

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39th AVENUE
PLEASANT PRAIRIE, WISCONSIN
3:00 P.M.
OCTOBER 15, 2012**

AGENDA

1. Call to Order.
2. Roll Call.
3. Correspondence.
4. Citizen Comments.
5. Old Business.
 - A. **TABLED PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE** for the request of Cory Harpe, agent for Harpe Development to use the house located at 9985 Cooper Road in the Village Green Heights Addition #1 Subdivision as a model home.
6. New Business.
 - A. Consider the **Settlement Agreement between the Village of Pleasant Prairie and VIDHYA Corp, VIII, Inc.** for the BP Amoco located at 10477 120th Avenue related to the remedial activities and conditions to correct the illicit discharges at the property.
 - B. **PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE INCLUDING SITE AND OPERATIONAL PLANS** for the request of Attorney J. Michael McTernan agent for VIDHYA Corp, VIII, Inc. that would allow BP Amoco to operate the gasoline station and AM/PM convenience store and to expand the facility for the installation of a carbon treatment system that will treat existing contaminated ground water from several reported hazard substance releases at the site located at 10477 120th Avenue.
 - C. **PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT** for the request of Attorney J. Michael McTernan agent for VIDHYA Corp, VIII, Inc. to amend the BP-Amoco Planned Unit Development Ord. No. 01-32 to reflect the proposed new site conditions and business operations of the BP Amoco gasoline station and AM/PM convenience store located at 10477 120th Avenue.
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.

- A. **TABLED PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE** for the request of Cory Harpe, agent for Harpe Development to use the house located at 9985 Cooper Road in the Village Green Heights Addition #1 Subdivision as a model home.

Recommendation:

Village staff recommends that the Plan Commission approve the **Conditional Use Permit** subject to the attached comments and conditions of the Village Staff Report of October 15, 2012.

VILLAGE STAFF REPORT OF OCTOBER 15, 2012

CONSIDERATION OF A CONDITIONAL USE for the request of Cory Harpe, agent for Harpe Development to use the house located at 9985 Cooper Road in the Village Green Heights Addition #1 Subdivision as a model home.

PUBLIC HEARING COMMENTS:

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

Findings of Fact

1. The petitioner is requesting a **Conditional Use Permit** for Harpe Development LLC to use the house located at 9985 Cooper Road as a model home. (**Exhibit A**). The subject property is known as Lot 170 in the Village Green Heights Addition #1 Subdivision, located in a part of the Southwest One Quarter of U.S. Public Land Survey Section 23, Township 1 North, Range 22 East in the Village and further identified as Tax Parcel Number 92-4-122-233-0670.
2. The single-family lots within the Village Green Heights Addition #1 Subdivision are zoned R-4, Urban Single Family Residential District. Pursuant to Section 420-108 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 District with the approval of a Conditional Use Permit issued by the Plan Commission.
3. On June 1, 2012 the Village issued the required zoning, building and erosion control permits (Permit No. 12-05-084) for the construction of a 2,645 square foot single-family dwelling. A verbal inspection approval to occupy this property was issued by the Village on September 11, 2012. The driveway has been paved and the lawn was hydro-seeded.
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 (2) 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 open during the following hours: Monday through Friday during business hours as well as in the evenings and weekends. Specific times should be allowed and may be set by the Plan Commission. Village staff recommends Monday-Friday 10:00 a.m. to 4:00 p.m., Saturday and Sunday 12:00 p.m. to 3:00 p.m. or by appointment.
6. Parking shall be provided on the driveway and is allowed on Cooper Road and Main Street adjacent to the lot. Vehicular parking shall not block any driveways or fire hydrants and shall not be allowed 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 September 12, 2012 and the required notice was published in the Kenosha News on September 24 and October 1, 2012.
9. The petitioner was emailed a copy of the Plan Commission Memorandum for the October 8, 2012 meeting on October 5, 2012.

10. At the October 8, 2012 Plan Commission meeting the Plan Commission tabled the request since the petitioner was not in attendance. The public hearing was tabled until the October 15, 2012 Plan Commission Meeting.
11. The petitioner was emailed a copy of this Memorandum on October 9, 2012.
12. According to Article XVIII of the Village's 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.

Village Staff Conclusions and Recommendation:

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

- does not impede the traffic patterns on the site or cause traffic congestion or traffic circulation problems and the traffic patterns on the site do not hinder, harm or distract the provisions of public services;
- does not impair an adequate supply of light and air to the adjacent properties;
- does not increase danger of fire;
- does not create storm water flooding or drainage, create obnoxious odors, problems or otherwise endanger the public health, safety or welfare;
- has no existing identified hazard, danger, harm, noxiousness, offensiveness, nuisance or other adversity or inconsistency that would endanger the public's health, safety or welfare related to the proposed use;
- the proposed and applied for use on this particular parcel is not inherently inconsistent with either the R-4, Urban Single Family Residential District in which it is located or the adjoining residential neighborhood; and
- the proposed and applied for use will comply with all applicable Village ordinance requirements and all other applicable federal, state or local requirements relating to land use, buildings, development control, land division, environmental protection, sewer and water services, storm water management, streets and highways and fire protection.

Based on the foregoing information, the Village staff recommends that if the Plan Commission determines that the petitioner has met the specific standards for granting of a Conditional Use Permit as specified above; then approval of the Conditional Use Permit to use the house located at 9985 Cooper Road (Lot 170 in the Village Green Heights Addition #1 Subdivision) as a model home shall be approved subject to the following conditions:

1. The garage shall not be converted for use as a showroom or sales office.
2. The petitioner is responsible to ensure that any brochures or informational marketing materials used to market the model home that are distributed on-site do not blow onto adjacent properties. All litter or debris generated at the site shall be picked up at the end of every business day.
3. Proper exterior maintenance of the property shall be provided, such as but not limited to lawn and yard maintenance and snow removal.
4. Said model home shall be handicapped accessible and meet all ADA requirements.

5. Parking shall be provided on the driveway and is allowed on Cooper Road and Main Street adjacent to the lot. Vehicular parking shall not block any driveways or fire hydrants and shall not be allowed on the street during a snow emergency or hinder traffic visibility.
6. **The model home may operate from this location for a period not to exceed two (2) years from the date of verbal inspection approval occupancy of the home (September 11, 2014) or until the home is sold, whichever comes first.**
7. The petitioner is proposing to have the model home opened during the following hours: Monday through Friday during business hours as well as in the evenings and weekends. Specific times should be allowed and may be set by the Plan Commission. Village staff recommends Monday-Friday 10:00 a.m. to 4:00 p.m., Saturday and Sunday 12:00 p.m. to 3:00 p.m. or by appointment.
8. The model home shall **not** be used as living quarters pursuant to the Conditional Use Permit.
9. Prior to any model home sign being installed, the property owner shall obtain the required sign permit. *(A sign application has been submitted and will be issued upon approval of the Conditional Use Permit and execution of the required Conditional Use Grant Document.)*
10. **The model home site shall not display any streamers, banners, triangle flags, pennants, strings of pennants, pinwheels, etc., at any time on the property. No off-lot directional, marketing or off-premise advertizing signage is allowed during the week or on the weekends. Violation of this requirement may result in immediate revocation of this conditional use permit.**
11. All plans shall conform to applicable Village ordinance requirements, and to all other applicable local, State and Federal requirements relating to land use, buildings, development control, land division, environmental protection, sewer service, water service, storm water management, noise, streets and highways and fire protection; and in the event of conflicting requirements or standards, the most restrictive shall apply.
12. No use on site 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. No changes to the exterior site or house conditions shall be made without the Village's approval. In addition, any addition, alteration, extension, expansion, repair or other proposed change in the approved model home operation shall be subject to the Village's Conditional Use procedures as if such use were being established anew.
14. Upon approval of the Conditional Use Permit the property owner shall sign the Conditional Use Grant Document and the document shall be recorded at the Kenosha County Register of Deeds office.
15. The Conditional Use Grant shall become effective upon the execution and recording of the document and shall constitute an effective covenant running with the land. The Conditional Use Grant is subject to amendment and termination in accordance with the provisions of the Village Zoning Ordinance. Construction and operation of the use granted shall be in strict conformity to the approved plans filed in connection with the petition for this permit. Violations of these conditions may result in the revocation of the Conditional Use Permit(s) or zoning violation prosecution, or both.

