalization and pavement markings, sanitary sewerage system improvements, water system improvements, roadway improvements, storm sewer and drainage system improvements, utility and communications facilities, and for all related ingress and egress. Such fee interest is subject to the following: nonexclusive easements, which are hereby reserved in the street rights-of-way by the Village and/or the WI DOT as shown on the CSM and Future Land Divisions for the Developer, the Association and the Owners whose Lots are adjacent to the public street areas for the required planting, seeding, mowing, watering and maintenance and cutting of grass within the terrace areas; for the maintenance and replanting of street trees within the terrace areas; and the removing of snow and ice from the driveways, multi-use trails and sidewalks within the terrace areas. In the event of any conflict between the rights of the Village and the WI DOT under the existing fee interests in the Dedicated Public Street areas shown on the CSM and Future Land Divisions and the rights of the Developer, the Association or the Owners pursuant to the rights retained herein, the rights of the Village or the WI DOT shall be deemed to be superior.

The Developer shall be responsible for all costs associated with the initial construction, installation, repair, alteration, replacement, snow/ice removal, grading, planting, and maintenance throughout the warranty period, for all public roadway improvements, curbs and gutters, multi-use trails and sidewalks, street signs, street lights, street trees, street signalization and pavement markings, sanitary sewerage system improvements, water system improvements, storm sewer and drainage system improvements, and utility and communications facilities, as defined in the executed Development Agreement between the Developer and the Village on file with the Village Clerk.

The Association shall be responsible, following the warranty period, for all costs associated with the ongoing maintenance and mowing of the street terrace areas and replacement, pruning, watering, mulching, and staking of street trees and landscaping within the Premises, Common Elements or Outlots; maintenance, repair, and replacement of any monument signage, along with the maintenance of its lighting and landscaping; payment of the public street lights energy and facility maintenance costs installed for the Development; installation and maintenance of utility and communications facilities within the Development's common areas or future Outlots; maintenance, repair and replacement of the private parking lots and private sidewalks and public multi-use trails and public sidewalks, along with the snow/ice removal; maintenance, repair and replacement of the private sanitary sewer system improvements; maintenance, repair and replacement of the private water system improvements; and the maintenance, repair and replacement of the private storm water sewer and drainage system improvements and basins used to handle storm water from the Development in accordance with the terms and conditions of the Village Municipal Code and the specific requirements set forth in these Covenants.

The Owners shall be responsible for all costs associated with the their Lot maintenance including the mowing of the street terrace areas and replacement, pruning, watering, mulching, and staking of street trees and landscaping on and abutting their Lot; installation and maintenance of mailboxes; and installation and maintenance of private utility and communications facilities; and all of their site, signage and building improvements in accordance with the terms and conditions of the Village Municipal Code and the specific requirements set forth in these Covenants.

2. Perpetual nonexclusive utility easements coextensive with the **Dedicated General Utility Easement** areas granted by the Developer to WE Energies (f/k/a W.E.P.CO.), AT & T (f/k/a Wisconsin Bell), Spectrum (f/k/a Time Warner Cable Inc.) or other utilities and their respective successors and assigns (collectively referred to as the "Utility and Communications Grantees"), for the purposes of constructing, installing, operating, repairing, altering, replacing and maintaining utility and communication lines and other related facilities to serve the Lots and for any related ingress and egress. The General Utility Easements shall also include the right to trim or cut down trees, bushes, branches, and roots as may be reasonably required, that are interfering with the Utility and Communication Grantees use of the easement areas. To the extent possible, all such utility and communications lines and facilities shall be installed underground. Upon the installation of the utility lines, utility cables and related appurtenances, the elevation of the existing ground surface within the General Utility Easement areas shall only be altered in accordance with a separate agreement between Utility and Communications Grantees and Owners and as may be approved by the Village. Upon the installation of the required utilities, the Owners shall be responsible to restore or cause to be restored, all such land, as nearly as is reasonably possible, to the conditions existing prior to installation of such utilities within the General Utility Easement areas, on which such easements are located on their Lots as does not interfere with the purposes of the utility and communications easements and the use of such easements by the Utility and Communications Grantees. Unless there is a separate agreement entered into between the Owners and Grantees regarding the transfer of the restoration and maintenance responsibilities to the Utility and Communications Grantees, the Easement Grantor shall be responsible for all restoration maintenance. No buildings, fences, or structures of any kind shall be placed within the General Utility Easement areas without the written approval of the Utility and Communication Grantees.

CONTINUED ON PAGE 8



APRIL 12, 2018

PEG JOB#1114.10
SHEET 7 OF 12

Prepared By:

PINNACLE ENGINEERING GROUP

15850 BLUEMOUND ROAD | SUITE 210

BROOKFIELD, WI 53005

OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

CERTIFIED SURVEY MAP NO. _____

Being a part of the Southwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 22, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.

The following "Dedication of Easement Provisions" and "Restrictive Covenants" were drafted by the Village of Pleasant Prairie and are shown hereon as a condition of map approval. Inclusion thereof on this document is not to be considered practicing law in the State of Wisconsin by the above signed Land Surveyor, the Land Surveyor is not responsible for rights granted, perceived or otherwise stated herein.

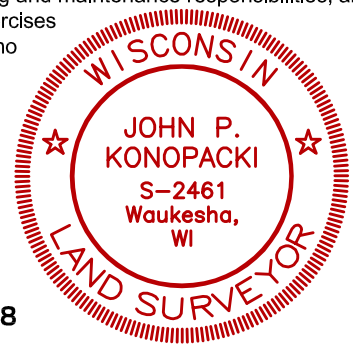
DEDICATION AND EASEMENT PROVISIONS CONTINUED.....

2. (CONTINUED).....The Village generally allows private utilities, including but not limited to electric and communications facilities, to be installed in the Village public street rights-of-way areas with prior written approval from the Village, subject to the requirements of applicable Village ordinances and the requirements of such public uses and purposes of the Village. Further, each individual private utility, electric or communications company shall be responsible for promptly restoring the public street areas to their pre-existing condition, at its own cost, after any use of such areas. In the event the private utility or communication companies do not restore the public street areas to a vegetatively stabilized condition, the individual Lot Owners shall be responsible for the costs of such restoration and may pursue its remedies against the respective utility company(ies). Under no circumstances shall any private utility, electric or communications company conduct any open cutting of the public streets without prior written approval of the Village and/or the WI DOT, depending on jurisdiction. Any such private utility or communications facilities shall be promptly relocated, at the cost of the individual utility, electric or communications company, upon written request of the Village, to serve the public functions and purposes of the Village in the public street area. In the event of any conflict between the rights of the Village or the WI DOT and the rights of the private utility, electric or communications company in such public street areas, the Village's or the WI DOT's rights shall be deemed to be superior.
3. A perpetual nonexclusive easement coextensive with the areas shown as **Dedicated Private Water Mains, Access and Maintenance Easement and Dedicated Private Sanitary Sewer Mains, Access and Maintenance Easement** areas on this CSM and Future Land Divisions are hereby dedicated, given, granted and conveyed by the Developer to the Village for private water system and private sanitary sewer system improvements, uses and purposes, construction, installation, repair, alteration, replacement and maintenance activities and for all related ingress and egress. The Easements granted to the Village shall be exclusive, except for: the Association's and Owner's responsibilities for the construction, installation, repair, alteration and replacement and maintenance of the private water main and private sanitary sewer main and related appurtenances and the use, cleaning, televising and sampling and parking lot maintenance of the Easement land areas. After proper notification, if the Association or Lot Owners fail to undertake regular maintenance on the private water and/or sanitary sewer systems in the Development, the Village shall have the right but not the obligation to exercise its rights under these Easements to undertake such maintenance at the Association's and Owner's cost. In the event of any conflicts between the rights of the Village pursuant to these Easements and the rights of any other persons or entities with respect to these Easements, the Village's rights under these Easements shall be deemed to be superior.
4. A perpetual nonexclusive easement coextensive with the area shown as a **Dedicated Public Sanitary Sewer, Water Main, Access and Maintenance Easement** on the CSM and Future Land Divisions was dedicated, given, granted and conveyed by the former landowner and recorded as Document #867926 at the Kenosha County Register of Deeds Office and a **20' Dedicated Sanitary Sewer, Access and Maintenance Easement** on this CSM was dedicated, given, granted and conveyed by the former landowner and recorded as Documents #81237594 and #1237596 at the Kenosha County Register of Deeds Office to the Village for public sanitary sewerage and public water system improvements, uses and purposes, construction, installation, repair, alteration, replacement and maintenance activities and for all related ingress and egress. The Easements shall be exclusive, except for: (1) the Owners' use, planting and irrigating, care and maintenance of the Easement land areas, as it will not interfere with the improvements, maintenance, uses and purposes of the Village or the respective utilities within the Easements. In the event of any conflicts between the rights of the Village pursuant to these Easements and the rights of any other persons or entities with respect to these Easements, the Village's rights under these Easements shall be deemed to be superior.
5. Nonexclusive easement(s) co-extensive with the areas shown as **Dedicated Entry Monument Sign, Access and Maintenance Easement** on this CSM and Future Land Divisions have been or are dedicated, given, granted and conveyed by the Developer to the Association, the Village and to the Owners for the construction, installation, grading, planting, lighting, irrigation, related maintenance and for all related ingress and egress to the monument signage benefiting the commercial businesses within the Development. These Easements shall be exclusive, except for: (1) other such easements as may be dedicated and conveyed herein with respect to the same area or any portion thereof; (2) such above-ground Easements for the signage repair and replacement; lighting and irrigation installation; grading, planting, mowing and maintenance responsibilities and related ingress and egress in the Easement areas, which shall be required of the Association and Lot Owners and (3) such above-ground Easements for the signage, lighting and irrigation installation and grading, planting, mowing and maintenance responsibilities; and related ingress and egress in the Easement areas as granted to the Village. Unless the Village exercises the Easement rights granted to it hereunder with respect to the Easements, the Village shall have no obligation to do anything pursuant to its rights under these Easements. In the event of any conflict between the rights of the Developer, Association, Owners and the rights of the Village or of other entities with respect to the Easement, the Village's rights under the Easement shall be deemed to be superior.
6. A perpetual easement coextensive the areas shown as a **Dedicated Storm Water Drainage, Retention Basin, Access and Maintenance Easement and Dedicated Storm Water Drainage, Access and Maintenance Easement** on this CSM and Future Land Divisions are hereby dedicated, given granted and conveyed by the Developer to the Association, the Village and to the Owners for the purposes of storm water drainage, storm sewer and retention basin(s) grading, construction, installation, planting, lighting, irrigation, related maintenance and for all related ingress and egress of the drainage areas benefiting the commercial businesses within the Development. These Easements shall be exclusive, except for: (1) other such easements as may be dedicated and conveyed herein with respect to the same area or any portion thereof; (2) such above-ground use for the retention basin and storm sewer installation; grading, planting, mowing and maintenance responsibilities and related ingress and egress in the Easement areas, which shall be required of the Association and Lot Owners and (3) such above-ground Easements for the drainage, storm sewer and retention basin installation; grading, planting, mowing and maintenance responsibilities; and related ingress and egress in the Easement areas as granted to the Village. Unless the Village exercises the Easement rights granted to it hereunder with respect to the Easements, the Village shall have no obligation to do anything pursuant to its rights under these Easements. In the event of any conflict between the rights of the Developer, Association, Owners and the rights of the Village or of other entities with respect to the Easements, the Village's rights under the Easements shall be deemed to be superior.

CONTINUED ON PAGE 9

Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888


APRIL 12, 2018



CERTIFIED SURVEY MAP NO. _____

Being a part of the Southwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 22, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.

The following "Dedication of Easement Provisions" and "Restrictive Covenants" were drafted by the Village of Pleasant Prairie and are shown hereon as a condition of map approval. Inclusion thereof on this document is not to be considered practicing law in the State of Wisconsin by the above signed Land Surveyor, the Land Surveyor is not responsible for rights granted, perceived or otherwise stated herein.

DEDICATION AND EASEMENT PROVISIONS CONTINUED.....

7. Perpetual easements coextensive with the areas shown as a **Dedicated Landscaped, Access and Maintenance Easement** on this CSM and Future Land Divisions are hereby dedicated, given, granted and conveyed by the Developer to the Association, the Village and to the Owners for the purposes of installation, replacement and maintenance of landscape materials, signage, lighting and irrigation and related maintenance and all related ingress and egress benefiting the commercial businesses within the Development. These Easements shall be exclusive, except for: (1) other such easements as may be dedicated and conveyed herein with respect to the same area or any portion thereof; (2) such above-ground use; landscape planting, signage, irrigating, and lighting installation and maintenance responsibilities; and ingress and egress in the Easement areas which shall be required of the Association and Owners and (3) such above-ground use; landscape planting, signage, irrigating, and lighting installation and maintenance responsibilities; and ingress and egress in the Easement areas granted to the Village. Unless the Village exercises the Easement rights granted to it hereunder with respect to the Easements, the Village shall have no obligation to do anything pursuant to its rights under these Easements. In the event of any conflict between the rights of the Developer, Association, Owners and the rights of the Village or of other entities with respect to the Easements, the Village's rights under the Easements shall be deemed to be superior.
8. Nonexclusive easements coextensive with the areas shown as a **Dedicated Vision Triangle Easement** on this CSM and Future Land Divisions are hereby dedicated, given, granted by the Developer to the Village and WI DOT in order to maintain a clear sight line of vision at Old Green Bay Road with the future private driveways, future Main Street and the STH 165 intersections and STH 31 and future Main Street intersection. There shall be no obstructions, such as but not limited to structures, signage, fences, vehicular parking, landscaping, retention basins, or shelters that are permitted within the Easement areas between the heights of two (2) feet and 10 feet unless approved in writing by the Village for local rights-of-way and the WI DOT for state rights-of-way. This restriction is for the benefit of the traveling public and shall be enforceable by the Village and/or WI DOT.

RESTRICTIVE COVENANTS

1. The Developer hereby covenants that the Association, the Owners and the Village shall have the obligation of replanting, maintaining and replacing the public street trees and maintaining the street terrace areas located within the **Dedicated Public Street** rights-of-way areas abutting the Owner's property as shown on this CSM and Future Land Divisions. Such street tree replanting and street terrace mowing and maintenance shall include without limitation and as needed: planting, staking, mulching, weeding, pruning, watering, replanting, mowing and removing of trash, debris, leaves and brush around the trees in order to prevent a nuisance condition. No driveways, signage, mail boxes, parking areas, structures or fences shall be erected within the rights-of-way areas, which might damage the street trees or might interfere with the Village's rights or the WI DOT's rights pursuant to maintaining the public street improvements.

The Developer hereby covenants that the Association and Owners shall also be responsible for all costs associated with the reconstruction, repair, replacement and snow and ice removal of the public multi-use paths and public sidewalks and the payment of public street lights energy and facility maintenance costs within the Dedicated Public Streets abutting this Development, including the costs of the street lighting district created by the Village for the Premises.

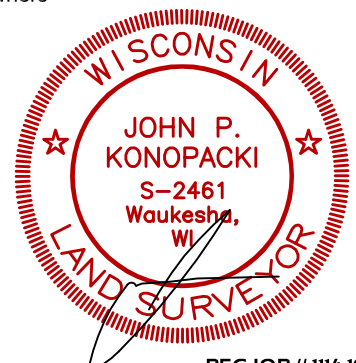
These Covenants shall run with the land, shall be binding upon the Association, Owners, their successors, successors and assigns and successors-in-title of the land, in their capacity as Owners, and shall benefit and be enforceable by the Village and/or the WI DOT. Such street public trees planting, public street terrace areas and public multi-use paths and public sidewalks maintenance shall be performed regularly by the Association or abutting the Owners, without compensation, and to the satisfaction of the Village.

To the extent that the Village performs any such public street tree, public street terrace, public multi-use paths and public sidewalks related maintenance activities or is not reimbursed for the public street lights energy and facility maintenance costs, the Association and the respective Owners not having maintained the areas or reimbursed the Village, shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Owners as special assessments or special charges under Section 66.0627 (or successors or similar provisions) of the Wisconsin Statutes or otherwise according to law.

2. The Developer hereby covenants that the Association, the Owners and the Village shall have the obligation of replanting, maintaining and replacing the private landscape plantings, irrigation and signage installed within the private **Dedicated Landscape, Access and Maintenance Easement** areas as shown on this CSM and Future Land Divisions. Such replanting and maintenance shall include without limitation and as needed planting, staking, mulching, weeding, pruning, watering, replanting, and removing of trash, debris, leaves and brush around the trees in order to prevent a nuisance condition. No driveways, signage, mail boxes, parking areas, structures or fences shall be erected within landscape areas, which might damage the landscaping or might interfere with any easements granted to the Village, WI DOT or the Utility and Communication Grantees. This covenant shall run with the land, shall be binding upon the Association and Owners, its successors, successors and assigns and successors-in-title of the land, in their capacity as the Owners, and shall benefit and be enforceable by the Village. Such private Development landscaping maintenance shall be performed regularly, without compensation, and to the satisfaction of the Village.

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

CONTINUED ON PAGE 10



Prepared By:

PINNACLE ENGINEERING GROUP

15850 BLUEMOUND ROAD | SUITE 210

BROOKFIELD, WI 53005

OFFICE: (262) 754-8888

APRIL 12, 2018

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1114.10
SHEET 9 OF 12

CERTIFIED SURVEY MAP NO. _____

Being a part of the Southwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 22, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.

The following "Dedication of Easement Provisions" and "Restrictive Covenants" were drafted by the Village of Pleasant Prairie and are shown hereon as a condition of map approval. Inclusion thereof on this document is not to be considered practicing law in the State of Wisconsin by the above signed Land Surveyor, the Land Surveyor is not responsible for rights granted, perceived or otherwise stated herein.

RESTRICTIVE COVENANTS CONTINUED.....

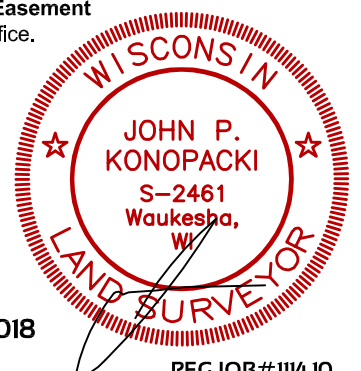
3. The Developer hereby covenants that the Association, the Owner and the Village shall have the obligation of maintaining and replacing the private **Dedicated Storm Water Drainage, Retention Basin, Access and Maintenance Easement** areas and **Dedicated Storm Water Drainage, Access and Maintenance Easement** areas shown on this CSM and Future Land Divisions in a functional, neat and nuisance-free condition to handle storm water in the Development. Such maintenance shall include, without limitation and as needed, seeding or sodding, maintaining erosion control methods to protect the drainage ways; ditching to re-establish design capacity; installing, repairing and replacing the aerator/fountain, removing of trash and debris leaves, and brush; clearing and repairing basin structures; and mowing and weeding to prevent nuisance conditions. No driveways, patios, fences, signage or structures shall be erected within the storm water drainage and retention basin easement areas which blocks, diverts or re-routes the storm water drainage flow or which might interfere with the Village's rights, unless express written approval is granted by the Village and subject to any such conditions as the Village may impose. This covenant shall run with the land, shall be binding upon the Developer, Association and Owners, their successors, assigns and successor-in-title of the Lots, in their capacity as the Owners and shall benefit and be enforceable by the Village. Such storm water drainage, storm sewer and retention basin maintenance shall be performed regularly, without public compensation, and to the satisfaction of the Village.

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

4. The Developer hereby covenants that the Association, the Owners and the Village shall have the obligation of maintaining and replacing the **Dedicated Private Water and Private Sanitary Sewer, Access and Maintenance Easement** areas shown on this CSM and Future Land Divisions in a functional, maintenance-free condition to handle private water and private sanitary sewer in the Development. Such private water main system and appurtenances maintenance shall include, without limitation: fire hydrant and water main flushing, water sampling, exercising the water main valves, and inspecting, repairing, replacing and maintaining the private water system pursuant to a regular maintenance schedule as prescribed by the Village. Such private sanitary sewer main system and appurtenances maintenance shall include, without limitation: sanitary sewer main cleaning and televising, and inspecting, repairing and replacing and maintaining the sanitary sewer system pursuant to a regular maintenance schedule as prescribed by the Village. No driveways, patios, fences, signage or structures shall be erected over the private water and sanitary sewer mains. An annual report shall be provided to the Village Public Works Department regarding the regular maintenance undertaken for the private sanitary sewer and water system improvements. This covenant shall run with the land, shall be binding upon the Association and Owners, their successors, assigns and successor-in-title of the Lots, in their capacity as the Owners and shall benefit and be enforceable by the Village. Such water main and sanitary sewer main system improvements maintenance shall be performed regularly, without compensation, and to the satisfaction of the Village.

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

5. The Developer hereby covenants that the **Dedicated Public Sanitary Sewer Main, Water Main, Access and Maintenance Easement** and this **Dedicated 20' Public Sanitary Sewer Main, Access and Maintenance Easement** areas shown on this CSM and Future Land Divisions hereby places restrictions on the referenced land areas because of the locations of the public easements which were given, granted and conveyed by the previous land owner to the Village for public sanitary sewer and public water main system improvements and maintenance. There shall be no buildings, structures, fences, or signage installed or berms created within these easements that would impact or hinder the Village's ability to maintain said public sanitary sewer and public water main systems, unless express written approval is granted by the Village.
6. The Developer hereby covenants that the **Dedicated Vision Triangle Easements** shown on this CSM and Future Land Divisions hereby places restrictions on the Lots because of the locations of these Easements which were given, granted and conveyed by the Developer to the Village and/or WI DOT to maintain a clear sight line of vision at the intersections of Old Green Bay Road with the private driveways, future Main Street and the STH 165 and the intersection of STH 31 and future Main Street intersection. There shall be no obstructions, such as but not limited to: structures, signage, fences, vehicular parking, landscaping, retention basins, or shelters permitted within the Easement areas between the heights of two (2) feet and 10 feet unless express written approval is granted by the Village for the local roads and the WI DOT for the State roads. This restriction is for the benefit of the traveling public and shall be enforceable by the Village and/or WI DOT.
7. As shown on this CSM and pursuant to the WI DOT Right-of-Way Plat Project no. 3330-01-20, there is a **10' WISDOT Permanent Limited Easement, a 20' WI DOT Permanent Limited Easement, and a 20' x 20' WISDOT Permanent Limited Easement** within the Development and recorded as Document #906397 at the Kenosha County Register of Deeds Office.
8. As shown on this CSM, there are **WI DOT Access Restrictions and Permissions** for STH 31 and STH 165 within the Development and recorded at the Kenosha County Register of Deeds Office as Document #857692, which may be modified or adjusted, but only with the expressed written permission of the WI DOT.



APRIL 12, 2018

PEG JOB#1114.10
SHEET 10 OF 12

Prepared By:

PINNACLE ENGINEERING GROUP

15850 BLUEMOUND ROAD | SUITE 210

BROOKFIELD, WI 53005

OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

CERTIFIED SURVEY MAP NO. _____

Being a part of the Southwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 22, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.

OWNER'S CERTIFICATE OF DEDICATION

Main Street Development, LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

Main Street Development, LLC, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

1. Village of Pleasant Prairie

IN WITNESS WHEREOF, the said Main Street Development, LLC has caused these presents to be signed by (name - print) _____, (title - print) _____, at _____ County, Wisconsin, on this _____ day of _____, 2018.

In the presence of: Main Street Development, LLC

(name - signature - title)

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2018, (name) _____, (title) _____, of the above named Main Street Development, LLC, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ (title) of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE

76DT Corporation, a corporation duly organized and existing under and by virtue of the laws of the State of Wyoming, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____, its President, and its corporate seal to be hereunto affixed this _____ day of _____, 2018.

Date

President

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2018, _____, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____



[Signature]
APRIL 12, 2018

CERTIFIED SURVEY MAP NO. _____

Being a part of the Southwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 22, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the Village of Pleasant Prairie on this _____ day of _____, 2018.

Thomas W. Terwall, Chairman

VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of Pleasant Prairie, Wisconsin, on this _____ day of _____, 2018.

John P. Steinbrink, Village President

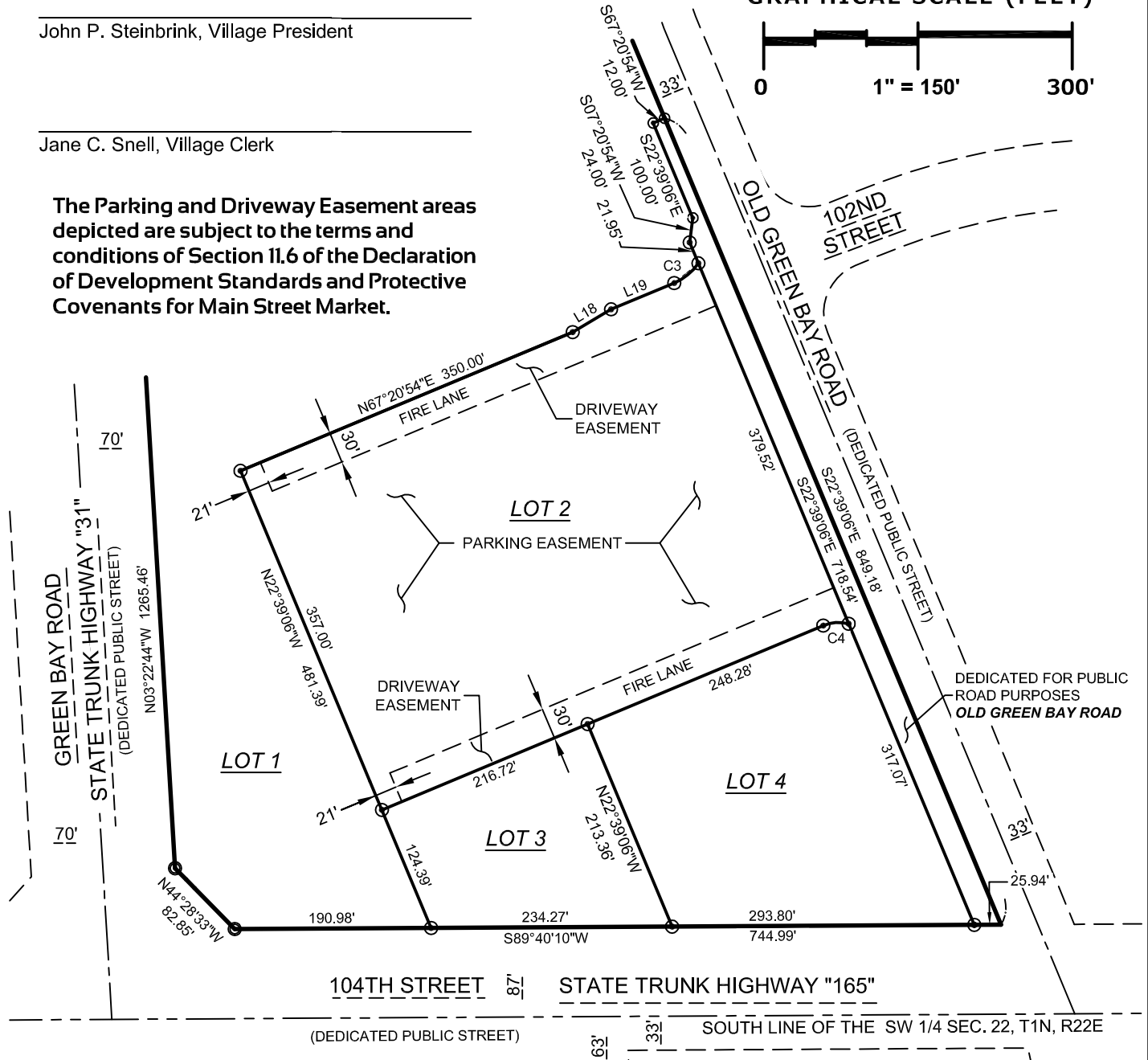
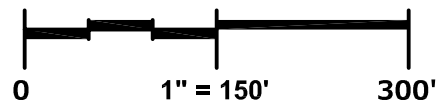
Jane C. Snell, Village Clerk

The Parking and Driveway Easement areas depicted are subject to the terms and conditions of Section 11.6 of the Declaration of Development Standards and Protective Covenants for Main Street Market.



APRIL 12, 2018

GRAPHICAL SCALE (FEET)



- LEGEND:**
- - Denotes Found 1" Iron Pipe
 - - Denotes Found 3/4" Iron Rod, Capped
 - ⊙ - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.

Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1114.10
SHEET 12 OF 12



February 7, 2018

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

Dear Ms. Werbie-Harris:

Bear Development is pleased to submit this letter and the accompanying plans as formal application for Phase I of Main Street Market. The subject property is located northeast of the intersection of STH 31 and STH 165 in the Village of Pleasant Prairie.

Main Street Development, LLC has recently purchased the property and is submitting revised Concept Plans for a commercial development including retail, medical clinic and possible office use on the subject property.

Bear Development has received Village of Pleasant Prairie approval of a Comprehensive Plan Amendment to revise the High Pointe Neighborhood Plan and furthermore, has received Village approval of a Master Conceptual Plan.

We are extremely pleased and excited to include Froedert South as an anchor to Main Street Market. To facilitate the Froedert South development we are pleased to submit the enclosed Civil Engineering and Site Infrastructure Plans for Phase I of Main Street Market as well as the Stormwater Management Report for the site. These plans are being submitted in order for the Village to analyze the combined site grading, site utilities and storm water management for Phase I. As future users for Phase I develop, we look forward to bringing forth Final Site and Operations Plans for the remaining parcels.

Please find the following exhibits for Main Street Market Phase I:

- Onsite Civil Engineering Infrastructure Plans
 - Existing Conditions Plan
 - Site Dimensional & Paving Plan
 - Grading Plan

- Utility Plan
- Site Stabilization Plan
- Construction Details
- Stormwater Management Plan

Should you have any questions regarding this request, please do not hesitate to contact me. I can be reached at (262) 842-0556 or by email, dan@beardevelopment.com

Thank you for your time and consideration.

Sincerely,



Daniel Szczap
Bear Development, LLC

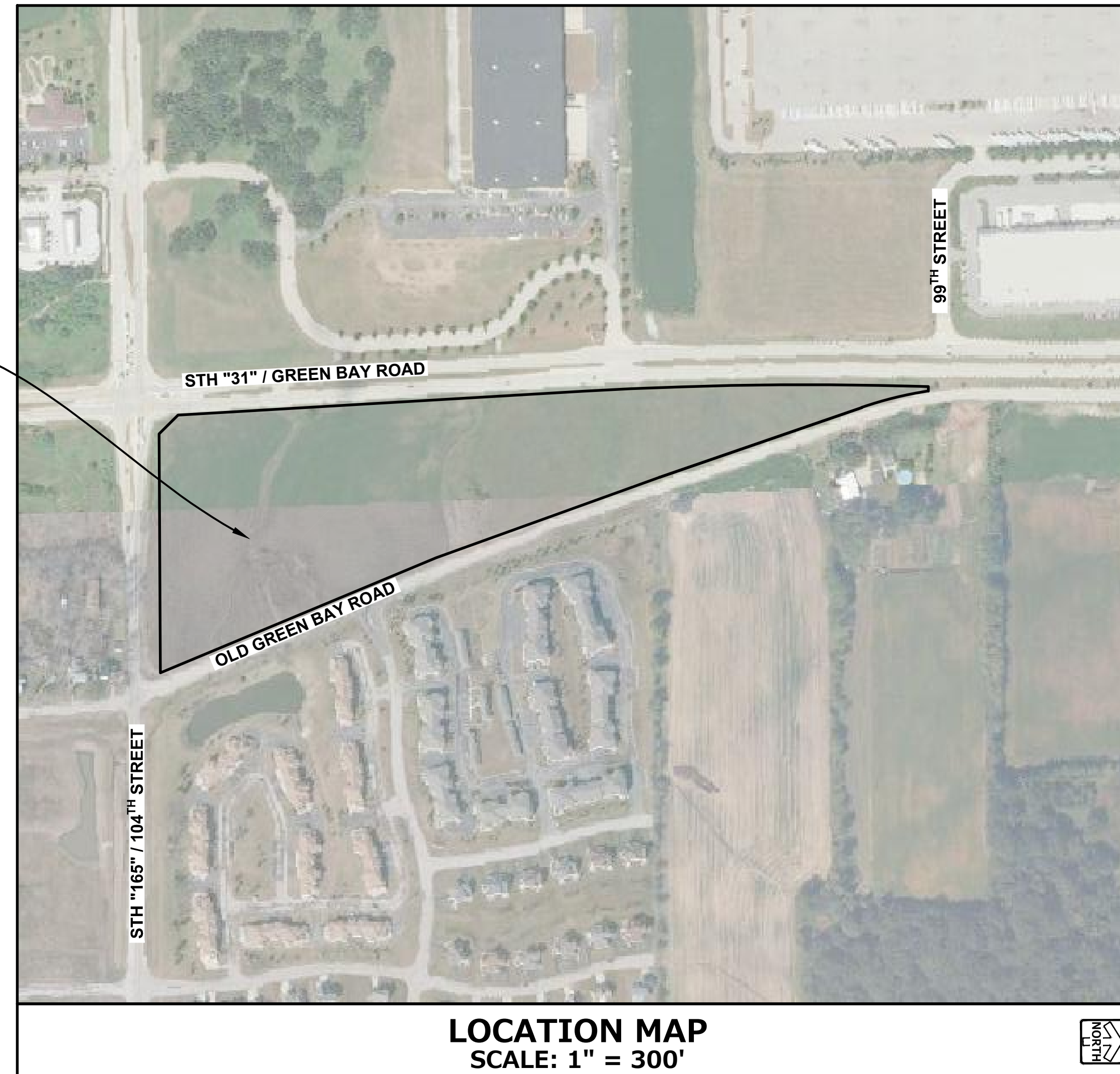
Cc: S.R. Mills
Stephen C. Mills
John Hotvedt

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

ONSITE CIVIL ENGINEERING INFRASTRUCTURE PLANS FOR MAIN STREET MARKET PHASE 1 GREEN BAY RD. & 104TH ST. PLEASANT PRAIRIE, WI



PLANS PREPARED FOR



PROJECT LOCATION

GENERAL NOTES

1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCIES LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
2. A DRAFT GEOTECHNICAL REPORT HAS BEEN PREPARED BY GCG, INC DATED SEPTEMBER 21, 2017. THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
4. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.
6. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
7. PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO: LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
8. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS. ALL APPLICABLE PERMITS HAVE BEEN OBTAINED, AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
9. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
10. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
11. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGERS' HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.
12. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
13. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.

LEGEND

		EXISTING	PROPOSED
SANITARY SEWER MANHOLE			
STORM SEWER MANHOLE			
STORM SEWER AREA DRAIN			
STORM SEWER INLET (ROUND CASTING)			
STORM SEWER INLET (RECTANGULAR CASTING)			
PRECAST FLARED END SECTION			
CONCRETE HEADWALL			
AIR RELEASE ASSEMBLY			
VALVE BOX			
FIRE HYDRANT			
BUFFALO BOX			
CLEANOUT			
SANITARY SEWER			
FORCE MAIN			
STORM SEWER			
DRAIN TILE			
WATER MAIN			
UTILITY CROSSING			
LIGHTING			
ELECTRICAL CABLE			
OVERHEAD WIRES			
CAUTION EXISTING UTILITIES NEARBY			
ELECTRICAL TRANSFORMER OR PEDESTAL			
POWER POLE			
POWER POLE WITH LIGHT			
STREET SIGN			
GAS MAIN			
TELEPHONE LINE			
CONTOUR			
SPOT ELEVATION			
WETLANDS			
FLOODWAY			
FLOODPLAIN			
HIGH WATER LEVEL (HWL)			
NORMAL WATER LEVEL (NWL)			
DIRECTION OF SURFACE FLOW			
DITCH OR SWALE			
DIVERSION SWALE			
OVERFLOW RELIEF ROUTING			
TREE WITH TRUNK SIZE			
SOIL BORING			
TOPSOIL PROBE			
FENCE LINE, TEMPORARY SILT			
FENCE LINE, WIRE			
FENCE LINE, CHAIN LINK OR IRON			
FENCE LINE, WOOD OR PLASTIC			
CONCRETE SIDEWALK			
CURB AND GUTTER			
DEPRESSED CURB			
REVERSE PITCH CURB & GUTTER			
EASEMENT LINE			

ABBREVIATIONS

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

CONTACTS:

CIVIL ENGINEER:
MATT CAREY, P.E.
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD, SUITE 310
BROOKFIELD, WI 53005
(262) 754-8888

OWNER:
DAN SZCZAP
BEAR DEVELOPMENT, LLC
4011 80TH STREET
KENOSHA, WI 53142
DIRECT: (262) 842-0556
MOBILE: (262) 949-3788
EMAIL: dan@beardevelopment.com

CONTRACTOR:

SURVEYOR:
JOHN P. KONOPACKI, P.L.S.
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD, SUITE 310
BROOKFIELD, WI 53005
(262) 754-8888

GOVERNING AGENCY CONTACTS:

PLEASANT PRAIRIE VILLAGE HALL:
9915 39TH STREET
PLEASANT PRAIRIE, WI 53158
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COMMUNITY DEVELOPMENT DEPARTMENT:
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PEGGY HERRICK
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EMAIL: kdavidsen@pprairiawi.com

PUBLIC WORKS DEPARTMENT:
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DIRECTOR OF PUBLIC WORKS
ROGER PRANGE MUNICIPAL BUILDING
8600 GREEN BAY ROAD
OFFICE: (262) 925-6768
EMAIL: jsteinbrink@pprairiawi.com

RICK MURPHY
CONSTRUCTION MANAGER
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EMAIL: rmurphy@pprairiawi.com

STEVE WLAHOVICH
RIGHT OF WAY/EROSION
CONTROL INSPECTOR
OFFICE: (262) 925-6767
EMAIL: swlahovich@pprairiawi.com

BUILDING INSPECTION DEPARTMENT:
SANDRO PEREZ
BUILDING INSPECTION SUPERINTENDENT
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EMAIL: dkoehne@pprairiawi.com

MICHAEL KAPRELIAN
BUILDING INSPECTOR
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EMAIL: mkaprelian@pprairiawi.com

FIRE & RESCUE DEPARTMENT:
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CHIEF OF FIRE & RESCUE
8044 88TH AVENUE
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EMAIL: croepke@pprairiawi.com

AARON LONGRIE
ASSISTANT FIRE CHIEF
OFFICE: (262) 948-8027
EMAIL: aaronlongrie@pprairiawi.com

WI DEPARTMENT OF NATURAL RESOURCES:
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WATER MANAGEMENT SPECIALIST
OFFICE: 262-884-2136
EMAIL: elaine.johnson@wisconsin.gov

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

PUBLIC UTILITY CONTACTS:

AMERICAN TRANSMISSION COMPANY:
BRIAN MCGEE
EMAIL: (262) 506-6895
bmcgee@atcllc.com
EMERGENCY NUMBER: (800) 972-5341

TIME WARNER CABLE:
STEVE CRAMER
UTILITY COORDINATOR
OFFICE: (414) 277-4045
EMAIL: steve.cramer@twcable.com
EMERGENCY NUMBER: (800) 627-2288

VILLAGE OF PLEASANT PRAIRIE UTILITIES:
OFFICE: (262) 694-1403

WISCONSIN D.O.T.:
KEVIN KOEHNKE,
PERMITS COORDINATOR
SOUTHEAST REGION
EMAIL: (262) 548-5891
kevin.koehnke@dot.wi.gov

WE-ENERGIES:
ALLIE KLAWINSKI
SR. SERVICE MANAGER
OFFICE: (262) 552-3227
allie.klawinski@we-energies.com

NATURAL GAS EMERGENCY:
ELECTRICAL EMERGENCY:
(800) 662-4797

AT&T:
MIKE TOYEK
OFFICE: (262) 636-0549
EMAIL: mt1734@att.com

TDS TELECOM:
SOUTHEAST WISCONSIN
OFFICE: (877) 483-7142

INDEX OF SHEETS

C-1	COVER SHEET
C-2	EXISTING CONDITIONS PLAN
C-3	SITE DIMENSIONAL & PAVING PLAN
C-4	GRADING PLAN
C-5	UTILITY PLAN
C-6	SITE STABILIZATION PLAN
C-7 - C-9	CONSTRUCTION DETAILS

REQUIRED SUBMITTALS FOR APPROVAL

1. HOT MIX ASPHALT - MIX DESIGN
2. CONCRETE PAVEMENTS (EXTERIOR) - MIX DESIGN & JOINT PLAN
3. PAVEMENT STONE BASE COURSE - GRADATION
4. PIPE BEDDING & TRENCH BACKFILL - GRADATION
5. MANHOLE BACKFILL - GRADATION
6. PAVEMENT MARKING PAINT

REQUIRED SUBMITTALS FOR RECORDS

1. WATER MAIN PIPES, VALVES, HYDRANTS & FITTINGS
2. SANITARY SEWER PIPE & FITTINGS
3. STORM SEWER PIPE, STRUCTURES, & FITTINGS
4. TRACER WIRE
5. UNDERGROUND UTILITY LOCATION RECORD DRAWINGS
6. ADA SIGN & TRUNCATED DOMES, PAINT & STENCILS
7. CHEMICAL SOIL STABILIZATION MIX DESIGN (IF APPLICABLE)

VILLAGE NOTES

PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION CONFERENCE MUST BE HELD AT THE VILLAGE OFFICES. THE PRE-CONSTRUCTION CONFERENCE SHALL BE SCHEDULED AND MODERATED BY THE DESIGNING ENGINEER OF RECORD.

EACH CONTRACTOR SHALL HAVE A COPY OF THE VILLAGE APPROVED PLANS, PROJECT MANUAL, AND VILLAGE CONSTRUCTION SPECIFICATIONS ON-SITE DURING TIMES OF CONSTRUCTION. THE CONSTRUCTION SPECIFICATIONS ARE AN INTEGRAL PART OF THE CIVIL ENGINEERING PLANS.

RAW CUT/FILL ESTIMATES ON THE SITE ARE AS FOLLOWS:
FROD/TERT SOUTH: CUT - 1,158 CY
FILL - 12,525 CY
MSM PHASE I: CUT - 17,966 CY
FILL - 6,269 CY



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

EXPIRATION DATE: JULY 31, 2018

PINNACLE ENGINEERING GROUP, LLC - ENGINEER'S LIMITATION

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

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

REVISIONS

NO.	DESCRIPTION	DATE

REC'D OR NO. 114-10-W/1
MAC
REC'D BY
START DATE: 12-05-17
SCALE: 1" = 300'

SHEET
C-1
of
C-9
DATE: 12/05/17

PLAN | DESIGN | DELIVER
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PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

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

CHICAGO | MILWAUKEE | NATIONWIDE

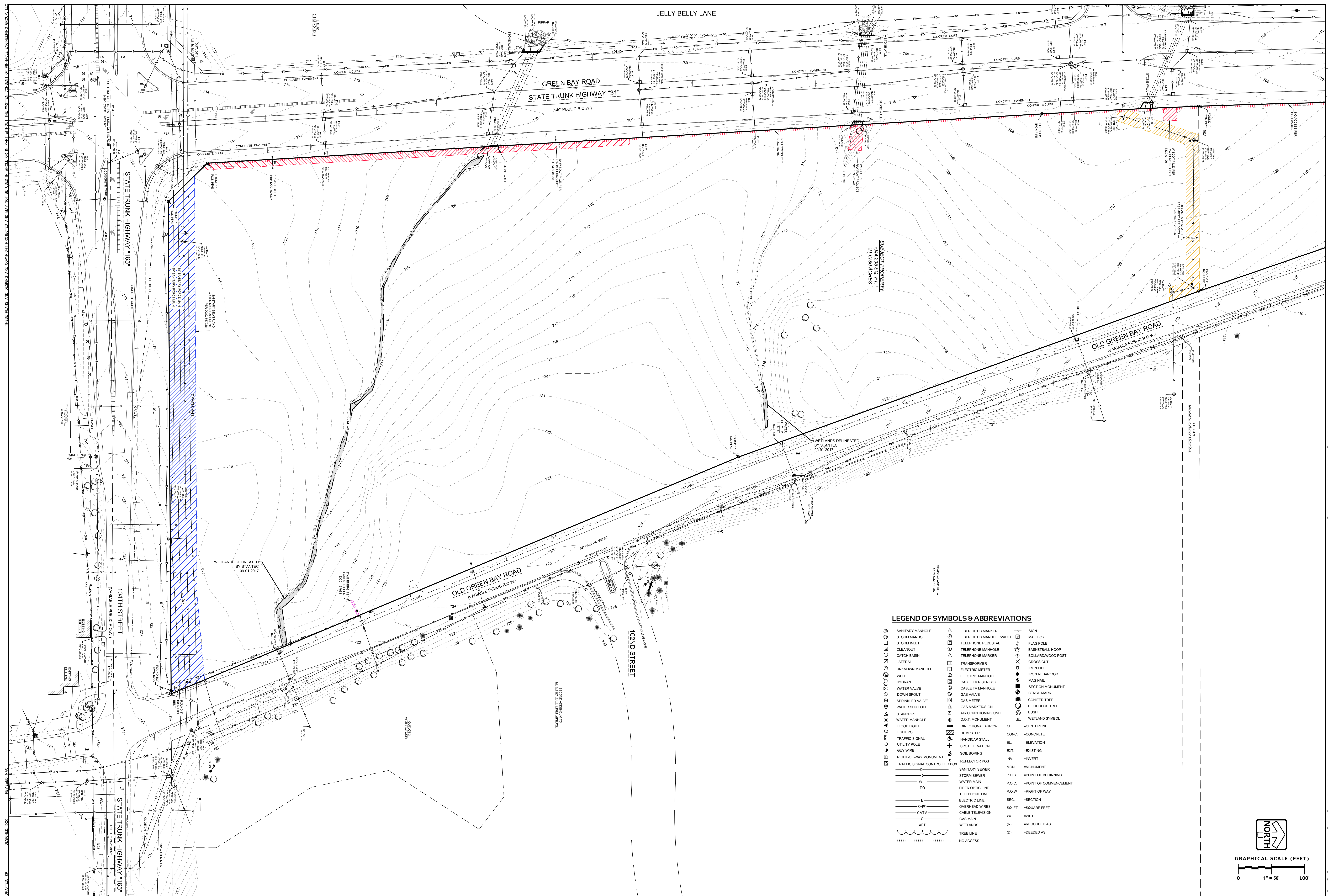
MAIN STREET MARKET PHASE 1
GREEN BAY RD. & 104TH ST. PLEASANT PRAIRIE, WI

COVER SHEET

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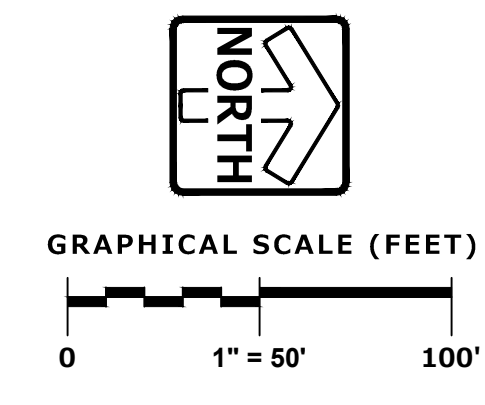
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COVER SHEET



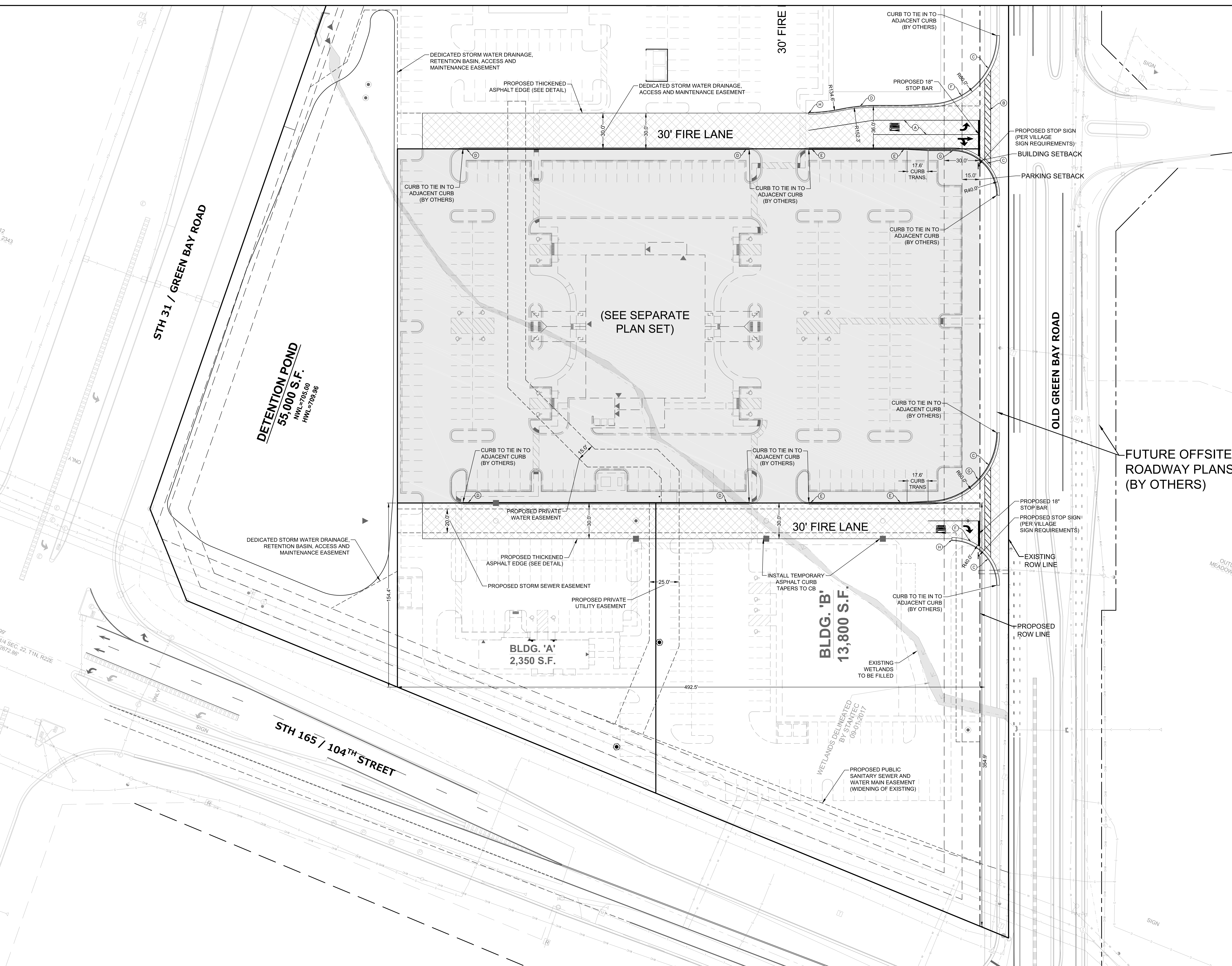
LEGEND OF SYMBOLS & ABBREVIATIONS

<ul style="list-style-type: none"> ○ SANITARY MANHOLE ○ STORM MANHOLE ○ STORM INLET ○ CLEANOUT ○ CATCH BASIN ○ LATERAL ○ UNKNOWN MANHOLE ○ WELL ○ HYDRANT ○ WATER VALVE ○ DOWN SPOUT ○ SPRINKLER VALVE ○ WATER SHUT OFF ○ STANDPIPE ○ WATER MANHOLE ○ FLOOD LIGHT ○ LIGHT POLE ○ TRAFFIC SIGNAL ○ UTILITY POLE ○ GUY WIRE ○ RIGHT-OF-WAY MONUMENT ○ TRAFFIC SIGNAL CONTROLLER BOX ○ SANITARY SEWER ○ STORM SEWER ○ WATER MAIN ○ FIBER OPTIC LINE ○ TELEPHONE LINE ○ ELECTRIC LINE ○ OVERHEAD WIRES ○ CATV ○ GAS MAIN ○ WET ○ TREE LINE ○ NO ACCESS 	<ul style="list-style-type: none"> △ FIBER OPTIC MARKER △ FIBER OPTIC MANHOLE/VAULT □ TELEPHONE PEDESTAL ○ TELEPHONE MANHOLE △ TELEPHONE MARKER □ TRANSFORMER ○ ELECTRIC METER ○ ELECTRIC MANHOLE ○ CABLE TV RISER/BOX ○ CABLE TV MANHOLE ○ GAS VALVE ○ GAS METER ○ GAS MARKER/SIGN ○ AIR CONDITIONING UNIT ○ D.O.T. MONUMENT → DIRECTIONAL ARROW □ DUMPSTER □ HANDICAP STALL ○ SPOT ELEVATION ○ SOIL BORING ○ REFLECTOR POST ○ SANITARY SEWER ○ STORM SEWER ○ WATER MAIN ○ FIBER OPTIC LINE ○ TELEPHONE LINE ○ ELECTRIC LINE ○ OVERHEAD WIRES ○ CATV ○ GAS MAIN ○ WETLANDS ○ TREE LINE ○ NO ACCESS 	<ul style="list-style-type: none"> — SIGN □ MAIL BOX — FLAG POLE ○ BASKETBALL HOOP ○ BOLLARD/WOOD POST ○ CROSS CUT ○ IRON PIPE ○ IRON REBAR/ROD ○ MAG NAIL ○ SECTION MONUMENT ○ BENCH MARK ○ CONIFER TREE ○ DECIDUOUS TREE ○ BUSH ○ WETLAND SYMBOL — CL - CENTERLINE — CONC - CONCRETE — EL - ELEVATION — EXT - EXISTING — INV - INVERT — MON - MONUMENT — P.O.B - POINT OF BEGINNING — P.O.C - POINT OF COMMENCEMENT — R.O.W - RIGHT OF WAY — SEC - SECTION — SQ. FT. - SQUARE FEET — W - WITH — (R) - RECORDED AS — (D) - DEEDED AS
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DESIGNED: MAC
DRAWN: EP
REVIEWED: DOC
DATE: 12-23-17

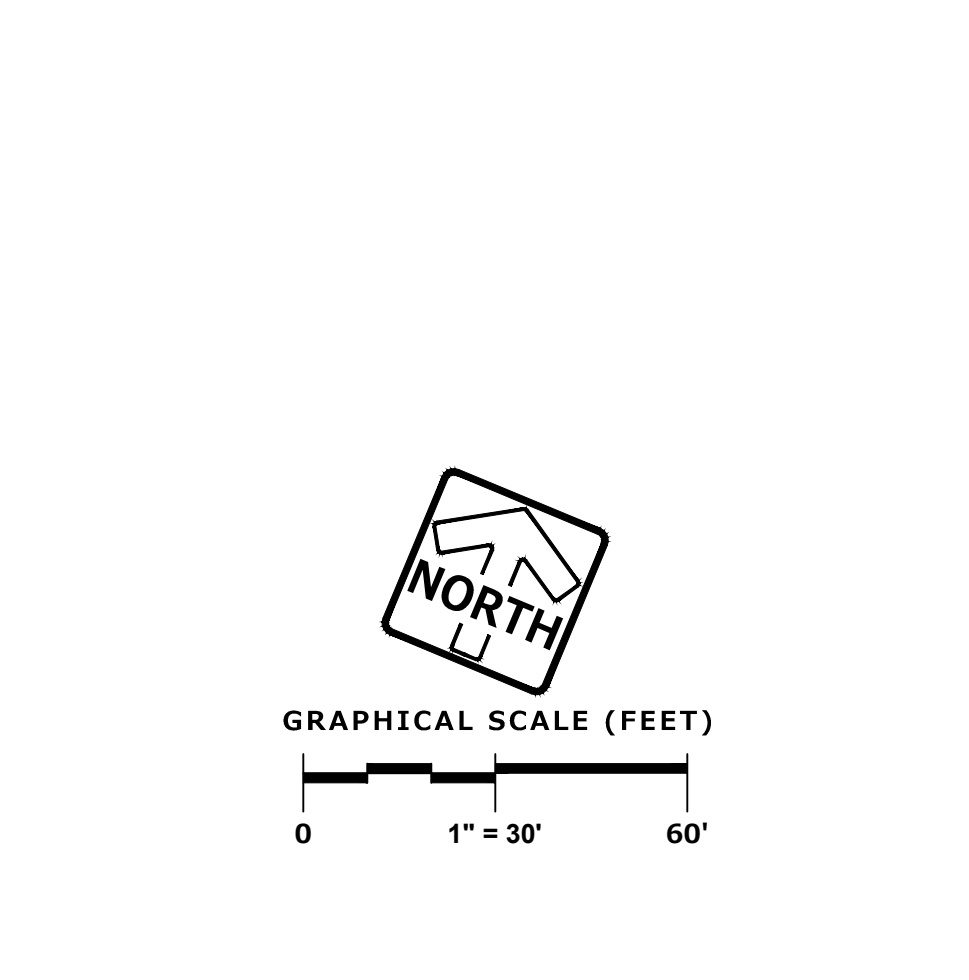
Pinnacle Engineering Group, LLC



LEGEND

- HEAVY DUTY PAVEMENT
 1" (10" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)
 4" ASPHALTIC CONC. (1.5% FLS)
 1.5" LOWER LAYER (4 HT 58-28.5)
 2.25" UPPER LAYER (4 HT 58-28.5)
- (A) 4" SOLID WHITE STRIPE
- (B) 4" DIAGONAL AT 45° SPACED 2' O.C.
- (C) PREPARE CURB FOR FUTURE SIDEWALK RAMP
- (D) 18" CURB & GUTTER (SEE DETAIL)
- (E) 18" REVERSE CURB & GUTTER (SEE DETAIL)
- (F) 30" CURB & GUTTER (SEE DETAIL)
- (G) 30" REVERSE CURB & GUTTER (SEE DETAIL)
- (H) TAPER CURB HEAD (SEE DETAIL)
- (I) PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)
- (M) MAIN DOOR

- ### NOTES
1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. ALL PAVING DIMENSIONS ARE TO FACE OF CURB OR TO EDGE OF PAVEMENT, EXCEPT FOR THE SETBACK FROM PARKING LOTS, HANDICAP LANES AND FIRE ACCESS LANES, WHERE THE SETBACK IS MEASURED FROM THE BACK OF CURB TO THE PROPERTY LINE.
 2. ALL PROPOSED CURB AND GUTTER SHALL BE 18" STANDARD CURB AND GUTTER (SEE DETAIL), UNLESS OTHERWISE NOTED. CURB AND GUTTER DRAINING AWAY FROM THE FACE OF CURB IS NOTED AS REVERSE CURB AND GUTTER.
 3. ALL RADII ARE MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
 4. BUILDING DIMENSIONS AND ADJACENT PARKING AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
 5. THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE (1-800-242-8511) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
 6. IMPROVEMENTS ADJACENT TO BUILDING IF SHOWN SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS, AND DETAILS.
 7. REFER TO ELECTRICAL PLANS FOR LIGHTING LOCATIONS, SPECIFICATIONS, AND DETAILS.
 8. SEE ADDITIONAL NOTES AND DETAILS ON CONSTRUCTION DETAILS.
 9. ALL PAVING SHALL CONFORM TO STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION AND APPLICABLE VILLAGE OF PLEASANT PRAIRIE ORDINANCES, AND SPECIFICATIONS CONTAINED WITHIN THIS PLAN SET.
 10. CONTRACTOR SHALL CONSULT STRIPING COLOR WITH OWNER PRIOR TO CONSTRUCTION.
 11. PROVIDE CONTRACTOR GRADE ACRYLIC STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES OR TO MANUFACTURER'S SPECIFICATION, WHICHEVER IS GREATER.
 12. THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT EXISTING PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE FIT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
 13. DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER, STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.
 14. LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. FREE HAND PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.
 15. PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
 16. BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
 17. ASPHALTIC CONCRETE PAVING SPECIFICATIONS:
 - CODES AND STANDARDS: THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION, HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS THE STATE HIGHWAY SPECIFICATIONS.
 - WEATHER LIMITATIONS: APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).
 - GRADE CONTROL: ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
 - CRUSHED AGGREGATE BASE COURSE: THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
 - BINDER COURSE AGGREGATE: THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 315, STATE HIGHWAY SPECIFICATIONS.
 - SURFACE COURSE AGGREGATE: THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 465, STATE HIGHWAY SPECIFICATIONS.
 - ASPHALTIC MATERIALS: THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.
 - SURFACE PREPARATION: NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.



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BROOKFIELD, WI 53005
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONALS

MAIN STREET MARKET PHASE 1

GREEN BAY RD. & 104TH ST. PLEASANT PRAIRIE, WI

SITE DIMENSIONAL & PAVING PLAN

REVISIONS	DATE	BY	APP'D

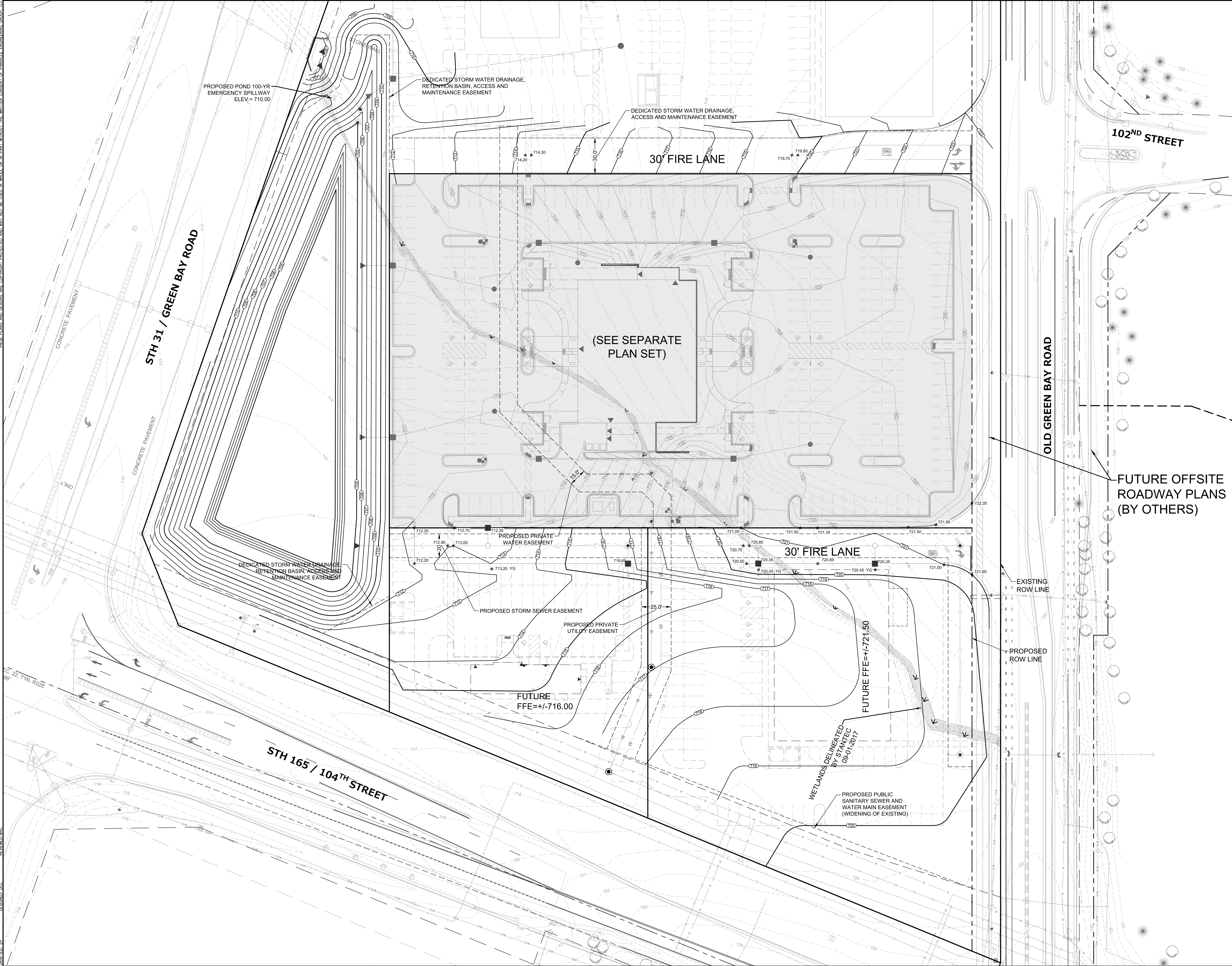
PROJ. NO. 1114.10-WI SHEET NO. 3 SCALE: 1" = 30' DATE: 12-23-17	SHEET C-3 C-9
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SITE DIMENSIONAL & PAVING PLAN

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC.
 DESIGNED: MAC
 CHECKED: DOT
 DRAWN: EP



NOTES

- CONTRACTOR SHALL VERIFY ALL GRADES, ENSURE ALL AREAS DRAIN PROPERLY AND REPORT ANY DISCREPANCIES TO PINNACLE ENGINEERING GROUP PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
- ALL EXISTING CONTOURS REPRESENT EXISTING SURFACE GRADES UNLESS OTHERWISE NOTED. ALL PROPOSED GRADES SHOWN ARE FINISH SURFACE GRADES UNLESS OTHERWISE NOTED.
- SPOT ELEVATIONS REPRESENT THE GRADE ALONG THE EDGE OF PAVEMENT UNLESS ELEVATIONS AS DEPICTED IN THE PLANS.
- ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS DEPICTED IN THE PLANS.
 CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATION(S) OF ALL GRADING QUANTITIES. WHILE REG ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARD OF CARE. THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
 THE CONTRACTOR MAY SOLICIT APPROVAL FROM ENGINEER/OWNER TO ADJUST FINAL GRADES FROM DESIGN GRADES TO PROVIDE AN OVERALL SITE BALANCE AS A RESULT OF FIELD CONDITIONS.
- GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS, WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT PONDING, AND IF NECESSARY PUMPING TO ALLEVIATE PONDING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSUITABLE SOILS CREATED/ORGANIZED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS DUE TO WEATHER.
- THE CONTRACTOR IS RESPONSIBLE FOR MEETING MINIMUM COMPACTION STANDARDS. THE CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTION CANNOT BE OBTAINED. THE PROJECT'S GEOTECHNICAL CONSULTANT SHALL DETERMINE WHICH IN-SITU SOILS ARE TO BE CONSIDERED UNSUITABLE SOILS. THE ENGINEER/OWNER AND GEOTECHNICAL TESTING CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.
- IN THE EVENT THAT ANY MOISTURE-DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY TO BRING THE MATERIAL INTO COMPLIANCE AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.
- WITH THE AUTHORIZATION OF THE ENGINEER/OWNER, MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON FILL AREAS IN AN EFFORT TO DRY. CONTRACTOR SHALL CLEARLY FIELD MARK THE EXTERIOR LIMITS OF SPREAD MATERIAL WITH PAINTED LATH AND SUBMIT A PLAN TO THE ENGINEER/OWNER THAT IDENTIFIES THE LIMITS. UNDER NO CIRCUMSTANCES SHALL THE SPREAD MATERIAL DEPTH EXCEED THE MOST RESTRICTIVE OF: THE EFFECTIVE TREATMENT DEPTH OF MACHINERY THAT WILL BE USED TO TURN OVER THE SPREAD MATERIAL; OR THE MAXIMUM COMPACTOR LIFT DEPTH.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.
- THE SITE SHALL BE COMPLETED TO WITHIN 0.10-FT (+/-) OF THE PROPOSED GRADES AS INDICATED WITHIN THE PLANS PRIOR TO PLACEMENT OF TOPSOIL OR STONE. CONTRACTOR IS ENCOURAGED TO SEQUENCE CONSTRUCTION SUCH THAT THE SITE IS DIVIDED INTO SMALLER AREAS TO ALLOW STABILIZATION OF DISTURBED SOILS IMMEDIATELY UPON COMPLETION OF INDIVIDUAL SMALLER AREAS.
- CONTRACTOR SHALL CONTACT "DIGGER'S HOTLINE" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING SAID UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
- CONTRACTOR SHALL PROTECT INLETS AND ADJACENT PROPERTIES WITH SILT FENCING OR APPROVED EROSION CONTROL METHODS UNTIL CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL PLACE SILT FENCING AT DOWN SLOPE SIDE OF GRADING LIMITS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING FACILITIES OR UTILITIES. ANY DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
- WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY INCLUDING LANDSCAPING.
- CONTRACTOR SHALL COMPLY WITH ALL PLEASANT PRAIRIE CONSTRUCTION STANDARDS/ORDINANCES.
- LANDSCAPE AND TURF AREAS SHALL HAVE A MINIMUM OF 4-INCH TOPSOIL REPLACEMENT.
- TOPSOIL BERMING SHALL ACHIEVE 90% STANDARD PROCTOR DENSITY AT 3% (+) OPTIMUM MOISTURE CONTENT.

LEGEND

- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN- ROUND CASTING
- STORM SEWER CATCH BASIN- RECTANGULAR CASTING
- ▲ PROPOSED CONCRETE FLARED END SECTION
- PROPOSED CONTOUR
- + 750.00 SPOT ELEVATION
- DIRECTION OF SURFACE FLOW
- DITCH OR SWALE
- DIVERSION SWALE
- OVERFLOW RELIEF ROUTING
- CONCRETE SIDEWALK
- CURB AND GUTTER
- DEPRESSED CURB
- REVERSE PITCH CURB & GUTTER
- EP EDGE OF PAVEMENT
- FF FINISHED FLOOR
- TW TOP OF WALL
- YG YARD GRADE
- SW SIDEWALK

GRAPHICAL SCALE (FEET)
 0 1" = 30' 60'

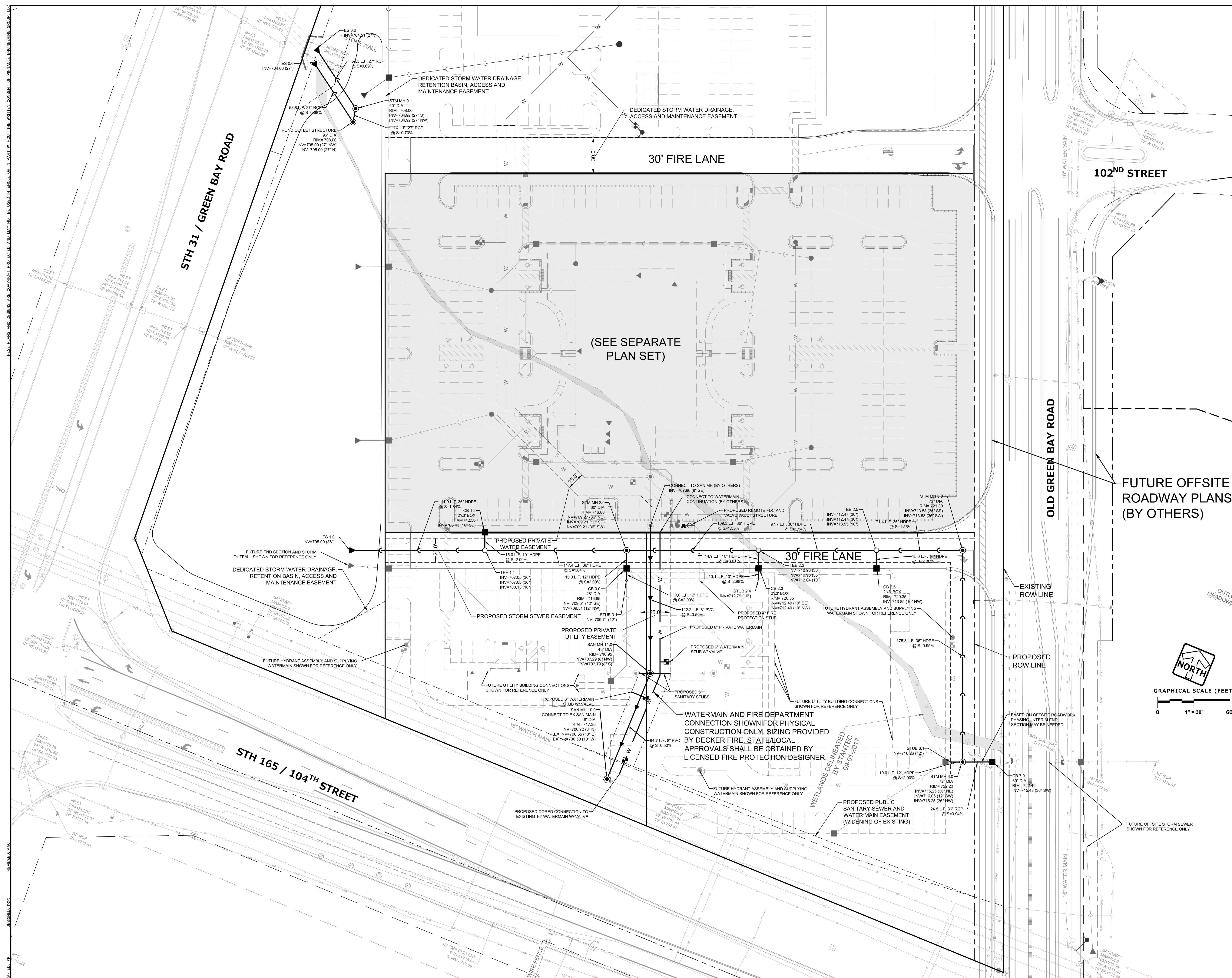
LEGEND
 NORTH

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT INFORMATION
 PROJECT NO: 1114-10-WI
 SHEET NO: C-4
 SCALE: 1" = 30'

Z:\PROJECTS\2017\1114-10-WI\CAD\SHEETS\1114-10-WI GRADING PLAN.DWG



LEGEND	
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	STORM SEWER CATCH BASIN (ROUND CASTING)
	STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
	PRECAST CONCRETE FLARED END SECTION
	CLEANOUT
	VALVE BOX
	FIRE HYDRANT
	SANITARY SEWER
	FORCE MAIN
	STORM SEWER
	DRAIN TILE
	WATER MAIN
	FIRE PROTECTION
	UTILITY CROSSING
	ELECTRICAL CABLE
	GAS MAIN
	TELEPHONE LINE
	OVERHEAD WIRES
	LIGHTING
	ELECTRICAL TRANSFORMER OR PEDESTAL
	POWER POLE
	POWER POLE WITH LIGHTS
	STREET SIGN
	UTILITY TO BE REMOVED

- NOTES**
- EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE THERE TO. CONTRACTOR SHALL CALL "GOGGERS POLINE" PRIOR TO ANY CONSTRUCTION.
 - ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN LATEST EDITION AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
 - UTILITY CONSTRUCTION AND SPECIFICATIONS SHALL COMPLY WITH THE VILLAGE OF PLEASANT PRAIRIE SPECIAL PROVISIONS AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES COMB 83.0.
 - LENGTHS OF PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPUTATIONS OF MATERIALS REQUIRED TO COMPLETE WORK. LENGTHS SHALL BE FIELD VERIFIED DURING CONSTRUCTION.
 - CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OF THE AREAS DISTURBED DURING CONSTRUCTION.
 - CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF PROPOSED UTILITIES AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS PRIOR TO ATTEMPTING CONNECTIONS AND BEGINNING UTILITY CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
 - ALL NEW ON-SITE SANITARY, STORM AND WATER UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.
 - THE CONTRACTOR SHALL CONTACT THE VILLAGE OF PLEASANT PRAIRIE PUBLIC WORKS DEPARTMENT 48 HOURS IN ADVANCE OF SANITARY, WATER AND STORM CONNECTIONS TO THE VILLAGE-OWNED SYSTEM TO SCHEDULE INSPECTIONS.
 - ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES ARE SHOWN ON THE ARCHITECTURAL PLANS AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROPER AUTHORITIES FOR ANY REQUIRED PERMITS, AUTHORIZATIONS, TRAFFIC CONTROL AND ANY PERMIT FEES REQUIRED.
 - FIELD TILE CONNECTION - ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICES FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE SIZE, TYPE AND NUMBER OF WATER MAIN BENCHES, HORIZONTAL AND VERTICAL, REQUIRED TO COMPLETE CONSTRUCTION. COST FOR BENCHES, HORIZONTAL AND VERTICAL, SHALL BE INCIDENTAL AND INCLUDED IN THE OVERALL COST OF THE CONTRACT.
 - STORM SEWER SPECIFICATIONS -
 PIPE - REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443. STRENGTH CLASSIFICATIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
 HEIGHT OF COVER (FEET): 0-2 2-3 3-6 6-15 15-25 25+
 MINIMUM CONCRETE PIPE CLASSIFICATION: IV III II III IV ENGINEER TO SPECIFY
 HIGH DENSITY DUAL-WALL POLYETHYLENE N-12 CORRUGATED PIPE (HDPE) SHALL BE AS MANUFACTURED BY ADEK OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO M-294 TYPE 25" OR POLYVINYL CHLORIDE (PVC) CLASS 150 WITH 15' MIN. COVER. IF HDPE PIPE IS USED FOR POND OUTFALLS, A MINIMUM OF THREE (3) SECTIONS (2 STRAPS) SHALL BE STRAPPED TOGETHER.
 INLETS/CATCH BASINS - INLETS/CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NO. 25 OF THE STANDARD SPECIFICATIONS WITH A 1'-4" x 1'-4" MANHOLE OPENING. FRAME & GRATE SHALL BE NEMA# R-1580 WITH TYPE G GRATE, OR EQUAL. CURB FRAME & GRATE SHALL BE NEMA# R-3067, OR EQUAL. INLET DISTANCE FROM VERTICAL CENTERLINE OF THE STRUCTURE TO THE CENTERLINE OF THE PIPE SHALL BE 18" MIN. STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO PINNACLE ENGINEERING GROUP FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.
 BACKFILL AND BEDDING - STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE "STANDARD SPECIFICATIONS". LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE "STANDARD SPECIFICATIONS".
 IF HDPE PIPE IS USED FOR POND OUTFALLS, A MINIMUM OF THREE (3) SECTIONS (2 STRAPS) SHALL BE STRAPPED TOGETHER.
 WATER MAIN SPECIFICATIONS -
 PIPE - WATER MAIN SHALL BE POLYVINYL CHLORIDE (PVC) PIPE MEETING THE REQUIREMENTS OF ANWA STANDARD C-800, CLASS 150, DR-18, WITH CAST IRON G.D. AND INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS. VALVES AND VALVE BOXES - GATE VALVES SHALL BE ANWA GATE VALVES MEETING THE REQUIREMENTS OF ANWA C-500 AND CHAPTER 8.2.7.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.
 HYDRANTS - HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE VILLAGE OF PLEASANT PRAIRIE AND IN ACCORDANCE WITH FILE NO. 38 OF THE "STANDARD SPECIFICATIONS". THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18 INCHES AND NO GREATER THAN 22 INCHES.
 BEDDING AND COVER MATERIAL - PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.4.3.2 OF THE "STANDARD SPECIFICATIONS".
 BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE "STANDARD SPECIFICATIONS".
 SANITARY SEWER SPECIFICATIONS -
 PIPE - SANITARY SEWER PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, SDR-35, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212.
 BEDDING AND COVER MATERIAL - BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE "STANDARD SPECIFICATIONS" WITH THE FOLLOWING MODIFICATIONS: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.4.3.2 (A). BEDDING AND COVER MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO INSURE ADEQUATE COMPACTING OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE CENTERLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SUPPORT."
 BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE "STANDARD SPECIFICATIONS".
 MANHOLES - MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NOS. 12, 13 AND 15 OF THE "STANDARD SPECIFICATIONS" AND ALL SPECIAL PROVISIONS OF THE VILLAGE OF PLEASANT PRAIRIE. STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO PINNACLE ENGINEERING GROUP FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.
 MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NEMA# R-1642 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL.
 WATER MAIN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6 FEET. INSULATION AND PLACING OF INSULATION SHALL CONFORM TO CHAPTER 4.17.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 8TH EDITION, UPDATED WITH ITS LATEST ADDENDUM (TYP.).
 TRACER WIRE SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THESE CODE SECTIONS AS PER 182.07(2)(b) OF THE STATUTES. THE TRACER WIRE FOR THE SANITARY SEWER LATERAL SHALL BE CONTINUOUS AND SHALL BE EXTENDED ABOVE GRADE VIA A 4-INCH PVC PIPE WITH SCREW-ON CAP ADJACENT TO THE PROPOSED TERMINATION POINT OF THE LATERAL FOR THE PROPOSED BUILDING.
 20. SEE UTILITY PLANS AND CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.

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MAIN STREET MARKET PHASE 1
GREEN BAY RD. & 104TH ST. PLEASANT PRAIRIE, WI

UTILITY PLAN

REVISIONS		SHEET
		C-9

PROJECT NO. 1114-10-WI
DATE: 12-05-17
SCALE: 1" = 30'

DESIGNED: EP
CHECKED: MAC
DATE: 12-05-17

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DESIGNED: EP
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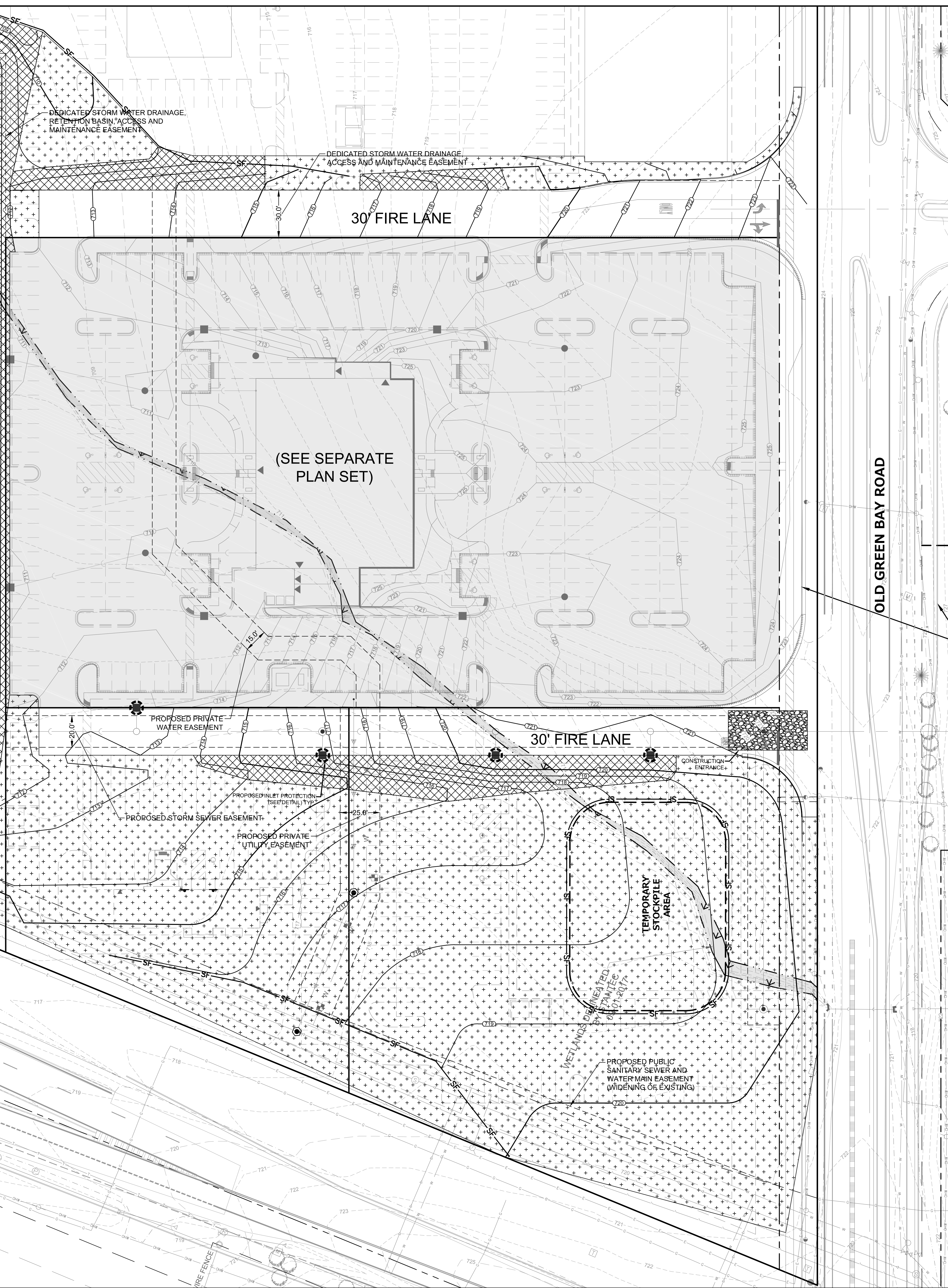
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CONSTRUCTION SITE SEQUENCING

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

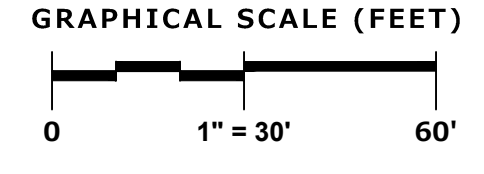
GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT (WPDES PERMIT NO. WI-50363-1) FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL TECHNICAL STANDARDS AND PROVISIONS IN EFFECT AT THE TIME OF CONSTRUCTION. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMPs). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THE BMPs PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
2. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY OWNER/ENGINEER OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
3. MODIFICATIONS TO THE APPROVED SWPPP IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMPs. ALL MODIFICATIONS MUST BE APPROVED BY OWNER/ENGINEER/GOVERNING AGENCY PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.
5. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATIONS WITH THE PROPER AUTHORITIES, PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
6. PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEEP AND/OR SCOPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST IMMEDIATELY AND AS REQUESTED BY THE GOVERNING AGENCIES.
7. ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS. ALL INLETS, STRUCTURES, PIPES, AND SWALES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND DEBRIS.
8. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, WATER MAIN, ETC.) OUTSIDE OF THE PERIMETER CONTROLS SHALL INCORPORATE THE FOLLOWING:
PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
BACKFILL, COMPACT AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMPs PRIOR TO RELEASE INTO STORM SEWER OR DITCHES.
9. AT A MINIMUM, SEDIMENT BASINS AND NECESSARY TEMPORARY DRAINAGE PROVISIONS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE BEGINNING OF SIGNIFICANT MASS GRADING OPERATIONS TO PREVENT OFFSITE DISCHARGE OF UNTREATED RUNOFF.
10. ALL WATERCOURSES AND WETLANDS SHALL BE PROTECTED WITH SILT FENCE TO PREVENT ANY DIRECT DISCHARGE FROM DISTURBED SOILS.
11. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
12. TOPSOIL STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE AND PERIMETER SILT FENCE TO CONTROL SILT. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IS REQUIRED.
13. EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER IMMEDIATELY FOLLOWING COMPLETION OF SUCH ACTIVITIES OR PRIOR TO THE COMPLETION OF EACH WORK DAY, WHICH EVER OCCURS FIRST.
14. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCES ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
15. PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS. PUMP DISCHARGE SHALL BE DIRECTED INTO AN APPROVED FILTER BAG OR APPROVED SETTLING DEVICE.
16. GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. EROSION AND SEDIMENT CONTROL MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES. ALL DISTURBED AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF FOURTEEN (14) DAYS REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH TECHNICAL STANDARDS.
17. ALL DISTURBED SLOPES EXCEEDING 4:1, SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75BN EROSION MATTING (OR APPROVED EQUAL) AND ALL CHANNELS SHALL BE STABILIZED WITH NORTH AMERICAN GREEN C125BN (OR APPROVED EQUAL) OR APPLICATION OF AN APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. EROSION MATTING AND/OR NETTING USED ON-SITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
18. DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE OF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE.
19. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE VISUALLY INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM ON A DAILY BASIS.
20. QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL 0.5-INCH, OR MORE, PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERVAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT. REPORTING SHALL BE IN ACCORDANCE WITH THE GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.
21. SEE ADDITIONAL DETAILS AND NOTES ON SITE STABILIZATION AND CONSTRUCTION DETAILS.

FUTURE OFFSITE ROADWAY PLANS (BY OTHERS)

LEGEND

- | | | | |
|-----|---|-----|---|
| ● | SANITARY SEWER MANHOLE | --- | NORMAL WATER LEVEL (NWL) |
| ○ | STORM SEWER MANHOLE | → | DIRECTION OF SURFACE FLOW |
| ● | STORM CATCH BASIN (ROUND CASTING) | → | DITCH OR SWALE |
| ● | STORM SEWER CATCH BASIN (RECTANGULAR CASTING) | → | DIVERSION SWALE |
| ▽ | PRECAST FLARED END SECTION | → | OVERFLOW RELIEF ROUTING |
| □ | CLEANOUT | SF | SILT FENCE |
| □ | VALVE BOX | ○ | INLET PROTECTION |
| ⦿ | FIRE HYDRANT | □ | CONSTRUCTION ENTRANCE |
| ○ | PROPOSED CONTOUR | + | HYDROSEED (PER MANUFACTURER SPECIFICATIONS) |
| + | PROPOSED SPOT ELEVATION | ■ | EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S75 OR EQUAL) |
| + | WETLANDS | | |
| --- | FLOODPLAIN | | |
| --- | HIGH WATER LEVEL (HWL) | | |



MAIN STREET MARKET PHASE 1

GREEN BAY RD. & 104TH ST. PLEASANT PRAIRIE, WI

SITE STABILIZATION PLAN

REVISIONS

NO.	DESCRIPTION	DATE

PROJ. NO. 1114-10-WI	MAC
START DATE: 12-05-17	SCALE: 1" = 30'
SHEET C-6	OF C-9

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SITE STABILIZATION PLAN

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1.0 POTENTIAL POLLUTANT SOURCES

THE PROPOSED ACTIVITY ON THE PROJECT SITE. THE PRIMARY POTENTIAL POLLUTANT SOURCE ASSOCIATED WITH THIS CONSTRUCTION PROJECT IS SOIL EROSION AND TRANSPORTATION. REFER TO SECTION 4 OF THIS PLAN. ADDITIONAL POTENTIAL SOURCES OF POLLUTION MAY INCLUDE FUEL TANKS, WASTE CONTAINERS, OIL OR OTHER PETROLEUM PRODUCTS, SETBACKS, PAVES, CONSTRUCTION DEBRIS, SANITARY STATIONS, FERTILIZERS, AND DUST. REFER TO SECTION 5 OF THIS PLAN.

2.0 EROSION AND SEDIMENT CONTROL IMPLEMENTATION

THE FOLLOWING ARE DESCRIPTIONS OF THE EROSION AND SEDIMENT CONTROL PRACTICES THAT SHALL BE IMPLEMENTED DURING CONSTRUCTION OF THIS PROJECT. IN ADDITION TO THESE MEASURES, CONTRACTOR SHALL DISTURB ONLY AREAS NECESSARY TO COMPLETE THE CONSTRUCTION PROJECT. ALL PRACTICES SHALL BE CONDUCTED IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICES (BMP).

2.1 CONSTRUCTION AND EROSION CONTROL SEQUENCING

CONSTRUCTION SEQUENCING WILL BE UTILIZED AS A MEANS OF CONTROLLING EROSION AND LIMITING SEDIMENT TRANSPORT SEQUENCING AS LISTED BELOW IS GENERAL IN NATURE AND MAY VARY DEPENDING ON WEATHER CONDITIONS AND/OR PHASING OF CONSTRUCTION. THE CONTRACTOR SHALL SUBMIT A DETAILED SITE SEQUENCING PLAN TO OWNER FOR APPROVAL AT LEAST 5 BUSINESS DAYS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM # 4 AS NEEDED TO COMPLETE CONSTRUCTION ONLY IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL REQUIREMENTS.

- INSTALL TEMPORARY CONSTRUCTION ENTRANCES, INLET PROTECTION ON EXISTING STORM SEWER AND CULVERT INLET LOCATIONS, AND PERIMETER SILT FENCING.
- INSTALL SILT FENCING ALONG THE PERIMETER OF PROPOSED TOPSOIL STOCKPILE LOCATIONS. THE FIRST TOPSOIL DEPOSITED WITHIN THE STOCKPILE LIMITS SHALL BE PLACED TO CREATE TEMPORARY BERMS ALONG THE SILT FENCE TO PREVENT DIRECT STORMWATER RUNOFF AGAINST SILT FENCING. CONTRACTOR SHALL LIMIT LAND DISTURBING ACTIVITIES ASSOCIATED WITH TEMPORARY BERMS TO A MINIMUM.
- STRIP TOPSOIL WITHIN THE LIMITS OF THE SEDIMENT TRAPS THAT WILL BE USED FOR TEMPORARY SEDIMENT CONTROL. STRIPPED TOPSOIL SHALL BE PLACED TO CONSTRUCT DIVERSION BERMS OR PLACED WITHIN THE STOCKPILE LIMITS.
- STRIP TOPSOIL ALONG THE REMAINDER OF DIVERSION BERMS AND IMMEDIATELY PLACE TOPSOIL TO CREATE THE BERMS. MASS TOPSOIL STRIPPING SHALL NOT OCCUR UNTIL ALL DOWNSTREAM SEDIMENT CONTROLS ARE IN PLACE.
- CONDUCT ROUGH GRADING OPERATIONS AND UTILITY PIPING INSTALLATION. DRAIN TILE SHALL NOT BE INSTALLED UNTIL UPLAND AREAS CONTRIBUTING STORMWATER RUNOFF ARE STABILIZED. DITCH CHECKS SHALL BE INSTALLED WITHIN DRAINAGE DITCHES IMMEDIATELY FOLLOWING CREATION OF DITCHES AND INLET PROTECTION SHALL BE INSTALLED TO PROTECT ANY STORM SEWER OR CULVERTS THAT WILL FUNCTION DURING CONSTRUCTION.
- FINE GRADE SUB-GRADE SOILS WITHIN PAVEMENT AND BUILDING LIMITS. PLACE STONE BASE MATERIAL AS SOON AS POSSIBLE FOLLOWING COMPLETION OF FINE GRADING EFFORTS.
- FINE GRADE REMAINING DISTURBED AREAS. PLACE SALVAGED TOPSOIL, EROSION BLANKETS/MATTING, AND SEED/MULCH AS SOON AS POSSIBLE FOLLOWING COMPLETION OF FINE GRADING EFFORTS.
- EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% VEGETATIVE COVER IS ESTABLISHED. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF SILT FENCE, TEMPORARY FENCING/PROTECTION, DITCH CHECKS, AND OTHER TEMPORARY CONTROLS, AND RESTORATION PRACTICES AS NECESSARY, TO THE SATISFACTION OF THE OWNER.

2.2 STABILIZATION PRACTICES

THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND WHEN STABILIZATION MEASURES ARE INITIATED, SHALL BE RECORDED ON THE STABILIZATION SCHEDULE FOR MAJOR GRADING ACTIVITIES.

STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY CEASED UNLESS:

THE INITIATION OF STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASE IS PRECEDDED BY SNOW COVER. IN THAT EVENT, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.

CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITIES CEASED, I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS. IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED. SEE THE SOIL PROTECTION CHART PRESENTED IN THE CONSTRUCTION DOCUMENTS FOR RATES OF PERMANENT AND TEMPORARY VEGETATION.

STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES.

- PERMANENT SEEDING: IN ACCORDANCE WITH APPROVED LANDSCAPING PLAN.
- TEMPORARY SEEDING MAY CONSIST OF SPRING OATS (100 LB/ACRE) AND/OR WHEAT OR CEREAL RYE (150 LB/ACRE).
- HYDROMULCHING WITH A TACKLER.
- GEOTEXTILE EROSION MATTING.
- SOODING.

2.3 STRUCTURAL PRACTICES

THE FOLLOWING ARE DESCRIPTIONS OF STRUCTURAL PRACTICES TO BE IMPLEMENTED TO DIVERT FLOWS FROM EXPOSED SOILS, STORE FLOWS, OR OTHERWISE LIMIT THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE INCLUDING THE PROPOSED AND EXISTING WETLAND AREAS.

SUCH PRACTICES COULD INCLUDE SILT FENCE, PROTECTION FENCE, CONSTRUCTION ENTRANCE, DITCH CHECK, EROSION CONTROL MATTING, DIVERSION BERMS/VALES, SEDIMENT TRAP, LEVEL SPREADER, INLET PROTECTION, OUTLET PROTECTION, AND TEMPORARY OR PERMANENT SEDIMENT BASIN. THE FOLLOWING STRUCTURAL PRACTICES ARE TO BE UTILIZED DURING THIS PROJECT.

SILT FENCE SHALL BE PLACED DOWN SLOPE OF DISTURBED AREAS OF THE CONSTRUCTION SITE AND AROUND THE PERIMETER OF THE TOPSOIL STOCKPILE. THIS INCLUDES PROTECTION ON EXISTING WETLAND AREAS TO BE MAINTAINED. SILT FENCE MAY ALSO BE USED AS A TEMPORARY CONTROL DEVICE WHERE SEGMENTATION RUNOFF IS DISCOVERED.

CONSTRUCTION ENTRANCE SHALL BE INSTALLED TO REDUCE SOIL EROSION POLLUTANTS FROM LEAVING THE SITE DURING CONSTRUCTION ACTIVITIES. IF THE CURBED STONE DOES NOT ADEQUATELY REMOVE MUD FROM VEHICLE TIRES, THEY SHALL BE HOUSED OFF BEFORE ENTERING A PAVED SURFACE. ANY SOIL REPORTED ON THE PUBLIC PAVED ROADWAY SHALL BE REMOVED IMMEDIATELY.

DITCH CHECK (STRAK BALE) SHALL BE INSTALLED IN DRAINAGE CHANNELS AS NEEDED.

EROSION CONTROL MATTING SHALL BE PLACED ON AREAS OR EMBANKMENTS HAVING SLOPES GREATER THAN OR EQUAL TO 3H:1V, BEFORE VEGETATION IS ESTABLISHED.

DIVERSION BERMS/VALES SHALL BE CONSTRUCTED TO DIVERT RUNOFF AROUND THE SITE AND TO DIVERT RUNOFF FROM THE DISTURBED AREA TO A SEDIMENT TRAP OR OTHER CONTROL. BERMS/VALES SHALL BE STABILIZED WITH EQUIPMENT TRACKING AND TEMPORARY SEEDING.

SEDIMENT TRANSPORT SHALL BE CONSTRUCTED TO COLLECT RUNOFF AND RUNOFF FROM SITE DIVERSION BERMS/VALES.

INLET PROTECTION SHALL BE INSTALLED AT STORMWATER DRAINAGE INLETS TO REDUCE SEDIMENT WITHIN STORM SEWER CONVEYANCE FEATURES.

OUTLET SCOUR PROTECTION SHALL BE INSTALLED AT STORMWATER DRAINAGE OUTLETS TO DIFFUSE FLOWS.

3.0 ADDITIONAL PRACTICES

ADDITIONAL POLLUTANT CONTROL MEASURES TO BE IMPLEMENTED DURING CONSTRUCTION ACTIVITIES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING.

CONSTRUCTION WASTE SHALL BE PROPERLY DISPOSED OF. THIS INCLUDES ALL CONSTRUCTION SITE WASTE MATERIAL, SANITARY WASTE, AND WASTE FROM LITTLE TRACKING OF SEDIMENTS. THE CONTRACTOR SHALL ENSURE THAT NO MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, BURNED, OR DISCHARGED TO THE WATERS OF THE STATE. VEHICLES HAULING MATERIAL AWAY FROM THE SITE SHALL BE COVERED WITH TARP/BLANKET TO PREVENT BLOWING DEBRIS.

DUST CONTROL SHALL BE ACCOMPLISHED BY ONE OR MORE OF THE FOLLOWING METHODS:

- COVERING 30% OR MORE OF THE SOIL SURFACE WITH A NON-EROSIBLE MATERIAL.
- ROUTING/EQUIPMENT TRACKING THE SOIL TO PRODUCE RIDGES PERPENDICULAR TO THE PREVAILING WIND. RIDGES SHALL BE AT LEAST 30 IN HIGH AND 18 IN WIDE.
- FREQUENT WATERING OF EXCAVATION AND FILL AREAS.
- PROVIDING GRAVEL OR PAVING AT ENTRANCE/EXIT DRIVES, PARKING AREAS AND TRAILER PATHS.
- STREET SWEEPING** SHALL BE PERFORMED TO IMMEDIATELY REMOVE ANY SEDIMENT TRACKED ON PAVEMENTS.

4.0 EROSION AND SEDIMENT STRUCTURAL PRACTICE MAINTENANCE

THE FOLLOWING MAINTENANCE PRACTICES SHALL BE USED TO MAINTAIN IN GOOD AND EFFECTIVE OPERATING CONDITIONS. VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES, AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN, UNLESS OTHERWISE SPECIFIED, IN CONSTRUCTION DOCUMENTS SHALL BE ADDRESSED IMMEDIATELY. THE MAINTENANCE PROCEDURES FOR THESE DEVELOPMENT SHALL INCLUDE, BUT NOT BE LIMITED TO THE BELOW.

SILT FENCE - REPAIR OR REPLACE ANY DAMAGED FILTER FABRIC AND/OR STAKES. REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE ABOVE GROUND HEIGHT OF THE FENCE.

CONSTRUCTION ENTRANCE - AS NEEDED, ADD STONE TO MAINTAIN CONSTRUCTION ENTRANCE DIMENSIONS AND EFFECTIVENESS.

DITCH CHECK (STRAK BALE) - RE-SECURE STAKES, ADJUST OR REPOSITION BALE TO ADDRESS PROPER FLOW OF STORMWATER, AND REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE HEIGHT OF THE BALE.

EROSION CONTROL MATTING - REPAIR MATTING IMMEDIATELY IF INSPECTION REVEALS BREACHED OR FAILED CONDITIONS. REPAIR AND RE-GRADE SOIL WHERE CHANNELIZATION HAS OCCURRED.

DIVERSION BERMS/VALES - REPLACE OR RE-COMPACT THE CONSTRUCTION MATERIALS AS NECESSARY.

SEDIMENT TRAP - REMOVE AND DISPOSE OF THE ACCUMULATED SEDIMENT WHEN IT HAS REACHED THE SEDIMENT STORAGE ELEVATION.

INLET PROTECTION - CLEAN, REPAIR OR REPLACE FILTER FABRIC AND/OR STONE WHEN CONTROL MEASURE IS CLOGGED. INLET FILTER BAGS SHALL BE REPLACED ONCE ONE-HALF FULL OF SEDIMENT.

OUTLET PROTECTION - CLEAN, REPAIR OR REPLACE FILTER FABRIC, TURF REINFORCEMENT MATTING AND/OR STONE WHEN CONTROL MEASURE IS ONE-HALF FULL OF SEDIMENT.

SEDIMENT BASIN - AT THE END OF CONSTRUCTION, CONTRACTOR SHALL REMOVE AND DISPOSE OF THE ACCUMULATED SEDIMENT AND RESTORE BASIN AREA TO INTENDED POST-CONSTRUCTION DESIGN GRADES.

5.0 INSPECTION

INSPECTIONS SHALL BE COMPLETED WITHIN TWENTY-FOUR (24) HOURS OF THE END OF A RAINFALL EVENT THAT IS ONE-HALF INCH OR GREATER OR EQUIVALENT SNOWFALL, OR AT A MINIMUM ONCE EVERY SEVEN (7) CALENDAR DAYS. INSPECTIONS SHALL BE UNDERTAKEN BY QUALIFIED PERSONNEL PROVIDED BY THE CONTRACTOR, AND SHALL INCLUDE DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED. STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE. A STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT SHALL BE COMPLETED AND ADDED TO THE SWPPP. RAINFALL SHALL BE RECORDED ON THE SWPPP RAINFALL LOG. CONTRACTOR SHALL IMMEDIATELY ARRANGE FOR REPAIR OR REPLACEMENT OF ANY DAMAGED OR DEFICIENT CONTROL MEASURES OBSERVED DURING THE INSPECTION.

QUALIFIED PERSONNEL MEANS A PERSON KNOWLEDGEABLE IN THE PRINCIPLES AND PRACTICES OF EROSION AND SEDIMENT CONTROL MEASURES, SUCH AS A LICENSED PROFESSIONAL ENGINEER, A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL, A CERTIFIED EROSION SEDIMENT OR STORMWATER INSPECTOR, OR OTHER TRAINED INDIVIDUAL.

6.0 SPILL PREVENTION

6.1 GENERAL MATERIAL MANAGEMENT PRACTICES

THE GOOD HOUSEKEEPING PRACTICES LISTED BELOW SHALL BE FOLLOWED THROUGHOUT THE CONSTRUCTION PROJECT.

- CONTRACTOR SHALL STORE ONLY ENOUGH PRODUCTS REQUIRED TO COMPLETE THIS PROJECT.
- ALL MATERIAL SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR ORIGINAL CONTAINERS CONTAINING MANUFACTURER'S LABEL.
- PERSONNEL CLEANING UP A SPILL SHALL USE PERSONAL PROTECTIVE EQUIPMENT.
- MATERIALS REQUIRED TO HAVE A MATERIAL SAFETY DATA SHEET (MSDS) SHALL HAVE A COPY STORED IN THE PROJECT'S MSDS DATABASE.

6.2 SPILL CONTROL PRACTICES

THE PRACTICES LISTED BELOW SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

- MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE MAINTAINED ON-SITE.
- IMMEDIATELY UPON DISCOVERY, ALL SPILLS SHALL BE CLEANED UP ACCORDING TO THE MANUFACTURER'S RECOMMENDED METHODS.
- PERSONNEL CLEANING UP A SPILL SHALL USE PERSONAL PROTECTIVE EQUIPMENT.
- IMMEDIATELY UPON DISCOVERY, SPILLS OF TOXIC OR HAZARDOUS MATERIALS SHALL BE REPORTED TO THE OWNER AND GENERAL CONTRACTOR.
- NOTIFICATION AND REPORTING TO THE APPROPRIATE FEDERAL, STATE, AND LOCAL GOVERNMENT AGENCIES SHALL BE MADE AS REQUIRED.

GENERAL INFORMATION

THIS STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN DEVELOPED TO FULFILL ONE OF THE REQUIREMENTS OF THE GENERAL ENVIRONMENTAL PROTECTION AGENCY (EPA) NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. THE SWPPP IS A PRELIMINARY PLAN. THE OWNER AND CONTRACTORS SHALL COMPLY WITH ALL REQUIREMENTS OF THE NPDES FOR ALL SUCH CONSTRUCTION PROJECTS. THE STORMWATER DISCHARGES ASSOCIATED WITH THE CONSTRUCTION ACTIVITY FROM THIS SITE ARE SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE PERMITS.

THE EXECUTED OWNER CERTIFICATION AND THE CONTRACTOR CERTIFICATIONS SHALL BE KEPT ON-SITE WITH THE APPROVED PLANS.

SWPPP AVAILABILITY

THE OWNER SHALL RETAIN A COPY OF THE SWPPP AT THE CONSTRUCTION SITE FROM THE DATE OF THE PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

KEEPING PLANS CURRENT

THE CONTRACTOR SHALL AMEND THE PLAN WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE PLAN OR IF THE PLAN PROVES TO BE INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY CONTROLLING POLLUTANTS IN STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION SITE ACTIVITY. IN ADDITION, THE PLAN SHALL BE AMENDED TO IDENTIFY ANY NEW CONTRACTOR AND/OR SUBCONTRACTOR THAT WILL IMPLEMENT A MEASURE OF THE PLAN. AMENDMENTS TO THE PLAN MAY BE REQUIRED BY THE MUNICIPALITY, OWNER, OR OTHER SERVING AGENCY. COPIES OF THE AMENDMENTS SHALL BE KEPT ON-SITE AS PART OF THE SWPPP.

RETENTION OF RECORDS

THE OWNER SHALL RETAIN COPIES OF THIS AND ALL REPORTS AND NOTICES REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT, FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE PERMIT COVERAGE EXPIRES OR IS TERMINATED. THIS PERIOD MAY BE EXTENDED BY THE REQUEST OF THE AGENCY AT ANY TIME. IN ADDITION, THE CONTRACTOR SHALL RETAIN A COPY OF THE PLAN REQUIRED BY THIS PERMIT AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

A NOTICE OF INTENT (NOI) APPLICATION MUST BE COMPLETED AND INCORPORATED INTO THE SWPPP.

NPDES NOTICE OF TERMINATION GUIDANCE

WHEN A SITE HAS BEEN FINALLY STABILIZED AND ALL STORMWATER DISCHARGES FROM CONSTRUCTION SITES THAT ARE AUTHORIZED BY THE PERMIT ARE ELIMINATED, THE OWNER OF THE FACILITY MUST SUBMIT A COMPLETED NOTICE OF TERMINATION THAT IS SIGNED IN ACCORDANCE WITH THE PERMIT. CONTRACTOR SHALL SUBMIT A COMPLETED NOTICE OF TERMINATION TO OWNER FOR EXECUTION PRIOR TO THEIR FINAL PAY APPLICATION REQUEST.

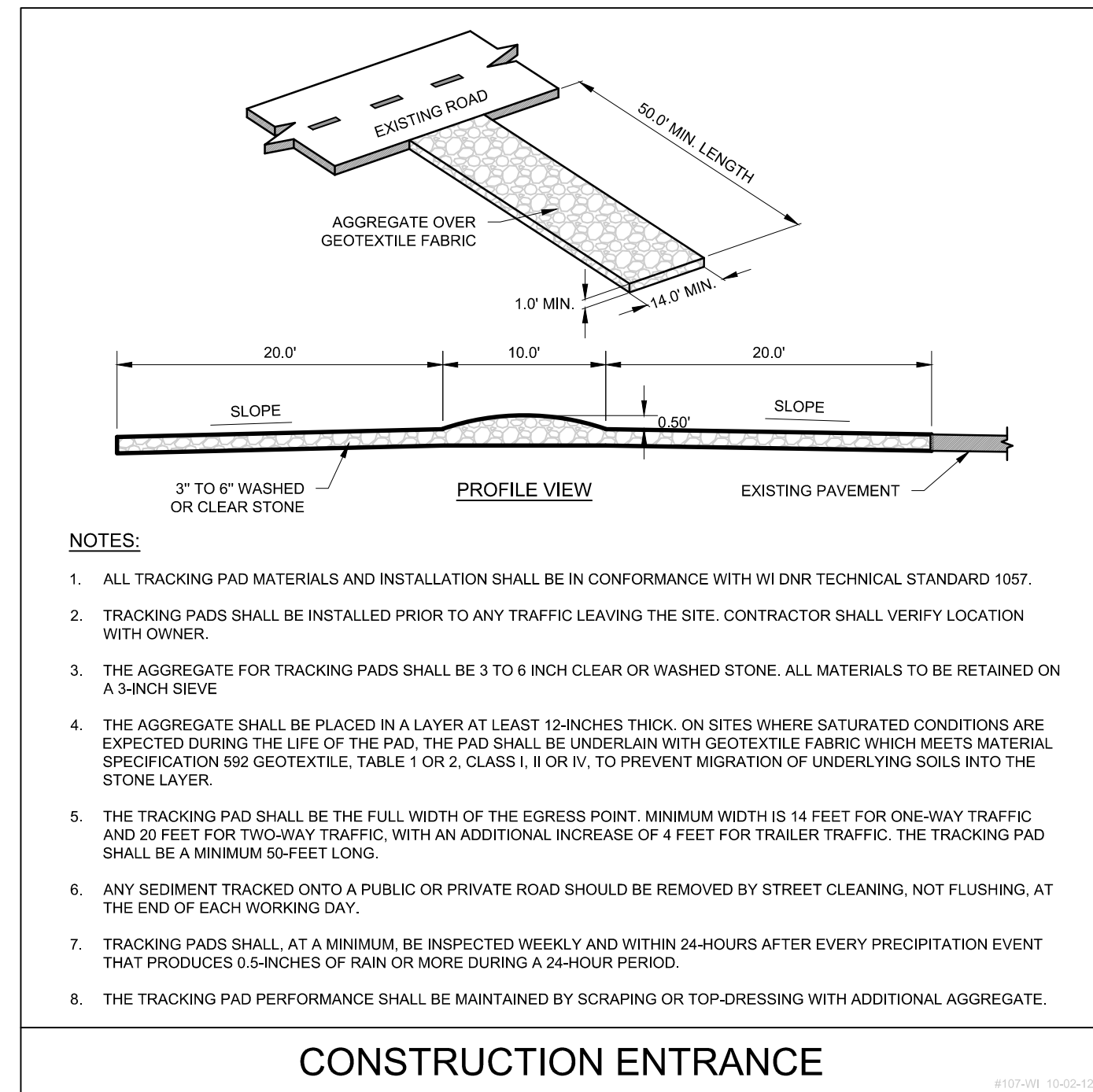
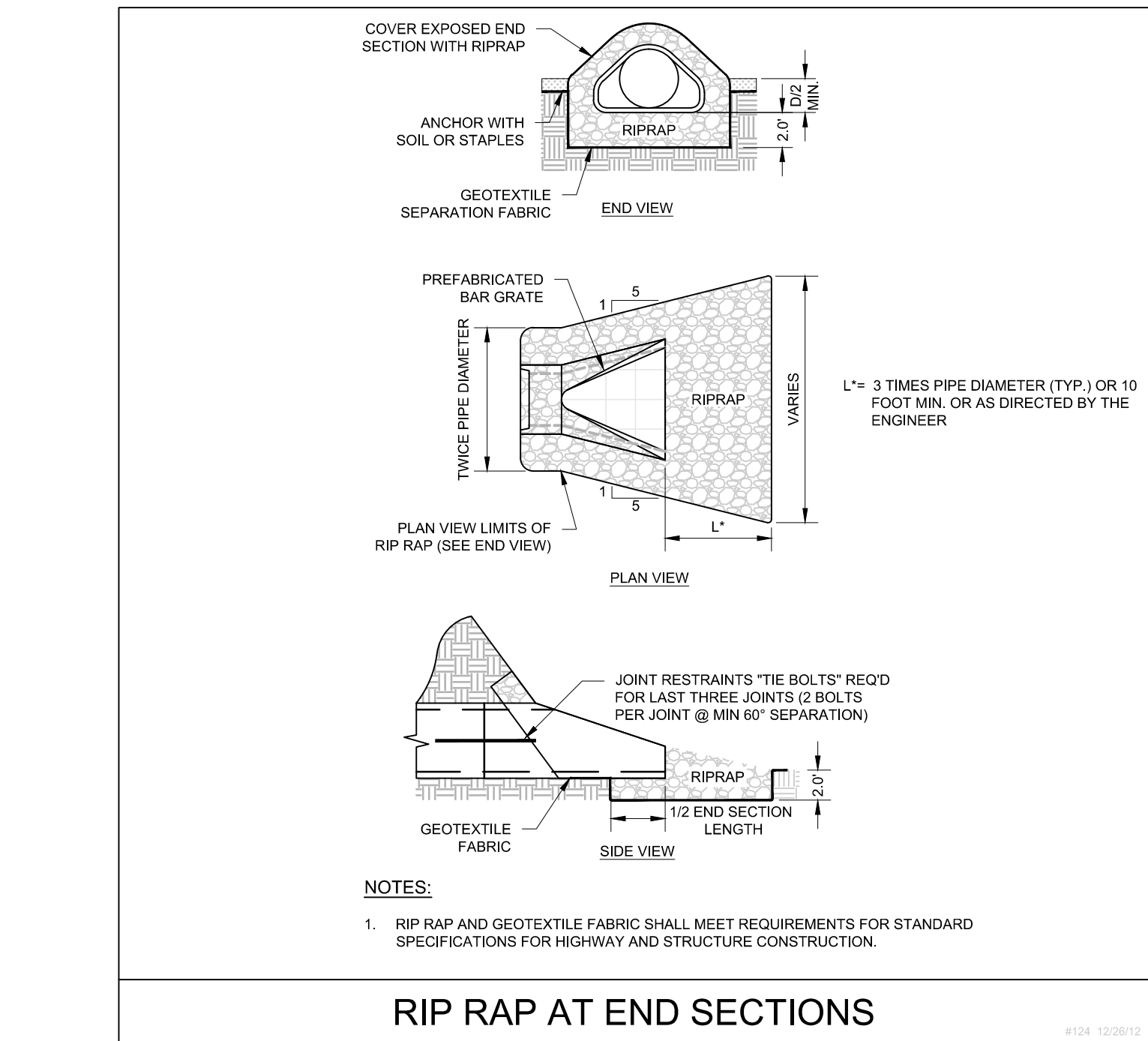
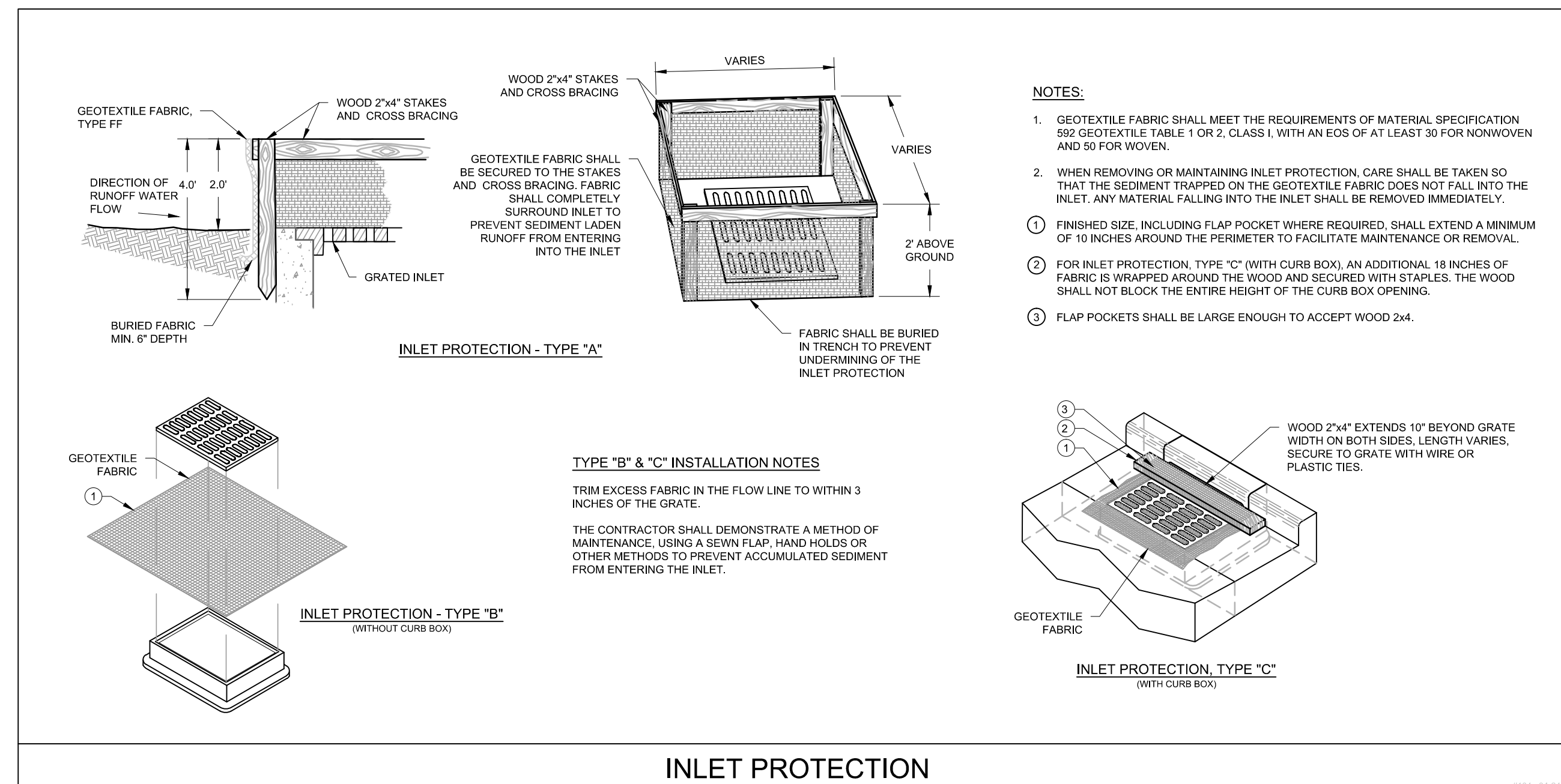
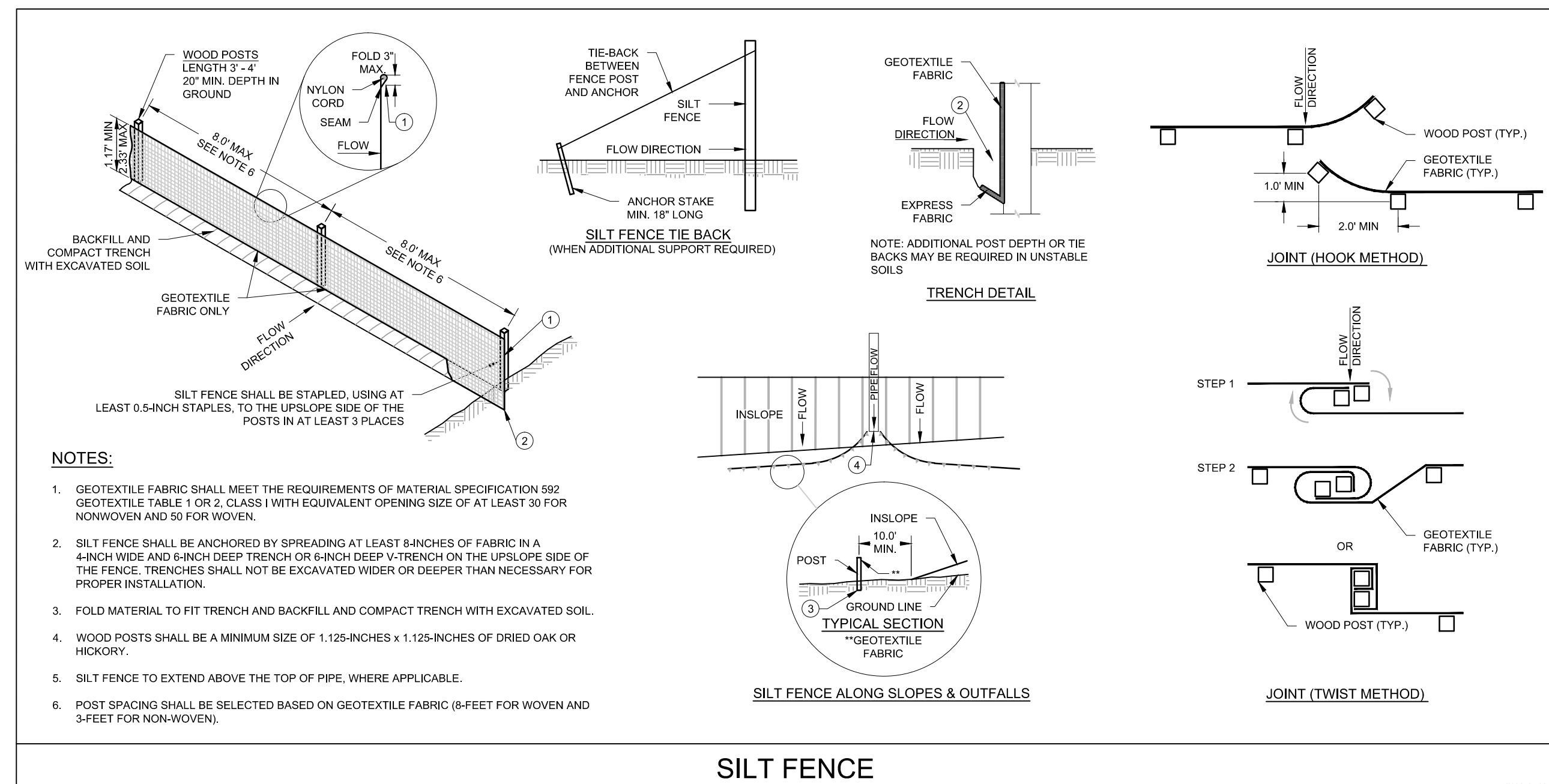
CONTROL MEASURE GROUP	CONTROL MEASURE	CONTROL MEASURE CHARACTERISTICS
VEGETATIVE SOIL COVER	TEMPORARY SEEDING	PROVIDES QUICK TEMPORARY COVER TO CONTROL EROSION WHEN PERMANENT SEEDING IS NOT DESIRED OR TIME OF YEAR IS INAPPROPRIATE.
	PERMANENT SEEDING	PROVIDES TEMPORARY VEGETATIVE COVER TO CONTROL EROSION.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

STABILIZATION EFFECTIVENESS (TIME OF YEAR)

STABILIZATION TYPE	STABILIZATION UTILIZATION PERIODS											
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
PERMANENT SEEDING					*	*	*	*	*	*	*	*
DORMANT SEEDING					*	*	*	*	*	*	*	*
TEMPORARY SEEDING					*	*	*	*	*	*	*	*
SOODING					*	*	*	*	*	*	*	*

- A. KENTUCKY BLUEGRASS 90 LB/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LB/ACRE.
- B. KENTUCKY BLUEGRASS 150 LB/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LB/ACRE + 2 TONS STRAW MULCH/ACRE.
- C. SPRING OATS 100 LB/ACRE.
- D. WHEAT OR CEREAL RYE 150 LB/ACRE.
- E. SOOD.
- F. STRAW MULCH 2 TONS/ACRE.

* IRRIGATION/WATERING REQUIRED TO SUPPORT ESTABLISHMENT AS NEEDED.



