PLEASANT PRAIRIE PLAN COMMISSION MEETING VILLAGE HALL AUDITORIUM 9915 39th AVENUE PLEASANT PRAIRIE, WISCONSIN 6:00 P.M. AUGUST 12, 2019 AGENDA

- 1. Call to Order.
- 2. Roll Call.
- 3. Consider appointment of a Plan Commission Secretary.
- 4. Consider approval of the July 22, 2019 Plan Commission meeting minutes.
- 5. Correspondence.
- 6. Citizen Comments.
- 7. New Business:
 - A. **PUBLIC HEARING AND CONSIDERATION APPROVAL OF A CONCEPTUAL PLAN** for the request Joe Bukovich of Point Reals Estate on behalf of the Sagewood 47 LLC owner of the properties located on the east side of 47th Avenue between Main Street and 104th Street (STH 165) to consider approval of a **Conceptual Plan** to develop the remainder of the Sagewood Condominium land with 18-2 unit condominium buildings to be known as Keystone Condominiums.
 - B. Consider the request of Steve Miller with Clayco, on behalf of the property owners Bluepoint 94, LLC for approval of **Final Site and Operational Plans** for the construction of 590,525 square foot regional office and pharmaceutical warehouse and processing facility for Fresenius Kabi at 11900 122nd Street in Stateline 94 Corporate Park.
 - C. Consider the request of Karl Music, agent with IPS, on behalf of Nexus Pharmaceuticals, Inc., for approval of **Preliminary Site and Operational Plans** for site grading and underground utilities for the proposed pharmaceuticals manufacturing facility to be located at the northwest corner of 128th Avenue and 104th Street in the Prairie Highlands Corporate Park.
 - D. Consider the request of Jeff Smith, agent for Verde 88th Avenue, LLC owners of the property located at 11589 88th Avenue in the LakeView Corporate Park for approval of **Preliminary Site and Operational Plans** for site grading, underground utilities and footing and foundation permits for an 86,808 square foot warehouse distribution addition for Volkswagen Group of America, LLC.
 - E. Consider the request of Brendan O' Carroll of Morgan/Harbour, agent for United Conveyor Corporation, for the approval of **Site and Operational Plans** to occupy the entire 149,811 square foot existing building located at 7153 99th Street in the LakeView Corporate Park for the fabrication of parts and assemblies to service the industrial and power industries.
 - F. Consider the request of Melissa Roman, agent for Lakeview XIV Ventures LLC owners of the vacant property generally located north of 109th Street and east of 80th Avenue in LakeView Corporate Park for approval of **Preliminary Site and Operational Plans** for the mass grading of the vacant land for further industrial development.
 - G. **PUBLIC HEARING AND CONSIDERATION OF ORDINANCE AMENDMENTS**: 1) to amend Sections 420-26 thru 420-29 of the Village Zoning Ordinance related to zoning permit and application fees; 2) to amend Section 395-87 of the Village Land Division and Development Control Ordinance related development application fees; and to amend Section 420-131 T (3) of the Village Zoning Ordinance to indicate that upon final

FEMA approval of a floodplain boundary adjustment the Village will set the required public hearing to amend the Village Zoning Map, Zoning Text and 2035 Comprehensive Plan Amendment to reflect the approved amendment.

8. Adjourn.

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

PLEASANT PRAIRIE PLAN COMMISSION MEETING VILLAGE HALL AUDITORIUM **9915 39TH AVENUE** PLEASANT PRAIRIE, WISCONSIN 6:00 P.M. July 22, 2019

A meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on July 22, 2019. Those in attendance were Michael Serpe; Mike Pollocoff; Wayne Koessl; Deb Skarda; (Alternative #1) and Brock ean ınd

attenda Werbie	nson (Alternate #2). Judy Juliana, Bill Stoebig and John Skalbeck were excused. Also in nce were Nathan Thiel, Village Administrator; Tom Shircel, Assistant Village Administrator; Jean -Harris, Community Development Director; and Peggy Herrick, Assistant Village Planner and Administrator
1.	CALL TO ORDER.
2.	ROLL CALL.
3.	ACCEPT THE RESIGNATION OF JIM BANDURA.
Michae	el Serpe:
	Jim emailed and called me the other night and has indicated he is going to resign from the Plan Commission. And it's for no other reason other than he and his wife are going to move to South Carolina. I guess the winters according to them are a little bit too harsh in Wisconsin. So hopefully they'll enjoy themselves down there. But Jim was an outstanding Plan Commission member. He did his homework. He did a beautiful job for the Village. I don't know how many years, since 1993, '95, I don't even know.
Jean W	erbie-Harris:
	Over 25.
Michae	el Serpe:
	A long time, and he will be missed. So with that I'll ask for a motion to accept his resignation.
Wayne	Koessl:
	So moved.
Deb Sk	arda:
	Second.

Mike Pollocoff:

I'll second it or a second.

Michae	el Serpe:						
	MOTION ACCEPT					SKARDA Y AYE.	TC
Voices	:						
	Aye.						

Michael Serpe:

Opposed? The ayes have it.

4. CONSIDER APPOINTMENT OF A PLAN COMMISSION SECRETARY.

Michael Serpe:

I'm going to ask that be tabled until August 12th.

Mike Pollocoff:

I move it be tabled.

Deb Skarda:

Second.

Michael Serpe:

MOTION MADE BY MIKE POLLOCOFF AND SECONDED BY DEB SKARDA TO TABLE THE APPOINTMENT OF A SECRETARY UNTIL AUGUST 12TH. ALL THOSE IN FAVOR SAY AYE.

Voices:

Aye.

Michael Serpe:

Opposed? The ayes have it.

5. CONSIDER APPROVAL OF THE JULY 8, 2019 PLAN COMMISSION MEETING MINUTES.

Wayne Koessl:

Move they be approved in their printed form.

	FOR APPROVAL OF THE JULY 8TH MINUTES. ALL THOSE IN FAVOR SAY AYE.
Voices	:
	Aye.
Michae	el Serpe:
	Opposed? The ayes have it.
6.	CORRESPONDENCE.
Jean W	Verbie-Harris:
	Trustee Serpe, we have one piece of correspondence, and this was a flyer that we received. And this is from the Designing Downtown Pleasant Prairie Committee. They have been working diligently for the last seven months to develop ideas, concepts and recommendations for the new Village Green Center Downtown. The committee recently hosted a community open house a week ago Thursday. And over 300 residents and developers, business people, others that attended and provided a lot of feedback to the committee.
	What they are looking for now is to make a formal presentation to the Village Plan Commission, Village Board and any other interested parties, and that will be on Thursday, July 25th which is this Thursday from 6 to 8 p.m. here at the auditorium. So the presentations will come from the different committees that they have, the Village Marketplace, a Place for Everyone, Leisurely Life, Arrive As You Wish, Pleasantville, Earthly Relations, the Village Voice and the Epicenter on the Prairie. And so they are very anxious to make the presentations to all of us and to share their ideas for the future downtown for Pleasant Prairie.
Michae	el Serpe:
	I think that's going to be a well attended meeting. I'm wondering if this room is going to be big enough to handle it.
Jean W	Verbie-Harris:

MOTION MADE BY WAYNE KOESSL AND SECONDED BY BROCK WILLIAMSON

Brock Williamson:

Michael Serpe:

Second.

We will set up as many chairs as we can.

Michae	Serpe:					
	okay.					
7.	CITIZEN COMMENTS.					
Michae	Serpe:					
	If there's anybody wishing to speak now would be your opportunity. We ask that you give your name and address for the record. Anybody wishing to speak? Anybody wishing to speak? We'll close citizen comments.					
8.	IEW BUSINESS:					
	A. PUBLIC HEARING AND CONSIDERATION OF AN ORDINA AMENDMENT to Section 395-56 of the Village Land Division and Develop Control Ordinance related to the number of lots that can be created per Cer Survey Map. THIS REQUEST IS BEING WITHDRAWN.	ment				
Jean W	bie-Harris:					
	The first item on the agenda is a request that was being brought forth by the Village staff initially. After further evaluation and discussion amongst the staff and evaluation and discussion with the Village Attorney, it was decided that we are not going to be recommending any changes to the Village's Land Division Ordinance. And so we are asking that this item be withdrawn.					
Mike P	locoff:					
	Move to withdraw.					
Brock '	illiamson:					
	econd.					
Michae	Serpe:					
	NOTION MADE BY MIKE POLLOCOFF AND SECONDED BY BR VILLIAMSON TO WITHDRAW ITEM A. ALL THOSE IN FAVOR SAY AYE.	OCK				
Voices						
	aye.					
Michae	Serpe:					
	Opposed? The ayes have it.					

B. Consider the request of Jim Valenti, on behalf of the Pleasant Prairie II Investors LLC, owners of the property located at 10150 80th Avenue for approval of Site and Operational Plans for Fair Oaks Farm to occupy the entire 56,050 square foot building for dry storage/warehousing.

Jean Werbie-Harris:

Trustee Serpe and members of the Plan Commission and the audience, this is a request of Jim Valenti, on behalf of the Pleasant Prairie II Investors LLC, owners of the property located at 10150 80th Avenue. And this is for the approval of Site and Operational Plans for the Fair Oaks Farm to occupy the entire 56,050 square foot building for dry storage and warehousing. Fair Oaks Farms is located within LakeView Corporate Park and is currently located in three buildings in Pleasant Prairie including two sausage and meat production facilities and one warehouse facility in the Corporate Park where they occupy about 50,000 square feet.

Pursuant to Fair Oaks Farms, they have been supplying some of the world's best-known restaurant chains and food companies with quality custom meats since 1985. Under Mike Thompson's ownership, revenues have increased over 200 percent, and staffing has increased threefold from 100 to currently approximately 300 employees. Fair Oaks Farm has been part of the business park since 1992. As a result of their drive for success, the company added an additional 65,000 square foot facility to the Fair Oaks Farm asset base in 2007. Their needs to run a more diverse product mix of products has increased the need for more storage. This new location will allow them to store their raw materials as well as relocate some of their office staff.

Fair Oaks Farms currently manufactures pork sausage and other prepared meat products in two plants as I had indicated. They are proposing to occupy the entire 56,050 square foot building located at 10150 80th Avenue, again, for a second dry storage/warehousing facility. Minor interior building modifications are proposed in the existing office and warehousing space, and the Village has issued an erosion control permit for the repaving of the existing parking lot.

It is anticipated that there will be 15 full-time employees at this location, ten on first shift and five on the second shift. There are approximately 59 parking spaces along with handicapped accessible parking spaces on site. And there are currently six truck parking spaces on site and eight dock doors. The parking provided on the site exceeds the number required by the tenant. Tenant improvements on the site is intended to start in July with occupancy planned for October of 2019. With that I'd like to introduce Jim Valenti. And he can explain a little bit more and also introduce a representative from Fair Oaks Farm.

Michael Serpe:

Name and address for the record. Thank you.

Jim Valenti:

Good evening. My name is Jim Valenti. I reside at 776 Pleasant Lane in Glenview, Illinois. Thank you Plan Commission for seeing us tonight. I represent the owners of the 10150 80th Avenue building that Jean just referred to. This building was constructed by Valenti Builders

which is a company that I've worked for for 40 plus years back in 1998 along with another building across the street from that building at 10303 80th Avenue.

We've been very fortunate that General Binding Corporation who we built the building for they merged with Acco in 2005 so we've had one tenant in both these buildings since they were constructed. So they announced they were moving out. Everything has been going real well with Acco on the move out, and they're out of the building, and we've been cleaning up since we met with Jean and Peggy a couple weeks ago.

Tonight we're seeking approval for Fair Oaks to occupy the smaller building, the one located at 10150 80th. The plan is to seek approval tonight and then submit our building permit plans and application so we can perform the little bit of remodeling work that's required in the office space, carpet, paint, and there's one additional office that Fair Oaks would like. Fair Oaks Farms as you know with Jean's introduction has their corporate headquarter building in Pleasant Prairie located at 7600 95th Street. I will turn now the presentation of Fair Oaks over to Steve Passick from Fair Oaks, and he can share some information more for Fair Oaks Farms.

Steve Passick:

Good Evening. I'm Steve Passick. I'm the Vice President of Finance at Fair Oaks Farms. I live at 1502 East Emerson in Mount Prospect, Illinois. Fair Oaks Farms has been in existence since 1995. Mike Thompson is the current owner. He's owned it since 2003. And as we pointed out, if you go through the slide deck, that's a picture of Mike Thompson our President. Mike has worked for large corporations. He's worked for Aldi, he's worked for McDonald's for most of his career in the supply chain area. He took over the company in 2003. He's been the majority owner since then.

We've got our mission, vision and values of what the company stands for. We're a food manufacturer, and we want to feed the world with high protein meats which is what we manufacture in those two plants, primarily breakfast sausage. So those are the two facilities. The one on the left is the east. We refer to it as the east plant. That's where corporate is, and that's the one at 7600. And the west plant which is at 8922.

The reason why it's convenient for us to have the dry storage is because it's within proximity to both of those plants. And what we're going to keep there are primarily dry spice, plastics and boxes. And it helps us with the -- we have two shifts that actually manufacture and one sanitation shift. So they do work up until I think like one in the morning. So they're done at that point, but a lot of the product comes from that dry storage, and it's very convenient to go through each plant.

What makes us different? We've got infrared cooking capabilities. We innovate with our customers for different spice profiles or different food. We have a spiral oven in the west facility that we are able to cook differently than infrared. Infrared is essentially searing the product on top, oven is baking the product. It gives it a different flavor profile. We have a strong reputation and food quality. BRC is a global standard for recognition of your manufacturing process and quality. It's a worldwide recognition. Both plants since I've been there, I've been there since 2017 for two years, received a double A and single A rating which is the highest you can achieve in those awards.

