

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39th AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
MARCH 12, 2012**

AGENDA

1. Call to Order.
2. Roll Call.
3. Correspondence.
4. Consider the Minutes of the January 30, 2012 Plan Commission meeting.
5. Citizen Comments.
6. New Business.
 - A. **PUBLIC HEARING AND CONSIDERATION OF A ZONING TEXT AMENDMENT** for the request of Michael Warwick of American Transmission Company to create Section 420-128 F (9) to specifically list transmission lines (electric power or natural gas) as a Conditional Use within the C-1, Lowland Resource Conservancy District.
 - B. **PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT** for the request of Michael Warwick of American Transmission Company to correct and rezone the field delineated wetlands into the C-1, Lowland Resource Conservancy District and the non-wetlands into the M-4, Power Generating District.
 - C. **PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT INCLUDING SITE AND OPERATIONAL PLANS** for the request of Michael Warwick of American Transmission Company for the proposed Pleasant Prairie switchyard project including the expansion of an existing electrical switchyard that will involve filling and grading, installation of storm drainage features, construction of a detention pond, relocation of the microwave communication facility and installation of several steel monopole structures that will route transmission lines into and out of the expanded switchyard located west of the main We Energies Pleasant Prairie Power Plant property located at 8000 95th Street.
 - D. **PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT INCLUDING SITE AND OPERATIONAL PLANS** for the request of Ken Schlager or HierComm, Inc. for the co-location of antennas and supporting electronics modules on the existing tower located at 1105 104th Street as part of the broadband wireless public safety communications network being installed throughout Kenosha County.
 - E. **PUBLIC HEARING AND CONSIDERATION OF RESOLUTION #12-05 FOR A COMPREHENSIVE PLAN AMENDMENT** to correct errors on the 2035 Land Use Plan Map 9.9 that incorrectly shows all or portions of the following parcels within the "Other Transportation, Communications and Utilities" land use designation. The parcels should be correctly shown in the "Primary Environmental Corridor" land use designation. The parcels include Tax Parcel Numbers: 93-4-123-292-0425; 93-4-123-292-0430; 93-4-123-292-0435; 93-4-123-292-0440; 93-4-123-292-0445; 93-4-123-301-0195; 93-4-123-

301-0200; 93-4-123-301-0205; 93-4-123-301-0210; and 93-4-123-301-0240. In addition, Appendix 10-3 entitled "Amendments to the 2035 Land Use Plan Map 9.9 is proposed to be updated to reference said changes.

- F. **PUBLIC HEARING AND CONSIDERATION OF SEVERAL ZONING MAP AMENDMENTS** for properties located within the Carol Beach/Chiwaukee Prairie area south of approximately 80th Street, east of Sheridan Road north of 128th Street and west of Lake Michigan that have been acquired in 2010-2011 by the Wisconsin Department of Natural Resources, The Nature Conservancy of Wisconsin, Kenosha County or the Village of Pleasant Prairie. The following Tax Parcel Numbers are being rezoned into the C-3, Natural and Scientific Area Resource Conservancy District: 93-4-123-292-0445; 93-4-123-292-0560; 93-4-123-292-0555; 93-4-123-301-0040; 93-4-123-322-0238; 93-4-123-322-1160; and 93-4-123-323-0980. The following Tax Parcel Numbers are being rezoned into the PR-1, Park-Recreational District: 93-4-123-292-0391 (portion of). The following Tax Parcel Numbers are being rezoned into or C-1 Lowland Resource Conservancy District: 93-4-123-194-0990.
- G. Consider the request of Karen Skowronski, to install **street lights** at the intersection of Old Green Bay Road and 85th Street.

7. Adjourn.

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

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

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VILLAGE HALL AUDITORIUM
9915 39TH AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
January 30, 2012**

A regular meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on January 30, 2012. Those in attendance were Donald Hackbarth, Wayne Koessl; Andrea Rode (Alternate #2); John Braig; Jim Bandura; Larry Zarletti; and Judy Juliana (Alternate #1). Thomas Terwall and Michael Serpe were excused. Also in attendance were Michael Pollocoff, Village Administrator; Jean Werbie-Harris, Community Development Director; Peggy Herrick, Assistant Zoning Administrator and Tom Shircel, Assistant Village Administrator.

- 1. CALL TO ORDER.**
- 2. ROLL CALL.**
- 3. CORRESPONDENCE.**

Jean Werbie-Harris:

We do have one piece of correspondence this evening. It's the letter that we received from the Public Service Commission of Wisconsin dated January 20, 2012. And this correspondence has to do with the application by the American Transmission Company to construct a new 5.8 mile 345 kV transmission line from the existing Pleasant Prairie switch yard in Pleasant Prairie down to the existing Zion Energy Center in the City of Zion in Lake County, Illinois.

The correspondence briefly talks about the proposed project, and it also indicates that there's going to be a public hearing on this matter held by the Public Service Commission where ATC is going to make their presentation and information on February 23rd. But under citizen comments tonight, I had asked someone from ATC to come to the Plan Commission and to just make a five minute presentation to you so that you have a little bit of a briefing before it goes before the Public Service Commission on the 23rd.

Don Hackbarth:

Very good. Is the representative here?

Jean Werbie-Harris:

But we should do that under citizen comments.

- 4. CONSIDER THE MINUTES OF THE JANUARY 9, 2012 PLAN COMMISSION MEETING.**

John Braig:

Move approval as presented.

Wayne Koessl:

Second.

Don Hackbarth:

SO MOVED BY JOHN BRAIG AND SECONDED BY WAYNE KOESSL. ALL IN FAVOR SAY AYE.

Voices:

Aye.

Don Hackbarth:

So moved.

5. CITIZEN COMMENTS

Neil Palmer:

Good evening Mr. Chairman and members of the Commission. My name is Neil Palmer. I'm with American Transmission Company. Thank you for the opportunity. Ms. Werbie has distributed to you a little bit better copy of the map than came with your letter. The project as described is to make a new electric transmission connection between the substation that exists right now to the west side of the Pleasant Prairie Plan with Design and Energy Center which is about a mile and a half south of the State border.

As is normal with the regulatory process in Wisconsin, you analyze multiple options to build a new facility, select at least one primary and one alternate. In this case the two routes you see depicted, principal routes, are the kind of gold colored one which is immediately adjacent to the east side of Union Pacific Rail Line running straight down into the Calpine Facility which is, again, adjacent to the rail line. And the second alternate corridor follows Highway 31 to about ML and then goes westerly and comes on the back side of property lines.

I do want to note before I have the opportunity to answer any questions what ATC would be – assuming the project were approved, it's a 90 foot corridor that ATC would be proposing to acquire beneficially from all landowners in which an easement to construct the new facilities. In the filed application we have indicated the rail line as a preferred route which I'm sure as you know that the Village has intervened in the application and has also indicated a strong preference for the rail line versus the highway line.

All else I can offer is on the Illinois side of the border the ICC has concluded their hearings. The Judge is currently reviewing the proposed finding which is the way they do it there, in which case

the ICC staff and all the witnesses also indicates a preference for the rail line route versus the route coming through the center. I'm happy to answer any questions.

Don Hackbarth:

Before we continue I need your name and address.

Neil Palmer:

Neil, N-E-I-L, Palmer, P-A-L-M-E-R, American Transmission Company.

Don Hackbarth:

Okay, thank you.

Wayne Koessl:

Mr. Palmer, I think Kenosha County has endorsed the rail route.

Neil Palmer:

Yes, they have. The County Executive has submitted a letter to the Public Service Commission of Wisconsin both supporting the project and specifically endorsing the route which the Village prefers.

Don Hackbarth:

I think that's more suitable considering a 90 foot corridor. I think that's a much smoother way to put it adjacent to the railroad tracks. I'd prefer that, too.

Neil Palmer:

I would just encourage any of you if you have time to attend the public hearing and ask and receive any answers to questions you might have.

Jim Bandura:

I've got one. You show an alternate one and alternate two. Is that included in your preferred route as alternate one?

Neil Palmer:

Basically what it is is that little segment that you see way down at Zion. There's two ways to get into the substation at Zion. Our preferred one is to stay entirely on what is depicted in gold. But it's theoretically possible to make that – to stay on the blue part and [inaudible]. It's just not as desirable. It's more expensive and it's a little more difficult.

Jim Bandura:

So the blue would be more expensive?

Neil Palmer:

Yes, sir.

Jim Bandura:

As indicated.

Neil Palmer:

And that's just because you really can't see it here, but there's quite a bit of transmission between the Zion Energy Center and the Zion Substation below it, and you'd have to relocate it and go over the top of some, and it's a lot more complicated than just going around the station.

John Braig:

What is the proposed in service date?

Neil Palmer:

Well, it's not, you know – the hard date is before the summer peak in 2013. If all goes well we would hope to get through the PSC hearings in the next few months, get an order by spring and actually be in the ground as soon as winter. We might do some work in the summer, but it's an assumed all winter construction to minimize any kind of impact. As you all know there's a fair amount of wet ground in here. And while you can work it with mats, it's a lot easier and faster and cheaper to do it without mats. So by 2013 in spring we'd be in service.

John Braig:

Thank you.

Neil Palmer:

Thank you very much. And your staff obviously knows how to contact me. If you have any followup questions give me a call. Thank you very much.

Don Hackbarth:

Thank you. We'll continue on with citizens' comments. If there's something that's not on the agenda that you want to address tonight now is the time to do it. But if there's something that you're going to speak to that is on this agenda tonight wait and hold off until that time. So anybody with citizens' comments? Citizens' comments? Citizens' comments? We'll close that.

6. NEW BUSINESS

- A. PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #12-04 FOR A COMPREHENSIVE PLAN AMENDMENT to amend a portion of the Barnes Creek Neighborhood Plan, a component of the Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan, pursuant to Chapter 390 of the Village Code of Ordinances for the proposed development of a 46-unit, affordable, independent senior-only apartment complex proposed for the southeast corner of 91st Street and 22nd Avenue.**

Jean Werbie-Harris:

Acting Chairman, I would like to have Items B and C brought up at the same time, and we'll hold public hearings on all of them at the same time.

John Braig:

So moved.

Wayne Koessler:

I'll second that also.

Don Hackbarth:

MOTION BY JOHN BRAIG AND A SECOND BY WAYNE KOESSL TO HAVE ITEMS B & C BROUGHT UP AT THE SAME TIME. ALL IN FAVOR SAY AYE.

Voices:

Aye.

Don Hackbarth:

Approved.

- B. PUBLIC HEARING AND CONSIDERATION OF A CONCEPTUAL PLAN for the request of Jonah Hetland, agent for BFU II LLC, owner of the property located at the southeast corner of 91st Street and 22nd Avenue for a 46-unit affordable, independent senior-only apartment complex.**

- C. PUBLIC HEARING AND CONSIDERATION OF A ZONING TEXT AND MAP AMENDMENTS for the request of Jonah Hetland, agent for BFU II LLC, owner of the property located at the southeast corner of 91st Street and 22nd Avenue to amend the zoning map to remove the Planned Unit Development Overlay (PUD) District from the property and to delete the Springbrook Place Condominium PUD in Chapter 420, Appendix C of Village Zoning Ordinance as a result of the proposed senior housing development.**

Jean Werbie-Harris:

As part of the public hearing this evening, Items A through C are related and will be discussed at the same time. However, separate action by the Plan Commission is required. The petitioner is requesting the Village to amend the Village 2035 Comprehensive Plan to approve a conceptual plan and to approve zoning text and map amendments for the proposed redevelopment of the property located at the southeast corner of 22nd Avenue and 91st Street with a 46 unit affordable independent senior apartment complex.

As part of some background information, in December of 2007 the Village approved a final condominium plat for the Springbrook Place Condominium development. That was four 7-unit buildings, and the developer entered a development agreement and submitted an irrevocable letter of credit for public and private improvements on the site. In addition, a developer-funded Tax Increment District, TID 4, was created in order to assist the developer in the repayment of the remediation costs associated with the site. Under the TID the Village agreed to reimburse the developer for certain eligible costs incurred by the developer in connection with the demolition of the existing dilapidated structure and the remediation of contaminated soils as an incentive to the developer to redevelop the property in accordance with the approved TID project plan.

The Village believes that unless the Village had provided the financial incentive to the developer, the developer would not have undertaken the remediation and the redevelopment of the property. Since the TID was created, the developer has demolished the existing structure, remediated the known soil contamination and has monitored the ground water. The developer still contemplates developing the property.

In 2007 a final condominium plat was approved by the Village, and the developer entered into a development agreement with the Village. Since 2007, however, the general decline in the housing and condominium market has made the construction schedule for the proposed condominium building economically unrealistic, and the developer has requested several time extensions through TID development agreement amendments related to the condominium development construction time frame.

On August 16, 2010, the Board approved the third amendment to the development agreement relating to the extension of time to start the project. The developer vacated the Springbrook Place Condominium plat but reserved the right to bring it back with a preliminary plat at a future date. The Village Board granted the developer's request for the TID to remain in place as long as the developer took the necessary steps to comply with the conditions to fill in the storm water basins to spread the large stockpile of topsoil on the site or remove it and to stabilize the site. When that work was all completed the Village then released the letter of credit for the development.

The developer indicated that he did not intend to develop the property until the market conditions improved. However, in order to fulfill his commitment to the redevelopment of the property, he requested and the Village Board approved a preliminary condominium again for the Springbrook Place Condominium which was identical to the previous plat pursuant to the Village Board Resolution 10-34. The approval is considered valid for three years or until September 20, 2013. Within those three years if the developer proceeds, the final condominium plat would need to be filed, considered, approved and recorded at the Kenosha County Register of Deeds office.

The Board believed that the redevelopment of the property pursuant to the referenced development agreement and the amendments was in the best interest of the Village and its residents. It would enhance the value of other properties, it would promote the orderly development of the property in accordance with the Comprehensive Plan. It would remove blighted and contaminated property in the Village, and it was in accordance with public purposes and conditions and local laws and requirements under the TID project plan.

Things have been modified again by the developer knowing that the market has not changed since this preliminary plat was reapproved, and they are approaching the Village this evening with a modified concept to develop the property. And that project this evening is a senior housing project. So the first thing I'd like to talk about is the conceptual plan for the senior housing project.

At this time the developer is proposing to develop a two story building with 46 units of affordable, independent senior apartments on the 3.2 acre property located at the southeast corner of 91st Street and 22nd Avenue. The apartments will be leased to seniors who are 55 years of age or older. The buildings will have an elevator to service the two story facility and 46 underground parking spaces, one space for each unit and 30 surface parking spaces including two handicapped accessible parking spaces. The unit mix will include 18 two-bedroom units ranging in size from 1,024 square feet to 1,032 square feet, and 28 one-bedroom units ranging in size from 679 square feet to 696 square feet. Storage units are provided for each of the units in a portion of the underground parking area.

The first floor includes a vestibule and an elevator, two offices, a mail room, a sitting or gathering area and approximately 700 square feet of community area which is open to the second floor. The second floor includes a small exercise room adjacent to the elevator. Pursuant to the Village ordinance, the minimum number of parking spaces for senior housing is one space per two bedrooms. The development will have 64 bedrooms, therefore 32 parking spaces plus the required handicapped accessible spaces are required. The development of the 3.2 net acre property with 46 units of affordable independent senior apartment units will provide a net density of 14.4 units per acre.

A total of 2.1 acres or 66 percent of the site will remain as open space. The open space will be located in the north end of the site where there will be a storm water basin, and that will either be at the northwest or the northeast corners of the site adjacent to 91st Street. And then there's also a woodland area along the southern portion of the site that will remain as a wooded area within a dedicated woodland preservation access and maintenance easement. There are no wetlands and no 100 reoccurrence interval floodplain on the site.

Approximately .16 acre of the land was already dedicated for the future widening of 22nd Avenue by a previous certified survey map 2616, so no additional right of way is intended to be dedicated by the developer. Some easements that were originally dedicated by the first CSM will need to be vacated, and some new storm water, utility and other easements will need to be dedicated on the new CSM. Public sanitary sewer and water is provided within 91st Street adjacent to the site. Public sewer is also located within 22nd Avenue adjacent to the site.

The public water and sewer mains that were proposed to be extended in easements through the center of the development as part of the condominium project will no longer be installed, and

these easements will be vacated as part of the new CSM. In addition, the water lateral that was to be provided directly through the center of the site to the Mullins' property will be provided instead from 22nd Avenue. The developer will be required to install a municipal water main within the 22nd Avenue right of way adjacent to their property which extends to the southern limits of the property. The Village is proposing to install municipal water from that point in 22nd Avenue and continuing in Springbrook Road to loop the water main as part of a Village project. Water laterals will be provided from 22nd Avenue and Springbrook Road water main to abutting properties including to the Mullins' property. The developer will be requesting a right of recovery for 10 years to recover a portion of the costs associated with the installation of water main within 22nd Avenue adjacent to their property which benefits the adjacent landowners on the west side of 22nd Avenue.

Pending approval of the conceptual plan, the developer will be submitting to the Wisconsin Housing and Economic Development Authority, referred to as WHEDA, for tax credits. To the extent consistent with the applicable laws of the State of Wisconsin and the United States concerning fair housing, the development shall be age restricted to individuals who are 55 years of age and older. In addition, a majority of the units within the building shall be income restricted for a period of 15 years commencing on the date that the facility is put into service. Subsequent to the foregoing time period, the developer at its option may charge market rents for any or all of the units within the building. The developer has agreed to place a written commitment or restrictive covenant on the project that the project will remain as housing for seniors after the WHEDA tax credits are paid off in 15 years. So he's intending to restrict it as a senior project for the first 15 years per WHEDA, and then an additional 15 years or for 30 years.

The monies raised via the sale of the tax credits will be used as equity for the development. In addition to the tax credit equity, the developer will also be seeking a traditional construction and permanent loan to finance the balance of the project costs. In exchange for the tax credits, the developer agrees to lease 90 percent of the units to seniors making at or below 60 percent of the median county income. It is projected that the monthly rental rates will range from \$475 to \$695 per month for the one bedroom units, and \$550 to \$975 per month for two bedroom units.

The next item on the agenda is the comprehensive plan amendment. The proposed development is located within the northern portion of the Barnes Creek neighborhood. This neighborhood is bounded by 89th and 91st Street on the north, Sheridan Road on the east, Highway 165 on the south and 30th Avenue on the west. The 2035 Land Use Plan indicates that this property is located within a lower medium residential land use designation. Neighborhood plans are a component of the Village's comprehensive plan, and they're essential for our orderly growth of our community because they establish a framework as to how development should occur if and when it does occur.

On September 10, 2007, the Plan Commission had approved a neighborhood plan for this property to be redeveloped for condominium buildings. At this time the developer is requesting to amend the Barnes Creek Neighborhood Plan to develop the property with, again, that 46 unit affordable independent senior only apartment building on the property.

The next item that we're talking about with respect to this project is zoning text and map amendments. The current zoning of the property is R-11 (PUD), Multiple Family Residential District with a Planned Unit Development Overlay District. A portion of the property is located

within a shoreland boundary which is a tributary to Barnes Creek. The existing PUD Ordinances 08-08 and 08-27 that amended the legal description for the Springbrook Place Condominium are proposed to be deleted, and the property is proposed to be solely rezoned back into the R-11.

At the time that the final plans are submitted, a specific PUD ordinance will be written with this development, and the property will be rezoned with the new PUD overlay. Again, developing a PUD will allow for some flexibility with some of the requirements of a zoning ordinance provided that there's a defined benefit to the community. The following modifications from the zoning ordinance are being proposed and would be included in the PUD: One is to increase the number of apartment units allowed per building from 24 to 46 for th senior only living. Two, to increase the net density in the R-11 from 9.6 to 14.4 dwelling units per net acre for the senior apartments. To allow for one bedroom units to be reduced from a minimum of 700 square feet in size to 679 square feet per unit. And to allow the overhead garage door for the underground parking to face 22nd Avenue. Again, we can address some of that with respect to the landscaping and the grades on the site.

In consideration of these modifications to the zoning ordinance, the following would be required. First, the units would be restricted for seniors 55 years of age and over. The developer has agreed to place a written commitment or restrictive covenant that the senior independent apartment building will remain as housing for seniors after the WHEDA tax credits are paid off in 15 years. And this would be for an additional 15 years or a total of 30 years that this restriction would be placed on the property. Second, a minimum of one parking space per unit will need to be provided in an enclosed garage attached to the building, and 46 underground parking spaces are being provided. Third, additional enclosed storage shall be provided for each unit, and the storage units are proposed to be within the underground parking area.

Next, the exterior of the building materials and the design shall be a combination of brick and cement board as shown on the drawings. Next, there's no C-2 Upland Resource Conservancy zoning on the property, but they have agreed that the woodlands that are on the site would be placed within a dedicated woodland preservation and protection access and maintenance easement for their protection. Next, the storm water basin on the site will be a wet basin, and it will be located within a dedicated storm water retention basin access and maintenance easement.

And, finally, this new PUD would only be drafted after the final plans have been submitted to the Village. It would need to be considered by the Plan Commission and the Village Board at the time that the final plans have been approved by staff and then submitted to the Village Board that would require a public hearing before the Plan Commission for the PUD zoning text and the map amendments.

And the last two items there would need to be an amendment to the TID #4 development agreement. Amendments to the TID project plan and the TID development agreement will be required to be approved by the Village Board and the Joint Review Board prior to work commencing on the site. And then, finally, with respect to the fiscal review it's recommended by staff that in addition to the impact fees due at the time of the building permit the developer would need to agree to a cost sharing agreement to donate some additional funds per housing unit as a cost sharing contribution for each of the residential units within the development to address current shortfalls and funding fees collected for police, fire, EMS and public works.

With that I'd like to continue the public hearing. And the developer representatives are here so possibly they'd like to add to that presentation.

Don Hackbarth:

The developer representation? Please give your name and address.

S.R. Mills:

S.R. Mills, Bear Development 4011 80th Street, Kenosha, Wisconsin. Thank you for the time and, Jean, thank you for the detailed description of the development. I'll try not to recap any of the highlighted points thus far, but as was explained this is part of the process that we were looking to go through here is to fund the development via the sale of WHEDA tax credits as well as through traditional debt and some traditional equity.

It's a 46-unit senior apartment complex, 48 underground parking stalls, storage bins, the amenities that were mentioned as discussed. A component, approximately 89 percent would be affordable actually for a full 30 years. We have certain affordability regulations according to the State for an initial 15 years, and then we sign into an additional 15 with the State, so it would be affordable for 30 years. What we've found is when we're talking th affordable regulations as it deals with seniors, many of the seniors are on fixed incomes, and there's a very large percentage of the population that does meet the criteria based on affordability. We have a market study that we actually got back last week from Baker Tilly, and there's a significant need. We feel very confident that we will successfully lease the units, and it will be a nice product and fit well within the community.

I'm certainly here to answer any additional questions. I guess I do have some thoughts pertaining to the cost sharing agreement as well as a question about the brick and some of the regulations within the document. I don't know if now is an appropriate time to bring those up or not.

Don Hackbarth:

Jean?

Jean Werbie-Harris:

We should continue the public hearing to see if there's other specific questions, and then they can come back up and we could talk about those.

S.R. Mills:

Thank you.

Don Hackbarth:

Citizens' comments? This is an open hearing. Anybody else wishing to speak? Again, give us your name and address.

Virginia Mullins:

I'm Virginia Mullins. I'm at 9145 22nd Avenue, so our property borders the south of the proposed project. I have a number of questions that I have concern the management of the property. One question I have is there going to be basically an onsite property management? If so, someone that's there 24 hours so if there are some issues I don't have to spend weeks trying to track the owner down.

Another question I have is what the policy is going to be of the complex regarding pets. Another concern I have is that there's a number of people that are being moved into this area. I'd like to hear what the develop group what their plans are in terms of dealing with the additional noise and litter. And I also have a number of concerns about all these people there, what's to stop them from coming into my yard because there's nothing there to stop them.

Additionally, with the increase in cars, is there any plans to put traffic control at the intersection? Also, the underground parking when we were looking for senior apartments for my parents we ran into the situation with the underground parking. It's really nice, but the door going up and down to get into it is really noisy. So that's a concern that I have. And based on where the entrance to the underground parking is, I think it's more of a concern for Walter who is going to have this door right up next to his house.

In the general area there, there's a lot of apartments already all in a very small area. So when you go down on 22nd just they're all apartments, and a lot of them are already low income housing. There's also the additional senior complexes that are here in Kenosha, they have vacancies, so I'm kind of interested in how this group plans on getting people to come to rent their units as opposed to some of like on Prairie Villa and St. Catherine's Commons. I'm well aware of the amenities and the features that both of those have since I've been through senior apartment searching rather recently. So I'd like to understand why this plan, this complex is going to offer people more than what the other complexes offer.

And I'd like to talk a little bit more about the water lines so that I'm really clear on this, because I need to be ready for that if this moves forward. I mean we can talk through it here – if you can run through this for me one more time when the time is right tonight we'd appreciate that. Also, because this area tends to be wet and we have a lot of the blacktop going on, where right now it's soil. So I have some concerns about what blacktopping or putting any type of paving material in the parking area is going to do for the water runoff. Specifically I don't want it going into my yard.

And, again, what happens if this unit is ever sold? I mean is the new buyer are they obligated to honor the covenants that were made by this development group? So do I need to be concerned about having low income housing moving right next door to me? Historically it's been that when apartments go into a residential area it does bring down the property values of the surrounding homes, and it does present people additional challenges should they want to sell those properties. So, again, that's a consideration for all of us in the area. Those are all my questions.

Don Hackbarth:

Do you want to address it now, or should we continue with the public hearing?

Jean Werbie-Harris:

No, I think that we could bring the developer up. I saw S.R. taking a lot of notes, and I took notes on the different questions, and maybe he can start by addressing some of those and then we can answer others.

S.R. Mills:

Sure, I'd be happy to. Hopefully I took good notes here. But in order as I heard them, the first question about management and what's the typical management process and how is that dealt with. There will always be somebody there. We have a staffed office during the day. That person probably won't be living on site. What we usually do is we have some sort of onsite manager to deal with more of the trivial items, but it is always staffed for 24-hour access for emergencies. So we do have emergency access if there's something that happens. If the door into the garage keeps going up and down and we have to get that stopped, we would have people that would come and handle those types of items.

Don Hackbarth:

Address her concern, too, because she was saying that what happens if she has an issue and she has to find somebody to address that.

S.R. Mills:

Yes, most certainly. We have onsite staff there, so there will be staffed hours so at any point in time you can come in and speak with them. We also have offices down the road, so certainly as the owner of the building and by the way this would be financed, we will certainly be the owners of the building for at least 16 years. You never know what's going to happen 16 years from now if we would choose to sell or to keep it, but for 16 years we're the owners for sure. Again, it's 46 units, it's not 246 units, so you don't have the same amount of staff. It will be a shared staff, but there will always be access and you'll always be able to find somebody. From the same point that we look to lease the unit just as if you were a prospective tenant it would be the same number and the same people you would deal with.

From a pet policy, a pet policy with senior buildings is a little different, but typically it's, again, two pets potentially, usually a cat and a dog and not two dogs. There's weight limits. Because it's 46 units in one building we are very conscientious of the fact that we can't have large dogs or loud dogs or any major problems in that regard. So we're probably more sensitive to that than anybody just because we have to have happy tenants to keep our tenants.

Plans for if there's additional noise or litter, I do think that this use as a 46-unit senior building is significantly less intense than condos. Condos you have families, you have multiple people. So from a traffic standpoint I don't have the exact traffic study as to what that is, but it will not be as intense, there will not be as many daily trips. I am sensitive to the garage door. I think that's something we need to pay attention to. I hadn't heard that before. So we'll make sure we go with the right manufacturer and we don't have a problem in that regard.

Jean Werbie-Harris:

And it's also located on the very far west side right and Mr. Jabs [phonetic] lives up here and Mullins live here. So it's one garage door at this location. It's not even multiple. It's at the west end.

[Inaudible Audience Comments]

Jean Werbie-Harris:

No.

S.R. Mills:

And that too, is an example of something that we're going to have to be very sensitive about to make sure that it's not loud and obtrusive. The people living right upstairs are going to have the biggest issue with it if it is. So we're going to make sure that that's not a problem.

The vacancies, I think we've kind of covered a few topics there, but the vacancy issue, prime example Prairie Villa that you brought up that was funded the same way. That's affordable housing just like we're proposing here. It was done a while ago, but it's the same basic program and allows you to spend money on certain amenities. So from a field standpoint we envision this being somewhat similar. Different, modernized, a little nicer but very similar. The vacancies right now, and I'd be happy to share our market study, there's no secrets there, vacancies are about three percent. So we're looking at about 97 percent occupancy throughout the market. And as we deal with the affordable housing in the senior market we go significantly higher than that. I don't know exactly what the vacancy is at Prairie Villa, but I can certainly look that up.

But I can tell you that probably at no point certainly since I've been in the business have we been in a position where we've had such high occupancy. Really our only vacancy on certain buildings is just due to turnover, just as one person leaves you have to keep it vacant for a month to get them in and get them out and move the next resident in. But we have waiting lists. Again, as we talk about affordable housing, specifically senior affordable housing, there's a huge need in our community, and I'm happy to provide our market study to anybody that would like to read it, and it does a pretty good job of explaining that and outlining the points. Did I miss anything?

[Inaudible Audience Question]

Jean Werbie-Harris:

Virginia could you please come up to the microphone.

Virginia Mullins:

One question I had was should the development group to choose to sell this project after the WHEDA period has come up, where does that leave us? Can the new owner can they change that into low income housing, or does the covenant that you've initiated still hold true for that? You can understand the concern that we have. No one wants low income housing.

S.R. Mills:

I've heard that before.

Virginia Mullins:

As I said there is a number of low income housing units right off there on Sheridan Road along with mobile home parks and so forth. I really don't like the idea of any more low income housing in that area there because I really think that's depressing the property values.

S.R. Mills:

I'll answer that from a macro standpoint and more micro as it deals with this site. One thing is affordable housing or low income housing is oftentimes all bunched in one big group. So when you say the words low income housing people get scared. They immediately think of failed public housing developments down in Chicago that were miserable places to be. They weren't good for anybody. But there was a reform back in 1986 where they created these low income housing tax credits. The biggest disservice they did to this program is calling it low income. Because this development, as an example, will have incomes ranging from – you will have market rate units, and then we'll go down to at or below 40 percent of the county median income. So there is a range. It really is a mixed income development.

There is no subsidy no more than any other apartment unit. People do have Section 8 vouchers, but this is not set up for a 100 percent voucher system or anything like that where everybody has to pass our necessary credit requirements. They have to be good tenants. They have to be good citizens. That's like that for senior or for family developments. They have to qualify. They have to meet the maximum income restrictions according to the State but also have to meet our income restrictions according to our own underwriting that says we're going to get paid and we're going to pay the rent. They're going to pay the rent because we still have a mortgage in place and we still have obligations and things of that nature.

So I understand the concern about low income. I think this type of affordable low income housing tax credit development gets a bad rap and it gets all lumped together. I can say a prime example as you brought up before is Prairie Villa. How many problems are they having out there? That is exactly the same type of development that we're proposing. So with that as the understanding at least it's not going to turn into something unsightly or scary or anything negative for the period of time that we're involved.

Specific to your point of what happens if we sell it, what goes on there? We're going to enter into an agreement for at least 30 years it's going to be senior. And then we're also entering into an agreement that for 30 years it's going to remain affordable. Those affordable regulations we enter into via a land use regulation agreement with the State. So it's very specific about the county median incomes that we lease to and where the rents can be. A lot of that is dictated by the federal government through the State. So that's not really going to change. That's pretty static; for at least the next 30 years it's going to remain as it. Admittedly 30 years from now we can't guarantee what is or what isn't going to happen. Could it have been sold and fallen into a state of disrepair? It could kind of like anything. But I can say for the next 30 years, or at least the next 16 most certainly we've going to be involved and it's not going to happen. It hasn't

happened to any of our other developments in the area. I'd be happy to show anybody anything we do. We're proud of that. That's really to the extent that I can explain it and also give you those kinds of assurances that it will remain –

Don Hackbarth:

Clarify this for me. This is exclusively senior housing, it's not a mixed development?

S.R. Mills:

It's mixed income so we do have some market rate and affordable components, but it is 100 percent senior.

Don Hackbarth:

Okay, that's a very important point. Anybody else for citizens' comments?

Virginia Mullins:

How many handicapped parking spaces are you going to have?

S.R. Mills:

I don't remember offhand. I'd have to go back and look.

John Braig:

I think we're getting into minutia now. Handicapped parking places are specified in the Village ordinance and it will comply with it.

Virginia Mullins:

I heard like two or three?

Jean Werbie-Harris:

Two inside underground and two outside. That's four.

Virginia Mullins:

If there's a lot of handicapped people, I mean a lot of seniors have mobility problems, so I'm just thinking maybe you might want to –

S.R. Mills:

And that's really something from a market standpoint, too. We don't want to construct something and then have problems. Typically seniors and parking isn't an issue just because normally they don't have cars. The majority of these seniors who are going to live in this housing

won't have a car. They might have a car but you might have to knock the dust off of it down in the basement because it's not going to get used all that often.

Virginia Mullins:

Most people at 55 and older that I know have cars, and they're not going to stop driving if they can help it.

S.R. Mills:

And that's certainly fair. Typically the median age in these is in the low 70s. It's really not somebody 55.

Virginia Mullins:

And then also I had asked about what the plans are for the development to prevent people from coming onto my property. I quite honestly would like a fence dividing that. Especially if dogs are being allowed, I don't want their dogs in my yard. I have a dog so I want them to stay out of my property. So I would ask that the same fence that we've already started running on the north side would be continued.

S.R. Mills:

That's something I'd certainly look at because we don't want issues either. I wouldn't want to make a commitment to that quite yet just because I haven't looked at that in detail. But I can tell you part of this process we will be back in front – if we're allowed to proceed, if we're lucky enough to receive the tax credit award, we will be back in front of this body and the Board to go over a lot of those details. So I'd be happy to deal with that then. And then at that point I'd could have a little better understanding.

Virginia Mullins:

And also this area right here, if in the near future just so that I can better visualize the distance between the southern edge of the like the parking area –

Don Hackbarth:

Should this discussion be taking place outside of the public hearing?

Mike Pollocoff:

Well, no, the discussion could take place, but the person transcribing it won't understand what we're talking about.

Virginia Mullins:

I want to see the distance from the property line to the parking area and to the building.

Mike Pollocoff:

To the building would be the closest.

Virginia Mullins:

To the building.

Mike Pollocoff:

We might even be able to tell you that at this point.

Virginia Mullins:

When I look at the drawing it looks like it's far away, but it could be ten feet away from our property line. I can't tell [inaudible].

Jean Werbie-Harris:

It's approximately 80 feet from the building corner just to the property line. And, in fact, if you'd like to take a look at these more detailed plans we can have these available tonight for you to look at.

Virginia Mullins:

Oh, okay, that would be good.

Jean Werbie-Harris:

And then you can answer any other questions that you might have.

Don Hackbarth:

This is still a public hearing. Is anybody else interested in speaking?

Mike Pollocoff:

Mr. Chairman, there were two questions that she'd also asked that I'd like to respond and get off the table. The first one is –

Jean Werbie-Harris:

Actually, Mike is just going to finish a couple more questions before you start. He's going to finish some answers for Virginia yet.

Mike Pollocoff:

The first one was is this going to lower our property values. And, quite frankly, I can't think of anything that would have lowered your property values any more than they already are than the building that was there or the vacant land that is there. A well constructed architecturally designed building is have more of an advantage than the previous development that was on that site. So I'm not saying your property values are going to skyrocket but they're definitely not going to go down. I think it won't hurt the values any worse than what was there.

The second question on the water, and I'll show this as much as I can, the developer originally was going to put a water main through the middle of the property, and this would preclude it. So we're going to move that water main where water mains typically go is along the right of way. And the water main would come down this way. The developer would have to pay for that improvement to his property line in the first instance. And then as people on the other side of Springbrook would want to connect, they would have to reimburse the developer for their share of the main. And a water main is half – put the main down the street and half pay for one side and half pay for the other. And as part of a Village project we would be in order to close a loop, we try to make the water main so they're always in a loop, we would continue extending that water main onto roughly between the bike path and 29th Avenue right in front of St. Joe's on their south side. So we'd connect to an existing 16 inch main over there.

Now, when we do this that's going to be part of a tax increment project for Lakeview Corporate Park, because what it's doing is pressurizing that north end of the Lakeview system. So we're going to assess the property owners along the way, but we're going to defer that assessment until they use it. Because right now we're doing this for two reasons. One is we do have more units that we want to take care of, and we don't want to do that with this dead end main. And the system needs the added booster or added volume coming off of 7th Avenue and 91st is where the big mains are.

So how that relates to you specifically is that we would hold a special assessment hearing sometime in this coming year, and then we'd identify what the cost of that project is because we don't know what that is right now. Then in your case you have very little frontage.

[Inaudible Audience Comment]

Mike Pollocoff:

Right, so you would have whatever the cost of that water main is \$30, \$50, \$60, I don't know yet, you'd have to pay for that portion if you connect to it. Now, we'd also put in the lateral from the main to your property line for you to connect your private line into and you're going to be charged for that as well. But that would get the water to your property. We can't require the developer to bring the water past his property to service yours. But they have to pay for their share that they're using. And for a period of ten years there's going to be a right of recovery per the PSC rules for the people on the west side.

Right now we're at the conceptual stage where the developer is seeking guidance from the Plan Commission and the Village Board whether or not he should proceed and apply for the tax credit. They're giving us the best information they have right now which is pretty good information. I

mean there's a lot of work that's been done to this point, but we're going to need to go that extra step and get everything tuned up so we can know what the response is. But everybody is going to have to pay for the water, because otherwise the rate payers pay for it. They're paying for their own water and we don't make them pay for everybody else's water. So this water is going to be paid for by the developer. And it will benefit you because you'll have access. You've got a long narrow lot and that carries with it some – you have to go a little bit farther than a normal lot, but you have a nice long lot. That's how the water would be handled.

I think the tentative schedule was 2013 for their construction. So this is going to happen – assuming it proceeds and assuming the Plan Commission and the Board give its initial approval it's got some steps to go to make that happen. I think those are the two questions that were left.

–:

Can you talk about storm water, too?

Mike Pollocoff:

It's hard to tell on this map but we can show you the original plans, but when you look at a plan with the topographic lines and there's drainage patterns, this improves all the drainage there. Because what happens is the roof drains, the parking lot, all that impervious area is going into the storm sewer and it's moving to the northwest part of the property away from the south end of the property where it's going to go into that basin, it's going to hold it, cleanse it, then it's going to be released into a storm sewer on 91st. That water will go down to Barnes Creek along 91st Street. Any water that falls from the sky and lands in that 80 foot area between the building and the lot line is what it is. But right now the developer is committed to leaving that area wooded so there won't be any grading that's going to drive any water to that site. Any grading has to bring the water to the north because there's no drainage improvements to put it to the south so that's why it's got to go north. And actually the lay of the land wants to go that way anyway.

Don Hackbarth:

Our next speaker. While you're coming up, there's a lady in our congregation that lives just south of 22nd, and she was saying that she's more excited about this development because it's senior housing than when it was a condominium plan before.

Marianne Blust:

My name is Marianne Blust, 2221 Springbrook Road. Our property is next to the Mullins. And talking about property values, we always get compared with some kind of subdivision, but never with this particular corner or area. And so talking about property values I think our assessment is higher than this commercial property that's going up would affect us. And the building committee has much more experience than I do, and I will hope that they will look into everything that possibly would need to be addressed. A lot of my questions tonight have been answered and talked about. But I would like to know did I understand this right, that for 30 years this property is going to be a TIF District without property taxes paid from the income of the development?

Mike Pollocoff:

The TIF District it can't exist any longer than 27 years. And they're already four years into it.

Marianne Blust:

That's still a lot of time for the taxpayer to look for a little relief.

Mike Pollocoff:

Right, but you've got to remember primarily what the TIF paid for – the property taxes are still being paid. Mr. Mills continues to – he hasn't paid very much property taxes recently because it's a vacant field. The property taxes on this property are going to pay for cleaning up the contaminated soils, removing the building, getting it graded, putting these improvements in that are going to be associated with this, the water and storm water and those things. Those are things that we're not paying for it. He's paying for that himself. It's not like in Lakeview Corporate Park where the Village issues bonds, we put the improvements in, Lakeview sells a lot and then when they develop on it those property taxes pay off the bonds. In this case Mr. Mills is shouldering that first improvement himself. He's paying for it, and then he'll get his money back.

Marianne Blust:

Did he ever give you an estimate for the cleanup? Did he ever give you different estimates or did he just have these people clean up and –

Mike Pollocoff:

When we developed the project plan he did give us estimates. He gave us a bid amount, what a contractor was going to bid that work for, and then we saw what the actual cleanup cost was at the end. So he doesn't get any more money than what we agreed to in the TIF project. So if it was more it all comes out of his pocket but he's got to pay the extra. The amount that the Village will collect from tax increments to pay back to him is fixed by the project plan.

So as an indicator we're estimated that once this site, and this is an estimate because we don't have construction plans yet, in the market for the next two years we don't know what it's going to look like two years from now, but we're estimating a value of \$1.8 million is what the assessed value of this will be. And then he'll have to pay the property taxes on that \$1.8 million. At the end of 27 years, to be honest with you, the expenses that he's incurred are not going to be satisfied by the taxes that he's paying because it was a fairly hefty amount of money for a relatively small piece of property.

I think from a public good standpoint when you say that the taxpayers need some help, and taxpayers always need help, but the help that the taxpayers have received is we had solvents and dry cleaning materials that were in the soils conceivably going into the groundwater or waterways. There was dilapidated building. I don't think anybody that lived in that neighborhood liked the way that building was in, so the public good, we made a conscious decision as a community at that point to say we're all farther ahead by having an area that's been dilapidated that's contaminating our neighborhood cleaned up and put another use in it. It's not

the kind of area and it's not the size of land that would support something that would be of super high value because it just isn't that big. You can only put so much in that site.

So I think at the end of the day from a public policy standpoint if, in fact, we end up with a facility where seniors can live and they can live at a reasonable rate and it's maintained at the level that we're going to be covenanting or agreeing with him that it's going to be maintained at, that will be something of value. Sometimes you don't always get 100 percent, but if you corrected a bad problem and you get it to be good then that's not a bad thing. Sometimes the desire to have the highest and best tax use you're not always going to get that, especially if you're starting from behind the eight ball like this project did.

Marianne Blust:

Well, that's probably good. It will be rent subsidized by the government which is us. And I suppose it will be subsidized building-wise, too, which is us. He will get money from the government for putting up the project.

Mike Pollocoff:

He's getting credit. He's not getting money.

Marianne Blust:

No, he will use his own money to put up the project?

Mike Pollocoff:

There's a tax credit on it. He won't have to pay as much in taxes on it. The government isn't going to give him cash. They're going to say we'll give you some tax credits for this project, but to get those tax credits you have to provide a lower rent to the seniors that are going to be living there that are in need. And he's able to do that because he's getting the credits.

Marianne Blust:

\$900 doesn't sound like low rent to me, you know, from \$475 to \$900. That's a lot of money, and I don't know how many seniors are able to pay \$900 that would move into a project like this. If somebody has \$900 they would be moving somewhere else.

Jean Werbie-Harris:

Some of the apartments would be market rate rents, so there would be a small percentage that would be at market rate. And that \$975 for a two bedroom sounds like a market rate rent to me. Is that correct?

Marianne Blust:

How much is the proposed cost of this building.

Jean Werbie-Harris:

Right around \$2 million.

S.R. Mills:

In excess slightly of that from a construction cost [inaudible].

Marianne Blust:

The construction cost of the building is how much about?

S.R. Mills:

About \$3 million.

Marianne Blust:

How much?

S.R. Mills:

About \$3 million.

Marianne Blust:

Divide it into 42 units, okay I've got to do some figuring on this how this is going to work out, the quality of the units itself, because how much money can be put quality-wise into each unit for this amount of money plus the infrastructure outside needs to be paid. How much is Pleasant Prairie going to pay for the infrastructure?

Mike Pollocoff:

Nothing.

Marianne Blust:

Nothing. Okay, let me see. Well, Mrs. Mullins talked about animals and pets. That's my concern, too, because we're close by.

Mike Pollocoff:

I'm almost more worried about the coyotes coming out of Barnes Creek than the Schnauzers coming off the site.

Marianne Blust:

And then also if there are not enough senior citizens to rent out, I suppose Mills has other senior complexes, and how much is the vacancy in those buildings?

Mike Pollocoff:

I believe he indicated it was about three percent.

S.R. Mills:

About 95 percent occupied.

Jean Werbie-Harris:

So five percent vacancy.

Marianne Blust:

Oh, okay. Okay, like I said, I hope the Planning Committee is smart enough to look into the obvious little things that need to be addressed.

Don Hackbarth:

Thank you for your comments. This is still a public hearing. Does anybody else want to speak at the public hearing?

S.R. Mills:

I did mispeak earlier. The actual construction cost is approximately \$3.6 million.

Don Hackbarth:

Thank you. Okay, if there are no other speakers we'll close it and open it to Commissioners.

S.R. Mills:

The two points I guess I wanted to address if it's appropriate now.

Don Hackbarth:

Go ahead.

S.R. Mills:

We talked about the cost sharing agreement is something that we're just trying to understand and get a better idea where that's going. We saw in the comments it isn't something we've had a lot of time to digest and understand. Obviously all of these deals are very tight economically, and

we have to be very prudent with our dollars. Certainly if there's some room in there we don't mind doing something. But I guess I would like to refrain to have the ability to either deal with that this evening in greater detail or at least revisit that if we find out if we actually are awarded the credits.

Mike Pollocoff:

We can talk about it later. We're not close to the development agreement. What this does is, especially nowadays, we not only have a mill rate freeze, we have a levy freeze. So we can't raise taxes even if there is any new development to speak of. There's a provision where you can increase taxes by new development, but if you do that and the new development isn't on the tax roll, all you've done is increase everybody's taxes. So what that does is it recognizes the fact that there's municipal needs that typically are affected by capital, by that incremental increase in units that are demanding services, that if we don't collect this then the rest of the taxpayers are paying for it. The developer or anyone can't pay for all that in total, then it's a question of equity whether or not we spread it out.

I know that the Plan Commission and the Village Board dealt with this on senior housing for Prairie Ridge. I have no doubt that if this facility, and Prairie Ridge is a nice facility as well, but we do have regular ambulance visits over at that facility. So that's one of the areas where we said there should be that portion, and I can't remember exactly what it is, that \$891, we're going to be especially at this station here the barn, it was designed by farmers, but the equipment that we sized this building for was basically farm trucks that had fire tanks on them. We can't get the bigger stuff in here. So little by little we've been putting money aside with development plus what we've been saving on the property taxes to be able to expand that station and get a ladder in there and be able to get the equipment in there we can't fit into that station right now.

So in the case of Prairie Ridge that's what we looked at. We looked at the biggest impact their development was going to have on it which is clearly EMS. We didn't see a big public works requirement because it's all private site. The police was marginal. But we'll look at those things.

S.R. Mills:

And I think that's something we just want to have a clear understanding. I understand the uniqueness of senior developments. It has certain needs from society that while there's no kids in schools they have different needs. So we understand that. We just would want to understand the numbers and the specifics better and further just –

Mike Pollocoff:

We'll share those with you and we'll talk about it.

S.R. Mills:

Perfect. The last item was a masonry or actually a brick requirement. I believe it was 50/50 was put as one of the stipulations for the brick hardy board which on the front of the building as you see we actually spoke to our architect and we need that 50/50 requirement where we have 50 percent of the front facade – actually there's six sides of the L-shaped building we need it on all

of the front but we don't need it on the back. Again, as a cost measure on the backside of that building I would like to have the ability to do a wainscot where we'd still have hardy board and architectural features but run a wainscot on the back if that's acceptable since nobody is going to see it anyhow.

Don Hackbarth:

Jean?

Jean Werbie-Harris:

All I can say is we will work with them, but I can't make any commitments until we sit down and look at the plans and work through it.

S.R. Mills:

That's fair.

Don Hackbarth:

Okay. The public hearing is closed and I'll open it up now to Commissioners.

John Braig:

We've talked quite a bit about a lot of different things. I think assuming we approve this, it should be contingent on staff comments and satisfactory resolution of any items that haven't been fully resolved.

Wayne Koessl:

They'll be coming back to the Plan Commission and the Board. This is just to get them on track to start applying for their loans and that through WHEDA. So, Mr. Chairman, I'm for it and I have no other comments.

Don Hackbarth:

Is that a motion?

Wayne Koessl:

I'll make a motion on Plan Commission Resolution 12-04 to approve amendments through the comprehensive plan as presented.

Jim Bandura:

I'll second.

Don Hackbarth:

MOTION BY WAYNE KOESS AND A SECOND BY JIM BANDURA. ALL IN FAVOR SAY AYE.

Voices:

Aye.

Don Hackbarth:

Opposed say no. Part B, public hearing and consideration of conceptual plan.

Wayne Koessl:

It's zoning text and map amendments first aren't we?

Don Hackbarth:

We just did Part A.

Wayne Koessl:

I'll move that we send a favorable recommendation to the Village Board to approve the zoning text and map amendments to remove the PUD zoning designation from the property and to delete the associated PUD text for Springbrook Place condominium development as presented.

Larry Zarletti:

Are you talking about C right now.

Don Hackbarth:

We can take C right now. Any second?

Jim Bandura:

Second.

Don Hackbarth:

MOTION BY WAYNE KOESSL AND A SECOND BY JIM BANDURA. ALL IN FAVOR SAY AYE.

Voices:

Aye.

Don Hackbarth:

All opposed? So moved. I believe we did not take Part B yet.

Jean Werbie-Harris:

That's correct.

Don Hackbarth:

Let's back up and take Part B.

Larry Zarletti:

Mr. Chairman, I'd move approval of Item B, favorable recommendation subject to terms and conditions.

Judy Juliana:

I'll second

Don Hackbarth:

MOTION BY LARRY ZARLETTI AND A SECOND BY JUDY JULIANA TO APPROVE ITEM B. ALL IN FAVOR SAY AYE.

Voices:

Aye.

Don Hackbarth:

All opposed? So moved.

D. PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT for the request of Jonah Hetland, agent for Bear Homes LLC to use the house located at 9466 Ashbury Lane in the Ashbury Creek Subdivision as a model home.

Jean Werbie-Harris:

As a part of the hearing record, we have the following public hearing comments. The Village staff has compiled a listing of findings, exhibits and conclusions regarding the petitioner's request, and they're presented and described in the staff comments.

Findings of Fact

1. The petitioner is requesting a Conditional Use Permit for Bear Homes LLC to use the house located at 9466 Ashbury Lane in the Ashbury Creek Subdivision as a model home. The subject property is known as Lot 18 in the Ashbury Creek Subdivision, located in a part of the Southeast One Quarter of U.S. Public Land Survey Section 8, Township 1 North, Range 22 East in the Village and further identified as Tax Parcel Number 91-4-122-084-0168.
2. The single-family lots within the Ashbury Creek Subdivision are zoned R-4.5, Urban Single Family Residential District. Pursuant to Section 420-109 C (1) (b) of the Village Zoning Ordinance, model single-family homes and related temporary real estate sales offices or marketing centers are allowed in the R-4.5 District with the approval of a Conditional Use Permit issued by the Plan Commission.
3. On September 20, 2011, the Village issued the required zoning, building and erosion control permits, Permit 11-09-035, for the construction of a 2,045 square foot single-family dwelling.
4. Pursuant to Section 420-148 (67) of the Village Zoning Ordinance, the Model Home and Sales Center may be located in a new development for a period not to exceed two years from the date of occupancy and the Plan Commission may set specific time frames for which the model home and marketing center can be open.
5. The petitioner is proposing to have the model home opened during the following hours: Sunday 12:00 p.m. to 4:00 p.m., Tuesday 4:00 p.m. to 6:00 p.m., Thursday 3:00 p.m. to 8:00 p.m. and Saturday 10:00 a.m. -3:00 p.m.
6. Parking shall be provided on the driveway and is allowed on Ashbury Lane adjacent to the lot. Vehicular parking shall not block any driveways or fire hydrants and shall not be parked on the street during a snow emergency or hinder traffic visibility.
7. The conditions for approval of a model home, including the Village Zoning Ordinance Conditional Use Permit standard conditions pursuant to Section 420-148 (67), are set forth in the staff recommended conditions of approval as identified in this Village Staff memorandum.
8. Notices were sent to adjacent property owners via regular mail on January 6, 2012 and the required notice was published in the *Kenosha News* on January 16 and 23, 2012.
9. The petitioner was emailed a copy of this memorandum on January 27, 2012.
10. According to the Village zoning ordinance, the Plan Commission shall not approve a Conditional Use Permit unless they find after viewing the findings of fact, the application and related materials and information presented at the public hearing that the project as planned will not violate the intent and purpose of all Village Ordinances and meets the minimum standards for granting of a Conditional Use Permit.

With that, this is a public hearing.

Don Hackbarth:

This is a public hearing. Does anybody wish to speak on this? Again, give us your name and address.

S.R. Mills:

Sure, S.R. Mills, 4011 80th Street, Kenosha. Here to answer any questions that you might have. Jonah and Bear Homes typically handles it, but I think it's pretty cut and dry, and Jean did a great job of explaining it. Thank you.

Don Hackbarth:

Any other citizens' comments? Anybody else? We'll close the public hearing and open it to Commissioners.

John Braig:

I move approval of the conditional use permit.

Judy Juliana:

Second.

Don Hackbarth:

IT'S BEEN MOVED BY JOHN BRIAG AND SECONDED BY JUDY JULIANA. ALL IN FAVOR SAY AYE.

Voices:

Aye.

Don Hackbarth:

Opposed? So moved.

Jean Werbie-Harris:

Mr. Chairman is that subject to all the comments and conditions as outlined in the staff memorandum?

Don Hackbarth:

Yes.

John Braig:

Yes.

7. ADJOURN.

John Braig:

So moved.

Wayne Koessl:

Second.

Don Hackbarth:

Goodnight.

Meeting Adjourned: 7:18 p.m.

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

- A. **PUBLIC HEARING AND CONSIDERATION OF A ZONING TEXT AMENDMENT** for the request of Michael Warwick of American Transmission Company to create Section 420-128 F (9) to specifically list transmission lines (electric power or natural gas) as a Conditional Use within the C-1, Lowland Resource Conservancy District.

Recommendation: Village staff recommends that the Plan Commission send a favorable recommendation to the Village Board to approve the **Zoning Text Amendment** as presented in the Village Staff Report of March 12, 2012.

- B. **PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT** for the request of Michael Warwick of American Transmission Company to correct and rezone the field delineated wetlands into the C-1, Lowland Resource Conservancy District and the non-wetlands into the M-4, Power Generating District.

Recommendation: Village staff recommends that the Plan Commission send a favorable recommendation to the Village Board to approve the **Zoning Map Amendment** as presented in the Village Staff Report of March 12, 2012.

- C. **PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT INCLUDING SITE AND OPERATIONAL PLANS** for the request of Michael Warwick of American Transmission Company for the proposed Pleasant Prairie switchyard project including the expansion of an existing electrical switchyard that will involve filling and grading, installation of storm drainage features, construction of a detention pond, relocation of the microwave communication facility and installation of several steel monopole structures that will route transmission lines into and out of the expanded switchyard located west of the main We Energies Pleasant Prairie Power Plant property located at 8000 95th Street.

Recommendation: Village staff recommends that the Plan Commission approve the Conditional Use Permit including **Site and Operational Plans** subject to the comments and conditions of the Village Staff Report of March 12, 2012.

VILLAGE STAFF REPORT OF MARCH 12, 2012

CONSIDERATION OF A ZONING TEXT AMENDMENT for the request of Michael Warwick of American Transmission Company to create Section 420-128 F (9) to specifically list transmission lines (electric power or natural gas) as a Conditional Use within the C-1, Lowland Resource Conservancy District.

CONSIDERATION OF A ZONING MAP AMENDMENT for the request of Michael Warwick of American Transmission Company to correct and rezone the field delineated wetlands into the C-1, Lowland Resource Conservancy District and the non-wetlands into the M-4, Power Generating District.

CONSIDERATION OF A CONDITIONAL USE PERMIT INCLUDING SITE AND OPERATIONAL PLANS for the request of Michael Warwick of American Transmission Company for the proposed Pleasant Prairie switchyard project including the expansion of an existing electrical switchyard that will involve filling and grading, installation of storm drainage features, construction of a detention pond, relocation of the microwave communication facility and installation of several steel monopole structures that will route transmission lines into and out of the expanded switchyard located west of the main We Energies Pleasant Prairie Power Plant property located at 8000 95th Street.

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

PUBLIC HEARING COMMENTS:

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

Findings of Fact

1. Michael Warwick of American Transmission Company is requesting approval of the following for the proposed Pleasant Prairie switchyard expansion project on property located west of the main We Energies Pleasant Prairie Power Plant property located at 8000 95th Street:
 - A **Zoning Text Amendment** to create Section 420-128 F (9) to specifically list transmission lines (electric power or natural gas) as a Conditional Use within the C-1, Lowland Resource Conservancy District.
 - a **Zoning Map Amendment** to correct the map and rezone the field delineated wetlands into the C-1, Lowland Resource Conservancy District and the non-wetlands into the M-4, Power Generating District.
 - a **Conditional Use Permit including Site and Operational Plans** for the proposed Pleasant Prairie switchyard project including the expansion of an existing electrical switchyard that will involve filling and grading, installation of storm drainage features, construction of a detention pond, relocation of the microwave communication facility and installation of several steel monopole structures that will route transmission lines into and out of the expanded switchyard.
2. The subject properties are located in a part of the U.S. Public Land Survey Section 16, Township 1 North, Range 22 East of the Fourth Principal Meridian, in the Village

of Pleasant Prairie and further identified as Tax Parcel Numbers 92-4-122-163-0115 and 92-4-122-164-0011. See **Exhibit A** for a copy of the application and related materials.

3. On October 29, 2010, November 9, 2010 and April 1, 2011 the wetland areas in proximity to the project area were field delineated by GAI Consultants. A portion of the wetlands have been approved by the WI DNR to be filled for this project (See **Exhibit B**). As a result of the wetland staking and the subsequent permit to fill a small portion of the wetlands, the Village Zoning Map is proposed to be corrected to rezone the field delineated wetlands, excluding the wetlands allowed to be filled into the C-1, Lowland Resource Conservancy District and the non-wetlands into the M-4, Power Generating District. (See **Exhibit C**)
4. Several new steel monopoles are proposed to be constructed near the switchyard station that is needed to route transmission lines in and out of the expanded switchyard station. One such structure has been approved by the WI DNR to be constructed within the wetlands area on the west side of the railroad all of the other structures have been placed outside the wetlands but are located within the shoreland area of a tributary to the Jerome Creek. The project will require the Village to issue a Stipulated Shoreland Permit for work within 75 feet of the Ordinary High Water Mark (OHWM) of said navigable waterway.

The construction of the expanded switchyard and associated transmission structures and storm water facilities will result in the following work occurring within 75 feet of the tributary to Jerome Creek located along the west fence line of the existing switchyard:

- a. Expansion of a portion of the gravel substation pad and the perimeter fencing, and
- b. Construction of one (1) monopole transmission structure outside of the west side of the switchyard (6.5 feet from OHWM) and five (5) transmission structures within the fence line of the updated switchyard (at 74, 72, 72, 63, and 74 feet from the OHWM respectively). *[The Village Zoning Board of Appeals held a public hearing on March 12, 2012 prior to this meeting to consider variances from Section 420-125.1 J (4) (c) [2] of the Village Zoning Ordinance to construct one (1) monopole transmission structure outside of the west side of the switchyard (6.5 feet from Ordinary High Water Mark (OHWM)) and five (5) transmission structures within the fence line of the updated switchyard (at 74, 72, 72, 63, and 74 feet from the OHWM, respectively) wherein a 75 foot setback is required.]*

An additional steel monopole structure is proposed to be constructed on the west side of the railroad tracks within the wetlands. The WI DNR has approved the construction of the monopole in the wetlands (See **Exhibit B**). A **Zoning Text Amendment** is proposed to create Section 420-128 F (9) to specifically list transmission lines (electric power or natural gas) as a Conditional Use within the C-1, Lowland Resource Conservancy District.

5. As part of the switchyard expansion, a portion of ditch located within the 100-year floodplain is proposed to be converted to a storm sewer pipe. The storm sewer pipe has been designed to not block the flow of stormwater and 100-year floodplain. In discussions with the WI DNR, this is not considered a floodplain map amendment and will not require approval from FEMA for this work. (See **Exhibit D**). However, compliance with the WI DNR Storm Water and Erosion Control Permit conditions dated February 22, 2012 (See **Exhibit E**).

6. The proposed expansion of the switchyard area and the relocation of the microwave communication facility is allowed with approval of a Conditional Use Permit in the M-4, Power Generating District, the C-1, Lowland Resource Conservancy District (with approval of the Zoning Text Amendment discussed above) and the FPO, Floodplain Overlay District.
7. Pursuant to Section 420-131 N (6) Public utilities, streets and bridges are allowed in the 100-year floodplain with approval of a conditional use permit provided that in addition to all other requirements the following is required:
 - Adequate floodproofing measures are provided to the flood protection elevation (minor or auxiliary roads or nonessential utilities may be constructed in the flood-fringe at lower elevations, provided that they withstand flood forces to the regional flood elevation); and
 - Construction does not cause an increase in the regional flood height equal to or greater than 0.01 foot, except where the water surface profiles, official floodplain zoning maps and this section are amended as needed to reflect any changes resulting from such construction.
8. The Communication Act of 1934 is the Federal regulation, which governs the telecommunications industry; Section 322 of said Act, as amended by subsection (6) (iv) of the Telecommunications Act of 1996, provides guidelines to state and local governments regarding the citing of antenna facilities. One such guideline governs what information may be considered during the zoning approval process. That is, as long as the antenna facility complies with emissions standards established by the Federal Communications Commission (FCC) in Section 704(b), it is considered that there are no health or safety risks posed by the equipment. Specifically, local Zoning Authorities (Plan Commissions) may not directly or indirectly consider health and safety issues during the zoning process when considering a telecommunications facility, which falls under this Section. Pursuant to the Village Attorney, Section 704 of the 1996 Telecommunications Act prohibits the state/local units of government from denying a wireless communication company's request for local zoning approval based upon environmental or health effects/concerns if the wireless communication company complies with the regulations on RF emissions set by the FCC.
9. The petitioner and all of the abutting and adjacent property owners within 300 feet were notified via U.S. Mail on February 17, 2012. Notices were published in the Kenosha News on February 27, 2012 and March 5, 2012.
10. The Village emailed the petitioner a copy of this staff report on March 9, 2012.
11. According to the Article XVIII of the Village General Zoning Ordinance, the Plan Commission shall not approve a Conditional Use Permit unless they find after viewing the findings of fact, the application and related materials that the project as planned, will not violate the intent and purpose of all Village Ordinance and meets the minimum standards for granting of a Conditional Use Permit. Furthermore, the Plan Commission shall not approve any Site and Operational Plan application without finding in the decision that the application, coupled with satisfaction of any conditions of approval, will comply with all applicable Village ordinance requirements and all other applicable Federal, State or local requirements relating to land use, buildings, development control, land division, environmental protection, sewer service, water service, noise, storm water management, streets and highways and fire protection.

Village Staff Findings, Conclusions and Recommendations: (to be read out loud)

The Village staff has determined that based upon the foregoing information presented in the application that the project meets the following standards for granting a Conditional Use Permit in that:

- a. The project does not impede the traffic patterns on the site or cause traffic congestion or traffic circulation problems and the traffic patterns on the site do not hinder, harm or distract the provisions of public services.
- b. The project does not impair an adequate supply of light and air to the adjacent properties.
- c. The project does not increase danger of fire.
- d. The project does not create storm water flooding or drainage, create obnoxious odors, problems or otherwise endanger the public health, safety or welfare.
- e. There are no existing identified hazard, danger, harm, noxiousness, offensiveness, nuisance or other adversity or inconsistency that would endanger the public's health, safety or welfare related to the proposed use.
- f. The proposed and applied for use on this particular parcel is not inherently inconsistent with the Districts in which it is located or the adjoining zoning districts and land uses.