16. The Conditional Use Grant is subject to amendment and termination in accordance with the provisions of the Village Zoning Ordinance.



RECEIVED
AUG 31 2012
Village of Pleasant Prairie

Exhibit A

Rev. 1/98
2/01
1/04

Filed 8/31 2012 Published _____ 20____
Public Hearing 10/8 2012 _____ 20____
Fee Paid 8/31 2012 Approved _____ 20____
Notices Mailed _____ 20____ Denied: _____ 20____

**VILLAGE OF PLEASANT PRAIRIE
CONDITIONAL USE PERMIT**

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

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

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

It is petitioned that the following Conditional Use Permit be approved: _____

Use of property for model home
on the property located at: 9985 Cooper Rd. and is legally described as follows
(address)

as follows: Village Green Heights #170

Tax Parcel Number(s): 92-4-122-233-0670

The proposed use for this property is: Model Home

Current zoning of the property: Residential

Proposed zoning of the property: Residential-model home

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

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

PROPERTY OWNER:

Print Name: Harpe Development

Signature: [Signature]

Address: 7530 - 39th Avenue

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

Phone: 262-577-5417

Fax: 262-577-5437

Date: _____

OWNER'S AGENT:

Print Name: _____

Signature: _____

Address: _____

(City) (State) (Zip)

Phone: _____

Fax: _____

Date: _____

August 30, 2012

To whom it may concern:

Please note that Harpe Development LLC intends to use the property located at 9985 Cooper Road in Village Green Heights as their model home. The model will be used to have meetings with clients as well as to showcase the features Harpe offers in their houses. The model will be open Monday through Friday during business hours as well as in the evenings and weekends. This house will be used as a model from the date the conditional use permit is issued – until it is sold.

Thank you,

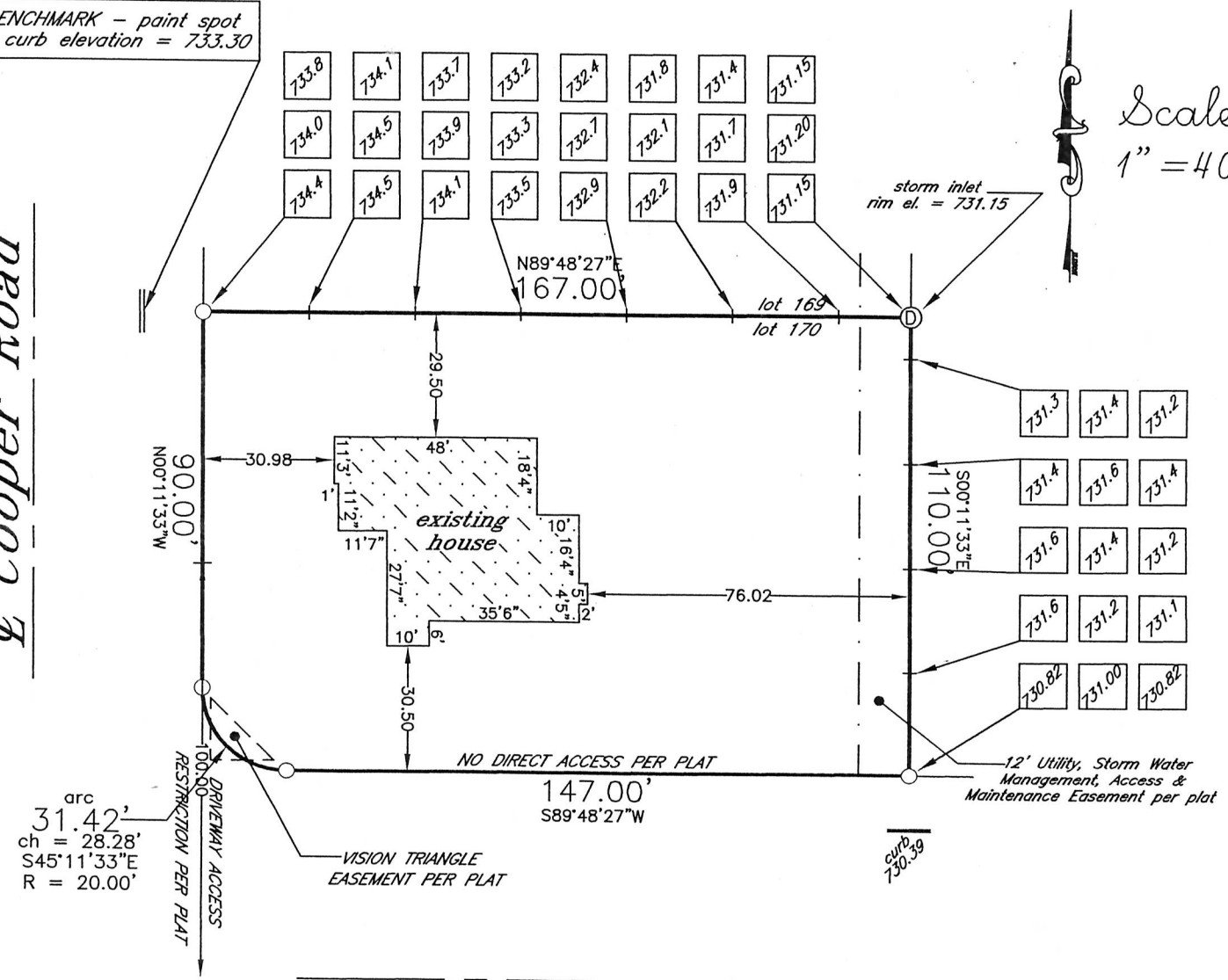
A handwritten signature in black ink that reads "Toni Howland". The signature is written in a cursive style with a long, sweeping underline that ends in a loop.