DESIGNED: EP REVIEWED: MAC

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MAIN STREET MARKET PHASE 1

GREEN BAY RD. & 104TH ST. PLEASANT PRAIRIE, WI

CONSTRUCTION DETAILS

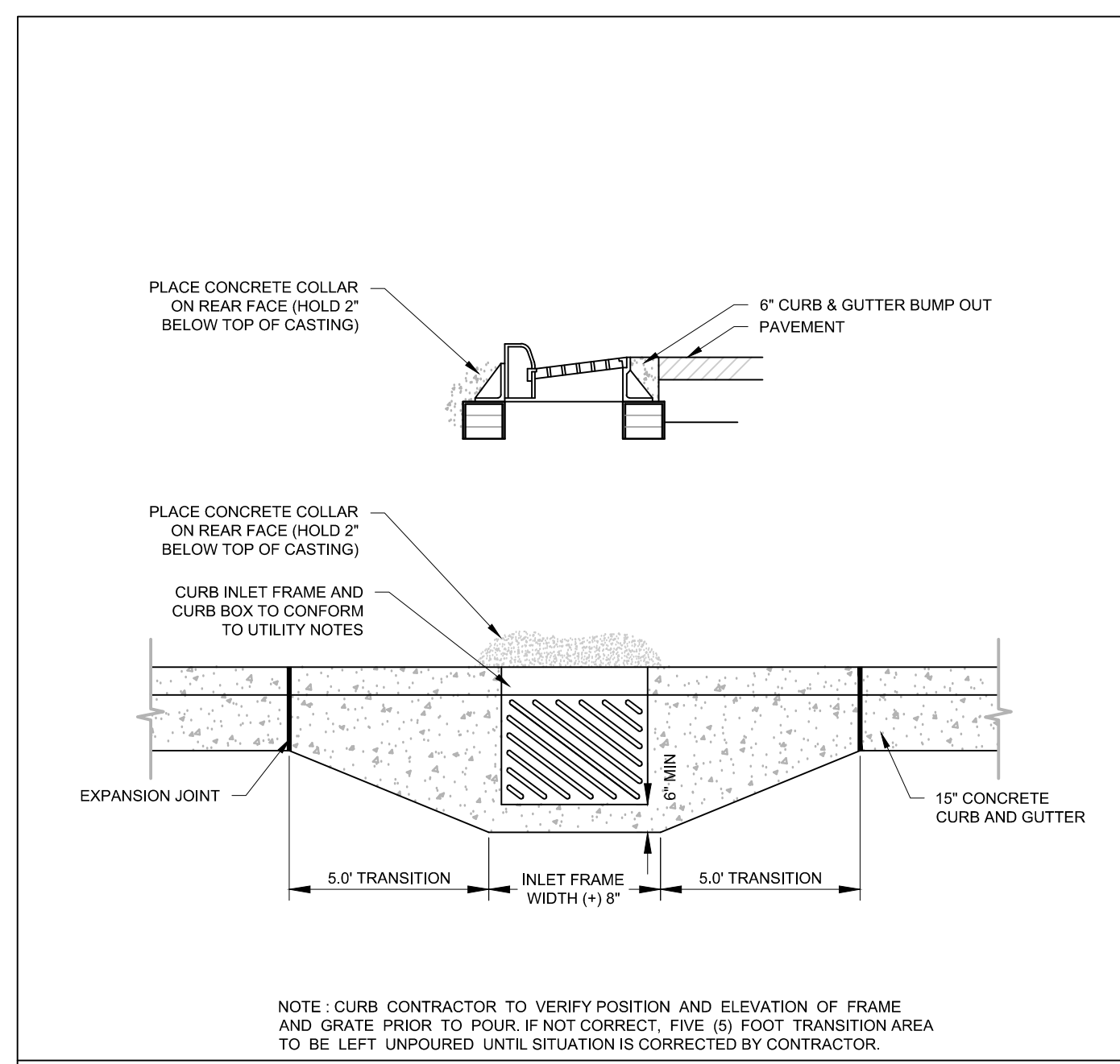
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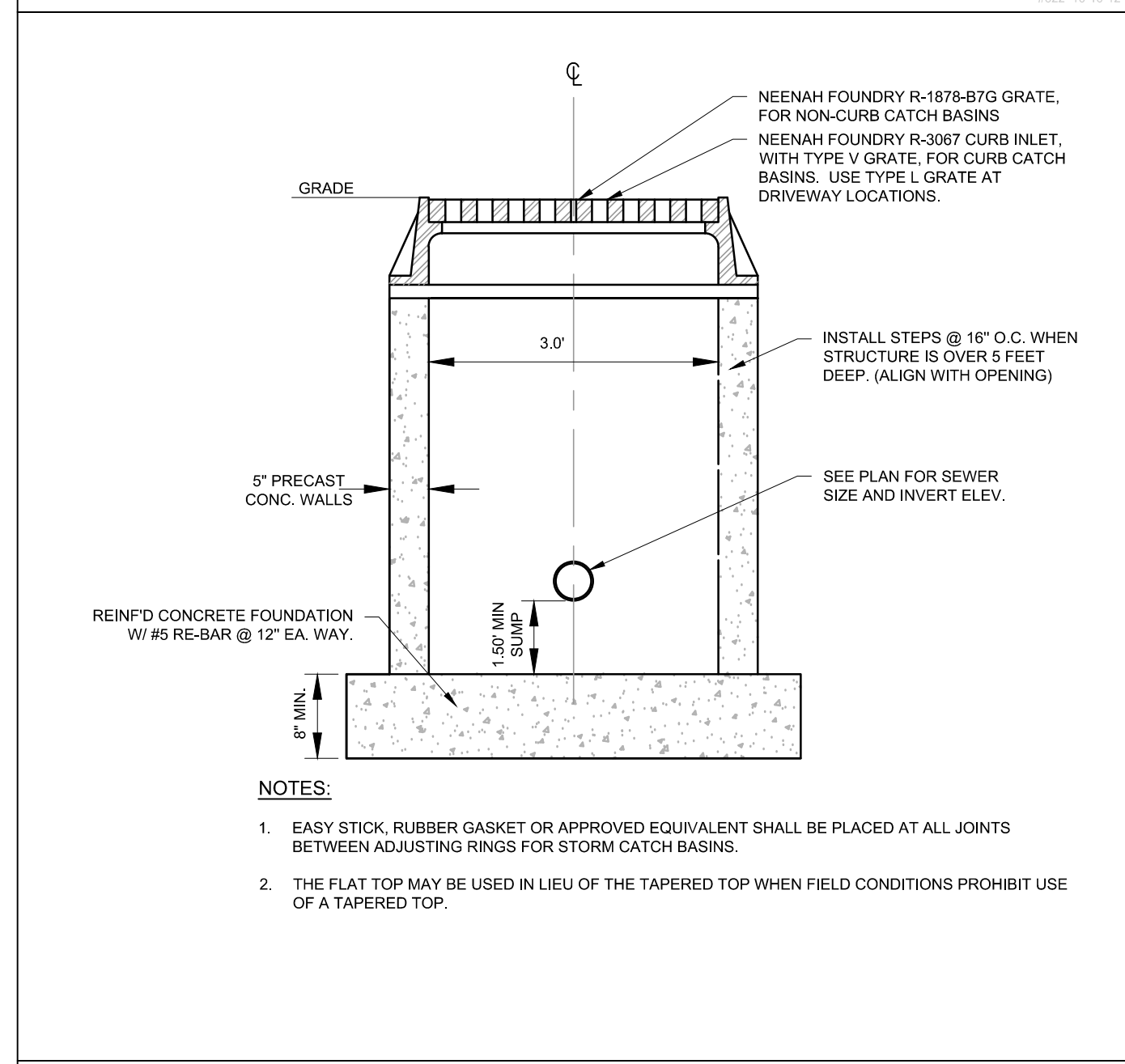
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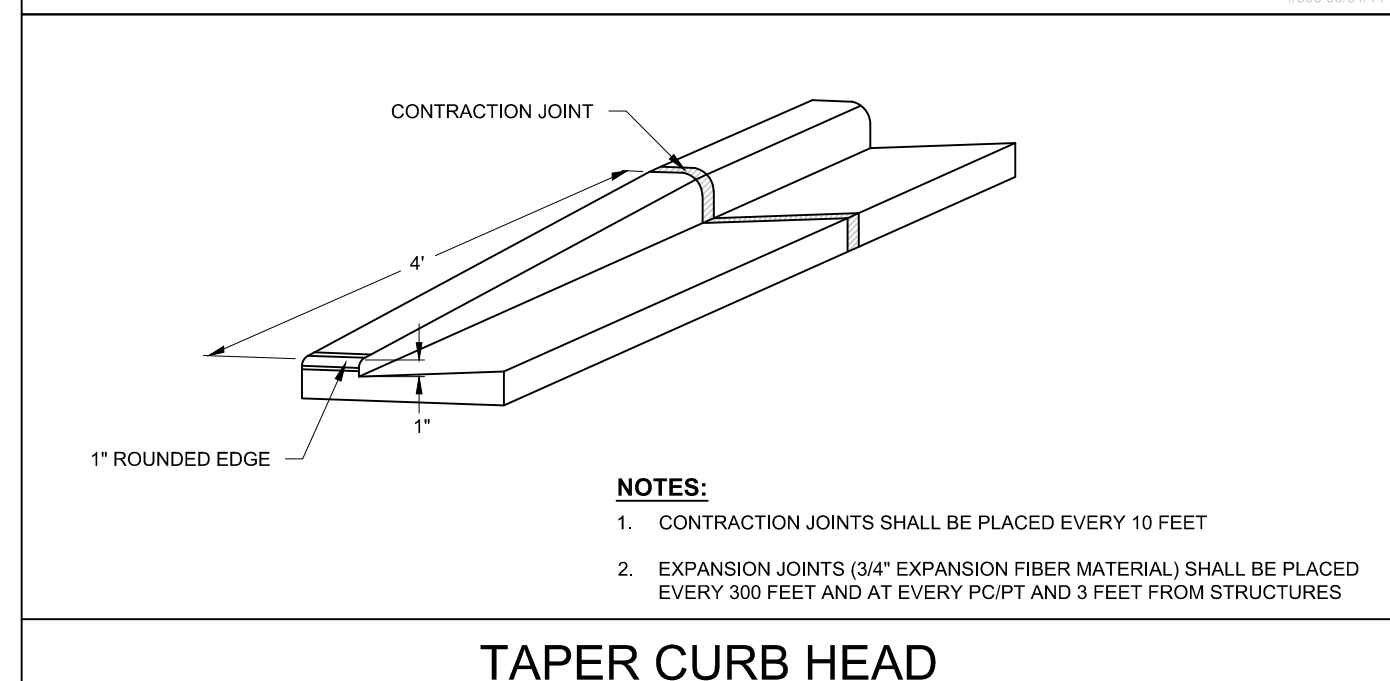
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CHECKED: JAC
REVIEWED: JAC
DATE: 12-05-17



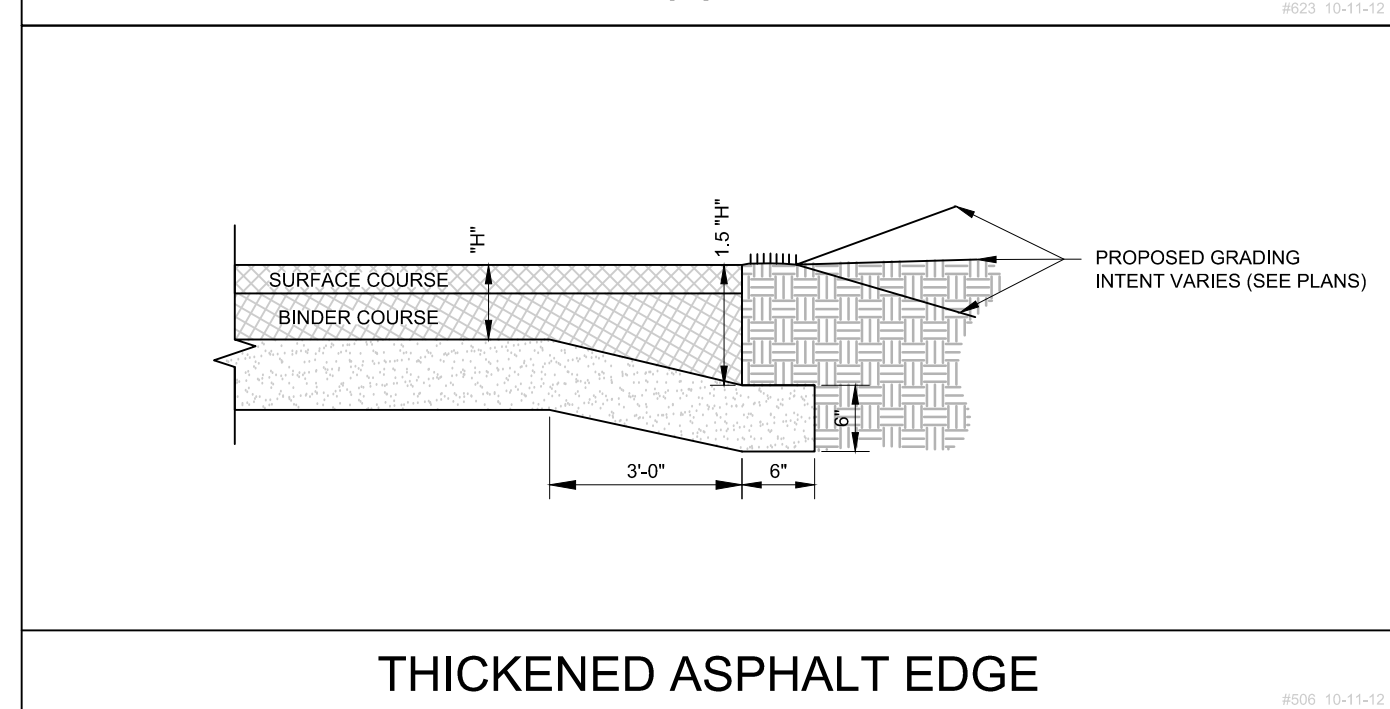
CURB AND GUTTER BUMP OUT



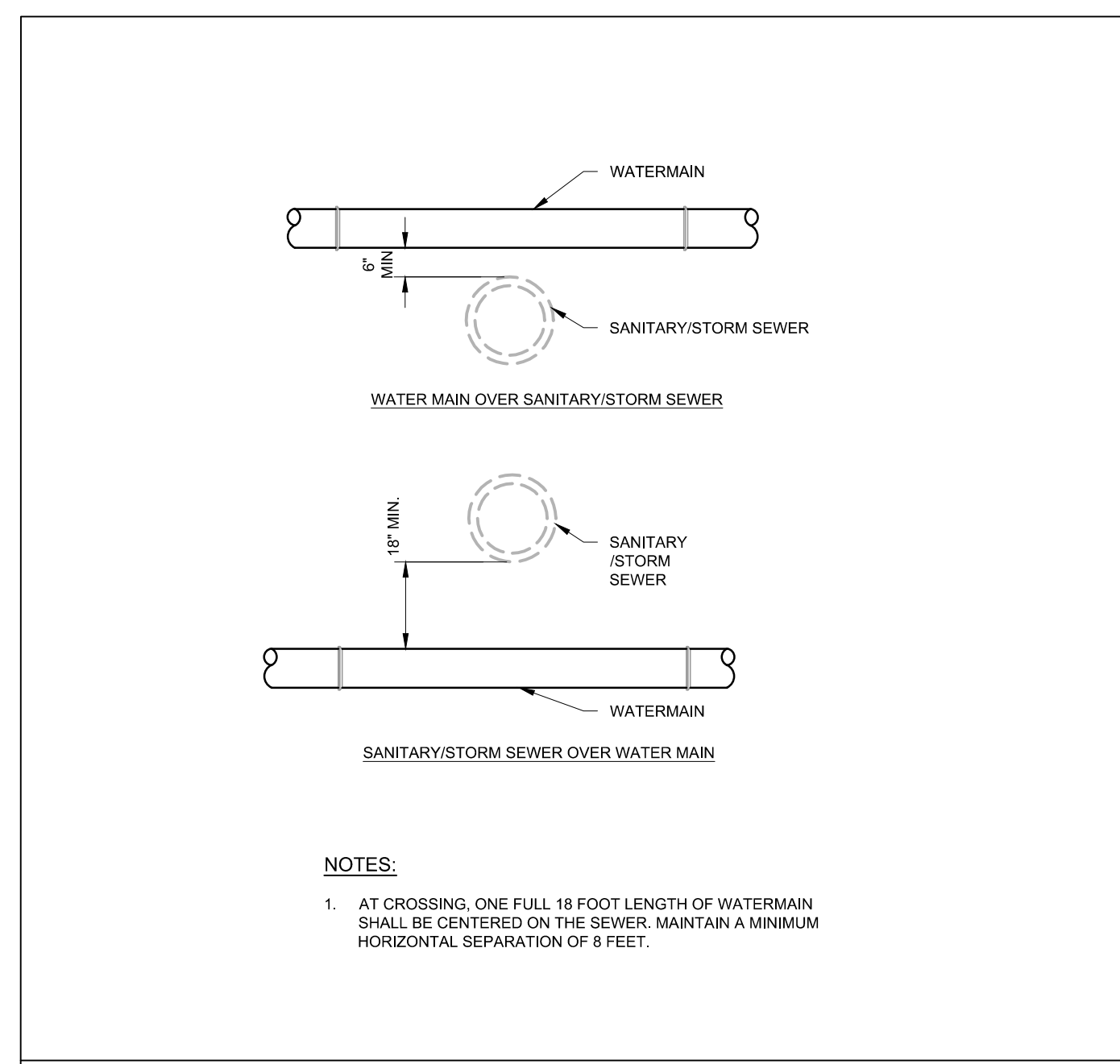
2' x 3' CATCH BASIN



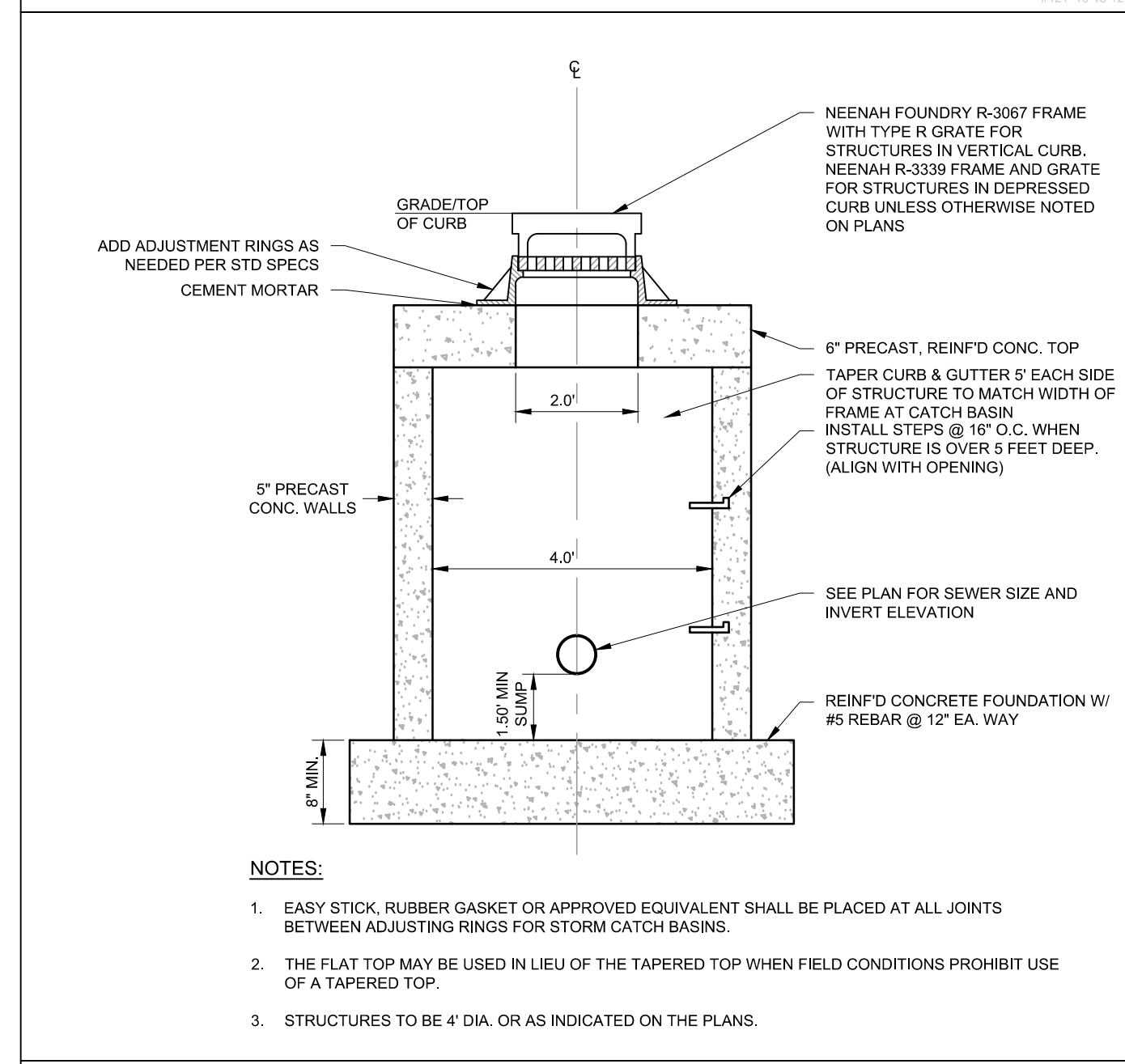
TAPER CURB HEAD



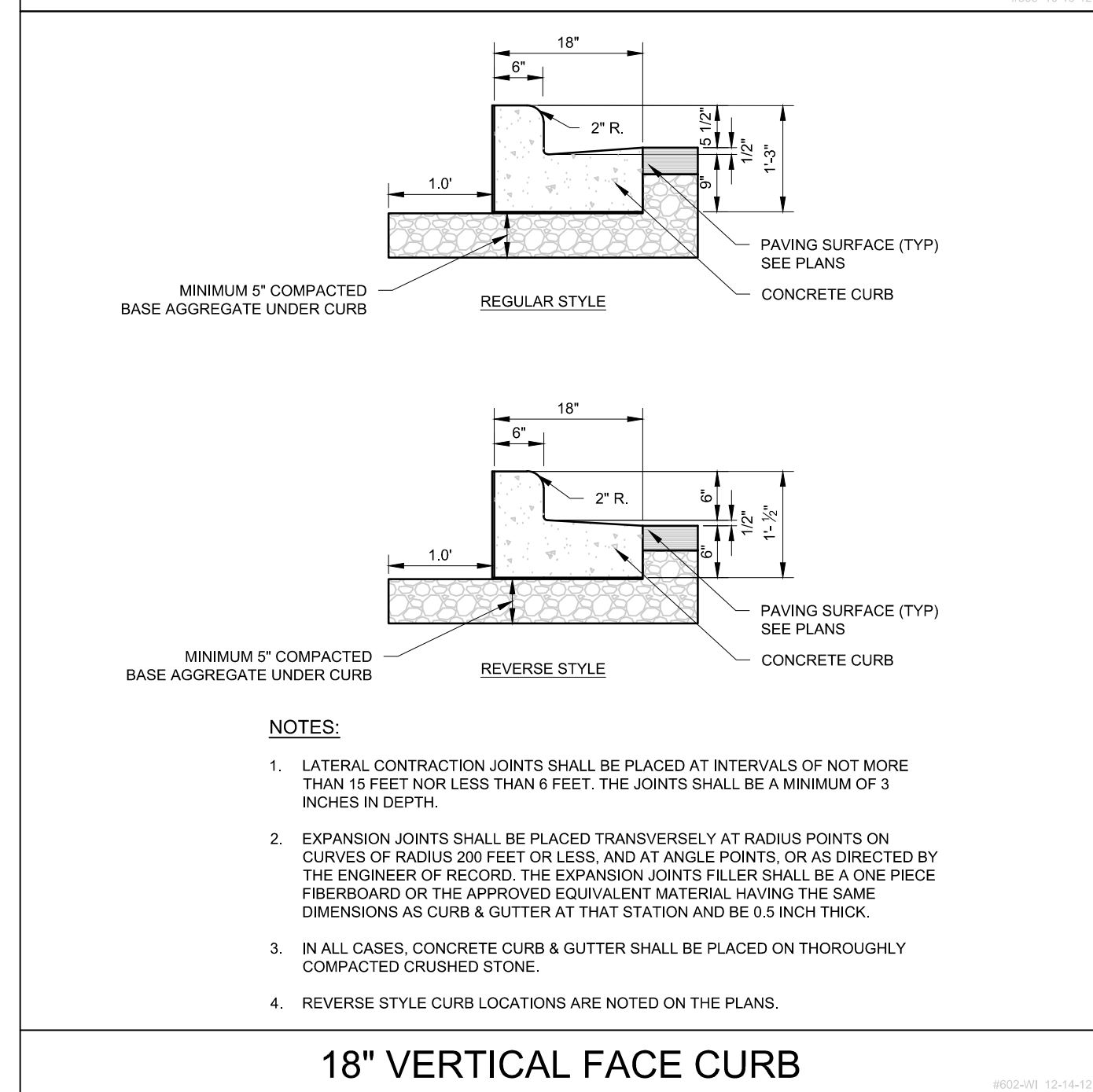
THICKENED ASPHALT EDGE



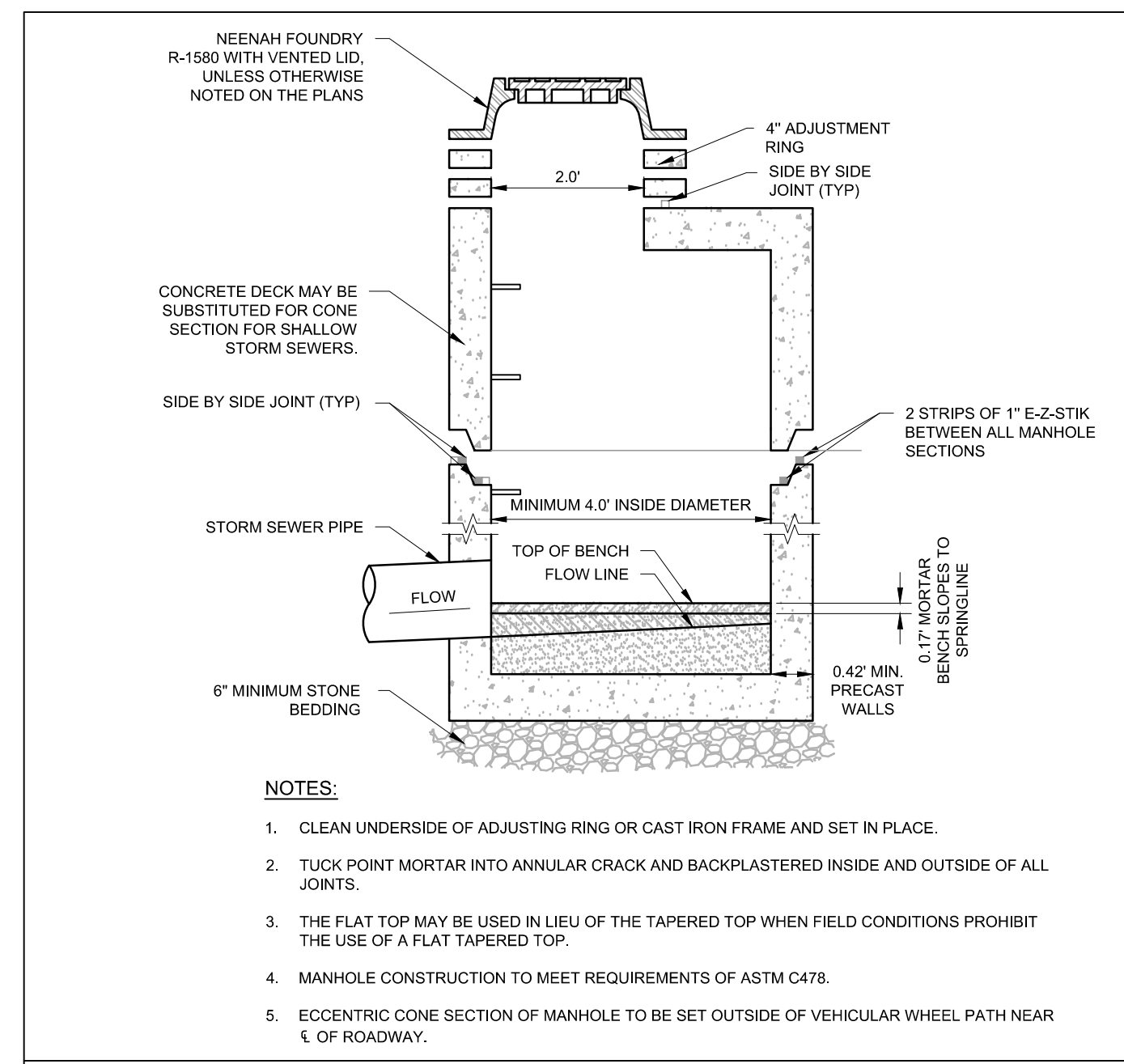
WATER MAIN SEPARATION



CATCH BASIN - CURB



18" VERTICAL FACE CURB



STORM SEWER MANHOLE

NOTE:

- DAMAGED CURB / GUTTER SECTIONS SHALL BE REMOVED TO THE NEAREST JOINT.
- CURB AND GUTTER CONSTRUCTED ADJACENT TO EXISTING CURB AND GUTTER SHALL BE INSTALLED USING TWO (2) NO. 4 (1/2-INCH), 18-INCH LONG TIE BARS, EVENLY SPACED, DRIVEN 9-INCHES INTO THE EXISTING CURB AND GUTTER.
- WHERE ADJACENT PAVEMENT SECTION CONTAINS CONCRETE THE GUTTER THICKNESS SHALL EXTEND TO THE BOTTOM OF THE ADJACENT CONCRETE PAVEMENT.

30" VERTICAL FACE CURB AND GUTTER

30" MOUNTABLE CURB AND GUTTER

30" VERTICAL FACE CURB AND GUTTER (REVERSE SLOPE GUTTER)

SCALE: NTS

STANDARD CURB & GUTTER DETAILS

DETAIL: RD - 9

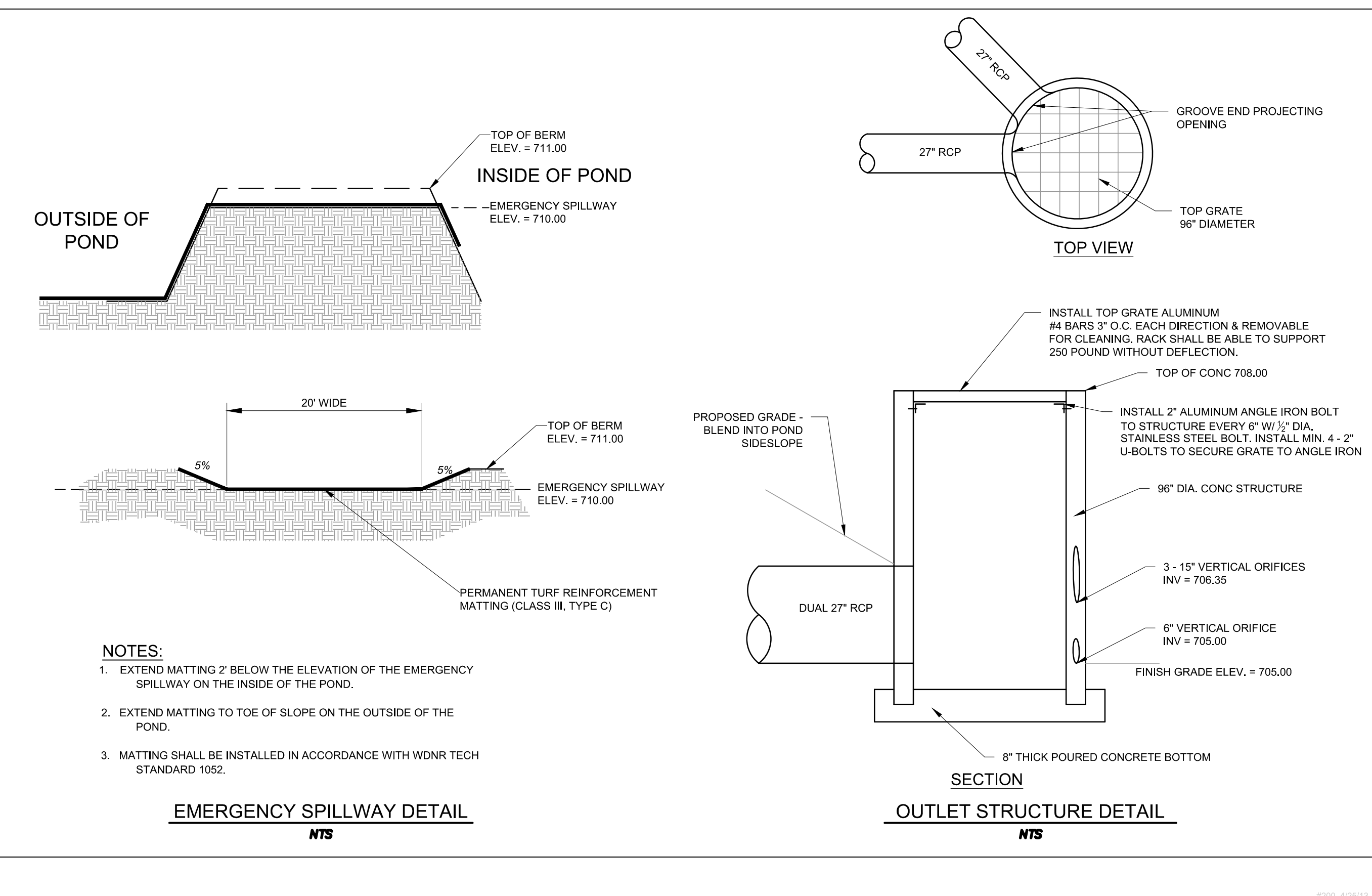
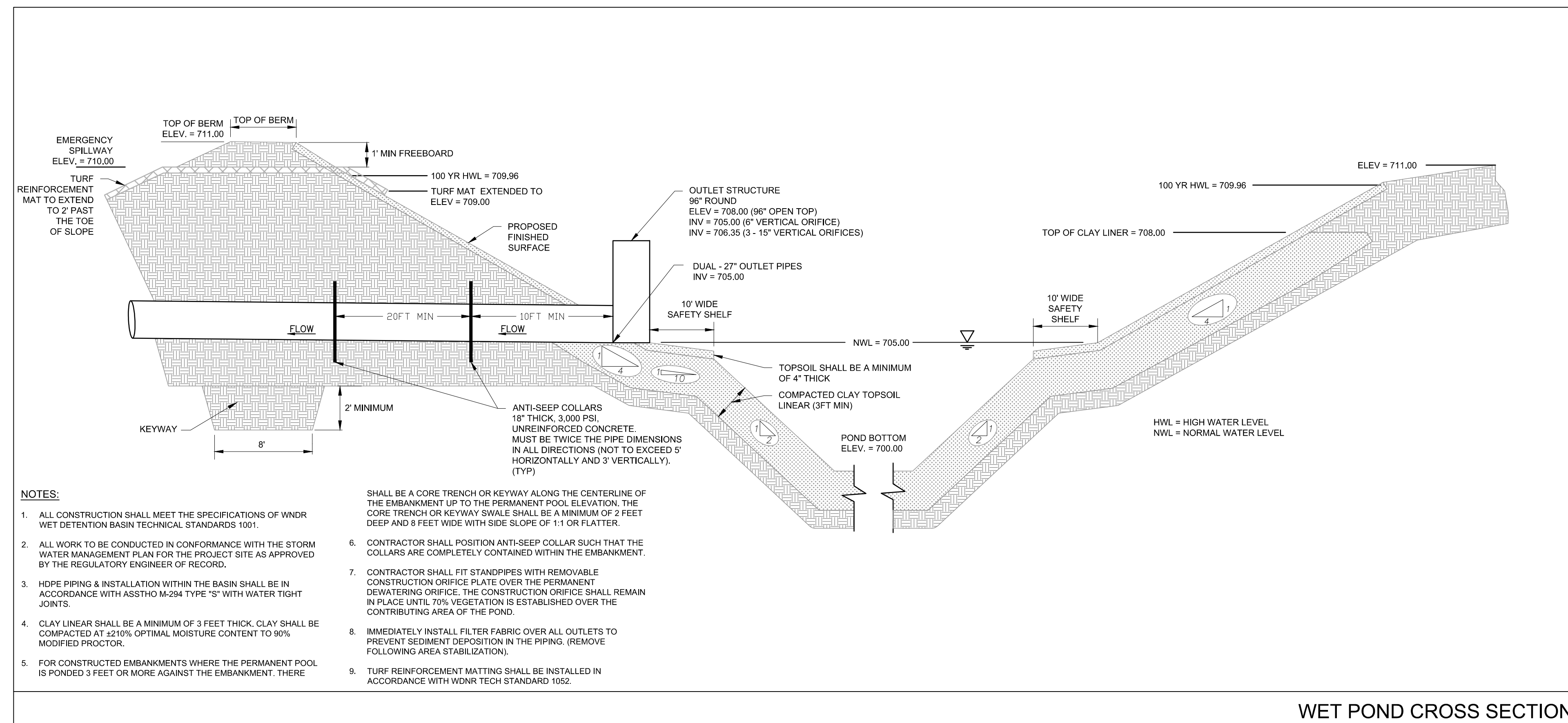
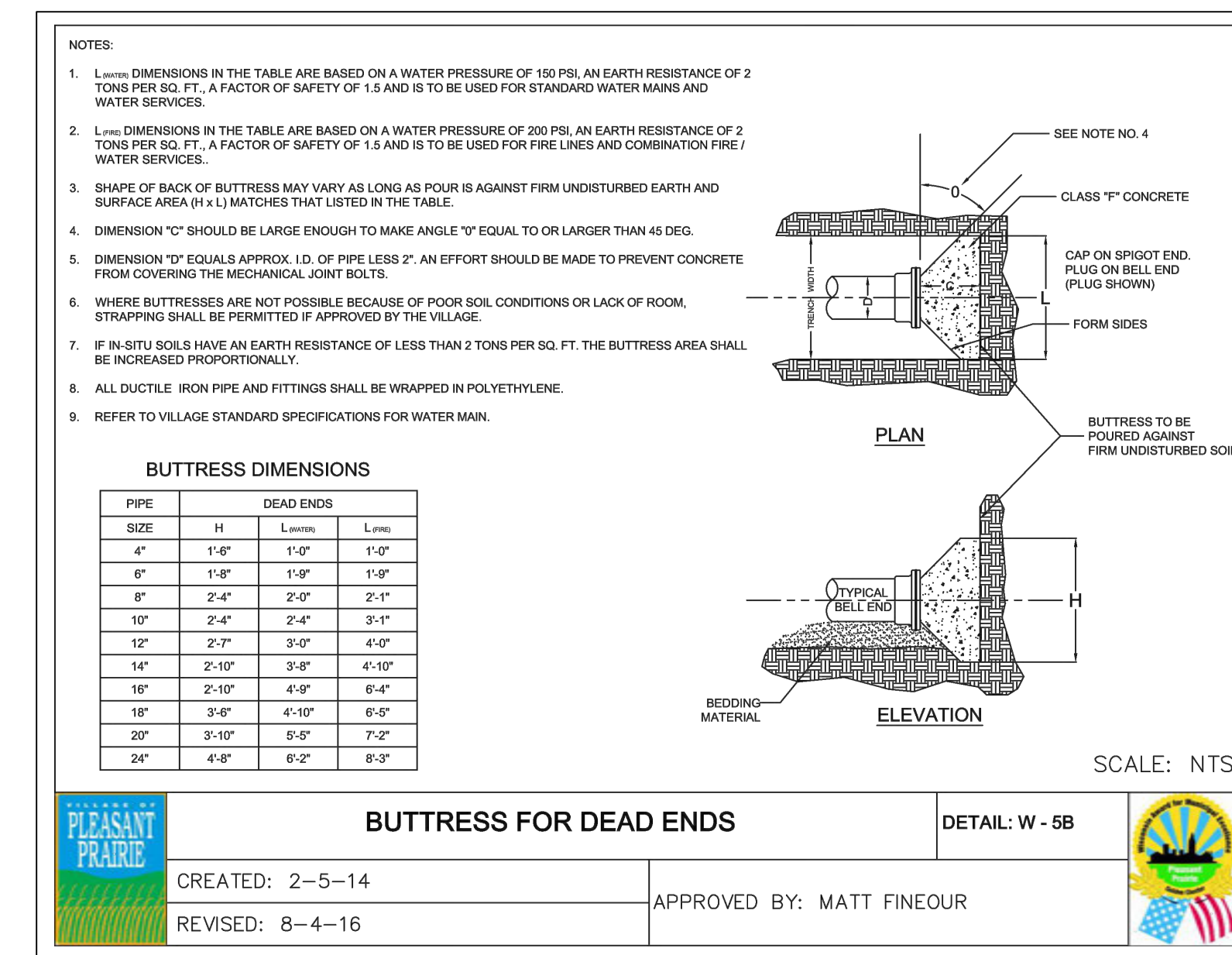
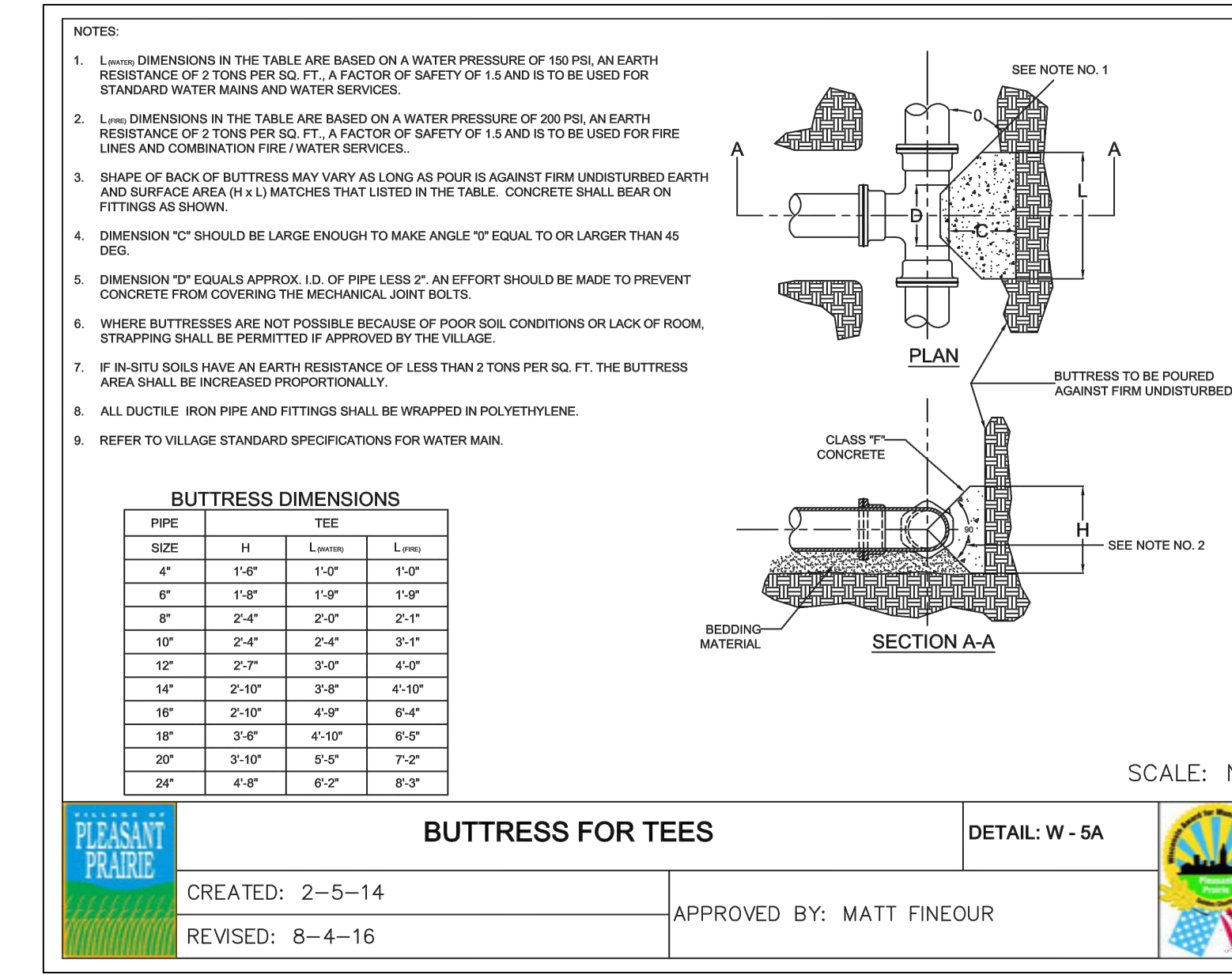
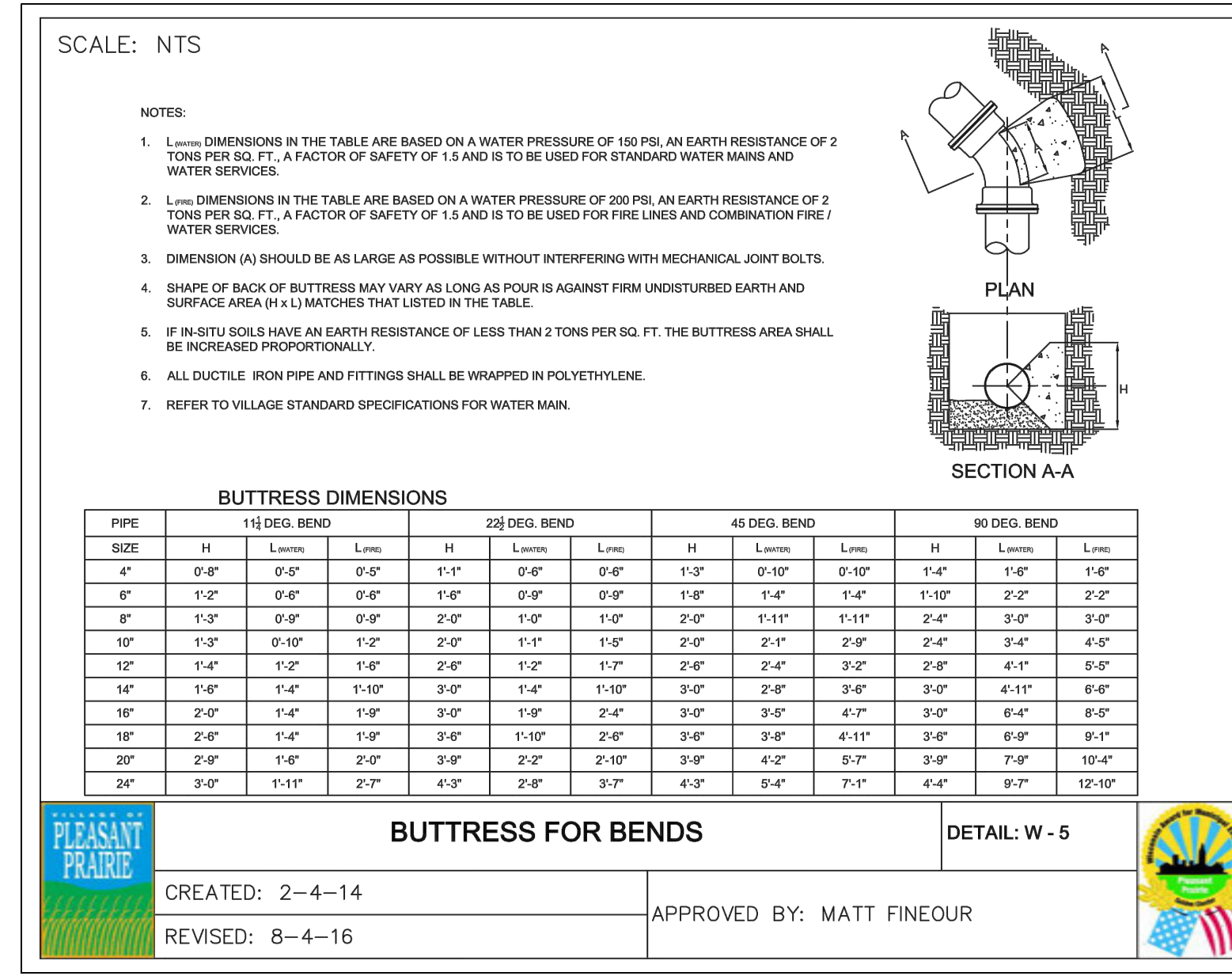
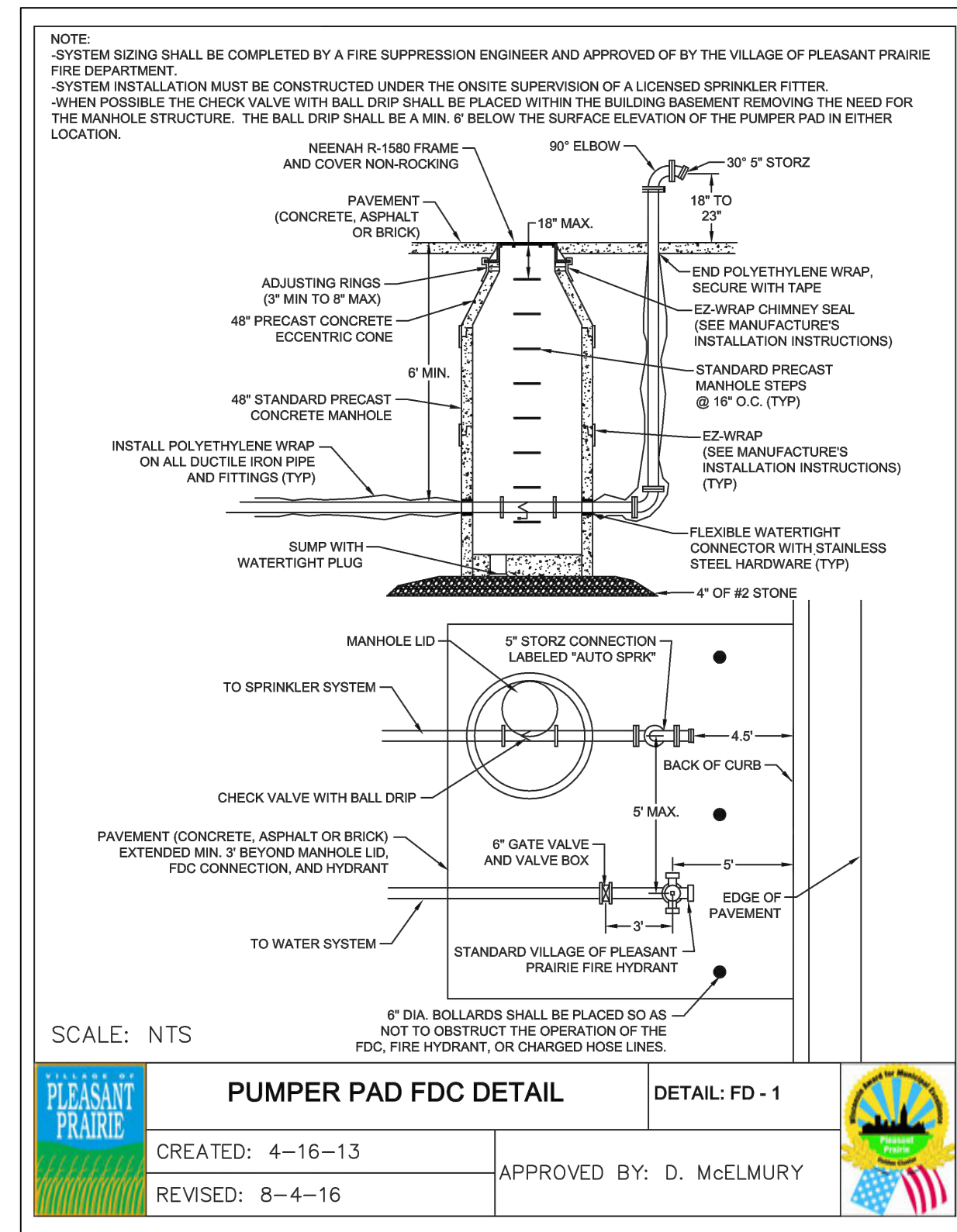
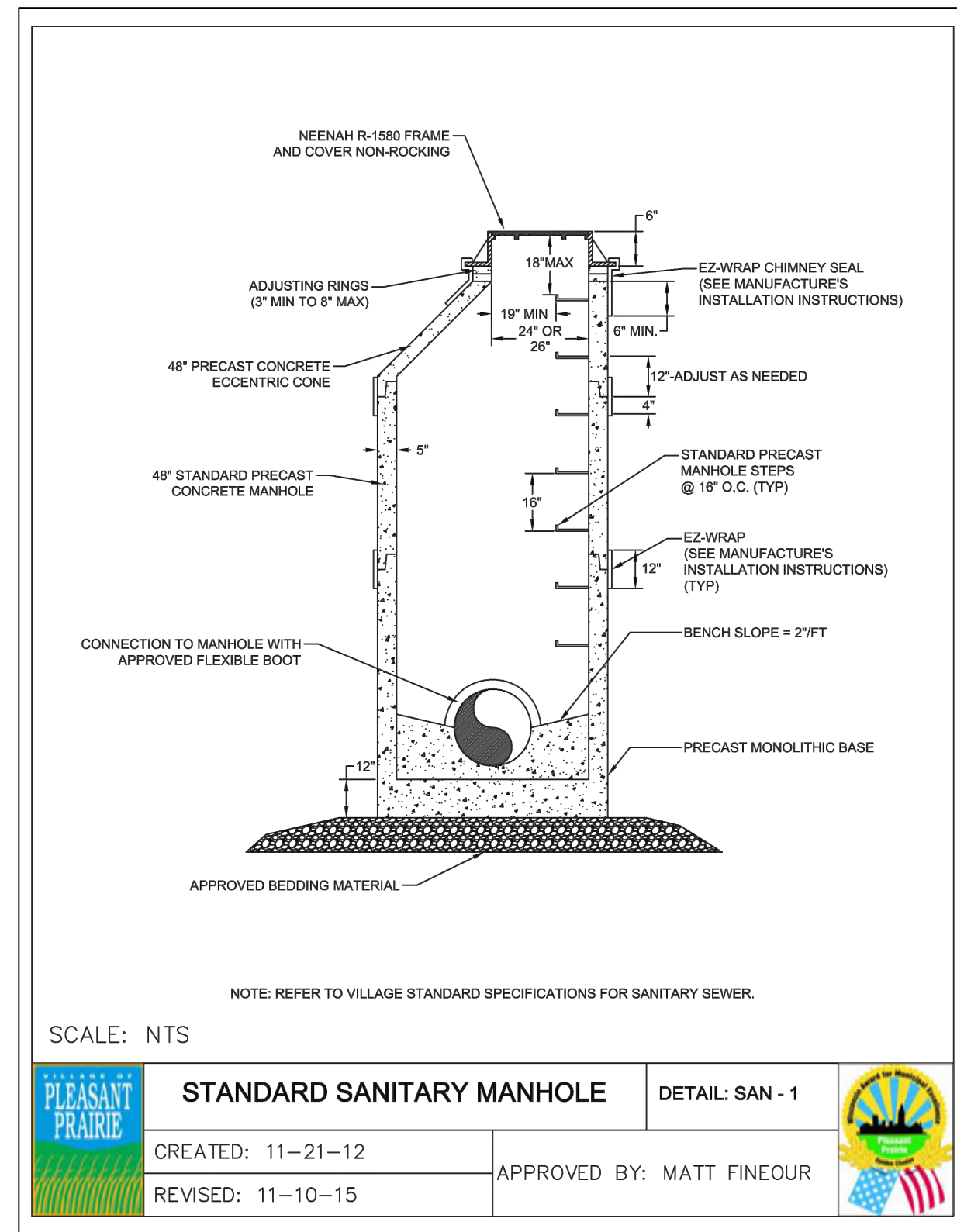
CREATED: 2-7-14

APPROVED BY: MATT FINEOUR

REVISED: 12-1-15

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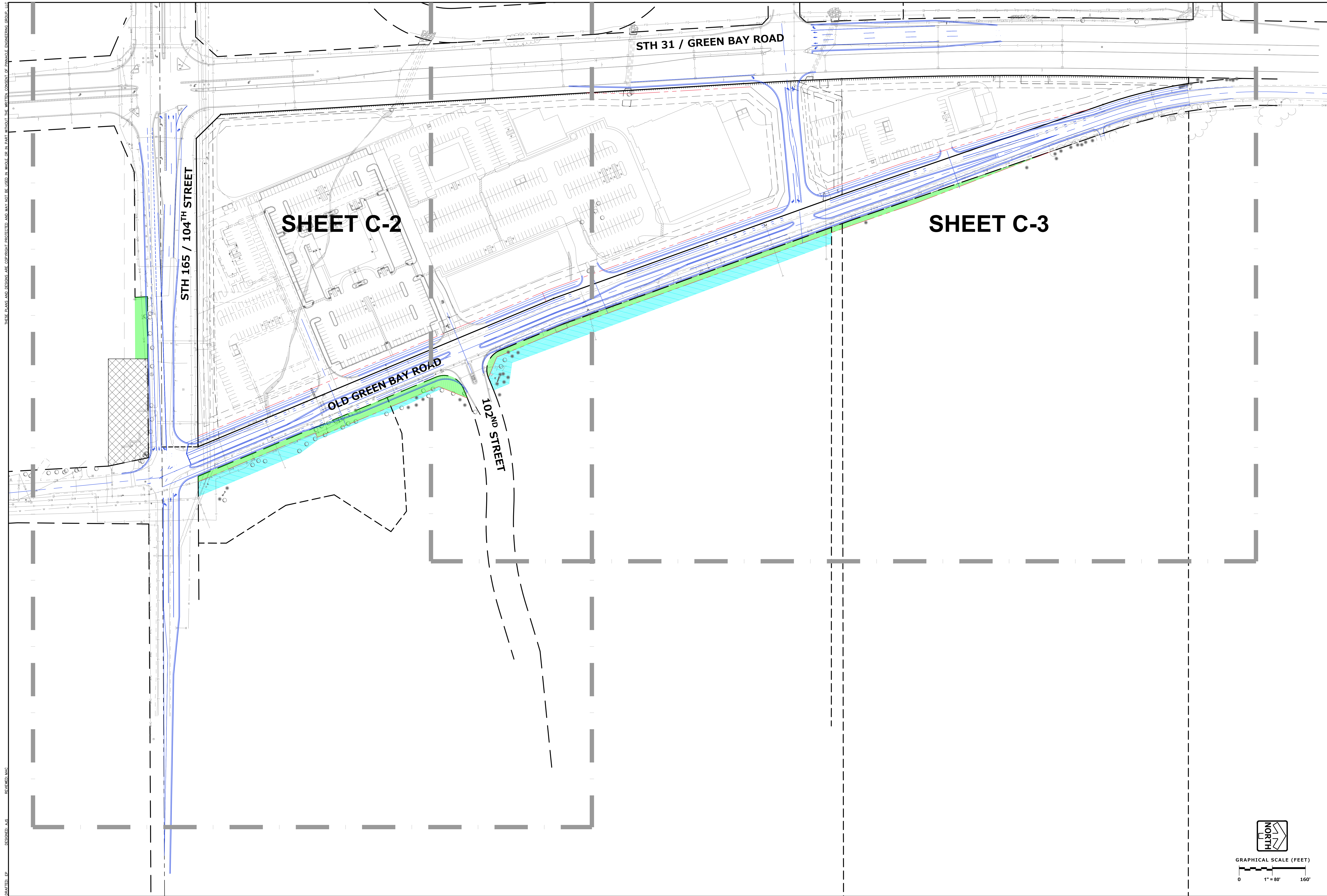


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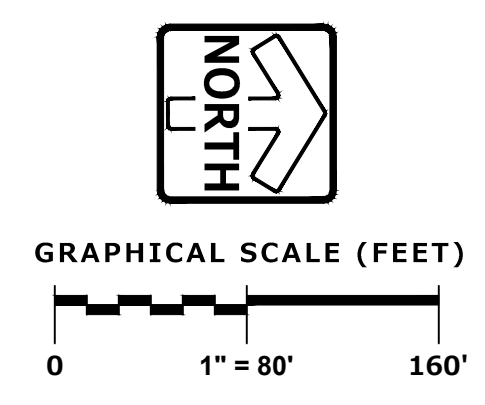
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SHEET C-3

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CONCEPT PLAN

OFFSITE ROADWAY IMPROVEMENTS



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**MAIN STREET MARKET
VILLAGE OF PLEASANT PRAIRIE, WI**

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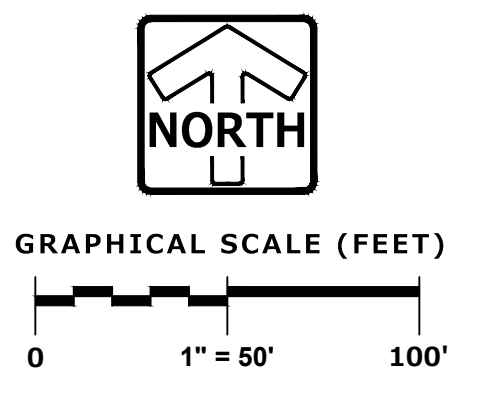
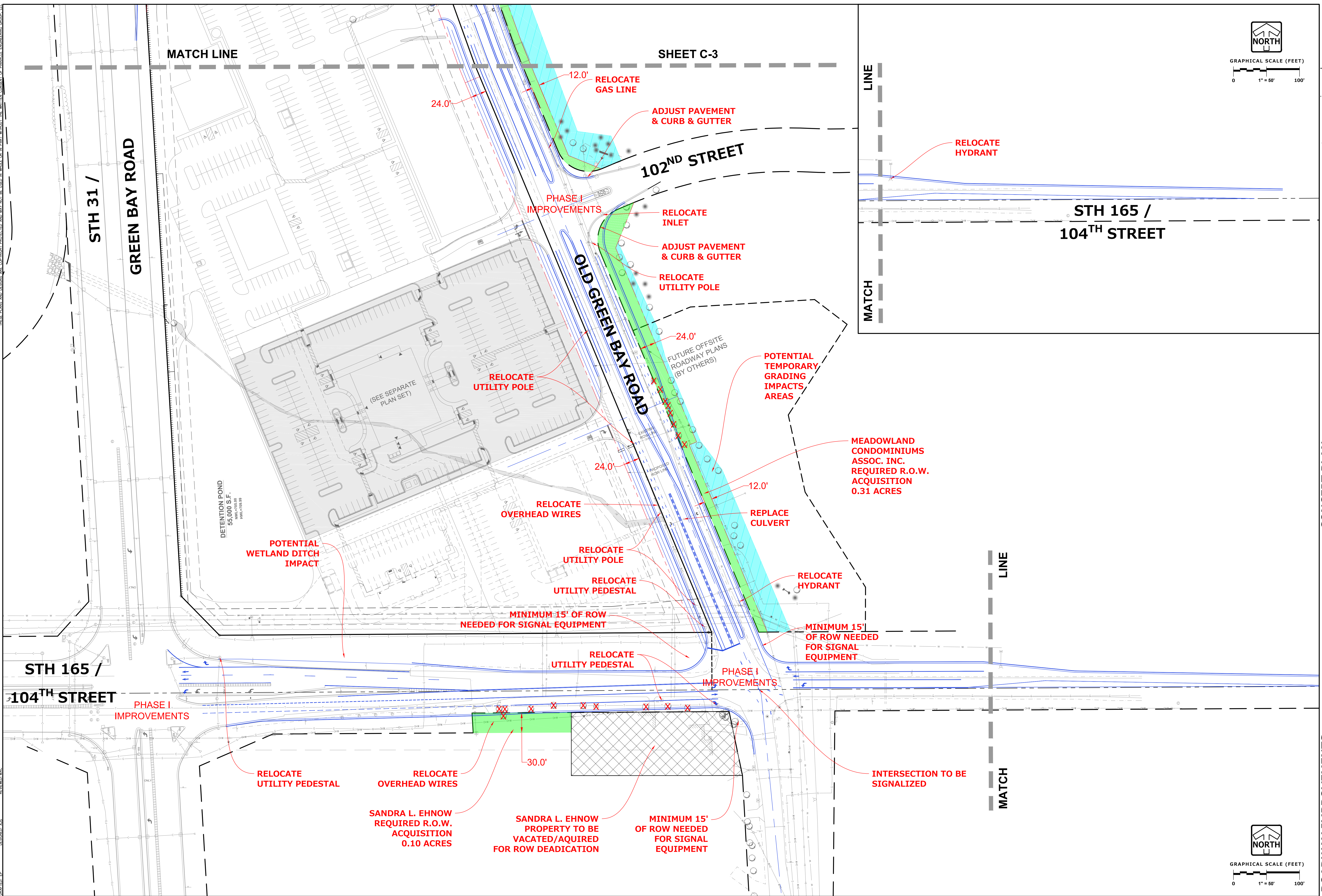
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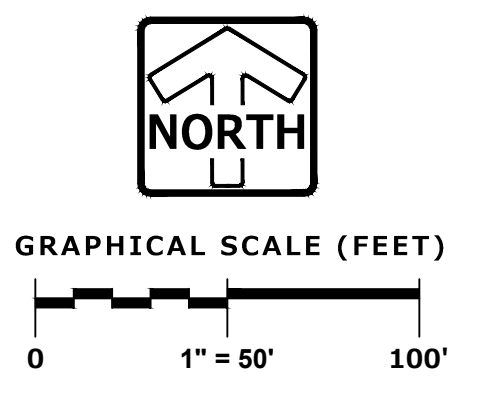
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**MAIN STREET MARKET
VILLAGE OF PLEASANT PRAIRIE, WI**

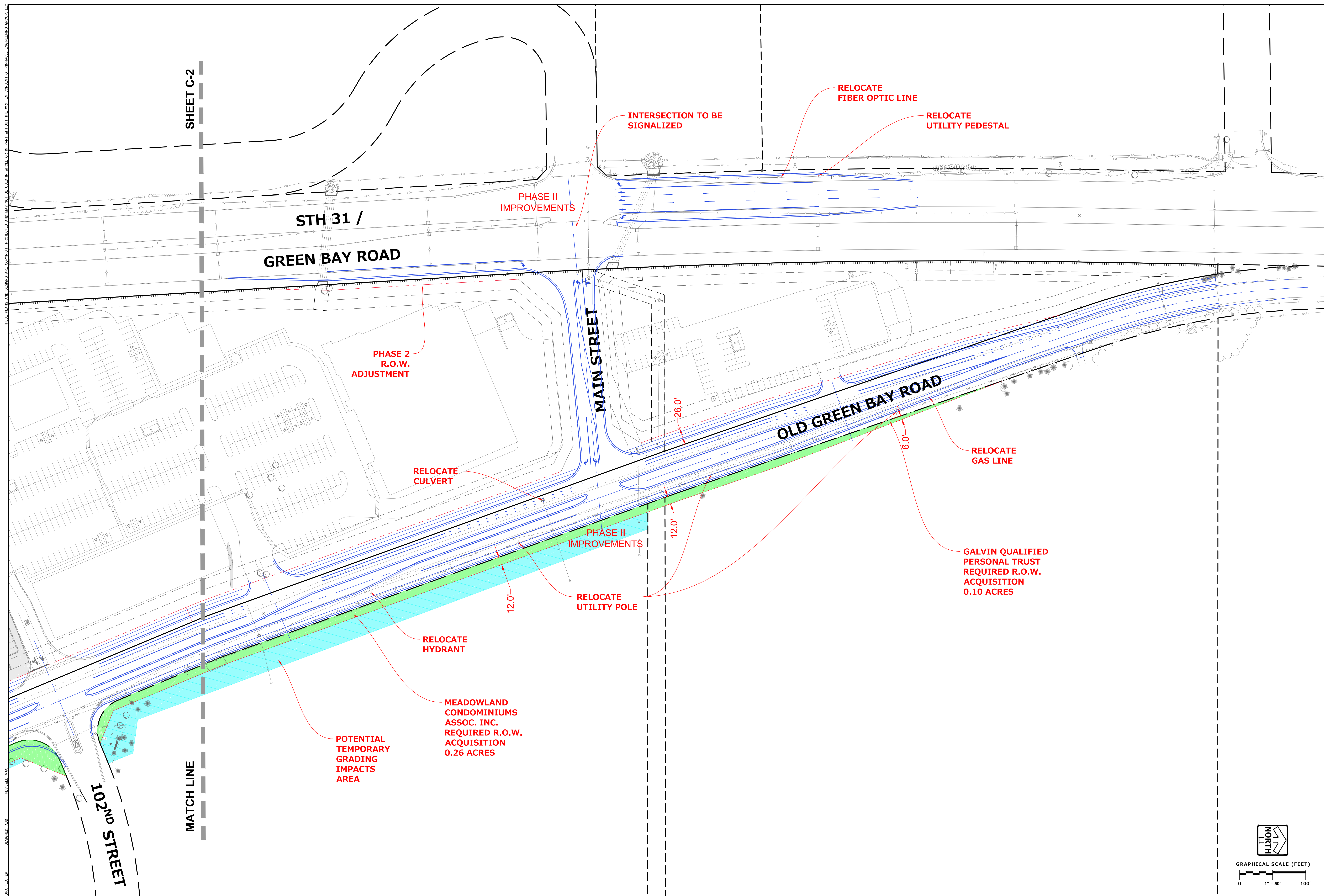
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DESIGNED: JAS
DRAWN: EP
REVIEWED: MAC



SHEET C-2

STH 31 /
GREEN BAY ROAD

MAIN STREET

OLD GREEN BAY ROAD

102ND STREET

MATCH LINE

PHASE II IMPROVEMENTS

PHASE 2 R.O.W. ADJUSTMENT

RELOCATE CULVERT

PHASE II IMPROVEMENTS

RELOCATE UTILITY POLE

RELOCATE HYDRANT

MEADOWLAND CONDOMINIUMS ASSOC. INC. REQUIRED R.O.W. ACQUISITION 0.26 ACRES

POTENTIAL TEMPORARY GRADING IMPACTS AREA

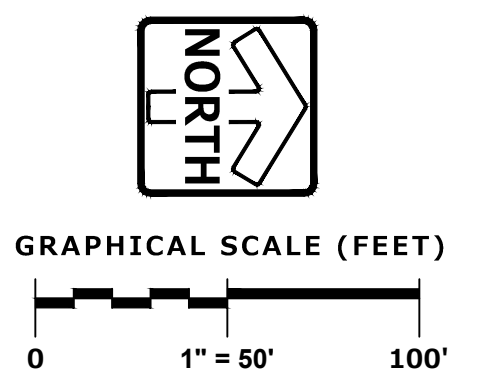
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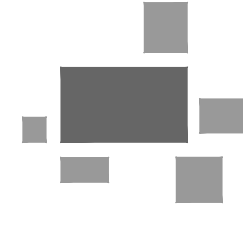
RELOCATE FIBER OPTIC LINE

RELOCATE UTILITY PEDESTAL

RELOCATE GAS LINE

GALVIN QUALIFIED PERSONAL TRUST REQUIRED R.O.W. ACQUISITION 0.10 ACRES




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REVISIONS

NO.	DATE	DESCRIPTION

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 MAC
 START DATE 12-01-17
 SCALE 1" = 50'
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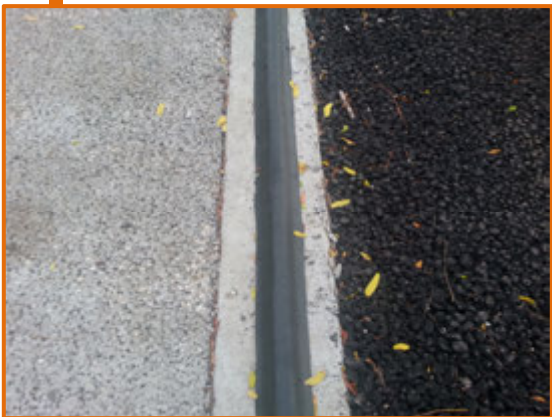
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CONCEPT PLAN

OFFSITE ROADWAY IMPROVEMENTS

STORMWATER MANAGEMENT PLAN



Main Street Market – Phase I
Village of Pleasant Prairie, Kenosha County, Wisconsin
PEG Project Number: 1114.10-WI

Prepared for:



02/07/2018



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15850 W. Bluemound Road | Suite 210 | Brookfield, WI 53005
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INTRODUCTION

The proposed Main Street Market development site represents the tract of land generally bound by Green Bay Road (STH 31) to the west, Old Green Bay Road to the east, and 104th St (STH 165) to the south located in the southwest fourth of Section 22, Town 1 North, Range 22 in the Village of Pleasant Prairie, Kenosha County, WI. A location map that illustrates the tract of land is included in **Appendix 1**.

The development is proposed to include the construction of high impervious development in areas suitable for development. As part of this project, Bear Development Group prepared a Wetland Impact Practicable Alternatives Analysis and permit to impact onsite wetlands and purchase credits for wetlands to be created elsewhere. Following the wetland impact, the overall 21-acre parcel will support approximately 18-acres of developable area.

This stormwater management plan is intended to design stormwater management features to allow full improvement of the phase I areas, regardless of the site layout, to allow for maximum flexibility in development options.

DESIGN CRITERIA

Village of Pleasant Prairie: Chapter 298: Stormwater Management & Drainage

Wisconsin Department of Natural Resources:..... NR 216 & NR 151.12

Water Quality: Removal of 80% of the annual total suspended solids (TSS) load.

Water Quantity: Southeastern Wisconsin Regional Planning Commission (SEWRPC) Planning Report No. 44, A Comprehensive Plan for the Des Plaines River Watershed, June 2003, requirements apply. Des Plaines River Watershed standards present maximum allowable runoff release rates of 0.04 cfs/acre, and 0.3 cfs/acre of new development for 2-year and 100-year storm events, respectively.

Infiltration: *Non-residential* - Infiltrate 60% of the average annual pre-development infiltration volume, or 10% of the 2-year, 24-hour storm, or provide an effective infiltration area equal to at least 2% of the total site area.

ANALYSIS METHODS

HydroCAD[®] (Version 10.00) software has been used to analyze stormwater characteristics for this stormwater management plan. HydroCAD uses the accepted TR-55 methodology for determining peak discharge runoff rates. Existing ground cover Curve Numbers were selected from the Village of Pleasant Prairie Code of Ordinances, Stormwater Management and Stormwater Drainage System Facilities. The Code of Ordinances Performance Standards specifies a maximum cropland curve number of 80 for hydrologic soil group “D” soils. Curve Numbers for the proposed ground cover were selected using the standard values specified in TR-55 for a “D” hydrologic soil group. Offsite Curve Numbers were selected as specified within WNDR Standard NR 151. NR 151 specifies a maximum cropland curve number of 83 for hydrologic soil group “D” soils. The summary pages from the Geotech report identifying the soil group characteristics are located in **Appendix 2**.

Stormwater modeling was conducted using 2-year and 100-year storm events with respective rainfall amounts of 2.69 and 5.89 inches in accordance with the current NOAA Atlas 14 Point Precipitation Frequency Estimate.

TSS reduction characteristics for the proposed water quality facilities were determined using WinSLAMM® (Version 10.1) Source Loading and Management Model.

PRE-DEVELOPMENT CONDITIONS

The existing site comprises of mostly open farmland with lowlands along the western property line that drains to a series of existing culverts or directly on to Green Bay Rd (STH 31) and into the roadway storm sewer system. There are wetlands present along portions of the existing swales on the site; the wetlands were delineated by Stantec in September of 2017 and are currently being permitted for impacts.

The site generally slopes from east to west. The eastern property line along Old Green Bay Rd has areas 18-ft higher in elevation than those in the low lands along the western property line. Under existing conditions, there are significant offsite flows from the southeast that flow onto the development site. The southmost existing box culvert under Old Green Bay Rd (C2) collects flow from the Meadowlands Basin #3 to the east, the Vintage Parc development site to the southeast, as well as the existing ditches and fringe areas along STH 165 and Old Green Bay Road. These offsite flows are labeled MB3, VP, and E2, respectively, in the existing drainage area map in **Appendix 2**. The southeast offsite flows are discharged into the grassed swale on the development site and are conveyed west to the existing dual 38"x60" culverts (C1) that convey stormwater under STH 31.

Area E3 in the existing drainage area map is conveyed by a grassed swale to a yard catchbasin that connects to the STH 31 storm system. That sewer system discharges west of STH 31 independent of culverts C1.

Additional offsite flows from the Meadowlands development to the east discharge onto the development site and are conveyed west to existing culverts that convey stormwater under STH 31. This Stormwater Management Report only pertains to the development area impacted by Phase I improvements.

Additional existing site information including the Geotech report and the Existing Conditions civil plan sheet with existing contours and culvert locations is included in **Appendix 2**.

POST-DEVELOPMENT CONDITIONS

In order to provide the most flexibility for site layout, the developable area proposed to be detained and treated by the proposed pond has been conservatively modeled as 80% impervious. This method matches the allowable impervious area based on the proposed Planned Unit Development Zoning intended for the site.

The onsite area PA1 is based on the maximum future development area that can be directed to the proposed stormwater management pond while meeting required water quality and quantity benchmarks. This plan does not account for future development to the north outside of the PA1 drainage area boundary, and the report is intended to be updated and amended once future

development to the north occurs. The proposed area PA1 was delineated in part based on the actual contributing area represented within the engineering plans prepared by Pinnacle Engineering Group for the Froedtert South Medical Building. The rest of PA1 consists of the proposed Phase I development, including the access drives north/south of the Froedtert South site, Old Green Bay roadway improvements, and future onsite development. A contributing watershed map and supporting hydrologic modeling output for the proposed conditions is located in **Appendix 3**.

As part of Phase I, roadway improvements will be made to Old Green Bay Rd that will result in the removal of the existing box culvert C2. A new storm sewer line is proposed to convey the southeast offsite areas under Old Green Bay Rd, to the proposed pond, and then ultimately to culvert C1. These offsite areas are labeled MB3, VP, OS3, and OS4 on the proposed drainage area map in **Appendix 3**. Offsite flow areas MB3 and VP are identical to those in the existing condition. OS3 and OS4 are a subdivision of existing area E2 after the roadway improvements for Old Green Bay Rd are completed.

Peak Runoff Rate Attenuation

Design post-development release rates for the proposed project have been calculated using the Des Plaines River Watershed standards of 0.04 cfs/acre and 0.30 cfs/acre for respective 2-year and 100-year rainfall events for areas which will be developed. Based on coordination with the Village of Pleasant Prairie, it was determined that flow from offsite areas could be included in the design post-development release rates. A Post-Development Hydrology Exhibit, and HydroCAD Modeling output can be found in **Appendix 3**.

Stormwater runoff peak rates will be controlled through the usage of the onsite "wet" detention basin. The basin has been situated to collect the onsite storm sewer outfalls, overland relief routing, and southeast offsite areas. Post development peak runoff rate attenuation will be achieved through the outlet control devices and available stormwater detention volume provided above the pond normal water levels.

The pond will also be fitted with an earthen spillway as a tertiary outlet to discharge stormwater runoff in excess of the 100-yr storm.

Design post-development release rates for the proposed development have been computed for the proposed watershed. Modeling includes onsite and offsite areas that will contribute to the proposed Pond.

Presentation of pertinent values from the modeling is contained within the following tables:

POST-DEVELOPMENT (PROPOSED) WATERSHED SUMMARY

Area	Area (ac)	CN	Tc (min)	2-year Peak	100-year Peak
PA1 (COMPOSITE)	10.5	94	6	36.29 cfs	86.44 cfs
Offsite Contributing Areas					
OS1 (COMPOSITE)	0.9	92	10.9	2.42 cfs	6.08 cfs
OS2 (COMPOSITE)	1.6	85	10.0	3.24 cfs	9.92 cfs
OS3 (COMPOSITE)	1.9	87	13.6	3.76 cfs	10.91 cfs
OS4 (COMPOSITE)	0.4	83	6	0.86 cfs	2.77 cfs
MB3 (REPORT + HCAD)	34.6	Varies	Varies	*9.46 cfs	*19.17 cfs
VP1-2 (EX. REPORT)	N/A	N/A	N/A	**8.38 cfs	**36.87 cfs
TOTAL	N/A	N/A	N/A	28.12 cfs	85.72 cfs

*Meadowlands Basin 2-year and 100-year storm event flows were determined by modeling the pond and drainage areas from the previously completed Hydrology Report by RSV Engineering, Inc. This previously completed report did not calculate the 2-year release rate, so the pond needed to be remodeled based on their inputs to determine that rate.

**Vintage Parc 2-year and 100-year storm event flows were taken from the previously completed Stormwater Management Report by Jenkins Survey & Design, Inc.

Relevant pages from the previously completed reports are included in **Appendix 4**. The full reports can be obtained by request.

DESIGN POST-DEVELOPMENT RELEASE RATES

Design Storm	Area (ac)	Des Plaines Standard (cfs/ac)	Des Plaines Allowable (cfs)	Offsite (cfs)	Total Allowable (cfs)
2-year	10.5	0.04	0.42	28.12	28.54
100-year	10.5	0.3	3.15	85.72	88.87

COMPARISON OF PROPOSED TO ALLOWABLE PEAK FLOWS

Discharge Point		Peak Flow 2-year (cfs)	Peak Flow 100-year (cfs)
POND	PROPOSED	*27.35 cfs	*85.53 cfs
	ALLOWABLE	28.54 cfs	88.87 cfs
	MEETS CODE (?)	YES	YES

*The proposed models for the 2-year and 100-year storm events can be found in **Appendix 3**.

Runoff Water Quality

Post-development water quality will be obtained within the wet detention basin. Impervious surfaces will be captured and conveyed into the pond per the current civil design. The primary conveyance will be accomplished through the onsite storm sewer while flows in excess of the capacity of the storm sewer will route along designed overland relief.

The basin has been designed using the parameters set forth in WDNR Technical Standard 1001. The basin features a minimum 5-foot permanent pool depth to allow for sediment settling and storage. The basin will discharge through a multi-stage outlet configuration that includes a dewatering orifice to control runoff associated with a 2-yr storm event. Water quality will be enhanced by 1-foot inlet catch basin sumps located within inlets that serve the parking lots.

To accurately model the magnitude of flow being routed through the pond, the offsite areas have been modeled in WinSLAMM even though it is not required to treat TSS from these areas. In order to only account for the TSS removal for onsite pavement, a series of “Other Devices” have been utilized within the model. The first Other Device #1 is used to remove all of the TSS loading from the offsite areas. The Other Devices #2 and #3 are used to reduce the flow volume from the Meadowlands and Vintage Parc offsite areas to match the volume being discharged under the 2-year storm event. This results in a conservative outlook for the magnitude of flow regarding WinSLAMM modeling. The overall TSS removal % accounts for the removal from Other Device #1, so only the TSS removal % from control practice “S Pond (P1)” should be considered for site compliance.

WinSLAMM modeling indicates that the pond will remove a minimum of 80% TSS prior to runoff leaving the site. Refer to **Appendix 5** for WinSLAMM modeling input/output summaries.

Stormwater Infiltration

Stormwater Infiltration has not been incorporated into this storm water management due to clayey soils and also shallow groundwater present onsite. Per DNR Technical Standard 1002, sites with clayey soils and/or shallow groundwater are exempt from NR 151 infiltration requirements.

Protective Areas

Protective areas are required along all wetlands in order to minimize impacts of pollutants from untreated impervious sources. On this project, all impervious surfaces are directed to one of the wet detention ponds which cumulatively treat the runoff to the 80% TSS removal standard. Thus protective areas are not required under this plan.

WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT) STORM SEWER

Design Criteria

FDM 13.1.6 - Section 233.105 (3) states (3) Drainage – The owner of land that directly or indirectly discharges storm water upon a state trunk highway or connecting highway shall submit to the department a drainage analysis and drainage plan that assures to a reasonable degree, appropriate to the circumstances, that the anticipated discharge of storm water upon a state trunk highway or connecting highway following the development of the land is less than or equal to the discharge preceding the development and that the anticipated discharge will not endanger or harm the traveling public, downstream properties or transportation facilities.

FDM 13-10 Attachment 1.1- design frequency of a 50 year storm event for cross culverts and 25 year storm event for all ditches.

FDM 13-15-5.4 “Generally, the maximum high-water elevation should not be higher than the subgrade shoulder point.”

The rational method was used to determine the onsite pre-development, the offsite area, and the 120th Ave. flows.

Existing Flow at Existing Dual 38”x60” Culverts (C1)

Per FDM 13-10 Attachment 1.1 Flood Frequency Selection Chart, the design frequency for a culvert under an expressway or freeway shall be the 50-year event. In addition to analyzing the 50-year, the 25-year will also be checked. In the pre-development condition, onsite Area E1 and offsite areas E2, MB3, and VP are conveyed along the existing grassed swale and discharge at the dual 38”x60” culverts.

Using HydroCAD, the 25- and 50-year pre-development flows were calculated for areas E1, E2, and MB3 and are shown in the summary table below. The HydroCAD modeling summaries can be found in **Appendix 6**. For offsite area VP, the previously completed Stormwater Management Plan for the Vintage Parc development included calculations for the 25- and 50-year flows and those given flows are included in the summary tables.

PRE-DEVELOPMENT (EXISTING) FLOWS TO EXISTING CULVERTS C1

Design Storm	E1 (cfs)	E2 (cfs)	Meadowlands (cfs)	Vintage Parc (cfs)	Pre-Dev Total (cfs)
25-year	30.54	11.06	*15.85	**25.84	83.29
50-year	37.36	13.38	*17.56	**30.96	99.26

*Meadowlands Basin 25-year and 50-year storm event flows were determined by modeling the pond and drainage areas from the previously completed Hydrology Report by RSV Engineering, Inc.

**Vintage Parc 25-year and 50-year storm event flows were taken from the previously completed Stormwater Management Report by Jenkins Survey & Design, Inc.

Relevant pages from the previously completed reports are included in **Appendix 4**. The full reports are available upon request.

Proposed Flow at Existing Dual 38”x60” Culverts (C1)

The onsite Post-development model in HydroCAD (see analysis method above) was modified to calculate the 25- and 50-year storm events having rainfall amounts of 4.53 inches, and 5.19 inches respectively. The rainfall amounts were obtained from the NOAA Atlas 14, Volume 8, Version 2. Under post-development proposed conditions, all the flow conveyed by the existing dual culverts (C1) is first routed through the proposed pond. The HydroCAD modeling summary can be viewed in **Appendix 6**.

POST-DEVELOPMENT (PROPOSED) FLOWS TO EXISTING CULVERTS C1

Design Storm	Pond P1 (cfs)	Post-Dev Total (cfs)	Pre-Dev Total (cfs)	% Reduction
25-year	73.40	73.40	83.29	11.9%
50-year	79.15	79.15	99.26	20.3%

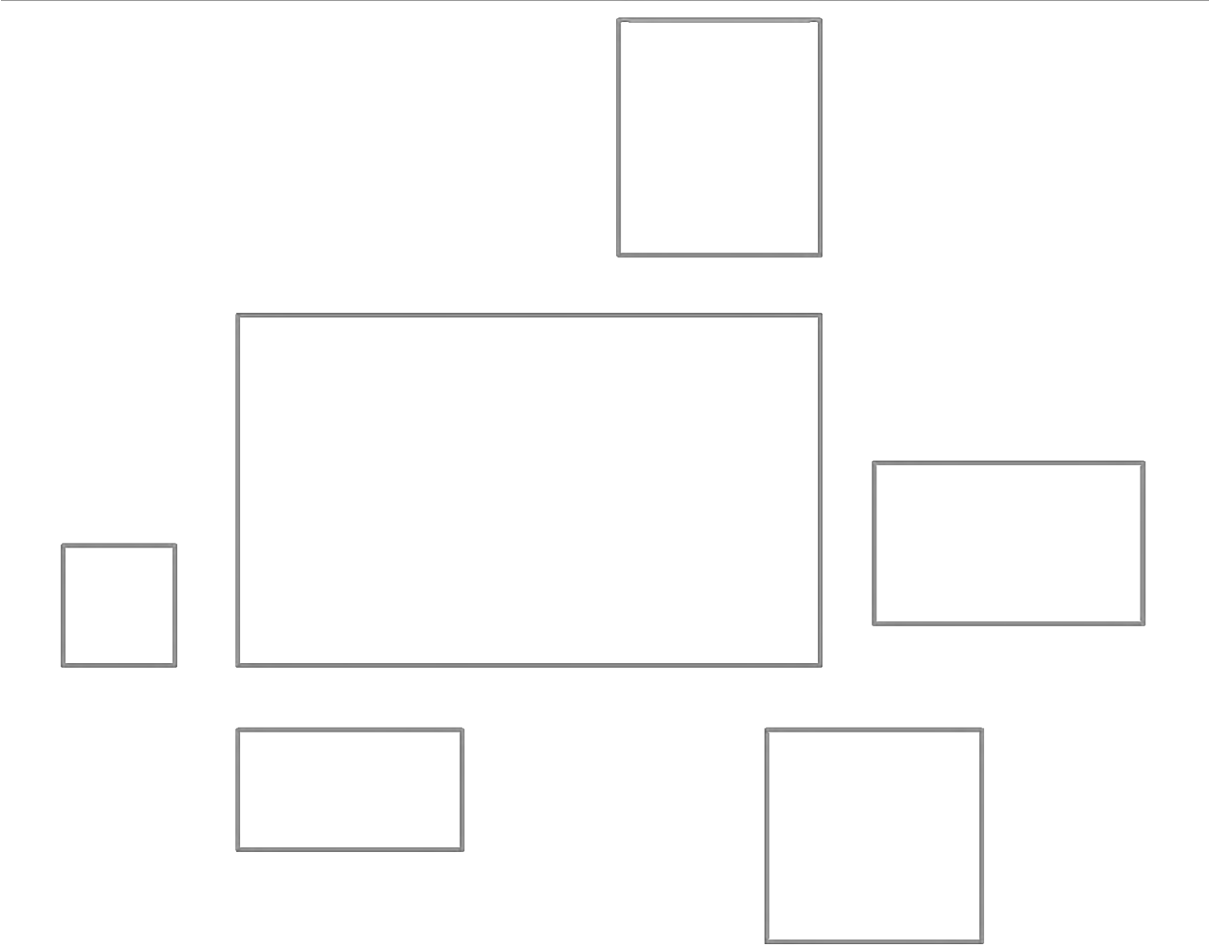
The flows listed above represent the areas affected by the proposed Main Street Market Phase I development along with the offsite areas draining to the existing dual culverts C1. They do not include the areas to the north that drain to the other existing culverts that cross STH 31 as they will remain undeveloped. The onsite development is located completely within the watershed for the existing dual culverts C1.

Des Plaines River watershed flow requirements are very restrictive, which results in reduced flow being conveyed to the existing dual culverts C1 under proposed conditions. The detention provided by the proposed pond provides a significant reduction in flows for the 50- and 25-year storms. According to the FDM 13-10 Attachment 1.1 Flood Frequency Selection Chart, the post-development flow to the culvert is less than or equal to the pre-development flow for the 50-year storm, so the proposed plan is in compliance.

CONCLUSION

The stormwater management features for the Main Street Market Phase I development have been designed to comply with the SEWRPC Planning Report No. 44 A Comprehensive Plan for the Des Plaines River Watershed, Village of Pleasant Prairie Code of Ordinances, and WDNR technical standards NR151 and NR216. Proposed runoff rates will be reduced for 2-year and 100-year storm events to meet Des Plaines River Watershed standards and also to ensure downstream conveyance capacity. Storm water runoff from the development site will be treated to remove at least 80% total suspended solids annually through wet detention. It is believed the site meets criteria set forth in WDNR NR 151 to be exempt from infiltration requirements; therefore, infiltration measures have not been included in this storm water management plan.

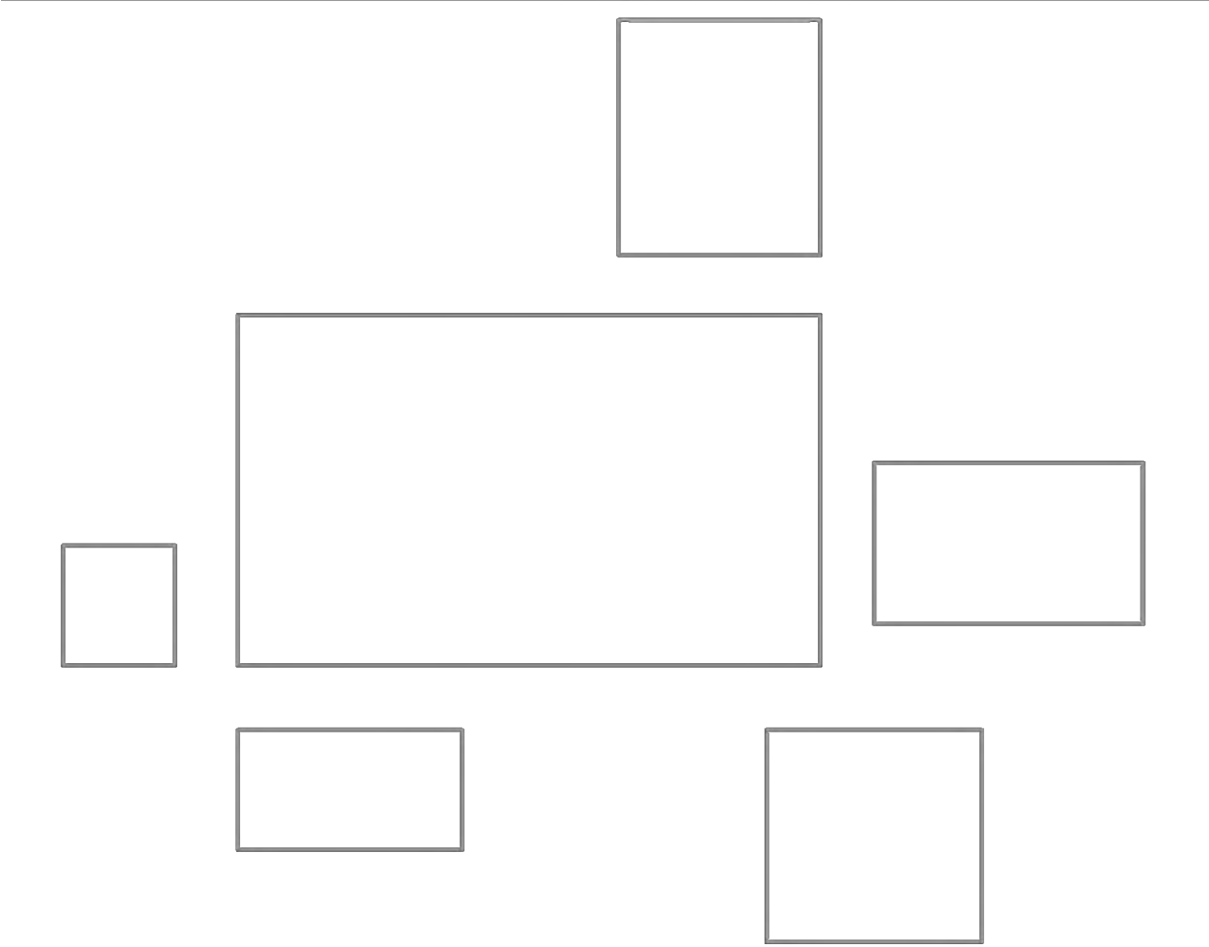
(Appendices Follow)

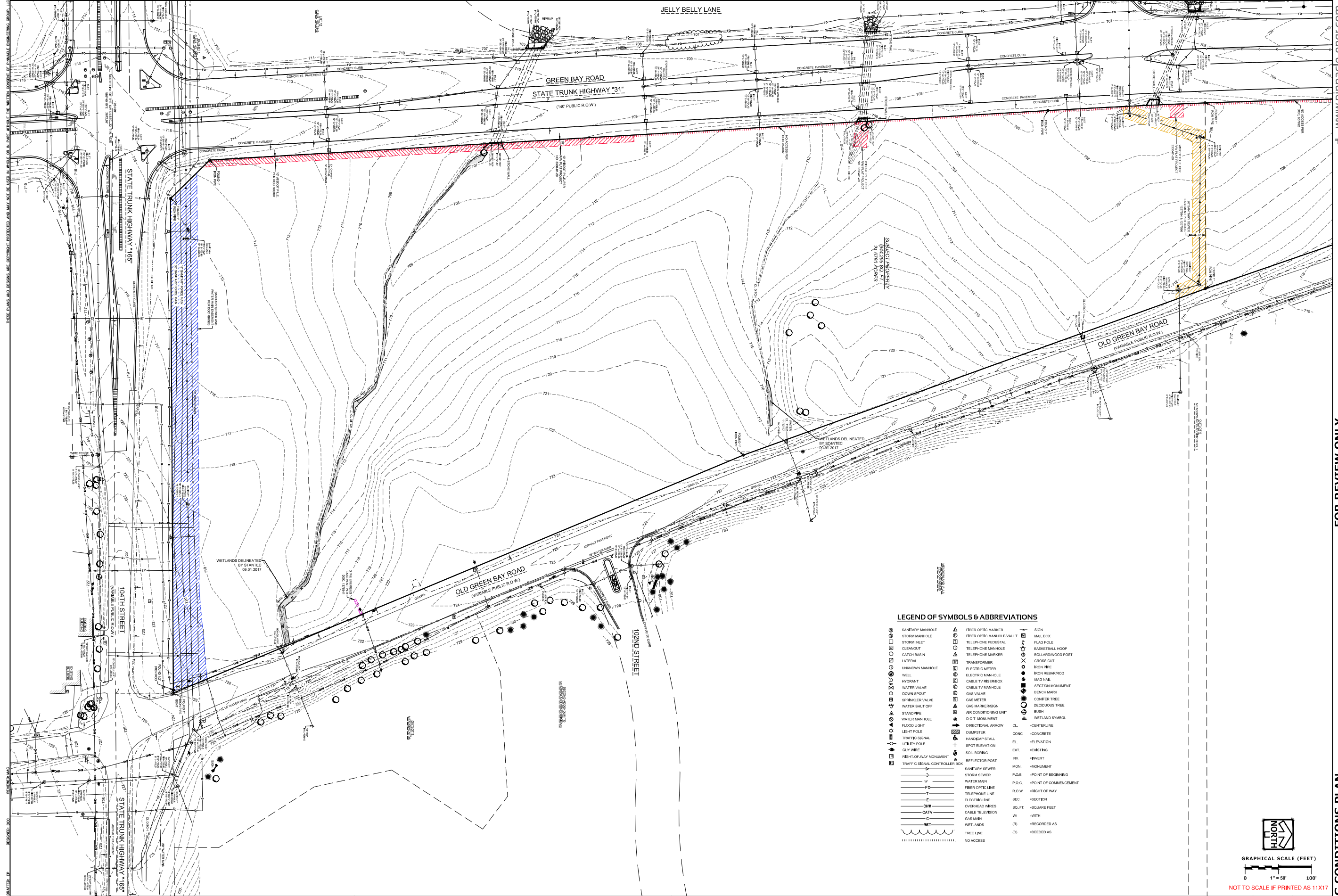


Google Maps Main Street Market - Vicinity Map



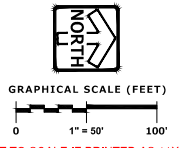
Imagery ©2018 Google, Map data ©2018 Google 500 ft





LEGEND OF SYMBOLS & ABBREVIATIONS

○	SANITARY MANHOLE	▲	FIBER OPTIC MARKER	+	SIGN
○	STORM MANHOLE	○	FIBER OPTIC MANHOLE/VAULT	+	MAIL BOX
○	STORM INLET	○	TELEPHONE PEDESTAL	+	FLAG POLE
○	CLEANOUT	○	TELEPHONE MANHOLE	○	BASKETBALL HOOP
○	CATCH BASIN	○	TELEPHONE MARKER	○	BOLLARD/WOOD POST
○	LATERAL	○	TRANSFORMER	○	CROSS CUT
○	UNKNOWN MANHOLE	○	ELECTRIC METER	○	IRON PIPE
○	WELL	○	ELECTRIC MANHOLE	○	IRON REBAR/ROD
○	HYDRANT	○	CABLE TV FIBER BOX	○	IRIS VALVE
○	WATER VALVE	○	CABLE TV MANHOLE	○	SECTION MONUMENT
○	DOWN SPK/IT	○	GAS VALVE	○	BENCH MARK
○	SPRINKLER VALVE	○	GAS METER	○	CONIFER TREE
○	WATER SHUT OFF	○	GAS MARKERSIGN	○	DECIDUOUS TREE
○	STANDPIPE	○	AIR CONDITIONING UNIT	○	BUSH
○	WATER MANHOLE	○	D.O.T. MONUMENT	○	WETLAND SYMBOL
○	FLOOD LIGHT	○	DIRECTIONAL ARROW	○	CENTERLINE
○	LIGHT POLE	○	DUMPISTER	○	CONC.
○	TRAFFIC SIGNAL	○	HANDICAP STALL	○	EL.
○	UTILITY POLE	○	SPOT ELEVATION	○	EXT.
○	GUY WIRE	○	SOIL BORING	○	INVT.
○	RIGHT-OF-WAY MONUMENT	○	REFLECTOR POST	○	MON.
○	TRAFFIC SIGNAL CONTROLLER BOX	○	SANITARY SEWER	○	P.O.B.
○	STORM SEWER	○	WATER MAIN	○	P.O.C.
○	WATER MAIN	○	FIBER OPTIC LINE	○	R.O.W.
○	TELEPHONE LINE	○	ELECTRIC LINE	○	SEC.
○	ELECTRIC LINE	○	OVERHEAD WIRES	○	SQ. FT.
○	CABLE TELEVISION	○	CATV	○	WI
○	GAS MAIN	○	GAS MAIN	○	WET
○	WETLANDS	○	WETLANDS	○	(R)
○	TREE LINE	○	TREE LINE	○	(D)
○	NO ACCESS	○	NO ACCESS	○	




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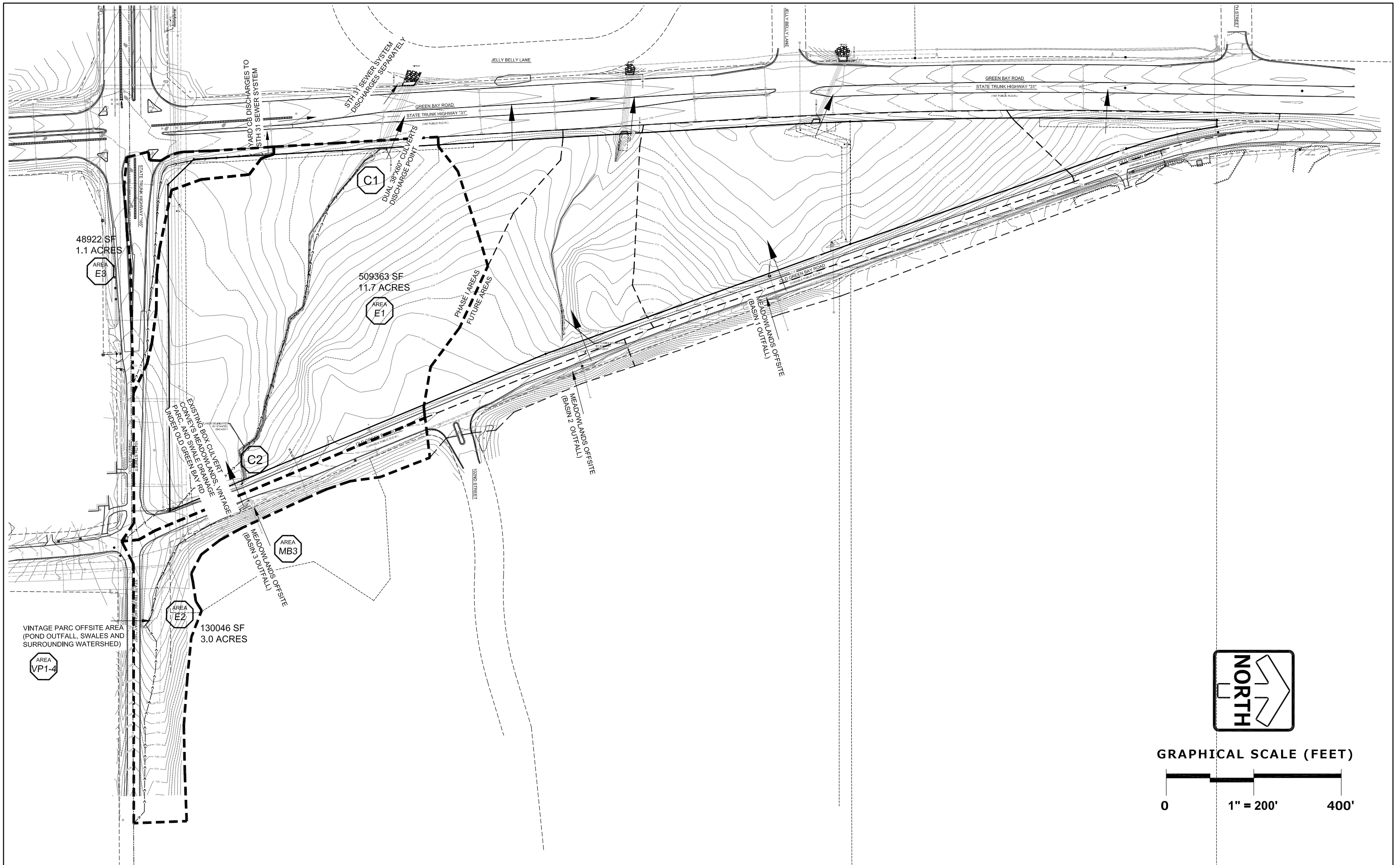
MAIN STREET MARKET PHASE 1
GREEN BAY RD. & 104TH ST. PLEASANT PRAIRIE, WI

EXISTING CONDITIONS PLAN

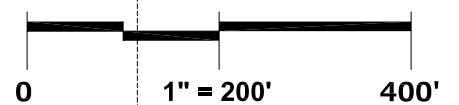
REVISIONS	

REG. JOB NO. 11114.10-01
 REG. NO. 11114.10-01
 START DATE: 12-05-17
 SCALE: 1" = 50'
SHEET
C-2
OF
C-9

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GRAPHICAL SCALE (FEET)



MAIN STREET MARKET PHASE I - EXISTING DRAINAGE AREA MAP

2/7/18



Construction • Geotechnical
Consulting Engineering/Testing

September 21, 2017
CM17145

Mr. Daniel Szczap
Bear Development, LLC
4011 80th Street
Kenosha, WI 53142

Re: Preliminary Geotechnical Exploration and Evaluation
Proposed Main Street Market Development
NEC Green Bay Road (STH 31) and 104th Street
Pleasant Prairie, Wisconsin

Dear Mr. Szczap:

Construction • Geotechnical Consultants, Inc. (CGC) has completed the preliminary subsurface exploration for the proposed Main Street Market Development in Pleasant Prairie, Wisconsin. The purpose of this exploration was to evaluate the subsurface conditions across the site and to provide preliminary geotechnical-related recommendations regarding site preparation, foundation, floor slab, below-grade wall and pavement design/construction. An electronic copy of this report is being provided for your use. A paper copy can be provided upon request.

PROJECT DESCRIPTION

We understand the proposed development will consist of the Main Street Market which will include various commercial and retail type buildings. Based on the preliminary site plans provided, we understand the development may include up to seven (7) buildings. The buildings will generally consist of one-story slab-on-grade structures. However, a medical clinic is also proposed and is currently planned to consist of a four-story building with a basement, a portion of which may include a walk-out level. Based on the planned construction, and our experience with past similar projects, we anticipate the maximum column loads will range between about 50 to 200 kips and wall loads will vary from about 2 to 5 kips per lineal foot.

Based on our review of elevation contours included on a topographic map obtained from the Kenosha County GIS Mapping website, site grades slope from the eastern side of the site (between about EL 715 to 725 ft along Old Green Bay Road) down to the west (between about EL 705 to 715 ft along STH 31). In addition, several drainage swales and wetland areas extend through the property roughly from east to west. Based on the variable site grades, we anticipate that mass grading will likely be required to establish site grades.

Because the project is in the preliminary/conceptual phase, specific details were not available at the time of this report, including targeted finished floor elevations for the buildings. Therefore, only



Mr. Daniel Szczap
Bear Development, LLC
September 21, 2017
Page 2

preliminary recommendations are provided in this report and we understand that additional/supplemental exploration will likely be performed once development plans are finalized.

EXPLORATION PROGRAM

The subsurface conditions throughout the development site were explored by drilling a series of fourteen (14) test borings. Ten (10) borings (designated as Borings B-1 through B-10) were drilled within possible future structure areas to depths of 15 to 25 ft. Four (4) borings (designated as Borings SW-1 through SW-4) were drilled within stormwater infiltration basin areas to a depth of 20 ft. The standard penetration test (SPT) borings were drilled on August 15 and 16, 2017. The borings were drilled by Professional Testing Services (under subcontract to CGC) using either a truck-mounted CME-55 drill rig or an ATV track-mounted Geoprobe® equipped with hollow-stem augers and automatic SPT hammers. The number and location of the borings were selected by the client. The boring locations were roughly field staked by CGC prior to the exploration; however, the boring locations in the southern portion of the site should be considered approximate due to the existing dense corn field. The actual locations and the ground surface elevations at the boring locations were determined subsequent to the drilling operations by V2G Surveying, LLC. Specific procedures used for drilling and sampling are described in Appendix A. The approximate boring locations are shown in plan on the Soil Boring Location Map presented in Appendix B.

Water level observations were made in each soil boring during and immediately upon completion of the drilling operation. Representative samples of the subsoils were also collected during the field exploration for classification and laboratory testing. The soils were classified by a geotechnical engineer using the Unified Soil Classification System (USCS) and the samples collected from the stormwater borings (i.e., Borings SW-1 through SW-4) were also classified in accordance with the descriptive procedures, terminology and interpretations presented by the USDA-NRCS Field Book for Describing and Sampling Soils (version 2.0, dated September 2002). Pocket penetrometer readings were also obtained on intact cohesive samples, where appropriate, to aid in the evaluation of their shear strength properties. The final logs and soil evaluation-storm form prepared by the engineer per the USCS and USDA procedures are presented in Appendices B and F, respectively.

SITE CONDITIONS

A. Surface Conditions

The subject property is triangular in shape and consists of two separate parcels covering an area of about 20.8 acres. The site is bound by Green Bay Road (STH 31) to the west, Old Green Bay Road to the east/northeast and STH 165 (104th Street) to the south. Neighboring sites consist of residential

Mr. Daniel Szczap
Bear Development, LLC
September 21, 2017
Page 3

buildings to the east, industrial buildings to the west and undeveloped land and residences to the south. Currently, the majority of the southern portion of the site consists of a corn field with some heavy wooded/brush areas and the northern portion of the site is grass/weed covered. Several swales and wetland areas are located in the southern half of the property and a buried sanitary sewer line and associated easement extend east-west through the northern portion of the property. Based on aerial photograph review on the Kenosha County GIS Mapping website, an apparent farmstead with several outbuildings was previously located on the west side of Old Green Bay Road, near the southeast corner of the site. Those structures were no longer evident on-site and the area was covered with thick brush. As discussed earlier in this report, site grades slope from the eastern side of the site (between about EL 715 to 725 ft along Old Green Bay Road) down to the west (between about EL 705 to 715 ft along STH 31).

B. Subsurface Conditions

The subsurface profiles encountered at the test boring locations were generally consistent and can be described by the following generalized profile, in descending order:

- Surficial materials consist of about 6 to 16 in. of *topsoil* with the exception of Borings SW-2 and SW-4, where 32 in. and 22 in., respectively of *topsoil* was encountered; underlain by
- Generally stiff to hard *native lean clay to silty clay* with trace to little sand and gravel extending to at least 15 ft to 25 ft. Exceptions were encountered at Boring B-3 where a medium dense *native sand* layer was encountered between depths of about 12 to 17 ft, at Boring SW-1 where medium dense *silty fine sand* was encountered between about 12 to 17 ft and was underlain by very stiff *silty clay to clayey silt* to 20 ft, the maximum depth explored, and at Boring SW-2 where medium dense *silty fine sand over fine to coarse sand* was encountered to at least 20 ft, the maximum depth explored.

Pocket penetrometer readings were performed on relatively undisturbed samples of the clayey soils to provide an estimate of the soil's unconfined compressive strength. Pocket penetrometer readings varied from 0.5 to 4.5 tsf, but were typically between 2.0 to 4.5 psf, indicating a very stiff to hard consistency. SPI N-values in the encountered sand soils ranged from 10 to 21 blows per foot, generally indicating a medium dense relative density.

C. Groundwater Conditions

Groundwater was encountered within Borings B-3, SW-1 and SW-2 during and/or upon completion of drilling at depths ranging from about 8 to 17 ft below existing grades. The measured water levels



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are generally consistent with the encountered sand layers in those borings. No free water was encountered in the remaining test borings during or upon completion of drilling. Based on the encountered water levels and soil coloration, we believe the long-term groundwater level is approximately 6 to 13± ft below the existing ground surface, corresponding to the depths in which the soils transition in color from brown to gray. Higher groundwater levels are possible (at least seasonally) at the site as indicated by the redoximorphic features (i.e., soil mottling) in the natural soils. Water levels can be expected to fluctuate across the site based on such factors as seasonal variations in precipitation, infiltration and surface runoff.

More detailed information regarding the subsurface and groundwater conditions is presented on the soil boring logs contained in Appendix B.

SITE EVALUATION AND PRELIMINARY RECOMMENDATIONS

Based on the findings from the exploration, the site generally contains moderately high strength soils and, in our opinion, can generally be developed as intended, with planned structures being supported by conventional spread footings. However, due to the presence of relatively thick surficial topsoil in some portions of the site, the presence of drainage swales, existing wetlands and the former farmstead structures located in the southeastern corner of the site, special site/subgrade preparation measures may be required in some areas to develop suitable subgrades for future foundation, floor slab and/or pavement support. The extent of subgrade improvement required can be better assessed once development plans are formulated for the site, including the actual siting of buildings on the property, as well as finished floor and/or pavement grades established. Preliminary recommendations for site preparation, foundation, floor slab, below-grade wall, pavement and stormwater infiltration basin design/construction, are presented in the following subsections. Additional information regarding the conclusions and recommendations presented in this report is discussed in Appendix C.

A. Site Preparation

Initial site preparation is recommended to consist of removal of surficial vegetation and topsoil at least 10 ft beyond the proposed building(s) and pavement limits. Based on the findings of the borings, the topsoil thickness typically ranges between 6 and 16 inches across the site, but thicker topsoil deposits (32 in. and 22 in.) were encountered at Borings SW-2 and SW-4, respectively, and deeper deposits may extend into proposed building and pavement areas, considering the heavily vegetated nature of the site and the presence of drainage swales and wetland areas. These soils are generally not considered suitable for re-use as structural fill and should be stockpiled in designated areas beyond the construction limits, or removed from the site. However, these soils may be used



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in landscape areas. If any remnants of the previous structures in the southeastern corner of the site remain or are encountered within planned building and pavement areas, we recommend complete removal of the remnants to facilitate construction of the proposed buildings. Any existing utilities located within the planned new building areas are recommended to be removed and re-routed outside of the building areas and any resulting excavations backfilled with engineered fill in accordance with the recommendations of this report.

While site development plans are in the conceptual stage at this time, it is anticipated that some cutting and filling will likely be required to develop proposed site grades. Following the recommended initial site preparation as discussed in the preceding paragraphs, the exposed subgrades are expected to consist of natural soils generally described as lean clay. To evaluate the suitability of these soils as a supporting medium for development of required fill embankments and/or pavement areas, we recommend the exposed subgrades be evaluated by thoroughly proof-rolling the site with a loaded tri-axle dump truck, scraper or a similar piece of rubber-tired construction equipment. The purpose of proof-rolling is to check the overall stability of the exposed subgrade, as well as for identifying soft or yielding conditions that may require recompaction or undercutting prior to fill placement. If unstable areas are detected, an initial attempt should be made to aerate and densify the subgrade by recompaction where natural moisture contents are at appropriate levels (i.e., on the dry side of optimum moisture content). If this procedure is ineffective, the disturbed soils should be undercut and replaced with compacted fill and/or stabilizing materials such as an imported 3-in. breaker rock. A relatively firm, non-yielding subgrade should be established prior to proceeding with fill placement.

After the subgrade is prepared as recommended, we recommend that fill placement proceed as necessary to establish planned subgrade elevations. The exposed subgrade should be thoroughly compacted with an appropriate piece of construction equipment prior to placement of fills on the site. It is our opinion that the non-organic soils present across the site may be used to develop building and pavement area subgrades. However, the use of these soils in structural areas will require close observation on a regular basis during fill placement including the monitoring of moisture contents, compaction levels and the overall stability of the prepared fill subgrade. Selection, placement and compaction of engineered fills should be in accordance with the guidelines presented in our "Recommended Compacted Fill Specifications" included in Appendix D. Engineered fills placed below structures and pavement areas should be compacted to a minimum of 93 to 95% modified Proctor (ASTM D1557). Regular field density testing should be conducted during fill placement to confirm that satisfactory compaction levels are being achieved.



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B. Seismic Design Category

In our opinion, the average soil/rock properties in the upper 100 ft of the site (based on hand penetrometer readings typically greater than 1.0 tsf on average) can be characterized as a very dense soil profile. This characterization would place the site in Site Class C for seismic design according to the International Building Code (see Table 1613.5.2).

C. Building Foundations and Floor Slabs

Based on the conditions encountered at the boring locations and assuming site preparation is performed as recommended in this report, we anticipate foundation bearing soils will generally consist of a combination of natural stiff to hard lean clay and newly-placed engineered fill. For preliminary planning purposes, net, allowable soil design pressures in the range of 3000 to 4000 psf can be used to size footings in the natural very stiff/hard clayey soil deposits or on engineered granular fills. Footings bearing on engineered clay fills would be limited to a design value of 3000 psf. The development of specific design parameters can be provided with supplemental exploration and/or engineering analysis once the actual siting of structures occurs on the site, and targeted finished floor grades are established.

After preparing the site(s) as described in the subsection entitled "Site Preparation," soils present at the floor slab elevations should generally be suitable for slab-on-grade construction. Subgrade soils beneath slabs are anticipated to consist of either the natural soils or engineered fills.

Other parameters to be used for foundation design include the following:

Minimum Foundation Widths:

- Continuous wall footings: 18 in.
- Individual column pads: 30 in.

Minimum Footing Depths:

- Exterior/perimeter footings: 4 ft
- Interior footings: No minimum required

Note: In unheated space, all footings should be a minimum of 4 ft in depth below finished site grades.

We recommend that footing subgrades be observed by a CGC representative prior to footing construction to check that bearing soils are consistent with the findings of the borings and/or any supplemental exploration completed. Where undercutting is required, the base of the undercut



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excavation should be widened beyond the footing edges at least 0.5 ft in each direction for each foot of undercut depth for stress distribution purposes. Granular backfill compacted to at least 95% compaction (ASTM D1557) or well-compacted 3-in. dense graded base can be used to re-establish footing grade. As an alternate to the use of engineered fill, the undercut excavations could be backfilled with structural lean-mix concrete (i.e., 500 psi). If lean-mix concrete is used, the foundation excavations should be a minimum of 1 foot wider than the footing (6 in. on each side). CGC should be present during footing excavations to determine whether subgrades are satisfactory for the design bearing pressure and to advise on corrective measures, where necessary.

D. Below-Grade Wall Design

We understand the planned medical clinic associated with the development will have a basement. We anticipate that the lower level walls will be laterally restrained by the floor slab and ground level framing. Therefore, *at-rest lateral earth pressures* should be used during design. To minimize the development of such pressures, granular backfill should be placed within 4 to 6 ft of the walls. The importation of granular soils for this purpose will be required. We recommend that a perimeter drainage system be included to intercept potential surface water infiltration and that the granular backfill placed behind the walls be continuously connected to this system. The perimeter drainage system should be sloped to drain to a sump pit. To impede the inflow of surface moisture, the final 2 ft of backfill placed along the lower level walls should consist of a clayey fill cap or other semi-impermeable material such as asphaltic or concrete pavement. The clay cap or pavement should be graded in a manner which promotes positive drainage away from the walls. Recommended perimeter drain details are attached to this report in Appendix E.

Before placing the wall backfill, the exterior walls should be damp-proofed with a spray-applied or mopped-on rubber or bituminous sealer. Compaction of the backfill within 3 to 5 ft of the walls should be performed with lightweight compaction equipment. The granular backfill should be compacted to a minimum of 90% modified Proctor (ASTM D1557) following Appendix D guidelines.

Walls constructed in accordance with the above recommendations may be designed for an equivalent fluid pressure of 55 psf per foot of depth. The basement wall design should also take into account surcharge effects which could be applied during or after construction. Exterior retaining walls (if any) which are free to rotate slightly will be subjected to *active lateral earth pressures* and may be designed for an equivalent fluid pressure of 35 psf per foot of depth.



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E. Pavement Design

We anticipate that pavement areas throughout the proposed development will be located within both cut and fill areas, and therefore the subgrade soils are expected to consist of predominantly lean clay soils (i.e., fill and natural) similar to those encountered in the borings. The prevailing clayey soils present on the site typically exhibit a fairly high potential for frost action, and a resulting reduction in strength and pavement support capability is expected during the spring when thawing conditions exist. Therefore, flexible pavement designs should be based on a CBR value of 3 to 5 for the prepared subgrade, and should include appropriate subbase and base course components. For purposes of design, fills placed within pavement areas are assumed to be compacted to a minimum of 95% modified Proctor (ASTM D1557). Prior to base course placement, pavement subgrades should be proof-rolled/recompacted as described in the Site Preparation subsection of this report and stabilized as needed with breaker rock or replaced with compacted fill.

We assume the pavements within the access drives will be subjected to light to moderate truck traffic (i.e., Traffic Class II), with daily ESALs of 3 or less. The light duty vehicle parking areas are expected to be exposed to automobile traffic (i.e., Traffic Class I) with limited truck traffic. The clay soils (i.e., fill and/or natural) will control the pavement thickness design. Accordingly, the pavement sections tabulated below were selected based on the earlier stated CBR value of 3 to 5, Wisconsin Asphalt Pavement Association (WAPA) design guidelines and a design life of 15 to 20 years.

**Table 1
 Recommended Pavement Sections**

Material	Thickness (in.)			WisDOT Specification ²
	Surface Parking Lots		Heavy Duty Access Drive (<3 ESALs)	
	≤50 Stalls (<1 ESAL)	>50 Stalls (1-2 ESALs)		
Bituminous upper layer	1.5	1.75	1.75	Section 460, Table 460-1, 9.5 mm and 12.5 mm
Bituminous lower layer	2.0	2.25	2.25	Section 460, Table 460-1, 19.0 mm
Dense graded base (fully- fractured crushed stone)	8.0	9.0	10.0	Sections 301 and 305, 31.5 mm and 75 mm
Total Thickness	11.5	13.0	14.0	

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Notes:

1. Wisconsin DOT *Standard Specifications for Highway and Structure Construction*, latest edition, including supplemental specifications, but excluding limitations in Section 460.3.2 relating layer thickness to aggregate size.
2. Compaction requirements:
 - Bituminous concrete: Refer to Section 460-3.
 - Base course: 95% modified Proctor (ASTM D1557); also refer to Section 301.3.4.2, Standard Compaction.
3. Type LT (i.e., SuperPave Type E-0.3) or equivalent asphaltic pavement is recommended. Refer to Section 460, Table 460-2 of the *Standard Specifications*.
4. A stabilization/subbase course consisting of coarse aggregate (e.g., 3-in. dense graded base, select crushed material, breaker run stone, etc.) may be required in areas where yielding and/or unstable subsoil conditions may be exposed at pavement subgrade. Alternately, utilization of a biaxial geogrid (i.e., Tensar BX1100 or equivalent) below an increased thickness of base course (i.e., minimum of 12 in.) has also proven successful in addressing variable subgrade conditions and reducing the extent of undercutting of problematic soils.

Note that if traffic volumes are greater than those assumed, CGC should be allowed to review the recommended pavement sections and adjust them accordingly. The pavement design assumes a stable/non-yielding subgrade and a regular program of preventative maintenance. Alternative pavement designs may prove applicable and should be reviewed by CGC. If there is a delay between subgrade preparation and placing the base course, the subgrade should be recompacted.

Pavement areas subjected to concentrated wheel loads (i.e., loading dock pads, dumpster pads, etc.) should be constructed of Portland cement concrete. The slab should be a minimum of 6-in. thick, be underlain by a minimum of 6 in. of 1.25-in. dense graded base and should contain mesh reinforcement for crack control. A subgrade modulus of 150 pci should be used for concrete pavement design on prool-rolled/recompacted sand or clay subgrades.

The site is underlain by predominantly lean clay soils that are relatively impermeable. Therefore, we recommend that consideration be given to installing pavement underdrains, such as finger drains around catch basins or directed to the planned stormwater basin areas, to minimize the accumulation of water within the subgrade soils and/or base course. The final pavement surface should be constructed to direct surface water off of the existing pavement to suitable drainage infrastructure.



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Maintenance and repair, as needed, of the pavement areas should be performed on a regular basis to keep pavements in a serviceable condition. The maintenance program is recommended to be implemented early in the pavement life to be effective. Failure to perform regular maintenance could reduce the service life of the pavement.

F. Stormwater Infiltration Potential

We understand stormwater management basins are planned in the southwest corner and near the north side of the site along Green Bay Road. Details regarding the basins, including bottom elevations, were not available at the time of this report. Borings SW-1 and SW-2 were drilled within the vicinity of the southwest stormwater management basin and Borings SW-3 and SW-4 were drilled in the northern basin area.

In general, the soils conditions at Borings SW-1 through SW-4 consist of natural silty clay and silty clay loam (USCS lean clay) to depths of about 12 ft and 8 ft, respectively. At Borings SW-3 and SW-4, the prevailing clays extend to the maximum depth drilled (i.e., 20 ft). Below the silty clay loam and silty clay at Boring SW-1, loamy sand (USCS silty fine sand) was encountered between depths of about 12 and 17 ft, underlain by silty clay loam to at least 20 ft, the maximum depth explored. Below the silty clay loam and silty clay at Boring SW-2, loamy sand (USCS silty fine sand to fine to coarse sand) was present in the subsoil profile between a depth of about 8 ft and extended to at least 20 ft, the maximum depth explored. Refer to the soil boring logs in Appendix B and the Soil Evaluation-Storm form in Appendix F for more specific details at each basin location.

The following parameters should be considered for design of infiltration features in the area of Borings SW-1 through SW-4:

Infiltration Potential: The following infiltration parameters were estimated using Table 2 of the WDNR Conservation Practice Standard 1002, *Site Evaluation for Storm Water Infiltration*. The estimated infiltration rates are as follows:

- Silty clay loam (SiCL) 0.04 in./hr
- Silty clay (SIC) 0.07 in./hr
- Loamy sand (LS) 1.63 in./hr

Note that the infiltration rates should be considered approximate since they are merely based on soil texture and do not account for in-place soil density and other factors, which will affect the infiltration rate. Where the subsoils contain soil layers of varying texture, the infiltration rate of the soil with the lower infiltration rate will control vertical infiltration.



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Groundwater: Groundwater was encountered within Borings SW-1 and SW-2 at depths ranging from about 8 to 10 ft while drilling and at a depth of about 15 ft in SW-1 upon completion of drilling. The observed water levels generally coincided with the occurrence of the loamy sand soils within the subsoil profile. No free water was encountered during or upon completion of drilling at Borings SW-3 and SW-4. Soils with redoximorphic (i.e., mottling) features were encountered at each of the stormwater borings, generally directly below the surficial topsoil and extending to depths ranging from about 6 to 8 ft below existing grades. Based on the soils encountered, we estimate the seasonal high-water table (SHW) in the area of Borings SW-1 through SW-4 to be located at a depth of about 1 to 2.5 ft below the existing site grades. The predominant silty clay loam and silty clay soils and the apparent seasonal high-water table at shallow depths are considered to be limiting layers and the site, in our opinion, is considered to be “exempt” according to NR 151. Groundwater levels should be expected to fluctuate, as previously discussed.

Bedrock: No bedrock was encountered within Borings SW-1 through SW-4 to the maximum depth of the borings, 20 ft.

The Soil Evaluation-Storm form prepared by the CST per USDA procedures is presented in Appendix F.

CONSTRUCTION CONSIDERATIONS

Due to variations in weather, construction methods and other factors, specific construction problems are difficult to predict. Soil related difficulties which could be encountered on the site are discussed below:

- Due to the potentially sensitive nature of the on-site clayey soils, we recommend that final site grading activities be completed during dry weather, if possible. Construction traffic should be avoided on prepared subgrades to minimize potential disturbance.
- Contingencies in the project budget for subgrade stabilization with 3-in. dense graded base and/or breaker rock in pavement and slab areas should be increased if the project schedule requires that work proceed during adverse weather conditions.
- Earthwork construction during the early spring or late fall could be complicated as a result of wet weather and freezing temperatures. During cold weather, exposed subgrades should be protected from freezing before and after footing construction. Fill should never be placed while frozen or on frozen ground.

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- All excavations extending greater than 4 ft in depth below the existing ground surface should be sloped in accordance with current OSHA standards.
- Based on observations made during the field exploration, groundwater infiltration into footing excavations is not generally expected to be a problem. However, water accumulating at the base of the open excavation as a result of precipitation or seepage from intercepted sand seams should be quickly removed using pumps operating from filtered sump pits, with means and methods the contractor's responsibility.

RECOMMENDED CONSTRUCTION MONITORING

The quality of the foundation and lower level slab subgrades will be largely determined by the level of care exercised during site development. To check that earthwork and foundation construction proceeds in accordance with our recommendations, the following operations should be monitored by CGC:

- Basement excavation, subgrade proof-rolling and undercutting;
- Fill placement and compaction;
- Foundation excavation; and
- Concrete placement.



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* * * * *

It has been a pleasure to serve you on this project. We trust this information is satisfactory for preliminary assessment of the site and for general planning purposes. Prior to final design, it is recommended that an evaluation be made regarding the need for supplemental exploration of the site conditions. We can provide final foundation and pavement recommendations after site development concepts are formulated. If you have any questions or need additional consultation, please contact us.