Some of the product offerings we make in both plants, sausage patties, meatballs, rib shaped patties, pizza crumbles, those toppings on frozen pizza. breakfast crumbles in a sausage burrito if you will, sausage links, turkey sausage patties. And we don't manufacture the bacon onsite. We have a cold packer that does that with us, so we don't actually produce bacon in those two plants, just pork turkey and sausage. So we can produce just about anything you ask in the frozen arena, whether it's a protein chicken or turkey.

So this is a listing of our current customer profile. Our largest customer is McDonald's. There's a couple on there that we don't do business with anymore. Just because of pricing issues we had dropped them. Tim Horton's and Boston Market we don't supply, but everybody else on there we do supply. And we are happy with our customer profile and the base that we can share with folks. We are private label so you won't necessarily see our label on any of the product that we do sell. So if you go to McDonald's and have a sausage biscuit chances are we're their largest supplier, so chances are you've having a Fair Oaks Farms sausage patty which is pretty cool.

Some of our sustainability that we've put up there that we've worked hard to achieve over the years, whether it be electricity, we try to contain the waste and water savings. Mike is a minority, it's a minority owned company. We've achieved some recognition at Mike's behest in how he runs the company and how we do our hiring practices. So that's pervasive throughout the company. And then our community involved. And Mike recently is on I think it's the Kenosha Business Association, the KABA Board. He is a member of that, and we are looking for opportunities within the community to continue our community involvement. That's it. Any questions?

Michael Serpe:

Comments or questions?

Deb Skarda:

I'm just kind of curious. Does the FDA come and inspect you guys?

Steve Passick:

USDA has two offices onsite. So after every shift the USDA will go through and inspect every single run that we have. And they actually approve what we produce. There's no requirement to us to be federally mandated so the FDA doesn't get involved unless they're needed. But USDA they have offices onsite. They have literally offices at both plants.

Deb Skarda:

Okay, thanks.

Brock Williamson:

Are you guys nationwide or just manufacture --

Steve Passick:

We just manufacture in those two facilities, but we sell nationwide. So I like to say there's three suppliers. McDonald's is our biggest customer. There's three suppliers, there's us and there's two other locations. So there's probably a better than 30 percent chance across North America you're going to have Fair Oaks Farms sausage. We're the sole supplier in Canada as well of breakfast sausage.

Brock Williamson:

And then do you bring the meats in raw, refrigerated raw?

Steve Passick:

Yes, and they go through the process. So they don't stay on site. Not necessarily for 24 hours, but there are trucks that come in all hours of the day. Once it hits the door it runs because there isn't that much space to hold that much protein raw.

Brock Williamson:

Okay, thank you.

Michael Serpe:

What process do you have in place to keep the fat from going into the sewer system?

Steve Passick:

We have been going through waste water, and I've got our maintenance engineer here, Brent, who could speak to that more technically than I could. But that has been -- because the two plants are different. There's a hard cooked that's the east facility, and there's a fully cooked which is the west facility. So, Brent, if you want to speak to that?

Brent Butterfield:

Good evening. Brent Butterfield, I am the Senior Facility Engineering Manager. In 2017 we installed what we call a GEM unit in our west facility. It is a chemical system that removes the fat, TSS and BOD out of the process. I think probably some of you are aware we had struggles with that back in early 2017, 2016. Since about October of last year I think we've hit zero surcharges except for one month when we had \$2,500. So we're significantly less, about 99 percent.

Michael Serpe:

Is this collected and then hauled away?

Brent Butterfield:
It is. So it is sold to a pet food manufacturer out of Green Bay, and that's what they use it in.
Michael Serpe:
Okay.
Mike Pollocoff:
That's good to hear. I know for TSS and BOD there's a surcharge.
Brent Butterfield:
Correct.
Mike Pollocoff:
For us it's not a profit center. We turn around and give it right to the Kenosha Water Utility. So it doesn't help anybody but them to have that charge.
Brent Butterfield:
So I keep in contact with Tom up by the bit, and I think they're relatively pleased with our progress over the last 9 or 12 months.
Michael Serpe:
Any other comments or questions?
Wayne Koessl:
I have none.
Michael Serpe:
It's always good to see an existing company in Pleasant Prairie expand their operation. We appreciate it, believe me. We also have land available for housing if you wish to move up to Pleasant Prairie.
Brent Butterfield:
I told them, I live in Wisconsin. It's the best place.
Michael Serpe:

What's your pleasure?

Mike Pollocoff:
I move we approve the Site and Operational Plan as presented.
Deb Skarda:
I'll second.
Michael Serpe:
MOTION MADE BY MIKE POLLOCOFF AND SECONDED BY DEB SKARDA FOR SITE AND OPERATIONAL PLAN APPROVAL. ALL THOSE IN FAVOR SAY AYE.
Voices:
Aye.
Michael Serpe:
Opposed? The ayes have it. Thank you and look forward to continue working with you. Thank you very much.
C. Consider Plan Commission Resolution #19-09 to initiate a Zoning Text Amendment related to zoning application and permit fees.
Peggy Herrick:
This Resolution 19-09 is to allow the Village staff to re-evaluate zoning fees imposed by the Village regarding applications and zoning fees. So we ask for your support of this resolution. We'll come back at a later date with the public hearing with the proposed changes.
Michael Serpe:
What's your pleasure?
Wayne Koessl:
Move Resolution 19-09.
Brock Williamson:
Second.
Michael Serpe:
MOTION MADE BY WAYNE KOESSL AND SECONDED BY BROCK WILLIAMSON FOR APPROVAL OF 19-09 TO COME BACK FOR A PUBLIC HEARING AT A LATER

DATE. ALL THOSE IN FAVOR SAY AYE.

Voices:	
	Aye.
Michae	l Serpe:
	Opposed? The ayes have it.
9.	ADJOURN.
Deb Sk	arda:
	Move to adjourn.
Brock V	Villiamson:
	Second.
Michae	1 Serpe:
	Motion made and seconded to adjourn. All those in favor say aye.
Voices:	
	Aye.
Michae	l Serpe:
	Opposed? The ayes have it. Thank you.

Meeting Adjourned: 6:18 p.m.

A. PUBLIC HEARING AND CONSIDERATION OF A CONCEPTUAL PLAN for the request Joe Bukovich of Point Reals Estate on behalf of the Sagewood 47 LLC owner of the properties located on the east side of 47th Avenue between Main Street and 104th Street (STH 165) to develop the remainder of the Sagewood Condominium land with 18-2 unit condominium buildings to be known as Keystone Condominiums.

Recommendation: Village staff recommends that the Plan Commission send a favorable recommendation to the Village Board to conditionally approve the Conceptual Plan subject to the comments and conditions of the August 12, 2019 Village Staff Report.

VILLAGE STAFF REPORT OF AUGUST 12, 2019

CONSIDERATION OF A CONCEPTUAL PLAN for the request Joe Bukovich of Point Reals Estate on behalf of the Sagewood 47 LLC owner of the properties located on the east side of 47th Avenue between Main Street and 104th Street (STH 165) to develop the remainder of the Sagewood Condominium land with 18-2 unit condominium buildings to be known as Keystone Condominiums.

On March 10, 2003, the Village Board approved the Preliminary Plat for the proposed development of this property for 17 4-unit condominium development (68 total units) to be known at Village Green Heights Townhomes South. The Preliminary Plat was consistent with the Village Green Neighborhood Plan and the Village Green Heights Conceptual Plan as conditionally approved by the Village Board in 2001. The Village Green Heights Subdivision and Village Green Heights Addition #1 Subdivisions were approved in 2004 and 2006, respectively, and most of the single family lots have been developed.

On October 3, 2005, the Village Board approved the Final Condominium Plat for Sagewood Condominiums at Village Green that included 9-4 unit condominium buildings and an expansion area for 7-4 unit condominium buildings. To date only 2 of the 9-4 unit buildings were constructed within the first Phase of the Sagewood Condominiums before the downturn in the residential market in 2008.

In 2016 the vacant lands (unfinished Sagewood Condominium and the expansion area were purchased by the new developer and he is proposing to develop this area with 18-2 unit condominium units (36 units) to be known as Keystone Condominiums. [Note: 103^{rd} Court as shown on the plans was renamed to Sagewood Circle in 2007 by the Village Board (Res. #07-24); therefore, all of the plans shall be revised to show the correct street name. Any reference to 103^{rd} Court in the comments is referring to Sagewood Circle.]

The existing 8 unit owners within the Sagewood Condominiums have agreed to vacate the remainder of the plat and reorganize as a 2-4 unit Condominium Association pursuant to the Agreement to sever and Replat Sagewood. All property removal instruments and easement vacation documents will need to be prepared for Village staff review and Village Board approval (to be considered at the same time as the Final Plat for the Keystone Condominiums). In addition, the Sagewood Condominium Planned Unit Development will need to be amended to reflect the Sagewood Condominium area that will remain (to be considered at the same time as the Final Plat for the Keystone Condominiums).

The Keystone Condominium development will include 18-2 unit ranch style units that are proposed to be 1,589 square feet with 2 bedrooms, 2 bathrooms, two car attached garage, full basement, sun room with a rear patio/deck. It is anticipated that construction on the required public improvements will commence in spring of 2020 and that all of the units will be completed within 2 to 3 years. In addition, the Developer has submitted draft Declaration of Condominium along with conceptual elevations and floor plans for the proposed condominium buildings.

Wetlands: On May 22, 2018, Dave Meyer with Wetland & Waterway Consulting, a WI DNR assured biologist completed a wetland delineation on the north expansion areas and found two areas to be wetlands. Wetland B is 1,670 square feet and has been determined by the WI DNR to be artificial (per letter dated September 6, 2018) and the ACOE is not taking jurisdiction (per letter dated September 25, 2018); therefore the small wetland area will be removed. Wetland A is 32,716 square feet and will remain.

On September 22, 2018, Dave Meyer with Wetland & Waterway Consulting, a WI DNR assured biologist completed a wetland delineation on remaining Sagewood Condominium

property the north expansion areas and found three areas to be wetlands. Wetland A is 1,471 square feet and is a man-made drainage way to allow water to flow into the existing on-site storm water basin, which has been noted as Wetland B. Wetland C is a small wetland contiguous with Wetland A on the northern parcel. It is recommended that the developer seek WI DNR wetland determination of artificial wetlands and a non-jurisdictional determination from the ACOE for both Wetlands A and B so that the drainage improvements can continue to be maintained as needed.

Comprehensive Plan Compliance and Density: The proposed development is consistent with the Village's Comprehensive Land Use Plan, including the Village Green Neighborhood Plan. This development has a net density of 2.72 units per net acre (note: net acres is calculated by excluding the public roadways and the wetlands (13.98 acres minus 0.76 ac of wetlands (to remain) =13.22 net residential acres).

At such time that the Final Condominium Plat, required Certified Survey Map and Zoning Text and Map Amendment applications as noted below are submitted, an application to amend the Village 2035 Comprehensive Land Use Map shall be submitted to remove the Urban Reserve land use designation and to correct the map to reflect the field delineated wetlands to ensure that the zoning map and the land use map are consistent.

Zoning: The properties have multiple zoning designations, portions of the property are zoned R-9 (PUD) Multi-family Residential District with a Planned Unit Development Overlay District (Sagewood Condominium area), R-10 (UHO), Multi-family Residential District with the Urban Landholding Overlay District, C-1, Lowland Resources Conservancy District and C-2, Upland Resource Conservancy District. At the same time that the Final Condominium Plat is considered, the staff will recommend that the field delineated wetlands excepting any wetlands that obtain an exempt and non-jurisdictional determination from the WI DNR and ACOE shall be rezoned into the C-1, Lowland Resource Conservancy District, the woodland areas being preserved shall be rezoned into the C-2, Upland Resource Conservancy District and the remaining area in the Keystone Condominium shall be rezoned into the R-8 (PUD), Urban-Two Family Residential District with a Planned Unit Development Overlay District.

The R-8 District allows for no more than 2 units per building and developing these properties with a PUD Overlay will allow for a modification of a few of the Village Zoning Ordinance requirements provided there is a defined benefit to the community. The PUD will allow for more than one (1) building per property and slightly reduced setbacks, provided that the multi-unit buildings are condominiums, all units have individual exterior entries, exterior materials are maintenance free and include increased elements of natural stone or brick materials, increased landscape screening, improved quality of architectural standards and installing sidewalks within 47th Avenue and STH 165.

The Village staff will begin preparing a detailed PUD Ordinance for review by the Developer and the Village Plan Commission and Village Board when the Final Plat is proposed. In addition, the Sagewood Condominium PUD will need to be amended to reflect the reduced development area. The required public hearing for the PUD Ordinances will be held at the same time as the Village Plan Commission and Village Board consider the Final Condominium Plat.

Municipal Improvements: Municipal sanitary sewer and water shall be provided to service all of the condominium units within this development. The storm water retention basin facility for this development has already been constructed and is located in the southeastern portion of the development. This pond will be shared with the Sagewood Condominium development. All required access and maintenance easements and requirements shall be shown on the new CSM and Final Plat.

The developer will be installing additional storm sewers and drainage system improvements to serve the development. As discussed above, the developer shall request a wetland exemption from the DNR and non-jurisdictional determination from the ACOE for this retention facility and the existing drainage ditch leading to the pond that was constructed as part of the initial Sagewood development. This would allow for the retention facility to be maintained so it can continue to function as a retention facility as it was originally designed.