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

RECOMMENDATIONS:

- Village staff recommends that the Plan Commission send a favorable recommendation to the Village Board to approve the **Zoning Text Amendment** as presented.
- Village staff recommends that the Plan Commission send a favorable recommendation to the Village Board to approve the **Zoning Map Amendments** as presented.
- Village staff recommends approval the **Conditional Use Permit including Site and Operational Plans** subject to the above comments and the following conditions:
 1. Approval of the Zoning Text and Zoning Map amendments by the Village Board (to be considered on March 19, 2012).
 2. Approval of the Variances by the Village Zoning Board of Appeals and compliance with any conditions of said approval.
 3. The following changes and corrections shall be made to the plans. Three (3) sets of final plans shall be submitted to the Village with a disk that includes a pdf copy of all final plans prior to issuance of the required permits.
 - a. For ease of handling and storing, all large plan sheets shall be the same size. As information, plan sheets shall not exceed 30" x 42" in size.
 - b. Compliance with the **attached** memorandum from the Village Engineering Department dated February 14, 2012. **All comments shall be addressed on the three (3) sets of revised plans.**
 - c. Dimension the distance between the new 24' x 60' Substation Control Center building and the existing 24' x 48' Substation Control building.

Pursuant to the M-4 District, the minimum separation distance between buildings is 10 feet.

- d. All applicable plans sheets shall show the location of the newly proposed monopole transmission line tower located west of the CP Railroad right-of-way.
 - e. Plans shall more clearly delineate the environmental features (i.e. existing wetlands, shorelands and 100-year floodplain limits) by using COLOR coded lines.
 - f. Submit specifications and details of the proposed 345 kV transmission line monopoles.
 - g. Submit documentation that states that the existing tree lines located on the WE Energies Pleasant Prairie Power Plant, along both the CP RR R-O-W and the north side of 95th Street will not be removed, altered, trimmed, modified, etc., without first receiving written permission from the Village of Pleasant Prairie Community Development Department, as these trees currently act as a means of the required screening of the Switchyard.
 - h. Clearly label on all applicable Plan Sheets all of the new "Proposed Monopole (Typ.)" with an arrow pointing to them.
 - i. Pursuant to Section 420-131 N (6) Public utilities, streets and bridges are allowed in the 100-year floodplain with approval of a conditional use permit provided that in addition to all other requirements the following is required:
 - Adequate floodproofing measures are provided to the flood protection elevation (minor or auxiliary roads or nonessential utilities may be constructed in the flood-fringe at lower elevations, provided that they withstand flood forces to the regional flood elevation); and
 - Construction does not cause an increase in the regional flood height equal to or greater than 0.01 foot, except where the water surface profiles, official floodplain zoning maps and this section are amended as needed to reflect any changes resulting from such construction.
4. Compliance with the **attached** memorandums from the Village Fire & Rescue Department dated February 23, 2012.
 5. Compliance with the **attached** memorandum from the Village Building Inspection Department dated February 17, 2012.
 6. Compliance with the **attached** WI DNR Permit issued under Chapter 30.025, Wis. Stats., including water quality certification pursuant to Section 401 of the Federal Clean Water Act, Chapter NR 299, Wisconsin Administrative Code and 281.36 (2), WI Stats dated February 14, 2012.
 7. Compliance with the **attached** WI DNR Storm Water and Erosion Control Permit conditions dated February 22, 2012.
 8. Compliance with the required US ACOE Permit. A copy of said permit shall be provided to the Village.
 9. Compliance with the Stipulated Shoreland Permit.

10. **The Final Site and Operational Plans shall be identical to the plans submitted for issuance of building permits.**
11. **Upon approval of the revised Plans and Village Board approval of the Zoning Text and Map Amendments the following shall be finalized and submitted to Village prior to issuance of the required building permit:**
 - a. Three (3) sets of Final Site and Operational Plans that address the above noted comments for staff review and approval. In addition, a response letter shall be provided indicating how and what plan sheet the comment was addressed.
 - b. An electronic pdf of the approved Final Site and Operational Plans shall be provided to the Village.
 - c. The petitioner shall provide the name and title of the authorized representative for the property owner and ATC who will be required to execute the Conditional Use Grant document for the Village to prepare said document. The Conditional Use Permit shall be executed prior to issuance of the full building permit. The petitioner is responsible to pay the required recording and filing fees for Conditional Use Grant document to be recorded at the Kenosha County Register of Deeds Office.
 - d. The petitioner shall provide the Village, on 8 1/2 by 11 sheet(s) complete legal descriptions of the two properties (Tax Parcel Numbers 92-4-122-163-0115 and 92-4-122-164-0011) to be used for the required Conditional Use Grant document.
 - e. Required building and erosion control permit applications for Village staff review and issuance of the required permits.
 - f. **A pre-construction conference shall be held at the Village Offices. The preconstruction conference shall be scheduled and moderated by the ATC designing Engineer of Record.** Contact Matt Fineour, Village Assistant Engineer to confirm a date and time.
 - g. **Due to restricted access to the WE Energies P4 property, ATC or WE Energies shall provide the Village contractor's business name, contact name, telephone number and shall guarantee that someone will meet the Village inspector at a designated P4 gate for immediate access at a designated time for each Village inspection.**
12. The hours of construction activity, operating heavy machinery or equipment associated with the grading, erosion control device installation, and overall site development shall be limited to Monday through Friday from 7:00 a.m. to 10:00 p.m. and Saturday and Sunday from 8:00 a.m. to 6:00 p.m.
13. There shall be no construction parking permitted on 93rd Street or any other public street. On-site (off-street) parking shall be designed to accommodate all construction related workers and site visitors.
14. The Village shall approve of the location of all construction trailers parked on the site during construction activities. No construction trailers shall be parked in any rights-of-way. All construction related signage shall be approved and permitted by the Village.
15. **Prior to a Certificate of Compliance being issued by the Village, an as-built plan stamped by a Wisconsin Registered Land Surveyor shall be**

- submitted to the Village to verify that required building, above ground structures and all impervious surfaces meet the minimum setbacks per the approved site plans and the grading of the site was completed pursuant to the approved Site and Operational Plans.**
16. **Prior to a Certificate of Compliance being issued by the Village, as-built graphical data of all sewer, water, and storm sewer facilities shall be provided to update the Village's Geographical Information System. Information shall conform to the Village's format requirements. In addition, a paper copy prepared and stamped by the Engineer of Record for the project shall be submitted.**
 17. **Prior to a Certificate of Compliance being issued by the Village, a record drawing of the storm sewers and storm water management pond will be required to reflect actual construction records. The record drawing shall be prepared by the Engineer of Record for the project. In addition, a paper copy prepared and stamped by the Engineer of Record for the project shall be submitted.**
 18. The project shall comply with the Site and Operational Plan requirements pursuant to Article IX of the Village Zoning Ordinance.
 19. The use, site, building and structures shall be designed, laid out, constructed and maintained in full compliance with the approved site and operational plan, any required conditional use permit, any required license and all other applicable provisions of this chapter and of all other Village ordinances and codes.
 20. No on-site residential uses are allowed.
 21. The use, site, building and structure shall comply with all applicable performance standards set forth in § 420-38 of the Village Zoning Ordinance.
 22. The site, building and structure shall be maintained in a neat, presentable, aesthetically pleasing, structurally sound and nonhazardous condition. All litter and debris shall be promptly removed.
 23. No use shall be conducted in such a way as to constitute a public or private nuisance or to violate any of the performance standards set out in Section 420-38 of the Village Zoning Ordinance.
 24. All required landscaping or screening shall be installed prior to occupancy and written verification and/or certification shall be provided to the Village by the landscape designer that the landscaping has been installed in accordance with the approved landscape plan prior to the issuance of a certificate of compliance/occupancy. However, if weather conditions prevent installation of all or portions of the landscape materials, the developer, owner or occupant shall enter into a written agreement with the Village that specifies the date by which all approved landscaping shall be completed and grants the Village a temporary easement to complete the landscaping if not timely completed and shall deposit with the Village Clerk a cash deposit, an irrevocable letter of credit, or other financial assurance approved by the Zoning Administrator to ensure timely completion of all required landscaping; the amount of the financial assurance shall be equal to 110% of the contracted amount to complete the landscaping improvements in order to reasonably compensate the Village for the cost of completion of any landscaping improvements not completed within the specified time.



MEMORADUM

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

TO: Peggy Herrick, Assistant Planner / Assistant Zoning Administrator

FROM: Matt Fineour, P.E., Assistant Village Engineer

CC: Mike Spence, P.E., Village Engineer

SUBJ: ATC Substation – 8000 95th Avenue
Review #1

DATE: February 14, 2012

Dear Peggy,

The Engineering Department has reviewed the Preliminary Plans for the proposed ATC Substation located at 8000 95th Street. Specifically, the following plans were reviewed:

- Preliminary Submittal Plans for ATC Substation.
- Erosion Control and Stormwater Management Plan, American Transmissions Company, prepared by Montgomery Associates, Stamped dated December 29, 2011, by Mr. Jonathan Lefers.

Based on our review we have the following comments listed below. As the plans are preliminary, additional comments may be provided as more detailed plans are reviewed.

Grading / Storm Water / Erosion Control – Construction / Operational Plans

1. Include the full project name on the cover sheet “American Transmission Company Pleasant Prairie Substation – 8000 95th Street, Kenosha WI 53158”.
2. The cover sheet shall include the names of the consulting engineering firm(s) that prepared the plans. Final plans will need to be stamped, by the appropriate Wisconsin Licensed Engineer(s) that prepared the plans.
3. A note stating that Diggers Hotline must be contacted to located underground utilities prior to construction commencement must be placed on the cover sheet.
4. The line weight of the proposed contours shall be more visually pronounced.

5. Provide a listing of project bench marks on the plan.
6. Construction / Operational Plan shall include all construction details, cross-sections, and specifications. Eliminate the references to the storm water management plan for these items.
7. Provide storm sewer profile sheets in the construction plans.
8. Provide cross-sections for the detention facility. Include clay liner and structural fill details / notes.
9. Provide a detail of the detention facilities emergency overflow weir. The weir shall be enforced with proper erosion matting and/or rip-rap.
10. Pond embankments and side slopes above the normal water elevation shall be graded to 4:1 maximum steepness.
11. Provide erosion matting on pond side slopes.
12. Consider installing a concrete invert within the dry portion of the detention facility since the grade is only 0.34%. Clarify the long term vegetative intent for the dry portion of the facility.
13. Provide drainage arrow(s) on the plan indicating basic drainage patterns throughout the site. Also label the existing ditch.
14. A maintenance agreement must be provided for the proposed pond and storm sewer infrastructure.

Erosion Control and Storm Water Management Plan Report

15. Design rainfall depths for the 24-hour design storm should be revised to be 2.57-inches (2-year event) and 5.88-inches (100-year event) per SEWRPC Technical Report 40, April 2000.
16. Existing Condition Map:
 - a. Show the limits of the site project boundary and existing gravel limits.
 - b. Label exiting ditch line(s) and provide existing drainage pattern arrows.
 - c. Label existing drainage structures and indicate size(s). All existing structures within the project map limits as shown should be identified.
17. North Storm Sewer By-Pass:
 - a. It is unclear where the 21-inch and 24-inch CMP's as referenced in the report are located. Clearly show / label them on a map.

- b. Why is the proposed storm sewer capacity (42 cfs) less than the stated equivalent hydraulic capacity of 49 cfs? Increase the pipe size or capacity to be equivalent or greater than capacity of the existing culverts.
 - c. The report states that the 30-inch HDPE storm sewer at 0.22% has a capacity of 42 cfs. Please provide supporting calculations. Our estimate of a 30-inch HDPE storm sewer pipe at 0.22% is approximately half of what is stated.
 - d. An overland flow route shall be identified for drainage in excess capacity of the by-pass storm sewer.
18. South By-Pass.
- a. Provide a letter from We-Energies, stating that the “minimum” water level increase impacts of the proposed by-pass storm sewer on We-Energies property is acceptable.

Miscellaneous

- 19. A pre-construction meeting shall be held prior to construction. The following note shall be placed on the cover sheet. “Prior to construction, a pre-construction conference shall be held at the Village Offices. The pre-construction conference shall be scheduled and moderated by the designing Engineer of Record.”
- 20. The Engineering Department will require an electronic pdf of all civil and landscaping sheets upon final approval of the plans.
- 21. As-built graphical data of all sewer, water, and storm sewer facilities shall be provided to update the Village’s Geographical Information System. Information shall conform to the Village’s format requirements.
- 22. A record drawing of the storm sewers and storm water management pond will be required to reflect actual construction records. The record drawing shall be prepared by the Engineer of Record for the project.
- 23. A Village issued erosion control permit is required for this project.
- 24. A copy of the Department of Natural Resource’s N.O.I. shall be submitted prior to construction.

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.



Office of the Village
Fire & Rescue Chief
Douglas McElmury

VILLAGE STAFF MEMORANDUM

TO: Jean Werbie-Harris, Community Development Director

FROM: Douglas McElmury, Chief, Fire & Rescue Department

CC: Lt. Thomas Clark, Fire & Rescue Department
Peggy Herrick, Assistant Planner. Community Development

SUBJECT: Review of ATC Switchyard Expansion and Microwave Communication Facility

DATE: February 23, 2012

This is a proposed switchyard expansion and relocation of the microwave tower on the Wisconsin Electric Power Company site in Pleasant Prairie.

Unless determined by any governing code the Fire & Rescue Department will be responsible for providing fire prevention inspections of this facility, twice annually.

The concerns of the Fire & Rescue Department are as follows:

1. The structures, 24'x60' building in the switchyard and a 11'5"x14' microwave building, shall be constructed in accordance with the appropriate State of Wisconsin Codes. In the event a conflict in code(s) is identified the more stringent shall apply. In the event this conflicts with any codes adopted by the State of Wisconsin, the owner must petition the State directly for a variance. The Owner must demonstrate that they will provide materials or design equivalent to the code or that they will exceed the code when petitioning the State.
2. A letter shall be submitted to the Fire & Rescue Department with the plans; it shall state that the project will comply with all requirements addressed within this document.
3. **Fire Extinguishers:** Each proposed building shall meet NFPA 10 (Portable Fire Extinguishers) for the specific use of the building and be in sufficient number. Final approval, of fire extinguisher locations and quantity, will not be given until occupancy is taken. The company providing the fire extinguishers shall submit a letter to the Fire and Rescue Department stating the locations and size of the extinguishers are in compliance with NFPA 10. If not already supplied, provide a large wheeled dry chemical extinguisher shall be placed in the switchyard area.

4. The generator and propane tank must be installed per all applicable codes.
5. **Emergency Lighting:** Emergency Lighting shall be provided in each building. Emergency Lighting shall have battery back-up. Emergency Lighting shall not be placed on electrical circuits that cannot be disturbed or interrupted, this is for test purposes. These circuits shall be clearly labeled.
6. **Final Inspection:** The General Contractor shall provide the following documentation at the time the Final Inspection takes place and before a building occupancy certificate will be issued.
7. Provide a CD with site and building enclosure information in PDF format.
The Pleasant Prairie Fire & Rescue Department shall have all information needed for our pre-fire plan prior to occupancy.
8. **Inspection Fee:** Occupancy inspection fee and re-inspection fee will be assessed at the final inspection in accordance with ordinance 180-17. This fee is due at the Final Inspection
9. **Occupancy:** All fire and life safety requirements must be in place prior to this building being occupied

MEMORANDUM

TO: Peggy Herrick, Assistant Planner

FROM: Ken Robers, Senior Building Inspector

SUBJECT: Comments/Conditions for Pleasant Prairie Switchyard Expansion

DATE: February 17, 2012

The following are my comments/conditions:

1. The Village of Pleasant Prairie has adopted The 2009 International Commercial Building Code.
2. The Cell Tower antenna does not require state approval.
3. Access shall be maintained for emergency service to the buildings, i.e. daisy chain the contractor's gate lock with the Village's Fire and Rescue gate lock.
4. A commercial building permit is required for the equipment shelters.
5. A commercial electrical permit is required to be obtained by a Village licensed Electrical Contractor for the any electrical work that is not associated with power generation or transmission.
6. An electrical and building inspection for rough-in and final inspection shall be scheduled with the Village.
7. All requirements of the Wisconsin state electrical code, volume 2, chapter Comm 16 shall be complied with.
8. **Any deviation from the approved plans must be reviewed and approved prior to installation or construction.**

Should you have any questions, please contact me directly.

* * * *

ORD. NO. 12-_____

**ORDINANCE TO CREATE SECTION 420-128 F (9) OF
THE VILLAGE ZONING ORDINANCE
RELATED TO TRANSMISSION LINES AS A CONDITIONAL USE WITHIN THE
C-1, LOWLAND RESOURCE CONSERVANCY DISTRICT
IN THE VILLAGE OF PLEASANT PRAIRIE,
KENOSHA COUNTY, WISCONSIN**

**THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF PLEASANT PRAIRIE,
KENOSHA COUNTY, WISCONSIN, DO ORDAIN THAT SECTION 420-128 F (9) OF THE
VILLAGE ZONING ORDINANCE IS HEREBY CREATED TO READ AS FOLLOWS:**

(9) Transmission lines (electric power or natural gas).

Adopted this _____ day of _____, 2012.

VILLAGE OF PLEASANT PRAIRIE

ATTEST:

John P. Steinbrink
Village President

Jane M. Romanowski
Village Clerk
Posted: _____

___C-1 Transmission Lines CUP.docx

RECEIVED
 JAN 24 2017
 Village of Pleasant Prairie



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

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

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

Use requires a Conditional Use Permit.

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

SECTION 1: GENERAL INFORMATION

NAME OF BUSINESS: American Transmission Company LLC and ATC Management Inc.

SITE ADDRESS: 8000 95th Street, Pleasant Prairie, WI

BRIEF PROJECT DESCRIPTION: Improvements to existing electrical switchyard to include new control house, expansion of fenced-in area for outdoor components, relocation of existing communications tower, addition of electrical components, and new transmission structures for re-routing transmission lines into the expanded switchyard.

PROPOSED NUMBER OF FULL TIME EMPLOYEES: 0 - for operation

PROPOSED NUMBER OF PART-TIME EMPLOYEES: 0 - for operation

SITE SIZE: 510,150 (950' x 537') sq. ft. 11.71 acres

PROPOSED BUILDING SIZE: 24' x 60' sq.ft. **HEIGHT:** _____ ft.

PROPOSED ADDITION SIZE: _____ sq.ft. **HEIGHT:** _____ ft.

LEGAL DESCRIPTION: Part of the SW 1/4 of Section 16 and NW 1/4 of Section 21, T1N, R22E, Village of Pleasant Prairie, Kenosha County, Wisconsin

TAX PARCEL NUMBER(S) : 92-4-122-164-0011, 92-4-122-163-0115

CURRENT ZONING CLASSIFICATION(S) OF THE PROPERTY: M-4 Power Generating District

1. Is a zoning map amendment proposed with this project? Yes No
 - If yes, proposed Zoning Classification(s): _____
2. Is a zoning text amendment proposed with this project? Yes No
 - If yes, provide a copy of the proposed text amendment with this application

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

- Factory Group F-1 (Moderate-hazard) N/A sq ft
- Factory Group F-2 (Low-hazard) _____ sq ft
- Storage Group S-1 (Moderate-hazard) _____ sq ft
- Storage Group S-2 (Low-hazard) _____ sq ft
- Business Group B _____ sq ft
- High-Hazard Group H* _____ sq ft
- Other _____ sq ft
- Other _____ sq ft

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

PUBLIC SERVICES:

1. Is the property serviced by Public Sanitary Sewer? YES NO
 - If no, the closest public sewer is located at _____
2. Is the property serviced by Public Water? YES NO
 - If no, the closest public water is located at _____

THIS APPLICATION IS FOR A: (check one)

- Preliminary Site and Operational Plan: An applicant may apply for preliminary site and operational plan approval in connection with an erosion control permit application for early mass grading, or in connection with an early foundation permit, or for other good cause shown
- New Site and Operational Plan
- Amendment to an existing Site and Operational Plan
 - Date of initial site and operational plan approval: _____
 - Date of each approved amendment: _____

SECTION 2: EXISTING USES AND BUILDINGS ON THE SITE

Are there any existing buildings on the site? YES NO

- If yes, provide an attachment that explains the current uses on the property and current uses in each building and if the use(s) is proposed to continue; and the gross floor area and height of each building. All buildings on site used as part of power production facility and consistent with switchyard operation.
- If no, what is the current use of the property? _____

SECTION 3: PHOTOGRAPHS

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

SECTION 4: CONDITIONAL USE

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

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

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

SECTION 5: NON-CONFORMING USE

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

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

SECTION 6: PERFORMANCE STANDARDS

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

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

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

SECTION 7: PLAN COMPONENTS

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

- Application—Applicant, Site, Use, Project and Plan Information
- Application fee \$825
- Operational plan attached to application
- Title sheet
- Survey see engineering plan set
- Site plan see engineering plan set
- Grading and drainage plan see engineering plan set
- Building and fire protection plans see Systems Control plan set
- Lighting plan see engineering plan set
- Landscape and open space plan see engineering plan set
- Signage plan not applicable
- Industrial/commercial waste survey not applicable
- Performance standards compliance see operational plan, attached, Section 2
- Additional requirements, as determined by the Village Zoning Administrator, other appropriate Village staff members, or the Village Plan Commission, as appropriate.

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

SECTION 8: SIGNATURES

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

PROPERTY OWNER:

Name: Wisconsin Electric Power Co.

(Please Print)

Signature: James T. Raabe
James T. Raabe, Manager of Property Mgmt.

Address: 333 W. Everette St. A252

Milwaukee, WI 53290

(City) (State) (Zip)

Phone: 414-221-2718

Fax: 414-221-2713

E-mail: arlene.buttke@we-energies.com

Date: January 24, 2012

APPLICANT:

Name: American Transmission Company LLC and ATC

(Please Print) Management Inc.

Signature: [Signature], *R.E. Rep. ATC*

Address: W234 N2000 Ridgeview Pkwy Ct.

Waukesha, WI 53188-1022

(City) (State) (Zip)

Phone: 262-506-6866

Fax: 262-506-6939

E-mail: klynch@atc11c.com

Date: January 24, 2012

Is the applicant the owner of the property? YES NO

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

DEVELOPER (if Applicable)

Name: _____

(Please Print)

Signature: _____

Address: _____

(City) (State) (Zip)

Phone: _____

Fax: _____

E-mail: _____

Date: _____

USER OR OCCUPANT OF SITE:

Name: same as applicant

(Please Print)

Signature: _____

Address: _____

(City) (State) (Zip)

Phone: _____

Fax: _____

E-mail: _____

Date: _____

Pleasant Prairie Switchyard Reconfiguration Project
8000 95th Street, Pleasant Prairie, Wisconsin

Operational Plan of American Transmission Company LLC and ATC Management Inc. (collectively ATC) for the Village of Pleasant Prairie

1. OPERATIONAL PLAN

- a) *Detailed narrative description of operations, processes and functions:* The Pleasant Prairie Switchyard is located in the Village of Pleasant Prairie, Kenosha County, adjacent to the Pleasant Prairie Power Plant (PPPP) owned by Wisconsin Electric Power Company, doing business as We Energies. A switchyard is a system of devices that allows electric power to flow from multiple generation sources to multiple points of load in order to provide safe and reliable electric energy to customers. The devices in the switchyard further provide protection and isolation to faults or needed maintenance activities on the power transmission system in order to maintain constant power flow to customers and prevent unanticipated outages. The communications tower is being moved to accommodate the reconfiguration of the switchyard and is owned and operated by WE Energies.
- b) *Detailed description of proposed project:* The proposed project will rebuild and modify the existing 345 kV facilities at the Pleasant Prairie Switchyard from a straight bus configuration to a breaker and a half configuration and replace five dual-pressure gas breakers. The Project is designed to: (1) improve reliability performance and operational flexibility; (2) conform to industry best practices; and (3) efficiently provide room for future expansion. Additional detail and supporting information for the proposed project is provided in the Joint Application for PSCW Certificate of Authority and WDNR Utility Permit enclosed as Appendix B.
- c) *Gross floor area:* The gross floor area of the new control enclosure is 24' x 60' or 1440 square feet. Its location is provided in the site plan, which is a part of the drawing submittal.

- d) *Hours*: The anticipated hours of operation are 24 hours a day, seven days a week. As an unstaffed facility that is not open to the general public, traffic to and from the site will consist of sporadic visits for limited durations by technicians for inspections and maintenance or improvements.
- e) *Employees*: None after the facility is constructed.
- f) *Shifts*: Not applicable
- g) *Employees on site*: The anticipated maximum number of employees on site after construction is three to four individuals and only on a sporadic basis for limited durations.
- h) *Places of assembly participants*: : Not applicable
- i) *Number of parking spaces required*: 0
- j) *Number of parking spaces to be provided*: 0
- k) *Automobile trips*: Minimal activity, such as one-to-two trips to and from the site a month, is anticipated after construction is completed.
- l) *Truck trips*: Same as Automobile trips above. Number based on combination of auto and truck trips.
- m) *Types of goods and materials*: The site is an electrical switchyard where only electrical and related equipment will be used or stored.
- n) *Types of equipment or machinery*: See attached Appendix B, section 2.1.4 "Substation Facilities."
- o) *Types of solid or liquid waste materials*: Solid or liquid wastes that may be generated at this switchyard are limited to construction waste only, as no waste by-products are generated by the day-to-day operation of a switchyard. Soils excavated for the purposes of construction will be used on site to the extent possible. Additional construction waste includes electrical equipment that is being removed from service, scrap metal, old concrete, and other construction related debris.

- p) *Method of waste disposal:* All waste will be handled in accordance with standard ATC waste disposal practices and applicable regulations. Excess soils that cannot be used for site grading will be tested and disposed of at landfill. Out-of-service equipment will be properly decommissioned and either disposed of at a landfill or recycled as appropriate. Other construction debris will be placed in dumpsters or hauling trucks and disposed of at landfill.
- q) *Site and building security:* WE Energies has security staff on site as well as a security fence surrounding the Pleasant Prairie Power Plant grounds. The electrical switchyard will also have a fence.
- r) *Maintenance:* ATC has a systematic replacement schedule for its facilities as well as ongoing inspections by trained personnel to determine any conditions requiring maintenance.
- s) *Potential adverse impacts:* Adverse impacts to neighboring properties should be minimal and largely unchanged. See attached photos of the site from various adjacent areas, labeled as Appendix C. The switchyard expansion is primarily north of its existing footprint, where there is a significant distance to adjacent parcels. Furthermore, the switchyard is on the grounds of a highly industrial site and is already sheltered by surrounding trees and shrubs.
- t) *Local, county, state and federal permits or approvals:* The project required ATC to submit a Joint Application for PSCW Certificate of Authority and WDNR Utility Permit, which is enclosed as Appendix B. The PSCW issued a Certificate of Authority (CA) authorizing construction of the project on December 21, 2011. A copy of the CA is enclosed with the CA application (Appendix B). The WDNR authorizations that ATC applied for are listed below:
- Wetland Water Quality Certification to discharge fill in wetlands, pursuant to *Wis. Stat. § 281.36* and *Wis. Admin. Code* chs. NR 103 and 299;
 - Chapter 30 (*Wis. Stats.*) permit to place a temporary clear span bridge and related structures in or adjacent to navigable waters, pursuant to *Wis. Stat. § 30.123* and *Wis. Admin. Code* ch. 320;

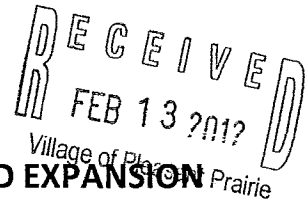
- Chapter 30 permit to construct ponds and artificial waterways, pursuant to *Wis. Stat. § 30.19* and *Wis. Admin. Code ch. 343*;
- Chapter 30 permit for grading on the bank of a navigable waterway, pursuant to *Wis. Stat. § 30.19* and *Wis. Admin. Code ch. 341*;
- WPDES Storm Water Discharge Permit pursuant to *Wis. Stat. ch. 283* and *Wis. Admin. Code ch. NR 216*;
- Incidental Take Authorization pursuant to *Wis. Stat. § 29.604* if the need for that permit is identified by WDNR;
- Any other applicable permit that is required, if the need for that permit is identified by WDNR.

ATC anticipates receiving these permits in the near future and will provide the Village with copies upon request.

The only required federal permit is from the U.S. Army Corps of Engineers for activities affecting water of the United States. ATC submitted its permitting application in late December, 2012 regarding this requirement of Section 404 of the Clean Water Act.

2. OPERATIONAL PLAN STANDARDS

ATC will work towards maintaining and fulfilling all Village of Pleasant Prairie operational plan standards outlined in the Village ordinance (420-57).



American Transmission Co. - PLEASANT PRAIRIE SWITCHYARD EXPANSION

Project Narrative as it relates to Village of Pleasant Prairie Approvals

The proposed Pleasant Prairie Switchyard expansion project includes the expansion of an existing electrical switchyard that will involve filling and grading, installation of storm drainage features, construction of a detention pond, and installation of several steel monopole structures that will route transmission lines into and out of the expanded switchyard, including one steel monopole structure that is located west of the main We Energies Pleasant Prairie Power Plant property (See attached "Site Plan for Zoning Variance & Stipulated Shoreland & EC Permit" figure).

The following information responds to the information request from in an email from Peggy Herrick, to Michael Warwick and Kevin Lynch of ATC dated February 2, 2012, as well as subsequent discussions between ATC (and its extended consultant staff) and the Village.

Microwave Communication Facilities Relocation

In order to change the switchyard configuration it is necessary to relocate the existing microwave tower and associated equipment. A new site outside the switchyard to the southwest has been selected. The new microwave facilities will be installed and placed in-service prior to removal of the existing equipment.. The site plan, PLP-02-01S, shows the new microwave equipment area.

The new communications building is planned to be approximately the same size (11'-5" X 14') as the existing (12' X 14'). The existing communications building is shown on the attached drawing copy (Drawing: 'Pleasant Prairie SY - EXISTING Building Exterior Elevation'). The new building will be similar to the existing building in size and appearance. (Drawing: 'Pleasant Prairie SY - NEW Building Exterior Elevation'). The new building will have an exposed stone aggregate exterior (same as the existing building).

The new tower will be shorter than the existing one (185' versus 198'). The existing 198' tower is shown on the attached drawing copy (Drawing: 'Pleasant Prairie SY - EXISTING Tower Elevation'). The new 185' tower we be essentially the same in appearance as the existing tower. (Drawing: 'Pleasant Prairie SY - NEW Tower Elevation').

We are providing "typical" or "similar" drawings because we do not yet have exact elevations from the manufacturer. The reason these elevations are not available is because we could not bid this work out until we received an order from the PSCW. Final plans will be submitted to the Village for all facilities prior to the issuance of a building permit

The new microwave equipment site will also contain a propane tank and a generator necessary to provide standby power for the equipment. A landscaping plan (Drawing: Microwave Tower Landscape Plan) that includes evergreen trees, tall grasses, and deciduous shrubs is included with this submittal.

Rezoning/Zoning Amendments

American Transmission Company (ATC) retained GAI Consultants to conduct wetland delineation activities for the purpose of identifying wetlands surrounding the proposed switchyard. Portions of these wetlands were proposed for filling as part of an application filed jointly with the Wisconsin Department of Natural Resources (WDNR) and the Public Service Commission of Wisconsin (PSCW) on May 25, 2011.

ATC is seeking a rezone from M-4 to C-1 for all delineated wetlands that will remain following construction of the proposed project. Similarly, ATC is requesting a rezone to M-4 for portions of the rectangular C-1 zone located adjacent to the existing switchyard that was not identified as wetland as part of the wetland delineation effort. The attached plat of survey describes the delineated wetlands.

ATC requested a letter of wetland delineation concurrence from WDNR as requested by the Village. However, WDNR informed ATC that its current policy is to not issue concurrence letters, and suggested requesting concurrence from the US Army Corps of Engineers since the wetlands are considered Waters of the United States. The US Army Corps of Engineers provided a concurrence letter on February 6, 2012. A copy of this concurrence letter is attached for the Village's information.

Though the DNR is not issuing a concurrence letter, staff did indicate that they would be issuing a permit for the work proposed in wetland areas. This permit will be shared with the Village upon receipt.

In addition to the proposed amendments to the Zoning Map, ATC is also requesting a zoning text amendment to allow utility structures in C-1 as a conditional use. This conditional use approval is required for the proposed structure located in the C-1 on the west side of the railroad tracks.

Stipulated Shoreland Permit

Construction of the expanded switchyard and associated transmission structures and storm water facilities will result in the following work occurring within 75 feet of the Ordinary High Water Mark (OHWM) of the waterway located along the west fence line of the existing switchyard:

- expanded portion of the gravel substation pad itself and the perimeter fencing,
- One (1) monopole transmission structure outside of the west side of the switchyard (6.5 feet from OHWM), and five (5) transmission structures within the fence line of the updated switchyard (at 74, 72, 72, 63, and 74 feet from the OHWM, respectively).

Please refer to the attached "Site Plan for Zoning Variance, Stipulated Shoreland, and EC Permit" for a depiction of these components. ATC is respectfully requesting a variance of the Shoreland Zoning ordinance Sections 420-125.1 J (4) (c) [2] and [3] for any of these components of the expanded switchyard that are required by ordinance to be at least 75-feet from the OHWM of the waterway. Because the project is expansion of an existing switchyard on existing power plant property, it is not feasible to design a functional switchyard that meets the project needs, while excluding all components from within 75 feet of the waterway.

In addition, both the transmission structure proposed in the C-1 district on the west side of the railroad tracks, and the structure proposed on the west side of the switchyard are not able to meet the 25-foot wetland setback. The structure west of the tracks is proposed to be located within the wetland (and expected to be permitted by DNR), and the structure proposed outside the fence west of the existing switchyard was located to avoid impacting wetlands.

Floodplain

The current status of the floodplain on the site, as it relates to the project activities and the Village's floodplain zoning ordinance, is as follows:

- The Village zoning ordinance references both the current effective FEMA maps and SEWRPC's Des Plaines River Watershed Study (420-131 I. (1) (b) and (f), respectively).

The current FEMA map is Panel 5506130010B, dated December 5, 1996, which is shown in the attached figure titled "Floodplain Location Map". The current effective FEMA floodplain zoning for this area is Zone A, which means that all the filling and grading is located outside the effective FEMA floodplain limits.

The Des Plaines River Watershed study established Base Flood Elevations on Jerome Creek, and utilizes more detailed topographic information to more accurately display flooding potential in the project area. The Jerome Creek floodplain elevation, according to the Des Plaines River Watershed study, upstream and downstream of the existing railroad crossing is 678.7 and 678.6 respectively, referenced to vertical datum NGVD29 (See attached excerpt from "A Comprehensive Plan for the Des Plaines River Watershed" and figure "Floodplain Zoning: Pleasant Prairie Substation"). The site topographic data is referenced to NAVD88, and the converted floodplain elevation upstream and downstream of the railroad is 678.4 and 678.3 respectively, referenced to vertical datum NAVD88.

- In December 2011, FEMA issued Letters of Final Determination approving the draft FEMA floodplain maps for Kenosha County, which includes the Village of Pleasant Prairie. These FEMA maps will become effective on June 19, 2012, and the applicable panel is 55059C0191D (excerpt attached). The floodplain elevations that will be reflected in the new FEMA maps are based on the SEWRPC Des Plaines River Watershed Study. According to both FEMA and WDNR, even though these maps have an effective date in the future, the Village has the authority to regulate floodplain zones according to these new maps prior to the effective date. Based on discussions with Village Planning staff, the Village will indeed regulate floodplain zoning on the site according to these new FEMA maps. The proposed project involves work in the new floodplain zoning boundaries as follows:
 - Proposed installation of a storm sewer and fill for the proposed switchyard expansion in a Zone A floodplain (See figure "Site Plan for Zoning Variance & Stipulated Shoreland & EC Permit"). No electrical structures or buildings of any kind will be located in the area

now considered Zone A floodplain. Zone A floodplains are flood zones in which a Base Flood Elevation has not been established by FEMA.

Based on discussions and correspondence with Ms. Tanya Lourigan, WDNR Floodplain Engineer, considering this Zone A floodplain as floodfringe of Jerome Creek is acceptable (See attached January 25 and February 9, 2012 emails from Ms. Lourigan). Please note that the explanation of why the Zone A floodplain is floodfringe (outlined in “Steps 2 &3” in February 9 email) was provided to Ms. Lourigan and the Village on January 30, 2012 (letter from Jonathan Lefers PE, attached).

Also according to the WDNR and FEMA, addressing any official changes to the yet to be effective FEMA maps is appropriate to address after the project is completed (See attached guidance from FEMA in Jon Lefers’ email on January 19, 2012 and Ms. Lourigan’s January 25 and February 9, 2012 e-mails including attachments) especially considering FEMA would not issue any official letter until after the new maps are effective in late June. If the Village requires a formal submittal to FEMA after the project is completed, based on Jon Lefers’ verbal communications with FEMA representatives, the FEMA process will be a LOMA-F, which applies to projects where fill has been placed outside the currently effective FEMA floodplain boundary shown on the December 5, 1996 maps. However, based on Ms. Lourigan’s February 9, 2012 communications, it was her opinion that if ATC is not concerned with insurance rates for structures in the Zone A floodplain (which there are not any proposed), a LOMA would not be needed from FEMA.

- Proposed construction of a new steel monopole west of the Pleasant Prairie Power Station property, which will be located in the Zone AE floodway of Jerome Creek (See figure titled “Transmission Line Structure Floodplain Location Map”). The proposed structure will have a concrete foundation approximately 10 feet in diameter and be constructed to the Flood Protection Elevation of 680.3 NAVD88, which is 2 feet above the Base Flood Elevation of 678.3 NAVD88. Based on the county-wide LIDAR data, the floodway boundary (from the county GIS server) and the 100-year flow (140 cfs from Des Plaines study), the floodway velocity in this reach is approximately 0.2 feet per second. According to the Engineering firm on the project, Sargent & Lundy, the proposed structure will be designed to withstand these flood forces.

Work activities proposed in the floodplain are designed such that they will not:

- Obstruct flow, defined as development which blocks the conveyance of floodwaters by itself or with other development, increasing regional flood height; or
- Increase regional flood height due to floodplain storage lost, which equals or exceeds 0.01 foot.

Floodplain-related Reference Attachments:

Figure: Floodplain Location Map (source: FEMA effective FIRM, dated December 5, 1996)

Excerpt from “A Comprehensive Plan for the Des Plaines River Watershed” (4 pages)

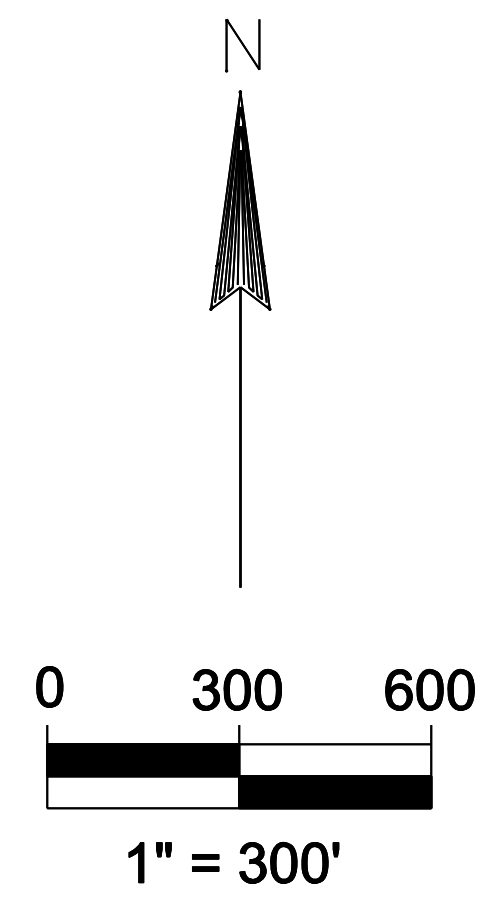
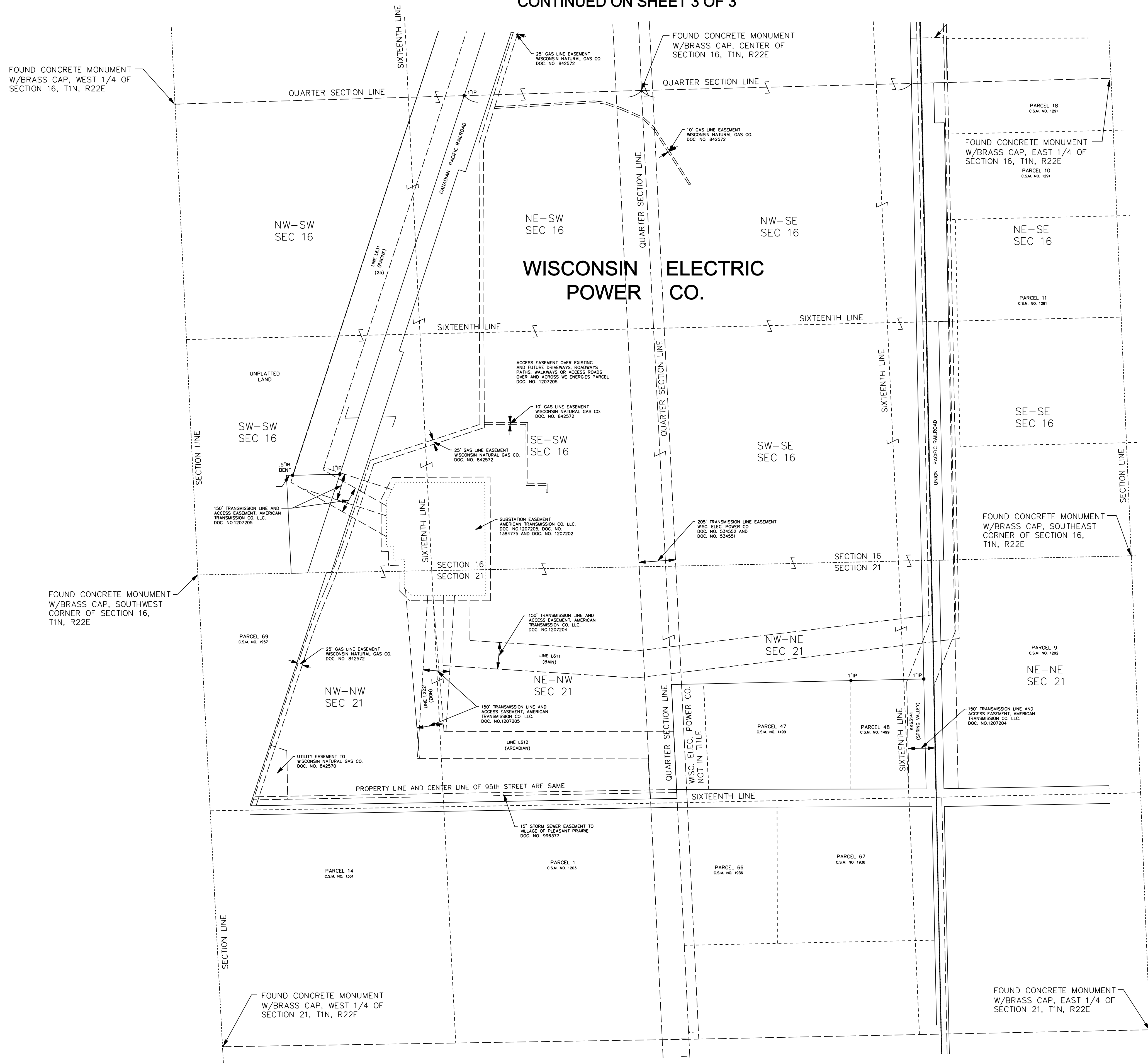
Figure: Floodplain Map (source: FEMA future FIRM, dated June 12, 2012) (2 pages)

Correspondence:

- January 19, 2012 email from Jonathan Lefers, PE, Montgomery Associates (2 pages)
- January 25, 2012 email from Tanya Lourigan, PE, WDNR (4 pages total, incl. 2-page attachment)
- January 30, 2012 letter from Jonathan Lefers (4 pages total, incl. 2-page attachment)
- February 9, 2012 email from Tanya Lourigan (4 pages total, incl. 2-page attachment)

Figure: Transmission Line Structure Floodplain Location Map (source: Kenosha County GIS Server)

CONTINUED ON SHEET 3 OF 3



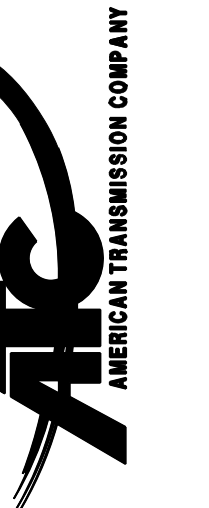
AECOM

11425 West Lake Park Drive
Milwaukee, WI 53224

414.359.3030

www.aecom.com

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PLAT OF SURVEY
WISCONSIN ELECTRIC POWER COMPANY
PLEASANT PRAIRIE POWER PLANT
PLEASANT PRAIRIE, WISCONSIN

Issued

| Rev | Date | Description |
|-----|-----------|-----------------------------|
| MJP | 2/10/2012 | Added Sheets 4 & 5 Wetlands |
| | | |
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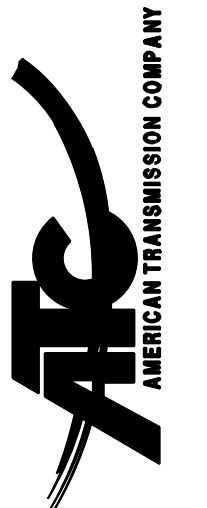
Designed:
 Drawn: MJP 1/12/2012
 Checked: CDH 1/13/2012
 Approved: MJP 1/13/2012

PROJECT NUMBER
60241863

SHEET REFERENCE NUMBER

S-02

X:\projects\60186960_PLP_Zcon\dwg\border.dwg, 10/23/2007 3:10:14 PM, PIERING, MICHAEL; STS_050801.atb



PLAT OF SURVEY
WISCONSIN ELECTRIC POWER COMPANY
PLEASANT PRAIRIE POWER PLANT
PLEASANT PRAIRIE, WISCONSIN

Issued

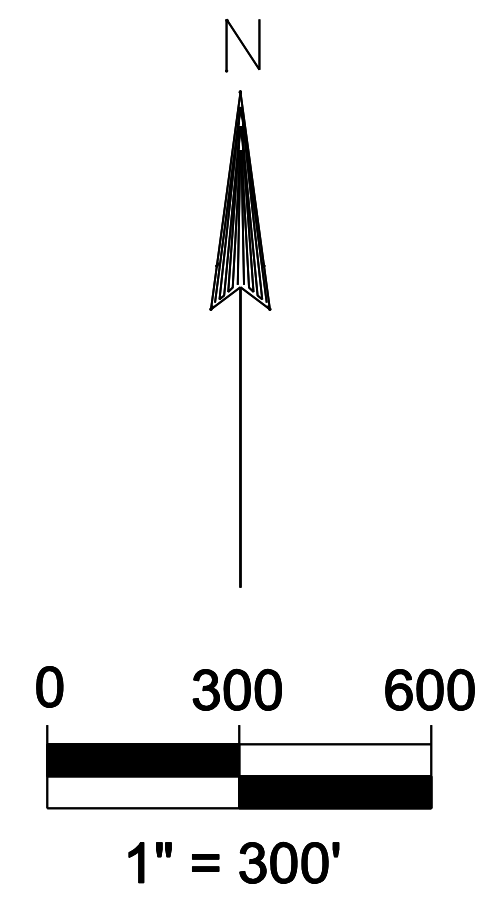
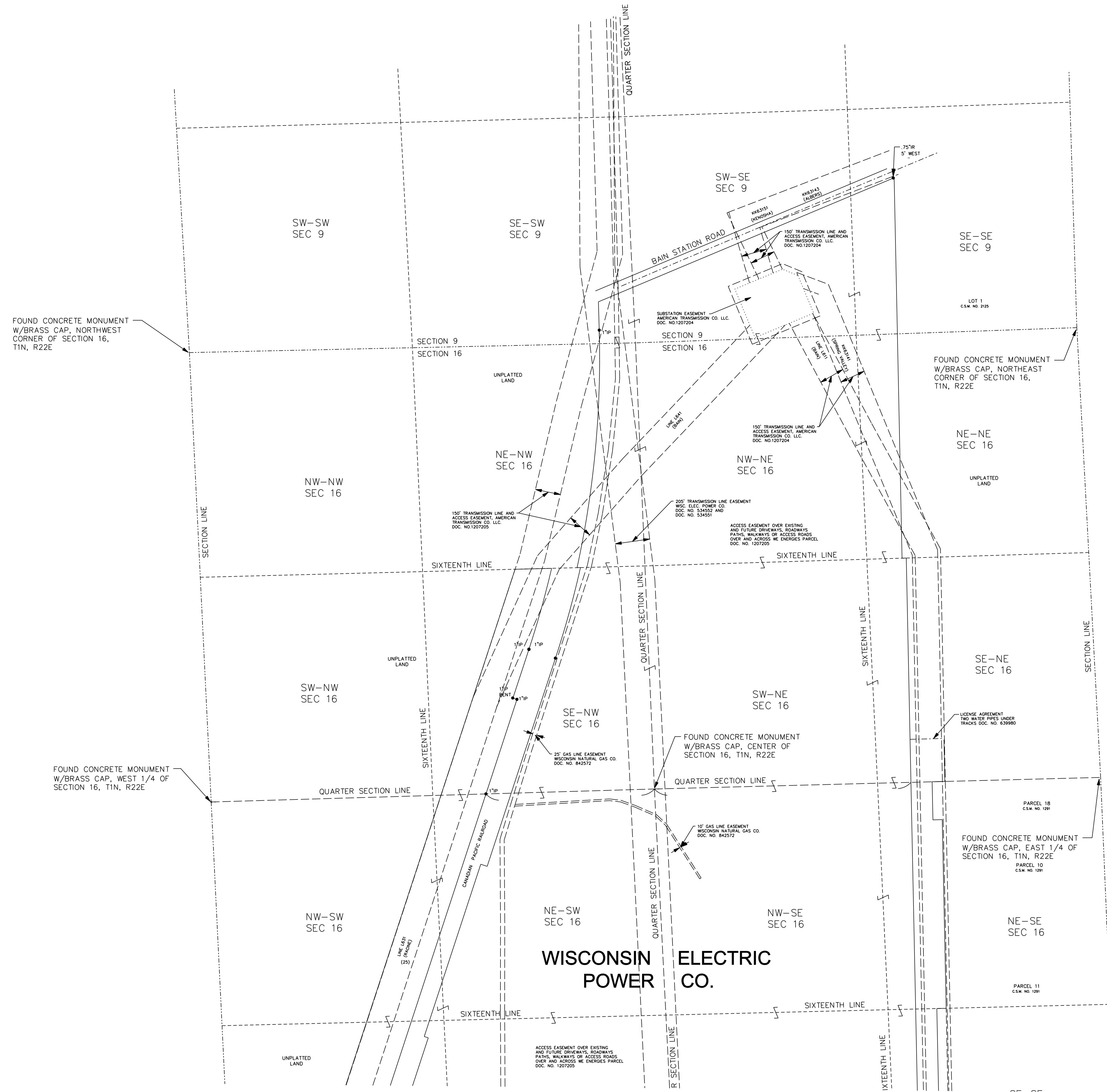
| Rev | Date | Description |
|-----|-----------|-----------------------------|
| MJP | 2/10/2012 | Added Sheets 4 & 5 Wetlands |

| | |
|-----------|---------------|
| Designed: | |
| Drawn: | MJP 1/12/2012 |
| Checked: | CDH 1/13/2012 |
| Approved: | MJP 1/13/2012 |

PROJECT NUMBER
60241863

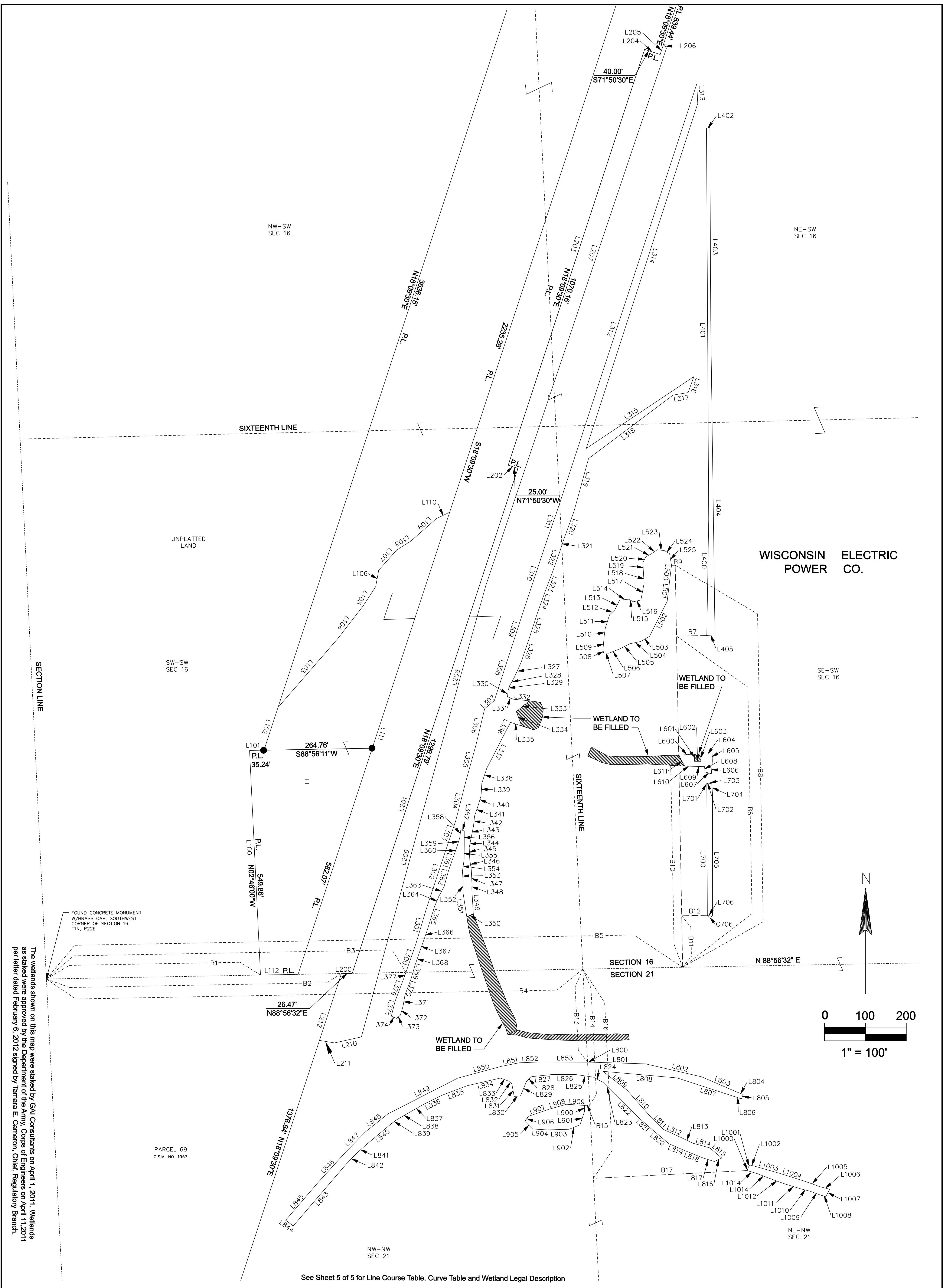
SHEET REFERENCE NUMBER

S-03

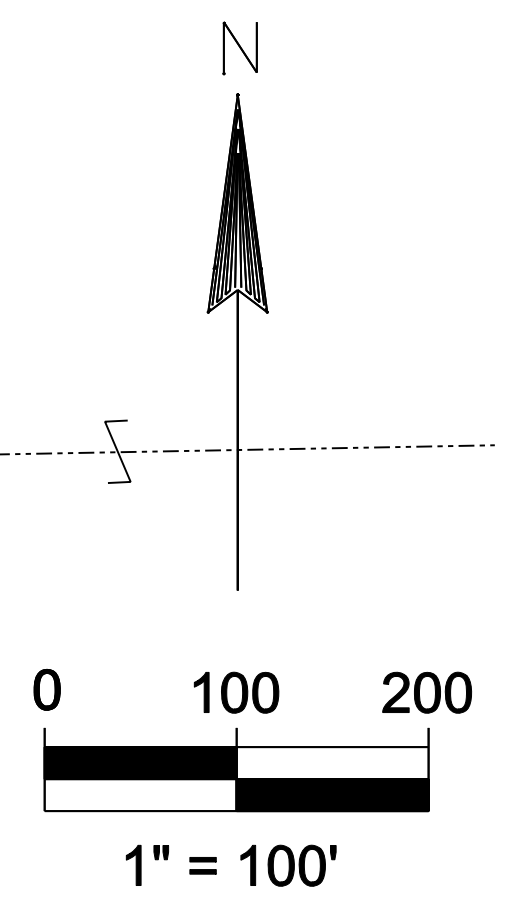


CONTINUED ON SHEET 2 OF 3

X:\projects\60186960_PLP-Zcon\Draw\border.dwg, 10/23/2007 3:10:14 PM, PIERING, MICHAEL, STS_050801.atb



The wetlands shown on this map were staked by GAI Consultants on April 1, 2011. Wetlands as staked were approved by the Department of the Army, Corps of Engineers on April 11, 2011 per letter dated February 6, 2012 signed by Tamara E. Cameron, Chief, Regulatory Branch.



See Sheet 5 of 5 for Line Course Table, Curve Table and Wetland Legal Description

PLAT OF SURVEY
WISCONSIN ELECTRIC POWER COMPANY
PLEASANT PRAIRIE POWER PLANT
PLEASANT PRAIRIE, WISCONSIN
WETLAND BOUNDARY



11425 West Lake Park Drive
 Milwaukee, WI 53229
 414.359.3030
 www.aecom.com
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| Rev | Date | Description | Issued |
|-----|-----------|--------------|--------|
| 1 | 2/10/2012 | MAP | |
| 2 | 1/13/2012 | Checked: GH | |
| 3 | 1/13/2012 | Approved: MP | |

PROJECT NUMBER: **60241863**
 SHEET REFERENCE NUMBER: **S-04**
 SHEET 4 OF 8



11425 West Lake Park Drive
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| Issued | |
|-------------|------------------|
| Rev | Date |
| Description | |
| MJP | 2/10/2012 |
| Added | Wetland Boundary |

Designed:
Drawn: MJP 1/12/2012
Checked: CDH 1/13/2012
Approved: MJP 1/13/2012

PROJECT NUMBER
60241863

SHEET REFERENCE NUMBER

S-05

SHEET 5 OF 5

COURSE TABLES

| LINE | BEARING | DISTANCE | LINE | BEARING | DISTANCE | LINE | BEARING | DISTANCE | LINE | BEARING | DISTANCE |
|------|---------------|----------|------|---------------|----------|------|---------------|----------|------|---------------|----------|
| B1 | N 88°56'32" E | 523.50 | L300 | N 19°14'16" E | 74.51 | L400 | N 0°57'36" E | 283.04 | L800 | S 89°49'04" E | 8.52 |
| B2 | N 88°56'32" E | 721.38 | L301 | N 18°36'36" E | 88.06 | L401 | N 0°19'35" E | 957.81 | L801 | S 88°14'54" E | 133.14 |
| B3 | N 88°56'32" E | 87913 | L302 | N 18°19'11" E | 150.00 | L402 | N 79°25'31" E | 8.42 | L802 | S 78°58'14" E | 141.08 |
| B4 | N 88°56'32" E | 1511.75 | L303 | N 18°04" E | 17.46 | L403 | S 0°15'12" E | 469.57 | L803 | S 88°50'03" E | 62.05 |
| B5 | N 88°56'32" E | 1555.72 | L304 | N 18°53" E | 96.36 | L404 | S 0°46'32" E | 771.28 | L804 | S 88°41'55" E | 18.22 |
| B6 | N 01°03'28" W | 810.13 | L305 | N 15°26'22" E | 97.97 | L405 | S 85°32'28" W | 20.14 | L805 | S 22°32'11" W | 11.46 |
| B7 | N 88°56'32" E | 73.96 | L306 | N 12°28'39" E | 89.03 | | | | L806 | N 72°01'07" W | 17.90 |
| B8 | N 01°03'28" W | 983.29 | L307 | N 50°06'30" E | 30.71 | | | | L807 | N 72°01'07" W | 147.78 |
| B9 | S 88°56'32" W | 9.08 | L308 | N 17°57'59" E | 141.04 | | | | L808 | N 84°54'38" W | 181.54 |
| B10 | N 01°03'28" W | 518.52 | L309 | N 18°00'08" E | 83.80 | | | | L809 | S 41°29'01" E | 74.49 |
| B11 | N 01°03'28" W | 126.01 | L310 | N 18°21'44" E | 178.29 | | | | L810 | S 41°29'33" E | 90.18 |
| B12 | N 88°56'32" E | 62.72 | L311 | N 19°04'04" E | 99.60 | | | | L811 | S 45°26'10" E | 40.70 |
| B13 | S 02°54'20" E | 227.93 | L312 | N 18°05'28" E | 1085.04 | | | | L812 | S 62°15'42" E | 49.05 |
| B14 | S 02°54'20" E | 333.17 | L313 | S 24°03'53" E | 48.05 | | | | L813 | S 84°01'04" E | 30.80 |
| B15 | S 87°05'40" W | 13.10 | L314 | S 17°54'04" W | 886.46 | | | | L814 | S 74°36'09" E | 42.91 |
| B16 | S 02°54'20" E | 512.39 | L315 | N 58°16'28" E | 316.23 | | | | L815 | S 49°53'15" E | 38.87 |
| B17 | N 88°05'40" E | 376.05 | L316 | S 18°05'09" W | 41.51 | | | | L816 | S 58°08'11" W | 20.08 |

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L100 | N 2°46'56" W | 548.86 |
| L101 | N 88°56'11" E | 35.24 |
| L102 | N 18°09'30" E | 110.03 |
| L103 | N 40°58'08" E | 223.11 |
| L104 | N 37°48'22" E | 100.43 |
| L105 | N 33°10'43" E | 56.78 |
| L106 | N 10°18'17" E | 40.87 |
| L107 | N 41°38'01" E | 66.03 |
| L108 | N 57°43'27" E | 41.08 |
| L109 | N 48°34'35" E | 82.88 |
| L110 | N 64°20'44" E | 36.36 |
| L111 | N 18°09'30" W | 1189.43 |
| L112 | S 88°56'32" W | 91.88 |

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L200 | N 88°56'32" E | 26.47 |
| L201 | N 18°09'30" E | 1299.79 |
| L202 | N 17°50'30" W | 25.00 |
| L203 | N 18°09'30" E | 1070.16 |
| L204 | S 71°50'30" E | 40.00 |
| L205 | N 18°09'09" E | 27.77 |
| L206 | S 30°40'24" E | 13.00 |
| L207 | S 18°34'16" W | 1388.29 |
| L208 | S 15°13'11" W | 638.10 |
| L209 | S 15°15'22" W | 516.87 |
| L210 | S 77°26'54" W | 67.27 |
| L211 | N 80°33'38" W | 37.31 |
| L212 | N 18°09'30" E | 712.04 |

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L300 | N 18°09'30" E | 315.21 |
| L301 | N 15°05'56" W | 7.48 |
| L302 | N 84°31'29" E | 4.14 |
| L303 | S 80°00'07" E | 8.25 |
| L304 | S 42°11'18" E | 23.35 |
| L305 | S 0°12'22" E | 288.24 |
| L306 | S 89°20'50" W | 12.67 |
| L307 | N 19°14'16" E | 9.93 |

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L600 | N 65°31'10" E | 36.62 |
| L601 | S 0°00'00" E | 17.64 |
| L602 | N 80°00'00" E | 16.06 |
| L603 | N 0°00'00" E | 16.01 |
| L604 | S 89°31'02" E | 27.15 |
| L605 | S 14°29'21" E | 17.60 |
| L606 | S 42°20'01" E | 36.32 |
| L607 | N 74°19'55" W | 16.05 |
| L608 | N 51°14'13" W | 13.23 |
| L609 | N 88°49'48" W | 28.01 |
| L610 | N 87°57'26" W | 20.75 |
| L611 | N 28°34'40" W | 29.99 |

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L700 | N 0°12'21" W | 315.21 |
| L701 | N 15°05'56" W | 7.48 |
| L702 | N 84°31'29" E | 4.14 |
| L703 | S 80°00'07" E | 8.25 |
| L704 | S 42°11'18" E | 23.35 |
| L705 | S 0°12'22" E | 288.24 |
| L706 | S 89°20'50" W | 12.67 |

CURVE TABLE

| CURVE | LENGTH | RADIUS | CHORD BEARING | CHORD |
|-------|--------|--------|---------------|-------|
| C706 | 16.84 | 6.62 | S 89°20'50" W | 12.67 |

Wetlands Legal Description

Part of the Southwest 1/4 of the Southwest 1/4 of Section 16, Township 1 North, Range 22 East, in the Town of Pleasant Prairie, County of Kenosha, State of Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of said Section 16; thence N 88°56'32" E along the south line of said Southwest 1/4, 523.50 feet to the POINT OF BEGINNING and the southwest property corner of the owner; thence N 02°48'56" W along the property line, 549.86 feet to the POINT OF BEGINNING; thence N 18°09'30" E along said property line, 35.24 feet; thence N 18°09'30" E along said property line, 1103.03 feet; thence N 40°56'56" E, 223.11 feet; thence N 37°48'22" E, 100.43 feet; thence N 33°10'43" E, 56.78 feet; thence N 10°18'17" E, 40.87 feet; thence N 41°38'01" E, 66.03 feet; thence N 57°43'27" E, 41.08 feet; thence N 48°34'35" E, 82.88 feet; thence N 64°20'44" E, 36.36 feet to the property line; thence S 18°09'30" W along said property line, 1189.43 feet to the aforesaid south line of the Southwest 1/4 of Section 16; thence S 88°56'32" W along said south line, 91.8751 feet to the POINT OF BEGINNING;

Containing 204,992 sq. ft. and 4.7060 acres, more or less.