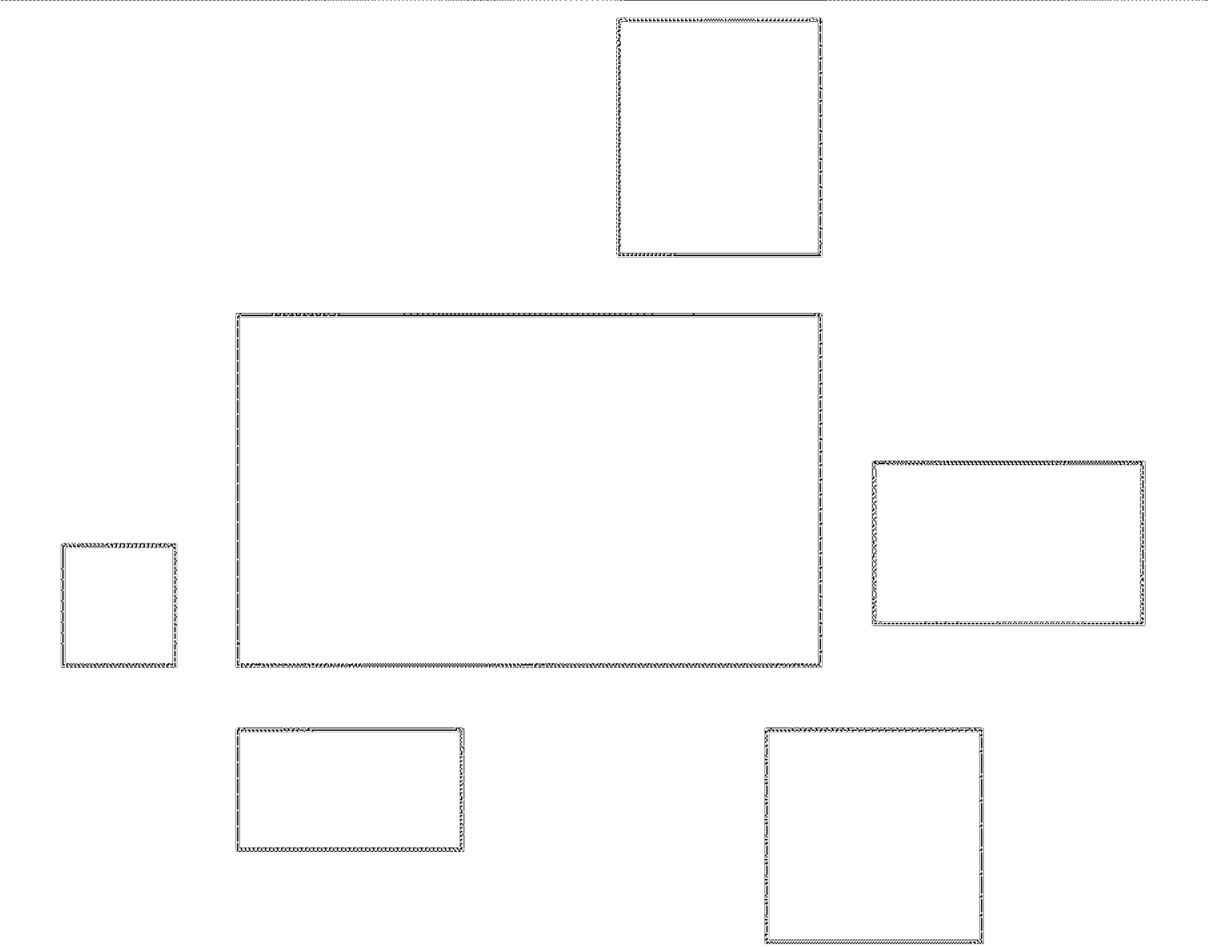
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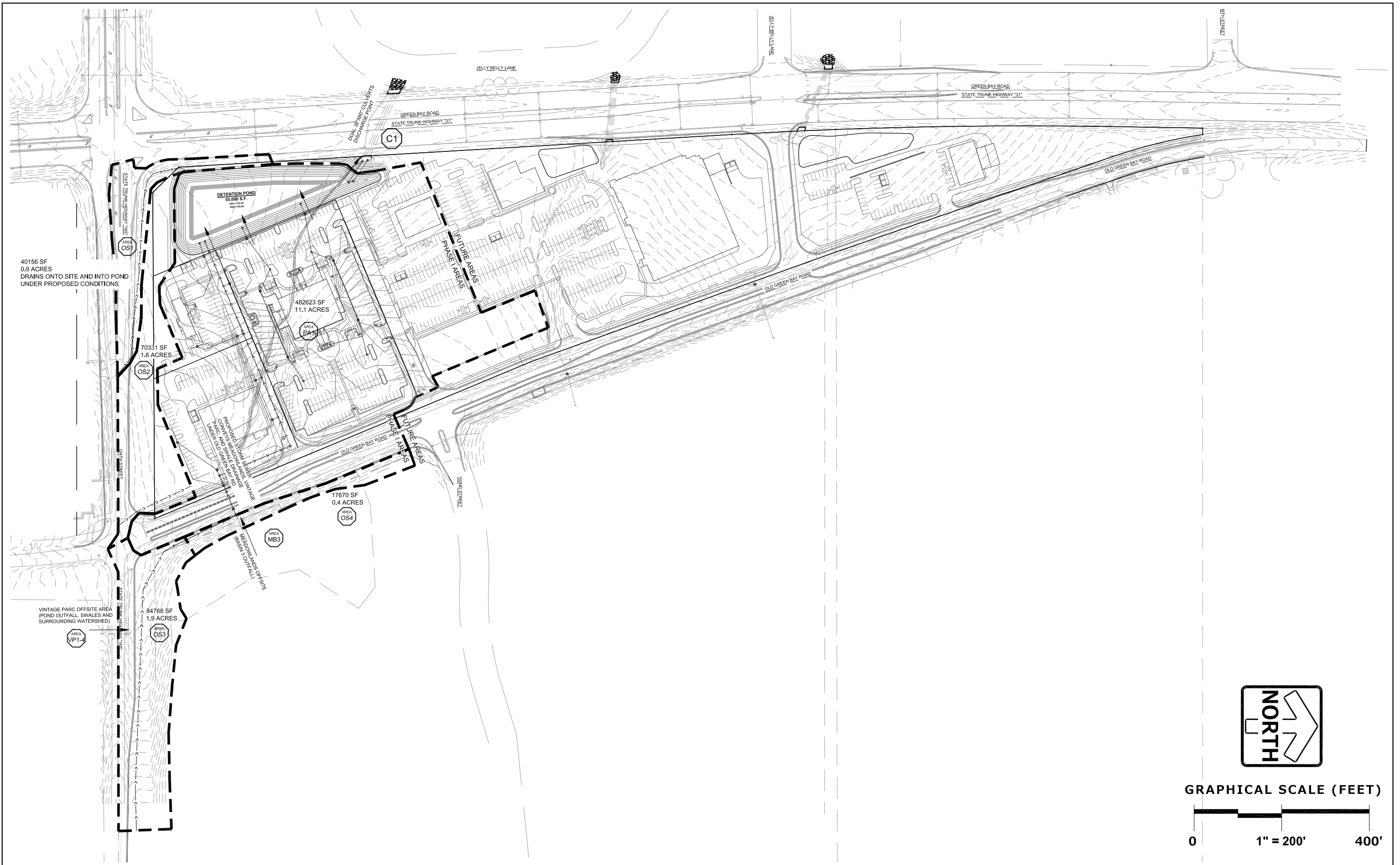
CGC, INC.

Paul J. Giese, P.E., C.S.T.
Consulting Professional

Jeff P. Simkowski, P.E.
Senior Consulting Professional

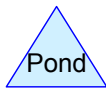
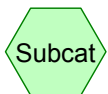
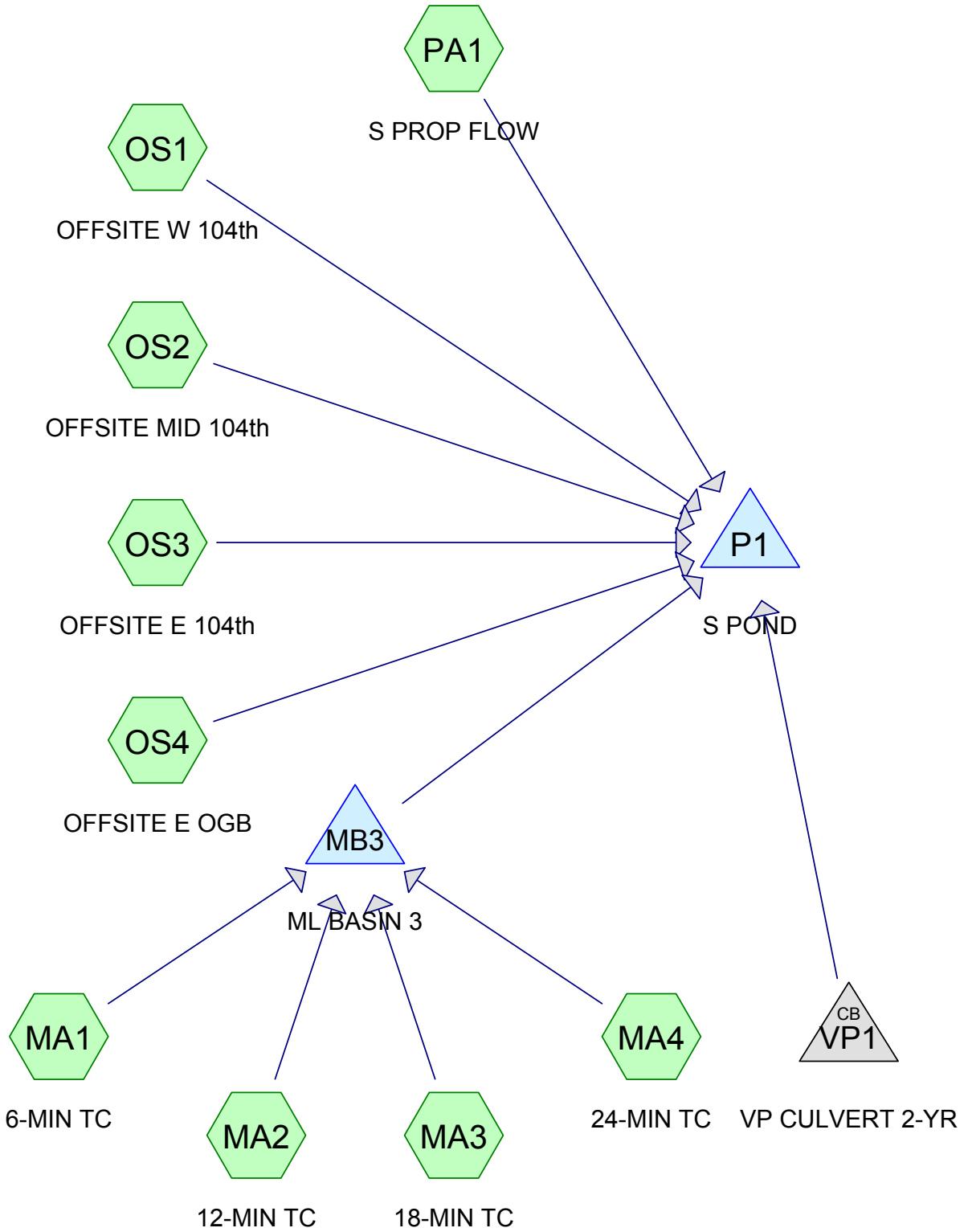
- Encl: Appendix A - Field Exploration
Appendix B - Soil Boring Location Map
Logs of Test Borings (14)
Log of Test Boring-General Notes
Unified Soil Classification System
Appendix C - Document Qualifications
Appendix D - Recommended Compacted Fill Specifications
Appendix E - Perimeter Drain Details
Appendix F - WI Dept. of Safety & Professional Services Soil Evaluation-Storm Form
(Borings SW-1 through SW-4)





MAIN ST MARKET PHASE I - PROPOSED DRAINAGE AREA MAP

2/7/18



Routing Diagram for 1114.00 MSM PH1 - PROPOSED
 Prepared by Hewlett-Packard Company, Printed 2/7/2018
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1114.00 MSM PH1 - PROPOSED

MSE 24-hr 3 2-Year Rainfall=2.69"

Prepared by Hewlett-Packard Company

Printed 2/7/2018

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Summary for Subcatchment MA1: 6-MIN TC

Runoff = 20.60 cfs @ 12.13 hrs, Volume= 0.972 af, Depth= 1.62"

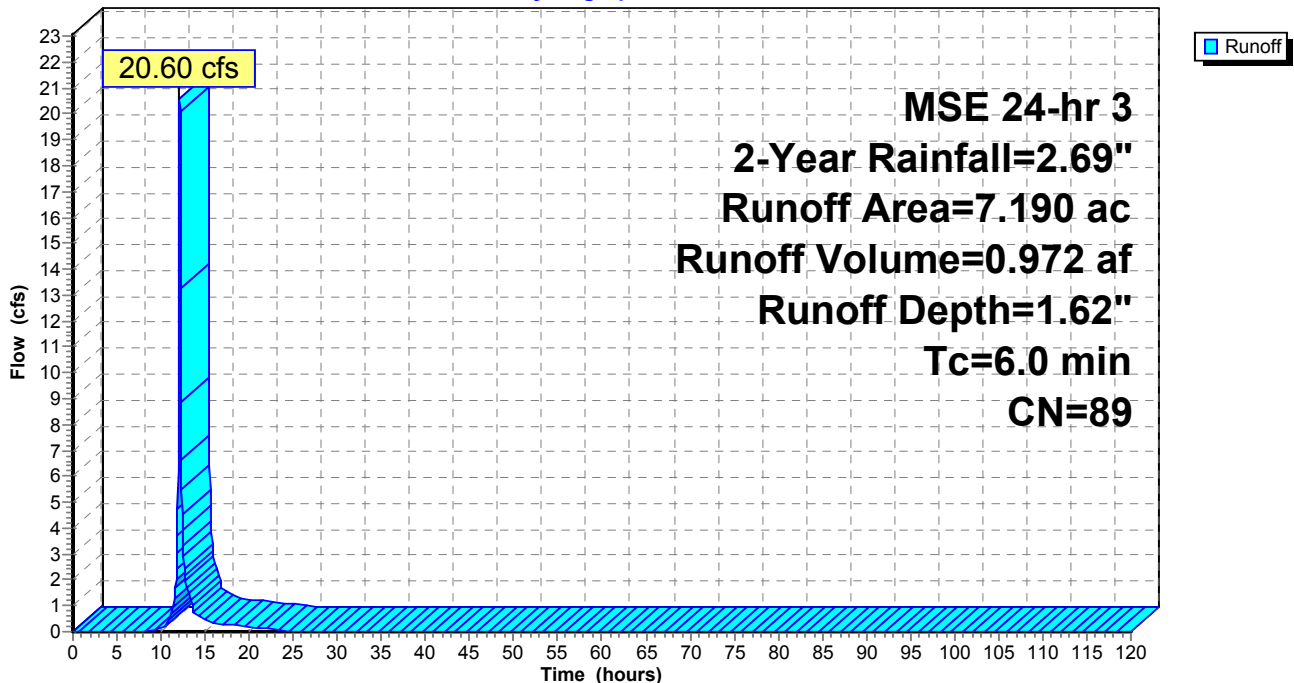
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.69"

Area (ac)	CN	Description
*	1.380	81 D12
*	0.440	90 D16
*	0.550	84 D18
*	0.540	81 D27
*	0.390	80 D28
*	0.410	80 D29
*	2.800	98 D33
*	0.090	98 D34
*	0.080	98 D35
*	0.510	87 D36
<hr/>		
7.190	89	Weighted Average
4.220	83	58.69% Pervious Area
2.970	98	41.31% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, GIVEN FROM MEADOWLANDS

Subcatchment MA1: 6-MIN TC

Hydrograph



1114.00 MSM PH1 - PROPOSED

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MSE 24-hr 3 2-Year Rainfall=2.69"

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Summary for Subcatchment MA2: 12-MIN TC

Runoff = 20.08 cfs @ 12.21 hrs, Volume= 1.189 af, Depth= 1.02"

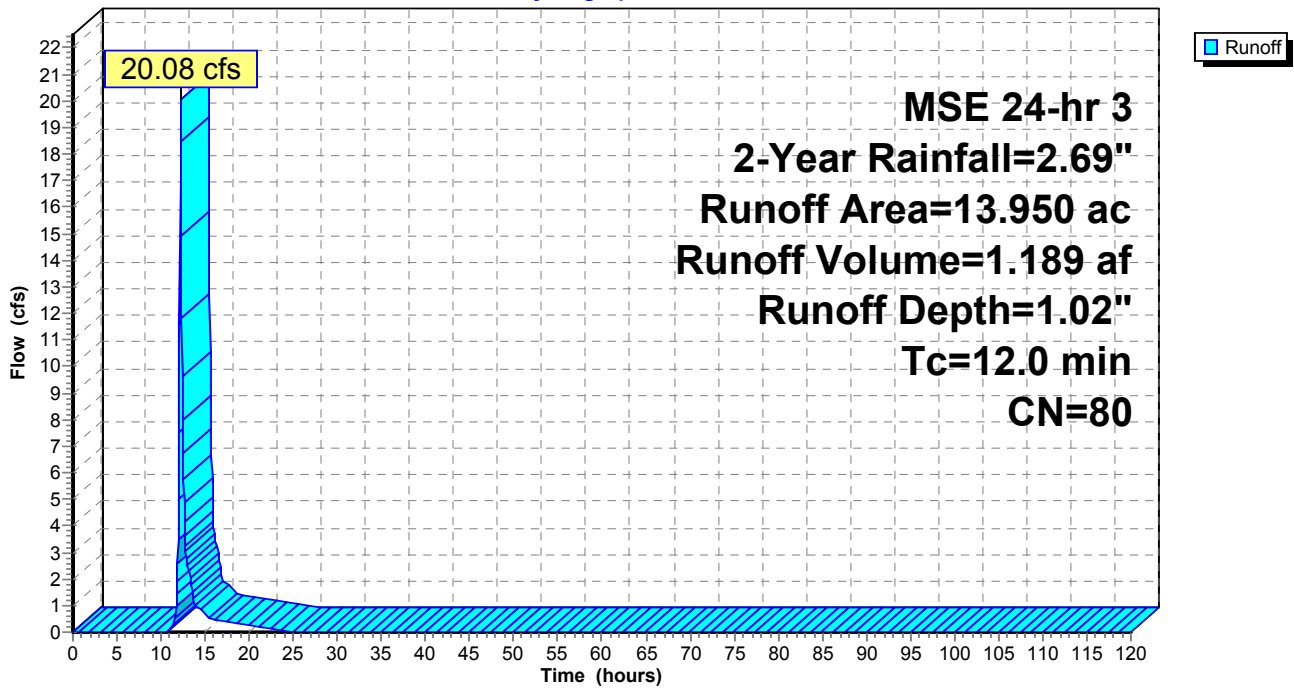
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.69"

Area (ac)	CN	Description
* 2.180	80	D9
* 1.280	81	D13
* 1.180	89	D19
* 4.410	74	D21
* 1.100	89	D22
* 1.880	80	D24
* 0.370	79	D26
* 1.550	81	D33
13.950	80	Weighted Average
13.950	80	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.0					Direct Entry, GIVEN FROM MEADOWLANDS

Subcatchment MA2: 12-MIN TC

Hydrograph



1114.00 MSM PH1 - PROPOSED

MSE 24-hr 3 2-Year Rainfall=2.69"

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Summary for Subcatchment MA3: 18-MIN TC

Runoff = 11.28 cfs @ 12.29 hrs, Volume= 0.817 af, Depth= 1.02"

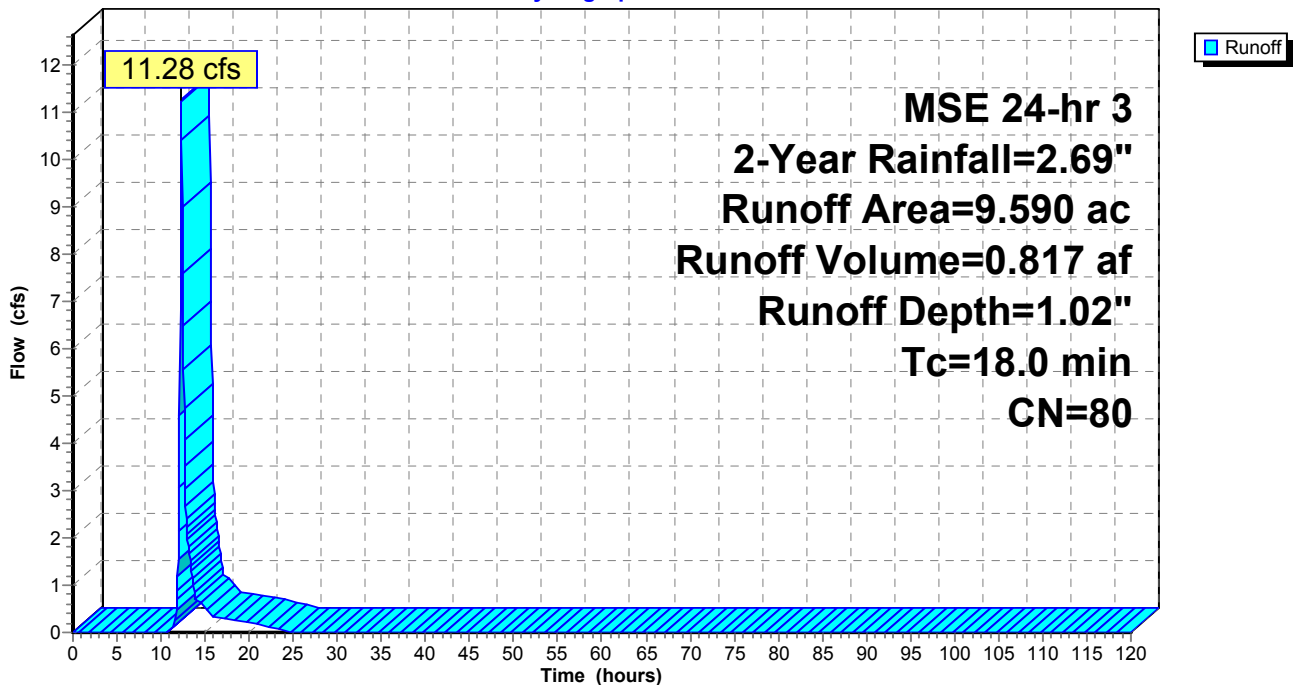
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.69"

Area (ac)	CN	Description
* 2.270	80	D10
* 1.720	80	D14
* 2.670	80	D15
* 1.210	80	D17
* 1.720	80	D25
9.590	80	Weighted Average
9.590	80	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.0					Direct Entry, GIVEN FROM MEADOWLANDS

Subcatchment MA3: 18-MIN TC

Hydrograph



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MSE 24-hr 3 2-Year Rainfall=2.69"

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Summary for Subcatchment MA4: 24-MIN TC

Runoff = 4.93 cfs @ 12.36 hrs, Volume= 0.406 af, Depth= 1.27"

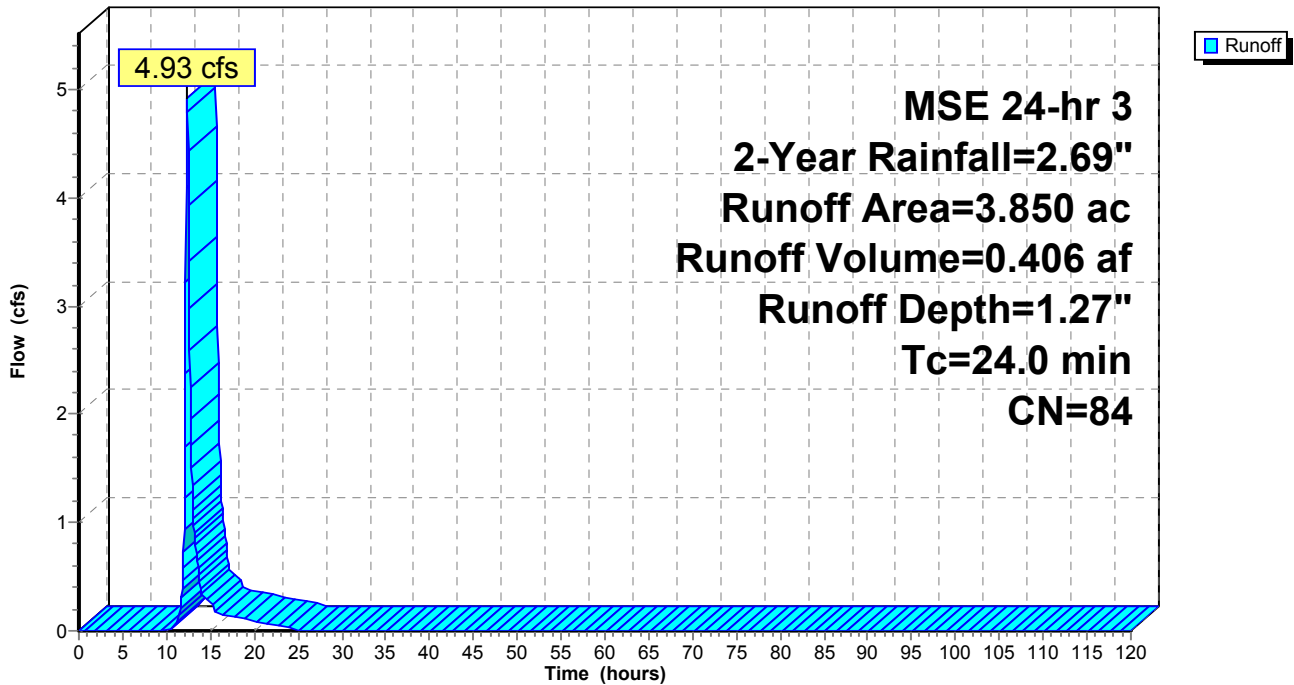
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 MSE 24-hr 3 2-Year Rainfall=2.69"

Area (ac)	CN	Description
* 3.850	84	D20
3.850	84	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
24.0					Direct Entry, GIVEN FROM MEADOWLANDS

Subcatchment MA4: 24-MIN TC

Hydrograph



1114.00 MSM PH1 - PROPOSED

MSE 24-hr 3 2-Year Rainfall=2.69"

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Summary for Subcatchment OS1: OFFSITE W 104th

Runoff = 2.42 cfs @ 12.19 hrs, Volume= 0.140 af, Depth= 1.87"

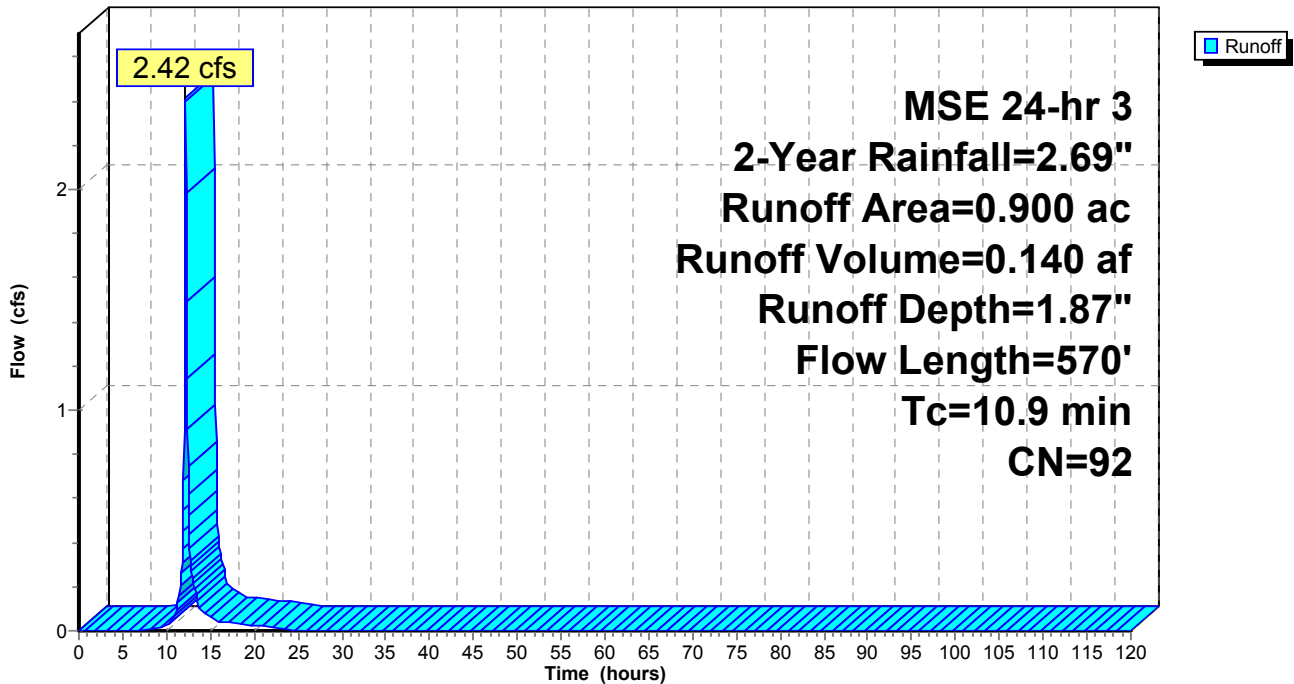
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.69"

Area (ac)	CN	Description
0.530	98	Paved parking, HSG D
* 0.370	83	Max Cropland for HSG D (NR 151)
0.900	92	Weighted Average
0.370	83	41.11% Pervious Area
0.530	98	58.89% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.4	35	0.0400	1.35		Sheet Flow, Road Smooth surfaces n= 0.011 P2= 2.68"
5.3	65	0.0500	0.21		Sheet Flow, Landscape Grass: Short n= 0.150 P2= 2.68"
5.2	470	0.0100	1.50		Shallow Concentrated Flow, Landscape Grassed Waterway Kv= 15.0 fps
10.9	570	Total			

Subcatchment OS1: OFFSITE W 104th

Hydrograph



1114.00 MSM PH1 - PROPOSED

MSE 24-hr 3 2-Year Rainfall=2.69"

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Summary for Subcatchment OS2: OFFSITE MID 104th

Runoff = 3.24 cfs @ 12.18 hrs, Volume= 0.178 af, Depth= 1.33"

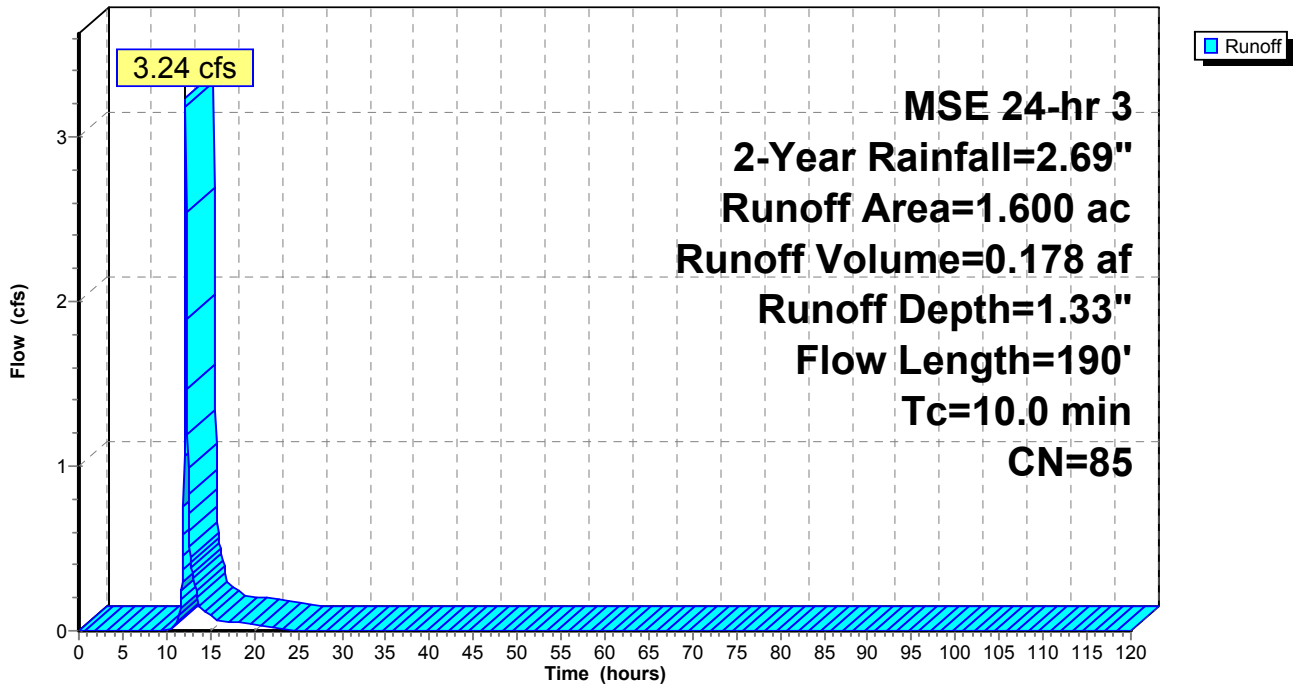
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.69"

Area (ac)	CN	Description
0.250	98	Paved parking, HSG D
* 1.350	83	Max Cropland for HSG D (NR 151)
1.600	85	Weighted Average
1.350	83	84.38% Pervious Area
0.250	98	15.63% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.4	30	0.0500	1.43		Sheet Flow, Road Smooth surfaces n= 0.011 P2= 2.68"
9.4	120	0.0400	0.21		Sheet Flow, Landscape Grass: Short n= 0.150 P2= 2.68"
0.2	40	0.0400	3.00		Shallow Concentrated Flow, Landscape Grassed Waterway Kv= 15.0 fps
10.0	190	Total			

Subcatchment OS2: OFFSITE MID 104th

Hydrograph



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MSE 24-hr 3 2-Year Rainfall=2.69"

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Summary for Subcatchment OS3: OFFSITE E 104th

Runoff = 3.76 cfs @ 12.22 hrs, Volume= 0.233 af, Depth= 1.47"

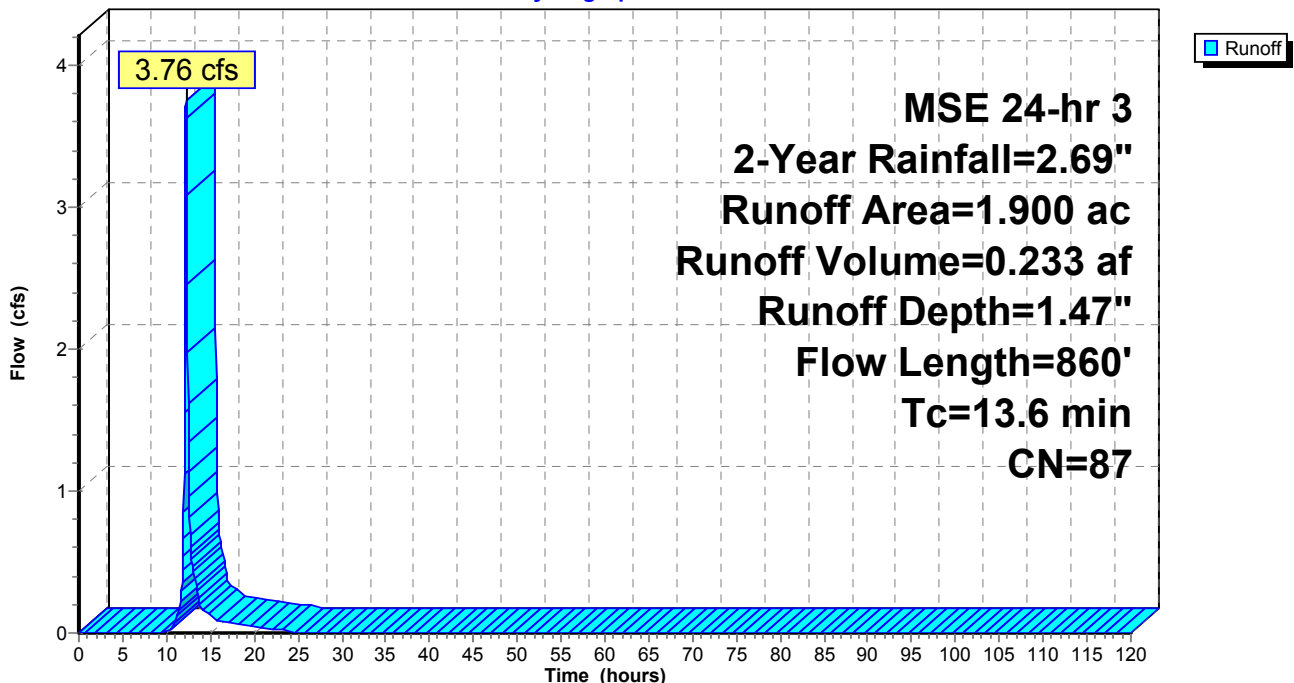
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.69"

Area (ac)	CN	Description
0.520	98	Paved parking, HSG D
* 1.380	83	Max Cropland for HSG D (NR 151)
1.900	87	Weighted Average
1.380	83	72.63% Pervious Area
0.520	98	27.37% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.3	20	0.0500	1.32		Sheet Flow, Road Smooth surfaces n= 0.011 P2= 2.68"
7.6	80	0.0300	0.18		Sheet Flow, Landscape Grass: Short n= 0.150 P2= 2.68"
3.0	460	0.0300	2.60		Shallow Concentrated Flow, Landscape Grassed Waterway Kv= 15.0 fps
2.7	300	0.0150	1.84		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
13.6	860	Total			

Subcatchment OS3: OFFSITE E 104th

Hydrograph



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MSE 24-hr 3 2-Year Rainfall=2.69"

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Summary for Subcatchment OS4: OFFSITE E OGB

Runoff = 0.86 cfs @ 12.14 hrs, Volume= 0.040 af, Depth= 1.20"

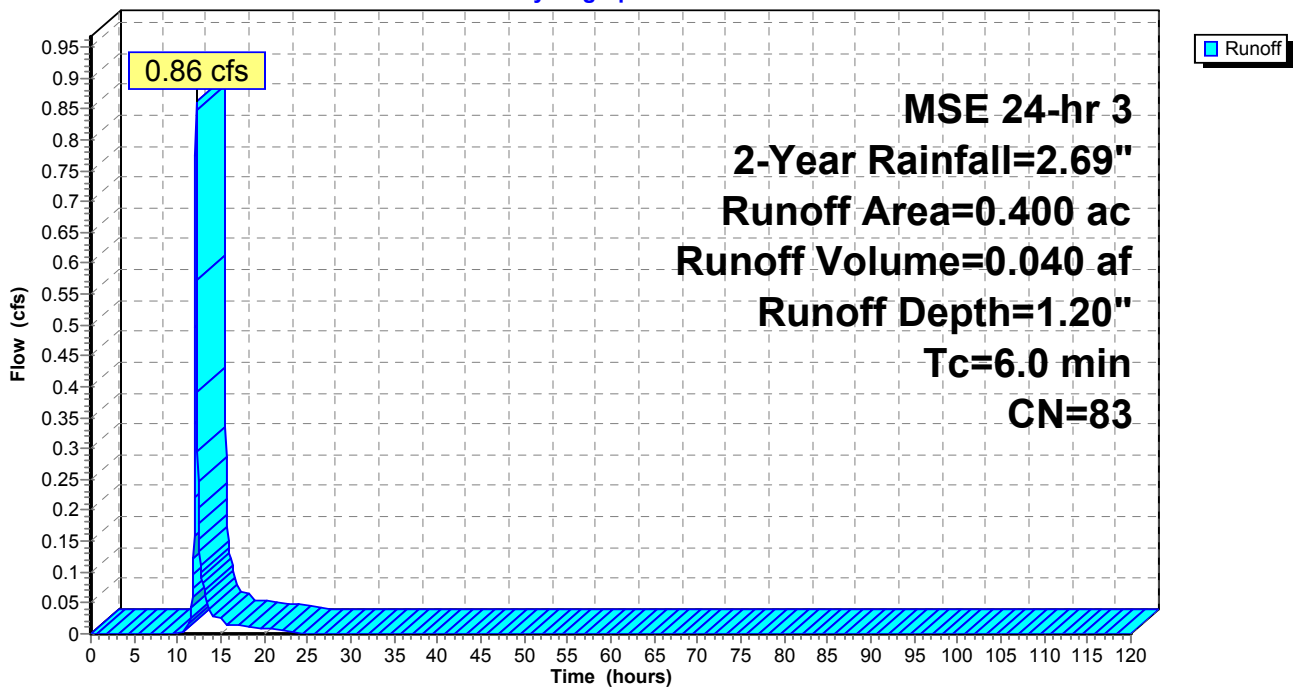
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.69"

Area (ac)	CN	Description
* 0.400	83	Max Cropland for HSG D (NR 151)
0.400	83	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, TR-55 MIN

Subcatchment OS4: OFFSITE E OGB

Hydrograph



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MSE 24-hr 3 2-Year Rainfall=2.69"

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Summary for Subcatchment PA1: S PROP FLOW

Runoff = 36.29 cfs @ 12.13 hrs, Volume= 1.795 af, Depth= 2.05"

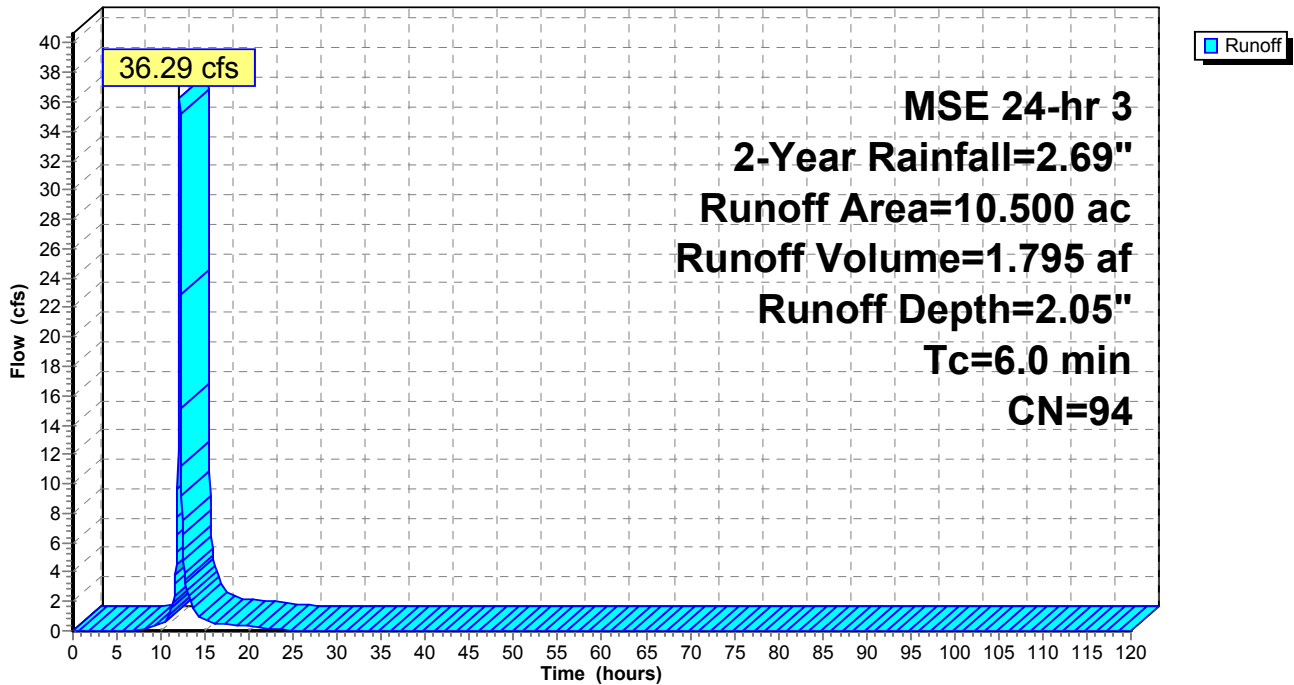
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.69"

Area (ac)	CN	Description
* 10.500	94	80% IMP (98); 20% PER (80)
10.500	94	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, TR-55 MIN

Subcatchment PA1: S PROP FLOW

Hydrograph



1114.00 MSM PH1 - PROPOSED

MSE 24-hr 3 2-Year Rainfall=2.69"

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Summary for Pond MB3: ML BASIN 3

Inflow Area = 34.580 ac, 8.59% Impervious, Inflow Depth = 1.17" for 2-Year event
 Inflow = 47.31 cfs @ 12.17 hrs, Volume= 3.384 af
 Outflow = 9.46 cfs @ 12.79 hrs, Volume= 3.384 af, Atten= 80%, Lag= 37.1 min
 Primary = 9.46 cfs @ 12.79 hrs, Volume= 3.384 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Peak Elev= 722.44' @ 12.79 hrs Surf.Area= 42,603 sf Storage= 65,972 cf

Plug-Flow detention time= 108.6 min calculated for 3.382 af (100% of inflow)
 Center-of-Mass det. time= 108.9 min (928.5 - 819.6)

Volume	Invert	Avail.Storage	Storage Description
#1	720.45'	313,107 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
720.45	1,000	0	0
721.00	35,328	9,990	9,990
727.00	65,711	303,117	313,107

Device	Routing	Invert	Outlet Devices
#1	Primary	720.45'	18.0" Round Culvert L= 68.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 720.45' / 717.09' S= 0.0494 ' S= 0.0494 ' Cc= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 1.77 sf

Primary OutFlow Max=9.46 cfs @ 12.79 hrs HW=722.44' TW=708.12' (Dynamic Tailwater)
 ↑1=Culvert (Inlet Controls 9.46 cfs @ 5.35 fps)

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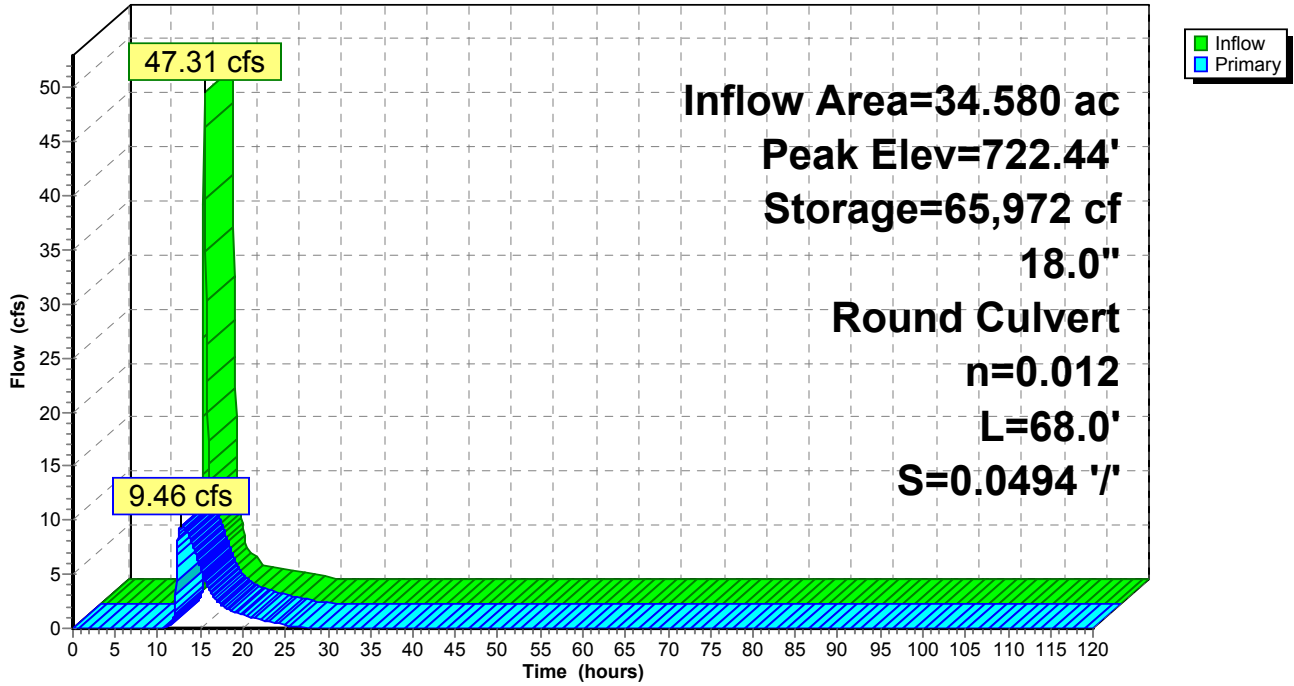
MSE 24-hr 3 2-Year Rainfall=2.69"

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Pond MB3: ML BASIN 3

Hydrograph



1114.00 MSM PH1 - PROPOSED

MSE 24-hr 3 2-Year Rainfall=2.69"

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Summary for Pond P1: S POND

Inflow Area = 49.880 ac, 8.56% Impervious, Inflow Depth > 21.39" for 2-Year event
 Inflow = 57.45 cfs @ 12.14 hrs, Volume= 88.912 af
 Outflow = 27.35 cfs @ 12.45 hrs, Volume= 87.177 af, Atten= 52%, Lag= 18.5 min
 Primary = 27.35 cfs @ 12.45 hrs, Volume= 87.177 af
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Peak Elev= 708.18' @ 12.45 hrs Surf.Area= 44,054 sf Storage= 119,980 cf

Plug-Flow detention time= 144.5 min calculated for 87.160 af (98% of inflow)
 Center-of-Mass det. time= 69.4 min (3,492.3 - 3,422.8)

Volume	Invert	Avail.Storage	Storage Description
#1	705.00'	261,675 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
705.00	31,700	0	0
706.00	35,395	33,548	33,548
707.00	39,239	37,317	70,865
708.00	43,279	41,259	112,124
709.00	47,585	45,432	157,556
710.00	52,035	49,810	207,366
711.00	56,584	54,310	261,675

Device	Routing	Invert	Outlet Devices
#1	Primary	705.00'	27.0" Round Culvert X 2.00 L= 58.8' RCP, groove end projecting, Ke= 0.200 Inlet / Outlet Invert= 705.00' / 704.60' S= 0.0068 1/1' Cc= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 3.98 sf
#2	Device 1	705.00'	6.0" Vert. Orifice/Grate C= 0.600
#3	Device 1	706.35'	15.0" Vert. Orifice/Grate X 3.00 C= 0.600
#4	Device 1	708.00'	96.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#5	Secondary	710.00'	10.0' long x 20.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=27.35 cfs @ 12.45 hrs HW=708.18' (Free Discharge)

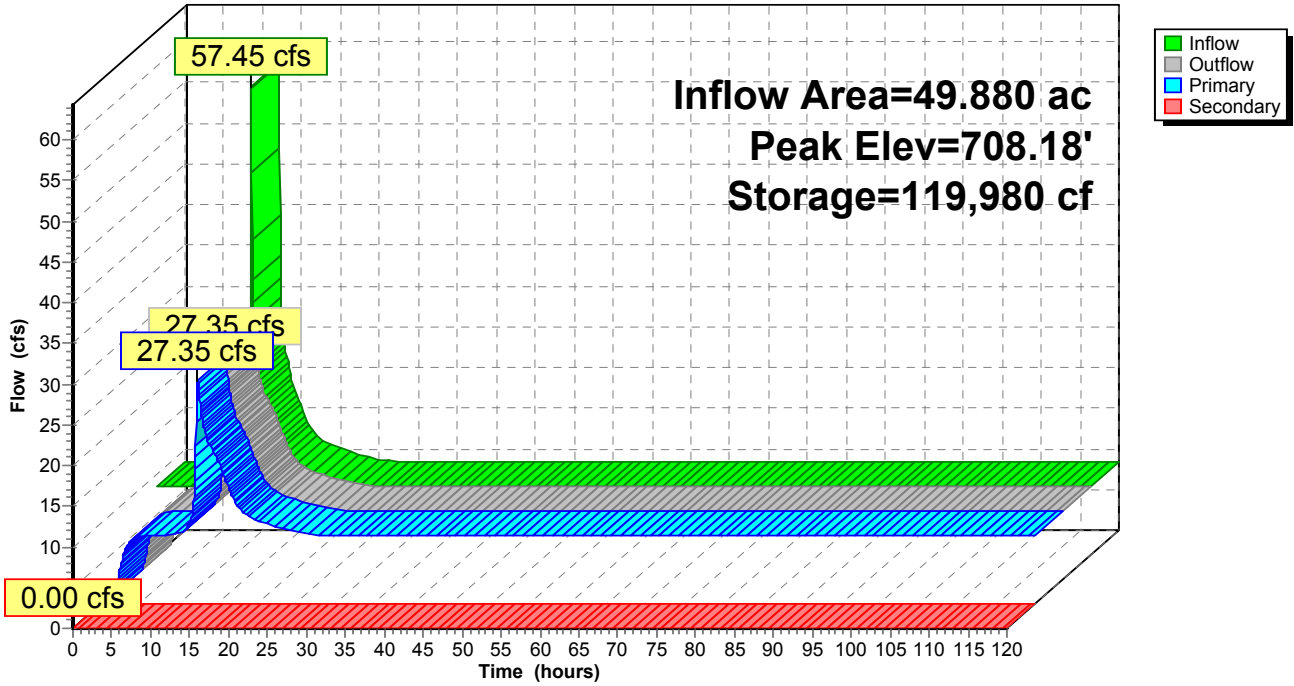
- 1=Culvert (Passes 27.35 cfs of 55.89 cfs potential flow)
- 2=Orifice/Grate (Orifice Controls 1.62 cfs @ 8.24 fps)
- 3=Orifice/Grate (Orifice Controls 19.46 cfs @ 5.29 fps)
- 4=Orifice/Grate (Weir Controls 6.27 cfs @ 1.39 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=705.02' (Free Discharge)

- 5=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Pond P1: S POND

Hydrograph



Summary for Pond VP1: VP CULVERT 2-YR

Inflow = 8.38 cfs @ 0.00 hrs, Volume= 83.142 af, Incl. 8.38 cfs Base Flow
 Outflow = 8.38 cfs @ 0.00 hrs, Volume= 83.142 af, Atten= 0%, Lag= 0.0 min
 Primary = 8.38 cfs @ 0.00 hrs, Volume= 83.142 af

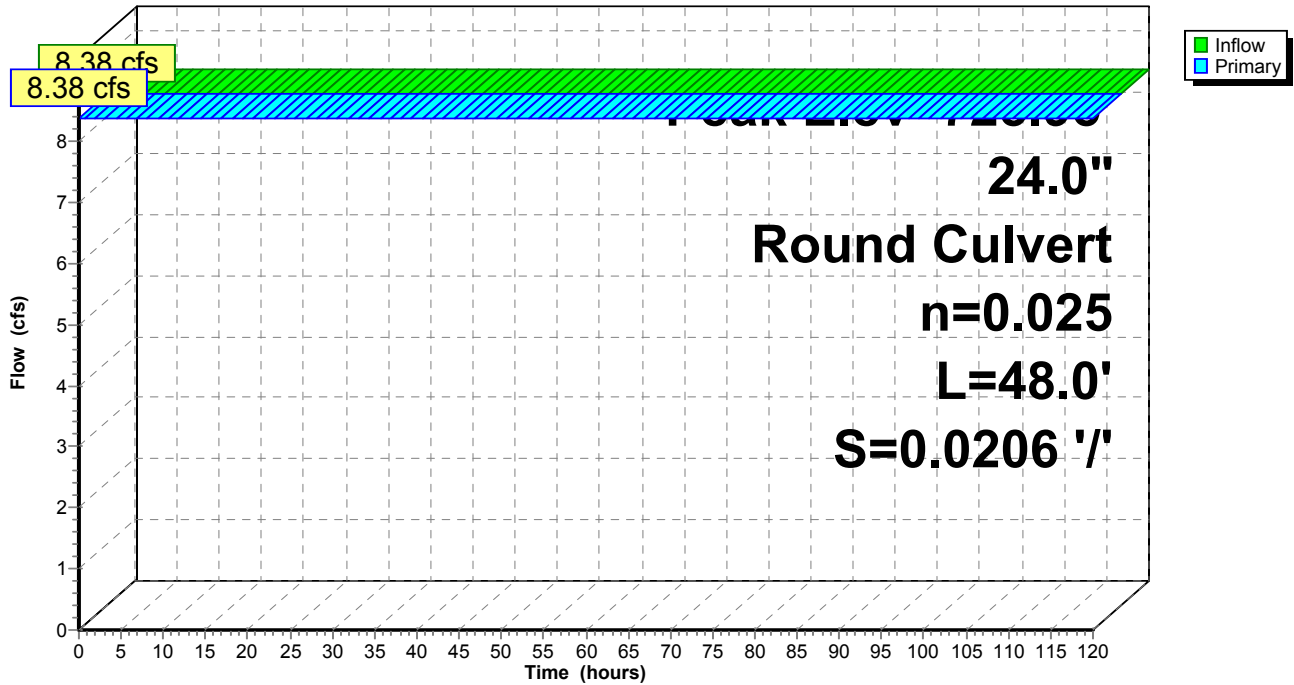
Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Peak Elev= 725.95' @ 0.00 hrs

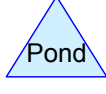
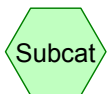
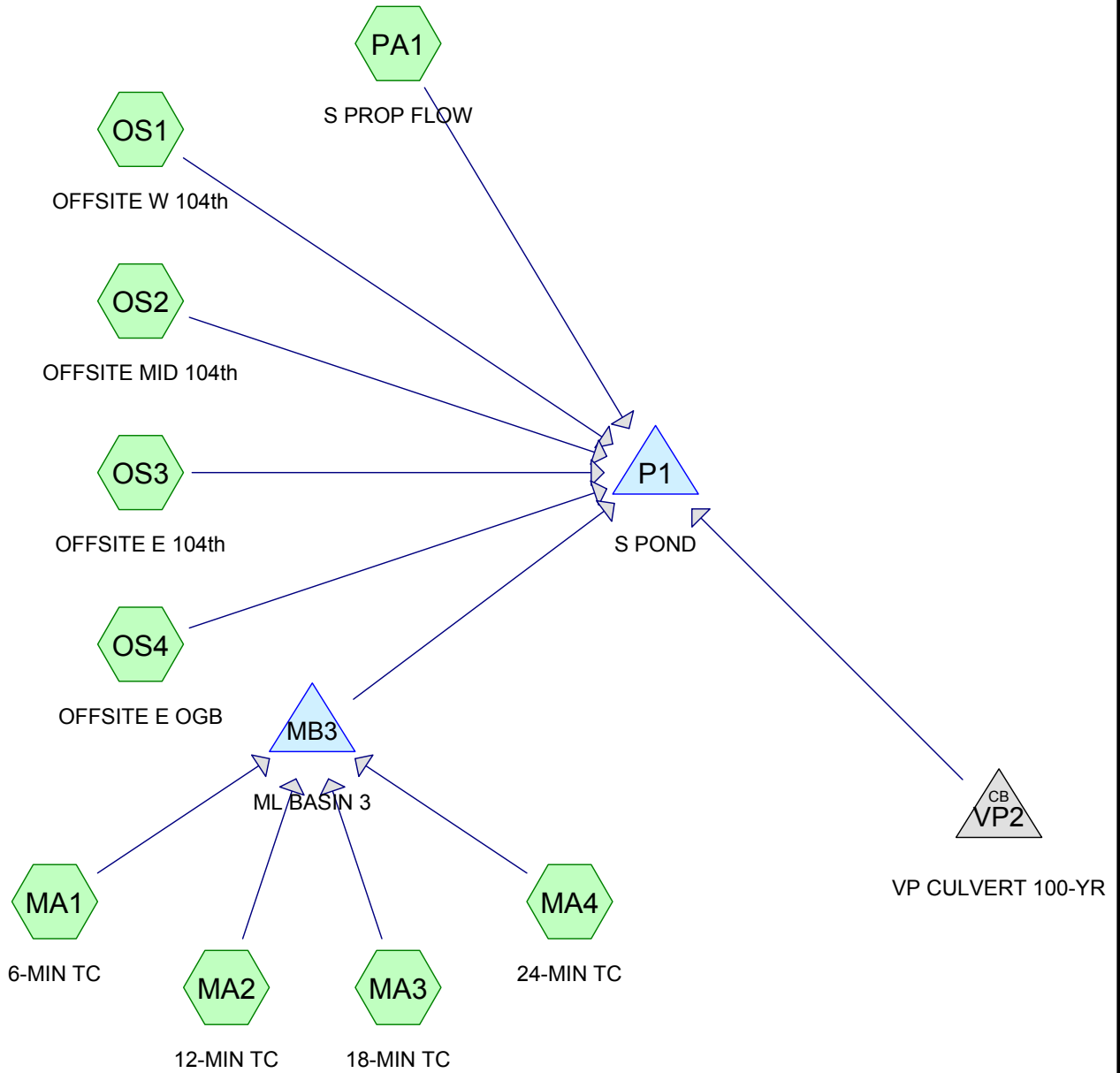
Device	Routing	Invert	Outlet Devices
#1	Primary	724.53'	24.0" Round Culvert L= 48.0' CMP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 724.53' / 723.54' S= 0.0206 '/ Cc= 0.900 n= 0.025 Corrugated metal, Flow Area= 3.14 sf

Primary OutFlow Max=8.38 cfs @ 0.00 hrs HW=725.95' TW=705.02' (Dynamic Tailwater)
 ←1=Culvert (Barrel Controls 8.38 cfs @ 4.91 fps)

Pond VP1: VP CULVERT 2-YR

Hydrograph





Routing Diagram for 1114.00 MSM PH1 - PROPOSED
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1114.00 MSM PH1 - PROPOSED

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MSE 24-hr 3 100-Year Rainfall=5.89"

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Summary for Subcatchment MA1: 6-MIN TC

Runoff = 55.53 cfs @ 12.13 hrs, Volume= 2.773 af, Depth= 4.63"

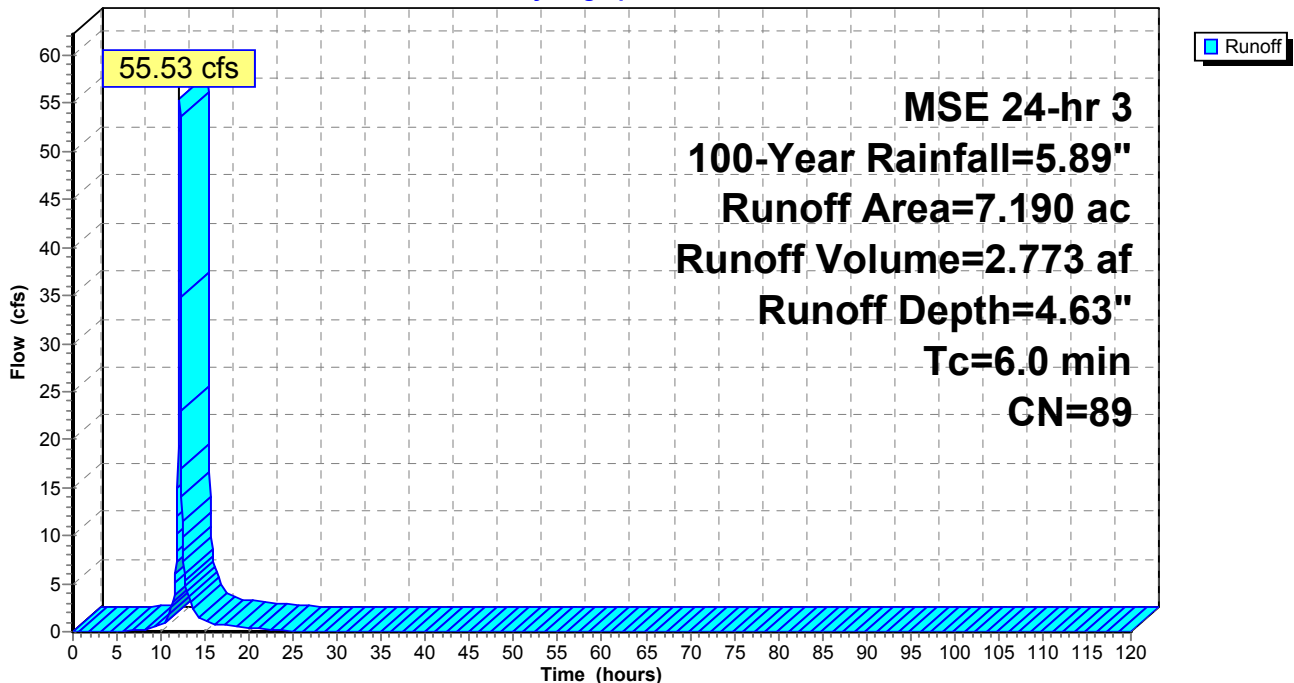
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 MSE 24-hr 3 100-Year Rainfall=5.89"

Area (ac)	CN	Description
*	1.380	81 D12
*	0.440	90 D16
*	0.550	84 D18
*	0.540	81 D27
*	0.390	80 D28
*	0.410	80 D29
*	2.800	98 D33
*	0.090	98 D34
*	0.080	98 D35
*	0.510	87 D36
<hr/>		
7.190	89	Weighted Average
4.220	83	58.69% Pervious Area
2.970	98	41.31% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, GIVEN FROM MEADOWLANDS

Subcatchment MA1: 6-MIN TC

Hydrograph



1114.00 MSM PH1 - PROPOSED

MSE 24-hr 3 100-Year Rainfall=5.89"

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Summary for Subcatchment MA2: 12-MIN TC

Runoff = 72.63 cfs @ 12.20 hrs, Volume= 4.280 af, Depth= 3.68"

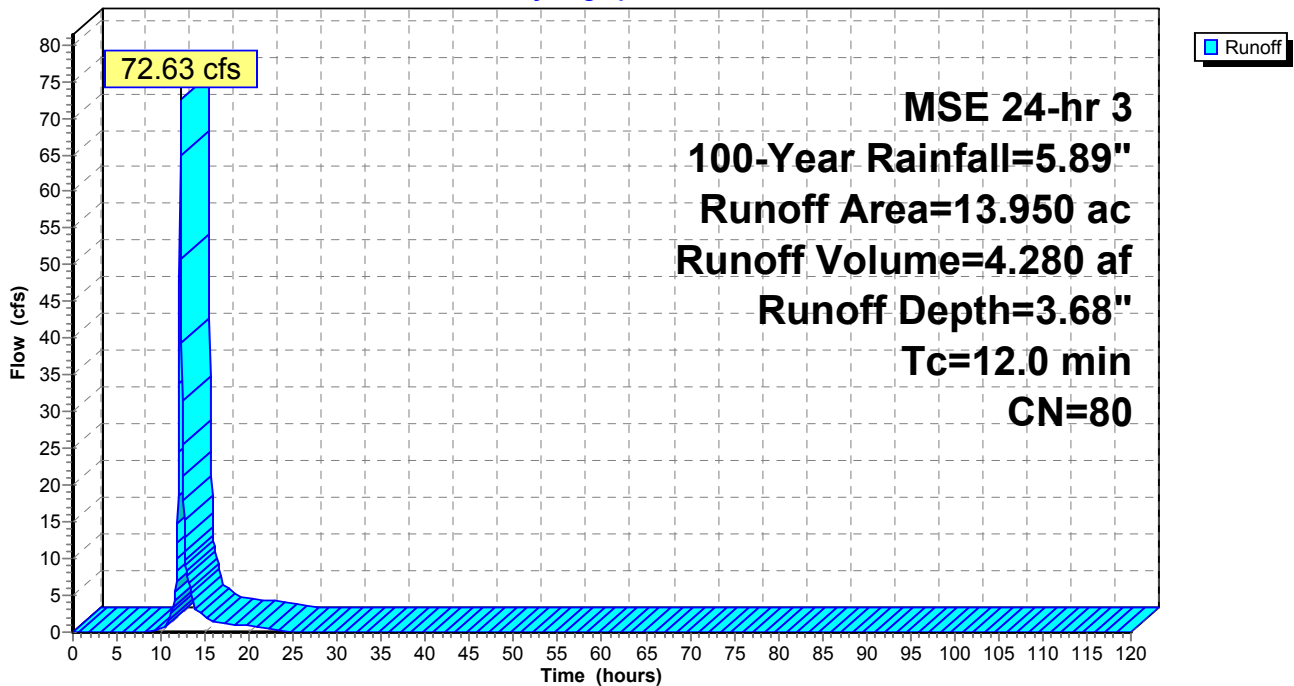
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=5.89"

Area (ac)	CN	Description
* 2.180	80	D9
* 1.280	81	D13
* 1.180	89	D19
* 4.410	74	D21
* 1.100	89	D22
* 1.880	80	D24
* 0.370	79	D26
* 1.550	81	D33
13.950	80	Weighted Average
13.950	80	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.0					Direct Entry, GIVEN FROM MEADOWLANDS

Subcatchment MA2: 12-MIN TC

Hydrograph



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MSE 24-hr 3 100-Year Rainfall=5.89"

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Summary for Subcatchment MA3: 18-MIN TC

Runoff = 41.43 cfs @ 12.27 hrs, Volume= 2.943 af, Depth= 3.68"

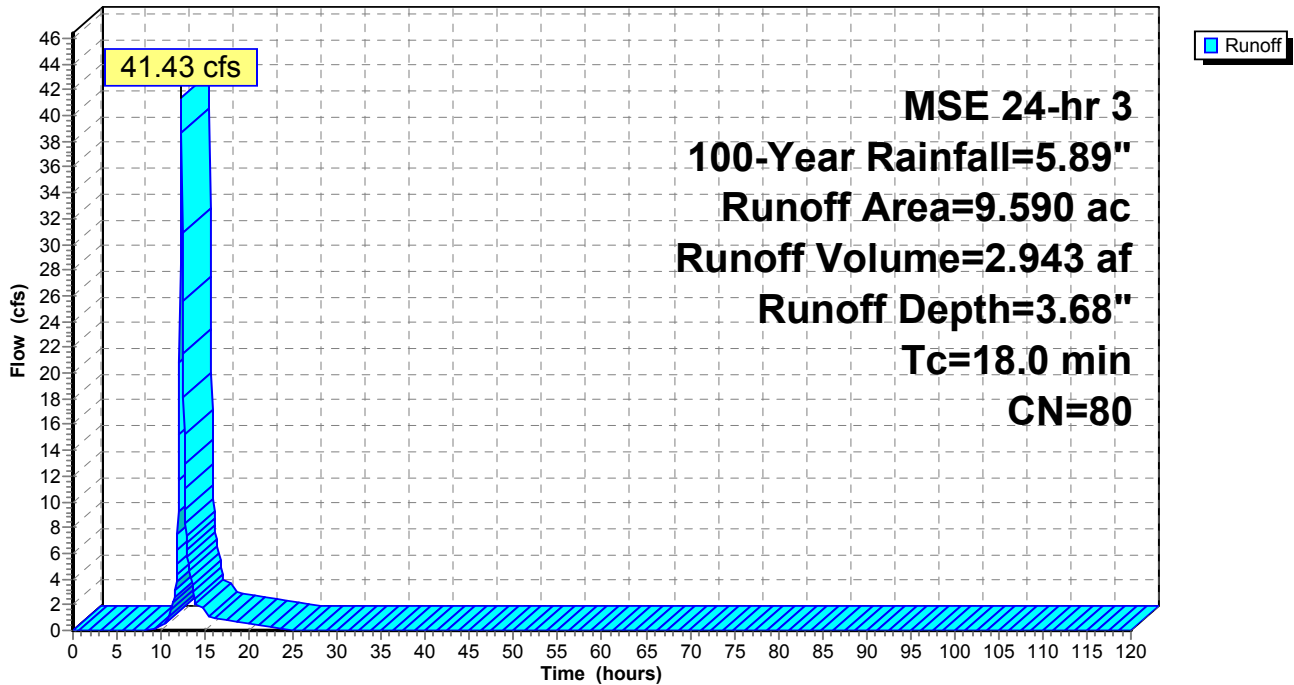
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=5.89"

Area (ac)	CN	Description
* 2.270	80	D10
* 1.720	80	D14
* 2.670	80	D15
* 1.210	80	D17
* 1.720	80	D25
9.590	80	Weighted Average
9.590	80	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.0					Direct Entry, GIVEN FROM MEADOWLANDS

Subcatchment MA3: 18-MIN TC

Hydrograph



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MSE 24-hr 3 100-Year Rainfall=5.89"

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Summary for Subcatchment MA4: 24-MIN TC

Runoff = 15.82 cfs @ 12.34 hrs, Volume= 1.313 af, Depth= 4.09"

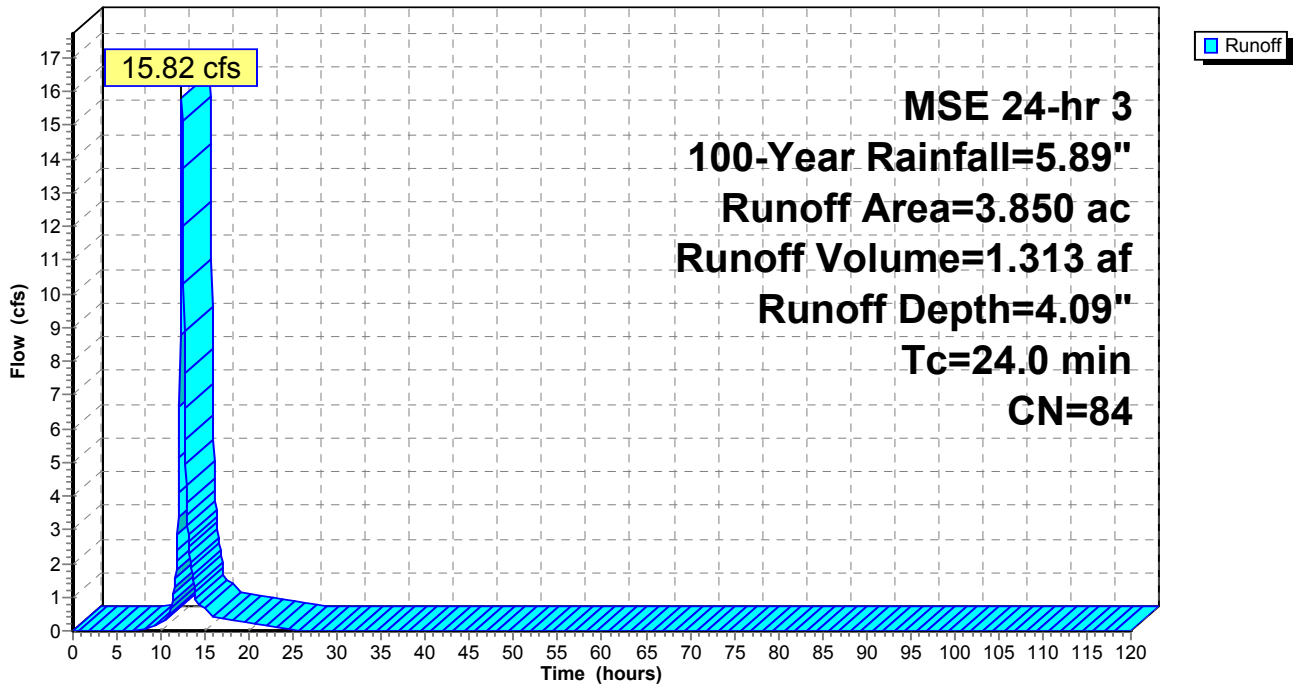
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=5.89"

Area (ac)	CN	Description
* 3.850	84	D20
3.850	84	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
24.0					Direct Entry, GIVEN FROM MEADOWLANDS

Subcatchment MA4: 24-MIN TC

Hydrograph



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MSE 24-hr 3 100-Year Rainfall=5.89"

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Summary for Subcatchment OS1: OFFSITE W 104th

Runoff = 6.08 cfs @ 12.18 hrs, Volume= 0.372 af, Depth= 4.96"

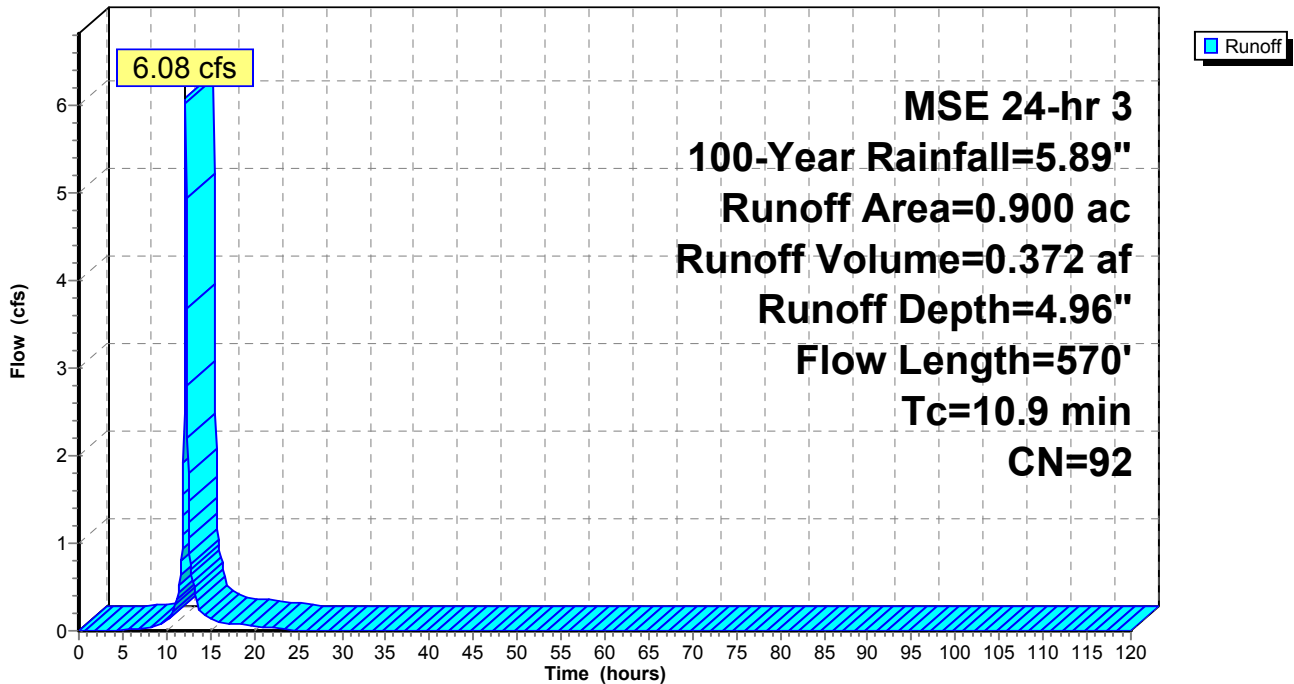
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=5.89"

Area (ac)	CN	Description
0.530	98	Paved parking, HSG D
* 0.370	83	Max Cropland for HSG D (NR 151)
0.900	92	Weighted Average
0.370	83	41.11% Pervious Area
0.530	98	58.89% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.4	35	0.0400	1.35		Sheet Flow, Road Smooth surfaces n= 0.011 P2= 2.68"
5.3	65	0.0500	0.21		Sheet Flow, Landscape Grass: Short n= 0.150 P2= 2.68"
5.2	470	0.0100	1.50		Shallow Concentrated Flow, Landscape Grassed Waterway Kv= 15.0 fps
10.9	570	Total			

Subcatchment OS1: OFFSITE W 104th

Hydrograph



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MSE 24-hr 3 100-Year Rainfall=5.89"

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Summary for Subcatchment OS2: OFFSITE MID 104th

Runoff = 9.92 cfs @ 12.17 hrs, Volume= 0.560 af, Depth= 4.20"

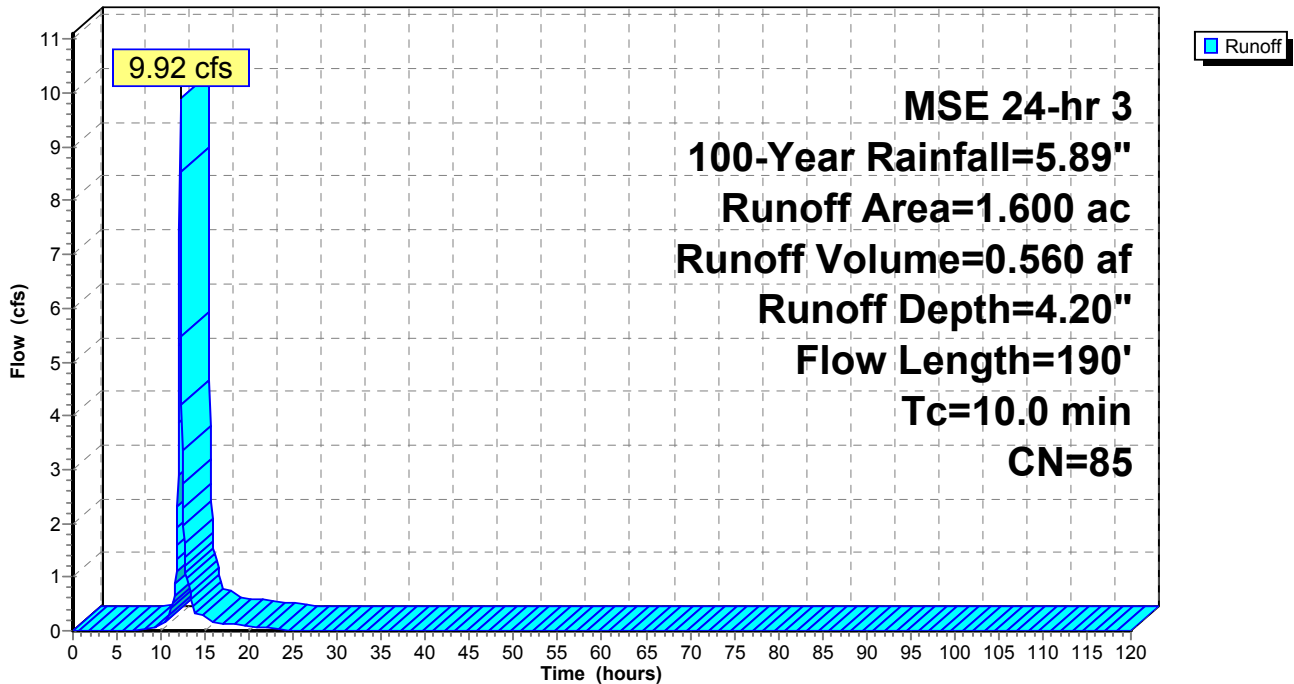
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=5.89"

Area (ac)	CN	Description
0.250	98	Paved parking, HSG D
* 1.350	83	Max Cropland for HSG D (NR 151)
1.600	85	Weighted Average
1.350	83	84.38% Pervious Area
0.250	98	15.63% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.4	30	0.0500	1.43		Sheet Flow, Road Smooth surfaces n= 0.011 P2= 2.68"
9.4	120	0.0400	0.21		Sheet Flow, Landscape Grass: Short n= 0.150 P2= 2.68"
0.2	40	0.0400	3.00		Shallow Concentrated Flow, Landscape Grassed Waterway Kv= 15.0 fps
10.0	190	Total			

Subcatchment OS2: OFFSITE MID 104th

Hydrograph



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MSE 24-hr 3 100-Year Rainfall=5.89"

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Summary for Subcatchment OS3: OFFSITE E 104th

Runoff = 10.91 cfs @ 12.21 hrs, Volume= 0.699 af, Depth= 4.41"

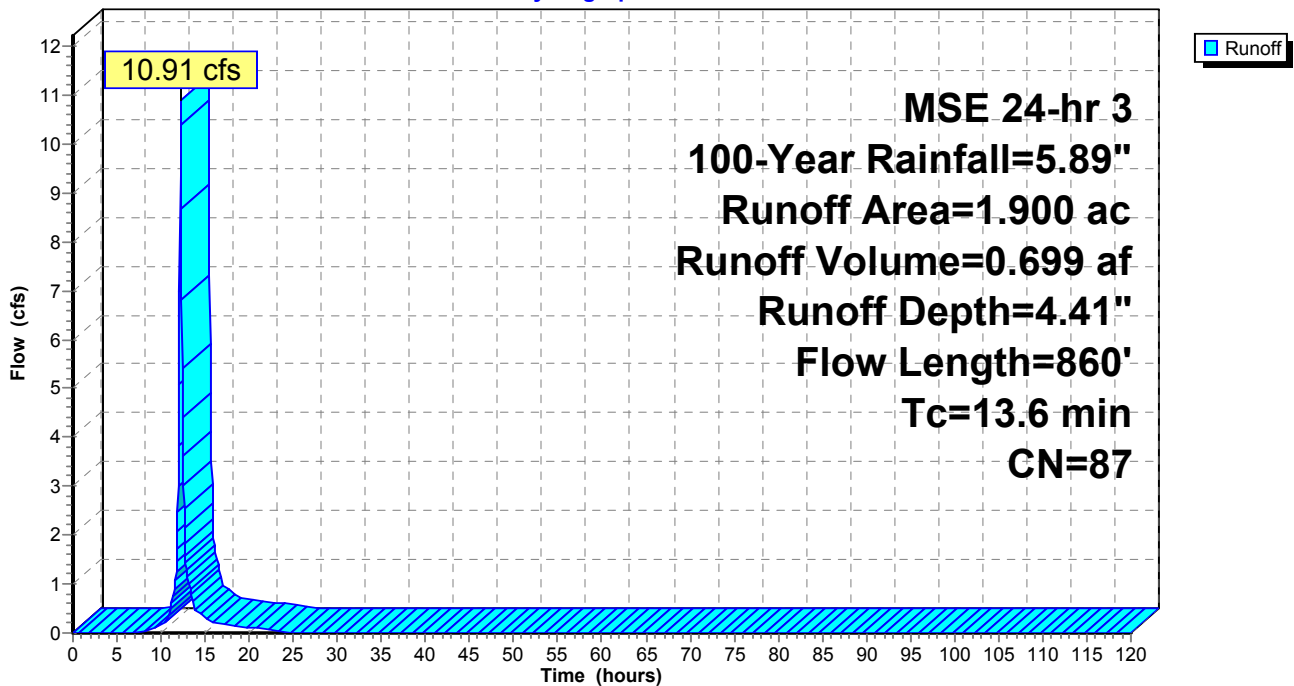
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=5.89"

Area (ac)	CN	Description
0.520	98	Paved parking, HSG D
* 1.380	83	Max Cropland for HSG D (NR 151)
1.900	87	Weighted Average
1.380	83	72.63% Pervious Area
0.520	98	27.37% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.3	20	0.0500	1.32		Sheet Flow, Road Smooth surfaces n= 0.011 P2= 2.68"
7.6	80	0.0300	0.18		Sheet Flow, Landscape Grass: Short n= 0.150 P2= 2.68"
3.0	460	0.0300	2.60		Shallow Concentrated Flow, Landscape Grassed Waterway Kv= 15.0 fps
2.7	300	0.0150	1.84		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
13.6	860	Total			

Subcatchment OS3: OFFSITE E 104th

Hydrograph



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Summary for Subcatchment OS4: OFFSITE E OGB

Runoff = 2.77 cfs @ 12.13 hrs, Volume= 0.133 af, Depth= 3.99"

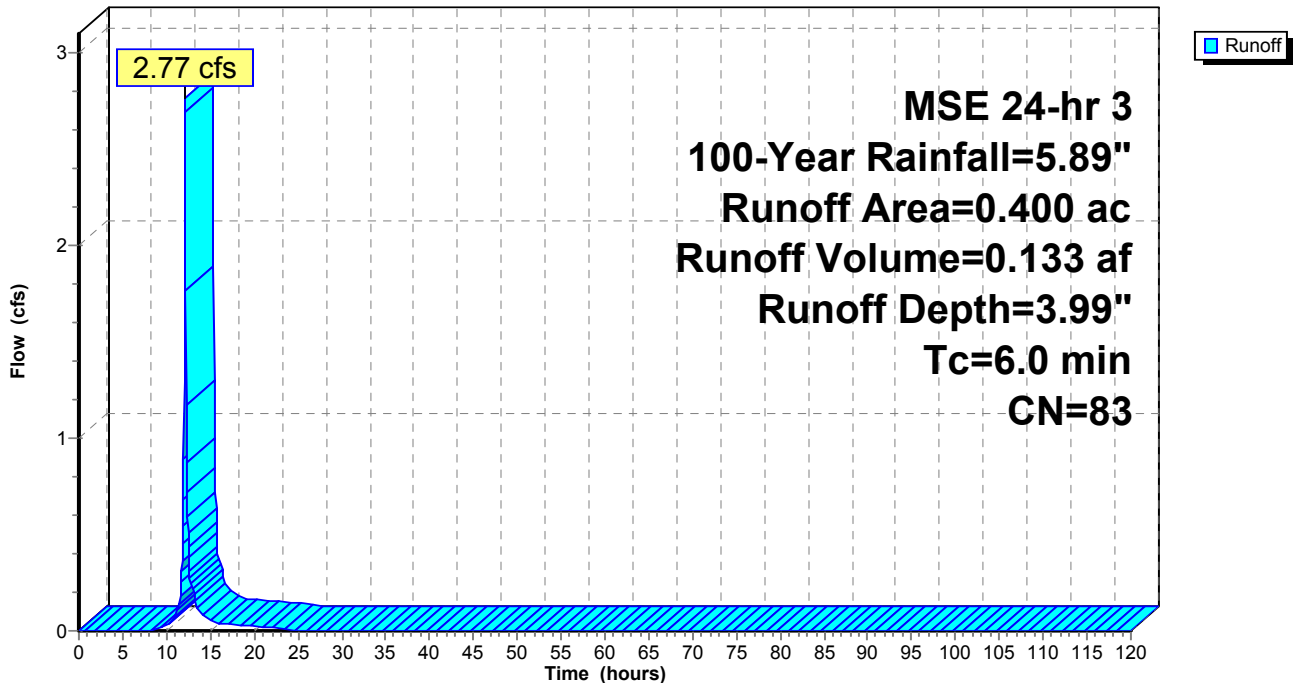
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=5.89"

Area (ac)	CN	Description
* 0.400	83	Max Cropland for HSG D (NR 151)
0.400	83	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, TR-55 MIN

Subcatchment OS4: OFFSITE E OGB

Hydrograph



1114.00 MSM PH1 - PROPOSED

Prepared by Hewlett-Packard Company

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MSE 24-hr 3 100-Year Rainfall=5.89"

Printed 2/7/2018

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Summary for Subcatchment PA1: S PROP FLOW

Runoff = 86.44 cfs @ 12.13 hrs, Volume= 4.539 af, Depth= 5.19"

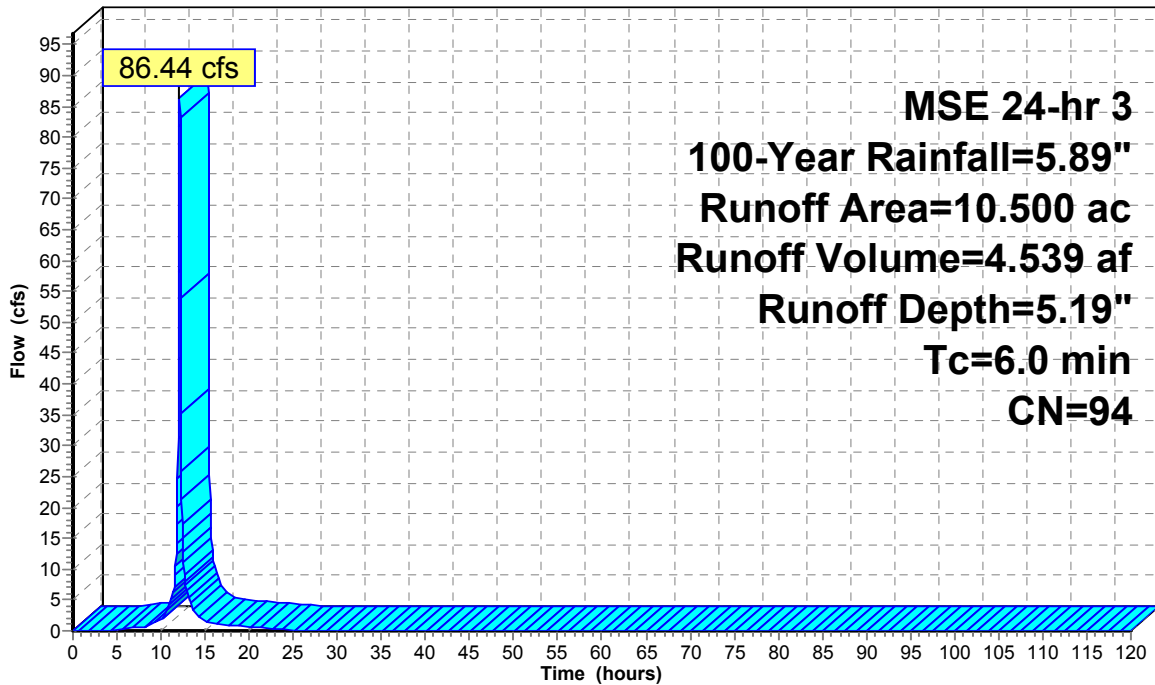
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=5.89"

Area (ac)	CN	Description
* 10.500	94	80% IMP (98); 20% PER (80)
10.500	94	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, TR-55 MIN

Subcatchment PA1: S PROP FLOW

Hydrograph



Runoff

**MSE 24-hr 3
 100-Year Rainfall=5.89"
 Runoff Area=10.500 ac
 Runoff Volume=4.539 af
 Runoff Depth=5.19"
 Tc=6.0 min
 CN=94**

1114.00 MSM PH1 - PROPOSED

MSE 24-hr 3 100-Year Rainfall=5.89"

Prepared by Hewlett-Packard Company

Printed 2/7/2018

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Summary for Pond MB3: ML BASIN 3

Inflow Area = 34.580 ac, 8.59% Impervious, Inflow Depth = 3.92" for 100-Year event
 Inflow = 159.13 cfs @ 12.17 hrs, Volume= 11.310 af
 Outflow = 19.17 cfs @ 13.07 hrs, Volume= 11.310 af, Atten= 88%, Lag= 53.8 min
 Primary = 19.17 cfs @ 13.07 hrs, Volume= 11.310 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Peak Elev= 726.27' @ 13.07 hrs Surf.Area= 62,038 sf Storage= 266,781 cf

Plug-Flow detention time= 168.8 min calculated for 11.305 af (100% of inflow)
 Center-of-Mass det. time= 169.0 min (965.2 - 796.2)

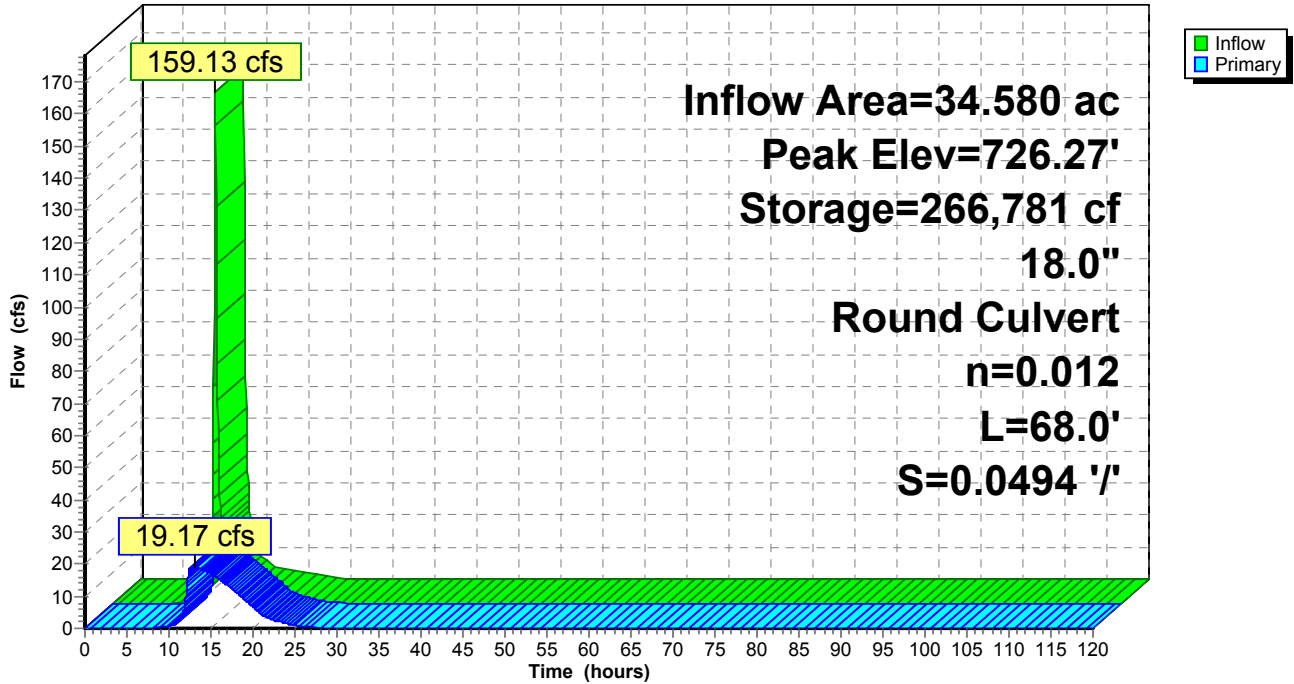
Volume	Invert	Avail.Storage	Storage Description
#1	720.45'	313,107 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
720.45	1,000	0	0
721.00	35,328	9,990	9,990
727.00	65,711	303,117	313,107

Device	Routing	Invert	Outlet Devices
#1	Primary	720.45'	18.0" Round Culvert L= 68.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 720.45' / 717.09' S= 0.0494 ' S Cc= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 1.77 sf

Primary OutFlow Max=19.17 cfs @ 13.07 hrs HW=726.27' TW=709.37' (Dynamic Tailwater)
 ↑1=Culvert (Inlet Controls 19.17 cfs @ 10.85 fps)

Pond MB3: ML BASIN 3

Hydrograph



1114.00 MSM PH1 - PROPOSED

MSE 24-hr 3 100-Year Rainfall=5.89"

Prepared by Hewlett-Packard Company

Printed 2/7/2018

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Summary for Pond P1: S POND

Inflow Area = 49.880 ac, 8.56% Impervious, Inflow Depth > 92.24" for 100-Year event
 Inflow = 161.85 cfs @ 12.14 hrs, Volume= 383.418 af
 Outflow = 85.53 cfs @ 12.39 hrs, Volume= 380.524 af, Atten= 47%, Lag= 14.9 min
 Primary = 85.53 cfs @ 12.39 hrs, Volume= 380.524 af
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Peak Elev= 709.96' @ 12.39 hrs Surf.Area= 51,878 sf Storage= 205,527 cf

Plug-Flow detention time= 56.4 min calculated for 380.448 af (99% of inflow)
 Center-of-Mass det. time= 26.8 min (3,502.5 - 3,475.7)

Volume	Invert	Avail.Storage	Storage Description
#1	705.00'	261,675 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
705.00	31,700	0	0
706.00	35,395	33,548	33,548
707.00	39,239	37,317	70,865
708.00	43,279	41,259	112,124
709.00	47,585	45,432	157,556
710.00	52,035	49,810	207,366
711.00	56,584	54,310	261,675

Device	Routing	Invert	Outlet Devices
#1	Primary	705.00'	27.0" Round Culvert X 2.00 L= 58.8' RCP, groove end projecting, Ke= 0.200 Inlet / Outlet Invert= 705.00' / 704.60' S= 0.0068 ' /' Cc= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 3.98 sf
#2	Device 1	705.00'	6.0" Vert. Orifice/Grate C= 0.600
#3	Device 1	706.35'	15.0" Vert. Orifice/Grate X 3.00 C= 0.600
#4	Device 1	708.00'	96.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#5	Secondary	710.00'	10.0' long x 20.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=85.51 cfs @ 12.39 hrs HW=709.96' (Free Discharge)

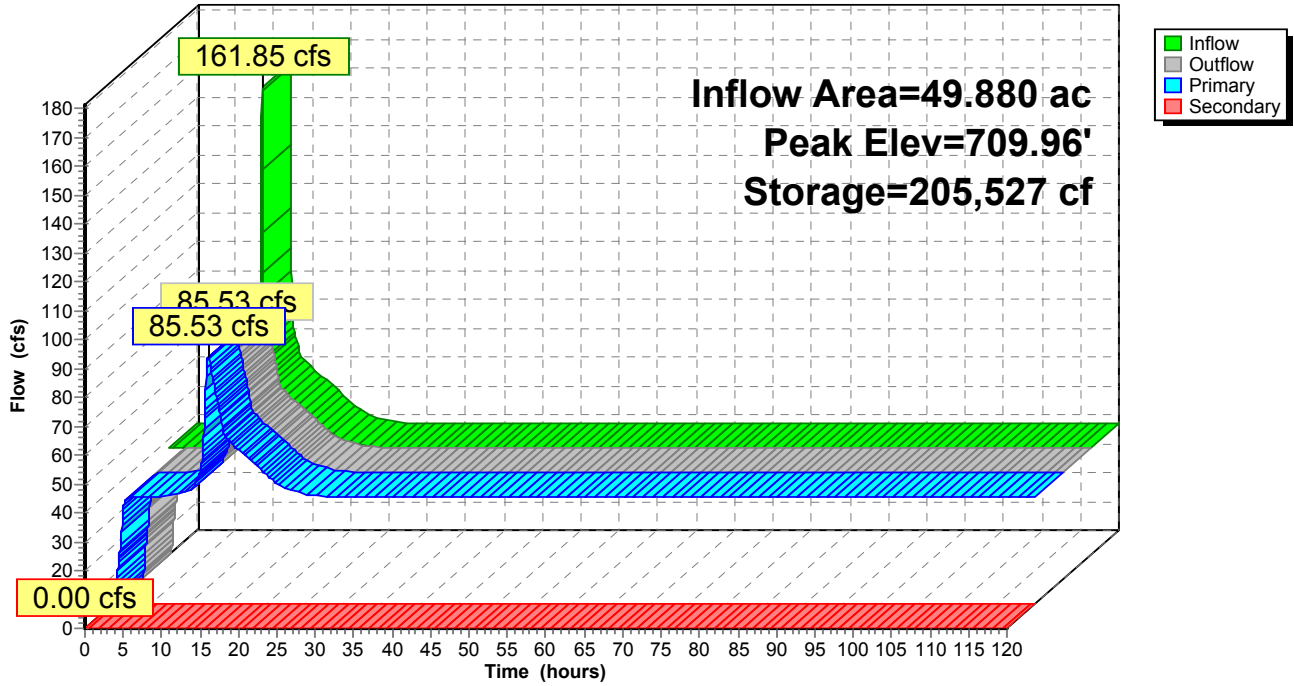
- ↑ 1=Culvert (Barrel Controls 85.51 cfs @ 10.75 fps)
- ↑ 2=Orifice/Grate (Passes < 2.05 cfs potential flow)
- ↑ 3=Orifice/Grate (Passes < 30.64 cfs potential flow)
- ↑ 4=Orifice/Grate (Passes < 225.99 cfs potential flow)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=705.10' (Free Discharge)

- ↑ 5=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Pond P1: S POND

Hydrograph



Summary for Pond VP2: VP CULVERT 100-YR

Inflow = 36.87 cfs @ 0.00 hrs, Volume= 365.805 af, Incl. 36.87 cfs Base Flow
 Outflow = 36.87 cfs @ 0.00 hrs, Volume= 365.805 af, Atten= 0%, Lag= 0.0 min
 Primary = 36.87 cfs @ 0.00 hrs, Volume= 365.805 af

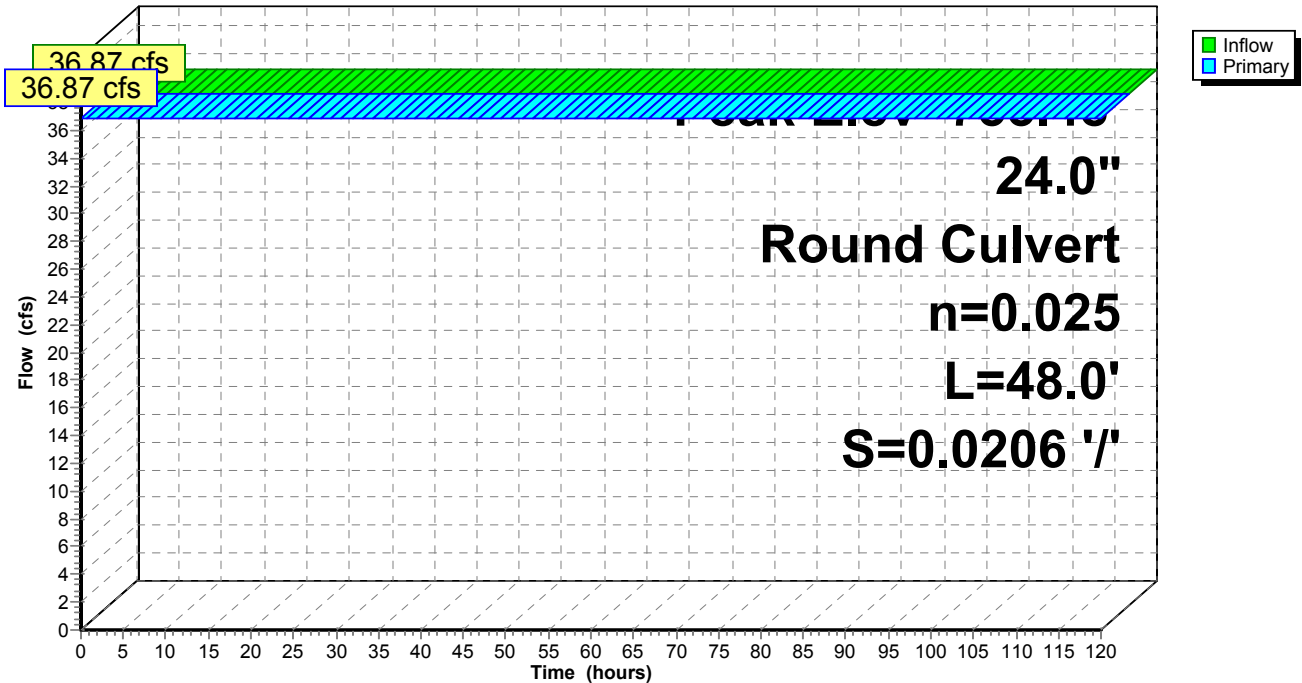
Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Peak Elev= 733.48' @ 0.00 hrs

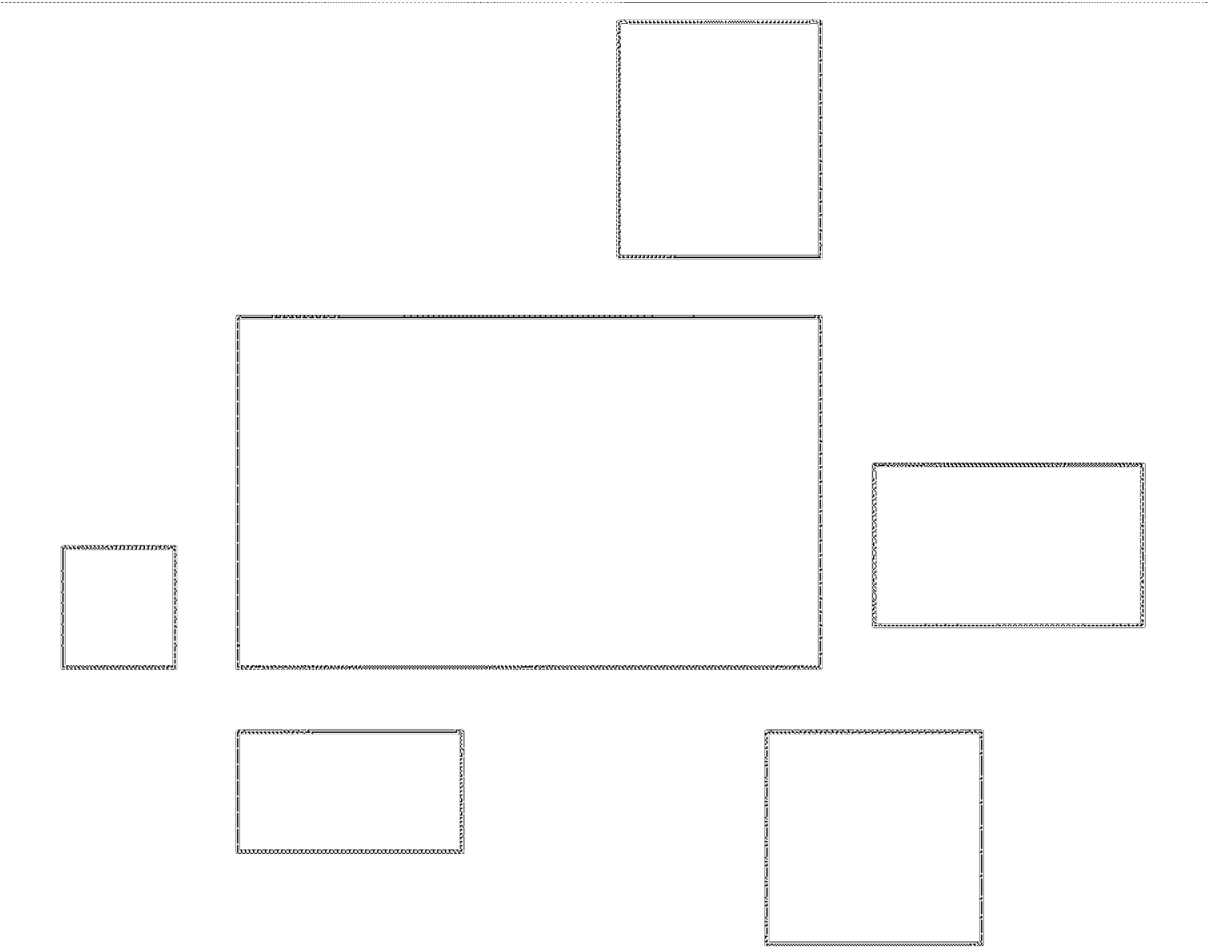
Device #1	Routing	Invert	Outlet Devices
	Primary	724.53'	24.0" Round Culvert L= 48.0' CMP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 724.53' / 723.54' S= 0.0206 '/ Cc= 0.900 n= 0.025 Corrugated metal, Flow Area= 3.14 sf

Primary OutFlow Max=36.87 cfs @ 0.00 hrs HW=733.48' TW=705.10' (Dynamic Tailwater)
 ←1=Culvert (Barrel Controls 36.87 cfs @ 11.74 fps)

Pond VP2: VP CULVERT 100-YR

Hydrograph





**HYDROLOGY REPORT
FOR
MEADOWLANDS RESIDENTIAL DEVELOPMENT
VILLAGE OF PLEASANT PRAIRIE, WISCONSIN
AUGUST 1999**

PREPARED BY:

**RSV ENGINEERING, INC.
801 MAIN STREET
MUKWONAGO, WI 531149**

**HYDROLOGY REPORT
FOR
MEADOWLANDS RESIDENTIAL DEVELOPMENT
VILLAGE OF PLEASANT PRAIRIE, WISCONSIN**

Meadowlands Residential Development is located in the southeast quarter of the southwest quarter of Section 22, Town 1 North, Range 22 East and is bordered on the west by Old Green Bay Road, on the south by 104th Street (STH 31) and by 64th Avenue on the east. The development will consist of 27 single-family lots, 12 duplex lots, 10 - 8 unit townhouses, 5 - 16 unit multi-family and 4 - 12 unit multi-family buildings. There will also be 7 garages constructed. Paving will consist of approximately 4000 L.F. of public roadway along with parking and private driveways.

Runoff for the site will be collected by storm sewers and directed to one of the four stormwater ponds on the site. The ponds have been sized to reduce the developed 100-year peak runoff to the level of the existing 10-year peak runoff. Calculations were performed using the Soil Conservation Service Technical Release No. 55, "Urban Hydrology for Small Watersheds."

Existing Conditions

The existing site is agricultural land with one residence on the site. The topography is rolling with 0% - 6% slopes. Soils on the site are of the Ashkum, Beecher and Morely soil types. These range from poorly drained to well drained soils. The majority of the site consists of Beecher and Morely soil types which are in Hydraulic Soil Group C. The Ashkum soils may be either Soil Group B or C depending on how well it is drained.

The existing site is divided into 9 drainage areas, noted on the drainage plan as E1 - E10. Area E1 is located on the west side of the site and drains to a 24" x 36" RCP culvert under Old Green Bay Road. Area E2 is located on the west side of the site and drains to an 18" x 18" RCP culvert under Old Green Bay Road. Drainage Area E3 is located on the north side of the site and drains into a natural depression on the site. Runoff for drainage Area E4, located in the middle of the site also collects in an existing depression on the site. Area E5 is located along the north property line and drains off the site to the north. Area E6 is located on the east side of the site and drains into the ditch along 64th Avenue. Runoff from Area E7, located on the west side of the site drains to a 24" CMP culvert under Old Green Bay Road. Area E8 is located on the east side of the site and drains into a natural depression on the site. Drainage Area E9 is located on the south side of the site and drains to a 24" CMP culvert under 104th Street. Area E10 is located along the east side of 64th Street and drains to 100th Avenue.

Developed Conditions

Under developed conditions, the site will be divided into thirty-six drainage areas. The areas that are tributary to the stormwater ponds have been grouped into four drainage basins for the calculations. Basin One is located at the northwest corner of the site and collects drainage areas D1

and D2 and 2 "B" buildings. This basin is to be constructed as a dry basin. A 12" cmp culvert will be placed at the west side of the basin to act as an outlet. The culvert will outfall into the ditch along Old Green Bay Road and then drain into an existing 24"x36" culvert under the road. Basin Two is located in the middle of the west side of the site and collects drainage areas D3 through D8 and D23 along with 3 "B" buildings and 3 "A" buildings. This basin is also to be constructed as a dry basin. The basin will outfall through an 18" cmp culvert into the ditch along Old Green Bay Road and then into an 18"x18" rcp culvert under the road. Basin Three collects drainage areas D9, D10, D12 through D29 and D33 through D36 along with the 10 "C" buildings. This basin is to be constructed as a wet pond with a permanent pool elevation of 721 and a bottom elevation of 713. An 18" cmp culvert will act as an outfall to Old Green Bay Road and into an existing 24" cmp culvert under the road. Areas D11 and D30-D32 drain to the existing ditch along 100th Avenue. The runoff from Area D32 is routed through a detention basin located on lots 14 and 15 which will outfall through a 6" PVC pipe into the ditch along 100th Avenue.

The proposed retention pond outflow rates have been checked against the downstream design criteria used by WisPark to size the storm water facilities west of Old Green Bay Road. The peak runoff rates used by WisPark are as follows:

- The north 24" x 36" culvert = 64 cfs;
- The middle 18" x 18" culvert = 45 cfs;
- The south 24" CMP culvert = 127 cfs.

Erosion Control

Several measures will be taken to provide erosion control for the site. Silt fence will be provided downslope of all disturbed areas and will be placed prior to construction. During construction, a gravel access road will be provided to reduce tracking of dirt. After finished grading is completed, seeding will take place within 7 days.

Erosion control measures will remain in place until a vegetative cover is established.

RUNOFF SUMMARY

EXISTING AREA	DEVELOPED AREA	10 YEAR STORM	100 YEAR STORM
E1	BASIN 1 (D1, D2, 2- "B" BLDGS)	8	5.88
E2	BASIN 2 (D3-D8, D23, 3-"B" BLDGS, 3 "A" BLDGS)	16	15.49
E7	BASIN 3 (D9, D10, D12-D22, D24-D29, D33-D36, 10 "C" BLDGS)	19	15.66
E6, E10	BASIN 4, (D32) D11, D30, D31	13	12.14

The following values were used for the calculations:

Runoff Curve Numbers:

Existing Conditions:

Small grain, straight row crop residue cover, good condition, HSG C = 80

Developed Conditions:

1/8 Residential, HSG C	= 90
Impervious Area	= 98
Open Space, Good Condition, HSG C	= 74
1/2 Ac Lot, HSG C	= 80
1/3 Ac Lot, HSG C	= 81

Mannings Number:

Sheet Flow, Cultivated Soil, Residue Cover > 20%	= 0.17
Sheet Flow, Dense Grass	= 0.24
Channel Flow, Concrete or Asphalt	= 0.013
Channel Flow, Grass Swale	= 0.045

TR-55 TABULAR HYDROGRAPH METHOD
 Type II. Distribution
 (24 hr. Duration Storm)

Executed: 08-18-1999 16:59:00
 Watershed file: --> F:\HMDATA\98117\D9D36 .MOP
 Hydrograph file: --> F:\HMDATA\98117\10D9D36.HYD

MEADOWLANDS
 DEVELOPED RUNOFF
 BASIN III - SOUTHWEST CORNER OF PROPERTY

>>>> Input Parameters Used to Compute Hydrograph <<<<

Subarea Description	AREA (acres)	CN	Tc (hrs)	* Tt (hrs)	Precip. (in)	Runoff (in)	Ia/p input/used
D9	2.18	80.0	0.20	0.00	4.00	2.04	I.13 .13
D10	2.27	80.0	0.30	0.00	4.00	2.04	I.13 .13
D12	1.38	81.0	0.10	0.00	4.00	2.12	I.12 .12
D13	1.28	81.0	0.20	0.00	4.00	2.12	I.12 .12
D14	1.72	80.0	0.30	0.00	4.00	2.04	I.13 .13
D15	2.67	80.0	0.30	0.00	4.00	2.04	I.13 .13
D16	0.44	90.0	0.10	0.00	4.00	2.92	I.06 .10
D17	1.21	80.0	0.30	0.00	4.00	2.04	I.13 .13
D18	0.55	84.0	0.10	0.00	4.00	2.37	I.1 .10
D19	1.18	89.0	0.20	0.00	4.00	2.82	I.06 .10
D20	3.85	84.0	0.40	0.00	4.00	2.37	I.1 .10
D21	4.41	74.0	0.20	0.00	4.00	1.60	I.18 .18
D22	1.10	89.0	0.20	0.00	4.00	2.82	I.06 .10
D24	1.88	80.0	0.20	0.00	4.00	2.04	I.13 .13
D25	1.72	80.0	0.30	0.00	4.00	2.04	I.13 .13
D26	0.37	79.0	0.20	0.00	4.00	1.96	I.13 .13
D27	0.54	81.0	0.10	0.00	4.00	2.12	I.12 .12
D28	0.39	80.0	0.10	0.00	4.00	2.04	I.13 .13
D29	0.41	80.0	0.10	0.00	4.00	2.04	I.13 .13
10 "C" BLDGS	2.80	98.0	0.10	0.00	4.00	3.77	I.01 .10
D33	1.55	81.0	0.20	0.00	4.00	2.12	I.12 .12
D34	0.09	98.0	0.10	0.00	4.00	3.77	I.01 .10
D35	0.08	98.0	0.10	0.00	4.00	3.77	I.01 .10
D36	0.51	87.0	0.10	0.00	4.00	2.64	I.07 .10

* Travel time from subarea outfall to composite watershed outfall point.
 I -- Subarea where user specified interpolation between Ia/p tables.

Total area = 34.58 acres or 0.05403 sq.mi
 Peak discharge = 82 cfs

WARNING: Drainage areas of two or more subareas
 differ by a factor of 5 or greater.

TR-55 TABULAR HYDROGRAPH METHOD
 Type II. Distribution
 (24 hr. Duration Storm)

Executed: 08-18-1999 16:59:00
 Watershed file: --> F:\HMDATA\98117\D9D36 .MOP
 Hydrograph file: --> F:\HMDATA\98117\10D9D36.HYD

MEADOWLANDS
 DEVELOPED RUNOFF
 BASIN III - SOUTHWEST CORNER OF PROPERTY

>>>> Computer Modifications of Input Parameters <<<<<

Subarea Description	Input Values		Rounded Values		Ia/p	Ia/p Messages
	Tc (hr)	* Tt (hr)	Tc (hr)	* Tt (hr)	Interpolated (Yes/No)	
D9	0.20	0.00	**	**	Yes	--
D10	0.25	0.00	0.30	0.00	Yes	--
D12	0.10	0.00	**	**	Yes	--
D13	0.17	0.00	0.20	0.00	Yes	--
D14	0.34	0.00	0.30	0.00	Yes	--
D15	0.34	0.00	0.30	0.00	Yes	--
D16	0.10	0.00	**	**	No	Computed Ia/p < .1
D17	0.32	0.00	0.30	0.00	Yes	--
D18	0.10	0.00	**	**	No	Computed Ia/p < .1
D19	0.19	0.00	0.20	0.00	No	Computed Ia/p < .1
D20	0.41	0.00	0.40	0.00	No	Computed Ia/p < .1
D21	0.21	0.00	0.20	0.00	Yes	--
D22	0.17	0.00	0.20	0.00	No	Computed Ia/p < .1
D24	0.19	0.00	0.20	0.00	Yes	--
D25	0.27	0.00	0.30	0.00	Yes	--
D26	0.20	0.00	**	**	Yes	--
D27	0.12	0.00	0.10	0.00	Yes	--
D28	0.10	0.00	**	**	Yes	--
D29	0.10	0.00	**	**	Yes	--
10 "C" BLDGS	0.10	0.00	**	**	No	Computed Ia/p < .1
D33	0.21	0.00	0.20	0.00	Yes	--
D34	0.10	0.00	**	**	No	Computed Ia/p < .1
D35	0.10	0.00	**	**	No	Computed Ia/p < .1
D36	0.11	0.00	0.10	0.00	No	Computed Ia/p < .1

* Travel time from subarea outfall to composite watershed outfall point.

** Tc & Tt are available in the hydrograph tables.

TR-55 TABULAR HYDROGRAPH METHOD
Type II. Distribution
(24 hr. Duration Storm)Executed: 08-18-1999 16:59:00
Watershed file: --> F:\HMDATA\98117\D9D36 .MOP
Hydrograph file: --> F:\HMDATA\98117\100D9D36.HYDMEADOWLANDS
DEVELOPED RUNOFF
BASIN III - SOUTHWEST CORNER OF PROPERTY

>>>> Input Parameters Used to Compute Hydrograph <<<<

Subarea Description	AREA (acres)	CN	Tc (hrs)	* Tt (hrs)	Precip. (in)	Runoff (in)	Ia/p input/used
D9	2.18	80.0	0.20	0.00	5.70	3.51	I.09 .10
D10	2.27	80.0	0.30	0.00	5.70	3.51	I.09 .10
D12	1.38	81.0	0.10	0.00	5.70	3.61	I.08 .10
D13	1.28	81.0	0.20	0.00	5.70	3.61	I.08 .10
D14	1.72	80.0	0.30	0.00	5.70	3.51	I.09 .10
D15	2.67	80.0	0.30	0.00	5.70	3.51	I.09 .10
D16	0.44	90.0	0.10	0.00	5.70	4.55	I.04 .10
D17	1.21	80.0	0.30	0.00	5.70	3.51	I.09 .10
D18	0.55	84.0	0.10	0.00	5.70	3.92	I.07 .10
D19	1.18	89.0	0.20	0.00	5.70	4.45	I.04 .10
D20	3.85	84.0	0.40	0.00	5.70	3.92	I.07 .10
D21	4.41	74.0	0.20	0.00	5.70	2.93	I.12 .12
D22	1.10	89.0	0.20	0.00	5.70	4.45	I.04 .10
D24	1.88	80.0	0.20	0.00	5.70	3.51	I.09 .10
D25	1.72	80.0	0.30	0.00	5.70	3.51	I.09 .10
D26	0.37	79.0	0.20	0.00	5.70	3.41	I.09 .10
D27	0.54	81.0	0.10	0.00	5.70	3.61	I.08 .10
D28	0.39	80.0	0.10	0.00	5.70	3.51	I.09 .10
D29	0.41	80.0	0.10	0.00	5.70	3.51	I.09 .10
10 "C" BLDGS	2.80	98.0	0.10	0.00	5.70	5.46	I.01 .10
D33	1.55	81.0	0.20	0.00	5.70	3.61	I.08 .10
D34	0.09	98.0	0.10	0.00	5.70	5.46	I.01 .10
D35	0.08	98.0	0.10	0.00	5.70	5.46	I.01 .10
D36	0.51	87.0	0.10	0.00	5.70	4.23	I.05 .10

* Travel time from subarea outfall to composite watershed outfall point.
I -- Subarea where user specified interpolation between Ia/p tables.Total area = 34.58 acres or 0.05403 sq.mi
Peak discharge = 137 cfsWARNING: Drainage areas of two or more subareas
differ by a factor of 5 or greater.

TR-55 TABULAR HYDROGRAPH METHOD
Type II. Distribution
(24 hr. Duration Storm)Executed: 08-18-1999 16:59:00
Watershed file: --> F:\HMDATA\98117\D9D36 .MOP
Hydrograph file: --> F:\HMDATA\98117\100D9D36.HYDMEADOWLANDS
DEVELOPED RUNOFF
BASIN III - SOUTHWEST CORNER OF PROPERTY

>>>> Computer Modifications of Input Parameters <<<<<

Subarea Description	Input Values		Rounded Values		Ia/p	Ia/p Messages
	Tc (hr)	* Tt (hr)	Tc (hr)	* Tt (hr)	Interpolated (Yes/No)	
D9	0.20	0.00	**	**	No	Computed Ia/p < .1
D10	0.25	0.00	0.30	0.00	No	Computed Ia/p < .1
D12	0.10	0.00	**	**	No	Computed Ia/p < .1
D13	0.17	0.00	0.20	0.00	No	Computed Ia/p < .1
D14	0.34	0.00	0.30	0.00	No	Computed Ia/p < .1
D15	0.34	0.00	0.30	0.00	No	Computed Ia/p < .1
D16	0.10	0.00	**	**	No	Computed Ia/p < .1
D17	0.32	0.00	0.30	0.00	No	Computed Ia/p < .1
D18	0.10	0.00	**	**	No	Computed Ia/p < .1
D19	0.19	0.00	0.20	0.00	No	Computed Ia/p < .1
D20	0.41	0.00	0.40	0.00	No	Computed Ia/p < .1
D21	0.21	0.00	0.20	0.00	Yes	--
D22	0.17	0.00	0.20	0.00	No	Computed Ia/p < .1
D24	0.19	0.00	0.20	0.00	No	Computed Ia/p < .1
D25	0.27	0.00	0.30	0.00	No	Computed Ia/p < .1
D26	0.20	0.00	**	**	No	Computed Ia/p < .1
D27	0.12	0.00	0.10	0.00	No	Computed Ia/p < .1
D28	0.10	0.00	**	**	No	Computed Ia/p < .1
D29	0.10	0.00	**	**	No	Computed Ia/p < .1
10 "C" BLDGS	0.10	0.00	**	**	No	Computed Ia/p < .1
D33	0.21	0.00	0.20	0.00	No	Computed Ia/p < .1
D34	0.10	0.00	**	**	No	Computed Ia/p < .1
D35	0.10	0.00	**	**	No	Computed Ia/p < .1
D36	0.11	0.00	0.10	0.00	No	Computed Ia/p < .1

* Travel time from subarea outfall to composite watershed outfall point.
** Tc & Tt are available in the hydrograph tables.

POND-2 Version: 5.21 S/N:

>>>> OUTFLOW HYDROGRAPH ESTIMATOR <<<<<
BASIN III
REQUIRED STORM WATER DETENTION FOR
10 YEAR EXISTING STORM
VS.
100 YEAR DEVELOPED STORM

DEVELOPED PEAK RUNOFF:
Inflow Hydrograph: F:\HMDATA\98117\100D6D29.HYD
Qpeak = 137.0 cfs

EXISTING PEAK RUNOFF:
Estimated Outflow: F:\HMDATA\98117\ESTIMATE.EST
Qpeak = 19.0 cfs

Approximate Storage Volume
(computed from t= 11.30 to 12.75 hrs)

REQUIRED STORAGE VOLUME = 4.6 acre-ft
STORAGE VOLUME PROVIDED = 6.85 acre-ft

POND-2 Version: 5.21

S/N:

BASIN III
SOUTHWEST CORNER OF PROPERTY

CALCULATED 08-19-1999 07:44:47
DISK FILE: f:\hmdata\98117\P3 .VOL

Planimeter scale: 1 inch = 1 ft.

Elevation (ft)	Planimeter (sq.in.)	Area (acres)	$A1+A2+\text{sqr}(A1*A2)$ (acres)	* Volume (acre-ft)	Volume Sum (acre-ft)
721.00	35,328.00	0.81	0.00	0.00	0.00
727.00	65,711.00	1.51	3.43	6.85	6.85

* Incremental volume computed by the Conic Method for Reservoir Volumes.