Sagewood Circle (originally platted as 103rd Court) is proposed to be dedicated to the Village as a public street and constructed to public roadway standards modified slightly to accommodate existing improvements already installed (see specific comments in the comments from the Village Engineer). The new public roadways shall be constructed pursuant to the Village specifications as noted in Chapter 405 of the Municipal Code.

Public sidewalks shall be installed by the developer along 47th Avenue (east side only) to connect to the existing sidewalk on Main Street to the north. In addition, funds shall be provided to the Village for the future sidewalk south of Sagewood Circle adjacent to 47th Avenue and adjacent to STH 165.

Transportation Improvement Fee: Pursuant to the *attached* Memorandum of Understanding executed in 2004 (specifically Sections 4.03 and 4.04) regarding contributions for STH 165 Corridor Improvements, the developer of these properties are responsible for payment of \$40,000 for the southern area (according to Village records \$36,000 was paid to date by previous developer of Sagewood Condominium) and is responsible for payment of \$28,000 for the northern area at the time of final condominium plat. Therefore a total of \$32,000 is still owned pursuant to said MOU for both these land areas. It is recommended that about 50% or \$16,016 be paid to the Village prior to recording the plat and \$444 per unit or \$888 per building be paid at the time of each building permit is issued.

Construction Site Access: The construction access to the development area for installing the roadway and utility infrastructure and building the condo units shall be from Highway 165 going north on 47th Avenue into the development.

Platting and Certified Survey Map: In addition to the required Preliminary and Final Condominium Plat, a Certified Survey Map (CSM) shall be required to be approved to dedicate the public roadways, required easements and to set forth additional Dedication and Easement Provisions and Restrictive Covenants language and to remove and vacate documents for a portion of the Sagewood Condominium development. As part of the Final Condominium Plat and CSM approval, the developer shall execute the Development Agreement, provide all Exhibits and provide a Letter of Credit as financial security to the Village as a guarantee for the installation, inspection and warranty of the public improvements.

<u>The Village staff recommends conditional approval of the Conceptual Plan subject to the above comments and the following conditions:</u>

- 1. The Conceptual Plan approval shall be valid for a period of one (1) year. Prior to the expiration of the Conceptual Plan, the Preliminary Condominium Plat, which satisfies the conditions of the Conceptual Plan approval shall be submitted and considered by the Village Plan Commission and Village Board.
- 2. Provide a listing and location of other developments completed by the Developer for the Village staff to tour.
- 3. Prior to consideration of the Final Condominium Plat the wetland exemption and no jurisdiction determination shall be obtained by the Developer and submitted to the Village. The Final Condominium Plat shall not show any exempt wetland area.

- 4. The following comments shall be addressed and included with the Preliminary Condominium Plat submittal:
 - a. See *attached* comments dated July 18, 2019 from the Village Engineer. [Note: 103rd Court as shown on the plans was renamed to Sagewood Circle in 2007 by the Village Board (Res. #07-24); therefore, all of the plans shall be revised to show the correct street name. Any reference to 103rd Court in the comments is referring to Sagewood Circle.]
 - b. Correct the street name of 103rd Court to Sagewood Circle on all of the plans.
 - c. The existing monument sign for Sagewood Condominiums shall be relocated onto land that will be part of that development. Show the new location of the sign and a drawing of the new sign. Show the location of the sign for Keystone Condominium on the plans. These signs shall meet the requirements of Section 420-76 Z of the Village Zoning Ordinance.
 - d. 101st Court shall be renamed to 100th Place, the northern most bump out will remain 47th Avenue. As noted above 103rd Court has been renamed to Sagewood Circle. Correct all plans.
 - e. The driveways at the roads between Lots 6 and 7 and Lots 8 and 9 are very tight- they cannot cross one another in the right-of-way.
 - f. The water lateral b-boxes shall be located in grassy terrace areas not in the driveways.
 - g. Verify that all units are setback a minimum of 20 feet from the back of curb to allow for a car to be parked in the driveway and not overhang in the Village right-of-way. Minimum setback of 30 feet is required for all buildings (including decks and patios) to 47th Avenue and Main Street and a minimum of 50 feet to STH 165. All units shall be a minimum of 20 feet apart (including decks and patios). Show all setbacks on the plat and engineering plans.
 - h. Verify that all buildings are setback a minimum of 25 feet from the field delineated wetlands. Show setback to wetlands that will remain on the plat and engineering plans.
 - i. Remove internal private walkways through the development since public sidewalks will be required on the adjacent roadways (see also the Engineering comments).
 - j. There shall be no direct driveway access to/from any of the units to 47th Avenue or Main Street. Note access restriction on the plans.
 - k. Verification of additional right-of-way is required to be dedicated adjacent to STH 165.
 - I. The following comments relate to the building plans:
 - i. Four (4) sided elevations shall be provided for the Village's evaluation of the building materials.
 - ii. More cultured stone should be added to the front/street sides of the buildings. There is too much siding on the units.
 - iii. There should be no blank walls, all elevation sides shall have windows.
 - iv. What type of material is the siding? LP Smart Siding? Vinyl siding will not be supported.

- v. Downspouts shall be extended to grade, no black plastic extensions shall be visible above grade.
- vi. Provide a modern detail on the exterior garage door coach lights. Is there a detail of the light adjacent to the front door?
- vii. Remove the fences shown in the colored elevation illustrations as no six (6) foot high barrier fences the entire length of the buildings are needed or will be supported in the development.
- viii. Provide color sample boards showing the various color materials for the units.
- ix. Modify the color pallet for the units there are so many tan houses in the nearby neighborhood consider a variety of colors other than tan. Provide a drawing and chart indicating which building elevation and color will be constructed.
- x. Attractive address plates shall be installed instead of stickup numbers. Provide detail on the plans.
- xi. Are yard lights being proposed?
- m. The following comments relate to the Landscaping Plan:
 - i. The Landscaping Plan shall utilize the grading plan as its base map.
 - ii. The Landscaping Plan shall show all easements to verify that there are no conflicts.
 - iii. Show all public street trees in 47th Avenue.
 - iv. The Landscape Plan shall indicate the species, location and both the planting and mature size of each particular type of tree/shrub.
 - v. Provide a Landscape Plan for the planting of materials within the 50' wide dedicated landscape easement area along STH 165 –this area is not being properly mowed and shall reflect a landscaped and turf mowed condition.
 - vi. No more than 4 of the same type of street tree shall be planted in a row. Note there are 10 of the same tree at the entrance of 101st Court modify the plan.
 - vii. Provide details on the sizing of the foundation and other planted materials.
 - viii. The Landscape Plan (as a community benefit) shall provide a significantly greater amount of trees, bushes, and other plantings and of good size along the west property line adjacent to 47th Avenue especially where patios about 47th Avenue.
 - ix. Provide details on how the landscaping or corner fence details will be installed to create greater privacy between the units,
 - x. Identify the common mailbox locations within the development and whether they will be landscaped.
 - xi. Show the monument sign and associated landscaping on the Landscaping Plan.

- xii. Minimum sizes of landscaping at planting shall be 18-24 inches for shrubs, trees shall be a minimum of 2 ½" caliper and minimum of 6 feet in height. Ornamental grasses and perennials shall be used as accent materials not the primary landscape materials.
- xiii. Provide planting details—all landscaping and trees to be planted in mulched beds with trees staked. What is the material in the northern island adjacent to the 47th Avenue mulch?
- xiv. All driveways (either asphalt or concrete) shall be hard surfaced prior to verbal occupancy. No occupancy on gravel driveways. Note on the plans.
- xv. Buried underground sprinklers shall provide irrigation to the units. Show on the plans.
- n. Street lights shall be installed at each intersection with 47th Avenue and at the inside curves of each street (See Engineering comments). The public street light WE Energies facility maintenance and energy charges shall be billed by the Village to the Condominium Association (after receiving the We Energies billing) on a regular basis for payment. The Development shall be placed within a Village Street Lighting District.
- o. All Utility, Storm Water, Retention Basin, Vision Triangle, Signage, Landscaping and other required Easements as dedicated on the CSM shall be shown on the Preliminary and Final Plat, Engineering Plans and Landscaping Plans. Dedication and Easement Provisions and Restrictive Covenant Language as prepared by the Village shall be included on the CSM for all of these Easements and the Dedicated Public Streets and any other easements yet to be defined. This language shall also be included in the Declaration of Condominium and the Final Plat.
- p. The exact location and size of Utility Easements shall be verified with We Energies prior to Final Condominium Plat consideration. Dedication and Easement Provisions and Restrictive Covenants Language as prepared by the Village shall be included on the CSM for these Easements.
- q. See *attached* changes/corrections/discussion items related to the Declaration of Condominium.
- 5. Upon approval of the Conceptual Plan the following shall be submitted to the Village for staff review prior to the Village accepting the Preliminary Plat application required documents and application fee.
 - a. A draft copy of the Preliminary Plat (2 full size plans and a pdf).
 - b. A draft copy of the Preliminary Engineering Plans (2 full size and a pdf)
 - c. Provide a list of PUD dimensional variations being requested.
 - d. Provide a list and illustration of easements to be vacated.
- 6. Upon staff review of the draft Preliminary Condominium Plat and revised Declarations the following shall be submitted:
 - a. Completed Preliminary Plat Application, application materials (see application) and application fee

- b. Draft Certified Survey Map for Dedication of right-of-way and new easements (Note: Dedication and Easement provisions will be prepared by the Village staff).
- c. Draft removal instrument and easement vacation documents (with exhibit showing location of easements to be vacated).
- d. Building plans with detailed four sided color elevations of all building sides.
- e. Color sample board and listing of color schemes for the development.
- f. Draft of the Association budget for common area maintenance and expenses.
- 7. The Preliminary Condominium Plat shall only be valid for two (2) years from the Village Board's conditional approval, during which all conditions must be satisfied and the Final Condominium Plat and Certified Survey Map shall be submitted. If the property is not final platted within the two (2) years of the Village Board's approval, the Village shall require that the plat be resubmitted for a new Preliminary Condominium Plat approval along with the appropriate filing fees.
- 8. Upon approval of the Preliminary Condominium Plat and the Final Engineering related plans discussed above the following documents shall be submitted for Final approval.
 - a. Final Condominium Plat, all required documents noted in the application and application fee.
 - b. Certified Survey Map application and related application fee.
 - c. Comprehensive Plan Amendment Application and related fee for the required amendments to the Comprehensive Land Use Plan Map.
 - d. Zoning Map and Zoning Text Applications and related fee for Keystone Condominiums
 - e. Zoning Text Amendment Application and related fee for amending the Sagewood Condominium Planned Unit Development Ordinance.
- 9. Upon Village approval of the Engineering Plans, Profiles and Specifications, the Developer shall submit two (2) copies of the final Village approved plans and specifications so that the Village can request approval from the Kenosha Water Utility (KWU).
- 10. Upon written utility plan approval from the KWU, the Developer shall obtain written approval from the WI DNR.
- 11. The Village Public Work's Department will prepare a cost estimate to be included in the Developer's Letter of Credit for the inspection and contract administration of the required public improvements.
- 12. Upon Village approval of the Final Engineering Plans and Specifications and Landscaping Plan the following shall be submitted to the Village for staff review so that the Development Agreement and the recordable Memorandum of Development Agreement can be finalized prior to Village Board consideration (all documents shall also be submitted as a pdf):
 - a. Ownership verification documents.
 - Removal and Fasement vacation documents.
 - c. Copies of WI DNR and ACOE permits/non-jurisdictional determinations to fill the artificial wetlands on the southern property.

- d. A copy of the public sanitary sewer and water approval letters from the Kenosha Water Utility, WI DNR, and SEWRPC.
- e. A copy of all of the signed contracts, certificates of insurance, and performance and payment bonds. The contracts shall have the **Developer's name as shown on the title of the property**. The certificates of insurance shall also list the Village of Pleasant Prairie as an insured party. All contractors preforming public improvement are required to be pre-qualified by the Village.
- f. Five (5) paper copies of the Final Engineering Plans, Profiles and Specifications.
- g. Five (5) paper copies of the Public Street Tree/Landscaping Plan.
- h. Five (5) paper copies of the <u>private</u> on-site Landscaping Plan.
- i. The Original Final Condominium Plat and five (5) paper copies.
- j. A copy of the Street Lighting Plan, including the We Energies electrical distribution system plan.
- k. Recorded Articles of Incorporation for the Condominium Association.
- I. Final Declaration of Condominium.
- m. Final Condominium Association By-Laws.
- n. Erosion Control Permit application, plans and related fee including the required Street Sweeping Cash Deposit.
- o. Village work in the Right-of-Way application, plans and related fee.
- p. Copies of any required permit from the WI DOT for any work that is being done within STH 165, if applicable.
- q. A Policy of Title Commitment equal to the cost of public improvements. The title policy shall indicate that the right-of-way is being dedicated free and clear of any encumbrance liens or judgments.
- r. A "draft" replacement or supplemental LOC shall be provided to the Village for staff review. [NOTE: A one year minimum Irrevocable Letter of Credit (LOC) to the Village, in the amount of 115% of the total cost of public related improvements, including street trees, street signs (if applicable), sidewalks, Public Works field staking, inspections and construction related services (including sanitary sewer and storm sewer cleaning and televising), shall be submitted to the Village. The Itemized Cost Breakdown Exhibit will be prepared by the Village staff to determine the amount of the Letter of Credit and the cash payments. IMPORTANT: A draft replacement or supplemental Letter of Credit equal to the cost breakdown analysis (need to verify proper format and dollar amount of Letter of Credit prior submitting the Original Letter of Credit. The cash payments and the "Final" LOC shall be provided prior to the Village at the closing.]
- s. Verification that all taxes and outstanding special assessments have been paid. Any outstanding taxes, special assessments or invoices shall be paid prior to the Village executing and the developer recording the Certified Survey Map, Final Condominium Plat and Memorandum of Development Agreement.