Also

Part of the Southwest 1/4 of Section 16, and part of the Northwest 1/4 of Section 21 all in Township 1 North, Range 22 East, in the Town of Pleasant Prairie, County of Kenosha, State of Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of said Section 16; thence N 88°56'32" E along the south line of said Southwest 1/4, 721.38 feet to the property line of the owner and the POINT OF BEGINNING; thence continuing N 88°56'32" E along said property line, 26.47 feet; thence N 18°09'30" E along said property line, 1299.79 feet; thence N 17°50'30" W along said property line, 25.00 feet; thence N 18°09'30" E along said property line, 1070.16 feet; thence S 71°50'30" E along said property line, 40.00 feet; thence N 18°09'09" E along said property line, 27.77 feet; thence N 30°40'24" E, 13.01 feet; thence N 18°34'16" W, 1388.27 feet; thence S 15°31'31" W, 626.10 feet; thence S 15°15'22" W, 516.87 feet; thence S 17°26'54" W, 67.27 feet; thence N 80°33'38" W, 37.31 feet to the aforesaid property line; thence N 18°09'30" E along said property line, 112.04 feet to the POINT OF BEGINNING.

Containing 107,228 sq. ft. and 2.4616 acres, more or less.

Also

Part of the Southwest 1/4 of Section 16, and part of the Northwest 1/4 of Section 21 all in Township 1 North, Range 22 East, in the Town of Pleasant Prairie, County of Kenosha, State of Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of said Section 16; thence N 88°56'32" E along the south line of said Southwest 1/4, 879.13 feet to the POINT OF BEGINNING; thence N 18°14'16" E, 74.51 feet; thence N 18°36'36" E, 88.06 feet; thence N 18°19'11" E, 150.00 feet; thence N 18°04" E, 17.46 feet; thence N 18°53" E, 96.36 feet; thence N 15°26'22" E, 97.97 feet; thence N 13°28'39" E, 89.03 feet; thence N 50°06'30" E, 30.71 feet; thence N 17°57'59" E, 141.04 feet; thence N 18°00'08" E, 83.80 feet; thence N 18°21'44" E, 178.29 feet; thence N 19°04'04" E, 99.60 feet; thence N 18°05'28" E, 1085.04 feet; thence N 24°03'53" E, 48.05 feet; thence S 17°54'04" W, 886.46 feet; thence N 58°16'28" E, 316.23 feet; thence S 18°05'09" W, 41.51 feet; thence S 87°05'40" W, 37.03 feet; thence S 53°04'45" W, 256.86 feet; thence S 15°25'16" W, 133.86 feet; thence S 20°01'28" W, 78.84 feet; thence S 18°04'28" W, 32.32 feet; thence S 19°39'39" W, 81.42 feet; thence S 20°50'57" W, 43.75 feet; thence S 19°41'57" W, 57.34 feet; thence S 17°51'09" W, 57.92 feet; thence S 18°14'21" W, 68.34 feet; thence S 24°22'30" W, 40.96 feet; thence S 28°45'42" W, 21.49 feet; thence S 18°07'46" W, 12.93 feet; thence S 5°28'43" W, 15.26 feet; thence S 88°32'28" E, 15.50 feet; thence S 84°21'34" E, 39.15 feet; thence S 80°40'40" W, 41.12 feet; thence S 20°06'41" E, 37.43 feet; thence N 72°02'04" W, 28.56 feet; thence S 27°25'38" W, 34.39 feet; thence S 27°13'50" W, 92.06 feet; thence S 18°21'35" W, 36.80 feet; thence S 3°29'06" W, 30.73 feet; thence S 18°32'57" W, 23.71 feet; thence S 18°41'17" W, 28.26 feet; thence S 6°10'31" W, 24.87 feet; thence S 11°26'18" W, 35.43 feet; thence S 11°01'44" W, 17.99 feet; thence S 2°38'14" E, 29.75 feet; thence S 8°57'28" E, 23.30 feet; thence S 2°39'01" E, 35.14 feet; thence S 1°15'13" W, 13.44 feet; thence S 3°32'30" E, 60.13 feet; thence S 6°52'39" E, 17.47 feet; thence N 8°16'59" W, 57.22 feet; thence N 0°11'13" W, 29.43 feet; thence N 3°39'13" W, 25.64 feet; thence N 8°09'28" E, 27.96 feet; thence N 0°53'40" E, 34.20 feet; thence N 0°00'00" E, 36.33 feet; thence N 68°22'54" W, 9.08 feet; thence S 17°13'34" W, 20.94 feet; thence S 17°13'34" W, 20.94 feet; thence S 19°22'05" W, 24.08 feet; thence S 18°17'29" W, 39.29 feet; thence S 15°41'29" W, 41.68 feet; thence S 28°38'32" W, 26.60 feet; thence S 22°43'19" W, 27.07 feet; thence S 17°08'29" W, 62.09 feet; thence S 19°09'28" W, 22.26 feet; thence S 19°33'59" W, 34.96 feet; thence S 18°58'03" W, 30.59 feet; thence S 18°20'35" W, 37.07 feet; thence S 20°47'13" W, 40.94 feet; thence S 9°39'21" W, 28.11 feet; thence S 18°23'49" W, 22.47 feet; thence S 18°17'18" W, 12.41 feet; thence N 68°17'18" W, 13.71 feet; thence N 14°00'54" E, 36.80 feet; thence N 20°43'50" E, 66.21 feet; thence N 18°14'16" E, 9.93 feet to the POINT OF BEGINNING.

Containing 75,340 sq. ft. and 1.7296 acres, more or less.

Also

Part of the Southwest 1/4 of Section 16 in Township 1 North, Range 22 East, in the Town of Pleasant Prairie, County of Kenosha, State of Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of said Section 16; thence N 88°56'32" E along the south line of said Southwest 1/4, 1555.72 feet, thence N 1°03'28" W, 810.13 feet; thence N 88°56'32" E, 73.96 feet to the POINT OF BEGINNING; thence N 0°57'36" E, 283.04 feet; thence N 0°19'35" E, 957.81 feet; thence N 79°25'31" E, 8.42 feet; thence S 0°15'12" E, 469.57 feet; thence S 0°46'32" E, 771.28 feet; thence S 85°32'28" W, 20.14 feet to the POINT OF BEGINNING.

Containing 12,910 sq. ft. and 0.2964 acres, more or less.

Also

Part of the Southwest 1/4 of Section 16 in Township 1 North, Range 22 East, in the Town of Pleasant Prairie, County of Kenosha, State of Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of said Section 16; thence N 88°56'32" E along the south line of said Southwest 1/4, 1555.72 feet; thence N 1°03'28" W, 810.13 feet; thence S 88°56'32" W, 9.08 feet to the POINT OF BEGINNING; thence S 6°48'59" W, 42.12 feet; thence S 6°51'15" W, 47.02 feet; thence S 26°57'36" W, 96.00 feet; thence S 60°17'03" W, 24.64 feet; thence S 78°10'31" W, 26.67 feet; thence S 63°24'29" W, 29.96 feet; thence S 68°22'41" W, 27.10 feet; thence N 88°41'25" W, 12.69 feet; thence N 10°55'44" W, 8.55 feet; thence N 5°10'25" E, 32.80 feet; thence N 7°54'20" E, 19.88 feet; thence N 17°30'47" E, 34.39 feet; thence N 47°10'45" E, 17.70 feet; thence N 25°49'40" E, 28.52 feet; thence N 53°51'18" E, 22.15 feet; thence S 62°10'00" E, 13.37 feet; thence N 76°49'00" E, 18.79 feet; thence N 10°57'41" E, 42.10 feet; thence N 4°03'27" W, 20.80 feet; thence N 3°08'44" W, 29.85 feet; thence N 28°41'05" E, 16.36 feet; thence N 28°15'39" E, 14.24 feet; thence N 54°57'31" E, 17.77 feet; thence S 83°24'48" E, 17.82 feet; thence S 58°34'51" E, 14.73 feet; thence S 9°11'02" E, 28.80 feet to the POINT OF BEGINNING.

Containing 20,647 sq. ft. and 0.4740 acres, more or less.

Also

Part of the Southwest 1/4 of the Southwest 1/4 of Section 16, Township 1 North, Range 22 East, in the Town of Pleasant Prairie, County of Kenosha, State of Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of said Section 16; thence N 88°56'32" E along the south line of said Southwest 1/4, 1555.72 feet; thence N 1°03'28" W, 518.52 feet to the POINT OF BEGINNING; thence N 88°51'10" E, 38.52 feet; thence S 0°00'00" E, 17.84 feet; thence N 90°00'00" E, 16.08 feet; thence N 00°00'00" E, 16.01 feet; thence S 89°31'02" E, 27.15 feet; thence S 1°49'20" E, 17.60 feet; thence S 4°42'01" W, 30.82 feet; thence N 74°19'55" W, 16.05 feet; thence N 5°11'43" W, 13.23 feet; thence N 88°49'48" W, 28.01 feet; thence N 87°57'26" W, 20.75 feet; thence N 28°34'40" W, 29.99 feet to the POINT OF BEGINNING.

Containing 2,199 sq. ft. and 0.0505 acres, more or less.

Also

Part of the Southwest 1/4 of the Southwest 1/4 of Section 16, Township 1 North, Range 22 East, in the Town of Pleasant Prairie, County of Kenosha, State of Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of said Section 16; thence N 88°56'32" E along the south line of said Southwest 1/4, 1555.72 feet; thence N 1°03'28" W, 126.01 feet; thence N 88°56'32" E, 62.72 feet; thence N 0°13'21" W, 315.21 feet; thence N 1°50'56" W, 7.48 feet; thence N 84°31'29" E, 4.14 feet; thence S 80°00'07" E, 8.25 feet; thence S 42°11'18" E, 23.33 feet; thence S 0°12'22" E, 286.24 feet to a point on a curve, thence 16.90 feet along the arc of said curve to the north, whose radius is 6.62 feet whose chord bears S 89°20'50" W, 12.67 feet to the POINT OF BEGINNING.

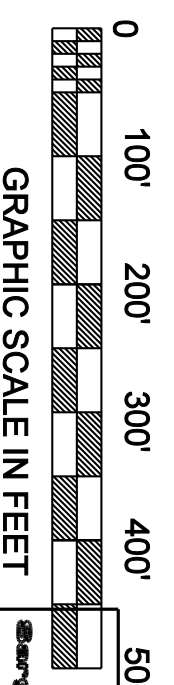
Containing 4,289 sq. ft. and 0.0985 acres, more or less.

Also

Part of the Southwest 1/4 of the Southwest 1/4 of Section 16, Township 1 North, Range 22 East, in the Town of Pleasant Prairie, County of Kenosha, State of Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of said Section 16; thence N 88°56'32" E along the south line of said Southwest 1/4, 1311.75 feet; thence S 2°5

SITE ADDRESS: 8000 98TH STREET,
 PLEASANT PRAIRIE, WI
APPLICANT'S NAME: AMERICAN TRANSMISSION COMPANY, LLC
 AND ATC MANAGEMENT INC.
ADDRESS: W234 N2000 RIDGEVIEW PARKWAY COURT,
 WAUKESHA, WI 53188-1022
TELEPHONE NUMBER: 262-506-8866
FAX NUMBER: 262-506-8939
PROJECT MANAGER: BARBARA MIKOLAJCZYK
 262-506-8904
CONTACT PERSON: KEVIN LYNCH
 262-506-8866



ANY MODIFICATION OR ADDITION TO THIS DRAWING
 IS THE RESPONSIBILITY OF THE CLIENT AND NOT
 THE RESPONSIBILITY OF THE ENGINEER.

| REV. | DATE | W.C. # | DESCRIPTION |
|------|----------|--------|---------------------------|
| 0A | 01-19-11 | 88907 | CIP APPLICATION DOCUMENTS |

ATC
 AMERICAN TRANSMISSION COMPANY
 THE ENGINEER ARCHITECT COMPANY

EXISTING LANDSCAPING
 PLEASANT PRAIRIE SWITCHYARD
 PLP - 04 - 01S

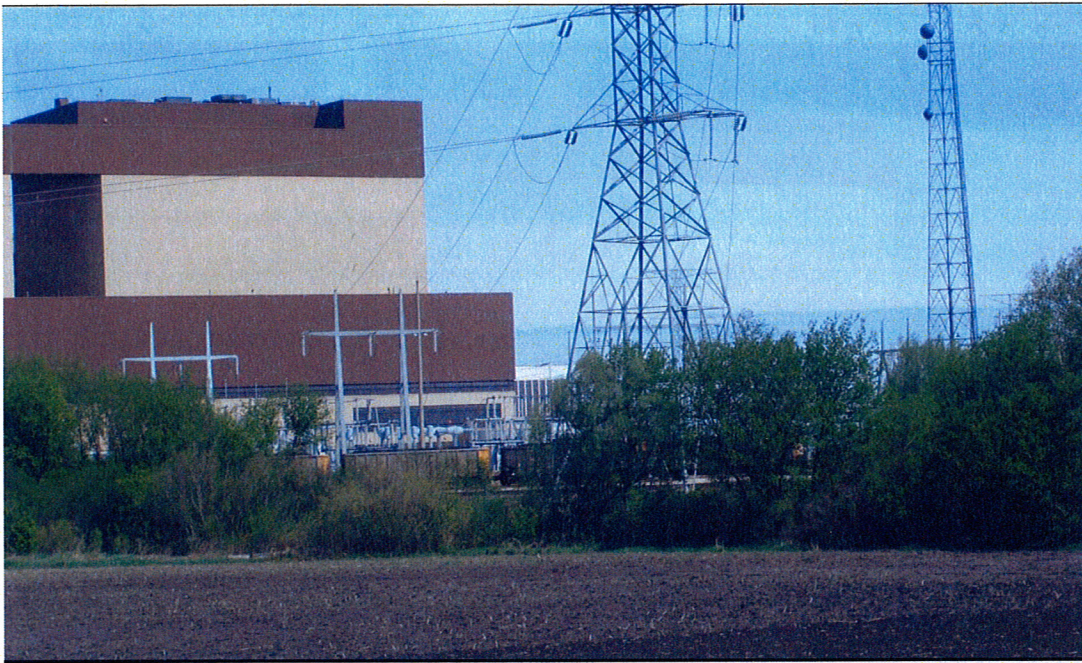
Pleasant Prairie Switchyard - Overlay

| | | |
|---|--|--|
| <ul style="list-style-type: none"> — 115 kV — 138 kV — 69 kV — 161 kV — 230 kV | <ul style="list-style-type: none"> — 115 kV underground — 138 kV underground — 69 kV underground — Non-Operational underground | <ul style="list-style-type: none"> ◊ All Structure Locations - CALCAD ▲ Substation □ Top of Switching Structure |
|---|--|--|

Overhead line configuration not indicated. The information presented in this map document is advisory and is intended for reference purposes only. ATC owned and operated facility locations are approximated.

1: 4,516

Appendix C



5-18-11 **Southeasterly view** photo from CTH H. Photo shows existing screening of site and relative location of switchyard to the power plant.

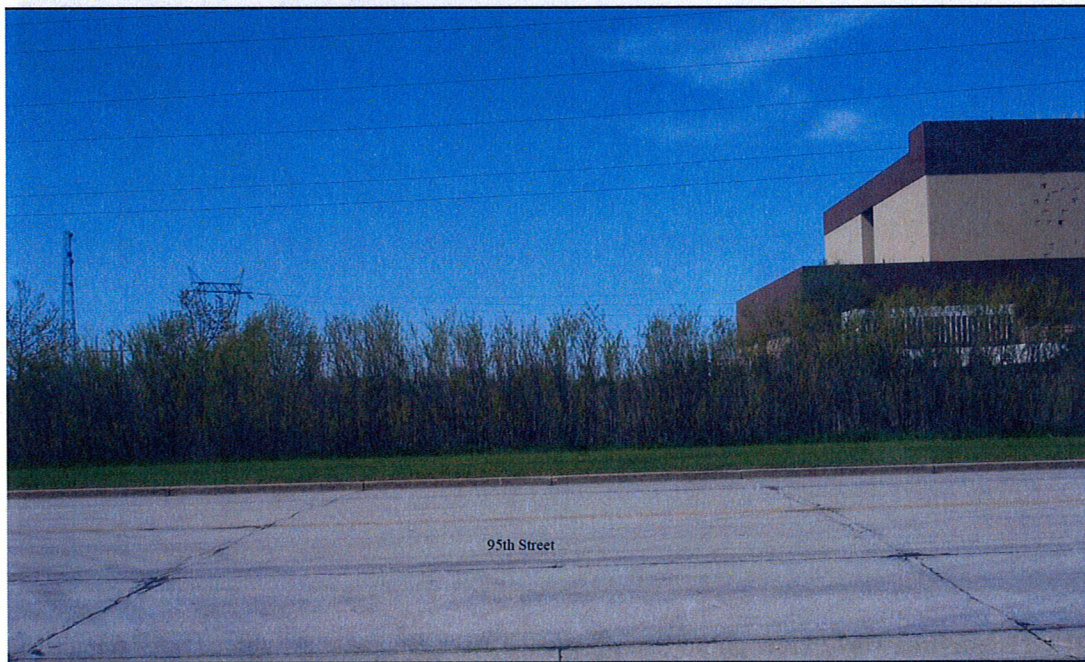


5-18-11 **Northeasterly view** photo from Kenosha Area Business Alliance (KABA) parking lot. Photo shows existing screening of site and proximity of switchyard to power plant.

Appendix C

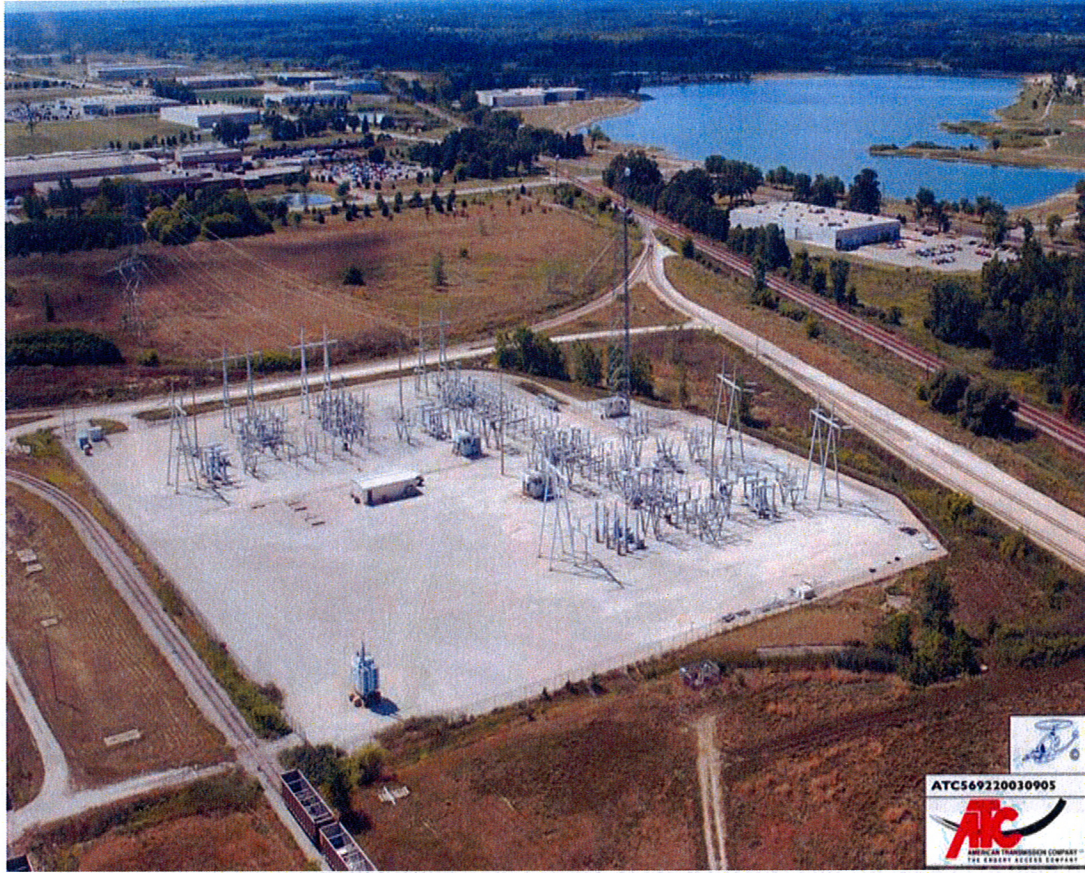


5-18-11 **Easterly view** photo from KABA parking lot. Photo shows existing screening of site. Lattice tower being relocated to south (see site plan and Appendix D).



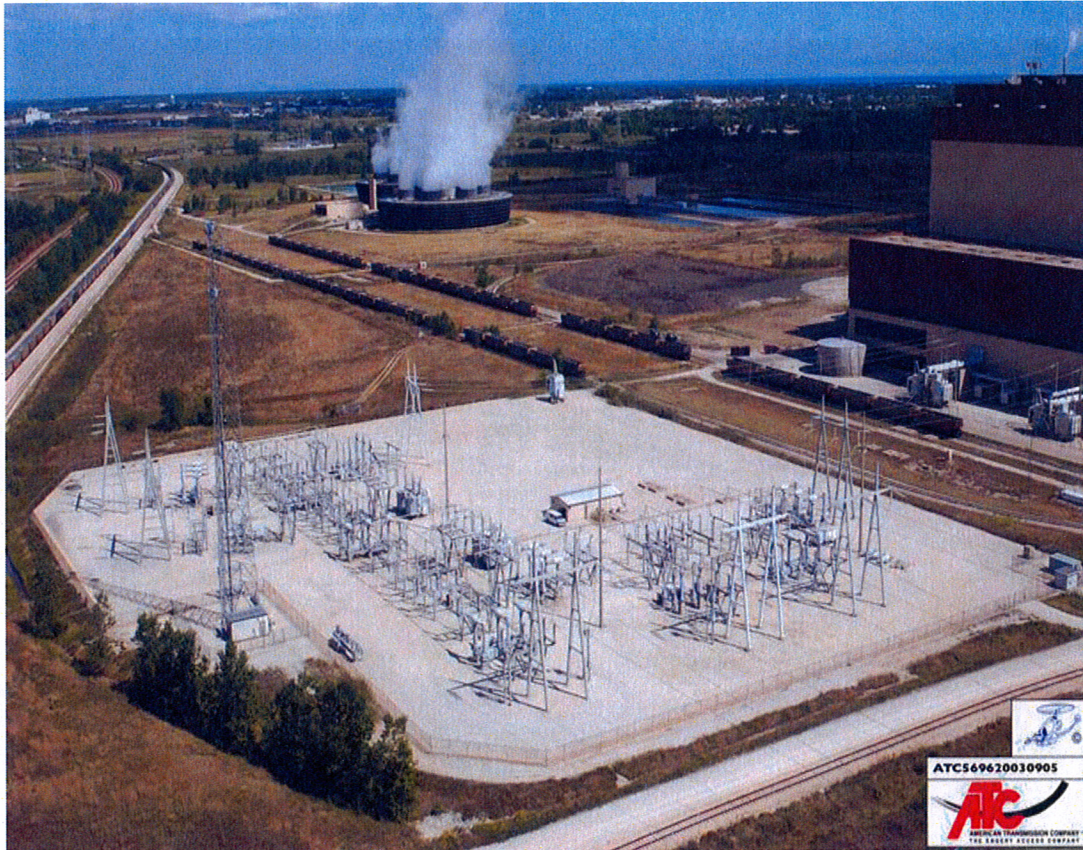
5-18-11 **North view** from 95th Street. Photo shows existing screening and distance between roadway and area of improvements.

Appendix C

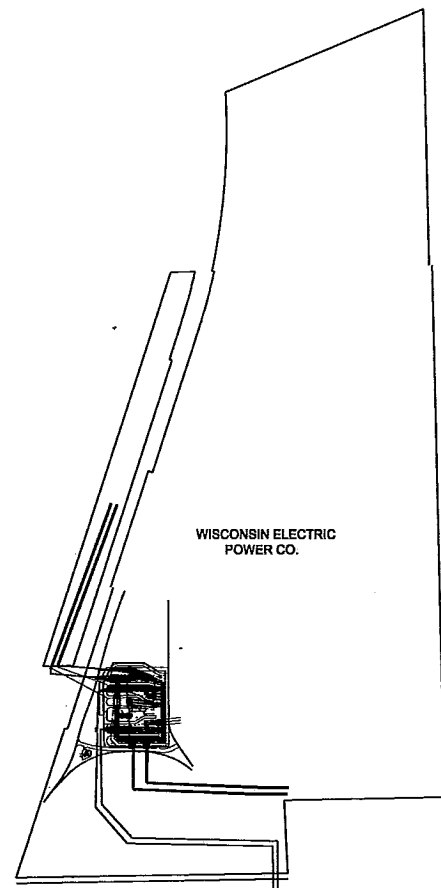


No date available for this **Southwesterly** view. Photo shows proximity of site to Kenosha Area Business Alliance parcel and 95th Street.

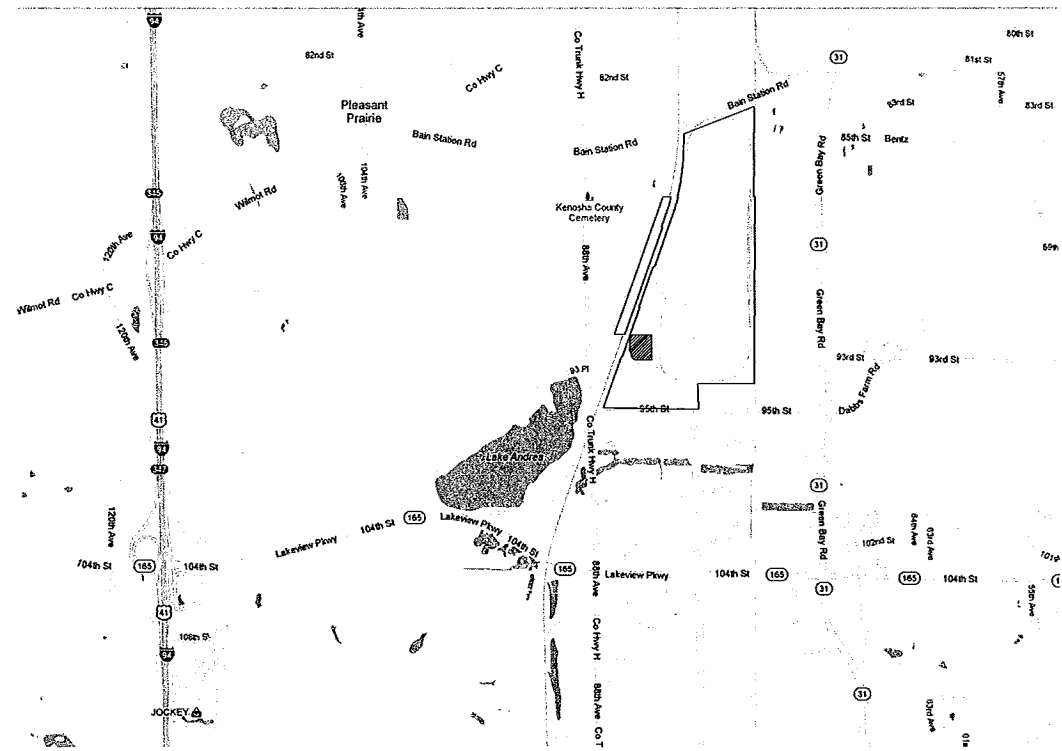
Appendix C



No date available for this **Northeasterly view**. Photo shows planned expansion area to the north of the switchyard. Also shows existing lattice tower, which is very similar to replacement lattice tower.



SITE PLAN
SCALE: 1/2"=300'



AREA MAP
NOT TO SCALE

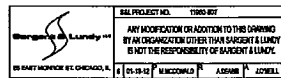
PLEASANT PRAIRIE SUBSTATION

8000 95TH ST
KENOSHA, WI. 53158

EAST OF 88th AVE, NORTH OF 95th ST.
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

| TABLE OF CONTENTS | |
|-------------------|-------------------------------------|
| Drawing Name | Description |
| PLP-01-01S | Title Sheet |
| PLP-02-01S | Site Plan |
| PLP-03-01S | Site Grading and Drainage Plan |
| PLP-03-02S | Erosion Control Plan |
| PLP-04-01S | Existing Landscaping |
| PLP-04-02S | Site Restoration Plan |
| PLP-05-01S | Lighting Plan |
| S-01 | Plat Survey Sheet 1 |
| S-02 | Plat Survey Sheet 2 |
| S-03 | Plat Survey Sheet 3 |
| 32500-C1 | Cover Sheet - Control Building |
| 32500-F1 | Foundation Loads/BLDG Cross Section |
| 32500-L1 | Floor Plan |
| 32500-L2 | Ceiling/Lighting Plan |
| 32500-L3 | Exterior Wall Elevations |
| 32500-S3 | Roof Framing Plan |

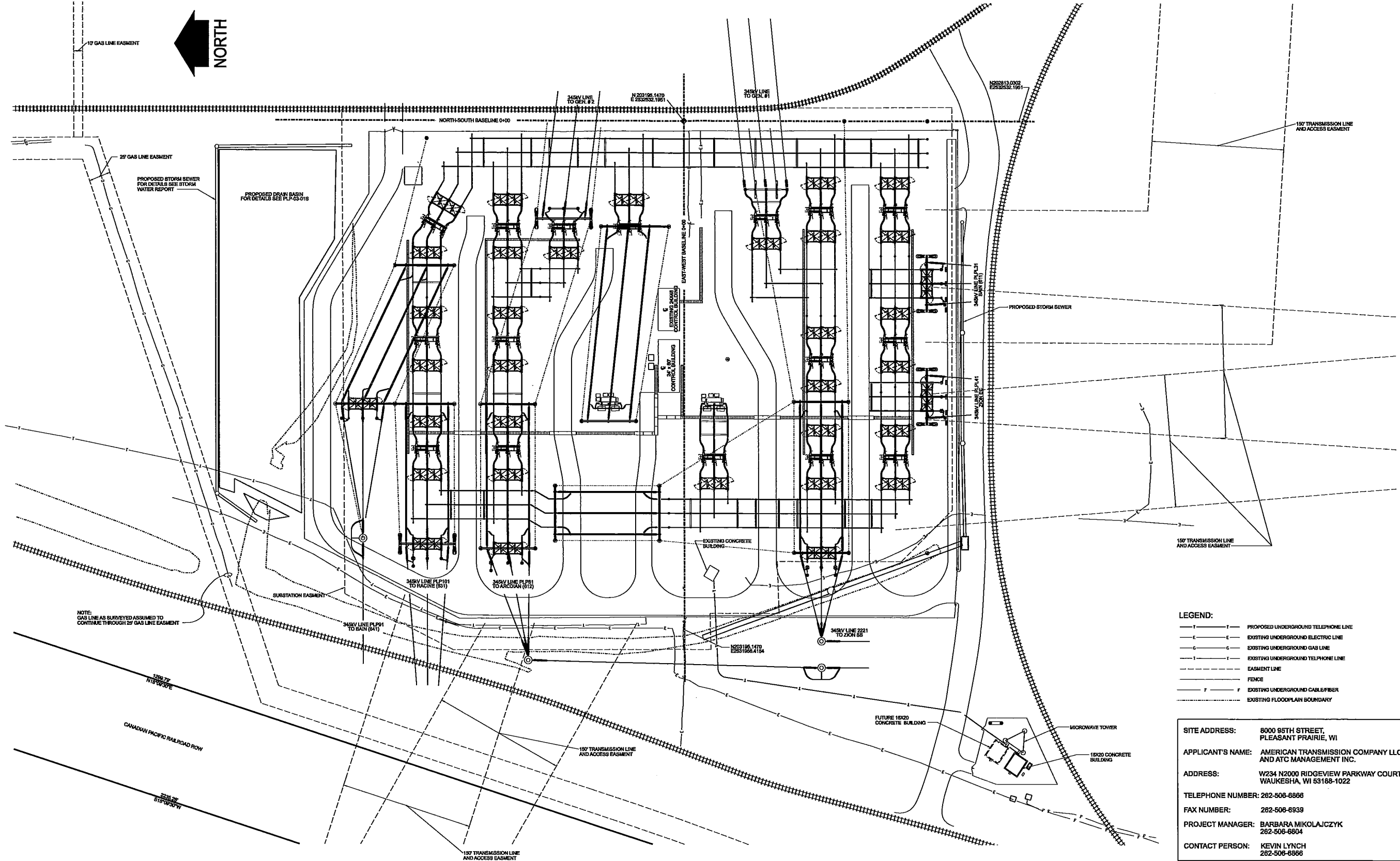
SITE ADDRESS: 8000 95TH STREET, PLEASANT PRAIRIE, WI
 APPLICANT'S NAME: AMERICAN TRANSMISSION COMPANY LLC AND ATC MANAGEMENT INC.
 ADDRESS: W234 N2000 RIDGEVIEW PARKWAY COURT, WAUKESHA, WI 53188-1022
 TELEPHONE NUMBER: 262-506-6866
 FAX NUMBER: 262-506-6939
 PROJECT MANAGER: BARBARA MIKOLAJCZYK 262-506-6804
 CONTACT PERSON: KEVIN LYNCH 262-506-6866



| REV | DATE | W.D.# | DESCRIPTION | MDM | AVD | JGO | S&L |
|-----|----------|-------|---------------------------|-----|-----|-----|-----|
| 0 | 01-18-12 | 68407 | CUP APPLICATION DOCUMENTS | | | | |



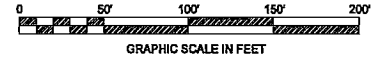
LOCATION MAP
 PLEASANT PRAIRIE SWITCHYARD
 SCALE: AS NOTED
 DRAWING NO.: PLP - 01 - 01S
 ©AMERICAN TRANSMISSION COMPANY 2004



NOTE: GAS LINE AS SURVEYED ASSUMED TO CONTINUE THROUGH 25' GAS LINE EASEMENT

- LEGEND:**
- T — T — PROPOSED UNDERGROUND TELEPHONE LINE
 - E — E — EXISTING UNDERGROUND ELECTRIC LINE
 - G — G — EXISTING UNDERGROUND GAS LINE
 - T — T — EXISTING UNDERGROUND TELEPHONE LINE
 - — — — EASEMENT LINE
 - — — — FENCE
 - F — F — EXISTING UNDERGROUND CABLE/FIBER
 - - - - - EXISTING FLOODPLAIN BOUNDARY

SITE ADDRESS: 8000 85TH STREET, PLEASANT PRAIRIE, WI
APPLICANT'S NAME: AMERICAN TRANSMISSION COMPANY LLC AND ATC MANAGEMENT INC.
ADDRESS: W234 N2000 RIDGEVIEW PARKWAY COURT, WAUKESHA, WI 53188-1022
TELEPHONE NUMBER: 262-506-8866
FAX NUMBER: 262-506-8939
PROJECT MANAGER: BARBARA MIKOLAJCZYK 262-506-6804
CONTACT PERSON: KEVIN LYNCH 262-506-8866

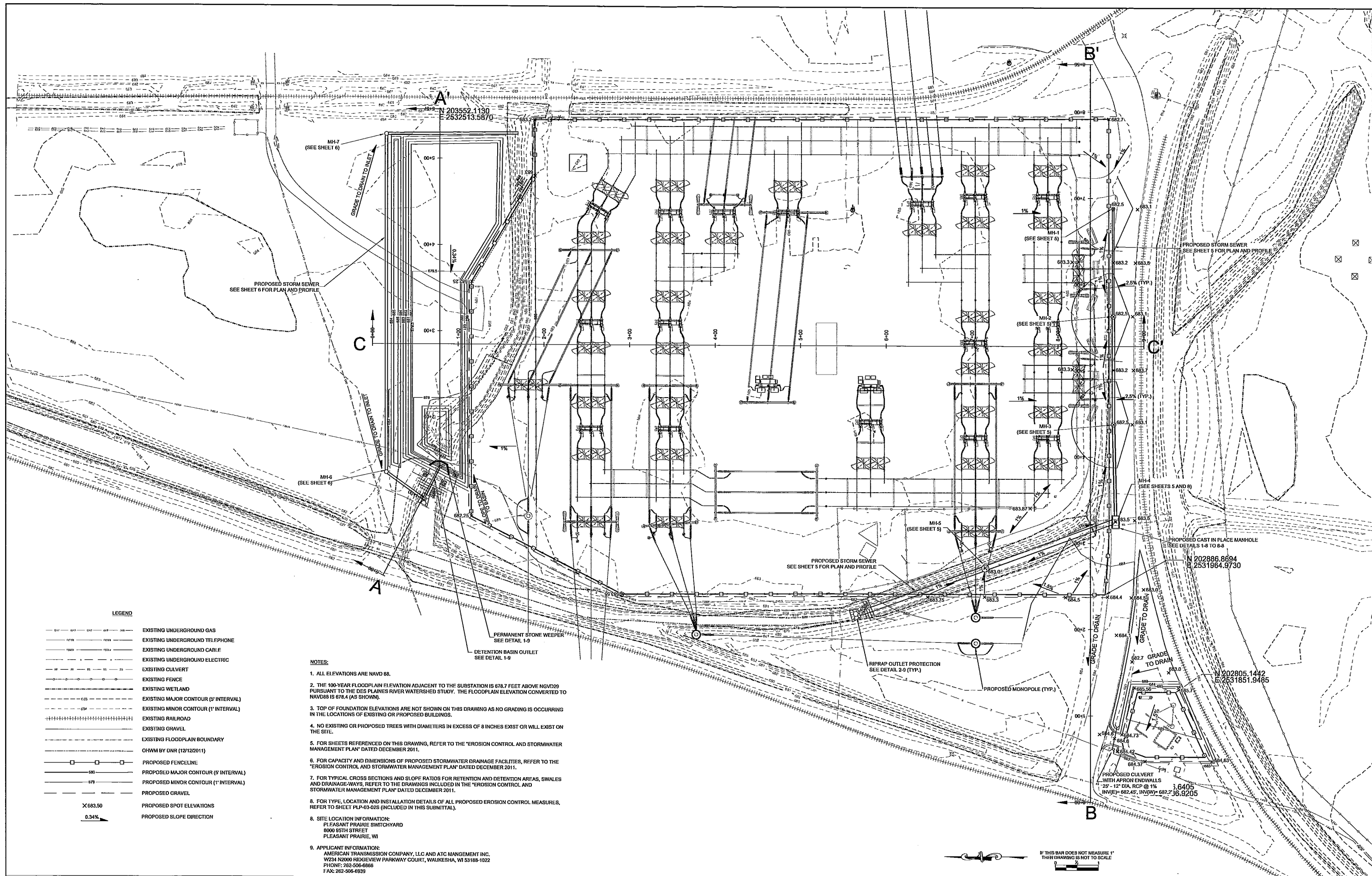


ALL PROJECT NO. 1190-002
 ANY MODIFICATION OR ADDITION TO THIS DRAWING BY AN ORGANIZATION OTHER THAN BARBERS & LINDY IS NOT THE RESPONSIBILITY OF BARBERS & LINDY.
 11-18-12 11/20/2012 11/20/2012 11/20/2012

| REV | DATE | BY | CHKD | DESCRIPTION |
|-----|----------|-------|------|---------------------------|
| 0 | 01-19-12 | 68407 | | CUP APPLICATION DOCUMENTS |



SITE PLAN
PLEASANT PRAIRE SWITCHYARD
 SCALE: 1"=40'-0"
 DRAWING NO. **PLP-02-01S**
 ©AMERICAN TRANSMISSION COMPANY 2004



LEGEND

- EXISTING UNDERGROUND GAS
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND CABLE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING CULVERT
- EXISTING FENCE
- EXISTING WETLAND
- EXISTING MAJOR CONTOUR (5' INTERVAL)
- EXISTING MINOR CONTOUR (1' INTERVAL)
- EXISTING RAILROAD
- EXISTING GRAVEL
- EXISTING FLOODPLAIN BOUNDARY
- OHRM BY DNR (12/12/2011)
- PROPOSED FENCELINE
- PROPOSED MAJOR CONTOUR (5' INTERVAL)
- PROPOSED MINOR CONTOUR (1' INTERVAL)
- PROPOSED GRAVEL
- X 683.50 PROPOSED SPOT ELEVATIONS
- 0.34% PROPOSED SLOPE DIRECTION

NOTES:

1. ALL ELEVATIONS ARE NAVD 88.
2. THE 100-YEAR FLOODPLAIN ELEVATION ADJACENT TO THE SUBSTATION IS 678.7 FEET ABOVE NAVD88 PURSUANT TO THE DES PLAINES RIVER WATERSHED STUDY. THE FLOODPLAIN ELEVATION CONVERTED TO NAVD88 IS 678.4 (AS SHOWN).
3. TOP OF FOUNDATION ELEVATIONS ARE NOT SHOWN ON THIS DRAWING AS NO GRADING IS OCCURRING IN THE LOCATIONS OF EXISTING OR PROPOSED BUILDINGS.
4. NO EXISTING OR PROPOSED TREES WITH DIAMETERS IN EXCESS OF 8 INCHES EXIST OR WILL EXIST ON THE SITE.
5. FOR SHEETS REFERENCED ON THIS DRAWING, REFER TO THE "EROSION CONTROL AND STORMWATER MANAGEMENT PLAN" DATED DECEMBER 2011.
6. FOR CAPACITY AND DIMENSIONS OF PROPOSED STORMWATER DRAINAGE FACILITIES, REFER TO THE "EROSION CONTROL AND STORMWATER MANAGEMENT PLAN" DATED DECEMBER 2011.
7. FOR TYPICAL GROSS SECTIONS AND SLOPE RATIOS FOR RETENTION AND DETENTION AREAS, SWALES AND DRAINAGEWAYS, REFER TO THE DRAWINGS INCLUDED IN THE "EROSION CONTROL AND STORMWATER MANAGEMENT PLAN" DATED DECEMBER 2011.
8. FOR TYPE, LOCATION AND INSTALLATION DETAILS OF ALL PROPOSED EROSION CONTROL MEASURES, REFER TO SHEET PLP-03-025 (INCLUDED IN THIS SUBMITTAL).
8. SITE LOCATION INFORMATION:
PLEASANT PRAIRIE SWITCHYARD
8000 55TH STREET
PLEASANT PRAIRIE, WI
9. APPLICANT INFORMATION:
AMERICAN TRANSMISSION COMPANY, LLC AND ATC MANAGEMENT INC.
W234 N2000 RIDGEVIEW PARKWAY COURT, WAUKESHA, WI 53188-1022
PHONE: 262-506-6866
FAX: 262-506-6939

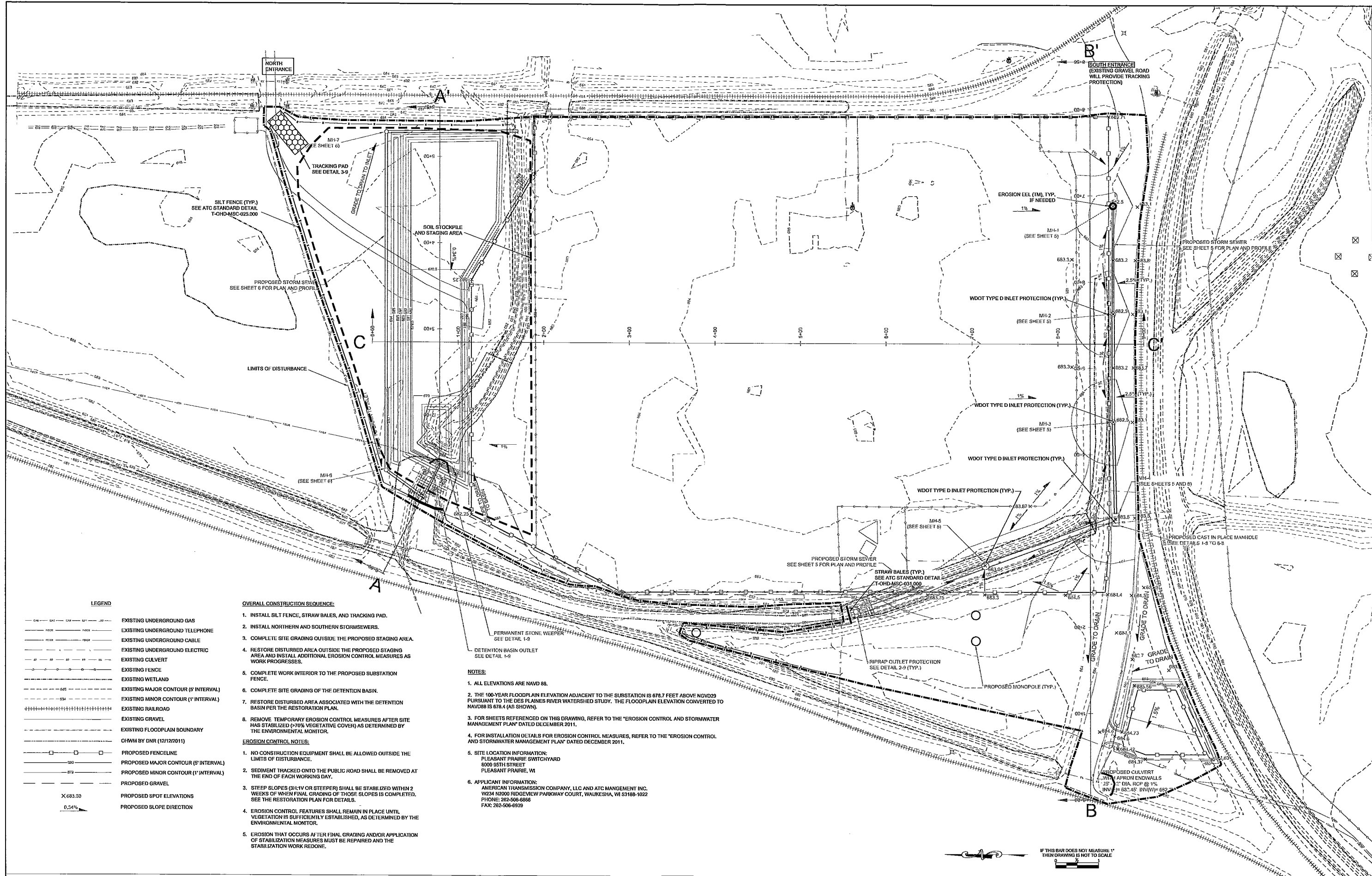
| REV | DATE | W.O. # | DESCRIPTION | LMS | JDL | MARS |
|-----|----------|--------|-----------------------|-----|-----|------|
| 0 | 01/18/12 | | ISSUED FOR PERMITTING | | | |

ATC
AMERICAN TRANSMISSION COMPANY
THE ENERGY ACCESS COMPANY

SITE GRADING AND DRAINAGE PLAN

PLEASANT PRAIRIE SWITCHYARD

SCALE: 1"=50'
DRAWING No. **PLP-03-01S**



LEGEND

- EXISTING UNDERGROUND GAS
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND CABLE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING CULVERT
- EXISTING FENCE
- EXISTING WETLAND
- EXISTING MAJOR CONTOUR (5' INTERVAL)
- EXISTING MINOR CONTOUR (1' INTERVAL)
- EXISTING RAILROAD
- EXISTING GRAVEL
- EXISTING FLOODPLAIN BOUNDARY
- ORWM BY DNR (12/12/2011)
- PROPOSED FENCELINE
- PROPOSED MAJOR CONTOUR (5' INTERVAL)
- PROPOSED MINOR CONTOUR (1' INTERVAL)
- PROPOSED GRAVEL
- X 683.50 PROPOSED SPOT ELEVATIONS
- 0.54% PROPOSED SLOPE DIRECTION

OVERALL CONSTRUCTION SEQUENCE:

1. INSTALL SILT FENCE, STRAW BALES, AND TRACKING PAD.
2. INSTALL NORTHERN AND SOUTHERN STORMSEWERS.
3. COMPLETE SITE GRADING OUTSIDE THE PROPOSED STAGING AREA.
4. RESTORE DISTURBED AREA OUTSIDE THE PROPOSED STAGING AREA AND INSTALL ADDITIONAL EROSION CONTROL MEASURES AS WORK PROGRESSES.
5. COMPLETE WORK INTERIOR TO THE PROPOSED SUBSTATION FENCE.
6. COMPLETE SITE GRADING OF THE DETENTION BASIN.
7. RESTORE DISTURBED AREA ASSOCIATED WITH THE DETENTION BASIN PER THE RESTORATION PLAN.
8. REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SITE HAS STABILIZED (70% VEGETATIVE COVER) AS DETERMINED BY THE ENVIRONMENTAL MONITOR.

EROSION CONTROL NOTES:

1. NO CONSTRUCTION EQUIPMENT SHALL BE ALLOWED OUTSIDE THE LIMITS OF DISTURBANCE.
2. SEDIMENT TRACKED ONTO THE PUBLIC ROAD SHALL BE REMOVED AT THE END OF EACH WORKING DAY.
3. STEEP SLOPES (3H:1V OR STEEPER) SHALL BE STABILIZED WITHIN 2 WEEKS OF WHEN FINAL GRADING OF THOSE SLOPES IS COMPLETED. SEE THE RESTORATION PLAN FOR DETAILS.
4. EROSION CONTROL FEATURES SHALL REMAIN IN PLACE UNTIL VEGETATION IS SUFFICIENTLY ESTABLISHED, AS DETERMINED BY THE ENVIRONMENTAL MONITOR.
5. EROSION THAT OCCURS AFTER FINAL GRADING AND/OR APPLICATION OF STABILIZATION MEASURES MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.

NOTES:

1. ALL ELEVATIONS ARE NAVD 88.
2. THE 100-YEAR FLOODPLAIN ELEVATION ADJACENT TO THE SUBSTATION IS 678.7 FEET ABOVE NAVD88 PURSUANT TO THE OES PLAINES RIVER WATERSHED STUDY. THE FLOODPLAIN ELEVATION CONVERTED TO NAVD88 IS 678.4 (AS SHOWN).
3. FOR SHEETS REFERENCED ON THIS DRAWING, REFER TO THE "EROSION CONTROL AND STORMWATER MANAGEMENT PLAN" DATED DECEMBER 2011.
4. FOR INSTALLATION DETAILS FOR EROSION CONTROL MEASURES, REFER TO THE "EROSION CONTROL AND STORMWATER MANAGEMENT PLAN" DATED DECEMBER 2011.
5. SITE LOCATION INFORMATION:
PLEASANT PRAIRIE SWITCHYARD
8000 95TH STREET
PLEASANT PRAIRIE, WI
6. APPLICANT INFORMATION:
AMERICAN TRANSMISSION COMPANY, LLC AND ATC MANGEMENT INC.
W224 N2000 RIDGEVIEW PARKWAY COURT, WAUKESHA, WI 53188-1022
PHONE: 262-506-6868
FAX: 262-506-6939

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE



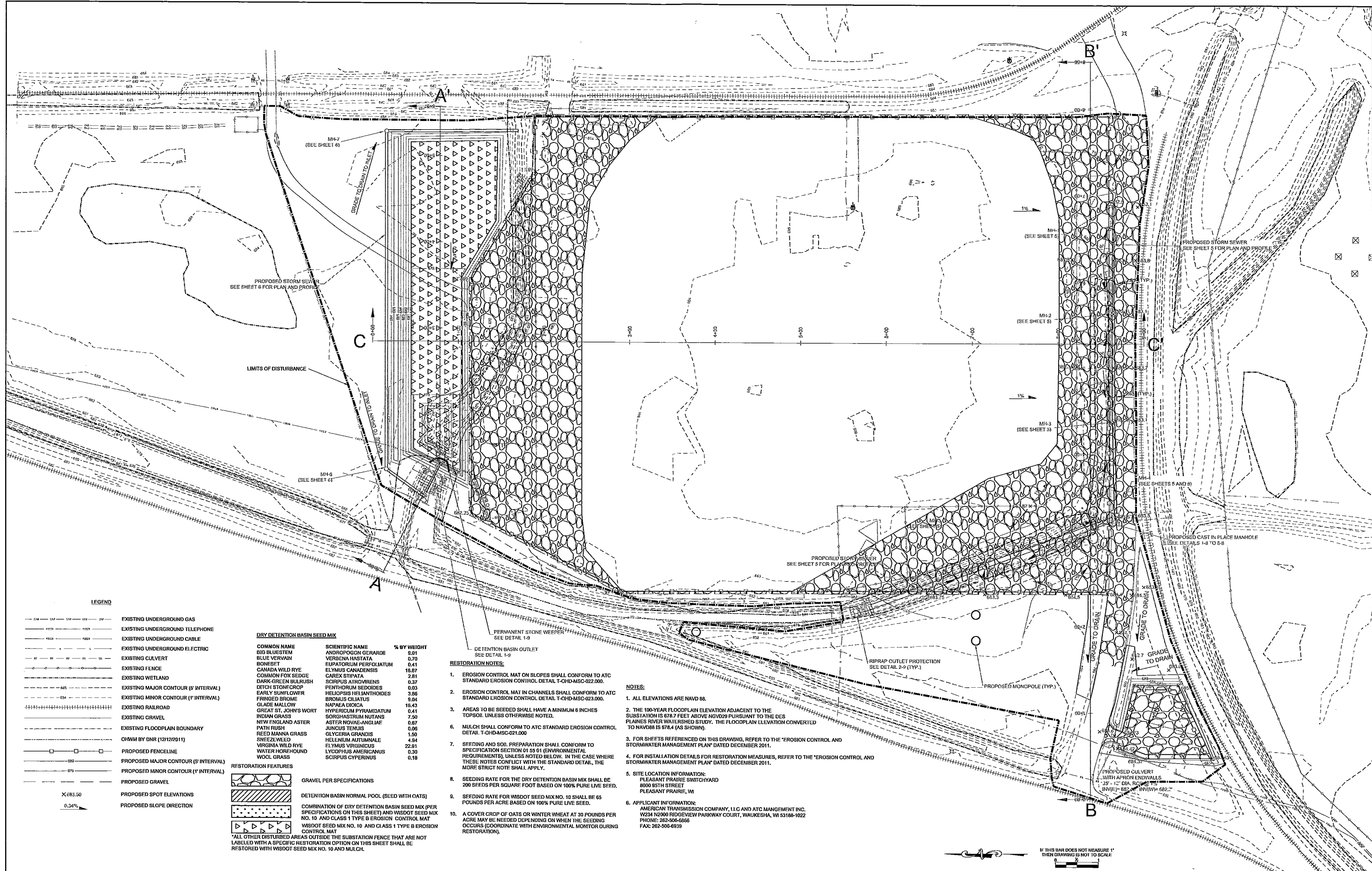
EROSION CONTROL PLAN

PLEASANT PRAIRIE SWITCHYARD

DRAWING NO. PLP-03-02S

| | | | | | | | |
|-----|----------|-----------------------|-------------|-------|-------|-------|------|
| 0 | 01/18/12 | ISSUED FOR PERMITTING | LMS | JDL | MARS | | |
| REV | DATE | W.O. # | DESCRIPTION | DRAWN | CHK'D | APP'D | CNFD |

SCALE: 1"=50'



LEGEND

- EXISTING UNDERGROUND GAS
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND CABLE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING CULVERT
- EXISTING FENCE
- EXISTING WETLAND
- EXISTING MAJOR CONTOUR (5' INTERVAL)
- EXISTING MINOR CONTOUR (1' INTERVAL)
- EXISTING RAILROAD
- EXISTING GRAVEL
- EXISTING FLOODPLAIN BOUNDARY
- OHWM BY DNR (12/12/2011)
- PROPOSED FENCELINE
- PROPOSED MAJOR CONTOUR (5' INTERVAL)
- PROPOSED MINOR CONTOUR (1' INTERVAL)
- PROPOSED GRAVEL
- PROPOSED SPOT ELEVATIONS
- PROPOSED SLOPE DIRECTION

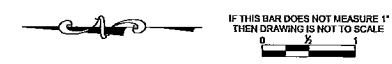
DRY DETENTION BASIN SEED MIX

| COMMON NAME | SCIENTIFIC NAME | % BY WEIGHT |
|-----------------------|-------------------------|-------------|
| DIG BLUESTEM | ANDROPOGON GERARDII | 0.01 |
| BLUE VERVAIN | VERBENA HASTATA | 0.70 |
| BONESET | EUPATORIUM PERFOLIATUM | 0.41 |
| CANADA WILD RYE | ELYMUS CANADENSIS | 18.87 |
| COMMON FOX SEDGE | CAREX STRIATA | 2.81 |
| DARK-GREEN BULRUSH | SCIRPUS ATROVIRENS | 0.37 |
| DITCH STONECROP | PENTHORUM SEDOIDES | 0.03 |
| EARLY SUNFLOWER | HELIOPSIS HELIANTHOIDES | 3.88 |
| FRINGED BROOME | BROMUS CILIATUS | 9.04 |
| GLADE MALLOW | NAPAEA DIOICA | 16.43 |
| GREAT ST. JOHN'S WORT | HYPERICUM PYRAMIDATUM | 0.41 |
| INDIAN GRASS | SORGHASTRUM NUTANS | 7.50 |
| NEW ENGLAND ASTER | ASTER NOVAE-ANGLIAE | 0.87 |
| PATH RUSH | JUNCUS TENUIS | 0.06 |
| REED MANNA GRASS | GLYCERIA GRANDIS | 1.50 |
| SNEEZEWED | HELENIUM AUTUMNALE | 4.94 |
| VIRGINIA WILD RYE | ELYMUS VIRGINICUS | 23.81 |
| WATER HOREHOUND | LYCOPHUS AMERICANUS | 0.30 |
| WOOL GRASS | SCIRPUS CYPERINUS | 0.18 |

- RESTORATION FEATURES**
- GRAVEL PER SPECIFICATIONS
 - DETENTION BASIN NORMAL POOL (SEED WITH OATS)
 - COMBINATION OF DRY DETENTION BASIN SEED MIX (PER SPECIFICATIONS ON THIS SHEET) AND WISDOT SEED MIX NO. 10 AND CLASS 1 TYPE B EROSION CONTROL MAT
 - WISDOT SEED MIX NO. 10 AND CLASS 1 TYPE B EROSION CONTROL MAT
- *ALL OTHER DISTURBED AREAS OUTSIDE THE SUBSTATION FENCE THAT ARE NOT LABELED WITH A SPECIFIC RESTORATION OPTION ON THIS SHEET SHALL BE RESTORED WITH WISDOT SEED MIX NO. 10 AND MULCH.

- RESTORATION NOTES:**
- EROSION CONTROL MAT ON SLOPES SHALL CONFORM TO ATC STANDARD EROSION CONTROL DETAIL T-OHD-MSC-022.000.
 - EROSION CONTROL MAT IN CHANNELS SHALL CONFORM TO ATC STANDARD EROSION CONTROL DETAIL T-OHD-MSC-023.000.
 - AREAS TO BE SEEDED SHALL HAVE A MINIMUM 6 INCHES TOPSOIL UNLESS OTHERWISE NOTED.
 - MULCH SHALL CONFORM TO ATC STANDARD EROSION CONTROL DETAIL T-OHD-MSC-021.000.
 - SEEDING AND SOIL PREPARATION SHALL CONFORM TO SPECIFICATION SECTION 01 55 01 (ENVIRONMENTAL REQUIREMENTS), UNLESS NOTED BELOW. IN THE CASE WHERE THESE NOTES CONFLICT WITH THE STANDARD DETAIL, THE MORE STRICT NOTE SHALL APPLY.
 - SEEDING RATE FOR THE DRY DETENTION BASIN MIX SHALL BE 200 SEEDS PER SQUARE FOOT BASED ON 100% PURE LIVE SEED.
 - SEEDING RATE FOR WISDOT SEED MIX NO. 10 SHALL BE 65 POUNDS PER ACRE BASED ON 100% PURE LIVE SEED.
 - A COVER CROP OF OATS OR WINTER WHEAT AT 30 POUNDS PER ACRE MAY BE NEEDED DEPENDING ON WHEN THE SEEDING OCCURS (COORDINATE WITH ENVIRONMENTAL MONITOR DURING RESTORATION).