Outlet Structure File: P3 .STR

POND-2 Version: 5.21
Date Executed:

S/N:
Time Executed:

MEADOWLANDS
BASIN III
SOUTHWEST CORNER OF PROPERTY

***** COMPOSITE OUTFLOW SUMMARY *****

<u>Elevation (ft)</u>	<u>Q (cfs)</u>	<u>Contributing Structures</u>
721.00	0.0	1
721.20	0.1	1
721.40	0.6	1
721.60	1.2	1
721.80	2.2	1
722.00	3.1	1
722.20	4.3	1
722.40	5.5	1
722.60	6.7	1
722.80	7.7	1
723.00	8.1	1
723.20	8.6	1
723.40	9.3	1
723.60	9.9	1
723.80	10.6	1
724.00	11.2	1
724.20	11.8	1
724.40	12.4	1
724.60	12.9	1
724.80	13.4	1
725.00	13.9	1
725.20	14.4	1
725.40	14.8	1
725.60	15.3	1
725.80	15.7	1
726.00	16.2	1
726.20	16.5	1
726.40	17.0	1
726.60	17.4	1
726.80	17.7	1
727.00	18.1	1

Outlet Structure File: P3 .STR

POND-2 Version: 5.21
Date Executed:

S/N:
Time Executed:

MEADOWLANDS
BASIN III
SOUTHWEST CORNER OF PROPERTY

Outlet Structure File: f:\hmdata\98117\P3 .STR
Planimeter Input File: f:\hmdata\98117\P3 .VOL
Rating Table Output File: f:\hmdata\98117\P3 .PND

Min. Elev.(ft) = 721 Max. Elev.(ft) = 727 Incr.(ft) = .2

Additional elevations (ft) to be included in table:
* * * * *

SYSTEM CONNECTIVITY

Structure	No.	Q Table	Q Table
CULVERT-CR	1	->	1

Outflow rating table summary was stored in file:
f:\hmdata\98117\P3 .PND

Outlet Structure File: P3 .STR

POND-2 Version: 5.21
Date Executed:

S/N:
Time Executed:

MEADOWLANDS
BASIN III
SOUTHWEST CORNER OF PROPERTY

>>>>> Structure No. 1 <<<<<<
(Input Data)

CULVERT-CR
Circular Culvert (With Inlet Control)

E1 elev.(ft)?	721
E2 elev.(ft)?	727.001
Diam. (ft)?	1.5
Inv. el.(ft)?	721
Slope (ft/ft)?	.01
T1 ratio?	
T2 ratio?	
K Coeff.?	.021
M Coeff.?	1.33
c Coeff.?	.0463
Y Coeff.?	.75
Form 1 or 2?	1
Slope factor?	.7

Outlet Structure File: P3 .STR

POND-2 Version: 5.21
Date Executed:

S/N:
Time Executed:

MEADOWLANDS
BASIN III
SOUTHWEST CORNER OF PROPERTY

Outflow Rating Table for Structure #1
CULVERT-CR Circular Culvert (With Inlet Control)

***** INLET CONTROL ASSUMED *****

Elevation (ft)	Q (cfs)	Computation	Messages
721.00	0.0	No headwater	
721.20	0.1	Egu.1: HW =.2	dc=.143 Ac=.086
721.40	0.6	Egu.1: HW =.4	dc=.28 Ac=.228
721.60	1.2	Egu.1: HW =.6	dc=.418 Ac=.402
721.80	2.2	Egu.1: HW =.8	dc=.558 Ac=.599
722.00	3.1	Egu.1: HW =1.0	dc=.675 Ac=.772
722.20	4.3	Egu.1: HW =1.2	dc=.794 Ac=.949
722.40	5.5	Egu.1: HW =1.4	dc=.907 Ac=1.118
722.60	6.7	Egu.1: HW =1.6	dc=.999 Ac=1.25
722.80	7.7	Transition: HW =1.8	
723.00	8.1	Transition: HW =2.0	
723.20	8.6	Transition: HW =2.2	
723.40	9.3	Submerged: HW =2.4	
723.60	9.9	Submerged: HW =2.6	
723.80	10.6	Submerged: HW =2.8	
724.00	11.2	Submerged: HW =3.0	
724.20	11.8	Submerged: HW =3.2	
724.40	12.4	Submerged: HW =3.4	
724.60	12.9	Submerged: HW =3.6	
724.80	13.4	Submerged: HW =3.8	
725.00	13.9	Submerged: HW =4.0	
725.20	14.4	Submerged: HW =4.2	
725.40	14.8	Submerged: HW =4.4	
725.60	15.3	Submerged: HW =4.6	
725.80	15.7	Submerged: HW =4.8	
726.00	16.2	Submerged: HW =5.0	
726.20	16.5	Submerged: HW =5.2	
726.40	17.0	Submerged: HW =5.4	
726.60	17.4	Submerged: HW =5.6	
726.80	17.7	Submerged: HW =5.8	
727.00	18.1	Submerged: HW =6.0	

Used Unsubmerged Equ. Form (1) for elev. less than 722.74 ft
Used Submerged Equation for elevations greater than 723.25 ft
HW=Headwater (ft) dc=Critical depth (ft) Ac=Area (sq.ft) at dc

Transition flows interpolated from the following values:
E1=722.74 ft; Q1=7.58 cfs; Dc=1.07 ft; E2=723.25 ft; Q2=8.66 cfs

POND-2 Version: 5.21 S/N:
EXECUTED: 08-19-1999 07:45:06

Page 1
Return Freq: 100 years

```
*****  
*  
*           MEADOWLANDS           *  
*           BASIN III             *  
*   SOUTHWEST CORNER OF PROPERTY *  
*  
*  
*****
```

***** SUMMARY OF ROUTING COMPUTATIONS *****

Pond File: f:\hmdata\98117\P3 .PND
Inflow Hydrograph: f:\hmdata\98117\100D9D36.HYD
Outflow Hydrograph: f:\hmdata\98117\100P3 .HYD

Starting Pond W.S. Elevation = 721.00 ft

***** Summary of Peak Outflow and Peak Elevation *****

Peak Inflow	=	137.00 cfs
Peak Outflow	=	15.66 cfs
Peak Elevation	=	725.78 ft

***** Summary of Approximate Peak Storage *****

Initial Storage	=	0.00 ac-ft
Peak Storage From Storm	=	5.11 ac-ft
Total Storage in Pond	=	5.11 ac-ft

Warning: Inflow hydrograph truncated on left side.



BASIN 1
100-YR STORM:
5.88 cfs

BASIN 2
100-YR STORM:
15.49 cfs

BASIN 3
100-YR STORM:
15.66 cfs



LEGEND
 ——— DRAINAGE AREA
 - - - DRAINAGE PATH
 - - - SOIL BOUNDARY

RSV ENGINEERING, INC.
 ENGINEERS, PLANNERS, SURVEYORS
 CONSTRUCTION MANAGERS
 ENVIRONMENTAL SCIENTISTS
 801 MAIN STREET, WAUKESHA, WISCONSIN 53190 (414) 592-2081

INITIALS	DATE
DESIGN: DSE	12/21/98
DRAWN: DSE	12/21/98
CHECKED:	
APPROVED:	

MEADOWLANDS
 PLEASANT PRAIRIE
 KENOSHA COUNTY, WISCONSIN

NO.	REVISIONS	BY	DATE	DATE TO A B C D E F G H I J K L M N O P Q R S T U V W X Y Z
1	REVISED LAYOUT	DSE	4/9/99	

DEVELOPED DRAINAGE PLAN
 PROJ. NO. 98-117

SHEET NO. 1
 OF 1

REV: F:\RSV\AS\AS\REV\0817\DWG.DGN 8/18/99

Revised Stormwater Management Text

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APPENDIX 2 - SOIL UNIT MAP

APPENDIX 3 - EXISTING CONDITIONS

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- HYDROCAD HYDROLOGIC MODELING OUTPUT

APPENDIX 4 - STORM SEWER DESIGN

- STORM SEWER CONTRIBUTING AREAS MAP
- STORM SEWER DESIGN SPREADSHEET

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- DESIGN DISCHARGE CALCULATIONS
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- HYDROCAD HYDROLOGIC MODELING OUTPUT

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- EXTENDED DETENTION VOLUME CALCULATIONS
- WinSLAMM INPUT/OUTPUT

APPENDIX 7 - PROPOSED CONSTRUCTION PLANS

- GRADING PLAN SHEETS
- DETAILS SHEETS

Future questions and comments can be directed to:

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1.0 INTRODUCTION

The proposed Vintage Parc Condominiums project is located within the northwest ¼ of Section 27, Township 1 north, Range 22 east, within the Village of Pleasant Prairie, WI. The development is bordered to the north by STH 165, to the west by Old Green Bay Road, and to the south and east by undeveloped farmland. A location map indicating the development is located in **Appendix 1**.

The Vintage Parc development will include the construction of fifteen (15) multifamily buildings with supporting driveway and parking facilities, public roadway, and a stormwater retention basin. The site will feature an urban roadway cross section with curb and gutter. Bypass swales are proposed to divert contributing offsite drainage around the site.

2.0 EXISTING CONDITIONS

The existing site comprises of mostly farmland with a small pocket of woodland along the northeast property corner. The site contains four (4) soil types. Soil map units and descriptions are listed in Table 1 below. A soil location map using soils data obtained from the Southeastern Wisconsin Regional Planning Commission (SEWRPC) Regional Map Server which presents both onsite and offsite contributing area soil descriptions can be found in **Appendix 2**.

Table 1 - Soil descriptions

Map Symbol	Map Unit Name	HSG
AtA	Ashkum silty clay loam, 0-3% Slopes	B/D
BcA	Beecher silt loam, 1-3% slopes	C
MzdB	Morley silt loam, 2-6% slopes	C
MzdB2	Morley silt loam, 2-6% slopes, eroded	C

The existing site contains a valley which directs both onsite and offsite stormwater runoff from the southeast property corner to the northwest property corner. The valley conveys stormwater runoff generated by roughly 78.2-acres, including the Vintage Parc site. The offsite watershed features mostly wooded and farmland areas. Roughly 44.3-acrs of this watershed drains to a large depression located southeast of the Vintage Parc property. The natural depression acts as a pond by detaining stormwater runoff before allowing ponded water to release northeast through the onsite valley. The topography of the depression roughly creates a roughly 5.0-acre pond prior to discharging runoff towards Vintage Parc. A 25-year, 24-hour storm event causes roughly 0.65 cfs to release from the depression towards the site and roughly 4.6 cfs is discharged from a 100-year, 24-hour storm. A contributing watershed map and supporting hydrologic modeling output for the exiting conditions is located in **Appendix 3**.

The 78.2-acre watershed is conveyed to an existing 24-inch corrugated metal pipe cross culvert, Culvert C, located approximately 200 feet east of the intersection between STH 165 and Old Green Bay Road. Table 2 summarizes contributing flow rates to Culvert C in existing conditions. Although not required, the 10-year, 25-year, and 50-year, 24-hour storm events are shown to aid in the existing culvert pipe analysis report for the Wisconsin Department of Transportation drainage submittal.

Table 2 – Culvert C pre-development contributing flow rates

	2-YEAR	10-YEAR	25-YEAR	50-YEAR	100-YEAR
Existing	11.02 cfs	22.23 cfs	31.59 cfs	40.26 cfs	50.05 cfs

The resultant headwater that is formed due to the undersized culvert has shown to exceed the STH 165 roadway elevation of 726.75 resulting from a 10-year storm event for pre-development conditions as shown in HydroCAD output. Post-development conditions are located in **Section 6.0** of this report.

3.0 DESIGN CRITERIA

3.1 Village of Pleasant Prairie

Section 395-73: Storm Sewer and Drainage System Facilities

3.2 Wisconsin Department of Natural Resources

WDNR - Technical Standards (NR 151 and NR 216)

Applicable regulatory ordinances are listed below:

Water Quality: "Design computations and all applicable assumptions for stormwater quality practices as needed to show that practices are appropriately sized to accommodate runoff from the one-and-five-tens-inch rainfall." Please refer to **Section 5.1** of this report to view the onsite water quality measures.

Water Quantity: "The post-development two-year peak storm flow release rate shall be 0.04 cfs per acre of new development and the post-development 100-year storm peak flow release rate shall be 0.30 cfs per acre of new development." Please refer to **Section 5.2** of this report to view the onsite water quantity measures.

Infiltration: Residential - Infiltrate 90% of the average annual pre-development infiltration volume, or 25% of the 2-year, 24-hour storm, or provide an effective infiltration area equal to at least 1% of the total site area, or maximum extent practical, where applicable. Please refer to **Section 5.3** of this report to view the onsite infiltration **exemption** reasoning.

Stormwater Conveyance: Storm sewer and open channels have been sized to accommodate stormwater runoff during a 10-year, 24 hour storm event and designed in accordance with WDNR code NR110. Overland relief will be provided to convey larger storm events into the retention basin. Storm sewer design flow rates will include offsite contributing areas, where applicable. Please refer to **Appendix 4** to view the storm sewer design spreadsheet and the contributing drainage area map. Culvert and swale hydraulic characteristics are included in the proposed conditions HydroCAD output.

4.0 ANALYSIS

HydroCAD[®] Stormwater Modeling System (Version 8.0) software has been used to analyze stormwater characteristics for the Vintage Parc Condominium development. HydroCAD uses the accepted TR-55 methodology for determining peak discharge runoff rates. Curve Numbers for the proposed ground cover were selected using the standard values specified in TR-55 for a "C" hydrologic soil group except for the agricultural land cover, in which case, curve numbers were selected as specified within WDNR Standard NR 151. NR 151 specifies a maximum agricultural curve number of 79 for hydrologic soil group "C" soils. Storm water modeling was conducted using the 1.5" rainfall along with 2-year, 10-year, 25-year, 50-year, and 100-year storm events with respective SEWRPC rainfall amounts of 2.57-inches, 3.62-inches, 4.41-inches, 5.11-inches, and 5.88-inches.

Water quality modeling for the proposed site was determined using WinSLAMM[®] (Version 9.1) Source Loading and Management Model (SLAMM). Proposed peak discharge rates used within the SLAMM analysis were determined using HydroCAD[®].

5.0 DESIGN

The proposed development is contained within Drainage area 1. Stormwater generated from the development will be collected by the onsite storm sewer system and drainage swales and then conveyed to Pond P. Pond P reflects the retention basin located in the northwest corner of the property. A contributing watershed map and supporting hydrologic modeling output for the exiting conditions is located in **Appendix 5**. Individual drainage area land cover characteristics are located within the hydrologic modeling.

The offsite drainage contributing to the site has been separated into five (5) drainage areas. The land cover of the offsite watershed is mostly comprised of farmland and woods along with portions of residential lots and roadways.

Drainage area 2 reflects the approximately 7.6-acres of offsite watershed which will be collected by the south bypass swale, SW3. Swale SW3 will convey runoff towards the proposed culvert, C2, within 105th Street. Culvert C2 will outfall into the swale, SW4, along Old Green Bay Road. Swale SW4 will convey runoff towards the existing 24-inch cross culvert, C1, within STH 165.

Drainage area 3 reflects the approximately 11.4-acres of offsite watershed which will be collected by the eastern bypass swale, SW1. Swale SW1 conveys runoff towards the proposed culvert, C3, within 65th Avenue. Culvert C3 will outfall into the swale, SW2, along STH 165. Swale SW2 will convey runoff towards existing culvert C1.

Drainage area 4 reflects the approximately 44.3-acres of offsite watershed which will be collected by a natural depression, D, located to the southeast of the Vintage Parc site. Depression D does not contain an outfall structure so water will pond prior to overland relief. The ponding will increase to an elevation of approximately 737.5 from the lowest elevation of 733.4 before being directed towards the Vintage Parc site. The discharge from the depression will be collected within swale SW3.

Drainage area 5 represents approximately 0.8-acres of offsite watershed which will not enter into a bypass swale. The runoff will be collected by the onsite storm sewer system.

Drainage area 6 reflects the approximately 2.4-acres of offsite watershed along Old Green Bay Road and STH 165 which will contribute to culvert C1.

Further analysis of existing culvert C1 is addressed in **Section 6.0** of this report.

5.1 Water Quality – Total Suspended Solids Reduction

Water quality will be primarily obtained within a wet retention basin, Pond P, along the northwest property corner of the site. The basin has been designed using the parameters set forth in WDNR Technical Standard 1001. The basin features a 5-foot permanent pool depth to allow for sediment settling and storage. The basin will discharge through a multi-stage standpipe. The standpipe will utilize a 4" vertical dewatering orifice which has been sized to provide extended detention volume per WDNR Technical Standard 1001. The dewatering orifice has been designed to release a 1.5" rainfall runoff volume over a period of approximately 26 hours. The 26-hour release period exceeds the required 24 hour minimum to provide 80% total suspended solids reduction. Extended detention calculations and supporting information are located in **Appendix 6**.

Water quality will be enhanced by 1-foot inlet catch basin sumps located within inlets that serve the parking lots and roadway.

SLAMM modeling has shown that the combination of catch basin inlet sumps and Pond P will provide approximately 86% annual removal of total suspended solids. Water quality modeling output and supporting information is located in **Appendix 6**.

5.2 Runoff Rate Control

Allowable post-development stormwater discharge rates for the site have been determined using SEWRPC Des Plaines Watershed standards as instructed by Bob Martin – Village Engineer. Mr. Martin has indicated that offsite water does not require detention even if it enters the onsite retention basin. Offsite water which enters the pond shall be considered direct bypass. Direct bypass allows contributing offsite runoff to discharge from the basin at the same rate at which it enters. Allowable discharge rate methodology has been provided to and accepted by Mr. Martin. The allowable discharge rate calculations for the development are located in **Appendix 5**.

Stormwater runoff generated from the site will be collected by the onsite storm sewer system. The onsite storm sewer system will convey runoff into retention Pond P. A proposed conditions drainage map along with supporting hydrologic and hydraulic modeling can be viewed in **Appendix 5**.

Pond P will provide runoff rate control for the development. The pond will provide rate control for 2-year and 100-year storm events through the use of a multistage standpipe structure connected to a 12-inch outfall pipe. The standpipe will feature a 4-inch vertical dewatering orifice at the normal water elevation, two (2) 4-inch vertical orifices located above the extended detention volume, and a 36" horizontal orifice on the top of standpipe. The standpipe has been sized to achieve desired release rates while maintaining 1-foot of freeboard during a 100-year storm event. The outlet culvert will release stormwater towards existing culvert C1 within STH 165. The pond will also feature a 10-foot wide earthen broad-crested weir. The weir will serve as an emergency spillway for storm events greater than a 100-year, 24-hour storm event and also if the outfall structure should fail. The weir will also be directed toward culvert C1. Table 3 summarizes post-development hydrologic and hydraulic characteristics.

Table 3 – Hydrologic Characteristics

ONSITE DRAINAGE AREAS (HydroCAD Nodes)		2-Year	100-Year
1	Contributes to Retention Pond P (cfs)	18.80	60.71

OFFSITE DRAINAGE AREAS (HydroCAD Nodes)		2-Year	100-Year
2	Contributes to Swale SW3 (cfs)	9.26	38.07
3	Contributes to Swale SW1 (cfs)	4.23	20.28
4	Contributes to Depression D (cfs)	25.06	113.08
5	Offsite Contributing to Onsite Storm Sewer (cfs)	1.09	4.41
6	Contributes to Offsite Right-of-way (cfs)	3.30	13.33

Refer to Appendix 5 to view proposed drainage area maps

STORMWATER MANAGEMENT FEATURES		2-Year	100-Year
DEPRESSION D	Peak Inflow (cfs)	25.06	113.08
	Peak Discharge (cfs)	0.00	4.54
	Peak Water Surface Elevation	736.16	737.99
	Storage Volume At Peak W.S.E.*(Ac-ft)	9.70	
POND P	Peak Inflow (cfs)	19.65	64.08
	Peak Discharge (cfs)	1.22	5.52
	Peak Water Surface Elevation	727.61	730.38
	Storage Volume At Peak W.S.E.*(Ac-ft)	2.52	
	Top of Berm Elevation	732.0	

* W.S.E. - Water Surface Elevation (100-Year Storm)

	2-Year	100-Year
Design Discharge (ONSITE AREA)	1.44	7.51
Total Site Discharge (cfs)	1.22	5.52

5.3 Infiltration

Infiltration has not been incorporated into this stormwater management due to clayey soils present onsite. Table 2 located on page 5 of WDNR Technical Standard 1002 – Site Evaluation for Stormwater Infiltration generalizes infiltration rates for clay and silt soils in the range of 0.03-0.13 inches per hour. Therefore, the site meets criteria outlined in **WDNR NR 151.12(5)c,6.a** which reads, "Areas where the infiltration rate of the soil is less than 0.6 inches/hour measured at the bottom of the infiltration system," under the heading of "The following are not required to meet the requirements of this paragraph" (Infiltration).

6.0 CULVERT ANALYSIS

Stormwater generated by the proposed development will be directed toward the existing 24-inch culvert, C1, within STH 165, which follows existing drainage patterns. The onsite detention basin will serve to reduce post-development runoff rates from the proposed development to Des Plaines River watershed standards. Proposed cross culverts C2 and C3 have been sized to create headwater along swales SW1 and SW3 without overtopping 105th Street and 65th Avenue or encroaching proposed buildings in an effort to reduce peak flow rates toward culvert C1. Table 4 summarizes the positive impacts of allowing culvert headwater and onsite detention upstream of the existing culvert.

Table 4 – Flow rates contributing to existing 24-inch culvert within STH 165

	2-YEAR	10-YEAR	25-YEAR	50-YEAR	100-YEAR
Existing	11.02 cfs	22.23 cfs	31.59 cfs	40.26 cfs	50.05 cfs
Proposed	8.38 cfs	18.50 cfs	25.84 cfs	30.96 cfs	36.87 cfs
Rate Reduction	24%	17%	18%	23%	26%

*Refer to Appendices 3 & 5 to view modeling output

Ponded headwater from existing culvert C1 and proposed culverts C2 and C3 generated from a 100-year storm event will not affect surrounding buildings. Table 5 summarizes the approximate peak headwater elevations for buildings upstream of the culverts.

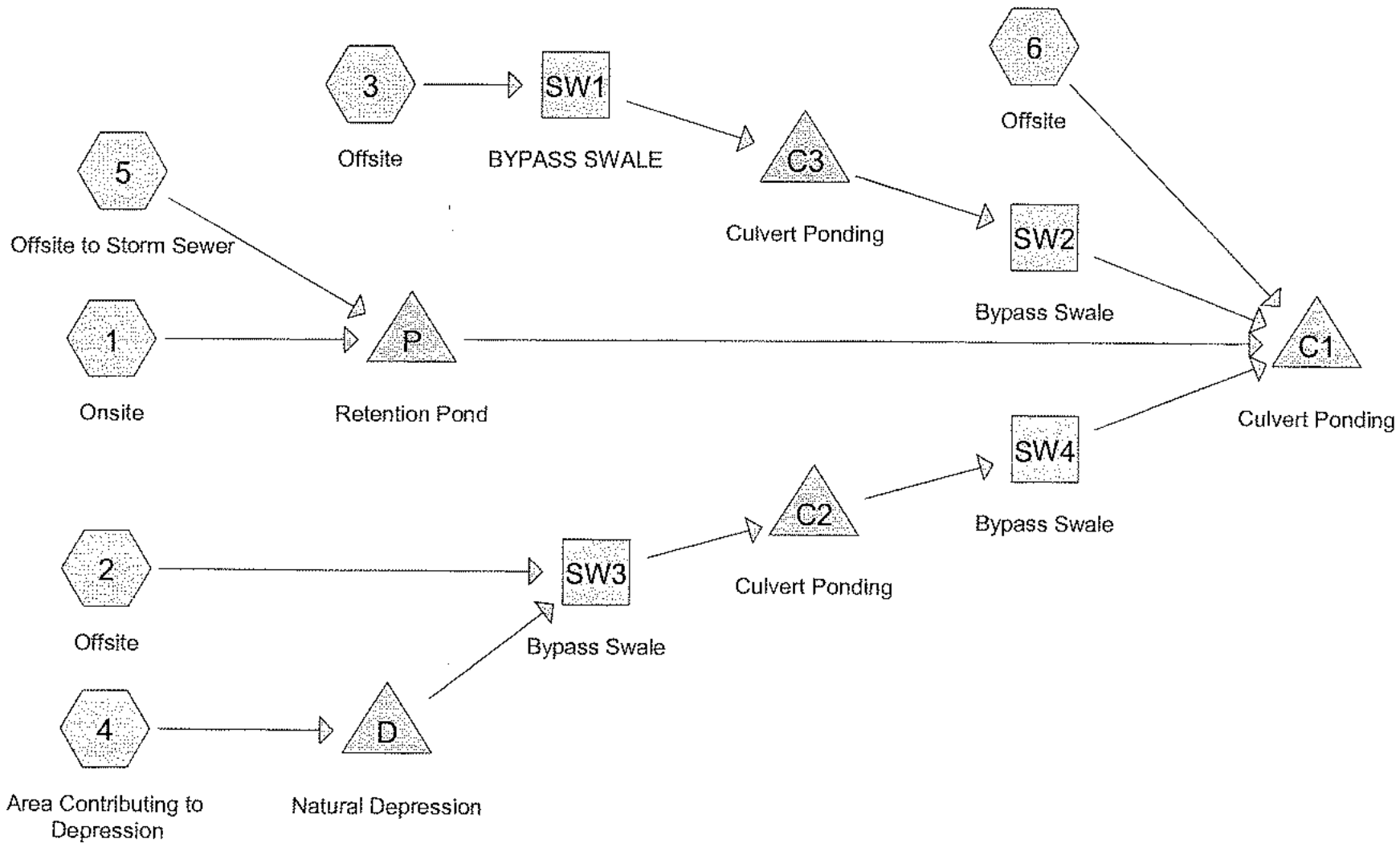
Table 5 – Culvert headwater elevations in relation to adjacent buildings first floor elevations.

	Building			
	1	4	8	15
First Floor Elevation	734.75	737.50	741.25	736.50
Approximate 100-yr Peak Headwater Elevation	727.60	727.60	735.95	734.32
Feeboard	7.15 ft	9.90 ft	5.30 ft	2.18 ft

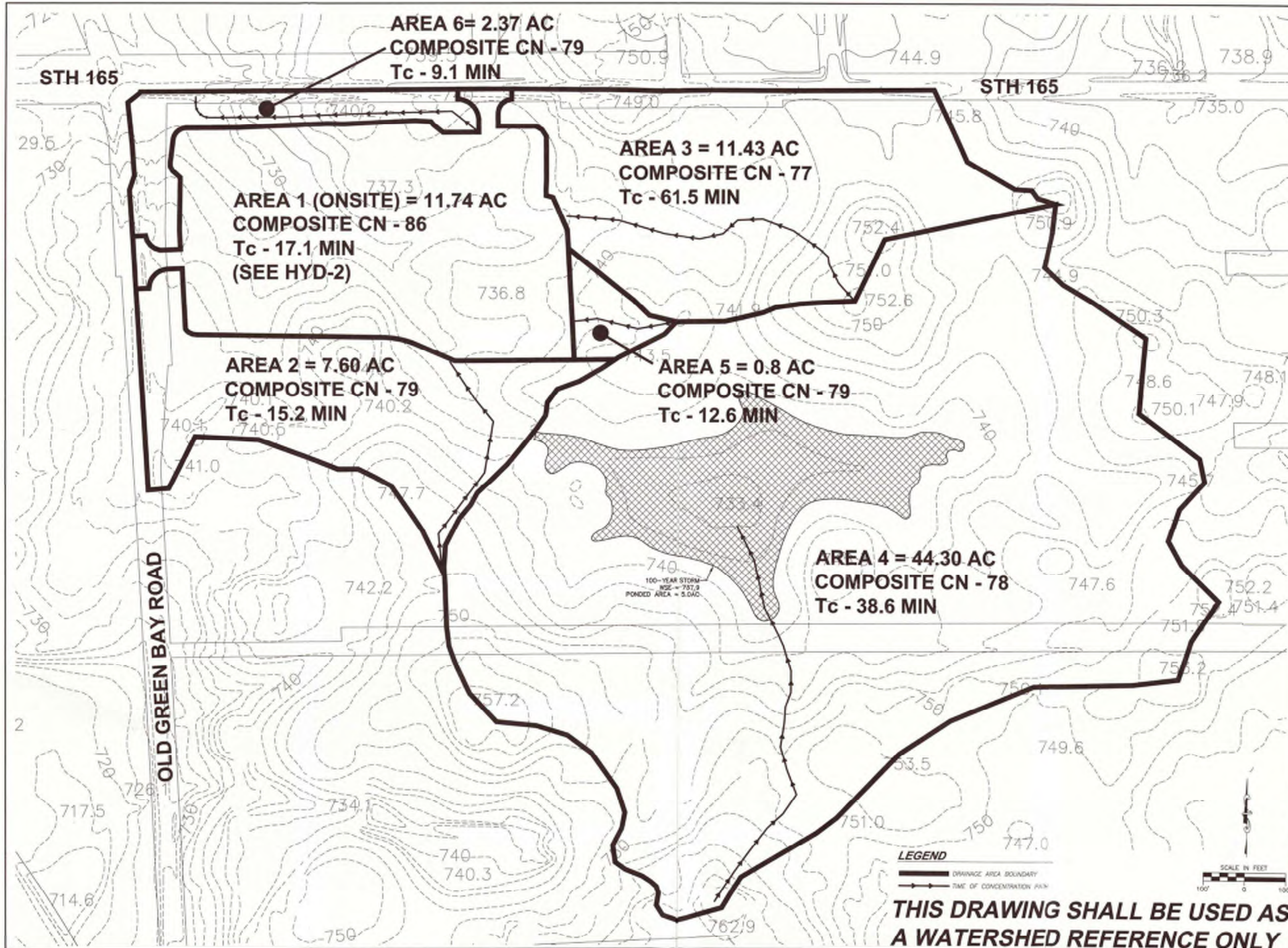
7.0 CONCLUSION

The stormwater management features from the Vintage Parc Condominium development have been designed in accordance with Village of Pleasant Prairie ordinance and WDNR standards NR151 and NR216. The stormwater runoff release rates for the proposed development during 2-year and 100-year storm events are 1.22 cfs and 5.52 cfs, respectively, compared to respective design values of 1.44 cfs and 7.51 cfs. The post-development runoff rates contributing to the existing 24-inch culvert within STH 165 have been reduced from that of existing runoff rates for 2-year and 100-year storm events. Stormwater runoff from the site will be treated to remove at least 80% total suspended solids annually through onsite inlet catch basin sumps and a retention basin. Infiltration measures have not been included within this stormwater management plan due to non-conductive soils present throughout the site.

(Appendices Follow)



Drainage Diagram for 05C2098-Proposed Reduced Tc
 Prepared by Jenkins Survey & Design, Inc. 9/25/2006
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J:\2008 projects\HYD-3\HYD-3 (24-16) OVERALL PROPOSED HYD-3 (24-16) 08-21-2008 8:17:27 AM.dwg

JSD - *Johnson & Design, Inc.*
 CIVIL SITE ENGINEERING
 SURVEYING & MAPPING
 TRANSPORTATION ENGINEERING
 CONSTRUCTION MANAGEMENT

MILWAUKEE REGIONAL OFFICE
 407 WISCONSIN NANCY COURT, SUITE 2
 MILWAUKEE, WISCONSIN 53204
 (414) 353-2644

MADISON REGIONAL OFFICE
 161 NORDAN DRIVE
 SUITE 30
 MADISON, WISCONSIN 53703
 (608) 849-5880

PREPARED FOR:
VINTAGE PARC, LLC
 2255 N. Park Washington Road
 Reardan, WI 53082

PROJECT:
VINTAGE PARC CONDOMINIUMS
 PLEASANT PRAIRIE, WI

DATE	BY
04/24/04	JA/MLA
04/24/04	JM
04/24/04	JM
04/24/04	JM

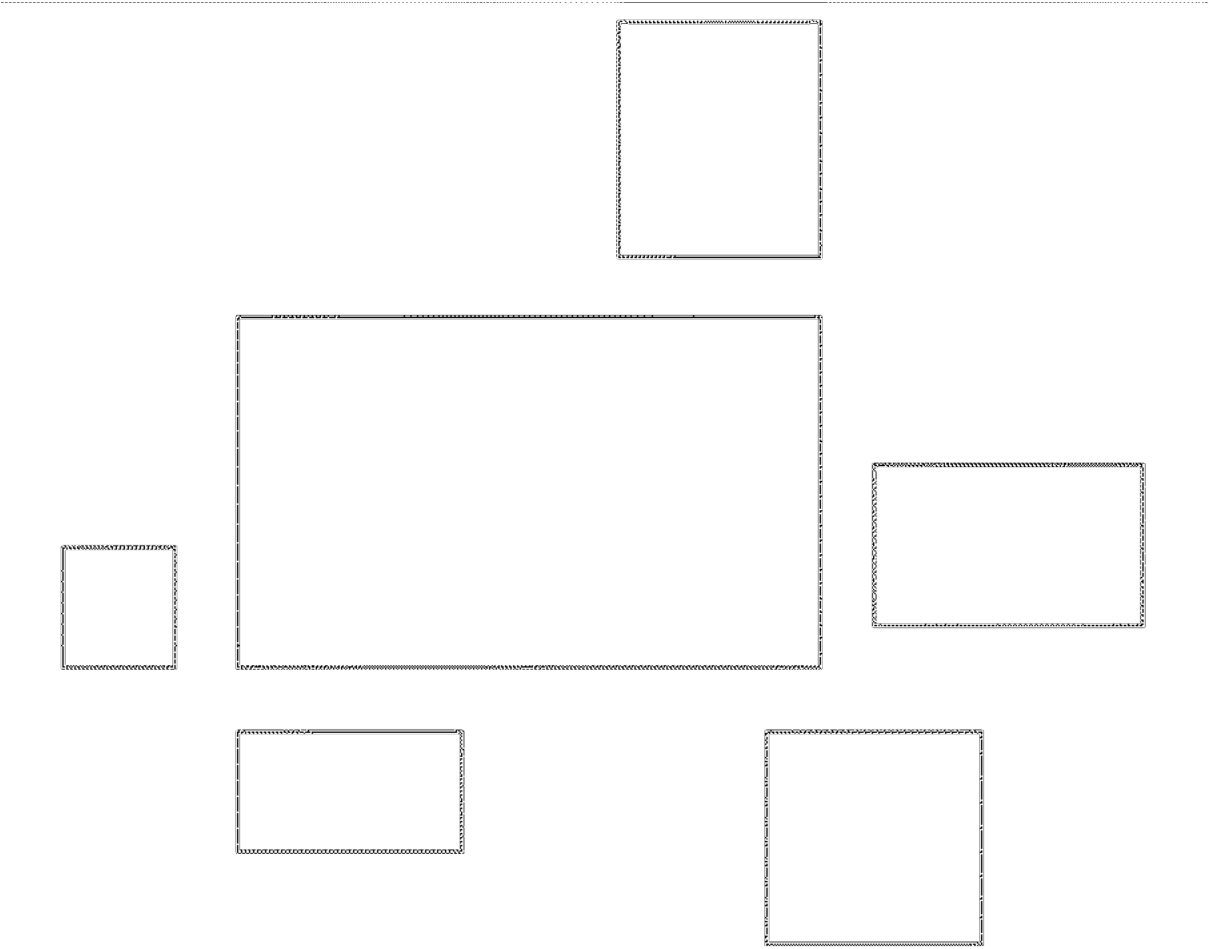
SCALE IN FEET
 1" = 100'

LEGEND
 ——— DRAINAGE AREA BOUNDARY
 ——— TIME OF CONCENTRATION PATH

**THIS DRAWING SHALL BE USED AS
 A WATERSHED REFERENCE ONLY**

WHILE THIS
**PROPOSED
 DRAINAGE
 AREA MAP**
 SHEET NUMBER
HYD-3
 PROJECT NUMBER
 08C2008
 PROJECT NAME
 VINTAGE PARC
 SCALE
 1" = 100'

Although every effort has been made in preparing these plans and checking them for accuracy, the contractor and subcontractors must check all details and dimensions of their trade and be responsible for the same.
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Data file name: Z:\Projects\2017\1114.00-WI\DESIGN\SWMP\SLAMM\1114.10 PROPOSED - MSM PH I.mdb

WinSLAMM Version 10.2.1

Rain file name: C:\WinSLAMM Files\Rain Files\WI Milwaukee 69.RAN

Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx

Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx

Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std

Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std

Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std

Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False

Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx

Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv

Cost Data file name:

Seed for random number generator: -42

Study period starting date: 01/01/69 Study period ending date: 12/31/69

Start of Winter Season: 12/06 End of Winter Season: 03/28

Date: 02-06-2018 Time: 16:21:24

Site information:

- LU# 1 - Commercial: S PROP FLOW Total area (ac): 10.500
1 - Roofs 1: 2.100 ac. Flat Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
13 - Paved Parking 1: 6.300 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
51 - Small Landscaped Areas 1: 2.100 ac. Normal Clayey Low Density Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
- LU# 2 - Commercial: OS1 Total area (ac): 0.900
13 - Paved Parking 1: 0.530 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 0.370 ac. Normal Clayey Low Density Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
- LU# 3 - Commercial: OS2 Total area (ac): 1.600
13 - Paved Parking 1: 0.250 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 1.350 ac. Normal Clayey Low Density Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
- LU# 4 - Commercial: OS3 Total area (ac): 1.900
13 - Paved Parking 1: 0.520 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 1.380 ac. Normal Clayey Low Density Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
- LU# 5 - Commercial: MEADOWLANDS OS Total area (ac): 34.550
1 - Roofs 1: 6.900 ac. Pitched Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
13 - Paved Parking 1: 20.750 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 6.900 ac. Normal Clayey Low Density Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 6 - Commercial: VINTAGE PARK OS Total area (ac): 78.220
 13 - Paved Parking 1: 15.950 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
 45 - Large Landscaped Areas 1: 62.270 ac. Normal Clayey Low Density Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 7 - Commercial: OS4 Total area (ac): 0.400
 45 - Large Landscaped Areas 1: 0.400 ac. Normal Clayey Low Density Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

Control Practice 1: Wet Detention Pond CP# 1 (DS) - S POND (P1)

Particle Size Distribution file name: Not needed - calculated by program

Initial stage elevation (ft): 5

Peak to Average Flow Ratio: 3.8

Maximum flow allowed into pond (cfs): No maximum value entered

Outlet Characteristics:

Outlet type: Orifice 1

1. Orifice diameter (ft): 0.5
2. Number of orifices: 1
3. Invert elevation above datum (ft): 5

Outlet type: Orifice 2

1. Orifice diameter (ft): 1.33
2. Number of orifices: 3
3. Invert elevation above datum (ft): 6.35

Outlet type: Broad Crested Weir

1. Weir crest length (ft): 20
2. Weir crest width (ft): 20
3. Height from datum to bottom of weir opening: 10

Outlet type: Vertical Stand Pipe

1. Stand pipe diameter (ft): 8
2. Stand pipe height above datum (ft): 8

Pond stage and surface area

Entry Number	Stage (ft)	Pond Area (acres)	Natural Seepage (in/hr)	Other Outflow (cfs)
0	0.00	0.0000	0.00	0.00
1	0.01	0.3860	0.00	0.00
2	4.00	0.5290	0.00	0.00
3	5.00	0.7280	0.00	0.00
4	8.00	0.9940	0.00	0.00
5	11.00	1.3000	0.00	0.00

Control Practice 2: Other Device CP# 1 (DS) - DS Other Device # 1

Fraction of drainage area served by device (ac) = 1.00

Concentration reduction fraction = 1.00

Runoff volume reduction fraction = 0

Control Practice 3: Other Device CP# 2 (DS) - DS Other Device # 2
Fraction of drainage area served by device (ac) = 1.00
Concentration reduction fraction = 0.00
Runoff volume reduction fraction = 1

Control Practice 4: Other Device CP# 3 (DS) - DS Other Device # 3
Fraction of drainage area served by device (ac) = 1.00
Concentration reduction fraction = 0.00
Runoff volume reduction fraction = 1

1114.10 PROPOSED - MSM PH I - Output Summary

SLAMM for Windows Version 10.2.1
 (c) Copyright Robert Pitt and John Voorhees 2012
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Data file name: Z:\Projects\2017\1114.00-WI\DESIGN\SWMP\SLAMM\1114.10 PROPOSED - MSM PH I.mdb
 Data file description:
 Rain file name: C:\WinSLAMM Files\Rain Files\WI Milwaukee 69.RAN
 Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
 Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
 Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
 Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
 Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
 Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
 Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
 Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
 Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GE003.ppdX
 Start of Winter Season: 12/06 End of Winter Season: 03/28
 Model Run Start Date: 01/01/69 Model Run End Date: 12/31/69
 Date of run: 02-06-2018 Time of run: 16:24:23
 Total Area Modeled (acres): 128.070
 Years in Model Run: 0.99

	Runoff Volume (cu ft)	Percent Runoff Volume Reduction	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Total of all Land Uses without Controls:	4.806E+06	-	124.4	37324	-
Outfall Total with Controls:	1.203E+06	74.97%	11.86	890.7	97.61%
Annualized Total After Outfall Controls:	1.220E+06			903.0	

Land Uses		Junctions		Control Practices				Outfall			Output Summary									
Runoff Volume		Part. Solids Yield (lbs)		Part. Solids Conc. (mg/L)						Summary Table										
Col. #	Control Practice No.	Control Practice Type	Total Inflow Volume (cf)	Total Outflow Volume (cf)	Percent Volume Reduction	Total Influent Load (lbs)	Total Effluent Load (lbs)	Percent Load Reduction	Flow Weighted Influent Conc (mg/L)	Flow Weighted Effluent Conc (mg/L)	Percent Conc. Reduction	Influent Median Part. Size (microns)	Effluent Median Part. Size (microns)	Notes	Maximum Flushing Ratio	Maximum Peak Reduction Factor	Maximum Stage (ft)	Hydraulic Volume Out (cf)	Minimum Volume (cf)	Runoff Producing Events/Ttl. Rains
Data File: Z:\Projects\2017\1114.10 PROPOSED - MSM PH I.mdb																				
Rain File: WI Milwaukee 69.RAN																				
Date: 02-06-18 Time: 4:23:09 PM																				
Site Description:																				
1	2	Wet Detention Pond	1.202E+06	1.203E+06	-8.319E-02	4504	990.7	80.22	90.05	11.86	60.247	7.80	1.96	No Pond Overflows	1.0	0.95	9.97	1202997	107136	89/89
2	4	Other Device	530758	530759	0	4650	0	100.0	140.3	0	100.000	7.80	7.80							89/89
3	5	Other Device	2.315E+09	150443	93.50	15050	978.3	93.50	104.2	104.2	0.000	7.80	7.80							89/89
4	6	Other Device	1.994E+09	254101	95.00	19589	2498	95.00	159.8	159.8	0.000	7.80	7.80							99/89

1114.00 MSM PH1 - PROPOSED

MSE 24-hr 3 2-Year Rainfall=2.69"

Prepared by Hewlett-Packard Company

Printed 2/6/2018

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Summary for Pond MB3: ML BASIN 3

Inflow Area = 34.580 ac, 8.59% Impervious, Inflow Depth = 1.17" for 2-Year event
 Inflow = 47.31 cfs @ 12.17 hrs, Volume= 3.384 af
 Outflow = 9.46 cfs @ 12.79 hrs, Volume= 3.384 af, Atten= 80%, Lag= 37.1 min
 Primary = 9.46 cfs @ 12.79 hrs, Volume= 3.384 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Peak Elev= 722.44' @ 12.79 hrs Surf.Area= 42,603 sf Storage= 65,972 cf

Plug-Flow detention time= 108.6 min calculated for 3.382 af (100% of inflow)
 Center-of-Mass det. time= 108.9 min (928.5 - 819.6)

3.384 af x 43,560 ft²/ac = 147,407 cf
 Volume of flow for WinSLAMM modeling

Volume	Invert	Avail.Storage	Storage Description
#1	720.45'	313,107 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
720.45	1,000	0	0
721.00	35,328	9,990	9,990
727.00	65,711	303,117	313,107

Device	Routing	Invert	Outlet Devices
#1	Primary	720.45'	18.0" Round Culvert L= 68.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 720.45' / 717.09' S= 0.0494 ' S= 0.0494 ' Cc= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 1.77 sf

Primary OutFlow Max=9.46 cfs @ 12.79 hrs HW=722.44' TW=708.11' (Dynamic Tailwater)
 ↑**1=Culvert** (Inlet Controls 9.46 cfs @ 5.35 fps)

05C2098-Proposed Reduced Tc

Type II 24-hr 2-year SEWRPC Rainfall=2.57"

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9/25/2006

Time span=0.00-96.00 hrs, dt=0.01 hrs, 9601 points

Runoff by SCS TR-20 method, UH=SCS

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1: Onsite

Runoff Area=11.740 ac Runoff Depth=1.30"
Tc=16.6 min CN=86 Runoff=18.80 cfs 1.273 af

Subcatchment 2: Offsite

Runoff Area=7.600 ac Runoff Depth=0.88"
Flow Length=580' Tc=12.5 min CN=79 Runoff=9.26 cfs 0.560 af

Subcatchment 3: Offsite

Runoff Area=11.430 ac Runoff Depth=0.78"
Flow Length=811' Tc=61.5 min CN=77 Runoff=4.23 cfs 0.747 af

Subcatchment 4: Area Contributing to Depression

Runoff Area=44.280 ac Runoff Depth=0.83"
Flow Length=1,009' Tc=38.5 min CN=78 Runoff=25.06 cfs 3.076 af

Subcatchment 5: Offsite to Storm Sewer

Runoff Area=0.800 ac Runoff Depth=0.88"
Flow Length=260' Slope=0.0153 1/' Tc=9.7 min CN=79 Runoff=1.09 cfs 0.059 af

Subcatchment 6: Offsite

Runoff Area=2.370 ac Runoff Depth=0.88"
Flow Length=743' Tc=9.1 min CN=79 Runoff=3.30 cfs 0.175 af

Reach SW1: BYPASS SWALE

Avg. Depth=0.38' Max Vel=2.17 fps Inflow=4.23 cfs 0.747 af
n=0.024 L=350.8' S=0.0060 1/' Capacity=108.53 cfs Outflow=4.22 cfs 0.747 af

Reach SW2: Bypass Swale

Avg. Depth=0.29' Max Vel=2.76 fps Inflow=4.21 cfs 0.747 af
n=0.024 L=602.0' S=0.0136 1/' Capacity=488.29 cfs Outflow=4.19 cfs 0.747 af

Reach SW3: Bypass Swale

Avg. Depth=0.54' Max Vel=2.35 fps Inflow=9.26 cfs 0.560 af
n=0.024 L=821.0' S=0.0050 1/' Capacity=116.25 cfs Outflow=7.90 cfs 0.560 af

Reach SW4: Bypass Swale

Avg. Depth=0.34' Max Vel=3.17 fps Inflow=5.87 cfs 0.560 af
n=0.024 L=348.0' S=0.0150 1/' Capacity=202.41 cfs Outflow=5.84 cfs 0.560 af

Pond C1: Culvert Ponding

Peak Elev=726.01' Storage=3,227 cf Inflow=8.38 cfs 2.801 af
Primary=8.07 cfs 2.801 af Secondary=0.00 cfs 0.000 af Outflow=8.07 cfs 2.801 af

Pond C2: Culvert Ponding

Peak Elev=732.08' Storage=2,583 cf Inflow=7.90 cfs 0.560 af
21.0" x 81.0' Culvert Outflow=5.87 cfs 0.560 af

Pond C3: Culvert Ponding

Peak Elev=734.62' Storage=377 cf Inflow=4.22 cfs 0.747 af
27.0" x 114.0' Culvert Outflow=4.21 cfs 0.747 af

Pond D: Natural Depression

Peak Elev=736.16' Storage=3.076 af Inflow=25.06 cfs 3.076 af
Outflow=0.00 cfs 0.000 af

Pond P: Retention Pond

Peak Elev=727.61' Storage=32,466 cf Inflow=19.65 cfs 1.332 af
Outflow=1.22 cfs 1.319 af

05C2098-Proposed Reduced Tc

Type II 24-hr 2-year SEWRPC Rainfall=2.57"


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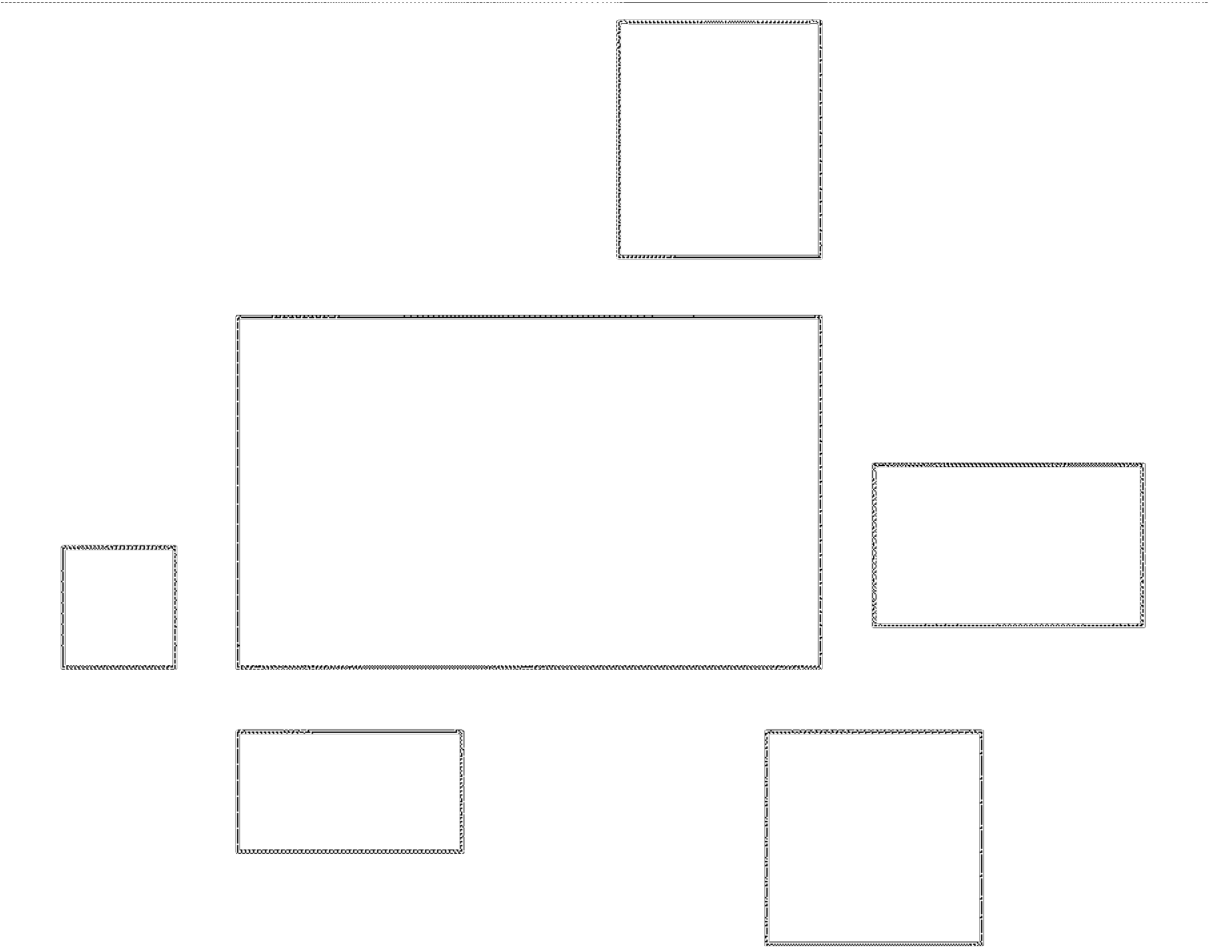
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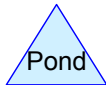
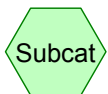
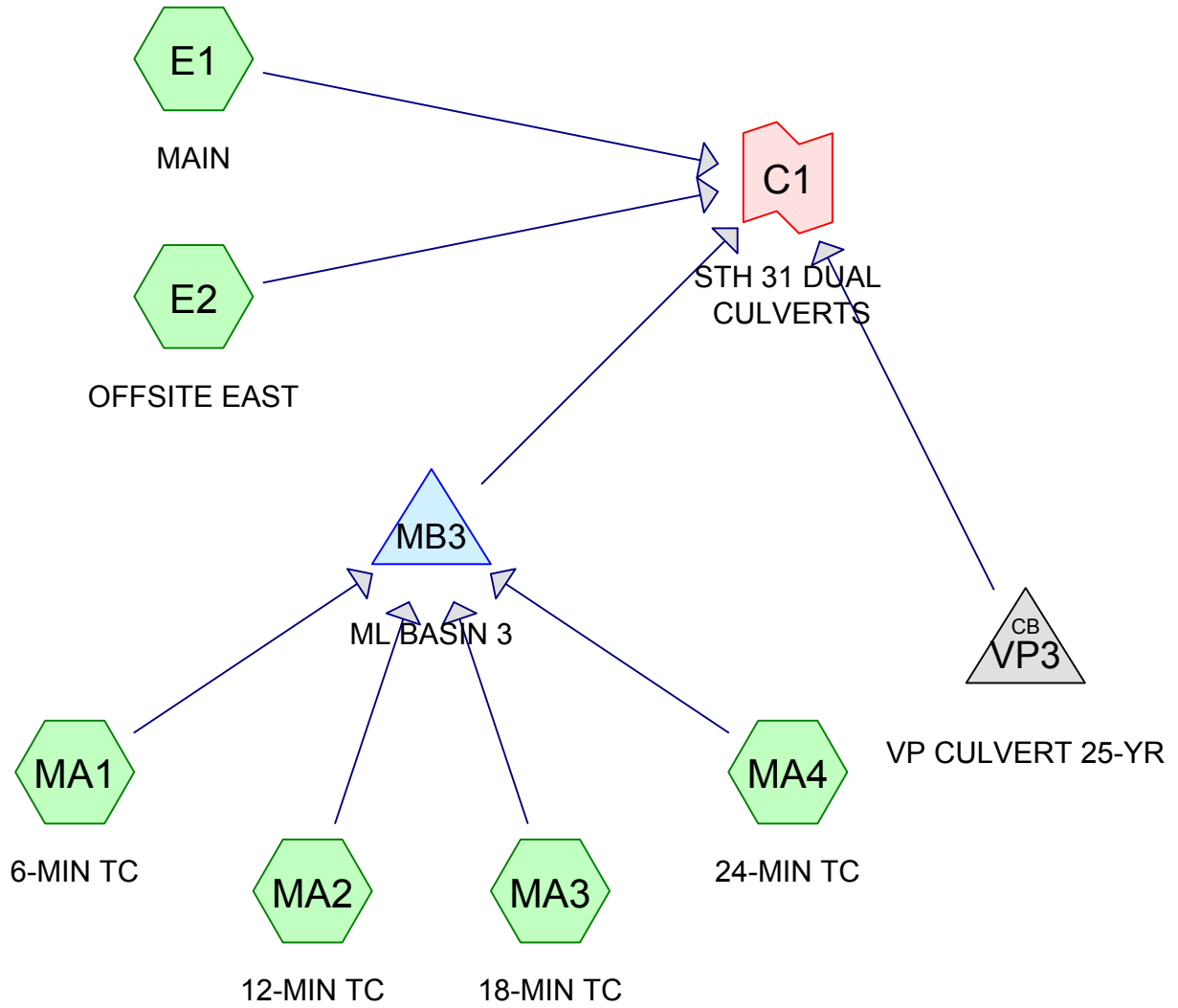
9/25/2006

Total Runoff Area = 78.220 ac **Runoff Volume = 5.890 af** Average Runoff Depth = 0.90"
79.61% Pervious Area = 62.270 ac 20.39% Impervious Area = 15.950 ac



5.890 acft x 43,560 ft²/ac = 256,568 cf
Volume of flow for WinSLAMM modeling





Routing Diagram for 1114.00 MSM PH1 - EXISTING
 Prepared by Hewlett-Packard Company, Printed 2/7/2018
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1114.00 MSM PH1 - EXISTING

Prepared by Hewlett-Packard Company

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MSE 24-hr 3 25-Year Rainfall=4.53"

Printed 2/7/2018

Page 2

Summary for Subcatchment E1: MAIN

Runoff = 30.54 cfs @ 12.35 hrs, Volume= 2.510 af, Depth= 2.57"

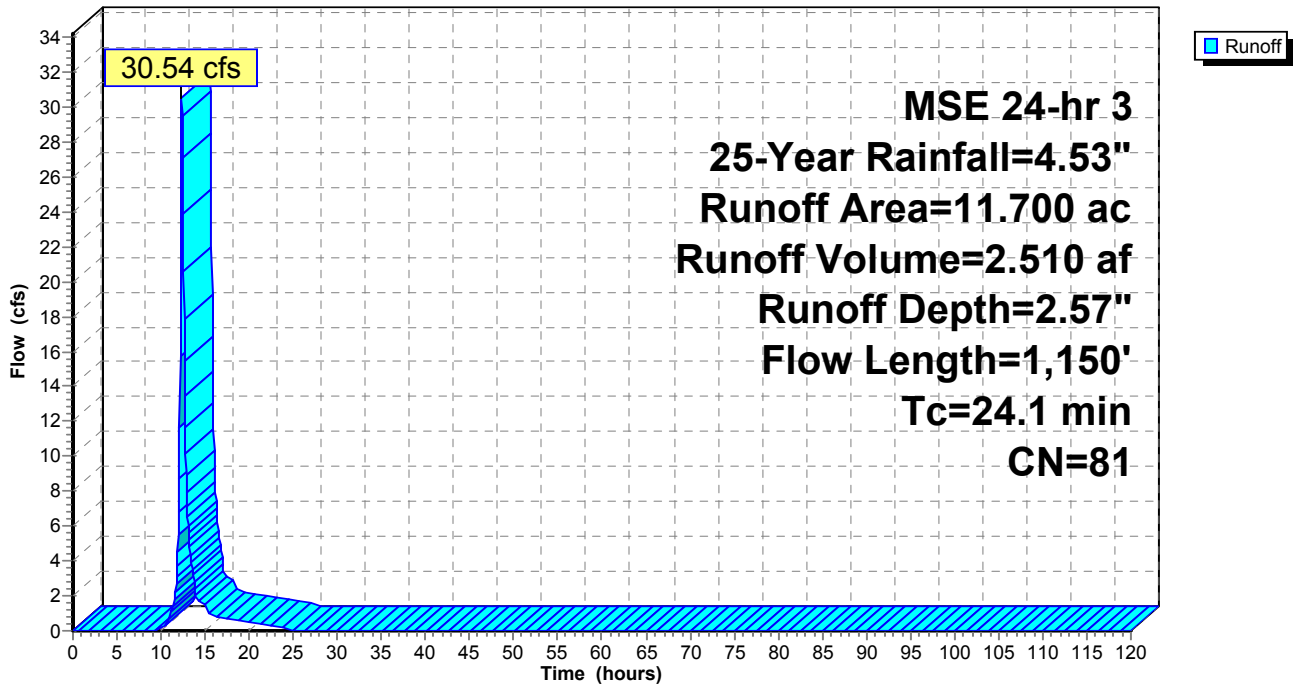
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 25-Year Rainfall=4.53"

Area (ac)	CN	Description
* 11.300	80	Max CN for Cropland HSG D (PP)
0.400	98	Paved parking, HSG D
11.700	81	Weighted Average
11.300	80	96.58% Pervious Area
0.400	98	3.42% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.0	100	0.0400	1.66		Sheet Flow, Paved Smooth surfaces n= 0.011 P2= 2.68"
15.6	100	0.0200	0.11		Sheet Flow, Grass Grass: Dense n= 0.240 P2= 2.68"
7.5	950	0.0200	2.12		Shallow Concentrated Flow, Swale Grassed Waterway Kv= 15.0 fps
24.1	1,150	Total			

Subcatchment E1: MAIN

Hydrograph



1114.00 MSM PH1 - EXISTING

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MSE 24-hr 3 25-Year Rainfall=4.53"

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Summary for Subcatchment E2: OFFSITE EAST

Runoff = 11.06 cfs @ 12.22 hrs, Volume= 0.688 af, Depth= 2.75"

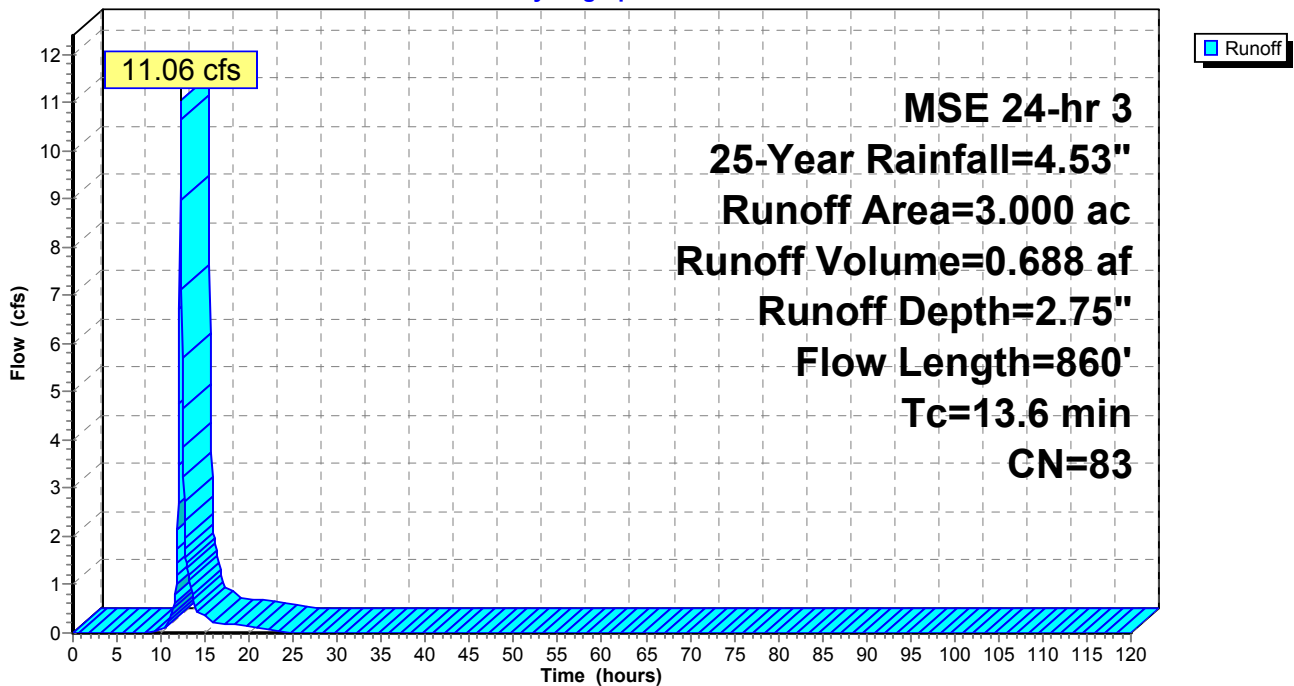
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 25-Year Rainfall=4.53"

Area (ac)	CN	Description
0.500	98	Paved parking, HSG D
* 2.500	80	Max CN for Cropland HSG D (PP)
3.000	83	Weighted Average
2.500	80	83.33% Pervious Area
0.500	98	16.67% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.3	20	0.0500	1.32		Sheet Flow, Paved Smooth surfaces n= 0.011 P2= 2.68"
7.6	80	0.0300	0.18		Sheet Flow, Grass Grass: Short n= 0.150 P2= 2.68"
3.0	460	0.0300	2.60		Shallow Concentrated Flow, Grass Grassed Waterway Kv= 15.0 fps
2.7	300	0.0150	1.84		Shallow Concentrated Flow, Grass Grassed Waterway Kv= 15.0 fps
13.6	860	Total			

Subcatchment E2: OFFSITE EAST

Hydrograph



1114.00 MSM PH1 - EXISTING

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MSE 24-hr 3 25-Year Rainfall=4.53"

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Summary for Subcatchment MA1: 6-MIN TC

Runoff = 40.71 cfs @ 12.13 hrs, Volume= 1.991 af, Depth= 3.32"

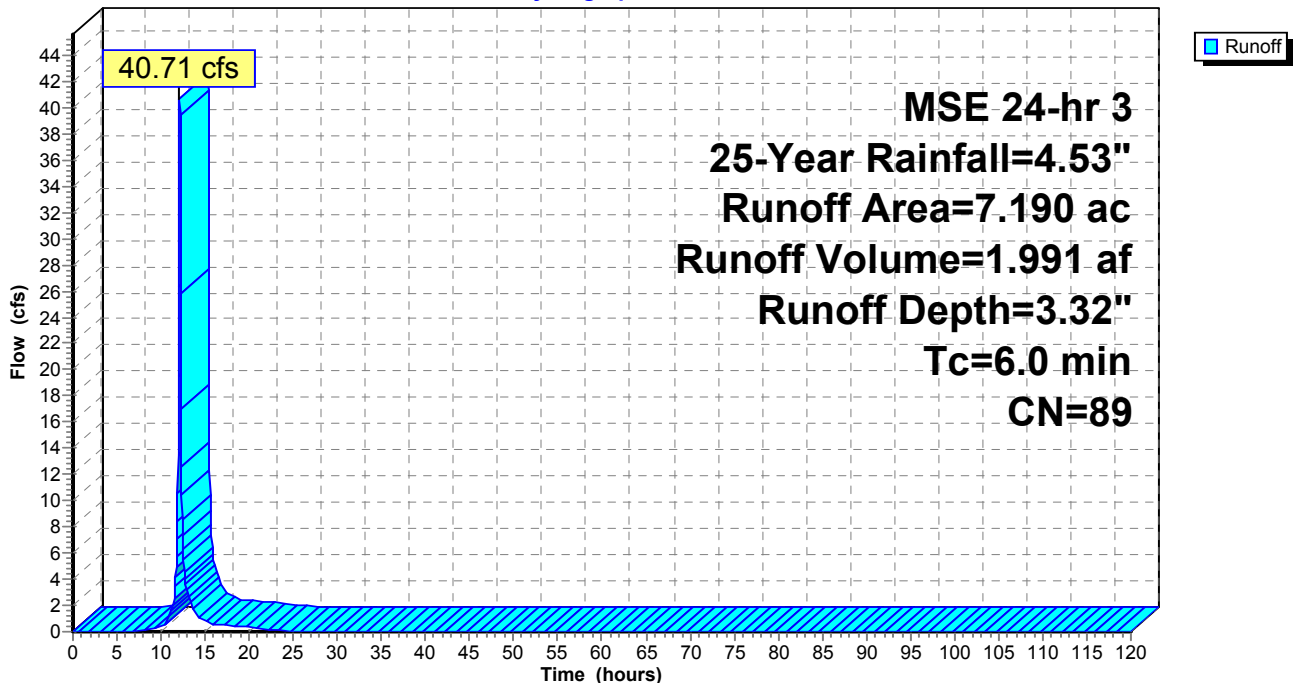
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 25-Year Rainfall=4.53"

Area (ac)	CN	Description
*	1.380	81 D12
*	0.440	90 D16
*	0.550	84 D18
*	0.540	81 D27
*	0.390	80 D28
*	0.410	80 D29
*	2.800	98 D33
*	0.090	98 D34
*	0.080	98 D35
*	0.510	87 D36
<hr/>		
7.190	89	Weighted Average
4.220	83	58.69% Pervious Area
2.970	98	41.31% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, GIVEN FROM MEADOWLANDS

Subcatchment MA1: 6-MIN TC

Hydrograph



1114.00 MSM PH1 - EXISTING

MSE 24-hr 3 25-Year Rainfall=4.53"

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Summary for Subcatchment MA2: 12-MIN TC

Runoff = 49.46 cfs @ 12.20 hrs, Volume= 2.891 af, Depth= 2.49"

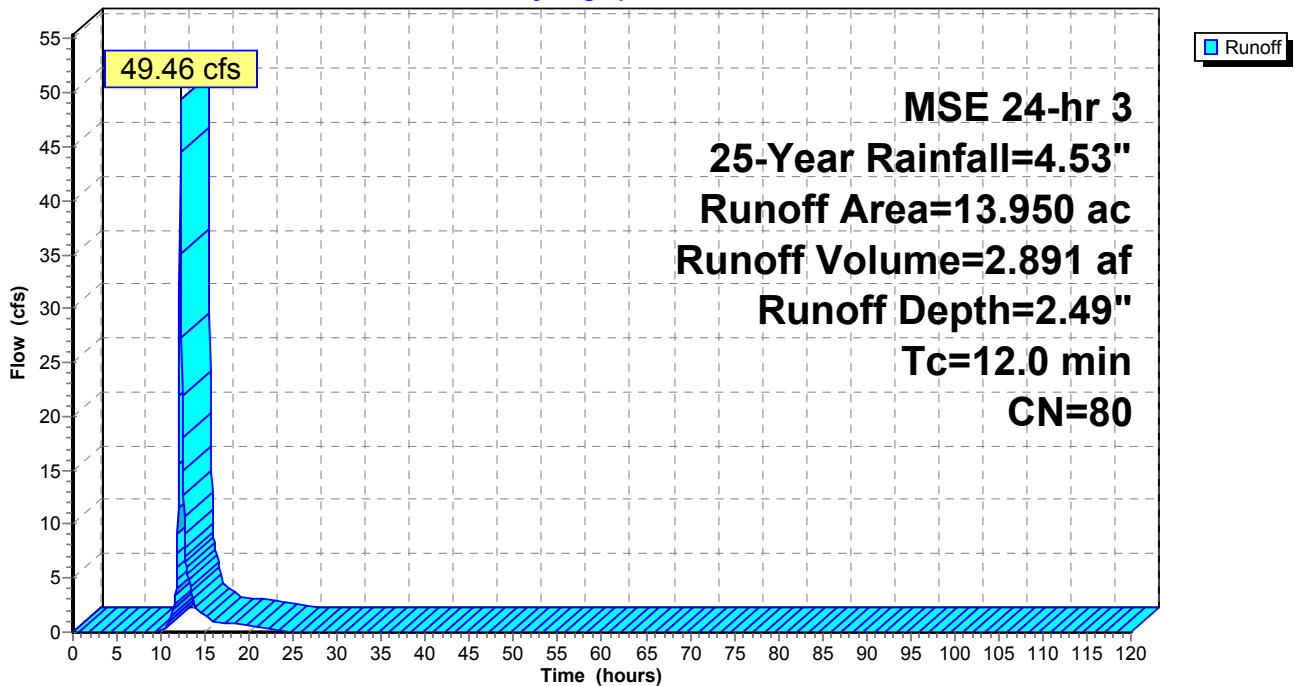
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 25-Year Rainfall=4.53"

Area (ac)	CN	Description
* 2.180	80	D9
* 1.280	81	D13
* 1.180	89	D19
* 4.410	74	D21
* 1.100	89	D22
* 1.880	80	D24
* 0.370	79	D26
* 1.550	81	D33
13.950	80	Weighted Average
13.950	80	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.0					Direct Entry, GIVEN FROM MEADOWLANDS

Subcatchment MA2: 12-MIN TC

Hydrograph



1114.00 MSM PH1 - EXISTING

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MSE 24-hr 3 25-Year Rainfall=4.53"

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Summary for Subcatchment MA3: 18-MIN TC

Runoff = 28.12 cfs @ 12.27 hrs, Volume= 1.988 af, Depth= 2.49"

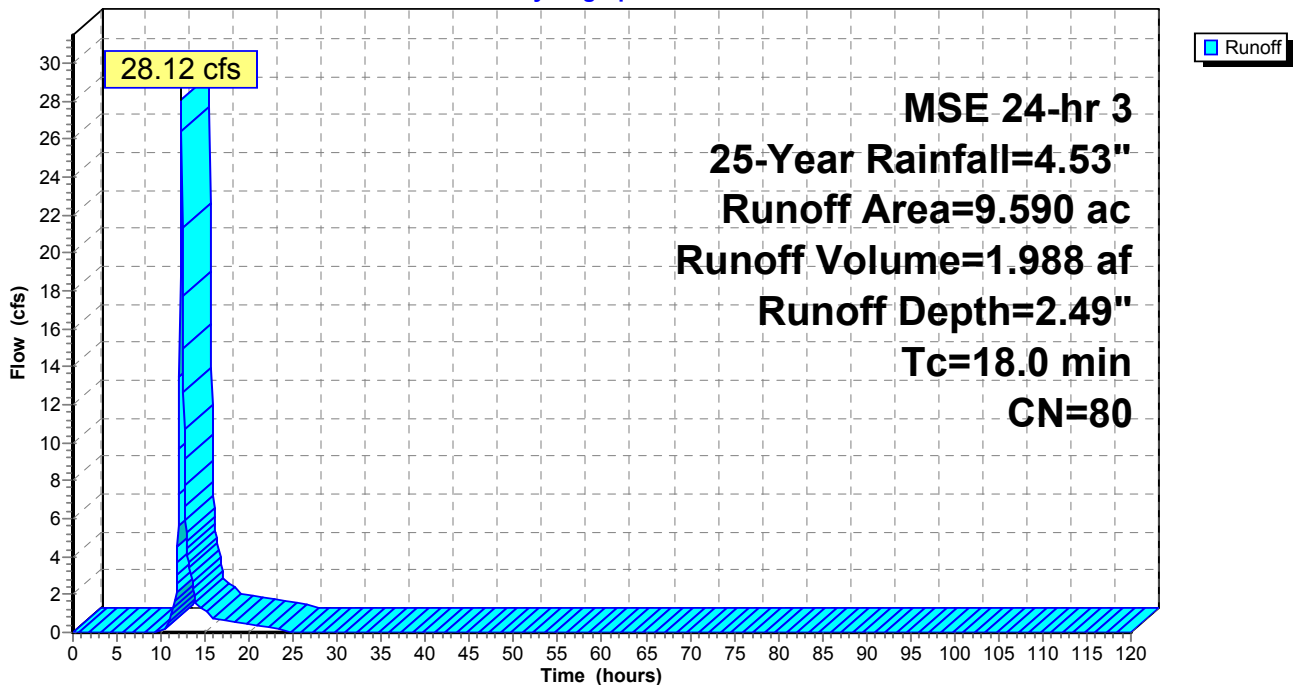
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 MSE 24-hr 3 25-Year Rainfall=4.53"

Area (ac)	CN	Description
* 2.270	80	D10
* 1.720	80	D14
* 2.670	80	D15
* 1.210	80	D17
* 1.720	80	D25
9.590	80	Weighted Average
9.590	80	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.0					Direct Entry, GIVEN FROM MEADOWLANDS

Subcatchment MA3: 18-MIN TC

Hydrograph



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MSE 24-hr 3 25-Year Rainfall=4.53"

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Summary for Subcatchment MA4: 24-MIN TC

Runoff = 11.09 cfs @ 12.35 hrs, Volume= 0.912 af, Depth= 2.84"

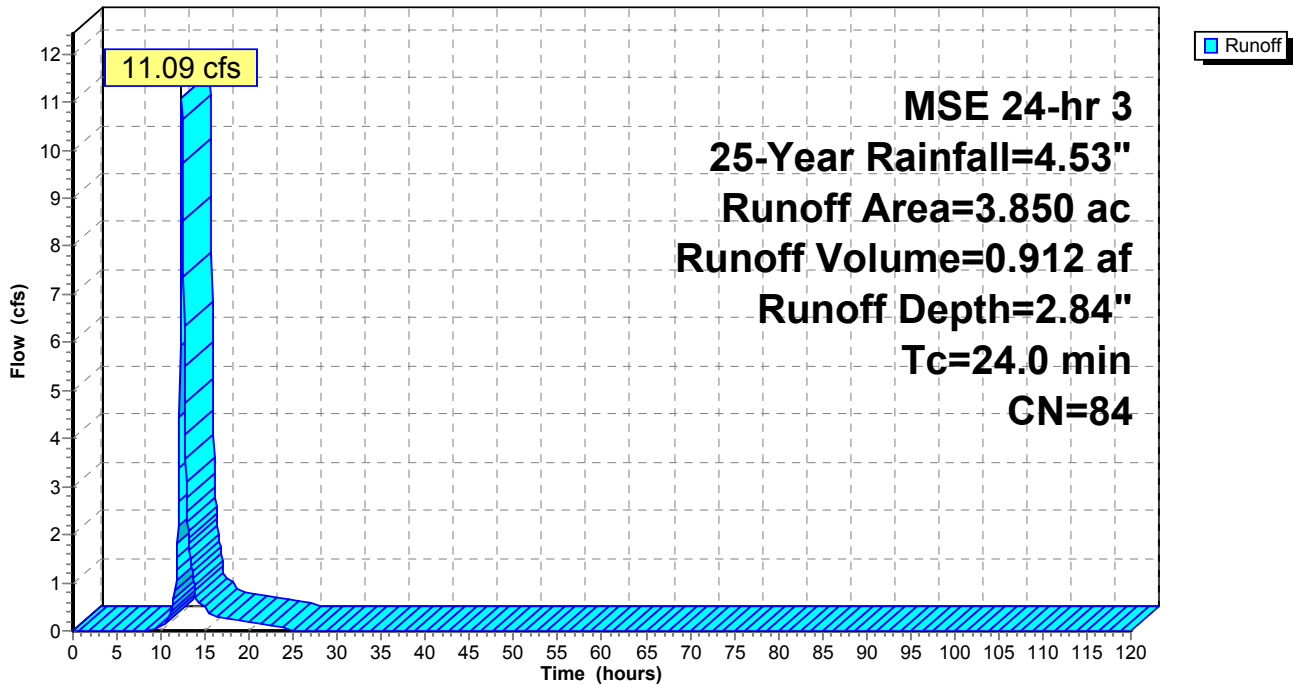
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 25-Year Rainfall=4.53"

Area (ac)	CN	Description
* 3.850	84	D20
3.850	84	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
24.0					Direct Entry, GIVEN FROM MEADOWLANDS

Subcatchment MA4: 24-MIN TC

Hydrograph



1114.00 MSM PH1 - EXISTING

MSE 24-hr 3 25-Year Rainfall=4.53"

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Summary for Pond MB3: ML BASIN 3

Inflow Area = 34.580 ac, 8.59% Impervious, Inflow Depth = 2.70" for 25-Year event
 Inflow = 110.13 cfs @ 12.17 hrs, Volume= 7.783 af
 Outflow = 15.85 cfs @ 12.94 hrs, Volume= 7.783 af, Atten= 86%, Lag= 46.1 min
 Primary = 15.85 cfs @ 12.94 hrs, Volume= 7.783 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Peak Elev= 724.67' @ 12.94 hrs Surf.Area= 53,910 sf Storage= 173,719 cf

Plug-Flow detention time= 140.4 min calculated for 7.779 af (100% of inflow)
 Center-of-Mass det. time= 140.7 min (944.1 - 803.4)

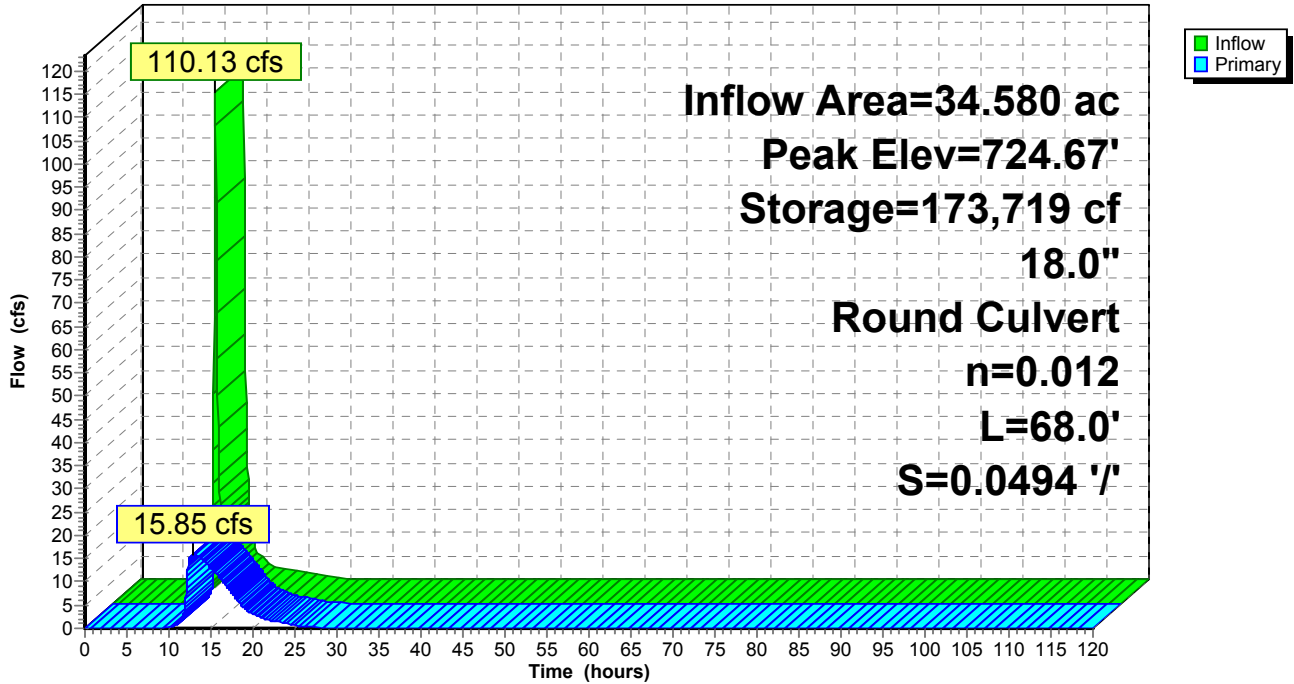
Volume	Invert	Avail.Storage	Storage Description
#1	720.45'	313,107 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
720.45	1,000	0	0
721.00	35,328	9,990	9,990
727.00	65,711	303,117	313,107

Device	Routing	Invert	Outlet Devices
#1	Primary	720.45'	18.0" Round Culvert L= 68.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 720.45' / 717.09' S= 0.0494 ' S= 0.0494 ' Cc= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 1.77 sf

Primary OutFlow Max=15.85 cfs @ 12.94 hrs HW=724.67' TW=0.00' (Dynamic Tailwater)
 ↑1=Culvert (Inlet Controls 15.85 cfs @ 8.97 fps)

Pond MB3: ML BASIN 3

Hydrograph



Summary for Pond VP3: VP CULVERT 25-YR

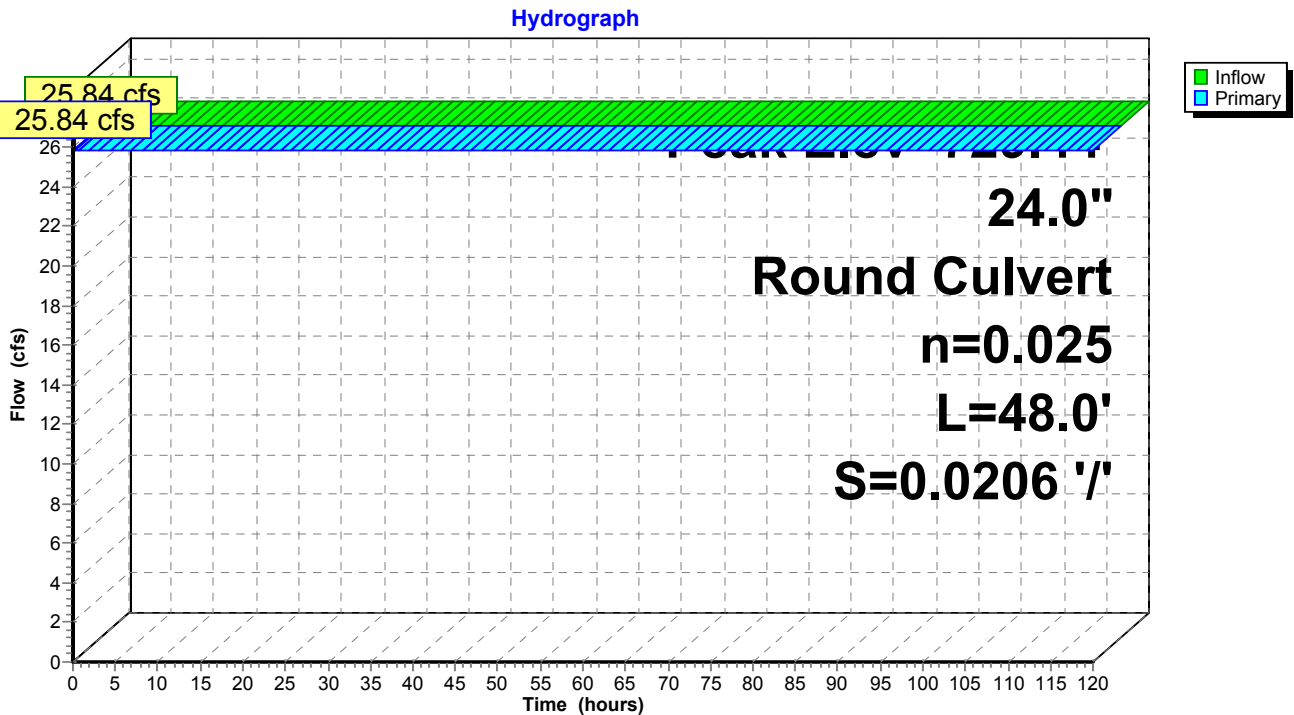
Inflow = 25.84 cfs @ 0.00 hrs, Volume= 256.371 af, Incl. 25.84 cfs Base Flow
 Outflow = 25.84 cfs @ 0.15 hrs, Volume= 256.371 af, Atten= 0%, Lag= 9.0 min
 Primary = 25.84 cfs @ 0.15 hrs, Volume= 256.371 af

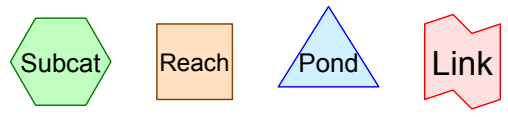
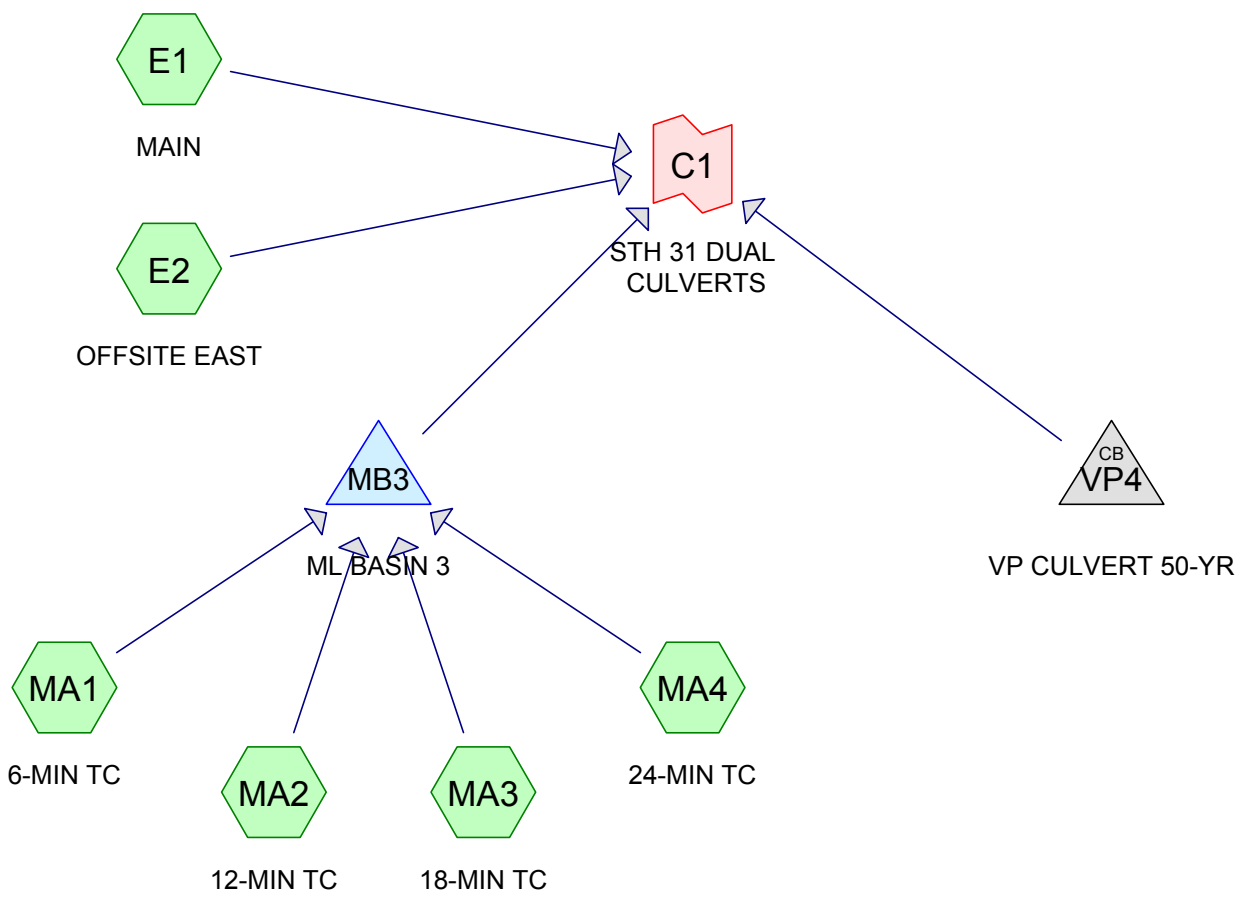
Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Peak Elev= 729.44' @ 0.00 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	724.53'	24.0" Round Culvert L= 48.0' CMP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 724.53' / 723.54' S= 0.0206 '/' Cc= 0.900 n= 0.025 Corrugated metal, Flow Area= 3.14 sf

Primary OutFlow Max=25.84 cfs @ 0.15 hrs HW=729.44' TW=0.00' (Dynamic Tailwater)
 ←1=Culvert (Barrel Controls 25.84 cfs @ 8.23 fps)

Pond VP3: VP CULVERT 25-YR





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1114.00 MSM PH1 - EXISTING

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MSE 24-hr 3 50-Year Rainfall=5.19"

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Summary for Subcatchment E1: MAIN

Runoff = 37.36 cfs @ 12.35 hrs, Volume= 3.075 af, Depth= 3.15"

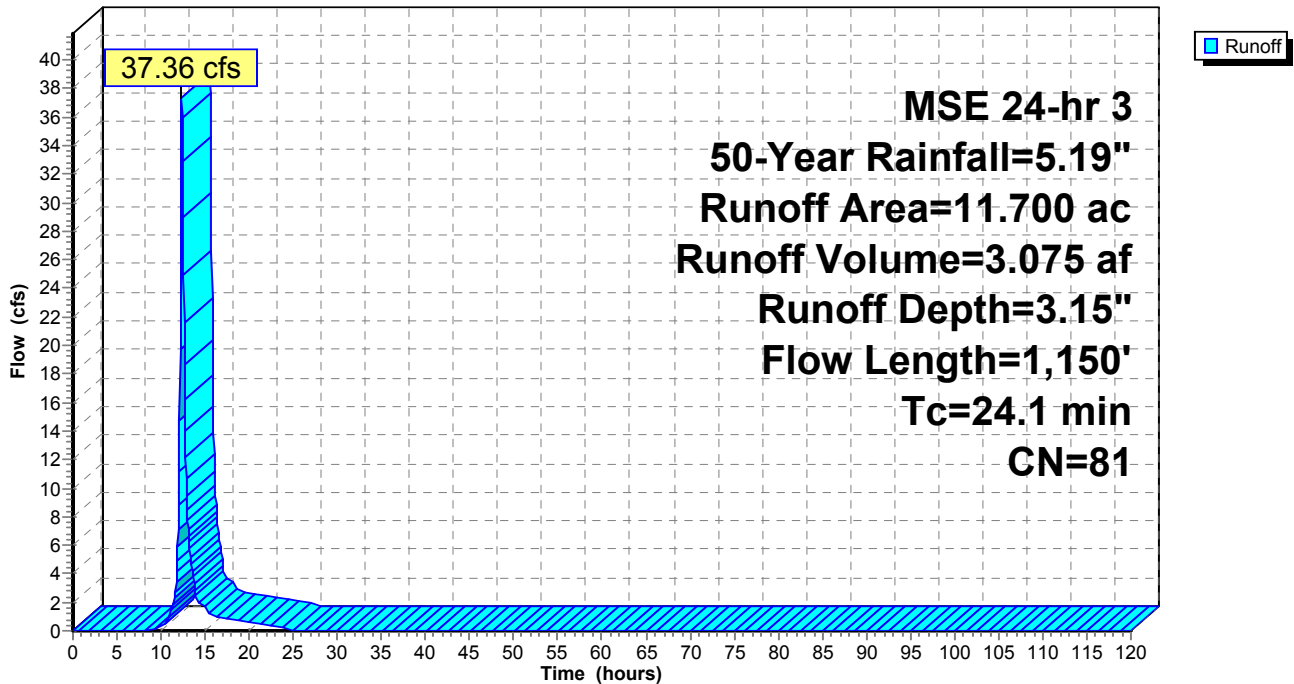
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 50-Year Rainfall=5.19"

Area (ac)	CN	Description
* 11.300	80	Max CN for Cropland HSG D (PP)
0.400	98	Paved parking, HSG D
11.700	81	Weighted Average
11.300	80	96.58% Pervious Area
0.400	98	3.42% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.0	100	0.0400	1.66		Sheet Flow, Paved Smooth surfaces n= 0.011 P2= 2.68"
15.6	100	0.0200	0.11		Sheet Flow, Grass Grass: Dense n= 0.240 P2= 2.68"
7.5	950	0.0200	2.12		Shallow Concentrated Flow, Swale Grassed Waterway Kv= 15.0 fps
24.1	1,150	Total			

Subcatchment E1: MAIN

Hydrograph



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MSE 24-hr 3 50-Year Rainfall=5.19"

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Summary for Subcatchment E2: OFFSITE EAST

Runoff = 13.38 cfs @ 12.22 hrs, Volume= 0.837 af, Depth= 3.35"

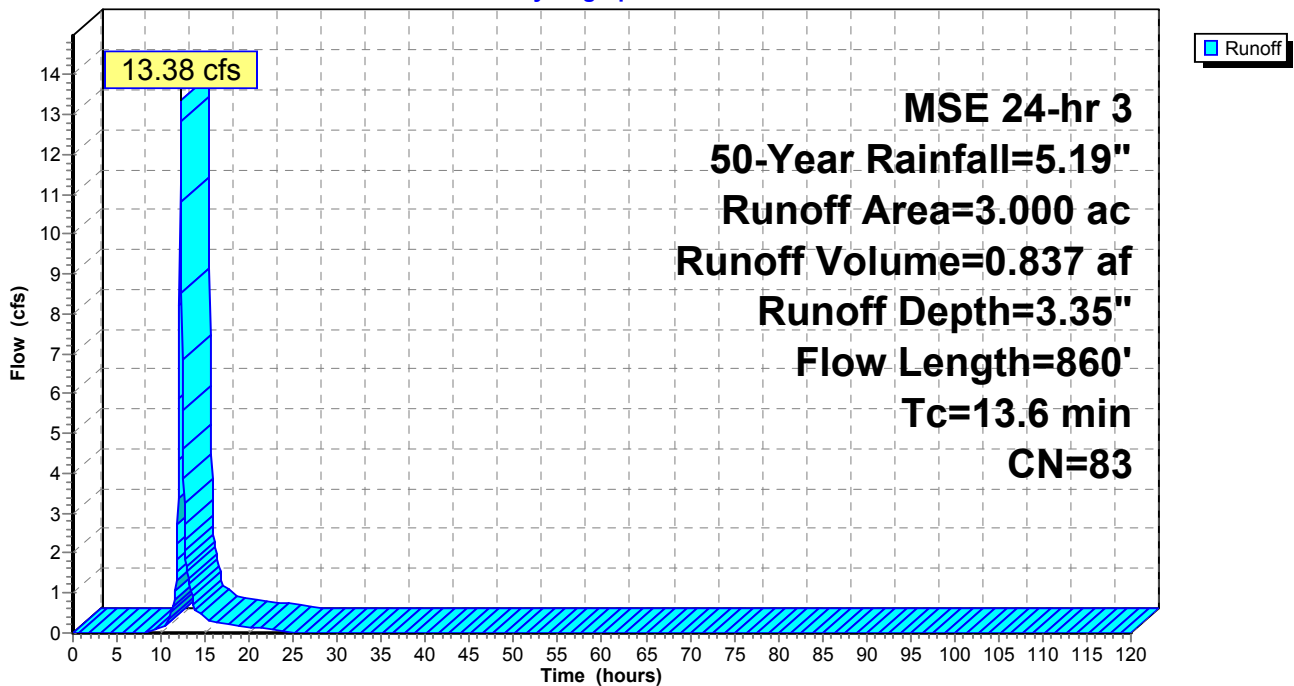
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 50-Year Rainfall=5.19"

Area (ac)	CN	Description
0.500	98	Paved parking, HSG D
* 2.500	80	Max CN for Cropland HSG D (PP)
3.000	83	Weighted Average
2.500	80	83.33% Pervious Area
0.500	98	16.67% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.3	20	0.0500	1.32		Sheet Flow, Paved Smooth surfaces n= 0.011 P2= 2.68"
7.6	80	0.0300	0.18		Sheet Flow, Grass Grass: Short n= 0.150 P2= 2.68"
3.0	460	0.0300	2.60		Shallow Concentrated Flow, Grass Grassed Waterway Kv= 15.0 fps
2.7	300	0.0150	1.84		Shallow Concentrated Flow, Grass Grassed Waterway Kv= 15.0 fps
13.6	860	Total			

Subcatchment E2: OFFSITE EAST

Hydrograph



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MSE 24-hr 3 50-Year Rainfall=5.19"

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Summary for Subcatchment MA1: 6-MIN TC

Runoff = 47.92 cfs @ 12.13 hrs, Volume= 2.369 af, Depth= 3.95"

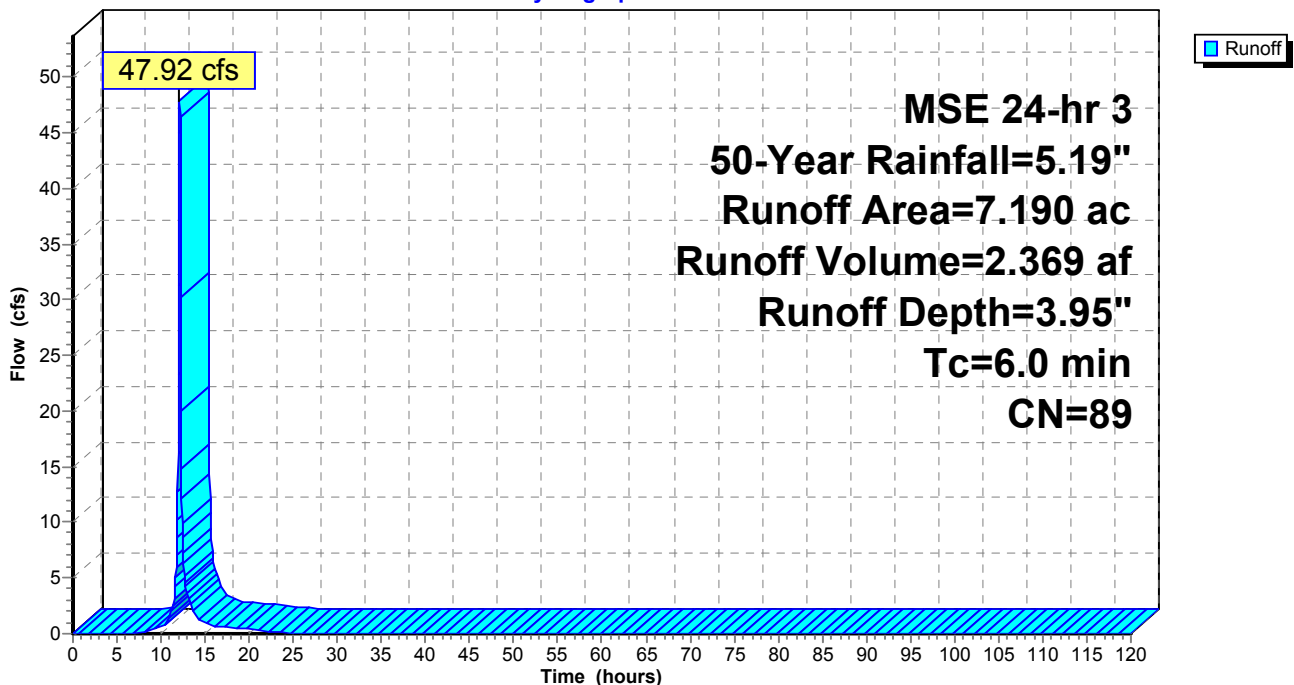
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 50-Year Rainfall=5.19"

Area (ac)	CN	Description
*	1.380	81 D12
*	0.440	90 D16
*	0.550	84 D18
*	0.540	81 D27
*	0.390	80 D28
*	0.410	80 D29
*	2.800	98 D33
*	0.090	98 D34
*	0.080	98 D35
*	0.510	87 D36
<hr/>		
7.190	89	Weighted Average
4.220	83	58.69% Pervious Area
2.970	98	41.31% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, GIVEN FROM MEADOWLANDS

Subcatchment MA1: 6-MIN TC

Hydrograph



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MSE 24-hr 3 50-Year Rainfall=5.19"

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Summary for Subcatchment MA2: 12-MIN TC

Runoff = 60.63 cfs @ 12.20 hrs, Volume= 3.556 af, Depth= 3.06"

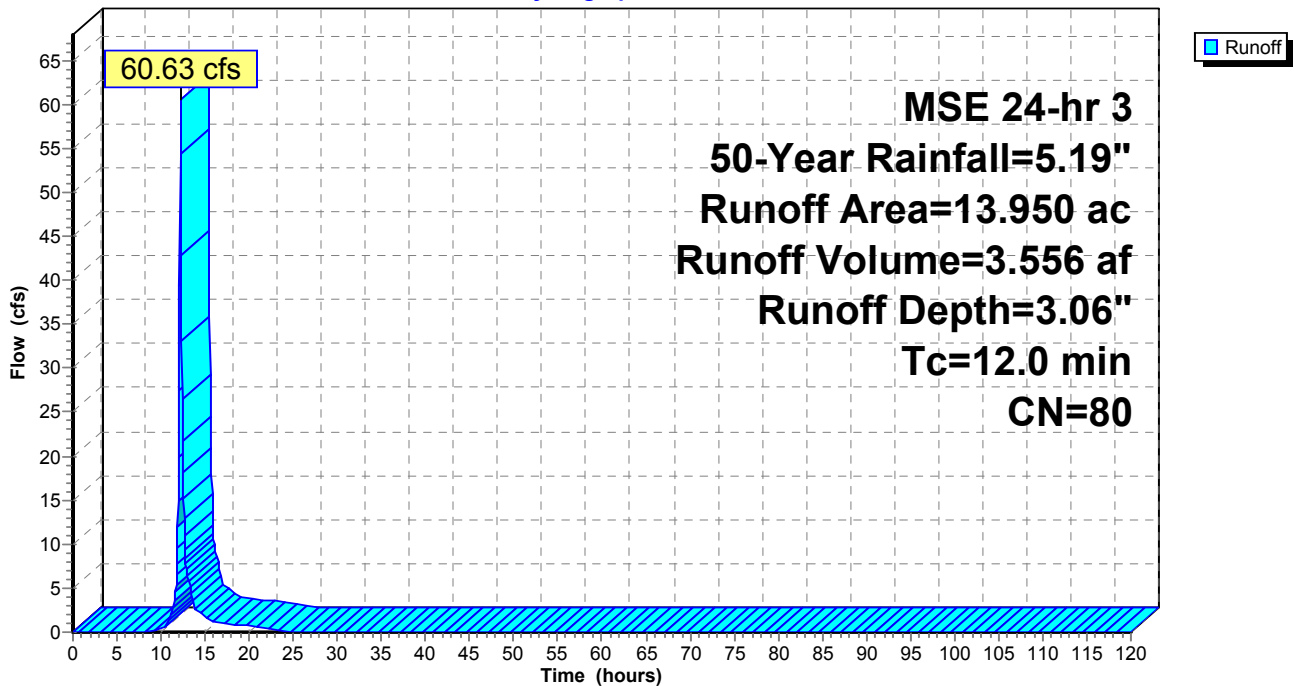
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 50-Year Rainfall=5.19"

Area (ac)	CN	Description
* 2.180	80	D9
* 1.280	81	D13
* 1.180	89	D19
* 4.410	74	D21
* 1.100	89	D22
* 1.880	80	D24
* 0.370	79	D26
* 1.550	81	D33
13.950	80	Weighted Average
13.950	80	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.0					Direct Entry, GIVEN FROM MEADOWLANDS

Subcatchment MA2: 12-MIN TC

Hydrograph



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MSE 24-hr 3 50-Year Rainfall=5.19"

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Summary for Subcatchment MA3: 18-MIN TC

Runoff = 34.53 cfs @ 12.27 hrs, Volume= 2.445 af, Depth= 3.06"

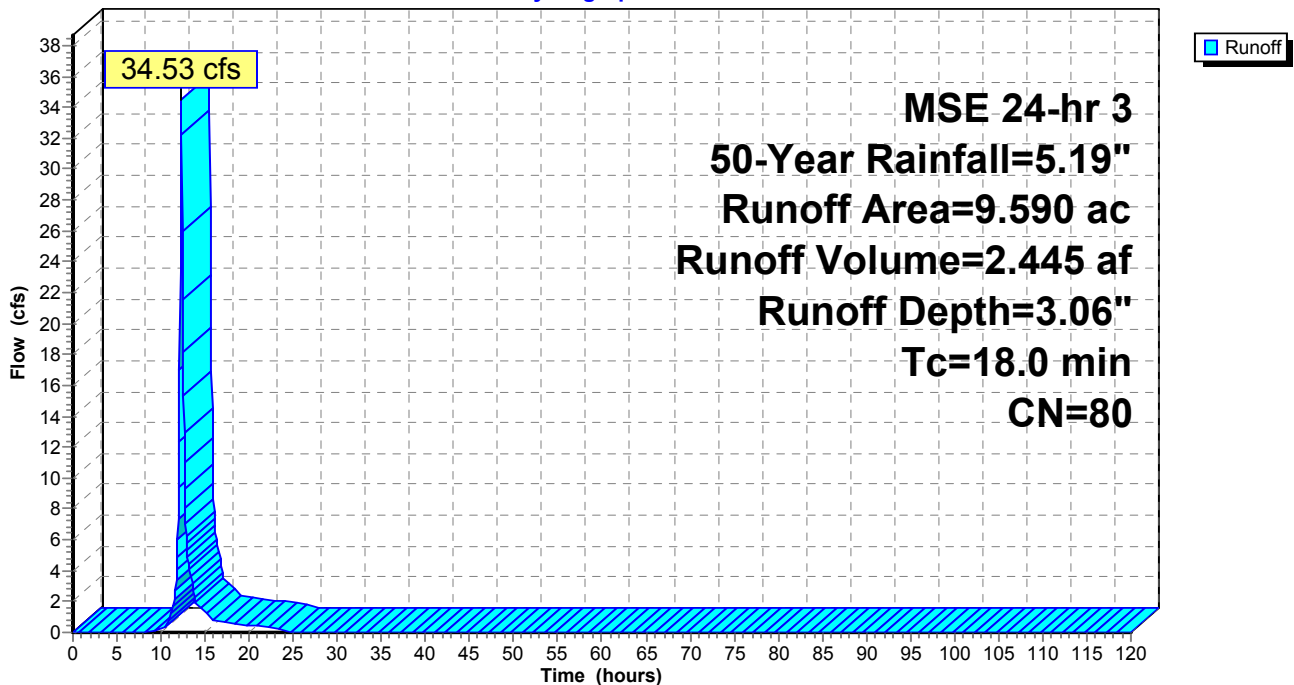
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 MSE 24-hr 3 50-Year Rainfall=5.19"

Area (ac)	CN	Description
* 2.270	80	D10
* 1.720	80	D14
* 2.670	80	D15
* 1.210	80	D17
* 1.720	80	D25
9.590	80	Weighted Average
9.590	80	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.0					Direct Entry, GIVEN FROM MEADOWLANDS

Subcatchment MA3: 18-MIN TC

Hydrograph



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MSE 24-hr 3 50-Year Rainfall=5.19"

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Summary for Subcatchment MA4: 24-MIN TC

Runoff = 13.38 cfs @ 12.34 hrs, Volume= 1.105 af, Depth= 3.44"

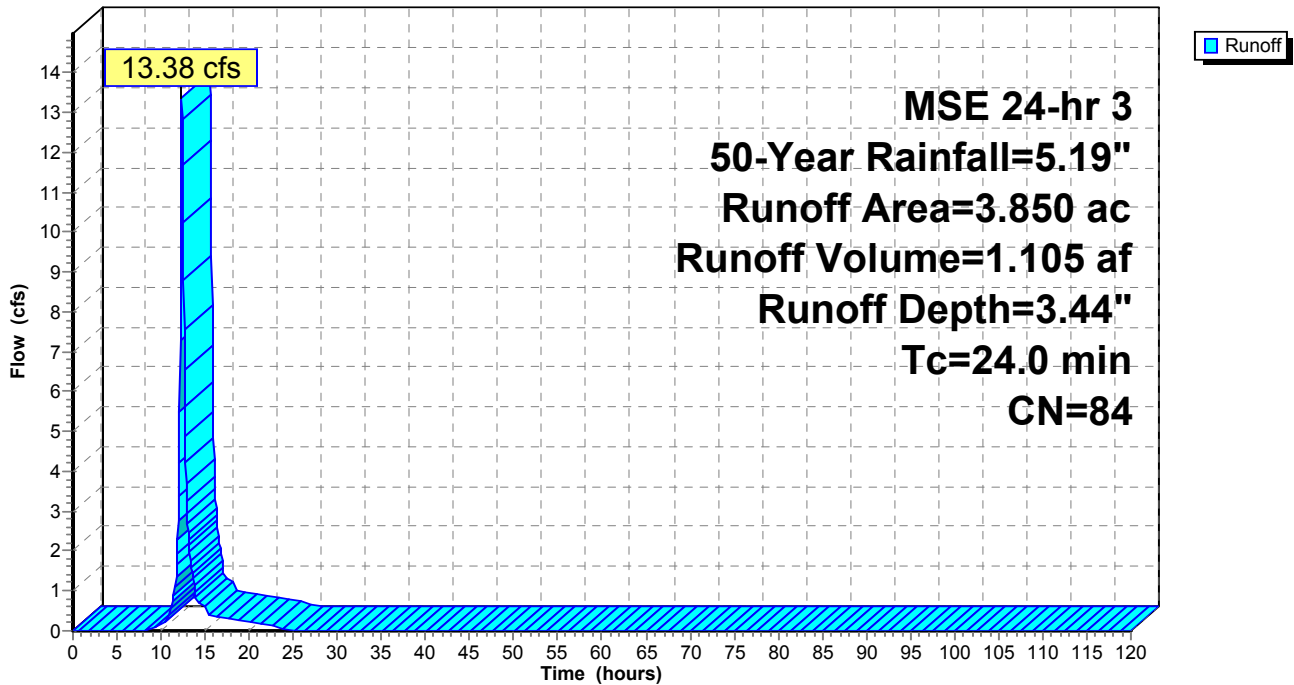
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 50-Year Rainfall=5.19"

Area (ac)	CN	Description
* 3.850	84	D20
3.850	84	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
24.0					Direct Entry, GIVEN FROM MEADOWLANDS

Subcatchment MA4: 24-MIN TC

Hydrograph



1114.00 MSM PH1 - EXISTING

MSE 24-hr 3 50-Year Rainfall=5.19"

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Summary for Pond MB3: ML BASIN 3

Inflow Area = 34.580 ac, 8.59% Impervious, Inflow Depth = 3.29" for 50-Year event
 Inflow = 133.78 cfs @ 12.17 hrs, Volume= 9.476 af
 Outflow = 17.56 cfs @ 13.01 hrs, Volume= 9.476 af, Atten= 87%, Lag= 49.9 min
 Primary = 17.56 cfs @ 13.01 hrs, Volume= 9.476 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Peak Elev= 725.46' @ 13.01 hrs Surf.Area= 57,908 sf Storage= 217,861 cf

Plug-Flow detention time= 155.3 min calculated for 9.476 af (100% of inflow)
 Center-of-Mass det. time= 154.3 min (953.9 - 799.6)

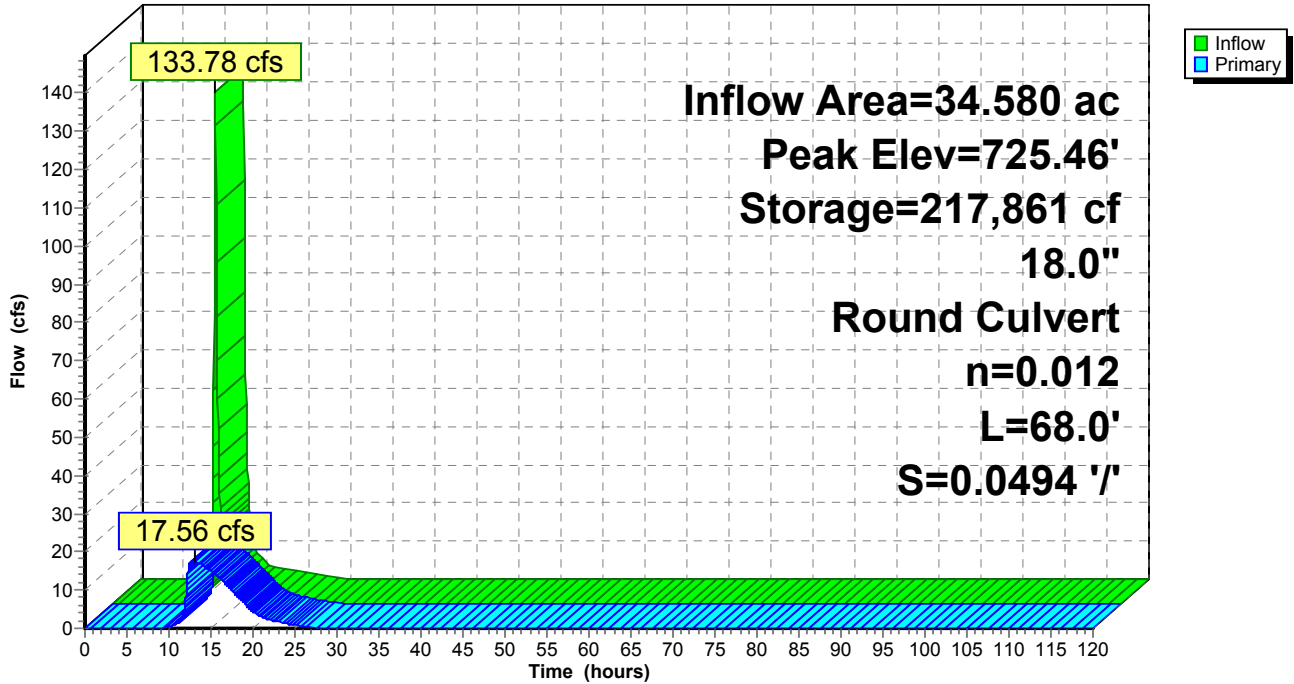
Volume	Invert	Avail.Storage	Storage Description
#1	720.45'	313,107 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
720.45	1,000	0	0
721.00	35,328	9,990	9,990
727.00	65,711	303,117	313,107

Device	Routing	Invert	Outlet Devices
#1	Primary	720.45'	18.0" Round Culvert L= 68.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 720.45' / 717.09' S= 0.0494 ' S= 0.0494 ' Cc= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 1.77 sf

Primary OutFlow Max=17.56 cfs @ 13.01 hrs HW=725.46' TW=0.00' (Dynamic Tailwater)
 ↑1=Culvert (Inlet Controls 17.56 cfs @ 9.94 fps)

Pond MB3: ML BASIN 3

Hydrograph



Summary for Pond VP4: VP CULVERT 50-YR

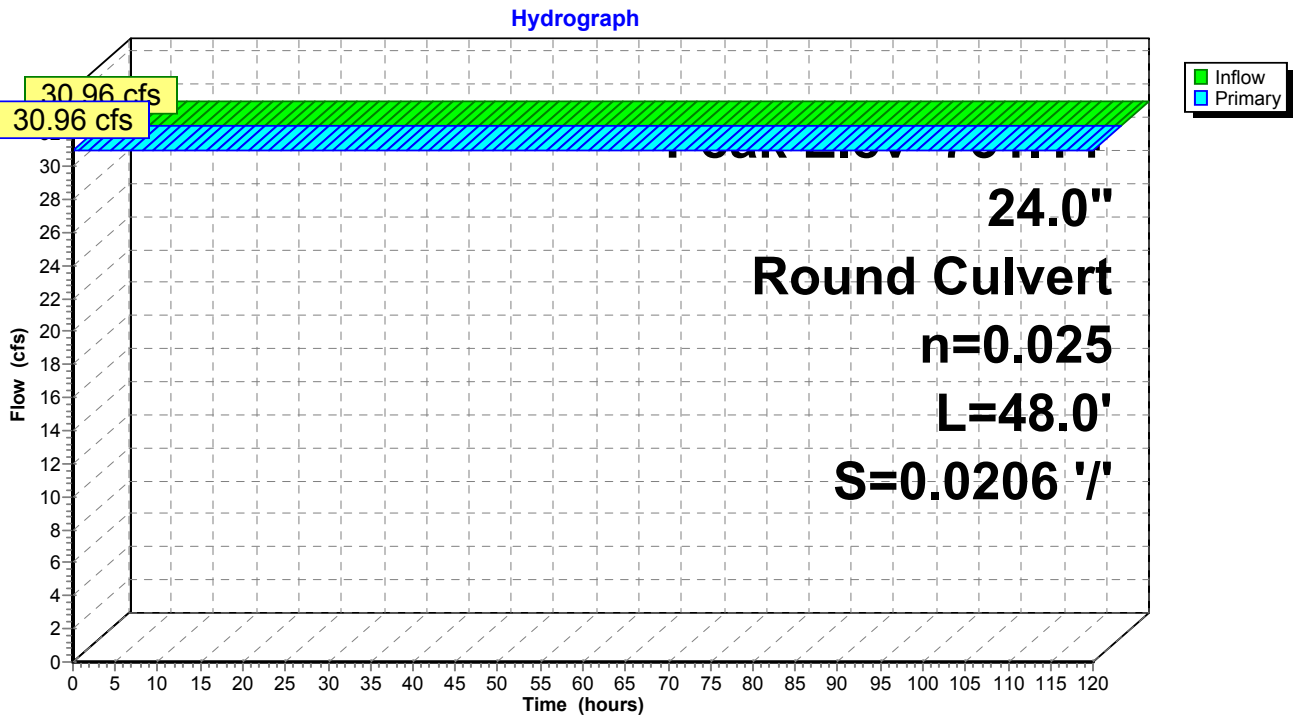
Inflow = 30.96 cfs @ 0.00 hrs, Volume= 307.169 af, Incl. 30.96 cfs Base Flow
 Outflow = 30.96 cfs @ 0.00 hrs, Volume= 307.169 af, Atten= 0%, Lag= 0.0 min
 Primary = 30.96 cfs @ 0.00 hrs, Volume= 307.169 af

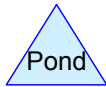
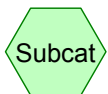
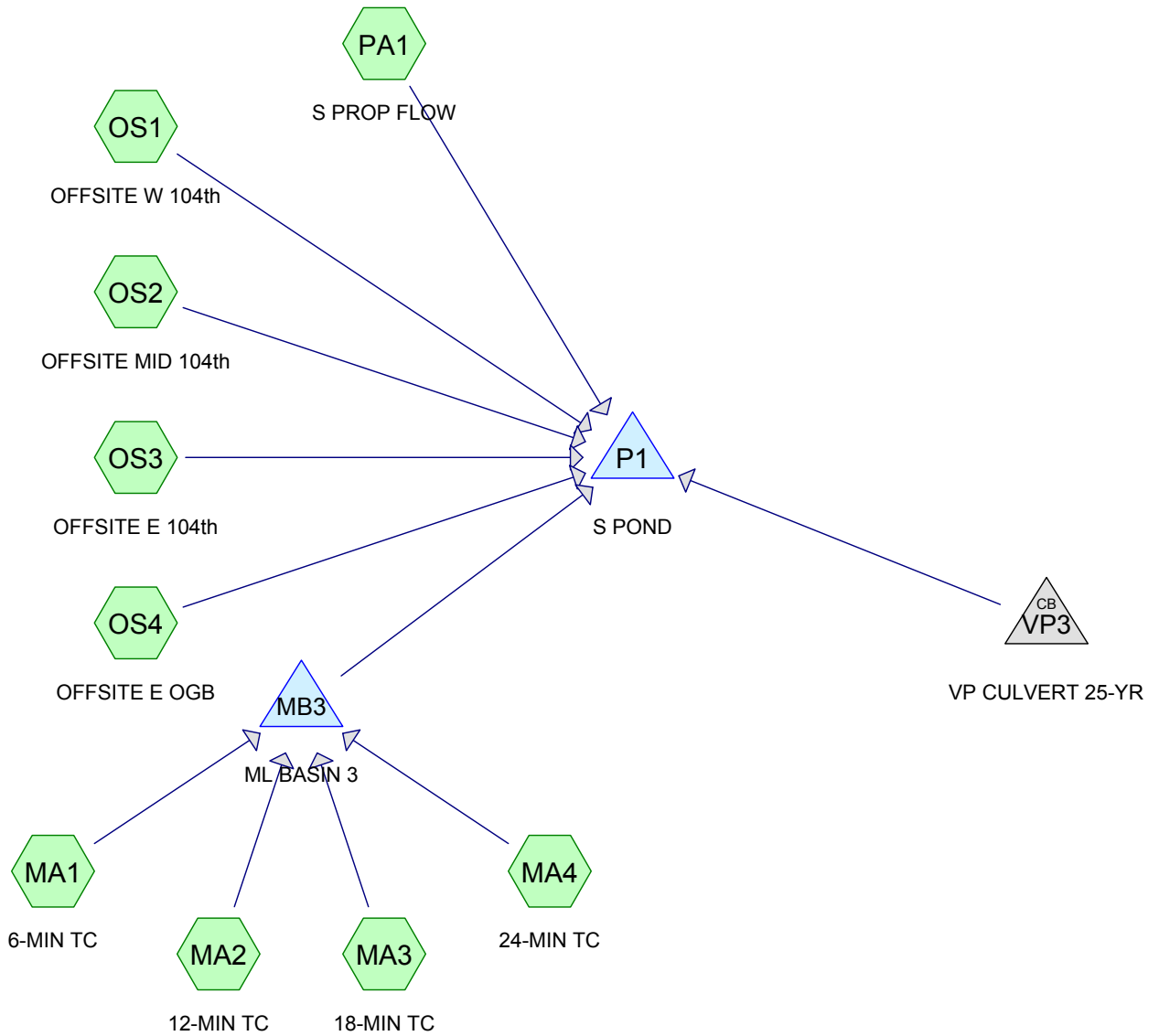
Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Peak Elev= 731.14' @ 0.00 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	724.53'	24.0" Round Culvert L= 48.0' CMP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 724.53' / 723.54' S= 0.0206 '/' Cc= 0.900 n= 0.025 Corrugated metal, Flow Area= 3.14 sf

Primary OutFlow Max=30.96 cfs @ 0.00 hrs HW=731.14' TW=0.00' (Dynamic Tailwater)
 ←1=Culvert (Barrel Controls 30.96 cfs @ 9.85 fps)

Pond VP4: VP CULVERT 50-YR





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MSE 24-hr 3 25-Year Rainfall=4.53"

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Summary for Subcatchment MA1: 6-MIN TC

Runoff = 40.71 cfs @ 12.13 hrs, Volume= 1.991 af, Depth= 3.32"

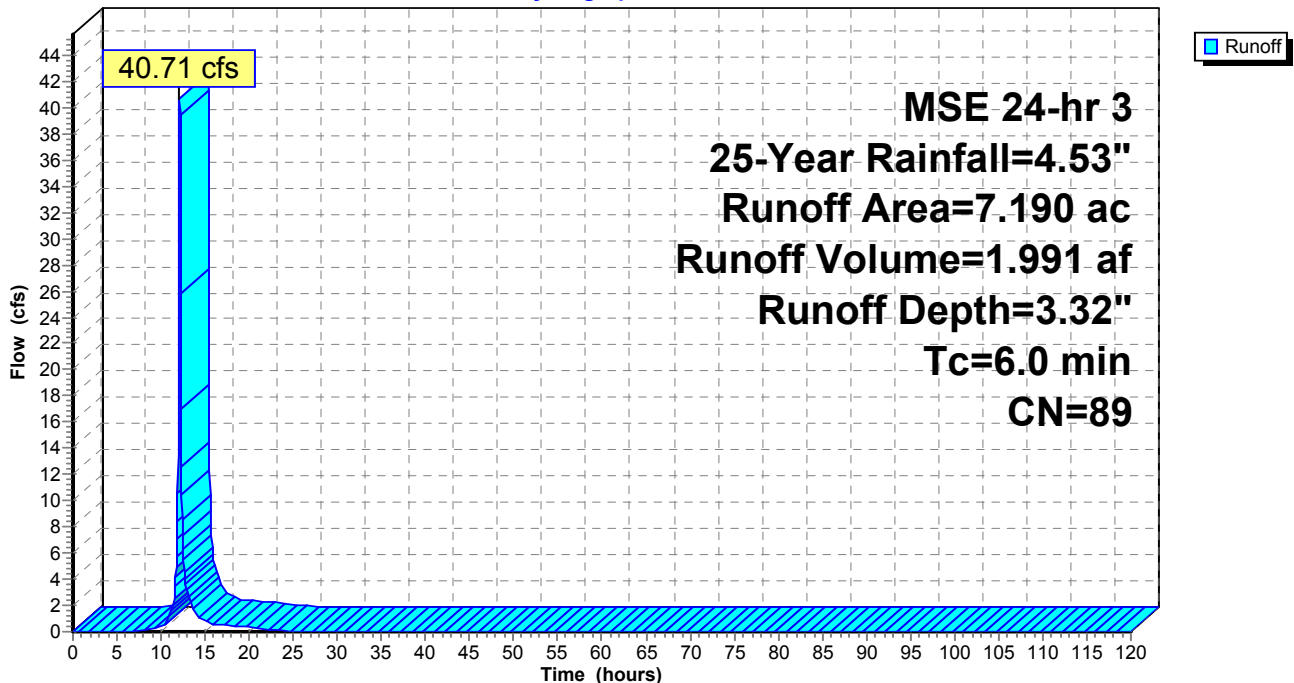
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 MSE 24-hr 3 25-Year Rainfall=4.53"

Area (ac)	CN	Description
*	1.380	81 D12
*	0.440	90 D16
*	0.550	84 D18
*	0.540	81 D27
*	0.390	80 D28
*	0.410	80 D29
*	2.800	98 D33
*	0.090	98 D34
*	0.080	98 D35
*	0.510	87 D36
<hr/>		
7.190	89	Weighted Average
4.220	83	58.69% Pervious Area
2.970	98	41.31% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, GIVEN FROM MEADOWLANDS

Subcatchment MA1: 6-MIN TC

Hydrograph



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MSE 24-hr 3 25-Year Rainfall=4.53"

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Summary for Subcatchment MA2: 12-MIN TC

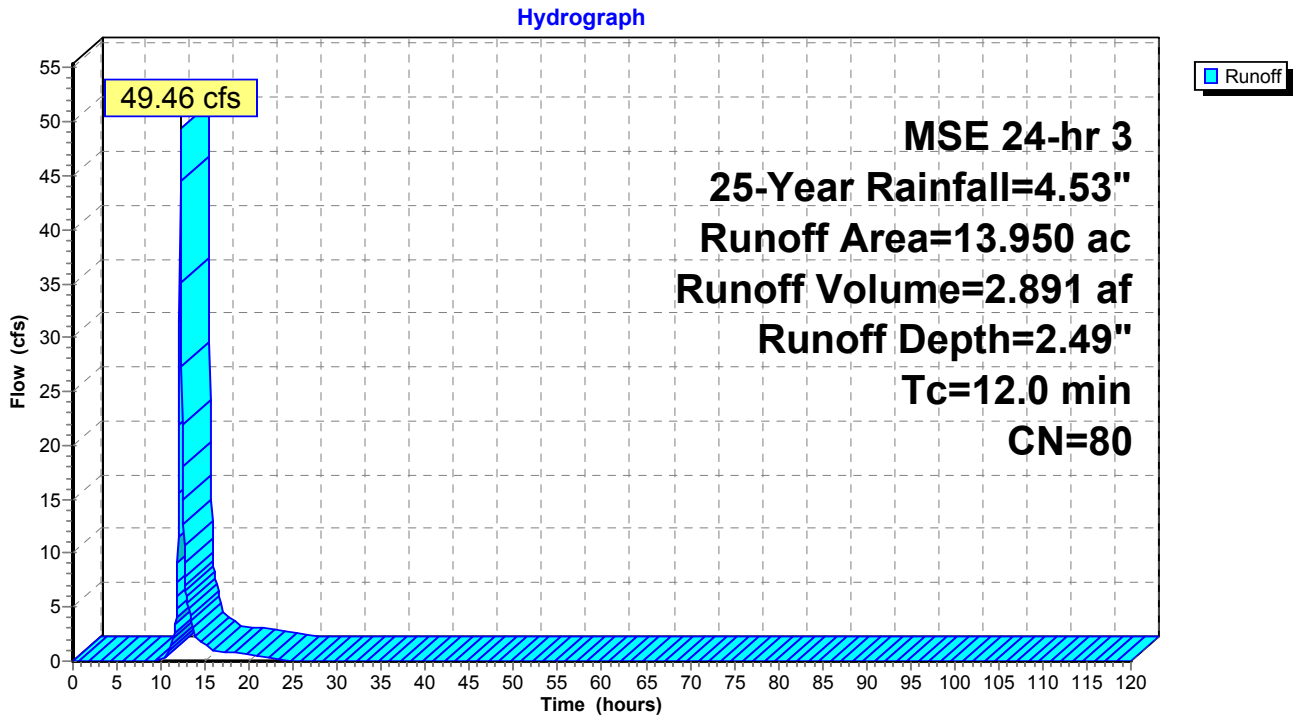
Runoff = 49.46 cfs @ 12.20 hrs, Volume= 2.891 af, Depth= 2.49"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 25-Year Rainfall=4.53"