- 13. If any of the building units are proposed to be used as a model or marketing office, a Conditional Use Permit application will be required to be submitted for consideration by the Village Plan Commission.
- 14. Upon Village Board's approval of the Final Condominium Plat and within seven (7) days of said approval the Village will host a closing to have the Plat and all of the Development Agreement documents signed. The Developer shall be responsible for recording all required documents at the Kenosha County Register of Deeds Office and provide proof of recording to the Village within 72 hours of closing with the Village.
- 15. Following the closing, the Developer's engineer shall conduct a pre-construction meeting at the Village Hall with all of the contractors, utilities and Village on-site inspectors (meeting is required prior to public improvement field work commencing). Contact Jean Werbie-Harris to coordinate the pre-con meeting.
- 16. This development shall be in compliance with the Village Land Division and Development Control Ordinance, Village Design Standards and Construction Specifications Ordinance, Village Municipal and Zoning Codes, Village Construction Site Maintenance and Erosion Control Ordinance and the State of Wisconsin Statutes.
- 17. All Village fees incurred by the Village Community Development, Engineering and Public Works Department and/or expert legal assistant required by the Village throughout the development process will be billed directly to the Developer. Such fees shall be paid in a timely manner. Any conflicts between the Village Design Standards and Construction Specifications Ordinance and the Land Division and Development Control Ordinance, compliance with the Village Design Standards and Construction Specifications shall control.
- 18. Impact fees are due at the time building permits are issued. Currently, these fees are \$1,490 per housing unit.
- 19. All public and private improvements shall be completed, inspected, and Village approved including having sanitary sewer and storm sewer televised, water sampled with safe samples, roadways completed, electric and gas utilities installed, signage installed and as-built utility and grading plans submitted prior to the issuance of any building permits in accordance with the Development Agreement on file with the Village.
- The Village Public Works Department will collect garbage and recycling from the units billing is monthly.

DEV1907-001



MISCONSIN SIVIE TRUNK HICHWAY 165 CORRIDOR IMPROVEMENTS RECARDING CONTRIBUTIONS FOR MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING RECARDING CONTRIBUTIONS FOR WISCONSIN TRUNK STATE HIGHWAY 165 CORRIDOR IMPROVEMENTS (this "MOU") is entered into by and between VILLAGE GREEN DEVELOPMENT, LLC, a Delaware limited Highway, Park Ridge, IL 60068-0778 (together with its successors and assigns, hereinafter referred to as the Highway, Park Ridge, IL 60068-0778 (together with its successors and assigns, hereinafter referred to as the offices located at 9915 39th Avenue, Pleasant Prairie, Wisconsin 33158 (hereinafter referred to as the offices located at 9915 39th Avenue, Pleasant Prairie, Wisconsin 53158 (hereinafter referred to as the offices located at 9915 39th Avenue, Pleasant Prairie, Wisconsin 53158 (hereinafter referred to as the

A. Developer is the owner of certain undeveloped property, consisting of 187 acres, legally described as follows:

KENOSHA COUNTY, WISCONSIN.
THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF PLEASANT PRAIRIE,
SOUTHEAST QUARTER OF SECTION 23, ALL IN TOWNSHIP I NORTH, RANGE 22 EAST OF
THE SOUTHWEST QUARTER OF SECTION 23, ALL IN TOWNSHIP I NORTH, RANGE 22 EAST OF
THE SOUTHWEST QUARTER OF SECTION 23, ALL IN TOWNSHIP I NORTH, RANGE 22 EAST OF

(the "Property").

B. The Board of Trustees of the Village (the "Village Board") approved the Village Green Heights Final Plat of Subdivision on $\frac{(-\varkappa \iota_{c})}{(-\varkappa \iota_{c})}$, 2004 (the "Final Plat of Subdivision"), subject to certain conditions, one of which is that the applicant and owner of the Property shall enter into a Development Agreement with the Village.

C. The Village and Land & Lakes Development Co., an Illinois corporation, the sole Manager of the "Original Developer") have entered into a Development Agreement of even date herewith that sets forth the terms and conditions imposed by the Village in granting its approval of the Final Plat of Subdivision.

D. On the date hereof, but after executing and delivering the Development Agreement, and with the consent of the Village, the Original Developer conveyed its interest in the Property to the Developer and assigned to the Developer all of the Original Developer's right, title and interest in, to and under the Developer assumed all of the obligations of the Original Developer under the Developer assumed all of the obligations of the Original Developer under the Development Agreement.

Page I of 6

{00013053,DOC / 7} Execution Copy



- E. The Development requires, among other things, that the Developer and Village shall enter into this MOU providing for the contribution by the Developer of funds for certain highway and roadway improvements hereinafter described in detail.
- F. The Developer intends to develop the Property in stages as follows:

The first stage ("Stage 1") will, when the Final Plat of Subdivision is recorded in the Register of Deeds Office of Kenosha County, Wisconsin, consist of one hundred thirty-five (135) single-family lots to be shown on the Final Plat of Subdivision as Lots 1 through 135, inclusive, and two (2) "outlots" shown on the Final Plat of Subdivision as Outlot 4 and Outlot 6.

The second stage ("Stage 2"), subject to the approval by the Village of a Certified Survey Map and Plat of Condominium, will contain ten (10) buildings each containing four residential townhome units for a total of forty (40) residential townhome units with attached garages, all to be located on Outlot I (as shown on the Final Plat of Subdivision).

The third stage ("Stage 3"), subject to the approval by the Village of a Certified Survey Map and a Supplement to the Plat of Condominium, will contain seven (7) buildings each containing four residential townhome units for a total of twenty-eight (28) residential townhome units with attached garages, all to be located on Outlot 2 (as shown on the Final Plat of Subdivision).

The fourth stage ("Stage 4"), subject to the approval by the Village of a Plat of Resubdivision of Outlot 5 (as shown on the Final Plat of Subdivision) will contain eighty-three (83) single-family lots and two (2) "outlots," all to be located on Outlot 5 (as shown on the Final Plat of Subdivision).

The fifth stage ("Stage 5"), subject to the approval by the Village of a Certified Survey Map and a Plat of Condominium, will contain fifty (50) buildings each containing two residential townhome units for a total of one hundred (100) residential townhome units with attached garages on Outlot 3 (as shown on the Final Plat of Subdivision).

- G. The southern portion of the Property sbuts Wisconsin State Trunk Highway 165 ("STH 165"), a portion of which highway, from Wisconsin State Trunk Highway 31 ("STH 31") to Wisconsin State Developer's traffic ingeneral fair to poor condition. Based upon the traffic impact analysis prepared by the Village, in general fair to poor condition. Based upon the traffic impact analysis prepared by the Developer's traffic engineer, with which the Village concurs, the Wisconsin Department of Transportation and the Village projects that increases in traffic attributable to development on the Property and on other property about in the vicinity of the STH 165 Corridor will result in the need for improvements to STH 165.
- H, The Village and the Wisconsin Department of Transportation desire to provide for the preparation of a corridor traffic study for the coordinated planning of the overall improvement of the STH 165 Corridor.
- I. The Village's budget and public works schedule do not include the preparation of the STH 165 Corridor study or the installation of traffic-related improvements to the STH 165 Corridor that are seasonably necessary and required for the proposed development of the Property and certain other real property abutting or within the vicinity of the STH 165 Corridor, and there will be a substantial delay in the construction and installation of such improvements unless the Village apportions the cost thereof among the owners of such real estate, including, but not limited to, the Developer.
- J. The Village has determined that there exists approximately 1,100 acres of developable real estate which either abuts or is within a one-half mile band on either side of the STH 165 Corridor (the

"Affected Property"), which, when developed, can be reasonably expected to generate additional traffic on the STH 165 Corridor, and receive the benefits of any traffic improvements thereto (the "Affected Property").

K, The Property is part of the Affected Property.

L. The Village has determined that development of the Affected Property would impose substantial burdens upon the Village which can be appropriately mitigated by the allocation of the cost of the STH 165 Corridor Improvements among the owners of land classified as Affected Property pursuant to agreements with owners of teal estate classified as Affected Property substantially similar to this MOU.

M. The Village intends to enter into agreements similar to this MOU with the owners of other real estate that falls within the definition of "Affected Property" as a condition to the issuance of Village approval for development on such real estate (whether by rezoning, subdivision, the issuance of building permit(s) or otherwise).

THEREFORE, in consideration of the mutual provisions of this MOU and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Developer and the Village

I. The recital Paragraphs set forth at the beginning of this MOU are incorporated as a part of this MOU as though fully set forth herein.

2. For purposes of this MOU, the following terms shall have the following meanings:

2.01 The "Transportation Improvement Fee" shall be calculated for a given parcel of real estate classified as Affected Property, including but not limited to, the Property, by multiplying the Cost Per Acre by the number of acres in such parcel.

2.02 The Cost per Acre shall be \$2,100.00, based on the Village's estimate of a total cost for the STH 165 Corridor Improvements of \$2,300,000.00, divided by the Village's estimate of 1,100 acres of developable land classified as Affected Property.

3. The Transportation Improvement Fee allocable to the Property by the formula set forth in Section 2.02 hereof is \$392,700.00, determined by multiplying \$2,100.00 by 187 acres. The Village has elected to give the Developer a credit of \$6,700.00 against the Transportation Fee in consideration of various concessions agreed to by the Developer in the Development Agreement which are not required under Village ordinances and regulations, resulting in a Transportation Improvement Fee for the Property equal to \$386,000.00.

Property shall be paid as follows:

Property shall be paid as follows:

4.0] The Transportation Improvement Fee for the entire Property shall be reallocated within the Property based upon the total number of dwelling units projected to be built in each stage of development on the Property, so long as the entire Transportation Improvement Fee for the Property is collected.

4.02 As a condition to the Village's approval of the Final Subdivision Plat:

(a) Developer shall pay to the Village \$67,500.00, constituting fifty percent (50%) of the Transportation Improvement Fee attributable to the 135 dwelling units in Stage 1, at or prior to the time the Final Subdivision Plat is recorded; and

(b) The Village shall have the right to collect the remainder of the Transportation Improvement Fee attributable to the Development on the following basis: \$500.00 per single-

the Village at the time of, and as a condition precedent to the issuance of a building permit family lot for each of Lots 1 through 135, inclusive, shall be paid by the owner of such lot to

As a condition to the Village's approval of a Plat of Condominium for Outlot 1;

time that the Village approve the Plat of Condominium for Outlot 1; and Transportation Improvement Fee attributable to the 40 condominium units in Stage 2, at the Developer shall pay to the Village \$20,000.00, constituting fifty percent (50%) of the (a)

permit for such condominium unit. Village at the time at the time of , and as a condition precedent to the issuance of a building condominium unit to be built on Outlot I, which shall be paid by the owner of Outlot I to the Transportation Improvement Fee attributable to Stage 2 on the following basis: \$500.00 per (q) The Village shall have the right to collect the remaining fifty percent (50%) of the

As a condition to the Village's approval of a Supplemental Plat of Condominium for Outlot 2:

time that the Village approves the Supplemental Plat of Condominium for Outlot 2; and Transportation Improvement Fee attributable to the 28 condominium units in Outlot 2 at the Developer shall pay to the Village \$14,000.00, constituting fifty percent (50%) of the

such condominium unit. at the time at the time of, and as a condition precedent to the issuance of a building permit for condominium unit to be built on Outlot 2 shall be paid by the owner of Outlot 2 to the Village Transportation Improvement Fee attributable to Stage 3 on the following basis: \$500.00 per The Village shall have the right to collect the remaining fifty percent (50%) of the

As a condition to the Village's approval of a Plat of Resubdivision for Outlot 5:

the Final Plat of Resubdivision for Outlot 5 is recorded; and Transportation Improvement Fee attributable to the 83 dwelling units in Stage 4 at the time Developer shall pay to the Village \$41,500.00, constituting fifty percent (50%) of the

permit for such lot. Village at the time at the time of, and as a condition precedent to the issuance of a building single-family lot on resubdivided Outlot 5 shall be paid by the owner of such lot to the Transportation Improvement Fee attributable to Stage 4 on the following basis: \$500.00 per The Village shall have the right to collect the remaining fifty percent (50%) of the

As a condition to the Village's approval of a Plat of Condominium for Outlot 3: 90'7

time that the Village approves of the Plat of Condominium for Stage 5; and Transportation Improvement Fee attributable to the 100 condominium units in Stage 5 at the (B) Developer shall pay to the Village \$50,000.00, constituting fifty percent (50%) of the

snep condominium unit. at the time at the time of, and as a condition precedent to the issuance of a building permit for condominium unit to be built on Outlot 3 shall be paid by the owner of Outlot 3 to the Village Transportation Improvement Fee attributable to Stage 5 on the following basis: \$500.00 per The Village shall have the right to collect the remaining fifty percent (50%) of the

Page 4 of 6

4.05

70°7

owner of such property, so long as the entire Transportation Improvement Fee for such property is collected. number or square footage of buildings on such property, or any other basis agreed to by the Village and the Improvement Fee for a given property among parcels subparcels constituting such property, or based upon the permit(s) or otherwise); provided, however, that the Village may, in its discretion, allocate the Transportation approval for development on such real estate (whether by rezoning, subdivision, the issuance of building real estate that falls within the definition of "Affected Property" as a condition to the issuance by the Village of The Village shall enter into agreements substantially similar to this MOU with the owners of other

the foregoing. widening and resurfacing of STH 165; and (f) planning, engineering and administrative costs associated with the intersection of STH 165 and STH 31; (d) acquisition of right-of-way in connection with the foregoing; (e) ML; (b) improvements of the intersection of STH 165 and County Trunk Highway EZ; (c) improvements of include, but are not limited to: (a) improvements of the intersection of STH 165 and County Trunk Highway not the maintenance) of the STH 165 Corridor Improvements. The STH 165 Corridor Improvements shall as Affected Property which shall be used by the Village solely for the planning, design and construction (but the amounts paid by the Developer pursuant to this MOU and paid by the owners of other real estate classified The Village shall establish a separate fund (the STH165 Improvement Fund") into which shall be paid

shall be entitled to a refund of the amount therefore paid. person or entity which has paid a portion of the Transportation Improvement Fee with respect to the Property, Improvement Fee from any owner of property which is Affected Property, then Developer and any other Property to enter into an agreement substantially similar to this MOU or to collect when due the Transportation If the Village fails or is prohibited by law from requiring any owner of property which is Affected

HICHWAY 165 CORRIDOR IMPROVEMENTS to be signed and dated as of this And day of OF UNDERSTANDING REGARDING CONTRIBUTIONS FOR WISCONSIN STATE IN MITNESS WHEREOF, the Developer and the Village have caused this MEMORANDUM

February, 2004.