Toni Howland

project BENCHMARK - paint spot
on top of curb elevation = 733.30

Scale
1" = 40'

Cooper Road



Main Street

* top of foundation elevation = 736.29
* outside finish grade = EL 735.60 (advisory only) - top of foundation = EL 736.27 (advisory only) unless otherwise determined in writing by Village Engineering Department

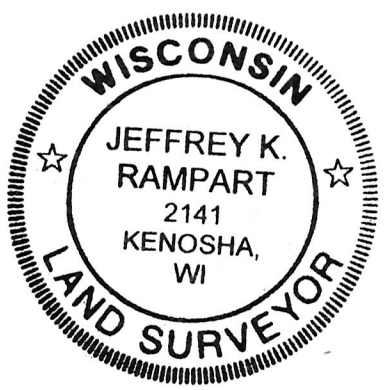
denotes iron pipe

* existing
proposed
final

* Verify exact number with Village Engineering Department

Proposed building field staked true size. Contractor to verify all dimensions before building by same and adhere to drainage plan in effect for this subdivision. Refer to a current title report for easements or restrictions which may affect the use of this site that are not shown on the recorded subdivision plat.

J.K.R. SURVEYING, INC.
8121 22ND AVENUE
KENOSHA, WI 53143



I hereby certify that this property was surveyed under my direction and this plat is a true representation thereof.

[Signature]

Reg. Land Surveyor
May 17, 2012
Revised 6/14/12
Revised 8/24/12

Plat of Survey of
LOT 170 IN
VILLAGE GREEN HEIGHTS ADDITION 1
in SW1/4 Section 23-1-22
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WIS.

-for-
Harpe Development

FOCUS N ENERGY NOTES:

- HOME MUST BE MINIMUM 10% MORE EFFICIENT THAN THE SAME HOME DESIGNED TO CURRENT UNIFORM BUILDING CODE STANDARDS
- AIR TIGHTNESS (2.0 TOTAL BUILDING SHELL AREA IN SQ. FT.)
- SEALED SUMP BATH/WOODEX
- SEALED PLUMBING PENETRATIONS THROUGH BASEMENT FLOOR (MUST BE AIR TIGHT)
- FULL COVERAGE FOUNDATION INSULATION R5 (1" FDM BOARD MIN.)
- WHOLE HOUSE VENTILATION (CASWARE 62-21/4 FAN IN CENTRAL BATH)
110 CFM FOR 4 BEDS, W/ 6" METAL DUCT
80 CFM FOR 3 BEDS OR SMALLER, 4" METAL DUCT
WHOLE HOUSE FAN TO HAVE SWITCH IN BATHROOM AND OUTSIDE IN HALLWAY, TO BE WIRED IN PARALLEL.
80 CFM IN ANY ADDITIONAL BATHROOMS, 4" METAL DUCT
WATER HEATER MUST BE POWER VENTED OR CLOSED COMBUSTION WITH EF EQUAL TO OR GREATER THAN, EA.
FURNACE MUST BE CLOSED COMBUSTION, INTAKE AND EXHAUST VENT DIRECTLY TO EXTERIOR OF BUILDING.
FIREPLACE DIRECT VENT? INTAKE CLOSED COMBUSTION AIR INTAKE CONNECTED DIRECTLY TO EXTERIOR OF BUILDING.
INSULATED AND GASKETED ATTIC ACCESS HATCH IN BUILDING.
MUST HAVE A MIN. OF R-20 INSULATION ATTACHED TO BACK OF HATCH AND A FDM GASKET TO FORM AIR SEAL, BETWEEN HATCH AND FRAMED OPENING TO HOUSE.

SPECIAL NOTE:

THE BUYER/S SHOULD ADOPT THE COURSE OF BUILDING, BECAUSE OF JOB CONDITIONS AND DIFFERENT METHODS OF CONSTRUCTION, BEHAVIORS MAY OCCUR FROM THE POINT THEREFORE, THE BUILDER RESERVES THE RIGHT TO MAKE SLIGHT MODIFICATIONS TO ROOM SIZES AND PLACEMENT OF MECHANICAL FEATURES (I.E. HVAC, PLUMBING, ELEC, AND DEMONSTRATES).

X..... //
X..... //

LEGAL NOTE:

THE ATTACHED BLUEPRINTS ARE STRICTLY A REPRESENTATION OF THE PROPOSED STRUCTURE TO BE BUILT, THE ACTUAL STRUCTURE MAY VARY IN APPEARANCE DUE TO THE CONSTRUCTION METHODS USED. THESE PLANS ARE GUARANTEED TO BE TRUE AND ACCURATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND UNDERSTANDING, THE DESIGNER OF THESE PLANS CAN NOT BE HELD RESPONSIBLE FOR ANY MONETARY LOSS INCURRED AS A RESULT OF ANY NEGLIGENCE PRACTICES BY OTHERS.

X..... //
X..... //

ROUGH CARPENTER NOTE:

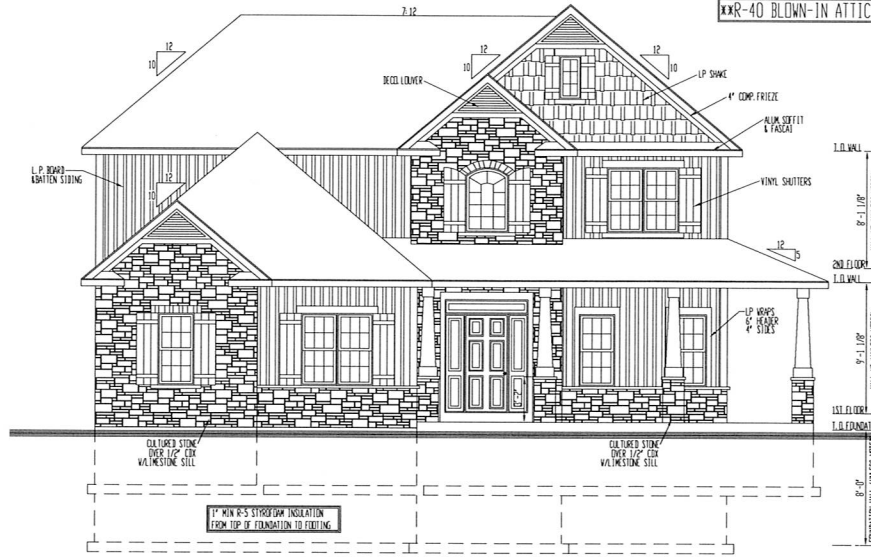
- NOTE LOCATION OF TOILET AND R.V. PIPE. DO NOT PLACE FLOOR JOISTS DIRECTLY IN THIS AREA. ALLOW 6" TO THE CENTER ON BOTH SIDES AND 18" FROM THE WALL FOR THE TOILET AND 5" TO THE CENTER ON BOTH SIDES OF THE R.V. PIPE.
- ALL EXTERIOR OPENINGS (WINDOWS, DOORS, ETC.) ON THE FIRST FLOOR ARE TO BE A MINIMUM OF (2) 2"x12" HEADERS, UNLESS IT IS OTHERWISE NOTED AS SUCH ON THE PLAN. ALL EXTERIOR OPENINGS ON THE SECOND FLOOR UP TO A 6'0" SPAN ARE TO BE A MINIMUM OF (2) 2"x12" HEADERS, ANY (BEARING) OPENING ON FIRST OR SECOND FLOOR OVER 6'0" SPAN ARE TO BE A MINIMUM OF 2-PLY MICROLAM HEADERS AS NOTED PER THE PLAN.
- 1ST FLOOR CANTILEVERS ARE TO BE INSULATED W/ R-30 BATT INSULATION IN THE CLCS. (WHERE APPLICABLE) R-19 BATT INSUL. IN BOX SILL AND 3/4" PRESSURE TREATED PLYWOOD (NO R-BEARD IS TO BE USED ON 1ST FLOOR CANTILEVERS), 2ND FLOOR CANTILEVERS ARE TO BE INSULATED W/ R-19 BATT INSULATION, AND 1/2" R-BEARD PRIOR TO INSTALLATION OF FINISH FACING.
- ALL DIMENSIONS SHOWN ON THE PLAN ARE FOR ROUGH DIMENSIONS, THESE ARE FROM THE FACE OF THE STUD TO THE FACE OF THE STUD.
- ALL INTERIOR HEADERS ON NON-BEARING WALLS ARE TO BE LADDER HEADERS (SEE DETAIL), ALL BEARING WALLS WILL BE NOTED AS TO THE SIZE ON THE PLAN.
- METAL WINDBRACING IS TO BE USED AT ALL EXTERIOR CORNERS WHERE SUITABLE, EXCLUDING WHERE OSB IS SUBSTITUTED, R-BEARD IS TO BE INSTALLED ON REMAINING WALLS.
- 7/16" O.S.B. IS TO BE USED ONLY ON GARAGE EXTERIOR WALLS, ALL GABLE ENDS, PORCH/CEILING CHASIS AND ALL HANGING WINDOW BOXES/NAILED W/ 8/CC 8" TO 10" O.C.
- ALL HEADERS (INTERIOR BEARING AND ALL EXTERIOR) ARE TO BE NAILED WITH 16D NAILS AT 16" O.C. STAGGERED ON EACH SIDE. (ALL MICROLAM HEADERS ARE TO BE NAILED W/ 16D NAILS @ 12" O.C. STAGGERED ON EACH SIDE AND GLUED).