Area (ac)	CN	Description
* 2.180	80	D9
* 1.280	81	D13
* 1.180	89	D19
* 4.410	74	D21
* 1.100	89	D22
* 1.880	80	D24
* 0.370	79	D26
* 1.550	81	D33
13.950	80	Weighted Average
13.950	80	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.0					Direct Entry, GIVEN FROM MEADOWLANDS

Subcatchment MA2: 12-MIN TC



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MSE 24-hr 3 25-Year Rainfall=4.53"

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Summary for Subcatchment MA3: 18-MIN TC

Runoff = 28.12 cfs @ 12.27 hrs, Volume= 1.988 af, Depth= 2.49"

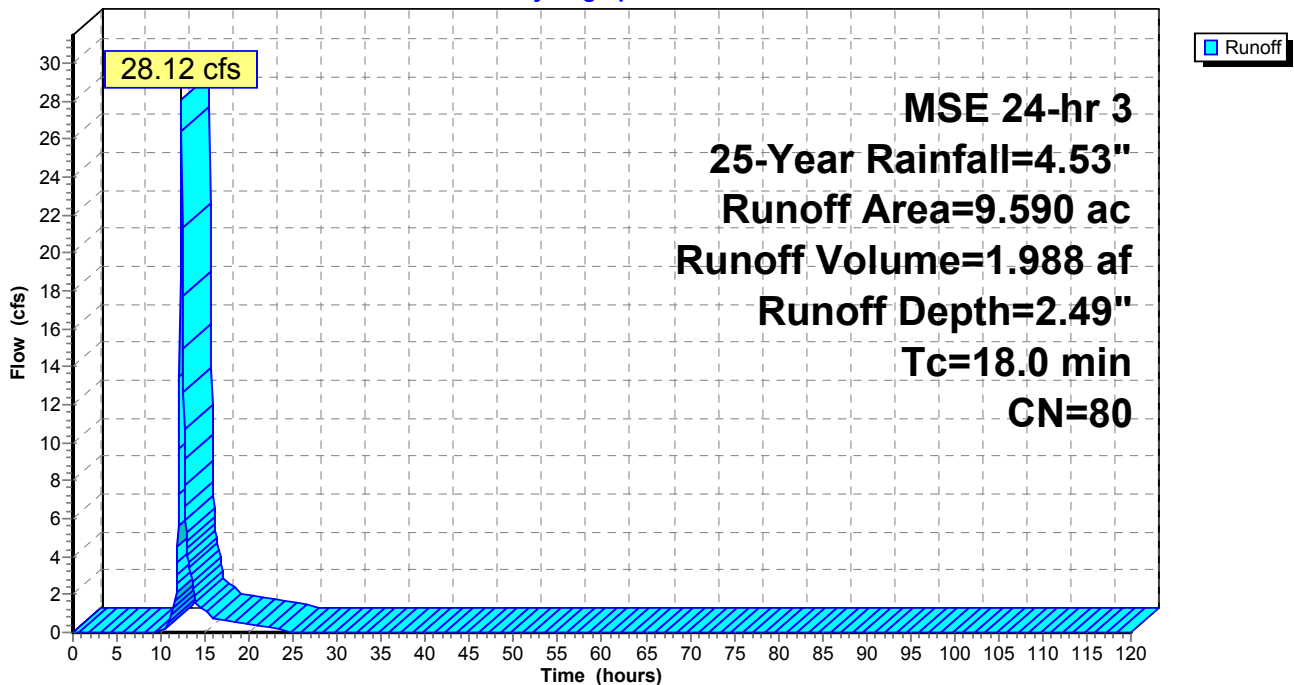
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 25-Year Rainfall=4.53"

Area (ac)	CN	Description
* 2.270	80	D10
* 1.720	80	D14
* 2.670	80	D15
* 1.210	80	D17
* 1.720	80	D25
9.590	80	Weighted Average
9.590	80	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.0					Direct Entry, GIVEN FROM MEADOWLANDS

Subcatchment MA3: 18-MIN TC

Hydrograph



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MSE 24-hr 3 25-Year Rainfall=4.53"

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Summary for Subcatchment MA4: 24-MIN TC

Runoff = 11.09 cfs @ 12.35 hrs, Volume= 0.912 af, Depth= 2.84"

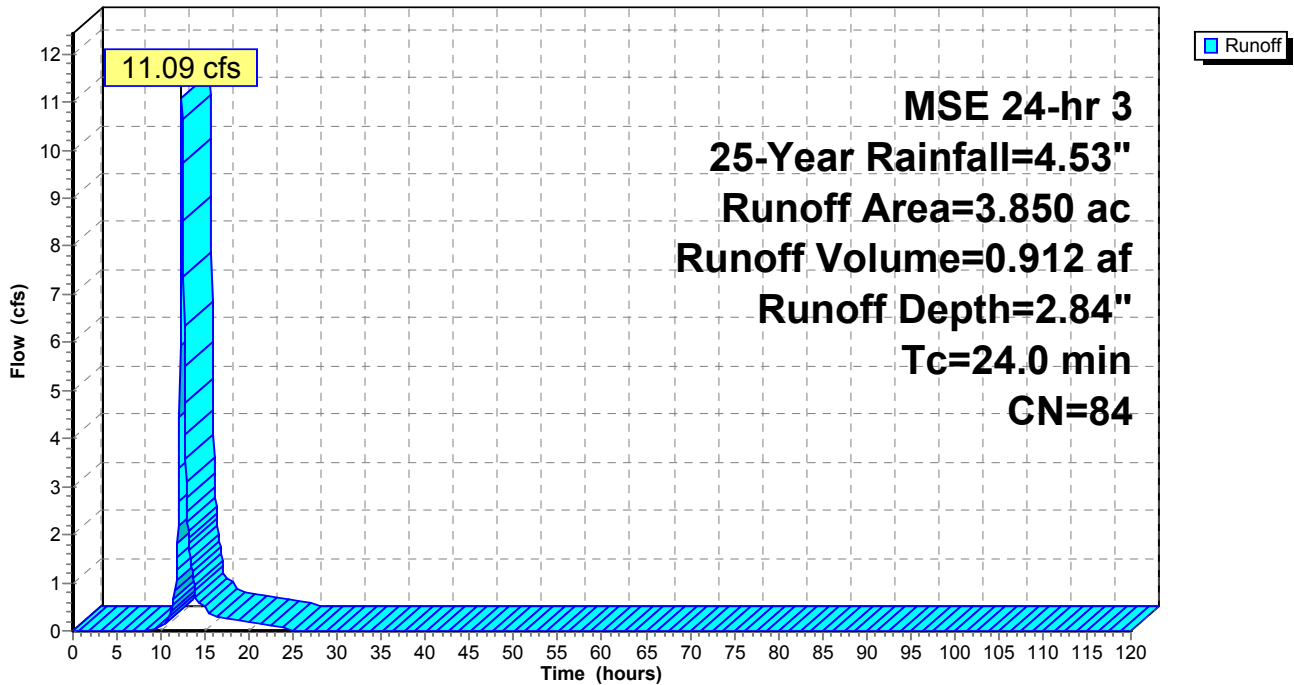
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 25-Year Rainfall=4.53"

Area (ac)	CN	Description
* 3.850	84	D20
3.850	84	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
24.0					Direct Entry, GIVEN FROM MEADOWLANDS

Subcatchment MA4: 24-MIN TC

Hydrograph



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MSE 24-hr 3 25-Year Rainfall=4.53"

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Summary for Subcatchment OS1: OFFSITE W 104th

Runoff = 4.53 cfs @ 12.18 hrs, Volume= 0.272 af, Depth= 3.63"

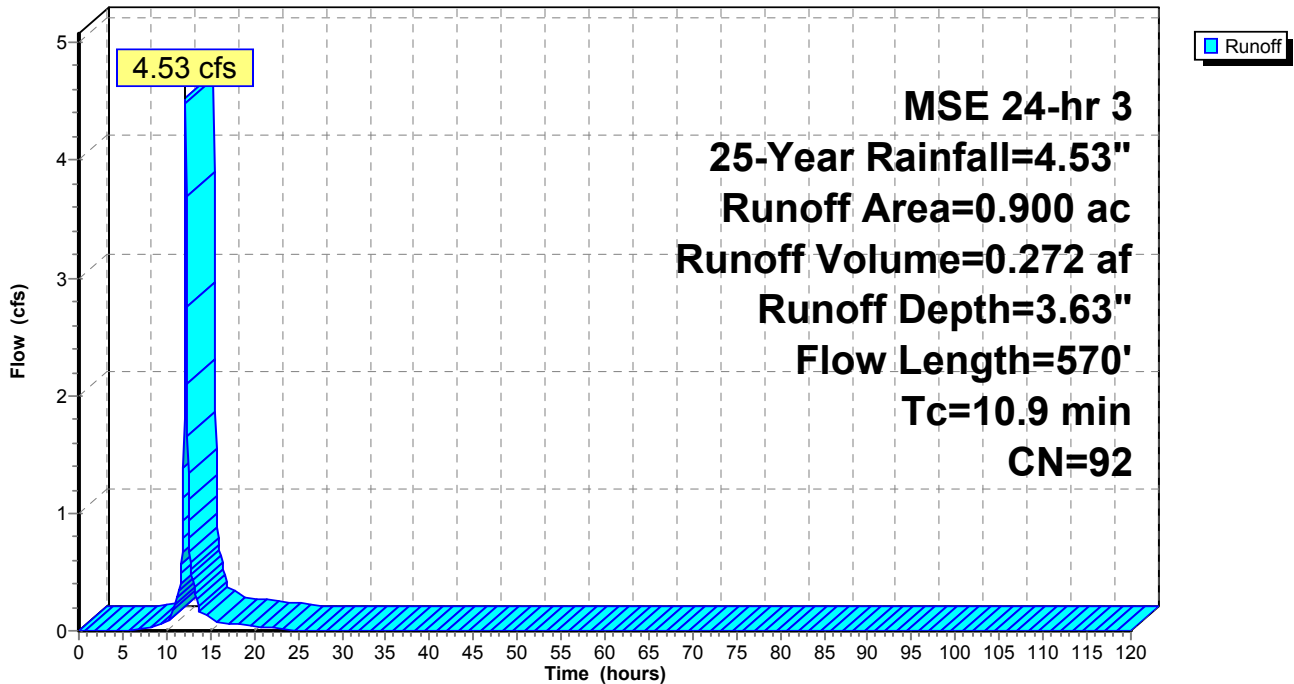
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 25-Year Rainfall=4.53"

Area (ac)	CN	Description
0.530	98	Paved parking, HSG D
* 0.370	83	Max Cropland for HSG D (NR 151)
0.900	92	Weighted Average
0.370	83	41.11% Pervious Area
0.530	98	58.89% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.4	35	0.0400	1.35		Sheet Flow, Road Smooth surfaces n= 0.011 P2= 2.68"
5.3	65	0.0500	0.21		Sheet Flow, Landscape Grass: Short n= 0.150 P2= 2.68"
5.2	470	0.0100	1.50		Shallow Concentrated Flow, Landscape Grassed Waterway Kv= 15.0 fps
10.9	570	Total			

Subcatchment OS1: OFFSITE W 104th

Hydrograph



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MSE 24-hr 3 25-Year Rainfall=4.53"

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Summary for Subcatchment OS2: OFFSITE MID 104th

Runoff = 7.04 cfs @ 12.17 hrs, Volume= 0.392 af, Depth= 2.94"

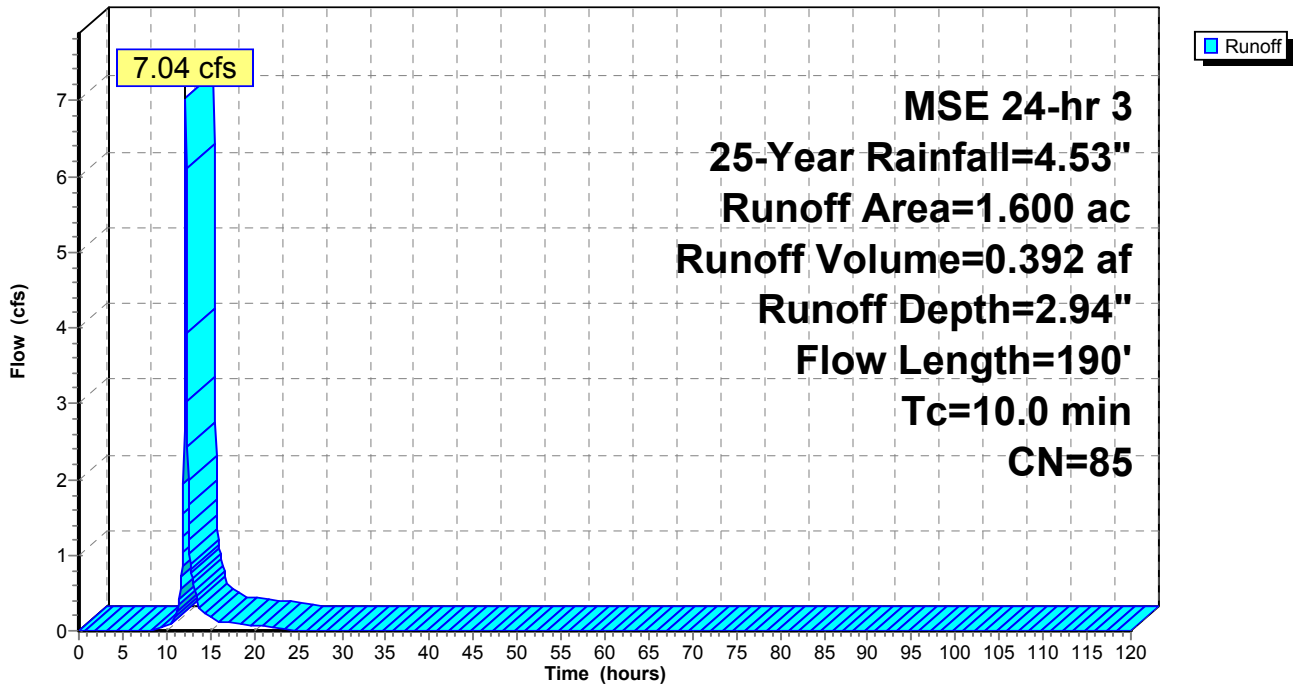
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 25-Year Rainfall=4.53"

Area (ac)	CN	Description
0.250	98	Paved parking, HSG D
* 1.350	83	Max Cropland for HSG D (NR 151)
1.600	85	Weighted Average
1.350	83	84.38% Pervious Area
0.250	98	15.63% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.4	30	0.0500	1.43		Sheet Flow, Road Smooth surfaces n= 0.011 P2= 2.68"
9.4	120	0.0400	0.21		Sheet Flow, Landscape Grass: Short n= 0.150 P2= 2.68"
0.2	40	0.0400	3.00		Shallow Concentrated Flow, Landscape Grassed Waterway Kv= 15.0 fps
10.0	190	Total			

Subcatchment OS2: OFFSITE MID 104th

Hydrograph



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MSE 24-hr 3 25-Year Rainfall=4.53"

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Summary for Subcatchment OS3: OFFSITE E 104th

Runoff = 7.85 cfs @ 12.22 hrs, Volume= 0.495 af, Depth= 3.13"

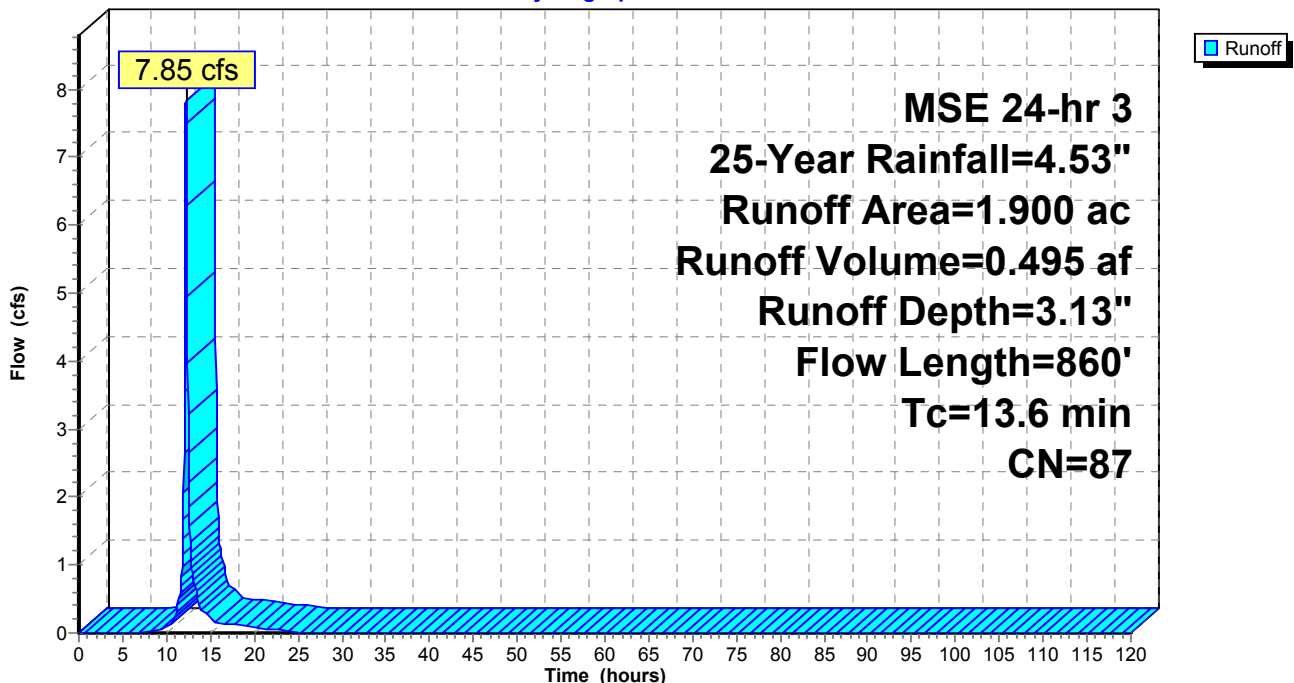
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 25-Year Rainfall=4.53"

Area (ac)	CN	Description
0.520	98	Paved parking, HSG D
* 1.380	83	Max Cropland for HSG D (NR 151)
1.900	87	Weighted Average
1.380	83	72.63% Pervious Area
0.520	98	27.37% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.3	20	0.0500	1.32		Sheet Flow, Road Smooth surfaces n= 0.011 P2= 2.68"
7.6	80	0.0300	0.18		Sheet Flow, Landscape Grass: Short n= 0.150 P2= 2.68"
3.0	460	0.0300	2.60		Shallow Concentrated Flow, Landscape Grassed Waterway Kv= 15.0 fps
2.7	300	0.0150	1.84		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
13.6	860	Total			

Subcatchment OS3: OFFSITE E 104th

Hydrograph



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MSE 24-hr 3 25-Year Rainfall=4.53"

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Summary for Subcatchment OS4: OFFSITE E OGB

Runoff = 1.94 cfs @ 12.13 hrs, Volume= 0.092 af, Depth= 2.75"

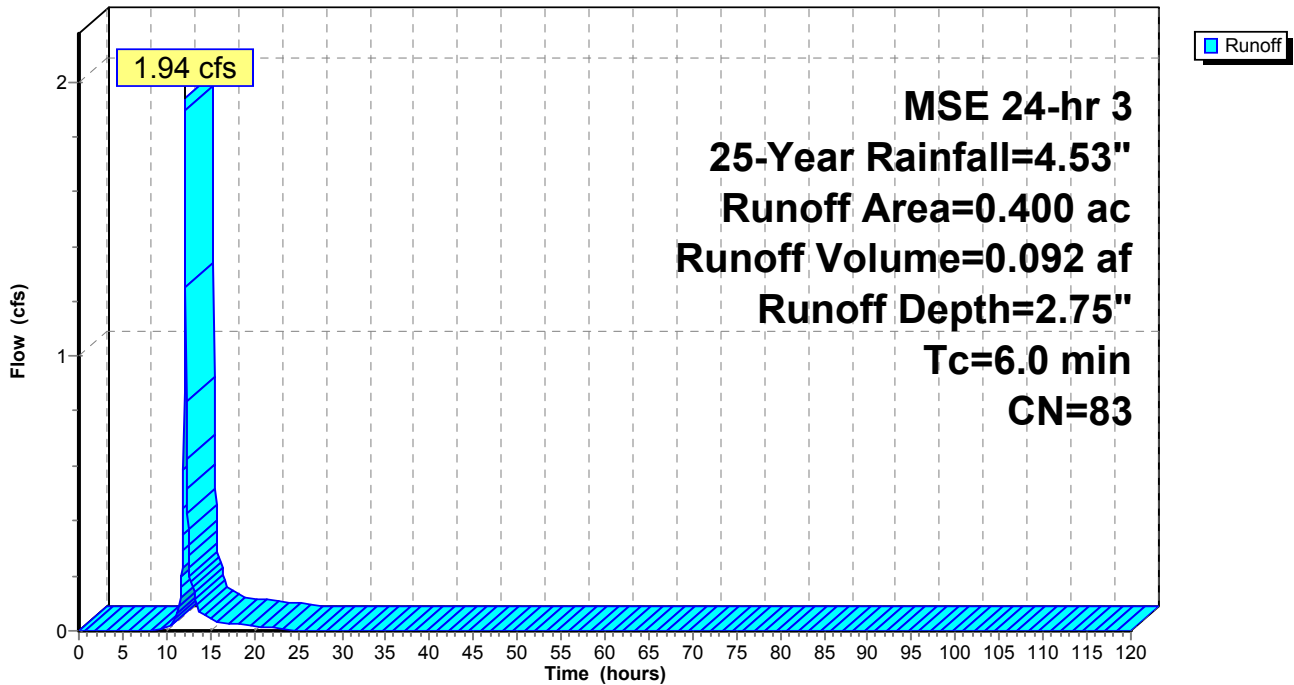
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 MSE 24-hr 3 25-Year Rainfall=4.53"

Area (ac)	CN	Description
* 0.400	83	Max Cropland for HSG D (NR 151)
0.400	83	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, TR-55 MIN

Subcatchment OS4: OFFSITE E OGB

Hydrograph



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MSE 24-hr 3 25-Year Rainfall=4.53"

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Summary for Subcatchment PA1: S PROP FLOW

Runoff = 65.29 cfs @ 12.13 hrs, Volume= 3.364 af, Depth= 3.84"

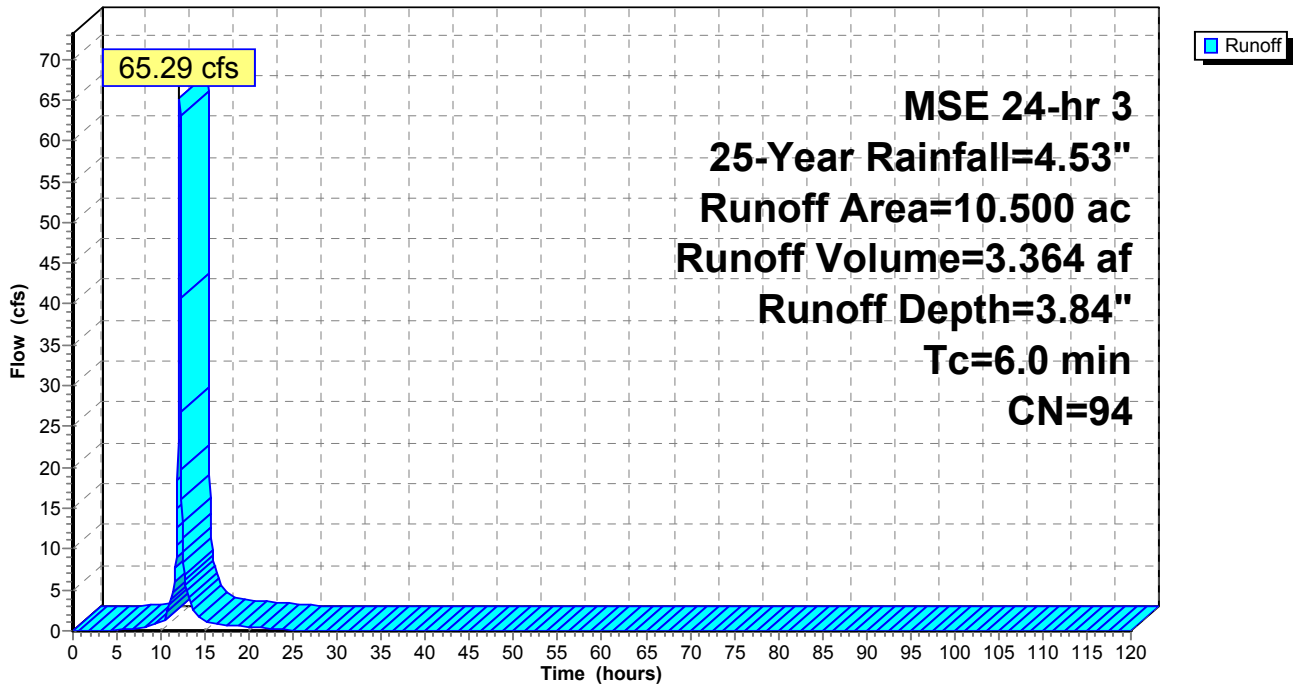
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 25-Year Rainfall=4.53"

Area (ac)	CN	Description
* 10.500	94	80% IMP (98); 20% PER (80)
10.500	94	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, TR-55 MIN

Subcatchment PA1: S PROP FLOW

Hydrograph



1114.00 MSM PH1 - PROPOSED

MSE 24-hr 3 25-Year Rainfall=4.53"

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Summary for Pond MB3: ML BASIN 3

Inflow Area = 34.580 ac, 8.59% Impervious, Inflow Depth = 2.70" for 25-Year event
 Inflow = 110.13 cfs @ 12.17 hrs, Volume= 7.783 af
 Outflow = 15.85 cfs @ 12.94 hrs, Volume= 7.783 af, Atten= 86%, Lag= 46.1 min
 Primary = 15.85 cfs @ 12.94 hrs, Volume= 7.783 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Peak Elev= 724.67' @ 12.94 hrs Surf.Area= 53,910 sf Storage= 173,719 cf

Plug-Flow detention time= 140.4 min calculated for 7.779 af (100% of inflow)
 Center-of-Mass det. time= 140.7 min (944.1 - 803.4)

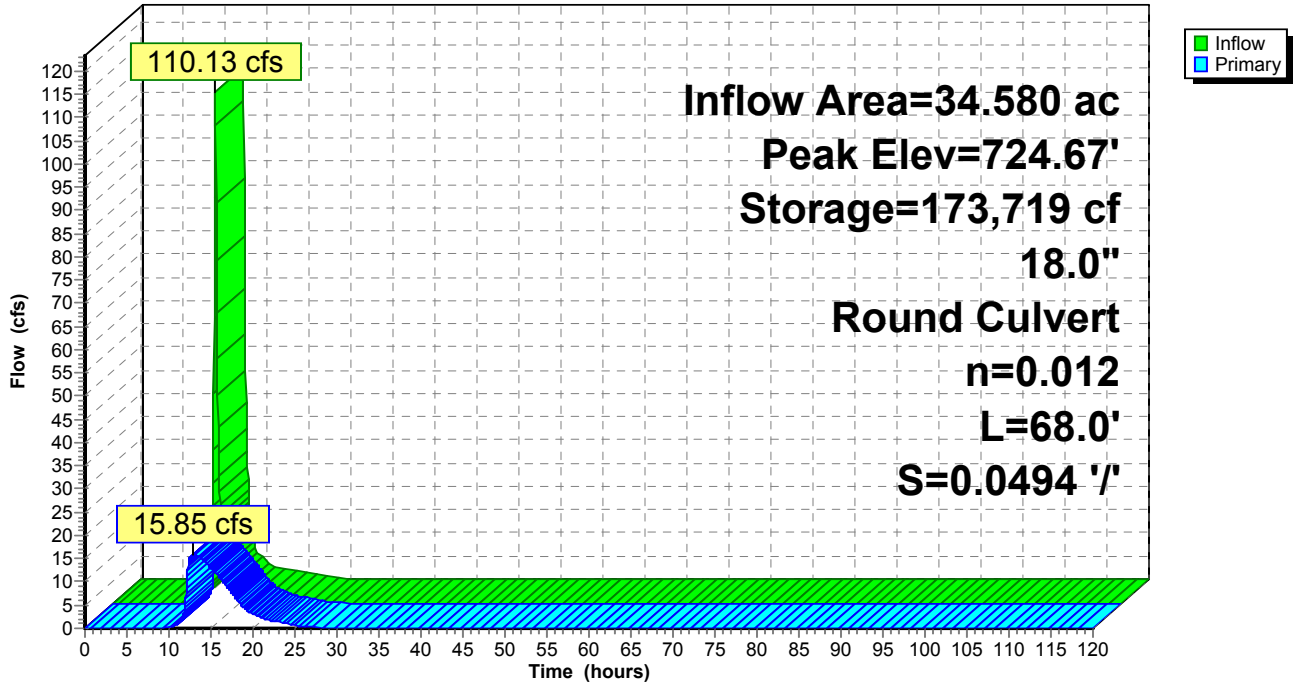
Volume	Invert	Avail.Storage	Storage Description
#1	720.45'	313,107 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
720.45	1,000	0	0
721.00	35,328	9,990	9,990
727.00	65,711	303,117	313,107

Device	Routing	Invert	Outlet Devices
#1	Primary	720.45'	18.0" Round Culvert L= 68.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 720.45' / 717.09' S= 0.0494 ' S= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 1.77 sf

Primary OutFlow Max=15.85 cfs @ 12.94 hrs HW=724.67' TW=708.52' (Dynamic Tailwater)
 ↑1=Culvert (Inlet Controls 15.85 cfs @ 8.97 fps)

Pond MB3: ML BASIN 3

Hydrograph



1114.00 MSM PH1 - PROPOSED

MSE 24-hr 3 25-Year Rainfall=4.53"

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Summary for Pond P1: S POND

Inflow Area = 49.880 ac, 8.56% Impervious, Inflow Depth > 64.66" for 25-Year event
 Inflow = 119.50 cfs @ 12.14 hrs, Volume= 268.769 af
 Outflow = 73.40 cfs @ 12.30 hrs, Volume= 266.040 af, Atten= 39%, Lag= 9.8 min
 Primary = 73.40 cfs @ 12.30 hrs, Volume= 266.040 af
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Peak Elev= 709.14' @ 12.30 hrs Surf.Area= 48,224 sf Storage= 164,432 cf

Plug-Flow detention time= 75.0 min calculated for 265.987 af (99% of inflow)
 Center-of-Mass det. time= 35.7 min (3,510.3 - 3,474.6)

Volume	Invert	Avail.Storage	Storage Description
#1	705.00'	261,675 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
705.00	31,700	0	0
706.00	35,395	33,548	33,548
707.00	39,239	37,317	70,865
708.00	43,279	41,259	112,124
709.00	47,585	45,432	157,556
710.00	52,035	49,810	207,366
711.00	56,584	54,310	261,675

Device	Routing	Invert	Outlet Devices
#1	Primary	705.00'	27.0" Round Culvert X 2.00 L= 58.8' RCP, groove end projecting, Ke= 0.200 Inlet / Outlet Invert= 705.00' / 704.60' S= 0.0068 1' Cc= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 3.98 sf
#2	Device 1	705.00'	6.0" Vert. Orifice/Grate C= 0.600
#3	Device 1	706.35'	15.0" Vert. Orifice/Grate X 3.00 C= 0.600
#4	Device 1	708.00'	96.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#5	Secondary	710.00'	10.0' long x 20.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=73.39 cfs @ 12.30 hrs HW=709.14' (Free Discharge)

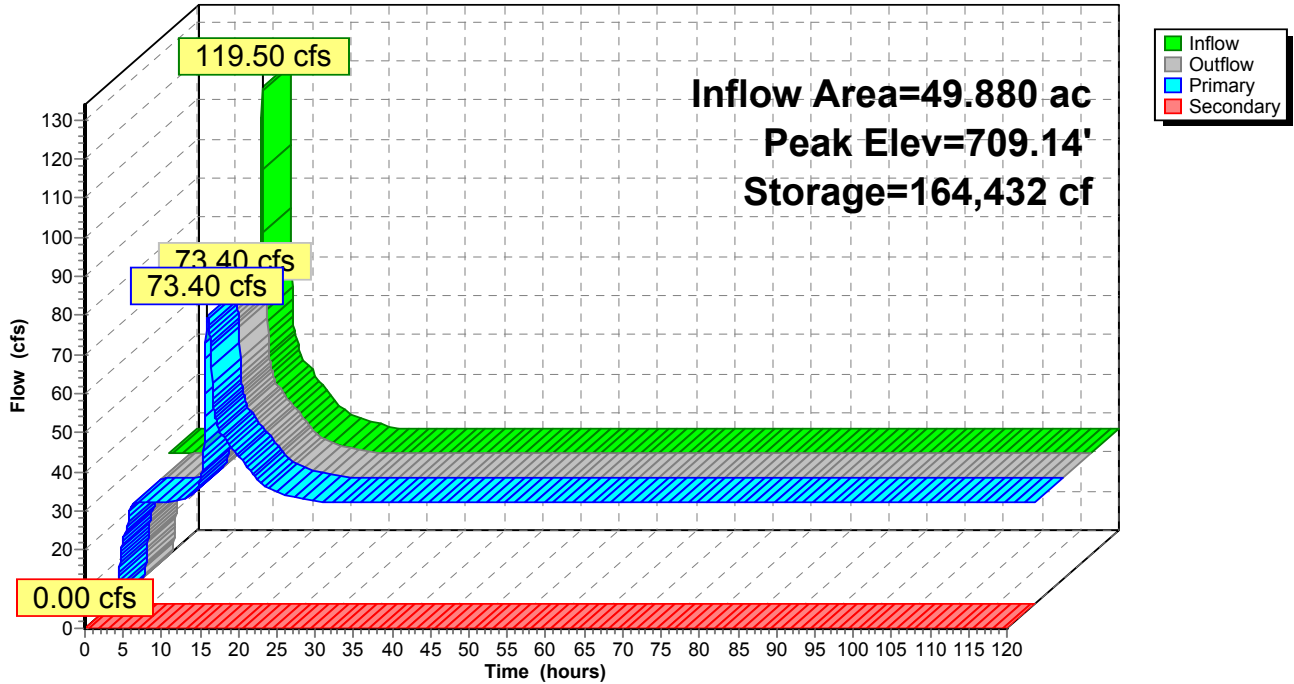
- 1=Culvert (Barrel Controls 73.39 cfs @ 9.23 fps)
- 2=Orifice/Grate (Passes < 1.87 cfs potential flow)
- 3=Orifice/Grate (Passes < 26.10 cfs potential flow)
- 4=Orifice/Grate (Passes < 100.43 cfs potential flow)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=705.07' (Free Discharge)

- 5=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Pond P1: S POND

Hydrograph



Summary for Pond VP3: VP CULVERT 25-YR

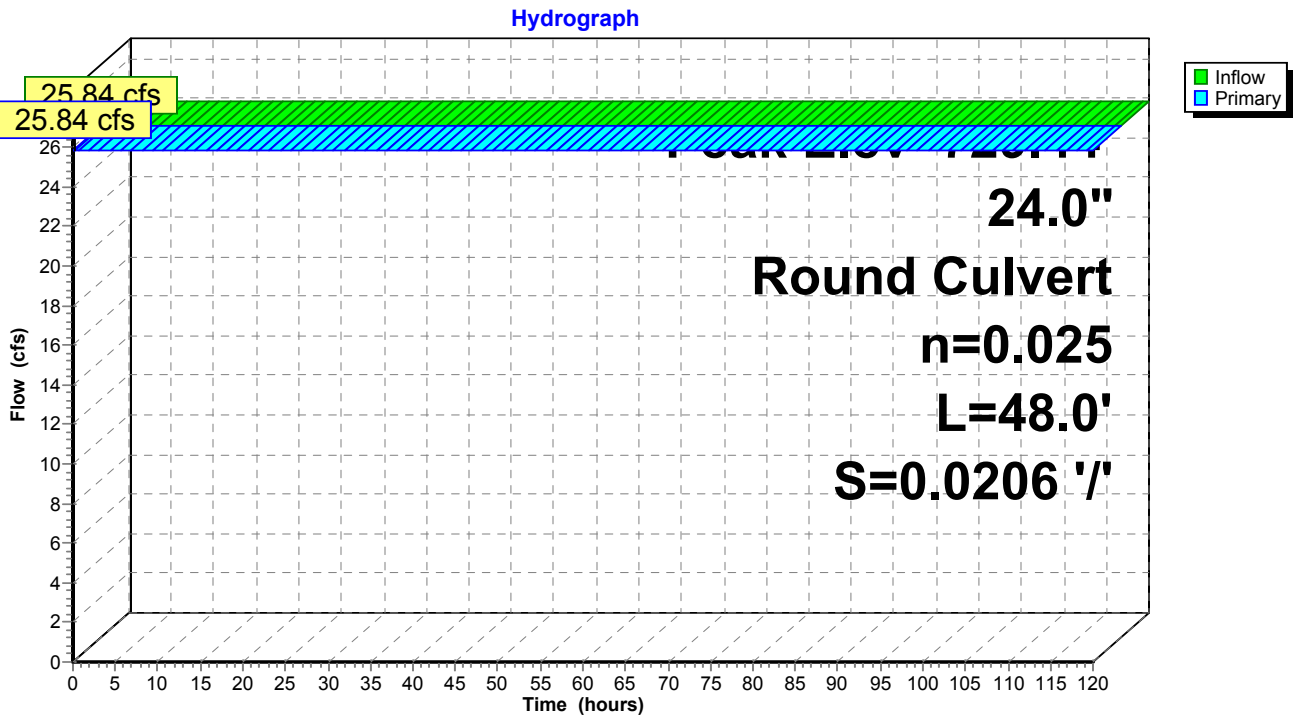
Inflow = 25.84 cfs @ 0.00 hrs, Volume= 256.371 af, Incl. 25.84 cfs Base Flow
 Outflow = 25.84 cfs @ 0.15 hrs, Volume= 256.371 af, Atten= 0%, Lag= 9.0 min
 Primary = 25.84 cfs @ 0.15 hrs, Volume= 256.371 af

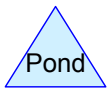
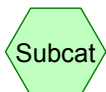
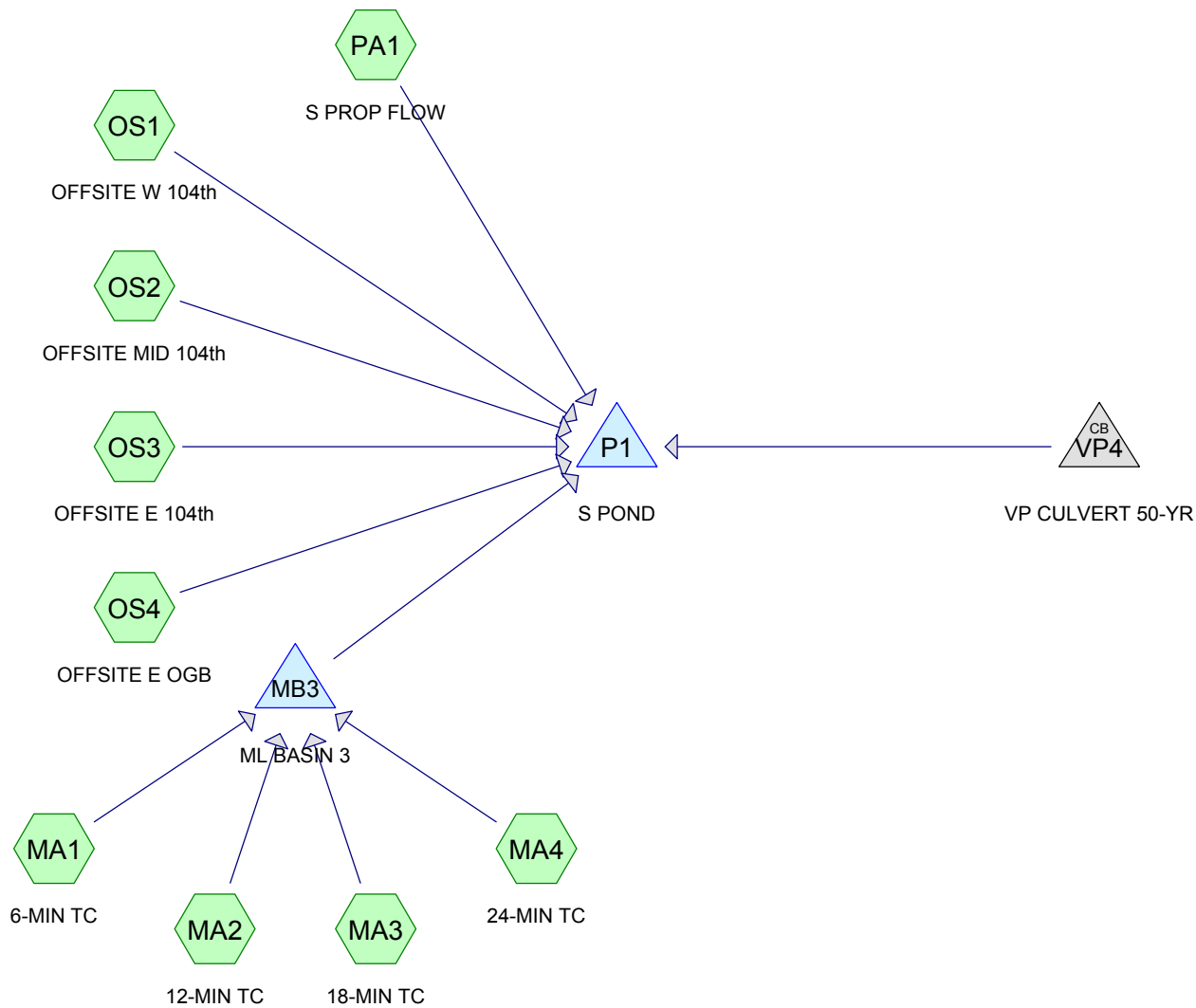
Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Peak Elev= 729.44' @ 0.00 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	724.53'	24.0" Round Culvert L= 48.0' CMP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 724.53' / 723.54' S= 0.0206 '/ Cc= 0.900 n= 0.025 Corrugated metal, Flow Area= 3.14 sf

Primary OutFlow Max=25.84 cfs @ 0.15 hrs HW=729.44' TW=705.50' (Dynamic Tailwater)
 ←1=Culvert (Barrel Controls 25.84 cfs @ 8.23 fps)

Pond VP3: VP CULVERT 25-YR





Routing Diagram for 1114.00 MSM PH1 - PROPOSED
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MSE 24-hr 3 50-Year Rainfall=5.19"

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Summary for Subcatchment MA1: 6-MIN TC

Runoff = 47.92 cfs @ 12.13 hrs, Volume= 2.369 af, Depth= 3.95"

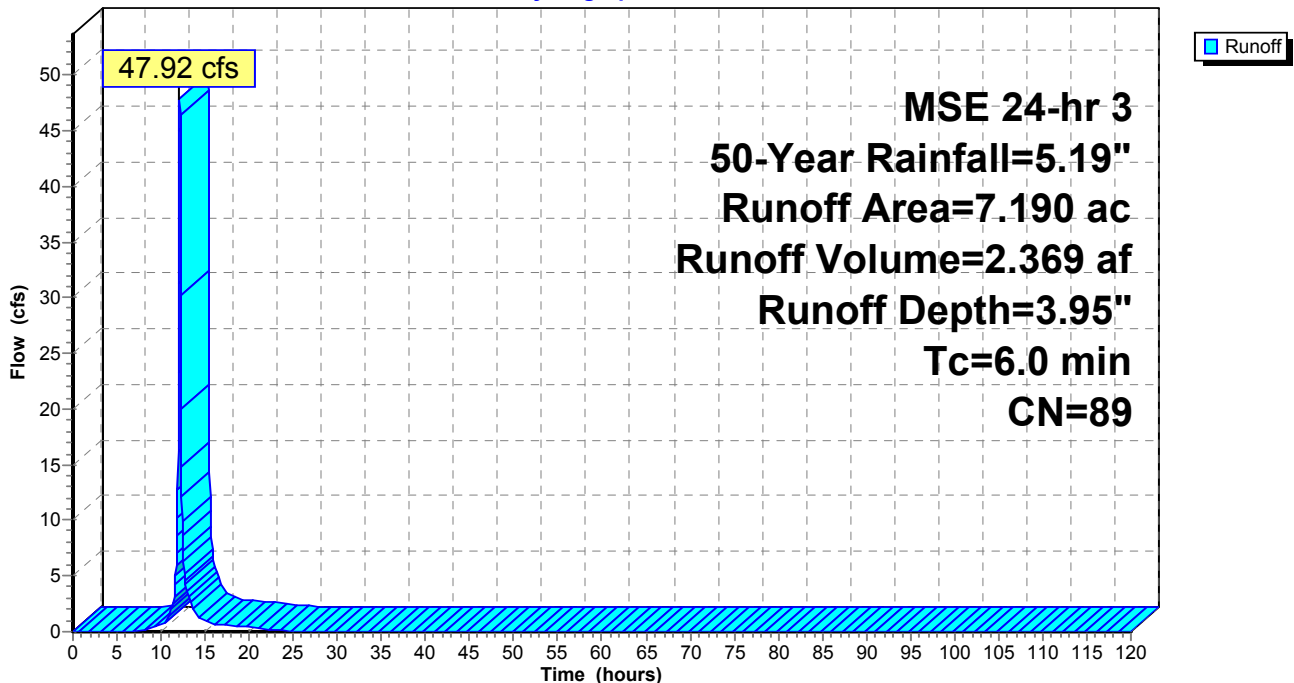
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 50-Year Rainfall=5.19"

Area (ac)	CN	Description
*	1.380	81 D12
*	0.440	90 D16
*	0.550	84 D18
*	0.540	81 D27
*	0.390	80 D28
*	0.410	80 D29
*	2.800	98 D33
*	0.090	98 D34
*	0.080	98 D35
*	0.510	87 D36
<hr/>		
7.190	89	Weighted Average
4.220	83	58.69% Pervious Area
2.970	98	41.31% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, GIVEN FROM MEADOWLANDS

Subcatchment MA1: 6-MIN TC

Hydrograph



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MSE 24-hr 3 50-Year Rainfall=5.19"

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Summary for Subcatchment MA2: 12-MIN TC

Runoff = 60.63 cfs @ 12.20 hrs, Volume= 3.556 af, Depth= 3.06"

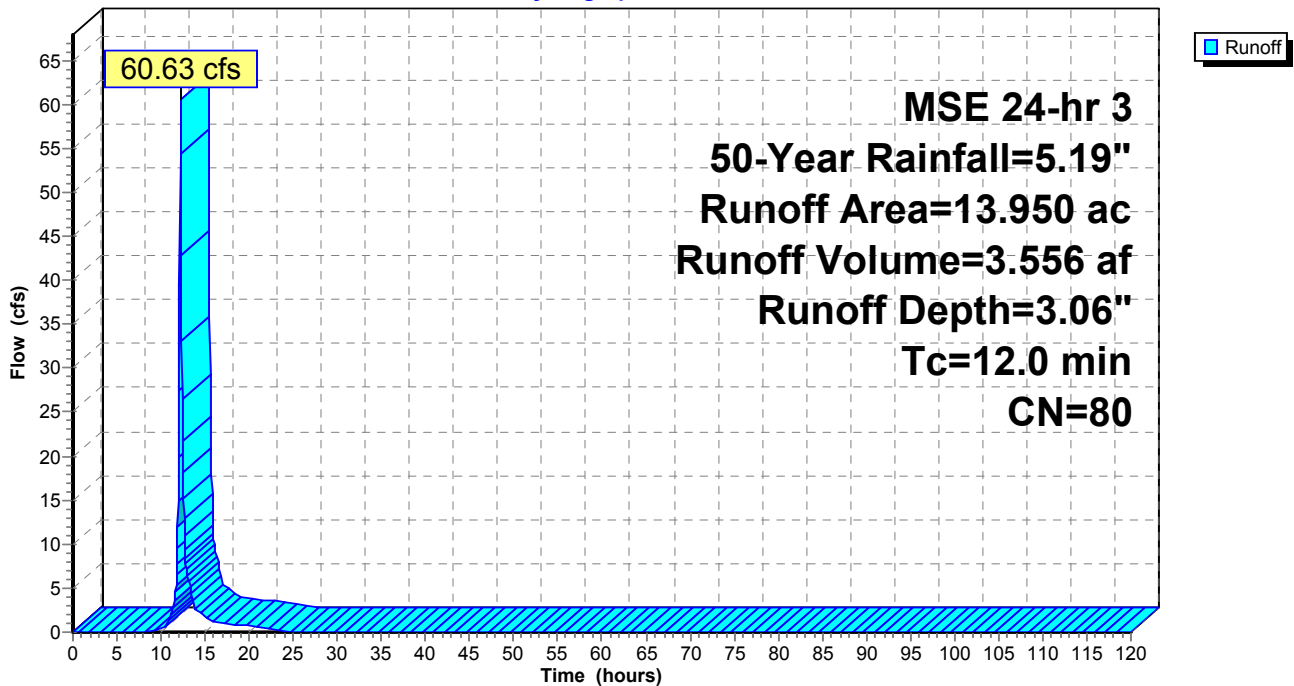
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 50-Year Rainfall=5.19"

Area (ac)	CN	Description
* 2.180	80	D9
* 1.280	81	D13
* 1.180	89	D19
* 4.410	74	D21
* 1.100	89	D22
* 1.880	80	D24
* 0.370	79	D26
* 1.550	81	D33
13.950	80	Weighted Average
13.950	80	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.0					Direct Entry, GIVEN FROM MEADOWLANDS

Subcatchment MA2: 12-MIN TC

Hydrograph



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MSE 24-hr 3 50-Year Rainfall=5.19"

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Summary for Subcatchment MA3: 18-MIN TC

Runoff = 34.53 cfs @ 12.27 hrs, Volume= 2.445 af, Depth= 3.06"

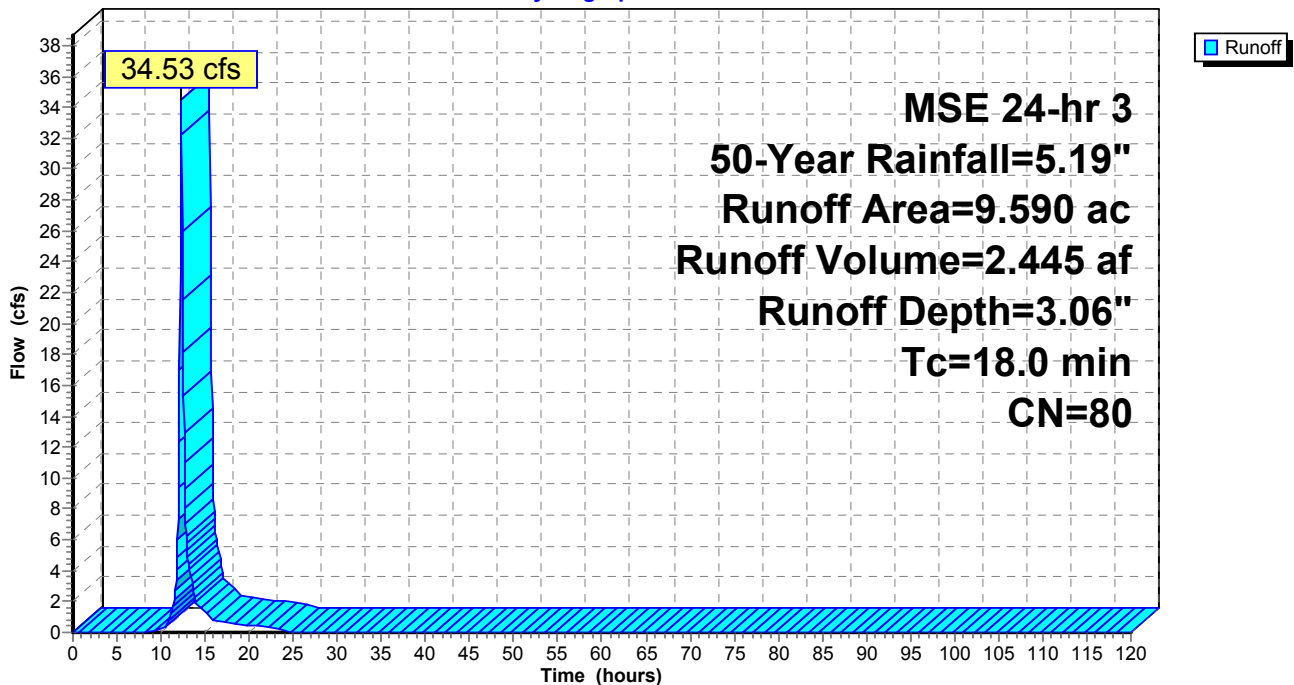
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 50-Year Rainfall=5.19"

Area (ac)	CN	Description
* 2.270	80	D10
* 1.720	80	D14
* 2.670	80	D15
* 1.210	80	D17
* 1.720	80	D25
9.590	80	Weighted Average
9.590	80	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.0					Direct Entry, GIVEN FROM MEADOWLANDS

Subcatchment MA3: 18-MIN TC

Hydrograph



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MSE 24-hr 3 50-Year Rainfall=5.19"

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Summary for Subcatchment MA4: 24-MIN TC

Runoff = 13.38 cfs @ 12.34 hrs, Volume= 1.105 af, Depth= 3.44"

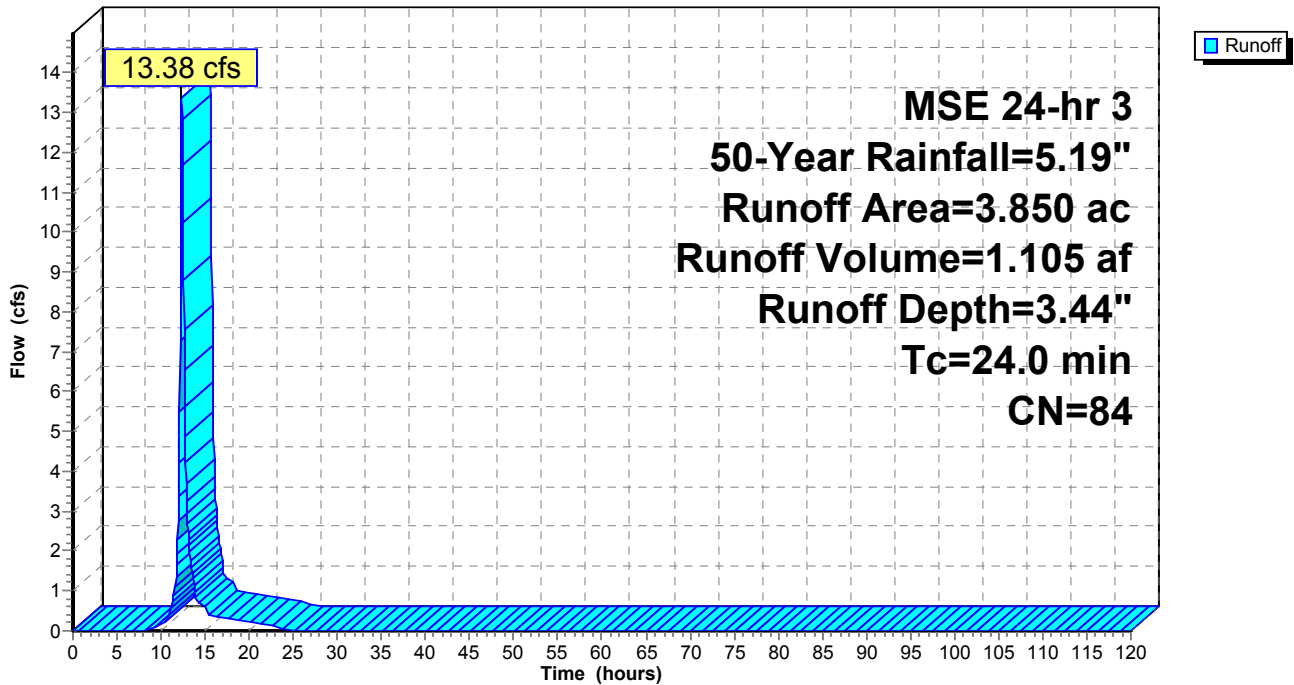
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 50-Year Rainfall=5.19"

Area (ac)	CN	Description
* 3.850	84	D20
3.850	84	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
24.0					Direct Entry, GIVEN FROM MEADOWLANDS

Subcatchment MA4: 24-MIN TC

Hydrograph



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MSE 24-hr 3 50-Year Rainfall=5.19"

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Summary for Subcatchment OS1: OFFSITE W 104th

Runoff = 5.29 cfs @ 12.18 hrs, Volume= 0.321 af, Depth= 4.27"

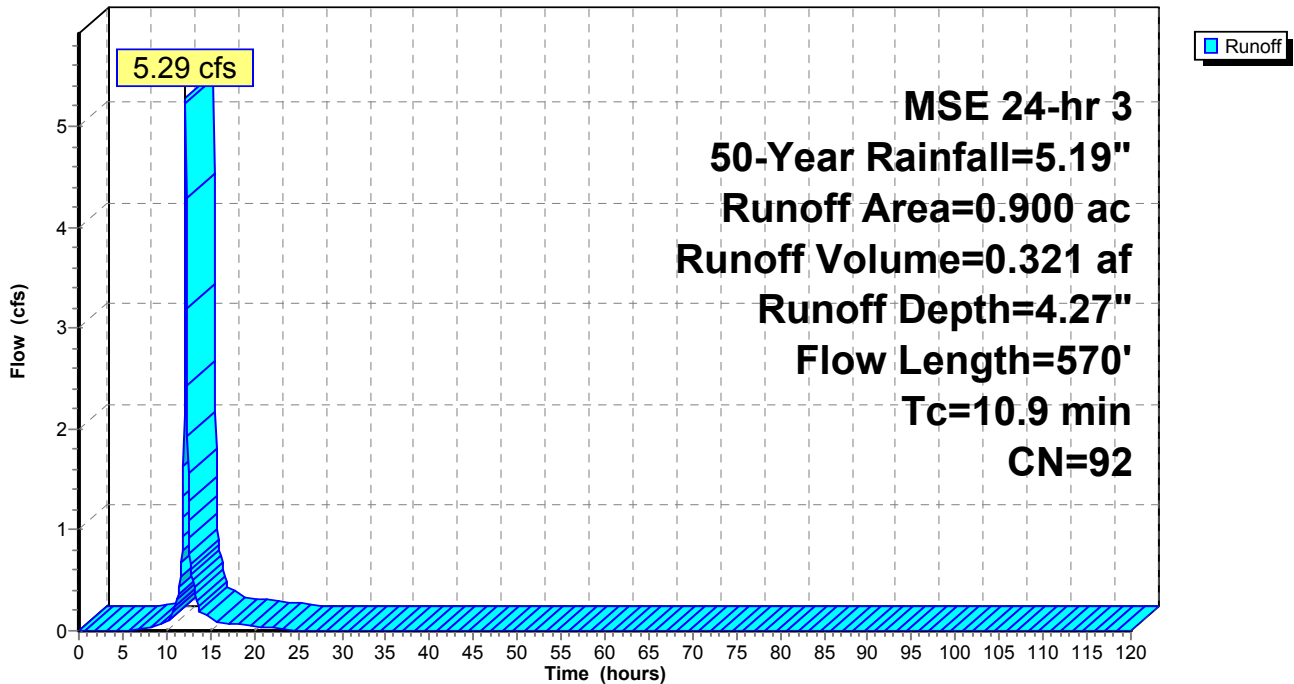
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 50-Year Rainfall=5.19"

Area (ac)	CN	Description
0.530	98	Paved parking, HSG D
* 0.370	83	Max Cropland for HSG D (NR 151)
0.900	92	Weighted Average
0.370	83	41.11% Pervious Area
0.530	98	58.89% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.4	35	0.0400	1.35		Sheet Flow, Road Smooth surfaces n= 0.011 P2= 2.68"
5.3	65	0.0500	0.21		Sheet Flow, Landscape Grass: Short n= 0.150 P2= 2.68"
5.2	470	0.0100	1.50		Shallow Concentrated Flow, Landscape Grassed Waterway Kv= 15.0 fps
10.9	570	Total			

Subcatchment OS1: OFFSITE W 104th

Hydrograph



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MSE 24-hr 3 50-Year Rainfall=5.19"

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Summary for Subcatchment OS2: OFFSITE MID 104th

Runoff = 8.44 cfs @ 12.17 hrs, Volume= 0.473 af, Depth= 3.54"

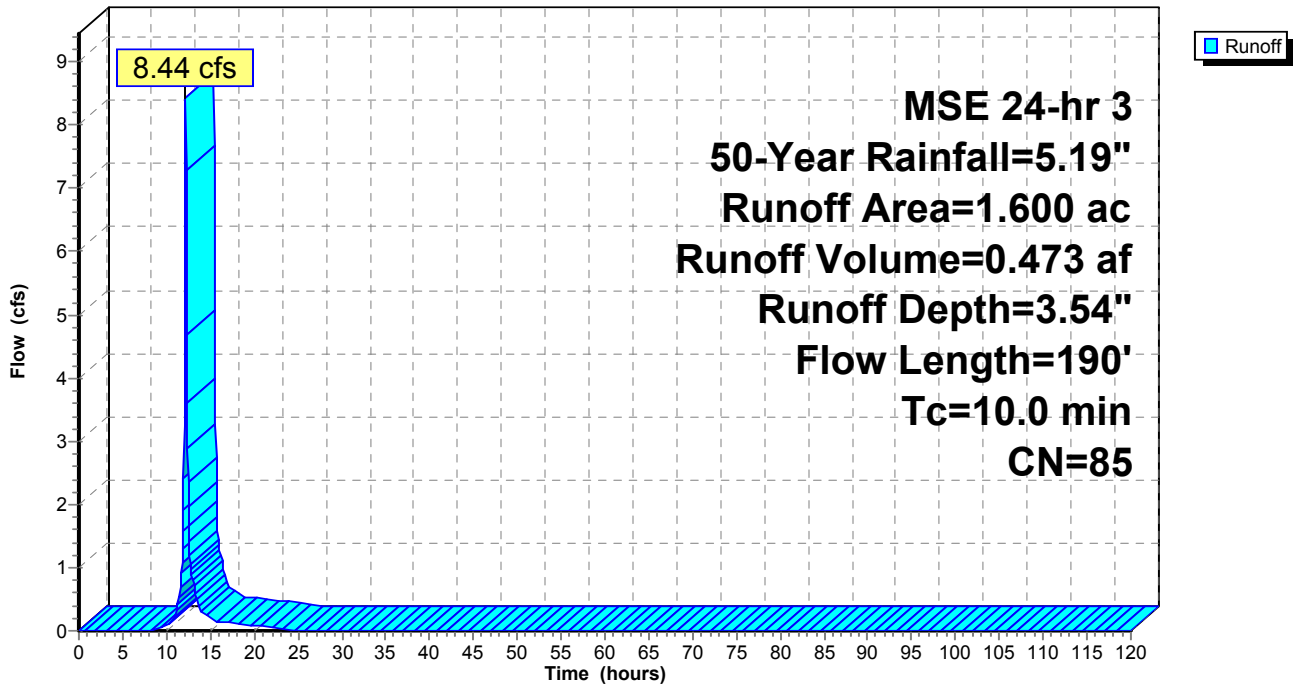
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 50-Year Rainfall=5.19"

Area (ac)	CN	Description
0.250	98	Paved parking, HSG D
* 1.350	83	Max Cropland for HSG D (NR 151)
1.600	85	Weighted Average
1.350	83	84.38% Pervious Area
0.250	98	15.63% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.4	30	0.0500	1.43		Sheet Flow, Road Smooth surfaces n= 0.011 P2= 2.68"
9.4	120	0.0400	0.21		Sheet Flow, Landscape Grass: Short n= 0.150 P2= 2.68"
0.2	40	0.0400	3.00		Shallow Concentrated Flow, Landscape Grassed Waterway Kv= 15.0 fps
10.0	190	Total			

Subcatchment OS2: OFFSITE MID 104th

Hydrograph



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MSE 24-hr 3 50-Year Rainfall=5.19"

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Summary for Subcatchment OS3: OFFSITE E 104th

Runoff = 9.33 cfs @ 12.21 hrs, Volume= 0.593 af, Depth= 3.75"

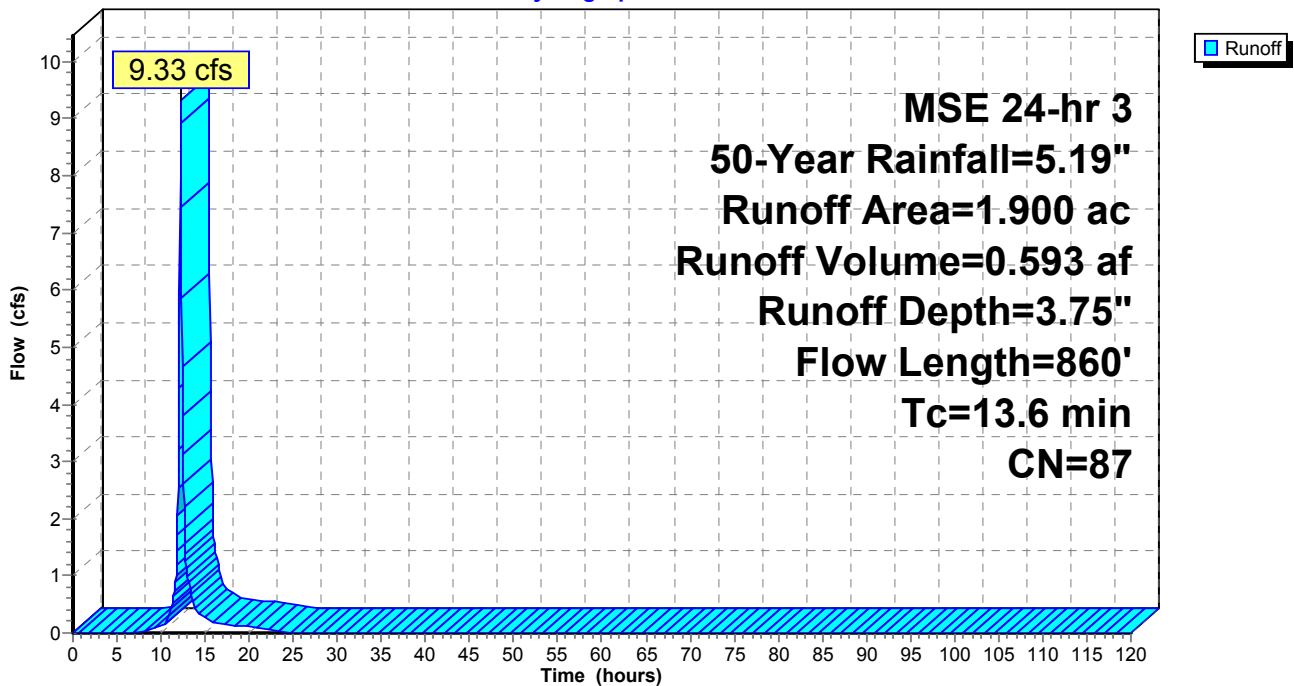
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 50-Year Rainfall=5.19"

Area (ac)	CN	Description
0.520	98	Paved parking, HSG D
* 1.380	83	Max Cropland for HSG D (NR 151)
1.900	87	Weighted Average
1.380	83	72.63% Pervious Area
0.520	98	27.37% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.3	20	0.0500	1.32		Sheet Flow, Road Smooth surfaces n= 0.011 P2= 2.68"
7.6	80	0.0300	0.18		Sheet Flow, Landscape Grass: Short n= 0.150 P2= 2.68"
3.0	460	0.0300	2.60		Shallow Concentrated Flow, Landscape Grassed Waterway Kv= 15.0 fps
2.7	300	0.0150	1.84		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
13.6	860	Total			

Subcatchment OS3: OFFSITE E 104th

Hydrograph



1114.00 MSM PH1 - PROPOSED

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MSE 24-hr 3 50-Year Rainfall=5.19"

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Page 9

Summary for Subcatchment OS4: OFFSITE E OGB

Runoff = 2.34 cfs @ 12.13 hrs, Volume= 0.112 af, Depth= 3.35"

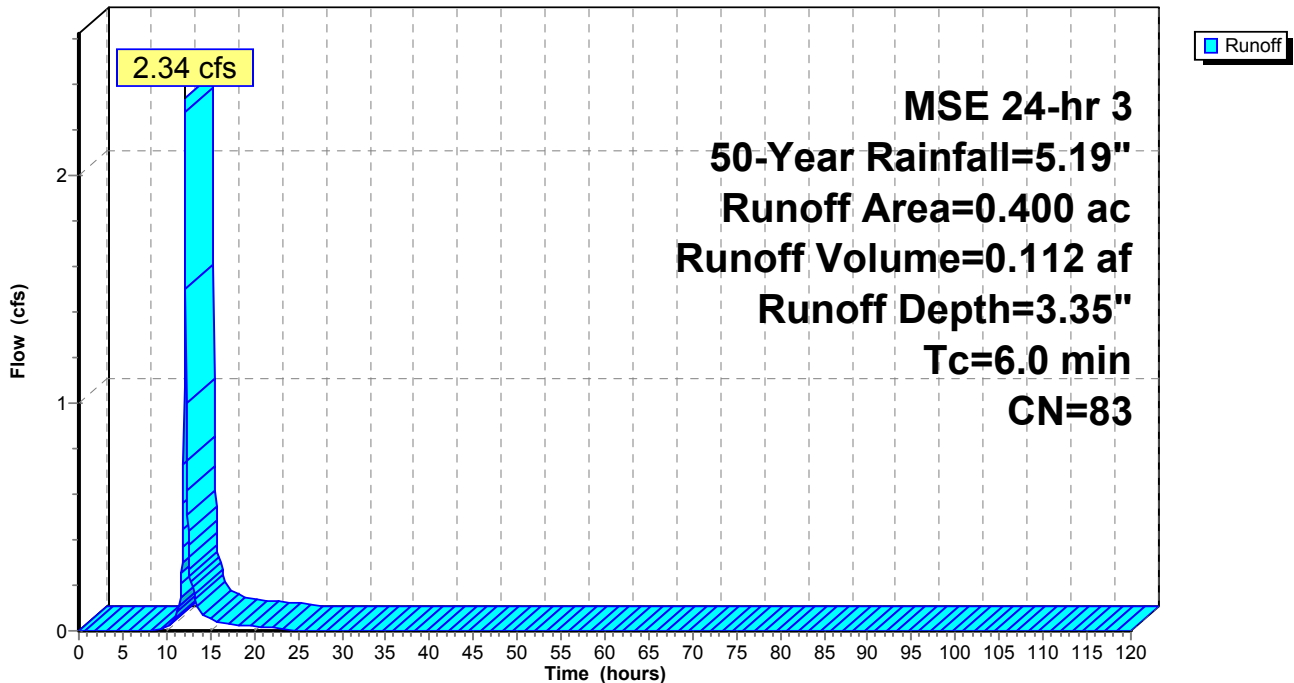
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 50-Year Rainfall=5.19"

Area (ac)	CN	Description
* 0.400	83	Max Cropland for HSG D (NR 151)
0.400	83	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, TR-55 MIN

Subcatchment OS4: OFFSITE E OGB

Hydrograph



1114.00 MSM PH1 - PROPOSED

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MSE 24-hr 3 50-Year Rainfall=5.19"

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Page 10

Summary for Subcatchment PA1: S PROP FLOW

Runoff = 75.57 cfs @ 12.13 hrs, Volume= 3.934 af, Depth= 4.50"

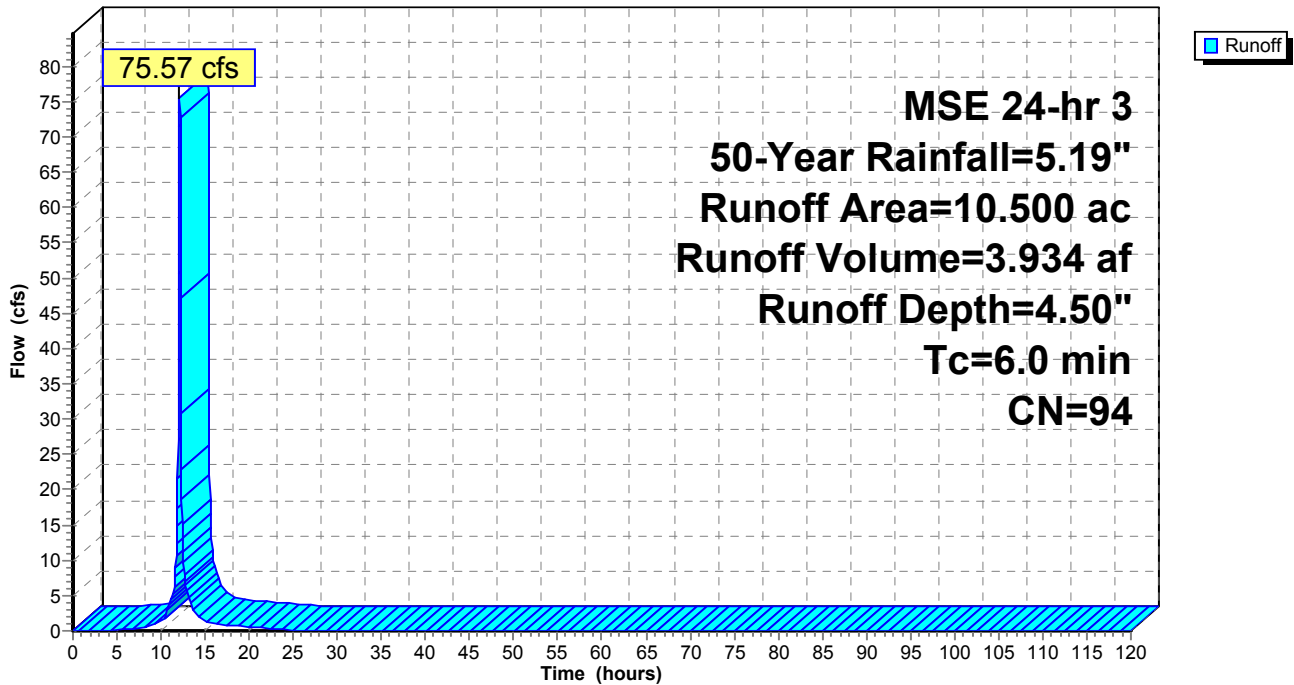
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 50-Year Rainfall=5.19"

Area (ac)	CN	Description
* 10.500	94	80% IMP (98); 20% PER (80)
10.500	94	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, TR-55 MIN

Subcatchment PA1: S PROP FLOW

Hydrograph



1114.00 MSM PH1 - PROPOSED

MSE 24-hr 3 50-Year Rainfall=5.19"

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Summary for Pond MB3: ML BASIN 3

Inflow Area = 34.580 ac, 8.59% Impervious, Inflow Depth = 3.29" for 50-Year event
 Inflow = 133.78 cfs @ 12.17 hrs, Volume= 9.476 af
 Outflow = 17.56 cfs @ 13.01 hrs, Volume= 9.476 af, Atten= 87%, Lag= 49.9 min
 Primary = 17.56 cfs @ 13.01 hrs, Volume= 9.476 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Peak Elev= 725.46' @ 13.01 hrs Surf.Area= 57,908 sf Storage= 217,861 cf

Plug-Flow detention time= 155.3 min calculated for 9.476 af (100% of inflow)
 Center-of-Mass det. time= 154.3 min (953.9 - 799.6)

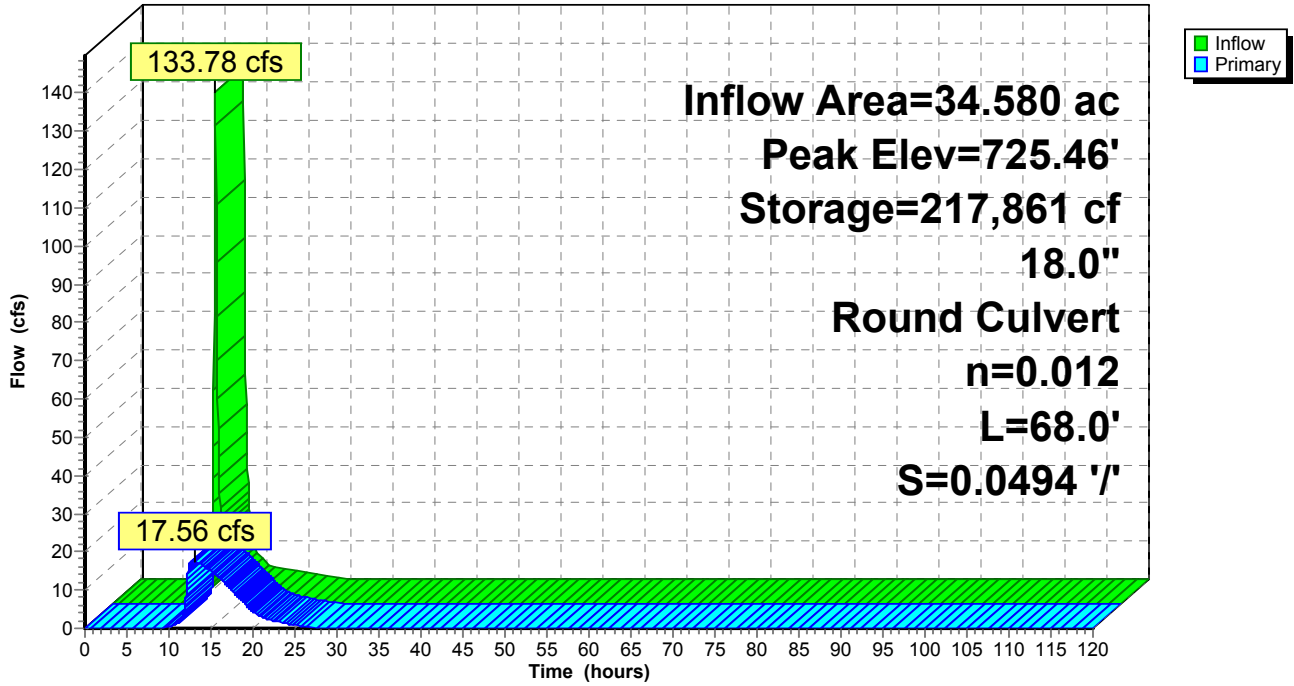
Volume	Invert	Avail.Storage	Storage Description
#1	720.45'	313,107 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
720.45	1,000	0	0
721.00	35,328	9,990	9,990
727.00	65,711	303,117	313,107

Device	Routing	Invert	Outlet Devices
#1	Primary	720.45'	18.0" Round Culvert L= 68.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 720.45' / 717.09' S= 0.0494 ' S= 0.0494 ' Cc= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 1.77 sf

Primary OutFlow Max=17.56 cfs @ 13.01 hrs HW=725.46' TW=708.88' (Dynamic Tailwater)
 ↑1=Culvert (Inlet Controls 17.56 cfs @ 9.94 fps)

Pond MB3: ML BASIN 3

Hydrograph



1114.00 MSM PH1 - PROPOSED

MSE 24-hr 3 50-Year Rainfall=5.19"

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Summary for Pond P1: S POND

Inflow Area = 49.880 ac, 8.56% Impervious, Inflow Depth > 77.48" for 50-Year event
 Inflow = 139.92 cfs @ 12.14 hrs, Volume= 322.076 af
 Outflow = 79.15 cfs @ 12.34 hrs, Volume= 319.265 af, Atten= 43%, Lag= 12.3 min
 Primary = 79.15 cfs @ 12.34 hrs, Volume= 319.265 af
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Peak Elev= 709.52' @ 12.34 hrs Surf.Area= 49,884 sf Storage= 182,736 cf

Plug-Flow detention time= 64.8 min calculated for 319.068 af (99% of inflow)
 Center-of-Mass det. time= 30.8 min (3,505.2 - 3,474.4)

Volume	Invert	Avail.Storage	Storage Description
#1	705.00'	261,675 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
705.00	31,700	0	0
706.00	35,395	33,548	33,548
707.00	39,239	37,317	70,865
708.00	43,279	41,259	112,124
709.00	47,585	45,432	157,556
710.00	52,035	49,810	207,366
711.00	56,584	54,310	261,675

Device	Routing	Invert	Outlet Devices
#1	Primary	705.00'	27.0" Round Culvert X 2.00 L= 58.8' RCP, groove end projecting, Ke= 0.200 Inlet / Outlet Invert= 705.00' / 704.60' S= 0.0068 1' Cc= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 3.98 sf
#2	Device 1	705.00'	6.0" Vert. Orifice/Grate C= 0.600
#3	Device 1	706.35'	15.0" Vert. Orifice/Grate X 3.00 C= 0.600
#4	Device 1	708.00'	96.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#5	Secondary	710.00'	10.0' long x 20.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=79.12 cfs @ 12.34 hrs HW=709.52' (Free Discharge)

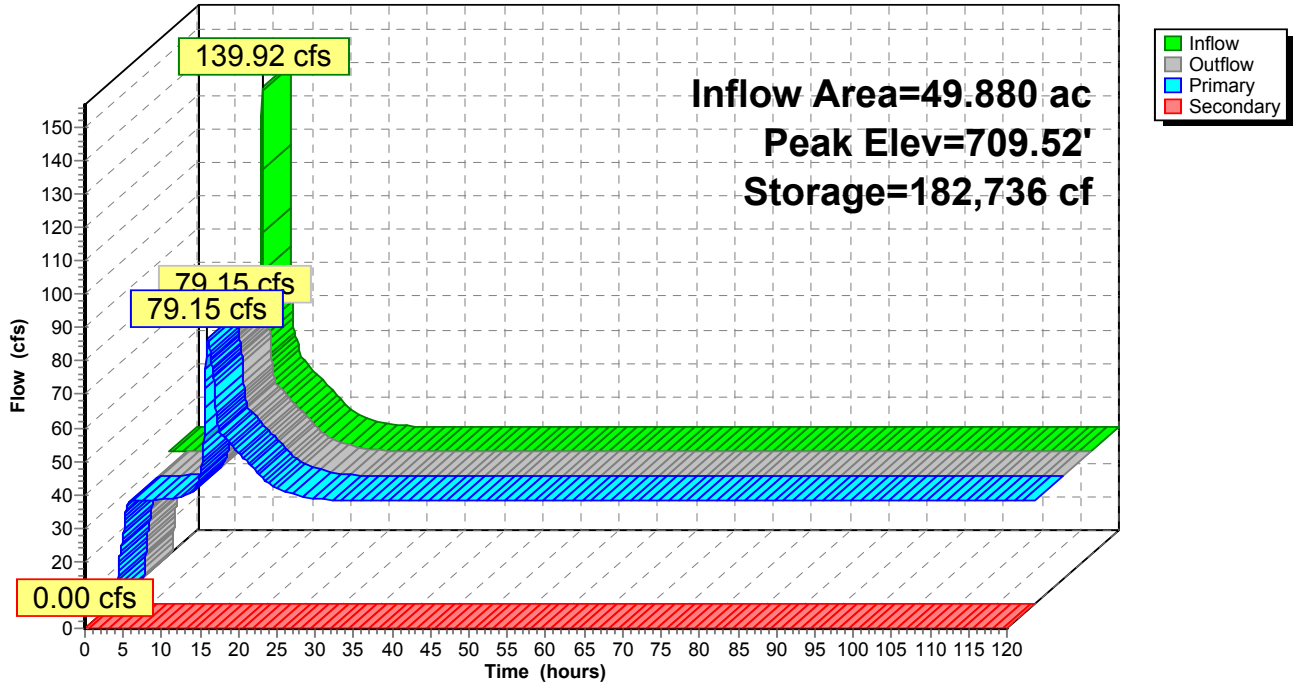
- 1=Culvert (Barrel Controls 79.12 cfs @ 9.95 fps)
- 2=Orifice/Grate (Passes < 1.95 cfs potential flow)
- 3=Orifice/Grate (Passes < 28.25 cfs potential flow)
- 4=Orifice/Grate (Passes < 153.29 cfs potential flow)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=705.09' (Free Discharge)

- 5=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Pond P1: S POND

Hydrograph



1114.00 MSM PH1 - PROPOSED

MSE 24-hr 3 50-Year Rainfall=5.19"

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Summary for Pond VP4: VP CULVERT 50-YR

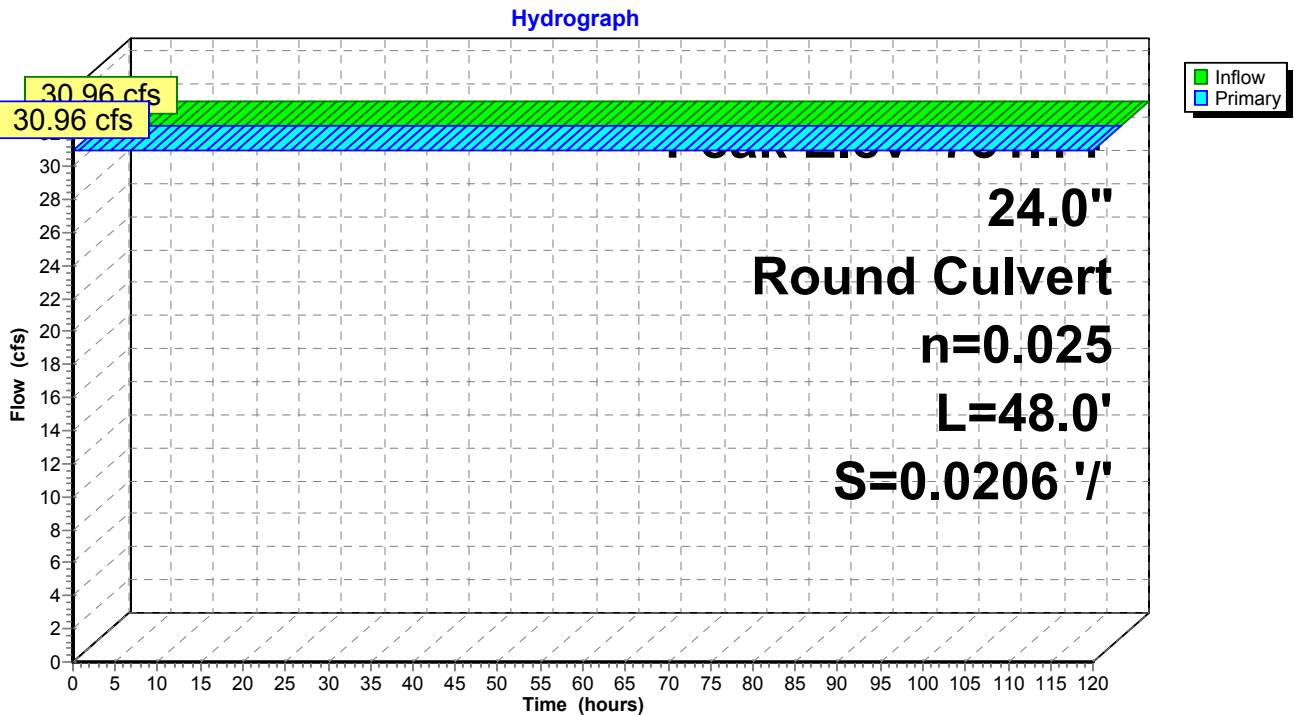
Inflow = 30.96 cfs @ 0.00 hrs, Volume= 307.169 af, Incl. 30.96 cfs Base Flow
 Outflow = 30.96 cfs @ 0.00 hrs, Volume= 307.169 af, Atten= 0%, Lag= 0.0 min
 Primary = 30.96 cfs @ 0.00 hrs, Volume= 307.169 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Peak Elev= 731.14' @ 0.00 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	724.53'	24.0" Round Culvert L= 48.0' CMP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 724.53' / 723.54' S= 0.0206 '/' Cc= 0.900 n= 0.025 Corrugated metal, Flow Area= 3.14 sf

Primary OutFlow Max=30.96 cfs @ 0.00 hrs HW=731.14' TW=705.09' (Dynamic Tailwater)
 ←1=Culvert (Barrel Controls 30.96 cfs @ 9.85 fps)

Pond VP4: VP CULVERT 50-YR





February 7, 2018

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

Dear Ms. Werbie-Harris:

Bear Development is pleased to submit this letter and the accompanying plans as formal application for revisions to the approved Concept Plan for a mixed use commercial development known as Main Street Market.

The subject property is located northeast of the intersection of STH 31 and STH 165 in the Village of Pleasant Prairie. The property consists of approximately 21.76 acres and is located in the High Pointe Neighborhood.

Main Street Development, LLC has recently purchased the property and is submitting revised Concept Plans for a commercial development including retail, medical clinic and possible office use on the subject property.

We are happy to report that our feasibility studies have generated positive results. In addition to the studies, Bear Development has met with the Village for a pre-application conference and subsequently received Village of Pleasant Prairie approval of a Comprehensive Plan Amendment to revise the High Pointe Neighborhood Plan and furthermore, has received Village approval of a Master Conceptual Plan.

Since the approvals, Bear Development has continued to make progress on the off-site traffic improvements required for the project, namely Old Green Bay Road. As you will find on the enclosed plans, the Master Conceptual Plan now includes the approved alignment and Right of Way width of Old Green Bay Road. The approved road design had significant impacts on the interior site planning. Those impacts have been analyzed and accounted for. Bear Development is proposing a commercial development very similar in nature to the existing High Pointe Neighborhood Plan.

We are extremely pleased and excited to include Froedert South as an anchor to Main Street Market. As you will find in the enclosed plans, the updated Froedert South layout and orientation has been included in the Master Conceptual Plan. Please find the following exhibits which illustrate the revised Concept Plan for Main Street Market:

- Revised Master Conceptual Plan
- Phase I Site Improvement Plans
- Proposed Off-Site Roadway Improvements

With any Conceptual Plan, particularly a project that includes future users, we anticipate many details to evolve during the life of the project. The submitted Concept Plan represents the initial step in the entitlement process and will continually be revised, defined and improved as the project advances.

Should you have any questions regarding this request, please do not hesitate to contact me. I can be reached at (262) 842-0556 or by email, dan@beardevelopment.com

Thank you for your time and consideration.

Sincerely,



Daniel Szczap
Bear Development, LLC

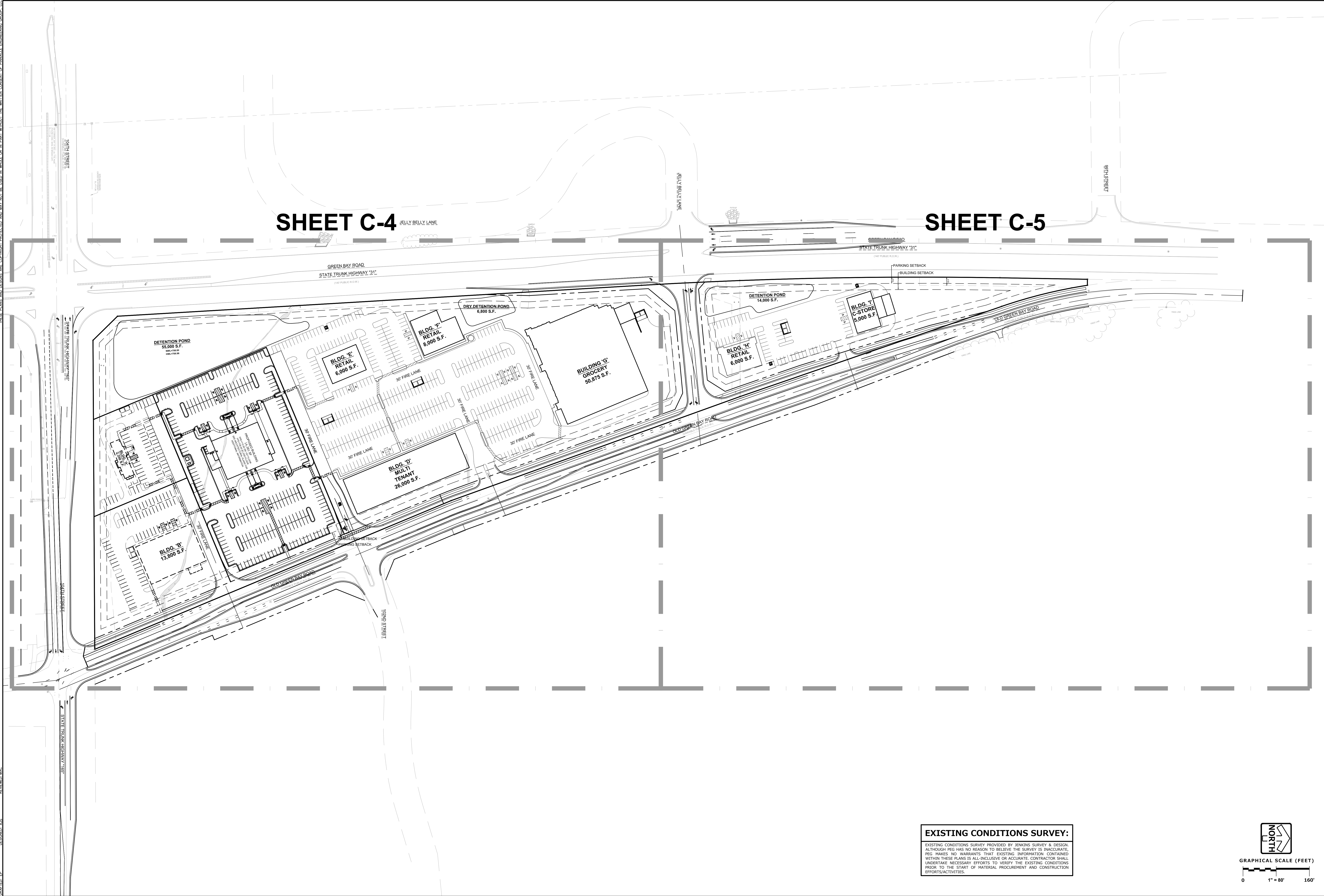
Cc: S.R. Mills
Stephen C. Mills
John Hotvedt

DESIGNED: AJS
REVIEWED: MAC
DRAWN: EP
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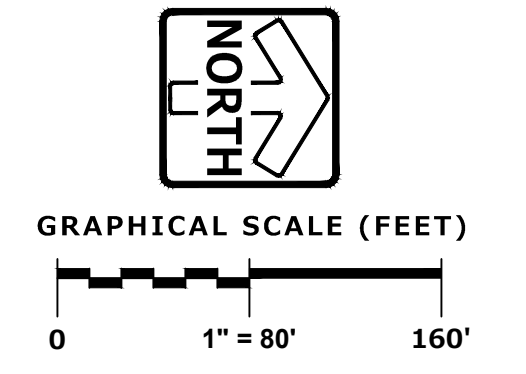
SHEET C-4

JELLY BELLY LANE

SHEET C-5



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MAIN STREET MARKET VILLAGE OF PLEASANT PRAIRIE, WI

CONCEPT SITE PLAN OVERVIEW

REVISIONS	
1	OVERALL SITE UPDATE 01/31/18

REG. JOB NO. 1114.00-WI MAC
SCALE: 1" = 80'

SHEET
C-3
8
C-11

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DESIGNED: JAS
CHECKED: JAS
DRAWN: EP

Z:\PROJECTS\2017\1114.00-WI\CAD\SHEETS\CONCEPT PLAN\1114.00-WI SITE PLAN_CONCEPT.DWG

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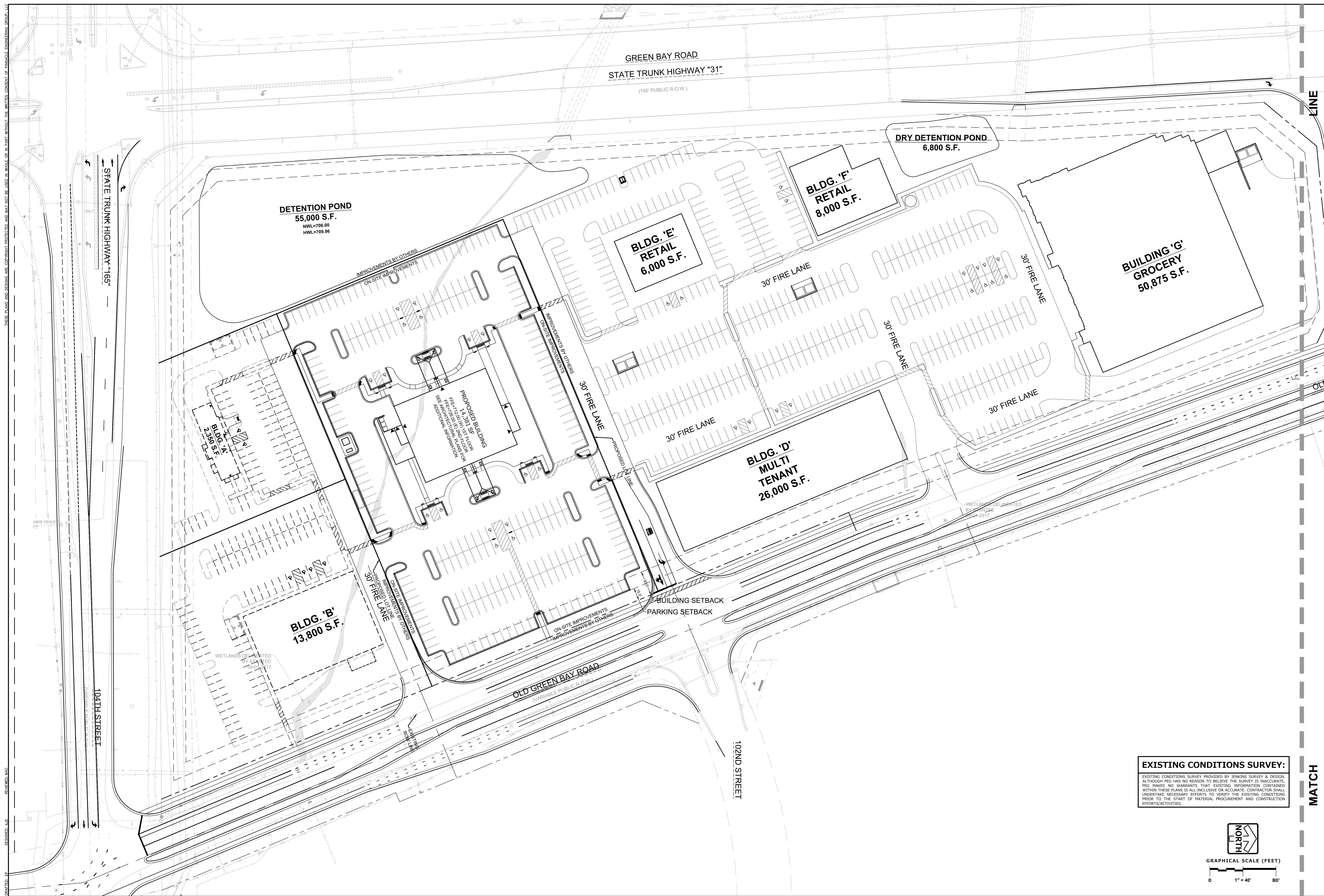
**MAIN STREET MARKET
VILLAGE OF PLEASANT PRAIRIE, WI**

CONCEPT SITE PLAN

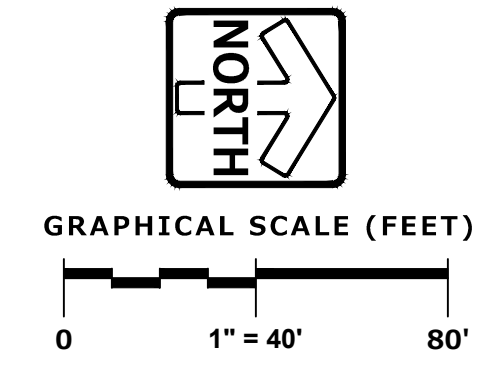
REVISIONS	
1	OVERALL SITE UPDATE 01/31/18

REG. NO. 1114.00-WI
MAC
START DATE: 12-01-17
SCALE: 1" = 40'

SHEET
C-4
C-11



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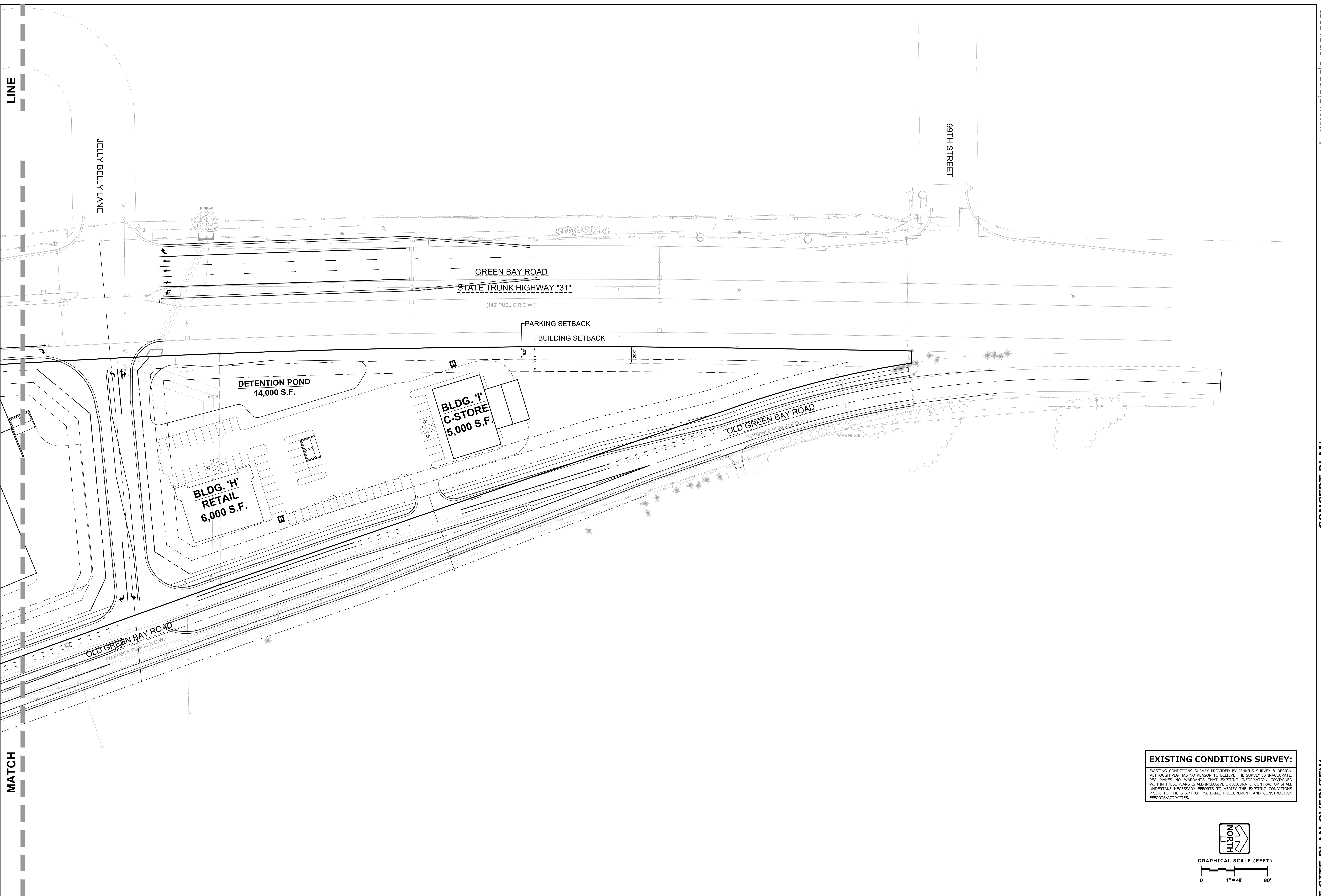
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CONCEPT PLAN

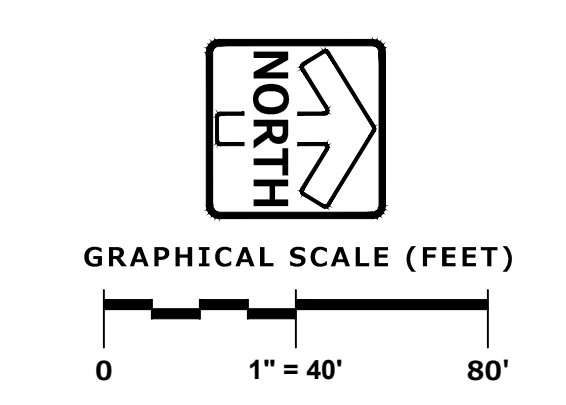
MATCH

CONCEPT SITE PLAN

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 DESIGNED: DCC
 CHECKED: EP
 DATE: 01/31/18



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**MAIN STREET MARKET
 VILLAGE OF PLEASANT PRAIRIE, WI**

CONCEPT SITE PLAN

REVISIONS	
1	OVERALL SITE UPDATE 01/31/18

REG. NO. 114.00-WI
 PEG: PM
 MAC
 START DATE: 09-18-17
 SCALE: 1" = 40'
 SHEET
 C-5
 of
 C-11

Z:\PROJECTS\2017\1114.00-WI\CAD\SHEETS\CONCEPT PLAN\1114.00-WI SITE PLAN_CONCEPT.DWG

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 CONCEPT PLAN
 CONCEPT SITE PLAN OVERVIEW



ZONING MAP AMENDMENT APPLICATION

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

Property Location: Northeast Corner of STH 165 and STH 31

Legal Description: Please see attached

Tax Parcel Number(s): 92-4-122-223-0202 & 92-4-12-223-0110

Existing Zoning District(s): B2 Community Business District with General Agricultural District Overlay

Proposed Zoning District(s): B2 Community Business District with Planned Unit Development (PUD) Overlay District

Proposed Use: Mixed Commercial Development

Compatibility with Adjacent Land Uses:

The proposed zoning is compatible with the existing and planned uses adjacent to the site. Wetland 1 has been permitted to be filled by the WDNR and ACOE. Wetland #2 will remain until such time that a fill permit is obtained. Since no formal plans for this wetland impact are completed, the applicant has been asked by the WDNR to withhold wetland impact permit applications until such time that formal plans showing the actual impact are designed.

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

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

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

PROPERTY OWNER:

Print Name: Main Street Development, LLC

Signature: [Signature]

Address: 4011 80th Street

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

Phone: (262) 842-0556

Fax: (262) 842-0557

Email: dan@beardevelopment.com

Date: 2/7/2018

APPLICANT/AGENT:

Print Name: Bear Development, LLC

Signature: [Signature]

Address: 4011 80th Street

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

Phone: (262) 842-0556

Fax: (262) 842-0557

Email: dan@bear development.com

Date: 2/7/2018

~~REV~~ CODE 1802-001



ZONING TEXT AMENDMENT APPLICATION

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

Property Location: Northeast corner of STH 165 and STH 31

Legal Description: Please see attached

Tax Parcel Number(s): 92-4-122-223-0202 & 92-4-122-223-0110

Amend Section(s): Please see attached Petition. of the Village Zoning Ordinance

Purpose of Zoning Text Amendment:

Create a Planned Unit Development for the Main Street Market Development.
Please see attached petition.

If a Planned Unit Development is proposed include a letter indicting the dimensional variations being requested a statement of Community Benefit as required by Chapter 420 of the Village Municipal Code

If another type of Zoning Text Amendment is being proposed, then include the proposed language of the Zoning Text Amendment being requested.

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

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

PROPERTY OWNER:

Print Name: Main Street Development, LLC

Signature:

Address: 4011 80th Street

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

Phone: (262) 842-0556

Fax: (262) 842-0557

Email: dan@beardevelopment.com

Date 2/5/2018

APPLICANT/AGENT:

Print Name: Bear Development, LLC

Signature:

Address: 4011 80th Street

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

Phone: (262) 842-0556

Fax: (262) 842-0557

Email: dan@beardevelopment.com

Date: 2/5/2018

**PETITION FOR ZONING AMENDMENT
B-2 COMMUNITY BUSINESS DISTRICT
PLANNED UNIT DEVELOPMENT**

Your Petitioners, Main Street Development, LLC, respectfully represent to the Plan Commission and Village Board of the Village of Pleasant Prairie, as follows:

1. That Main Street Development, LLC, is the owner of record of the real estate which is subject to this petition and which is more fully described as follows:

LEGAL DESCRIPTION

PARCEL 1:

That part of the North 61.50 acres of the Southwest 1/4 of Section 22, Town 1 North, Range 22 East of the Fourth Principal Meridian, lying between the East line of relocated Highway "31" and the West line of Old Highway "31". Except the North 190 feet; and lying and being in the Village of Pleasant Prairie, Kenosha County, Wisconsin.

PARCEL 2:

The South 98.50 acres of the Southwest 1/4 of Section 22, Township 1 North, Range 22 East of the Fourth Principal Meridian, except that part of the said South 98.50 acres which lies East of Old State Trunk Highway 31; Also excepting that parcel described as: Commencing at a point in the center of Highway 31, 570 feet North of a point 1119.5 feet East of the Southwest corner of said 1/4 Section; thence East 140.9 feet, North 182 feet, West 189.1 feet to the center line of highway, Southeasterly along the center line of said highway 142.5 feet to place of beginning; said land lying and being in the Village of Pleasant Prairie, Kenosha County, Wisconsin. Excepting therefrom: All that part of the Southwest 1/4 of Section 22, Township 1 North, Range 22 East in the Village of Pleasant Prairie, Kenosha County, Wisconsin, described as follows:

Commencing at the Southwest corner of said Section 22, thence North 02°41'03" West and along the West line of said Section 22, 87.07 feet to a point in the new North line of State Trunk Highway 165 and the point of beginning of the following description: Thence continuing North 02°41'03" West and along the West line of said Section 22, 1563.08 feet, more or less, to the North line of the Donald Kleinschmidt property and the North line of the South 98.5 acres of the Southwest 1/4 of said Section 22, as indicated on the Wisconsin Department of Transportation right of way plat dated March 1, 1990 and revised October 30, 1990; thence North 89°53'33" East along said North line, 312.54 feet, more or less, to a point in the West line of the relocated State Trunk Highway 31 and a point in a curve, as indicated on said right of way plat, said point indicated as Station 155+66.57; thence Southerly 245.11 feet along the West line of said relocated highway and the arc of said curve to the left, whose radius is 11,529.16 feet and whose chord bears South 02°46'11" East, 245.11 feet, more or less, to a point of tangency; thence South 03°22'44" East and along the West line of said relocated highway, 1265.43 feet, more or less; thence South 42°04'39" West, 70.45 feet, more or less, to a point in the new North line of State Trunk Highway 165, said point lies 87.00 feet North of, as measured normal to, the South line of the Southwest 1/4 of said Section 22; thence South 89°40'10" West and along the new North line of said highway, 278.58 feet, more or less to the place of beginning. Further excepting therefrom: Begin at the Southwest corner of the Southwest 1/4; thence North 2°41'03" West along the West line of the Southwest 1/4 87.07 feet; thence North 89°40'10" East, parallel with the South line of the Southwest 1/4 278.58 feet; thence North 42°04'39" East 70.43 feet; thence North 3°22'44" West 1265.46 feet to a point of curve (from said point the long chord bears North 2°46'12" West 245.10 feet and the radius bears North 86°37'16" East 11,529.16 feet); thence Northerly along the arc of a curve to the right 245.10 feet to the North property line of the owner; thence North 89°53'33" East along said line 140.09 feet to a point of

curve (from said point the long chord bears South 2°46'57" East 237.10 feet and the radius bears North 87°48'50" East 1,389.16 feet); thence Southerly along the arc of a curve to the left 237.10 feet; thence South 03°22'44" East 1265.46 feet; thence South 44°28'33" East 82.85 feet; thence North 89°40'10" East 776.14 feet to the centerline of the existing S.T.H. 31; thence South 22°36'06" East along said line 94.01 feet to the South line of the Southwest 1/4; thence South 89°40'10" West along said line 1331.77 feet to the point of beginning.

PARCEL NUMBERS: 92-4-122-223-0202 & 92-4-122-223-0110

ACREAGE: 21.76 Acres

2. That the Petitioners are requesting a zoning amendment to the B-2 Commercial Business District - Planned Unit Development District to allow the development of the site as a mixed commercial development.
3. That the subject property consists of 21.76 acres and is located northeast of the intersection of STH 31 and STH 165.
4. That the subject property is presently classified as B-2 Community Business District, with General Agricultural Overlay
5. That the Petitioners are requesting a zoning amendment to the B-2 Community Business District to remove the General Agricultural Overlay- Planned Unit Development District to allow the development the site as a mixed commercial center.
6. That the Property was granted approval for a Neighborhood Plan Amendment for a commercial development
7. That the Petitioners request the PUD to allow flexibility in the development of Main Street Market.
8. That the Petitioner's acknowledge that the subject property shall be developed as a unified and coordinated Planned Unit Development in accordance with Village of Pleasant Prairie Municipal Code, Chapter 420, Section 137.
9. That the Main Street Market shall provide a community benefit reflected in;
 - a. Coordinated Site Planning
 - b. Safe and Efficient Pedestrian and Vehicular Connections
 - c. Consistent Architectural Style, Design and Building Materials
 - d. Attractive Landscaping Planning
 - e. Uniform Parking Lot Lighting
 - f. Coordinated Site Signage

10. The Petitioner's represent that the Planned Unit Development will require future modifications related to setbacks, structure height, lot width, minimum area, parking requirements, etc. as specific site users join the Main Street Market Planned Unit Development. The Petitioner's seek the flexibility allowed by the PUD to create and establish a unified development.

At this time the Petitioner's request the following modification's in the B-2 Community Business District.

- a. That the minimum lot size in the Main Street Market be reduced from the minimum of two (2) acres to a minimum lot size of .75 acres.
- b. That the minimum Gross Floor Area be reduced from the minimum of 4,000 square feet to a minimum of 2,350 square feet only as it relates to Lot 3.
- c. That the fire lanes, maneuvering lanes and parking lot setbacks be reduced to a minimum of 15' from all property lines adjacent to public roadways.
- d. That building setbacks be reduced to a minimum of 30' from all public roadways

Wherefore, Petitioners request that the Village of Pleasant Prairie set a date for a Public Hearing to be held for the proposed request.

Property Owner's Signature

Date

Main Street Development, LLC
4011 80th Street
Kenosha, WI 53142



Applicant's Signature

Date

Bear Development, LLC
4011 80th Street
Kenosha, WI 53142

Consider approval of **Tax Payment Shortfall Agreement** between the Village of Pleasant Prairie and Froedtert South Inc., regarding the TID #6 Increment repayment requirements for the life of the bonds (20 years).

Recommendation: Plan Commission recommends that the Village Board approve the **Tax Payment Shortfall Agreement** as presented.

VILLAGE STAFF REPORT OF APRIL 16, 2018

Consider approval of **Tax Payment Shortfall Agreement** between the Village of Pleasant Prairie and Froedtert South Inc., regarding the TID #6 Increment repayment requirements for the life of the bonds (20 years).

On January 15, 2018 the Village Board conditionally approved a Master Conceptual Plan 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) within TID #6

The Froedtert medical office building is proposed to consist of four floors, at approximately 12,500 square feet each, totaling about 50,000 square feet of buildable space. The facility will contain rehabilitation services that provide physical therapy, occupational therapy, imaging services and support functions for each of those services. The CT scan and MRI units are being planned for the imaging suite, but would be installed at a later date. Individual private treatment areas for patients as well as a centralized gym area for the patients and related support areas will be provided. Initially the second floor will be built out to include primary care and walk-in service for those who do not have an appointment. The second through fourth floors will be used for physician offices that will provide primary and specialty care.

On March 26, 2018, the Plan Commission conditionally approved the Preliminary Site and Operational Plans to begin the mass grading, underground utilities and early footing and foundation construction for the Medical Office Building.

This Development will need to be in compliance with the overall Development Plans and TID #6 Project Plan for the Main Street Market Development, including the execution of the **attached** Tax Shortfall Agreement to ensure repayment requirements for the life of the bonds (20 years) are paid.

Recommendation: Plan Commission recommends that the Village Board to approve the Tax Payment Shortfall Agreement.

**TAX PAYMENT SHORTFALL AGREEMENT
(TAX INCREMENTAL DISTRICT NO.6)**

THIS AGREEMENT (this “Agreement”) is entered into as of this ____ day of March, 2018, between the Village of Pleasant Prairie, a municipal corporation (the “Village”) and Froedtert South, Inc., a Wisconsin corporation (“Froedtert”).

WHEREAS, Froedtert has or will purchase the property described on Exhibit A (the “Property”) which Froedtert intends to develop for medical office building uses (the “Development”); and

WHEREAS, the Property is or will be located in the Village’s Tax Incremental District No. 6 (the “District”) which the Village has or will establish in order to finance project costs within the District as permitted under Wis. Stats. Section 66.1105; and

WHEREAS, Froedtert plans to construct improvements on the Property as described on Exhibit B hereto (the “Froedtert Improvements”); and

WHEREAS, the Village intends to issue general obligation debt (the “Debt”) to finance improvements which are necessary to develop the Property and adjoining properties, the debt service payments thereunder to be made from the tax increment generated by the District as a result of the Development; and

WHEREAS, Froedtert has agreed to either make a certain amount of minimum future yearly ad valorem real estate property tax payments to the Village on the Property generating tax increment necessary to pay the debt service on the Debt or to pay the Village the shortfall in such payments as hereinafter provided.

NOW, THEREFORE, the Village and Froedtert, in consideration of the terms and conditions contained in this Agreement and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, agree as follows:

1. **CONTINGENCY**. The effectiveness of this Agreement is contingent upon Froedtert or its affiliate hereafter becoming the owner of the Property. In the event that Froedtert or its affiliate becomes the owner of the Property, this Agreement shall automatically become effective without any further action by either party. In the event Froedtert does not become the owner of the Property on or before May 31, 2018, this Agreement shall terminate and be of no further force and effect.

Recording Area

Name and Return Address

Scott L. Langlois, Esq.
Quarles & Brady LLP
411 East Wisconsin Avenue
Milwaukee, WI 53202

Parcel Identification Number (PIN)

2. CONSTRUCTION OF FROEDTERT IMPROVEMENTS. Froedtert shall construct the Froedtert Improvements on the Property. The Froedtert Improvements shall be in compliance with all applicable municipal ordinances of the Village and with any pertinent provisions of the District project plan.

3. SHORTFALL PAYMENTS. Froedtert agrees to pay the Village for each of the years in which ad valorem real estate property taxes are levied (each a "Tax Year") commencing for the 2019 Tax Year and for each successive Tax Year through and including for the Tax Year 2038, any shortfall difference (each a "Shortfall" and collectively, the "Shortfalls") between (i) for Tax Year 2019 (x) the ad valorem real estate property tax payment made by Froedtert for the Property for the 2019 Tax Year and (y) the amount of One Hundred Thirty Thousand and no/100 Dollars (\$130,000.00) and (ii) for Tax Year 2020 and each succeeding Tax Year through and including Tax Year 2038 (x) the ad valorem real estate property tax payment made by Froedtert for the Property for such Tax Year and (y) the amount of One Hundred Ninety Thousand and no/100 Dollars (\$190,000.00). In the event of any Shortfall for any Tax Year, Froedtert shall pay such Shortfall to the Village on or before August 1 of the following calendar year.

4. NO PROPERTY TAX EXEMPTION. Froedtert shall not (a) apply for an exemption from property taxes with respect to the Property or (b) transfer the Property to an entity that is lawfully exempt from the payment of property taxes unless the transferee agrees to make a payment in lieu of taxes in an amount equal to the Village portion of all property taxes that would have been paid by such transferee were it not exempt from taxation.

5. TERM AND TERMINATION. The term of this Agreement shall begin on the date of this Agreement set forth above and shall continue until the payment in full of the Debt.

6. DEFAULT. In the event that either the Village or Froedtert defaults under any material terms or conditions of this Agreement, and such default continues for a period of thirty (30) days or more after receipt of written notice of the default from the non-defaulting party, the defaulting party shall be responsible for all costs and expenses incurred by reason of such default, including, but not limited to, any legal expenses incurred by the non-defaulting party. The rights and remedies of the non-defaulting party shall not be limited to those, if any, specified in this Agreement, but the non-defaulting party shall have the rights and remedies to which it may be entitled, either at law or in equity.

7. ASSIGNMENT OF AGREEMENT. This Agreement shall not be assignable by Froedtert without the prior written consent of the Village.

8. SUCCESSORS AND ASSIGNS. This Agreement shall be binding upon the successors and assigns of Froedtert; however, this provision shall not constitute an authorization for Froedtert to assign or transfer its rights and obligations under this Agreement except as provided in this Agreement.

9. MISCELLANEOUS.

9.1 Notices. All notices, demands, certificates or other communications under this Agreement shall be sufficiently given and shall be deemed given when hand delivered or when

mailed by certified mail, postage prepaid, or sent by recognized commercial courier properly addressed as indicated below:

To Froedtert: Froedtert South, Inc.
6308 8th Avenue
Kenosha, WI 53143
Attn: Richard O. Schmidt, Jr.
President, CEO & General Counsel

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

With a further
copy to: Brian G. Lanser and
Scott L. Langlois
Quarles & Brady LLP
411 East Wisconsin Avenue #2350
Milwaukee, WI 53202

Any party may, by written notice to the other party, designate a change for notice purposes.

9.2 No Waiver. No waiver of any provision of this Agreement shall be deemed or constitute a waiver of any other provision, nor shall it be deemed to constitute a continuing waiver unless expressly provided for by a written amendment to this Agreement, nor shall it be deemed or constitute a waiver of any subsequent default or defaults of the same type.

9.3 Governing Law. This Agreement concerns real property located in the State of Wisconsin, and shall be interpreted and construed according to the laws of the State of Wisconsin.

9.4 Captions. The captions in this Agreement are inserted only as matters of convenience and for reference and in no way define or limit the scope or intent of the various provisions, terms or conditions hereof.

9.5 Counterparts. This Agreement may be executed in one or more counterparts, each of which will be deemed an original.

9.6 No Third-Party Beneficiaries. This Agreement creates rights and obligations only for the parties hereto and their permitted successors and assigns, except as stipulated in this Agreement. This Agreement is not intended to and does not create any right in any third party, not expressly stated herein.

9.7 Legal Action. In the event that a party becomes involved in litigation or in the threat of litigation related to this Agreement because of the act or omission of the other party, the party which becomes so involved, if not the legal cause of the injury or damages, shall be

entitled to recover reasonable attorneys' fees and out-of-pocket costs from the other party in defending against the litigation or threat of litigation.

9.8 Authority. The parties represent that the execution of this Agreement has been properly authorized and that the persons signing this Agreement have been properly authorized to sign this Agreement on behalf of the parties.

9.9 Independent Contractors. The Village and Froedtert are each entering into this Agreement on its own behalf and not as agent of the other, and this Agreement shall not be construed to create a partnership or joint venture between the parties, each of which is an independent contractor for the purposes of this Agreement.

9.10 Good Faith. Each of the parties hereto shall be subject to the duty of good faith and fair dealings in the implementation, execution and performance of the terms of this Agreement.

9.11 Recording. The parties agree that this Agreement will be recorded in the Kenosha County Register of Deeds Office records.

[Signature pages follow]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date stated in the first paragraph of this Agreement.

VILLAGE:

VILLAGE OF PLEASANT PRAIRIE,
a Wisconsin municipal corporation

By: _____

Name: John P. Steinbrink
Title: Village President

By: _____

Name: Jane C. Snell
Title: Village Clerk

STATE OF WISCONSIN)
) ss.
COUNTY OF KENOSHA)

Personally came before me this ____ day of _____, 2018 the above-named John P. Steinbrink and Jane C. Snell to me known to be the Village President and Village Clerk of the Village of Pleasant Prairie, Wisconsin, respectively, who executed the foregoing instrument and acknowledged the same on behalf of said municipal corporation.

Jean M. Werbie-Harris, Notary Public,
Kenosha County, Wisconsin
My Commission Expires _____

FROEDTERT SOUTH, INC.

By: _____
Name: _____
Title: _____

STATE OF WISCONSIN)
)
COUNTY OF _____) ss.

The foregoing instrument was acknowledged before me this ____ day of _____, 2018, by _____, the _____ of Froedtert South, Inc., on behalf of said corporation.

Notary Public, Wisconsin
My Commission expires: _____

This instrument drafted by:

Scott L. Langlois, Esq.
Quarles & Brady LLP
411 East Wisconsin Avenue
Milwaukee, WI 53202

EXHIBIT A

Description of Property

Lot 2 of Certified Survey Map No. _____, being a part of the Southwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 22, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.

EXHIBIT B

Froedtert Improvements

The improvements set forth on the attached site plan as more particularly described in the final plans for such improvements on file with the Village.

Preliminary Site and Operational Plan
Froedtert South, Inc.
Pleasant Prairie
Medical Office Building
February 1, 2018



Preliminary Site and Operational Plan for a Medical Office Building on Highway 165 and Green Bay Road

Introduction

In September 2017, a Master Campus Conceptual Plan was submitted by Bear Development for a 22-acre parcel of property located at the corner of Highway 165 and Green Bay Road in Pleasant Prairie, Wisconsin. This site is commonly known as Main Street Market was approved by the Village Board in November 2017. In November 2017, Froedtert South, Inc. (FS) submitted a Master Conceptual Plan for approximately 3.47 acres in the Main Street Market development and was subsequently approved in January 2018. This Preliminary Site and Operational Plan (Plan) further refines the conceptual plan as the building plans are being further developed.

The primary focus of the Main Street Market plan is a mixed-use site that includes medical office and retail operations. As part of that conceptual plan for Main Street Market, the medical office building for FS, is on the southern portion of the 22-acre parcel of property. Toward that end, FS is now seeking approval for the Plan from the Village of Pleasant Prairie for the development of a free-standing medical office building on the southern portion of the 22-acre parcel of property, which, if approved by the Village of Pleasant Prairie, would include space designated for physician offices that could be used for either the Froedtert South Medical Group (employed) physicians or independent (non-employed) physicians under a landlord-tenant relationship, walk-in clinic, diagnostic services, and physical therapy.

This Plan is intended to complement the Main Street Market plan for the development, which is generally described above. This Plan is also intended to provide greater detail and to further define FS's objectives as part of the original master plan that was envisioned for Main Street Market.

The proposed medical office building will be developed as a four-story building consisting of approximately 12,500 square feet per floor for a total of approximately 50,000 square feet. The first floor would contain rehabilitation services that provide physical therapy, occupational therapy, imaging services, and the support functions for each service. Previously an aquatic therapy pool was as part of the Master Conceptual Plan, that service is no longer planned for this site. In additions the CT Scan and MRI units are being planned for in the imaging suite but would be installed at a later date. The Froedtert South Medical Group (employed) physicians as well as independent (non-employed) physicians would treat patients on an outpatient basis in physician office space located on the second through fourth floors. These physicians include primary care, specialist and subspecialist. Initially, the second floor will be built out to include primary care and the walk-in service for those that do not have an appointment. The third and fourth floors would be shelled in for future medical office space. Services offered in the facility would occur during in the building, during normal business hours.