AILLAGE OF PLEASANT PRAIRIE

John P. Steinb

Village President

Village Clerk lane M. Romanowski,

By:

VILLAGE GREEN DEVELOPMENT, LLC, a Delaware limited liability company

LAND & LAKES DEVELOPMENT CO., an

Illinois corporation, its sole Manager

Martin S. Hanley, its President

OLJBUA A SIMILIAN ON WISCOMINION OF WISCOMINION OF WISCOMINION OF WISCOMINION OF THE PROPERTY		This Agreement Drafted by: Village of Pleasant Prairie 9915 39 th Avenue Pleasant Prairie, WI 53158
AATON	Print Mame: Jean M. Werbie Notary Public, Kenosha County, State of Wisconsin My Commission expires; 2/12/06	
	Clerk.	Jane M. Romanowski, Village
	day of John P. Steinbrink, Village	
Nas	HICHMVA 102 COBBIDOB IMBBOAEMEALS	FOR WISCOUSIN STATE
IBUTIONS	W OF UNDERSTANDING REGARDING CONTR	Lhis MEMOKANDU
	() SS:	KENOZHY CONNIA
	(STATE OF WISCOUSIN
<u>sionilil</u>	Frint Name: Barbara M. Jarecki Notary Public, 600-09-06 My Commission expires: 09-09-06	MY COMMISSION EXPIRES: 09-09-06 MATARY PUBLIC - STATE OF ILLINOIS BARBARA M JARECKI OFFICIAL SEAL
	claware limited liability company.	Green Development, LLC, a Do
ger of Village	o., an Illinois corporation, in its capacity as the sole Mana	Land & Lakes Development Co
Jo President of	nd day of February , 2004 by Martin S. Hanle	acknowledged before me this $\frac{\Delta}{2}$
Sav	HICHMYX 102 COKKIDOK IMBKONEMENLR $^\prime$	EOR WISCONSIN STATE
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	() SS(STATE OF Illinois

MEMORANDUM

To: Peggy Herrick, Assistant Planner, Community Development

From: Matthew J. Fineour, P.E.

Date: July 18, 2019

Re: Keystone Condominiums

DEV1907-001



Department of Engineering

Peggy,

The Engineering Department has reviewed the concept plans for the above referenced project. Based on our review, we have the following comments listed below and as noted on the attached plan mark- up sheets. Refer to both this memo and the plan mark-up sheets for all engineering comments. This review is cursory based on the conceptual information provided. Additional comments will be provided as the plans are refined and detailed plans are submitted.

See comments on attached mark-up plan sheets.

- 1. Only plan sheets with comments are included.
- 2. Comments that apply to multiple locations are not repeated for every occurrence

Concept Plan

- 3. The public roadways for 101st Court and the unnamed north road shall conform to the Village standard minor street section of 33-feet back of curb width with composite pavement.
- 4. A public sidewalk shall be provided along 47th Avenue from the south side of 103rd Court extending north to the existing sidewalk at Main Street.
- 5. 103rd Court is proposed as a public roadway. This roadway may remain as a 37-foot back of curb width but the public road shall meet the composite roadway pavement section for the entire circle. Any existing pavement shall be removed and the entire roadway converted to the new pavement section.
- 6. The Developer shall contribute the cost for the future sidewalk along 47th Avenue (south of 103rd Court) and along STH 165.

Overall Grading

7. No conceptual grading plans were provided. Preliminary grading plans shall be provided for review.

Sewer / Water / Storm Utilities

- 8. The original development project was never completed and the existing utilities were never final accepted by the Village. The condition of the existing utilities within the development must be reviewed by the Public Works Department to determine if any repairs or deficiencies will need to be completed. The Developer shall pay the costs of the televising and inspections along with completing any repairs or deficiencies.
- 9. No conceptual utility layout plans were provided. Preliminary utility plans shall be provided for review with the following concept plans at a minimum:

- a. Clearly show existing vs. proposed site utilities.
- b. Show proposed relocations and alignment adjustments.
- c. Any unused existing service laterals (sewer, water, and storm) shall be abandoned / plugged at the mains. These abandonments shall be identified on the plan.
- d. Proposed lateral locations and configurations. (sanitary, water, and sump laterals)
- 10. The Village Water Utility must be able to valve off each customers lateral separately so as to not affect service to another independent customer. The Village has allowed a split lateral configuration to minimize laterals. Example recent project configurations are attached for reference. The preliminary layout will need to be reviewed for concurrence prior to final design and lateral split details specific to the project provided.
- 11. Plan and profile sheets will need to be provided for any proposed public sanitary sewer and water main extensions. Applicable approvals from Kenosha Water Utility and WDNR will need to be obtained after Village approval of the plans.
- 12. All existing fire hydrants within the development shall be field modified to provide a Storz pumper nozzle.

Storm Water Management

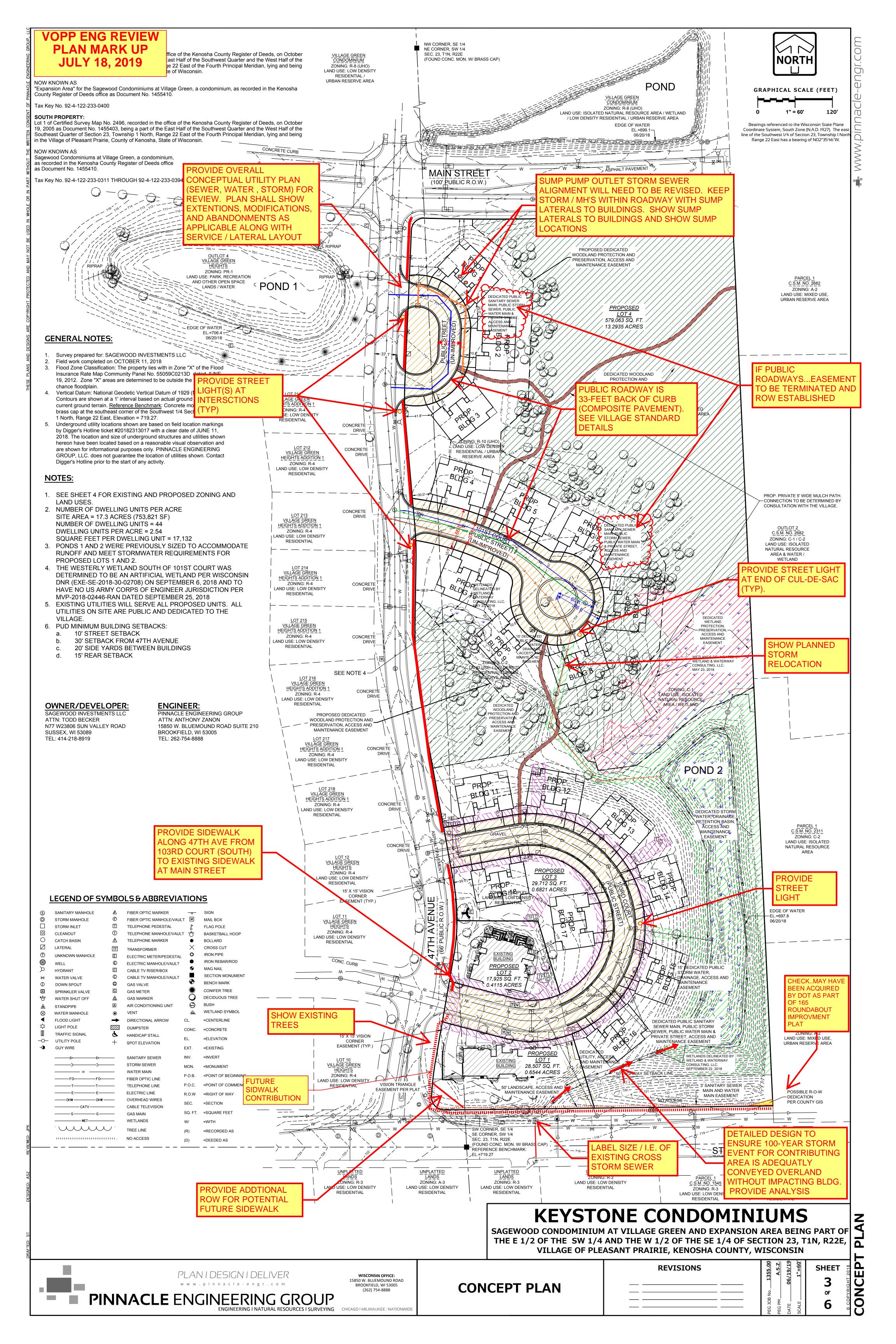
- 13. Pond ownership, maintenance responsibilities, and party cost share obligations will need to be addressed and clarified for both Pond 1 and Pond 2.
- 14. Ponds are required to have an aerator or fountain installed.
- 15. The condition and sediment accumulation depth of Pond 2 shall be evaluated by the design engineer and pond work (cleaning, sediment removal, etc.) included in the plans.

Other / Miscellaneous

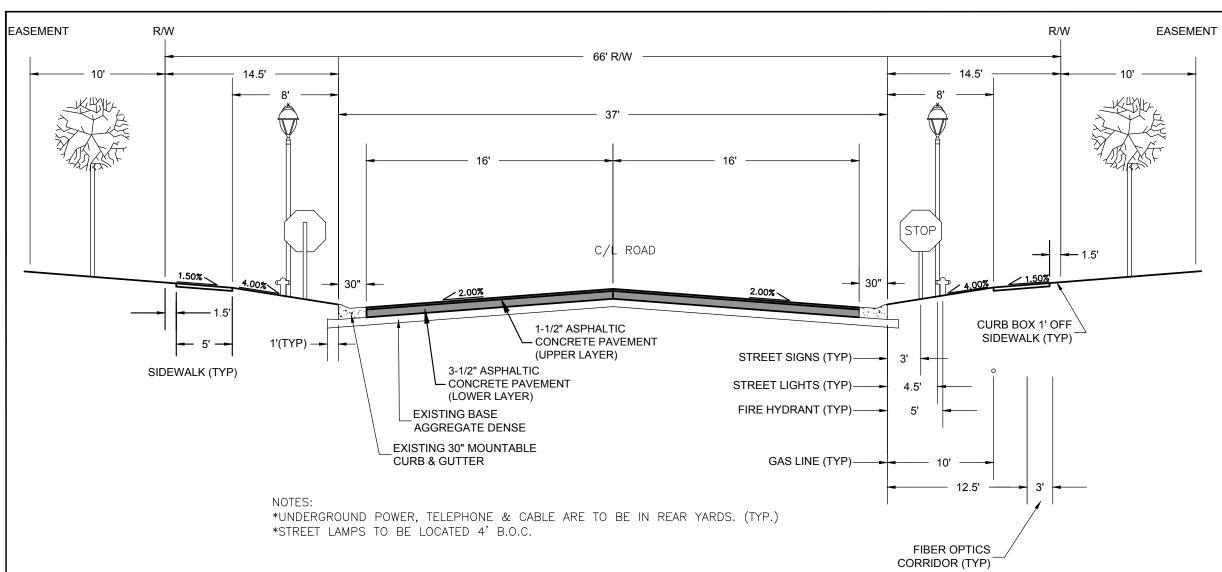
- 16. Development improvements shall meet design and construction standards set forth in Chapter 405 of the Village Ordinance. Chapter 405 Design Standards and Construction Specification can be obtained on the Village website, under the engineering department page.
- 17. Upon approval of the conceptual plan, detailed civil improvement plans will need to be submitted for review including:
 - a. Grading and erosion control plans.
 - b. Site utility plans including modifications and additional improvements.
 - c. Roadway improvement plans.
 - d. Landscape and street tree plans.
 - e. Project construction and specification manual for all the public improvements.
 - f. We-Energies plans for existing electric and gas infrastructure modifications and street lighting.

The engineering plans have been reviewed for conformance with generally accepted engineering practices and Village policies. Although the data has been reviewed, the design engineer is responsible for the thoroughness and accuracy of plans and supplemental data and for their compliance with all state and local codes, ordinances, and procedures. Modifications to the plans, etc. may be required should errors or changed conditions be found at a future date and detailed engineering plans are prepared and reviewed.