- NOTES:**
- ALL ELEVATIONS ARE NAVD 88.
 - THE 100-YEAR FLOODPLAIN ELEVATION ADJACENT TO THE SUBSTATION IS 678.7 FEET ABOVE NAVD89 PURSUANT TO THE DES PLAINES RIVER WATERSHED STUDY. THE FLOODPLAIN ELEVATION CONVERTED TO NAVD88 IS 678.4 (AS SHOWN).
 - FOR SHEETS REFERENCED ON THIS DRAWING, REFER TO THE "EROSION CONTROL AND STORMWATER MANAGEMENT PLAN" DATED DECEMBER 2011.
 - FOR INSTALLATION DETAILS FOR RESTORATION MEASURES, REFER TO THE "EROSION CONTROL AND STORMWATER MANAGEMENT PLAN" DATED DECEMBER 2011.
 - SITE LOCATION INFORMATION:
PLEASANT PRAIRIE SWITCHYARD
8000 85TH STREET
PLEASANT PRAIRIE, WI
 - APPLICANT INFORMATION:
AMERICAN TRANSMISSION COMPANY, LLC AND ATC MANGEMENT INC.
W234 N2000 RIDGEVIEW PARKWAY COURT, WAUKESHA, WI 53188-1022
PHONE: 262-506-6866
FAX: 262-506-6939

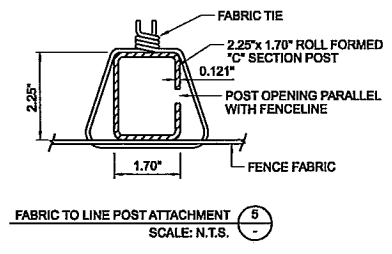
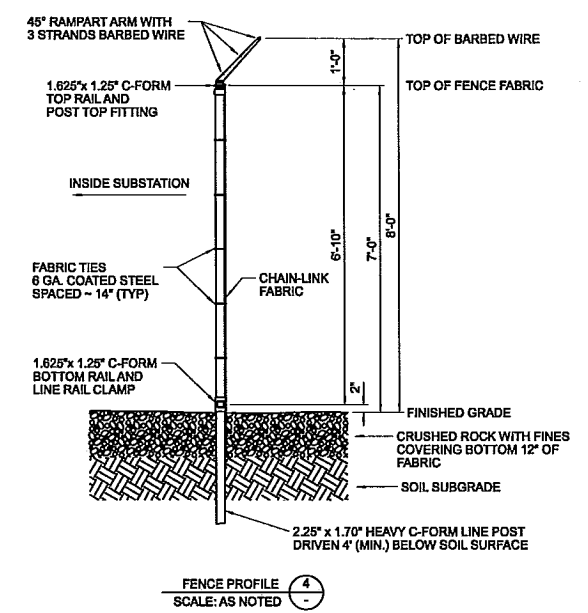
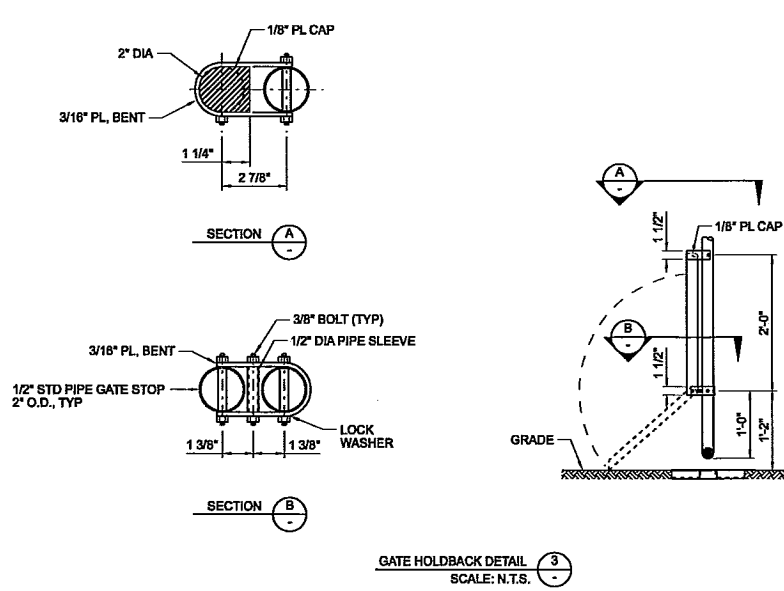
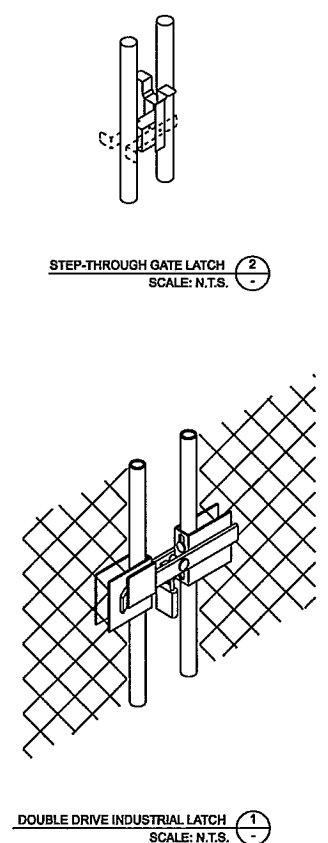
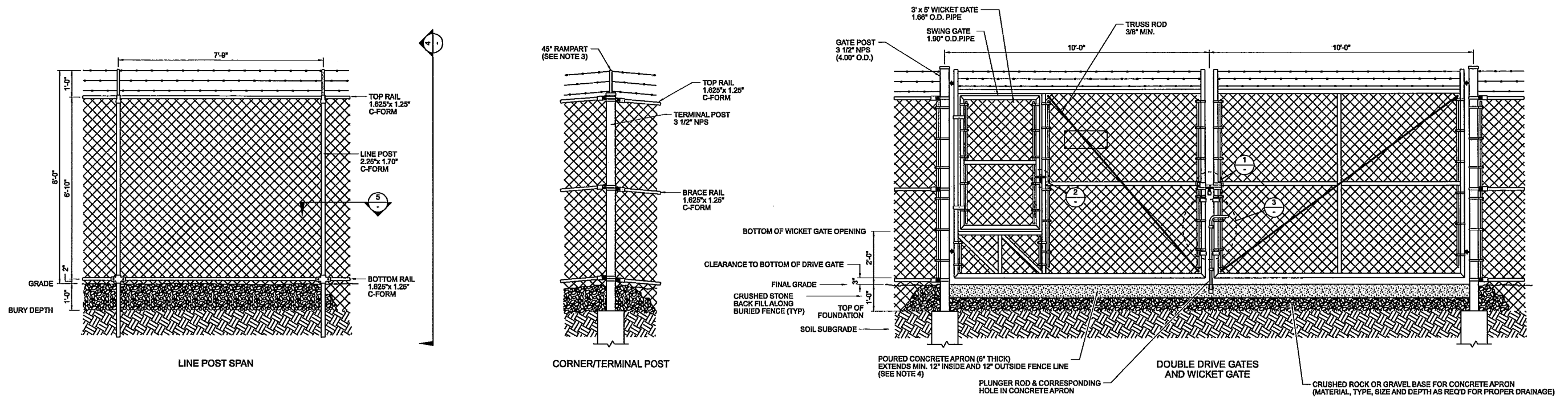


| | | | | |
|---|--------------------------------------|--|--|------------------------|
| RESTORATION PLAN PLEASANT PRAIRIE SWITCHYARD DRAWING NO. PLP-04-02S | | | | SCALE 1"=50' |
| 0 REV DATE W.O. # | ISSUED FOR PERMITTING DESCRIPTION | LMS JDL MARS (DRAWN) (CHKD) (APP'D) (CMT) | | |

THE WORK SHOWN IS FOR THE USE OF THE CLIENT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF AMERICAN TRANSMISSION COMPANY. © AMERICAN TRANSMISSION COMPANY 2004


APPENDIX E

ATC SWITCHYARD FENCE DETAIL



- GENERAL NOTES**
- THIS DWG CREATED FROM ATC STANDARD DWG SSST-02-50 REV. 0 .
 - ELEVATIONS SHOWN AS VIEWED FROM INSIDE SUBSTATION FENCE.
 - ACTUAL DESIGN MAY FEATURE 45° RAMPART ARM OR CONTINUATION OF CORNER POST.
 - CONCRETE APRON SHOULD EXTEND TO THE OUTSIDE OF GATEPOSTS.

| REV | DATE | BY | APP'D | DESCRIPTION | DRAWN | CHK'D | APP'D | CMFY |
|-----|------|----|-------|-------------|-------|-------|-------|------|
| | | | | | | | | |



AMERICAN TRANSMISSION COMPANY

SUBSTATION DETAILS
 STANDARD SECURITY CHAIN LINK FENCE
 SUBSTATION TEMPLATE

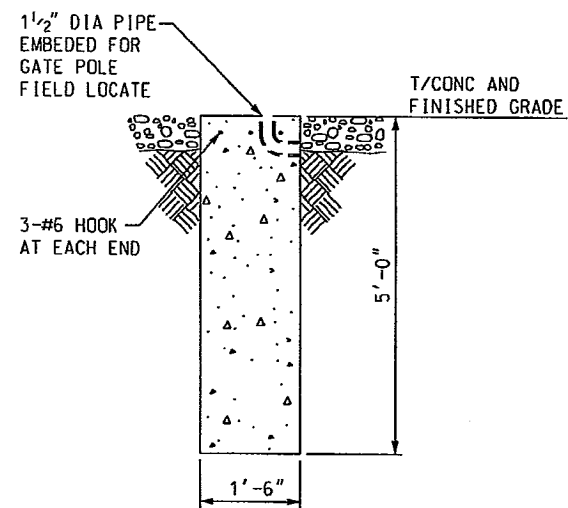
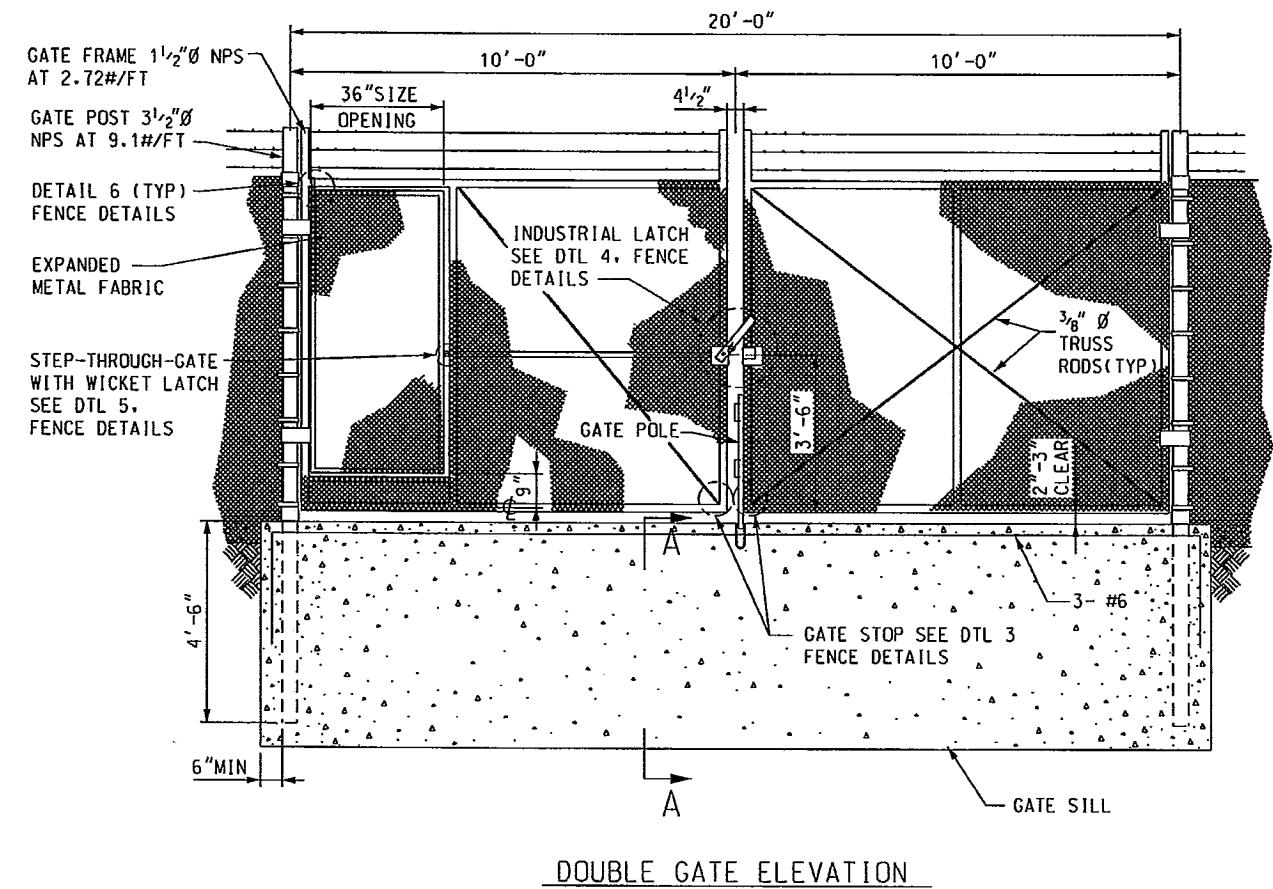
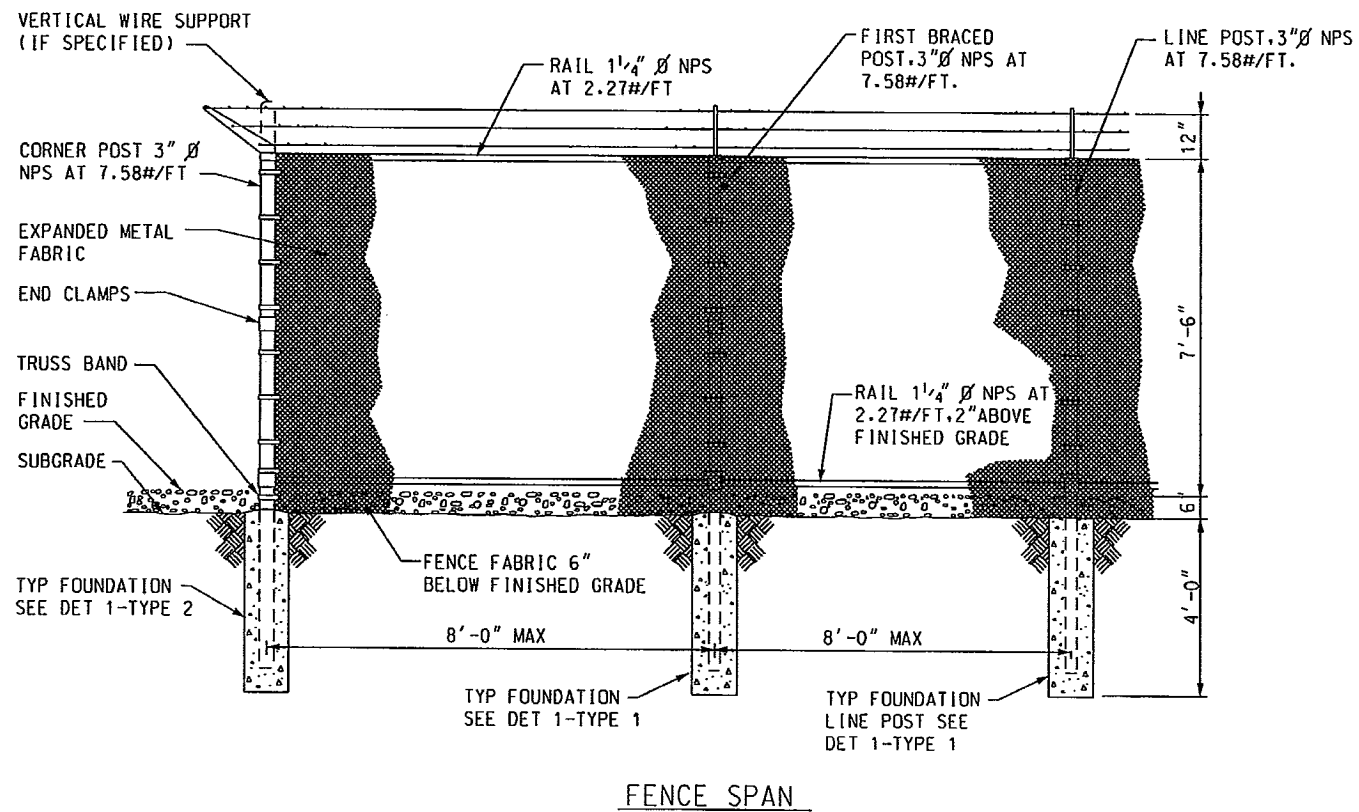
SCALE: 1/2" = 1'-0"

DRAWING NO. **SSST-02-50**

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APPENDIX E

MICRO-WAVE TOWER FENCE DETAIL



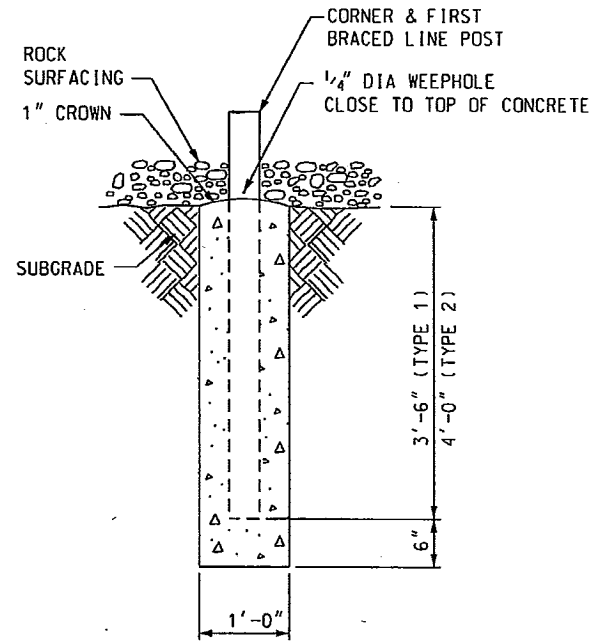
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| RELEASE FOR FABRICATION: | DATE: | REV.: |
| RELEASE FOR CONSTRUCTION: | DATE: | REV.: |
| RELEASE FOR AS BUILT: | DATE: | REV.: |

© We Energies 2009

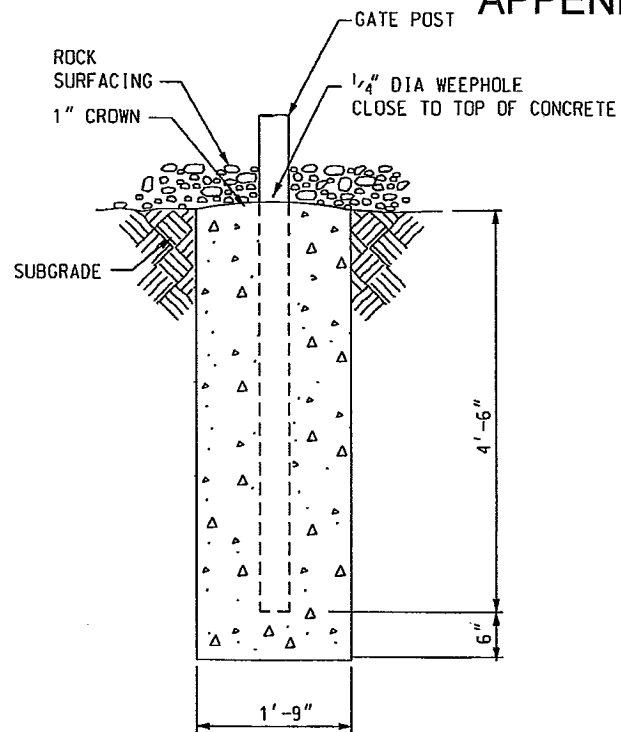
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|----------|------|-----------|----------------------|---------|-------|-------|-------|----------|------|-----------|----------------------|---------|-------|-------|-------|
| | | | | | | | | | | | | | | | |

| | | | | | | | |
|------------|---------------|-----------|------------------------------|------------------------|--|---|--|
| REF FILES | MICROFILM No: | 684994 | | we energies WES | | SUBSTATION HIGH SECURITY FENCE TYPICAL FENCE SPAN & DOUBLE GATE ELEVATION | |
| VENDOR No: | DATE | ORDER NO. | FILE: | 684994.dgn | | | |
| DRAWN | DATE | | | | | | |
| CHECKED | DATE | VIR. NO. | | | | | |
| APPROVED | DATE | SCALE | D VVV 000 P A N L 000 020 00 | | | | |

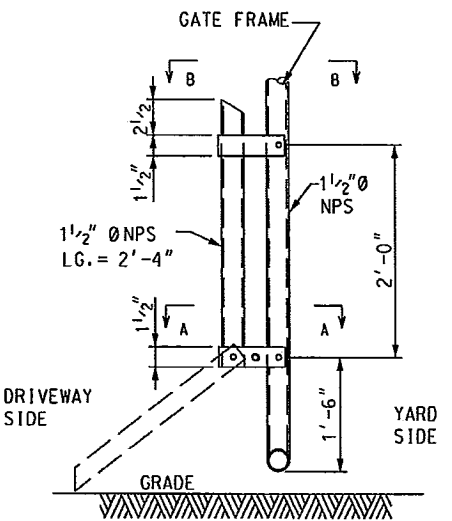
APPENDIX E



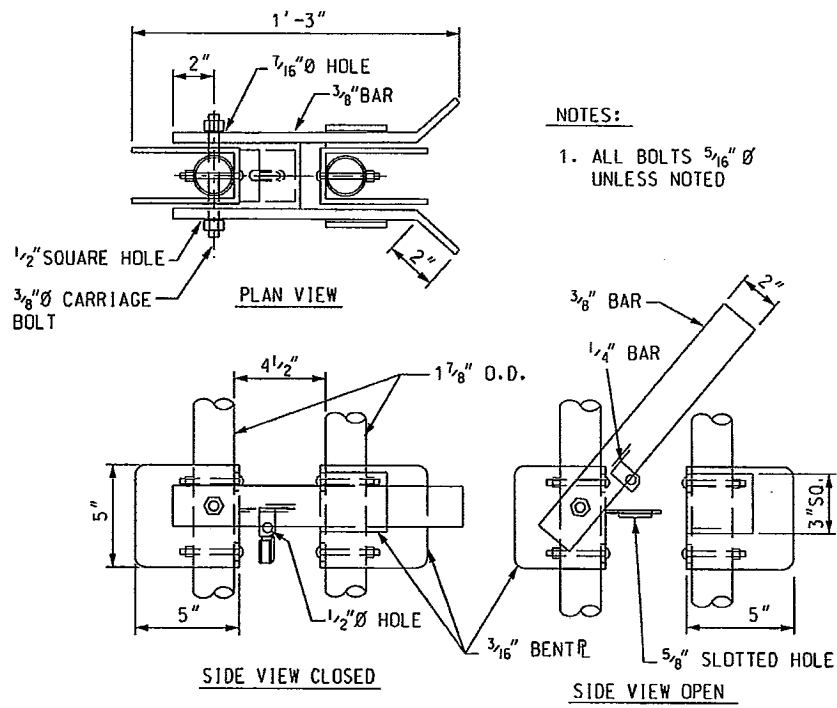
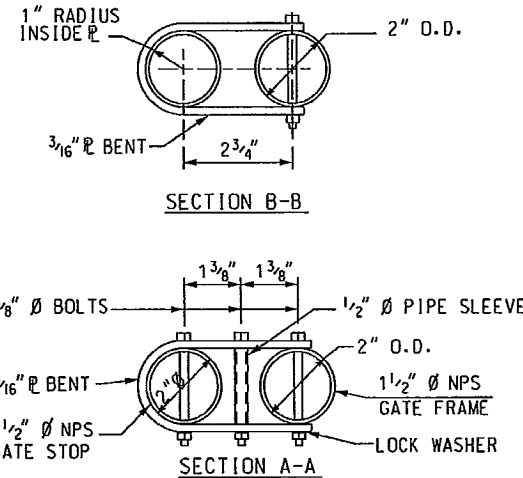
DETAIL 1
TYPICAL FOUNDATION



DETAIL 2
GATE POST FOUNDATION

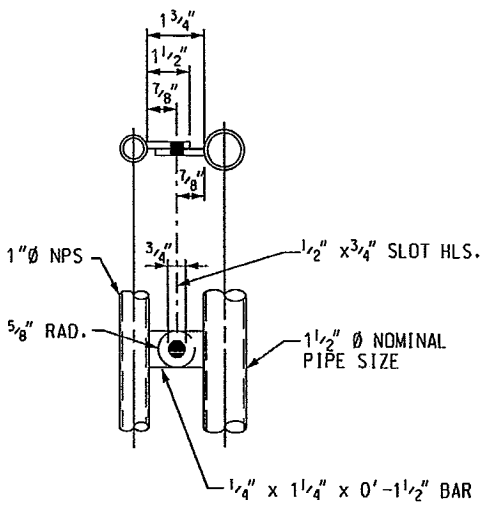


DETAIL 3
GATE STOP

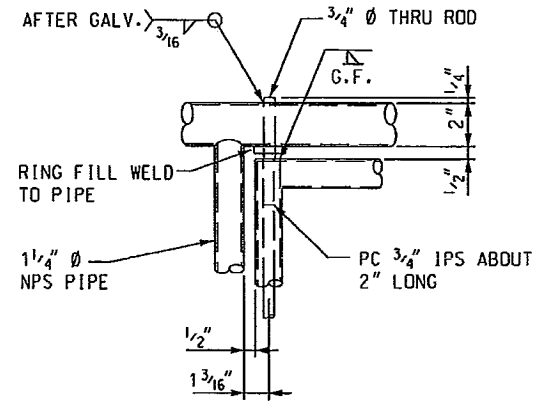


DETAIL 4
DBL DRV IND LATCH

NOTES:
1. ALL BOLTS 3/16" Ø UNLESS NOTED



DETAIL 5
WICKET LATCH



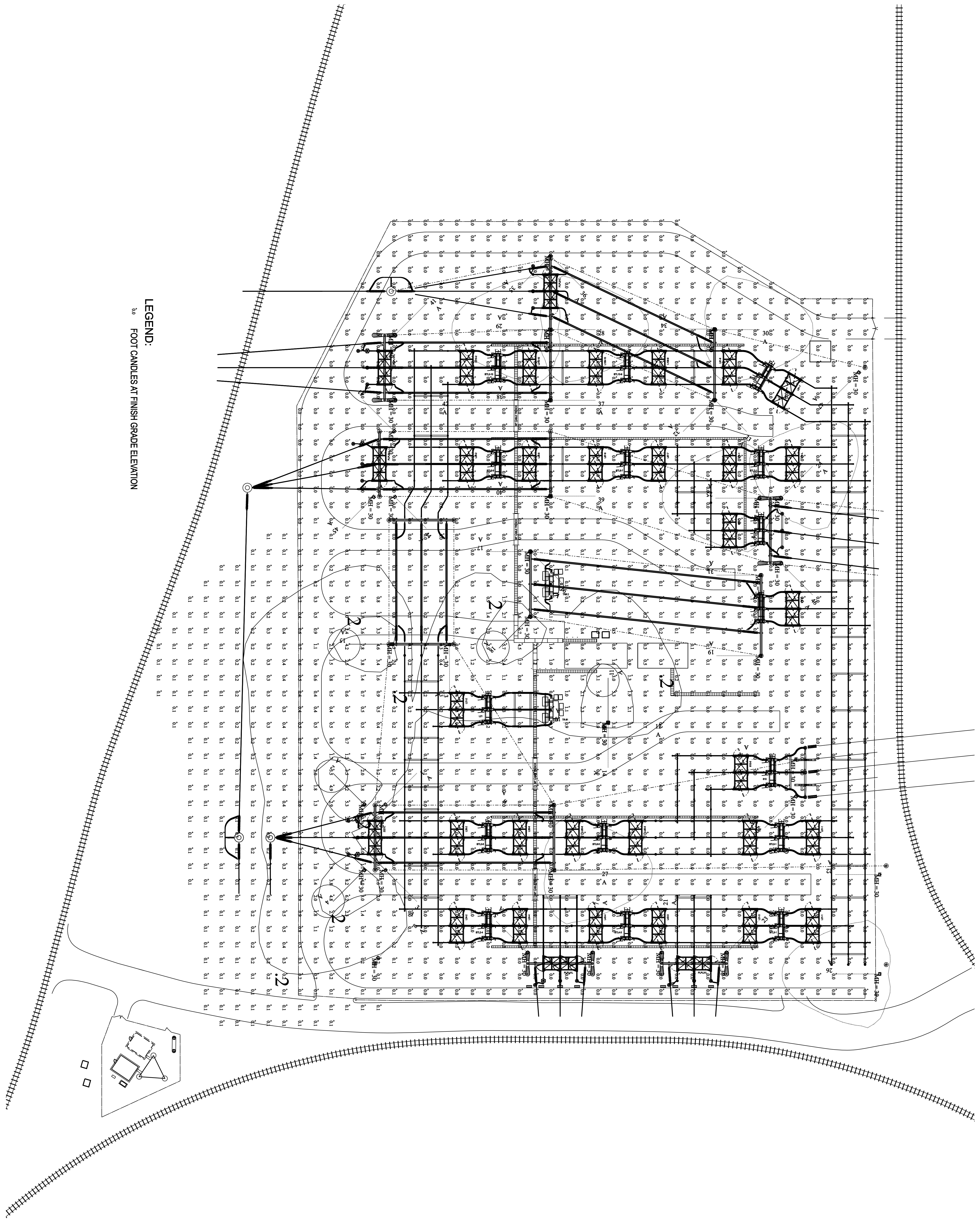
DETAIL 6
WICKET HINGE

| | | |
|---------------------------|-------|-------|
| RELEASE FOR FABRICATION: | DATE: | REV.: |
| RELEASE FOR CONSTRUCTION: | DATE: | REV.: |
| RELEASE FOR AS BUILT: | DATE: | REV.: |

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| REV. NO. | DATE | ORDER NO. | REVISION DESCRIPTION | TYP. NO. | DRAWN | CHKD. | APPR. | REV. TID. | DATE | OPER. NO. | REVISION DESCRIPTION | TYP. NO. | DRAWN | CHKD. | APPR. |
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|------------|---------------|-----------|----------|---|--|
| REF FILES | MICROFILM No: | 684995 | | SUBSTATION FENCE DETAILS FENCE & GATE POST FOUNDATIONS GENERAL GATE DETAILS | |
| VENDOR No: | DATE | ORDER NO. | FILE: | 684995.dgn | |
| DRAWN | 3-17-11 | WR. NO. | APPROVED | D VVV 000 PANL 000 021 00 | |
| CHECKED | DATE | SCALE | DATE | SDATES STIMES | |



LEGEND:
FOOT CANDLES AT FINISH GRADE ELEVATION

NOTE:
1. THIS DRAWING WAS REPRODUCED FROM COOPER LIGHTING
DWG# 1102316-2A, DATED 10/4/2012

SITE ADDRESS: 8000 95TH STREET,
PLEASANT PRAIRIE, WI
APPLICANT'S NAME: AMERICAN TRANSMISSION COMPANY LLC
AND ATC MANAGEMENT INC.
ADDRESS: W234 N2000 RIDGEVIEW PARKWAY COURT,
WAUKESHA, WI 53186-1022
TELEPHONE NUMBER: 262-506-6866
FAX NUMBER: 262-506-6939
PROJECT MANAGER: BARBARA WIKOLAUCZYK
CONTACT PERSON: KEVIN LYNCH
262-506-6866

LIGHTING PLAN

PLEASANT PRAIRIE SWITCHYARD
DRAWING NO. PLP - 05 - 01S

THIS DRAWING HAS BEEN REVIEWED AND APPROVED FOR CONSTRUCTION BY THE ENGINEER OF RECORD. ANY CHANGES TO THIS DRAWING MUST BE APPROVED BY THE ENGINEER OF RECORD. ANY CHANGES TO THIS DRAWING MUST BE APPROVED BY THE ENGINEER OF RECORD.

| REV | DATE | BY | W/C # | DESCRIPTION |
|-----|----------|-------|-------|---------------------------|
| 0 | 01-19-12 | 89047 | | CIP APPLICATION DOCUMENTS |

| MDM | AVD | JGO | SAL |
|-------|-------|-------|------|
| DRAWN | CHECK | APP'D | CLAY |
| | | | |





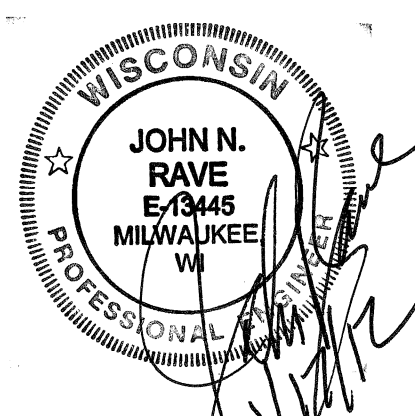
AMERICAN TRANSMISSION COMPANY
THE ENERGY ACCESS COMPANY

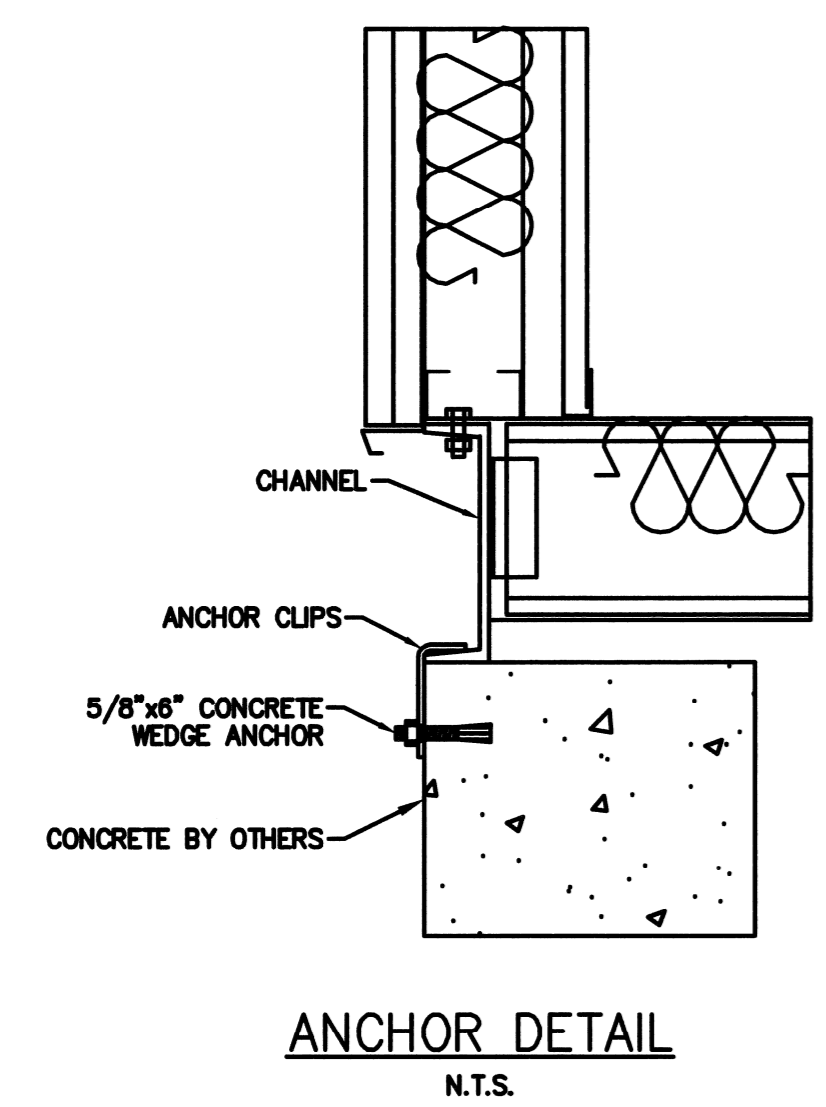
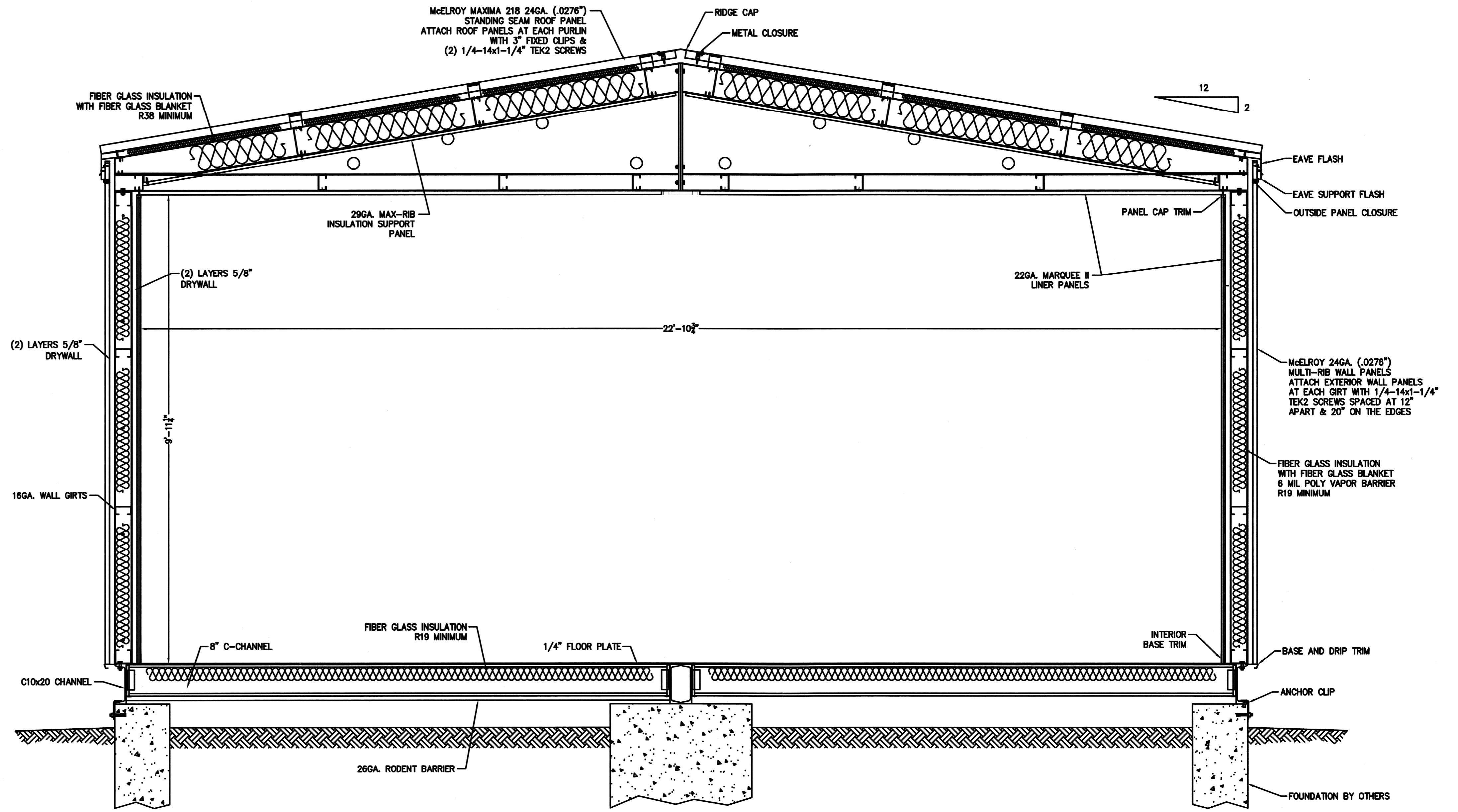
PLEASANT PRAIRIE SUBSTATION CONTROL CENTER

Manufactured by:

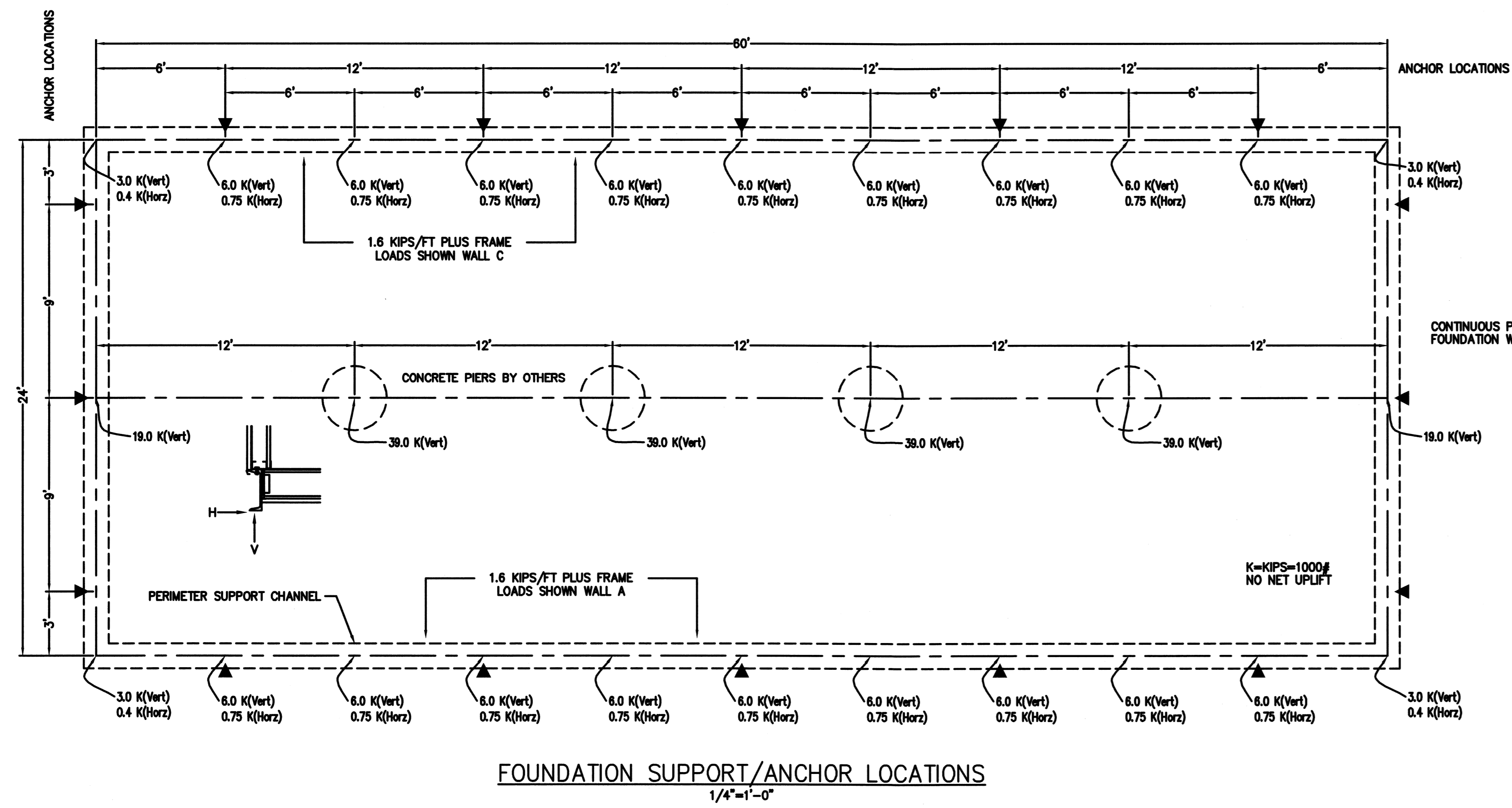
SYSTEMS CONTROL

A DIVISION OF NORTHERN STAR INDUSTRIES, INC.
IRON MOUNTAIN, MI 49801
(906) 774-0440

| BUILDING CODE & STANDARDS | DESIGN LOADS | DRAWING INDEX | BUILDING DATA | PROJECT DATA | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--------------------------|-------------------------------------|-----------------------------|------------------------------|-------|-------|----|-------|-------|----|-------|-------|----|-------|-------|--|--|------------------------|--|--|--|----|----|----|-----|---------------|--------|--------|--------|--------|-----------|--------|--------|--------|--------|-------------|--------|--------|--------|--------|---------------|--------|--------|--------|--------|-----------|--------|--------|--------|--------|---------------|--------|--------|--------|--------|-----------------|--------|--------|--------|--------|----------------------------|-----|--|--|--|--|------|------|--------------|-------|----|-------------|-------|----|-------------------------------------|-------|----|------------|-------|----|-----------------------|-------|----|--------------------------|-------|----|-------------------|--|------------|---------------------|----------------|------|------------|-------|---------------|------------------|---------------|---------------|--------------|----------------|---------------|-----------|---------------|-----------|-------|-----------|------|-----------|--------------|--------------|---|
| <p>BUILDING CODES Building Code=WISCONSIN IBC 2011 ANSI/ASHRAE 90.1 (2007)</p> <p>STRUCTURAL STEEL: ASTM A36 Steel Plate & Angles Fy = 36,000 psi, Fu = 58,000 psi 2005 AISC-360</p> <p>COLD FORMED STEEL: ASTM-A1011 Grade 55 57000 psi min. yield strength Per 2001 AISI-NAS, 2004 AISI-General</p> <p>WELDS: All welds per current AWS welding specifications.</p> <p>LIGHTWEIGHT STEEL FRAMING STANDARD THICKNESS</p> <table border="1"> <thead> <tr> <th>Gauge</th> <th>Min Base Steel Thickness</th> <th>Design Thickness</th> </tr> </thead> <tbody> <tr> <td>11</td> <td>.1136</td> <td>.1196</td> </tr> <tr> <td>12</td> <td>.0994</td> <td>.1046</td> </tr> <tr> <td>14</td> <td>.0710</td> <td>.0747</td> </tr> <tr> <td>16</td> <td>.0568</td> <td>.0598</td> </tr> </tbody> </table> | Gauge | Min Base Steel Thickness | Design Thickness | 11 | .1136 | .1196 | 12 | .0994 | .1046 | 14 | .0710 | .0747 | 16 | .0568 | .0598 | <p>DESIGN LOADS</p> <p>ROOF: GROUND SNOW LOAD (Pg) = 30 PSF SNOW IMPORTANCE FACTOR (Is) = 1.0 SNOW LOAD EXPOSURE FACTOR (Ce) = 1.0 SLOPED ROOF/FLAT ROOF FACTOR (Pf) = 21 PSF ROOF THERMAL FACTOR (Ct) = 1.00 LIVE LOAD = 40 PSF COLLATERAL LOAD = 40 PSF</p> <p>FLOOR: LIVE LOAD = 250 PSF DEAD LOAD = 15 PSF</p> <p>WIND: WIND SPEED = 90 MPH, EXPOSURE = B WIND IMPORTANCE FACTOR (I) = 1.0 INTERNAL PRESSURE COEFFICIENT (GCpi) = ±.18 COMPONENT & CLADDING DESIGN PRESSURE = (SEE CHART CC)</p> <p>SEISMIC: SEISMIC USE GROUP = II SEISMIC SITE CLASS = D SEISMIC DESIGN CATEGORY = B SPECTRA RESPONSE COEFF. Sds = .137, Sd1 = .080 FORCE RESISTING SYSTEM = CONCENTRIC BRACE SEISMIC IMPORTANCE = 1.0</p> <p>CHART CC</p> <table border="1"> <thead> <tr> <th rowspan="2">COMPONENT & CLADDING DESIGN PRESSURE (PSF)</th> <th colspan="4">TRIBUTARY AREA SQ. FT.</th> </tr> <tr> <th>10</th> <th>20</th> <th>50</th> <th>100</th> </tr> </thead> <tbody> <tr> <td>INTERIOR ROOF</td> <td>-13.34</td> <td>-12.96</td> <td>-12.47</td> <td>-12.10</td> </tr> <tr> <td>EDGE ROOF</td> <td>-23.21</td> <td>-21.36</td> <td>-18.90</td> <td>-17.04</td> </tr> <tr> <td>CORNER ROOF</td> <td>-34.33</td> <td>-32.10</td> <td>-29.15</td> <td>-26.92</td> </tr> <tr> <td>INTERIOR WALL</td> <td>-14.45</td> <td>-13.86</td> <td>-13.08</td> <td>-12.48</td> </tr> <tr> <td>EDGE WALL</td> <td>-17.78</td> <td>-16.60</td> <td>-15.04</td> <td>-13.96</td> </tr> <tr> <td>EDGE OVERHANG</td> <td>-29.39</td> <td>-28.39</td> <td>-26.39</td> <td>-25.39</td> </tr> <tr> <td>CORNER OVERHANG</td> <td>-47.91</td> <td>-43.45</td> <td>-37.55</td> <td>-33.09</td> </tr> <tr> <td>EDGE ZONE STRIP WIDTH (FT)</td> <td colspan="4">3.0</td> </tr> </tbody> </table> <p>LOADS TO BE APPLIED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IBC 2009 CODE.</p> | COMPONENT & CLADDING DESIGN PRESSURE (PSF) | TRIBUTARY AREA SQ. FT. | | | | 10 | 20 | 50 | 100 | INTERIOR ROOF | -13.34 | -12.96 | -12.47 | -12.10 | EDGE ROOF | -23.21 | -21.36 | -18.90 | -17.04 | CORNER ROOF | -34.33 | -32.10 | -29.15 | -26.92 | INTERIOR WALL | -14.45 | -13.86 | -13.08 | -12.48 | EDGE WALL | -17.78 | -16.60 | -15.04 | -13.96 | EDGE OVERHANG | -29.39 | -28.39 | -26.39 | -25.39 | CORNER OVERHANG | -47.91 | -43.45 | -37.55 | -33.09 | EDGE ZONE STRIP WIDTH (FT) | 3.0 | | | | <table border="1"> <thead> <tr> <th>JOB#</th> <th>DWG#</th> <th>DRAWING NAME</th> </tr> </thead> <tbody> <tr> <td>32500</td> <td>C1</td> <td>COVER SHEET</td> </tr> <tr> <td>32500</td> <td>F1</td> <td>FOUNDATION LOADS/BLDG CROSS SECTION</td> </tr> <tr> <td>32500</td> <td>L1</td> <td>FLOOR PLAN</td> </tr> <tr> <td>32500</td> <td>L2</td> <td>CEILING/LIGHTING PLAN</td> </tr> <tr> <td>32500</td> <td>L3</td> <td>EXTERIOR WALL ELEVATIONS</td> </tr> <tr> <td>32500</td> <td>S3</td> <td>ROOF FRAMING PLAN</td> </tr> </tbody> </table>  | JOB# | DWG# | DRAWING NAME | 32500 | C1 | COVER SHEET | 32500 | F1 | FOUNDATION LOADS/BLDG CROSS SECTION | 32500 | L1 | FLOOR PLAN | 32500 | L2 | CEILING/LIGHTING PLAN | 32500 | L3 | EXTERIOR WALL ELEVATIONS | 32500 | S3 | ROOF FRAMING PLAN | <p>DESCRIPTION:</p> <table border="0"> <tr> <td>Dimensions</td> <td>-24' x 60' x 10'-8"</td> </tr> <tr> <td>Ceiling Height</td> <td>-10'</td> </tr> <tr> <td>Roof pitch</td> <td>-2:12</td> </tr> <tr> <td>Wall sheeting</td> <td>-24 ga Multi-rib</td> </tr> <tr> <td>Roof sheeting</td> <td>-24 ga Maxima</td> </tr> <tr> <td>Liner panels</td> <td>-22 ga Marquee</td> </tr> </table> <p>COLORS:</p> <table border="0"> <tr> <td>Wall sheeting</td> <td>-Ash Gray</td> </tr> <tr> <td>Roof sheeting</td> <td>-Ash Gray</td> </tr> <tr> <td>Doors</td> <td>-Ash Gray</td> </tr> <tr> <td>Trim</td> <td>-Ash Gray</td> </tr> <tr> <td>Liner panels</td> <td>-Regal White</td> </tr> </table> <p>WEIGHT: -82,500 #</p> <p>OCCUPANCY/USE GROUP: S2</p> <p>CONSTRUCTION TYPE: 2B</p> <p>OCCUPANT LOAD: 2.9</p> | Dimensions | -24' x 60' x 10'-8" | Ceiling Height | -10' | Roof pitch | -2:12 | Wall sheeting | -24 ga Multi-rib | Roof sheeting | -24 ga Maxima | Liner panels | -22 ga Marquee | Wall sheeting | -Ash Gray | Roof sheeting | -Ash Gray | Doors | -Ash Gray | Trim | -Ash Gray | Liner panels | -Regal White | <p>NAME: American Transmission Company Pleasant Prairie Substation</p> <p>LOCATION: 8000 95th St. Kenosha, WI 53158</p> <p>PROJECT NUMBER: 32500-001</p> |
| Gauge | Min Base Steel Thickness | Design Thickness | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11 | .1136 | .1196 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12 | .0994 | .1046 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 14 | .0710 | .0747 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 16 | .0568 | .0598 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| COMPONENT & CLADDING DESIGN PRESSURE (PSF) | TRIBUTARY AREA SQ. FT. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 10 | 20 | 50 | 100 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| INTERIOR ROOF | -13.34 | -12.96 | -12.47 | -12.10 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EDGE ROOF | -23.21 | -21.36 | -18.90 | -17.04 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CORNER ROOF | -34.33 | -32.10 | -29.15 | -26.92 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| INTERIOR WALL | -14.45 | -13.86 | -13.08 | -12.48 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EDGE WALL | -17.78 | -16.60 | -15.04 | -13.96 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EDGE OVERHANG | -29.39 | -28.39 | -26.39 | -25.39 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CORNER OVERHANG | -47.91 | -43.45 | -37.55 | -33.09 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EDGE ZONE STRIP WIDTH (FT) | 3.0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| JOB# | DWG# | DRAWING NAME | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 32500 | C1 | COVER SHEET | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 32500 | F1 | FOUNDATION LOADS/BLDG CROSS SECTION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 32500 | L1 | FLOOR PLAN | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 32500 | L2 | CEILING/LIGHTING PLAN | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 32500 | L3 | EXTERIOR WALL ELEVATIONS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 32500 | S3 | ROOF FRAMING PLAN | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Dimensions | -24' x 60' x 10'-8" | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Ceiling Height | -10' | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Roof pitch | -2:12 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Wall sheeting | -24 ga Multi-rib | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Roof sheeting | -24 ga Maxima | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Liner panels | -22 ga Marquee | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Wall sheeting | -Ash Gray | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Roof sheeting | -Ash Gray | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Doors | -Ash Gray | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Trim | -Ash Gray | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Liner panels | -Regal White | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | <p>PROJECT NOTES</p> | <p>CERTIFICATIONS</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

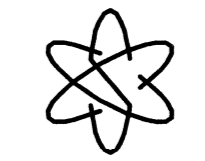


BUILDING REFERENCE CROSS SECTION

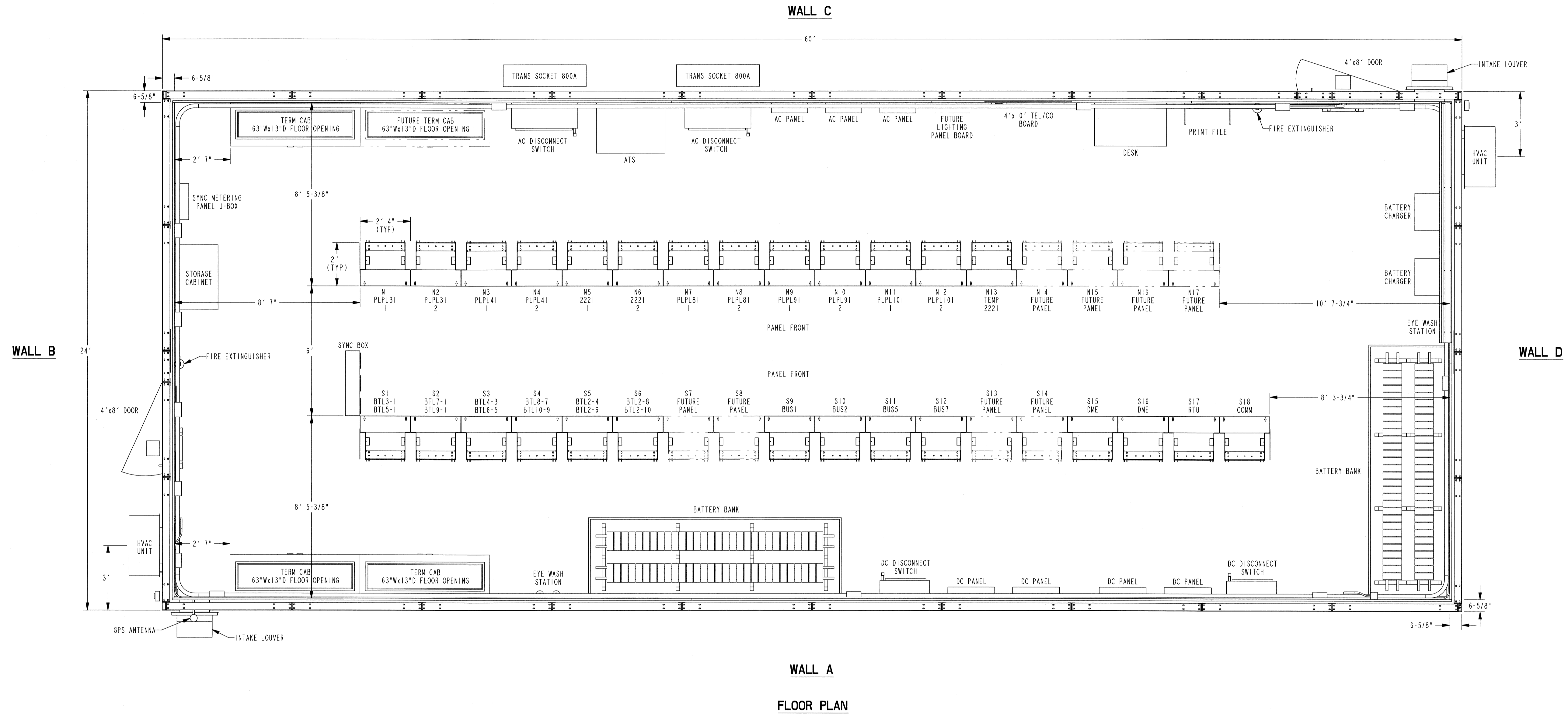
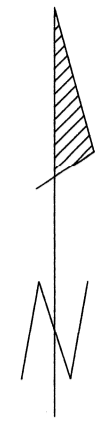


FOUNDATION SUPPORT/ANCHOR LOCATIONS
1/4"=1'-0"

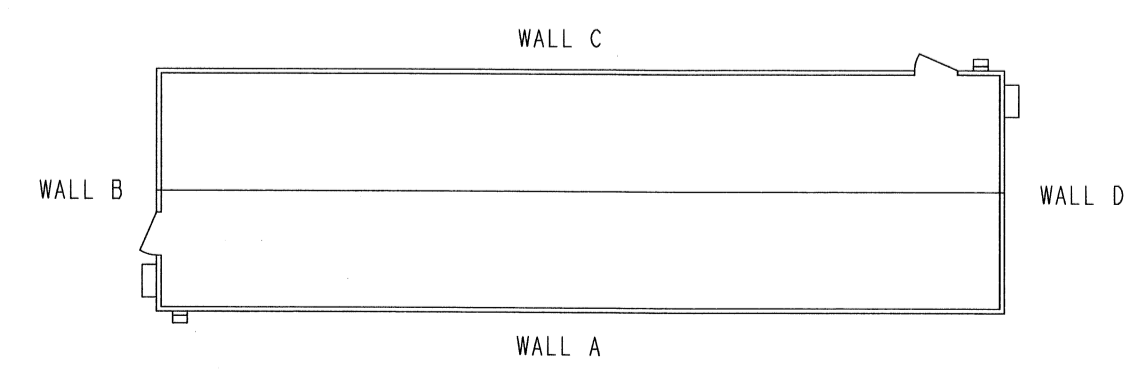
| REVISION | |
|---|--|
| DFTM. DATE: | |
| CHK'D. DATE: | |
| APPD. DATE: | |
| REVISION | |
| DFTM. DATE: | |
| CHK'D. DATE: | |
| APPD. DATE: | |
| REVISION 0 | |
| TOLERANCE NOTES | |
| UNLESS SPECIFIED OTHERWISE WHOLE NUMBERS +/- 1/16" FRACTIONS +/- 1/32" HOLE DIAMETERS +/- 1/64" ANGLES +/- 1' | |

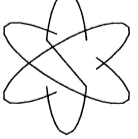
| | |
|---|---------------|
|  SYSTEMS CONTROL A DIVISION OF NORTHERN STAR INDUSTRIES, INC. IRON MOUNTAIN, MICHIGAN | |
| DFTM. JK | DATE: 1/16/12 |
| CHK'D. GJ | DATE: 1/16/12 |
| APPD. GJ | DATE: 1/16/12 |
| DIMENSIONS IN INCHES SCALE: 3/4"=1'-0" | |
| S.C. PROJECT NUMBER | 32500 |
| S.C. JOB NUMBER | 32500-001 |
| AMERICAN TRANSMISSION CO. PLEASANT PRAIRIE SUBSTATION | |
| FOUNDATION REQUIREMENTS BUILDING CROSS SECTION | |
| DRAWING NO. 32500-F1 | |

FOUNDATION NOTES:
 THE FOUNDATION DESIGN IS THE RESPONSIBILITY OF THE CUSTOMER. THIS DRAWING PROVIDES INFORMATION ONLY REGARDING LOADING AND ANCHOR LOCATIONS OF THE BUILDING STRUCTURE. SYSTEMS CONTROL ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE FOUNDATION DESIGN. ALL FOUNDATION CONTACT POINTS ASSUMED TO BE AT THE SAME ELEVATION AND TO BE FLAT WITHIN 1/8". THE STRUCTURE MUST REST ONLY ON THE FOUNDATION.



| REVISION | |
|--|-------------------|
| DFTM. CHK'D. APP'D. | DATE: DATE: DATE: |
| REVISION | |
| DFTM. CHK'D. APP'D. | DATE: DATE: DATE: |
| REVISION | |
| DFTM. CHK'D. APP'D. | DATE: DATE: DATE: |
| REVISION 0 | |
| TOLERANCE NOTES | |
| UNLESS SPECIFIED OTHERWISE WHOLE NUMBERS +/- 1/16" FRACTIONS +/- 1/32" HOLE DIAMETERS +/- 1/64" ANGLES +/- 1" WELD LENGTH +/- 1/4" WELD SPACING +/- 1" | |



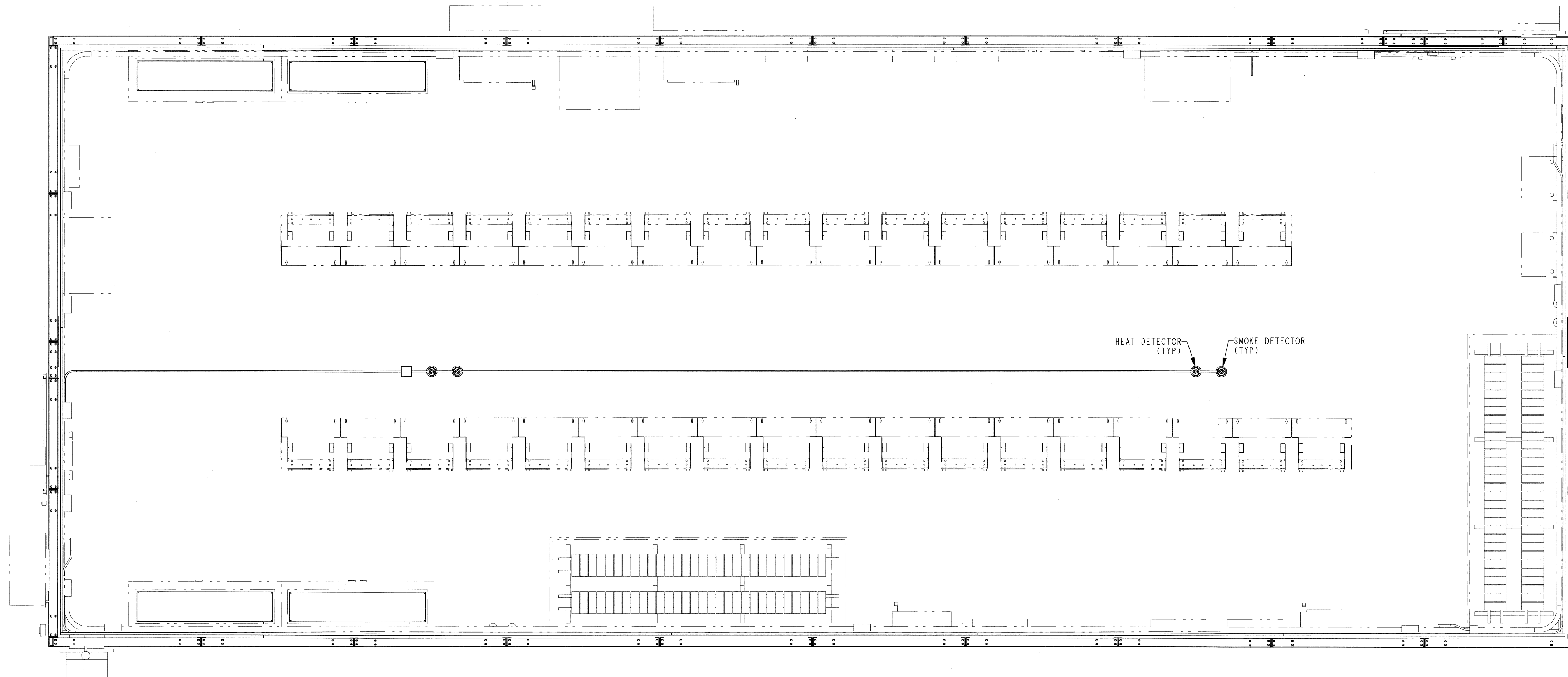

SYSTEMS CONTROL
 A DIVISION OF NORTHERN STAR INDUSTRIES, INC.
 IRON MOUNTAIN, MICHIGAN

| | | |
|--------------------------------------|---------------|---|
| DFTM. JK | DATE: 1/13/12 | AMERICAN TRANSMISSION COMPANY PLEASANT PRAIRIE SUBSTATION |
| CHK'D. GJ | DATE: 1/13/12 | |
| APPD. GJ | DATE: 1/13/12 | |
| DIMENSIONS IN INCHES SCALE: 0.031 | | 24' x 60' SUBSTATION CONTROL CENTER FLOOR PLAN |
| S.C. PROJECT NUMBER 32500 | | DRAWING NO. 32500-L1 |
| S.C. JOB NUMBER 32500-001 | | |

WALL C

WALL B

WALL D



WALL A

CEILING PLAN - LIGHTING

REVISION

| | |
|--------|-------|
| DFTM. | DATE: |
| CHK'D. | DATE: |
| APP'D. | DATE: |

REVISION

| | |
|--------|-------|
| DFTM. | DATE: |
| CHK'D. | DATE: |
| APP'D. | DATE: |

REVISION

| | |
|--------|-------|
| DFTM. | DATE: |
| CHK'D. | DATE: |
| APP'D. | DATE: |

REVISION 0

TOLERANCE NOTES

UNLESS SPECIFIED OTHERWISE
 WHOLE NUMBERS +/- 1/16"
 FRACTIONS +/- 1/32"
 HOLE DIAMETERS +/- 1/64"
 ANGLES +/- 1°
 WELD LENGTH +/- 1/4"
 WELD SPACING +/- 1"