ARCHITECTURAL ROOF W/ CLOSED VALLEYS

ALLIANCE SINGLE-HUNG WINDOWS
DRYWALL RETURNS W/ WOOD STILLS

HOUSEWRAP ENTIRE BUILDING

R-40 BLOW-IN ATTIC INSULATION



FRONT ELEVATION
SCALE 1/4" = 1'-0"



REAR ELEVATION
SCALE 1/4" = 1'-0"

RESIDENCE CUSTOM DESIGNED FOR:
HARPE PARADE HOME
VILLAGE GREEN LOT 170
PLEASANT PRAIRIE, WI
2645 SQ. FT. RANCH

Harpe Development LLC
Quality Homes at a better price!

REVISIONS

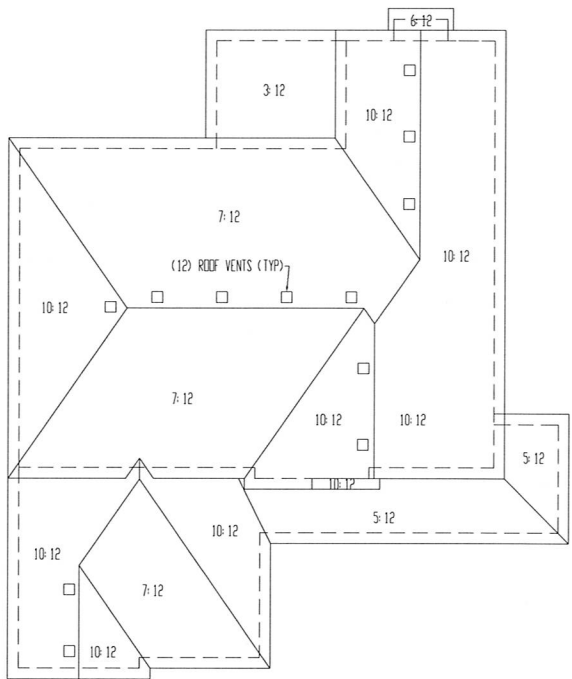
DRAWN BY:	P. A.	SHEET:	1
DATE:	5/17/12	OF:	6
SCALE:	1/4" = 1'-0"		