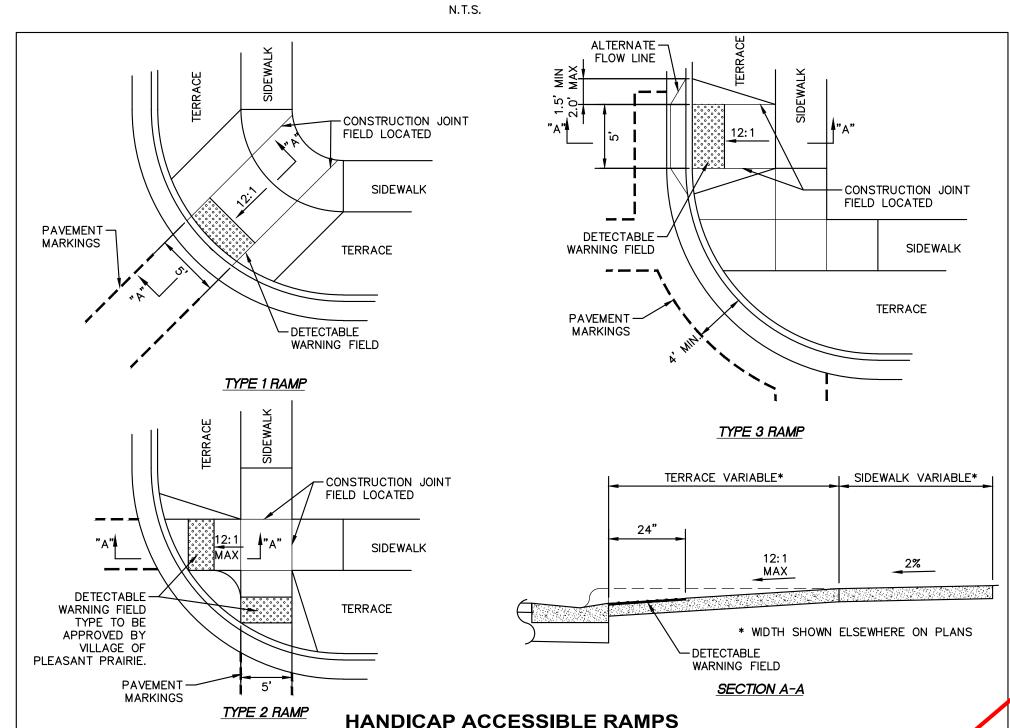
Attachments

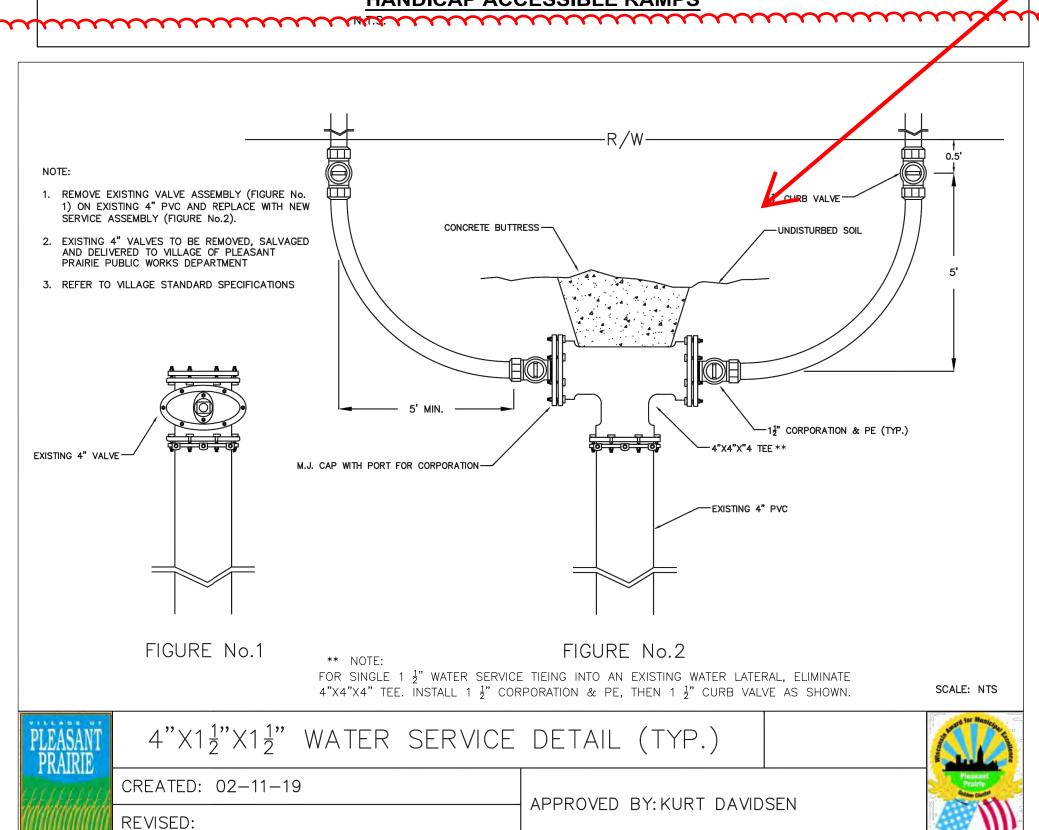




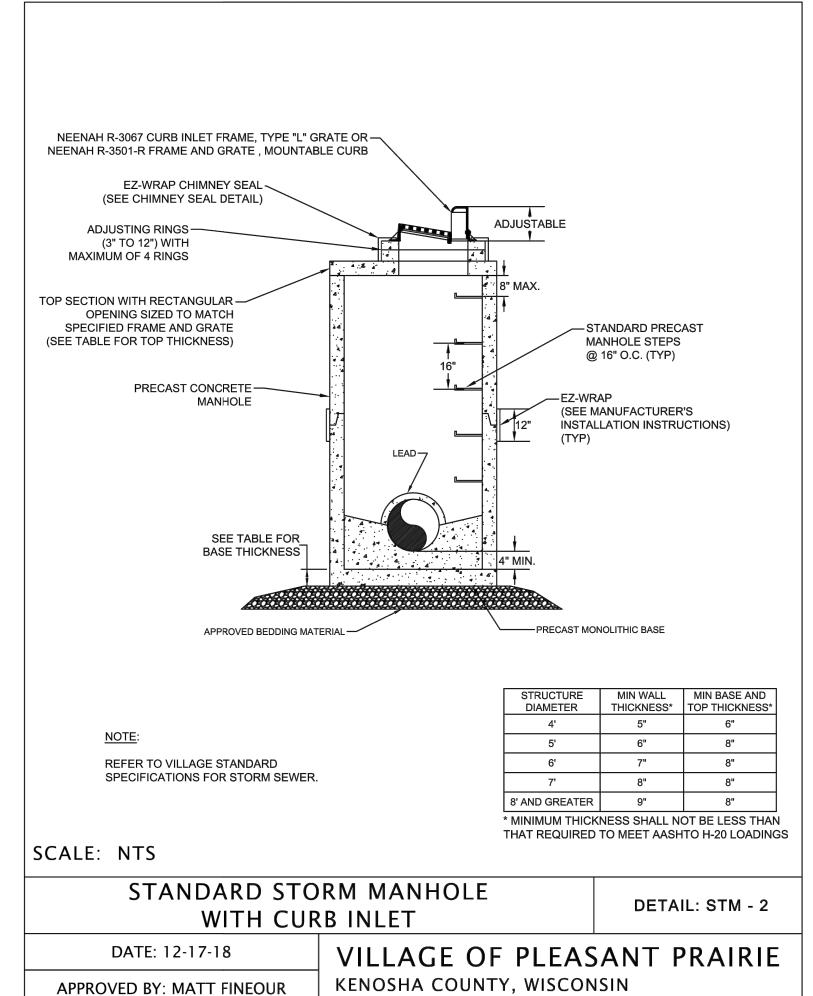


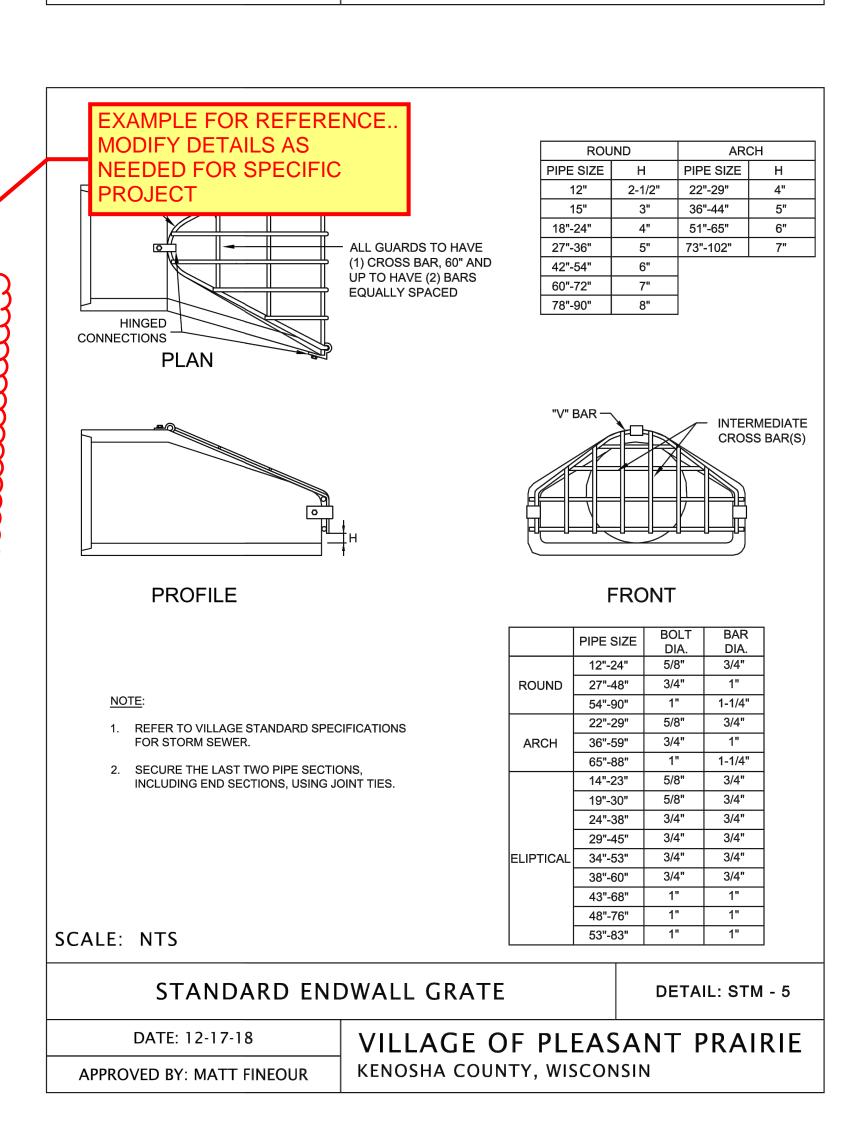
TYPICAL SECTION FOR 66' STREET

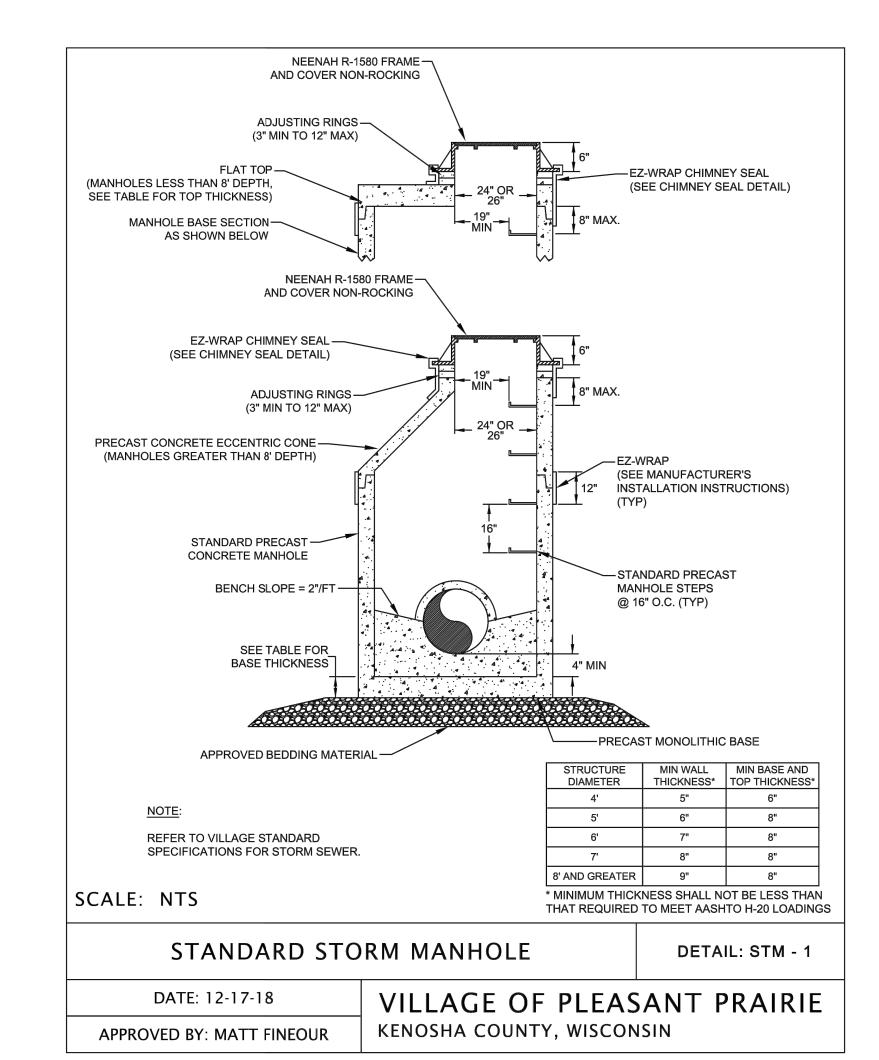


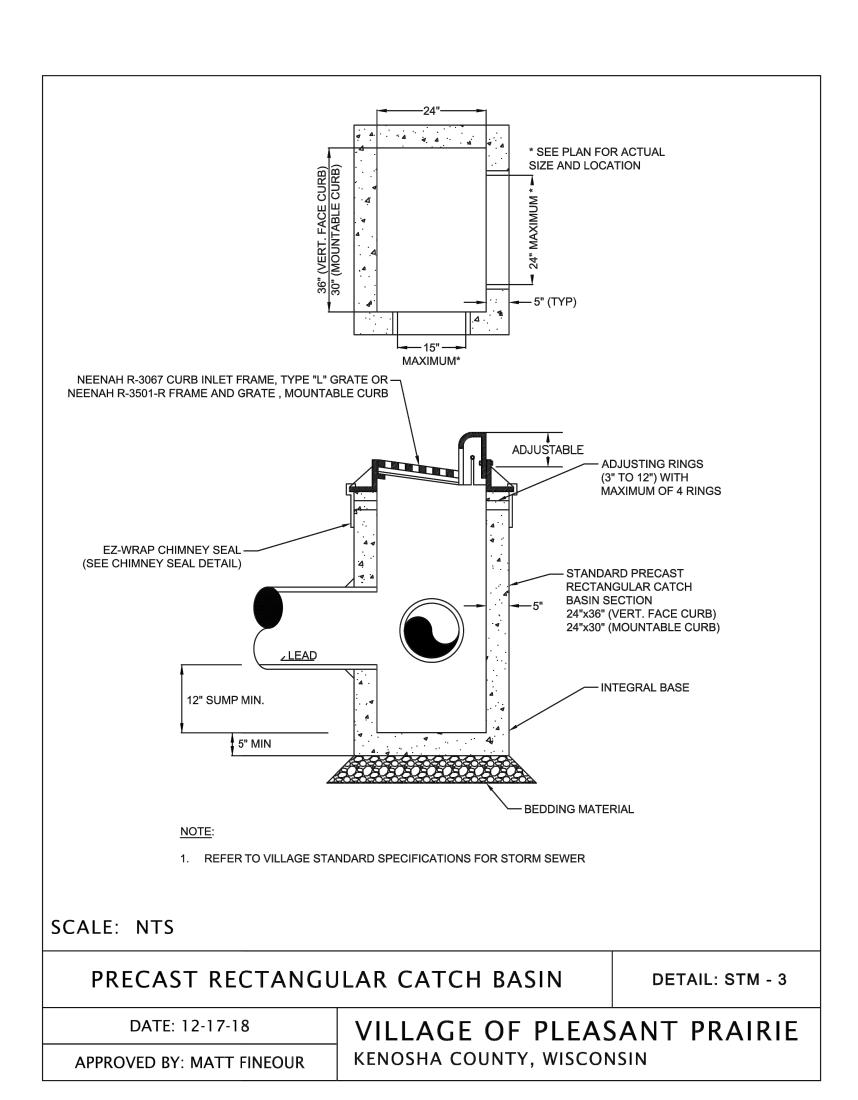


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WAUKESHA, WISCONSIN 53188

P. 262.513.0666



CLIENT ADDRESS: 8501 75TH STREET, SUITE H KENOSHA, WI 53142

PROJECT:
GREEN BAY TRAIL
CONDOMINIUMS

PROJECT LOCATION:

VILLAGE OF PLEASANT PRAIRIE

KENOSHA COUNTY, WISCONSIN



Call 811 or (800) 242-8511

Milwaukee Area (262) 432-7910

Hearing Impaired TDD (800) 542-2289

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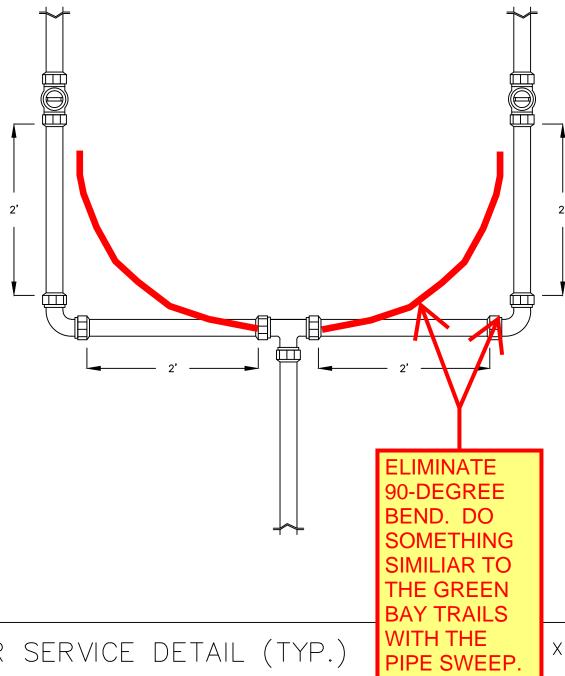
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- 1. REFER TO VILLAGE STANDARD SPECIFICATIONS
- 2. XXXXXXXXXXX

EXAMPLE FOR WATER SERVICE **PROJECT**



SCALE: NTS



DOUBLE WATER SERVICE DETAIL (TYP.)

CREATED: 02-11-19

REVISED: XX-XX-XX

APPROVED BY: XXX XXXXXXX



e questions are 8/5/19 Document No. DECLARATION OF CONDOMINIUM Return to: Parcel Numbers DECLARATION OF CONDOMINIUM THIS DECLARATION OF CONDOMINIUM (this "Declaration"), is made this , 2019, by Sagewood Investments LLC, a Wisconsin limited liability company (the "Declarant").

ARTICLE I

DECLARATION

Declarant hereby declares that it is the sole owner of the Land (as defined in Section 2.02), together with all improvements located thereon and all easements, rights, and appurtenances pertaining thereto (the "Property"), and further declares that the Property is hereby submitted to the condominium form of ownership as provided in Chapter 703, Wisconsin Statutes (the "Condominium Ownership Act").

ARTICLE II

NAME; DESCRIPTION OF PROPERTY

2.01. Name. The name of the condominium created by this Declaration (the "Condominium") is "Keystone Condominiums."

2.02. Legal Description. The land comprising the Property (the "Land") is located in the Village of Pleasant Prairie, County of Kenosha, State of Wisconsin, and is legally described on Exhibit A attached hereto and made a part hereof.

ARTICLE III

DESCRIPTION OF UNITS

- 3.01. Identification of Units. The Condominium shall consist the nineteen buildings (individually, a "Building" and, collectively, the "Buildings") each housing two (2) side-by-side Units (individually a "Unit" and collectively the "Units") for a total of thirty-eight (38) Units identified on the condominium plat attached hereto as Exhibit B and made a part hereof (the "Condominium Plat"), together with the Common Elements as described in Article IV. The Condominium Plat shows floor plans for each Unit showing the layout and boundaries of each Unit. The Units shall be identified as Units 1 through 38, inclusive, as numbered on the Condominium Plat. Each owner of a Unit is referred to as a "Unit Owner." When a Unit has been sold under a land contract, the purchaser (and not the vendor) shall be the Unit Owner upon the recording of the land contract with the Kenosha County Register of Deeds Office.
 - 3.02. Boundaries of Units. The boundaries of each Unit shall be as follows:
 - (a) Upper Boundary. The upper boundary of the Unit shall be the interior lower surface of the supporting members of the roof above the highest level of the living area, extended to an intersection with the perimetrical boundaries.
 - (b) Lower Boundary. The lower boundary of the Unit shall be the lower surface of the concrete slab floor of the lowest level of the Unit consisting of the garage and basement extended to an intersection with the perimetrical boundaries.
 - (c) Perimetrical Boundary. The perimetrical boundaries of all parts of the Unit other than the basement shall be vertical planes of the inside surface of the studs supporting the interior walls, in either case extending to intersections with each other and with the upper boundary and the upper boundary of the basement. For the basement portion of the Unit, the perimetrical boundaries of the Unit shall be vertical planes of the outside surface of the poured concrete foundation wall extending to the upper surface of the foundation wall.

It is intended that the surface of each plane described above (be it drywall, tiles, wallpaper, paneling, carpeting, or otherwise covered) is included as part of each defined Unit. Further, it is intended that all nonstructural interior partition walls (excluding the demising wall between Units), the subfloor between the basement and the first floor level (including all supports and components therefore, and the entirety of the foundation walls and floors shall be deemed part of the Unit.

- 3.03. Additional Items Included as Part of Unit. The Unit shall also include each of the following items that serve such Unit exclusively, whether or not located within the boundaries described in section 3.02:
 - (a) Windows, window frames, doors, door frames, and garage doors (with all opening, closing, and locking mechanisms and all hardware) and garage door frames that provide direct access to or within the Unit.

- (b) Interior lights and light fixtures.
- (c) Cabinets.
- (d) Floor, wall, baseboard, or ceiling electrical outlets and switches and the junction boxes serving them.
- (e) Telephone, fax, cable television, computer, Internet, stereo, or other sound systems, if any, including outlets, switches, hardware, and other appurtenances serving them.