 **SYSTEMS CONTROL**
 A DIVISION OF NORTHERN STAR INDUSTRIES, INC.
 IRON MOUNTAIN, MICHIGAN

| | |
|-----------|----------------|
| DFTM. JK | DATE: 11/16/12 |
| CHK'D. GJ | DATE: 11/16/12 |
| APPD. GJ | DATE: 11/16/12 |

AMERICAN TRANSMISSION COMPANY
 PLEASANT PRAIRIE SUBSTATION

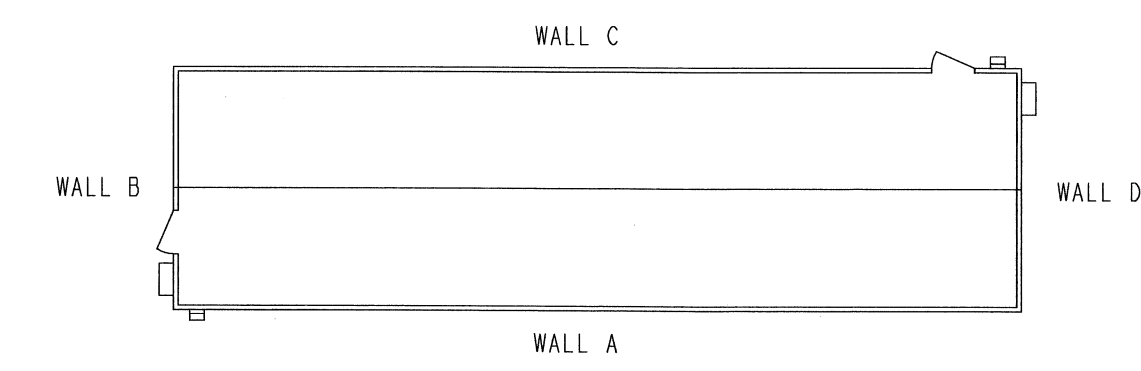
DIMENSIONS IN INCHES
 SCALE: 0.031

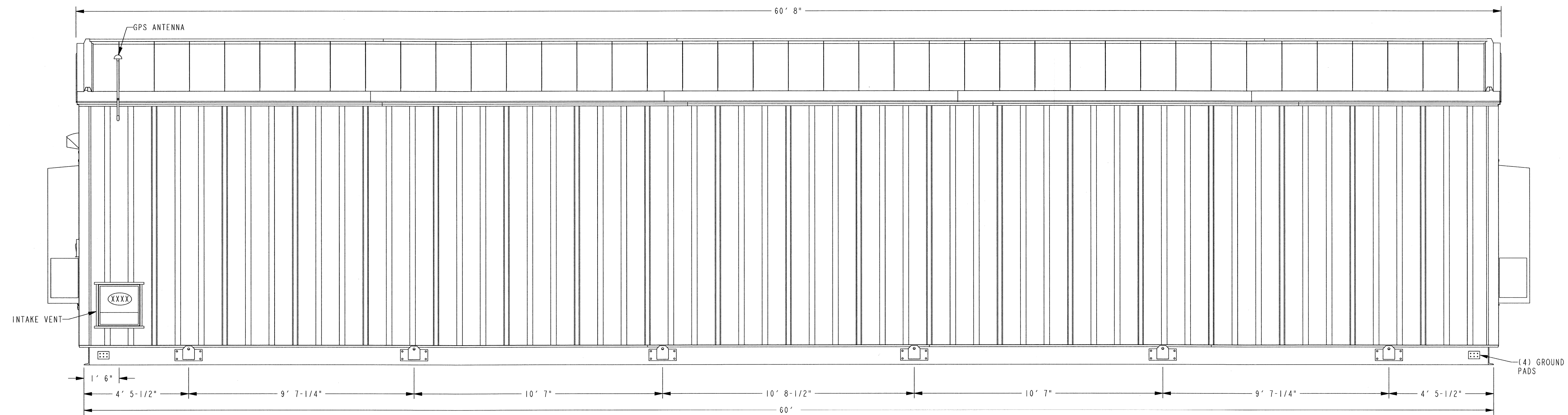
24'x60'
SUBSTATION CONTROL CENTER
 INTERIOR LIGHTING LOCATION

S.C. PROJECT NUMBER
 32500

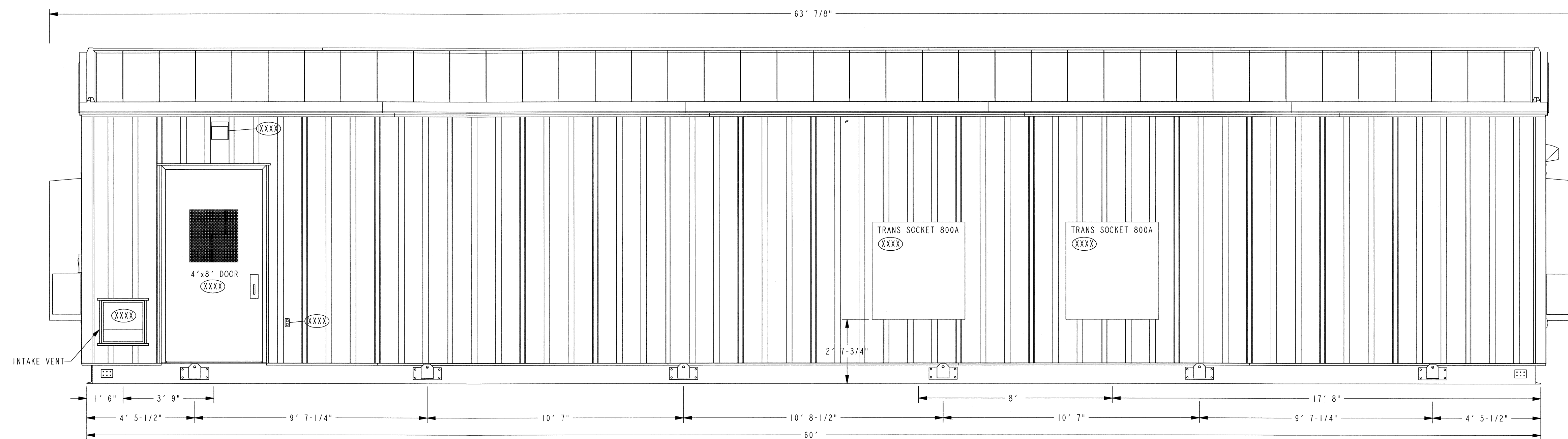
S.C. JOB NUMBER
 32500-001

DRAWING NO.
 32500-L2

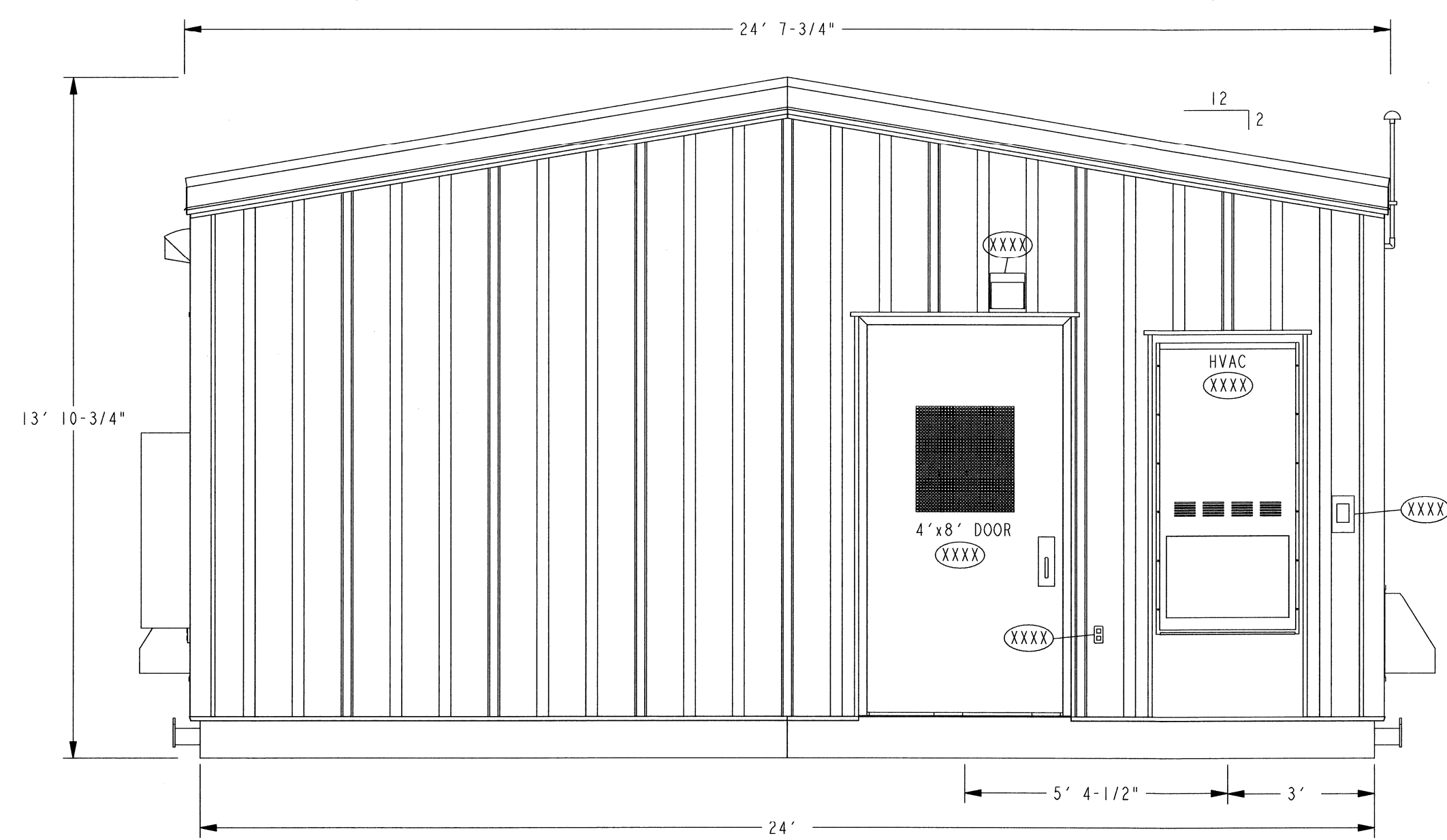




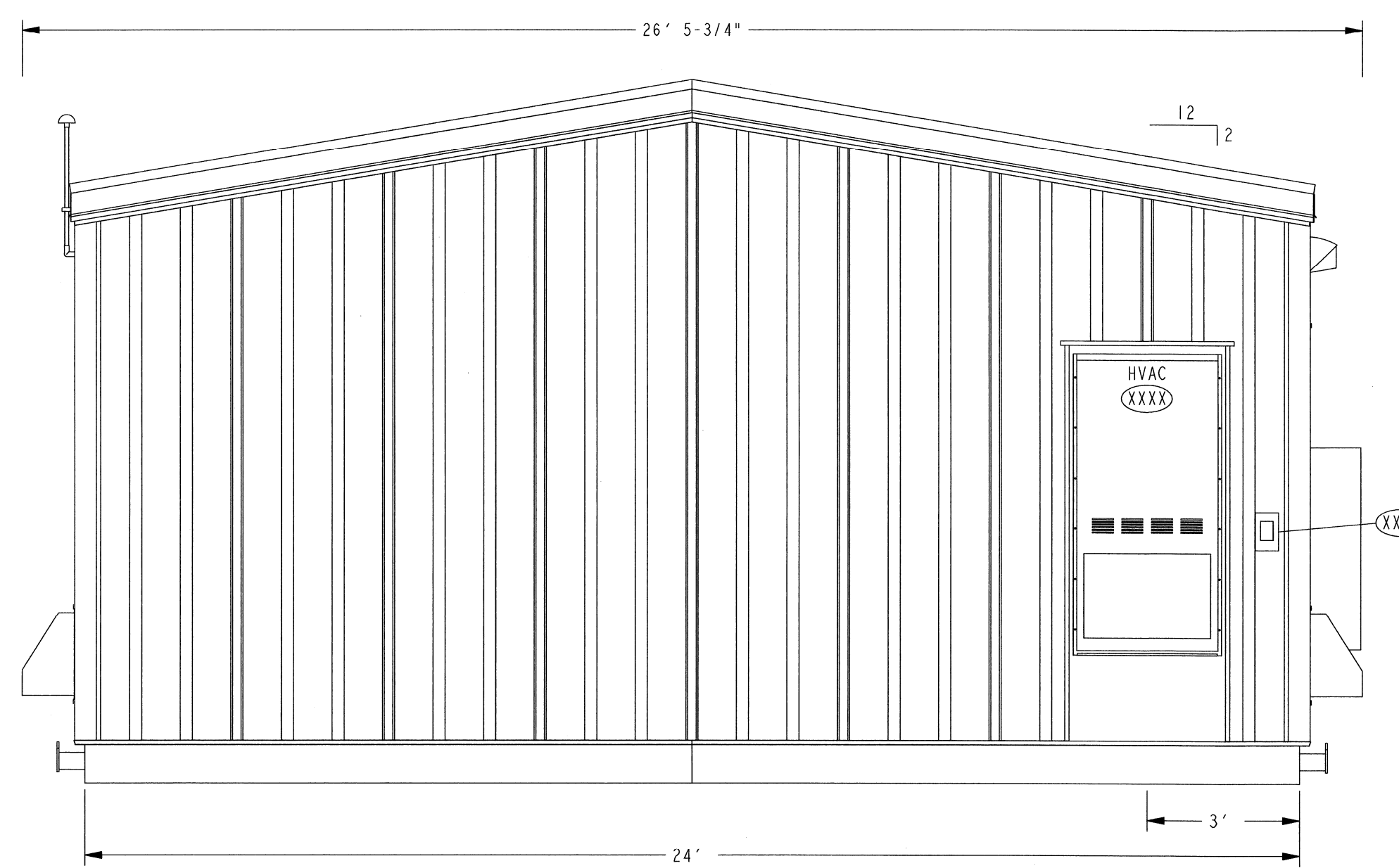
WALL A



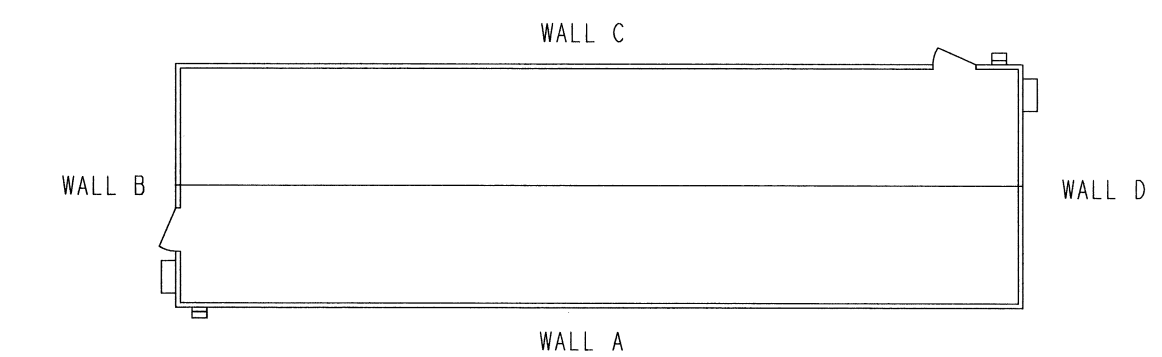
WALL C



WALL B



WALL D



REVISION

DFTM. DATE:
CHK'D. DATE:
APP'D. DATE:

REVISION

DFTM. DATE:
CHK'D. DATE:
APP'D. DATE:

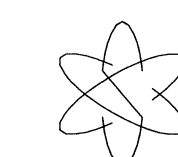
REVISION

DFTM. DATE:
CHK'D. DATE:
APP'D. DATE:

REVISION 0

TOLERANCE NOTES

UNLESS SPECIFIED OTHERWISE
WHOLE NUMBERS +/- 1/16"
FRACTIONS +/- 1/32"
HOLE DIAMETERS +/- 1/64"
ANGLES +/- 1"
WELD LENGTH +/- 1/4"
WELD SPACING +/- 1"



SYSTEMS CONTROL
A DIVISION OF NORTHERN STAR INDUSTRIES, INC.
IRON MOUNTAIN, MICHIGAN

DFTM. JK DATE: 1/13/12
CHK'D. GJ DATE: 1/13/12
APP'D. GJ DATE: 1/13/12

AMERICAN TRANSMISSION COMPANY
PLEASANT PRAIRIE SUBSTATION

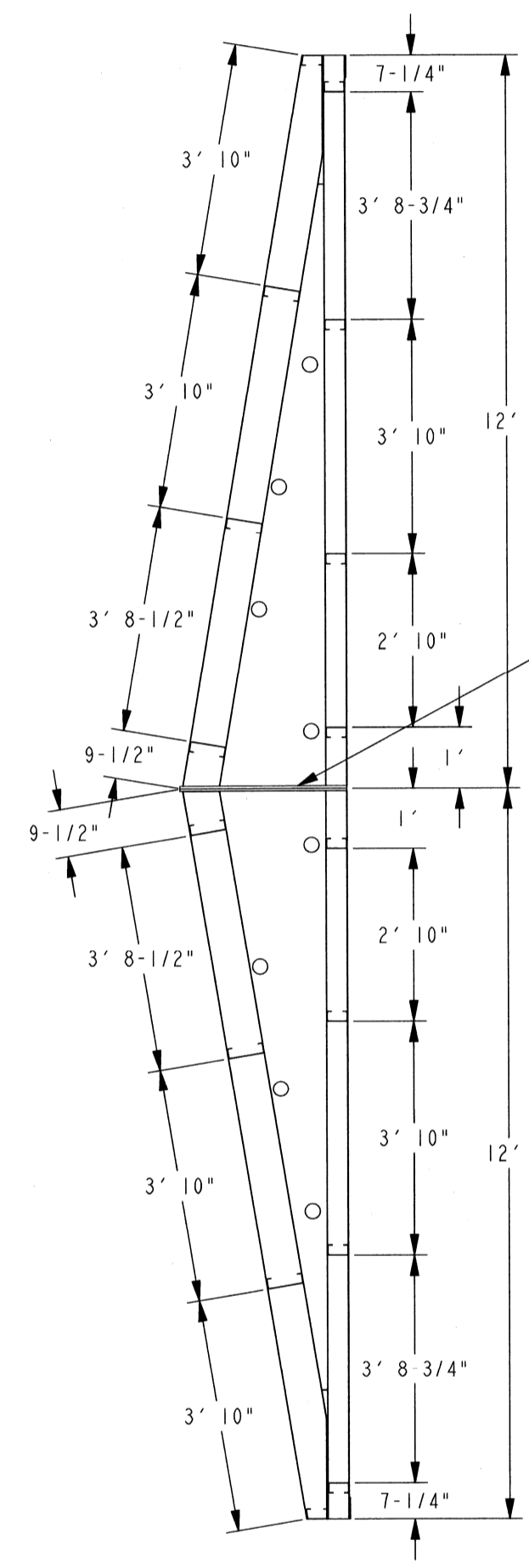
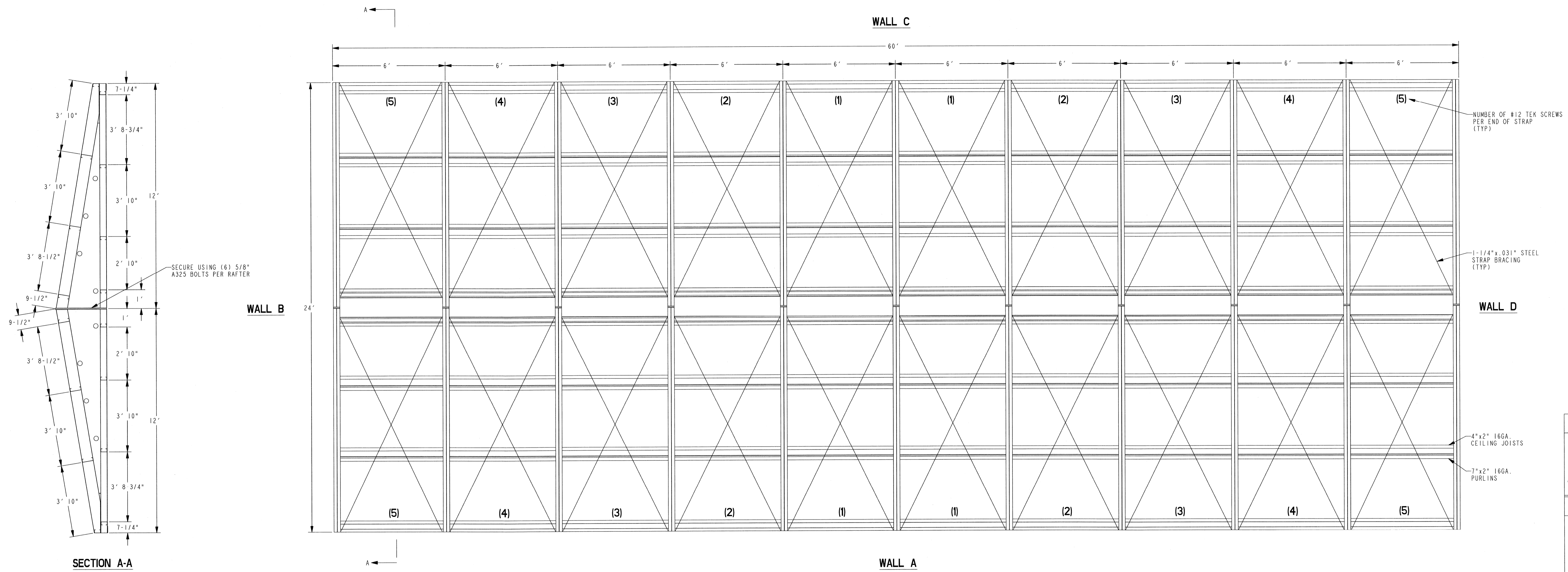
DIMENSIONS IN INCHES
SCALE: 0.031

24'x60'
SUBSTATION CONTROL CENTER
EXTERIOR ELEVATIONS

S.C. PROJECT NUMBER
32500

S.C. JOB NUMBER
32500-001

DRAWING NO.
32500-L3



NUMBER OF #12 TEK SCREWS PER END OF STRAP (TYP)

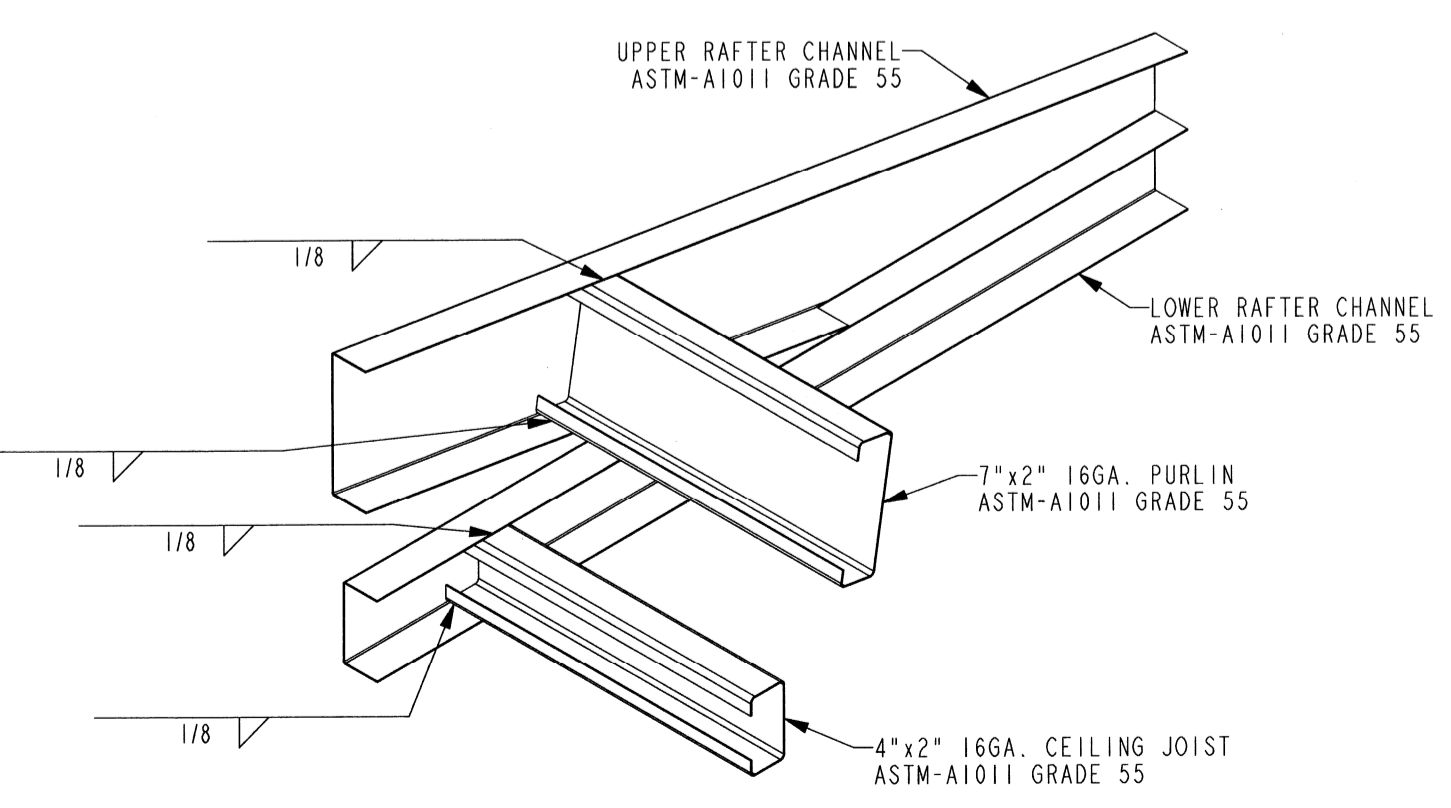
1-1/4" x .031" STEEL STRAP BRACING (TYP)

4"x2" 16GA. CEILING JOISTS

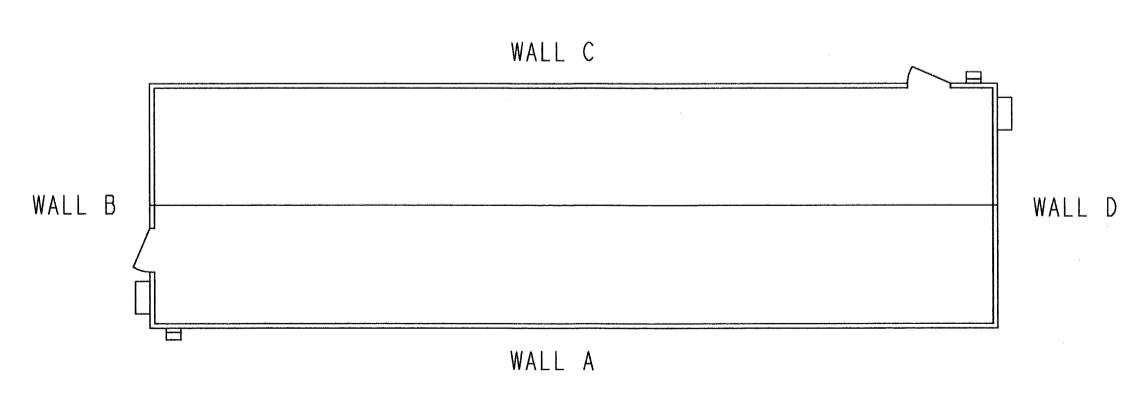
7"x2" 16GA. PURLINS

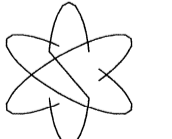
| REVISION | |
|---------------------|-------|
| DFTM. CHK'D. APP'D. | DATE: |
| REVISION | |
| DFTM. CHK'D. APP'D. | DATE: |
| REVISION | |
| DFTM. CHK'D. APP'D. | DATE: |
| REVISION 0 | |

TOLERANCE NOTES
 UNLESS SPECIFIED OTHERWISE
 WHOLE NUMBERS +/- 1/16"
 FRACTIONS +/- 1/32"
 HOLE DIAMETERS +/- 1/64"
 ANGLES +/- 1°
 WELD LENGTH +/- 1/4"
 WELD SPACING +/- 1"



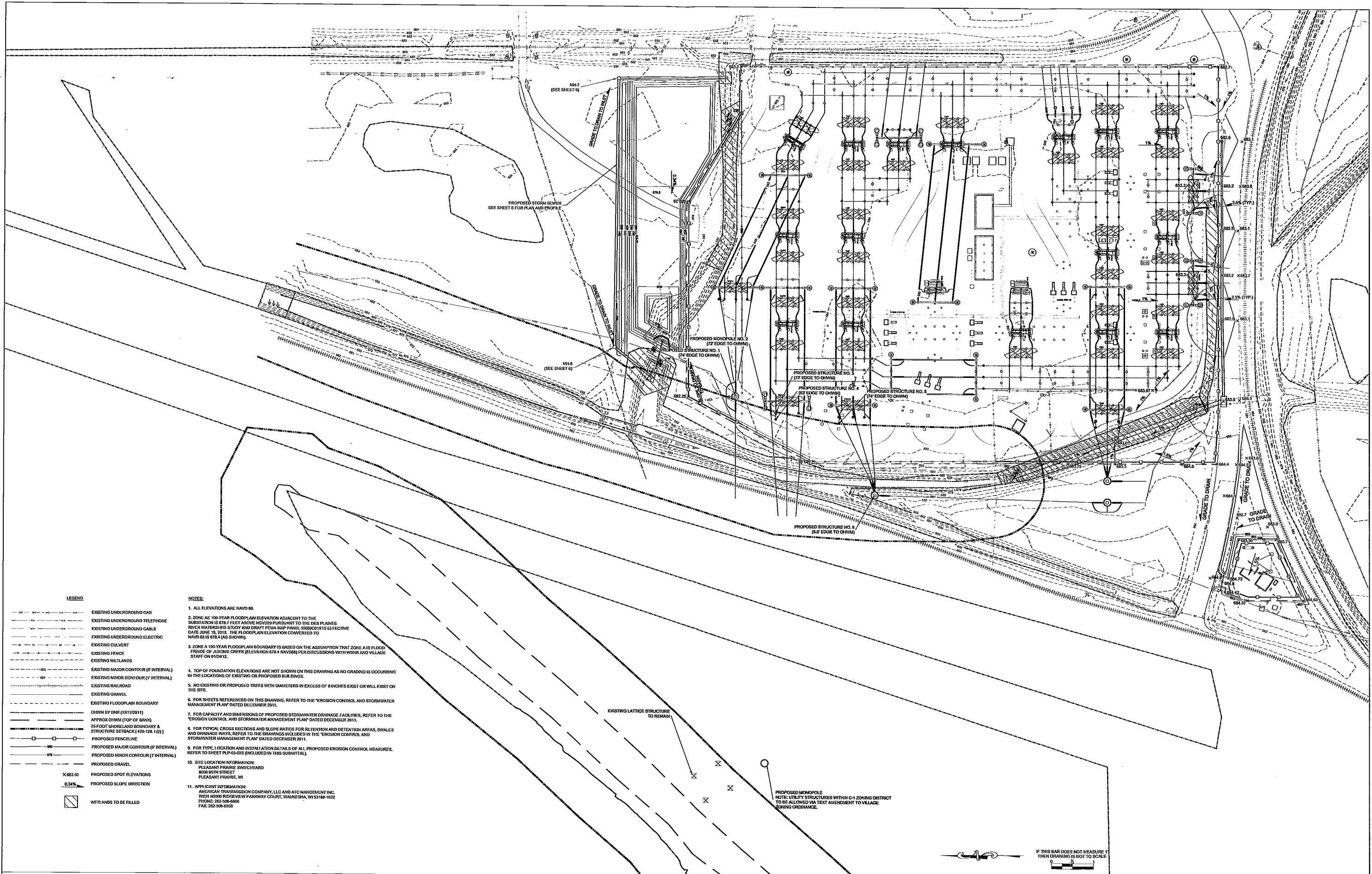
RAFTER WELDMENT





SYSTEMS CONTROL
 A DIVISION OF NORTHERN STAR INDUSTRIES, INC.
 IRON MOUNTAIN, MICHIGAN

| | | |
|--------------------------------------|---------------|---|
| DFTM. JK | DATE: 1/16/12 | AMERICAN TRANSMISSION COMPANY PLEASANT PRAIRIE SUBSTATION |
| CHK'D. PRO-E | DATE: 1/16/12 | |
| APPD. PRO-E | DATE: 1/16/12 | |
| DIMENSIONS IN INCHES SCALE: 0.031 | | ROOF FRAMING PLAN |
| S.C. PROJECT NUMBER 32500 | | |
| S.C. JOB NUMBER 32500-001 | | DRAWING NO. 32500-S3 |



LEGEND

| | |
|----------|---|
| --- | EXISTING UNDERGROUND GAS |
| --- | EXISTING UNDERGROUND TELEPHONE |
| --- | EXISTING UNDERGROUND CABLE |
| --- | EXISTING UNDERGROUND ELECTRIC |
| --- | EXISTING CULVERT |
| --- | EXISTING FENCE |
| --- | EXISTING WETLANDS |
| --- | EXISTING MAJOR CONTOUR (5' INTERVAL) |
| --- | EXISTING MINOR CONTOUR (1' INTERVAL) |
| --- | EXISTING RAILROAD |
| --- | EXISTING GRAVEL |
| --- | EXISTING FLOODPLAIN BOUNDARY |
| --- | ORHM BY DNR (12/17/2011) |
| --- | APPROX OHWM (TOP OF BANK) |
| --- | 75 FOOT SHORELAND BOUNDARY & STRUCTURE SETBACK (120-128.1 FT) |
| --- | PROPOSED FENCELINE |
| --- | PROPOSED MAJOR CONTOUR (5' INTERVAL) |
| --- | PROPOSED MINOR CONTOUR (1' INTERVAL) |
| --- | PROPOSED GRAVEL |
| X 683.50 | PROPOSED SPOT ELEVATIONS |
| 0.34% | PROPOSED SLOPE DIRECTION |
| ▨ | WETLANDS TO BE FILLED |

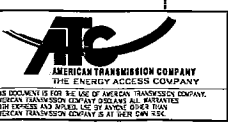
- NOTES:**
1. ALL ELEVATIONS ARE NAVD 88.
 2. ZONE AE 100-YEAR FLOODPLAIN ELEVATION ADJACENT TO THE SUBSTATION IS 678.7 FEET ABOVE NAVD88 PURSUANT TO THE DES PLAINES RIVER WATERSHED STUDY AND DRAFT FEMA MAP PANEL 550600191D EFFECTIVE DATE JUNE 18, 2012. THE FLOODPLAIN ELEVATION CONVERTED TO NAVD 88 IS 678.4 (SEE S1007N).
 3. ZONE A 100-YEAR FLOODPLAIN BOUNDARY IS BASED ON THE ASSUMPTION THAT ZONE A IS FLOOD FRINGE OF JEROME CREEK (ELEVATION 678.4 NAVD88) PER DISCUSSIONS WITH WORK AND VILLAGE STAFF ON 01/24/12.
 4. TOP OF FOUNDATION ELEVATIONS ARE NOT SHOWN ON THIS DRAWING AS NO GRADING IS OCCURRING IN THE LOCATIONS OF EXISTING OR PROPOSED BUILDINGS.
 5. NO EXISTING OR PROPOSED TREES WITH DIAMETERS IN EXCESS OF 8 INCHES EXIST OR WILL EXIST ON THE SITE.
 6. FOR SHEETS REFERENCED ON THIS DRAWING, REFER TO THE "EROSION CONTROL AND STORMWATER MANAGEMENT PLAN" DATED DECEMBER 2011.
 7. FOR CAPACITY AND DIMENSIONS OF PROPOSED STORMWATER DRAINAGE FACILITIES, REFER TO THE "EROSION CONTROL AND STORMWATER MANAGEMENT PLAN" DATED DECEMBER 2011.
 8. FOR TYPICAL CROSS SECTIONS AND SLOPE RATIOS FOR RETENTION AND DETENTION AREAS, SWALES AND DRAINAGEWAYS, REFER TO THE DRAWINGS INCLUDED IN THE "EROSION CONTROL AND STORMWATER MANAGEMENT PLAN" DATED DECEMBER 2011.
 9. FOR TYPE, LOCATION AND INSTALLATION DETAILS OF ALL PROPOSED EROSION CONTROL MEASURES, REFER TO SHEET PLP-03-022 (INCLUDED IN THIS SUBMITTAL).
 10. SITE LOCATION INFORMATION:
PLEASANT PRAIRIE SWITCHYARD
8000 95TH STREET
PLEASANT PRAIRIE, WI
 11. APPLICANT INFORMATION:
AMERICAN TRANSMISSION COMPANY, LLC AND ATC MANAGEMENT INC.
W224 N2000 RIDGEVIEW PARKWAY COURT, WAUKESHA, WI 53188-1022
PHONE: 262-508-5800
FAX: 262-508-6230

EXISTING LATTICE STRUCTURE TO REMAIN

PROPOSED MONOPOLE
NOTE: UTILITY STRUCTURES WITHIN C-1 ZONING DISTRICT TO BE ALLOWED VIA TEXT AMENDMENT TO VILLAGE ZONING ORDINANCE.

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

| | | | | | | |
|-----|----------|--------|-----------------------|-------|-------|-------|
| 0 | 02/08/12 | | ISSUED FOR PERMITTING | LMS | JDL | MARS |
| REV | DATE | W.O. # | DESCRIPTION | DRAWN | CHK'D | APP'D |



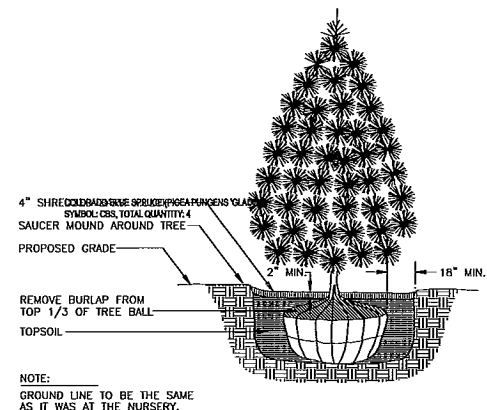
SITE PLAN FOR ZONING VARIANCE & STIPULATED SHORELAND & EC PERMIT PLEASANT PRAIRIE SWITCHYARD

SCALE 1"=60'

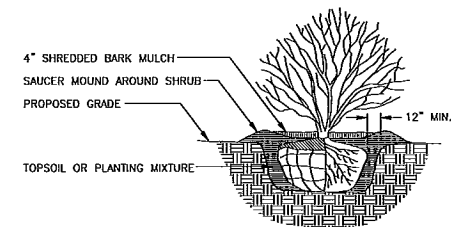
DRAWING NO. **PLP - -**



| LEGEND | |
|--------|--|
| | PLANT SYMBOL |
| | QUANTITY |
| -x-x- | FENCE |
| | FOERSTER'S FEATHER REED GRASS (CALAMAGROSTIS ACUTIFLORA KARL FOERSTER) SYMBOL: FOE, TOTAL QUANTITY: 19 |
| | DABOLO HONEYSUCKLE (PHYSCOPARUS OPULIFOLIUS) SYMBOL: DN, TOTAL QUANTITY: 5 |
| | COLORADO BLUE SPRUCE (PICEA PLUNKERS GLAUCO) SYMBOL: CBS, TOTAL QUANTITY: 4 |



EVERGREEN TREE PLANTING DETAIL 1
NOT TO SCALE



DECIDUOUS SHRUB PLANTING DETAIL 2
NOT TO SCALE

SITE ADDRESS: 8000 95TH STREET,
PLEASANT PRAIRIE, WI

APPLICANT'S NAME: AMERICAN TRANSMISSION COMPANY LLC
AND ATC MANAGEMENT INC.

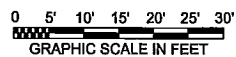
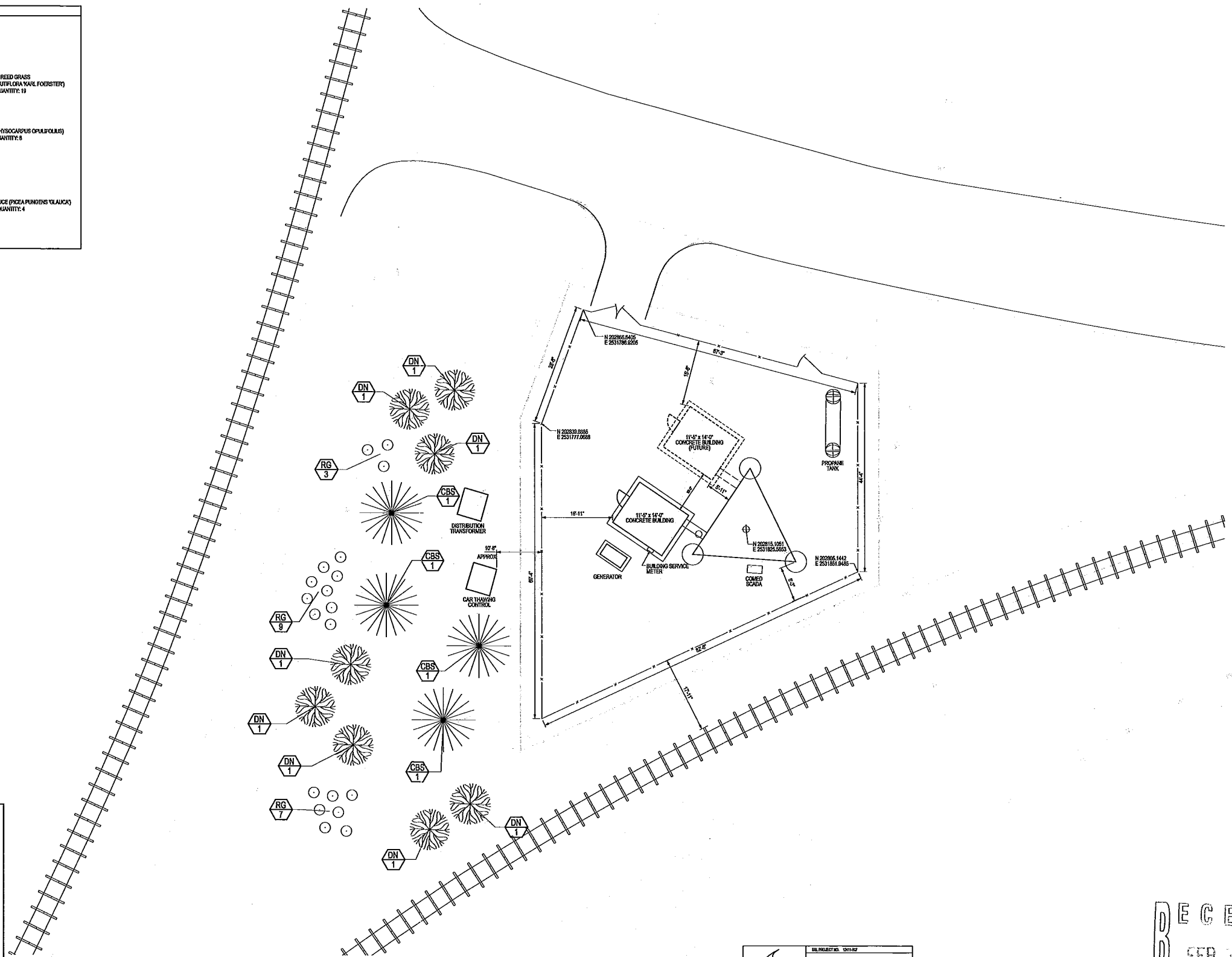
ADDRESS: W234 N2000 RIDGEVIEW PARKWAY COURT,
WAUKESHA, WI 53188-1022

TELEPHONE NUMBER: 262-506-6866

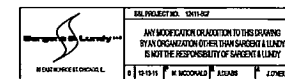
FAX NUMBER: 262-506-6939

PROJECT MANAGER: BARBARA MIKOLAJCZYK
262-506-6804

CONTACT PERSON: KEVIN LYNCH
262-506-6866



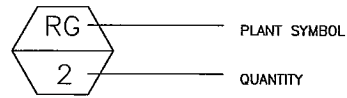
| REV | DATE | W.O. # | ISSUED FOR INFORMATION | DESCRIPTION | MDM | AVD | S&L | |
|-----|----------|--------|------------------------|-------------|-------|-------|------|------|
| 0 | 12-13-11 | 66200 | | | DRAWN | CHCKD | APPD | COPY |
| | | | | | | | | |



MICROWAVE AREA PLAN
PLEASANT PRAIRIE SUBSTATION
SCALE: 1" = 12'-0"
DRAWING NO.: PLP-04-03S

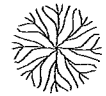
RECEIVED
FEB 13 2012
Village of Pleasant Prairie

LEGEND

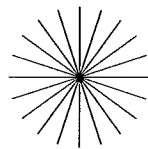


PLANT SYMBOL
QUANTITY

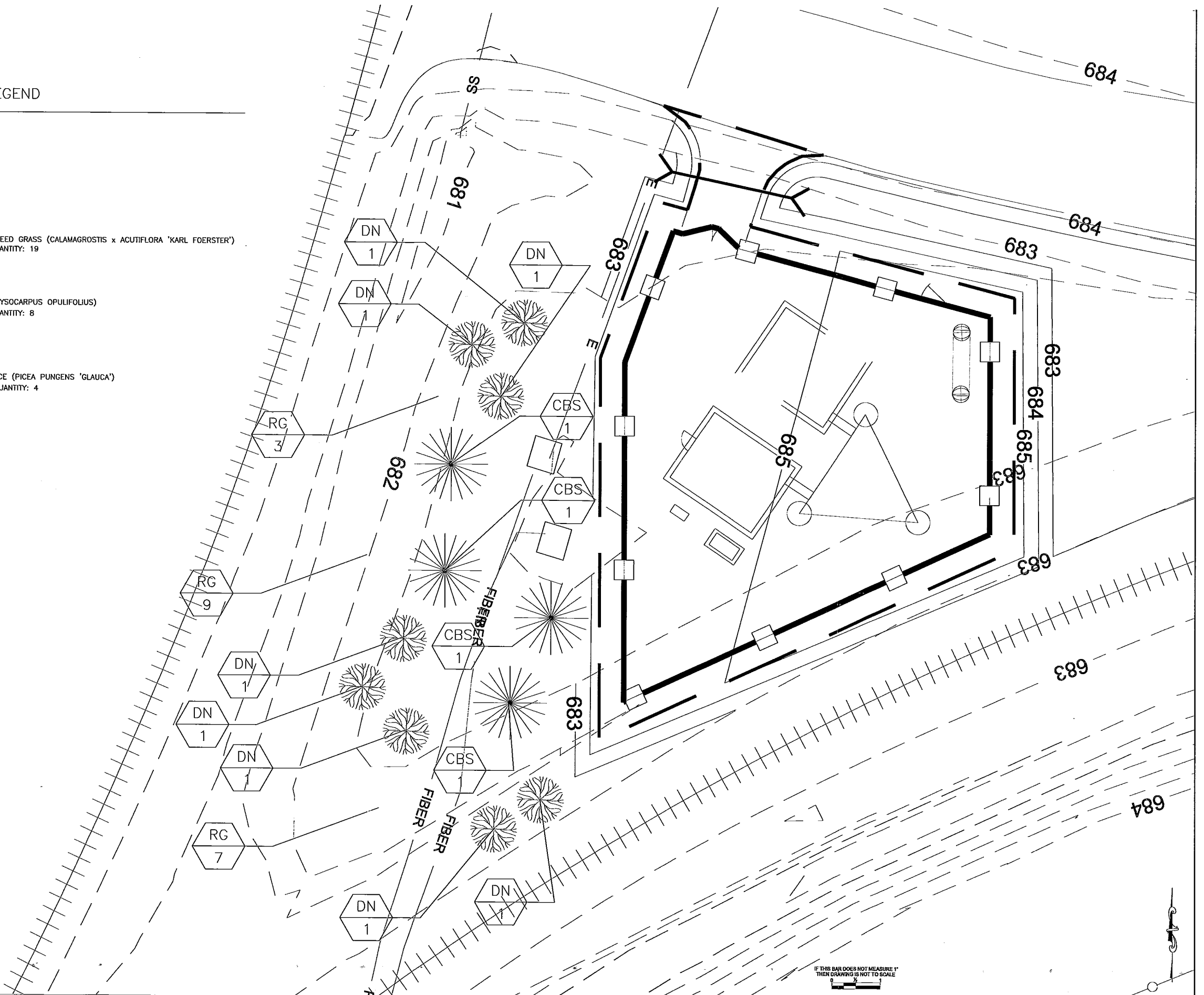
FOERSTER'S FEATHER REED GRASS (CALAMAGROSTIS x ACUTIFLORA 'KARL FOERSTER')
SYMBOL: RG, TOTAL QUANTITY: 19



DIABOLO NINEBARK (PHYSOCARPUS OPULIFOLIUS)
SYMBOL: DN, TOTAL QUANTITY: 8



COLORADO BLUE SPRUCE (PICEA PUNGENS 'GLAUCA')
SYMBOL: CBS, TOTAL QUANTITY: 4



IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE



AMERICAN TRANSMISSION COMPANY
THE ENERGY ACCESS COMPANY

MICROWAVE TOWER LANDSCAPE PLAN

PLEASANT PRAIRIE SWITCHYARD

PLP - -

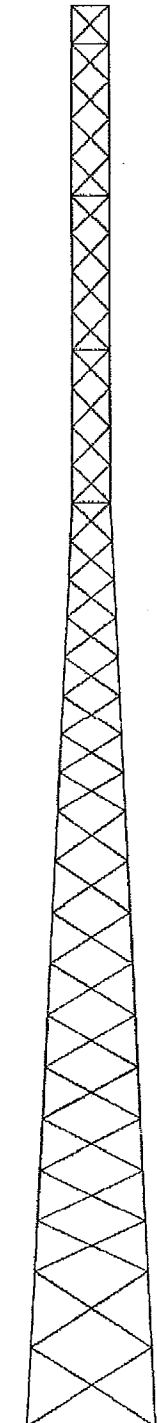
| REV | DATE | W.D.# | DESCRIPTION | DRAWN | CHK'D | APP'D | CMPY |
|-----|----------|-------|-----------------------|-------|-------|-------|------|
| 0 | 02/08/12 | | ISSUED FOR PERMITTING | JDL | | MARS | |

SCALE 1"=10'

DRAWING NO.

| | | | | | | | | | | |
|-----------------------|---------------|---------------|---------------|---------------|---------------|--------------|---------------|--------------|--------------|--------------|
| Leg | A | B | C | D | E | F | G | H | I | J |
| Diagonal | L 3"x3"x3/16" | L 2"x2"x3/16" | L 2"x2"x3/16" | L 2"x2"x3/16" | L 2"x2"x3/16" | L 2"x2"x1/8" | L 2"x2"x3/16" | L 2"x2"x1/8" | L 2"x2"x1/8" | L 2"x2"x1/8" |
| Horizontal | (1) 3/4" | (1) 3/4" | (1) 3/4" | (1) 3/4" | (1) 3/4" | (1) 5/8" | (1) 5/8" | (1) 5/8" | (1) 5/8" | (1) 5/8" |
| Brace Bolts | A325K | A325K | A325K | A325K | A325K | A325K | A325K | A325K | A325K | A325K |
| Face Width | 17.0' | 17.0' | 17.0' | 17.0' | 17.0' | 17.0' | 17.0' | 17.0' | 17.0' | 17.0' |
| Panel Height # Panels | 2 @ 10.0' | 2 @ 10.0' | 2 @ 10.0' | 2 @ 10.0' | 2 @ 10.0' | 2 @ 10.0' | 2 @ 10.0' | 2 @ 10.0' | 2 @ 10.0' | 2 @ 10.0' |
| | 9 @ 5.7' | 9 @ 5.7' | 9 @ 5.7' | 9 @ 5.7' | 9 @ 5.7' | 9 @ 5.7' | 9 @ 5.7' | 9 @ 5.7' | 9 @ 5.7' | 9 @ 5.7' |
| | 21 @ 5.0' | 21 @ 5.0' | 21 @ 5.0' | 21 @ 5.0' | 21 @ 5.0' | 21 @ 5.0' | 21 @ 5.0' | 21 @ 5.0' | 21 @ 5.0' | 21 @ 5.0' |

185.0'
175.0'
160.0'
155.0'
140.0'
135.0'
120.0'
115.0'
100.0'
80.0'
60.0'
40.0'
20.0'
0.0'



- NOTES:**
- The tower model is S3TI Series HD1.
 - Transmission lines are to be attached to standard 6 hole waveguide ladders.
 - Azimuths are relative (not based on true north).
 - Foundation loads shown are maximums.
 - (6) 1" dia. E1554 grade 105 anchor bolts per leg. Minimum 35.5" embedment from top of concrete to top of nut.
 - All unequal angles are oriented with the short leg vertical.
 - This tower was designed for Structure Class II, Exposure Category C and Topographic Category 1.
 - The foundation loads shown below are factored loads.


ANTENNA LIST

| NO | ELEV | ANTENNA | TX-LINE |
|----|---------|-----------------------------|-----------|
| 1 | 175' | (1) 6' Solid Dish W/ Radome | (1) EW63 |
| 2 | 172.17' | (1) DB812KE-XT | |
| 3 | 160' | (1) 3ft Sidearm | (1) 1 5/8 |
| 4 | 160' | (1) 8' H.P. Dish | (1) EW63 |
| 5 | 155' | (1) 6' Solid Dish W/ Radome | (1) EW63 |
| 6 | 147' | (1) 8' Solid Dish W/ Radome | (1) EW63 |
| 7 | 137.2' | (1) ASPD975 | |
| 8 | 130' | (1) 3ft Sidearm | (1) 1 5/8 |
| 9 | 130' | (1) 6' Solid Dish W/ Radome | (1) EW63 |
| 10 | 115' | (1) 6' Solid Dish W/ Radome | (1) EW63 |
| 11 | 110' | (1) 6' Solid Dish W/ Radome | (1) EW63 |
| 12 | 106' | (1) 3' Solid Dish W/ Radome | (1) EW63 |
| 13 | 100' | (1) 6' Solid Dish W/ Radome | (1) EW63 |
| 14 | 90' | (1) 6' Solid Dish W/ Radome | (1) EW63 |

MATERIAL LIST

| NO | TYPE |
|----|----------------------|
| A | 5.5625"x3.5000" PIPE |
| B | 5.5625"x0.3750" PIPE |
| C | 5.5625"x0.2580" PIPE |
| D | 4.5000"x0.3370" PIPE |
| E | 4.0000"x0.3180" PIPE |
| F | 3.5000"x0.3030" PIPE |
| G | 3.5000"x0.2160" PIPE |
| H | 2.3750"x0.2180" PIPE |
| I | 2.3750"x0.1540" PIPE |
| J | L 2"x2"x1/8" |
| K | L 2"x2"x5/16" |

| | |
|-------------------------------|---------------------------------|
| TOTAL FOUNDATION LOADS | INDIVIDUAL FOOTING LOADS |
| H=31.63 k | H=18.55 k |
| V=63.92 k | V=210.07 k |
| M=3144.46 k-ft | U=203.19 k |
| T=34.60 k-ft | |



Sabre Communications Corporation

2101 Murray Street (P.O. Box 658), Sioux City, Iowa 51102-0658

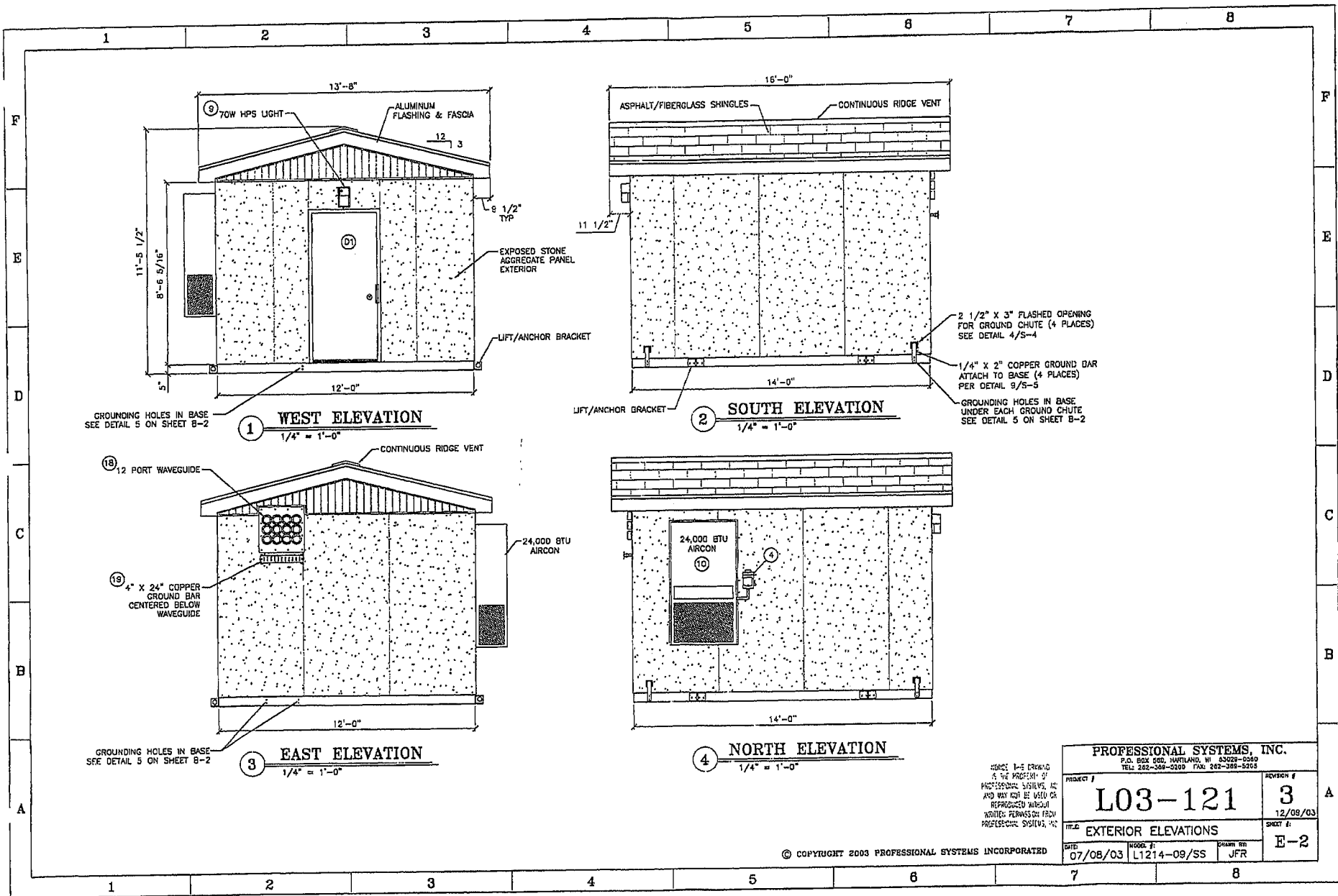
Phone: (712) 258-6690 Fax: (712) 258-8250

Date: 3 may 2011

Total Height: 185.00' Tower Height: 185.00'

Standard: TIA 222-G-2005 Design Wind & Ice: 90mph 0" ice & 40mph 0.75" ice

Proposed



13'-8"
 9 70W HPS LIGHT
 ALUMINUM FLASHING & FASCIA
 12 3
 11'-5 1/2"
 8'-6 5/16"
 8 1/2" TYP
 EXPOSED STONE AGGREGATE PANEL EXTERIOR
 LIFT/ANCHOR BRACKET
 12'-0"

1 WEST ELEVATION
 1/4" = 1'-0"

GROUNDING HOLES IN BASE SEE DETAIL 5 ON SHEET B-2

16'-0"
 ASPHALT/FIBERGLASS SHINGLES
 CONTINUOUS RIDGE VENT
 11 1/2"
 14'-0"
 LIFT/ANCHOR BRACKET
 2 1/2" X 3" FLASHED OPENING FOR GROUND CHUTE (4 PLACES) SEE DETAIL 4/S-4
 1/4" X 2" COPPER GROUND BAR ATTACH TO BASE (4 PLACES) PER DETAIL 9/S-5
 GROUNDING HOLES IN BASE UNDER EACH GROUND CHUTE SEE DETAIL 5 ON SHEET B-2

2 SOUTH ELEVATION
 1/4" = 1'-0"

CONTINUOUS RIDGE VENT
 12 PORT WAVEGUIDE
 24,000 BTU AIRCON
 4" X 24" COPPER GROUND BAR CENTERED BELOW WAVEGUIDE
 12'-0"

3 EAST ELEVATION
 1/4" = 1'-0"

GROUNDING HOLES IN BASE SEE DETAIL 5 ON SHEET B-2

24,000 BTU AIRCON
 14'-0"

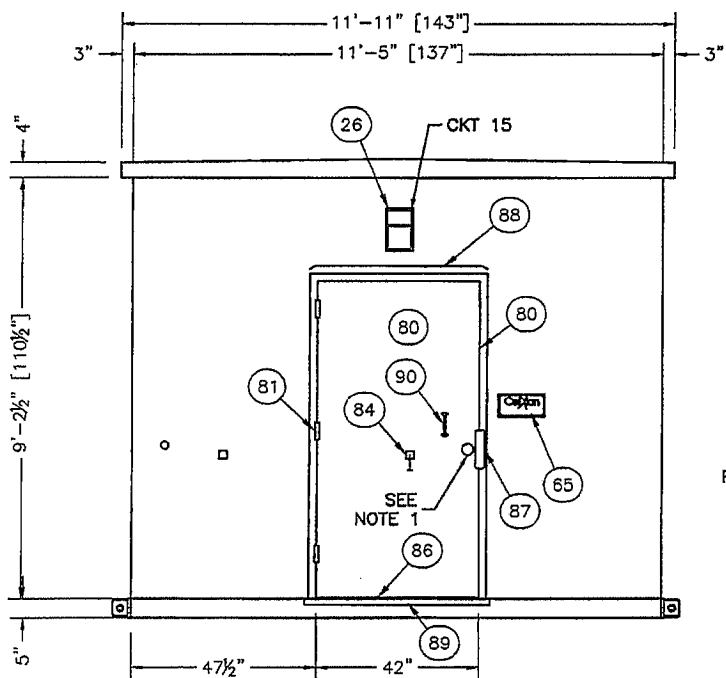
4 NORTH ELEVATION
 1/4" = 1'-0"

SCALE: 1/4" DRAWING
 1/4" = 1'-0" PROPORTION OF
 PROFESSIONAL SYSTEMS, INC.
 AND MAY NOT BE USED OR
 REPRODUCED WITHOUT
 WRITTEN PERMISSION FROM
 PROFESSIONAL SYSTEMS, INC.