****ARCHITECTURAL ROOF W/ CLOSED VALLEYS****

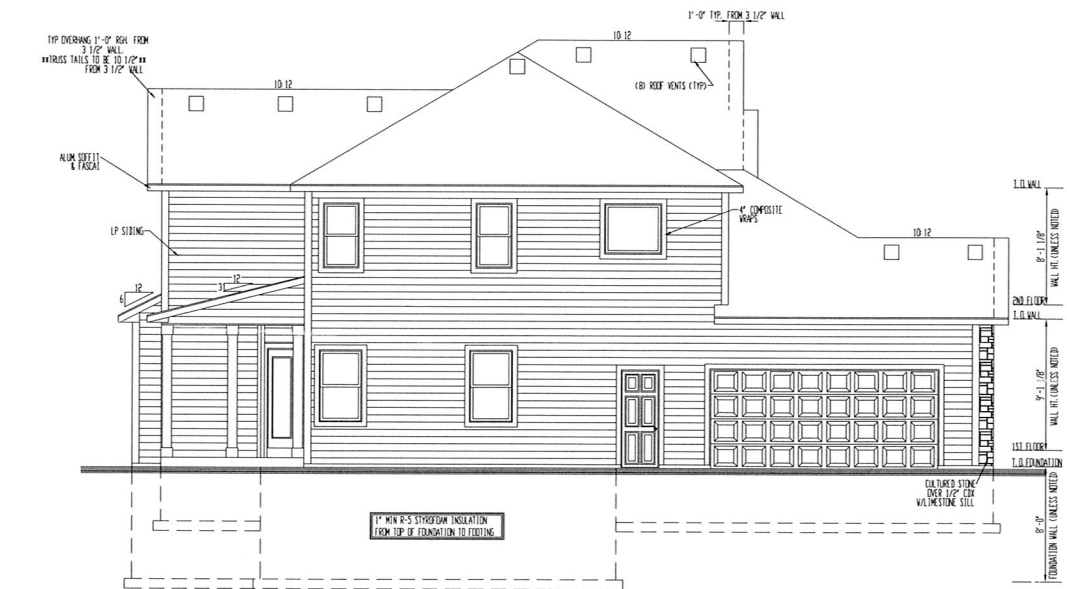
****ALLIANCE SINGLE-HUNG WINDOWS****
 DRYWALL RETURNS W/ WOOD SILL

****HOUSEWRAP ENTIRE BUILDING****

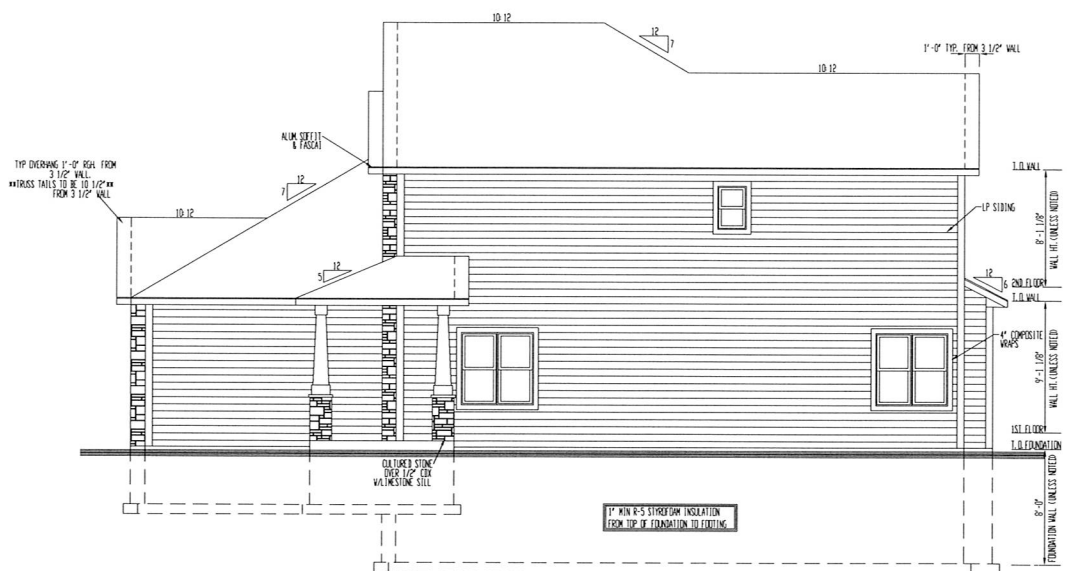
****R-40 BLOW-IN ATTIC INSULATION****



ROOF PLAN
 SCALE 3/16"=1'-0"



LEFT ELEVATION
 SCALE 1/4"=1'-0"



RIGHT ELEVATION
 SCALE 1/4"=1'-0"

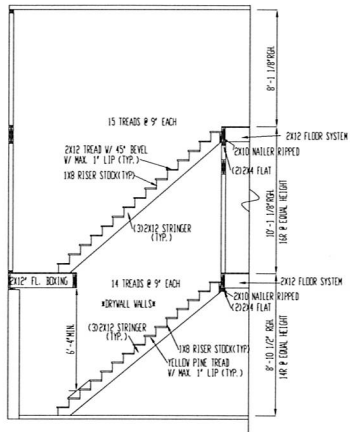
RESIDENCE CUSTOM DESIGNED FOR

Harpe Development LLC
 Quality Homes at a better price!

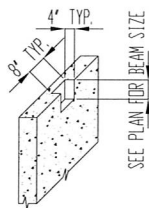
REVISIONS:

DRAWN BY: P. A.
 DATE:
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SHEET
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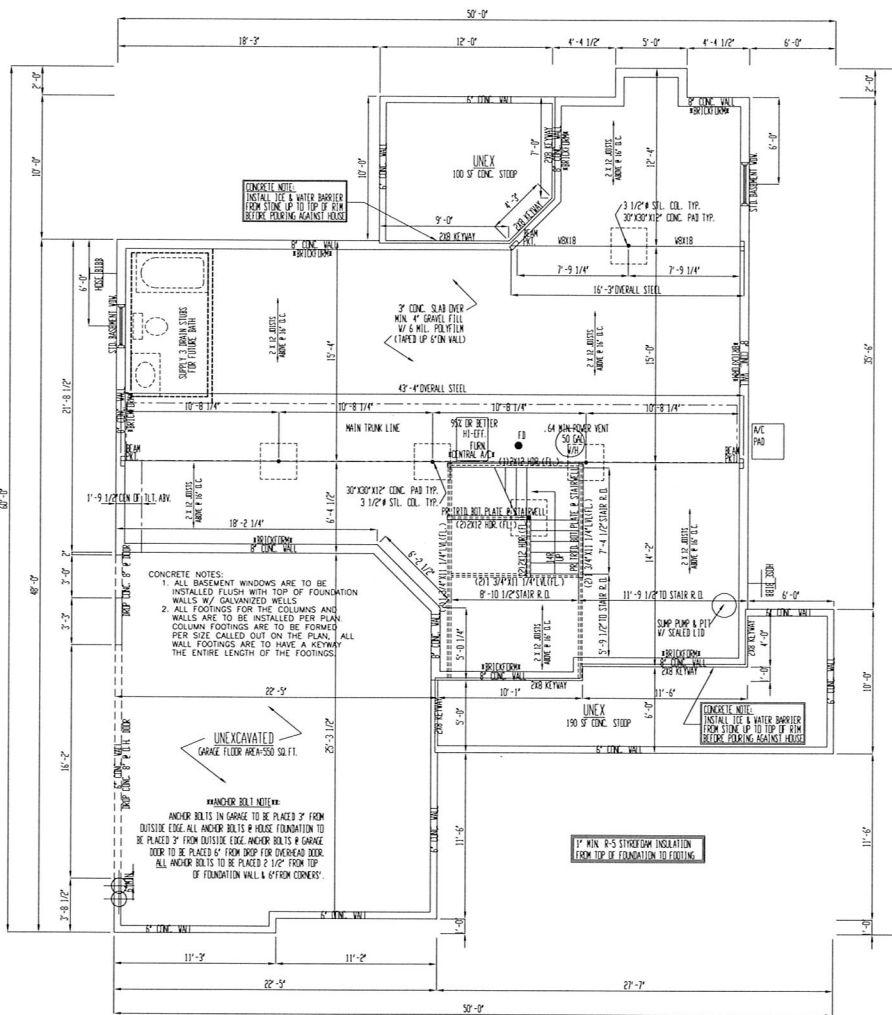


STAIR SECTION
SCALE: 1/4" = 1'-0"



BEAM POCKET DETAIL
SCALE: 1/2" = 1'-0"

8' HIGH WALLS- UNLESS NOTED



CONCRETE NOTES:
 1. ALL BASEMENT WINDOWS ARE TO BE INSTALLED FLUSH WITH TOP OF FOUNDATION WALLS W/ GALVANIZED WELLS.
 2. ALL FOOTINGS FOR THE COLUMNS AND WALLS ARE TO BE INSTALLED PER PLAN. COLUMN FOOTINGS ARE TO BE FORMED PER SIZE CALLED OUT ON THE PLAN. ALL WALL FOOTINGS ARE TO HAVE A KEYWAY THE ENTIRE LENGTH OF THE FOOTINGS.

ANCHOR BOLT NOTE:
 ANCHOR BOLTS IN GARAGE TO BE PLACED 3" FROM OUTSIDE EDGE. ALL ANCHOR BOLTS @ HOUSE FOUNDATION TO BE PLACED 3" FROM OUTSIDE EDGE. ANCHOR BOLTS @ GARAGE DOOR TO BE PLACED 6" FROM DROP FOR OVERHEAD DOOR. ALL ANCHOR BOLTS TO BE PLACED 1'-0" FROM TOP OF FOUNDATION WALL & 6" FROM CORNERS.

FOUNDATION PLAN

SCALE: 1/4" = 1'-0" BASEMENT FLOOR AREA=1220 SQ. FT.