- (f) Plumbing fixtures, hot water heaters, water softeners, if any, and the piping, valves, and other connecting and controlling mechanisms and devices lying between the fixture and water or sewage lines serving more than one (1) Unit.
- (g) The heating, ventilating, and air conditioning system, including the furnaces, air conditioning equipment, the control mechanisms, all vents from the Unit to the exterior of the Condominium, including vents for furnaces, clothes dryer, range hood, all other exhaust fans, and such other vents appurtenant to each Unit, condensers and all connections thereto serving each Unit.

Specifically not included as part of a Unit are those structural components of each Building and any portion of the plumbing, electrical, or mechanical systems of the Building serving more than one (1) Unit or another Unit, even if located within the Unit. Any structural components and all plumbing, electrical, mechanical, and public or private utility lines running through a Unit that serve more than one Unit or another Units are Common Elements.

Section 3.04. Unbuilt Units. The Unit Owners of all Units within any Building not yet constructed shall have the right, at their sole cost and expense, to construct such Building in accordance with the Condominium Plat. Until such Building has been substantially completed, such Unit Owners shall bear the entire cost of construction, maintenance, repair, and insurance of the Building, and shall maintain builder's risk insurance for such Building. Upon substantial completion of any Building, the Unit Owners thereof shall notify the Association, at which point such portions of the Building that are Common Elements shall be maintained, repaired, replaced, and insured by the Association, and the costs thereof shall be Common Expenses. A Building shall be considered "substantially complete" if it houses any Unit for which an occupancy permit has been issued.

ARTICLE IV

COMMON ELEMENTS; LIMITED COMMON ELEMENTS

- **4.01.** Common Elements. The common elements (the "Common Elements") are all of the Condominium except for the Units. The Common Elements include, without limitation, the following:
 - (a) The Land;
 - (b) The paved driveway, private streets, pedestrian walkways, if any, situated on the Land;

- (c) The foundation footings, columns, pilasters, girders, beams, front decks, supports, main walls (which shall be defined as exterior walls and surfaces, structural walls, roof trusses, and roofs);
 - (d) The irrigation systems (inclusive of all components thereto);
- (e) Any other portion of the improvements to the Land that is not part of a Unit as described above; and

(f) Mailbox islands. ? No detention basins

- (g) Detention retention ponds
- 4.02. Limited Common Elements. Certain Common Elements as described in this Section shall be reserved for the exclusive use of the Unit Owners of one or more but less than all Units. Such Common Elements shall be referred to collectively as "Limited Common Elements." The following Common Elements shall be reserved for the exclusive use of one or more Unit Owners as described herein:
 - (a) All sidewalks, access ways, steps, stoops, decks, and patios attached to, leading directly to or from, or adjacent to each Unit; and
 - (b) The driveways identified on the Condominium Plat as designated and reserved for a specific Unit.

4.03. Conflict Between Unit Boundaries; Common Element Boundaries.

- (a) If any portion of the Common Elements shall encroach on any Unit, or if any Unit shall encroach on any other Unit or on any portion of the Common Elements as a result of the duly authorized construction, reconstruction, or repair of a Building, or as a result of settling or shifting of a Building, then the existing physical boundaries of such Units or Common Elements shall be conclusively presumed to be the boundaries of such Units or Common Elements, regardless of the variations between the physical boundaries described in Sections 3.02 and 3.03 or elsewhere in this Declaration or shown on the Condominium Plat and the existing physical boundaries of any such Units or Common Elements.
- (b) If any portion of the Common Elements shall encroach on any Unit, or if any Unit shall encroach on any other Unit or on any portion of the Common Elements as a result of the duly authorized construction, reconstruction, or repair of a Building, or as a result of settling or shifting of a Building, then a valid easement for the encroachment and for its maintenance shall exist so long as such Building stands; provided, however, that if any such encroachment or easement materially impairs any Unit Owner's enjoyment of the Unit owned by such Unit Owner or of the Common Elements in the judgment of the Board of Directors of the Association (as defined below), such encroachment shall be removed or just compensation shall be provided to each injured Unit Owner within ninety (90) days of the discovery of the encroachment.
- (c) Following any change in the location of the boundaries of the Units under this Section 4.03, the square footages of all affected Units or Common Elements shall continue to be determined by the square footages, if any, shown on the Condominium Plat for all purposes under this Declaration.