Process, Operations, or Functions of Buildings

The proposed free-standing medical office building in the Main Street Market will be built in the same architectural style as our St. Catherine's Medical Center Campus located in the Prairie Ridge development. The exterior of the proposed medical office building will use the same aesthetically pleasing natural materials of brick, stone, and window glazing used on the St. Catherine's Medical Center Campus. The proposed medical office building will have separate parking from the rest of the development, which will allow patients easy access and the ability to enter the building close to the respective service they may require on two different levels. Each of the entrances will be covered to protect patients that are being picked-up and dropped-off for appointments. Consistent with the mission, vision, and values of FS and consistent with what patients, guests, and employees have come to expect at FS, the atmosphere will provide a warm and welcoming environment for patients seeking service provided in the medical office building as well as guests and employees.

Parking

Parking for the clinic will be based on the Village of Pleasant Prairie ordinance and blended with the adjacent portions of the development. On the perimeter, the site parking will most likely be shared and overlap with the adjoining uses. This will not pose any issues due to the time of day and varied hours of operations. There are 247 proposed parking spaces for the development of this medical office building. The distance from the parking areas to the medical office building shall not exceed 400 feet from any one parking space to either of the proposed entries to the medical office building. In addition, the number of parking spaces will include the required amount of handicap parking spaces, 16, as identified in the State Building Code.

Green Space

The calculation for green space, presuming approval by the Village of Pleasant Prairie of the proposed medical office building, is based upon the entire 22-acre parcel of property as submitted by Bear Development and includes the retention ponds, adjacent grass area, and parking lot islands.

Hours of Operation

The hours of operation for the various services that will be provided within the proposed medical office building and by the various tenants who may be located within the proposed medical office building will be Monday through Friday from approximately 6:00 A.M. to approximately 8:00 P.M. and Saturdays from approximately 7:00 A.M. to approximately 5:00 P.M. Sunday operations may occur based on patient demand but would be for limited hours.

Anticipated Number of Total Full-Time and Part-Time Employees

The proposed four-story medical office building will initially be built out on the first two floors and the remaining two floors of the building will be shelled in. At full build-out we anticipate 60 full-time equivalents (FTEs).

Estimated Daily Truck and Automobile Trips To and From the Medical Office Building

The estimated passenger and truck activity to the proposed medical office building will be approximately 300 trips per day, with peak traffic times being relatively even and stable throughout the course of the work day, Monday through Friday. Truck traffic is anticipated to be minimal with occasional traffic to deliver medical supplies and office supplies to the various offices located within the proposed medical office building.

Type of Materials and Equipment to be Stored On-site

At the present time, there is no external storage of materials planned for the proposed medical office building. Materials necessary to support the daily operation of the various providers and tenants who may be located within the proposed medical office building such as medical and office supplies shall be stored internally within the proposed medical office building. Such materials would be consistent with those required in any medical practice and may include, but are not limited to, minor instruments, bandages and patient care supplies, medications, and office supplies.

Equipment necessary to support the daily operation of the various providers and tenants who may be located within the proposed medical office building such as weight sets and other related rehabilitation equipment shall be stored internally within the proposed medical office building and used predominantly for providing direct patient care. Note that there is one exception to the above related to a free-standing emergency electrical generator for use by the facility for emergency lighting and elevator operations during power failures.

All grounds maintenance equipment will be stored within the building. This equipment includes snow removal equipment, lawn maintenance equipment, and other related equipment. This equipment will be rotated, depending on the season, from our central grounds facilities on the St. Catherine's Medical Center Campus.

Methods of Handling and Storing Solid and Liquid Waste Disposal Materials

Waste management for the proposed medical office building will be accomplished through various mechanisms, with general and recyclable wastes handled through third-party providers, on-site dumpsters, and recycling bins. These dumpsters and recycling bins will be located within an enclosed exterior holding area located near the lower level of the medical office building. This trash area will be screened from public view by a screen wall that will obscure the dumpster from traffic passing the proposed medical office building, as well as contain any potential spills and keep any possible debris from blowing into the neighboring areas. This trash area will only be used for general waste and recycling refuse. Medical waste generated within the proposed medical office building will be handled independently until pick-up has been arranged by an appropriate third-party provider. No hazardous materials will be on site.

Method of Site and Building Security (Other than the Village Police Department)

Consistent with System policies within FS security will be performed predominantly through the Guest Relations Department of FS. In addition, security measures that are planned such as, but not limited to, security cameras per Village of Pleasant Prairie ordinance, access control, and alarm systems are to be installed. The Village of Pleasant Prairie police officers have always been most helpful and supportive when they respond to our St. Catherine's Medical Center Campus and it is anticipated that such assistance will continue to be requested in the future at this site in the event of a violation of law or when such assistance or intervention will serve the best interests of those involved.

Method of Exterior Site and Structure Maintenance

Maintenance of the exterior site and structure of the proposed medical office building will continue to be provided by the Grounds Department of FS, with support from outside contractors, as deemed necessary. Maintaining parking lots and roads, specifically snow removal, will be addressed via the declarations for the development and be part of the common area maintenance process. Maintenance of the proposed medical office building will be in accordance with the products used to construct the facility.

Copies of all Kenosha Water Utility, Highway Access, Air Quality and Other Special Use Permits Issued by the Federal, State, or County Agencies

Based on information obtained from the Wisconsin Department of Natural Resources, there is no need for an Air-Operating Permit for the site as a direct result of the proposed development of the medical office building. The medical office building will be accessed from the existing road system on-site and will not require specific access points to any municipal or state roads. The standard Erosion Control Permits for construction sites will be required for the project. Apart from the permits noted above, we are not aware of any additional Special Use Permits required for the proposed development of the medical office building on the 22-acre parcel of property commonly known as Main Street Market.

Village of Pleasant Prairie, Wisconsin Chapter 420. Zoning Ordinance §420-38 Performance Standards

FS warrants and represents that the proposed medical office building that will be built on the 22-acre parcel of property known as Main Street Market will be operated in accordance with the performance standards generally set forth in the Village of Pleasant Prairie, Wisconsin Chapter 420. Zoning Ordinance, Article VI. General Provisions. More precisely, FS warrants and represents that the proposed medical office building property and use will be operated in accordance with the performance standards outlined in §420-38. Performance Standards.



Partners in Design
ARCHITECTS

**Partners in Design
Architects, Inc.**

W I S C O N S I N
600 Fifty Second Street
Suite 220
Kenosha, WI 53140
voice: 262.652.2800
fax: 262.652.2812

I L L I N O I S
2610 Lake Cook Road
Suite 280
Riverwoods, IL 60015
voice: 847.940.0300
fax: 847.940.1045

February 9, 2018

Ms. Jean Werbie-Harris
9915 39th Avenue
Pleasant Prairie, WI 53158

RE: Froedtert South MOB Pleasant Prairie
New Medical Office Building
NEC STH 165 & Green Bay Road
Pleasant Prairie, Wisconsin 53158

Dear Ms. Werbie-Harris,

Attached is a completed site and operational plan application for the above referenced project. The following is an item-by-item response for the Operational Plan Requirements (a-t), as well as Pleasant Prairie Engineering Department and Fire Department comments received from the Village.

Site and Operational Plan Criteria (a-t)

- a) A detailed narrative description of the operations, processes and function of the existing and proposed uses to be conducted in or on the real property constituting the site, together with any diagrams, plans, charts or other visual aids that are helpful in understanding the operations and any potential adverse impacts on neighboring properties.

The proposed free-standing medical office building in the Main Street Market will be built in the same architectural style as the St. Catherine's Medical Center Campus located in the Prairie Ridge development. The exterior of the proposed medical office building will use the same aesthetically pleasing natural materials of brick, stone, and window glazing used on the St. Catherine's Medical Center Campus. The proposed medical office building will have separate parking from the rest of the development, which will allow patients easy access and the ability to enter the building close to the respective service they may require on two different levels. Each of the entrances will be covered to protect patients that are being picked-up and dropped-off for appointments. Consistent with the mission, vision, and values of FS and consistent with what patients, guests, and employees have come to expect at FS, the atmosphere will provide a warm and welcoming environment for patients seeking service provided in the medical office building as well as guests and employees.

- b) A detailed description of the proposed project or activity giving rise to the need for site and operation plan approval and detailed explanation of how

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PASSION COLLABORATION VISION

such project or activity relates to the site and to the existing or proposed operations to be conducted in or on the real property constituting the site.

The proposed medical office building will be developed as a four-story building consisting of approximately 12,500 square feet per floor for a total of approximately 50,000 square feet. The first floor would contain rehabilitation services that provide physical therapy, occupational therapy, imaging services, and the support functions for each service. Previously an aquatic therapy pool was as part of the Master Conceptual Plan, that service is no longer planned for this site. In additions the CT Scan and MRI units are being planned for in the imaging suite but would be installed at a later date. The Froedtert South Medical Group (employed) physicians as well as independent (non-employed) physicians would treat patients on an outpatient basis in physician office space located on the second through fourth floors. These physicians include primary care, specialist and sub specialist. Initially, the second floor will be built out to include primary care and the walk-in service for those that do not have an appointment. The third and fourth floors would be shelled in for future medical office space. Services offered in the facility would occur during in the building, during normal business hours.

- c) Gross Floor area of the existing building(s) and/or proposed addition.

The proposed four story medical office building will consist of approximately floors ranging in area from 13,444 s.f. to 11,980 s.f. per floor for a total of 49,507 square feet.

- d) Anticipated hours of operation, hours open to the public, and hours of deliveries or shipments.

The hours of operation for the various services that will be provided within the proposed medical office building and by the various tenants who may be located within the proposed medical office building will be Monday through Friday from approximately 6:00 A.M. to approximately 8:00 P.M. and Saturdays from approximately 7:00 A.M. to approximately 5:00 P.M. Sunday operations may occur based on patient demand but would be for limited hours. Deliveries and shipments would be primarily FedEx/UPS type deliveries made during operating hours.

- e) Anticipated startup and total number of full and part-time employees.

The proposed four-story medical office building will initially be built out on the first two floors and the remaining two floors of the building will be shelled in. Initially, there will be 15 full time employees and 10 part time employees. At full build-out we anticipate 60 full-time equivalents (FTEs).

- f) Anticipated number of shifts and the anticipated number of employees per shift.

There will only be one shift (please see above for anticipated employee count).

- g) Anticipated maximum number of employees on site at any time of the day.

There will only be one shift (please see above for anticipated employee

count).

- h) Number of anticipated students, participants or persons to be gathered in places of assembly, if applicable.

Not applicable.

- i) Number of parking spaces required per this chapter and the method used to calculate such number.

Parking for the clinic is based on the Village of Pleasant Prairie ordinance and blended with the adjacent portions of the development. On the perimeter, the site parking will most likely be shared and overlap with the adjoining uses. This will not pose any issues due to the time of day and varied hours of operations. There are 247 proposed parking spaces for the development of this medical office building. The distance from the parking areas to the medical office building shall not exceed 400 feet from any one parking space to either of the proposed entries to the medical office building. In addition, the number of parking spaces will include the required amount of handicap parking spaces, 16, as identified in the State Building Code.

- j) Number of existing and proposed on-site parking spaces to be provided (conventional spaces and handicapped spaces to be stated separately).

There are no existing parking spaces on site. A total of 244 parking spaces are proposed with 228 being conventional and 16 handicapped accessible.

- k) Anticipated daily average and maximum potential number of automobile trips to and from the site (excluding trucks).

The estimated passenger and truck activity to the proposed medical office building will be approximately 300 trips per day, with peak traffic times being relatively even and stable throughout the course of the work day, Monday through Friday. Truck traffic is anticipated to be minimal with occasional traffic to deliver medical supplies and office supplies to the various offices located within the proposed medical office building.

- l) Anticipated daily average and maximum potential number of truck trips to and from the site.

Truck traffic is anticipated to be minimal with occasional traffic to deliver medical supplies and office supplies to the various offices located within the proposed medical office building.

- m) Types of goods and materials to be made, used or stored on site..

At the present time, there is no external storage of materials planned for the proposed medical office building. Materials necessary to support the daily operation of the various providers and tenants who may be located within the proposed medical office building such as medical and office supplies shall be stored internally within the proposed medical office building. Such materials would be consistent with those required in any medical practice and may include, but are not limited to, minor

instruments, bandages and patient care supplies, medications, and office supplies.

- n) Types of equipment or machinery to be used on site.

Equipment necessary to support the daily operation of the various providers and tenants who may be located within the proposed medical office building such as weight sets and other related rehabilitation equipment shall be stored internally within the proposed medical office building and used predominantly for providing direct patient care. Note that there is one exception to the above related to a free-standing emergency electrical generator for use by the facility for emergency lighting and elevator operations during power failures.

All grounds maintenance equipment will be stored within the building. This equipment includes snow removal equipment, lawn maintenance equipment, and other related equipment. This equipment will be rotated, depending on the season, from our central grounds facilities on the St. Catherine's Medical Center Campus.

- o) Types of solid or liquid waste materials which will require disposal.

Waste management for the proposed medical office building will be accomplished through various mechanisms, with general and recyclable wastes handled through third-party providers, on-site dumpsters, and recycling bins. These dumpsters and recycling bins will be located within a masonry exterior holding area located near the lower level of the medical office building. This trash area will be screened from public view by a brick veneer screen wall that will obscure the dumpster from traffic passing the proposed medical office building, as well as contain any potential spills and keep any possible debris from blowing into the neighboring areas. This trash area will only be used for general waste and recycling refuse. Medical waste generated within the proposed medical office building will be handled independently until pick-up has been arranged by an appropriate third-party provider. No hazardous materials will be on site.

- p) Method of handling, storing and disposing of solid or liquid waste materials.

Please see above.

- q) Methods of providing site and building security other than the Village Police Department.

Consistent with System policies within FS security will be performed predominantly through the Guest Relations Department of FS. In addition, security measures that are planned such as, but not limited to, security cameras per Village of Pleasant Prairie ordinance, access control, and alarm systems are to be installed. The Village of Pleasant Prairie police officers have always been most helpful and supportive when they respond to our St. Catherine's Medical Center Campus and it is anticipated that such assistance will continue to be requested in the future at this site in the event of a violation of law or when such assistance or intervention will serve the best interests of those involved.

- r) 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.

Maintenance of the exterior site and structure of the proposed medical office building will continue to be provided by the Grounds Department of FS, with support from outside contractors, as deemed necessary. Maintaining parking lots and roads, specifically snow removal, will be addressed via the declarations for the development and be part of the common area maintenance process. Maintenance of the proposed medical office building will be in accordance with the products used to construct the facility.

- s) Description of potential adverse impacts to neighboring properties or public facilities and measures to be taken to eliminate or minimize such adverse impacts.

We feel that the proposed medical office building will have a positive impact on neighboring properties and public facilities by providing increased health care service to the community. Furthermore, a development of this type will help spur development in this area of the Village, much in the same way it has in the Village of Somers.

- t) A list of all local, county, state and federal permits or approvals required for the project or activity giving rise to the need for site and operational plan approval and copies of such permits and approvals that have been obtained.

Based on information obtained from the Wisconsin Department of Natural Resources, there is no need for an Air-Operating Permit for the site as a direct result of the proposed development of the medical office building. The medical office building will be accessed from the existing road system on-site and will not require specific access points to any municipal or state roads. The standard Erosion Control Permits for construction sites will be required for the project. Apart from the permits noted above, we are not aware of any additional Special Use Permits required for the proposed development of the medical office building on the 22-acre parcel of property commonly known as Main Street Market. Prior to construction, signed, sealed and DSPS State Approved construction documents will be submitted to the Village's Building Department.

Village of Pleasant Prairie Fire Department comments (12.21.2017)

- 1) ***Partners in Design Architects met with Chief Craig Roepke and staff to discuss a preferred location for the remote FDC. The submitted site plans represent this communication.***
- 2) ***Interior elevator cab dimensions are appropriate.***
- 3) ***Access to the interior pump/riser room will be through the western door to the facilities area. A knock box is provided at this location. Site contours adjacent to the pump/riser room make this the best viable scenario based on our discussion.***

- 4) *Public Radio Coverage will be provided by Froedtert South within the building if it is found that coverage is found to be lacking by the VOPP FD.*
- 5) *Floors 3 and 4 are currently proposed as future shell space for physician suites similar to the other tenant spaces on floors 1 and 2.*
- 6) *Entrance canopies provide 11'-0" clearance.*
- 7) *A dedicated 911 phone will be placed adjacent to the east 2nd floor entry to the building. This is where the Immediate Care Clinic is to be located.*
- 8) *Camera positions for the 911 phone will be provided by the hospital.*
- 9) *Architectural site plan A1.1 shows a sidewalk connecting this exit access point from the building stairwell to the common sidewalk.*
- 10) *Froedtert South will provide the Pleasant Prairie Fire Department with a compliance letter prior to receiving a building permit.*
- 11) *As other comments are developed, we will work closely with Pleasant Prairie to resolve them.*
- 12) *Requirements have been reviewed.*

Village of Pleasant Prairie Engineering Department comments (01.02.2018)

- 1) *Partners in Design Architects has developed an exhibit regarding the trash enclosure at the Medical Office Building (ex 003). This demonstrates an identical trash enclosure built for Froedtert South in Somers, WI. The current MOB is modeled after this example. In the exhibit, a series of photographs have been taken as a car drives around the building to demonstrate the trash area is not visible behind the 20' tall masonry screen wall at the facilities entrance to the building. This wall is constructed of veneer face brick and limestone banding matching the building. It is ours and Froedtert South's position that over time, metal gates would become a maintenance issue for the hospital. By screening them from view with a decorative masonry wall, we're able to avoid this situation.*
- 2) *Partners in Design Architects and Froedtert South will continue to work closely with Bear to share details of site signage consistent with those erected at St. Catherine's Medical Center Campus. Primary, secondary and all ancillary and directional signage will comply with Village requirements.*
- 3) *Froedtert South and Bear Development will coordinate efforts on providing site light fixtures that meet Village requirements. All LED light temperatures will coordinate.*
- 4) *Civil drawings submitted address all walkways so that none compromise more than 50% of the landscaped islands.*
- 5) *Mechanical units are screened from view, and no units/meters will be mounted on the side of the building.*
- 6) *All entrances and exits shall be numbered on the exterior and interior (see site signage exhibit 002) with 4" tall letters per the Fire Department comments.*
- 7) *Complete landscape plans have been provided for the FS Medical Office Building.*

Feb 9, 2018

**Partners in Design
Architects, Inc.**

8) A public sidewalk has been developed along Old Green Bay Road, and a sidewalk connecting the new medical office building to that sidewalk has been included in the civil and architectural site plans submitted to the Village.

Ms. Werbie-Harris, if you have any questions regarding this project, please do not hesitate to call our office at 262.652.2800.

Sincerely,

David A. Carbol

Partners in Design Architects, Inc.

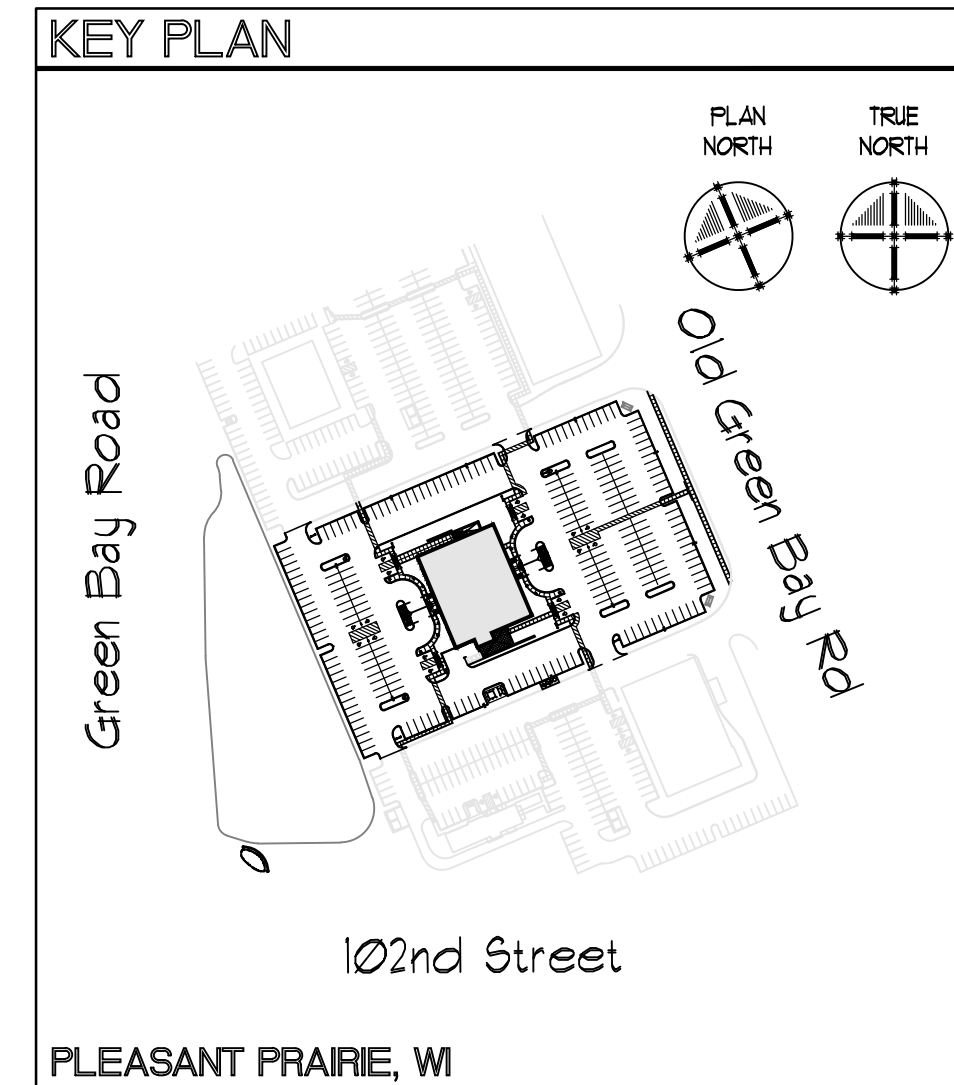
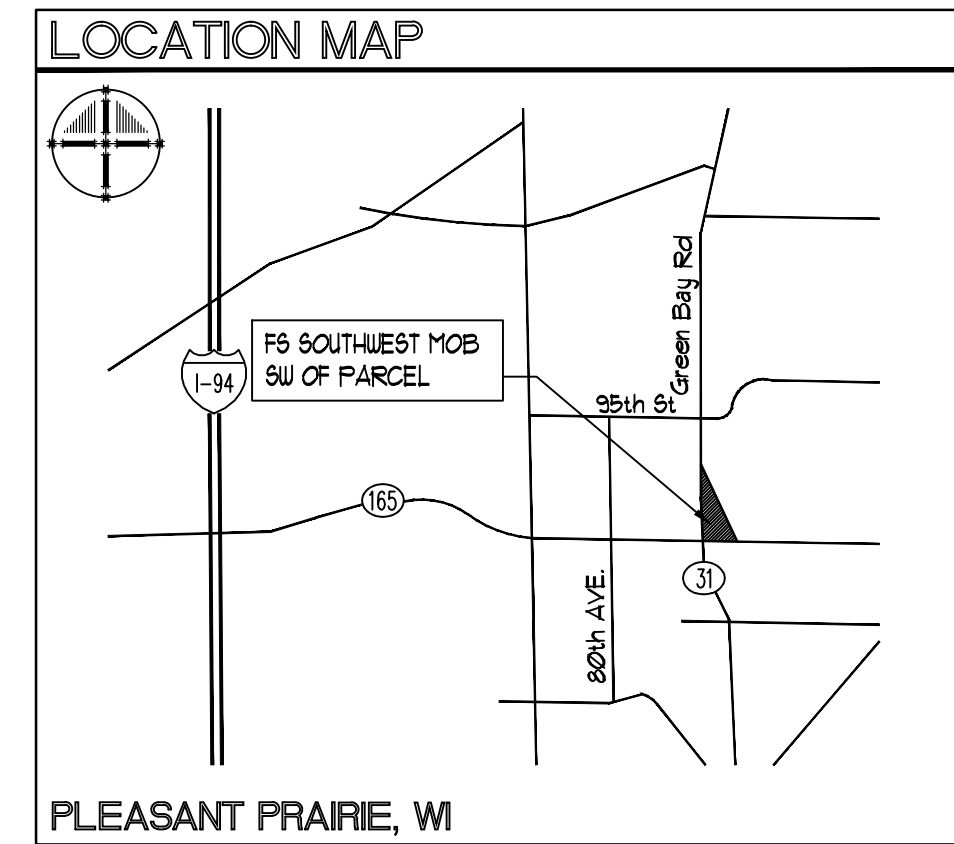
cc: Peter J. Molter, Froedtert South, Inc.

FROEDTERT SOUTH MEDICAL OFFICE BUILDING PLEASANT PRAIRIE

NEC GREEN BAY ROAD & STH 165
PLEASANT PRAIRIE, WISCONSIN 53158



PROJECT DATA		ID# 3025434
REVIEW INFORMATION:		
TRANSACTION ID NUMBER:		
SITE ID NUMBER: 3025434		
REVIEW LOCATION: D9PS WAUKESHA OFFICE		
REVIEWER: MARK PLOLETTE		
REVIEW DATE: 01/04/18 (SUBMITTED TO D9PS WAUKESHA 12/21/17)		
2009 INTERNATIONAL BUILDING CODE WITH WISCONSIN AMENDMENTS		
2009 INTERNATIONAL BUILDING CODE		
2012 NFPA 101 LIFE SAFETY CODE		
USE AND OCCUPANCY CLASSIFICATION:		
MEDICAL OFFICE BUILDING	GROUP B (BUSINESS) 2009 IBC	
BUILDING CLASSIFICATION:		
CONSTRUCTION TYPE II-B	NON-COMBUSTIBLE, NON-PROTECTED	
SPRINKLER SYSTEM:		
FULLY SPRINKLERED	PER NFPA 13	
BUILDING AREA:		
FIRST FLOOR:	13,444 SF.	
WEST CANOPY:	1,203 SF.	
SECOND FLOOR:	12,103 SF.	
EAST CANOPY:	1,203 SF.	
THIRD FLOOR:	11,980 SF.	
FOURTH FLOOR:	11,980 SF.	
TOTAL:	51,913 SF.	



ELECTRICAL ENGINEER:
LEE PLUMBING, HEATING,
COOLING & ELECTRIC
295 60th STREET
KENOSHA, WISCONSIN 53140
PHONE: 262.651.9430
ATTN: FRANK RUFFOLO

PLUMBING ENGINEER:
LEE PLUMBING, HEATING,
COOLING & ELECTRIC
295 60th STREET
KENOSHA, WISCONSIN 53140
PHONE: 262.651.9430
ATTN: BOB LEE, JR.

SHEET INDEX	
T1	TITLE SHEET
CIVIL	
C11	EXISTING CONDITIONS PLAN
C21	SITE DIMENSIONAL AND PAVING PLAN
C31	GRADING PLAN
C41	UTILITY PLAN
C51	SITE STABILIZATION PLAN
C61	CONSTRUCTION DETAILS
C62	CONSTRUCTION DETAILS
C63	CONSTRUCTION DETAILS
LANDSCAPE	
L10	SITE LOCATION LANDSCAPE PLAN
L11	OVERALL LANDSCAPE PLAN
L12	ENLARGED LANDSCAPE PLAN
L13	LANDSCAPE DETAILS, NOTES & SCHEDULES
ARCHITECTURAL	
A11	ARCHITECTURAL SITE PLAN
A31	FIRST FLOOR TENANT PLAN
A32	SECOND FLOOR TENANT PLAN
A23	THIRD FLOOR SHELL PLAN
A24	FOURTH FLOOR SHELL PLAN
A41	SOUTH AND WEST BUILDING ELEVATIONS
A42	NORTH AND EAST BUILDING ELEVATIONS

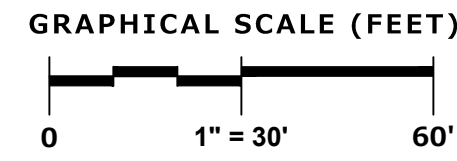
OWNER: FROEDTERT SOUTH 9555 16th STREET PLEASANT PRAIRIE, WISCONSIN 53158 PHONE: 262.656.2011 ALT PHONE: 262.511.8000 FAX: 262.653.5142 ATTN: PETER MOLTZER	
ARCHITECT: PARTNERS IN DESIGN ARCHITECTS 6000 52nd STREET, SUITE 210 KENOSHA, WISCONSIN 53140 PHONE: 262.653.2800 ATTN: MARK MOLINARO, JR., AIA, LEED AP DAVE CARROL, AIA, LEED AP	
CONSTRUCTION MANAGER: RILEY CONSTRUCTION COMPANY, INC. 5301 95TH AVENUE KENOSHA, WISCONSIN 53144-1810 PHONE: 262.658.4381 FAX: 262.658.0312 ATTN: DAVE RILEY ERIN ANDERSON	
CIVIL ENGINEER: PINNACLE ENGINEERING GROUP 15050 W. BLUEMOUND ROAD, SUITE 210 BROOKFIELD, WI 53005 PHONE: 262.754.8888 FAX: 262.754.8880 ATTN: ADAM ARIZ, PE MATT CAREY, PE	
LANDSCAPE ARCHITECT: HELLER & ASSOCIATES, LLC 415 JAMES AVENUE RACINE, WISCONSIN 53402 PHONE: 262.633.3133 FAX: 262.633.3131 ATTN: DAVID HELLER, ASLA	
STRUCTURAL ENGINEER: R.A. SMITH NATIONAL, INC. 16745 WEST BLUEMOUND ROAD, SUITE 200 BROOKFIELD, WISCONSIN 53005 PHONE: 262.781.0000 ATTN: STEVE ROLOFF, P.E. ROBERT RAY, P.E.	
MECHANICAL ENGINEER: MARTIN PETERSEN COMPANY, INC. 3800 55TH STREET KENOSHA, WISCONSIN 53144 PHONE: 262.658.1526 FAX: 262.658.1048 ATTN: DANIEL A. YOUNG, P.E.	

MEP DESIGN / BUILD

- MECHANICAL, ELECTRICAL, PLUMBING, POOL, FIRE ALARM AND FIRE PROTECTION TRADES ARE TO BE BID AS DESIGN/BUILD CONTRACTS. REFER TO CONSTRUCTION DOCUMENTS FOR PROJECT SCOPE. EACH BIDDING CONTRACTOR WILL BE RESPONSIBLE FOR ENGINEERED CONSTRUCTION DOCUMENTATION, ALL STATE AND LOCAL CODES AND REQUIRED PLAN REVIEWS AND REVIEW FEES.
- MEP COMPONENTS REQUIRE FIXTURE SUBMITTALS TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- BIDDING CONTRACTOR TO INCLUDE ALL PERMIT FEES IN BASE BID.

**Partners in Design
ARCHITECTS**
FROEDTERT SOUTH
MEDICAL OFFICE BUILDING
PLEASANT PRAIRIE

DATE: 02.09.18
NUMBER: 634.17.051



STH 31 / GREEN BAY ROAD

10' WISDOT P.L.E. PER DOC. 906397

DEDICATED STORM WATER DRAINAGE, RETENTION BASIN, ACCESS AND MAINTENANCE EASEMENT

SANITARY SEWER AND WATER MAIN EASEMENT PER DOC. 867926

STH 165 / 104TH STREET

DEDICATED STORM WATER DRAINAGE, RETENTION BASIN, ACCESS AND MAINTENANCE EASEMENT

DEDICATED STORM WATER DRAINAGE, ACCESS AND MAINTENANCE EASEMENT - CURB AND GUTTER BY OTHERS

IMPROVEMENTS BY OTHERS

ON-SITE IMPROVEMENTS

PROPOSED LOT LINE

BUILDING SETBACK

PARKING SETBACK

CURB AND GUTTER (BY OTHERS)

FUTURE SIDEWALK (BY OTHERS)

ON-SITE IMPROVEMENTS BY OTHERS

OLD GREEN BAY ROAD

FUTURE ROADWAY IMPROVEMENTS (BY OTHERS)

EXISTING ROW LINE

PROPOSED ROW LINE

IMPROVEMENTS BY OTHERS

IMPROVEMENTS BY OTHERS

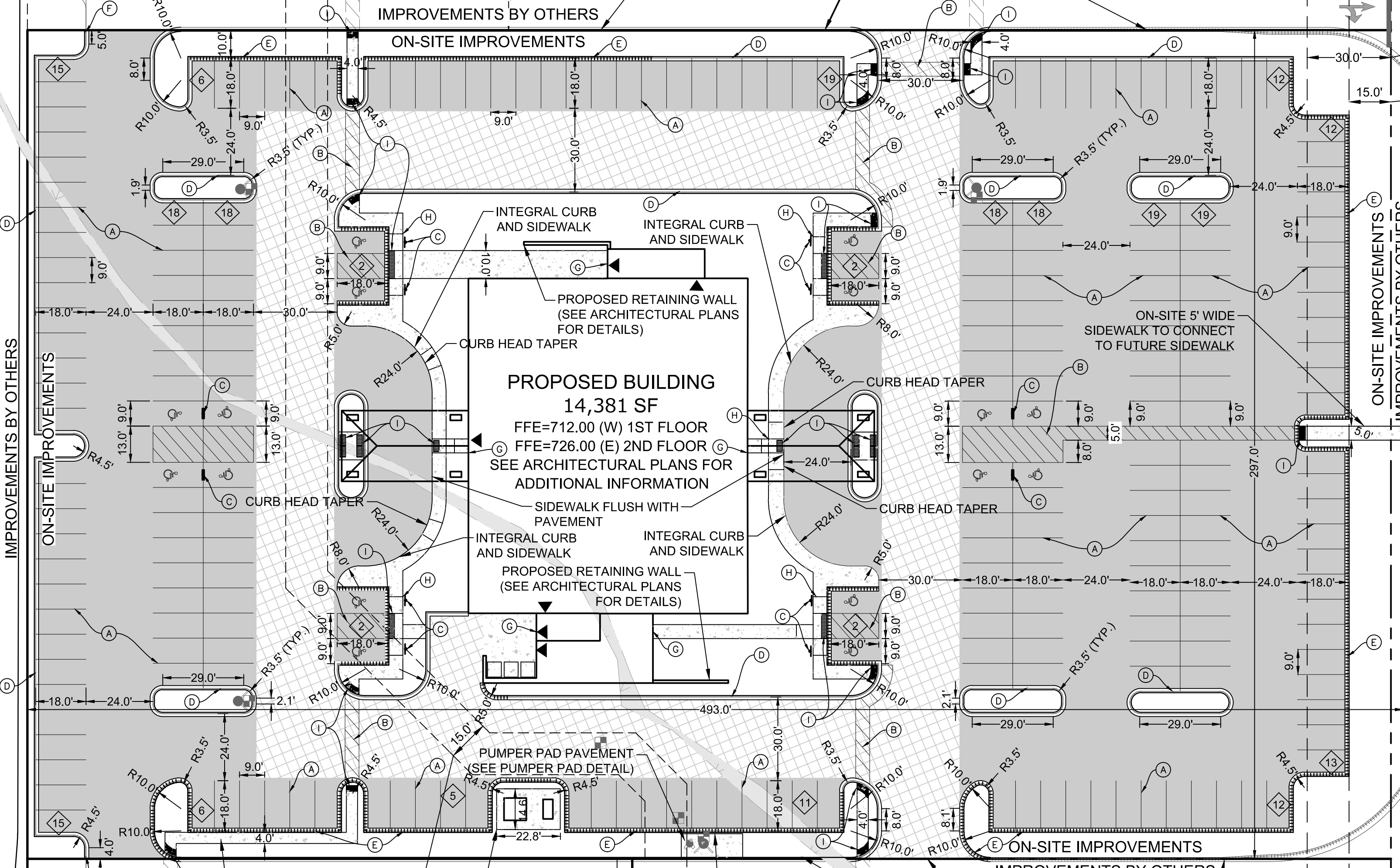
BLDG. 'B' 13,800 S.F.

BLDG. 'A' 2,350 S.F.

PROPOSED RETAINING WALL ALONG NORTH SIDE OF PUMPER PAD (SEE GRADING PLAN)

WETLANDS DELINEATED BY STANTEC 08-01-2017

PROPC SANIT/ WATER (WIDER)



NOTES

- ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. ALL PAVING DIMENSIONS ARE TO FACE OF CURB OR TO EDGE OF PAVEMENT, EXCEPT FOR THE SETBACK FROM PARKING LOTS, MANEUVERING LANES AND FIRE ACCESS LANES, WHERE THE SETBACK IS MEASURED FROM THE BACK OF CURB TO THE PROPERTY LINE.
- ALL PROPOSED CURB AND GUTTER SHALL BE 18" STANDARD CURB AND GUTTER (SEE DETAIL), UNLESS OTHERWISE NOTED. CURB AND GUTTER DRAINING AWAY FROM THE FACE OF CURB IS NOTED AS REVERSE CURB AND GUTTER.
- ALL RADII ARE MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
- BUILDING DIMENSIONS AND ADJACENT PARKING AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE (1-800-242-8511) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
- IMPROVEMENTS ADJACENT TO BUILDING IF SHOWN SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, WATERS, DUMPSTERS, AND TRANSFORMERS, ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS, AND DETAILS.
- REFER TO ELECTRICAL PLANS FOR LIGHTING LOCATIONS, SPECIFICATIONS, AND DETAILS.
- SEE ADDITIONAL NOTES AND DETAILS ON CONSTRUCTION DETAILS.
- ALL PAVING SHALL CONFORM TO STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION AND APPLICABLE VILLAGE OF PLEASANT PRAIRIE ORDINANCES, AND SPECIFICATIONS CONTAINED WITHIN THIS PLAN SET.
- CONTRACTOR SHALL CONSULT STRIPING COLOR WITH OWNER PRIOR TO CONSTRUCTION.
- PROVIDE CONTRACTOR GRADE ACRYLIC STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES OR TO MANUFACTURER'S SPECIFICATION, WHICHEVER IS GREATER.
- THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT EXISTING PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH WOULD BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
- DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.
- LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.
- PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
- BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
- ASPHALTIC CONCRETE PAVING SPECIFICATIONS-

WEATHER LIMITATIONS: APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).

GRADE CONTROL: ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.

CRUSHED AGGREGATE BASE COURSE: THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.

BINDER COURSE AGGREGATE: THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 315, STATE HIGHWAY SPECIFICATIONS.

SURFACE COURSE AGGREGATE: THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 465, STATE HIGHWAY SPECIFICATIONS.

ASPHALTIC MATERIALS: THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.

SURFACE PREPARATION: NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.

LEGEND

- LIGHT DUTY PAVEMENT**
 - 9" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)
 - 4" ASPHALTIC CONC. (2 LIFTS)
 - 1.75" LOWER LAYER (3 LT 58-28 S)
 - 2.25" UPPER LAYER (5 LT 58-28 S)
- HEAVY DUTY PAVEMENT**
 - 10" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)
 - 4" ASPHALTIC CONC. (2 LIFTS)
 - 1.75" LOWER LAYER (3 MT 58-28 S)
 - 2.25" UPPER LAYER (4 MT 58-28 S)
- CONCRETE DUMPSTER AREA**
 - 6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)
 - 6" PCC (4000 PSI AIR ENTRAINED CONCRETE WITH 6x6x6 GAUGE STEEL MESH)
- CONCRETE SIDEWALK**
 - 6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)
 - 5" PCC (6x6 WELDED WIRE FABRIC PER ACI 315-92)
- 4" SOLID WHITE STRIPE**
- 4" DIAGONAL AT 45° SPACED 2' O.C.**
- R7-8 HANDICAP PARKING SIGN (SEE ARCHITECTURAL PLANS FOR DETAIL)**
- 18" CURB & GUTTER (SEE DETAIL)**
- 18" REVERSE CURB & GUTTER (SEE DETAIL)**
- TAPER CURB HEAD (SEE DETAIL)**
- BUILDING DOOR SLAB (2% MAX SLOPE WITHIN DRIVE IN OR MAN DOOR)**
- ADA ACCESSIBLE RAMP W/ CURB TAPERS (SEE DETAIL)**
- TAPER CURB HEADS, INSTALL DEPRESSION CURB WITH ACCESSIBLE RAMP AND TRUNCATED DOMES**
- PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)**
- MAN DOOR**

SITE DATA TABLE

TOTAL SITE AREA:	3.36 AC (146,422 S.F.)
PAVEMENT AREA:	2.45 AC (106,580 S.F.)
BUILDING AREA:	0.33 AC (14,381 S.F.)
LANDSCAPE AREA:	0.58 AC (25,461 S.F.)
PARKING STALLS:	244 STALLS
EXISTING ZONING:	COMMUNITY COMMERCIAL
PROPOSED ZONING:	P.U.D. (PLANNED UNIT DEVELOPMENT)

REVISIONS
 A 12.07.17 ADDENDA NO. 1
 A 02.07.18 SITE & OPERATIONAL

FS MEDICAL OFFICE BUILDING PLEASANT PRAIRIE
 NEC Green Bay Road & 104th St., Pleasant Prairie, WI
 SITE DIMENSIONAL & PAVING PLAN

PLANNING DESIGN DELIVER
 NATIONAL OFFICE
 1000 WEST WISCONSIN AVENUE
 MILWAUKEE, WI 53233-2000
 PHONE: 414.224.2000
 WWW.PINNACLEENGINEERINGGROUP.COM

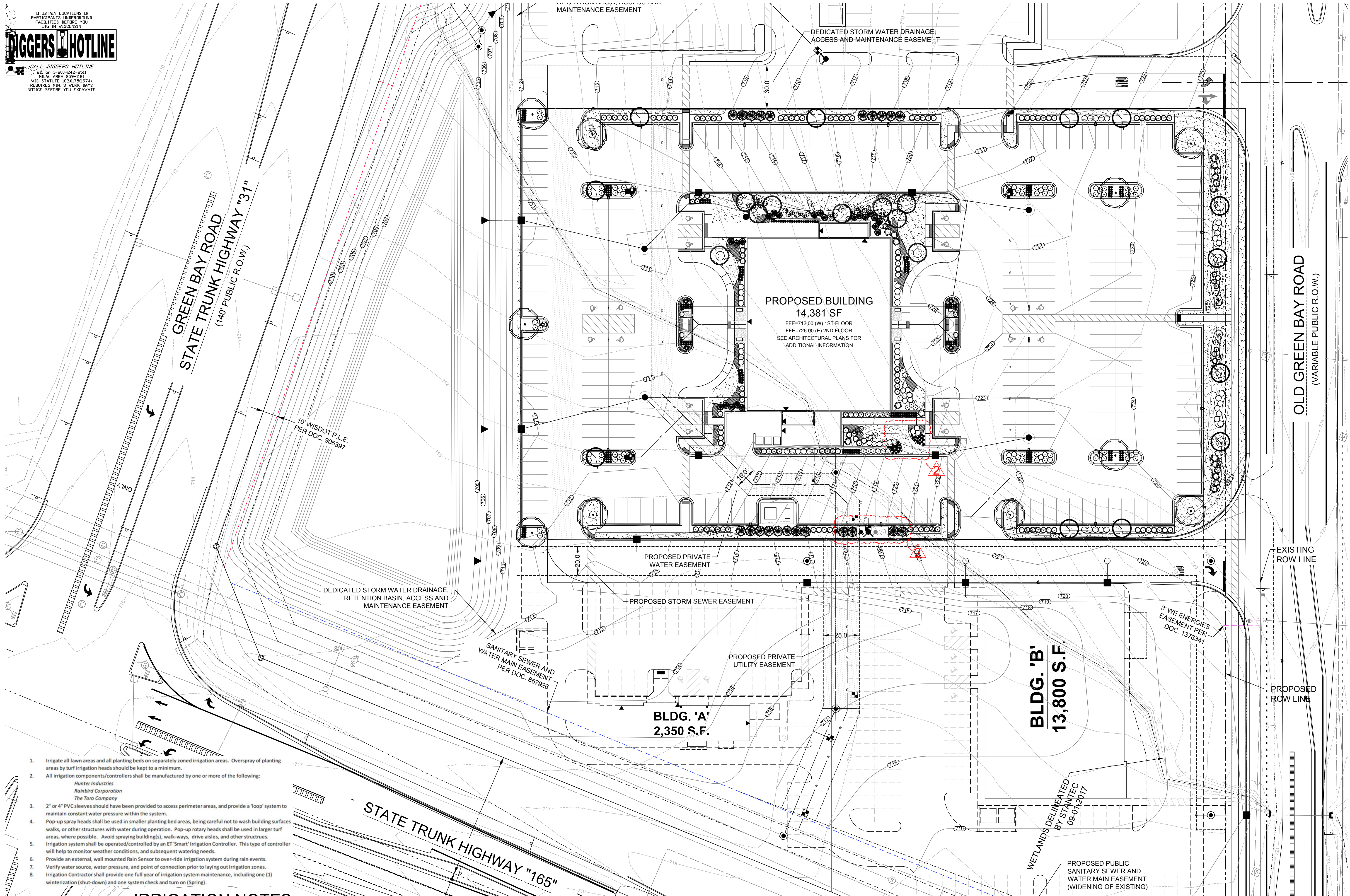
PINNACLE ENGINEERING GROUP
 INCORPORATED
 1000 WEST WISCONSIN AVENUE
 MILWAUKEE, WI 53233-2000
 PHONE: 414.224.2000
 WWW.PINNACLEENGINEERINGGROUP.COM

PROJECT NO.: 634.17.051
 DRAWN BY: EP
 CHECKED BY: MAC
 DATE: 11.28.17
 SHEET NO.: C2.1

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERS HOTLINE

CALL DIGGER'S HOTLINE
 800 or 1-800-248-8201
 MILWAUKEE AREA 259-1181
 WIS. STATUTE 182.0175(9)74D
 REQUIRES MIN. 3 WORK DAYS
 NOTICE BEFORE YOU EXCAVATE



- IRRIGATION NOTES**
1. Irrigate all lawn areas and all planting beds on separately zoned irrigation areas. Overspray of planting areas by turf irrigation heads should be kept to a minimum.
 2. All irrigation components/controllers shall be manufactured by one or more of the following:
 Hunter Industries
 Rainbird Corporation
 The Toro Company
 3. 2" or 4" PVC sleeves should have been provided to access perimeter areas, and provide a 'loop' system to maintain constant water pressure within the system.
 4. Pop-up spray heads shall be used in smaller planting bed areas, being careful not to wash building surfaces, walks, or other structures with water during operation. Pop-up rotary heads shall be used in larger turf areas, where possible. Avoid spraying building(s), walk-ways, drive aisles, and other structures.
 5. Irrigation system shall be operated/controlled by an ET 'Smart' Irrigation Controller. This type of controller will help to monitor weather conditions, and subsequent watering needs.
 6. Provide an external, wall mounted Rain Sensor to over-ride irrigation system during rain events.
 7. Verify water source, water pressure, and point of connection prior to laying out irrigation zones.
 8. Irrigation Contractor shall provide one full year of irrigation system maintenance, including one (1) winterization (shut-down) and one system check and turn on (Spring).

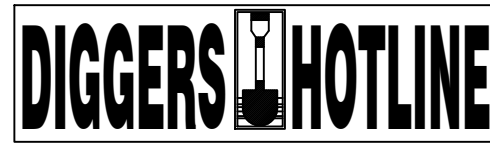
PROJECT NO.: 634.17.051
 DRAWN BY: PCA CHECKED BY: WDH
 DATE: 02.07.18
 SHEET NO.: L1.0

HELLER & ASSOCIATES, LLC
 LANDSCAPE ARCHITECTURE

P.O. Box 1359
 Lake Geneva, Wisconsin 53147-1359
 ph 262.639.9733
 david@wvaiheller.com
 www.wvaiheller.com

FS MEDICAL OFFICE BUILDING PLEASANT PRAIRIE
 NEC Green Bay Road & 104th St., Pleasant Prairie, WI
 SITE LOCATION LANDSCAPE PLAN

12.07.17 ADDENDA NO. 1
 2.07.18 SITE AND OPERATION SET



TO OBTAIN LOCATIONS OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
 CALL DIGGERS HOTLINE
 811 or 1-800-242-8511
 MILWAUKEE AREA (295-1181)
 WIS. STATUTE: 90.01(2)9740
 REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

- SHADE TREES (DECIDUOUS)**
- ARM Armstrong Red Maple
 - ABM Autumn Blaze Maple
 - SHL Skyline Honeylocust
 - AGM Autumn Gold Maidenhair
 - VFE Valley Forge American Elm

- ORNAMENTAL TREES (DECIDUOUS)**
- ABS Autumn Brilliance Serviceberry
 - TCH Thornless Cockspear Hawthorn
 - JTL Ivory Silk Japanese Tree Lilac

- EVERGREEN TREES**
- HCI Hetzi Columnar Juniper (upright)
 - FVJ Fairview Upright Juniper (upright)

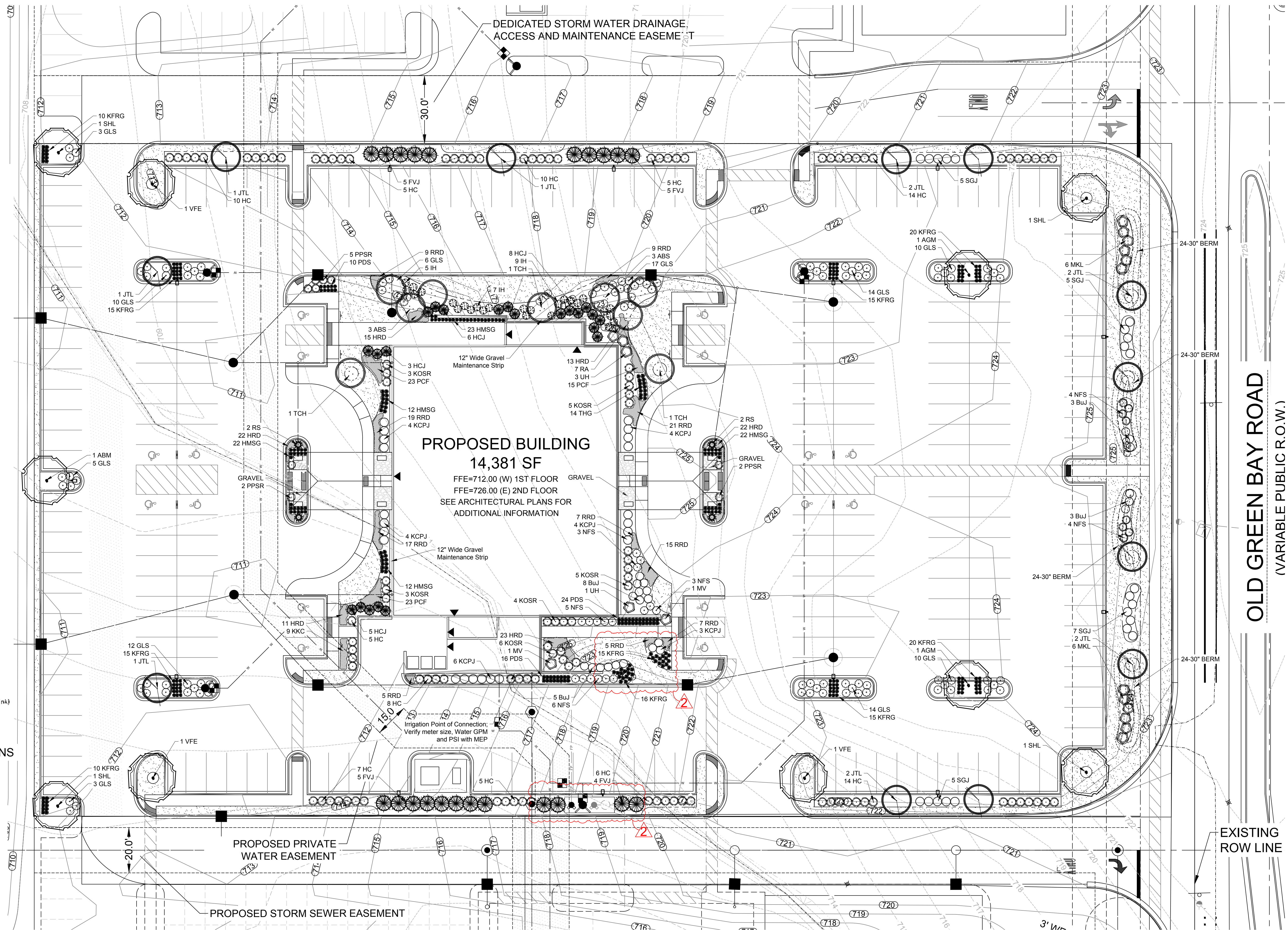
- EVERGREEN SHRUBS**
- SGJ Sea Green Juniper
 - KCPJ Kallay Compact Pfitzer Juniper
 - BuJ Buffalo Juniper

- DECIDUOUS SHRUBS**
- HC Peking (Hedge) Cotoneaster
 - IH Incredible Hydrangea
 - UH Unique Hydrangea
 - GLS Gro Low Fragrant Sumac
 - KOSR Knock Out Shrub Rose
 - PPSR Pink Pavement Series Rose
 - NFS Neon Flash Spirea
 - MKL Miss Kim Dwarf Lilac
 - MV Mohican Viburnum

- ORNAMENTAL GRASSES**
- KFRG Karl Foerster Feather Reed Grass
 - THG Tufted Hair Grass
 - HMSG Heavy Metal Switch Grass
 - PDS Prairie Dropseed

- HERBACEOUS PERENNIALS**
- RA Rhineland Astilbe (Pink)
 - PCF Magnus Purple Coneflower
 - HRD Happy Returns Daylily
 - RRD Rosy Returns Daylily
 - MDL Catherine Woodbury Daylily (Soft Pink)
 - MDL Hyperion Daylily (Lemon Yellow)
 - MDL Summer Wine Daylily (Maroon)
 - KKC Dwarf Catmint
 - RS Russian Sage

PLANT ABBREVIATIONS



OVERALL LANDSCAPE PLAN
 Scale: 1" = 20'
 NORTH

12.07.17 ADDENDA NO. 1
 2.07.19 SITE AND OPERATION SET

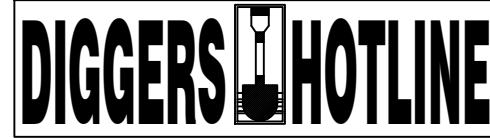
FS MEDICAL OFFICE BUILDING PLEASANT PRAIRIE
 NEC Green Bay Road & 104th St., Pleasant Prairie, WI
 OVERALL LANDSCAPE PLAN

P.O. Box 1359
 Lake Geneva, Wisconsin 53147-1359
 ph 262.639.9733
 david@waidheller.com
 www.waidheller.com

HELLER & ASSOCIATES, LLC
 LANDSCAPE ARCHITECTURE

PROJECT NO: 634.17.051
 DRAWN BY: PCA CHECKED BY: WDH
 DATE: 02.17.18
 SHEET NO:

L1.1



TO OBTAIN LOCATIONS OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
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- NFS Neon Flash Spirea
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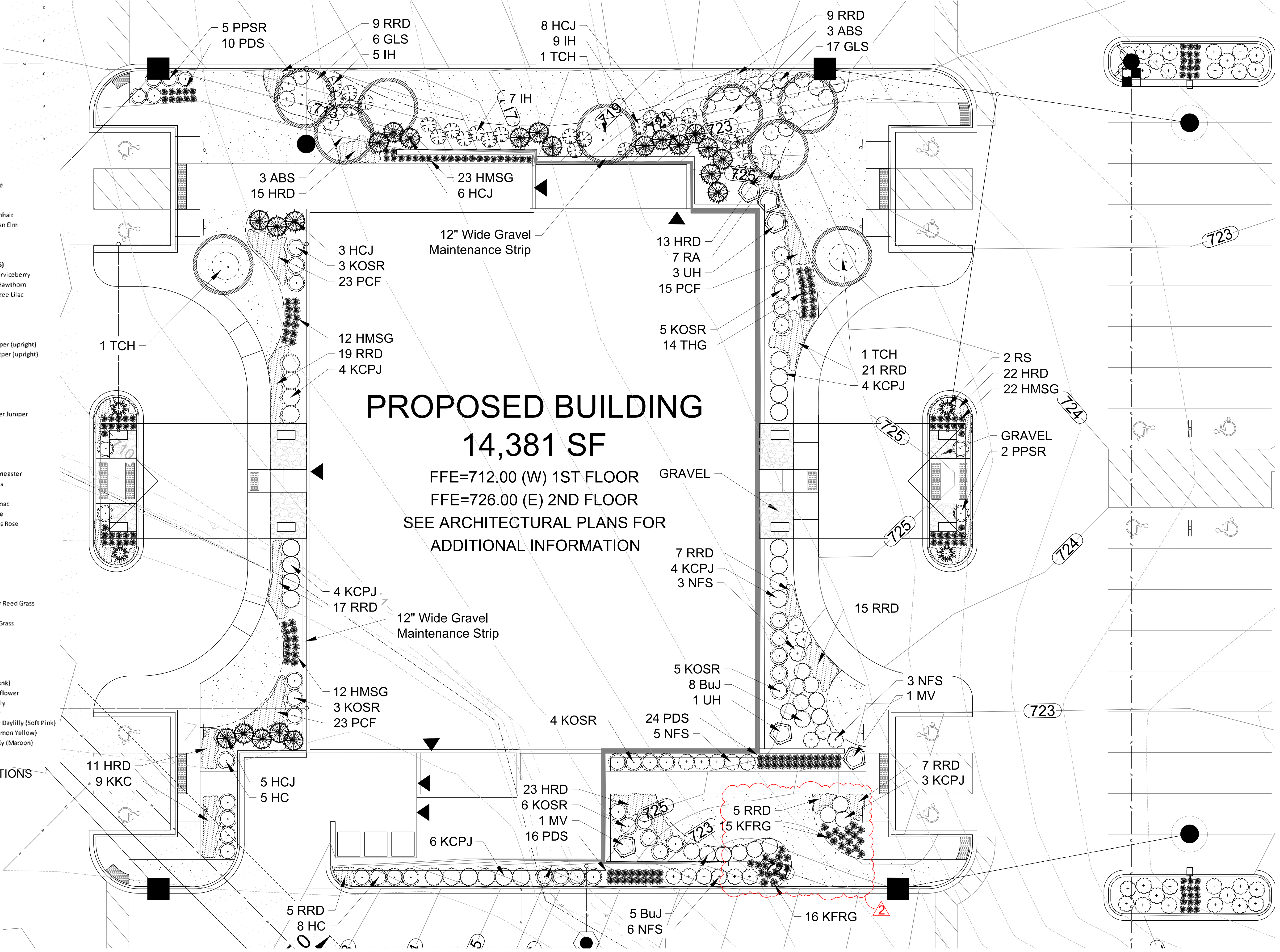
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- MDL Summer Wine Daylily (Maroon)
- KKC Dwarf Catmint
- RS Russian Sage

PLANT ABBREVIATIONS



PROPOSED BUILDING
14,381 SF

FFE=712.00 (W) 1ST FLOOR
 FFE=726.00 (E) 2ND FLOOR
 SEE ARCHITECTURAL PLANS FOR
 ADDITIONAL INFORMATION



ENLARGED LANDSCAPE PLAN

Scale: 1" = 10'0"

REVISIONS
 A 12.07.17 ADDENDA NO.1
 Z 2.07.18 SITE AND OPERATION SET

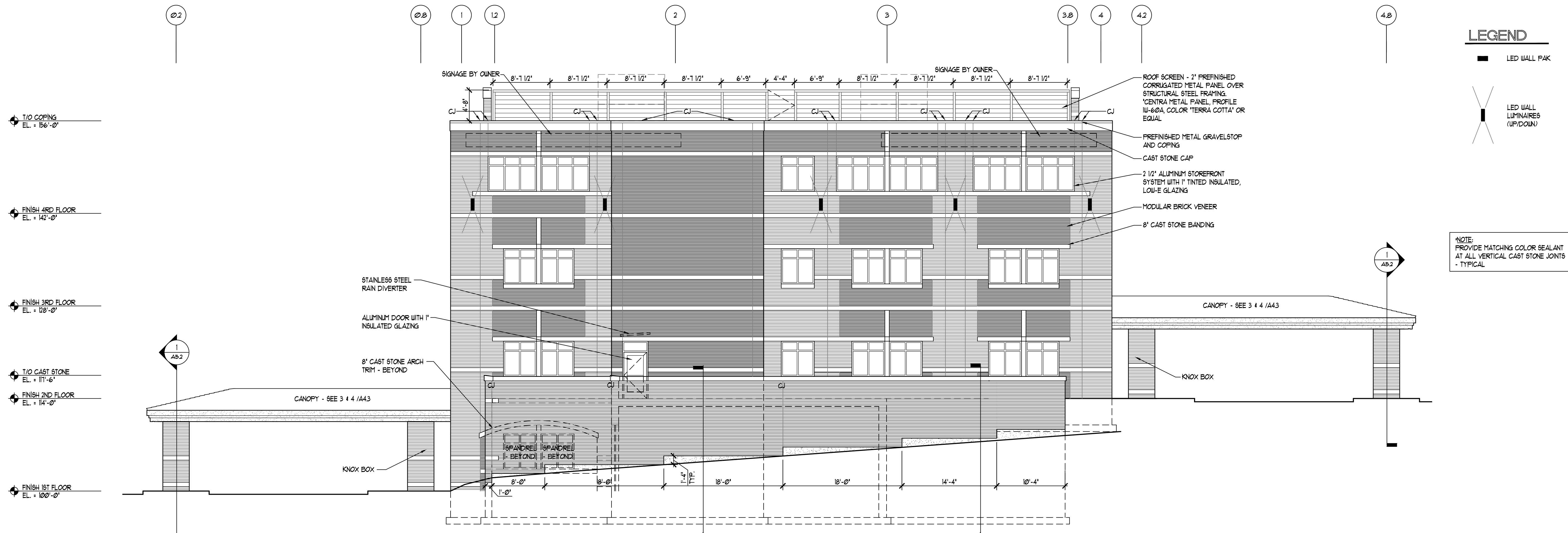
FS MEDICAL OFFICE BUILDING PLEASANT PRAIRIE
 NEC Green Bay Road & 104th St., Pleasant Prairie, WI
 ENLARGED LANDSCAPE PLAN

P.O. Box 1359
 Lake Geneva, Wisconsin 53147-1359
 ph 262.639.9733
 david@wavidheller.com
 www.wavidheller.com



PROJECT NO.:
 634.17.051
 DRAWN BY: CHECKED BY:
 PCA WDH
 DATE:
 02.17.18
 SHEET NO.:

L1.2



LEGEND

- LED WALL PAK
- LED WALL LUMINAIRE (UP/DOWN)

NOTE:
PROVIDE MATCHING COLOR SEALANT AT ALL VERTICAL CAST STONE JOINTS - TYPICAL

1 SOUTH ELEVATION
A4.1 1/8"=1'-0"



2 WEST ELEVATION
A4.1 1/8"=1'-0"

FS MEDICAL OFFICE BUILDING PLEASANT PRAIRIE
NEC Green Bay Road & 104th St., Pleasant Prairie, WI
SOUTH AND WEST BUILDING ELEVATIONS

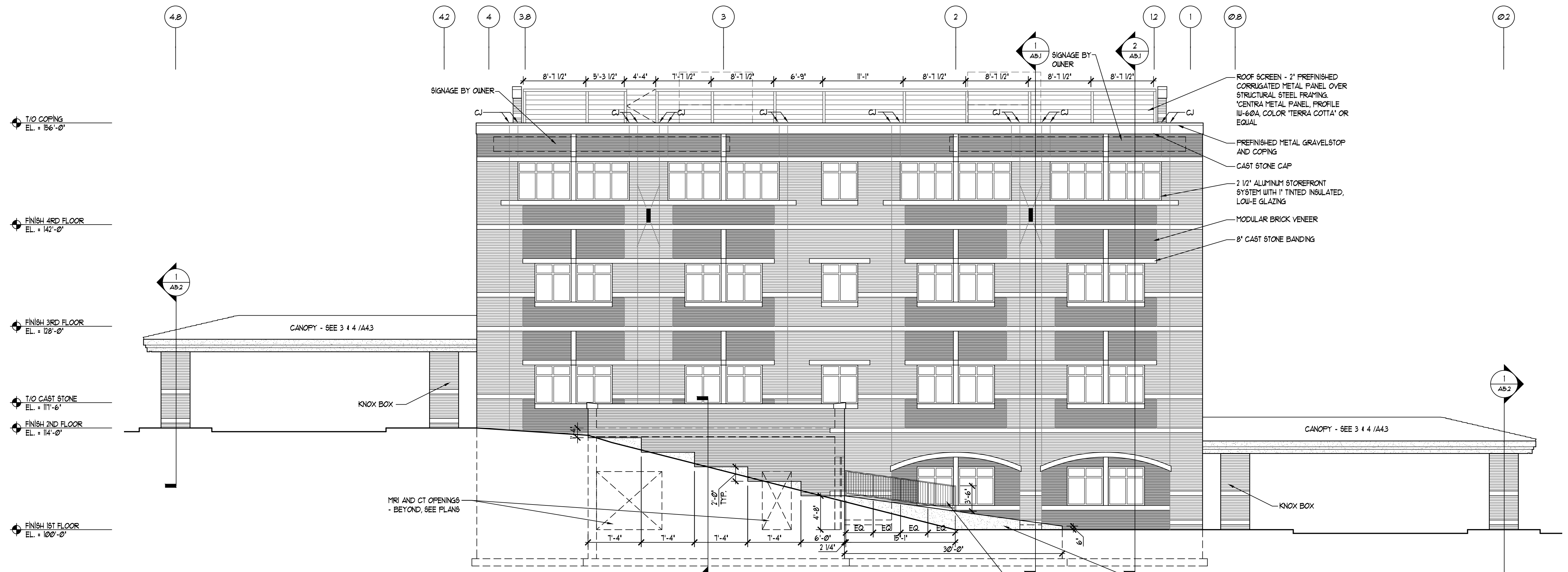
600 Fifty-Second Street
Suite 220
Kenosha, WI 53142
Ph: (262) 652-2800
Fax: (262) 652-2812

Partners in Design
ARCHITECTS

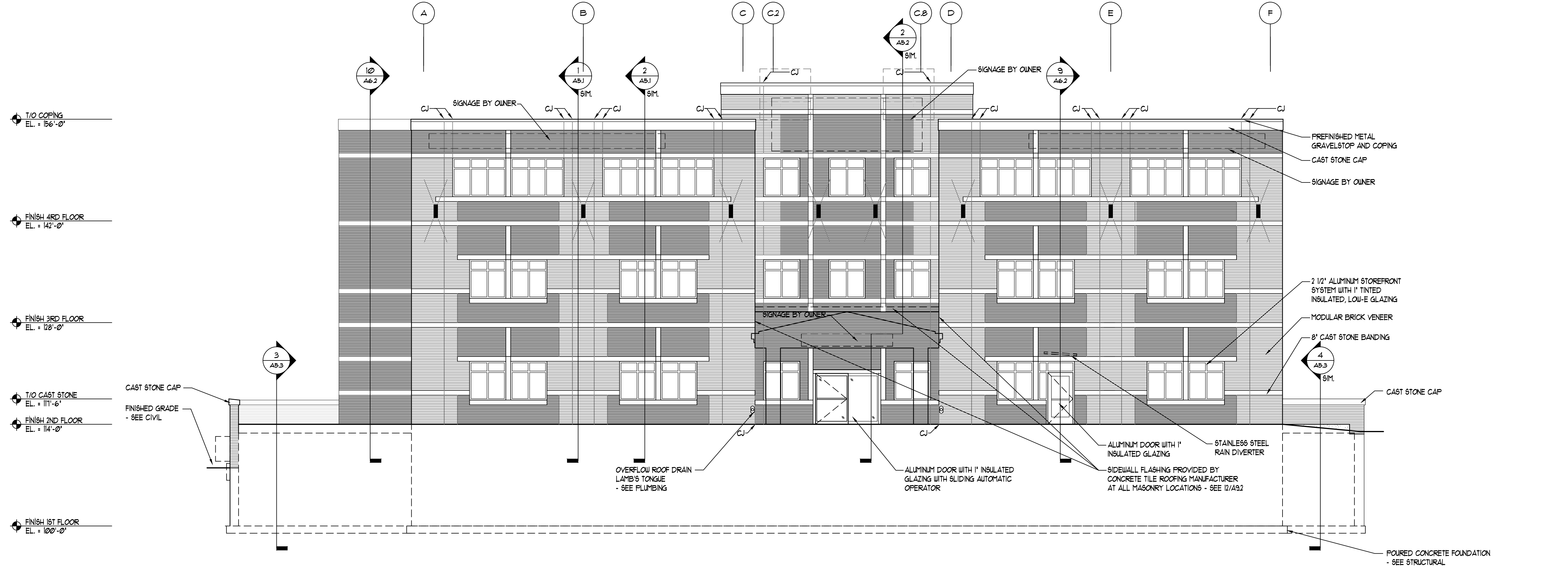


PROJECT NO:
634.17.051
DRAWN BY: **DAC** CHECKED BY: **MAM**
DATE: **11/28/17**
SHEET NO:

A4.1



1 NORTH ELEVATION
A4.2 1/8" = 1'-0"



2 EAST ELEVATION
A4.2 1/8" = 1'-0"

LEGEND

- LED WALL PAK
- ✕ LED WALL LUMINAIRE (UP/DOWN)

NOTE:
PROVIDE MATCHING COLOR SEALANT AT ALL VERTICAL CAST STONE JOINTS - TYPICAL

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

Partners in Design
 ARCHITECTS

PROJECT NO: 634.17.051
 DRAWN BY: DAC
 CHECKED BY: MAM
 DATE: 11.28.17
 SHEET NO:

FS MEDICAL OFFICE BUILDING PLEASANT PRAIRIE
 NEC Green Bay Road & 104th St., Pleasant Prairie, WI
NORTH AND EAST BUILDING ELEVATIONS

A4.2



Office of the Village
Director of Human Resources
Carol Wilke

TO: Village Board

Consider entering into an Employment Agreement with Nathan Thiel for the Village Administrator position. Upon approval, Mr. Thiel's start date with the Village will be April 30, 2018.

EMPLOYMENT AGREEMENT

THIS AGREEMENT (the "Agreement") is entered into as of this ____ day of _____ 2018, in Kenosha County, Wisconsin, by and between the Village of Pleasant Prairie (the "Employer") and Nathan R. Thiel (the "Employee").

WHEREAS, the Employee has been offered by the Employer a position as the Village Administrator; and

WHEREAS, as part of his duties as the Village Administrator the Employee has the authority to oversee activities of the Employer, the Pleasant Prairie Water Utility, the Pleasant Prairie Sewer Utility, Pleasant Prairie RecPlex, Pleasant Prairie Community Development Authority and other subdivisions, affiliated entities and departments of the Employer; and

WHEREAS, the Employer desires to employ and the Employee desires to be employed, under the terms and conditions, of this Agreement; and

WHEREAS, it is the desire of the Employer to: (1) to attain the services of the Employee and to provide inducement for him to remain in such employment, (2) make possible full work productivity by assuring the Employee's morale and peace of mind with respect to future security, (3) act as a deterrent against malfeasance or dishonesty for personal gain on the part of the Employee, and (4) provide that the termination of the Employee's services shall be only for cause and in accordance with terms of this Agreement.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. OBLIGATIONS OF EMPLOYEE

- A. As used herein the term "Effective Date" shall mean April 30, 2018.
- B. After the Effective Date and during the term of this Agreement, the Employee agrees:
 1. That he will devote his time, skills, labor and attention to the affairs and activities of the Employer as may be reasonably required to carry out the duties assigned to him by the Employer and which are described in this Agreement. The Employee shall perform the functions and duties of a Village Administrator specified in the Statutes of the State of Wisconsin and the Ordinances of the

Village of Pleasant Prairie. The duties and responsibilities of the Village Administrator shall include the day-to-day management and administration of municipal government, including the various utilities of the Village of Pleasant Prairie. These duties shall include those duties described in Section 75-3 of Village of Pleasant Prairie Municipal Code of the Village of Pleasant Prairie, Kenosha County, Wisconsin Relating to Officers and Employees.

2. To abide by the Village of Pleasant Prairie's ordinances, rules and regulations relating to vacations, sick leave, holidays, casual days, and other fringe benefits and working conditions as they now exist or are hereinafter amended, to the same extent as such Village ordinances, rules and regulations apply to other employees of the Employer, and except as otherwise specifically provided in this Agreement. The portion of the Employee's salary and benefits which are allocated from the various enterprise funds of the Village of Pleasant Prairie shall be subject to the same terms and conditions provided in this Agreement.

2. COMPENSATION AND BENEFITS

As sole consideration for the Employee's employment, after the effective date the Employer shall pay compensation and provide benefits as follows:

1. The Employer shall pay the Employee pursuant to the Village Administrator salary range in effect. Employee's starting annual salary shall be \$126,166 (not including benefits) which is 85% of the salary cap, beginning on the Effective Date. The Employer shall review the Employee's salary as of each annual anniversary of the Effective Date and the Employer shall pay to the Employee an annual increase in said salary pursuant to the Employer's Village Administrator salary range in effect or a salary increase equal to or greater than the percentage increase that the other salaried Village department heads are budgeted to receive for the upcoming year. Nothing contained herein shall prevent the Employer paying to the Employee any additional amounts or to increase said salary above the minimums described in this Paragraph. All salary to be paid to the Employee shall be in accordance with the standard payroll practices of the Employer, which shall provide for salary payments every two weeks.
2. All parties acknowledge that the Employee's duties and responsibilities require that he have and maintain the exclusive use of an automobile for any use at all times during his employment under this Agreement. The Employer agrees to provide the

Employee with an appropriate, safe and reliable automobile owned by the Employer, with the Employer to pay all costs for such automobile, including without limitation, repairs, maintenance, fuel and insurance.

3. The parties recognize that the Employee must devote a great deal of his time outside normal business hours in carrying out his duties as Village Administrator. The Employee shall be allowed to take compensatory time off during business hours as he shall professionally deem appropriate.
4. The Employer agrees to budget and pay for the professional dues and subscriptions of the Employee necessary for his continuation and full participation in national, regional, state and local associations and organizations necessary and desirable for his continued professional participation, growth and advancement, and for the good of the Employer.
5. The Employer agrees to budget and pay for the travel, meals, lodging and other expenses of the Employee for professional and official travel, meetings and occasions adequate to continue the professional development of the Employee and to adequately pursue necessary official and other functions of the Village of Pleasant Prairie, including but not limited to annual conferences of the International City Management Association, Wisconsin League of Municipalities, Government Finance Officers Association, American Public Works Association, and such other national, regional, state and local governmental groups and committees in which the Employee may be (or may not be) a member. The Employer also agrees to budget and pay for the expenses of the Employee for short courses, institutes, meetings, webinars and seminars that are necessary for continued professional development, continuing education credits, and for the good of the Employer. Attendance at such educational functions shall be subject to prior notice and approval by the President of the Employer.
6. The Employee may participate, to the same extent as other salaried employees of the Employer, in the Employer's health and dental insurance programs, life insurance programs, pension plans, deferred compensation plans and disability insurance programs.
7. The Employer shall allow the Employee to take, during each calendar year, eighteen (18) days of paid vacation, five (5) department head days and five (5) days of compensatory leave. All vacation will be taken by the Employee at such times, and in such intervals, so as not to unreasonably disrupt the performance of his duties. All unused compensatory time at the end of the year shall be placed into Employee's Retirement Health Savings Plan ("RHS"). After the initial seven years (7) the Employee will follow the

Village's Vacation schedule increasing his vacation time by whatever the current schedule may be. Unused vacation time will be relinquished by the Employee to the Employer.

8. Section 75-3 C. "Residency" of Village of Pleasant Prairie states that the Village Administrator shall become a resident of the Village of Pleasant Prairie within one year following the date of appointment.

3. COMMENCEMENT AND TERMINATION OF AGREEMENT

A. The employment under this Agreement shall be effective as of the Effective Date and shall continue until terminated by the first to occur of the following:

1. April 30, 2019 (the "Initial Term").
2. The death of the Employee.
3. Whenever the Employer and Employee shall mutually agree to termination in writing.
4. Without cause, upon sixty (60) days prior written notice given by the Employee to the Employer.
5. Without cause, upon one (1) year prior written notice given by the Employer to the Employee. The Employer may, in its sole discretion, treat termination under this Paragraph 3.A.5 as being effective upon the date of such written notice by paying the Employee all salary and benefits described in the Agreement for one (1) year following the delivery of such notice.
6. Upon any act of the Employee which is not cured within thirty (30) days following written notice sent by the Employer to the Employee and which:
 - substantially breaches any material obligation of the Employee under this Agreement; or
 - results in the conviction of the Employee of any crime punishable as a felony within the State of Wisconsin.
 - results in the conviction of the Employee of any crime punishable as a misconduct in office misdemeanor within the State statutes of the State of Wisconsin.

B. Upon the Employee's termination of employment for any reason, whether voluntarily or involuntarily, the parties agree:

1. Employee shall immediately refrain from representing himself to be an agent or employee of the Employer.

2. Employee shall immediately return to the Employer all keys for Employer premises and property, and all Employer files, records and property in Employee's possession or control.
3. The employer shall pay any compensation and benefits due and owing for services properly performed under the terms of this Agreement prior to termination.

4. AUTOMATIC RENEWAL OF AGREEMENT

After the Initial Term, the parties agree that this Employment Agreement shall automatically renew with an indefinite end date. Notwithstanding the foregoing, if the Employer does not renew this Employment Agreement at any time, the Employer shall pay to the Employee all salary and benefits as described in Paragraph 3.A.5. for one (1) year following the time of non-renewal. Nothing in this Agreement shall prevent, limit or otherwise interfere with the right of the Employer to terminate the services of the Employee at any time, in accordance with the Statutes of the State of Wisconsin and Ordinances of the Village of Pleasant Prairie, subject only to the requirement of paying the salary and benefits as described in Paragraph 3.A.5 above.

5. MISCELLANEOUS

A. The articles and other headings contained in this Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement. This Agreement shall be binding upon and inure to the benefit of the Employee, his or her representatives, executors, administrators and successors in interest. The language used in this Agreement shall be deemed to be the language chosen by the parties to express their mutual intent, and no rule of strict construction shall apply to either party. This Agreement and all rights, benefits and obligations hereunder are personal to the Employee and the Employee may not voluntarily or involuntarily sell, transfer or assign any right, benefit or obligation under this Agreement.

B. If any provisions of this Agreement are held to be unenforceable for any reason, the unenforceability of that provision shall not affect the remainder of this Agreement, which shall remain in full force and effect and be enforceable in accordance with its terms.

C. The waiver by either Employee or Employer of a breach or a violation of any provision of this Agreement shall not operate as, nor be construed as, a waiver of any subsequent breach. No waiver of any provision of this Agreement shall be valid unless in writing and signed by the party for whose benefit the provision exists.

D. No change or modification of this Agreement shall be valid unless it is in writing and signed by the Employee and Employer.

E. This Employment Agreement shall be a binding contract on the Employer and any successor government into which the Employer may hereafter merged, unified or consolidated. A change in the composition of the Village Board of Trustees shall not constitute a reason to re-open and or modify this Agreement, unless mutually agreed upon by both parties.

F. This Agreement has been executed and delivered in, and shall be construed and enforced in accordance with the laws of, the State of Wisconsin. Kenosha County, Wisconsin shall be the exclusive venue for any legal action, special proceeding, arbitration or other proceeding that may arise out of or in connection with this Agreement, even if another venue would be more convenient for a party of witnesses.

G. Any notices required or permitted to be given under the terms of the Agreement are to be deemed given when personally or electronically delivered to a party; when mailed to a party by United States Mail, postage prepaid, certified mail-return receipt requested; or when delivered to an established overnight carrier service such as, but not limited to: United Parcel Service (UPS) or Federal Express, fees prepaid, for overnight delivery to a party, at the addresses set forth below:

If to Employee: Nathan R. Thiel
605 Grove Street
Mauston, WI 53948
nathan.thiel@gmail.com

If to Employer: President
Village of Pleasant Prairie
9915 39th Avenue
Pleasant Prairie, WI 53158
johnpsteinbrink@plprairie.com

Notices shall be deemed effective upon the date of personal delivery, the date they are delivered to the United States Mails as provided above, or the date when they are delivered to the established overnight carrier as described above.

IN WITNESS WHEREOF, the parties have executed this Agreement effective as of the date and year first written above.

EMPLOYEE:

EMPLOYER:
VILLAGE OF PLEASANT PRAIRIE



Nathan R. Thiel
Village Administrator

John P. Steinbrink
Village President

TO: Village Board

Consider a two year contract agreement between the Village of Pleasant Prairie and the Pleasant Prairie Professional Firefighter's Association, Local 3785, for the 2018-2019 calendar years.

Recommendation: Authorize the Village Administrator and the Village President to accept the proposed 2018-2019 contract.

Significant Changes (*italicized*) include:

- Adjust Wages to reflect the following changes:

2018

April 1 - 2% wage increase

Paramedic pay to increase for current employees to **six (6%)** percent. Paramedic pay would be retroactive to January 1st 2018.

All new hires after April 1, 2018 will receive **5% med** pay until they reach top pay (5 years) after which the med pay will go to 6%.

2019

January 1 - wage increase 1%

July 1 - wage increase 1%

- An additional twenty-four (24) hour holiday that can be used as discretionary time off or as day off. Discretionary time approved by the chief or his designee. Any time remaining will be paid as part of the other holiday hours or used as time off.
- Residency – add Walworth County and Lake County, IL.

AGREEMENT

between

the VILLAGE OF PLEASANT PRAIRIE

and

**the VILLAGE OF PLEASANT PRAIRIE
PLEASANT PRAIRIE PROFESSIONAL FIREFIGHTER'S**

ASSOCIATION LOCAL 3785

Effective

January 1, 2018 through December 31, 2019

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APPENDIX "A"	

AGREEMENT

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THIS AGREEMENT is made and entered into by and between the Village of Pleasant Prairie, Wisconsin, hereinafter referred to as the “Village” and the Pleasant Prairie Professional Fire Fighter’s Association, Local 3785, International Association of Fire Fighters, hereinafter referred to as the “Association” pursuant to the provisions of Chapter 111.70, and subject to the Sections of the Wisconsin Statutes as may be pertinent hereto.

P R E A M B L E

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It is the intent and purpose of the parties hereto that this Agreement shall:

1. Set forth their agreement with respect to rates of pay, hours of work and other conditions of employment to be observed by the Village, the Association and the employees who are covered by this Agreement;
2. Provide procedures for fair adjustment of grievances;
3. Prevent interruptions of work during the life of this Agreement; and,
4. Promote harmonious relations between the Village, the Association, and the employees.

1 **ARTICLE I**

2 **HEADNOTE**

3 A. Reference to Fire Chief, includes the Fire Chief's designated
4 representative.

5 B. For purposes of simplicity, employees shall be designated by their
6 regularly assigned tour of duty. Employees assigned to the "24 hour tour
7 of duty" will be referred to as "24 hour employees". Employees assigned
8 to the "11 hour tour of duty" will be referred to as "11 hour employees"

9 C. "Tour of duty", "workday", "shift" and "duty day" are synonymous.

10 D. The "base hourly rate" of pay for the 24 hour employee and 11
11 hour employee is derived by dividing the annual salary by 2,912 hours for
12 1998 and thereafter.

13 E. Reference to a "duty day" for a 24 hour employee means 24 hours.

14 Reference to a "duty day" for an 11 hour employee means 11 hours.

15 F. The "56 hour tour of duty for 1998" and thereafter, refers to the
16 weekly work schedule of a 24 hour duty day.

17 G. The "Board of Police and Fire Commissioners" shall be referred to herein
18 as the "Commission".

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1 **ARTICLE II**

2 **RECOGNITION**

3 **SECTION 1.** The Village recognizes the Association as the exclusive
4 collective bargaining agent or representative on all matters of wages,
5 hours and conditions of employment as defined in Section 111.70 (1) (a),
6 Wisconsin Statutes, for all regular full-time sworn employees of the
7 Pleasant Prairie Fire & Rescue Department, but excluding supervisory
8 employees as defined in Section 111.70 (1) (a), Wisconsin Statutes, for
9 the purpose of collective bargaining as defined in Section 111.70 (1) (a),
10 Wisconsin Statutes.

11 **SECTION 2.** The Village agrees that it will not discriminate against any
12 employee covered by this Agreement because of membership or activities
13 in the Association, nor will the Village interfere with the right of any
14 employee to become a member of the Association, as provided by Section
15 111.70 (1) (a), Wisconsin Statutes.

1 **ARTICLE III**

2 **MANAGEMENT RIGHTS**

3 **SECTION 1.** Except as otherwise provided in this agreement, the Village
4 retains all the normal rights and functions of management and those it has
5 by law. Without limiting the generality of the foregoing, this includes the
6 right to hire, promote, transfer, demote or suspend or otherwise discharge
7 or discipline for proper cause; the right to decide the work to be done and
8 location of work; to utilize personnel, methods and means in the most
9 appropriate efficient and flexible manner possible, to manage and direct
10 the employees of the Village, to take whatever action necessary in
11 situations of emergency, to determine the size and composition of the
12 work force, to contract for work, services or material; to use temporary,
13 provisional, part-time or seasonal employees; to schedule overtime work,
14 to establish or abolish a job classification, to establish qualifications for the
15 various job classifications, to introduce new or improved methods,
16 operations or work practices. The Village shall have the right to adopt and
17 alter reasonable rules and regulations.

1 **ARTICLE IV**

2 **ASSOCIATION RIGHTS AND PRIVILEGES**

3 **SECTION 1.** The Association shall keep the Chief and the Village
4 Administrator of the Village of Pleasant Prairie currently advised as to the
5 name of the authorized Association representatives who are designated to
6 act on behalf of the Association for the purpose of investigating and
7 processing grievances. One (1) such representative shall be allowed a
8 reasonable amount of time during working hours, without loss of pay, upon
9 permission being granted by the Chief, or in his absence Assistant Chief,
10 to investigate and/or process grievances in Steps 1 and 2 of the grievance
11 procedure. Permission will be granted provided the activity does not
12 impair the operation of the Department. Any dispute concerning the
13 exercise of discretion in determining the allowable paid grievance time
14 shall be subject to the grievance procedure.

15 **SECTION 2.** The Association shall be permitted to conduct executive
16 board or emergency business meetings on Village premises under the
17 control of the Fire & Rescue Department, provided prior permission has
18 been obtained from the Chief. No permission is granted hereunder for on
19 duty personnel to attend Association meetings during duty hours, with the
20 exception that a maximum of two (2) officers of the Association may
21 attend such meetings without loss of pay. The Chief may grant special
22 permission for other personnel to attend such meetings without loss of

1 pay. It is understood that on duty personnel attending such meetings will
2 respond immediately to any duty demands.

3 **SECTION 3.**

4 (A) Not more than two (2) Association representatives will be granted
5 time off without loss of pay during a duty day to attend labor contract
6 negotiation meetings with the Village, provided such representatives
7 are members of the Association's negotiating committee and the shift
8 assignments of the representatives are at the same time that a labor
9 contract negotiation meeting is conducted.

10 (B) If negotiation meetings are called by the Village during normal
11 working hours, the designated negotiators for the Association who
12 shall participate in such meetings will be granted time off for such
13 meetings without loss of pay.

14 **SECTION 4.** Attendance at annual Association convention for one (1)
15 delegate, one (1) day off without loss of pay shall be granted by the
16 Village; provided, that at least a twenty-seven (27) day notice of the
17 request shall be given to the Village and to the Chief.

18 **SECTION 5.** The Village will provide the Association the use of a bulletin
19 board at each fire station for the purpose of posting material concerning
20 the following types of subjects: Association meetings, elections,
21 committee reports, rulings or policy statements, recreational and social
22 affairs, employee personal affairs, etc. No material shall be posted which
23 contains anything defamatory, scurrilous, anything pertaining to candidacy

1 for Village of Pleasant Prairie elective office and incumbents of such
2 offices, or anything reflecting in such a manner upon the Village or any of
3 its employees, unless such material is the result of Association rulings or
4 policy statements or committee reports and is typed and/or printed on
5 Association stationery. Violation of this section shall be sufficient reason
6 for removing the unauthorized posted material by direction of the Chief.
7 Any dispute as to the exercise of this discretion by the Chief shall be
8 subject to the grievance procedure.

9 **SECTION 6.** Not more than one (1) on-duty Association officer or their
10 representative may attend Police and Fire Commission meetings,
11 provided such personnel shall respond immediately to any alarms or calls
12 for the apparatus to which they are assigned. The Association shall make
13 every effort to assign off duty Association officers.

14 **SECTION 7.** Employee and non-employee Association representatives
15 shall be permitted to confer with employees during duty hours, concerning
16 Association business which is not in violation of this Agreement or
17 otherwise illegal; provided, the exercise of this privilege does not interfere
18 with the operations of the Department.

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21 **SECTION 8.** Upon request, any employee covered by this Agreement,
22 who is being interviewed or ordered to appear before any superior officer

1 where disciplinary action may be taken, shall have the right to have an
2 Association representative present.

3 **SECTION 9.** The Association member serving as a state director of the
4 State of Wisconsin Professional Fire Fighter's Association shall be
5 authorized twenty-four (24) hours of released time annually, for the
6 purpose of attending State Association meetings. Employees who are
7 appointed to a State Advisory Board are permitted to attend such
8 meetings while on duty if they received approval from Chief two (2) weeks
9 in advance of the meeting and have agreed to advance the position of the
10 Village.

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1 **ARTICLE V**

2 **FAIR SHARE & DUES**

3 **SECTION 1.** All employees in the bargaining unit shall be required to
4 pay, as provided in this article, their fair share of the costs of
5 representation by the Association. No employee shall be required to join
6 the Association, but membership in the Association shall be available to all
7 employees who apply, consistent with the Associations constitution and
8 bylaws.

9 The Employer shall deduct in equal installments from the monthly
10 earnings of all employees in the collective bargaining unit, except exempt
11 employees, their fair share of the cost of representation by the
12 Association, as provided in Section 111.70 (1) (f), Wis. Stats., and as
13 certified to the Employer by the Association The Employer shall pay said
14 amount to the treasurer of the Association on or before the 15th of the
15 month in which such deduction was made. The date for the
16 commencement of these deductions shall be determined by the
17 Association; however all employees, except exempt employees, shall be
18 required to pay their full (annual) fair share assessment regardless of the
19 date on which their fair share deductions commence.

20 A. For the purposes of this article, exempt employees are those
21 employees who are members of the Association and whose
22 dues are deducted and remitted to the Association by the

1 Employer pursuant to Article V (Dues Deduction) or paid to
2 the Association in some other manner authorized by the
3 Association. The Association shall notify the Employer of
4 those employees who are exempt from the provisions of this
5 article and shall notify the Employer of any changes in its
6 membership affecting the operation of the provision of this
7 article.

8 B. The Association shall notify the Employer of the amount
9 certified by the Association to be the fair share of the cost of
10 representation by the Association and the date for the
11 commencement of fair share deductions, two weeks prior to
12 any required fair share deduction.

13 The Association agrees to certify to the Employer only such fair
14 share costs as are allowed by law, and further agrees to abide by the
15 decisions of the Wisconsin Employment Relations Commission and/or
16 courts of competent jurisdiction in this regard. The Association agrees to
17 inform the Employer of any change in the amount of such fair share costs.

18 The Association shall provide employees who are not members of
19 the Association with an internal mechanism with the Association which is
20 consistent with the requirements of state and federal law and which will
21 allow those employees to challenge the fair share amount certified by the
22 Association as the cost of representation and to receive, where
23 appropriate, a rebate of any monies to which they are entitled. To the

1 extent required by state or federal law, the Association will place in an
2 interest-bearing escrow account any disputed fair share amounts.

3 The Association does hereby indemnify and shall save the
4 Employer harmless against any and all claims, demands, or other forms of
5 liability, including court costs, that shall arise out of or by reason of action
6 taken or not taken by the Employer, which Employer action or non-action
7 is in compliance with the provision of this article, and in reliance on any
8 lists or certificates which have been furnished to the Employer pursuant to
9 this article, provided that the defense of any such claims, demands, suits
10 or other forms of liability shall be under the control of the Associations and
11 its attorneys. However, nothing in this section shall be interrupted to
12 preclude the Employer from participating in any legal proceeding
13 challenging the application or interpretation of this article through
14 representatives of its own choosing and its own expense.

15 **SECTION 2.** Indemnification: The Association will refund to the
16 employee involved any Association dues erroneously collected by the
17 Employer and paid to the Association. The Association agrees to hold the
18 Employer harmless from any claims or demands arising out of compliance
19 with the provisions of this article.

20 **SECTION 3.** Dues Deduction Forms: The Employer agrees to deduct
21 monthly dues from the pay of employees who individually sign voluntary
22 check-off authorization forms supplied by the Association, which shall
23 include the following statement:

1 “I, the undersigned, hereby authorize the Village of
2 Pleasant Prairie to deduct from my wages each and
3 every month, my Association dues designated by the
4 Secretary Treasure of the Association for and on my
5 behalf.”

6 This authorization shall be valid for the term of this contract.

7 **SECTION 4.** Deductions: The Employer shall deduct the appropriate
8 amount from the first paycheck each month of each employee requesting
9 such deduction following receipt of such statement, and shall remit the
10 total of such deductions to the Association in one lump sum.

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24 **ARTICLE VI**

25 **SENIORITY**

1 **SECTION 1. - DEFINITION:** Shall mean the status attained by length of
2 continuous full-time service following the successful completion of the
3 probationary period; the employee's seniority date shall then be
4 retroactive to the date of hire as a full-time employee. If two or more
5 employees are appointed on the same day, seniority shall be determined
6 by the ranking created by the Chief, with concurrent notice to the Union.

7 **SECTION 2. – PROBATIONARY PERIOD** New employees shall be on
8 a probationary status for a period of not less than 365 days, and until
9 meeting all training certification and residency requirements as determined
10 by the chief. Probationary status may be extended by the chief with a six
11 (6) month option. During their probationary period, new employees may
12 be discharged at the discretion of the Chief of the Fire & Rescue
13 Department without recourse to the contractual grievance procedure or to
14 the Police and Fire Commission herein. If still employed after such date,
15 seniority shall date from the first day of hiring. Until a probationary
16 employee has acquired seniority, he shall have a no re-employment rights
17 in case of layoff.

18 **SECTION 3. – PERSONNEL ACTIONS** The practice of following
19 seniority in transfers, layoffs, recalls from layoffs, vacations and shift
20 preference to fill vacancies shall be continued. Seniority shall not
21 accumulate during any period of layoff or unpaid leave of absence (except
22 active military duty) and shall not include paid on call time prior to hire as a

1 full-time employee of the Department. Ability and efficiency shall be taken
2 into consideration only when they substantially outweigh considerations of
3 length of service or in cases where the employee who otherwise might be
4 retained or promoted on the basis of such continuous service is unable to
5 do the work required. Full-time employees shall receive preference over
6 part-time employees. A transfer is the filling of a new or vacated position
7 and shall be governed by job posting.

8 **SECTION 4. - TEMPORARY ASSIGNMENTS** The Village, in exercising
9 its right to assign employees, agrees that an employee has seniority in a
10 job classification, but may be temporarily assigned to another job to fill a
11 vacancy caused by a condition beyond the control of management. Any
12 employee so temporarily assigned shall be returned to his/her regular job
13 as soon as possible. Temporary assignments shall not be considered
14 transfers.

15 **SECTION 5. - LAYOFF AND BUMPING** In the event it becomes
16 necessary to reduce the number of employees in the department, the
17 probationary employees shall be the first to be laid off and then the
18 employee with the least seniority. If a position is eliminated, the
19 employee(s) affected by such action shall have the right to displace the
20 least senior employee within his/her classification. If this is not possible,
21 the affected employee shall displace the least senior employee within the
22 Fire & Rescue Department in any other classification, regardless of pay
23 rate, provided he/she has enough seniority to do so, and further provided

1 that the employee is able to demonstrate his ability to perform the work
2 within a 365 calendar days probationary period.

3 Employees laid off in a reduction of force shall have their seniority status
4 continue for a period equal to their seniority at the time of layoff, but in no
5 case shall this period be less than three (3) years. When vacancies occur
6 in a department, which any employees hold layoff seniority status, then
7 employees shall be given the first opportunity to be recalled and placed on
8 these jobs. In the event an employee declines to return to work when
9 recalled under this sections, such employee shall forfeit all accumulated
10 seniority rights.

11 **SECTION 6. – NOTICE OF TERMINATION** Any full-time employee
12 covered by this agreement whose employment is terminated for any
13 reason other than disciplinary action, shall be entitled to two (2) weeks'
14 notice.

15 All employees shall give two (2) weeks' notice, in writing, of their intention
16 to sever their employment with the Village. If any employee fails to give
17 such notice, any earned vacation pay shall be forfeited. Earned vacation
18 time shall not be counted toward the two (2) weeks required notice.

19 **SECTION 7. – SENIORITY LIST** The Village shall prepare and maintain
20 an up-to-date master seniority list of all full-time employees. Such list
21 shall be brought up -to-date by the first business day of the new year and
22 immediately posted on department bulletin boards. Any discrepancies,
23 with the seniority list as posted shall be reported to the Chief of Fire &

1 Rescue, in writing, no later than thirty (30) days from the date of posting,
2 or the posted list shall stand approved.

3 **SECTION 8. – LOSS OF SENIORITY AND TERMINATION**

4 An employee shall lose his/her seniority rights for the following reasons
5 only:

6 A.If he/she quits.

7 B.If he/she has been discharged for just cause.

8 C.If he/she fails to notify the Village within one(1) week of his/her
9 intentions upon recall for layoff and does not report for work
10 within two (2) weeks of recall (by certified, return receipt mail).

11 D.If he/she has been in a layoff status longer than provided for
12 above.

13 E.If he/she fails to return to work on the first workday following the
14 expiration date of a leave of absence.

15 F.If he/she retires on a voluntary or compulsory basis.

16 G.If he/she receives disciplinary action of ten (10) days or more,
17 subject to the Chief's discretion.

18 **SECTION 9 – RETENTION OF SENIORITY** For the purpose of fringe
19 benefits only, such as sick leave, vacation, holidays, retirement, etc., a
20 full-time employee's seniority shall continue if transferred from one Village
21 department or facility to another. For promotions or job retention, seniority
22 of the employee as defined in Article VI shall apply, subject to the
23 contractual promotion procedure as stated in Article XXI.

1 **ARTICLE VII**

2 **COMPENSATION**

3 **SECTION 1.** Salaries of the employees in the bargaining unit shall be
4 established as shown in Appendix "A".

5 **SECTION 2. – STEP INCREMENTS** Upon successful completion of
6 probation employees will move to Step B after which employees will move
7 from the minimum step in the pay range to the maximum step in the pay
8 range in annual increments on the anniversary date of initial appointment.

9 **SECTION 3. – PAYDAYS** Departmental paydays for all employees
10 shall be on every other Friday.

11 **SECTION 4.** Effective January 1, 2018, paramedics shall receive a
12 stipend of 6% of their respective gross salary, as that salary is set forth in
13 Appendix "A". Paramedic pay will be paid on the bi-weekly payroll.
14 All employees hired after April 1, 2018 will receive 5% paramedic pay until
15 they reach the top of the pay scale (5 years) after which the paramedic
16 pay will increase to 6%.

1 **ARTICLE VIII**

2 **RETIREMENT FUND CONTRIBUTIONS**

3 A. Employees hired on or after July 2, 2011: The WRS employee required
4 contribution shall be paid by the employee.

5 B. The Village shall pay the employer required contribution

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7 **ARTICLE IX**

8 **CLOTHING ALLOWANCE**

9 **SECTION 1. – SAFETY EQUIPMENT** The Village shall furnish proper
10 safety equipment for all work per SPS 330 In the event the state of
11 Wisconsin revises the SPS 330 clothing requirement, the changes shall be
12 effective as of the date of the next collective bargaining agreement unless
13 the change must be made immediately, in which case the parties shall
14 meet to discuss the method of implementing the State-mandated changes.

15 **SECTION 2. – STATION UNIFORMS** The Village shall provide
16 uniforms for use inside the station and on calls when uniforms under
17 Section 1 Article IX of this Agreement are not required. If the Village or
18 Fire & Rescue Department mandates any change in the Fire & Rescue
19 uniform, the cost of the first issue shall be provided by the Village.
20 Thereafter the cost of the new uniform shall be credited against the \$400
21 annual uniform allowance.

1 All uniforms shall be purchased by the Village. Work clothing is defined
2 as:

3 A.Approved Trousers

4 B.Approved Shirts - short and long sleeve

5 C.Approved Sweatshirt

6 D.5.11 Hi Vis Responder Parka

7 E.Department approved black belt

8 F.Shineable black shoes or boots

9 G.100% cotton T-shirts

10 H.Spring/Fall Jacket

11 I.Clothing required for participation on the SRT team

12 For each piece of work clothing in need of replacement, the Village shall
13 provide the employee with a new item of work clothing whose cost shall be
14 deducted from the uniform allowance. The Village shall appropriate up to
15 \$400.00 for each employee to be used for purchase of approved uniforms,
16 effective January 1, 2012. The employee is responsible for proper care
17 and maintenance of uniforms. The Village shall replace any uniform
18 damaged in the line of duty and such replacement shall not be counted
19 against the employee's annual uniform appropriation. The Chief of the
20 Fire & Rescue or his/her designee shall determine if the condition of the
21 uniform items are suitable for continued wear. If the Village or Fire
22 Rescue Department mandates any change in the Fire & Rescue uniform,
23 that change will be provided by the Village.

1 **SECTION 3. – USE OF AUTOMOBILE** All employees required by the
2 Chief/designee to use their private automobile for Village business while
3 on duty shall receive the same rate as established for the Village Board for
4 each mile traveled in the course of any duty, other than responding to
5 calls.

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1 **ARTICLE X**

2 **HOURS OF WORK**

3 **SECTION 1. – WORKDAY AND WORK WEEK DEFINED:**

4 **Schedule 1:** The work schedule of non-civilian (sworn) employees of the
5 Fire Department will be a repetitive tour-of-duty cycle consisting of twenty-
6 four (24) hours on continuous active duty, followed by forty-eight (48)
7 hours continuous hours off duty, which results in an average fifty-six (56)
8 hour work week and a 2,912 hour work year.

9 The Village reserves the right to vary from the above schedule where the
10 Village deems it necessary to do so in order to obtain adequate
11 manpower, subject to the following consideration: The village shall make
12 every effort to schedule no more than nine (9) twenty-four (24) hour shifts
13 in a twenty-seven (27) day work cycle; where this work schedule must be
14 exceeded, overtime shall be paid for all hours worked in excess of this
15 schedule.

16 **SECTION 2 – EMERGENCY** In case of emergency; the Chief of Fire &
17 Rescue may deviate from the normal schedule to cover the emergency.

18 **SECTION 3 – FLSA** The work period for FLSA purposes for employees
19 within this agreement shall be determined by the Village.

20 **SECTION 4 – TRAINING, SCHOOLS AND SEMINARS** Employees can
21 be detailed by the Chief of Fire & Rescue for training, schools and

1 seminars with the following equivalencies: up to three (3) eight (8) hour
2 days shall equal a 24 hour shift, without the need to pay overtime.

3 **SECTION 5 – SHIFT HOURS** The starting time for day shift operations
4 may be scheduled between 7:00 a.m. and 7:00 a.m. the following day and
5 between 7:00 a.m. and 6:00 p.m. Personnel shall be relieved when the
6 next scheduled relief arrives.

7 **SECTION 6 – REPORT TO POSITION** The “report to position” practice
8 has been implemented to replace the traditional “roll call” practice. This
9 practice permits a member of the on-duty platoon to be relieved from
10 his/her position and excused from duty, by a “coming on duty” member at
11 any time after 0600 hours. The following procedure shall apply to the
12 “report to position” practice, with the exception of Schedule 2, to whom
13 this section shall not be applicable:

14 A. The report to position practice will not interfere with the current
15 time trade practices during the last hour prior to the end of the
16 tour of duty;

17 B. The most senior Firemedic on a piece of apparatus, shall be the
18 first person relieved, from duty, by a coming on duty Firemedic;

19 C. When a member is not relieved by a coming on duty member,
20 he/she shall remain on duty until 0700 hours, except in cases of
21 less staff on the following shift, in which case the Firemedic will
22 not be relieved by another member and shall be required to
23 remain on duty.

1 D.The traditional roll call shall be held at 0700 hours, for the coming
2 on duty members;

3 E.No compensation shall be paid to any employee coming on duty
4 prior to 0700 hours of any day pursuant to the provisions of this
5 section.

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1 **ARTICLE XI**

2 **TIME TRADES**

3 **SECTION 1. – CHANGING OR TRADING TOURS OF DUTY**

4 Changing or trading tours of duty shall be permitted with the prior consent
5 and approval of the Chief of Fire & Rescue or his designee. Such consent
6 and approval shall not be unreasonably withheld. Lieutenants shall be
7 permitted to trade shifts with Lieutenants and non-probationary
8 Firemedic's. The Village shall incur no additional cost as the result of such
9 change or trade. All shift trades must be repaid as soon as possible, but
10 no later than one (1) year after the trade occurs. All parties shall share
11 responsibility for maintaining required records as to shift trades. It shall be
12 the responsibility of the respective employees to guarantee that the shift
13 trade(s) is paid back within one (1) year. If the employee who has agreed
14 to cover the shift is a no-show, that employee will be penalized by
15 forfeiting one and one-half days of paid vacation or holiday pay to
16 compensate for the overtime that the Village will be obligated to pay the
17 staff member who is forced to remain on duty.

1 **ARTICLE XII**

2 **OVERTIME**

3 **SECTION 1. – OVERTIME** When required to work in excess of the
4 normal fifty six (56) hour work schedule, over time pay shall be granted
5 and paid at the rate of one and one-half (1 ½) times the base rate of pay.
6 The base rate of pay shall be annual salary divided by two thousand nine
7 hundred and twelve (2,912) hours.

8 **SECTION 2. – CALL IN PAY** Any employee reporting for work in case
9 of emergency shall be granted a minimum of two (2) hours of work at the
10 overtime rate, except when the call-in overlaps his/her normal shift starting
11 time.

12 **SECTION 3. – OVERTIME DISTRIBUTION** All overtime work shall be
13 distributed impartially and as equally as possible. Only work in excess of
14 twenty-four (24) hours in any one workday shall be counted as over time
15 when the division of overtime among employees is to be considered in
16 future assignments of such work. The Chief of Fire & Rescue or his
17 designee shall find the first qualified person to work any overtime, which
18 shall be the most senior full time non-command person, with the fewest
19 OT hours accrued during the calendar year to date, who has no existing
20 shift conflicts. Shifts may be split if no one person can fill an entire 24-hour
21 shift.

1 **SECTION 4. – MANDATORY CALL BACK** When during the course of
2 an emergency or filling vacancies, the Chief of Fire & Rescue or his
3 designee can order personnel to report for duty or to remain on duty, past
4 the end of their respective shift. Where it is found the employees on duty
5 have performed forty eight (48) hours of consecutive “in station” duty,
6 when possible, every effort shall be made to relieve those employees.
7 The personnel to be ordered to report for duty can be either the senior
8 employee with the fewest overtime hours or the least senior employee.

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1 **ARTICLE XIII**

2 **HOLIDAY PAY**

3 **SECTION 1. – ENTITLEMENT** Employees who are regularly scheduled
4 to work fifty-six hours a week shall receive a holiday account of 192 hours
5 per year. There shall be no loss of holiday hours for an employee on light
6 duty. For new employees, the payment for holiday hours shall be prorated
7 on the basis of one/365th of the total holiday hours accruing for each day
8 the employee was on the payroll during the initial calendar year of
9 employment. No holiday as paid off time may be taken for the first six (6)
10 months of employment of the employee in question.

11 Effective January 1, 2018, an additional 24 hours will be added to be used
12 as discretionary time off which will be approved by the Chief or his
13 designee. Any time remaining at the end of the year will be paid out as
14 part of the other holiday hours.

15 **SECTION 2.**

16 A. Employees may elect to utilize up to **ninety-six (96)** hours as
17 paid time off; however the remaining **ninety-six (96)** hours, as
18 well as any other unused holiday hours, will be paid in a
19 separate check by December 1.

20 B. If holiday time off is not picked under Article XV Section (1), the
21 employee will be granted time off, provided written notice of the
22 intent to take such day off is received by the Chief of Fire &

1 Rescue or his designee twenty-one (21) days prior to the day
2 requested. Without such notice, the Chief of Fire & Rescue can
3 deny the request.

4 C. Upon termination of employment, the payment for holiday hours
5 shall be prorated on the basis of 1/365 of the total holiday hours
6 accruing for each day the employee was on the payroll in a
7 calendar year. In the event an employee who terminates during
8 the calendar year has taken more holiday hours in time off than
9 the employee has accrued on the basis of the above 1/365 per
10 day ratio as of the date of termination, the dollar amount of the
11 excess holiday hours will be deducted from that employee's final
12 paycheck or from any other payment owed that employee.

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21 **ARTICLE XIV**

1 **VACATION**

2 **SECTION 1. – ENTITLEMENT**

3 Employees may voluntarily elect to utilize up to 216 hours as paid time off;
4 the remaining time to which the employee is entitled, pursuant to the
5 schedule established in this section, will be paid in a separate check by
6 December 1. Employees who wish to exercise this option must notify the
7 Chief no later than March 1 of each year.

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9 The following vacation schedule shall apply to all full-time employees:

- 10 Within the first year of continuous service: 0 hours.
- 11 After one (1) year of continuous service: 144 hours.
- 12 After seven (7) years of continuous service: 216 hours.
- 13 After fifteen (15) years of continuous service: 288 hours.
- 14 After twenty-five (25) years of continuous service: 360 hours.

15 An employee who has reached his/her first year anniversary and is unable
16 to use his/her vacation leave prior to December 31, shall be paid in a
17 separate check by December 1 of that year. An employee reaching his/her
18 7th, 15th, and 25th anniversary during the respective calendar year, shall be
19 allowed to use the seventy-two (72) additional hours prior to reaching their
20 anniversary date. In the event an employee takes vacation time off before
21 he/she is entitled to do so under the above eligibility schedule and
22 terminates his/her employment prior to being so entitled, pay for such
23 advance time off shall be deducted from their final paycheck.

1 **SECTION 2. – TERMINATION** An employee who is entitled to a vacation at the
2 time of terminating his/her service with the Village shall be paid for his/her
3 vacation at the time of severing his/her status. This section shall not apply
4 if the employee fails to comply with the second paragraph of Article VI
5 Section (6).

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1 **ARTICLE XV**

2 **VACATION AND HOLIDAY SELECTION**

3 **SECTION 1.** The selection for time off for vacations and holiday shall be
4 made by the third Thursday in December of the preceding year , shall be
5 based upon seniority, shall be for vacation and holidays combined and
6 shall be selected in rotation in multiples of three work days, with a
7 maximum of six workdays on any one pick. A maximum of seven days
8 may be elected as single days off. The employee with the most seniority
9 within a given shift makes the first selections and so on; however, the
10 employees can mutually switch vacation periods if it can be done without
11 inconvenience to the Village or creating overtime costs. Employees not
12 making a vacation/holiday selection by the third Thursday in December of
13 the preceding year, shall lose all right to pick by seniority, and must select
14 from the time remaining. Regardless of the manner of selection, all time
15 off for vacations shall be taken by December 31 of the respective year.
16 A maximum of seven (7) days may be selected as single days off after
17 one (1) year of continuous service through the twenty-fifth year of
18 continuous service; and after twenty-five years of continuous service ten
19 (10) days may be selected as single days off.

20 **SECTION 2.**

21 Firemedics will be assigned to one of three shifts following Schedule 1 as
22 defined in Article X (for purpose of picking holiday and vacations). At such

1 time as additional Firemedics are hired, they too will be given a shift
2 assignment (for purpose of picking holiday and vacations), so that each
3 shift has an equal balance of assigned Firemedics.

4 **SECTION 3.** One Firemedic per shift shall be allowed to be on
5 vacation/holiday leave at any given time. Effective January 1, 2019, two
6 (2) Firemedic's will be allowed off on vacation/holiday leave at any given
7 time.

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ARTICLE XVI

LEAVES OF ABSENCE

SECTION 1. – IMMEDIATE FAMILY In the event of a death of an employee’s father, mother, husband, wife, brother, sister, son, daughter, mother-in-law, father-in-law, step parent or daughter and son-in-law, such employee will be paid for straight time lost from schedule work not to exceed forty-eight (48) hours or two (2) working days, within a seven (7) day period following the date of death.

SECTION 2 – OTHER FAMILY In the event of a death of an employee’s brother-in-law, sister-in-law, grandparent, grandchild, or stepchild (a stepchild is one living with or who was raised by the stepparent), such employee will be paid for straight time lost from schedule work not to exceed twenty-four (24) hours or one (1) working day, falling between the date of death and the date of the funeral, both inclusive, except in special circumstances.

SECTION 3. – RATE OF PAY Pay shall be at the employee’s straight time hourly earned rate for the payroll period in which the death occurred. It is agreed that the employee may be required to furnish verification of the date of death, date of funeral and relationship to the deceased.

SECTION 4 – PERSONAL Application for leave of absence for personal reasons shall be made in writing and shall be presented to the Chief of

1 Fire & Rescue. All employees must have successfully completed the
2 Probationary Period before any personal leave will be granted. A leave
3 may not be granted for the purpose of interviewing for or taking other
4 employment; however, the term "other employment" shall not include
5 elective, federal, state or county office.

6 The granting of such leave and the length of time for such leave shall be
7 contingent upon the reason for the request. The department head may
8 grant a person leave of absence without pay for thirty (30) calendar days
9 or less. Leaves of absence without pay for more than thirty (30) calendar
10 days but not exceeding six (6) months may be granted by the department
11 head with the approval of the Village Administrator. Personal leaves of
12 absence without pay, requested for a period in excess of six (6) months
13 must be approved by the Village Administrator.

14 **SECTION 5. – JURY DUTY** Any employee called for jury duty shall receive
15 his/her regular salary for such time missed from work, provided he/she
16 shall deposit any compensation he/she received for jury duty with the
17 Village Clerk and receive his/her regular pay in turn. Employees called for
18 jury duty but not assigned to serve or who are released from jury duty
19 during an assigned work day will return to their assigned jobs as soon as
20 dismissed.

21 **SECTION 6. - SUBPOENAED COURT APPEARANCE** An employee who, by
22 subpoena, must appear in court, as result of the performance of their duty
23 to the Village, while off duty, shall receive the overtime rate, at minimum of

1 two (2) hours for those hours spent in court. An employee who, by court
2 order, must appear in court while on duty or off duty, shall deposit any
3 compensation he/she received for said appearance with the Village Clerk.
4 The employee shall notify the Chief of Fire & Rescue, immediately upon
5 receiving notice of the court order to appear.

6 **SECTION 7. – ARMED FORCES** Employees called upon or who enlist in the
7 Armed Forces of the United States shall be granted leaves of absence
8 and their seniority shall accumulate providing they report for work within
9 ninety (90) days of discharge, unless unable to do so because of illness or
10 injury in which case leave shall be extended.

11 **SECTION 8. – REINSTATEMENT** Upon return from military leave, the
12 employee shall be returned to a position and pay in keeping with federal
13 regulations.

14 **SECTION 9. – RESERVE TRAINING** An employee who is a member of a
15 military reserve and who may be called upon for reserve training or
16 emergency service shall receive his/her regular pay for such training or
17 service (not to exceed two (2) weeks for any one (1) call-up), provided
18 he/she shall deposit his military base pay with the Village Clerk and
19 receive his/her regular pay in turn.

20 **SECTION 10. – EDUCATION** Leaves of absence without pay, not to exceed
21 two (2) years may be granted to those employees who desire to improve
22 their ability and job knowledge through further education. The procedure

1 for obtaining such leave shall be the same as that of Section 4 of this
2 Article.

3 **SECTION 11. – VETERAN’S EDUCATION** Any veteran of the Armed Forces
4 of the United States of America shall be granted an authorized leave of
5 absence to pursue studies under the G.I. Bill of Rights or any subsequent
6 government veteran’s training program, provided that such training can be
7 of value to the Village’s personnel requirements.

8 **SECTION 12 – CHILDBEARING AND CHILDREARING LEAVES**

9 The parties agree that requests for, and granting of, leaves for the
10 purpose of child bearing and child rearing shall be governed by the
11 requirements of the Wisconsin and Federal Family and Medical Leave Act.

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ARTICLE XVII

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SICKNESS DISABILITY

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SECTION 1. Twenty-Four (24) hour personnel shall earn fifteen (15)

1 hours of sick leave per month from the date of hire with total accumulation
2 not exceeding 2912 hours or one year.

3 A. An employee who becomes ill or injured when not in actual
4 performance of duty, and as a result is not able to perform
5 his/her duties on a regularly scheduled duty day, shall receive
6 his/her regular pay during such absence to the extent of his/her
7 accumulation. Sick leave shall be charged on an hour for hour
8 basis.

9 B. Sick leave pay is payable upon and during the illness or disability
10 of an employee. It is not payable for non-emergency dental or
11 medical appointments, unless it is impractical for the employee
12 to schedule such appointment during the employee's off hours.
13 Where the injury or illness occurs as a result of work which is
14 being performed for another employer, the sick leave
15 benefits/disability/Worker's Compensation provided by the other
16 employer shall be the coverage which is provided. Such benefits
17 shall be exhausted before any Village sick leave benefits are
18 provided.

19 C. When an employee leaves work because of illness, the employee
20 shall receive regular pay for so long as the employee worked
21 and sick leave pay, if available, for the remainder of the regular
22 work day. Employees who have been ill but are able to return to
23 work during their regular work day may telephone their superior

1 as to their availability and, if authorized to do so, may return to
2 work. If employees so return to work, sick leave pay, if available,
3 shall be paid only for the period of absence.
4

5 **SECTION 2.** Sick leave shall include absence from duty on a regular
6 scheduled duty day because of employee's illness or injury or, upon
7 proper notice to the Chief or representative, because of serious injury,
8 illness or medical emergency in the employee's immediate family (parent,
9 child or spouse). "Proper notice" means immediate notification to the Duty
10 Chief of the need to leave work and the reason. The Duty Chief shall
11 relieve the employee as soon as possible. Sick leave may be taken on an
12 hourly basis, but will be charged in one hour segments.

13 **SECTION 3.** In order to be granted sick leave with pay, the employee
14 must adhere to the following: Report reason for absence from work at
15 least one (1) hour prior to start of shift. Keep the Chief informed of
16 condition.

17 **SECTION 4.** Employees on sick leave shall receive the pay due under
18 the sick leave allowance on their regular pay day.

19 **SECTION 5.** The Village shall have the right to require the submission of
20 adequate medical proof of the employee's disability due to accident or
21 illness. Should there be an extended period of disability; the Village shall
22 have the right to require periodic medical proof of the employee's
23 disability.

1 **SECTION 6.** If an employee appears to be injured or ill while on the job,
2 or there is reason to believe that an employee needs medical attention, his
3 supervisor shall have the right to require the employee to furnish a
4 statement from a licensed physician before returning to work that the
5 employee is capable of performing the work required by his/her job. The
6 Village shall send such employee to the doctor at the Village's expense.

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ARTICLE XVIII

HOSPITAL/SURGICAL CARE, DENTAL AND LIFE INSURANCE

SECTION 1. – HOSPITAL -SURGICAL

Effective January 1, 2018:

20 Employees who achieve and maintain the wellness program level as
21 defined by the Village and/or insurance company by December 1, 2017,
22 shall contribute 5.0% toward their health insurance premium.

1 Employees who elect not to participate in the Village Wellness Program,
2 and those who do not achieve or maintain the wellness program level as
3 defined by the Village and/or insurance company by December 1, 2017,
4 shall pay twenty-five (25%) of premium.

5 A. The Village shall make a Section 125/129 employee contribution
6 plan available, which shall be made available to employees for
7 the purpose of payment of insurance premium contributions on a
8 tax free basis.

9

10 **SECTION 2. - RETIREE HEALTH INSURANCE**

11 For employees who retire after May 1, 2002 who are at least fifty-three
12 (53) years of age and have had twenty (20) or more years of continuous
13 employment with the Village immediately preceding retirement, the Village
14 shall pay its share of the hospital-surgical-major medical and dental
15 coverage. If employee was covered by family policy at the time of
16 retirement, he/she shall be eligible to retain such family coverage. The
17 Village shall pay the same premium contribution as is paid for current
18 employee at the time of the retirement for such health and dental
19 coverage equal to the level of coverage provided active employees for five
20 (5) years after the employee in question retires; thereafter, the monthly
21 premium costs to the Village shall be fixed at the monthly rate which was
22 in effect five (5) years after the employee's retirement, and retiring
23 employee must pay the cost of any premium increase thereafter. The

1 Village's premium obligation shall terminate when the employee becomes
2 eligible for Medicare or for ten (10) years following retirement, whichever
3 occurs first. However, if the employee decides to purchase supplemental
4 Medicare benefits, he/she shall pay the full cost of such supplemental
5 coverage. The insurance premium payment by the Village during the first
6 five (5) years of retirement shall be the same level of premium contribution
7 made by the Village for active employees, including any employee
8 contribution toward the cost of the premium. All retirees shall be placed
9 within the insurance program established for active employees and as
10 further modified for active bargaining unit employees.

11 For employees who are hired after January 1, 2009 the Village shall pay
12 0% of the premiums for hospital-surgical-major medical.

13

14 **SECTION 3. – RETIREMENT HEALTH SAVINGS PLAN- for all employees**

15 **hired after January 1, 2009.**

16 A. For employees hired after January 1, 2009, the Employees must
17 contribute a minimum of 96 hours holiday pay plus any unused
18 holiday hours, and

19 B. Employees must contribute accrued vacation hours in excess of
20 216.

21 C. Provisions as outlined in Article XVIII Section 3 A and B will sunset
22 as of 12/31/15.

23 D. Employees will contribute 100% of sick and vacation accrual upon

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termination, and,

E. Employees and employer will each contribute 1% of ongoing salary per calendar year.

F. All employees who meet the maximum accumulation of sick hours (2912) will still accrue hours according to the accrual schedule but the hours will be converted into dollars and contributed into the RHSD. The Village reserves the right to make changes to this benefit in any given year after meeting with the Plan Administrator and union representatives to discuss the state of the plan.

SECTION 4. – DENTAL INSURANCE

The Village shall provide a basic dental plan. The Village may also offer other dental plans that provide additional benefits at an additional premium to be paid by the employee.

Effective January 1, 2017: Employees to contribute twenty percent (20%) of monthly premium.

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ARTICLE XIX

EDUCATION INCENTIVE

SECTION 1 - The Village shall provide tuition reimbursement to Department employees, subject to the following conditions:

- A. The Village shall provide tuition reimbursement and reimbursement for the cost of books (books not to exceed two hundred dollars (\$200.00) per course) up to a maximum of three (3) courses per calendar year. Reimbursement is limited to State schools only. Other schools may be considered at the discretion of the Chief.
- B. Courses eligible for reimbursement shall be Fire Science, Emergency Medical (not to include M.D.), Public Administration Mechanical Engineer, and Emergency Management. Approval of the courses are the exclusive right of the Chief of Fire and

1 Rescue and the courses must be reasonably related to a fire and
2 rescue career.

3

4 C.All courses for which tuition reimbursement is requested must be
5 approved, in advance, by the Chief.

6 D.The employee must achieve a grade of “B minus” or better, and
7 must take the graded option rather than the ungraded option
8 (where such a choice is available) in order to be eligible for tuition
9 reimbursement.

10 E.Tuition reimbursement shall be provided after the course is
11 completed, and after the grade is received, by the employee.

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1 **ARTICLE XX**

2 **WORKER'S COMPENSATION**

3 **SECTION 1.** Employees are entitled to Worker's Compensation
4 coverage. An employee who is absent due to injury or illness caused
5 during the course of his/her duties shall receive his/her regular wages
6 during his/her absence; except if an employee is absent due to back
7 and/or neck injuries caused during the course of his/her duties, he/she
8 shall receive his/her regular wage for a period of six (6) months only, and
9 thereafter the employee shall receive compensation in accordance with
10 the Wisconsin Worker's Compensation Act. If the occupational injury or
11 illness is of the duration in which Worker's Compensation is paid to the
12 employee, the employee shall receive his/her normal paycheck and shall
13 remit the Workers Compensation check to the Village Treasurer, as soon
14 as it is received by the employee, for a period of six (6) months only.

1 **ARTICLE XXI**

2 **PROMOTIONAL PROCEDURE**

3 **CONTRACT LANGUAGE:**

4 **SECTION 1.** Promotions shall be effected in accordance with
5 Section 62.13, Wis. Stats. For a period of five (5) working days, the
6 Village shall post promotional opportunities on a bulletin board
7 where bargaining unit employees are working.

8 **SECTION 2.** An employee selected for promotion to Lieutenant
9 (LT1) shall be given a trial period which shall be one (1) year in
10 duration. If during the trial period the employee is found not to be
11 qualified or if he/she does not wish to continue employment in the
12 position to which he/she has been promoted, the Village will return
13 the employee to his/her former position.

14 **VILLAGE PROMOTION POLICY/PROCEDURE:**

15 The following shall constitute the procedure which shall be followed where
16 employees seek to be promoted from the Firemedic to a Lieutenant
17 position:

- 18 **1)** The employee shall have at least three (3) years of service in
19 the Village of Pleasant Prairie as a full-time Firemedic.
- 20 **2)** The employee must possess the following certifications and
21 qualifications:
22

- 1 **A)** Wisconsin Fire Training Instructor I Certification (NFPA-
2 1041).
- 3 **B)** Wisconsin Fire Officer I Certification (NFPA-1021)
- 4 **C)** Wisconsin Fire Inspector I Certification (NFPA-1031)
- 5 **D)** Wisconsin Paramedic Certification
- 6 **E)** Wisconsin Driver's License
- 7 **F)** Completion of the Company Officer Leadership Academy
8 (COLA)

9 **3)** All candidates for the Lieutenant position, who are qualified
10 pursuant to the provisions of Sections 1 and 2, above, shall be
11 presented to an Assessment Center. The Assessment Center
12 shall conduct interviews of all candidates who meet the
13 qualifications stated in Sections 1 and 2, above.

14 **4)** The Village of Pleasant Prairie Police and Fire Commission shall
15 then conduct interviews of all candidates who are qualified,
16 pursuant to the provisions of Sections 1 and 2, above. From the
17 interviewees, the Police and Fire Commission shall develop a
18 list of candidates, premised upon the following criteria:

- 19 **A)** The results of the Assessment Center interview.
- 20 **B)** Review of the personnel file of the employee/candidate.
- 21 **C)** The interview of the candidate(s) by the Police and Fire
22 Commission

23

24 **5)** The Chief of Fire and Rescue shall select the candidate who is
25 to be promoted from the list of eligible candidates which is

1 provided by the Police and Fire Commission pursuant to the
2 procedures stated above. After a vacancy has been filled, the
3 list of qualified applicants may be retained by the Village for use
4 in filling future Lieutenant vacancies, but not for longer than two
5 (2) years.

6 **6)** In the event that there are no applicants for the lieutenant
7 position or no applicants who qualify for the Lieutenant position,
8 the Village may fill the vacancy in some other manner.

9 **7)** The salaries for the positions of Lieutenant-1 (LT-1) and
10 lieutenant -2 (LT-2) shall be as established in the contractual
11 salary schedule.

12

1 **ARTICLE XXII**

2 **TRANSFER OF PERSONNEL**

3 **SECTION 1. – PERMANENT TRANSFERS** Permanent transfer of
4 personnel between shifts and stations shall be made once each year and
5 shall be posted on or about two (2) weeks prior to the time of vacation and
6 work reduction day selection, and shall become effective on or about the
7 last day of each year. Starting on October 1 of each year all personnel
8 may pick his/her shift and station by seniority in rank and subject to Fire &
9 Rescue Chiefs determination to the need of the Department. This process
10 shall be completed on/about November 1 and shall be completed using
11 the Department’s station/shift roster as provided by the Administration. In
12 addition, permanent transfers may be made during the year at the
13 discretion of the Chief for efficient and orderly operation of the department.
14

1 **ARTICLE XXIII**

2 **OFF-DUTY TIME**

3 The Village shall not impose regulations upon an employee's off-duty
4 time except in the case of a minimum staffing call back for duty, and for
5 conduct which:

6 A.Brings discredit upon the Village of Pleasant Prairie or the Pleasant
7 Prairie Fire & Rescue Department; or

8 B.Results in the use of public employment for private gain.

9 Conduct in contravention of this Article shall be subject to

10 disciplinary action. The Board of Police and Fire Commissioners
11 of the Village of Pleasant Prairie may adopt rules, not
12 inconsistent herewith, for the implementation of this Article.