CARPENTERS: PLEASE NOT LOCATIONS OF CENTERLINES FOR PLUMBING & ALLOW 3" MIN. OF SPACE

RESIDENCE CUSTOM DESIGNED FOR:

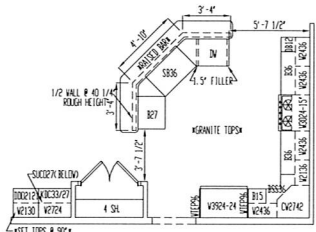


REVISIONS:	

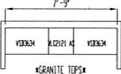
DRAWN BY	P. A.	SHEET
DATE:		
SCALE:	1/4" = 1'-0"	

PRELIMINARY DRAWING ONLY!

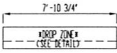
CABINET LAYOUT MAY BE SUBJECT TO CHANGE PER SPECIFICATIONS OF CABINET SUPPLIER.



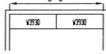
KITCHEN LAYOUT



MASTER BATH LAYOUT



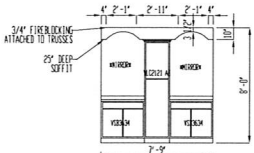
MUD RM LAYOUT



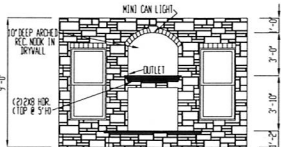
LAUNDRY LAYOUT



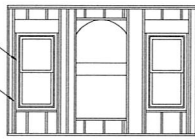
BATH #2 LAYOUT



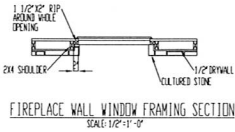
MASTER BATH ELEVATION



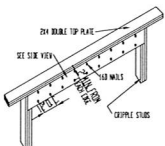
FIREPLACE WALL DETAIL



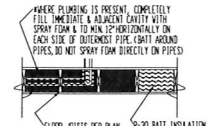
FIREPLACE WALL WINDOW FRAMING DETAIL



FIREPLACE WALL WINDOW FRAMING SECTION



BEARING HEADER SECTION



PLUMBING INSULATION DETAIL

NOTE: 1/2" MIN. TOP ACCORDING TO IBC. TOP OF JOIST SHALL BE 1/2" MIN. ABOVE FINISH FLOOR. ALL JOIST ENDS SHALL BE PROTECTED WITH 1/2" MIN. THICK POLYURETHANE INSULATION.

1/2" B.B.B. BEHIND EXTERIOR WALLS (FOR FUNCTION)

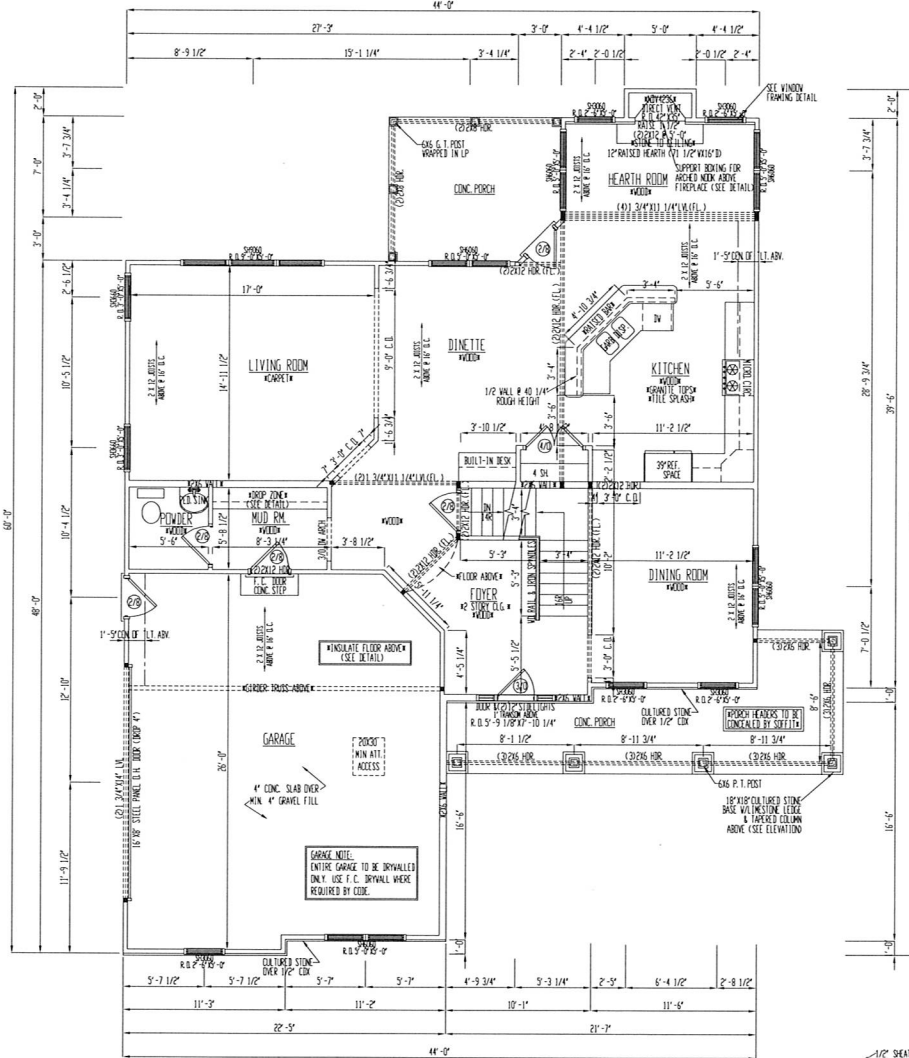
HEADER SIDE VIEW

9' HIGH WALLS- UNLESS NOTED

HOUSEWRAP ENTIRE BUILDING

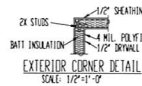
ALL LANCE SINGLE-HUNG WINDOWS
BRYWALL RETURNS W/WOOD STUDS

R-40 BLOW-IN ATTIC INSULATION

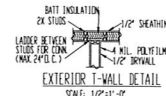


FIRST FLOOR PLAN

1298 SQ. FT. SCALE: 1/4"=1'-0"



EXTERIOR CORNER DETAIL



EXTERIOR T-WALL DETAIL

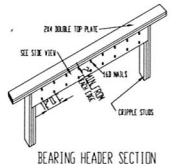
CARPENTERS: PLEASE NOT LOCATIONS OF CENTERLINES FOR PLUMBING & ALLOW 3" MIN. OF SPACE

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Harpe Development LLC
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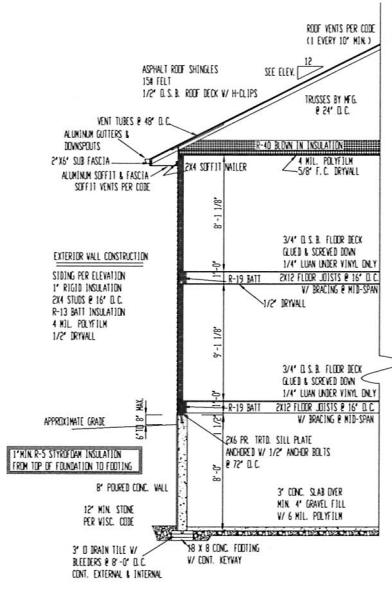
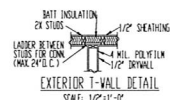
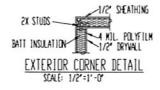
DRAWN BY:	P. A.	SHEET	4
DATE:		OF	6
SCALE:	1/4"=1'-0"		



NOTE: 2" MIN. AIR SPACE REQUIRED TO SEPARATE THE STUDS FROM THE WALL SHEATHING TO PREVENT MOISTURE FROM CONDENSING ON THE INSIDE SURFACE OF THE WALL SHEATHING.