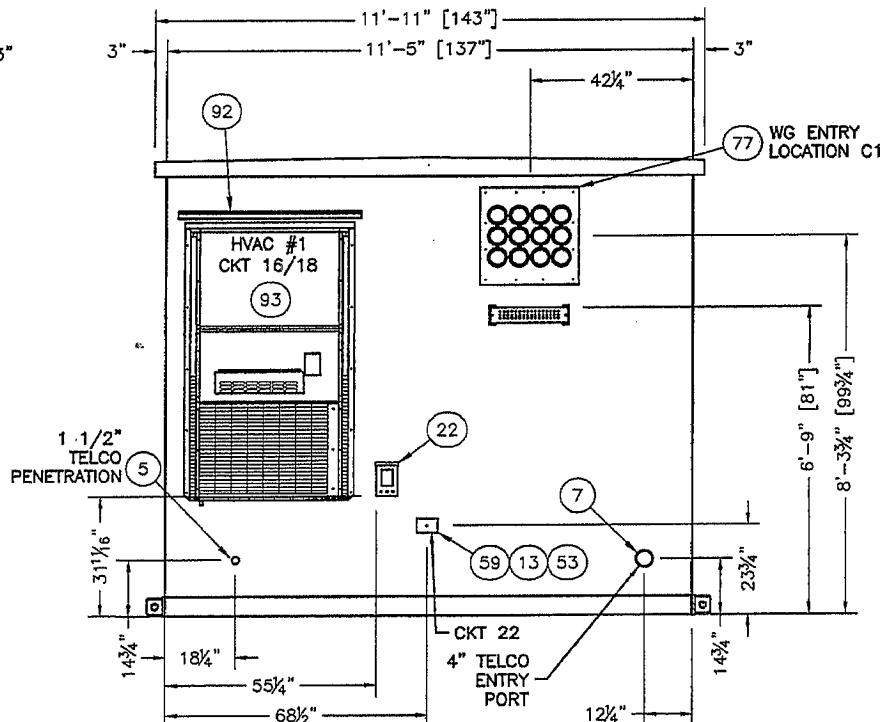
| | |
|---|---|
| PROFESSIONAL SYSTEMS, INC. P.O. BOX 680, WAUKESHA, WI 53092-0680 TEL: 262-369-9200 FAX: 262-369-9203 | |
| PROJECT # L03-121 | REVISION # 3 12/08/03 |
| TITLE EXTERIOR ELEVATIONS | SHEET # E-2 |
| DATE 07/08/03 | NO. OF SHEETS L1214-09/SS DRAWN BY JFR |

Existing

| Sub-Parts List | | | |
|----------------|-----|-------------|-----|
| ITEM | P/N | DESCRIPTION | CUT |



EXTERIOR ELEVATION "A"



EXTERIOR ELEVATION "C"

NOTE:

1. PREP DOOR FOR YALE PASSAGE LATCH, 8700 SERIES TO BE PROVIDED BY OTHERS.

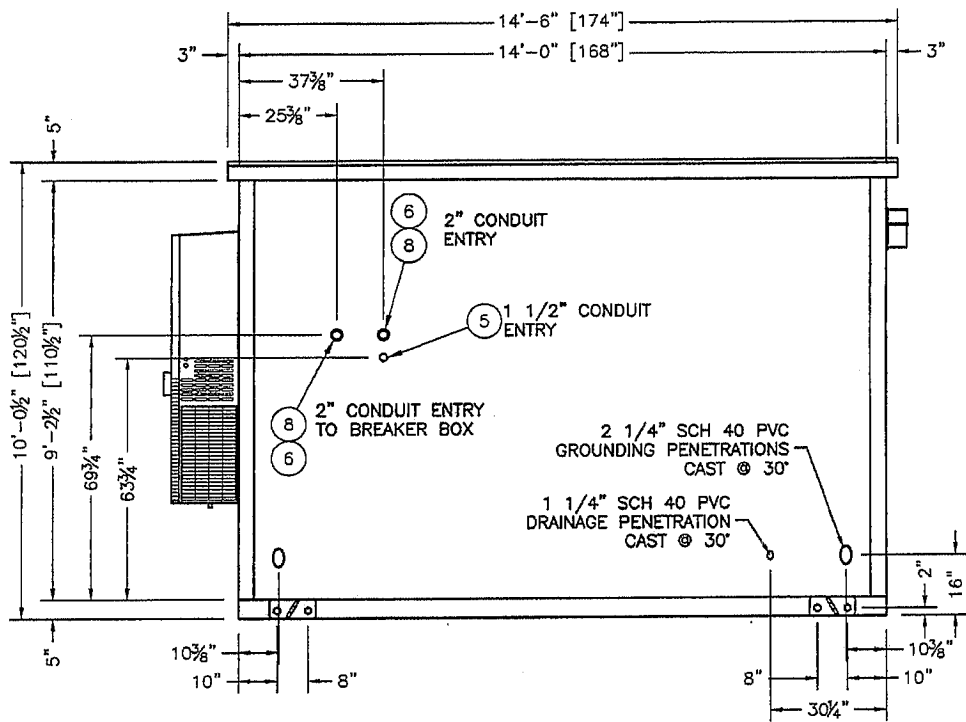
THIS DRAWING IS THE CONFIDENTIAL PROPERTY AND CONTAINS TRADE SECRETS OF CELLIXION, LLC. ANY USE OF THESE DRAWINGS OR THE INFORMATION CONTAINED HEREIN FOR ANY REASON OTHER THAN AS EXPRESSLY AUTHORIZED BY CELLIXION, LLC. IS STRICTLY PROHIBITED. THIS DRAWING HAS BEEN DISTRIBUTED WITH THE UNDERSTANDING THAT ANYONE RECEIVING OR OTHERWISE OBTAINING POSSESSION OF IT WILL BE EXPRESSLY NOTIFIED OF ITS CONFIDENTIAL NATURE.

Cellixion
 5031 Hazel Jones Road
 Bossier City, Louisiana 71111
 voice: (318) 213-2900
 fax: (318) 213-2919
 www.cellixion.com

CUSTOMER:
WE ENERGIES

PROJECT:
11'-5" X 14'-0" CONCRETE SHELTER EXTERIOR ELEVATIONS A & C

| | |
|----------------------------|--------------------------|
| FILENAME: WEE/SWEE02 | TOLERANCE: 3/8"=1'-0" |
| DRWN. BY: W. GILLENTINE | DATE: 06/13/07 |
| CHK. BY: G. BRINKMAN | DATE: 06/13/07 |
| ENG. BY: | DATE: |
| APP. BY: S. CARR | DATE: 06/13/07 |
| SHEET NO. 1-0 | |
| DRAWING NO.: SWEE02 | A |



EXTERIOR ELEVATION "B"

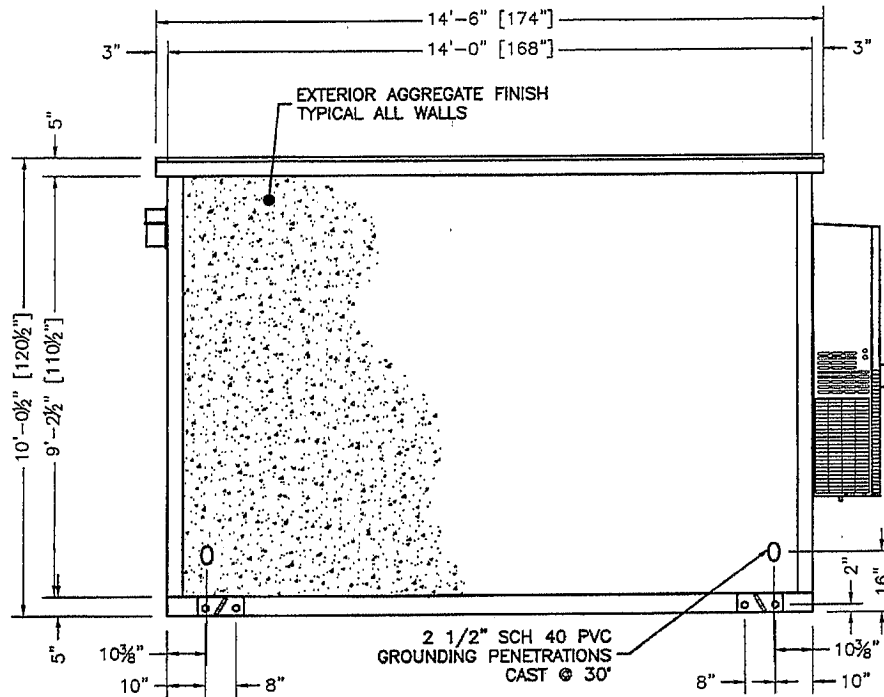
THIS DRAWING IS THE CONFIDENTIAL PROPERTY AND CONTAINS TRADE SECRETS OF CELLIXION, LLC. ANY USE OF THESE DRAWINGS OR THE INFORMATION CONTAINED HEREIN FOR ANY REASON OTHER THAN AS EXPRESSLY AUTHORIZED BY CELLIXION, LLC, IS STRICTLY PROHIBITED. THIS DRAWING HAS BEEN DISTRIBUTED WITH THE UNDERSTANDING THAT ANYONE RECEIVING OR OTHERWISE OBTAINING POSSESSION OF IT WILL BE EXPRESSLY NOTIFIED OF ITS CONFIDENTIAL NATURE.

Cellixion
 5031 Hazel Jones Road
 Bossier City, Louisiana 71111
 voice: (318) 213-2900
 fax: (318) 213-2919
 www.cellixion.com

CUSTOMER:
WE ENERGIES

PROJECT:
11'-5" X 14'-0" CONCRETE SHELTER EXTERIOR ELEVATION "B"

| | |
|-----------------------------------|--------------------------|
| FILENAME: <i>WEE/SWEE02</i> | |
| SCALE: <i>3/8"=1'-0"</i> | TOLERANCE: |
| DRWN. BY: <i>W. GILLENTINE</i> | DATE: <i>06/13/07</i> |
| CHK. BY: <i>G. BRINKMAN</i> | DATE: <i>06/13/07</i> |
| ENG. BY: | DATE: |
| APP. BY: <i>S. CARR</i> | DATE: <i>06/13/07</i> |
| SHEET NO. 1-1 | |
| DRAWING NO.: SWEE02 | A |



EXTERIOR ELEVATION "D"

THIS DRAWING IS THE CONFIDENTIAL PROPERTY AND CONTAINS TRADE SECRETS OF CELLIXION, LLC. ANY USE OF THESE DRAWINGS OR THE INFORMATION CONTAINED HEREIN FOR ANY REASON OTHER THAN AS EXPRESSLY AUTHORIZED BY CELLIXION, LLC, IS STRICTLY PROHIBITED. THIS DRAWING HAS BEEN DISTRIBUTED WITH THE UNDERSTANDING THAT ANYONE RECEIVING OR OTHERWISE OBTAINING POSSESSION OF IT WILL BE EXPRESSLY NOTIFIED OF ITS CONFIDENTIAL NATURE.

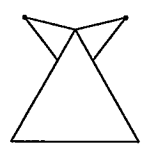
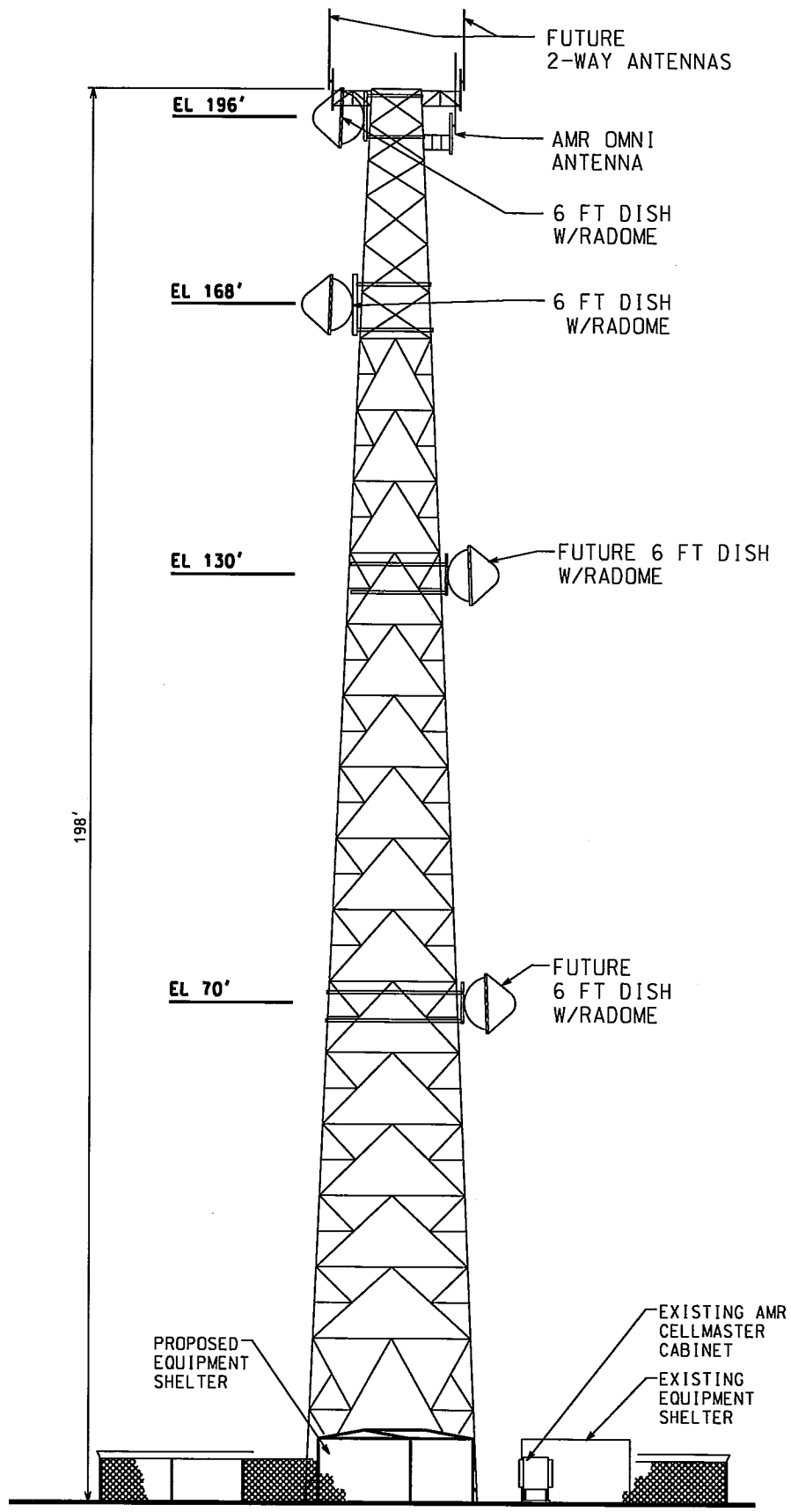
Cellixion
 5031 Hazel Jones Road
 Bossier City, Louisiana 71111
 voice: (318) 213-2900
 fax: (318) 213-2919
 www.cellixion.com

CUSTOMER:
WE ENERGIES

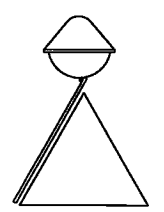
PROJECT:
 11'-5 1/2" X 14'-0"
 CONCRETE SHELTER
 EXTERIOR, ELEVATION
 "D"

| | |
|----------------------------|-------------------|
| FILENAME: WEE/SWEE02 | |
| SCALE: 3/8"=1'-0" | TOLERANCE: |
| DRWN. BY: W. GILLENTINE | DATE: 06/13/07 |
| CHK. BY: G. BRINKMAN | DATE: 06/13/07 |
| ENG. BY: | DATE: |
| APP. BY: S. CARR | DATE: 06/13/07 |
| SHEET NO. 1-2 | |
| DRAWING NO.: SWEE02. | A |

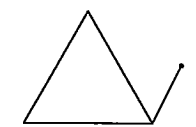
Existing



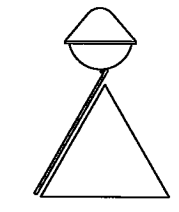
EL 198'



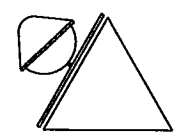
EL 196'



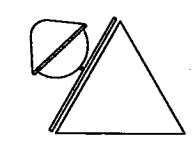
EL 190'



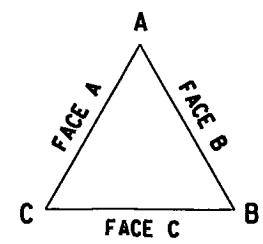
EL 168'



EL 130'



EL 70'



EQUIPMENT

Top: FUTURE 2 ea - 3 sq ft 2-way antennas, each fed with 1/8 inch heliax
 196': 6' dish w/radome, fed with EW-63
 168': 6' dish w/radome, fed with EW-63
 130': Future 6' dish w/radome, fed with EW-63
 70': Future 6' dish w/radome, fed with EW-63

FILE COPY
 FILE DRAWING AS OF CONSTRUCTION SAVED IN 2009
 SEE PROJECT WISE DRAWINGS FOR LATEST UPDATES

| | | |
|--------------------------|------|------|
| RELEASE FOR FABRICATION | DATE | REV. |
| RELEASE FOR CONSTRUCTION | DATE | REV. |
| RELEASE FOR AS BUILT | DATE | REV. |

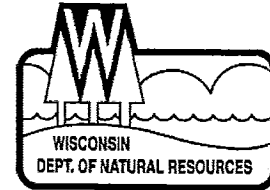
TOWER ELEVATION
(LOOKING EAST)

| REV. NO. | DATE | ORDER NO. | REVISION DESCRIPTION | WR. NO. | DRAWN | CRD. | APVD. | REV. NO. | DATE | ORDER NO. | REVISION DESCRIPTION | WR. NO. | DRAWN | CRD. | APVD. |
|----------|------|-----------|----------------------|---------|-------|------|-------|----------|------|-----------|----------------------|---------|-------|------|-------|
| | | | | | | | | | | | | | | | |

| | | | | |
|------------|---------------|-----------|--------------|--|
| REF FILES | MICROFILM No: | A | WB Energy WE | TOWER ELEVATION RADIO EQUIPMENT BUILDING & TOWER PLEASANT PRAIRE PP 8000 95TH STREET KENOSHA, WI |
| VENDOR No: | FILE: | | | |
| DRAWN | DATE | ORDER NO. | .dgn | D CS 133 S K L M N 00 |
| CHECKED | DATE | WR. NO. | | |
| APPROVED | DATE | SCALE | | |

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

Scott Walker, Governor
 Cathy Stepp, Secretary
 Telephone 608-266-2621
 Toll Free 1-888-936-7463
 TTY Access via relay - 711



02/14/2012

IP-SE-2012-30-N00329, IP-SE-2012-30-N00330, IP-SE-2012-30-N00331
 IP-SE-2012-30-N00332, IP-SE-2012-30-N00334, IP-SE-2012-30-N00336
 GP-SE-2012-30-N00333
 Listed in Permit Table

Michael Warwick
 American Transmission Company, LLC
 N19 W23993 Ridgeview Parkway West
 P.O. Box 47
 Waukesha, WI 53187-0047

Dear Mr. Warwick:

We have reviewed your application for a permit under Chapter 30.025, Wis. Stats., including water quality certification pursuant to Section 401 of the federal Clean Water Act, Chapter NR 299, Wisconsin Administrative Code and 281.36(2), Wis. Stats. The activities requiring approval include a temporary clear span bridge across public water, a storm water pond within 500 feet of navigable waterway, grading on the bank of a tributary to Jerome Creek, fill and pond construction in wetlands for expansion of the Pleasant Prairie Switchyard Reconfiguration, a pole and foundation in wetland and temporary construction mats in wetlands. The project is located in the SW ¼ of Section 16 and NW ¼ of Section 21, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County. You will be pleased to know your application is approved with the attached authorizations and limitations.

I am attaching a copy of your permit which lists the conditions which must be followed. A copy of the permit must be posted for reference at the project site. Please read your permit conditions carefully so that you are fully aware of what is expected of you.

Please note you are required to submit photographs of the completed project within 7 days after you've finished construction. This helps both of us to document the completion of the project and compliance with the permit conditions.

Your next step will be to notify DNR Office of Energy of the date on which you plan to start construction and again after your project is complete. If you have any questions about your permit, please contact me at e-mail Linda.Talbot@Wisconsin.gov, Dave Siebert at David.Siebert@Wisconsin.gov, or Ben Callan at Benjamin.Callan@Wisconsin.gov.

Sincerely,

Linda Talbot
 Wisconsin DNR

cc: Marie Kopka, U.S. Army Corps of Engineers - Waukesha
 Andy Buehler - Kenosha County

**STATE OF WISCONSIN
DEPARTMENT OF NATURAL RESOURCES**

PERMIT Dockets IP-SE-2012-30-N00329, IP-SE-2012-30-N00330, IP-SE-2012-30-N00331, IP-SE-2012-30-N00332, GP-SE-2012-30-N00333, IP-SE-2012-30-N00334, IP-SE-2012-30-N00336

American Transmission Company, LLC, N19 W23993 Ridgeview Parkway West, Waukesha, WI 53187, is hereby granted under Sections 30.025, 30.123(7), 30.19(4) and 30.19(1g), 30.206, 281.15 and 283.001, Wisconsin Statutes, a permit to impact wetlands adjacent to Jerome Creek and an unnamed tributary to Jerome Creek, a permit to construct a temporary clear span bridge across Jerome Creek, a permit to grade more than 10,000 square feet on the bank of an unnamed tributary to Jerome Creek, and a permit to construct a storm water pond in a wetland associated with an unnamed tributary to Jerome Creek.

The project is located in the SW ¼ of Section 16 and NW ¼ of Section 21, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County.

The following Conditions and Permit Table are part of this permit:

General Conditions

1. Your acceptance of this permit and efforts to begin work on this project signify that you have read, understood and agreed to follow all conditions of this permit.
2. At least 5 business days prior to beginning the project, the applicant shall notify the Office of Energy, Wisconsin Department of Natural Resources (DNR), of the intent to start the project. Within 5 business days after the completion of the project, the applicant shall notify the DNR of the completion of the project.
3. You must complete construction of the project, including site stabilization, as described in the application, updated application plans and in this permit, on or before December 31, 2013. If you will not complete the project by this date, you must submit a written request for an extension prior to the expiration date of this permit. Your request must identify the requested extension date and the reason for the extension. A permit extension may be granted, for good cause, by DNR. You may not begin or continue construction after the original permit expiration date unless DNR grants a new permit or permit extension in writing.
4. You are not authorized to do any work other than what is specifically described in your application or updated in supplemental materials submitted during the application review, and as modified by the conditions of this permit and reflected in the Permit Table, attached. Final DNR-approved plans and accompanying documents, as well as plans developed and approved pursuant to conditions of this permit, are a part of, and are conditions of, this permit. If you wish to alter the project or permit conditions, you must first obtain written approval of DNR. Permit conditions are based on information included in all of the following:
 - a. Waterway and Wetland Permit Application, dated May 24, 2011;
 - b. Joint Application for Certificate of Authority and WDNR Utility Permit, dated May 25, 2011;
 - c. Engineering Change, dated September 16, 2011;
 - d. Data Responses and Supplemental Table, dated December 19, 2011;
 - e. Grading and Storm Water Pond drawings received February 6, 2012, and erosion control plans, received February 7, 2011;
5. You are responsible for obtaining any federal, state and local permits or approvals that may be required before starting your project.
6. Upon reasonable notice, you shall allow access to your project site during reasonable hours to any DNR employee who is investigating the project's construction, operation, maintenance or permit compliance.

7. DNR may modify or revoke this permit if the project is not completed according to the terms of the permit, or if DNR determines the activity is detrimental to the public interest.
8. A copy of this permit must be posted at a conspicuous location on the project site for at least five days prior to construction and remain posted until at least five days after construction. A copy of the permit and approved plans must be available at the project site at all times until the project is complete. All employees, consultants, and contractors who are working on the project must be made aware of the permit, its conditions, and its location. All appropriate managers and supervisors in charge of, or working on construction or compliance, must be provided with copies of the permit.
9. You, your agent, and any involved contractors or consultants may be considered a party to the violation pursuant to Section 30.292, Wis. Stats., for any violations of Chapter 30, Wis. Stats., or this permit.
10. This permit does not authorize any vehicles, including clearing equipment, to travel below the ordinary high water mark (OHWM) of any waterway.
11. All equipment used for the project including but not limited to tracked vehicles, barges, boats, silt or turbidity curtain, hoses, sheet pile and pumps shall be de-contaminated for invasive and exotic viruses and species prior to use and after use.

The following steps must be taken *every time* you move your equipment to avoid transporting invasive and exotic viruses and species. To the extent practicable, equipment and gear used on infested waters shall not be used on other non-infested waters.

1. Inspect and remove aquatic plants, animals, and mud from your equipment.
 2. Drain all water from your equipment that comes in contact with infested waters, including but not limited to tracked vehicles, barges, boats, silt or turbidity curtain, hoses, sheet pile and pumps.
 3. Dispose of aquatic plants, animals in the trash. Never release or transfer aquatic plants, animals or water from one waterbody to another.
 4. Wash your equipment with hot (>104° F) and/or high pressure water, - OR - Allow your equipment to dry thoroughly for 5 days.
12. This permit has been issued with the understanding that any construction equipment used is the right size to do the job, and can be brought to and removed from the project's site without unreasonable harm to vegetative cover or fish or wildlife habitat.
 13. No herbicide or pesticide shall be applied to waters of the state, unless a permit under NR 107 has been issued or waived by DNR.
 14. You assume all responsibility and liability for any direct or indirect damage caused or resulting from the installation and maintenance of the transmission line and substation and hold the State of Wisconsin, and its employees, harmless.
 15. Within one week of completion of work on the site, you must submit a series of photographs to DNR of all work authorized by this permit. All photographs must be clear, and all photographs must be labeled with the waterway/wetland and permitted activity.
 16. The project must be maintained in good condition and in compliance with the terms and conditions of the permit.

General Erosion Control – in addition to conditions above

17. Appropriate erosion control measures must be in-place and effective during every phase of this project.
18. The project must meet or exceed the storm water performance standards of ss. NR 151.11 and NR 151.12. The DNR approved technical standards to implement the performance standards are found at: <http://dnr.wi.gov/runoff/stormwater/techstds.htm>.

19. The removal of vegetative cover and exposure of bare ground must be restricted to the minimum amount necessary for construction. Any area where soil is exposed shall be stabilized to prevent soil from being eroded and washed into water bodies, wetlands, ditches, drainage ways or other conveyance systems.
20. You must not deposit or store any of the excavated, dredged or graded materials in any wetland, below the ordinary high water mark, or in the floodway of any waterway unless specifically authorized by this permit or DNR-approved plans or on-site changes approved pursuant to this permit.
21. If erosion mat is used, it should be of rapidly biodegradable jute and non-netted, or if netted, constructed more loosely so that small animals are able to work their way through. Avoid the use of fine mesh monofilament (curlex type) matting and matting that is tied or bonded at the mesh intersection such that the openings between the mesh are fixed in size.
22. Erosion control measures must be inspected, and any necessary repairs or maintenance performed, after every rainfall exceeding ½ inch and at least once per week.

Grading Activity – in addition to conditions above

23. Grading is not allowed during periods of high water levels if the water level is at the construction zone elevation.
24. Within the bank area, the difference in elevation between pre-and post-construction contours must not exceed 5 feet.
25. The grading may not disturb or create a slope that exceeds 20% within the bank area.
26. Construction of the switchyard expansion must incorporate construction erosion controls and permanent storm water management to protect the stream and remaining wetlands from runoff where the switchyard expansion plans do not maintain or establish the vegetated buffer requirements under NR 341.

Storm Water Pond Activity – in addition to conditions above

27. The pond must not discharge into a public waterway except as a result of storm events.
28. The crest of the berm of the pond must be no closer than 35 feet from the ordinary high water mark.
29. The outfall must be above the ordinary high water mark.
30. The pond must not be subject to inflow from the public waterway up to a 10-year 24-hour rainfall event.
31. The ponds shall have a stable, non-erosive connection to the public waterway.
32. The pond must prevent fish entrapment and fish must not be reared in the pond.

Dewatering Activities – in addition to conditions above

33. Dewatering of excavated work areas shall be conducted in accordance with the standards of the applicable general permit under Wisconsin's Pollutant Discharge Elimination System and approved technical standards available at <http://dnr.wi.gov/runoff/stormwater/techstds.htm>.
34. At no time shall dewatering activities directly discharge to wetlands or waterways without prior effective water quality treatment. If dewatering discharge to wetlands or waterways is cloudy or exceeds 40 mg/l of total suspended solids (TSS), you shall immediately stop dewatering and determine an adequate dewatering method.

Temporary Bridge Conditions – in addition to conditions above

35. Construction and placement of temporary bridges shall minimize the removal of trees, shrubs and other shoreline vegetation.
36. All grading, excavation and land-disturbance activity will be confined to the minimum area necessary for the placement of the structure and will not exceed 10,000 square feet on the bank of Jerome Creek.
37. The permittee shall install signs on Jerome Creek upstream and downstream of the bridge location to warn users of the presence of the bridge.
38. Any area where topsoil is exposed during the placement, repair or removal of the structure will be immediately seeded and mulched to stabilize disturbed areas and prevent soils from being eroded and washed into the waterway.
39. This permit authorizes the placement of a temporary bridge and is not an approval for channel relocation, placement of fill, or any other alteration of the waterway requiring a permit from the DNR.
40. This permit does not authorize the removal of any material below the ordinary high water mark for the placement of the temporary bridge.
41. An open ramp approach is approved in the project plans.
42. Placement and removal of the bridge is prohibited between March 15 through May 15, annually, unless a waiver by the local DNR fisheries biologist is provided to ATC. A copy of the waiver must be provided to this office.
43. The clear span bridge shall completely span the waterway from top of channel to top of channel with no support pilings in the waterway.
44. The stream bank shall be protected from the bank collapsing and from erosion due to heavy equipment compressing the work area.
45. You must securely anchor the bridge with cables or some other DNR-approved method to prevent it from being transported downstream during flood conditions.
46. You must inspect the bridge openings periodically for debris, and following any rainfall exceeding ½ inch, and must remove any restriction of flow. Any debris must be deposited in an upland site and out of any floodplain.
47. Construction across waterways shall be completed as quickly as possible in order to minimize disruption.
48. The bridge must be removed no later than 7 days after the necessary waterway crossing activities have been completed. (Note: The bridge should not be removed until crossings and restoration have been completed and equipment access is no longer needed.)
49. All disturbed stream bank areas must be restored to pre-construction conditions.
50. All temporary erosion and sediment control practices will be removed upon final site stabilization.

Wetland Water Quality Certification Conditions – in addition to conditions above

51. All wetland boundaries shall be staked in the field prior to clearing activities and remain in place throughout all phases of construction.
52. Temporary and permanent wetland disturbance is limited to the extent listed in the Permit Table.
53. Equipment passage in wetlands shall be minimized. Construction equipment must travel on construction mats, unless conditions are frozen or stable (rutting < 6 inches).

54. Only low ground weight equipment (according to manufacturer specifications) may be operated off of equipment mats in wetlands unless construction is taking place during frozen or stable conditions.
55. Wetland W008 topsoil layers shall be segregated during excavation and the area around the pole foundation restored to pre-construction conditions.
56. Areas of disturbed wetlands, not being permanently filled, must be restored to original topographic elevations.
57. All construction materials, including construction mats, shall be removed from wetlands within 7 days of completing final cleanup and restoration.

Restoration and Monitoring – in addition to conditions above

58. A re-vegetation plan will be implemented that provides a self-sustaining vegetative cover of at least 70% for all pervious areas, and is sufficient to provide for bank stability, maintenance of fish habitat, wetland restoration, and filtering of pollutants from upslope overland flow areas under sheet flow conditions.
59. Final site stabilization in wetlands and on stream banks shall include an approved comprehensive seed mix.
60. Upon completion of construction, you must survey the vegetation types and density (percent cover) within the wetland boundaries and on stream banks, where restoration is required. The post-construction surveys must be initiated during the growing season, and continue annually for a minimum of 3 years beyond the first year after construction, unless compliance is achieved and documented earlier. You shall submit each annual restoration monitoring report by December 15 of each year monitored, to the DNR.
61. If non-native or invasive species identified in the post-construction surveys are not consistent with the adjacent areas, you must submit a remediation plan to the DNR for written approval. You must implement the plan within 90 days of DNR approval (during the growing season), or during the following growing season, whichever occurs first.

FINDINGS OF FACT

1. American Transmission Company, LLC has filed an application for permits to impact wetlands adjacent to Jerome Creek and adjacent to an unnamed tributary to Jerome Creek, to place a temporary clear span bridge across Jerome Creek, to grade more than 10,000 square feet on the bank of an unnamed tributary to Jerome Creek, and to construct a storm water pond in a wetland associated with an unnamed tributary to Jerome Creek, for the purpose of expanding the WE Energies Pleasant Prairie Switchyard.
2. DNR provided information relative to DNR authorities, areas of concern, wetland inventory mapping, and endangered and threatened species and habitats to PSC and the applicant prior to the submittal of their Certificate of Authority application and throughout the review and evaluation of the application and plans.
3. The DNR has completed an investigation of the project site and has evaluated the project as described in the application and plans.
4. The proposed project will permanently fill 0.4018 acre of wetland for switchyard expansion and a pole foundation, permanently affect 0.07 acre of wetland for a storm water pond installation and permanently convert 0.18 acres of forested wetland to non-forested wetland. The project will not otherwise adversely affect public rights or interests, water quality, will not increase water pollution in surface waters and will not cause environmental pollution as defined in s. 283.01(6m), Wis. Stats.
5. Based on the information provided by the applicants and the PSC, DNR has determined that there are not practicable alternatives to the wetland impacts.
6. DNR considered the potential adverse impacts to these wetlands and determined that the impacts have been avoided and minimized to the greatest extent practicable if the provisions of this permit are met.

7. This permit authorizes the areas of wetland impacts listed in the attached permit table and subject to the permit conditions above for the construction of the Pleasant Prairie Switchyard Reconfiguration Project.
8. The DNR and the applicant have completed all procedural requirements and the project as permitted will comply with all applicable requirements of Sections 1.11, 30.025, 30.123, 30.19(1g), 30.19(4), 30.206, 281.15 and 283.001, Wisconsin Statutes and Chapters NR 102, 103, 150, 299, 310, 320, 341 and 343 of the Wisconsin Administrative Code.

CONCLUSIONS OF LAW

The DNR has authority under the above indicated Statutes and Administrative Codes, to issue a permit for the construction and maintenance of this project.

NOTICE OF APPEAL RIGHTS

If you believe that you have a right to challenge this decision, you should know that the Wisconsin statutes and administrative rules establish time periods within which requests to review DNR decisions shall be filed. For judicial review of a decision pursuant to sections 227.52 and 227.53, Wis. Stats., you have 30 days after the decision is mailed, or otherwise served by the DNR, to file your petition with the appropriate circuit court and serve the petition on the DNR. Such a petition for judicial review shall name the DNR as the respondent.

To request a contested case hearing of any individual permit decision pursuant to section 30.209, Wis. Stats., you have 30 days after the decision is mailed, or otherwise served by the DNR, to serve a petition for hearing on the Secretary of the DNR, P.O. Box 7921, Madison, WI, 53707-7921. The petition shall be in writing, shall be dated and signed by the petitioner, and shall include as an attachment a copy of the decision for which administrative review is sought. If you are not the applicant, you must simultaneously provide a copy of the petition to the applicant. If you wish to request a stay of the project, you must provide information, as outlined below, to show that a stay is necessary to prevent significant adverse impacts or irreversible harm to the environment. The filing of a request for a contested case hearing is not a prerequisite for judicial review and does not extend the 30-day period for filing a petition for judicial review. If you are not the permit applicant, you must provide a copy of the petition to the permit applicant at the same time that you serve the petition on the DNR.

A request for contested case hearing must meet the requirements of section 30.209, Wis. Stats., and section NR 310.18, Wis. Adm. Code, and must include the following information:

1. A description of the DNR action or inaction which is the basis for the request; and,
2. A description of the objection to the decision that is sufficiently specific to allow the DNR to determine which provisions of Chapter 30, Wis. Stats., may be violated; and
3. A description of the facts supporting the petition that is sufficiently specific to determine how you believe the project may result in a violation of Chapter 30, Wis. Stats.; and,
4. Your commitment to appear at the contested case hearing, if one is granted, and present information supporting your objection.
5. If the petition contains a request for a stay of the project, the petition must also include information showing that a stay is necessary to prevent significant adverse impacts or irreversible harm to the environment.

Dated at Headquarters, Wisconsin on February 14, 2012 .

STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES
For the Secretary

By _____
Ben Callan
Water Management Specialist

PERMIT TABLE

Pleasant Prairie Switchyard Reconfiguration Project

| DNR Permit | | Code in | | | | | | | Municipality/Town | | | | T, R*** | Permanent Wetland Impact | Temporary Wetland Impact | Permanent Wetland Conversion | ASNRI |
|-----------------------------|--|---------|-----|--------|---------|------|---------|-------|-------------------|----|----|---------|---------|--------------------------|--------------------------|------------------------------|-------|
| Docket # | Waterway/Wetland* | Text** | WQC | Bridge | Grading | Pond | County | Basin | Village | QQ | Q | Section | | Acres | Acres | Acres | T & E |
| IP-SE-2012-30-N00329 | Wetland W002 (switchyard expansion) | W002 | X | | | | Kenosha | Fox | Pleasant Prairie | SW | SW | 16 | T1NR22E | 0.31 | | | |
| IP-SE-2012-30-N00330 | Wetland W003 (switchyard expansion) | W003 | X | | | | Kenosha | Fox | Pleasant Prairie | NW | NW | 21 | T1NR22E | 0.09 | | | |
| IP-SE-2012-30-N00331 | Wetland W008 (monopole) | W008 | X | | | | Kenosha | Fox | Pleasant Prairie | SW | SW | 16 | T1NR22E | 0.0018 | | | |
| IP-SE-2012-30-N00332 | Wetland W008 (temporary placement of construction mats) | W008 | X | | | | Kenosha | Fox | Pleasant Prairie | SW | SW | 16 | T1NR22E | | 0.08 | | X |
| | Wetland W008 (permanent conversion from forested wetland to non-forested wetland) | W008 | | | | | Kenosha | Fox | Pleasant Prairie | SW | SW | 16 | T1NR22E | | | 0.18 | X |
| GP-SE-2012-30-N00333 | Clear Span Bridge over Jerome Creek in Wetland W008 | TCSB | | X | | | Kenosha | Fox | Pleasant Prairie | SW | SW | 16 | T1NR22E | | | | X |
| IP-SE-2012-30-N00334 | Individual Permit for Grading within the bank of navigable waterway (navigable stormwater channel connected via series of culverts to Jerome Creek) | | | | X | | Kenosha | Fox | Pleasant Prairie | SW | SW | 16 | T1NR22E | | | | |
| IP-SE-2012-30-N00336 | Individual Permit for Storm Water Pond within 500 feet from Jerome Creek and navigable stormwater channel connected via series of culverts to Jerome Creek. IP required resulting from impacts to W002 that exceed GP standards. | | | | | X | Kenosha | Fox | Pleasant Prairie | SE | SW | 16 | T1NR22E | 0.07 | | | |
| Total Wetland Impact | | | | | | | | | | | | | | 0.4718 | 0.08 | | |

Notes:

* Waterway name or Wetland

** Code for wetland or waterway used in project application and plans.

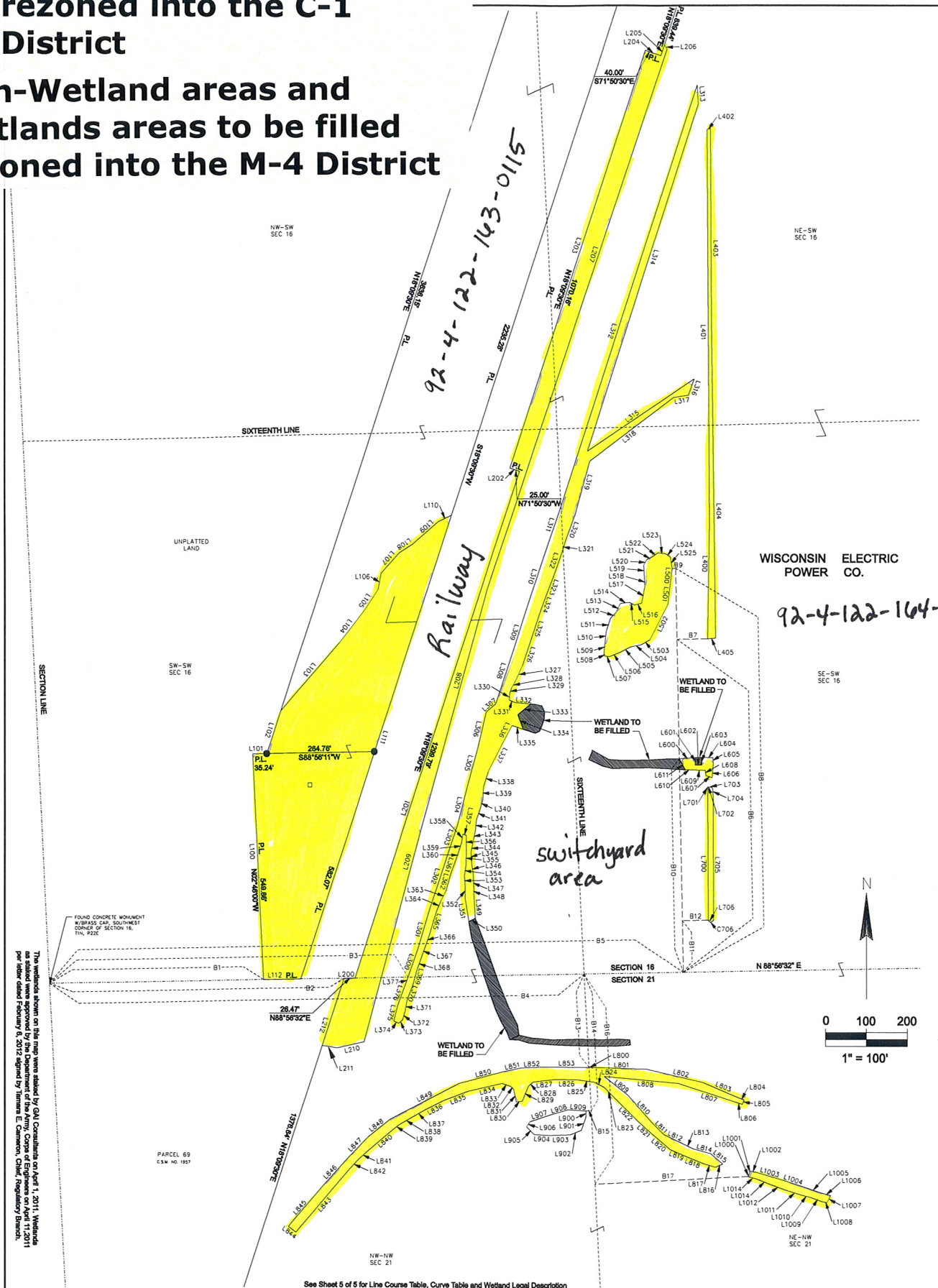
** Insert the code used in any other reference submitted for this project (if applicable)- e.g. WL2, SC14

***Township and Range



Wetland areas to be rezoned into the C-1 District

Non-Wetland areas and wetlands areas to be filled rezoned into the M-4 District



The wetlands shown on this map were related by GAI Consultants on April 1, 2011. Wetlands were related by GAI Consultants on April 1, 2011. Wetlands were related by GAI Consultants on April 1, 2011. Wetlands were related by GAI Consultants on April 1, 2011.

See Sheet 5 of 5 for Line Course Table, Curve Table and Wetland Legal Description

| | |
|------------------------|-----------|
| DATE | 1/17/2012 |
| BY | JLW |
| APPROVED | JLW |
| PROJECT NUMBER | 60241883 |
| SHEET REFERENCE NUMBER | S-04 |

PLAT OF SURVEY
WISCONSIN ELECTRIC POWER COMPANY
PLEASANT PRAIRIE POWER PLANT
PLEASANT PRAIRIE, WISCONSIN
WETLAND BOUNDARY



AECOM
 11251 North Lincoln Drive
 Milwaukee, Wisconsin
 414.380.3000
 www.aecom.com
 Project # 2011-000001-001

Wetlands Legal Description

Part of the Southwest 1/4 of the Southwest 1/4 of Section 16, Township 1 North, Range 22 East, in the Town of Pleasant Prairie, County of Kenosha, State of Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of said Section 16; thence N 88°56'32" E along the south line of said Southwest 1/4, 523.50 feet to the POINT OF BEGINNING and the southwest property corner of the owner; thence N 02°46'58" W along the property line, 549.88 feet; thence N 88°56'11" E along said property line, 35.24 feet; thence N 18°09'30" E along said property line, 110.03 feet; thence N 40°56'56" E, 223.11 feet; thence N 37°48'22" E, 100.43 feet; thence N 33°10'43" E, 56.78 feet; thence N 10°18'17" E, 40.87 feet; thence N 41°38'01" E, 86.03 feet; thence N 57°43'27" E, 41.08 feet; thence N 48°34'35" E, 82.38 feet; thence N 64°20'44" E, 36.36 feet to the property line; thence S 18°09'30" W along said property line, 1189.43 feet to the aforesaid south line of the Southwest 1/4 of Section 16; thence S 88°56'32" W along said south line, 91.3751 feet to the POINT OF BEGINNING;

Containing 204,992 sq. ft. and 4.7060 acres, more or less.

Also

Part of the Southwest 1/4 of Section 16, and part of the Northwest 1/4 of Section 21 all in Township 1 North, Range 22 East, in the Town of Pleasant Prairie, County of Kenosha, State of Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of said Section 16; thence N 88°56'32" E along the south line of said Southwest 1/4, 721.38 feet to the property line of the owner and the POINT OF BEGINNING; thence continuing N 88°56'32" E along said property line, 28.47 feet; thence N 18°09'30" E along said property line, 1299.79 feet; thence N 71°50'30" W along said property line, 25.00 feet; thence N 18°09'30" E along said property line, 1070.16 feet; thence S 71°50'30" E along said property line, 40.00 feet; thence N 18°09'09" E along said property line, 27.77 feet; thence S 30°40'24" E, 13.01 feet; thence S 18°34'18" W, 1388.27 feet; thence S 15°31'31" W, 528.10 feet; thence S 15°15'22" W, 516.37 feet; thence S 77°28'54" W, 87.27 feet; thence N 80°33'38" W, 37.31 feet to the aforesaid property line; thence N 18°09'30" E along said property line, 172.04 feet to the POINT OF BEGINNING.

Containing 107,228 sq. ft. and 2.4616 acres, more or less.

Also

Part of the Southwest 1/4 of Section 16, and part of the Northwest 1/4 of Section 21 all in Township 1 North, Range 22 East, in the Town of Pleasant Prairie, County of Kenosha, State of Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of said Section 16; thence N 88°56'32" E along the south line of said Southwest 1/4, 879.13 feet to the POINT OF BEGINNING; thence N 19°14'16" E, 74.51 feet; thence N 16°36'36" E, 88.06 feet; thence N 18°19'11" E, 150.00 feet; thence N 18°41'12" E, 77.45 feet; thence N 14°25'31" E, 96.36 feet; thence N 15°26'22" E, 97.37 feet; thence N 13°28'39" E, 89.03 feet; thence N 50°06'30" E, 30.71 feet; thence N 17°57'59" E, 141.04 feet; thence N 18°00'06" E, 83.60 feet; thence N 18°21'44" E, 178.29 feet; thence N 19°04'04" E, 99.60 feet; thence S 19°50'09" W, 41.51 feet; thence S 2°43'53" E, 48.05 feet; thence S 53°04'45" W, 258.86 feet; thence S 15°25'16" W, 133.86 feet; thence S 20°01'28" W, 70.84 feet; thence S 80°38'43" W, 37.03 feet; thence S 53°04'45" W, 258.86 feet; thence S 15°25'16" W, 133.86 feet; thence S 20°01'28" W, 70.84 feet; thence S 18°04'28" W, 32.32 feet; thence S 19°39'39" W, 81.42 feet; thence S 20°50'57" W, 43.75 feet; thence S 19°41'57" W, 57.34 feet; thence S 17°51'09" W, 57.92 feet; thence S 18°41'21" W, 88.34 feet; thence S 24°22'30" W, 40.98 feet; thence S 29°45'42" W, 21.49 feet; thence S 18°07'46" W, 12.93 feet; thence S 5°26'43" W, 15.28 feet; thence S 86°35'32" E, 15.50 feet; thence S 84°21'34" E, 39.15 feet; thence S 50°08'40" W, 41.12 feet; thence S 20°06'41" E, 37.43 feet; thence N 72°02'04" W, 28.58 feet; thence S 16°32'57" W, 23.71 feet; thence S 18°41'17" W, 28.28 feet; thence S 8°10'31" W, 24.37 feet; thence S 3°29'06" W, 30.73 feet; thence S 16°32'57" W, 23.71 feet; thence S 18°41'17" W, 28.28 feet; thence S 8°57'28" E, 23.93 feet; thence S 11°26'18" W, 35.43 feet; thence S 11°01'44" W, 17.99 feet; thence S 2°38'14" E, 29.75 feet; thence S 85°23'26" W, 17.47 feet; thence N 8°56'59" W, 57.22 feet; thence N 0°11'13" W, 29.43 feet; thence N 3°39'13" W, 25.64 feet; thence N 8°09'26" E, 27.96 feet; thence N 0°53'40" E, 34.20 feet; thence N 0°00'00" E, 38.33 feet; thence N 68°22'54" W, 9.08 feet; thence S 7°46'43" W, 20.39 feet; thence S 17°13'34" W, 20.94 feet; thence S 19°23'05" W, 24.08 feet; thence S 19°17'20" W, 39.29 feet; thence S 15°41'29" W, 41.68 feet; thence S 28°38'32" W, 26.60 feet; thence S 22°43'19" W, 27.07 feet; thence S 17°08'29" W, 62.09 feet; thence S 19°09'28" W, 22.26 feet; thence S 19°33'59" W, 34.96 feet; thence S 18°58'03" W, 30.59 feet; thence S 16°20'35" W, 37.07 feet; thence S 20°47'13" W, 40.94 feet; thence S 9°39'21" W, 28.11 feet; thence S 16°23'49" W, 22.47 feet; thence S 50°56'02" W, 12.41 feet; thence N 66°17'18" W, 13.71 feet; thence N 14°00'54" E, 38.80 feet; thence N 20°43'50" E, 86.21 feet; thence N 19°14'16" E, 9.93 feet to the POINT OF BEGINNING.

Containing 75,340 sq. ft. and 1.7296 acres, more or less.

Also

Part of the Southwest 1/4 of Section 16 in Township 1 North, Range 22 East, in the Town of Pleasant Prairie, County of Kenosha, State of Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of said Section 16; thence N 88°56'32" E along the south line of said Southwest 1/4, 1555.72 feet; thence N 1°03'28" W, 810.13 feet; thence N 88°56'32" E, 73.96 feet to the POINT OF BEGINNING; thence N 0°57'38" E, 283.04 feet; thence N 0°19'35" W, 957.81 feet; thence N 79°25'37" E, 3.42 feet; thence S 0°15'12" E, 469.57 feet; thence S 0°46'33" E, 771.28 feet; thence S 85°32'26" W, 20.14 feet to the POINT OF BEGINNING.

Containing 12,910 sq. ft. and 0.2964 acres, more or less.

Also

Part of the Southwest 1/4 of Section 16 in Township 1 North, Range 22 East, in the Town of Pleasant Prairie, County of Kenosha, State of Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of said Section 16; thence N 88°56'32" E along the south line of said Southwest 1/4, 1555.72 feet; thence N 1°03'28" W, 883.29 feet; thence S 88°56'32" W, 9.08 feet to the POINT OF BEGINNING; thence S 6°48'59" W, 42.12 feet; thence S 6°51'15" W, 47.02 feet; thence S 26°57'36" W, 96.00 feet; thence S 60°17'03" W, 24.64 feet; thence S 78°10'31" W, 26.67 feet; thence S 63°24'29" W, 29.56 feet; thence S 88°22'41" W, 27.10 feet; thence N 88°41'25" W, 12.69 feet; thence N 10°55'44" W, 3.55 feet; thence N 5°10'25" E, 32.80 feet; thence N 7°54'20" E, 19.89 feet; thence N 17°30'47" E, 34.39 feet; thence N 47°10'45" E, 17.70 feet; thence N 25°49'40" E, 26.52 feet; thence N 83°51'18" E, 22.15 feet; thence S 82°10'06" E, 13.37 feet; thence N 76°49'00" E, 18.79 feet; thence N 10°57'41" E, 42.10 feet; thence N 4°03'27" W, 20.80 feet; thence N 3°08'44" W, 29.85 feet; thence N 28°41'05" E, 16.38 feet; thence N 82°51'39" E, 14.24 feet; thence N 54°57'31" E, 17.77 feet; thence S 83°24'48" E, 17.82 feet; thence S 58°34'51" E, 14.73 feet; thence S 9°11'02" E, 28.80 feet to the POINT OF BEGINNING.

Containing 20,647 sq. ft. and 0.4740 acres, more or less.

Also

Part of the Southwest 1/4 of the Southwest 1/4 of Section 16, Township 1 North, Range 22 East, in the Town of Pleasant Prairie, County of Kenosha, State of Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of said Section 16; thence N 88°56'32" E along the south line of said Southwest 1/4, 1555.72 feet; thence N 1°03'28" W, 518.52 feet to the POINT OF BEGINNING; thence N 35°31'10" E, 38.62 feet; thence S 0°00'00" E, 17.84 feet; thence N 90°00'00" E, 16.06 feet; thence N 00°00'00" E, 18.01 feet; thence S 89°31'02" E, 27.15 feet; thence S 1°49'20" E, 17.80 feet; thence S 4°42'01" W, 30.32 feet; thence N 74°19'55" W, 18.05 feet; thence N 5°11'43" W, 13.23 feet; thence N 38°49'48" W, 28.01 feet; thence N 37°57'26" W, 20.75 feet; thence N 28°34'40" W, 29.99 feet to the POINT OF BEGINNING.

Containing 2,199 sq. ft. and 0.0505 acres, more or less

Also

Part of the Southwest 1/4 of the Southwest 1/4 of Section 16, Township 1 North, Range 22 East, in the Town of Pleasant Prairie, County of Kenosha, State of Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of said Section 16; thence N 88°56'32" E along the south line of said Southwest 1/4, 1555.72 feet; thence N 1°03'28" W, 126.01 feet; thence N 88°56'32" E, 82.72 feet to the POINT OF BEGINNING; thence N 0°13'21" W, 315.21 feet; thence N 1°50'56" W, 7.48 feet; thence N 84°31'29" E, 4.14 feet; thence S 80°00'07" E, 8.25 feet; thence S 4°21'18" E, 23.33 feet; thence S 0°01'22" E, 298.24 feet to a point on a curve, thence 16.90 feet along the arc of said curve to the north, whose radius is 6.62 feet whose chord bears S 39°20'50" W, 12.67 feet to the POINT OF BEGINNING.

Containing 4,289 sq. ft. and 0.0985 acres, more or less.

Also

Part of the Southwest 1/4 of the Southwest 1/4 of Section 16, Township 1 North, Range 22 East, in the Town of Pleasant Prairie, County of Kenosha, State of Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of said Section 16; thence N 88°56'32" E along the south line of said Southwest 1/4, 1311.75 feet; thence S 2°54'20" E, 227.93 feet to the POINT OF BEGINNING; thence S 89°49'04" E, 8.52 feet; thence S 88°14'54" E, 133.14 feet; thence S 76°58'14" E, 141.08 feet; thence S 66°38'03" E, 32.05 feet; thence S 68°41'55" E, 18.22 feet; thence S 22°32'11" W, 11.46 feet; thence N 72°01'07" W, 17.90 feet; thence N 72°01'07" W, 147.78 feet; thence N 84°54'38" W, 181.94 feet; thence S 52°09'16" E, 74.49 feet; thence S 41°29'37" E, 90.18 feet; thence S 45°26'10" E, 40.70 feet; thence S 65°15'42" E, 49.05 feet; thence S 64°03'14" E, 30.80 feet; thence S 74°36'09" E, 42.91 feet; thence S 49°53'15" E, 38.87 feet; thence S 65°08'11" W, 20.08 feet; thence N 72°45'01" W, 27.87 feet; thence N 68°03'21" W, 50.59 feet; thence N 68°32'25" W, 40.39 feet; thence N 49°53'02" W, 57.80 feet; thence N 48°30'54" W, 42.43 feet; thence N 45°13'33" W, 90.59 feet; thence N 45°07'43" W, 29.93 feet; thence N 81°34'49" W, 26.84 feet; thence N 81°40'51" W, 42.93 feet; thence N 89°38'43" W, 56.85 feet; thence S 84°02'55" W, 51.45 feet; thence S 49°20'37" W, 16.81 feet; thence S 22°23'17" W, 39.14 feet; thence S 84°55'06" W, 15.66 feet; thence N 10°29'53" W, 31.42 feet; thence N 49°59'50" W, 10.12 feet; thence N 69°27'42" W, 21.37 feet; thence S 77°03'39" W, 83.83 feet; thence S 69°11'22" W, 66.63 feet; thence S 63°31'46" W, 50.13 feet; thence S 60°18'54" W, 39.12 feet; thence S 60°01'50" W, 35.82 feet; thence S 53°34'34" W, 16.60 feet; thence S 50°01'44" W, 81.76 feet; thence S 47°56'37" W, 30.43 feet; thence S 43°54'34" W, 34.70 feet; thence S 40°34'41" W, 199.88 feet; thence N 52°58'05" W, 23.22 feet; thence N 40°39'23" E, 122.66 feet; thence N 42°13'00" E, 98.30 feet; thence N 44°18'07" E, 69.66 feet; thence N 51°18'11" E, 70.88 feet; thence N 62°51'30" E, 191.31 feet; thence N 74°51'52" E, 111.09 feet; thence N 78°43'19" E, 44.53 feet; thence N 87°45'49" E, 47.76 feet; thence S 89°49'04" E, 119.23 feet to the POINT OF BEGINNING.

Containing 40,196 sq. ft. and 0.9228 acres, more or less.

Also

Part of the Southwest 1/4 of the Southwest 1/4 of Section 16, Township 1 North, Range 22 East, in the Town of Pleasant Prairie, County of Kenosha, State of Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of said Section 16; thence N 88°56'32" E along the south line of said Southwest 1/4, 1311.75 feet; thence S 2°54'20" E, 333.17 feet; thence S 87°05'40" W, 13.10 feet to the POINT OF BEGINNING; thence S 0°12'44" E, 15.40 feet; thence S 18°46'53" W, 33.93 feet; thence S 87°48'40" W, 28.59 feet; thence S 88°20'56" W, 53.04 feet; thence N 86°31'59" W, 36.29 feet; thence N 45°22'28" W, 26.66 feet; thence N 34°27'17" E, 14.80 feet; thence N 71°04'09" E, 53.11 feet; thence N 74°04'05" E, 44.81 feet; thence S 88°19'54" E, 43.95 feet to the POINT OF BEGINNING.

Containing 6,654 sq. ft. and 0.1528 acres, more or less.

Also

Part of the Southwest 1/4 of the Southwest 1/4 of Section 16, Township 1 North, Range 22 East, in the Town of Pleasant Prairie, County of Kenosha, State of Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of said Section 16; thence N 88°56'32" E along the south line of said Southwest 1/4, 1311.75 feet; thence S 2°54'20" E, 512.39 feet; thence N 87°05'40" E, 376.05 feet to the POINT OF BEGINNING; thence N 19°03'18" E, 6.81 feet; thence N 28°10'47" E, 8.17 feet; thence S 78°24'56" E, 12.92 feet; thence S 74°02'46" E, 83.25 feet; thence S 72°30'55" E, 83.06 feet; thence S 70°18'54" E, 41.21 feet; thence S 75°24'59" E, 24.37 feet; thence S 28°06'24" W, 19.90 feet; thence N 76°53'31" W, 11.95 feet; thence N 69°41'24" W, 28.67 feet; thence N 75°38'39" W, 23.17 feet; thence N 72°50'28" W, 39.36 feet; thence N 70°08'48" W, 44.05 feet; thence N 68°42'29" W, 29.48 feet; thence N 73°09'39" W, 25.67 feet to the POINT OF BEGINNING.

Containing 3,855 sq. ft. and 0.0885 acres, more or less.

Peggy Herrick

From: Lourigan, Tanya L - DNR <Tanya.Lourigan@wisconsin.gov>
Sent: Thursday, February 09, 2012 2:19 PM
To: Peggy Herrick; Jean Werbie-Harris
Cc: 'Lynch, Kevin'; Mike Spence; Matt Fineour; lefers@ma-rs.org; Warwick, Michael (mwarwick@atcllc.com) (mwarwick@atcllc.com)
Subject: RE: FEMA Floodplain verification for ATC substation project
Attachments: Draft Zone A Flowchart.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Peggy and Jean,

On the effective Flood Insurance Rate Map (FIRM), the ditch on the west side of the switchyard is not mapped. The FIRM panel that becomes effective on June 19, 2012 maps the ditch as a Zone A (approximate study area that does not have base flood elevations nor floodway/floodfringe determinations).

I recommend the Village use the FEMA preliminary maps for zoning purposes since they are more restrictive than the FEMA effective maps.

Department and FEMA staff have been working together to clarify processes related to development in Zone A areas. The draft flowchart outlines processes for development in Zone A areas. We do not expect changes to the document but it has not gone through the final DNR approval process. If Pleasant Prairie chooses to rely on the document, I believe the following steps apply:

- Steps 2 & 3 - Given the site conditions, I think it is sufficient to ask the applicant to provide an explanation of why they believe it is floodfringe at 678.7 ft NGVD and put their PE stamp on it rather than requiring hydrologic and hydraulic analyses.
- Step 3 – Assuming the answer is that the proposed development is not in the floodway, Pleasant Prairie could issue a permit for the west ditch work.
- Step 3 – Assuming ATC is not concerned about insurance rates for structures, a Letter of Map Amendment isn't necessary and there would be no submittal to FEMA.

I understand the Village Zoning Ordinance regulates the floodplain for zoning purposes based upon the Des Plaines River Watershed Study which were incorporated into the draft FIRM maps. However, FEMA changed the information from a Zone AE (floodfringe) to a Zone A during incorporation. For this reason, I further believe the Village could use the preliminary map with Zone A for zoning purposes, in conjunction with the draft Zone A Table.

I hope this information is helpful. If you have additional questions, please feel free to contact me.

Thank you,
Tanya

Tanya L. Lourigan, P.E.

Water Management Engineer
Wisconsin Department of Natural Resources
Milwaukee Service Center
2300 N Dr Martin Luther King Jr Dr
Milwaukee, WI 53212

(☎) phone: (414) 263-8641
(☎) fax: (414) 263-8716
(✉) e-mail: Tanya.Lourigan@wisconsin.gov
Website: dnr.wi.gov
Find us on Facebook: www.facebook.com/WIDNR

From: Peggy Herrick [mailto:pherrick@plprairiewi.com]
Sent: Thursday, February 02, 2012 03:59 PM
To: lefers@ma-rs.org; Warwick, Michael (mwarwick@atcllc.com) (mwarwick@atcllc.com)
Cc: 'Lynch, Kevin'; Jean Werbie-Harris; Mike Spence; Matt Fineour; Lourigan, Tanya L - DNR
Subject: FEMA Floodplain verification for ATC substation project
Importance: High

Jon/Mike

As discussed during our January 24, 2012 meeting, the draft FIRM maps that will become effective on June 19, 2012, show that the ditch to the northwest of the existing switchyard is located within an Zone AE (detailed study) and the ditch on the west side of the switchyard is Zone A (no detailed study); however, the Village Zoning Ordinance regulates the floodplain for zoning purposes based upon the Des Plaines River Watershed Study which have been incorporated into the draft FIRM maps.

You agreed to shift the detention basin grading (shift the basin berm 15-20 feet to the east) to avoid the draft Zone AE floodplain, which would avoid the flood storage question on that part of the project.

The ditch on the west side of the switchyard was proposed to be filled but not removed from the 100-year floodplain since the flow would be conveyed with a storm sewer that is adequately sized to handle the 100-year floodplain. But we discussed that further verification is required from the WDNR and FEMA as to what if any approval or map amendments would be required.

Tanya Lourigan, P.E., Water Management Engineer with the WDNR provided the Village with draft guidance for municipalities on dealing with Zone A floodplains-- that essentially states that Zone A approvals can be taken care of after construction. Tanya thought that after the draft maps become effective in June, the process would possibly be a LOMR-F (Letter of Map Revision based on Fill).