13 C.For the reasons stated below the chief of the Fire & Rescue

14 Department shall prohibit employees of the Village of Pleasant Prairie
15 Fire & Rescue Department from performing firefighting duties for
16 municipalities operating a paid or volunteer fire department other
17 than the Village of Pleasant Prairie.

18 1. The provisions of fire protection services to the public is a
19 dangerous occupation requiring highly trained, capable personnel
20 using appropriate methods and equipment under the direction of
21 experienced supervisors. As such, the performance of fire
22 protection duties without the requisite training, methods,

1 equipment, or supervision may threaten the health and well-being
2 of employees and the public.

3 2. Employees who perform fire protection duties on a voluntary basis
4 or as a result of outside employment are subject to increased
5 exposure to hazardous conditions that may result in a greater
6 incidence of illness or injury. Consequently, the performance of
7 such duties for other municipalities may have a direct bearing on
8 employee's ability to perform fire protection duties for the Village
9 of Pleasant Prairie.

10 3. State statute has established a presumptive relationship between
11 an employee's fire suppression duties and Cancer and Heart and
12 Lung Disabilities the employee may develop. The Village of
13 Pleasant Prairie and its taxpayers are financially liable for the
14 employee's duty disability benefits, and must be confident that
15 such disabilities are the result of the employee's work for the
16 Village of Pleasant Prairie and not for other municipalities.

17 4. The prohibition against employees of the Village of Pleasant
18 Prairie Fire & Rescue Department from performing firefighting
19 duties for municipalities other than the Village of Pleasant Prairie
20 shall be in effect on the 1st day of January, 1999. Violation of this
21 section, after one written warning shall result in discharge from
22 service of said employee.

23 **ARTICLE XXIV**

1 **GRIEVANCE PROCEDURES**

2 **SECTION 1.** A grievance shall consist only of a dispute involving the
3 interpretations or application of provisions of this Agreement, including a
4 complaint involving working conditions established by this Agreement and
5 the application of the Fire & Rescue Rules and Regulations to the extent
6 that they have a direct impact upon wages, hours and work conditions of
7 employment. The grievance procedure shall not apply to departmental
8 operations and proceedings, disciplinary actions, promotional procedures,
9 job classifications, or any other matter contained in Section 62.13,
10 Wisconsin Statutes. All matters subject to the provisions of Section 62.13,
11 Wisconsin Statutes, not covered in this Agreement, shall be processed in
12 accordance with such Statute.

13 **SECTION 2.** A grievance shall be governed and controlled by the
14 following procedures:

15 **STEP 1.** If an employee has a grievance, he/she shall first present and
16 discuss the grievance orally with the Assistant Chief on duty, either alone
17 or accompanied by Association Representative. The employee is to state
18 that he/she is presenting a first step grievance and the Association
19 representative is to identify his/her position and authority. The Assistant
20 Chief shall orally communicate a decision to the employee within five (5)
21 calendar days. In order to be timely, a grievance must be presented at the
22 **Step 1** level within fifteen (15) calendar days of the date that the employee
23 knew or should have known of the cause of the grievance.

1 **STEP 2** The grievance shall be considered settled at the Step 1 level,
2 unless within ten (10) calendar days after the communication of the
3 Assistant Chief's decision, the employee and/or Association
4 Representative shall reduce the grievance to writing and present it to the
5 Chief. The written grievance shall specifically state the provision or
6 provisions of the Agreement, Department rules, regulations or procedures
7 as defined in Section 1 above, which are alleged to have been violated.
8 The Chief shall meet with the grievant and/or Association Representatives
9 for the purpose of discussing and attempting to resolve the grievance.
10 The meeting shall be scheduled at the mutual convenience of the parties.
11 Within ten (10) calendar days after the date of said meeting, the Chief
12 shall provide written answer to the grievant and the Association
13 Representative. The written answer shall state the resolution agreed to
14 for the grievance or the reason (s) for rejecting the grievance. The
15 grievance shall be considered settled in accordance with the written
16 answer of the Chief unless written notice is given by either the grievant or
17 the Association of the desire to appeal the grievance to the Village
18 Administrator. In order to be timely, the written notice of appeal must be
19 presented to the Village Administrator within ten (10) calendar days after
20 the date of the Chief's written answer.

21 **STEP 3 – VILLAGE ADMINISTRATOR.** The Village Administrator shall
22 schedule and hold a meeting within ten (10) calendar days after the date
23 the written notice of appeal is filed. The Village Administrator shall render

1 his/her decision within fifteen (15) calendar days after the meeting. A
2 copy of the decision shall be forwarded to the grievant (s), and the
3 Association.

4 **STEP 4 – ARBITRATION APPEAL.** The arbitration of a grievance shall
5 be governed and controlled by the following procedures:

6 A. Absent a mutual agreement as to the selection of an arbitrator,
7 the Association shall make a written request to the Wisconsin
8 Employment Relations Commission to provide a panel of five (5)
9 WERC arbitrators. The parties shall alternatively strike names
10 from the list, with the grieving party having the first strike. This
11 request must be made within ten (10) calendar days after the
12 date of the written notice of further appeal.

13 B. The arbitrator shall hold a hearing at a time and place convenient
14 to the parties, and shall take such evidence as is in the
15 judgment of the arbitrator appropriate for the proper
16 determination of the grievance. The arbitrator shall have initial
17 authority to determine whether or not the grievance is arbitrable
18 and when so determined, the arbitrator shall proceed to
19 determine the merits of the grievance submitted to arbitration.

20 C. The decision of the arbitrator shall be final and binding on the
21 parties. The arbitrator in arriving at a decision shall neither add
22 to, detract from, nor modify the language of this Agreement or

1 departmental rules, regulations and procedures. The arbitrator
2 shall adjudicate and not legislate or determine interests.

3 D.Expenses for the services of the arbitrator and the proceedings
4 shall be borne equally by the Village and the Association.
5 However, each party shall be responsible for compensating its
6 own representatives and witnesses. If either party desires a
7 verbatim record of the proceedings, it may cause such a record
8 to be made providing such party pays for the record. If both
9 parties desire a verbatim record, such costs shall be borne
10 equally between the parties.

11 E.Additional days to settle or move a grievance may be extended
12 by mutual agreement.

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1 **ARTICLE XXV**

2 **ACTING LIEUTENANT COMPENSATION**

3 **SECTION 1.** When the Fire Chief determines it is necessary to assign a
4 qualified Firemedic on duty to the temporary position of acting Lieutenant,
5 the position will be assigned to an acting Lieutenant if one exists on shift.
6 The Firemedic shall receive the additional pay rate of \$1.00 per hour.
7 No compensation shall be provided for any assignment that is the result
8 of a trade.

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1 **ARTICLE XXVI**

2 **NO STRIKE CLAUSE**

3 **SECTION 1.** The parties agree that it is important to seek amicable
4 resolution of their differences and have established a grievance procedure for
5 this purpose. The Union, on its part, agrees it will not authorize a strike nor shall
6 any employee engage in a strike or slowdown during the term of this Agreement.
7 The Village agrees it will not prevent employees from carrying out their duties by
8 conducting a lockout. Any or all of the employees who violate any of the
9 provisions of this section shall be subject to the disciplinary procedure.

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12 **ARTICLE XXVII**

13 **MAINTENANCE OF BENEFITS**

14 **SECTION 1.** Any benefits received by the employees, but not referred to in
15 this document, shall remain in effect for the life of this agreement as long as
16 following criteria is met:

- 17 1. Must be long standing
- 18 2. Consistently applied
- 19 3. Mutually understood and agreed

1 **ARTICLE XXVIII**

2 **MISCELLANEOUS PROVISIONS**

3 **SECTION 1.** Any ordinances heretofore which pertain to wages, hours and
4 condition of employment adopted by the Village Board, which are in conflict with
5 the terms of this Agreement, are hereby superseded by this Agreement.

6 Likewise, any Department Policy which pertain to wages, hours and condition of
7 employment adopted by the Chief, which are in conflict with the provisions of this
8 Agreement, are hereby superseded by this Agreement.

9 **SECTION 2.**

10 Employees covered under this Agreement shall reside:

- 11
12 1). Anywhere in Kenosha County, Wisconsin.
13 2). Anywhere in Racine County, Wisconsin.
14 3). Milwaukee County, Wisconsin, south of Layton Avenue, west to 124th
15 Street.
16 4). Anywhere in Walworth County, Wisconsin
17 5). Anywhere in Lake County, Illinois

18
19 Newly hired employees must establish such residency within one (1) year of date
20 of hire. Compliance with this rule may be extended by the Chief, for extenuating
21 circumstance, with a six (6) month option.”

1 **ARTICLE XXIX**

2 **AMENDMENTS AND SAVING CLAUSE**

3 **SECTION 1.** This Agreement is subject to amendment, alteration, or addition
4 only by subsequent written agreement between and executed by the Village and
5 the Association where mutually agreeable. The waiver of any breach, term or
6 condition of this contract by either party hereto shall not constitute a precedent in
7 the future enforcement of all its terms and conditions.

8
9 **SECTION 2.** If any provision of this Agreement, or any addendum thereto,
10 should be held invalid by operation of law or any tribunal of competent
11 jurisdiction, or if compliance with or enforcement of any provision should be
12 restrained or broadened by operation of law or any such tribunal, the remainder
13 of this Agreement and addenda shall not be affect thereby, and the parties shall
14 enter into immediate collective bargaining negotiations for the purpose of arriving
15 at a mutually satisfactory replacement of such provision. In the absence of a
16 mutual agreement, either or both parties may proceed to insert arbitration.

17
18 **SECTION 3.** This Agreement constitutes the entire agreement between the
19 parties and no verbal statement shall supersede any of its provisions.

1 **ARTICLE XXX**

2 **SUCCESSOR AGREEMENT**

3 **SECTION 1.** This Agreement shall be binding upon the successors and
4 assigns of the parties hereto.
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8 **ARTICLE XXXI**

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10 **CONSOLIDATION**

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12 **SECTION 1.** Should the Village of Pleasant Prairie decide to consolidate or
13 merge its Fire department in any way, the Village will honor the existing contract
14 for wages and benefits of Local 3785 until the new service provider is in place.
15 The Village will agree to be open to the comments and concerns of Local 3785
16 during any such process.
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22 **ARTICLE XXXII**

1 **DURATION**

2 **SECTION 1.** This Agreement shall become effective January 1, 2018, and
3 shall remain in effect through December 31, 2019, and shall be automatically
4 renewed for periods of one (1) year thereafter unless either party shall serve
5 upon the other a written notice of its desire to modify or to terminate this
6 Agreement. Such notice is to be served no later than the date of the first Village
7 Board meeting in September. It is hereby agreed that all of the provisions of this
8 Agreement shall remain in full force and effect until a successor agreement is
9 achieved through collective bargaining or through the applicable "impasse"
10 resolution procedures.

11 Dated this ____ day of _____, 2018.

12
13 **FOR THE VILLAGE**

FOR THE ASSOCIATION

14
15
16 _____
17 Village President

Association President

18
19
20 _____
21 Village Administrator

Bargaining Unit Member

22
23
24 _____
25 Village Clerk

Labor Consultant

26
27
28 **MEMORANDUM OF AGREEMENT I**

1 This agreement is made between the Village of Pleasant Prairie (Village), the
2 Pleasant Prairie Professional Firefighter's Association Local 3785, and
3 _____ (Employee).

4
5 The 3 parties to this Agreement agree as follows: In consideration of the
6 ratification of the 2011-2013 Collective Bargaining Agreement:

- 7 1. Any employee hired prior to January 1, 2009 shall be entitled, as an
8 individual right, to the retirement benefits conferred by Section XVIII,
9 Section 2 of the 2009-2010 collective bargaining agreement provided the
10 employee has, at the time of retirement, satisfied the qualifications for
11 those benefits as specified in Section XVIII, Section 2 of the 2009-2010
12 collective bargaining agreement.
- 13 2. Any employee hired after January 1, 2009 shall be entitled, as an individual
14 right, to the retirement benefits conferred by Section XVIII, Section 3 of the
15 2016-2017 collective bargaining agreement provided the employee has, at
16 the time of retirement, satisfied the qualifications for those benefits as
17 specified in Article XVIII, Section 2 of the 2016-2017 collective bargaining
18 agreement.
- 19 3. The right to these benefits shall be considered a vested benefit belonging to
20 the individual employee, and shall not be subjected to reduction or
21 modification in negotiations, interest arbitration, or collective bargaining
22 over future labor agreements.

- 1 4. The right to these benefits may only be modified by the voluntary,
2 uncoerced agreement of the Village, Local 3785 and the employee in
3 writing, signed by the authorized representatives of the Village, Local 3785
4 and by the individual personally.
- 5 5. Should any party seek to modify the benefits guaranteed in paragraphs 1
6 and/or 2 without the voluntary agreement of the other party (parties), that
7 party shall be liable for all costs, including attorneys' fees, incurred by the
8 other party (parties) in defending the Agreement.
- 9 6. The parties agree to attach a copy of this agreement to the collective
10 bargaining agreement, as an exhibit for informational purposes only. In
11 attaching that agreement, the parties do not thereby indicate that these
12 individual agreements have a limited term or are in any way subject to
13 modification in the processes of collective bargaining."
- 14 7. The retirement benefits which are to be provided to employees hired after
15 January 1, 2009 pursuant to Section XVII, Section 3 of this collective
16 bargaining agreement shall be modified by the individual voluntary,
17 uncoerced agreements executed by the Village, Local 3785, and the
18 following employees in January and February 2016:
- 19 Dean Holloway: January 29, 2016.
20 Kyle Grover: January 31, 2016
21 Michael Passafaro: January 31, 2016
22 Alan Cloherty: January 31, 2016.
23 Andrew Dietz: January 30, 2016.
24 Andrew Strouf: February 1, 2016.
25 Adam Craig: January 31, 2016.
26 Marshall Gontscharow: January 31, 2016.
27 Jeff Gunhus: January 29, 2016

1 Ben Childers: January 29, 2016.
2 David Wade: January 29, 2016
3 Devyn Ford: (undated.)
4 Nathan Konkol: January 29, 2016.
5 Joseph Olszewski: January 28, 2016.
6 Christopher Yule: January 28, 2016.
7 Marc Lois: January 28, 2016.
8 Michael Lange: January 28, 2016.
9 Nick Shine: January 29, 2016.

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Any employee hired subsequent to April 1, 2016 shall be subject to the terms of this Memorandum of Agreement, as modified by Paragraph 7 and by other applicable terms of this collective bargaining agreement. Execution of this Memorandum of Agreement by the Village and Local 3785 shall be indicated by the signatures which are required in Paragraph 4 of this Memorandum.

FOR THE VILLAGE

FOR THE ASSOCIATION

Village Administrator

Employee

Chief of Fire & Rescue

Pleasant Prairie Firefighter's
Association

21
22

MEMORANDUM OF AGREEMENT II

1 This Agreement is made between the Village of Pleasant Prairie (“Village”), and
2 the Pleasant Prairie Professional Firefighter’s Association, Local 3785
3 (“Association”).

4 The Village and the Association hereby agree that when the Fire Chief
5 determines that it is necessary to assign a qualified Lieutenant to the temporary
6 position of Acting Duty Chief, the Lieutenant to whom the assignment is made by
7 the Chief shall receive \$2.20 per hour for all on-duty and off-duty hours for which
8 the assignment is made.

9 This Memorandum of Agreement shall be in effect from the date of its execution
10 and runs with the collective bargaining agreement between the parties. The
11 Village reserves the right to assert that the terms of the Memorandum are a
12 permissive subject of bargaining. In the event the Village asserts the terms of
13 this Memorandum are permissive the Union reserves the right to take appropriate
14 legal action and/or make bargaining proposals based on its belief that the terms
15 of this Memorandum concern a mandatory subject of bargaining.

16 FOR THE VILLAGE

FOR THE ASSOCIATION

Village Administrator

Association President

Chief of Fire & Rescue

Labor Consultant

17

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MEMORANDUM OF AGREEMENT III

1 The assignment of overtime shall follow the Voluntary Overtime Distribution List
2 created on January 1st of each year. The most senior person will be the first on
3 the list progressing to the least senior person at the bottom of the list. As
4 overtime is awarded the person that works the overtime shift shall be moved
5 down the list in order of the hours worked, the more hours, the further down the
6 list. In the event of two or more individuals with the same number of worked; the
7 individuals will be listed in order of seniority (the higher the seniority the higher on
8 the list) but in the overall order of hours worked. Notification of the opening shall
9 be made via cellphone text message distribution and telephone calls made to the
10 phone number listed as the primary recent entry in the overtime Excel sheet and
11 be awarded to the person closest to the top of the list that accepts the shift, not
12 the first person that returns the text or phone call. If someone fails to answer
13 their phone or return a text message within a "reasonable time" (as determined
14 by the Officer in Charge at the time and under the circumstances), the lack of a
15 response shall be considered an answer in the negative to the request for
16 overtime.

17 In the event a new Firemedic is hired mid-year the person shall be incorporated
18 into the list in the following way:

19 On the first day that the new Firemedic is available for duty the list shall be
20 copied, each person staying in the exact position that they were on the list
21 that day. The new Firemedic shall be added to the bottom of that list and
22 everyone's hours shall be reset to zero. The hours awarded up until that

1 day for existing personnel shall be copied to a new column along with their
2 seniority by number in another column. The new list shall be followed with
3 overtime being assigned as before. See attached examples for
4 clarification.

5 **Mandatory Call Back: (“ordered in”)**

6 The Chief/designee may determine whether an unscheduled opening will be filled
7 and, if so, if overtime or part-time employees will be used to backfill the shifts. If
8 the determination was made to fill the unscheduled opening, then the position
9 shall be filled. When a Fulltime employee calls in sick, leaves during their shift as
10 sick, uses funeral leave or any other type of unscheduled leave the following
11 procedure shall be used to fill the shift:

12 1. If overtime is to be used then the standard method of overtime distribution
13 listed above under Overtime Distribution, making sure those personnel
14 that are close to the top of the list in step three are told that they may be
15 ordered in and to be available for a return call.

16

17 2. If no one accepts the overtime assignment using step one, then an All-
18 Tone shall be set off announcing that personnel available to fill the
19 opening shall call the station. The opening may be filled by any qualified
20 person, Full-time or Part-time. The shift shall be awarded to the first
21 person that calls in that is qualified to fill the shift irrespective of Full-
22 time/Part-time or seniority. If no qualified personnel accept the shift

1 assignment within a ten minute time period of the All-tone, the Officer in
2 Charge shall proceed to step three.

3
4 3. A second call back list will be created titled the Mandatory Call Back of
5 Fulltime Local 3785 Personnel List. This list will start new on January 1st of
6 each year with the least senior person being first on the list progressing to
7 the most senior person at the bottom of the list. As overtime is assigned
8 the person that works the overtime shift shall be moved down to the
9 bottom of the list. In the event two or more individuals are ordered in on
10 the same date, the first person ordered in drops to the bottom of the list,
11 the second person ordered in drops below the first person that was
12 ordered in that day and so on. Seniority only applies to the creation of the
13 list January 1st each year. If the shift is not covered using step one or
14 two, then the following procedure shall be used to order a qualified Full-
15 time employee to fill the shift:

16
17 a. In the event that advance notice is given of unscheduled time off
18 (sick or funeral leave) and no one accepts the assignment using
19 step one or two, then the person on the off-going shift (that is
20 present, not on Vacation, Holiday, Trade, Funeral Leave or Sick
21 Leave) and is the highest on the Mandatory Call Back list shall be
22 assigned to work the shift.

1 b. In the event that there is no advance notice given of unscheduled
2 time off, i.e. someone becomes ill while on-duty and no one
3 accepts the assignment using step one or two, then the person
4 highest on the Mandatory Call Back list irrespective of shift
5 assignment, shall be assigned to work the shift. It is important that
6 when contacting personnel in step one that persons that may be
7 ordered in be instructed that they need to be prepared to answer
8 their phone upon call back.

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FOR THE VILLAGE

FOR THE ASSOCIATION

Village Administrator

Association President

Chief of Fire & Rescue

Labor Consultant

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SIDE LETTER OF AGREEMENT
HEALTH INSURANCE PREMIUM CONTRIBUTIONS

1 The following understanding has been reached by the undersigned parties and
2 shall be considered to be part of the Agreement between such parties in effect
3 from **January 1, 2018 through December 31, 2019.**

4 If General Village employees are provided with a different premium share
5 percentage, that is less than the amount identified in the existing collective
6 bargaining agreement, the percentage amount identified in the existing collective
7 bargaining agreement shall be reduced to that which is being paid by general
8 Village employees. This letter of agreement shall expire, unless it is mutually
9 agreed by the parties, on December 31, 2019.

10

11 Dated this _____, day of _____ 2018.

12

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FOR THE VILLAGE

FOR THE ASSOCIATION

Village Administrator

Association President

Chief of Fire & Rescue

Labor Consultant

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7/1/2017		Annual	
Fire-Medic	Step A	Start	16.54 \$48,155.80
	Step B	12 Months	17.57 \$51,153.82
	Step C	24 Months	18.60 \$54,151.86
	Step D	36 Months	20.67 \$60,185.38
	Step E	48 Months	21.70 \$63,183.41
	Step F	60 Months	22.78 \$66,331.34
Lieutenant I	Step A		24.57 \$71,540.41
Lieutenant 2	Step A		25.13 \$73,189.32

4/1/2018		2.00% Annual	
Fire-Medic	Step A	Start	16.87 \$49,118.92
	Step B	12 Months	17.92 \$52,176.90
	Step C	24 Months	18.97 \$55,234.90
	Step D	36 Months	21.08 \$61,389.09
	Step E	48 Months	22.13 \$64,447.08
	Step F	60 Months	23.23 \$67,657.97
Lieutenant I	Step A		25.06 \$72,971.22
Lieutenant 2	Step A		25.64 \$74,653.11

1/1/2019		1.00% Annual	
Fire-Medic	Step A	Start	17.04 \$49,610.11
	Step B	12 Months	18.10 \$52,698.67
	Step C	24 Months	19.16 \$55,787.25
	Step D	36 Months	21.29 \$62,002.98
	Step E	48 Months	22.35 \$65,091.55
	Step F	60 Months	23.47 \$68,334.55
Lieutenant I	Step A		25.31 \$73,700.93
Lieutenant 2	Step A		25.89 \$75,399.64

7/1/2019		1.00% Annual	
Fire-Medic	Step A	Start	17.21 \$50,106.21
	Step B	12 Months	18.28 \$53,225.65
	Step C	24 Months	19.35 \$56,345.12
	Step D	36 Months	21.51 \$62,623.01
	Step E	48 Months	22.58 \$65,742.47
	Step F	60 Months	23.70 \$69,017.89
Lieutenant I	Step A		25.56 \$74,437.94
Lieutenant 2	Step A		26.15 \$76,153.64

TO: Village Board

Consider a two year contract agreement between the Village of Pleasant Prairie and the Village of Pleasant Prairie Police Officers Association, Local 185 of the Wisconsin Professional Police Association, Inc. for the 2018-2019 calendar years.

Recommendation: Authorize the Village Administrator and the Village President to accept the proposed 2018-2019 contract.

The significant changes are listed below:

- WAGES:
2%, effective January 1, 2018.
2%, effective January 1, 2019.

- VACATIONS

Scheduling of Vacation

Add the following: [To be added as a side letter of agreement, which shall be in effect for the 2019 calendar year, and which shall expire effective December 31, 2019, unless renewed by the parties.]

“Continuous vacation leave which is to extend beyond ten (10) days shall be subject to prior approval of the Chief or designee. Such approval will be granted, or denied, at the time of the vacation time request. Such approval shall not be unreasonably withheld.”

- SICK LEAVE

Notice of Illness: Add the following:

“Sick leave days will not be granted or approved if the employee has requested a casual day or compensatory time for the same day, and that request has been denied by the Department.”

- INSURANCE

2018:

Retain “5%” employee premium contribution, for employees who achieve or maintain the designated program level, under the Village Wellness Program.

Retain “25%” employee premium contribution for employees who elect not to participate in the Village Wellness Program, or who do not achieve or maintain the designated program level.

2019:

Employees who achieve/maintain the designated program level by December 1, 2018, shall contribute either “5%” of premium, or the applicable premium contribution which is being made by other, non-represented Village employees, to a maximum of “8%” of premium.

Employees who elect not to participate in the Village Wellness Program, or who do not achieve or maintain the designated program level, shall contribute the applicable premium contribution which is being made by other, non-represented Village employees.

Retirees: New Language

“For employees who have reached the age of 50, and who were hired prior to January 1, 2011 and have had twenty (20) or more years of continuous employment with the Village immediately preceding retirement, shall retain medical and dental benefits. The Retiree will be on the same plan as employees, retain their current level of coverage, and be responsible for the monthly employee premium contribution. The Village’s premium contribution shall terminate after 10 years or when the employee becomes eligible for Medicare, whichever is sooner. At this time, the retiree may retain coverage by paying the entire premium amount and/or elect coverage in accordance with COBRA. The Village’s responsibility for providing medical and/or dental insurance extinguishes upon Medicare eligibility. If a retiree’s coverage ends due to death or Medicare eligibility, the surviving spouse or dependent child may continue coverage in accordance with COBRA. Such retirees must continue to participate in the Village Wellness Program

- Retirement Health Savings Plan (RHS)

Revise to read as follows:

“For employees hired on or after January 1, 2011, employees and employer shall each contribute two percent (2%) of ongoing salary per calendar year.

Revise Paragraph E as follows:

“. . .but the hours in excess of twelve hundred sixty (1260) will be converted into dollars and contributed into the RHS.”

- RESIDENCY

“Employees covered under this Agreement shall reside anywhere within Kenosha or Racine County, or within Illinois, within fifteen (15) miles of the jurisdictional boundaries of the Village.”

- Add a New Memorandum of Understanding defining a temporary Patrol Investigator

AGREEMENT

between

the VILLAGE OF PLEASANT PRAIRIE

and

**the VILLAGE OF PLEASANT PRAIRIE
POLICE OFFICERS' ASSOCIATION, LOCAL 185,
of the WISCONSIN PROFESSIONAL POLICE ASSOCIATION**

Effective

January 1, 2018 through December 31, 2019

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PREAMBLE

This agreement is made and entered into by and between the Village of Pleasant Prairie, hereinafter referred to as the "Village", and the Wisconsin Professional Police Association, hereinafter referred as the "Association". Furthermore, unless specifically set forth herein, past practices of any kind whatsoever are hereby discontinued.

ARTICLE I - RECOGNITION

Section 1.01: The Employer hereby recognizes the Wisconsin Professional Police Association as the sole and exclusive bargaining agent for all regular full-time and regular part-time employees of the Village of Pleasant Prairie with the powers of arrest, but excluding all supervisory, managerial and confidential personnel.

ARTICLE II - MANAGEMENT RIGHTS

Section 2.01: The Village possesses the sole right to operate the Village of Pleasant Prairie and all management rights repose in it. These rights include, but are not limited to, the following:

- A. To direct and maintain the efficiency of all operations of the Village of Pleasant Prairie;
- B. To determine the kinds and amounts of services to be performed as pertains to Village operations and the number and kind of classifications to perform such services;
- C. To determine the methods, means and personnel by which operations are to be conducted;
- D. To create new departments and to introduce new or improved methods of operations, work practices or facilities, and to permanently or temporarily terminate, consolidate, transfer or modify existing departments, methods of operations, work practices, or facilities;
- E. To establish reasonable work rules and schedules of work, including modification of the hours of work, and overtime when required;
- F. To determine the size and composition of the work force and the work to be performed;

- G. To hire, promote, transfer, layoff, schedule and assign employees in positions, subject to existing Village procedures;
- H. To determine employee competence and qualifications for positions;
- I. To suspend, demote, discharge and take other disciplinary action for just cause;
- J. To contract out for goods, so long as the contracting does not result in the layoff of full-time unit personnel;
- K. To take whatever action is necessary to comply with State or Federal law;
- L. To take whatever action is necessary to carry out the functions of the Village in situations of emergency.

ARTICLE III - REPRESENTATION

Section 3.01: Association: The Association shall be represented in all bargaining negotiations with the Village by such representatives as the Association shall designate.

Section 3.02: Village: The Village shall be represented in such bargaining negotiations by such representatives as the Village Board and Village Administrator shall designate.

Section 3.03: Association business, with the exception of negotiations, may be conducted on duty time so long as said business does not interfere with the normal operations of the Police Department, and provided permission of the Chief or Shift Supervisor is obtained. Representatives are defined as those designated to act on behalf of the Pleasant Prairie Police Officers.

ARTICLE IV - GRIEVANCE PROCEDURE

Section 4.01: Procedure: The Village Board and employees agree that the prompt and just settlement of a grievance is of mutual interest and concern. A grievance shall be defined as a dispute concerning an alleged violation of the terms of the collective bargaining agreement. The provisions of this grievance procedure are strictly limited to interpretation of this Agreement, and to those matters which do not come within the jurisdiction and procedures of the Village of Pleasant Prairie Village Board and Police and Fire Commission. All matters within the jurisdiction of the Pleasant Prairie Village Board and/or Police and Fire Commission are reserved to these respective bodies and are not subject to the following procedure.

STEP 1: Any employee who has a grievance shall first discuss it with his immediate supervisor, with or without the presence of the steward, at the employee's option. Such discussion

must occur within ten (10) calendar days after the employee knew of the event giving rise to the grievance. If the grievance is not resolved between the employee and the immediate supervisor, the grievance shall be reduced to writing, in triplicate, on a form provided by the Association, and the Association shall request a meeting with the Chief within ten (10) calendar days after the supervisor's answer to the employee. If the grievance is resolved between the employee and the immediate supervisor, the Association shall be notified of the settlement.

STEP 2: The employee may meet with the Chief and the steward and/or other representatives of the Local. The Chief shall give his answer in writing to the grievant within ten (10) calendar days of this meeting.

STEP 3: In the event the grievance is not satisfactorily adjusted in Step 2, the grievant may appeal the grievance to Step 3 by notifying the Village Administrator within ten (10) calendar days of the completion of Step 2. This appeal shall be in writing and shall state the name of the aggrieved, the date of the grievance, the subject of the grievance and the relief requested. The Village Administrator and the Association shall meet to discuss the grievance within ten (10) calendar days of the written appeal. The parties may mutually agree to extend the time limit at this step in accordance with Section 4.03 below.

STEP 4: All grievances, which cannot be adjusted in accordance with the above procedure, may be submitted to an impartial arbitrator within ten (10) calendar days following receipt of the Village Administrator's answer in Step 3 above. The arbitrator shall be selected by the mutual agreement of the parties or, if no such agreement can be reached, the Association or the Village may request one (1) panel of seven (7) arbitrators each from the Wisconsin Employment Relations Commission. The arbitrator shall be selected from the panel by each party alternately striking a name from the panel until only one (1) name remains, the party desiring arbitration striking the first name. Expenses of the arbitrator shall be shared equally by both parties. The authority of the arbitrator shall be limited to the construction and application of the terms of this agreement, and limited to the grievance referred to him/her for arbitration; he/she shall have no power or authority to add to, subtract from, alter or modify any of the terms of this Agreement. The decision of the arbitrator shall be final and binding upon the Association and the Village.

Section 4.02: Time Limits - Appeal and Settlement: The parties agree to follow each of the foregoing steps in processing the grievance and, if the Village's representative fails to give his/her answer within the time limit herein set forth, the grievance is automatically appealed to the

next step at the expiration of such time limit. Any grievance which is not appealed to the next step within the time limit provided herein shall be considered settled on the basis of the Village's last answer.

Section 4.03: Extension of Time Limits: Additional days to settle or move a grievance may be extended by mutual agreement. No retroactive payments on grievances involving loss of pay shall be required of the Village prior to ninety (90) calendar days before the grievance was first presented in writing.

Section 4.04: Time Limits for Filing Grievances: Any grievance shall be presented within ten (10) days after the date of the event or occurrence, or said grievance will be barred. Any grievance which is not filed within ten (10) days shall be considered to be untimely.

Section 4.05: Work Rules and Discipline: Employees shall comply with all provisions of this Agreement and all reasonable work rules. Employees may be disciplined for violation thereof under the terms of this Agreement, but only in a fair and impartial manner. When any employee is being disciplined or discharged, there may be an Association representative present, at the employee's option, and a copy of the reprimand may be sent to the Association.

ARTICLE V - BULLETIN BOARDS

Section 5.01: Bulletin boards shall be provided by the Village for the posting of job vacancies. Such bulletin boards may be used for the posting of Association notices. The Association agrees that it shall not post materials which are scurrilous, scandalous or detrimental to the labor-management relationship.

ARTICLE VI - HOURS OF WORK WEEK, HOURS AND OVERTIME

Section 6.01: Work Week: The standard work week or work schedule shall consist of five (5) on-duty days to be followed by three (3) off-duty days, and a second week consisting of five (5) on-duty days to be followed by two (2) off-duty days.

"On-duty" means the calendar day an officer is regularly scheduled to work a shift. For third shift officers, this means the calendar day at the start of their shift. Since an officer is considered "on-duty" for the entire calendar day they are scheduled to work, they shall be ordered to report back to work to cover an open shift before ordering an "off-duty" officer.

"Off-duty" means the calendar day an officer is scheduled off.

For the purpose of this article, "calendar day" equals one (1) complete twenty-four (24) hour period commencing at 12:01 a.m.

The on-duty work days shall be as outlined in Section 6.06, including a one-half (1/2) hour paid lunch period during which time the employee shall be on call. The annual hours of work shall be two thousand eighty (2080) hours. Full time employees shall be allowed two (2) ten-minute breaks per shift, subject to the needs of the department.

The position of Court Officer and School Resource Officer shall work a 5-2 work schedule Monday through Friday on first shift.

Section 6.02: Overtime: All employees who work in excess of the standards established by the Fair Labor Standards Act shall receive one and one-half (1-1/2) times the straight hourly rate for all overtime hours worked in excess of eight (8) hours per day or forty (40) hours per week. All employees shall receive two (2) times the straight hourly rate for all overtime hours worked in excess of twelve (12) hours per day if the overtime hours have been previously scheduled pursuant to Department procedures.

Employees shall have the option to receive overtime payments in either cash or compensatory time off to a maximum of eighty (80) hours. Compensatory time off may be carried over from year to year so long as the eighty (80) hour maximum limit is not exceeded. All compensatory time earned in excess of eighty (80) hours shall be paid in a lump sum during the first pay period in January. Requests for use of the compensatory time off shall be granted by the Chief, provided granting of such request does not interfere with the normal operations of the Police Department or result in the payment of overtime. No prior approval for use of compensatory time shall be granted with greater than thirty (30) days' advance notice.

Section 6.03: Call in Pay: Any employee who is ordered to report for duty at a time other than his/her regularly scheduled tour of duty and not contiguous to his/her regularly scheduled tour of duty (except for court time) shall be compensated a minimum of two (2) hours at time and one-half (1 1/2) or time and one-half (1 1/2) for all time worked, whichever is greater, for the performance of that assignment.

Section 6.04: Court Pay: All employees who report for court duty during off-duty hours shall be compensated at a minimum of two (2) hours at time and one-half (1 1/2) or time and one-half (1 1/2) for all time worked, whichever is greater.

Section 6.05: Training School: Overtime earned as a result of attending required in-service training, required school sessions or range-time outside the regularly scheduled work shift shall be compensated at time and one-half (1 1/2), if such training time results in the employee working more than ninety-two (92) hours in the fifteen (15) day cycle or any hours which would constitute FLSA overtime under any other work cycle.

Section 6.06: Work Shifts: Work shifts are defined as:

K-9 Officers: K-9 Officers shall be assigned to one of the four (4) shifts identified for patrol officers.

Patrol Officers: First shift: 7:00 AM - 3:00 PM
Second shift: 3:00 PM - 11:00 PM
Third shift: 11:00 PM - 7:00 AM
Power shift: 7:00 PM - 3:00 AM

Detectives: First shift: 7:00 AM - 3:00 PM
Second shift: 3:00 PM - 11:00 PM

Detectives shall be assigned to one of the two above listed shifts on a detective seniority basis. Detectives may have their shifts changed, provided they are given at least a twenty-four (24) hour notice prior to the day of the shift change. Detectives who receive a notice to appear in court shall immediately provide a copy to the Chief of Police or his designee.

When offered light-duty work assignments, officers may have their work shifts changed or modified.

The work shifts of employees who are receiving premium pay as instructors pursuant to Section 8.03 may have their shifts changed by the Chief, In order to accomplish their duties as instructors. No overtime shall be paid for such shift changes. Instructors included under this section are as follows: Firearms Instructor, DAAT, EVOC and Vehicle Contact Instructors.

Section 6.07: Permanent Shift Selection: Permanent shift selection shall be made on a seniority basis, using Patrol Seniority or Detective Seniority as appropriate (see Section 7.01). If, during the year, vacancies occur, said vacancies shall be posted for a period of no less than seven (7) calendar days and filled by seniority. Employees may trade permanent shifts, provided seniority is maintained. For the purpose of this article, "calendar day" equals one (1) complete twenty-four (24) hour period commencing at 12:01 a.m. It shall be the employee's responsibility to review and be aware of such posting. The Chief or his designee shall date the initial posting.

Probationary employees shall be given shift assignments regardless of seniority, subject to the needs of the department. Probationary employees shall not be allowed to trade shifts without the permission of the Chief. Once an employee has completed probation, the employee shall select one (1) of the permanent shifts described in Section 6.06, based upon seniority and availability of shift.

Persons assigned to special positions (K-9/ Unit/School Resource Officer) who request to return to their former work assignments, or who are reassigned, shall return to their former shift or to the shift selected during their assignment. Officers assigned to specialist positions shall have the right to apply for open shifts during their assignment. The officer shall be granted the shift that they apply for based on seniority. If awarded, the officer will in effect have a new “former shift” for the purposes of this section. If at the completion of their assignment, the officer’s former shift is open, the officer will be assigned to the shift and the Department reserves the right to open a position on another shift, which will then be assigned based on seniority. Any shift movement out of the K-9 or School Resource assignment shall take place on January 1 following the change of assignment. The employee shall remain in the shift that they occupied as K-9/SRO officer until January 1.

Section 6.08: Temporary Vacant Shifts (4 or More Hours’ Notice):

- A. Overtime assignments caused by four (4) or more hours’ notice will be filled by first offering the assignment to off-duty officers by seniority.
- B. If no off-duty officers accept the overtime, on-duty officers on the preceding and following shifts shall each be offered four (4) hours of overtime by seniority.
- C. If there are no volunteers to work the overtime, the overtime assignment shall be filled by ordering an on-duty officer or officers on a reverse seniority basis, to work the overtime.
- D. All advance notice overtime postings, excluding "Specialty Shifts" shall be approved not less than forty-eight (48) hours prior to the start of the scheduled overtime event. All other overtime events shall be filled using Sections 6.08 and 6.09. It shall be the responsibility of the officer to check the overtime list to see if the request for overtime has been approved.

Section 6.09: Temporary Vacant Shifts (Less than 4 Hours' Notice):

- A. Full Shift: If an employee is unable to work his/her regularly scheduled shift and provides four (4) or less hours' notice, the vacancy shall be offered in four (4) hour segments on a seniority basis to the officers who are working the on-duty shifts following and preceding the assignment.
- B. Partial Shift: If an employee is unable to work his/her regularly scheduled shift and provides four (4) or less hours' notice, the vacancy, if less than four (4) hours in length, shall be offered on a seniority basis to the officers who are working the on-duty shifts following or preceding the assignment.
- C. If there are no volunteers, the shift commander may assign the work to an on-duty officer on a reverse seniority basis as described in Section 6.09(B).

Section 6.10: Specialty Shifts: A "Specialty Shift" shall be a previously scheduled shift created by the Chief or his designee outside of the established work shifts defined in Section 6.06. For grants and other special projects, such shifts shall be offered on a seniority basis, with the stipulation that acceptance of such an assignment shall not result in more than twelve (12) consecutive work hours. If the shift cannot be covered by on-duty officers, off-duty officers may be assigned the shift on a reverse seniority basis.

For assignments that span two (2) or three (3) shifts (i.e. Black Friday) for which there are not enough volunteers, the assignment shall be broken up in such a way that an "on-duty" officer from each affected shift shall be ordered to fill the overtime.

For example, for a patrol special assignment that runs from 9 PM to 7 AM, on-duty third shift patrol officers shall work 9 PM to 11 PM, on-duty second shift patrol officers shall work 11 PM to 3 AM, and on-duty first shift patrol officers shall work 3 AM to 7 AM.

Section 6.11: For the purpose of this Article, "off duty" shall mean an officer who is not regularly scheduled to work on the day in question. (See Section 6.01).

Section 6.12: Maximum Hours: No officer shall work more than twelve (12) consecutive hours, with the exception of an emergency or special circumstance as determined by the Chief or his/her designee.

Section 6.13: Shift Trades: Employees shall be allowed to trade shifts with each other. Said trades shall be required to be made within sixty (60) days from the first trade day, except for the month of December when both trade days shall be scheduled in that month. No overtime shall

be paid to those employees making such voluntary shift trades. In consideration of the fact that Detectives may not have another Detective to trade shifts with, Detectives may trade shifts with themselves subject to the following provisions:

1. Detectives may trade shifts with themselves once per week for the purpose of attending classes in an accredited college or university in which he/she is enrolled as a degree seeking student in either a law enforcement or public administration degree program.
2. Detectives may trade shifts with themselves for the purpose of conducting departmental business or casework. In such cases, advance approval of the Detective Lieutenant or Shift Commander on the shift the Detective is working shall be required.
3. Detectives may trade shifts with themselves for personal business. Trades for personal reasons shall be limited to one (1) occurrence every sixty (60) days and shall not accumulate. An "occurrence" is defined as one (1) trade day and one (1) payback day.
4. No overtime shall be paid for making such voluntary shift trades.

Section 6.14: Off days. The Chief or his/her designee reserves the right to deny any request for off days with less than twenty-four (24) hours' advance notice, except those which are selected pursuant to procedures which are identified in Sections 9.04 and 11.03 of this Agreement, if the granting of the off day would result in shift shortages and/or the need for payment of overtime in order to fill the slot.

ARTICLE VII - SENIORITY

Section 7.01: Determination of Seniority: Seniority shall be determined by the length of service as of the first date of employment by the Village as a full time police officer. Officers who are promoted to Detective shall maintain their overall departmental seniority; however the date of their promotion shall be used when determining seniority within the detective bureau (called detective seniority).

Section 7.02: Probation: All new employees shall be on probation for a period of eighteen (18) months. The probationary period may be extended by mutual agreement of the Chief of Police and the Association. If the employee proves unsatisfactory or unfit for continuance in the service during the probationary period, the employee shall be terminated on recommendation of the Chief of Police. Probationary employees may be terminated at any time by the action of the Chief of Police. Discharge by the Chief of Police during the probationary period shall not be subject to a grievance or to review by the Fire and Police Commission.

Section 7.03: Termination by Seniority: An employee's accumulation of time worked will be terminated if the employee is discharged. If he/she is laid off, he/she shall retain his/her seniority for two (2) years after layoff.

Section 7.04: Loss of Seniority: An employee shall lose his/her seniority rights and the employment relationship shall be terminated for the following reasons:

- A. If he/she quits.
- B. If he/she has been discharged.
- C. If he/she fails to notify the Village within one (1) week of his/her intentions upon recall from layoff and does not report for work within two (2) weeks of recall (by certified, return receipt mail).
- D. If he/she has been in layoff status longer than provided above.
- E. If he/she fails to return to work on the first day following the expiration date of a leave of absence.
- F. If he/she retires on a voluntary or compulsory basis.

ARTICLE VIII - WAGES

Section 8.01: Wages: A "Job Classification and Rate Schedule" shall be attached to this agreement as Appendix "A".

Section 8.02: Wisconsin Retirement System (WRS) Contribution:

1. Effective January 1, 2015, all employees shall contribute the full amount required by the Wisconsin Retirement System for general service employees.

Section 8.03: Premium Pay: Employees who are trained and are assigned by the Chief or his designee to perform the duties and responsibilities of a Field Training Officer (FTO) or Firearms Instructor shall be paid an additional one dollar (\$1.00) per hour for each hour for each day of performing the duties and responsibilities of and FTO or Firearms Instructor. In addition, a FTO shall receive one (1) hour of compensatory time for each full day (defined as eight (8) hours or longer) of training which is provided by the FTO.

ARTICLE IX - VACATIONS

Section 9.01: Entitlement:

- A. All employees who shall have six (6) months continuous service by June 1st shall receive one (1) week of vacation pay at the regular rate for forty (40) hours of work.
- B. All employees having had one (1) year or more of service by June 1st, shall receive two (2) weeks of vacation pay at the rate for eighty (80) hours of work.
- C. All employees with seven (7) years or more of service shall receive three (3) weeks of vacation with pay at the regular rate of one hundred twenty (120) hours of work, provided however that any employee reaching his/her seventh (7th) anniversary date during the calendar year shall be entitled to three (3) weeks of vacation during such calendar year.
- D. All employees having completed thirteen (13) years of continuous service shall be eligible to receive four (4) weeks of vacation with pay at the regular rate of one hundred sixty (160) hours of work, and shall be so entitled in the year in which they accumulate such continuous service.

- E. All employees who have completed twenty-one (21) years of continuous service shall be eligible for five (5) weeks of vacation with pay at the regular rate of two hundred (200) hours of work and shall be so entitled in the year in which they accumulate such continuous service.

Section 9.02: Termination: An employee who is entitled to a vacation at the time of terminating his/her service with the Village shall be paid for his/her unused vacation earned during that calendar year at the time of severing his/her status; and if such employee has earned any pro rata credit for his/her subsequent vacation, such vacation credit shall be paid in a proportionate ratio. This section shall not apply if the employee fails to give thirty (30) days written notice of termination in writing or if the employee's employment is terminated by the Village.

Section 9.03: Scheduling of Vacation: Employees who have one (1) year of service or more by June 1st may take their vacation and receive their vacation pay at any time from January 1st to December 31st. Employees who have at least six (6) months service but less than one (1) year by June 1st may take their vacation at any time from January 1st to December 31st, but will not receive their vacation pay prior to June 1st. Officers cannot accrue or carryover vacation time beyond December 31st of any year, except in the event that an approved vacation request is cancelled on or after December 20th.

Section 9.04: Scheduling Based on Seniority: Vacation preference shall be selected on the basis of seniority by means of a "seniority selection process". By December 1st of each year a book, or other similar means, shall be available to employees in order to select vacation days from January 1st to December 31st of the upcoming year. Employees shall have until December 20th to make selections for the upcoming year in the book or other similar means. After December 20th, the Employer shall approve the vacation selections by granting the most senior officer's requests first, the second most senior officer's request second, and so forth. The employer shall notify the employees whether or not their vacation selections have been granted by written communication or by making the book, or other similar means, available to officers. Employees not making a vacation selection by December 20th must take the vacation periods remaining. Requests made outside of the "seniority selection process" shall be granted to the employee who requests the time off first. In the event that two employees made the same vacation request at the same time, the more senior employee's request shall be granted. Up to five (5) days of vacation may be taken in

one-half (1/2) day increments, with the approval of the Chief of Police. Regular off days, contiguous to vacation days, shall be treated in the same fashion as the vacation days and not subject to call-in, except in case of emergency.

Section 9.05: Retirement. All earned/unused vacation shall be paid in a lump sum upon retirement subject to the terms of Section 9.02

Section 9.06: It is understood that a maximum of one (1) employee per shift and three (3) employees in the department (excluding detectives) may be on vacation or casual days at any time (there shall be no use of casual days if a vacation day is being taken on the same shift). Additional employees may be allowed off with the approval of the Chief of Police or his designee.

Section 9.07: It is understood that a maximum of one (1) employee per shift and three (3) employees in the Department (excluding detectives) may take casual days at any one (1) time unless the need for the casual day is based upon illness of the employee in question. Employees granted casual days shall not suffer cancellations should another employee use casual days for illness pursuant to Section 11.02 procedures.

ARTICLE X - HOLIDAYS

Section 10.01: Explanation: It is hereby understood between the parties that the Village recognizes that ten (10) holidays and two (2) Kelley days are granted to employees, but that said stated days are used to offset the difference in hours worked caused by the 5-2, 5-3 work cycle to create a two thousand and eighty (2080) hour work year.

Section 10.02: Employees who are classified as Court Officer and School Resource Officer shall have the following eleven (11) holidays off with pay: New Year's Day, Presidents' Day, Friday before Easter, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Day after Thanksgiving, Christmas Eve Day, Christmas Day and New Year's Eve. If the Independence Day Holiday or Labor Day Holiday falls upon the scheduled off day for the School Resource Officer, that holiday shall be taken on either the first work day preceding , or following, the holiday.

ARTICLE XI - SICK LEAVE

Section 11.01: Casual Days: Each full-time employee shall be granted up to three (3) casual days per year. The third casual day shall be earned when the employee has not used a sick leave day during the preceding six (6) months.

Casual days will be granted if written notice of the employee's intent to take such days is received by his/her supervisor at least twenty-four (24) hours prior to the scheduled day for such time off. The employee need not give any reason for the casual day taken under this subsection. In the event of an emergency, shorter advance notice will be acceptable and a casual day will be granted subject to the needs of the Department.

The Chief or his designee shall have discretion with regard to the granting of the third casual day. The discretion exercised must take into consideration the staffing needs of the Department.

Section 11.02: Accrual: Full-time employees shall earn one (1) day [eight (8) hours] of sick leave per month from the date of hire, with total accumulation not exceeding twelve hundred sixty (1260) hours of sick leave. An employee who becomes ill or injured when not in actual performance of duty, and as a result is not able to perform his/her duties on a regularly scheduled duty day, shall receive his/her regular pay during such absence, to the extent of his/her sick leave accumulation. Sick leave shall be charged on an hour-for-hour basis.

Sick leave pay is payable upon and during the illness or disability of an employee. It is not payable for non-emergency dental or medical appointments, unless it is impracticable for the employee to schedule such appointments during the employee's off hours. Where the injury or illness occurs as a result of work which is being performed for another employer, the sick leave benefits/disability/Workers Compensation provided by the other employer shall be the coverage which is provided. Such benefits must be exhausted before any Village sick leave benefits are provided.

When an employee leaves work because of illness, the employee shall receive regular pay for so long as the employee worked and sick leave pay, if available, for the remainder of the regular workday and subsequent days upon which the employee is unable to perform his/her duties. Employees who have been ill but are able to return to work during their regular workday may telephone a supervisor as to the availability and, if authorized to do so, may return to work. If employees so return to work, sick leave pay, if available, shall be paid only for the period of absence from his/her regularly scheduled duties.

Section 11.03: Notice of Illness: Sick leave shall include absence from duty on a regularly scheduled duty day because of an employee's illness or injury or, upon proper notice to the Chief or representative, because of serious injury, illness or medical emergency in the employee's immediate family (child or spouse). "Proper notice" means immediate notification to the Chief or representative of the need to leave work and the reason. The Chief or representative shall relieve the employee as soon as possible. Sick leave may be taken on an hourly basis, but will be charged in one (1) hour segments. In order to be granted sick leave with pay, the employee must adhere to the following. He/she must report the reason for the absence from work at least one (1) hour prior to the start of his/her shift. In addition, the employee must keep the Chief informed of his/her condition, during the absence. Sick leave days will not be granted or approved if the employee has requested a casual day or compensatory time for the same day, and that request has been denied by the Department.

Section 11.04: Payment of Sick Leave: Employees on sick leave shall receive the pay due under the sick leave allowance on their regular pay day.

Section 11.05: Proof of Disability: The Village may require the submission of adequate medical proof of the employee's disability due to accident or illness by a physician of the Village's choice, at Village expense. Should there be an extended period of disability; the Village shall have

the right to require periodic medical proof of the employee's disability. Prior to the employee's return to duty following a sick leave funded absence, the Chief of Police, at his/her discretion, may require certification from a physician of the Village's choosing, at its own expense, that the employee has recovered adequately and is qualified to return to work.

Section 11.06: Injury or Illness on the Job: If any employee appears to be injured or ill while on the job, or there is reason to believe that an employee needs medical attention, the Chief or his/her designee shall have the right to require the employee to furnish, before returning to work, a statement from a licensed physician that the employee is capable of performing the work required on his/her job. The Village shall send such employee to the doctor at the Village's expense.

The Chief or his/her designee shall have the right, at his/her discretion, to send the employee home or to a doctor in the event the Chief determines that the employee is medically unable to fulfill his/her duties as a police officer.

It is understood and agreed that, on the day that the employee is sent home by the Chief, one-half (1/2) of the shift hours after the employee is sent home are to be taken from accrued available sick leave, and the other one-half (1/2) are to be considered paid administrative leave. All other days on which the employee is absent, consecutive to the first day (and as a result of the Chief's decision), are to be taken from the employee's accrued available sick leave.

Section 11.07: Retirement: Sick leave hours earned by an employee in excess of twelve hundred sixty (1260) hours shall be placed in a fund for use, when the employee retires pursuant to Section 16.02, in payment toward post-retirement health insurance premiums. Such sick leave hours shall be considered to be vested when they are earned by the employee.

ARTICLE XII - JURY DUTY

Section 12.01: Any employee called for jury duty shall receive his/her regular salary for such time, provided he/she shall deposit any compensation received for jury duty with the Village Administrator and receive his/her regular pay in return. Any employee called for jury duty but not assigned to serve will return to their assigned jobs as soon as dismissed.

ARTICLE XIII - MILITARY LEAVE

Section 13.01: Armed Forces: Employees called upon or who enlist in the Armed Forces of the United States shall be granted leaves of absence and their seniority shall accumulate, providing they report for work within ninety (90) days of discharge unless unable to do so because of illness or injury, in which case leave shall be extended.

Section 13.02: Reinstatement: Upon return from military leave, the employee shall be returned to a position and pay in keeping with federal regulations.

Section 13.03: Reserve Training: An employee who is a member of a military reserve and who may be called upon for reserve training or emergency service shall receive his/her regular pay for such training or service not to exceed two (2) weeks for any one (1) call up, provided he/she shall deposit his/her military base pay with the Village Administrator and receive his/her regular pay in return.

ARTICLE XIV - FUNERAL LEAVE

Section 14.01: Immediate Family: In the event of the death of an employee's father, mother, husband, wife, brother, sister, son, daughter, father-in-law, mother-in-law, daughter-in-law, son-in-law, or step child (a step-child is one living with or who was raised by the step-parent), such employee will be paid for straight time lost from scheduled work, not to exceed three (3) consecutive scheduled workdays falling between the date of death and the date of the funeral, both inclusive, except in special circumstances. If three (3) days are not sufficient for the needs of the employee, he/she may request more time off from the Chief or his designee, who shall exercise his discretion, which shall be based upon the needs of the department. Such additional leave shall, if granted, be deducted from accumulated sick leave.

Section 14.02: Other Family: In the event of the death of an employee's brother-in-law, sister-in-law, grandparent, grandchild, or spouse's grandparent, such employee will be paid for

straight time lost from scheduled work, not to exceed one (1) scheduled workday falling between the date of death and the date of the funeral, both inclusive, except in special circumstances.

Section 14.03: Rate of Pay: Pay shall be at the employee's straight time hourly earned rate for the payroll period in which the death occurred. It is agreed that the employee may be required to furnish verification of the date of death, date of funeral and relationship to the deceased.

ARTICLE XV - WORKER'S COMPENSATION

Section 15.01: Employees are entitled to Worker's Compensation coverage. An employee who is absent due to injury or illness caused during the course of his/her duties shall receive his/her regular wages during his/her absence for a period of one (1) year only, and thereafter the employee shall receive compensation in accordance with the Wisconsin Worker's Compensation Act. If the occupational injury or illness is of the duration in which Worker's Compensation is paid to the employee, the employee shall receive a voucher check without deductions for the mandated amount of Worker's Compensation and a payroll check for the difference between Worker's Compensation and regular wages; however, the total Wisconsin Retirement System contributions shall be made on the basis of the employee's total compensation.

ARTICLE XVI - INSURANCE

Section 16.01: Hospital-Surgical. For the duration of this agreement, effective January 1, 2018, the Village shall provide hospital, surgical, and dental insurance.

Effective January 1, 2018 employees will contribute five percent (5.0%) toward their insurance premium. Employees who achieve and maintain the designated program level under the Village Wellness Program by December 31, 2017 shall continue to contribute five percent (5.0%) toward health insurance premium.

Employees who elect not to participate in the Village Wellness Program, and employees who do not achieve the designated program level as of December 31, 2017 shall contribute twenty-five percent (25%) toward their health insurance premium throughout 2018.

Effective January 1, 2019, employees who achieve and maintain the designated program level by December 1, 2018 shall contribute either five percent (5.0%) of premium, or the applicable premium contribution which is being made by other, non-represented Village employees, to a maximum of eight percent (8%) of premium. Employees who elect not to participate in the Village Wellness Program or do not achieve or maintain the designated program level status as of

December 1, 2018 shall contribute the applicable premium contribution which is being made by other, non-represented Village employees.

Dental Insurance: Effective January 1, 2017, employees will pay twenty percent (20%) of insurance premium.

Section 16.01: Effective June 1, 2012, the Village will not contribute any amounts toward vision insurance premiums.

- A. An employee who becomes totally disabled due to work-related injury or illness shall continue to receive coverage provided by the Village during such period of total disability until such employee becomes eligible for coverage under any present or future State or Federal hospital-surgical-major medical insurance plan.
- B. An employee who is out due to illness shall continue to receive coverage provided by the Village for six (6) months after such employee exhausts his/her Pay Maintenance Plan benefits. Such employee can continue coverage for an additional six (6) month period by paying, in advance, to the Village Administrator the full monthly premium for the coverage.

Section 16.02: Retirees:

- A. For employees who retire after January 1, 1979 who are fifty-five (55) years of age and have had twenty (20) or more years of continuous employment with the Village immediately preceding retirement, the Village shall pay its share of the medical and dental coverage. The employee can retain the level of coverage (employee, employee and child, employee and spouse, or family as of January 1, 2016) they had at the time of retirement. The Village shall pay the entire premium for such health and dental coverage equal to the level of coverage provided active employees for five (5) years after the employee in question retires; thereafter, the monthly premium cost to the Village shall be fixed at the monthly rate which was in effect five (5) years after the employee's retirement, and the retiring employee must pay the cost of any premium increase thereafter. The Village's premium obligation shall terminate when the employee becomes eligible for Medicare. If the employee decides to purchase supplemental medical benefits, he/she shall pay the full cost of such supplemental coverage.

OR (Will be determined at time of retirement)

For employees who have reached the age of 50, and who were hired prior to January 1, 2011 and have had twenty (20) or more years of continuous employment with the Village immediately preceding retirement, shall retain medical and dental benefits. The Retiree will be on the same plan as employees, retain their current level of coverage, and be responsible for the monthly employee premium contribution. The Village's premium contribution shall terminate after 10 years or when the employee becomes eligible for Medicare, whichever is sooner. At this time the retiree may retain coverage by paying the entire premium amount and/or elect coverage in accordance with COBRA. The Village's responsibility for providing medical and/or dental insurance extinguishes upon Medicare eligibility of employee. If a retiree's coverage ends due to death or Medicare Eligibility, the surviving spouse and/or dependent child may continue in accordance with COBRA. Such retirees must continue to participate in the Village Wellness Program.

- B. For employees not covered by the preceding paragraph, during the duration of the agreement, the Village agrees to include retiring employees in the group for which the Village shall negotiate a comprehensive medical and dental coverage policy. Retiring employees may voluntarily continue the medical and dental coverage. Each retired employee who elects to continue said coverage shall pay the entire cost of said coverage.
- C. Any employee electing to carry said coverage after retirement shall notify the Village Administrator in writing at least thirty (30) days before the effective date of his/her retirement. Said retired employee shall also be required to pay the monthly premium for said coverage to the Village Administrator one (1) month in advance.
- D. All retirees shall be placed within the insurance program established for active employees and as further modified for active employees.

Section 16.025 - Retirement Health Savings Plan (RHS):

- A. For employees hired after January 1, 2011, the Village shall pay 0% of the retiree health insurance premiums for hospital-surgical-major medical.
- B. For employees hired on or after January 1, 2011, Employees and Employer will each contribute two percent (2%) of ongoing salary per calendar year.
- C. All employees who meet the maximum accumulation of twelve hundred sixty sick hours (1260) will still accrue hours according to the accrual schedule, but the hours in excess of twelve hundred sixty (1260) will be converted into dollars and contributed into the RHS.
- D. The Village reserves the right to change Plan Administrator's or investment vehicle, but not the overall nature of the benefit, following discussion with Association representatives.

Section 16.03: Change of Carrier: The Village may, from time to time, change the insurance carrier or self-fund health care benefits if it elects to do so.

Section 16.04: No Claim: No employee shall make any claim against the Village for additional compensation in lieu of or in addition to the cost of his/her health insurance coverage because he/she does not qualify for insurance or for the family plan.

Section 16.05: Non-Duplication: Any employee shall notify the Village in writing within thirty (30) days of such time as he/she becomes covered under a health insurance policy providing health insurance benefits which are substantially equivalent to those provided by the Village's group health insurance policy. In no event will the Village pay toward the cost of a plan if it results in duplication of medical or dental coverage.

Section 16.06: Life Insurance: The Wisconsin Group Life Insurance Plan shall be continued. The Village will pay the full premium required by the Plan.

Section 16.07: Short Term Disability Insurance: The Village shall make available, to eligible employees, short-term disability insurance, with an eligibility period of ninety (90) days and a twenty four (24) month duration. The cost of this insurance shall be paid by the employee by payroll deduction.

If the employee selects the thirty (30) or sixty (60) day plan option, the difference in premiums between the thirty (30) or sixty (60) day plan and the ninety (90) day plan will be paid by the employee through payroll deduction. This difference shall be added to the employee's salary

to reimburse the employee for the cost of this premium difference. The Village shall pay the difference between the plans should the premium costs increase.

ARTICLE XVII - SEPARABILITY

Section 17.01: In the event any clause or portion of the agreement shall be invalidated, the remainder of the agreement shall remain in full force and effect. Negotiations shall be immediately instituted to adjust such invalidated clause or part of the agreement.

ARTICLE XVIII - UNIFORM ALLOWANCE

Section 18.01: After their first two (2) years of employment, full-time employees shall receive an annual uniform maintenance allowance per year paid. Effective 1/1/15 the allowance will be six hundred dollars (\$600.00). Effective as the date of ratification of this Agreement by both parties, employees may carry over no more than two hundred dollars (\$200.00) per year, to a maximum of eight hundred dollars (\$800.00) of any unused portion of the uniform allowance. The Village shall have a direct billing system for the purchase of uniforms, clothing, and equipment and will provide a list of vendors established by the Chief.

Employees shall be reimbursed to a maximum of six hundred dollars (\$600.00) towards the purchase of uniforms and equipment required by the Police Department as stated in departmental policy; such reimbursement shall be made after successful completion of the probation period specified in Section 7.02. Employees shall not be eligible for a uniform allowance during their first twenty-four (24) months of employment. Employees leaving the employment of the Village within two (2) years from their date of hire shall return all uniforms and equipment to the Village.

Approved Items for Reimbursement - Probationary Officers

Three (3) long-sleeved shirts

Three (3) short-sleeved shirts

One (1) jacket

One (1) mouton, knit, or parade style hat

Three (3) pairs of pants

One (1) black belt

Three (3) pairs of black socks

One (1) pair of black shoes/boots
Three (3) turtleneck shirts or dickeys
One (1) tie and Department tie clip
One (1) pair of gloves

The Village shall supply and pay for the following equipment at the start of employment: Weapons and holsters, Magazines, ammunition, 3 badges, Taser and holder, collapsible baton and holder, pepper spray and holder, portable radio and holder, body camera, Department patches, “serving since” pins, (4) belt “keepers”, handcuff case with handcuffs and a glove pouch. No other equipment with the exception of a onetime body armor purchase shall be provided by the Village, without express written approval of the Chief. This requirement shall pertain to first issue to employees of the above designated equipment. Thereafter, such "first issue" equipment shall not be replaced by the Village unless the equipment in question is lost or is irreparably damaged in the line of duty. The Village shall not be required to issue body armor to employees pursuant to this section. If an employee leaves the employment of the Village/Department at any time, the above items must be returned to the Department by the employee prior to the time that he/she resigns or is terminated. If any of the above-designated items must be replaced for any reason, the replacement cost for the item will be taken from the employee’s annual \$600.00 uniform maintenance allowance.

Employees who retire from the Department in good standing or who are placed on physical duty disability status, as determined by the State of Wisconsin, shall be allowed to purchase their duty weapons at market value. The retiring employee must agree, in writing, to indemnify and to hold the Village and the Department harmless from liability created as a result of the employee's exercise of this option and use of the weapon following separation from employment.

ARTICLE XIX - ENTIRE MEMORANDUM OF AGREEMENT

Section 19.01: This agreement constitutes the entire agreement between the parties and no verbal statements or practices shall supersede any of its provisions. Any amendment or agreement supplemental hereto shall not be binding upon either party unless executed in writing by the parties hereto.

ARTICLE XX - DRUG AND ALCOHOL TESTING

Section 20.01: Employees may be required to submit to drug and alcohol testing, for cause, as explained in departmental Policy # 115. The parties shall maintain copies of the policy and agree that all conditions of the policy be strictly adhered to by all parties.

ARTICLE XXI - NO STRIKE AGREEMENT

Section 21.01: Strike Prohibited: Neither the Association nor any of its officers, agents or employees will instigate, promote, encourage, sponsor, engage in or condone any strike, picketing, slowdown, concerted work stoppage, sympathy strike or any other intentional interruption of work during the term of this agreement and until a successor agreement is ratified by both parties. The Village agrees to not lock out any of the employees.

Section 21.02: Association Action: Upon notification by the Village to the Association that certain of its members are engaged in a violation of this provision, the Association shall immediately, in writing, order such members to return to work, provide the Village with a copy of such an order, and a responsible official of the Association shall publicly order them to return to work. In the event that a strike or other violation not authorized by the Association occurs, the Association agrees to take all reasonable, effective and affirmative action to secure the members' return to work as promptly as possible. Failure of the Association to issue the orders and take the action required herein shall be considered in determining whether or not the Association caused or authorized the strike.

Section 21.03: Penalties: Any or all of the employees who violate any of the provisions of this section shall be subject to the disciplinary procedure.

ARTICLE XXII - FAIR SHARE

Section 22.01: All employees in the bargaining unit shall be required to pay, as provided in this article, their fair share of the costs of representation by the Association. No employee shall be required to join the Association, but membership in the Association shall be available to all employees who apply, consistent with the Association's Constitution and By-laws.

The Employer shall deduct in equal installments from the monthly earnings of all employees in the collective bargaining unit, except exempt employees, their fair share of the cost of representation by the Association, as provided in Section 111.70(1)(1), Wis. Stats., and as certified to the Employer by the Association. The Employer shall pay said amount to the treasurer of the Association on or before the 15th of the month in which such deduction was made. The date for the commencement of these deductions shall be determined by the Association; however, all employees, except exempt employees, shall be required to pay their full (annual) fair share assessment regardless of the date on which their fair share deductions commence.

- A. For purposes of this article, exempt employees are those employees who are members of the Association and whose dues are deducted and remitted to the Association by the Employer pursuant to Article XXIII (Dues Deduction) or paid to the Association in some other manner authorized by the Association. The Association shall notify the Employer of those employees who are exempt from the provisions of this article and shall notify the Employer of any changes in its membership affecting the operation of the provisions of this article.
- B. The Association shall notify the Employer of the amount certified by the Association to be the fair share of the cost of representation by the Association and the date for the commencement of fair share deductions, two (2) weeks prior to any required fair share deduction.

The Association agrees to certify to the Employer only such fair share costs as are allowed by law, and further agrees to abide by the decisions of the Wisconsin Employment Relations Commission and/or courts of competent jurisdiction in this regard. The Association agrees to inform the Employer of any change in the amount of such fair share costs.

The Association shall provide employees who are not members of the Association with an internal mechanism within the Association which is consistent with the requirements of state and federal law and which will allow those employees to challenge the fair share amount certified by

the Association as the cost of representation and to receive, where appropriate, a rebate of any monies to which they are entitled. To the extent required by state or federal law, the Association will place in an interest-bearing escrow account any disputed fair share amounts.

The Association does hereby indemnify and shall save the Employer harmless against any and all claims, demands, suits, or other forms of liability, including court costs, that shall arise out of or by reason of action taken or not taken by the Employer, which Employer action or non-action is in compliance with the provision of this article, and in reliance on any lists or certificates which have been furnished to the Employer pursuant to this article, provided that the defense of any such claims, demands, suits or other forms of liability shall be under the control of the Association and its attorneys. However, nothing in this section shall be interpreted to preclude the Employer from participating in any legal proceedings challenging the application or interpretation of this article through representatives of its own choosing and at its own expense.

Section 22.02: Indemnification: The Association will refund to the employee involved any Association dues erroneously collected by the Employer and paid to the Association. The Association agrees to hold the Employer harmless from any claims or demands arising out of compliance with the provisions of this article.

ARTICLE XXIII - DUES DEDUCTION

Section 23.01: Dues Deduction Forms: The Employer agrees to deduct monthly dues from the pay of employees who individually sign voluntary check-off authorization forms supplied by the Association which shall include the following statement:

"I, the undersigned, hereby authorize the Village of Pleasant Prairie to deduct from my wages each and every month, my Association dues and direct that such amount so deducted be sent to the Treasurer of the Association for and on my behalf."

This authorization shall be valid for the term of this contract.

Section 23.02: Deductions: The Employer shall deduct the appropriate amount from the first paycheck each month of each employee requesting such deduction following receipt of such statement, and shall remit the total of such deductions to the Association in one (1) lump sum.

ARTICLE XXIV - EDUCATION INCENTIVE

Section 24.01: The Village shall provide tuition reimbursement to Department employees, subject to the following conditions:

- A. The Village shall provide tuition reimbursement and reimbursement for the cost of books (not to exceed two hundred dollars [\$200.00] per course) up to a maximum of three (3) courses per calendar year.
- B. Courses eligible for reimbursement shall be Police Science, Criminal Justice, Public Administration and Business Administration. Approval of the Business Administration courses are the exclusive right of the Chief of Police and the courses must be reasonably related to a law enforcement career.
- C. All courses for which tuition reimbursement is requested must be approved, in advance, by the Chief of Police.
- D. The employee must achieve a grade of "B minus" or better, and must take the graded option rather than the ungraded option (where such a choice is available) in order to be eligible for tuition reimbursement.
- E. Tuition reimbursement shall be provided after the course is completed, and after the grade is received, by the employee.

ARTICLE XXV - RESIDENCY

Employees covered under this Agreement shall reside anywhere within Kenosha or Racine Counties, or within fifteen (15) miles of the jurisdictional boundaries of the Village within Illinois. Newly hired bargaining unit employees shall establish such residency within twenty-four (24) months of their date of hire.

ARTICLE XXVI - DURATION

Section 26.01: This agreement shall become effective January 1, 2018 and shall remain in effect through December 31, 2019, and shall continue on in full force and effect until a successor agreement has been executed, provided that it does not exceed three (3) years in duration. Either party wishing to reopen the contract for negotiations in the final year of the agreement shall notify the other party in writing on or about September 1st of its intent to commence negotiations. Thereafter the parties shall mutually agree to a date to exchange proposals.

Dated this 16th day of April, 2018.

FOR THE VILLAGE

FOR THE ASSOCIATION

Village President

Association President

Village Administrator

Bargaining Unit Member

Village Clerk

Labor Consultant

Effective January 1, 2018 – 2.0%

Patrol Officer Hired Before 1-1-99	Hourly	Overtime	Annually
After 24 months	30.53	45.80	63,510.87
After 42 months	33.93	50.90	70,567.64
Hired on or after 1-1-99			
Start	27.15	40.73	56,476.19
After 12 months	28.84	43.26	59,982.49
After 24 months	30.53	45.80	63,510.87
After 36 months	32.24	48.36	67,061.33
After 48 months	33.93	50.90	70,567.64
Detective			
Start	34.90	52.35	72,594.15
After 12 months	35.84	53.76	74,553.21

Effective January 1, 2019 – 2.0%

Patrol Officer Hired Before 1-1-99	Hourly	Overtime	Annually
After 24 months	31.14	46.71	64,781.09
After 42 months	34.61	51.92	71,978.99
Hired on or after 1-1-99			
Start	27.70	41.55	57,605.72
After 12 months	29.41	44.12	61,182.14
After 24 months	31.14	46.71	64,781.09
After 36 months	32.89	49.34	68,402.56
After 48 months	34.61	51.92	71,978.99
Detective			
Start	35.60	53.40	74,046.03
After 12 months	36.56	54.84	76,044.28

MEMORANDUM OF UNDERSTANDING: CANINE OFFICER

The following understanding has been reached by the undersigned parties and shall be considered to be part of the Agreement between such parties in effect from January 1, 2018 through December 31, 2019.

1. The handler will be paid for forty (40) hours per week plus any overtime authorized by a supervisor. The handler will be expected to work seven (7) hours per day or a total of thirty five (35) hours per week. The remaining five (5) hours is to be used at the discretion of the Chief (including location of these five (5) hours within the work shift) for the purpose of maintenance of the animal. This would include trips to the veterinarian feeding, grooming, walking/exercising and other interaction with the animal. Under no circumstances will overtime be authorized for the maintenance of the animal. The shift performed by the K-9 officer shall be subject to the terms of Section 6.06 of the Agreement. This shift may be changed, at the discretion of the Chief, with twenty (20) days advance notice, except in the case of exigent circumstances based upon crime trends.
2. Costs for the maintenance of the animal are to be borne by the Village. This includes feeding, medical care and miscellaneous expenses such as collars, muzzles, leashes, grooming and kennels.
3. Costs for the initial and continuing training of the handler will be borne by the Village including any necessary travel expenses.
4. The handler will receive no upgrade in pay as a result of his/her appointment as a canine handler.
5. The handler agrees to forfeit the opportunity for promotion to the rank of detective while functioning as a canine handler as the handler must remain in uniform. This does not affect the handler's ability to seek promotion to any uniformed rank.
6. All vacation, casual and compensatory days off shall be at seven (7) hours, consistent with the canine officer's scheduled workday. Vacation, casual and compensatory days off where the canine is boarded for a full twenty-four (24) hour period shall deduct eight (8) hours. Canine handlers attending required training shall be paid overtime for all training hours in

excess of seven (7) hours, except on required training days where the handler is not with the canine for care and maintenance.

7. The animal may be adopted by the handler at the time of the dog's retirement from service. The handler shall be responsible for the cost of the maintenance and care of the animal following retirement, if the handler elects to adopt the dog.
8. The handler will remain in the assignment as Canine Officer for six (6) years, or until the end of the working life of the dog, whichever comes first. This time limit shall begin as of the first date of assignment as Canine Officer and shall include any training or schooling time involved therein.

MEMORANDUM OF UNDERSTANDING
SCHOOL RESOURCE OFFICER (SRO)

The following understanding has been reached by the undersigned parties and shall be considered to be part of the Agreement between such parties in effect from January 1, 2018 through December 31, 2019.

1. There will be no upgrade in pay to the Patrol Officer appointed to the position of School Resource Officer (SRO).
2. The SRO shall remain eligible for departmental overtime by seniority, provided that the overtime does not interfere with the SRO's designated work hours or result in working more than twelve (12) consecutive hours. The SRO must obtain supervisory approval for any overtime resulting from their school assignment.
3. The SRO's requested use of vacation, casual, and compensatory time off shall remain separate from patrol officers, including the summer recess. The SRO shall follow the school calendar regarding the use of time off. It is agreed that the SRO can request days off during the school year, outside of periods of school recess, with approval from the Chief of Police and designated Kenosha Unified School District representative.
4. The SRO shall be off and paid for the holidays listed in Section 10.02.
5. During the school calendar year, the SRO's schedule shall be Monday through Friday with Saturdays and Sundays off. The SRO shall work an eight (8) consecutive hour shift as determined by the designated Kenosha Unified School District representative and Chief of Police. During school recess and unscheduled closings, the SRO shall report to the Police Department in uniform for patrol duty, working the same hours as if school were in session.
6. During summer recess, the SRO shall return to his/her regular shift and the normal 5-3/5-2 work schedule and shall be covered by all applicable agreements and requirements contained within the current collective bargaining agreement.
7. Under Section 18.01 - Uniform Allowance, the Patrol Officer appointed to the SRO position shall receive an additional one hundred dollars (\$100.00) annually for the purchase of plain clothes if he/she is a full-time SRO, and shall not receive the additional \$100 clothing allowance if he/she is a part-time SRO. The SRO's total uniform allowance of seven hundred dollars (\$700.00) can be used for purchase of uniform or plain clothes.

MEMORANDUM OF AGREEMENT

This agreement is made between the Village of Pleasant Prairie (Village), the Wisconsin Professional Police Association (WPPA), and _____ (Employee).

The 3 parties to this Agreement agree as follows: In consideration of the ratification of the 2016 Collective Bargaining Agreement:

1. The employee shall be entitled, as an individual right, to the benefits conferred by Section 16.02 of the 2009 collective bargaining agreement upon the employee's retirement, provided the employee has satisfied the qualifications for those benefits as specified in Section 16.02 of the 2009 collective bargaining agreement.
2. The right to these benefits shall be considered a vested benefit belonging to the individual employee, and shall not be subjected to reduction or modification in negotiations, interest arbitration, or collective bargaining over future labor agreements.
3. The right to these benefits may only be modified by the voluntary, uncoerced agreement of the Village, WPPA and the employee in writing, signed by the authorized representatives of the Village, WPPA and by the individual personally.
4. Should any party seek to modify the benefits guaranteed in paragraph 1 without the voluntary agreement of the other party (parties), that party shall be liable for all costs, including attorneys' fees, incurred by the other party (parties) in defending the Agreement.
5. This Agreement shall be binding upon the Parties, their successors, heirs, and assigns, and shall be enforced under the laws of the State of Wisconsin.
6. The parties agree to attach a copy of this agreement to the collective bargaining agreement, as an exhibit for informational purposes only. In attaching that agreement, the parties do not thereby indicate that these individual agreements have a limited term or are in any way subject to modification in the processes of collective bargaining."

Village of Pleasant Prairie

Wisconsin Professional Police Association

Retiring Employee

SIDE LETTER OF AGREEMENT

CALL IN PROCEDURES FOR PATROL AND DETECTIVE OVERTIME

The following understanding has been reached by the undersigned parties and shall be considered to be part of the Agreement between such parties in effect from **January 1, 2018 through December 31, 2019**.

1. The purpose of this agreement is to assist the Chief of Police, or his/her designee, by providing a mutually agreed upon process by which overtime is filled.
2. The Chief of Police shall maintain the right to determine what type of work shall be performed, and who shall perform it, consistent with Section 2.01 (Management Rights).
3. This agreement is applicable to:
 - a. Section 6.08 (Temporary Vacant Shifts – 4 or more hours' notice);
 - b. Section 6.09 (Temporary Vacant Shifts – Less than 4 hours' notice);
 - c. Section 6.10 (Specialty Shifts)
4. In consideration of the differences between the type of work patrol officers and detectives perform, this side letter makes two distinct groups:
 - a. patrol officers
 - b. detectives.
5. For an assignment which is deemed to be consistent with the patrol function by the Chief of Police, it shall be filled by patrol officers and if that cannot be accomplished, and if the Chief of Police decides that the assignment will be filled, the following protocol will be followed;
 - a. Filling of patrol overtime, including those members who sign up to take overtime, will go to patrol officers first, then detectives.
 - b. This agreement does not alter the requirement to use on-duty members before off-duty members. In other words, an off-duty patrol officer will not be forced to take patrol overtime when an on-duty detective is available.
6. For an assignment which is deemed to consistent with the detective function, excluding a major case investigation as determined by the Chief of Police, shall be filled by detectives and if that cannot be accomplished, and if the Chief of Police decides that the assignment will be filled, the following protocol will be followed;
 - a. Filling of detective overtime, including those members who sign up to take overtime, will go to detectives first, then patrol officers.
 - b. This agreement does not alter the requirement to use on-duty members before off-duty members. In other words, an off-duty detective will not be forced to take detective overtime when an on-duty patrol officer is available.

7. A “patrol function” typically includes overtime patrol shift due to illness and special traffic enforcement grants.
8. This agreement does not prohibit patrol officers from assisting, in any capacity, ongoing criminal investigations. It also does not change the common practice of a detective handling his/her own case, without regard to overtime requirements.

Side Letter of Agreement

Health and Dental Insurance Premium Contributions

The following understanding has been reached by the undersigned parties and shall be considered to be part of the Agreement between such parties in effect from **January 1, 2018 through December 31, 2019.**

If the general Village employees are provided with a different premium share percentage, that is less than the amount identified in the existing collective bargaining agreement, the percentage amount identified in the existing collective bargaining agreement shall be reduced to that which is being paid by general Village employees.

MEMORANDUM OF UNDERSTANDING

HONOR GUARD

The following understanding has been reached by the undersigned parties and shall be considered to be part of the Agreement between such parties in effect from January 1, 2018 through December 31, 2019.

1. The Pleasant Prairie Police Department has established a Uniformed Honor Guard whose primary purpose is to represent the department at important functions (i.e. funerals).
2. The Honor Guard is made up of volunteers. Members are encouraged to volunteer and participate in as many functions as they deem appropriate.
3. The Chief of Police, or his designees, will oversee the selection process for new members.
4. In consideration for the time the volunteers put into the program, the Department will provide the following to each member without cost: one complete Honor Guard uniform, initial basic honor guard training, followed by appropriate annual related training.
5. New Honor Guard members agree to commit for three (30 years to the unit. In the event that an Honor Guard member voluntarily resigns before their three (3) year commitment, the Department may require a reimbursement of Honor Guard uniform costs.
6. The Chief of Police may order the Honor Guard to attend certain functions. For such events it is understood that participating Honor Guard members will have their schedule switched to accommodate the event, thus making sure that the Honor Guard member is paid (straight-time) to perform his/her duties.
7. In the event that switching a schedule is not done, regardless of the reason, the Chief of Police agrees to compensate the Honor Guard member with straight compensatory time off.

Dated this 16th day of April, 2018.

FOR THE VILLAGE

FOR THE ASSOCIATION

Village President

Association President

Village Administrator

Bargaining Unit Member

Village Clerk

Labor Consultant

MEMORANDUM OF UNDERSTANDING

PATROL INVESTIGATOR

Temporary Assignment

The Chief of Police has the ability to open a position of Patrol Investigator. A Patrol Investigator would be assigned to investigations in the Detective Bureau and would work within the schedule of the Detective Bureau as it relates to time off, vacation selection and overtime.

Employees interested in this position must be willing to complete all required steps of the process deemed necessary by the Chief of Police.

The Patrol Investigator position shall be appointed only on a voluntary basis.

Only one Patrol Investigator shall be appointed at a time.

Length of Commitment

The intended length of commitment to the position would not exceed one calendar year from the date of appointment but could be extended by no more than three months in the event of an ongoing investigation.

The Patrol Investigator reserves the right to resign from the position during their appointment.

Wages

The wages of the Patrol Investigator will coincide with the outlined patrol officer pay scale according to the contract. The Patrol Investigator shall receive wage increases, when appropriate, as if they continued their status as a patrol officer.

Seniority

Patrol Investigator will retain their patrol officer seniority during the appointment and after they return to patrol officer duties.

The Patrol Investigator will work a shift determined by the Chief of Police at the time of appointment.

Shift Selection

Patrol Investigator will be assigned a shift when appointed by the Chief of Police.

The Patrol Investigator reserves the right to be selected for shift selections as it pertains to shift/rotation as a patrol officer. **Ex: Patrol Investigator is granted a slot on 1st shift during their assignment as a Patrol Investigator. Upon completion of the Patrol Investigator assignment, they will start the position of patrol officer on 1st shift.**

Uniform Allowance

Uniform Allowance can be used on appropriate clothing and equipment related to investigation and patrol.

Dated this 16th day of April, 2018.

FOR THE VILLAGE

FOR THE ASSOCIATION

Village President

Association President

Village Administrator

Bargaining Unit Member

Village Clerk

Labor Consultant

SIDE LETTER OF AGREEMENT
PATROL BODY ARMOR REIMBURSEMENT

The following understanding has been reached by the undersigned parties and shall be considered to be part of the Agreement between such parties in effect for January 1, 2018 through December 31, 2019.

1. This section shall only apply to officers hired after May 20, 2013.
2. Effective May 20, 2013 all newly hired police officers will be required to purchase and wear body armor in compliance with the department's body armor mandatory wear policy.
3. Upon successful completion of a probationary period of employment, the department shall reimburse the employee, in full, for the employees one-time cost of said body armor.
4. The reimbursement shall be independent of any other reimbursement liabilities under ATRICLE XVIII- UNIFORM ALLOWANCE.

David B. Smetana
Chief of Police

Date

Chad Brown
President PPPA

Date

Side Letter of Agreement

Vacations

Section 9.03 – Scheduling of vacation:

Effective January 1, 2019 through the calendar year set to expire December 31, 2019 unless renewed by the parties.

Continuous vacation leave which is to extend beyond ten (10) days shall be subject to prior approval of the Chief or his designee. Such approval will be granted, or denied, at the time if the vacation time request. Such approval shall not be unreasonably withheld.

David B. Smetana
Chief of Police

Date


Chad Brown
President PPPA

Date



Office of the
Chief of Fire & Rescue
Craig Roepke

To: John Steinbrink, Sr. – Village President, Members of the Village Board

From: Craig Roepke 

Subject: 2018 Capital Ambulance Proposal

Date: April 16, 2018

The Fire Department is approved in 2018 to purchase a new Ambulance vehicle. Bid proposals were sent to the following vendors/manufacturers:

- Braun – North Central Ambulance (Lester Prairie, MN)
- Horton – Foster Coach (Sterling, IL)
- Road Rescue – Everest Emergency Vehicles (St. Paul, MN)
- Life Line – Jefferson Fire & Safety (Middleton, WI)

Both Road Rescue and LifeLine sent emails indicating that they would not be bidding on the project. Braun has not submitted a bid, nor has made contact indicating they would or would not participate.

The only bid received was from Horton/Foster Coach. A bid of **\$233,579** was received for a Type I ambulance vehicle virtually identical to the 2015 existing ambulance currently housed at Station #2 (5642).

This family owned business has retained a customer focused, service oriented reputation and has supplied ambulances for the Village for the past 21 years. This organization has countless customers in Wisconsin, Illinois, Iowa, and Missouri. The Horton ambulance manufacturer is under the parent company, Rev Group Inc., a Wisconsin based company (Brookfield) that maintains an impressive list of vehicle brands including E1 (our Aerial), KME, Ferrara, Horton, Road Rescue, Wheeled Coach, and Frontline.

Considering applicable discounts for pre-payment provided by the dealer and our WEMSA partnership totaling \$6,500. The final ambulance vehicle cost is **\$227,079**.

The Fire Department recommends the approval to Foster Coach of Sterling, IL to provide a Horton Type I Ambulance vehicle as described for the cost of **\$227,079**.

Enclosures:

Quotation
Drawings
Exceptions
Proposal
Chassis Information





April 2, 2018

Village of Pleasant Prairie Fire and Rescue
8044 88th Avenue
Pleasant Prairie, Wisconsin 53158-2015

Dear Friends;

Thank you for the opportunity to provide a new ambulance for your community. I am enclosing a quote for 2019 Ford F550 4x4 with a custom Horton conversion model 623 with a 173" all-aluminum modular body and 74" headroom.

Any pre-payment option will be credited to the final invoice or a check written back to the city if paid in full. Delivery would be approximately 220 days pending receipt of chassis.

Horton Emergency Vehicles have a 30 year warranty on the body, a 7 year/100,000 warranty on the electrical system, the paint is warranted for seven years or 84,000 miles and prorated after four years. The Conversion/Non-structural warranty is two years/24,000 miles. They are QVM approved and KKK 1822-F certified. Horton has a reputation as a pioneer in occupant safety and technology with over thirty years of crash testing. They are recognized industry wide as one of the finest ambulances built today.

Foster Coach Sales, Inc. has been in business since 1957 and offers a complete brand new, service facility with certified Horton trained mechanics, loaner vehicles, remount facility, complete new state of the art body shop, and an extensive parts inventory. We pride ourselves in selling quality products at a reasonable price, backed by the best service in the industry. Our continuous growth is evidence of our success at doing just that, thus making us the oldest and largest volume dealer in the Midwest, serving Rescue Squads, Fire Departments, Hospitals, Private Services, City and County governments, and Volunteer groups, in Illinois, Iowa, Missouri, and Wisconsin.

Again thank you for your consideration and patience in this process. Please feel free to call me anytime if you have any questions or concerns. Our toll free number is 1-800-369-4215. I am sure you will find our product and our service worthy of your business again.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Shawn Foster', is written over a light blue horizontal line.

Shawn Foster
Regional Sales Manager

FOSTER COACH SALES, INC.

903 Prosperity Drive Street P.O. Box 700
Sterling, Illinois 61081

Phone: (815) 625-3276
(800) 369-4215
Fax: (815) 625-7222
Web site: www.fostercoach.com

SF00509

QUOTATION

TO: Village of Pleasant Prairie Fire & Rescue
8044 88th Avenue
Pleasant Prairie, WI 53158

DATE: 04/02/18

ATTN: Chief Craig Roepke

REFERENCE: 2019 HORTON 623

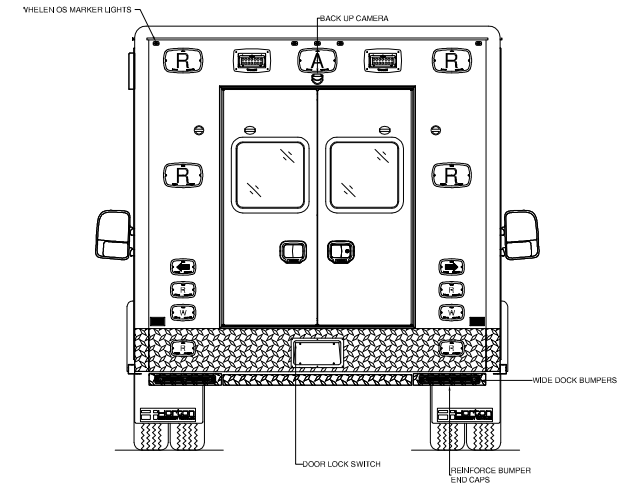
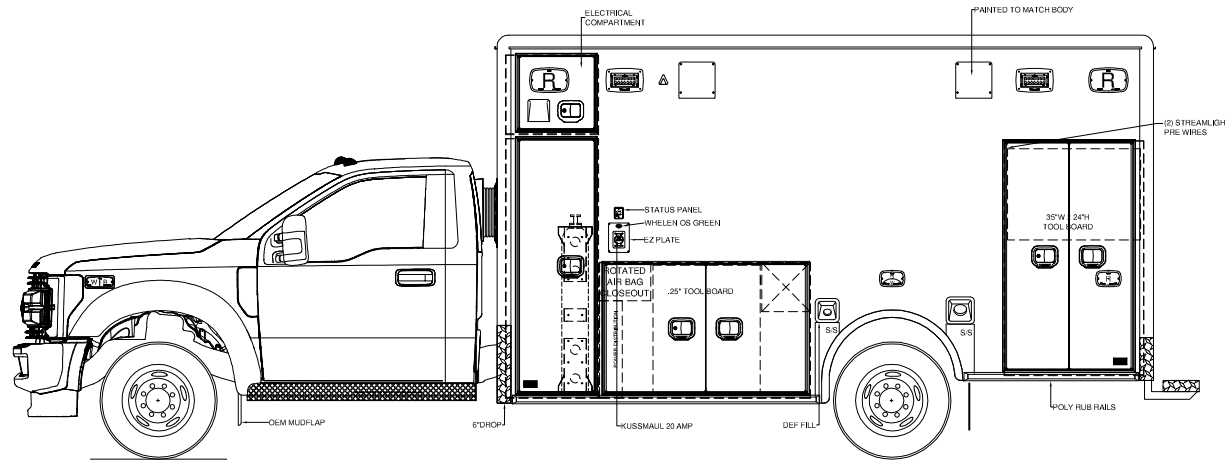
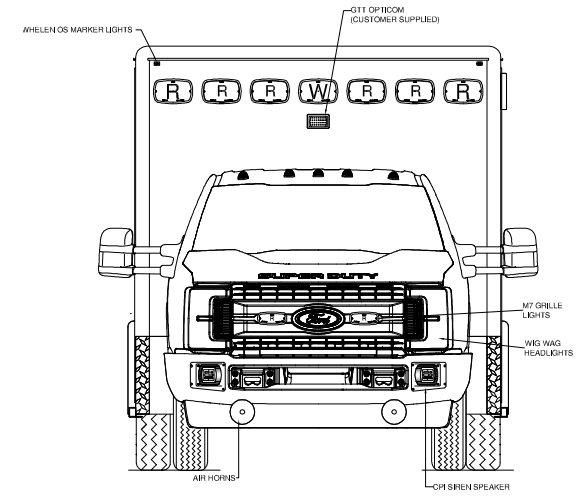
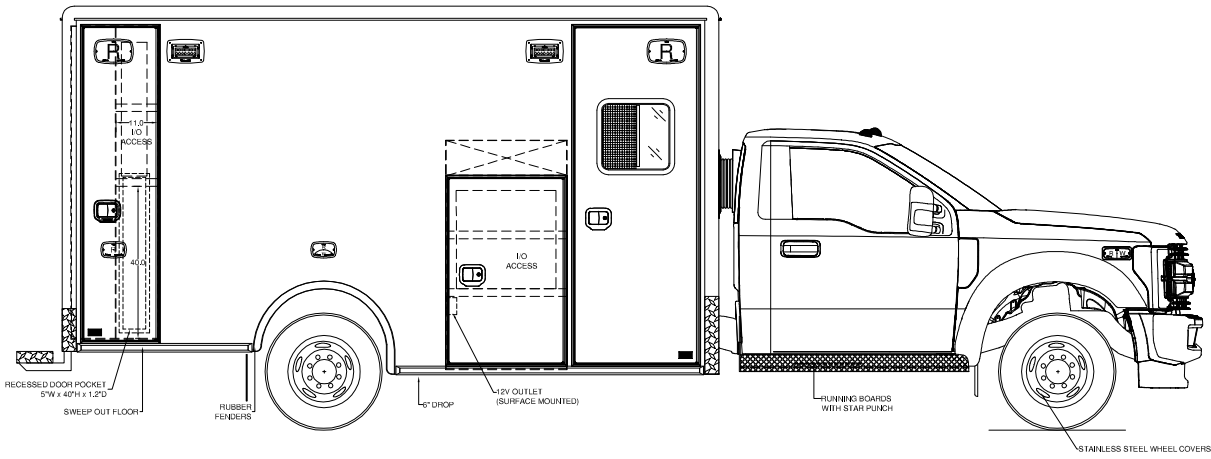
We are pleased to submit the following quotation in accordance with your request and subject to the Terms and Conditions listed below and on the reverse side hereof.

QTY.	DESCRIPTION	EACH	NET PRICE
1	FORD F550 4X4 ON A HORTON CONVERSION MODEL 623 (INCLUDING EQUIPMENT AND INSTALLS PER RFP)	\$ 233,579.00	\$ 233,579.00
1	FOSTER COACH DISCOUNT (DISCOUNT PROVIDED AFTER DELIVERY OF VEHICLE)	\$ -3,000.00	\$ -3,000.00
1	OPTIONAL PRE-PAY DISCOUNT *** Full payment (227,079) must be recieved with in 14 days of placed order to recieve full discount.	\$ -3,500.00	\$ -3,500.00
	OPTIONAL INSPECTION TRIP \$1,500.00 EACH TRIP INSPECTION TRIP FOR (2) DEPARTMENT PERSONNEL ***INCLUDES AIRFARE, LODGING, AND EXPENSES		
		\$ Total	\$ 227,079.00
	ACCEPTED BY: _____ TITLE: _____ Date: _____		

ESTIMATED DELIVERY:
220 DAYS PENDING CHASSIS DELIVERY

PROPOSED BY: 
SHAWN FOSTER, REGIONAL SALES MANAGER

623 PASS THROUGH FORD CHASSIS

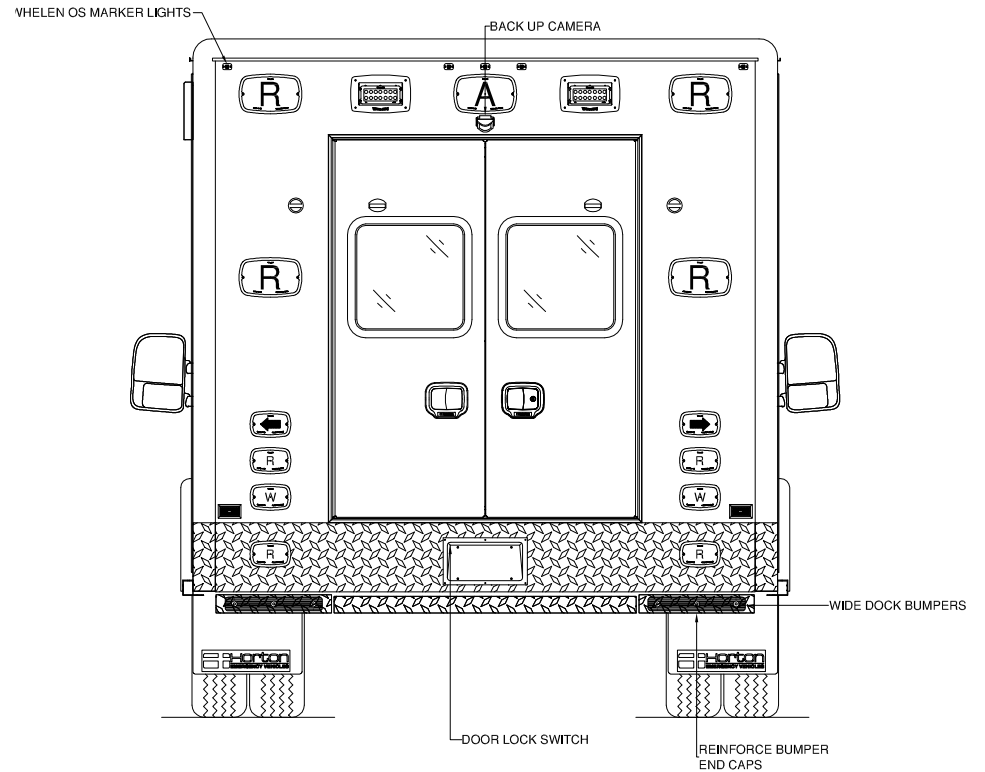
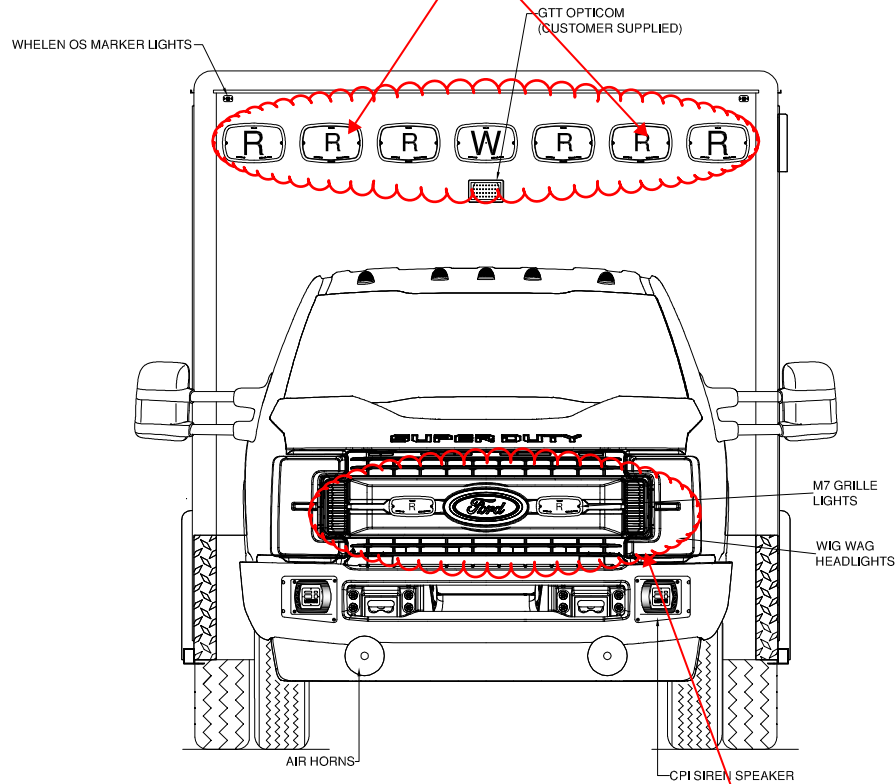


NOTE: DRAWINGS ARE FOR GRAPHICAL REPRESENTATION ONLY
 DIMENSIONS ARE APPROXIMATE & MAY VARY DURING CONSTRUCTION

PROPOSAL DRAWING

623 PASS THROUGH FORD CHASSIS

Verify Color order missing pair of WHITE

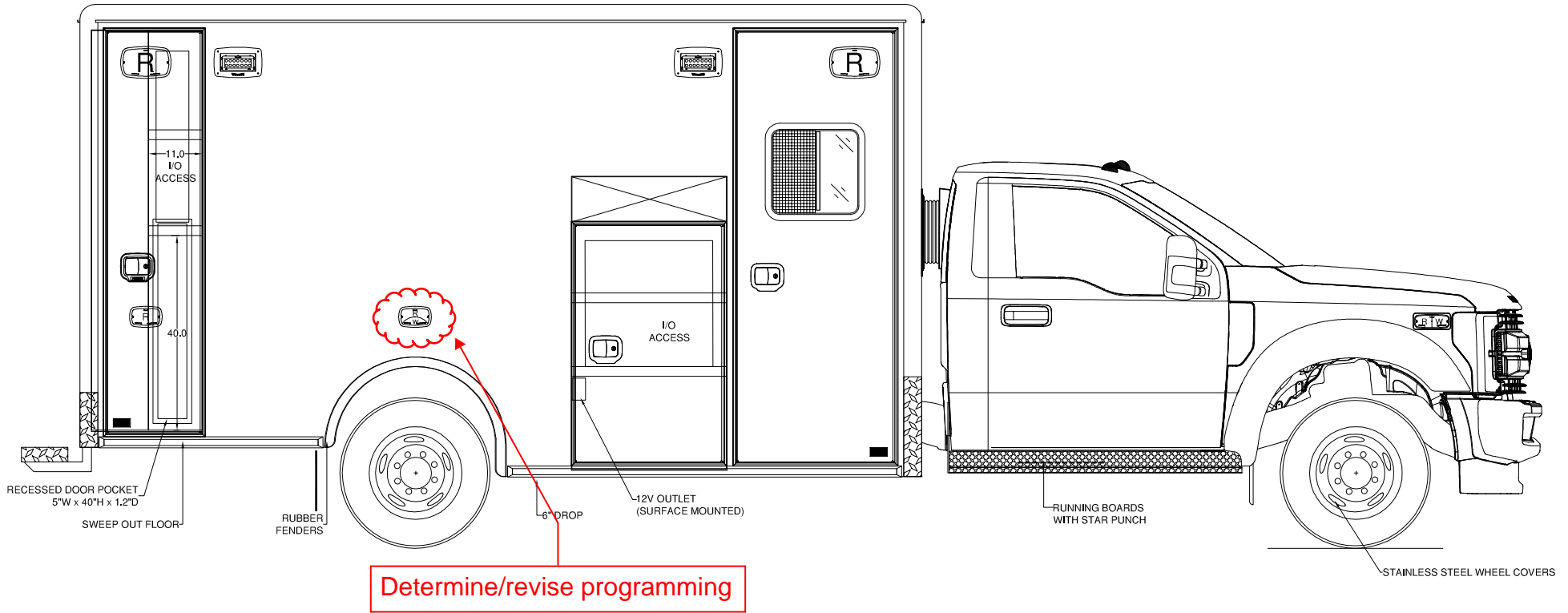


Alternatives? - otherwise define flash patterns... ION lightheads

NOTE: DRAWINGS ARE FOR GRAPHICAL REPRESENTATION ONLY
DIMENSIONS ARE APPROXIMATE & MAY VARY DURING CONSTRUCTION

PROPOSAL DRAWING

623 PASS THROUGH FORD CHASSIS

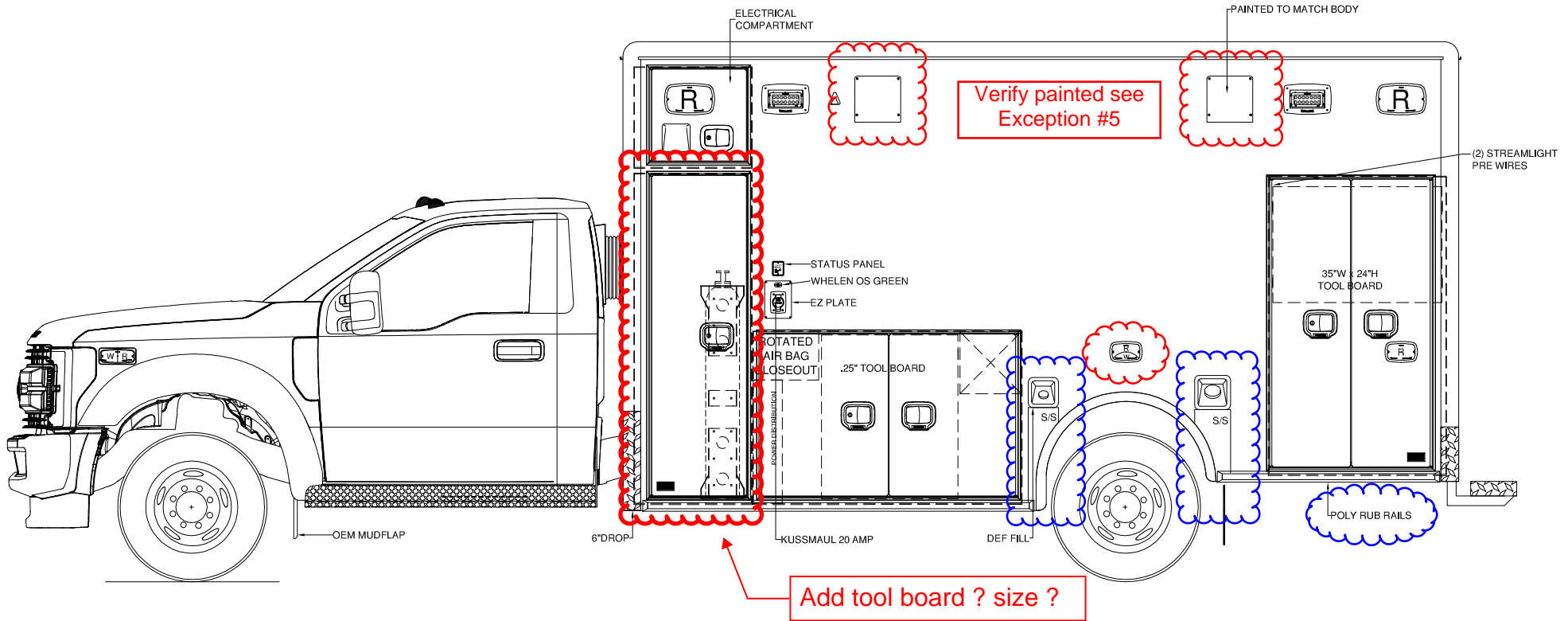


COMPT	INSIDE WIDTH	INSIDE HEIGHT	INSIDE DEPTH	CLEAR OPENING WIDTH	CLEAR OPENING HEIGHT
CS REAR	22.70	82.13	20.36	18.09	81.16
CRASH	31.75	60.06	20.36	29.12	47.43

*NOTE: DRAWINGS ARE FOR GRAPHICAL REPRESENTATION ONLY
DIMENSIONS ARE APPROXIMATE & MAY VARY DURING CONSTRUCTION*

PROPOSAL DRAWING

623 PASS THROUGH FORD CHASSIS



COMP.	INSIDE WIDTH	INSIDE HEIGHT	INSIDE DEPTH	CLEAR OPENING WIDTH	CLEAR OPENING HEIGHT
SS FWD	24.25	68.13	20.36	18.74	65.16
SS INT	55.50	35.50	20.36	51.80	32.37
SS REAR	36.63	61.50	20.36	32.09	58.37

NOTE: DRAWINGS ARE FOR GRAPHICAL REPRESENTATION ONLY
 DIMENSIONS ARE APPROXIMATE & MAY VARY DURING CONSTRUCTION

PROPOSAL DRAWING

ALL SEAT, HEAD & BACK CUSHIONS TO BE EVS VACUUM FORMED

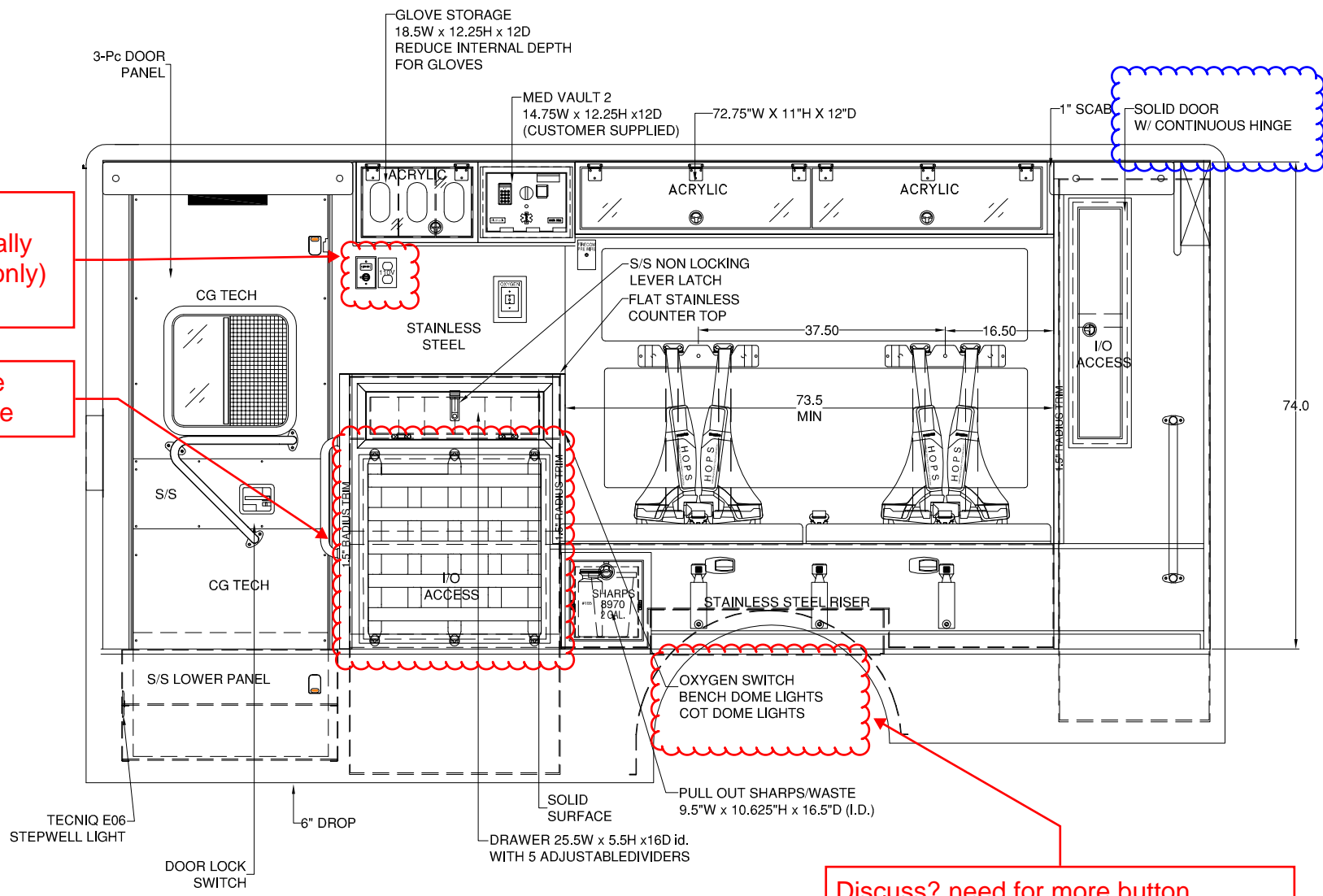
SEAT CUSHIONS TO BE ATTACHED USING VELCRO

HEAD & BACK CUSHIONS TO BE ATTACHED PER HORTON STANDARD

CLOSE OUTS TO BE COVERED IN MATCHING VINYL AND INSTALLED PER HORTON STANDARD

** ALL GRAB RAILS TO BE YELLOW **

623 PASS THROUGH FORD CHASSIS



Verify USB/Cig 12v-not specifically requested (Cig only) but like it

VERIFY - buckle style closure type

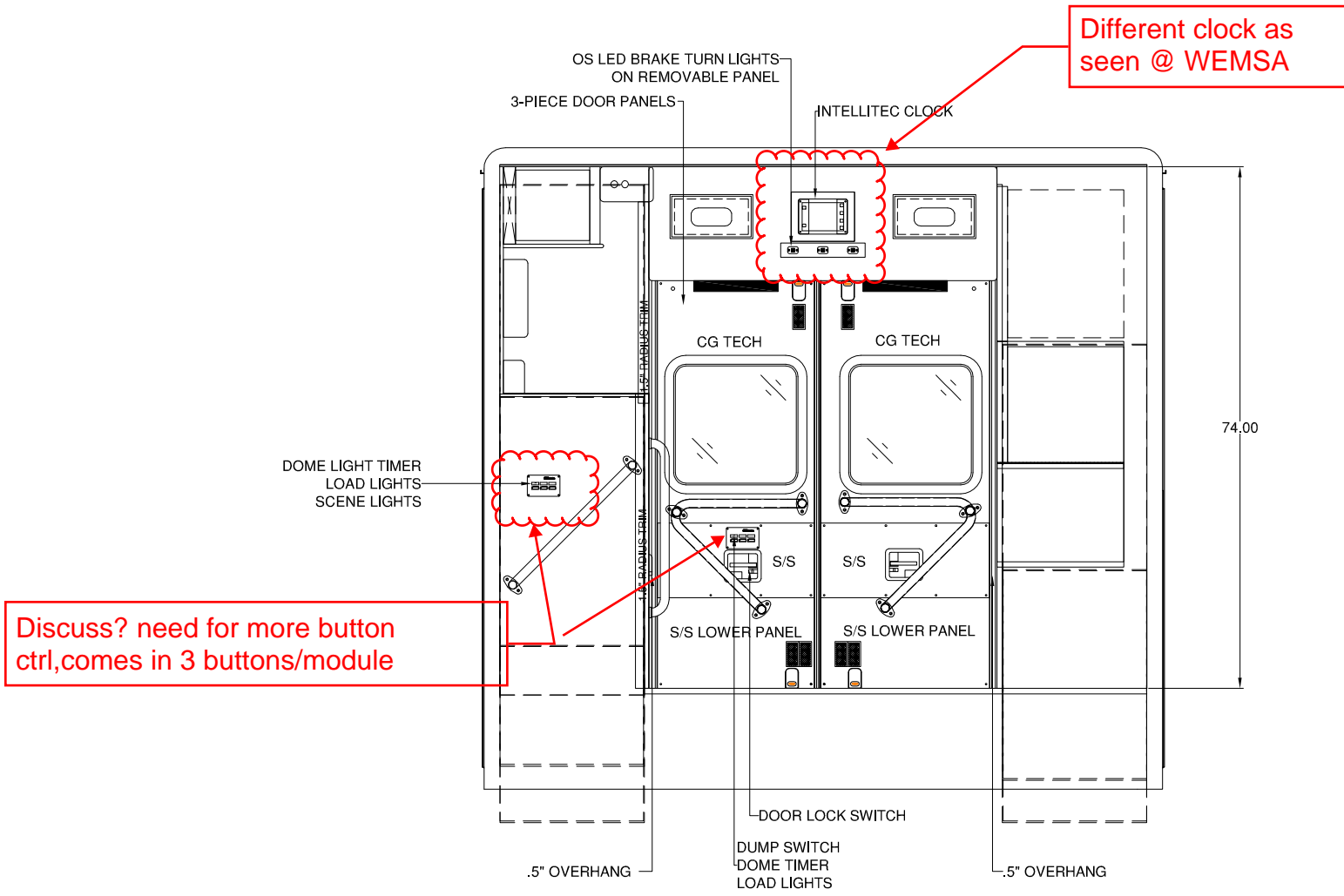
Discuss? need for more button ctrl, comes in 3 buttons/module

NOTE: DRAWINGS ARE FOR GRAPHICAL REPRESENTATION ONLY DIMENSIONS ARE APPROXIMATE & MAY VARY DURING CONSTRUCTION

PROPOSAL DRAWING

- *ALL SEAT, HEAD & BACK CUSHIONS TO BE EVS VACUUM FORMED*
- *SEAT CUSHIONS TO BE ATTACHED USING VELCRO*
- *HEAD & BACK CUSHIONS TO BE ATTACHED PER HORTON STANDARD*
- CLOSE OUTS TO BE COVERED IN MATCHING VINYL AND INSTALLED PER HORTON STANDARD
- ** ALL GRAB RAILS TO BE YELLOW **

623 PASS THROUGH FORD CHASSIS



Different clock as seen @ WEMSA

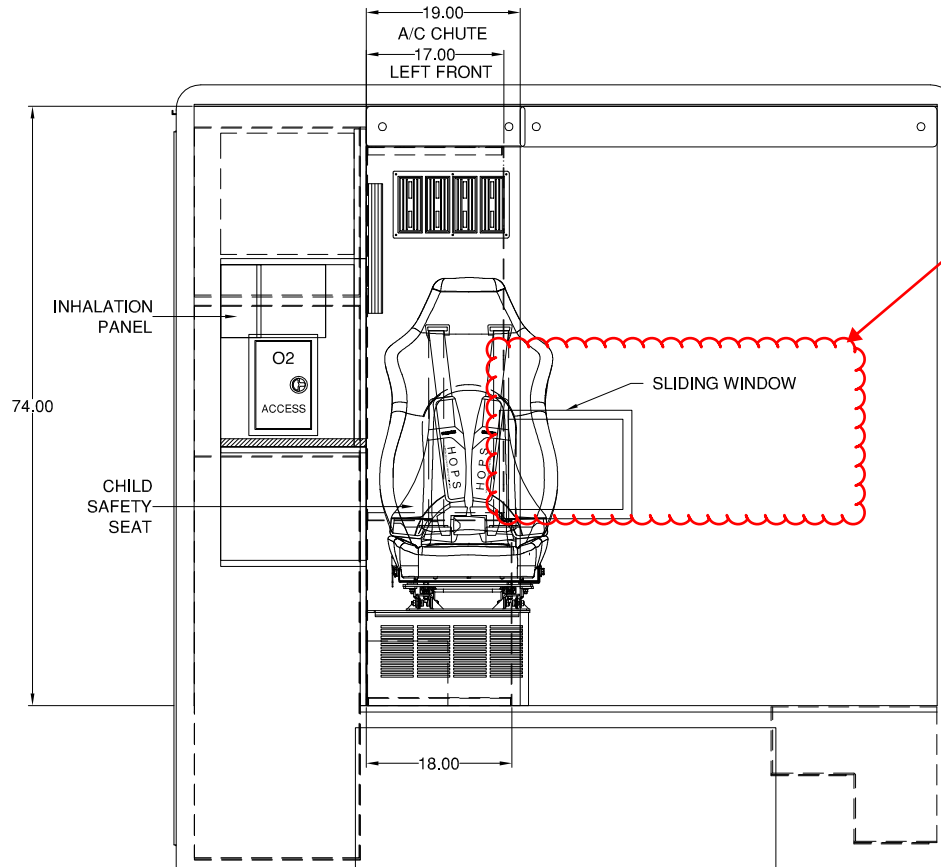
Discuss? need for more button ctrl, comes in 3 buttons/module

NOTE: DRAWINGS ARE FOR GRAPHICAL REPRESENTATION ONLY
DIMENSIONS ARE APPROXIMATE & MAY VARY DURING CONSTRUCTION

PROPOSAL DRAWING

- *ALL SEAT, HEAD & BACK CUSHIONS TO BE EVS VACUUM FORMED*
- *SEAT CUSHIONS TO BE ATTACHED USING VELCRO*
- *HEAD & BACK CUSHIONS TO BE ATTACHED PER HORTON STANDARD*
- CLOSE OUTS TO BE COVERED IN MATCHING VINYL AND INSTALLED PER HORTON STANDARD
- ** ALL GRAB RAILS TO BE YELLOW **

623 PASS THROUGH FORD CHASSIS



Sliding Window ? - Verify

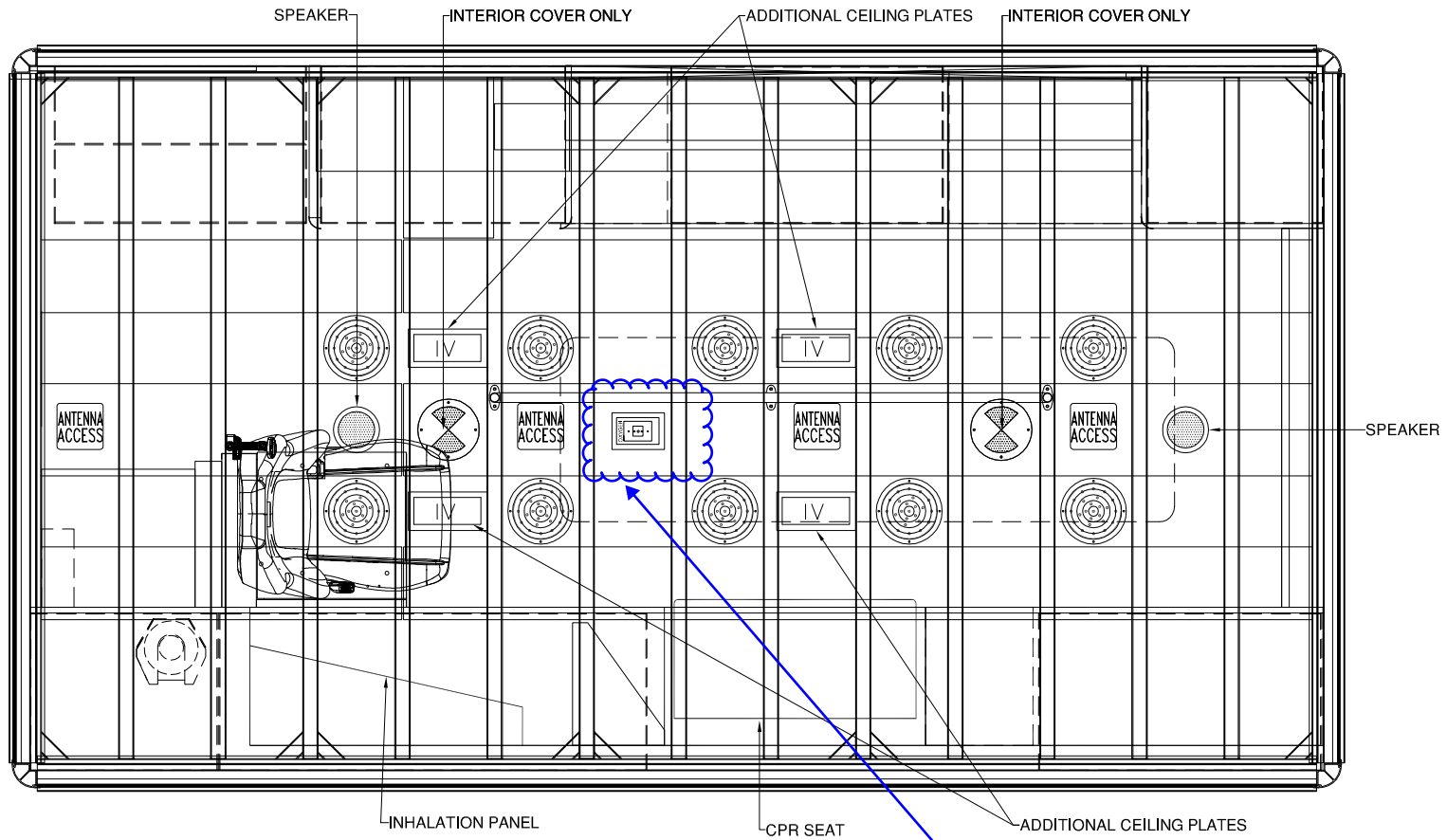
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PROPOSAL DRAWING

** ALL GRAB RAILS TO BE YELLOW **

623 PASS THROUGH FORD CHASSIS

No issues notes



Just Verifying OXYoutlet

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PROPOSAL DRAWING

April 02, 2018

Re: Village of Pleasant Prairie Fire & Rescue Department
Request for New Ambulance Proposal – Explanation of Exceptions/Clarifications

The following information has been prepared to define any exceptions and/or clarifications required of this vendor pursuant to the Request for Proposal distributed by the Village of Pleasant Prairie Fire & Rescue Department.

General Statement – A Horton Model F623 (173”) all-aluminum modular body with 74” headroom and a pass-through configuration has been quoted. The proposed F623 unit will be produced by the Horton Emergency Vehicles Company (HEVC), whose primary production facility is located at 3800 McDowell Road in Grove City, OH 43123. The HEVC, celebrating its 50th business anniversary in 2018, has a current production output of approximately (500) units annually.

1. **Page 5 – Chassis, Item I:**

Clarification: Beginning with the 2017 model year, the F-series chassis with a 108” cab-to-axle dimension has a 193” wheelbase (4” longer than what was offered in previous model years). The added length allows for additional room inside the cab.

2. **Page 5 – Chassis, Item J:**

The skid plate option is NOT available on regular cab models. This option is limited to Super Cab and Crew Cab models only.

3. **Page 5 – Chassis, Item K:**

Per our Ford fleet contact, there is no published information available which identifies the rating of the (2) frame mounted tow hooks.

4. **Page 6 – Chassis Modifications, Hardware & Accessories, Item J:**

The red dome lights provided above the cab seats shall have replaceable bulbs ILO the requested LEDs. LED lights are available, but they do not include integral switches and would have to be switched through the control panel. These lighting options can be further evaluated at a pre-construction conference.

5. **Page 7 – NFPA Compliant Venting, Item N:**

The vents shall be painted aluminum in lieu of the requested polished covers to match the department's previous unit.

6. **Page 8 – Cabinet Aft, Streetside:**

The upper rear main wall cabinet shall be approximately 51.75"W x 22"H per the main wall drawing. Additional configurations can be provided if so desired.

7. **Page 8 – Interior Wall & Cabinets, Streetside:**

The inhalation area and the adjacent cabinetry shall be approximately 54"W per drawing. To comply with new safety standards, the upper 12"W cabinet forward of the CPR seat shall be angled, leaving a 42"W cabinet with sliding Plexiglas doors forward of the angled cabinet per the drawing.

8. **Page 10 – Interior Accessories & Trim:**

The CPR seat area shall be approximately 34" wide as noted in the main wall drawing. Note: this is the dimension between the actual cabinetry (not accounting for the width of the cushions).

9. **Page 11 – Exterior Compartments, Streetside:**

Due to the requested electrical accessories compartment above the streetside forward compartment, the oxygen compartment shall have an inside height of 61.5" in lieu of the requested 82" height. The standard 24.25" inside width of this compartment shall be maintained in lieu of the requested 21" width.

10. **Page 11 – Exterior Compartments, Streetside:**

Due to the interior cabinetry requested below the inhalation area countertop, the streetside intermediate compartment must be lowered. The compartment shall have an inside height of 35.5", in lieu of the requested 41" height.

11. **Page 12 – Exterior Compartment, Curbside:**

In order to provide a 72" squad bench area, in conjunction with the proposed width of the crash barrier compartment, the inside width of this compartment shall be reduced to approximately 22.7".