1/2" O.S.B. MEMBRANE WRAP OVER WALLING SHEATHING FOR WEATHERING.

HEADER SIDE VIEW



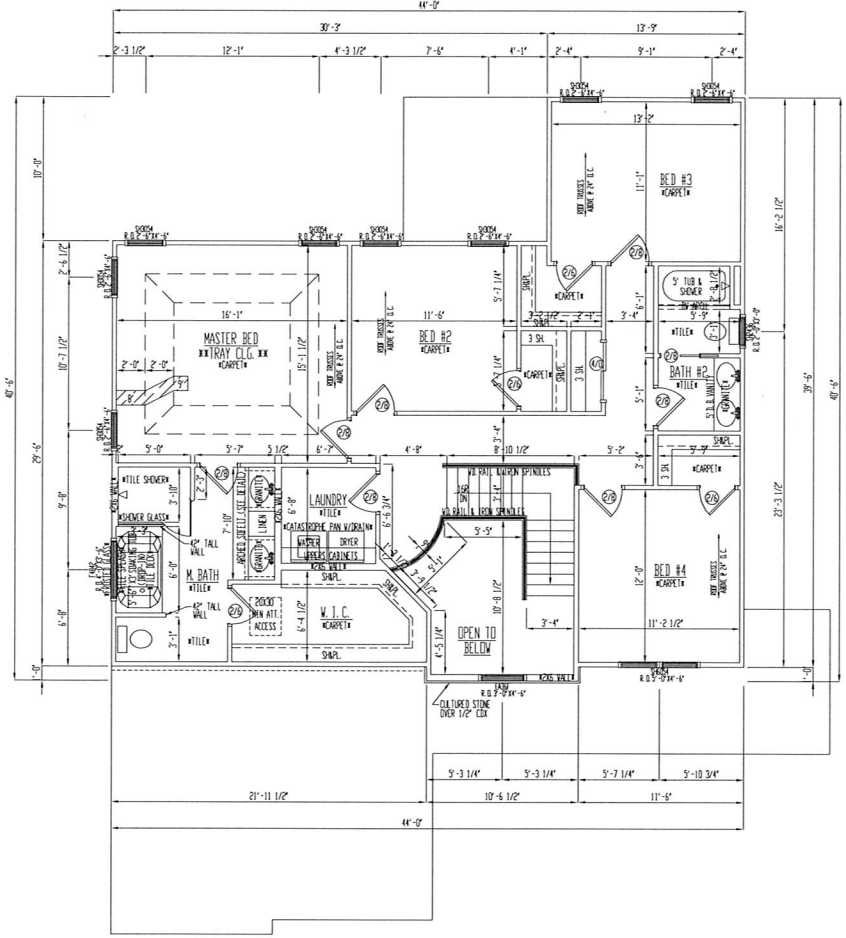
TYPICAL SECTION
SCALE: 1/4"=1'-0"

8' HIGH WALLS- UNLESS NOTED

HOUSEWRAP ENTIRE BUILDING

ALLIANCE SINGLE-HUNG WINDOWS
DRYWALL RETURNS W/WOOD SILLS

40 BLOW-IN ATTIC INSULATION



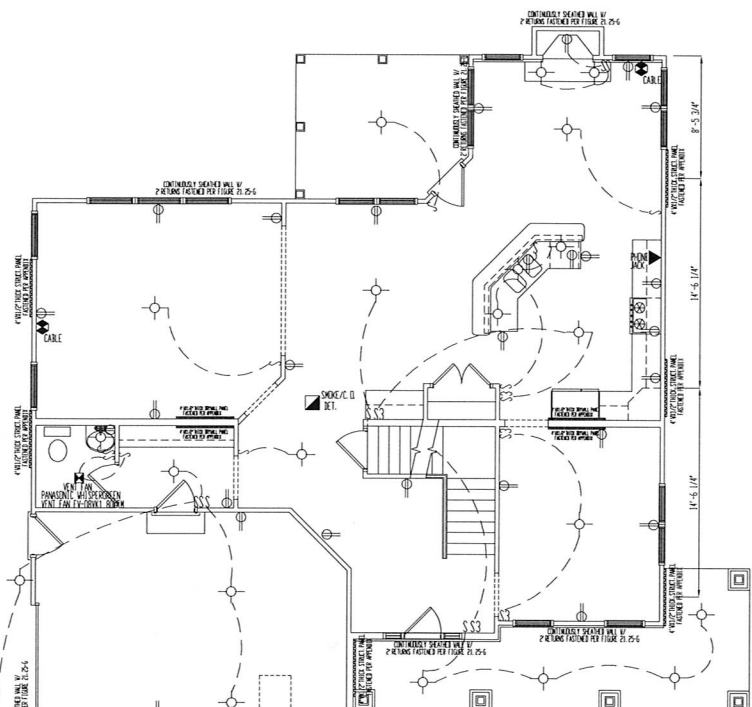
SECOND FLOOR PLAN
1347 SQ. FT. SCALE: 1/4"=1'-0"

RESIDENCE CUSTOM DESIGNED FOR:

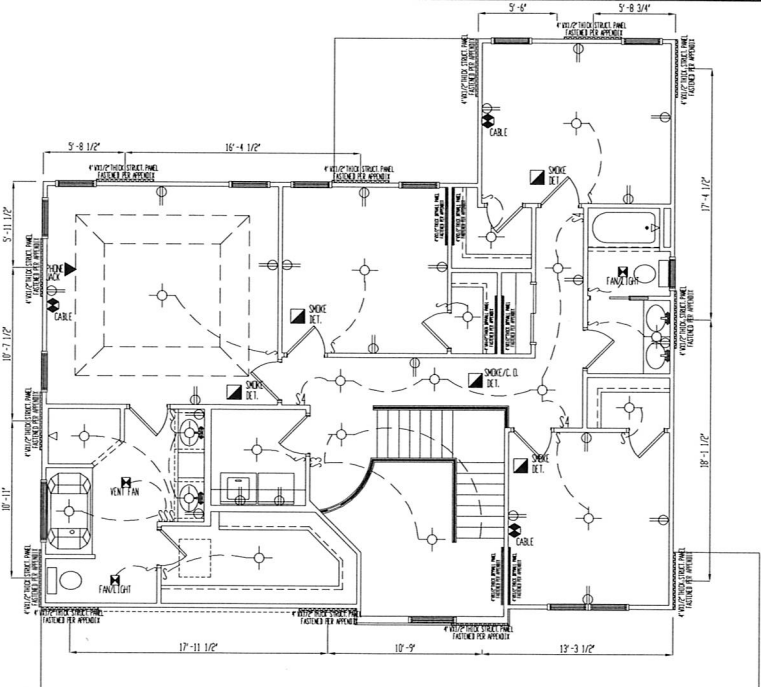
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DATE: 5/20/17
SCALE: 1/4"=1'-0"
SHEET: 5 OF 6