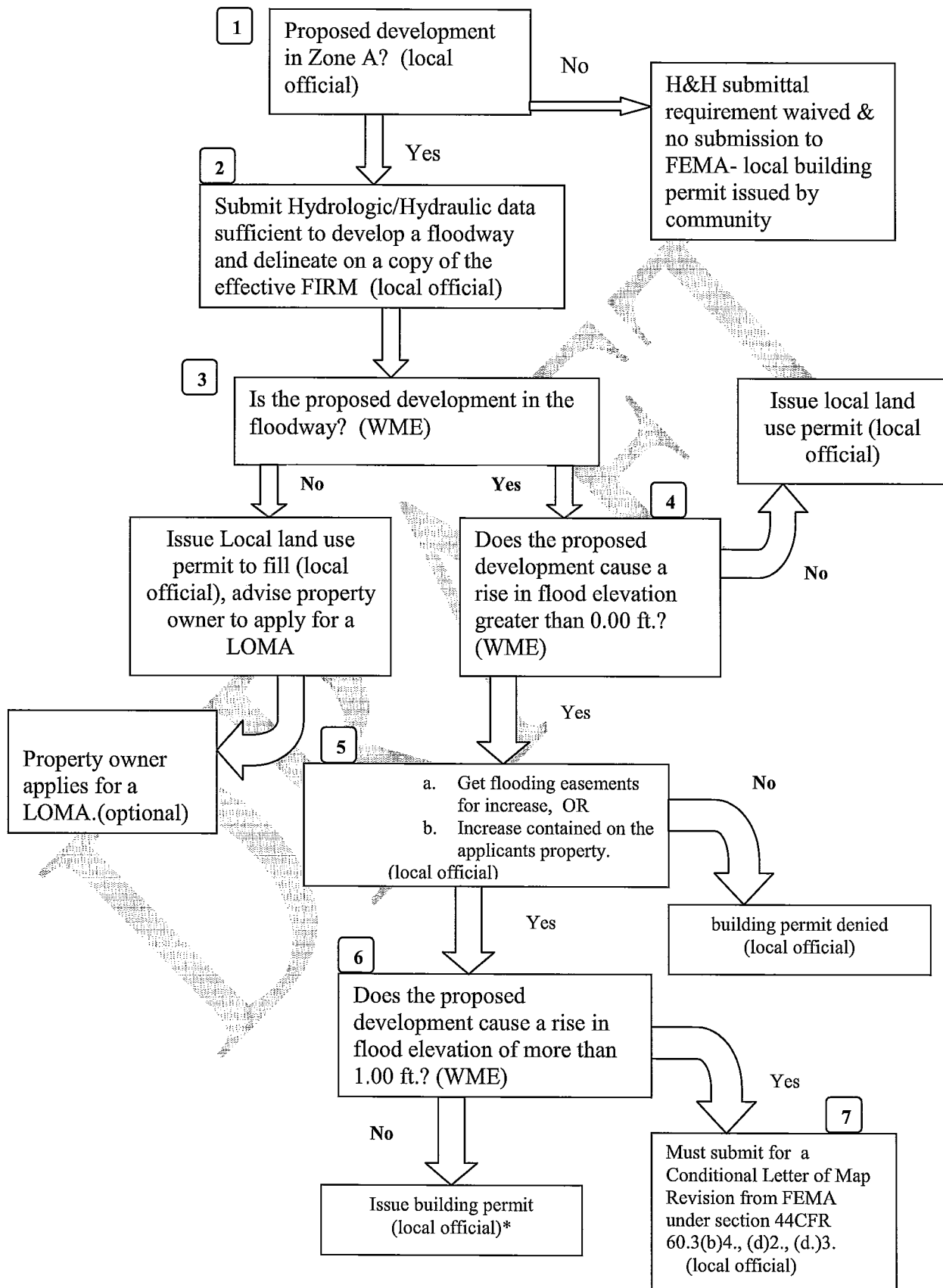
It was my understanding that you were going to verify with FEMA and provide written confirmation to the Village from FEMA to verify if this open ditch conversion to a storm sewer pipe is considered a Floodplain Map Amendment and what approvals, if any approvals or permits that FEMA will require for converting an open ditch within a Zone A (no detailed study) to a pipe once the FIRM maps are effective.

Based on the requirements from FEMA, the Village will review our Ordinance requirements to determine what procedures will be required.

Peggy Herrick

Assistant Planner and Assistant Zoning Administrator
Village of Pleasant Prairie
9915 39th Avenue
Pleasant Prairie, WI 53158
Phone: 262-925-6717
Fax: 262-925-6787
E-mail: pherrick@plprairiewi.com
Village website: www.pleasantprairieonline.com

Appendix C. Flow chart for LOMR process in Zone A



Explanation of flow chart for Zone A:

Step 1. Determine if the proposed development is in a Zone A floodplain. (local official)

Step 2. Submit an analysis and a map that displays a floodway, on a copy of the effective FIRM panel. (local official)

Step 3. Determine if the proposed development is in this mapped floodway. (WME)

Step 4. Determine if the proposed development causes any increase (0.00ft.) * (WME)

Step 5. Determine if the applicant can obtain easements from affected property owners. (local official)

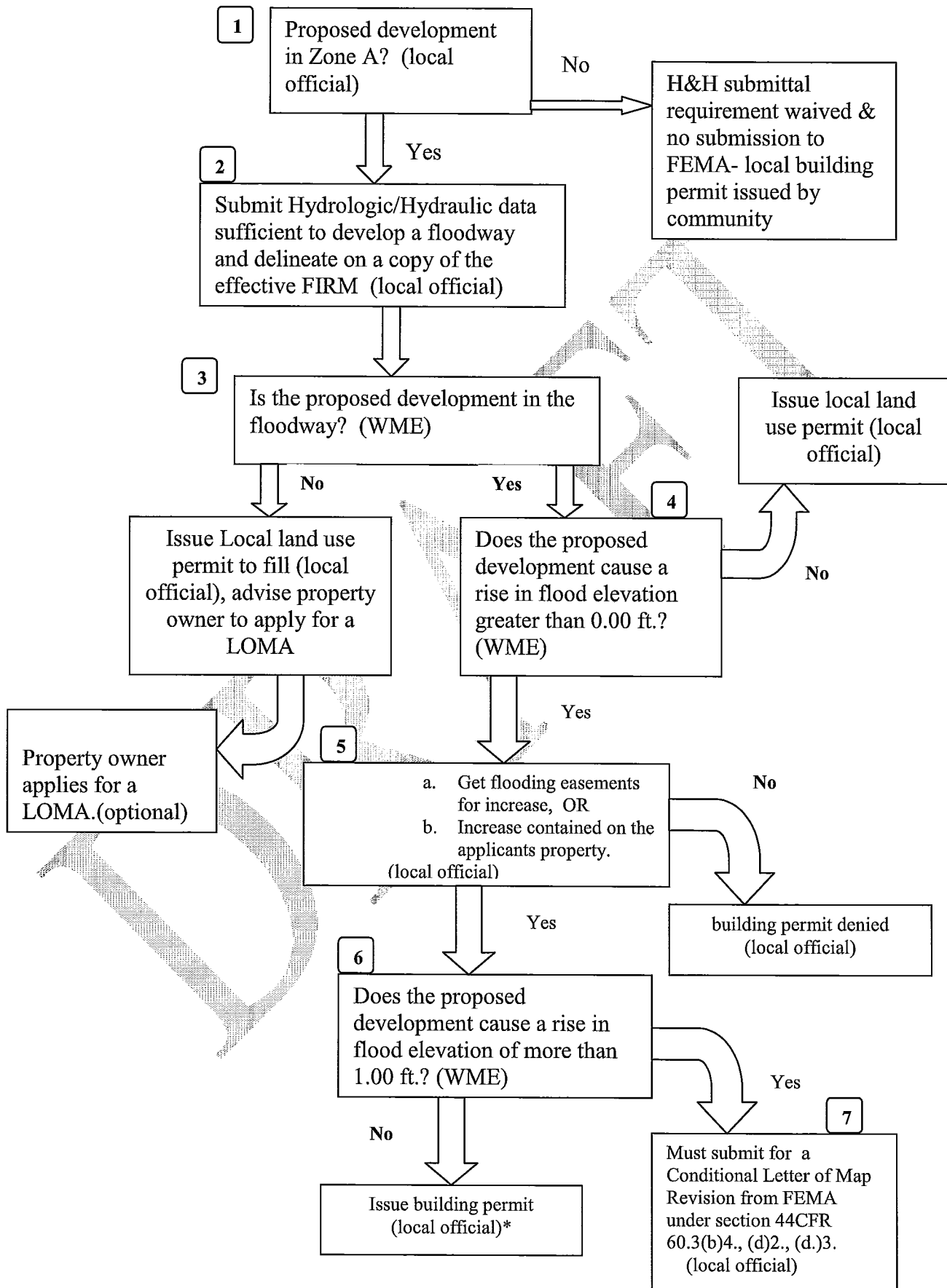
Step 6. Determine if the proposed development causes an increase greater than 1.0 ft. (WME)

Step 7. Notify applicant that they will need to apply for a CLOMR from FEMA before a building permit can be issued. (local official)

* Note: Provided that the project meets all other applicable provisions in the ordinance.

* hydraulic analysis to 2 decimal places only

Appendix C. Flow chart for LOMR process in Zone A



Explanation of flow chart for Zone A:

- Step 1. Determine if the proposed development is in a Zone A floodplain. (local official)
- Step 2. Submit an analysis and a map that displays a floodway, on a copy of the effective FIRM panel. (local official)
- Step 3. Determine if the proposed development is in this mapped floodway. (WME)
- Step 4. Determine if the proposed development causes any increase (0.00ft.) * (WME)
- Step 5. Determine if the applicant can obtain easements from affected property owners. (local official)
- Step 6. Determine if the proposed development causes an increase greater than 1.0 ft. (WME)
- Step 7. Notify applicant that they will need to apply for a CLOMR from FEMA before a building permit can be issued. (local official)

* Note: Provided that the project meets all other applicable provisions in the ordinance.

* hydraulic analysis to 2 decimal places only



February 22, 2012

Mike Warwick
American Transmission Company
N19 W23993 Ridgeview Parkway
Waukesha, WI 53188

SUBJECT: Coverage Under WPDES General Permit No. WI-S067831-4: Construction Site Storm Water Runoff
Permittee Name: American Transmission Company
Site Name: Pleasant Prairie Switchyard Reconfiguration
FIN: 46114

Dear Permittee:

The Wisconsin Department of Natural Resources received your Construction Project Consolidated Permit Application or Notice of Intent, on February 07, 2012, for the Pleasant Prairie Switchyard Reconfiguration site and has evaluated the information provided regarding storm water discharges from your construction site. We have determined that your construction site activities will be regulated under ch. 283, Wis. Stats., ch. NR 216, Wis. Adm. Code, and in accordance with Wisconsin Pollutant Discharge Elimination System (WPDES) General Permit No. WI-S067831-4, Construction Site Storm Water Runoff. All erosion control and storm water management activities undertaken at the site must be done in accordance with the terms and conditions of the general permit.

The **Start Date** of permit coverage for this site is February 22, 2012. The maximum period of permit coverage for this site is limited to 3 years from the **Start Date**. Therefore, permit coverage automatically expires and terminates 3 years from the Start Date and storm water discharges are no longer authorized unless another Notice of Intent and application fee to retain coverage under this permit or a reissued version of this permit is submitted to the Department 14 working days prior to expiration.

A copy of the general permit along with extensive storm water information including technical standards, forms, guidance and other documents is accessible on the Department's storm water program Internet site. To obtain a copy of the general permit, please download it and the associated documents listed below from the Construction Site Permit Forms table on the following Department Internet site:

<http://dnr.wi.gov/runoff/stormwater/constrforms.htm>

- Construction Site Storm Water Runoff WPDES general permit No. WI-S067831-4
- Construction site inspection report form
- Notice of Termination form

If, for any reason, you are unable to access these documents over the Internet, please contact me and I will send them to you.

To ensure compliance with the general permit, please read it carefully and be sure you understand its contents. Please take special note of the following requirements (This is not a complete list of the terms and conditions of the general permit.):

1. The Construction Site Erosion Control Plan and Storm Water Management Plan that you completed prior to submitting your permit application must be implemented and maintained throughout construction. Failure to do so may result in enforcement action by the Department.

2. The general permit requires that erosion and sediment controls be routinely inspected at least every 7 days, and within 24 hours after a rainfall event of 0.5 inches or greater. Weekly written reports of all inspections must be maintained. The reports must contain the following information:

- a. Date, time, and exact place of inspection;
- b. Name(s) of individual(s) performing inspection;
- c. An assessment of the condition of erosion and sediment controls;
- d. A description of any erosion and sediment control implementation and maintenance performed;
- e. A description of the site's present phase of construction.

3. A **Certificate of Permit Coverage** must be posted in a conspicuous place on the construction site. The Certificate of Permit Coverage (WDNR Publication # WT-813) is enclosed for your use.

4. When construction activities have ceased and the site has undergone final stabilization, a Notice of Termination (NOT) of coverage under the general permit must be submitted to the Department.

It is important that you read and understand the terms and conditions of the general permit because they have the force of law and apply to you. Your project may lose its permit coverage if you do not comply with its terms and conditions. The Department may also withdraw your project from coverage under the general permit and require that you obtain an individual WPDES permit instead, based on the Department's own motion, upon the filing of a written petition by any person, or upon your request.

If you believe that you have a right to challenge this decision to grant permit coverage, you should know that the Wisconsin statutes and administrative rules establish time periods within which requests to review Department decisions must be filed. For judicial review of a decision pursuant to ss. 227.52 and 227.53, Wis. Stats., you have 30 days after the decision is mailed, or otherwise served by the Department, to file your petition with the appropriate circuit court and serve the petition on the Department. Such a petition for judicial review must name the Department of Natural Resources as the respondent.

To request a contested case hearing pursuant to s. 227.42, Wis. Stats., you have 30 days after the decision is mailed, or otherwise served by the Department, to serve a petition for hearing on the Secretary of the Department of Natural Resources. All requests for contested case hearings must be made in accordance with s. NR 2.05(5), Wis. Adm. Code, and served on the Secretary in accordance with s. NR 2.03, Wis. Adm. Code. The filing of a request for a contested case hearing is not a prerequisite for judicial review and does not extend the 30-day period for filing a petition for judicial review.

Thank you for your cooperation with the Construction Site Storm Water Discharge Permit Program. If you have any questions concerning the contents of this letter or the general permit, please contact Jim Bertolacini at (608) 264-8971.

Sincerely,



Terry Donovan
Bureau of Watershed Management
Water Resources Engineer

ENCLOSURE: Certificate of Permit Coverage



CERTIFICATE OF PERMIT COVERAGE

UNDER THE
WPDES CONSTRUCTION SITE STORM WATER RUNOFF PERMIT
Permit No. WI-S067831-4

Under s. NR 216.455(2), Wis. Adm. Code, landowners of construction sites with storm water discharges regulated by the Wisconsin Department of Natural Resources (WDNR) Storm Water Permit Program are required to post this certificate in a conspicuous place at the construction site. This certifies that the site has been granted WDNR storm water permit coverage. The landowner must implement and maintain erosion control practices to limit sediment-contaminated runoff to waters of the state in accordance with the permit.

EROSION CONTROL COMPLAINTS
should be reported to the WDNR Tip Line at
1-800-TIP-WDNR (1-800-847-9367)

Please provide the following information to the Tip Line:

WDNR Site No. (FIN): 46114

Site Name: Pleasant Prairie Switchyard Reconfiguration

Address/Location: SW1/4, SW1/4 & SE1/4, SW1/4 Sec.16 T01N,R22E AND NW1/4,NW1/4 & NE1/4,NW1/4,
Sec.21, T01N,R22E City of KENOSHA

Additional Information:

Landowner: American Transmission Company

Landowner's Contact Person: Mike Warwick

Contact Telephone Number: (262) 506-6987

Permit Start Date: February 22, 2012

By:

Terry Dowman

WDNR Publication # WT-813 (10/11)

Information for File #2011-01335-MHK

Applicant: American Transmission Company (ATC LLC)

Corps Contact: Marie Kopka

Address: 20711 Watertown Road, Suite F.
Waukesha, Wisconsin 53186

E-Mail: Marie.H.Kopka@usace.army.mil

Phone: (262) 717-9539 ext. 4

Primary County: Kenosha

Section: 16/22

Township: 1N

Range: 22E

Information Complete On: January 19, 2012

Posting Expires On: February 22 2012

Authorization Type: Section 404 Letter of Permission

This application is being reviewed in accordance with the practices for documenting Corps jurisdiction under Sections 9 & 10 of the Rivers and Harbor Act of 1899 and Section 404 of the Clean Water Act identified in Regulatory Guidance Letter 07-01. We have made a preliminary determination that the aquatic resources that would be impacted by the proposed project are regulated by the Corps of Engineers under Section 404 of the Clean Water Act.

PROJECT DESCRIPTION: ATC LLC is applying for a Department of the Army Permit to discharge fill material into waters of the United States for a proposed switchyard expansion project in Pleasant Prairie, Wisconsin. The proposed expansion is designed to accommodate a future 345 kV transmission line from the Pleasant Prairie switchyard to the Zion Energy Center in Lake County, Illinois. Specifically, the existing gravel pad and fence in the switchyard would expand 75 feet to the north and 40 feet to the south to accommodate a reconfiguration of the facilities from a straight bus to a breaker-and-a-half configuration and to accommodate the replacement of five dual-pressure gas breakers and other aging equipment. In addition, the construction of a detention basin is proposed northwest of the expansion area.

PURPOSE AND NEED: The purpose and need for the reconfiguration of the 345kV system and expansion of the switchyard is to improve reliability performance, improve operational flexibility, and conform to industry best practices. The Wisconsin-Illinois border transmission interface has experienced transmission system congestion for a number of years. An analysis by the applicant forecasts the persistence of congestion if transmission system upgrades are not made.

NAME, AREA AND TYPES OF WATERS (INCLUDING WETLANDS) SUBJECT TO LOSS: The proposed project would result in the unavoidable loss of 0.47 acre of emergent wetlands adjacent to Jerome Creek and the permanent conversion of 0.29 acre of forested wetland to wet meadow wetland. In addition, a temporary impact to 0.08 acre of forested wetland is proposed for the usage of construction matting.

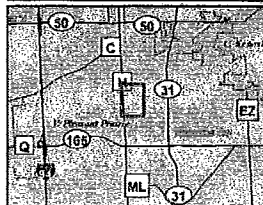
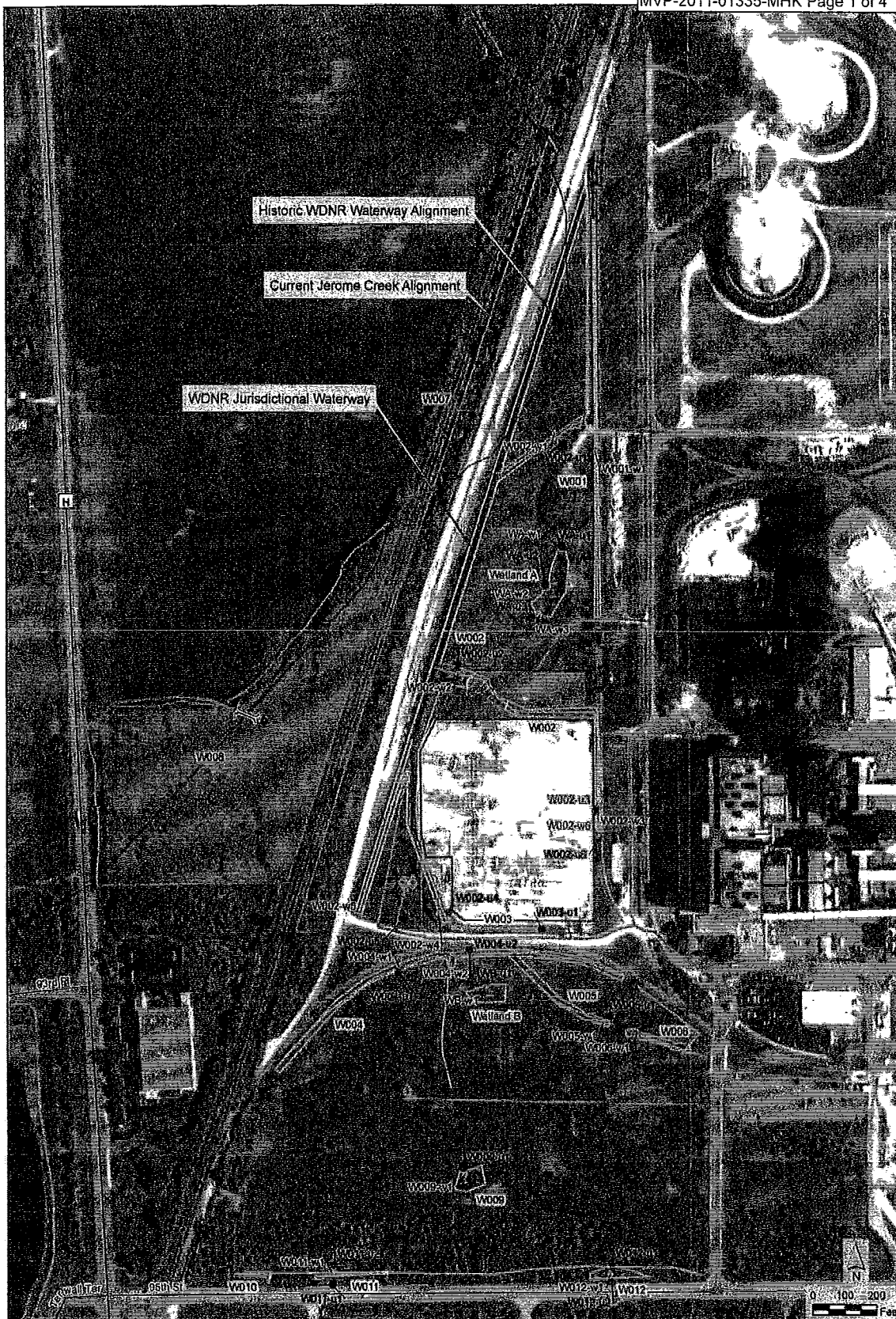
ALTERNATIVES CONSIDERED: An electrical switchyard is usually installed in close proximity to power plants to allow generators to have more than one pathway of power output to the transmission system. This distance would better maintain power integrity and prevent voltage collapse. Close proximity to the switchyard also reduces the generator output exposure to system faults and lightning strikes.

No Action Alternative: The “no action” or “no build” alternative was considered but was eliminated as the current 345kV transmission system configuration and switchyard space would not accommodate the replacement of aging equipment and would not meet the project purpose of improving reliability and performance, and reducing the risk of outages.

Alternative location in close proximity to the existing power plant: The applicant considered constructing a new switchyard immediately south of the existing switchyard. However, the Village of Pleasant Prairie has future plans for the site as a proposed bypass for 95th Street.

COMPENSATORY MITIGATION: The applicant proposes to fulfill compensatory mitigation requirements by purchasing wetland credit from the Legacy Bogs (Northland) mitigation bank in Wood County, Wisconsin. In addition, ATC proposes to provide \$3,000-\$6,000 of project funding for ecological restoration work within the Illinois Fox River basin to address local conservation needs.

Drawings See attached maps and drawings labeled MVP-2011-01335-MHK, Page 1 of 4 through Page 4 of 4.

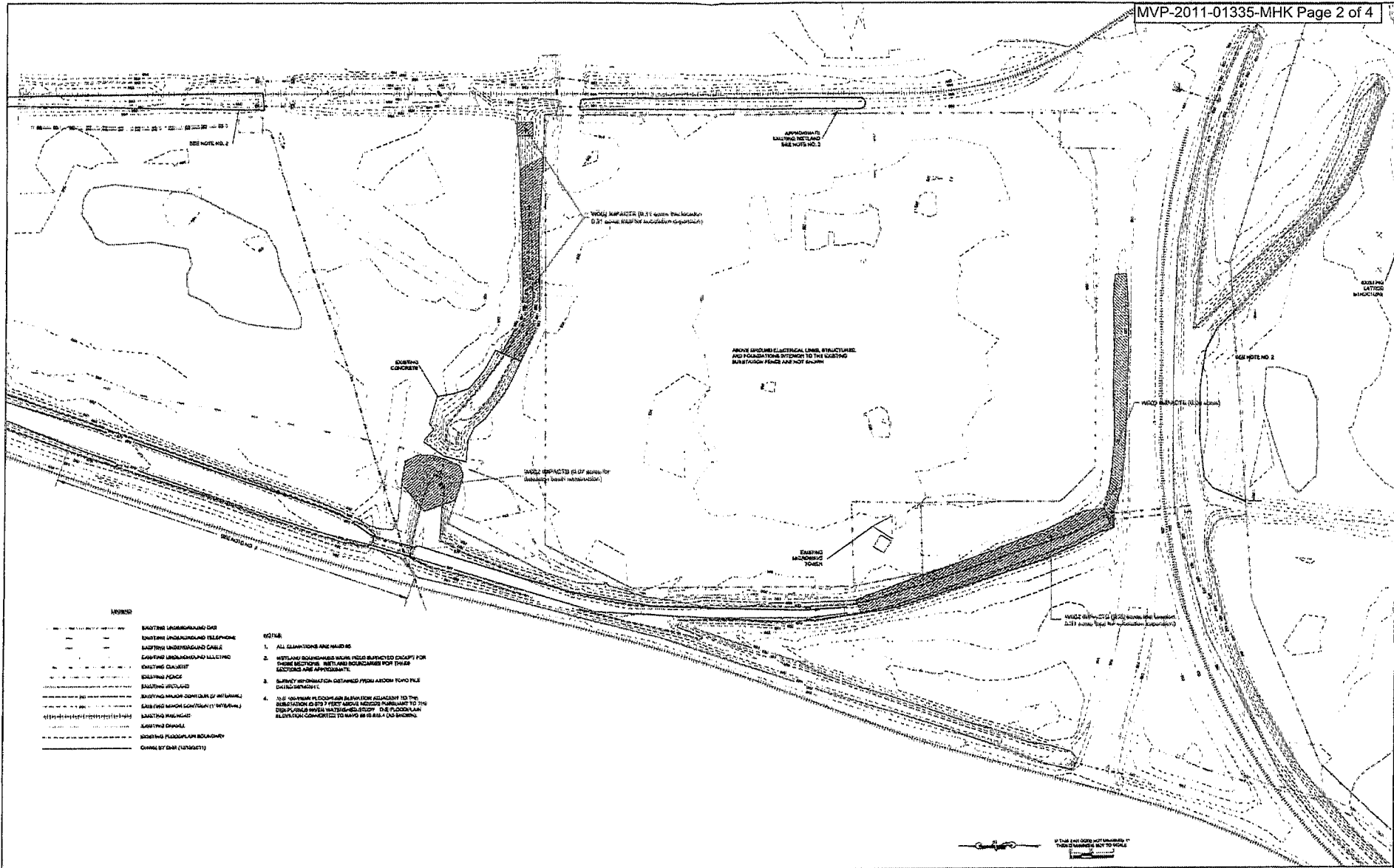


- | | | |
|---|---|--|
| <ul style="list-style-type: none"> ◆ Proposed Pole Foundation ◆ Proposed Pole in Wetland → Preferred Access — Construction Matting* — Temporary Clear Span Bridge (TCSB) — Existing Fence — Expansion Fence — Laydown Area — Roadway | <ul style="list-style-type: none"> — WDNR Waterway — Jerome Creek — Approximate location of WDNR jurisdictional waterway (WDNR determination #11/2011) — Storm Water Ditch — Delineated Wetland — Determined Wetland ● Upland Data Point ● Wetland Data Point | <ul style="list-style-type: none"> ■ Drainage Basin ■ Concrete-Lined Stormwater Ditch ■ Wetland |
|---|---|--|
- *Note: Construction matting may be used if unstable soil conditions exist at the line of construction.

Source: ATC, NRCS, WDNR, WisDOT, USDA NAIP 2010, GAI, 2010, 2011

Pleasant Prairie Switchyard Reconfiguration Project
Environmental Features and Access Plan



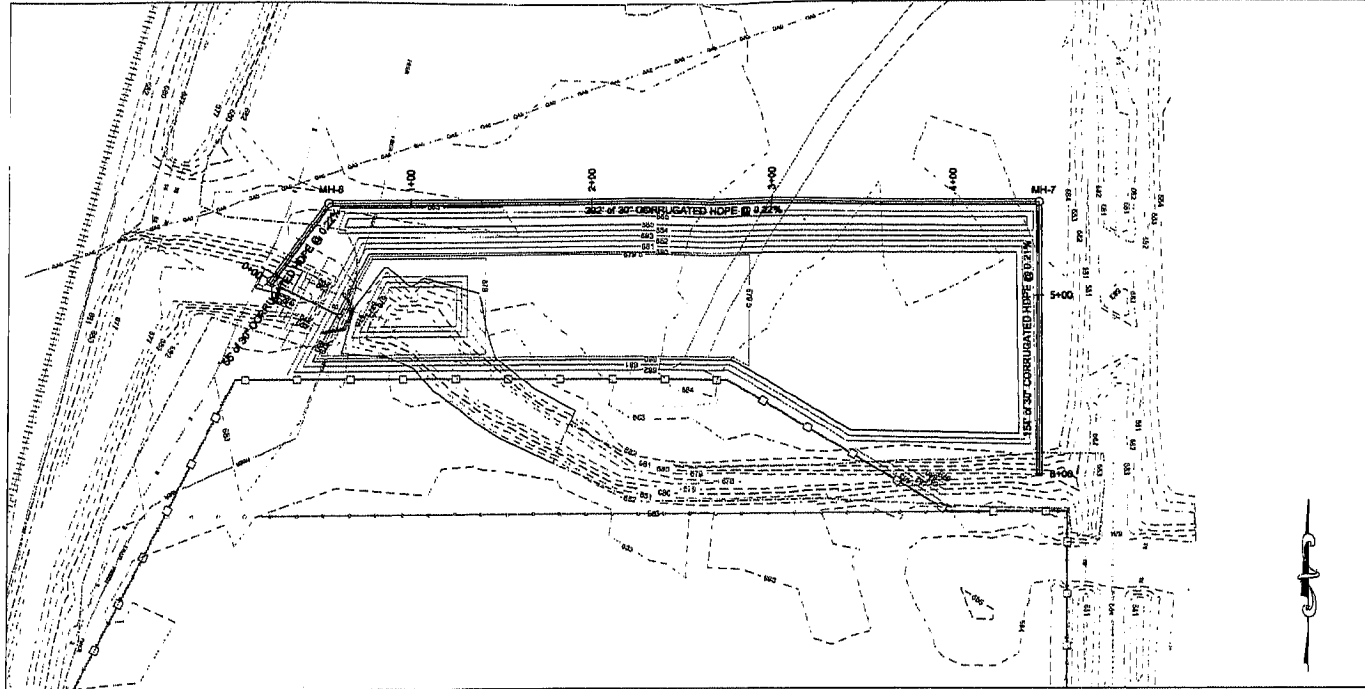


- NOTES**
- EXISTING UNDERGROUND GAS
 - EXISTING UNDERGROUND TELEPHONE
 - EXISTING UNDERGROUND CABLE
 - EXISTING UNDERGROUND ELECTRIC
 - EXISTING DRAINAGE
 - EXISTING ROAD
 - EXISTING MAJOR DRAIN (2' MINIMUM)
 - EXISTING MAJOR CATCH BASIN (1' MINIMUM)
 - EXISTING PAVEMENT
 - EXISTING DRIVEWAY
 - EXISTING PAVED DRIVEWAY
 - DRIVEWAY (CONCRETE)

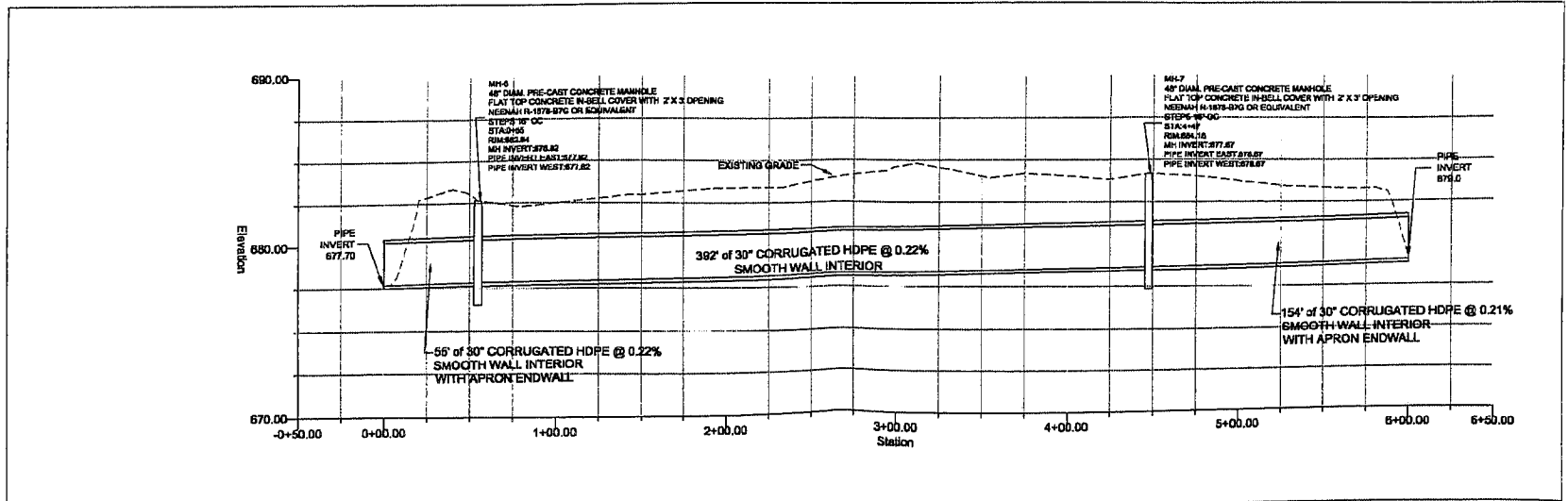
- NOTES**
1. ALL DIMENSIONS ARE HORIZONTAL
 2. WETLAND BOUNDARIES WERE FIELD SURVEYED EXCEPT FOR THOSE SECTIONS WHERE DIMENSIONS FOR THESE SECTIONS ARE APPROPRIATE.
 3. SURVEY INFORMATION OBTAINED FROM AERIAL PHOTO FILE DIMENSIONS ONLY.
 4. 15.6 ACRES OF WETLAND BOUNDARY AGREEMENT TO THE SUBSTATION IS 21.22 ACRES, INCLUDING DIMENSIONS PARALLEL TO THE DRIVEWAY MAJOR DRAINAGE SYSTEM. THE FLOODPLAIN ELEVATION CORRECTED TO HAVE BE 88.00' OLD SHOWING.

IF THIS FIGURE DOES NOT MATCH UP WITH THE DRAWING SET TO SCALE

| | | |
|--|--|--|
| <p>WETLAND IMPACTS FIGURE</p> <p>PLEASANT PRAIRIE SUBSTATION</p> <p>TRACONTECH</p> <p>PLP</p> | | |
| <p>DATE: 11/12</p> <p>SCALE: AS SHOWN</p> <p>PROJECT: PLEASANT PRAIRIE SUBSTATION</p> <p>CLIENT: TRACOTECH</p> | <p>DATE: 11/12</p> <p>SCALE: AS SHOWN</p> <p>PROJECT: PLEASANT PRAIRIE SUBSTATION</p> <p>CLIENT: TRACOTECH</p> | <p>DATE: 11/12</p> <p>SCALE: AS SHOWN</p> <p>PROJECT: PLEASANT PRAIRIE SUBSTATION</p> <p>CLIENT: TRACOTECH</p> |



PLAN VIEW-NORTH STORMSEWER



PROFILE VIEW-NORTH STORMSEWER

| Wetlands Directly Impacted | | | | | | |
|--|------------------|---------------------------|-----------------------|----------------------------------|----------------------------------|---|
| Construction Activity | Wetland Impacted | Wetland Type ¹ | Jurisdictional Status | Permanent Wetland Impact (acres) | Temporary Wetland Impact (acres) | Permanent Forestland Conversion (acres) |
| Switchyard Expansion | W002 | E2R ² | Jurisdictional | 0.31 | | |
| Switchyard Expansion | W003 | E2K ³ | Jurisdictional | 0.09 | | |
| Stormwater Detention Pond Installation | W002 | E2R ² | Jurisdictional | 0.07 | | |
| Structure Installation | W008 | T3K ⁴ | Jurisdictional | 0.0018 | | |
| Construction Matting | W008 | T3K ⁴ | Jurisdictional | | 0.08 | |
| Forestland Conversion | W008 | T3K ⁴ | Jurisdictional | | | 0.29 |
| Total Wetland Impact | | | | 0.4718 | 0.08 | 0.29 |

¹Based on Wisconsin Wetland Inventory Classification Guide

²E2R stands for Emergent/Wet Meadow, narrow leaved persistent, flowing water

³E2K stands for Emergent/Wet Meadow, narrow-leaved persistent, wet soil

⁴T3K stands for Forested, Broad-leaved Deciduous, wet soil

- D. **PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT INCLUDING SITE AND OPERATIONAL PLANS** for the request of Ken Schlager or HierComm, Inc. for the co-location of antennas and supporting electronics modules on the existing tower located at 1105 104th Street as part of the broadband wireless public safety communications network being installed throughout Kenosha County.

Recommendation:

Village staff recommends that the Plan Commission approve the **Conditional Use Permit and Site and Operational Plans** subject to the attached comments and conditions of the Village Staff Report of March 12, 2012.

VILLAGE STAFF REPORT OF MARCH 12, 2012

CONSIDERATION OF A CONDITIONAL USE PERMIT INCLUDING SITE AND OPERATIONAL PLANS for the request of Ken Schlager or HierComm, Inc. for the co-location of antennas and supporting electronics modules on the existing tower located at 1105 104th Street as part of the broadband wireless public safety communications network being installed throughout Kenosha County.

PUBLIC HEARING COMMENTS:

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

Findings of Fact

1. HierComm, Inc. is proposing to co-locate antennas and supporting electronics modules on the existing tower owned by TowerCo on property owned by the Village located at 1105 104th Street as part of the broadband wireless public safety communications network being installed throughout Kenosha County (Kenosha County 4.9/5.8 GHz Public Safety Wireless Communications System). See **Exhibit A** for a copy of the application and related materials.
2. The subject property is known as Lot 1 of CSM 2449 and is located in a part of the Northeast One-Quarter of U.S. Public Land Survey Section 30, Township 1 North, Range 23 East of the Fourth Principal Meridian, lying and being in the Village of Pleasant Prairie, County of Kenosha, State of Wisconsin and further identified as Tax Parcel Number 93-4-123-301-0901.
3. The subject property is zoned I-1, Institutional District and a commercial communication structure (e.g. cell towers) and associated equipment requires a Conditional Use Permit.
4. The Kenosha County 4.9/5.8 GHz Public Safety Wireless Communications System includes both a 4.9 GHz access network for public safety vehicles (law enforcement, firefighting and emergency medical services) and stationary sites and a 5.8 GHz backhaul network to interconnect the antenna base stations of the network. HierComm, Inc in partnership with the Southeastern Wisconsin Regional Planning Commission carried out a demonstration project during the October 2007-May 2009 time period to establish the feasibility of this public safety communication system. The successful completion of this demonstration program led to the recent Phase 1 August 2010 contract for the permanent deployment of this network in a Phase 1 Area which includes the City of Kenosha, the Village of Bristol and parts of the Towns of Somers and Paris. The Phase II/III coverage area constitutes the remaining part of Kenosha County.
5. According to additional information submitted by the applicant in an email dated February 8, 2012, an eight (8) antenna complex will be installed at a height of 167 feet and nine (9) square foot lease areas for ground mounted equipment. (See **Exhibit B.**)
6. The 4.9/5.8 GHz network in the Village will consist of co-locating antennas and supporting electronics modules on the existing tower owned by TowerCo on property owned by the Village located at 1105 104th Street and 21 different relay station sites. The geographic locations of the relay station sites are indicated on a map and table within **Exhibit A** and an illustration of the relay equipment is shown in **Exhibit B.** Arrangements are being made with each of the private or public agencies for relay sites at each sited location. **[Note: Each relay station site will not require a conditional use permit; however an electrical permit is required for each**

relay site and if the sites are located within Village right-of-ways a Work in the Right-of-Way permit is also required. The four (4) proposed relay sites on Village-owned water storage tank sites will require HierComm/Kenosha County to enter into Lease Agreements with the Village of Pleasant Prairie.]

7. A structural review has been completed for the tower and the proposed antennas will satisfy the structure strength requirements of ANSI/TIA-222-G-2005, Structural Standard for Antenna Supporting Structures and Antennas (industry standard) and the 2009 International Building Code. This letter is provided in **Exhibit A**.
8. The Village will enter into a Ground Lease Agreement for the system tower located apparatus on the TowerCo owned tower located on Village owned property at 1105 104th Street (south east of the Village Water Storage Tank located at the southeast corner of STH 32 and 104th Street. A draft of the Third Amendment to the Ground Lease Agreement has been provided to HierComm on January 18, 2012 and is proposed to be considered by the Village Board at its March 19, 2012 meeting. The amended Ground Lease will require Kenosha County to pay TowerCo for the ground lease area and in turn, TowerCo will pay the Village.
9. The Communication Act of 1934 is the Federal regulation, which governs the telecommunications industry; Section 322 of said Act, as amended by subsection (6) (iv) of the Telecommunications Act of 1996, provides guidelines to state and local governments regarding the citing of antenna facilities. One such guideline governs what information may be considered during the zoning approval process. That is, as long as the antenna facility complies with emissions standards established by the Federal Communications Commission (FCC) in Section 704(b), it is considered that there are no health or safety risks posed by the equipment. Specifically, local Zoning Authorities (Plan Commissions) may not directly or indirectly consider health and safety issues during the zoning process when considering a telecommunications facility, which falls under this Section. Pursuant to the Village Attorney, Section 704 of the 1996 Telecommunications Act prohibits the state/local units of government from denying a wireless communication company's request for local zoning approval based upon environmental or health effects/concerns if the wireless communication company complies with the regulations on RF emissions set by the FCC.
10. The petitioner and all of the abutting and adjacent property owners within 300 feet were notified via U.S. Mail on February 10, 2012. Notices were published in the Kenosha News on February 27, 2012 and March 5, 2012.
11. The Village emailed the petitioner a copy of this staff report on March 9, 2012.
12. According to the Article XVIII of the Village General Zoning Ordinance, the Plan Commission shall not approve a Conditional Use Permit unless they find after viewing the findings of fact, the application and related materials that the project as planned, will not violate the intent and purpose of all Village Ordinance and meets the minimum standards for granting of a Conditional Use Permit. Furthermore, the Plan Commission shall not approve any Site and Operational Plan application without finding in the decision that the application, coupled with satisfaction of any conditions of approval, will comply with all applicable Village ordinance requirements and all other applicable Federal, State or local requirements relating to land use, buildings, development control, land division, environmental protection, sewer service, water service, noise, storm water management, streets and highways and fire protection.

Village Staff Findings, Conclusions and Recommendations: (to be read out loud)

The Village staff has determined that based upon the foregoing information presented in the application that the project meets the following standards for granting a Conditional Use Permit in that:

- a. The project does not impede the traffic patterns on the site or cause traffic congestion or traffic circulation problems and the traffic patterns on the site do not hinder, harm or distract the provisions of public services.
- b. The project does not impair an adequate supply of light and air to the adjacent properties.
- c. The project does not increase danger of fire.
- d. The project does not create storm water flooding or drainage, create obnoxious odors, problems or otherwise endanger the public health, safety or welfare.
- e. There are no existing identified hazard, danger, harm, noxiousness, offensiveness, nuisance or other adversity or inconsistency that would endanger the public's health, safety or welfare related to the proposed use.
- f. The proposed and applied for use on this particular parcel is not inherently inconsistent with the I-1, Institutional District in which it is located or the adjoining zoning districts and land uses.

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

1. Approval and execution of a Third Amendment to the Ground Lease Agreement between TowerCo and the Village of Pleasant Prairie prior to issuance of building permits (to be considered by the Village Board on March 19, 2012).
2. Subject to compliance with the ***attached*** conditions from Ken Robers, Senior Building Inspector for the Village Building Inspection Department dated February 2, 2012.
3. All work performed on the monopole and attached hardware utilizing lifts, scaffolding, etc. shall require the use of load distributing mats under the load bearing points of the vehicle or equipment, unless the vehicle or equipment is parked on a paved surface. This includes all subsequent maintenance and any additions after the tower has been erected.
4. The proposed antenna improvements shall comply with all Federal Communications Commission (FCC) and Federal Aviation Administration (FAA) requirements.
5. The hours of construction activity, operating heavy machinery or equipment and overall site development shall be limited to Monday through Friday from 7:00 a.m. to 9:00 p.m. and Saturday and Sunday from 8:00 a.m. to 6:00 p.m.
6. The owner of the tower is responsible for its general upkeep, maintenance and appearance (e.g. painting, rust removal, landscape maintenance, etc.) of the monopole tower and its associated equipment.

7. No other changes to the exterior site shall be made without the Village's approval. In addition, any addition, alteration, extension, expansion or other proposed change (e.g. the addition of the dish antennae) in the approved operation shall be subject to the Village's Conditional Use procedures as if such use were being established anew.
8. **Upon approval of the Conditional Use Permit, the Village of Pleasant Prairie, the property owner, a representative from TowerCo, the tower owner and representative from HierComm, Inc. the tenant will be required to execute the required Conditional Use Grant Document prior to issuance of any permits. For the Village to prepare this document please provide the Village with the name and title of the authorized person(s) with TowerCo and HierComm who will be executing said document. Once the document is executed this document is required to be recorded at the Kenosha County Register of Deeds office by the Village at the cost of the petitioner.**
9. Permits shall be obtained from the Village prior to commencing work.
10. All plans and the proposed and applied for use shall conform to applicable Village Ordinance requirements, and to all other applicable local, County, State and Federal requirements relating to land use, buildings, development control, land division, environmental protection, sewer service, water service, storm water management, noise, streets and highways and fire protection; and in the event of conflicting requirements or standards, the most restrictive shall apply.
11. Construction and operation of the use granted herein shall be in strict conformity to the approved plans and documents filed in connection with the petition for Conditional Use Permit including Site and Operational Plan.. Any violation of these conditions may result in the revocation of the approval or zoning violation prosecution, or both.
12. No use shall be conducted in such a way as to constitute a public or private nuisance or to violate any of the performance standards set out in Section 420-38 of the Village Zoning Ordinance.
13. The Conditional Use Grant is subject to amendment and termination in accordance with the provisions of the Village Zoning Ordinance.
14. This Conditional Use Grant shall become effective upon the execution and recording of said document and shall constitute an effective covenant running with the land.

MEMORANDUM

TO: Peggy Herrick, Assistant Planner

FROM: Ken Robers, Senior Building Inspector

SUBJECT: Comments/Conditions for **Installation of antennas to monopole tower, at 10415 Sheridan Road**

DATE: February 2, 2012

The following are my comments/conditions:

1. The Cell Tower antenna addition does not require state approval.
2. Access shall be maintained for emergency service to the buildings, i.e. daisy chain the contractor's gate lock with the Village's Fire and Rescue gate lock.
3. **A commercial electrical permit is required to be obtained by a Village licensed Electrical Contractor for any electrical work other than the antenna's and associated cabling.**
4. All requirements of the Wisconsin state electrical code, volume 2, chapter Comm 16 shall be complied with.
5. **Any deviation from the approved plans must be reviewed and approved prior to installation or construction.**

Should you have any questions, please contact me directly.

* * * *



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Village of Pleasant Prairie

EXHIBIT A

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

USE THIS FORM FOR:

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

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

Use requires a Conditional Use Permit.

FOR OFFICE USE ONLY

Table with 2 columns: Description, Date. Rows include Application Filed on (1/19/2012), Preliminary Determination of Completeness on (1/27/2010), Revised Plans Submitted (20), Public Hearing Required: Hearing Date (3/12/2012), Published on and Notices sent on (20), Approved by Plan Commission and Zoning Administrator on (20), Denied by Plan Commission and Zoning Administrator on (20).

SECTION 1: GENERAL INFORMATION

NAME OF BUSINESS: Hier Comm, Inc.

SITE ADDRESS: Highway 32 and 10th Street

BRIEF PROJECT DESCRIPTION: Co-locate a set of antennas used as part of a public safety communications system for Kenosha County

PROPOSED NUMBER OF FULL TIME EMPLOYEES: None

PROPOSED NUMBER OF PART-TIME EMPLOYEES: None

SITE SIZE: (Ground) 6 sq. ft. acres

PROPOSED BUILDING SIZE: None sq.ft. HEIGHT: ft.

PROPOSED ADDITION SIZE: None sq.ft. HEIGHT: ft.

LEGAL DESCRIPTION: Carol Beach, Tower ID WI 2013

TAX PARCEL NUMBER(S):

CURRENT ZONING CLASSIFICATION(S) OF THE PROPERTY:

- 1. Is a zoning map amendment proposed with this project? [] Yes [x] No
- If yes, proposed Zoning Classification(s):
2. Is a zoning text amendment proposed with this project? [] Yes [x] No
- If yes, provide a copy of the proposed text amendment with this application

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

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

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

PUBLIC SERVICES:

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

THIS APPLICATION IS FOR A: (check one)

- Preliminary Site and Operational Plan: An applicant may apply for preliminary site and operational plan approval in connection with an erosion control permit application for early mass grading, or in connection with an early foundation permit, or for other good cause shown
- New Site and Operational Plan
- Amendment to an existing Site and Operational Plan
 - Date of initial site and operational plan approval: _____
 - Date of each approved amendment: _____

SECTION 2: EXISTING USES AND BUILDINGS ON THE SITE

Are there any existing buildings on the site? YES NO

- If yes, provide an attachment that explains the current uses on the property and current uses in each building and if the use(s) is proposed to continue; and the gross floor area and height of each building.
- If no, what is the current use of the property? Commercial Wireless Antenna Tower

SECTION 3: PHOTOGRAPHS

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

SECTION 4: CONDITIONAL USE

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

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

3. If you answered YES to either question 1 or 2 above then this application shall include information as to how the proposed project will not impair an adequate supply of light and air to adjacent properties; increase danger of fire; cause traffic congestion or traffic circulation problems; create storm water flooding or drainage; create obnoxious odors, problems or otherwise endanger the public health, safety or welfare; will not hinder, harm or distract the provision of public services; and that the proposed project is not inherently inconsistent with either the district in which it is located or adjoining districts or neighborhoods as required pursuant to the Village Zoning Ordinance. *See Section 4 Attachment.*

SECTION 5: NON-CONFORMING USE

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

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

SECTION 6: PERFORMANCE STANDARDS

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

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

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

SECTION 7: PLAN COMPONENTS

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

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

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

SECTION 8: SIGNATURES

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

PROPERTY OWNER:

Name: Village of Pleasant Prairie
 Name: Michael R. Pollock
 (Please Print)
 Signature: [Signature]
 Address: 9915 39th Ave
Pleasant Prairie WI 53188
 (City) (State) (Zip)
 Phone: 262 894-1400
 Fax: _____
 E-mail: _____
 Date: 1/24/12

APPLICANT:

Name: Hier Comm, Inc.
 Name: _____
 (Please Print)
 Signature: [Signature] President
 Address: W233 N2080 Ridgerview Parkway
Waukesha WI 53188
 (City) (State) (Zip)
 Phone: 262-347-3096
 Fax: 262-347-3290
 E-mail: www.hiercomm.com
 Date: Dec. 9, 2011

Is the applicant the owner of the property? YES NO

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

DEVELOPER (if Applicable)

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

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

USER OR OCCUPANT OF SITE:

Name: Tower Co
 Name: _____
 (Please Print)
 Signature: _____
 Address: 5000 Valleystone Drive
Cary NC 27519
 (City) (State) (Zip)
 Phone: (919) 469-5559
 Fax: _____
 E-mail: _____
 Date: _____

See attached letter from Tower Co dated Jan 11, 2012

Section 4

The project involves co-locating another set of radio frequency antennas in the 4.9 GHz (public safety access) and 5.8 GHz frequency bands (backhaul and commercial access) on an existing cellular network radio tower. It does not violate any of the problems cited and it operates at a much lower power level than commercial mobile cellular networks.

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Village of Pleasant Prairie

January 11, 2012

Village of Pleasant Prairie
Community Development Dept.
9915 39th Avenue
Pleasant Prairie, WI 53158-6504

Re: Collocation on Existing Telecommunication Facility WI2013
Applicant: HierComm Inc.
Landowners: Village of Pleasant Prairie.
Tower Owner: TowerCo Assets LLC as successor in interest to
Nextel West Corp.
Location: Rt. 32 and 104 St., Pleasant Prairie, WI

Gentlemen:


HierComm Inc. has entered into a Site License Agreement with TowerCo to install equipment on the telecommunication tower mentioned above.

I hereby authorize HierComm Inc. to apply for Zoning, Building, or any other necessary permit; and grant permission for the City's officials, independent consultant(s) or agent(s) to conduct any necessary site visits including inspections, monitoring and testing visits prior to and after a permit is issued.

Very truly yours,

TowerCo Assets LLC




Jason Catalini
VP Collocations

5000 Vallestone Dr.
Cary, NC 27519

address

919.469.5559

main

919.469.5530

fax

info@towerco.com

email

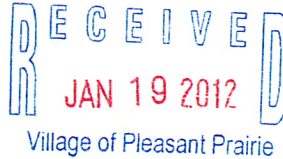
www.towerco.com

website

Appendix A
Operational Plan
4.9/5.8 GHz Public Safety Communications System
Pleasant Prairie, Wisconsin

1. Applicant's Name

HierComm, Inc.
W233 N2080 Ridgeway Parkway
Waukesha, WI 53188-1020
Ken.schlager@hiercomm.com



2. Original Application Date

January 18, 2012

3. Professional Engineering License

Kenneth J. Schlager, PE
Wisconsin 13737

4. Operational Plan

The Kenosha County 4.9/5.8 GHz Public Safety Wireless Communications System includes both a 4.9 GHz access network for public safety vehicles (law enforcement, fire fighting and emergency medical services) and stationary sites and a 5.8 GHz backhaul network to interconnect the antenna base stations of the network. This high speed data/video network will not interfere with other public safety, broadcast or commercial wireless communications in the area because it operates in a different frequency band (4.94 – 4.99 GHz) specifically licensed and reserved for public safety communications.

HierComm, Inc., a Wisconsin Corporation of Waukesha, Wisconsin, seeks Conditional Use Permits for the Co-Location of antennas and supporting electronics modules on an existing antenna tower site in the Village of Pleasant Prairie. The privately owned tower site, designated PLP12 by the County Planning and Development Department, is fully described in a Tower Co site data sheet file (WI 12013) attached to this application. HierComm, Inc. was recently awarded a second contract to deploy a 4.9/5.8 GHz broadband wireless public safety communications network throughout Kenosha County. The three tower sites of the Phase I program along with thirteen more in the Phase II/III project will complete the county-wide deployment.

HierComm, Inc. in partnership with the Southeastern Wisconsin Regional Planning Commission carried out a demonstration program in the October, 2007-May, 2009 period to establish the feasibility of this same 4.9/5.8 GHz public safety communications system. The successful completion of this demonstration program in May, 2009 eventually led to the recent Phase I August, 2010 contract for the permanent deployment of the network in a "Phase I Area" which includes the City of Kenosha, the Village of Bristol and parts of the Towns of Somers and Paris. The Phase II/III coverage area constitutes the remaining part of Kenosha County.

The 4.9/5.8 GHz network in the Village of Pleasant Prairie will consist of the following antenna tower site and 21 relay sites as follows with the private or public organization indicated:

1. PLP12 Antenna Tower Site – Tower Co
2. Siren Tower WE Sites – 8 – Kenosha County Sheriff
3. Whittier School – Kenosha Unified School District
4. Water Tanks – 4 – Village of Pleasant Prairie
5. New Relay Sites – 8 – WE Energies Power Poles

The geographic locations of the antenna tower and the 21 relay stations are indicated in a map and table attached to this location. Arrangements are being made with each of the private or public agencies for relay sites on the cited locations.

Equipment installations at the PLP12 antenna tower will be scheduled after the conditional use permit is approved. Installations at relay stations will be coordinated with the responsible public or private organization.

Drawings of the sectoral antennas and supporting electronics for the PLP12 monopole mounting are attached. Structural engineering studies were conducted by the tower owner TowerCo for PLP12 to confirm the structural integrity of the antenna/electronics package for tower installations. The results of these engineering studies are contained in an engineering letter attached to this application.

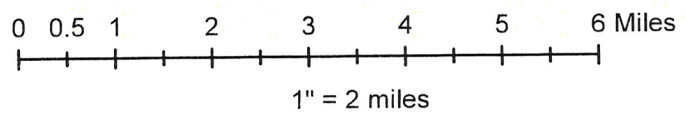
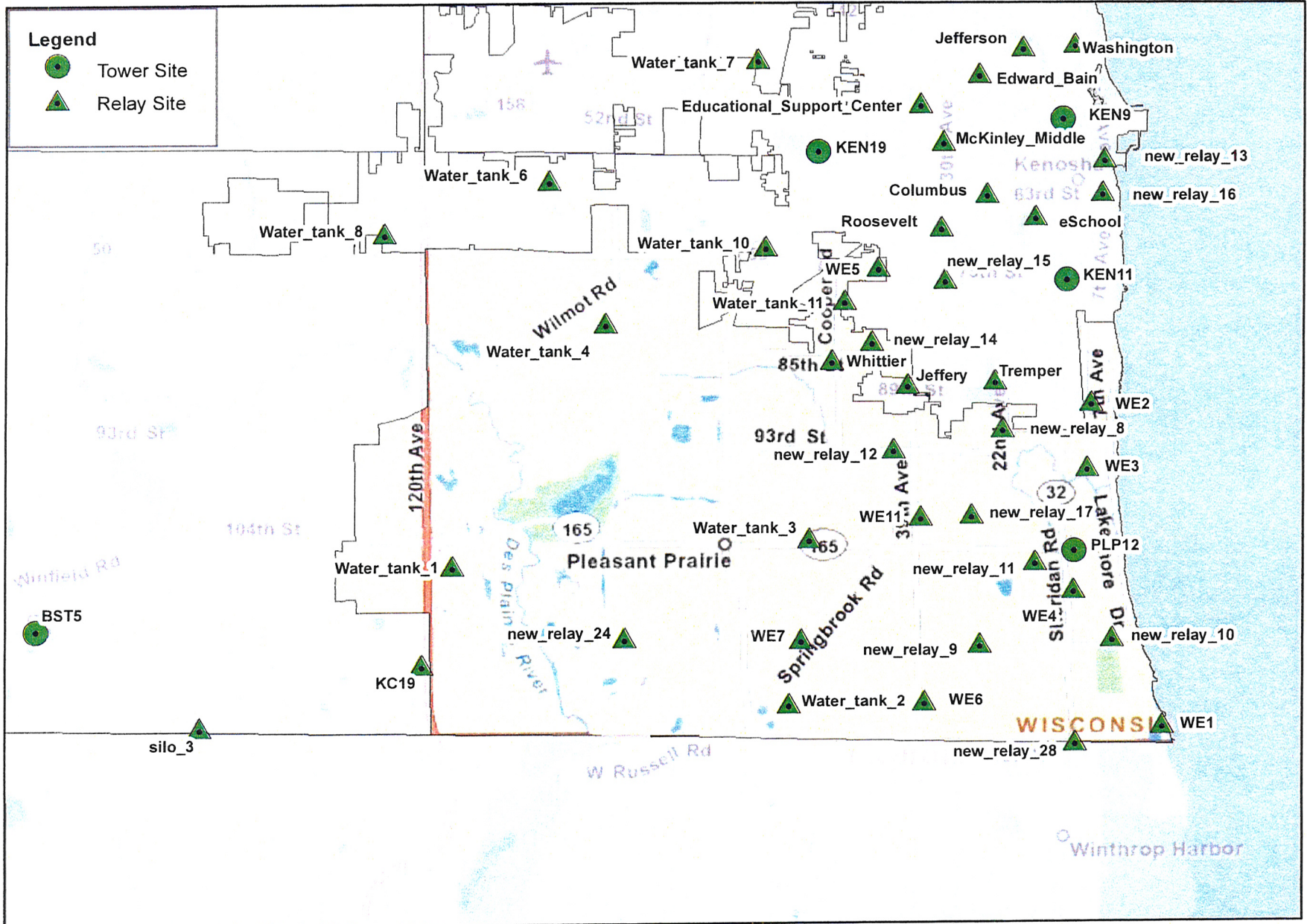
Following the installation of the new communications equipment at the PLP12 antenna tower site and the associated relay station sites, a series of field tests will be conducted to verify system performance, coverage and reliability.

Ken Schlager
HierComm, Inc.

4.9/5.8 GHz Public Safety Communications System Antenna Tower and Relay Station Deployment Village of Pleasant Prairie, Kenosha County WI

DRAFT

© 2014 Esri, Inc.
 Projection Information: Mercator WGS 1984
 Coverage Data compiled from: HierComm source data
 Base Map Data: ESRI
 Superior GIS Solutions LLC assumes no liability for accuracy of source data provided. Data derived from source data is for planning purposes only.



Village of Pleasant Prairie

| Relay Site | Lat | Lon | Address |
|-------------------|-----------|------------|--------------------------|
| WE11 | 42.526981 | -87.852951 | 9915 39th Ave |
| WE7 | 42.508427 | -87.876816 | 2899 Springbrook Rd |
| WE6 | 42.499043 | -87.852058 | 12262 38th Ave |
| WE5 | 42.564571 | -87.861626 | 7531 45th Ave |
| WE4 | 42.515900 | -87.822296 | 10909 Sheridan Rd |
| WE3 | 42.534386 | -87.819611 | 800 95th St |
| WE2 | 42.544205 | -87.818855 | 8999 7th Ave |
| WE1 | 42.495369 | -87.804375 | 12719 Lakeshore Dr |
| Whittier | 42.550486 | -87.870931 | 8542 Cooper Rd |
| Water_tank_1 | 42.519697 | -87.946940 | 10551 120th Ave |
| Water_tank_2 | 42.498658 | -87.879295 | 6117 123rd Pl |
| Water_tank_3 | 42.523651 | -87.875326 | 5726 104th St |
| Water_tank_4 | 42.556120 | -87.916359 | 8300 88th Ave |
| new_relay_8 | 42.540282 | -87.836562 | 9099 24th Ave |
| new_relay_9 | 42.507659 | -87.840989 | 11598 28th Ave |
| new_relay_10 | 42.508538 | -87.814544 | 11499 3rd Ave |
| new_relay_11 | 42.520159 | -87.830062 | 10699 Main St |
| new_relay_12 | 42.537142 | -87.858447 | 4300 93rd St |
| new_relay_14 | 42.553328 | -87.862840 | 4618 Beverly Ln |
| new_relay_17 | 42.527299 | -87.842721 | 9933 29th Ave |
| new_relay_24 | 42.508705 | -87.912331 | 11598 County Trunk Hwy H |
| | | | |
| Tower Site | | | |
| PLP12 | 42.52171 | -87.821904 | |

Table lists only those sites within jurisdictional boundary

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WI2013

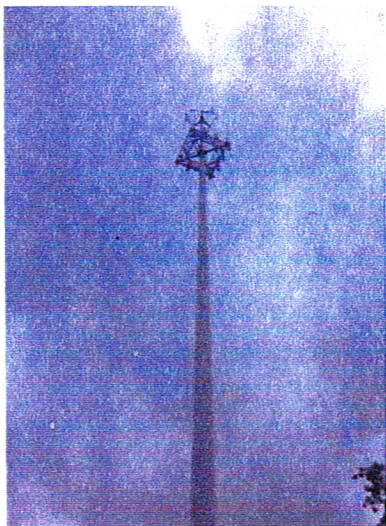
Carol Beach

SITE DATA

| | |
|-------------|----------------------------|
| Tower ID | WI2013 of Pleasant Prairie |
| Site Name | Carol Beach |
| Status | Existing Site |
| Region | Central |
| Latitude | 42.5210 (42-31-15.5) |
| Longitude | -87.8225 (87-49-20.9) |
| Address | Rt 32 & 104th St |
| City | PLEASANT PRAIRIE |
| State | WI |
| Zip | 53158 |
| County | KENOSHA |
| Type | Monopole |
| Height | 185 |
| Ground AMSL | 615 |
| FCC # | 1270342 |
| MTA Name | Chicago |
| MTA | 3 |
| BTA Name | Chicago, IL |
| BTA | Chicago, IL |
| BTA Ranking | 3 |



[View Online Map](#)



CONTACT INFORMATION

Jason Woodward
(248) 361-6936
jwoodward@towerco.com



TowerCo

simplicity. found.

TowerCo.com



O. K.
 (Proposed loading less than design loading)



November 28, 2011

Ms. Catherine Godwin
 TowerCo, LLC
 5000 Vallestone Drive
 Cary, NC 27519
 (919) 653-5737

Vertical Solutions, Inc.
 PO Box 579
 Holly Springs, NC 27540
 (888) 321-6167
operations@verticalsolutions-inc.com

Subject: Structural Review Letter

Carrier Designation HierComm, Inc Co-Location
 Site Number: N/A
 Site Name: PLP12

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 Village of Pleasant Prairie

TowerCo Designation Site Number: WI2013
 Site Name: Carol Beach

Engineering Firm Designation Vertical Solutions Project: 111607.01, Revision 0

Site Data Rt 32 & 104th St., Pleasant Prairie, Kenosha County, WI 53158
 Latitude: N42° 31' 15.50"±, Longitude: W087° 49' 20.90"±
 Elevation: 615 ft±; Topography: Category 1; Site Class "E"
 Exposure Category: "C"; Structure Classification II
 185-ft Self-Supporting Pole Structure (Monopole)

Dear Ms. Godwin,

To your request, we present our structural review.