12. **Page 13 – Cab/Chassis Emergency Lighting:**

Due to the redesign of the chassis grille, implemented with the 2017 MY, only (1) pair of M7 light heads can be provided so as not to restrict air flow to the engine compartment. An alternate option/pricing is noted within the Selected Features List.

13. **Page 14 - Module Sides:**

The M62VR combination warning/scene light is not available with a Red/White split warning light function. The warning light portion will be Red only, with the White portion of the light head functioning as a scene light (or other steady burn function as requested) only.

14. Page 15 – Module Scene Lighting:

The requested Whelen Slim-Line #PSL1R5B flood light(s) is a semi-recessed light. It is not available as a surface mount light. The lights shall have a black housing, but are only available with a chrome flange.

15. Page 15 – Emergency Lighting General Comments:

Flash pattern adjustability shall be integrated into the front control panel as standard. Additional auxiliary switches shall not be required.

16. Page 15 – Emergency Audible Warning Systems:

Clarification: The siren speakers shall be Cast Products #SAD3815-17FSD-1 and #SAP3816-17FSD-1, consistent with the 2017 MY and later chassis.

17. Page 17 – Firecom System:

Due to the location of the attendant seat HOPS air bag, a Firecom headset jack cannot be installed above and behind the primary attendant seat as requested. The attendant seat area headset jack is currently shown on the inhalation area wall.

18. Page 18 – Module HVAC Operation:

The module's heat/air conditioning system shall operate on 12-volts (chassis power) only. It shall not operate off the vehicle's shoreline.

19. Page 21 – Paint & Striping:

- The chevron striping and pin-striping shall be consistent with department's newest ambulance.
- The use of the 3M #8115 seam sealer has been discontinued by Horton and will not be provided.
- This proposal includes all lettering, graphics, and striping consistent with the department's newest ambulance.
- All details shall be further reviewed at a pre-build conference.

20. Page 27 – General Bid Information and Language, Item #17:

Information and pricing regarding extended warranty options for the chassis have been provided (under Tab 3). No extended warranty options currently exist for the module and its related components.

Closing Statement:

It is the intent of Foster Coach Sales Inc. and the Horton Emergency Vehicles Company to provide the Village of Pleasant Prairie Fire & Rescue Department with a vehicle that will fulfill its needs for many years to come. Foster Coach would welcome the opportunity to review this bid response with the staff of the Pleasant Prairie Fire & Rescue Department before a purchase decision is made.

Should it be determined that Foster Coach has overlooked a desired feature/option or perhaps included something that was not desired, please notify me at your earliest convenience. I can be reached at (815) 323-8102 (cell phone) or via e-mail at shawn@fostercoach.com should you have any questions or concerns related to the information contained within this proposal.

Thank you for your consideration.

Respectfully Submitted;

pp: _____
Shawn Foster
Regional Sales Manager



FOSTER COACH SALES INC--903 PROSPERITY DRIVE--STERLING, IL 61081

PLEASANT PRAIRIE FIRE & RESCUE DEP
8044 88TH AVENUE
PLEASANT PRAIRIE, WI 53158-2015
CRAIG ROEPKE, CHIEF

Year: 2019
Chassis: Ford Type I, 189" WB, 108"
Type: 1
Model: 623
Rev 1 Print Features 12079

CATEGORIES:

- A** Chassis
- B** Body Connection Pass Thru Type
- BH** Chassis Accessories
- BL** Chassis Electrical
- C** Conversion Model
- CB** Module Body Modifications
- D** Module Body Hardware
- E** Paint and Striping
- F** Cabinet Doors, Handles and Hardware
- G** Interior Colors
- H** Interior Cabinets, Streetside
- I** Interior Cabinets, Curbside
- J** Front Wall Cabinets
- K** Interior Accessories and Trim
- L** Cot Mount, and Patient Handling
- M** Warning Systems, Visual
- MN** Warning Systems, Audible
- O** Lights, Non Emergency
- P** Electrical Power Group
- Q** Heat, Ventilation, Air conditioning
- R** Console, Radio, and communications
- T** Oxygen and Suction
- U** Lettering and Graphics
- Z** Other



Selected Feature List 12079

Year: 2019
 Chassis: Ford Type I, 189" WB, 108"
 Model: 623

Option Std Oty Header/Description/Data Proposal Total

AB **Horton Emergency Vehicles Feature List**

AC **CHASSIS**

AFF 1 1 **FORD F-SERIES CHASSIS**

AFF64016 0 1 **CHASSIS, 2016 FORD 4X4, 189" F-550 CAB/CHASSIS**

The chassis required to complete the ambulance conversion shall be supplied by Horton.

!!! CHASSIS TO BE A 2019 MODEL YEAR.

!!! CHASSIS TO INCLUDE:

- OEM RACE RED.
- MIRROR OPTION 54K (ILO 54F)
- RAPID-HEAT SUPPLEMENTAL CAB HEATER (41A)
- STEEL WHEELS.

AFFSP001 0 1 **FORD F-SERIES SPECIAL INSTRUCTION**

!!! APPLY GPC DISCOUNT:
 !!! CUSTOMER'S FIN CODE: QW322.

AFFSP002 0 1 **FORD F-SERIES SPECIAL INSTRUCTION**

!!! INSTALL A SLIDING WINDOW ON CAB SIDE OF PASS-THROUGH OPENING.

AJNSPIC0 1 1 **CHASSIS INTERIOR COLOR SHALL BE GRAY**

ASP00100 0 1 **CHASSIS SPECIAL INSTRUCTION**

!!! NOTE INSTALLATION OF A (1) SLOT ANGLED MAP HOLDER ON THE REAR CAB WALL BETWEEN THE CAB SEATS PER RSP00002.



Selected Feature List 12079

Year: 2019
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Option Std Qty Header/Description/Data Proposal Total

B	CHASSIS MODIFICATIONS, HARDWARE AND ACCESSORIES
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- | | | | | | |
|-----------------|---|---|---------------------------------------|---|--|
| BH010000 | 1 | 1 | DIESEL EXHAUST FLUID (DEF) | <p>The fill for the DEF tank will be located in the driver's side of the body forward of the rear wheels. A lable stating "DIESEL EXHAUST FLUID (DEF)" will be installed next to the fill neck.</p> <p><i>(Option is applicable to 2011 and later Ford F-series chassis)</i></p> | |
| BH02A100 | 1 | 1 | STAINLESS STEEL WHEEL COVERS | <p>Stainless steel wheel covers shall be installed.</p> | |
| BH03B000 | 1 | 1 | MUD FLAPS: rear | <p>Install individual rear mud flaps behind each set of rear wheels.</p> | |
| BH06A000 | 0 | 1 | WIDE DOCK BUMPERS | <p>Install wide style rear dock bumpers. Not applicable with bumper option BH11E000.</p> | |
| BH070000 | 1 | 1 | REINFORCE REAR BUMPER END CAPS | <p>Reinforce end caps of rear bumper for greater impact resistance.</p> <p><i>A section of 2" x 2" steel angle shall be attached to the back side of the std Horton step. (Note, this option is not available on recessed or impact steps).</i></p> | |
| BH08H000 | 0 | 1 | RUNNING BOARDS: STAR PUNCHED | <p>Install heavy duty aluminum diamond plate running boards and splash shields. Running boards are to be star punched for enhanced drain and foot grip.</p> | |
| BH110000 | 1 | 1 | REAR STEP/ BUMPER ASSEMBLY | <p>The center section of the rear step bumper shall be constructed of aluminum grip strut and be hinged to assist in patient handling.</p> <p><i>!!! APPLY RUSTPROOFING TO ALL EXPOSED STEEL BUMPER MOUNTING COMPONENTS. (I.E., "L" SHAPED REINFORCEMENT BAR) AFTER ASSEMBLY.</i></p> | |



Selected Feature List 12079

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Option	Std	Qty	Header/Description/Data	Proposal Total
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BH16L000	1	1	<p>LIQUID SPRING SUSPENSION WITH DUMP FEATURE</p> <p>A Liquid Spring rear suspension shall be installed. The suspension system shall dump when the left rear entry door is opened. The system shall include a dump override switch.</p> <p><i>Dump Switch Location: CURBSIDE REAR ENTRY DOOR PANEL ABOVE DOOR LOCK BEZEL.</i></p>	
BH32OR00	1	1	<p>SUSPENSION SWITCH: dump override</p> <p>A switch will be installed where specified, to override the automatic dump feature activated by the left rear patient compartment entry door.</p> <p><i>Switch Locate: CURBSIDE REAR ENTRY DOOR PANEL ABOVE DOOR LOCK BEZEL.</i></p>	
BL073000	1	1	<p>BATTERIES, STANDARD ON F-SERIES FORD CHASSIS</p> <p>(2) OEM batteries shall be installed in the manufacturers under hood battery tray locations.</p>	
BL08A000	1	1	<p>BATTERY HEAT SHIELDS</p> <p>Battery heat shields will be provided for any battery located under the hood which is not protected by the OEM manufacturer.</p>	
BL26B000	1	1	<p>BACKUP ALARM RESET</p> <p>Backup alarm to automatically reset to on if alarm was manually canceled using the control panel alarm cut-off switch (FL25) during previous use.</p>	
BL26I000	0	1	<p>CAMERA SYSTEM FOR USE WITH I4g</p> <p>A camera system shall be installed as noted below. The system is to use the i4G front screen as its monitor.</p> <p><i>Quantity: (1)</i> <i>Locate: ABOVE REAR DOORS, BELOW AMBER M9.</i></p> <p><i>!!! ILOS, CAMERA TO BE A SAFETY VISION #SV-625B (COLOR).</i></p> <p><i>!!! ILOS, MONITOR TO BE A #RVS-MV1619N MOUNTED ON WINDSHIELD.</i></p>	
BL32A000	1	1	<p>OEM AM/FM/CD PLAYER SHALL BE PROVIDED BY THE OEM MANUFACTURER</p> <p>OEM AM/FM/CD player shall be provided by the OEM manufacturer on all Horton supplied chassis.</p> <p><i>Note: This option applies only to chassis supplied by Horton. Chassis supplied by either the customer or the dealer must be ordered with this feature from the chassis OEM.</i></p>	



Selected Feature List 12079

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Option Std Oty Header/Description/Data Proposal Total

C	CONVERSIONS
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CA200000 0 1 PREVIOUS VEHICLE REFERENCE

This option is to be used for comparison purposes only. Specifications are specific to each order so use extreme caution when referencing a previous production order.

PREVIOUS VEHICLE PRODUCTION #17234. NOT AN EXACT DUPLICATE.

CA640000 0 1 CONVERSION MODEL: F623 FORD F SERIES

MINIMUM BODY DIMENSIONS:

(Exterior)

-Height: 89"

-Width: 96"

-Length: 173"

(Interior)

-Height: 72"

-Aisle 20"

-Width: 20" (from edge of cot in wall position to squad bench riser)

-Length: 169"

OVERALL DIMENSIONS (Including Chassis, Module and Step):

-Height: 117" (to top of vent)

-Width: 100"

-Length: 307"

!!! VEHICLE TO HAVE A PASS-THROUGH CONFIGURATION WITH SLIDING WINDOW ON CAB SIDE OF OPENING.

!!! 74" HEADROOM.

!!! CRASH BARRIER CONFIGURATION.

CA640001 1 1 F623 STREETSIDE FORWARD:

Clear Door Opening: 18.7" wide x 79.1" high

Actual Compartment 24.2" wide x 82.1" high x 20.3"

This area shall be accessed through a single outside hinged door.

The compartment shall house the vehicle's primary O2 cylinder. The

compartment shall be vented to the outside.

cb040000 0 1 COMPARTMENT HEIGHT Modify: first, street side

The height of the standard compartment for this model shall be modified. This is the first street side compartment height modification and shall include affected modifications to the interior cabinet.

Height Modification: REDUCE HEIGHT TO ALLOW FOR ELECTRICAL COMPARTMENT ABOVE (CBR12E00).



Selected Feature List 12079

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Option	Std	Oty	Header/Description/Data	Proposal Total
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CA640002 1 1 F623 STREETSIDE INTERMEDIATE:

Clear Door Opening: 51.7" wide x 38.3" high
 Actual Dimensions: 55.5" wide x 41.5" high x 20.3"
 This area shall be accessed through double, outside hinged doors.
 Both doors shall have exterior door handles and latching devices.

!!! NOTE INSTALLATION OF POWER DISTRIBUTION BOX (PDB) ON LEFT COMPARTMENT WALL.

!!! NOTE ALL ELECTRICAL ITEMS TO BE LOCATED IN UPPER STREETSIDE FORWARD COMPARTMENT, INCLUDING AIR HORN COMPRESSOR.

cb040000 0 1 COMPARTMENT HEIGHT Modify: first, street side

The height of the standard compartment for this model shall be modified. This is the first street side compartment height modification and shall include affected modifications to the interior cabinet.

Height Modification: LOWER 12" TO ALLOW FOR INTERIOR CABINetry.
 Locate: STREETSIDE INTERMEDIATE COMPARTMENT.

dr10d000 0 1 TOOL MOUNTING PLATE

A .250" thick aluminum plate with a sanded D/A finish shall be installed in the designated area. The plate will be secured to the compartment wall using existing or additional extruded aluminum "C" channels.

Size: MAXIMUM WIDTH BETWEEN HOPS CLOSE-OUT AND MAIN WALL DRAWER CLOSE-OUT X MAX HEIGHT.
 Location: BACK WALL.

dr10e000 0 2 EXTRUDED ALUMINUM "C" CHANNEL, ADDITIONAL

Additional section of aluminum "C" channel shall be installed on the designated compartment walls. Standard tool boards require two C-channels.

Location: FOR INSTALLATION OF TOOL PLATE.

dr11cl00 0 1 CLOSEOUT, EXTERIOR COMPARTMENT

Install a closeout to block off exterior access to the exterior compartment as noted below. Fabricate closeout to match compartment material.

Locate: UPPER REAR PORTION OF COMPARTMENT FOR MAIN WALL SUCTION.

CA640004 1 1 F623 STREETSIDE REAR:

Clear Door Opening: 32.0" wide x 58.3" high
 Actual Dimensions: 36.6" wide x 61.5" high x 20.3"
 This area shall be accessed through double, outside hinged doors.
 Both doors shall have exterior door handles and latching devices:



Selected Feature List 12079

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Option	Std Qty	Header/Description/Data	Proposal Total
dr10d000	0	1 TOOL MOUNTING PLATE A .250" thick aluminum plate with a sanded D/A finish shall be installed in the designated area. The plate will be secured to the compartment wall using existing or additional extruded aluminum "C" channels. <i>Size: 35"W X 24"H.</i> <i>Location: ON BACK WALL IN UPPER PORTION OF COMPARTMENT.</i>	
dr10e000	0	2 EXTRUDED ALUMINUM "C" CHANNEL, ADDITIONAL Additional section of aluminum "C" channel shall be installed on the designated compartment walls. Standard tool boards require two C-channels. <i>Location: FOR INSTALLATION OF TOOL PLATE.</i>	
CA640005	1	1 F623 CURBSIDE REAR: Clear Door Opening: 25.0" wide x 79.1" high Actual Dimensions: 29.7" wide x 82.1" high x 20.3" This area shall be accessed through a single outside hinged door	
cb03so00	0	1 SWEEP OUT COMPARTMENT FLOOR MODIFICATION Compartment floor is to be sweep-out style. <i>!!! FLOOR TO BE FLAT ALUMINUM WITH A D/A FINISH.</i>	
cb060w00	0	1 COMPARTMENT WIDTH Modify: first, curbside The width of the standard compartment for this model shall be modified. This is the first curbside compartment width modification and shall include affected modifications to the interior cabinet. <i>Width Modification: REDUCE 7"</i>	
dr08i000	0	1 SHELF FOR LED LIGHTED VERTICAL COMPARTMENT A diamond plate adjustable shelf shall be installed in the following location. <i>Locate: ABOVE FIXED SHELF FOR I/O ACCESS.</i>	
dr08if00	0	1 FIXED SHELF FOR LED LIGHTED VERTICAL COMPARTMENT Install a fixed diamond plate shelf using (4) cast shelf brackets, (2) for right wall, (2) for left wall. Install cast brackets directly to the compartment walls. Install shelf in the following location. <i>Locate: BETWEEN DIVIDER AND RIGHT COMPARTMENT FLOOR. BOTTOM OF SHELF TO BE 40" ABOVE COMPARTMENT FLOOR.</i>	
dr11a000	0	1 DIVIDER FIXED, VERTICAL COMPARTMENT Install a 16" deep fixed vertical divider shall be installed in the location listed below. (Divider material is to match the compartment material) <i>Locate: 11" FROM RIGHT COMPARTMENT WALL.</i>	

PLEASANT PRAIRIE FIRE & RESCUE DEPARTMENT
 8044 88TH AVENUE
 PLEASANT PRAIRIE, WI 53158-2015
 CRAIG ROEPKE, CHIEF



Selected Feature List 12079

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dr11p000	0	1	STAIR CHAIR POCKET, RECESSED A pocket that is 40" high x 10" wide x 1.2" deep shall be recessed into the inner compartment door panel. The pocket shall be installed as close to the bottom and hinged side of door as possible unless otherwise specified. <i>Locate: HINGE SIDE OF CURBSIDE REAR COMPARTMENT DOOR.</i> <i>!!! POCKET TO BE 5"W ILO 10"W DUE TO DOOR HANDLES.</i> <i>!!! FOR STRYKER #6252 STAIR CHAIR.</i>	
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CAB93AF0	0	1	KKK-A-1822F CERTIFICATION LABEL The vehicle shall have weight/payload, electrical load and KKK-A-1822F certification stickers installed in the O2 compartment.	
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CB	BODY MODIFICATIONS/OPTIONS		
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CB030000	0	2	MODULE HEAD ROOM, INCREASE FROM STANDARD, per inch The standard module body headroom shall be increased from standard per the quantity listed below. The quantity represents inches and must be in increments of 2". <i>Headroom Required: 74".</i> <i>!!! REAR DOORS TO REMAIN AT STANDARD 72" HEADROOM HEIGHT TO ALLOW FOR CAMERA INSTALLATION BELOW M9 AMBER LIGHT.</i>	
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Selected Feature List 12079

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Option	Std	Qty	Header/Description/Data	Proposal Total
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CB06CC00 0 1 CRASH BARRIER SAFETY CONFIGURATION

The side access door is to be relocated at the forward most area on the curbside of the body. The space between the door and the head of the bench is to be occupied by an inside/outside access compartment with three standard shelves .125" thickness. The bench must remain a minimum of 72" long.

Size: CLEAR OPENING: 29.12"W X 47.43"H X 20.3"D.
 Note: SQUAD BENCH LENGTH MUST ACCOMMODATE A 72" BACKBOARD.

!!! INSTALL A CUSTOM DIAMOND PLATE CRASH BARRIER COMPARTMENT BETWEEN THE SIDE ENTRY DOOR AND WHEEL HOUSE WITH A SINGLE-HINGED EXTERIOR DOOR WITH DUAL NADER PINS. DIMENSIONS INCLUDE 6" DROP.

!!! INSTALL (2) ADJUSTABLE DIAMOND PLATE SHELVES IN COMPARTMENT WITH 1" LIPS. LOCATE (1) SHELF AT INTERIOR FLOOR LEVEL AND OTHER SHELF SPACED EVENLY ABOVE IN THE INSIDE/OUTSIDE ACCESS AREA. INTERIOR ACCESS TO EXTEND AS CLOSE TO FLOOR AS POSSIBLE.

!!! INSTALL AN AISLE-FACING CARGO NET WITH ANKRA FASTENERS (IG080000/IG09E000) ON THE INTERIOR ACCESS.

!!! INSTALL (1) AISLE-FACING DRAWER (IK040000) WITH BOTTOM MOUNTED SLIDES IN THE UPPER PORTION OF THE CRASH BARRIER PER DRAWING. SIZE: APPROXIMATELY 25.5"W X 5.5"H X 16"D (ALL I.D.)

!!! TOP OF COMPARTMENT TO HAVE A FLAT STAINLESS STEEL COUNTERTOP (NO LIPS) (FE060000) TO ALLOW FOR DEALER INSTALLATION OF A CORIAN COUNTERTOP.

CB06E000 0 1 SIDE DOOR: relocate

The side patient access door shall be relocated from its standard location.

Locate: FULLY FORWARD FOR CRASH BARRIER CONFIGURATION.

CB06SX00 0 1 DOUBLE STEP CURBSIDE ENTRY 6" DROP SKIRT

The curbside skirt, forward of the rear wheel well shall be dropped 6 inches. Two integral ALD steps within the side patient door step well shall be available upon opening the side door for easier and lower access to the patient compartment.

CB06SX10 0 1 STREETSIDE OF BODY LOWERED 6" FROM STANDARD

The street side of the body forward of the rear wheel well shall be lowered 6" from standard.

Note exhaust location when selecting this option.



Selected Feature List 12079

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Option	Std	Qty	Header/Description/Data	Proposal Total
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CB07E000	0	1	<p>COT MOUNT REINFORCEMENT PLATES: Power Load</p> <p>Additional under floor reinforcement is required for future installation of a Stryker Power Load system.</p> <p>!!! CENTER MOUNT.</p> <p>!!! FOR PERFORMANCE LOAD.</p>	
CB09SA00	1	1	<p>PATIENT AREA SOUND PROOFING/ACOUSTIC ENHANCEMENT PACKAGE</p> <p>Install standard sound control package.</p>	
CBR12E00	0	1	<p>ELECTRICAL COMPARTMENT</p> <p>Install a 21" high single door compartment above the oxygen compartment to house the add-on electrical equipment. Install a Cast Products vent in the compartment door. The streetside forward compartment height must be reduced 22" to accommodate this feature.</p> <p>Note: for Cool Tech options with solar panel the electrical compartment will be 23" high and include a 3" notch in the top. The streetside forward compartment height must be reduced 24" to accommodate this feature.</p> <p>Note: Must reduce the height of the #1 compartment</p> <p>!!! NO COOL TECH ORDERED.</p> <p>!!! ILO STREETSIDE INTERMEDIATE COMPARTMENT, INSTALL AIR HORN COMPRESSOR IN THIS ELECTRICAL COMPARTMENT.</p>	
CBSP0001	0	1	<p>SPECIAL INSTRUCTION, BODY MODIFICATIONS</p> <p>!!! NOTE CRASH BARRIER CONFIGURATION.</p> <p>!!! NOTCH STREETSIDE WHEEL HOUSE FOR SHARPS/WASTE.</p> <p>!!! MODIFY SQUAD BENCH PAN DUE TO SHARPS/WASTE AND CRASH BARRIER AT HEAD OF BENCH PER DRAWING.</p>	
CBSP0002	0	1	<p>SPECIAL INSTRUCTION, BODY MODIFICATIONS</p> <p>!!! ALIGN ALL M9 SERIES LIGHTS HORIZONTALLY ACROSS UPPER REAR FACE.</p> <p>!!! UPPER OUTBOARD M9s ON REAR TO ALIGN VERTICALLY WITH WINDOW LEVEL LIGHTS.</p>	



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CBSP0003 0 1 SPECIAL INSTRUCTION, BODY MODIFICATIONS

!!! NOTE WHELEN PIONEER SLIMLINE SERIES SEMI-RECESSED LIGHTS #PSL1R5B (OSP00002) INSTALLED ON EACH SIDE AND REAR FACE OF MODULE PER DRAWINGS.

D MODULE BODY HARDWARE

DG05C100 0 1 PRIVACY WINDOWS, REAR MODULE BODY ENTRY DOORS

The rear module entry doors shall have solid windows. The windows shall have dark privacy glass. The windows shall meet FMVSS glazing standards. No films are to be used.

DG06C200 0 1 PRIVACY WINDOW, SLIDING FOR SIDE ENTRY DOOR

The side entry door shall have a sliding window. The window shall have dark privacy glass. The window shall meet FMVSS glazing standards. No films are to be used.

DG080000 1 1 EMERGENCY DOOR RELEASE MECHANISM, REAR DOORS

Install standard emergency release knobs on top and bottom of rear module entrance doors.

DG08A000 1 1 DOOR HANDLES

Install Tri-Mark free floating style door handles with pre-stretched stainless steel cables. Include three piece interior door panels on all access doors.

DH000000 1 1 Vi-Tech body mounts

Install standard Vi-Tech body mounts.

DH030000 0 1 STAINLESS STEEL SPLASH SHIELDS

Install brushed stainless splash shields on the lower front face of the body just behind the cab access doors. These splash shields are to be the same height as the diamond plate front corner guards.

!!! NO RUNNING BOARD LIGHT PRE-PUNCHES REQUIRED.



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DH04B000	0	1	MODULE BODY FENDERS: rubber Rubber extruded fenders shall be installed around the rear wheel well opening.	
DH330000	1	1	REAR DOOR HOLD OPENS, GRABBER Install chrome Cast Products "Grabber" style rear door hold opens. (NOTE: HOLD OPENS MUST BE RELOCATED IF TELESCOPIC LIGHTS ARE ORDERED)	
DH660000	0	2	FUEL FILL PLATE Install a stainless steel plate on the body face below the fuel fill housing. <i>!!! INSTALL BELOW DEF AND FUEL FILL LOCATIONS.</i>	
DL48A000	1	1	ELECTRIC DOOR LOCKS: access doors Install power activated door locks on all patient area access doors. Locks to be activated by a switch at each patient area door, and controlled with the access door locks. Locks may be overridden by a manual slide lever or by the door key. A separate lock switch will be located in the front radio console if option DL48D000 (wired to OEM locks) is not selected.	
DL48B000	0	1	ELECTRIC DOOR SWITCH: concealed Install a concealed switch on the exterior of the vehicle to operate the power door lock circuit. Doors shall be wired to unlock only on this circuit. <i>Locate: REAR LICENSE PLATE BRACKET, UPPER LEFT CORNER.</i>	
DL48D000	0	1	ELECTRIC DOOR LOCKS WIRED TO OEM SWITCHES The module door locks and compartment locks (if ordered) are to be wired to the chassis door lock switches.	
DLH40000	0	1	RECESSED LICENSE PLATE BRACKET A Cast Products #LP0002 recessed license plate bracket shall be installed per the attached drawing. The bracket will include lighting in the top to illuminate the license plate. <i>Locate: CENTER OF REAR RISER.</i>	
DM100000	1	1	REFLECTORS: All patient compartment entry doors shall have red reflectors in the lower corner.	



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DR220000	1	1	RUBBER MATTING IN EXTERIOR COMPARTMENTS Ribbed rubber matting will be installed on the floor and shelves of all exterior compartments.	
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DR23A000	1	1	RUBBER COVERED WALLS IN BACKBOARD COMPARTMENT The interior of the backboard compartment is to be covered with rubber matting to protect equipment stored in this area. Color: BLACK.	
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DSP00001	0	1	SPECIAL INSTRUCTION, MODULE BODY HARDWARE !!! INSTALL BLACK PVC WASHINGTON DC STYLE RUB RAILS. !!! INSTALL FENDERS FOR A 3" DROP SKIRT AND EXTEND RUB RAILS BELOW FENDERS FORWARD OF THE REAR WHEELS.	
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E PAINT AND STRIPING				
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ED010000	1	1	CHASSIS PAINT: standard white Chassis color to be standard white. !!! DO NOT PAINT CHASSIS WHITE. CHASSIS TO ARRIVE PAINTED OEM RACE RED.	
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ED050000	0	1	MODULE PAINT: other color Paint MODULE special color PAINT COLOR: RED. PAINT NUMBER: FLNA XXXX (SIKKENS CROSSED TO OEM RACE RED) !!! CHASSIS TO ARRIVE PAINTED OEM RACE RED. DO NOT REPAINT CHASSIS. !!! DO NOT PAINT MODULE UNTIL CHASSIS ARRIVES. PAINT BODY TO MATCH OEM CHASSIS COLOR.	
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F INTERIOR CABINET DOORS, HANDLES & HARDWARE				
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FE010000	1	1	FULL HEIGHT PULL HANDLES ON SLIDING PLEXIGLAS DOORS All sliding cabinet doors to have full length pull handles.	
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PLEASANT PRAIRIE FIRE & RESCUE DEPARTMENT
 8044 88TH AVENUE
 PLEASANT PRAIRIE, WI 53158-2015
 CRAIG ROEPKE, CHIEF



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|----------|---|---|---|--|
| FE01FT00 | 1 | 1 | LATCH, HINGED DOOR: Southco flush stainless steel pull style
Install stainless flush mount Southco pull latches on the hinged interior cabinet doors. | |
| FE01FW00 | 0 | 4 | LATCHES, NFPA STYLE, SPRING LOADED LEVER TYPE
Install spring loaded lever style latches on the interior cabinets to meet NFPA 1917 standards.

<i>Locate: (3) ON ALL DOORS OF LINEN CLOSET, INCLUDING ELECTRONICS CABINET.
 (1) ON ANGLED CABINET ABOVE INHALATION AREA.
 (1) ON DRAWER ABOVE CRASH BARRIER COMPARTMENT.</i>

<i>!!! ILOS, (2) NFPA LATCHES ON UPPER (2) DOORS OF LINEN CLOSET TO BE LOCKING LATCHES.</i> | |
| FE02A000 | 1 | 1 | PLEXIGLAS COLOR: light tint
All Plexiglas doors to be light tint. | |
| FE060000 | 1 | 1 | STAINLESS STEEL COUNTER TOPS (STANDARD)
Stainless steel pan formed counter tops shall be installed in the patient area.

<i>!!! ILOS, INSTALL FLAT STAINLESS STEEL COUNTERTOPS (NO LIPS) TO ALLOW FOR DEALER INSTALLATION OF CORIAN COUNTERTOPS.</i>

<i>!!! IATS, INSTALL A FLAT STAINLESS STEEL COUNTERTOP (NO LIPS) ON TOP OF CRASH BARRIER COMPARTMENT TO ALLOW FOR DEALER INSTALLATION OF CORIAN COUNTERTOP.</i> | |



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FE08ST00	1	1	INHALATION PANEL (STANDARD): The inhalation panel is to be fabricated from composite material and covered with Formica to match to color selected. !!! ILOS, INHALATION PANEL TO BE COVERED WITH CG-TECH. !!! PADDING AND BEADING TO MATCH UPHOLSTERY COLOR. !!! ILOS, INSTALL INHALATION PANEL WITH 16" OF FREE SPACE REAR OF THE PANEL TO ALLOW FOR LP15 MONITOR STORAGE ON REAR PORTION OF COUNTERTOP. !!! INSTALL A RECESSED POCKET FOR SMART PHONE STORAGE WITH A 1" RETAINING LIP ON THE OUTBOARD EDGE. LOCATE IN THE INHALATION PANEL BETWEEN THE CONTROL PANEL AND THE RADIO HEAD PER DRAWING. SIZE: 7"W X 4.5"H X 8"D. (ALL I.D.) !!! INSTALL (1) 12VDC OUTLET AND (1) 12V DUAL USB OUTLET (PAL31C00) IN THE BACK WALL OF THE RECESSED POCKET FOR CHARGING JACKS. CONFIGURE BATTERY HOT.	
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G INTERIOR COLORS, UPHOLSTERY AND SEATING				
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GF01CG00	0	1	INTERIOR COLOR SCHEME: CG TECH The patient area walls, inner door panels and inhalation panel are to be finished with CG Tech material. Install brushed stainless risers and lower door panels. Color: POLAR WHITE.	
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GF01R000	0	1	INTERIOR COLOR SCHEME: Custom Interior colors are as follows: FLOOR: LONSEAL LONDECK RIDGELINE #801 SMOKEY BLACK RISERS: STAINLESS STEEL. WALLS: CG-TECH POLAR WHITE. COMPOSITE CABINETS: WHITE. CABINET: WHITE PAINT - SMOOTH ILO TEXTURED. UPHOLSTERY: VACUUM FORMED - GUN METAL.	
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GF01S000	0	1	CUSTOM FLOOR: A non standard/stocking floor material is desired. Type: LONSEAL LONDECK RIDGELINE #801 Color: SMOKEY BLACK	
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GF01V000 0 1 VACUFORMED UPHOLSTERY:

All seat cushions including head and back cushions are to be vacuformed style. Cushions are to be installed with Velcro around the full perimeter of the cushion. All closeouts are to be covered with matching material and installed per standard. Head, backrest and HOPS cushions are to be made and attached per standard.

!!! INCLUDE ATTENDANT SEAT.

GF02M000 1 1 INSIDE CABINET FINISH: paint

The interior of all aluminum cabinets shall have a durable paint finish. The painted surface shall be washable and non-absorbent. See the appropriate Interior Color Scheme option for paint color information.

!!! SMOOTH ILO TEXTURED.

GF02P000 1 1 RISERS:

The interior of this vehicle is to contain no wood or wood products. The risers are to be made of reinforced structural composite board covered with Formica per the color description. Formica will not be installed on the risers if stainless steel riser options are selected.

Note: Riser thickness to be modified if option #PL27CP00 is ordered.

GF030000 0 1 STAINLESS STEEL RISER, cabinet wall

Install stainless steel on cabinet wall riser. If a cabinet riser accent stripe is ordered the stainless steel will stop at the bottom edge of the stripe.

GF03A000 0 1 STAINLESS STEEL RISER, bench wall

Install stainless steel on squad bench riser.

GF03C000 0 1 STAINLESS STEEL LOWER DOOR PANELS

Finish lower section of inside patient compartment doors with stainless steel. If an interior accent stripe is ordered the stainless is to stop at the bottom of the stripe.

!!! NOTE PANELS TO HAVE CHEVRON STRIPING INSTALLED BY DEALER.



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GK12A300 0 1 HIGH BACK ATTENDANT SEAT WITH CHILD SAFETY, 4PT

Delete the boxed in attendant seat cushions. Install a USSC high back bucket seat with integral 4pt seatbelt and child safety seat. The seat to be adjustable front to rear.

!!! SEAT TO BE VACUUM FORMED.

!!! SEAT BELTS TO BE RED ILOS.

!!! INSTALL HEAT/AC GRATE WITH MACHINE SCREWS AND NYLOCK NUTS (WHERE ALLOWED).

GK150000 5 3 SEAT BELTS:

Install standard 4pt seatbelts per quantity and locations selected.

LOCATE: (1) MIDDLE OF BENCH
 (1) FOOT OF BENCH
 (1) CPR SEAT

!!! ALL 4-POINT RESTRAINTS TO BE RED.

!!! BELTS FOR BACKBOARD RETENTION ON BENCH TO BE BLACK.

H4 INTERIOR CABINETRY, STREET SIDE, COMPOSITE

All cabinetry to be fabricated from aluminum composite material.

!!! MAIN WALL INTERIOR CABINETS AND CURBSIDE OVERHEAD CABINET TO BE CONSTRUCTED OF WHITE COMPOSITE MATERIAL.



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HK000000 1 1 LINEN CLOSET

Install a vertical storage cabinet behind the attendant seat. The upper storage area shall house the primary electrical distribution area. The lower section shall be used for miscellaneous storage. Each area shall be accessed through hinged doors. The electrical distribution area shall include a Southco key lock/latching device. The entire cabinet shall be fabricated from aluminum and shall then be painted, unless otherwise specified.

!!! CUSTOM LINEN CLOSET PER DRAWINGS (POSITIONED FROM TOP TO BOTTOM):

!!! ELECTRONICS PORTION TO BE 17.5"H. EQ2B SIREN AMPLIFIER (MN35EF20) TO BE INSTALLED ON FLOOR OF THIS SECTION.

!!! STORAGE AREA BELOW ELECTRONICS SECTION TO INCLUDE (1) ADJUSTABLE SHELF, A 110-VAC OUTLET AND A 12-VDC SURFACE MOUNTED OUTLET, BOTH INSTALLED ON THE UPPER BACK WALL - LEFT SIDE.

!!! INCLUDE A 12"H STORAGE AREA DIRECTLY ABOVE REFRIGERATOR. THIS SECTION TO HOUSE A SMITHWORKS IV WARMER. INSTALL A 12 VOLT PRE-WIRE.

!!! BOTTOM PORTION TO HOUSE A NORCOLD REFRIGERATOR (PL26D000) WITH RIGHT-HINGED DOOR.

!!! ALL (3) DOORS TO HAVE C2 LEVER LATCHES (FE01FW00). THE ELECTRONICS CABINET AND THE CABINET IMMEDIATELY BELOW IT TO HAVE LOCKABLE LATCHES.

HK001000 1 1 HOPS SYSTEM:

The unit is to be equipped with the HOPS system.

Note: Deletion of the system along with the selection of option #HK01A000 requires that the credit provided under HK01B000 be deleted.

HK001B00 1 1 RADIUS STYLE CABINET TRIM

Install smooth 1.5" radiused trim on all applicable interior cabinets.



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HK01B000 1 1 STREETSIDE WALL WITH CPR SEAT

Street side wall to have CPR configuration. All cabinets over 14"H will include (1) standard adjustable shelf.
 SEE DRAWINGS

!!! MODIFIED CABINET WALL "B" PER DRAWINGS.

!!! STREETSIDE CABINETS TO BE 18"D UNLESS OTHERWISE SPECIFIED.

!!! UPPER INHALATION CABINET TO BE 42"W AND INCLUDE:
 - LIFT-UP FRAME (HK01R000)
 - (1) FIXED CENTER DIVIDER (HK16A000)
 - (1) ADDITIONAL ADJUSTABLE SHELF (HK160000)

!!! INCLUDE ANGLED CABINET WITH PADDED DOOR FORWARD OF CPR SEAT. CABINET TO INCLUDE (1) ADJUSTABLE SHELF.

!!! CPR SEATING AREA TO BE 34" WIDE (FRAME TO FRAME - NOT ACTUAL SEATING WIDTH).

!!! TELEMETRY COUNTER AREA TO BE 14" WIDE.

!!! UPPER REAR CABINET TO BE 51.75"W X 22"H X 18"D.

!!! INSTALL A CABINET BELOW THE INHALATION AREA COUNTERTOP, FORWARD OF THE PULL-OUT WRITING TRAY. INCLUDE SLIDING PLEXIGLAS DOORS. SIZE PER DRAWING.

HK01R000 0 2 LIFT UP CABINET FRAMES: street-side

Fasten the Plexiglas door frame extrusion to a piano hinge secured to the cabinet wall. The complete frame and doors shall hinge open upward providing total access to the cabinet behind. The frame shall be held open with gas charged cylinders and secured in the down position with a sliding dead bolt.

Locate: BOTH UPPER CEILING CABINETS.

HK01T000 0 1 RECESSED-PULL OUT ASPIRATOR STORAGE IN MAIN CABINET RISER

The vehicle aspirator shall be install in a pull out drawer in the main cabinet riser. A recessed pocket will provide the storage for the pull out drawer and the pocket will be trimmed with aluminum diamond plate inside the exterior compartment.

Locate: IN RISER BELOW AIRWAY DRAWERS - JUST FORWARD OF CPR SEAT.

Door Style: PLEXIGLAS WITH NOTCH IN UPPER RIGHT CORNER FOR SUCTION TUBING.

Size: 8.75"W x 9"H x 11"D (ALL I.D. DIMENSIONS).

!!! INSTALL USING ACCURIDE SIDE MOUNTED SLIDES.



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HK01U000 0 1 PULL OUT WRITING TABLE

A pull out writing table will be installed below the inhalation counter top. The writing surface is to be positioned for use at the attendant seat location.

Locate: FORWARD OF PULL-OUT DRAWERS, BELOW INHALATION AREA COUNTER. POSITION AS HIGH AS POSSIBLE.

!!! INCLUDE AN ALUMINUM FACE THAT IS FLUSH WITH CABINET FACE.

!!! INSTALL A SMALL TRIM LIP ON THE REAR FACING EDGE TO HELP HOLD THE COMPUTER IN PLACE.

!!! INCLUDE A SMALL FINGER PULL LATCH (NOT A SOUTHCO FLUSH PULL RING LATCH) AND A LARGE BALL-CATCH LATCH TO HOLD IT IN THE CLOSED POSITION.

!!! INSTALL SIDE-MOUNT LOCKING SLIDES TO HOLD IT IN THE OUT POSITION.

!!! WRITING TABLE SIZE: 12"W x 16"D. (I.D.)

HK02LU00 0 1 STORAGE BENEATH THE CPR SEAT

A trimmed storage area shall be accessed by raising the hinged side attendant seat base cushion.

!!! CUSHION OVERHANG TO BE .500".

HK02LU20 0 1 GAS HOLD OPEN FOR LIFT UP CPR SEAT CUSHION

A gas holdopen shall be installed to keep the CPR seat cushion in the upright position when opened.

HK03D000 0 2 PULL OUT DRAWER INSTALLATION IN MAIN CABINET WALL

Pull out drawer(s) shall be installed in the main cabinet wall at the locations listed below.

Locate: FORWARD OF CPR SEAT BELOW REAR OF INHALATION COUNTER, ABOVE THE SUCTION DRAWER PER DRAWING.

Size: 8.75"W x 4.625"H x 16"D (ALL I.D. DIMENSIONS)

!!! INSTALL USING ACCURIDE SIDE-MOUNTED SLIDES.

!!! ALL SURFACES OF DRAWER TRAYS TO BE NON-PAINTED WITH A D/A FINISH.



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HK12S000	0	1	IV WARMER, SMITHWORKS A Smithworks IV warmer will be installed in the designated area. The warmer will be wired to 12V ignition activated power, and be shoreline activated. Requires (1) 12v outlet per option PAL31C00. <i>Location: IN 12"H PORTION OF LINEN CLOSET, JUST ABOVE NORCOLD REFRIGERATOR.</i>	
HK160000	0	1	EXTRA SHELF: interior Install an additional adjustable shelf. <i>Locate: UPPER INHALATION CABINET.</i>	
HK16A000	0	1	DIVIDER: interior Install a cabinet divider as noted below. <i>Locate: CENTER OF UPPER INHALATION CABINET.</i>	
HK17G000	0	1	SHARPES/WASTE STORAGE IN A TIP OUT DOOR IN MAIN CABINET WALL Install both sharps and waste containers on a tip-out door within the main cabinet wall. The door shall be specifically located as noted below. <i>Locate: BELOW REAR COUNTERTOP PER DRAWING.</i> <i>Size: 14"W X 17.5"H X 18"D (O.D. DIMENSIONS).</i> <i>!!! TO HOUSE A WINFIELD #185 SHARPS CONTAINER AND A RUBBERMAID #2953 6-QUART WASTE CONTAINER.</i>	

I INTERIOR CABINETS AND SQUAD BENCH, CURB SIDE				
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IA200000	1	1	SQUAD BENCH STORAGE: Storage shall be provided under the bench cushions. The area shall run where possible under the bench. The storage pan shall be fabricated from aluminum and shall be accessed by raising the split cushions. <i>!!! MINIMUM 72" SQUAD BENCH LENGTH REQUIRED.</i>	
ig05f000	0	1	SQUAD BENCH: DELETE CUPS AND WELLS A 22" wide x 72" long bench cushion shall be provided on the curb side of the patient area. The cushion shall be split. No provisions for stretcher cups and wells are provided. <i>!!! CUSHION OVERHANG TO BE .500".</i>	



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IG080000	0	1	BENCH HEAD END (OTHER) OPTIONS: The following bench restraint shall be installed at the head end of the squad bench.	
ig09e000	0	1	CARGO NET AT HEAD OF BENCH Install a cargo net at the head of the bench. Net to be removeable for cleaning purposes. <i>Locate: FOR INTERIOR ACCESS TO CRASH BARRIER COMPARTMENT. INCLUDE ANKRA FASTENERS.</i>	
IG10A000	1	1	BENCH HOLD OPENS: gas Install gas spring hold opens on squad bench lid.	
IG10Q000	1	1	BENCH HOLD-DOWN: paddle latches (Pair) Install recessed paddle latches into the squad bench riser to retain the squad bench lids in the closed position. The latches shall be both passive and positive.	
IG15B000	1	1	BENCH BACK CUSHION: full size Delete individual squad bench back cushions. Install full size cushion.	
IK040000	0	1	SLIDING DRAWER: Install a pull out cabinet drawer, mounted on grant slides, on the curbside of vehicle per drawing. <i>LOCATE: UPPER PORTION OF CRASH BARRIER COMPARTMENT - AISLE FACING.</i> <i>SIZE: APPROXIMATELY 25.5"W X 5.5"H X 16"D (ALL I.D. DIMENSIONS).</i> <i>!!! INCLUDE A C2 NON-LOCKING LEVER LATCH (FE01FW00).</i> <i>!!! INSTALL WITH ACCURIDE BOTTOM MOUNTED SLIDES.</i> <i>!!! INSTALL (5) ADJUSTABLE PLEXIGLAS DIVIDERS RUNNING FRONT TO BACK.</i> <i>!!! ALL SURFACES OF DRAWER TRAY TO BE NON-PAINTED WITH A D/A FINISH.</i>	



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IK17E000 0 1 SHARPS/WASTE STORAGE IN A PULL OUT DRAWER IN SQUAD BENCH

Install a drawer in the face of the squad bench in the specific location noted below. This drawer will house both sharps and waste containers.

Locate: BELOW FORWARD PORTION OF BENCH - FACING AISLE.
 Size: 9.5"W X 10.625"H X 16.5"D (ALL I.D. DIMENSIONS)

!!! TO ACCOMMODATE A #185 SHARPS CONTAINER AND A #8970 2-GALLON WASTE CONTAINER.

!!! INSTALL USING ACCURIDE SIDE-MOUNTED SLIDES.

!!! ALL SURFACES OF DRAWER TRAY TO BE NON-PAINTED WITH A D/A FINISH.

IK18AA00 1 1 CURBSIDE OVERHEAD CABINET: hinged doors

Storage shall be provided above the squad bench. The storage shall run the full length of the squad bench and shall be accessed through hinged Plexiglas doors that are held in the open position with gas activated rods. The entire cabinet shall be fabricated from aluminum. The cabinet is to be 9" H to meet current K requirements.

!!! NOTE CUSTOM CABINETS AT FORWARD PORTION OF CABINET.

!!! OVERHEAD CABINET TO BE COMPOSITE MATERIAL ILO ALUMINUM.

!!! ILOS, CABINET DEPTH TO BE 12"D (OR SAME DEPTH AS MED-VAULT STORAGE AREA)

IK280000 0 1 PASS THROUGH ACCESS TO THE CURBSIDE REAR COMPARTMENT

Inside/outside access to the curbside rear compartment shall be provided as described. Width is to be determined by the location of any exterior divider and the height shall start 41" from the exterior compartment floor to interior closeout unless noted otherwise below.

Size: DETERMINED BY PLACEMENT OF SHELF AND DIVIDER IN CURBSIDE REAR COMPARTMENT.

Door style: SOLID CG-TECH COVERED WITH CONTINUOUS FLUSH-CLOSING HINGE.



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ISP00001 0 1 SPECIAL INSTRUCTION, CURBSIDE CABINERY

!!! INSTALL A CABINET FORWARD OF THE OVERHEAD CABINET TO HOUSE A CUSTOMER SUPPLIED "FLANGED" MED-VAULT 2 WITH WI-FI CAPABILITIES PER DRAWING. SKIN THE FACE OF THIS CABINET AND PUNCH THE FACE FOR INSTALLATION OF THE MED-VAULT. INSTALL MED-VAULT AND WIRE TO A FUSED BATTERY HOT CIRCUIT.
 Size: 14.5"W x 12.25"H x 12"D

!!! INSTALL A CABINET FORWARD OF THE MED-VAULT CABINET TO PROVIDE STORAGE FOR (3) GLOVE BOXES MOUNTED VERTICALLY. INCLUDE A HINGE-UP PLEXIGLAS LID WITH OVAL ACCESS OPENINGS.

NOTE: GLOVE STORAGE CABINET TO BE FLUSH WITH MED-VAULT CABINET BUT INSIDE STORAGE DEPTH IS REDUCED.

!!! GLOVE BOX SIZE PROVIDED: 10.5"H X 5.5"W X 4"D.

!!! HEIGHT OF BOTH CABINETS TO BE THE SAME

ISP00002 0 1 SPECIAL INSTRUCTION, CURBSIDE CABINERY

!!! INSTALL BRUSHED STAINLESS STEEL ON WALL ABOVE CRASH BARRIER.

K MODULE INTERIOR ACCESSORIES AND TRIM

KG02B000 2 4 IV HANGER, CAST PRODUCTS WITH RUBBER ARM

Cast products recessed IV hangers with rubber arms for attaching solution bags shall be installed in the designated locations.

Locate: (1) EACH SIDE OF COT IN CENTER POSITION AT APPROXIMATELY WAIST LEVEL (2 TOTAL).

(1) EACH SIDE OF COT IN CENTER POSITION, FORWARD OF HEAD OF COT (2 TOTAL).

!!! ALL REQUIRE ADDITIONAL CEILING PLATES.

SEE DRAWINGS

KG09B000 1 1 CEILING GRAB RAIL: standard (2) 2ft rails or (1) 6ft rail anti-microbial

Cabinet wall "A" will have (1) 6' rail over cot as standard.
 Cabinet wall "B" will have (2) 2' rails, 1-forward and 1-to rear of CPR seat.

Locate: (1) 6' RAIL ABOVE COT ON CURBSIDE EDGE OF CENTER CEILING PLATE.

!!! RAIL TO BE YELLOW POWDER COATED.



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KG09I000	0	2	VERTICAL GRAB RAIL INSTALLATION, 2 FT. ANTI-MICROBIAL Install 2' stainless steel grab rail with anti-microbial coating. Locate: (1) ON REAR CURBSIDE WALL FOR ENTRY ASSIST. (1) STEP WELL SIDE OF CRASH BARRIER - ANGLED WITH STEPS. !!! RAIL TO BE YELLOW POWDER COATED. SEE DRAWINGS.	
KG09K000	1	1	PATIENT DOOR GRAB RAILS: angled with anti-microbial coating All patient access doors to have heavy duty angled stainless steel grab rails with smooth radius corners and flange mounting and anti-microbial coating. !!! ALL RAILS TO BE YELLOW POWDER COATED.	
KG110000	1	1	FLOOR TRIM Trim floor with cove molding at non rolled areas of floor.	
KG120000	1	1	CABINET TRIM Trim all vertical and horizontal edges.	
KG16B000	1	1	CEILING MATERIAL, PLATINUM WHITE ALUMINUM COMPOSITE The standard module ceiling material shall be platinum white aluminum composite.	
KG17A000	2	2	FIRE EXTINGUISHERS: 5lb ABC Supply five pound fire ABC extinguisher(s). Ship loose, or identify mounting location(s). Locate: SHIP LOOSE.	
KL33B000	0	1	REAR RADIO SPEAKERS Install two rear speakers in patient compartment. Volume control to be integral to the rear switch panel and controlled by individual up/down momentary switches. Locate: (1) FRONT AND (1) REAR OF PATIENT AREA CEILING NEAR CENTER LINE.	

PLEASANT PRAIRIE FIRE & RESCUE DEPARTMENT
8044 88TH AVENUE
PLEASANT PRAIRIE, WI 53158-2015
CRAIG ROEPKE, CHIEF



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KSP00001 0 1 SPECIAL INSTRUCTION, INTERIOR ACCESSORIES & TRIM

!!! INSTALL STORAGE FOR (2) GLOVE BOXES IN THE CLOSE-OUT ABOVE THE REAR ENTRY DOORS - (1) ON EACH SIDE OF THE CLOCK. INCLUDE HINGE-UP PADDED LIDS WITH OVAL ACCESS OPENINGS AND BALL-CATCH LATCHES.

GLOVE BOX SIZE: 10.5"W X 5.5"H X 4"D.

L COT MOUNTS AND ACCESSORIES

LG03F200 0 1 COT MOUNT, INSTALL CUSTOMER-SUPPLIED Power Load

Install customer/dealer-supplied Stryker Power Load system.

Note: This option complies with GSA change notice 8.

!!! SYSTEM TO BE SUPPLIED BY FOSTER COACH AND INCLUDE A COMPATIBILITY COT.

!!! CENTER MOUNT. ADDITIONAL POSITIONING DETAILS TO BE PROVIDED.

M LIGHTBARS FRONT AND REAR

MAM60000 0 1 INSTALL CUSTOMER SUPPLIED TRAFFIC EMITTER

A customer-supplied traffic emitter shall be installed as noted below:

MODEL: GTT 792H.
OPTICOM 2100 GPS SYSTEM.

LOCATION: CENTERED ON FRONT FACE JUST BELOW WHITE LED.

CONFIGURE: WIRE THROUGH NEUTRAL SAFETY SWITCH TO CANCEL IN "PARK". INCLUDE SEPARATE ON/OFF SWITCH LABELED "OPTICOM". UNIT TO ALSO BE WIRED INTO THE CHASSIS TURN SIGNAL CIRCUITRY.

MM ELECTRICAL EMERGENCY VISUAL WARNING SYSTEMS



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MM01A000	0	1	WIG WAG HEADLIGHTS: Install wig wag headlight flasher. Note: PER QVM REQUIREMENTS, THIS OPTION IS DEACTIVATED IF PARKING LIGHTS OR HEADLIGHTS ARE ACTIVATED.	
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MM030000	1	1	WHELEN M SERIES LIGHTING OPTIONS: !!! ALL M-SERIES LIGHTS TO HAVE BLACK FLANGES ILO CHROME FLANGES.	
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mm06r000	0	2	M6 SERIES LED, RED Whelen M6 series L.E.D. lights shall be installed in the designated locations. Location: IN REAR RISER - IN LINE WITH TAIL LIGHTS. Lens color: CLEAR. Note: ILOS, LIGHTS TO HAVE BLACK FLANGES. !!! FLASH LIGHTS IN AN "X" PATTERN USING DOUBLE FLASH 120 TOP/BOTTOM PATTERN.	
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mm07r000	0	2	M7 SERIES LED, RED Whelen M7 series L.E.D. lights shall be installed in the designated locations. Location: (2) ON CHASSIS GRILLE. Lens color: RED. Note: FLASH LIGHTS IN AN "X" PATTERN. !!! LIGHTS REQUIRE INSTALLATION USING CAST PRODUCTS HOUSINGS FOR 700 SERIES LED LIGHTS. INCLUDE M7 ADAPTER PLATES.	
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CUSTOMER NOTE
 THE DESIGN OF THE 2017 AND LATER MODEL YEAR GRILLE ALLOWS FOR ONLY (2) M7 LIGHTHEADS TO BE INSTALLED. TYPICALLY IF (4) LIGHTHEADS ARE DESIRED, THE WHELEN ION SERIES WIDE-ANGLE LEDS ARE USED. THESE LIGHTS ARE AVAILABLE FOR AN ADDITIONAL \$186.00 FOR A QUANTITY OF (4).

mm07rw00	0	2	M7 SERIES LED, RED/WHITE SIDE TO SIDE SPLIT Whelen M7 series L.E.D. lights shall be installed in the designated locations. Location: (1) EACH SIDE ON CHASSIS FENDER - WHITE FORWARD. Note: ILOS, WHEEL WELL LIGHTS TO HAVE BLACK FLANGES. !!! INTERSECTION LIGHTS TO BE INSTALLED USING CAST PRODUCTS HOUSINGS #LH37M705-1 & #LH37M706-1 (MM26SHH0) !!! CANCEL WHITE PORTION IN SECONDARY MODE.	
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0	1		M9 SERIES LED, AMBER	
mm09a000			Whelen M9 series L.E.D. lights shall be installed in the designated locations. Location: ABOVE REAR DOORS. Lens color: CLEAR. Note: ILOS, LIGHT TO HAVE A BLACK FLANGE. !!! FLASH USING CYLON MEDIUM WITH SOLID FLASH PATTERN. !!! LIGHT TO FLASH IN "PARK" ONLY PER WI TRANS 309 REQUIREMENTS. !!! BACKUP CAMERA TO BE LOCATED BELOW THIS LIGHT.	
0	12		M9 SERIES LED, RED	
mm09r000			Whelen M9 series L.E.D. lights shall be installed in the designated locations. Location: (4) FRONT FACE - [R/W/R/W/R/W/R]. (2) STREETSIDE - UPPER OUTBOARD CORNERS. (2) CURBSIDE - UPPER OUTBOARD CORNERS. (2) REAR FACE - UPPER OUTBOARD CORNERS. (2) REAR FACE - WINDOW LEVEL. Lens Color: CLEAR. Note: ILOS, ALL LIGHTS TO HAVE BLACK FLANGES. !!! FLASH FRONT FACE LIGHTS AS NOTED BELOW: A - Ping-Pong 120 Flash Diagonal Phase 1 B - CometFlash Top/Bottom Phase 1 C - DoubleFlash 120 Top/Bottom Phase 2 D - Cylon Medium w/ Solid E - DoubleFlash 120 Top/Bottom Phase 1 F - CometFlash Top/Bottom Phase 2 G - Ping-Pong 120 Flash Diagonal Phase 2 A = CURBSIDE CORNER G = STREETSIDE CORNER !!! FLASH REAR FACE LIGHTS AS NOTED BELOW: - IN AN "X" PATTERN. - USING DOUBLE FLASH 120 DIAGONAL PATTERN. !!! FLASH SIDE FACING LIGHTS AS NOTED BELOW: - FLASH EACH PAIR TOGETHER USING DOUBLE FLASH 120 TOP/BOTTOM PATTERN. - LIGHTS TO FLASH ALTERNATELY AGAINST THE RED PORTION OF THE M6V WHEEL WELL LIGHTS.	



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mm09w000	0	3	M9 SERIES LED, WHITE WITH CLEAR LENS Whelen M9 series L.E.D. lights shall be installed in the designated locations. Location: (3) ON FRONT FACE. Note: ILOS, ALL LIGHTS TO HAVE BLACK FLANGES. !!! FLASH PER INFORMATION NOTED UNDER MM09R000.	
MM26SHH0	0	1	HOUSING FOR 700 SERIES LED INTERSECTION LIGHTS Cast Products #LH37774-1 & LH37775-1 polished housings for Whelen 700 series LED's shall be installed on the chassis fenders. !!! ILOS, INSTALL CAST PRODUCTS #LH37M705-1 & #LH37M706-1 FOR M7 SERIES LIGHTS.	
MM7A0000	0	1	M Series control wire The selected M Series lighting is to feature pattern programmability from the control panel. Include pattern and sync wires in the harness. LIGHTS: SEE DESIRED FLASH PATTERNS NOTED UNDER SPECIFIC LIGHT HEAD OPTIONS.	
MM800000	0	1	WHITE LIGHT CUTOFF SWITCH A switch shall be installed in the front control panel that will deactivate all forward facing white flashing lights. This include wig-wag flashers if ordered.	
MMSP0010	0	1	SPECIAL INSTRUCTION, VISUAL EMERGENCY WARNING SYSTEMS !!! PROGRAM ALL WHITE EMERGENCY LIGHTING AND THE PRE-EMPTION SYSTEM TO BE "OFF" IN "PARK" (SECONDARY MODE).	
MMSP0020	0	1	SPECIAL INSTRUCTION, VISUAL EMERGENCY WARNING SYSTEMS !!! SUPPLY AND INSTALL (2) WHELEN M6V2RC LIGHTS ABOVE REAR WHEEL WELLS, (1) EACH SIDE. Lenses: CLEAR. Note: ILOS, LIGHTS TO HAVE BLACK FLANGES. !!! PROGRAM CLEAR PORTION TO STEADY BURN WITH CORRESPONDING TURN SIGNAL. !!! PROGRAM CLEAR PORTION TO STEADY BURN IN REVERSE. !!! PROGRAM CLEAR PORTION TO STEADY BURN WITH RESPECTIVE SCENE LIGHT SWITCH. !!! RED PORTION TO FLASH ALTERNATELY WITH UPPER OUTBOARD M9 LIGHTS.	



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MN **AUDIBLE EMERGENCY WARNING SYSTEMS**

MN09F500 0 1 **AIR HORNS: under bumper FORD F-SERIES**

Install (2) Buell #1061 10" trumpets under the front bumper recessed into the air dam valance. System to include a #16122 compressor and remote air tank. The air horns can only be activated when the vehicle is in gear.

Configure: *INSTALL (1) 10" AND (1) 12" TRUMPET BELOW BUMPER PER QVM REQUIREMENTS.*

INCLUDE A VELVAC #035105 RESERVOIR TANK.

Activate: *VIA (2) CHROME SWITCHES IN FRONT CONSOLE.*

Note: *ILOS, COMPRESSOR TO BE LOCATED IN ELECTRICAL COMPARTMENT.*

MN35EF20 0 1 **SIREN, FEDERAL EQ2B**

Specified siren to be: Federal EQ2B 200 watt electronic with digital output control.

Locate: *FORWARD PORTION OF CONSOLE FACEPLATE - UPPER LEFT CORNER.*

!!! *INSTALL SIREN AMPLIFIER ON FLOOR OF ELECTRONICS SECTION OF LINEN CLOSET.*

!!! *WIRE SIREN TO OPERATE FROM THE HORN RING.*

MN40A000 1 1 **SIREN INSTALL:**

The siren listed above shall be supplied and mounted as defined.

MN45DH00 1 1 **SIREN SPEAKERS: C.P. SAD3806 & SAP3806 RECESSED IN BUMPER**

Cast Products #SAD3806 & SAP3806 siren speakers shall be recess mounted into the ends of the chassis bumper.

!!! *INSTALL #SAD3815-17FSD-1 and #SAP3816-17FSD-1 (FOR 2017 AND LATER F-SERIES)*

MN50A000 1 1 **SPEAKER INSTALL: bumper**

Speaker Selections (Bumper Installed)

O **LIGHTS**

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OL09M000	0	1	KKK SIDE BODY MARKER LIGHTS, M6 SERIES L.E.D. (PAIR) Install red Whelen L.E.D. M6 series turn/marker lights on each rear side of the module body. Lights provide module body night time side lighting visibility and turning signal indication. <i>Locate: ON REAR COMPARTMENT DOORS PER DRAWINGS. SAME POSITION EACH SIDE.</i> <i>Note: ILOS, FLANGES TO BE BLACK.</i>	
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OL34L000	1	1	LED EXTERIOR COMPARTMENT LIGHTING All exterior compartments will be lighted with LED strip lighting. A vertical strip will be installed inside both sides of each compartment. The lights shall be directed toward the back of the compartment. <i>Note: This does not include wheelwell compartments.</i>	
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OL350000	0	1	ICC MARKER LIGHTS LED ICC marker lights shall be installed. <i>!!! ILOS, MARKER LIGHTS TO BE WHELEN "OS" SERIES.</i>	
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OM30D000	0	1	TAIL LIGHTS, M6 SERIES Whelen M6 series brake/tail, amber arrow turn and backup lights to be installed in the selected location. <i>Locate: STACKED ON BODY ABOVE RISER. TURN ARROWS. BRAKE/TAIL. REVERSE.</i> <i>Note: ALL LIGHTS TO HAVE BLACK FLANGES ILOS CHROME.</i>	
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OSP00001	0	1	SPECIAL INSTRUCTION, ELECTRICAL <i>!!! SUPPLY (3) WHELEN OS SERIES LIGHTS WITH CHROME FLANGES; (1) RED - CENTERED, AND (2) AMBER. INSTALL ON A REMOVABLE PANEL IN THE CLOSE-OUT ABOVE THE REAR ENTRY DOORS AND BELOW THE CLOCK.</i> <i>!!! WIRE CENTER RED TO BRAKE LIGHT CIRCUIT AND RIGHT AND LEFT AMBERS TO THEIR RESPECTIVE TURN SIGNAL INDICATORS.</i>	
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OSP00002 0 1 SPECIAL INSTRUCTION, ELECTRICAL

!!! SUPPLY (6) WHELEN PIONEER SLIMLINE SERIES #PSL1R5B SEMI-RECESSED LIGHTS WITH BLACK HOUSINGS AND CHROME FLANGES. INSTALL PER DRAWINGS AND AS DESCRIBED BELOW:

LOCATE: (2) PER SIDE AS SCENE LIGHTS.
 (2) ABOVE REAR DOORS AS LOAD LIGHTS.

!!! ALL LIGHTS ABOVE REAR DOORS TO BE ALIGNED HORIZONTALLY.

CUSTOMER NOTE

WHELEN HAS CONFIRMED THAT THESE LIGHTS ARE NOT AVAILABLE WITH BLACK FLANGES.

P ELECTRICAL POWER GROUP				
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PAL00006 1 1 INTELLIPLEX i4G:

Install the Intelliplex i4G electrical system. System is to include a USB port installed under the dash for ease of programming.

!!! NOTE INSTALLATION OF POWER DISTRIBUTION BOX (PDB) ON LEFT WALL OF STREETSIDE INTERMEDIATE COMPARTMENT.

PAL00A00 0 1 MODULE DISCONNECT DEFAULT

The module disconnect circuit shall default to the "on" position when the battery switch is activated.

PAL00T20 0 1 Three switch panel, i4g

Install an i4G 3-switch panel as noted below.

LOCATION: ON BENCH SIDE OF CRASH BARRIER COMPARTMENT - ABOVE HEAD OF BENCH.

SWITCH FUNCTIONS: (1) SWITCH FOR COT DOME LIGHTS.
 (1) SWITCH FOR BENCH DOME LIGHTS.
 (1) SWITCH FOR OXYGEN ACTIVATION.

PAL01C00 0 1 INPOWER ELECTRONIC BATTERY SWITCH

Install an Inpower electronic battery switch. Switch is to activate battery power through the vehicle ignition and is to include an automatic shutdown timer to deactivate battery power after the ignition is turned off.

Shut down timer interval: (5) MINUTES.

!!! OPTION PL11E000 IS NOT APPLICABLE IN CONJUNCTION WITH THIS OPTION.

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PAL02200 1 1 INVERTER INSTALL OPTIONS:

0 1 INVERTER: 20-1050CUL-DC W/CHARGER & 20 AMP AUX POWER, MEETS KKK-F

pal02m00

A Vanner Inverter #20-1050CUL-DC with battery charger and 20 amp auxiliary power source shall be installed in the selected location. In addition an inverter status panel #LSIL and battery status panel #LSCR shall be installed. This charger and auxiliary power source conforms with KKK 1822F specification.

Locate: STREETSIDE FRONT ELECTRICAL COMPARTMENT.

!!! INSTALL INTERIOR STATUS PANEL IN INHALATION WALL.

!!! INSTALL EXTERIOR STATUS PANEL ABOVE SHORELINE INLET.

[X] SWITCHED

PAL30A00 2 6 110V INTERIOR OUTLET

Two 110V interior outlets are provided as standard on all models. The standard locations are in the inhalation area and the wall over the squad bench. List the standard outlet locations and any deviation from the standard, plus any additional outlet locations below:

- LOCATE:
- (1) ABOVE REAR COUNTERTOP.
 - (1) INHALATION AREA - LOWER RIGHT CORNER.
 - (1) IN CENTER PORTION OF LINEN CLOSET - UPPER LH CORNER.
 - (1) CURBSIDE WALL ABOVE CRASH BARRIER COMPARTMENT - UPPER LEFT CORNER.
 - (1) INHALATION AREA - REAR INHALATION AREA WALL.
 - (1) IN CONJUNCTION WITH NORCOLD REFRIGERATOR LOCATION IN LINEN CLOSET.

SEE DRAWINGS



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PAL31C00	3	7	INTERIOR 12VDC OUTLETS: cigarette lighter type 12 volt outlets to use cigarette lighter style connectors. LOCATE: (1) ABOVE REAR COUNTERTOP. (1) INHALATION AREA - LOWER RIGHT CORNER. (1) IN RECESSED POCKET IN INHALATION PANEL - BACK WALL. (1) IN CENTER PORTION OF LINEN CLOSET - UPPER LH CORNER. (1) CURBSIDE WALL ABOVE CRASH BARRIER COMPARTMENT - UPPER LEFT CORNER. (1) CRASH BARRIER - INTERIOR REAR WALL BELOW BOTTOM SHELF, SURFACE MOUNT. (1) FRONT CONSOLE -PASSENGER SIDE. !!! ALL OUTLETS INCLUDE DUAL USB PORTS. CONFIGURE: SHORELINE AND IGNITION ACTIVATION. SEE DRAWINGS	
PAL38E00	0	1	SHORELINE, KUSSMAUL SUPER AUTO EJECT, 20 AMP NON ARCING Install a 20 amp Kussmaul non-arcing auto ejection shoreline receptacle. Locate: STREETSIDE OF MODULE BODY AS FAR FORWARD AS POSSIBLE. Cover Color: RED.	
PAL38Q00	0	1	EZ PLATE Install the shoreline using a Kussmaul EZ Plate. Note: INCLUDES POWER INDICATOR LAMP. ILOS INDICATOR LAMP, INCLUDE A WHELEN OS SERIES GREEN MARKER LAMP.	
PAL39000	0	1	WIRE ENGINE BLOCK HEATER: Wire engine block heater to shoreline. Make provisions to disable engine block heater when desired.	
PAL40000	1	1	EXTRA 12VDC CIRCUIT BREAKER: An extra circuit breaker shall be installed.	
PL10A000	1	1	SWITCH PANEL MOUNT: Switch panel to be flush mounted in upper face of console.	



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PL11B000 0 1 LIGHT PROGRAMMING: right side scene
 The right side scene lights shall come "on" when the side patient door is opened.
 !!! ILOS, ACTIVATE THE CLEAR PORTION OF THE CURBSIDE M6V WHEELWELL LIGHT ONLY.

PL11C000 0 1 LIGHT PROGRAMMING: load light
 The rear load lights shall be wired to transmission reverse, plus the standard mode of operation.

PL11F000 1 1 PROGRAMMING: AUDIBLE LOW VOLTAGE ALARM
 Program an audible alarm to activate if the voltage drops below 11.8 volts for 120 seconds.

PL11G000 1 1 LIGHT PROGRAMMING: park brake
 A warning shall display on the front console readout, advising to set the Parking Brake, should the modular disconnect switch be "ON" and the transmission placed in "PARK" or "NEUTRAL". It will also advise to Disengage the Parking Brake should the vehicle be placed into gear.
 Configure: wire alarm to activate with red flasher circuit

PL19A000 1 1 REPORT LIGHT
 Install a 12" Tecniq LED bar style report light.
 Locate: ABOVE REAR CONTROL PANEL.
 Quantity: (1)
 !!! ILOS REPORT LIGHT, SUPPLY AND INSTALL (1) TECNIQ SILHO-X SERIES #E13-WSOR-1 (2.75" ROUND) RED/WHITE LED WITH STAINLESS STEEL TRIM RING. LIGHT TO BE CONTROLLED BY SWITCH ON REAR CONTROL PANEL.
 !!! RED AND WHITE LIGHTS TO BE CONTROLLED BY ONE SWITCH IN THE REAR CONTROL PANEL (OFF/WHITE/RED). LABEL APPROPRIATE SWITCH AS "REPORT LIGHT".

PL20E000 0 1 CLOCK, INTELLITEC LED
 Install an Intellitec Time Manager clock.
 Locate: ABOVE REAR DOORS.

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|----------|---|----|---|--|
| PL22B000 | 0 | 1 | <p>STEP WELL LIGHT:
 Install a Tecnig step well light. Light to activate with door open.
 <i>Locate: BELOW FRONT WALL IN STEP WELL.</i></p> <p>!!! ILOS, LIGHT TO BE A TECNIQ #E06-WS00-1 4" ROUND LED LIGHT WITH STAINLESS STEEL TRIM RING.</p> | |
| PL230000 | 0 | 1 | <p>CAB CEILING LIGHTS:
 Two (2) Signal Stat lights shall be installed in the cab headliner and shall have an individual switch on each light.</p> | |
| PL24T000 | 0 | 1 | <p>LAMP TIMER: programmable
 Install an electronic momentary touch timer switch where specified. The switch will enable time limited operation of the below listed lights, with the battery switch in the off position.</p> <p><i>Locate: ON CRASH BARRIER COMPARTMENT FACING STEPWELL.</i>
 <i>Light(s) Controlled: DOME LIGHTS.</i>
 <i>Configure: SET ELAPSED TIME FOR 15 MINUTES FOR INITIAL SET-UP.</i></p> <p>!!! PROGRAM A SWITCH IN THE REAR CURBSIDE ENTRY DOOR SWITCH PANEL FOR DOME LIGHT TIMER ACTIVATION. (SEE PSP00003)</p> | |
| PL26D000 | 0 | 1 | <p>NORCOLD REFRIGERATOR
 Install a Norcold NR740BB-H 12V refrigerator in the location noted below.</p> <p><i>Locate: BASE OF LINEN CLOSET PER DRAWING.</i></p> <p>!!! WIRE UNIT FOR 12-VOLT AND 110-VOLT OPERATION.</p> | |
| PL27CA00 | 0 | 10 | <p>PATIENT CEILING DOME LIGHTS: WHELEN LED
 Install Whelen 80COEHCR LED dome lights in the patient area ceiling per the locations listed below. The lights will have a high/low feature with the switch in the rear control panel.</p> <p><i>Locate: (5) OVER STREETSIDE EDGE OF COT IN CENTER POSITION.</i>
 <i>(5) OVER CURBSIDE EDGE OF COT IN CENTER POSITION PER DRAWING.</i></p> <p>!!! LIGHTS TO OPERATE AT "HIGH" INTENSITY WHEN DOME TIMER IS MANUALLY ACTIVATED.</p> <p>!!! WITH BATTERY SWITCH IN "OFF" POSITION, PROGRAM THE DOME LIGHTS TO ACTIVATE AT "LOW" INTENSITY WHEN A MODULE ACCESS DOOR IS OPENED. LIGHTS TO REMAIN ON FOR (5) MINUTES.</p> <p>!!! INCLUDE SEPARATE DIMMER SWITCHES FOR EACH BANK OF LIGHTS.</p> | |



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PL29P000 0 3 PREWIRE FOR FUTURE STREAMLIGHT INSTALLATION

Prewire shall be provided as noted below for future installation of Streamlight charger bases.

Locate: (2) IN UPPER LEFT CORNER OF STREETSIDE REAR COMPARTMENT.
 (1) IN LOWER PORTION OF LINEN CLOSET FOR SMITHWORKS IV WARMER.
 Configure: SHORELINE HOT AND IGNITION ACTIVATED.

!!! LEAVE 24" 12-GUAGE WIRE COILED AND CAPPED.
 !!! FUSE LOCATIONS TO BE EASILY ACCESSIBLE TO CUSTOMER.

PM110000 0 1 LIGHT PROGRAMMING: brake light

Lower red flashing lights to operate as brake lights when not in the warning mode.

Lights: WINDOW LEVEL M9s.
 Configure: FLASHERS TO OVERRIDE BRAKE LIGHT FUNCTION.
 Note: FEATURE TO ACTIVATE REGARDLESS OF MODULE DISCONNECT SWITCH STATUS

PSP00001 0 1 SPECIAL INSTRUCTION, ELECTRICAL POWER, PROGRAMMING

!!! CUSTOMER TO SUPPLY A SPOOL OF 6C FIRECOM INTERCOM CABLE. HORTON TO INSTALL CABLE FROM THE FRONT CONSOLE TO THE INTENDED HEADSET LOCATIONS LISTED BELOW AND SHOWN ON DRAWINGS:

Locate: (1) ABOVE INBOARD CORNER OF EACH CAB SEAT.
 (1) ON UPPER CURBSIDE WALL ADJACENT TO FORWARD SEATING POSITION.
 (1) ON MAIN WALL BELOW UPPER REAR CEILING CABINET ADJACENT TO CPR SEAT.
 (1) ON INHALATION AREA WALL - ABOVE FORWARD OUTLETS.

!!! TERMINATE ALL LOCATIONS IN MODULE WITH A STAINLESS STEEL COVER AND RUBBER GROMMET, LEAVING AN 18" SERVICE LOOP. COIL CABLES IN CAB NEAR REAR OF HEADLINER FOR EASY ACCESS.

!!! INCLUDE APPROPRIATELY SIZED STAINLESS STEEL TO PROTECT WALL SURFACE FROM HEADSET SWING WITH HEADSETS MOUNTED ON HOOKS.

!!! HEADSET INSTALLATION AND FINAL HOOK-UPS TO BE INSTALLED BY FOSTER COACH.

PSP00002 0 1 SPECIAL INSTRUCTION, ELECTRICAL POWER, PROGRAMMING

!!! INSTALL A 12-VOLT 12-GAUGE CIRCUIT PROTECTED PREWIRE (POWER AND GROUND) IN THE FRONT CONSOLE.

Configure: BATTERY HOT.
 Note: LEAVE 24" SERVICE LOOP.
 FOR CUSTOMER-SUPPLIED/DEALER-INSTALLED CAD MOUNT.



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PSP00003 0 1 SPECIAL INSTRUCTION, ELECTRICAL POWER, PROGRAMMING

!!! REMOTE SWITCH PANEL FACING STEPWELL TO CONTAIN THE FOLLOWING FUNCTIONS:

- DOME TIMER (PL24T000)
- CURBSIDE SCENE LIGHT OVERRIDE.
- REAR LOAD LIGHT OVERRIDE.

!!! REMOTE SWITCH PANEL ON CURBSIDE REAR ENTRY DOOR TO CONTAIN THE FOLLOWING FUNCTIONS:

- DUMP OVERRIDE.
- DOME TIMER.
- REAR LOAD LIGHT OVERRIDE.

Q HEATING, AIR CONDITIONING AND INTERIOR ENVIRONMENT

QH280000 0 1 BRUSHLESS MOTOR

The vehicle heat/ac unit selected below is to include a brushless motor ILOS.

QH29F100 1 1 HEAT/AC SYSTEM FORD F SERIES CHASSIS

Install a ProAir 12V heat/AC system below the attendant seat. Unit is to include a replaceable filter at the air intake point.

QH29F500 1 1 RECEIVER/DRYER KIT, ALL FORD F-SERIES CHASSIS

Receiver/dryer kit #80-001-949 w/pressure switch shall be installed in the air conditioning system.

QL43N000 1 1 NFPA COMPLIANT VENTING-CAST VENTS

Install an NFPA style venting system to include a 400cfm exhaust vent along with a static vent. Install 9.5" square polished covers on both vents per drawings.

!!! ILOS, INSTALL PAINTED ALUMINUM COVERS WITHOUT LOGOS.

R CAB CONSOLE AND COMMUNICATIONS

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| RJ01A000 | 1 | 1 | ANTENNA COAX 1:
An RG 58U coax shall be installed so that the ambulance conversion need not be disassembled.

<i>Exterior Termination: FRONT CENTER OF MODULE ROOF.</i>
<i>Interior Termination: ELECTRONICS CABINET.</i>

!!! DEALER TO INSTALL A CUSTOMER SUPPLIED CRADLEPOINT DOME ANTENNA/COAX IN THIS LOCATION. COAX TO SERVE AS A "FISH-TAPE" FOR DEALER. | |
| RJ01B000 | 0 | 1 | ANTENNA COAX 2:
Install additional antenna coax and accesses.

<i>Exterior Termination: SPACED EVENLY ON MODULE ROOF.</i>
<i>Interior Termination: BEHIND DRIVER'S SEAT.</i> | |
| RJ01C000 | 0 | 1 | ANTENNA COAX 3:
Install additional antenna coax and accesses.

<i>Exterior Termination: SPACED EVENLY ON MODULE ROOF.</i>
<i>Interior Termination: BEHIND INHALATION PANEL.</i> | |
| RJ01D000 | 0 | 1 | ANTENNA COAX 4:
Install additional antenna coax and accesses.

<i>Exterior Termination: REAR CENTER OF MODULE ROOF.</i>
<i>Interior Termination: BEHIND DRIVER'S SEAT.</i> | |
| RJ03MM00 | 0 | 3 | ANTENNA: K-94 mount.
Supply and install K-94 antenna base as designated. This option is less the antenna coax. An antenna coax option must be selected to be installed.

<i>Coax Number(s): 2,3,4 ONLY.</i>

!!! INSTALL 3/8" NMO MOUNTS ILO K-94. | |
| RJ040000 | 1 | 1 | RADIO CABLE PULL WIRE
A standard pull wire for radio installation shall be installed from behind the driver's seat to behind the inhalation panel.

!!! INCLUDE A 2" CONTINUOUS CONDUIT. | |
| RJ050000 | 0 | 1 | RADIO HEAD PANEL: blank
Blank removable panels shall be installed for future installation of radio heads.

<i>Locate: FORWARD PORTION OF INHALATION PANEL.</i> | |



Selected Feature List 12079

Year: 2019
 Chassis: Ford Type I, 189" WB, 108"
 Model: 623

Option	Std	Oty	Header/Description/Data	Proposal Total
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RJ05B000 1 1 FRONT CONSOLE:

A console shall be fabricated to coordinate with the interior cab color. Room shall be provided on the face of the console for installation of radio and siren controls.

!!! CUSTOM CONSOLE AND EXTENSION PER DRAWING.

!!! FRONT OF CONSOLE TO BE RAISED 3" FROM STANDARD. INCLUDE A 6" FLAT SURFACE FORWARD OF CONTROL PANEL.

!!! FRONT CONSOLE TO BE BLACK SCORPION COATED.

RJ05C000 0 1 CONSOLE EXTENSION:

A box for mounting radio heads and storage maps, books, or binders will be attached to the standard engine cover console. Standard box includes (3) 2.5 storage sections, and 8.5 faceplate for radio mounting.

!!! CUSTOM CONSOLE AND EXTENSION PER DRAWING. LEAVE ROOM FOR THE (1) SLOT ANGLED MAP HOLDER (RSP00002) INSTALLED ON THE REAR CAB WALL BETWEEN THE CAB SEATS.

- CONFIGURE:
- EQ2B SIREN HEAD IN UPPER LEFT CORNER OF FACE PLATE.
 - (2) CUPHOLDERS (RJ05CP00) ON REAR OF FACE PLATE.
 - INCLUDE STORAGE POCKET BETWEEN CUP HOLDERS - MAKE AS LARGE AS POSSIBLE FOR STORING CELL PHONES.
 - ILOS, (1) MAP STORAGE AREA (3") AND NO DIVIDERS.
 - INCLUDE GLOVE STORAGE AT REAR OF CONSOLE FOR (3) GLOVE BOXES.

!!! CONSOLE EXTENSION TO BE BLACK SCORPION COATED.

RJ05CP00 0 1 CUP HOLDERS

Install two (2) cup holders recessed into the console per drawing.

Size: LARGE.

RJ080000 1 1 RADIO POWER/GROUND:

Install 6 gauge cable to positive and ground studs for radio power.

Locate: FRONT CONSOLE.

Configure: BATTERY HOT.

RJ08A000 0 2 RADIO POWER/GROUND:

Install three 6 gauge cables to positive and ground studs for radio power. Wire one constant hot, one ignition hot and one ground.

Locate: BEHIND DRIVER'S SEAT (AS LOW AS POSSIBLE).
 BEHIND INHALATION PANEL.

Configure: BATTERY HOT, IGNITION HOT, AND GROUND.
 FUSES TO BE EASILY ACCESSIBLE TO CUSTOMER.



Selected Feature List 12079

Year: 2019
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Option	Std	Qty	Header/Description/Data	Proposal Total
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RSP00002 0 1 SPECIAL INSTRUCTION, CAB CONSOLE & COMMUNICATIONS

!!! FABRICATE AND INSTALL A (1) SLOT ANGLED MAP HOLDER ON THE REAR CAB WALL BETWEEN THE CAB SEATS. HOLDER TO BE BLACK SCORPION COATED.

LOCATE: CENTERED ABOVE THE REAR OF THE CONSOLE EXTENSION.
 SIZE: 14"W X 8"H X 1.75"D (O.D. DIMENSIONS)

T OXYGEN AND SUCTION				
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TN002000 1 1 OXYGEN BOTTLE MOUNT, VERTICAL TRACK FOR QRM-V

Vertical track for mounting of a QRM-V O2 bottle mount shall be welded on the back wall of the compartment in the right hand corner. The O2 bottle mount is adjustable for "M" or "H" size tanks.

TN01MW00 1 1 OXYGEN BOTTLE, CYLINDER BRACKET: Zico

Zico QRM-V oxygen bracket shall be installed.

Locate: STANDARD LOCATION.
 Tank Size: "M".

TN020000 0 1 OXYGEN ACCESS:

A clear Plexiglas door shall be provided in the patient area wall for access to the oxygen cylinder valve. The door shall be hinged so that it swings into the oxygen cylinder storage compartment. The opening shall be trimmed with anodized aluminum edging. O.D. dimension of the access is 7" wide x 11" high.

!!! ILOS, DOOR TO SWING INTO PATIENT AREA AND INCLUDE A SOUTHCO STAINLESS STEEL PULL-RING LATCH.

TN030000 2 2 OXYGEN OUTLETS, STANDARD

Two oxygen outlets to be provided as standard and located in the inhalation panel unless relocated per option TN03RL00.

Locate: ILOS, INSTALL ONLY (1) ON INHALATION AREA WALL PER DRAWING.

TN03A000 0 1 OXYGEN OUTLET: additional

Install additional oxygen outlet(s).

Locate: PATIENT CEILING ABOVE HEAD OF COT.



Selected Feature List 12079

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Option	Std	Qty	Header/Description/Data	Proposal Total
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TN03RL00	0	1	OXYGEN OUTLET: relocate Relocate (1) of the standard action area oxygen outlets to the new location listed below. <i>Locate: CURBSIDE WALL ABOVE REAR PORTION OF CRASH BARRIER COMPARTMENT - UPPER RIGHT CORNER PER DRAWING.</i>	
TN040000	0	1	STANDARD OXYGEN OUTLETS, NCG STYLE (ALSO SUCTION IF APPLICABLE) Oxygen and suction outlets are to be NCG style.	
TN060000	1	1	OXYGEN WRENCH: Install oxygen wrench in oxygen compartment. Mount secure so not left hanging. Mount with length of chain or cable so not removable. <i>Locate: ON RH COMPARTMENT WALL.</i>	
TN100000	1	1	VACUUM OUTLET: inhalation wall A single vacuum panel shall be installed in the inhalation area. The outlet shall be of the same style as the oxygen system and hooked to the onboard vacuum pump. <i>Locate: IN PULL-OUT ASPIRATOR DRAWER.</i>	
TN11B000	1	1	ASPIRATOR: SSCOR Install an SSCOR aspirator. The system shall include a #22000 wall mounted regulator, and a #23002 canister holder. Plumb to the pump selected. <i>Locate: IN PULL-OUT ASPIRATOR DRAWER.</i> !!! VACUUM CONTROL TO BE LOCATED ON INHALATION WALL TO ALLOW FOR CUSTOMER-SUPPLIED/DEALER-INSTALLED LIFEPAK MONITOR BRACKET MOUNTED AT REAR OF INHALATION AREA. !!! OXYGEN OUTLET TO BE LOCATED FORWARD OF THE VACUUM CONTROL.	
TN12C000	0	1	VACUUM PUMP: Install a CFP #107CDC20 12vdc electric suction pump.	

U	LETTERING
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PLEASANT PRAIRIE FIRE & RESCUE DEPARTMENT
 8044 88TH AVENUE
 PLEASANT PRAIRIE, WI 53158-2015
 CRAIG ROEPKE, CHIEF



Selected Feature List 12079

Year: 2019
 Chassis: Ford Type I, 189" WB, 108"
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<u>Option</u>	<u>Std</u>	<u>Oty</u>	<u>Header/Description/Data</u>	<u>Proposal Total</u>
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UP08D000	0	1	STAR OF LIFE 36: (each) Install 36" star of life. <i>Locate: CENTER OF MODULE ROOF.</i>	
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UP180000	1	1	DOOR REFLECTORS Install 2" x 12" strips of red Scotchlite at the top of each entry door placed horizontally.	
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Z MISCELLANEOUS				
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Z04	0	1	Fuel, Tags, Etc. Allowance for fuel, tags and administrative.	
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Z05	0	1	NOTES: Note. <i>!!! HORTON TO SUPPLY (2) COPIES OF THE HORTON OWNER'S MANUAL.</i>	
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Z12	0	1	Factory Pickup and Transportation Allowance for vehicle pickup, transportation and drivers fee. <i>!!! INCLUDES DEALER PREPARATION AND DELIVERY.</i>	
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Selected Feature List 12079

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Option	Std	Oty	Header/Description/Data	Proposal Total
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Z15 0 1 NOTES:

Note.

The following equipment and/or services shall be provided and/or installed by Foster Coach Sales Inc.

- 1) MODIFY OEM EXHAUST SYSTEM TO ACCEPT EXISTING DEPARTMENT PLYMOVENT EXHAUST SYSTEM. INCLUDES P/N #ADAP-086 ADAPTER.
- 2) INCLUDE 3RD OEM REMOTE KEYLESS ENTRY FOB. REQUIRES PROGRAMMING AT A FORD DEALERSHIP.
- 3) APPLY PROTEX (BLACK) COATING TO THE FOLLOWING AREAS:
 RUNNING BOARDS, FRONT/REAR CORNER GUARDS, REAR RISER, AND ENTIRE REAR BUMPER ASSEMBLY. ALL VISIBLE ATTACHMENT SCREWS SHALL BE BLACK OXIDE STAINLESS STEEL (WHERE APPLICABLE).
 NOTE: VEHICLE TO HAVE RUBBER FENDERS AND POLY RUB RAILS.
- 4) INSTALL (3) CORIAN COUNTERTOPS. INCLUDE SPACER FOR MONITOR AT REAR OF INHALATION AREA COUNTERTOP.
- 5) INSTALL A CUSTOMER-SUPPLIED MDT MOUNT CONNECTED TO A FUSED 12-VOLT BATTERY HOT POWER SOURCE - INCLUDES HORTON PRE-WIRE.
- 6) (2) ZICO QR-D-2 CYLINDER BRACKETS INSTALLED BENEATH BENCH - BASE OF BRACKET TO BE TOWARD HEAD OF BENCH. EXACT LOCATION T.B.D.
- 8) INSTALL CUSTOMER-SUPPLIED RADIOS. (1) RADIO HEAD TO BE LOCATED IN FRONT CONSOLE. (1) RADIO HEAD TO BE LOCATED IN INHALATION PANEL. TRANSCIEVER(S) TO BE LOCATED BEHIND DRIVER'S SEAT.
- 9) INSTALL CUSTOMER-SUPPLIED CRADLEPOINT DOME ANTENNA AND RELATED EQUIPMENT. BASE UNIT TO BE LOCATED IN ELECTRONICS CABINET. WIRE FOR OPERATION.
- 10) (2) FLOWTEC DIAL TYPE FLOWMETERS WITH NCG ADAPTERS.
- 11) INSTALL MISCELLANEOUS CUSTOMER-SUPPLIED EQUIPMENT NOT ALREADY SPECIFIED:
 - (2) PORTABLE RADIO CHARGERS ON CAB BACK WALL - WIRE BATTERY HOT.
 - THERMOMETER - MOUNT ONLY, NO POWER REQUIRED.
 - 5-GAS METER MONITOR/CHARGER - IN PATIENT MODULE, EXACT LOCATION AND POWER TO BE DETERMINED.
 - (2) HANDLIGHT CHARGERS/BASE - STREETSIDE REAR. INCLUDES HORTON PRE-WIRE.
 - (3) SCBA BRACKETS - STREETSIDE REAR.
 - (3) SCBA SMART DOCKS - LOCATIONS TO BE DETERMINED.
 - AX & HALIGAN BAR - STREETSIDE REAR. MOUNTS TO BE SPECIFIED.
 - THERMAL IMAGING CAMERA MOUNT - LOCATION/POWER TO BE DETERMINED.
 - (1) NCE H7000 LP15 MONITOR BRACKET.
 - KNOX KEY SECURE IN FRONT CONSOLE. WIRE BATTERY HOT.
- 12) STRIPING, LETTERING, REAR CHEVRONS, ENTRY DOOR CHEVRONS, AND SOLS ON REAR WINDOWS PER PREVIOUS UNIT.
- 13) (2) FACTORY INSPECTION TRIPS FOR (2) DEPARTMENT PERSONNEL. ONE TRIP TO BE UPON COMPLETION OF UNIT AT HORTON. THE OTHER TRIP INTERVAL IS TO BE DETERMINED. COST NOT INCLUDED IN SFL - QUOTED SEPARATELY ON QUOTATION DOCUMENT.
- 14) PROVIDE EQUIPMENT AND COMPLETE INSTALLATION OF A FIRECOM 5200D INTERCOM SYSTEM PER FIRECOM QUOTE. HORTON TO PRE-WIRE HEADSET JACK LOCATIONS.
- 15) PHOENIX REAR VALVE STEM EXTENSION KIT.
- 16) DISABLE AUTOMATIC DOOR LOCK FUNCTION.
- 17) PROVIDE (1) STRYKER PERFORMANCE LOAD SYSTEM AND REQUIRED COMPATIBILITY KIT. HORTON TO INSTALL.
- 18) PROVIDE AND INSTALL (2) ZORO P/N G1182501 FIRE EXTINGUISHER BRACKETS.

PLEASANT PRAIRIE FIRE & RESCUE DEPARTMENT
8044 88TH AVENUE
PLEASANT PRAIRIE, WI 53158-2015
CRAIG ROEPKE, CHIEF



Selected Feature List 12079

Year: 2019
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<i>Option</i>	<i>Std</i>	<i>Oty</i>	<i>Header/Description/Data</i>	<i>Proposal Total</i>
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- EXACT LOCATIONS TO BE DETERMINED.
- 19) INSTALL CUSTOMER-SUPPLIED ANTENNA WHIPS. MOUNTS TO BE INSTALLED AT HORTON.
 - 20) PROVIDE AND INSTALL MINI-UHF MALE CONNECTIONS ON ALL (3) ANTENNA COAX.
 - 21) CONTINGENCY AMOUNT = \$3,000.00

Total Configured Cost \$233,579.00

Authorized Department Signature(s): _____



Olathe Ford Lincoln
1845 E Santa Fe, Olathe, Kansas, 660621695
Office: 913-782-0881
Fax: 913-782-9057

Customer Proposal

Prepared by:

Todd Woodhouse
Office: 913-782-0881
Email: twoodhouse@olathefleet.com

Date: 03/26/2018

Vehicle: 2019 F-550 Chassis XLT
4x4 SD Regular Cab 193" WB DRW





Standard Equipment & Specs

Dimensions

Exterior length: 278.8" * Cab to axle: 108.0" * Exterior width: 80.0" * Exterior height: 81.6" * Wheelbase: 193.0" * Front track: 74.8" * Rear track: 74.0" * Turning radius: 27.3' * Rear tire outside width: 93.9" * Min ground clearance: 8.3" * Front legroom: 43.9" * Front headroom: 40.8" * Front hiproom: 62.5" * Front shoulder room: 66.7" * Passenger volume: 64.6cu.ft. * Cargo volume: 11.6cu.ft. * Maximum cargo volume: 11.6cu.ft.

Powertrain

288hp 6.8L SOHC 30 valve V-10 engine with SMPI * Recommended fuel : regular unleaded * federal * TorqShift 6 speed automatic transmission with overdrive * Part-time * Fuel Economy Cty: N/A * Fuel Economy Highway: N/A

Suspension/Handling

Front Mono-beam non-independent suspension with anti-roll bar, HD shocks * Rear DANA M300 rigid axle leaf spring suspension with anti-roll bar, HD shocks * Firm ride Suspension * Hydraulic power-assist re-circulating ball Steering * Front and rear 19.5 x 6 argent steel wheels * LT225/70SR19.5 GBSW AS front and rear tires * Dual rear wheels

Body Exterior

2 doors * Driver and passenger power remote heated, manual folding door mirrors with turn signal indicator * Turn signal indicator in mirrors * Black door mirrors * Chrome bumpers * Trailer harness * Clearcoat paint * Front and rear 19.5 x 6 wheels * 2 front tow hook(s)

Convenience

Manual air conditioning with air filter * Cruise control with steering wheel controls * Power front windows * Driver and passenger 1-touch up * Driver and passenger 1-touch down * Remote power door locks with 2 stage unlock and illuminated entry * Manual tilt steering wheel * Manual telescopic steering wheel * Day-night rearview mirror * 911 Assist emergency SOS * Wireless phone connectivity * AppLink smart device integration * 2 1st row LCD monitors * Front cupholders * Dual visor mirrors * Driver and passenger door bins

Seats and Trim

Seating capacity of 3 * Front 40-20-40 split-bench seat * 4-way driver seat adjustment * Manual driver lumbar support * 4-way passenger seat adjustment * Centre front armrest with storage * Cloth seat upholstery * Metal-lock instrument panel insert

Entertainment Features

SiriusXM AM/FM/Satellite radio with radio data system * CD-MP3 decoder * SYNC external memory control * Steering wheel mounted radio controls * 5 speakers * Streaming audio * Fixed antenna

Lighting, Visibility and Instrumentation

Halogen aero-composite headlights * Delay-off headlights * Fully automatic headlights * Variable intermittent front windshield wipers * Deep tinted windows * Front reading lights * Tachometer * Oil pressure gauge * Compass * Outside temperature display * Trip computer * Trip odometer

Safety and Security

4-wheel ABS brakes * Brake assist * 4-wheel disc brakes * Driveline traction control * Dual front impact airbag supplemental restraint system with passenger cancel * Dual seat mounted side impact airbag supplemental restraint system * Safety Canopy System curtain 1st row overhead airbag supplemental restraint system * Remote activated perimeter/approach lighting * Power remote door locks with 2 stage unlock and panic alarm * Security system with SecuriLock immobilizer * MyKey restricted driving mode * Manually adjustable front head restraints with tilt

Dimensions

General Weights

Curb	7193 lbs.	GVWR	18000 lbs.
Front GAWR	6500 lbs.	Rear GAWR	13660 lbs.
Payload	10800 lbs.	Front curb weight	4210 lbs.
Rear curb weight	2983 lbs.	Front axle capacity	7000 lbs.

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Standard Equipment & Specs (cont'd)

Rear axle capacity	13660 lbs.	Front spring rating	6500 lbs.
Rear spring rating	13660 lbs.	Front tire/wheel capacity	7500 lbs.
Rear tire/wheel capacity	15000 lbs.		

Trailer Type

Harness	Yes	Brake controller	Yes
Trailer sway control	Yes		

General Trailering

5th-wheel towing capacity	19800 lbs.	Gooseneck towing capacity	19800 lbs.
Towing capacity	18500 lbs.	GCWR	28000 lbs.

Fuel Tank type

Capacity	40 gal.
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Off Road

Min ground clearance	8 "
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Interior cargo

Cargo volume	11.6 cu.ft.	Maximum cargo volume	11.6 cu.ft.
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Rear Frame

Height loaded	29 "	Height unloaded	34 "
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Powertrain

Engine Type

Block material	Iron	Cylinders	V-10
Head material	Aluminum	Ignition	Spark
Injection	Sequential MPI	Liters	6.8L
Orientation	Longitudinal	Recommended fuel	Regular unleaded
Valves per cylinder	3	Valvetrain	SOHC

Engine Spec

Bore	3.55"	Compression ratio	9.2:1
Displacement	415 cu.in.	Stroke	4.16"

Engine Power

Output	288 HP @ 4,000 RPM	Torque	424 ft.-lb @ 3,000 RPM
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Alternator

Type	HD	Amps	240
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Battery

Amp hours	78	Cold cranking amps	750
Run down protection	Yes	Type	HD

Transmission

Electronic control	Yes	Lock-up	Yes
Overdrive	Yes	Speed	6
Type	Automatic		

Transmission Gear Ratios

1st	3.974	2nd	2.318
3rd	1.516	4th	1.149
5th	0.858	6th	0.674
Reverse Gear ratios	3.128		

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Standard Equipment & Specs (cont'd)

Transmission Torque Converter

Stall ratio 1.90

Transmission Extras

Driver selectable mode Yes Sequential shift control SelectShift
 Oil cooler Regular duty

Drive Type

4wd type Part-time Type Four-wheel

Drive Feature

Traction control Driveline Locking hub control Manual
 Transfer case shift Manual

Drive Axle

Ratio 4.88

Exhaust

Material Stainless steel System type Single

Emissions

CARB Federal

Fuel Economy

Fuel type Gasoline

Driveability

Brakes

ABS 4-wheel ABS channels 3
 Type 4-wheel disc Vented discs Front and rear

Brake Assistance

Brake assist Yes

Suspension Control

Ride Firm

Front Suspension

Independence Mono-beam non-independent Anti-roll bar Regular

Front Spring

Type Coil Grade Regular

Front Shocks

Type HD

Rear Suspension

Independence DANA M300 rigid axle Type Leaf
 Anti-roll bar Regular

Rear Spring

Type Leaf Grade HD

Rear Shocks

Type HD

Steering

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Standard Equipment & Specs (cont'd)

Activation	Hydraulic power-assist	Type	Re-circulating ball
Steering Specs			
# of wheels	2		
Exterior			
Front Wheels			
Diameter	19.5"	Width	6.00"
Rear Wheels			
Diameter	19.5"	Width	6.00"
Dual	Yes		
Front and Rear Wheels			
Appearance	Argent	Material	Steel
Front Tires			
Aspect	70	Diameter	19.5"
Sidewalls	BSW	Speed	S
Tread	AS	Type	LT
Width	225mm	LT load rating	G
RPM	647		
Rear Tires			
Aspect	70	Diameter	19.5"
Sidewalls	BSW	Speed	S
Tread	AS	Type	LT
Width	225mm	LT load rating	G
RPM	647		
Wheels			
Front track	74.8"	Rear track	74.0"
Turning radius	27.3'	Wheelbase	193.0"
Rear tire outside width	93.9"		
Body Features			
Front license plate bracket	Yes	Front splash guards	Yes
Body material	Aluminum	Side impact beams	Yes
Front tow hook(s)	2		
Body Doors			
Door count	2		
Exterior Dimensions			
Length	278.8"	Body width	80.0"
Body height	81.6"	Cab to axle	108.0"
Axle to end of frame	47.2"	Frame section modulus	12.7cu.in.
Frame yield strength (psi)	50000.0	Frame rail width	34.2"
Front bumper to Front axle	38.3"	Cab to end of frame	155.2"
Front bumper to back of cab	123.7"		
Safety			
Airbags			
Driver front-impact	Yes	Driver side-impact	Seat mounted

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Standard Equipment & Specs (cont'd)

Overhead Safety Canopy System curtain 1st row	Passenger front-impact	Seat mounted	Cancellable
Passenger side-impact			
Seatbelt			
Height adjustable		Front	
Security			
Immobilizer		SecuriLock	Panic alarm
Restricted driving mode		MyKey	Yes
Seating			
Passenger Capacity			
Capacity		3	
Front Seats			
Split		40-20-40	Type
			Split-bench
Driver Seat			
Fore/aft		Manual	Reclining
Way direction control		4	Lumbar support
			Manual
Passenger seat			
Fore/aft		Manual	Reclining
Way direction control		4	Manual
Front Head Restraint			
Control		Manual	Type
			W/tilt
Front Armrest			
Centre		Yes	Storage
			Yes
Front Seat Trim			
Material		Cloth	Back material
			Carpet
Convenience			
AC And Heat Type			
Air conditioning		Manual	Air filter
			Yes
Audio System			
CD-MP3 decoder		CD-MP3 decoder	Radio
Radio data system		Yes	SiriusXM AM/FM/Satellite
Seek-scan		Yes	Radio grade
			Regular
			External memory control
			SYNC
Audio Speakers			
Speaker type		Regular	Speakers
			5
Audio Controls			
Speed sensitive volume		Yes	Steering wheel controls
Voice activation		Yes	Streaming audio
			Bluetooth yes
Audio Antenna			
Type		Fixed	
LCD Monitors			
1st row		2	Primary monitor size (inches)
			4.2

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Standard Equipment & Specs (cont'd)

Cruise Control

Cruise control With steering wheel controls

Convenience Features

Retained accessory power	Yes	12V DC power outlet	3
Emergency SOS	911 Assist	Wireless phone connectivity	Bluetooth
Smart device integration	App link		

Door Lock Activation

Type	Power with 2 stage unlock	Remote	Keyfob (all doors)
Integrated key/remote	Yes		

Instrumentation Type

Display

Analog

Instrumentation Gauges

Tachometer	Yes	Oil pressure	Yes
Engine temperature	Yes	Transmission fluid temp	Yes
Engine hour meter	Yes		

Instrumentation Warnings

Oil pressure	Yes	Engine temperature	Yes
Battery	Yes	Lights on	Yes
Key	Yes	Low fuel	Yes
Door ajar	Yes	Service interval	Yes
Brake fluid	Yes		

Instrumentation Displays

Clock	In-radio display	Compass	Yes
Exterior temp	Yes	Systems monitor	Yes

Instrumentation Feature

Trip computer	Yes	Trip odometer	Yes
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Steering Wheel Type

Material	Urethane	Tilting	Manual
Telescoping	Manual		

Front Side Windows

Window 1st row activation Power

Window Features

1-touch down	Driver and passenger	1-touch up	Driver and passenger
Tinted	Deep		

Front Windshield

Wiper

Variable intermittent

Rear Windshield

Window

Fixed

Interior

Driver Visor

Mirror

Yes

Passenger Visor

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Standard Equipment & Specs (cont'd)

Mirror	Yes		
<i>Rear View Mirror</i>			
Day-night	Yes		
<i>Headliner</i>			
Coverage	Full	Material	Cloth
<i>Floor Trim</i>			
Coverage	Full	Covering	Carpet
Mats	Carpet front		
<i>Trim Feature</i>			
Instrument panel insert	Metal-look	Gear shift knob	Urethane
Interior accents	Chrome		
<i>Lighting</i>			
Dome light type	Fade	Front reading	Yes
Illuminated entry	Yes	Variable IP lighting	Yes
<i>Storage</i>			
Driver door bin	Yes	Front Beverage holder(s)	Yes
Glove box	Locking	Passenger door bin	Yes
Illuminated	Yes	Instrument panel	Bin
Dashboard	Covered	1st row underseat	Locking
<i>Legroom</i>			
Front	43.9"		
<i>Headroom</i>			
Front	40.8"		
<i>Hip Room</i>			
Front	62.5"		
<i>Shoulder Room</i>			
Front	66.7"		
<i>Interior Volume</i>			
Passenger volume	64.6 cu.ft.		

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Warranty - Selected Equipment & Specs

Warranty

Basic

Distance 36000 miles Months 36 months

Powertrain

Distance 60000 miles Months 60 months

Corrosion Perforation

Distance Unlimited miles Months 60 months

Roadside Assistance

Distance 60000 miles Months 60 months

Diesel Engine

Distance 100000 miles Months 60 months

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



Warranty - Standard Equipment & Specs

Warranty

Basic

Distance 36000 miles Months 36 months

Powertrain

Distance 60000 miles Months 60 months

Corrosion Perforation

Distance Unlimited miles Months 60 months

Roadside Assistance

Distance 60000 miles Months 60 months

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Selected Options

Code	Description
Base Vehicle	
F5H	Base Vehicle Price (F5H)
Packages	
663A	<p>Order Code 663A</p> <p><i>Includes:</i></p> <ul style="list-style-type: none"> - GVWR: 18,000 lbs Payload Package - Wheels: 19.5" Argent Painted Steel Includes manual locking hubs. - Cloth 40/20/40 Split Bench Seat Includes 20% center under-seat storage, center armrest, cupholder, storage, 4-way adjustable driver/passenger headrests and driver's side manual lumbar. - Radio: AM/FM Stereo/MP3 Player Includes 5-speakers. - SYNC Communications & Entertainment System Includes enhanced voice recognition with 911 Assist, 4.2" LCD center stack screen, AppLink, 1 smart-charging USB port and steering wheel audio controls. - SiriusXM Satellite Radio Includes a 6-month prepaid subscription. Service is not available in Alaska and Hawaii. Subscriptions to all SiriusXM services are sold by SiriusXM after trial period. If you decide to continue service after your trial, the subscription plan you choose will automatically renew thereafter and you will be charged according to your chosen payment method at then-current rates. Fees and taxes apply. To cancel you must call SiriusXM at 1-866-635-2349. See SiriusXM Customer Agreement for complete terms at www.siriusxm.com. All fees and programming subject to change. Sirius, XM and all related marks and logos are trademarks of Sirius XM Radio Inc.
Powertrain	
99T	<p>Engine: 6.7L 4V OHV Power Stroke V8 Turbo Diesel B20</p> <p><i>Includes Diesel Exhaust Fluid (DEF) tank, Intelligent Oil-Life Monitor, manual push-button engine-exhaust braking and split-shaft calibration compatibility.</i></p> <p><i>Includes:</i></p> <ul style="list-style-type: none"> - Dual 78-AH 750 CCA Batteries
44W	<p>Transmission: TorqShift 6-Speed Automatic (6R140). Includes SelectShift.</p>
X4N	Limited Slip w/4.10 Axle Ratio
STDGV	GVWR: 18,000 lbs Payload Package
Wheels & Tires	
THB	<p>Tires: 225/70Rx19.5G BSW Traction</p> <p><i>Includes 4 traction tires on the rear and 2 all-season tires on the front. Optional spare is 225/70Rx19.5G BSW all-season.</i></p>
64Z	<p>Wheels: 19.5" Argent Painted Steel</p> <p><i>Includes manual locking hubs.</i></p>
512	<p>Spare Tire, Wheel & Jack</p> <p>REQUIRED in Rhode Island.</p> <p><i>Excludes carrier.</i></p> <p><i>Includes:</i></p> <ul style="list-style-type: none"> - 6-Ton Hydraulic Jack

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Selected Options (cont'd)

Code	Description
Seats & Seat Trim	
3	Cloth 40/20/40 Split Bench Seat <i>Includes 20% center under-seat storage, center armrest, cupholder, storage, 4-way adjustable driver/passenger headrests and driver's side manual lumbar.</i>
Other Options	
PAINT	Monotone Paint Application
193WB	193" Wheelbase
213	4x4 Electronic-Shift-On-The-Fly (ESOF) <i>Includes manual-locking hubs and auto rotary control on instrument panel.</i>
41H	Engine Block Heater
61J	6-Ton Hydraulic Jack
98R	Operator Commanded Regeneration (OCR)
67B	Dual Extra Heavy-Duty Alternators (Total 377-Amps)
166	Carpet Delete (LPO) <i>Replaced with black flooring.</i>
41A	Rapid-Heat Supplemental Cab Heater
585	Radio: AM/FM Stereo/MP3 Player <i>Includes 5-speakers.</i> <i>Includes:</i> - SYNC Communications & Entertainment System <i>Includes enhanced voice recognition with 911 Assist, 4.2" LCD center stack screen, AppLink, 1 smart-charging USB port and steering wheel audio controls.</i> - SiriusXM Satellite Radio <i>Includes a 6-month prepaid subscription. Service is not available in Alaska and Hawaii. Subscriptions to all SiriusXM services are sold by SiriusXM after trial period. If you decide to continue service after your trial, the subscription plan you choose will automatically renew thereafter and you will be charged according to your chosen payment method at then-current rates. Fees and taxes apply. To cancel you must call SiriusXM at 1-866-635-2349. See SiriusXM Customer Agreement for complete terms at www.siriusxm.com. All fees and programming subject to change. Sirius, XM and all related marks and logos are trademarks of Sirius XM Radio Inc.</i>
Fleet Options	
62M	Adjustable Pedals (LPO) REQUIRES valid FIN code.
47L	Ambulance Prep Pkg w/Special Emissions (LPO) REQUIRES valid FIN code.

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Selected Options (cont'd)

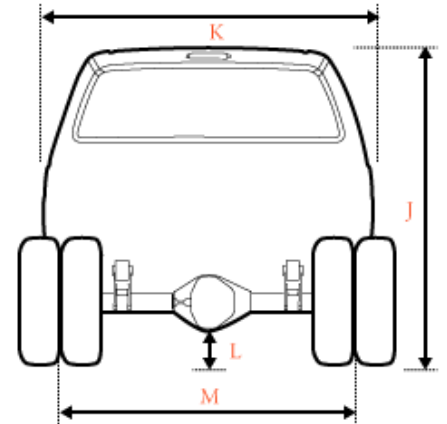
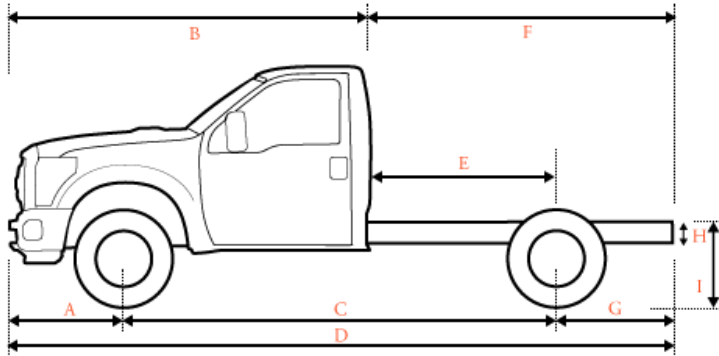
Code	Description
942	<p><i>Includes EPA Special Emergency Vehicle Emissions and 7000 lbs. max front springs/GAWR rating for configuration selected. Incomplete vehicle package - requires further manufacture and certification by a final stage manufacturer. Ford vehicles are suitable for producing ambulances with special emissions only if equipped with the Ford Ambulance Prep Package with EPA Special Emergency Vehicle Emissions. In addition, Ford urges ambulance manufacturers to follow the recommendations of the Ford Incomplete Vehicle Manual and the Ford Truck Body Builders Layout Book (and pertinent supplements). Using a Ford vehicle without the Ford Ambulance Package with EPA Special Emergency Vehicle Emissions to produce an ambulance with special emissions voids the Ford warranty. NOTE 1: Stationary Elevated Idle Control (SEIC) has been integrated into the engine control module. NOTE 2: Engine calibration significantly reduces the possibility of depower mode when in stationary PTO operation. NOTE 3: Operator commanded regen allowed down to 30% of DPF filter full, instead of 100%. NOTE 4: Must meet the definition of an Emergency Vehicle, an Ambulance or Fire Truck per 40 CFR 86.1803.01 in the Federal Register. NOTE 5: California Code of Regulations allows for the sale of federally certified emergency vehicles in California.</i></p> <p><i>Includes:</i></p> <ul style="list-style-type: none"> - Dual Extra Heavy-Duty Alternators (Total 377-Amps) - Operator Commanded Regeneration (OCR) <p>Daytime Running Lamps (DRL) (LPO)</p> <p>REQUIRES valid FIN code.</p> <p><i>The non-controllable 942 Daytime Running Lamps (DRL) replace the standard Daytime Running Lamps (DRL). Includes on/off cluster controllable.</i></p>
Emissions	
425	50-State Emissions System
Interior Colors	
3S_01	Medium Earth Gray
Primary Colors	
PQ_01	Race Red

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Performance

Performance predictions in this report represent an estimate of vehicle performance based on standard operating conditions. Variations in customer equipment, load configuration, ambient conditions, and/or operator driving techniques can cause significant variations in vehicle performance. These values are not representative of results that may be shown in actual dynamometer tests. This report should therefore be used as a guide for comparative vehicle performance.



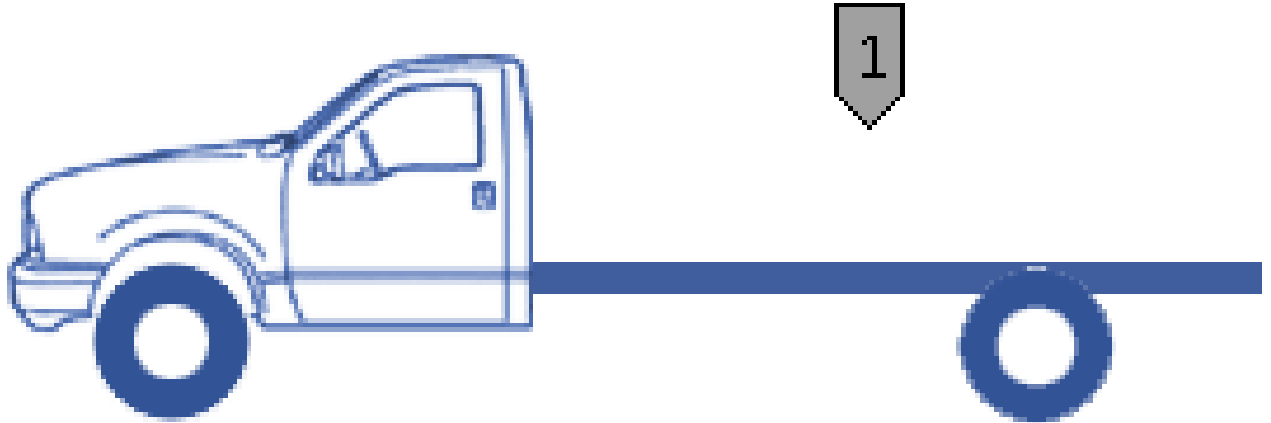
Dimensions

A	Front of Bumper to Front Axle	38.30 in.
B	Front Bumper to Back of Cab (BBC)	123.70 in.
C	Wheelbase (WB)	193.00 in.
D	Overall Length (OAL)	278.80 in.
E	Back of Cab to Rear Axle (CA)	108.00 in.
F	Back of Cab to End of Frame	155.20 in.
G	Rear Axle to End of Frame (AF)	47.20 in.
H	Frame Section Height	N/A
I	Rear Frame Height Unloaded	34.30 in.
I	Rear Frame Height Loaded	28.60 in.
J	Cab Height	81.60 in.
K	Body Width	80.00 in.
L	Maximum Ground Clearance	N/A
L	Minimum Ground Clearance	8.30 in.
M	Front Tread	74.80 in.
M	Rear Tread	74.00 in.

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Performance (cont'd)



Weight

GVW	Front Axle	Rear Axle	Totals
Chassis	4,924 lbs	3,258 lbs	8,182 lbs
Body	0 lbs	0 lbs	0 lbs
Occupants Weight	300 lbs	150 lbs	450 lbs
1 Max Payload - (Max Payload)	1,776 lbs	7,592 lbs	9,368 lbs
TOTAL	7,000 lbs	11,000 lbs	18,000 lbs

Ratings	Front Axle	Rear Axle	GVWR
GAWR	7,000 lbs	13,660 lbs	18,000 lbs
Wheels/Tires	7,500 lbs	15,000 lbs	
Suspension	7,000 lbs	13,660 lbs	
Axle	7,000 lbs	13,660 lbs	
Legal Axle Limit	0 lbs	0 lbs	

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Performance (cont'd)

Start, Grade and Speed

Start	Ratio	Desired	Calculated
Start grade capability in 1st gear	3.97	15.00 %	38.88 %
Start grade capability in reverse	3.13	15.00 %	30.60 %
Grade	Ratio	Desired	Calculated
Maximum grade in 4th gear	1.15	3.00 %	11.83 %
Maximum grade in 5th gear	0.86	3.00 %	8.84 %
Maximum grade in 6th gear	0.67	3.00 %	6.94 %
Speed		Desired	Calculated
Top Speed (level grade)		75 mph	105 mph
<i>To meet your requirement you need a maximum axle ratio of 5.74</i>			
Top Speed on 3.0% grade		55 mph	
<i>To meet your requirement you need a maximum of 115 hp</i>			
Cruise Speed		60 mph	77 mph
Engine RPM at desired cruise speed			1,782 rpm

Variables in Use

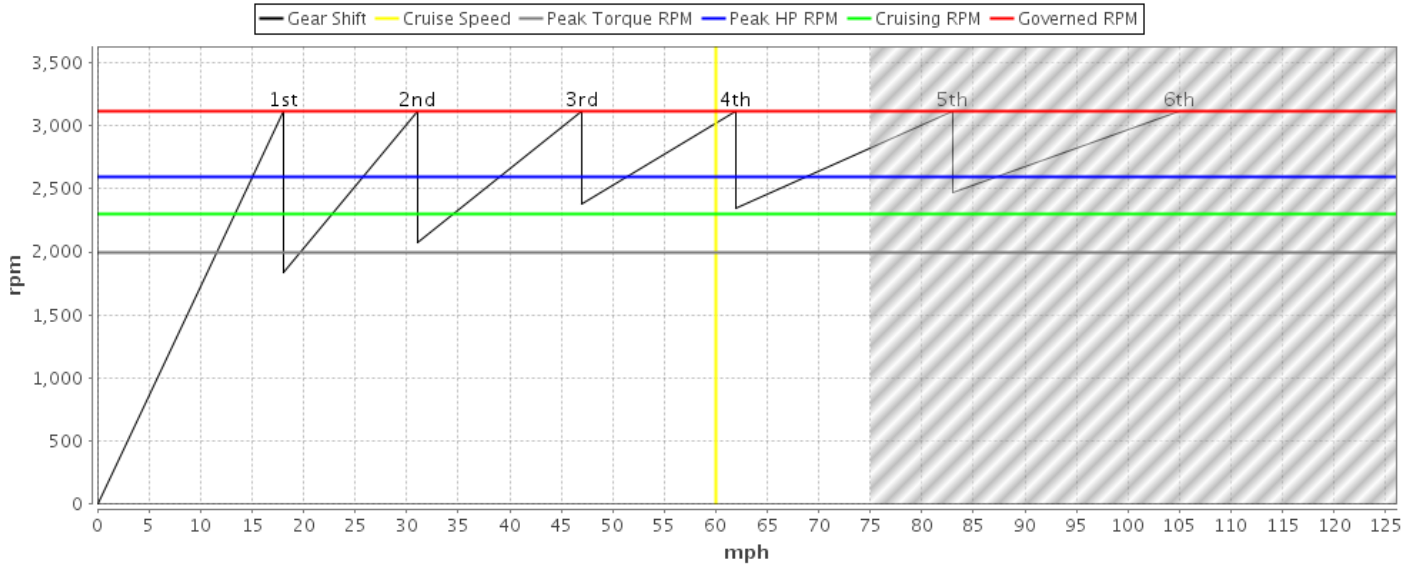
Rear axle ratio:	4.10/4.10	Governed RPM:	3,120 rpm
Tire size:	225/70R19.5 (645 rev/mile)	Frontal Area:	40.33 Sq.Ft.
Gross Vehicle Weight (GVW):	18,000 lbs	Cruising RPM:	2,300 rpm
Clutch engagement torque:	375 ft.lbs.	Worst road surface:	Typical Highway
Torque conversion ratio:	1.90	Final Drive Ratio:	0.67
Peak engine torque:	750 ft.lbs.	Drag Coefficient:	0.80
Engine Power:	330 hp @ 2,600 rpm		

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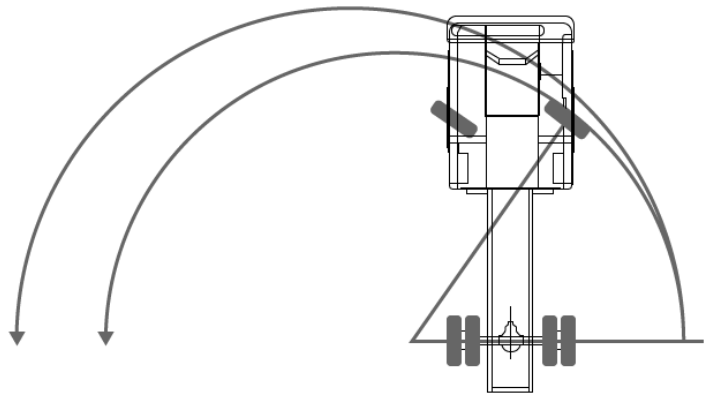
Performance (cont'd)

Shift Chart

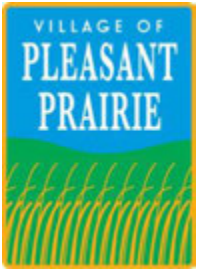


Turning Radius

Turning Radius 27.25 ft



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To: Thomas Shircel, Interim Village Administrator and Members of the Village Board
From: John Steinbrink Jr., Director of Public Works
Subject: Draw Request No. 8 Fountain Ridge LLC
Date: April 16, 2018

The Village has conducted a review of the draw request for Public Improvements in Fountain Ridge and recommends approval based on consideration of the following:

- Current posted security and estimated costs of work remaining
- Work Completed to date and conformance to plans and specifications
- Inspection reports/Engineer's report and field visits by Village of Pleasant Prairie staff

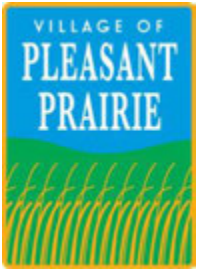
Village Construction Inspection staff has reviewed the request and based on recent inspection of the site and the construction observation reports, I am recommending payment as follows:

Current Balance of Letter of Credit:	\$317,555.59
Less Retainage (10%):	\$121,291.99
Less Bain Station Sidewalk:	\$54,099.13

Net Disbursement:	\$142,164.47
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Based on the review of the criteria, the proposed improvements meet the requirements of the Village and a draw request is warranted.

Village staff recommends the release of draw request No. 8 to Chicago Title via the Funds Release Authorization Form for disbursement of funds to Fountain Ridge, LLC.



April 16, 2018

Chicago Title
Attn: Robert Thomson
20825 Swenson Drive, Suite 200
Waukesha, WI 53186

Funds Release Authorization Form

Re: Draw Request No. 8 for 90th Avenue and 83rd Street-Fountain Ridge Public Improvements

Applicant: Fountain Ridge, LLC

Dear Mr. Thomson:

On April 16, 2018 the Village Board authorized draw request No. 8 for the 90th Avenue and 83rd Street Utility and Street Construction Project, also known as Fountain Ridge – Public Improvements, in the amount of \$142,164.47. The Disbursement Request is approved and the funds can be disbursed in accordance with the request.

Sincerely,

Thomas Shircel
Interim Village Administrator



MEMORANDUM

TO: John Steinbrink, Village President, and Board of Trustees
FROM: Jane C. Snell, Village Clerk
DATE: April 9, 2018
RE: Kwik Trip #975 - Liquor License Agent Change

Kwik Trip has submitted a request to change the agent who holds the Class "A" Fermented Malt Beverage and "Class A" Intoxicating Liquor License – Cider Only for the Kwik Trip located at 8800 75th Street. The previous agent is no longer an employee at this establishment. The corporation has requested Joseph B. Metz be appointed as the successor agent. The requirements have been satisfied in submitting this request, and Chief Smetana has completed and approved the police check with respect to Mr. Metz.

I recommend approval of Joseph B. Metz as successor agent for the Kwik Trip #975.

**VILLAGE OF PLEASANT PRAIRIE
RESOLUTION #18-11
DESIGNATING THE WEEK OF
APRIL 15 – 21, 2018 AS WISCONSIN
MUNICIPAL TREASURERS APPRECIATION WEEK**

WHEREAS, the office of the municipal treasurer is a time honored and vital part of local government that impacts the day-to-day life of citizens of the Village of Pleasant Prairie; and

WHEREAS, the municipal treasurer provides the necessary financial information to the Village of Pleasant Prairie governing body, and

WHEREAS, the municipal treasurer administers the procedure and keeps the financial records that allow the Village of Pleasant Prairie's governing body to carry out their public function efficiently and confidently; and

WHEREAS, the municipal treasurer is the official custodian responsible for proper management and investment of public funds and collect property taxes; and

WHEREAS, the municipal treasurer continually strive to improve the administration of the responsibilities of the office of the municipal treasurer through participation in education programs, seminars, workshops, and conferences;

NOW, THEREFORE, BE IT RESOLVED that the Village of Pleasant Prairie hereby proclaims the week of April 15 – 21, 2018 as **MUNICIPAL TREASURERS APPRECIATION WEEK** in the Village of Pleasant Prairie.

Adopted this 16th day of April, 2018.

VILLAGE OF PLEASANT PRAIRIE

John Steinbrink
Village President

ATTEST:

Jane C. Snell
Village Clerk

Posted: _____

MEMORANDUM

To: Village Board of Trustees
From: John P. Steinbrink Sr.
Village President
Date: April 12, 2018
Re: Commission Appointments

I recommend the following appointments to the committees for the terms listed below:

Plan Commission

*Michael J. Serpe (Chairman)	Term – May 1, 2020
Mike Pollocoff	Term – May 1, 2019
Debra Skarda	Term – May 1, 2021
James Bandura	Term – May 1, 2021
John Skalbeck (Alternate #1)	Term – May 1, 2019
Brock Williamson (Alternate #2)	Term – May 1, 2019

* Michael J. Serpe replaces Tom Terwall as Chairman

Park Commission

Kris Keckler	Term – May 1, 2020
Dave Klimisch	Term – May 1, 2020
Dan Klemack	Term – May 1, 2020
Cindy Schwab	Term – May 1, 2020
Jim Bandura (Alternate #1)	Term – May 1, 2019

Board of Review

Lena Schlater	Term – May 1, 2023
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Police & Fire Commission

Roger Mayer	Term – May 1, 2023
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