2ND FLR. ELECTRICAL & WALL BRACING
SCALE: 1/4"=1'-0"

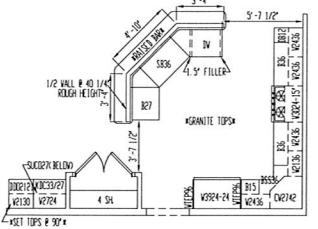


1ST FLR. ELECTRICAL & WALL BRACING
SCALE: 1/4"=1'-0"

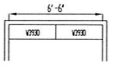
****SUPPLY 200 AMP SERVICE****

ELECTRICAL NOTE:
ALL ELECTRIC WORK ON THE PLAN IS TO BE USED FOR HINTING PURPOSES AND AS A GUIDE ONLY. ALL ELECTRIC WORK IS TO BE INSTALLED PER STATE AND LOCAL CODE. FINAL LOCATIONS T.B.D. DURING CONSTRUCTION.

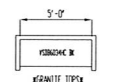
PRELIMINARY DRAWING ONLY:
CABINET LAYOUT MAY BE SUBJECT TO CHANGE PER SPECIFICATIONS OF CABINET SUPPLIER.



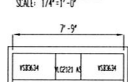
KITCHEN LAYOUT
SCALE: 1/4"=1'-0"



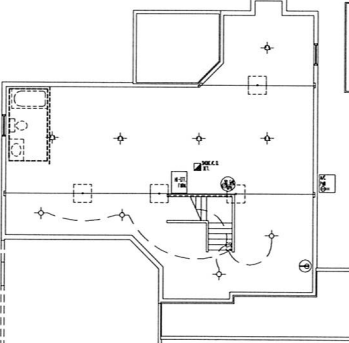
LAUNDRY LAYOUT
SCALE: 1/4"=1'-0"



BATH #2 LAYOUT
SCALE: 1/4"=1'-0"



MASTER BATH LAYOUT
SCALE: 1/4"=1'-0"



BASEMENT ELECTRICAL
SCALE: 3/16"=1'-0"

MINIMUM FACTORY SCHEDULE TABLE

Other materials and exterior products and finishes must meet all manufacturer's requirements. For important construction, see manufacturer's approved practices.

Material Description	Quantity	Notes
4" x 6" x 8' Stud	12	For interior walls
2" x 4" x 8' Stud	18	For interior walls
2" x 6" x 8' Stud	10	For interior walls
2" x 8" x 8' Stud	8	For interior walls
2" x 10" x 8' Stud	5	For interior walls
2" x 12" x 8' Stud	3	For interior walls
2" x 4" x 16' Stud	10	For exterior walls
2" x 6" x 16' Stud	8	For exterior walls
2" x 8" x 16' Stud	6	For exterior walls
2" x 10" x 16' Stud	4	For exterior walls
2" x 12" x 16' Stud	3	For exterior walls
2" x 4" x 32' Stud	10	For exterior walls
2" x 6" x 32' Stud	8	For exterior walls
2" x 8" x 32' Stud	6	For exterior walls
2" x 10" x 32' Stud	4	For exterior walls
2" x 12" x 32' Stud	3	For exterior walls
2" x 4" x 64' Stud	10	For exterior walls
2" x 6" x 64' Stud	8	For exterior walls
2" x 8" x 64' Stud	6	For exterior walls
2" x 10" x 64' Stud	4	For exterior walls
2" x 12" x 64' Stud	3	For exterior walls
2" x 4" x 96' Stud	10	For exterior walls
2" x 6" x 96' Stud	8	For exterior walls
2" x 8" x 96' Stud	6	For exterior walls
2" x 10" x 96' Stud	4	For exterior walls
2" x 12" x 96' Stud	3	For exterior walls
2" x 4" x 128' Stud	10	For exterior walls
2" x 6" x 128' Stud	8	For exterior walls
2" x 8" x 128' Stud	6	For exterior walls
2" x 10" x 128' Stud	4	For exterior walls
2" x 12" x 128' Stud	3	For exterior walls
2" x 4" x 192' Stud	10	For exterior walls
2" x 6" x 192' Stud	8	For exterior walls
2" x 8" x 192' Stud	6	For exterior walls
2" x 10" x 192' Stud	4	For exterior walls
2" x 12" x 192' Stud	3	For exterior walls

Finish	Quantity	Notes
Exterior Brick	1000	For exterior walls
Interior Gypsum Board	500	For interior walls
Acoustic Ceiling Tiles	200	For interior ceiling
Carpet Tiles	100	For interior floor
Granite Countertops	50	For kitchen and bathrooms
Porcelain Tiles	100	For kitchen and bathroom floors
Stainless Steel Sinks	5	For kitchen and bathrooms
Granite Backsplashes	50	For kitchen and bathrooms
Stainless Steel Faucets	5	For kitchen and bathrooms
Porcelain Toilets	5	For bathrooms
Stainless Steel Shower Heads	5	For bathrooms
Porcelain Vanities	5	For bathrooms
Stainless Steel Mirrors	5	For bathrooms
Porcelain Bathtubs	5	For bathrooms
Stainless Steel Shower Doors	5	For bathrooms
Porcelain Sinks	5	For bathrooms
Stainless Steel Shampoos	5	For bathrooms
Porcelain Bidets	5	For bathrooms
Stainless Steel Paper Towel Holders	5	For bathrooms
Porcelain Bidet Seats	5	For bathrooms
Stainless Steel Soap Dispensers	5	For bathrooms
Porcelain Bidet Seats	5	For bathrooms

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REVISIONS:

DRAWN BY: A
DATE:
SCALE: 1/4"=1'-0"
SHEET 6 OF 6

- A. Consider the **Settlement Agreement between the Village of Pleasant Prairie and VIDHYA Corp, VIII, Inc.** for the BP Amoco located at 10477 120th Avenue related to the remedial activities and conditions to correct the illicit discharges at the property.
- B. **PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE INCLUDING SITE AND OPERATIONAL PLANS** for the request of Attorney J. Michael McTernan agent for VIDHYA Corp, VIII, Inc. that would allow BP Amoco to operate the gasoline station and AM/PM convenience store and to expand the facility for the installation of a carbon treatment system that will treat existing contaminated ground water from several reported hazard substance releases at the site located at 10477 120th Avenue.
- C. **PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT** for the request of Attorney J. Michael McTernan agent for VIDHYA Corp, VIII, Inc. to amend the BP-Amoco Planned Unit Development Ord. No. 01-32 to reflect the proposed new site conditions and business operations of the BP Amoco gasoline station and AM/PM convenience store located at 10477 120th Avenue.

Recommendation:

Village staff recommends that these items be tabled until the November 12, 2012 Plan Commission meeting (6:00 p.m.).