Our review indicates that with the proposed appurtenance configuration, the tower and foundation will satisfy the structural strength requirements of ANSI/TIA-222-G-2005, *Structural Standard for Antenna Supporting Structures and Antennas* (industry standard) and the *2009 International Building Code* (local building code) for:

- 90-mph three-second gust basic wind speed
- 40-mph three-second gust basic wind speed with 3/4" radial ice
- Earthquake design parameters and loading, per USGS Ground Motion Parameter Calculator and industry standard, respectively, including:
 - $S_s = 0.127$, $S_1 = 0.050$

We trust you find our work satisfactory. Please do not hesitate to call should you have any questions.

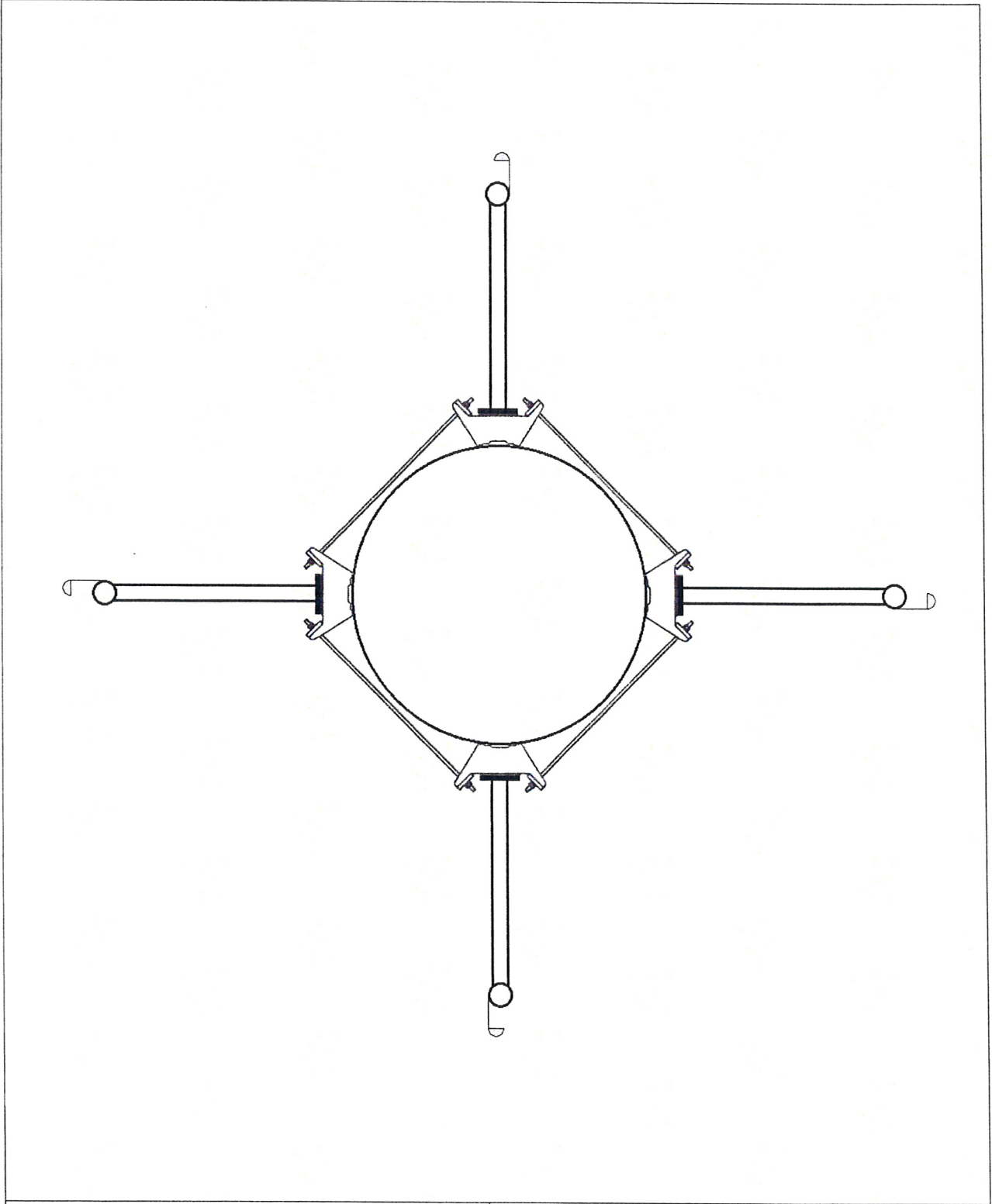
Sincerely,

Kingsley C. Igboanugo, E.I.
 Structural Engineer In Training



Michael L. Lassiter, S.E., P.E., C.W.I.
 Structural Engineer, Civil Engineer, and Certified Weld Inspector
 & President

12/05/2011

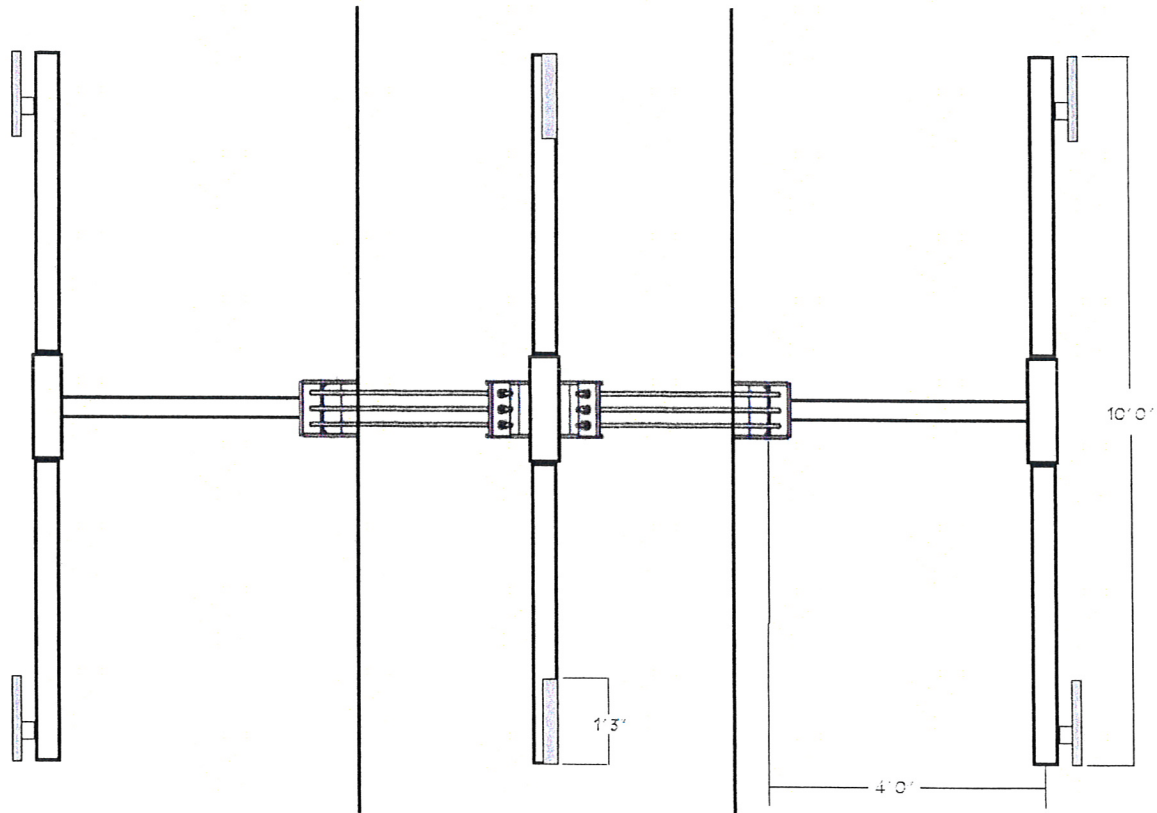


Monopole Mount – Top View

HierComm, Inc.
W233 N2080 Ridgeview Parkway
Waukesha, WI 53188-1020

RECEIVED
JAN 19 2012

Village of Pleasant Prairie



Monopole Mount – Side View

HierComm, Inc.
 W233 N2080 Ridgeview Parkway
 Waukesha, WI 53188-1020

RECEIVED
 JAN 19 2012

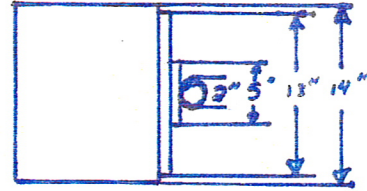
Village of Pleasant Prairie



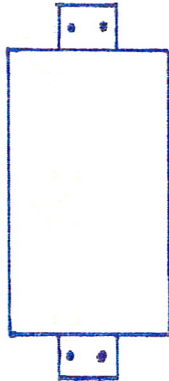
4.9/5.8 GHz Base Station Subsystem
Ground Level Equipment
Consolidation Router and Power Module

TOP

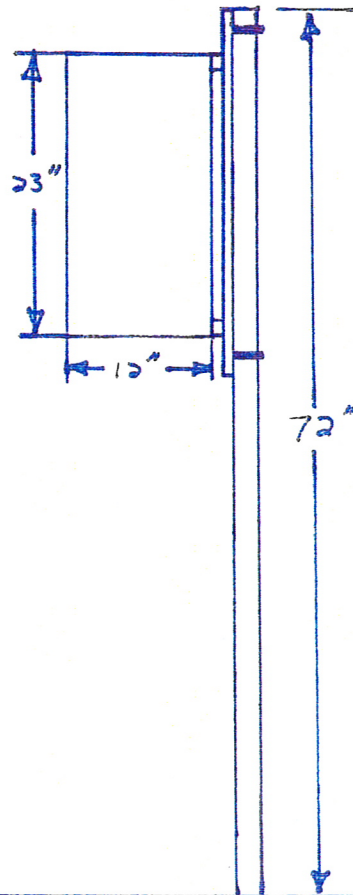
= 12"



FRONT



SIDE



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JAN 19 2012
Village of Pleasant Prairie

HierComm, Inc.
W233 N2080 Ridgeview Parkway
Waukesha, WI 53188-1020

Peggy Herrick

From: ken.schlager@hiercomm.com
Sent: Wednesday, February 08, 2012 1:04 PM
To: Peggy Herrick
Subject: RE: HierComm Project--Additional information needed
Attachments: PLP12.WI2013.Tower.GroundSite.docx; relay drawing.pdf; relay picture.jpg; page 27.doc

Peggy,

Here is the additional information that you requested:

1. Site Plan
 - is attached as part of the PLP12 file.
2. Antenna Complex
 - An eight (8) antenna complex is shown in the PLP12 file attached.
 - The mean height of the complex is 167 feet.
3. Relay Equipment
 - A photo, a drawing and a wiring diagram are attached.
 - The small 2x1 feet antenna package will be pipe- mounted at a mutually agreed location.
4. Water Tanks
 - The relay equipment will be the same as that in 3 above.

Regards,

Ken Schlager
HierComm, Inc.

-----Original Message-----

From: Peggy Herrick [<mailto:pherrick@plprairiewi.com>]
Sent: Tuesday, January 31, 2012 8:42 AM
To: 'ken.schlager@hiercomm.com' (ken.schlager@hiercomm.com)
Cc: Tom Shircel; Jean Werbie-Harris
Subject: HierComm Project--Additional information needed

Ken

The following additional information shall be submitted for this project:

1. A site plan shall be submitted showing the proposed location of the ground equipment.
2. How many antennas are being installed on the tower and at what height? Submit a tower section showing the height of the existing antennas and the proposed antenna location.
3. Explain and describe what equipment will be installed at each relay site and provide an image of the equipment.

4. The four proposed relay sites on Village Water Storage tanks will require Lease Agreements with the Village. Please submit additional details and specifications for the proposed relay station equipment on the Village Water Storage tanks. Once we receive and review this information lease agreements can be drafted for your review. If you have any specific questions related to these lease agreements, contact Tom Shircel, Assistant Village Administrator at 262-925-6715.

Thanks

Peggy Herrick

Assistant Planner and Assistant Zoning Administrator

Village of Pleasant Prairie

9915 39th Avenue

Pleasant Prairie, WI 53158

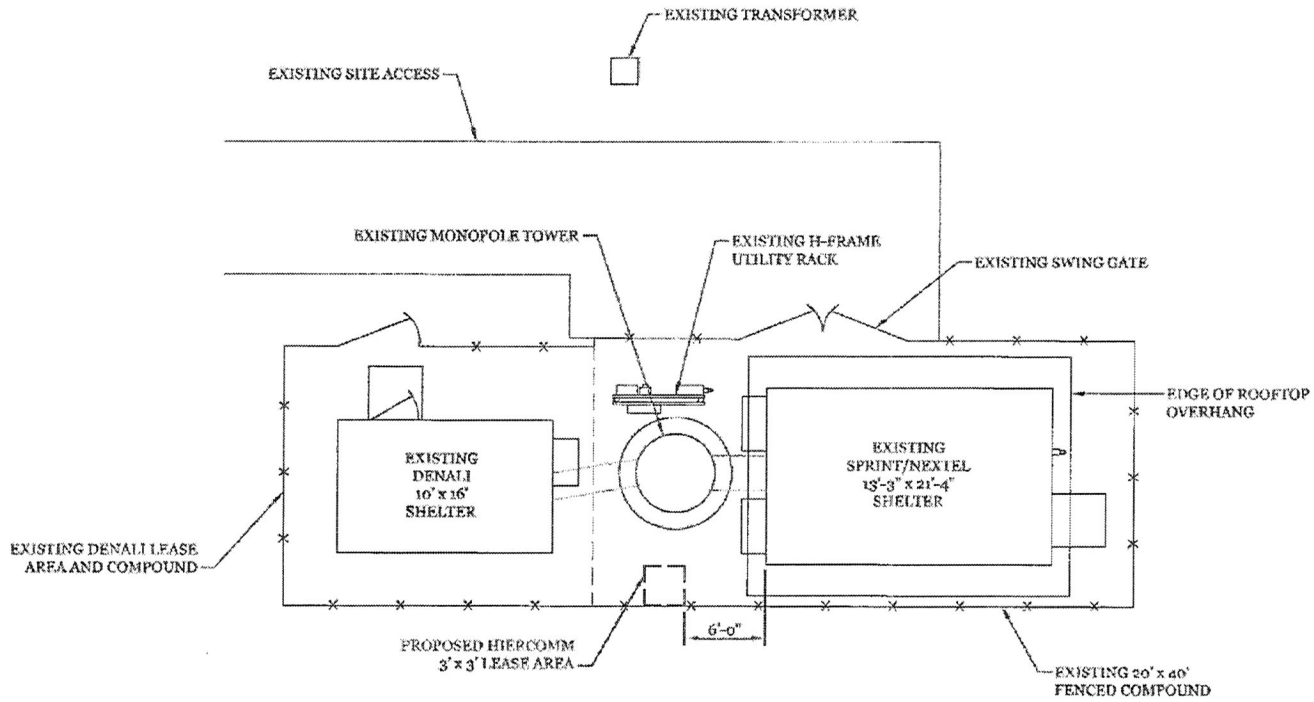
Phone: 262-925-6717

Fax: 262-925-6787

E-mail: pherrick@plprairiewi.com <<mailto:errick@plprairiewi.com>>

Village website: www.pleasantprairieonline.com <<http://www.pleasantprairieonline.com/>>

Site Plan



THE CONTENT OF THIS DOCUMENT IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE IN FOOTNOTES. UNCLASSIFIED DATE: 03/26/2013

DESIGN SHALL NOT IMPERE THE ACCESS, FUNCTION, OPERATION AND MAINTENANCE OF ALL EXISTING EQUIPMENT ON SITE.


TowerCo
 6900 Vallenport Drive
 Cary, North Carolina 27519
 Telephone: 919-469-6559
 Fax: 919-469-5520
 www.towerco.com

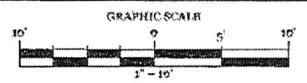
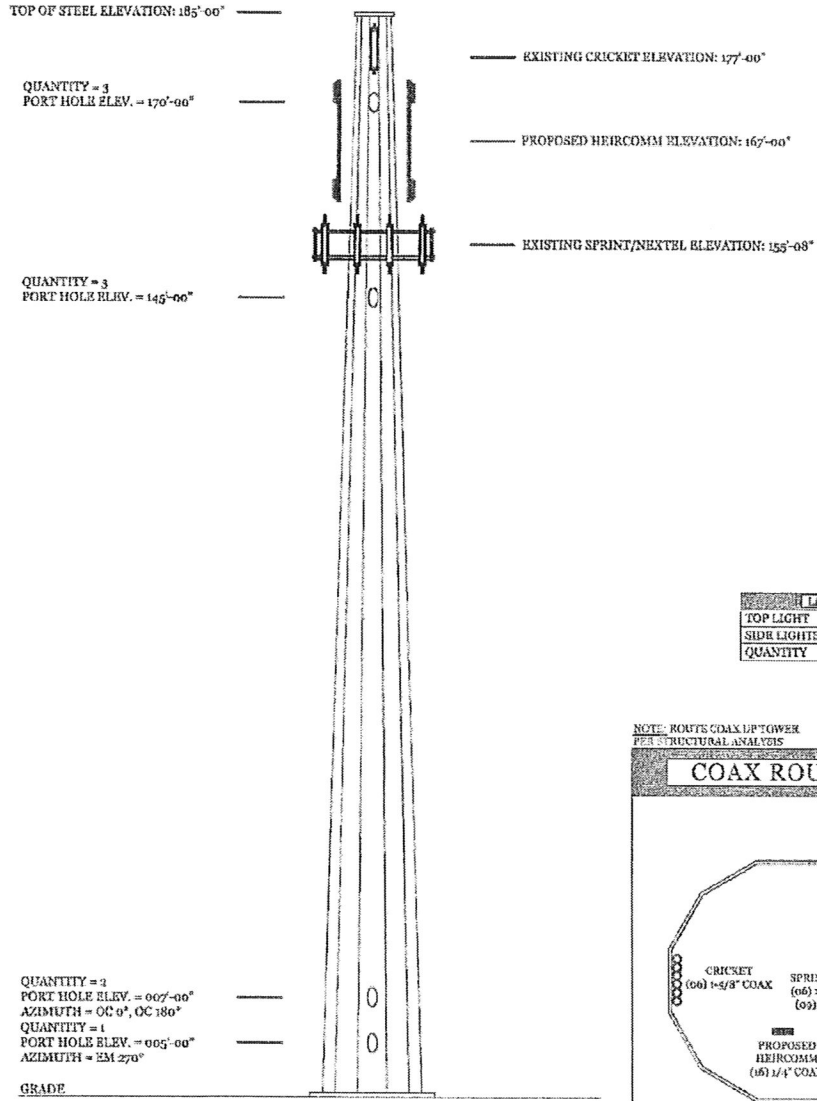


EXHIBIT PURPOSES ONLY
 NOT FOR CONSTRUCTION
 DIMENSIONS NOT VERIFIED
 BY LICENSED SURVEYOR

| | |
|---|------------|
| SITE PLAN WI2013 Carol Beach | |
| 5 AMX PROPOSED COLLOCATION | 01/30/2013 |

Exhibit B Tower Elevation Drawings

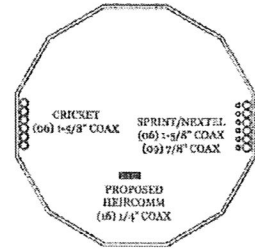
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| LIGHTING | |
|-------------|----|
| TOP LIGHT | NO |
| SIDE LIGHTS | NO |
| QUANTITY | 90 |

NOTE: ROUTE COAX UP TOWER
PER STRUCTURAL ANALYSIS

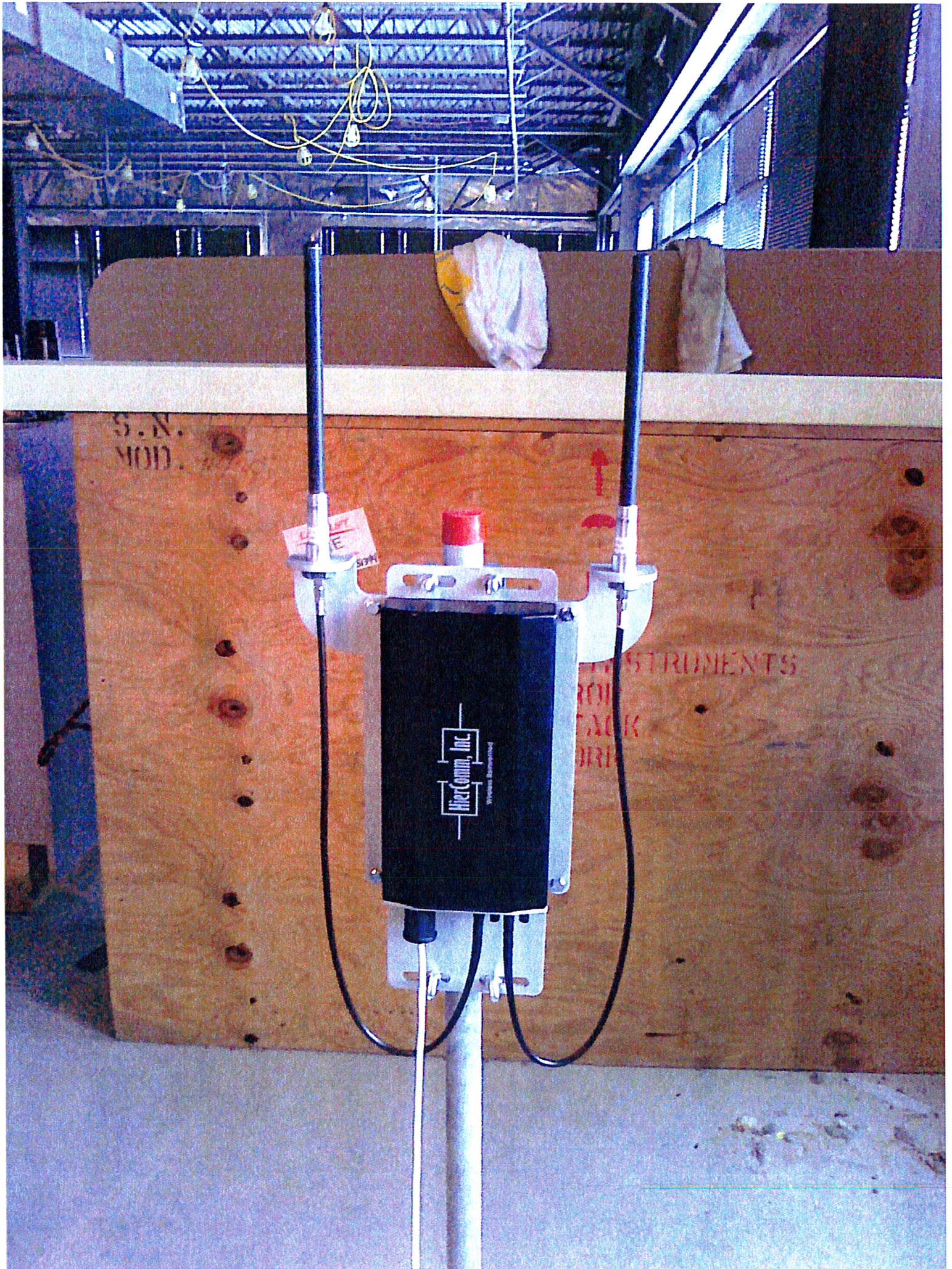
COAX ROUTING



TowerCo
 5000 Valleystone Drive
 Cary, North Carolina 27519
 Telephone: 919-499-5559
 Fax: 919-499-5539
 www.towerco.com

NOT TO SCALE
 EXHIBIT PURPOSES ONLY
 NOT FOR CONSTRUCTION
 DIMENSIONS NOT VERIFIED
 BY LICENSED SURVEYOR

| TOWER PROFILE | |
|---------------|---------------------------------------|
| WI2013 | |
| Carol Beach | |
| 1 | PROPOSED COLOCATION / REMOVED CARRIER |



S.N.
MOD.

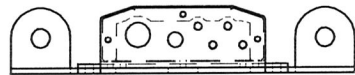
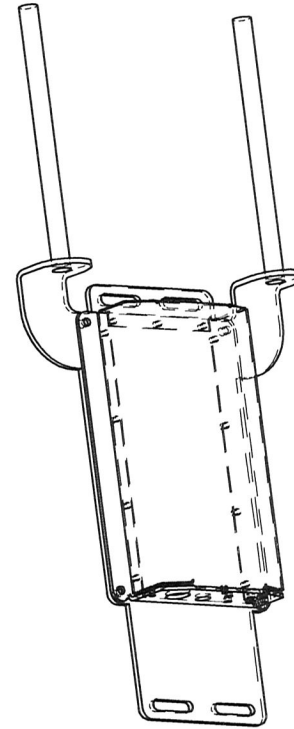
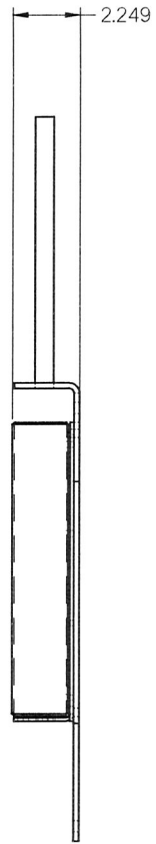
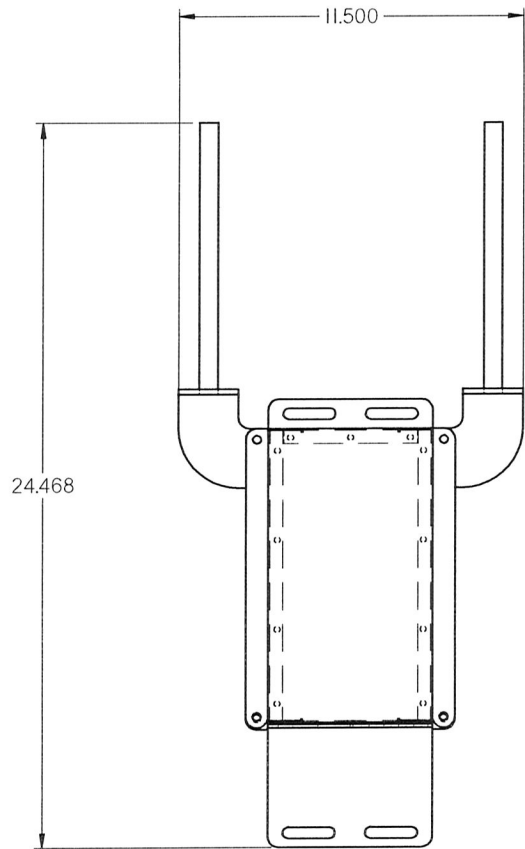
LI
E
5794



STRUMENTS
RE
ACK
IRI

HiComm, Inc.
Wireless Communications

| REVISION HISTORY | | | |
|------------------|-------------|------|----------|
| REV | DESCRIPTION | DATE | APPROVED |
| | | | |

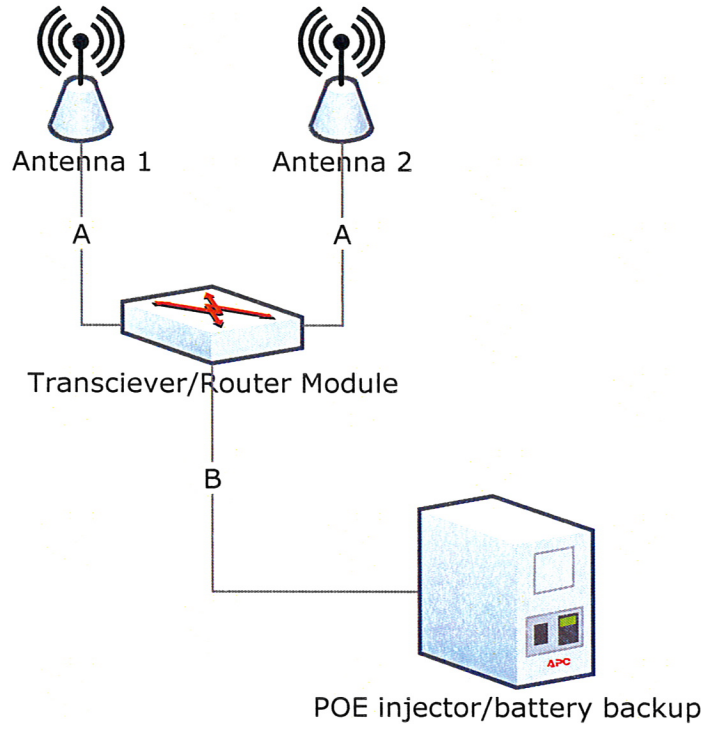


| | | | | |
|---|--------|----------|------------|--------------|
| DRAWN | NAME | DATE | Solid Edge | |
| CHECKED | PM/PMC | 12/22/10 | TITLE | |
| ENG APPR | | | | |
| MGR APPR | | | | |
| UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES ANGLES XXX° | | | SCALE | WEIGHT |
| 2-PL XXXX 3-PL XXXXX | | | SCALE | SHEET 1 OF 1 |

Cabling Legend:

A: LMR 240 coaxial cable

B: Cat5e shielded cable



Relay Station Wiring Diagram

- E. **PUBLIC HEARING AND CONSIDERATION OF RESOLUTION #12-05 FOR A COMPREHENSIVE PLAN AMENDMENT** to correct errors on the 2035 Land Use Plan Map 9.9 that incorrectly shows all or portions of the following parcels within the "Other Transportation, Communications and Utilities" land use designation. The parcels should be correctly shown in the "Primary Environmental Corridor" land use designation. The parcels include Tax Parcel Numbers: 93-4-123-292-0425; 93-4-123-292-0430; 93-4-123-292-0435; 93-4-123-292-0440; 93-4-123-292-0445; 93-4-123-301-0195; 93-4-123-301-0200; 93-4-123-301-0205; 93-4-123-301-0210; and 93-4-123-301-0240. In addition, Appendix 10-3 entitled "Amendments to the 2035 Land Use Plan Map 9.9 is proposed to be updated to reference said changes.

Recommendation: Village staff recommends approval of **Plan Commission Resolution #12-05** to approve amendments to the Comprehensive Plan as outlined in said Resolution.

VILLAGE STAFF REPORT OF MARCH 12, 2012

CONSIDERATION OF RESOLUTION #12-05 FOR A COMPREHENSIVE PLAN AMENDMENT

to correct errors on the 2035 Land Use Plan Map 9.9 that incorrectly shows all or portions of the following parcels within the "Other Transportation, Communications and Utilities" land use designation. The parcels should be correctly shown in the "Primary Environmental Corridor" land use designation. The parcels include Tax Parcel Numbers: 93-4-123-292-0425; 93-4-123-292-0430; 93-4-123-292-0435; 93-4-123-292-0440; 93-4-123-292-0445; 93-4-123-301-0195; 93-4-123-301-0200; 93-4-123-301-0205; 93-4-123-301-0210; and 93-4-123-301-0240. In addition, Appendix 10-3 entitled "Amendments to the 2035 Land Use Plan Map 9.9 is proposed to be updated to reference said changes.

On January 9, 2012 the Village Plan Commission approved Resolution #12-03 to initiate a amendments to the Village Comprehensive Plan pursuant to Chapter 390 of the Village Code of Ordinances related to mapping errors found on the 2035 Land Use Plan Map 9.9 that incorrectly shows land within Carol Beach Estates Unit # 3 within the "Other Transportation, Communication and Utilities" land use designation that should have been identified as within the Primary Environmental Corridor land use designation. Said properties have been identified within the Primary Environmental Corridor land use designation since the 1996 land use plan was adopted.

The following amendments are proposed

1. To correct errors on the 2035 Land Use Plan Map 9.9 that incorrectly identifies all or portions of the following parcels within the "Other Transportation, Communications and Utilities" land use designation and change them to the correct "Primary Environmental Corridor" land use designation. The changes to the Village 2035 Land Use Plan Map 9.9 as shown on **Exhibit 1 of Resolution #12-05** include:

| Map Number | Tax Parcel Number | Property Address | Property Owner (as of February 3, 2012) |
|-------------------|--------------------------|------------------------------|---|
| 6 | 93-4-123-292-0425 | 123 198 th Street | Jay T Jackson |
| 7 | 93-4-123-292-0430 | 108 th Street | State of Wisconsin Department of Natural Resources (WI DNR) |
| 8 | 93-4-123-292-0435 | 108 th Street | Vincenzo Degiorgis |
| 9 | 93-4-123-292-0440 | 3 rd Court | WI DNR |
| 10 | 93-4-123-292-0445 | 3 rd Court | WI DNR |
| 1 | 93-4-123-301-0195 | 10720 4 th Avenue | Jon A Ross |
| 2 | 93-4-123-301-0200 | 10720 4 th Avenue | Jon A Ross |
| 3 | 93-4-123-301-0205 | 4 th Avenue | WI DNR |
| 4 | 93-4-123-301-0210 | 4 th Avenue | WI DNR |
| 5 | 93-4-123-301-0240 | 10544 4 th Avenue | Thomas A and Jane M Lyon |

2. To amend Appendix 10-3 entitled "Amendments to the 2035 Land Use Plan Map 9.9" to reference said amendment to the Land Use Plan as shown on **Exhibit 1 of Resolution #12-05**.

Information related to Environmental Corridors pursuant to the Village Comprehensive Plan.

One of the most important tasks completed under the regional planning program for Southeastern Wisconsin has been the identification and delineation of those areas in which concentrations of the best remaining elements of the natural resource base occur. Environmental corridors and isolated natural resource areas in Pleasant Prairie are shown on Map 6.20 of the Village Comprehensive Plan.

Seven (7) elements of the natural resource base are considered essential to the maintenance of the ecological balance and the overall quality of life and served as the basis for identifying the environmental corridor network. These seven (7) elements are:

- lakes, rivers, and streams and associated shorelands and floodplains
- wetlands
- woodlands
- prairies
- wildlife habitat areas
- wet, poorly-drained, and organic soils
- rugged terrain and high relief topography

In addition, there are certain other features which, although not a part of the natural resource base, are closely related to the natural resource base and were used to identify areas with recreational, aesthetic, ecological, and natural value. These features include existing park and open space sites, potential park and open space sites, historic sites, scenic areas and vistas, and natural areas.

The mapping of these natural resource and resource-related elements results in a concentration of such elements in an essentially linear pattern of relatively narrow, elongated areas that have been termed "environmental corridors".

Primary Environmental Corridors include a wide variety of the most important natural resources and are at least 400 acres in size, two (2) miles long, and 200 feet wide. The Primary Environmental Corridors generally lie along rivers and streams and adjacent to lakes, or are associated with woodlands, wetlands, or park and open space sites.

Note: A majority of lands within the Carol Beach/Chiwaukee Prairie area are located within areas where land is being acquired by public agencies for permanent protection by a willing seller since the adoption of "A Land Use Management Plan for the Chiwaukee Prairie-Carol Beach Area of the Town of Pleasant Prairie" in the 1980's. Although properties may be located within the Primary Environmental Corridor, the existing single family homes and new single family homes are allowed provided that the lot abuts a constructed public street, structures can meet all the required setbacks, including setbacks to any wetlands and navigable water ways and no structure is constructed within the 100-year floodplain.

Secondary Environmental Corridors serve to link primary environmental corridors, or encompass areas containing concentrations of natural resources between 100 and 400 acres in size. Where secondary environmental corridors serve to link primary corridors, no minimum area or length criteria apply. Secondary environmental corridors that do not connect primary corridors must be at least 100 acres in size and one (1) mile long.

An **Isolated Natural Resource Area** is at least five (5) acres in size and 200 feet wide, but not large enough to meet the size or length criteria for primary or secondary environmental corridors.

Village staff recommends approval of **Plan Commission Resolution #12-05** to approve amendments to the Comprehensive Plan.

**VILLAGE OF PLEASANT PRAIRIE PLAN COMMISSION
RESOLUTION #12-05**

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

WHEREAS, on December 19, 2009 the Village Board adopted the *Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan* (Comprehensive Plan), an update to the Village 1996 adopted Comprehensive Plan; and

WHEREAS, on January 9, 2012 the Plan Commission adopted Plan Commission Resolution #12-03 to initiate amendments to the Village of Pleasant Prairie 2035 Comprehensive Plan to correct mapping errors found on the 2035 Land Use Plan Map 9.9 that incorrectly shows land within Carol Beach Estates Unit # 3 within the "Other Transportation, Communication and Utilities" land use designation that should be identified as within the "Primary Environmental Corridor" land use designation; and

WHEREAS, an amendment to correct an error on the 2035 Land Use Plan 9.9 that incorrectly identifies all or portions of the following parcels within the "Other Transportation, Communications and Utilities" land use designation and change them to the correct "Primary Environmental Corridor" land use designation. The changes to the Village 2035 Land Use Plan Map 9.9 as shown on **Exhibit 1** include:

| Map Number | Tax Parcel Number | Property Address | Property Owner (as of February 3, 2012) |
|-------------------|--------------------------|------------------------------|---|
| 6 | 93-4-123-292-0425 | 123 198 th Street | Jay T Jackson |
| 7 | 93-4-123-292-0430 | 108 th Street | State of Wisconsin Department of Natural Resources (WI DNR) |
| 8 | 93-4-123-292-0435 | 108 th Street | Vincenzo Degiorgis |
| 9 | 93-4-123-292-0440 | 3 rd Court | WI DNR |
| 10 | 93-4-123-292-0445 | 3 rd Court | WI DNR |
| 1 | 93-4-123-301-0195 | 10720 4 th Avenue | Jon A Ross |
| 2 | 93-4-123-301-0200 | 10720 4 th Avenue | Jon A Ross |
| 3 | 93-4-123-301-0205 | 4 th Avenue | WI DNR |
| 4 | 93-4-123-301-0210 | 4 th Avenue | WI DNR |
| 5 | 93-4-123-301-0240 | 10544 4 th Avenue | Thomas A and Jane M Lyon |

WHEREAS, Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan is being updated to include said amendments; and

WHEREAS, on February 10, 2012 the required 30-day notice was published in the Kenosha News for the March 12, 2012 public hearing held by the Village Plan Commission and on February 10, 2012, notices were sent to property owners within 300 feet of the proposed corrections to the Village 2035 Land Use Map; and

WHEREAS, on March 12, 2012 the Village Plan Commission held a public hearing; and

NOW THEREFORE, BE IT RESOLVED, that pursuant to Sections 62.23 (3) (b) and 66.1001 (4) (b) of the Wisconsin Statutes, the Village of Pleasant Prairie Plan Commission hereby approves the following amendments to the Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan as presented at the March 12, 2012 public hearing and shown on **Exhibit 1**.

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

Adopted this 12th day of March 2012.

VILLAGE OF PLEASANT PRAIRIE

ATTEST:

Thomas W. Terwall
Plan Commission Chairman

Donald Hackbarth
Secretary

Date Posted: _____

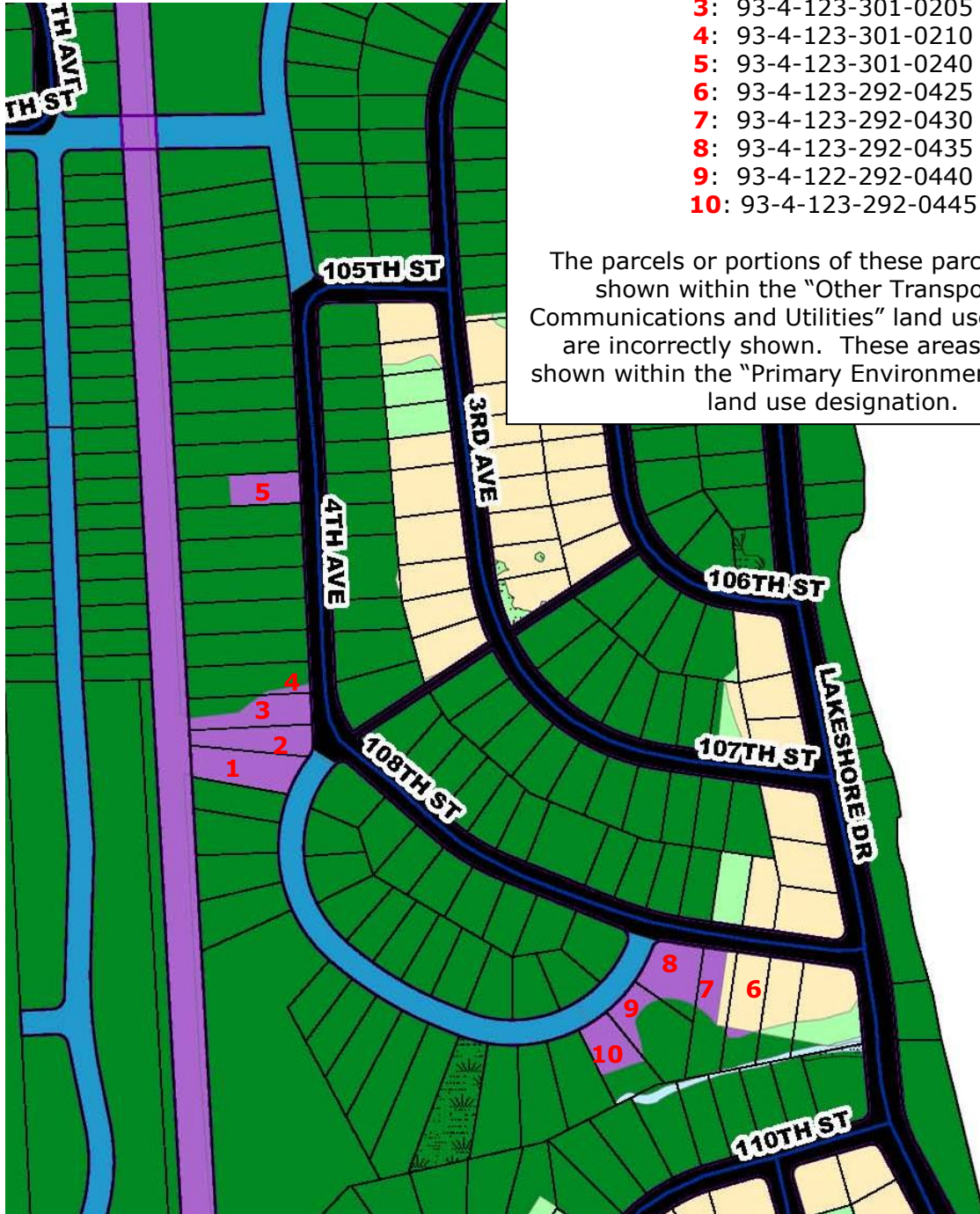
05-Comp Plan Amendments--CBE #3 corrections.doc

EXHIBIT 1

Tax Parcel Numbers affected include:

- 1:** 93-4-123-301-0195
- 2:** 93-4-123-301-0200
- 3:** 93-4-123-301-0205
- 4:** 93-4-123-301-0210
- 5:** 93-4-123-301-0240
- 6:** 93-4-123-292-0425
- 7:** 93-4-123-292-0430
- 8:** 93-4-123-292-0435
- 9:** 93-4-122-292-0440
- 10:** 93-4-123-292-0445

The parcels or portions of these parcels that are shown within the "Other Transportation, Communications and Utilities" land use designation are incorrectly shown. These areas should be shown within the "Primary Environmental Corridor" land use designation.



- F. **PUBLIC HEARING AND CONSIDERATION OF SEVERAL ZONING MAP AMENDMENTS** for properties located within the Carol Beach/Chiwaukee Prairie area south of approximately 80th Street, east of Sheridan Road north of 128th Street and west of Lake Michigan that have been acquired in 2010-2011 by the Wisconsin Department of Natural Resources, The Nature Conservancy of Wisconsin, Kenosha County or the Village of Pleasant Prairie. The following Tax Parcel Numbers are being rezoned into the C-3, Natural and Scientific Area Resource Conservancy District: 93-4-123-292-0445; 93-4-123-292-0560; 93-4-123-292-0555; 93-4-123-301-0040; 93-4-123-322-0238; 93-4-123-322-1160; and 93-4-123-323-0980. The following Tax Parcel Numbers are being rezoned into the PR-1, Park-Recreational District: 93-4-123-292-0391 (portion of). The following Tax Parcel Numbers are being rezoned into or C-1 Lowland Resource Conservancy District: 93-4-123-194-0990.

Recommendation:

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

VILLAGE STAFF REPORT OF MARCH 12, 2012

CONSIDERATION OF SEVERAL ZONING MAP AMENDMENTS for properties located within the Carol Beach/Chiwaukee Prairie area south of approximately 80th Street, east of Sheridan Road north of 128th Street and west of Lake Michigan that have been acquired in 2010-2011 by the Wisconsin Department of Natural Resources, The Nature Conservancy of Wisconsin, Kenosha County or the Village of Pleasant Prairie. The following Tax Parcel Numbers are being rezoned into the C-3, Natural and Scientific Area Resource Conservancy District: 93-4-123-292-0445; 93-4-123-292-0560; 93-4-123-292-0555; 93-4-123-301-0040; 93-4-123-322-0238; 93-4-123-322-1160; and 93-4-123-323-0980. The following Tax Parcel Numbers are being rezoned into the PR-1, Park-Recreational District: 93-4-123-292-0391 (portion of). The following Tax Parcel Numbers are being rezoned into or C-1 Lowland Resource Conservancy District: 93-4-123-194-0990.

On January 9, 2012 the Village Plan Commission adopted Resolution #12-02 to initiate several zoning map amendments for properties that have been acquired in the public's interest in 2010 and 2011 pursuant to Community Assistance Planning report No. 88, entitled A Land Use Management Plan for the Chiwaukee Prairie-Carol Beach Area of the Town of Pleasant Prairie, (now known as the Village of Pleasant Prairie), dated February 1985. This plan recommended that ultimately all the lands within the Plan identified as an open space preservation area should be placed in the C-3, Natural and Scientific Area Resource Conservancy District, the designated natural resource base preservation and protection district.

The C-3 Natural and Scientific Area Resource Conservancy District is intended to preserve and enhance existing natural features including: scenic, historic, and scientific areas and associated plant and animal communities and to prevent the destruction of valuable natural, scenic and scientific resources, including wetlands, shorelands or navigable waters, prairies, meadows, sand dunes, woodlands, wildlife habitat and areas with high erosion hazard at such time as said lands are acquired by any Federal or State Agency, Kenosha County or the Village for the public interest. Lands mapped as natural and scientific areas should include those lands identified in a continuous open space preservation area consisting of continuous environmental corridor including: valuable natural, scenic and scientific resources of special scientific interest; wildlife habitat areas; critical plant habitat areas where several Wisconsin rare threatened or endangered plant species are identified; and wetlands, prairies, meadows, sand dunes, woodlands and areas subject to flooding and high erosion hazards.

The Land Use Management Plan seeks to preserve a substantial portion of the existing natural features of the area through the maintenance of a continuous environmental corridor connecting the Kenosha Sand Dunes on the north end and the area within the Chiwaukee Prairie preserve on the south end. The Land Use Management Plan identifies that the lands within the corridor be acquired and maintained as a natural area/wildlife area by a combination of public and private conservancy interests.

The Wisconsin Department of Natural Resources and The Nature Conservancy of Wisconsin have identified land acquisition areas for permanent resource protection. The Land Use Management Plan recommended that Kenosha County and Pleasant Prairie proceed on an incremental basis in the following manner:

- Kenosha County, and since 1989, the Village of Pleasant Prairie, shall follow Chapter NR 115/NR 117 of the Wisconsin Administrative Code that requires the rezoning of wetlands within the shoreland area of Lake Michigan; and

- The remaining lands within the proposed open space preservation area shall be preserved either as wetlands beyond the shoreland zone or as significant uplands. Such lands shall remain in their current zoning category until acquisition takes place, and then the lands shall be rezoned after they have been acquired within the public's interest into the C-3 District.

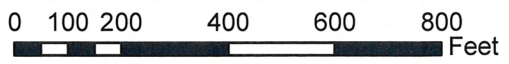
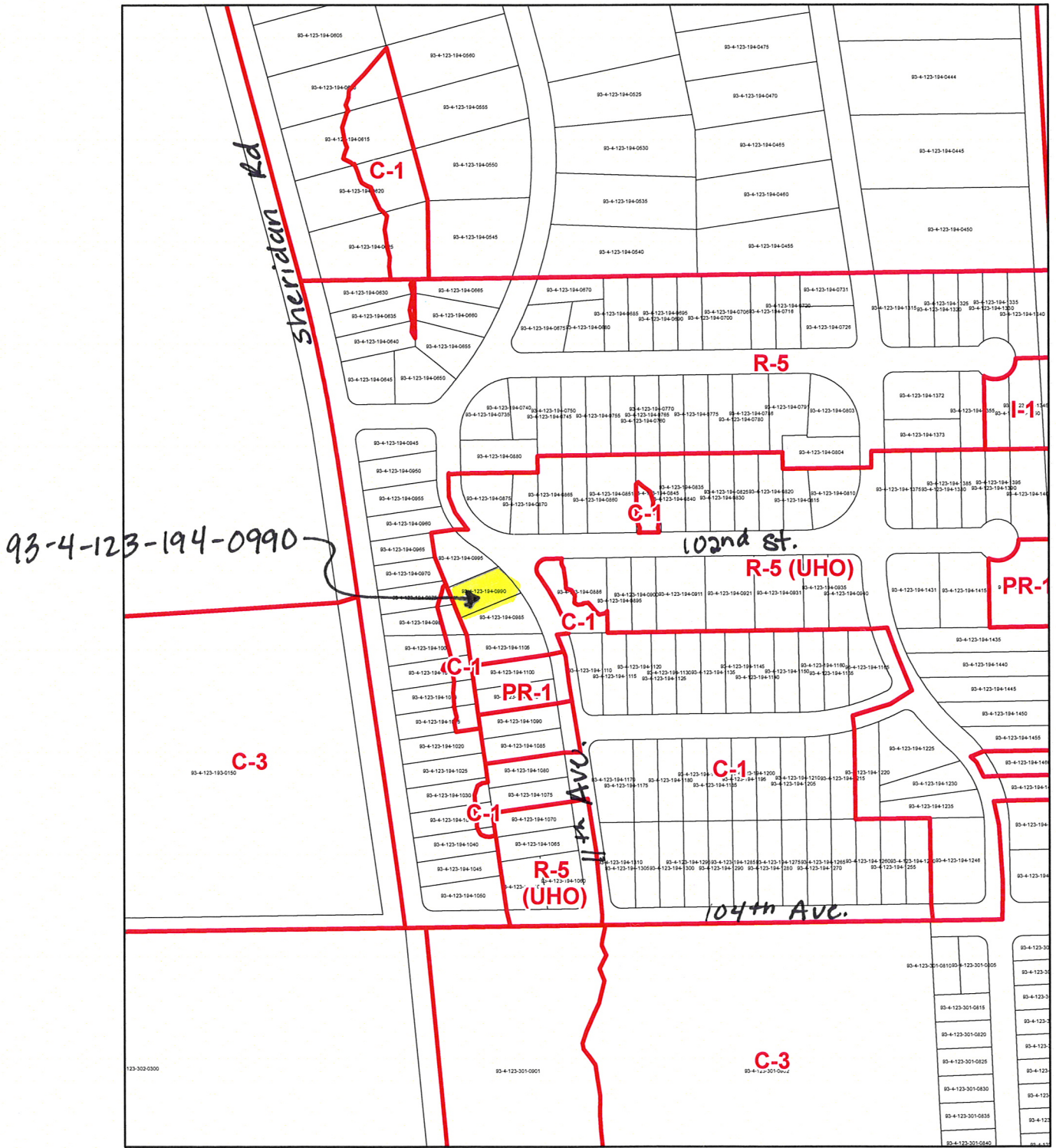
Properties that have been acquired in the public's interest in 2010-11 were evaluated and are proposed to be rezoned into an appropriate zoning classification pursuant to The Plan. The following zoning map amendments area proposed.

1. The following properties are proposed to be rezoned from the C-1, Lowland Resource Conservancy District to the C-3, Natural and Scientific Area Resource Conservancy District: Tax Parcel Numbers 93-4-123-292-0560; 93-4-123-292-0555; 93-4-123-301-0040; 93-4-123-322-1160; and 93-4-123-323-0980.
2. The following properties are proposed to be rezoned from the R-5, Urban Single Family Residential District and the C-1, Lowland Resource Conservancy District to the C-3, Natural and Scientific Area Resource Conservancy District: Tax Parcel Numbers 93-4-123-292-0445; and 93-4-123-322-0238.
3. The following property is proposed to be rezoned from R-5, Urban Single Family Residential to PR-1, Park-Recreational District Tax Parcel Number 93-4-123-292-0391 (portion of).
4. All lots referenced above will remain in the LUSA, Limited Urban Service Overlay District.
5. The following property is proposed to be rezoned from R-5, Urban Single Family Residential District, UHO, Urban Landholding Overlay District into the C-1 Lowland Resource Conservancy District: Tax Parcel Number 93-4-123-194-0990.

In addition, any portions of the properties noted above that are located within a FPO, Floodplain Overlay District or within a Shoreland Boundary will remain within those districts.

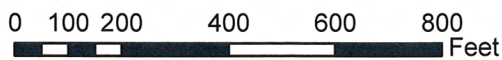
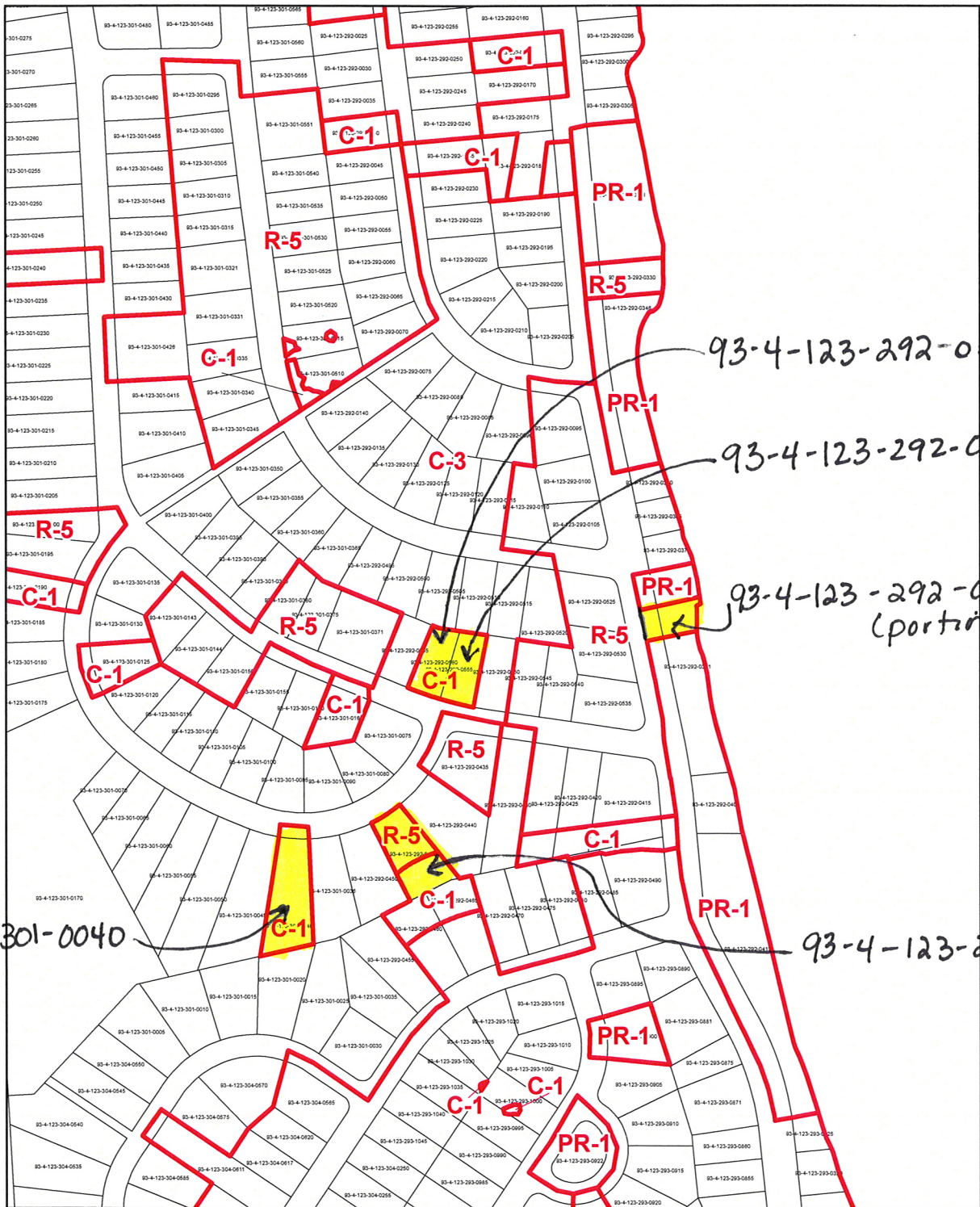
Village staff recommends that the Plan Commission send a favorable recommendation to the Village Board to approve the **Zoning Text Amendments** as presented.

Village of Pleasant Prairie Zoning Map (portion of)



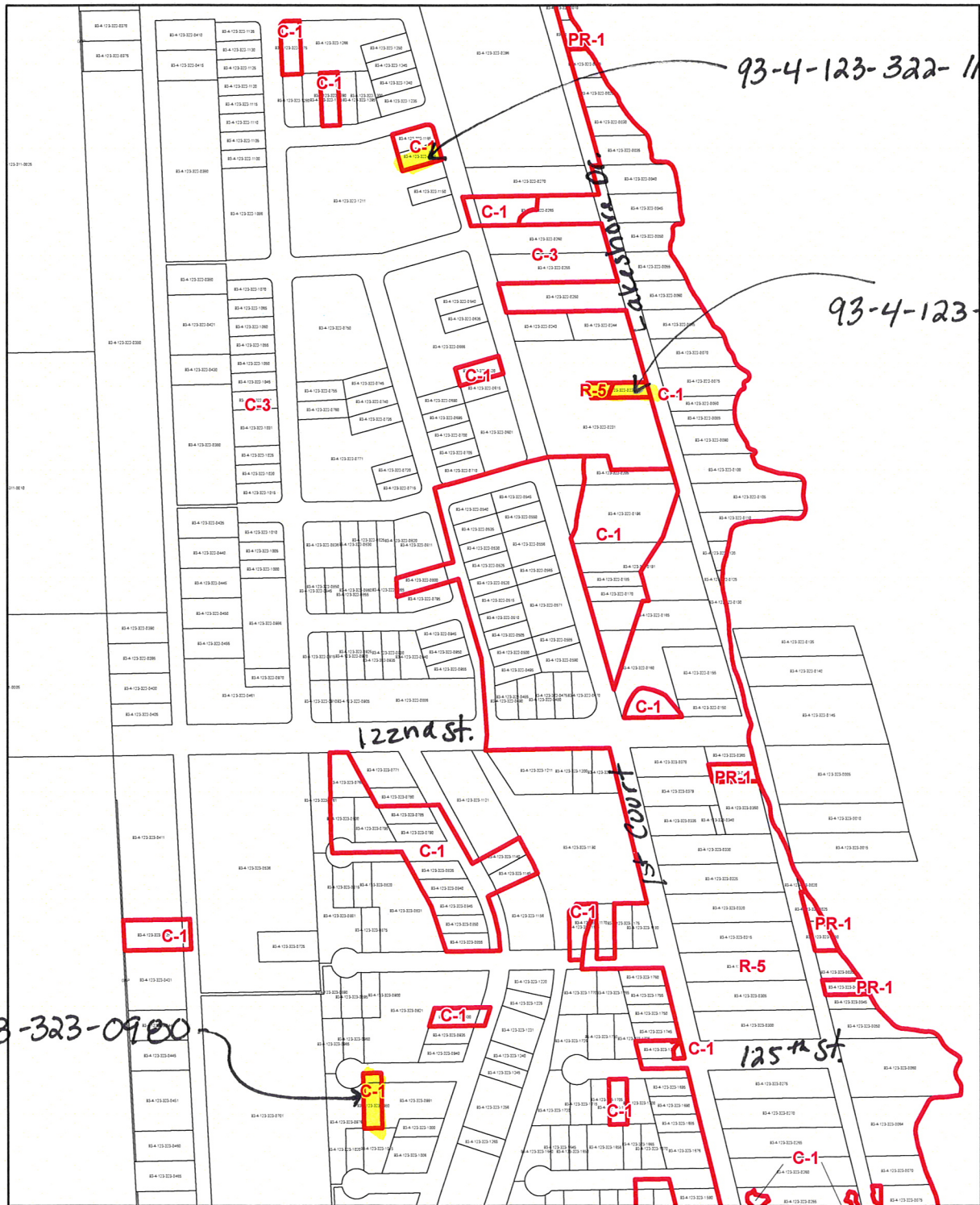
Source: Village of Pleasant Prairie
February 2011

Village of Pleasant Prairie Zoning Map (portion of)



Source: Village of Pleasant Prairie
February 2011

Village of Pleasant Prairie Zoning Map (portion of)



0 145 290 580 870 1,160 Feet

Source: Village of Pleasant Prairie
February 2011

- G. Consider the request of Karen Skowronski, to install **street lights** at the intersection of Old Green Bay Road and 85th Street.

Recommendation:

Village staff recommends Plan Commission and the Street Lighting Committee send a favorable recommendation to the Village Board to approve the request to install street lights as presented in the Village Staff Report of March 12, 2012.

VILLAGE STAFF REPORT OF MARCH 12, 2012

Consider the request of Karen Skowronski, to install **street lights** at the intersection of Old Green Bay Road and 85th Street.

The Village has received a request from Karen Skowronski, a Village resident, for the Village to install street lights at the intersection of Old Green Bay Road and 85th Street. The petitioner indicates that the intersection is nearly impossible to see when you are driving at night and it is even more difficult because of the curve in the road on Old Green Bay Road and the woods on both sides of the street prevent any light from STH 31 showing through.

The criteria the Village uses for installing a public street lights include:

- At entrances to subdivisions form heavily traveled State Highways, County Highways or Village Roads.
- At hazardous Village street intersections that would present a danger to life and property without a street light.
- At such other locations that would mutually benefit Pleasant Prairie and the property owners.

Pursuant to an email from the Village Fire Chief, the Fire & Rescue Department has responded to two (2) motor vehicle accidents at this intersection in the last nine (9) years; one was a daytime accident and the other accident took place at night in March of 2003 while it was snowing. Pursuant to the Fire Chief, their data does not support the need for a street light but they would not oppose it.

Pursuant to an email from the Village Police Department, the Police Chief does not believe that a light at the intersection of Old Green Bay Road and 85th Street is needed. This intersection benefits from the lighting at Green Bay Road and 85th Street. The Chief believes that some lighting would be beneficial on Old Green Bay Road to the south in the curve south of 85th Street as this is a dark area with large pine trees blocking the light from the Green Bay Road/85th Street intersection. There have been no accidents at either location attributable to a lack of lighting.

This request has been sent to the Street Light Committee for their review. The Village received a recommendation from one member of the committee that would support the installation of street lights at this intersection due to the darkness, traffic volume and adjacent STH 31 and 85th Street busy intersection.

The Village has reviewed the intersection and recommends that a street light be placed on an existing pole at the southeast corner and a new pole with light be installed on the northwest corner.

Village staff recommends that the Plan Commission and the Street Lighting Committee send favorable a recommendation to the Village Board to approve two street lights at this intersection (one on the existing utility pole on the southeast corner and the other on a new pole on the northwest corner).



January 11, 2012

Village of Pleasant Prairie
Community Development

I am submitting this letter to ask the Village to put a street light at the intersection of Old Green Bay Road & 85th Street. The intersection is nearly impossible to see when you are driving west at night. It is even more difficult because of the curve in the road on Old Green Bay & the woods on both sides, it prevents any light from 31 showing through.

Driving on Old Green Bay from 85th to ML, every intersection has a street light either at the corner or within the area to illuminate the intersection.

I'm also concerned that, if there hasn't been an accident at this intersection, there will be one.

Sincerely,

Karen Skowronski

A handwritten signature in black ink that reads "Karen Skowronski".

10026-63rd ave.
262-694-8289



Intersection of Old Green Bay Road and 85th Street.