ARTICLE V

PERCENTAGE INTERESTS; VOTING

- 5.01. Percentage Interests. The undivided percentage interest in the Common Elements (the "Percentage Interest") appurtenant to each Unit (whether built or unbuilt) shall be a percentage equal to one divided by the total number of Units. If the number of Units changes due to expansion of the Condominium under Article VI, the Percentage Interest shall be recalculated. Initially, each Unit's Percentage shall be a fraction, the numerator of which is one (1) and the denominator which is thirty-six (36).
- 5.02. Conveyance, Lease, or Encumbrance of Percentage Interest. Any deed, mortgage, or other instrument purporting to convey or encumber any Unit shall be deemed to include the Unit Owner's Percentage Interest in the Common Elements and in the insurance proceeds or condemnation awards even though such interest is not expressly described or referred to therein.
- 5.03. Voting. Each Unit shall have one (1) vote appurtenant to such Unit (whether built or unbuilt) at meetings of the Association (as defined in Article VII).
- 5.04. Multiple Owners. If there are multiple owners of any Unit, their votes shall be counted in the manner provided in the Bylaws.
- 5.05. Limitations on Voting Rights. No Unit Owner shall be entitled to vote on any matter submitted to a vote of the Unit Owners until the Unit Owner's name and current mailing address, and the name and address of the Mortgagee of the Unit, if any, has been furnished to the secretary of the Association. The bylaws of the Association may contain a provision prohibiting any Unit Owner from voting on any matter submitted to a vote of the Unit Owners if the Association has recorded a statement of condominium lien on the Unit and the amount necessary to release the lien has not been paid at the time of the voting.

ARTICLE VI

INTENTIONALLY OMITTED

ARTICLE VI

CONDOMINIUM ASSOCIATION

7.01. General. Following the conveyance of the first Unit to any person other than Declarant, all Unit Owners shall be entitled and required to be a member of an association of Unit Owners known as "Keystone Condominiums Association, Inc." (the "Association"), which shall be responsible for carrying out the purposes of this Declaration, including exclusive management and control of the Common Elements and facilities of the Condominium, which may include the appointment and delegation of duties and responsibilities hereunder to a committee or subcommittee commissioned by the Association for that purpose. The Association shall be incorporated as a nonprofit corporation under the laws of the State of Wisconsin.

- and those obligations set forth on the

The powers and duties of the Association shall include those set forth in the Association's articles of incorporation (the "Articles") and bylaws (the "Bylaws"), Chapter 703, Wisconsin Statutes (the "Condominium Ownership Act"), this Declaration, and Chapter 181, Wisconsin Statutes (the "Wisconsin Nonstock Corporation Law"). All Unit Owners, tenants of Units, and all other persons and entities that in any manner use the Property or any part thereof shall abide by and be subject to all provisions of all rules and regulations of the Association (collectively, the "Rules and Regulations"), this Declaration, the Articles, and Bylaws. The Association shall have the exclusive right to promulgate, and to delegate the right to promulgate, the Rules and Regulations from time to time and shall distribute to each Unit Owner the updated version of such Rules and Regulations upon any amendment or modification to the Rules and Regulations. Any new rule or regulation or any revision to an existing rule and regulation shall become effective immediately upon distribution to the Unit Owners.

- 7.02. Declarant Control. Notwithstanding anything contained in this Declaration to the contrary, the Declarant shall totally govern the affairs of the Condominium and pay all expenses thereof until a Unit has been sold to any person other than the Declarant. The Declarant may exercise any rights granted to, or perform any obligations imposed on, Declarant under this Declaration through its duly authorized agent. After a Unit has been sold to any person other than the Declarant, except as provided in Section 7.03, the Declarant shall have the right to appoint and remove the officers of the Association and to exercise any and all powers and responsibilities assigned to the Association and its officers by the Articles, Bylaws, the Condominium Ownership Act, this Declaration, and the Wisconsin Nonstock Corporation Law from the date the first Unit of this Condominium is conveyed by the Declarant to any person other than Declarant, until the earliest of: (a) ten (10) years from such date, unless the statute governing expansion of condominiums is amended to permit a longer period, in which event, such longer period shall apply; or (b) thirty (30) days after the conveyance of seventy-five percent (75%) of the Percentage Interest to purchasers, assuming that the Condominium has been fully expanded under Article VI; or (c) thirty (30) days after the Declarant's election to waive its right of control.
- 7.03. Board of Directors. The affairs of the Association shall be governed by a Board of Directors. Within thirty (30) days after the conveyance of twenty-five percent (25%) of the Common Element interest of the Condominium to purchasers, the Association shall hold a meeting, and the Unit Owners other than the Declarant shall elect at least twenty-five percent (25%) of the directors on the Board of Directors. Within thirty (30) days after the conveyance of fifty percent (50%) of the Common Element interest of the Condominium to purchasers, the Association shall hold a meeting, and the Unit Owners other than the Declarant shall elect at least thirty-three and one-third percent (33 1/3%) of the directors on the Board of Directors. For purposes of calculating the percentages set forth in Section 7.02 and this Section 7.03, the percentage of Common Element interest conveyed shall be calculated by dividing the number of Units conveyed by the maximum number of Units permitted under Section 6.02.

7.04. Maintenance and Repairs.

t future 104th Street

(a) By Association. The Association shall be responsible for the management and control of the Common Elements and Limited Common Elements (except patios and decks) and shall maintain the same in good, clean, and attractive order and repair, and shall have an easement over the entire Condominium for the purpose of carrying out these responsibilities. In addition, the Association shall be responsible for providing and maintaining all Limited Common Elements; for snow plowing all sidewalks, driveways, private streets, parking areas; and the maintenance, repair, and replacement of all outdoor amenities, including lawns, landscaping, irrigation system, sidewalks, bicycle paths, driveways, and parking areas. The Association shall be responsible for repairing and replacing when necessary any Common Elements and Limited Common Elements.

+ well and present in + well and present in botiction gras + public street tree main tenunce and replanting

window screens?

(b) By Unit Owner. Each Unit Owner shall be responsible for the maintenance, repair, and replacement of all other improvements constructed within the Unit (including the electrical, heating, and air conditioning systems serving such Unit, and including any ducts, vents, wires, cables, or conduits designed or used in connection with such electrical, heating, or air conditioning systems), and for the maintenance (but not the repair or replacement of) exterior patio areas or balconies appurtenant to the Unit, except to the extent any repair cost is paid by the Association's insurance policy described in Section 9.01.

Each Unit shall at all times be kept in good condition and repair. If any Unit or portion of a Unit for which a Unit Owner is responsible falls into disrepair so as to create a dangerous, unsafe, unsightly, or unattractive condition, or a condition that results in damage to the Common Elements, the Association, upon fifteen (15) days' prior written notice to the Unit Owners of such Unit, shall have the right to correct such condition or to restore the Unit to its condition existing before the disrepair, or the damage or destruction if such was the cause of the disrepair, and to enter into such Unit for the purpose of doing so, and the Unit Owners of such Unit shall promptly reimburse the Association for the cost thereof. All amounts due for such work shall be paid within ten (10) days after receipt of written demand therefor, or the amounts may, at the option of the Association, be levied against the Unit as a Special Assessment under Section 7.07.

- repair, or replacement of all or any part of any Common Elements or the Unit is required as a result of the negligent, reckless, or intentional act or omission of any Unit Owner, tenant, or occupant of a Unit, or (ii) any cleaning, maintenance, repair, replacement, or restoration of all or any part of any Common Element or the Unit is required as a result of an alteration to a Unit by any Unit Owner, tenant, or occupant of a Unit, or the removal of any such alteration (regardless of whether the alteration was approved by the Association or any committee thereof), or (iii) the Association must restore the Common Elements or the Unit following any alteration of a Common Element or Limited Common Element required by this Declaration, or the removal of any such alteration, the Unit Owner that committed the act or omission or that caused the alteration, or the Unit Owners of the Unit occupied by such tenant or occupant or responsible for such guest, contractor, agent, or invitee, shall pay the cost of such cleaning, maintenance, repair, replacement, and restoration.
- 7.05. Common Expenses. Any and all expenses incurred by the Association in connection with the management, maintenance, repair, and replacement of the Condominium, maintenance of the Common Elements and other areas described in Section 7.04, and administration of the Association shall be deemed to be common expenses (the "Common Expenses"), including, without limitation, expenses incurred for: landscaping and lawn care; irrigation system; snow shoveling and plowing; improvements to the Common Elements; common grounds security lighting; municipal utility services provided to the Common Elements; trash collection; and maintenance and management salaries and wages.
- 7.06. General Assessments. The Association shall levy monthly general assessments (the "General Assessments") against the Unit Owners for the purpose of maintaining a fund from which Common Expenses may be paid. The General Assessments against the Unit Owners shall be assessed in proportion to their Percentage Interests. General Assessments shall be due in advance on the first day of each month, or in such other manner as the Association may set forth in the Bylaws. Any General Assessment not paid when due shall bear interest until paid, as set forth in the Bylaws and, together with interest, collection costs, and reasonable attorney fees, shall constitute a lien on the Unit on which it is assessed if a statement of condominium lien is filed within two (2) years after the assessment becomes due as provided in the Condominium Ownership Act.

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Notwithstanding the foregoing, any Unit for which an occupancy permit has not been issued shall be exempt from General Assessments until the occupancy permit is issued. If, however, any Unit is so exempt, the General Assessments payable by the nonexempt Unit Owners shall not exceed the amount set forth in the budget per Unit that they would be charged if the Condominium were fully built out, with all Units and Common Elements completed, and all Units in the Condominium were subject to full General Assessments. If this results in the total General Assessments being insufficient to cover the total Common Expenses, the deficit shall be assessed pro rata (based on their respective interests in the Common Elements) to the Unit Owners of the exempt Units. Furthermore, (a) no reserve fund assessments shall be levied against any Unit until a certificate of occupancy has been issued for that Unit, and (b) payment of any reserve fund assessments against any Unit may be deferred until the earlier to occur of (i) the first conveyance of such Unit, or (ii) five years from the date exterior construction of the Building in which the Unit is located has been completed.

- 7.07 Reserve for Contingencies and Replacements. The Association shall build up and maintain a reasonable reserve for contingencies and replacements. Extraordinary expenditures not originally included in the annual budget which may become necessary during the year may be charged against such reserve. Upon any transfer of title to a Unit at any time (including transfers from Declarant to Unit purchaser, transfers by Unit Owners, transfers by gift or inheritance, sales by land contract, transfers by deed in lieu of foreclosure and transfers in a foreclosure process), the transferee (i.e. the new owner of the Unit being transferred) shall pay to the Association a sum in the amount of two months assessments ("Initial Reserve Payment") to be deposited into the reserve account for the Association. The Initial Reserve Payment shall be in addition to any General Assessments or Special Assessments in effect at the time. Notwithstanding anything in this Section 7.07 to the contract, the Initial Reserve Payment shall not apply in the event of (i) a Unit Owner transfer of his or her interest into a revocable trust for estate planning purposes or (ii) a transfer of title between spouses.
- 7.08. Special Assessments. The Association may, whenever necessary or appropriate, levy special assessments (the "Special Assessments") against the Unit Owners, or any of them, for deficiencies in the case of destruction or condemnation as set forth in Section 10.05 and Section 11.05; for defraying the cost of improvements to the Common Elements; for the collection of monies owed to the Association under any provision of this Declaration, including, without limitation, Section 7.04 and Article XIV, or for any other purpose for which the Association may determine a Special Assessment is necessary or appropriate for the improvement or benefit of the Condominium. Special Assessment shall be paid at such time and in such manner as the Association may determine. Any Special Assessment or installment not paid when due shall bear interest until paid, as set forth in the Bylaws and, together with the interest, collection costs, and reasonable attorney fees, shall constitute a lien on the Unit on which it is assessed if a statement of condominium lien is filed within two (2) years after the Special Assessment becomes due as provided in the Condominium Ownership Act. Notwithstanding anything herein to the contrary, the Association may not levy a special assessment against any Unit for which for which an occupancy permit has not been issued.
- 7.09. Common Surpluses. If the surpluses of the Association (the "Common Surpluses") should be accumulated, other than surpluses in any construction fund as described in Section 10.06 and Section 11.06, such Common Surpluses may be credited against the Unit Owners' General Assessments in proportion to their respective Percentage Interests or may be used for any other purpose as the Association may determine.
- 7.10. Certificate of Status. The Association shall, upon the written request of an owner, purchaser, or Mortgagee of a Unit (as defined below), issue a certificate of status of lien. Any such party may conclusively rely on the information set forth in such certificate.

7.11. Management Services. The Association shall have the right to enter into a management contract with a manager selected by the Association (the "Manager") under which services may be provided to the Unit Owners to create a community environment for the entire Condominium community. Such services may include, without limitation, provision of activity programs, community lounges, and housekeeping services. Certain of such services may be available only on a fee-for-services basis by agreement between the Manager and individual Unit Owners. All amounts payable by the Association to the Manager under the management contract shall be chargeable to the Owners as a Common Expense. The management contract shall be subject to termination by the Association under Section 703.35 of the Wisconsin Statutes.

ARTICLE VIII

ALTERATIONS AND USE RESTRICTIONS

8.01. Unit Alterations.

- (a) A Unit Owner may make improvements and alterations within its Unit; provided, however, that such improvements or alterations shall not impair the structural soundness or integrity or lessen the structural support of any portion of the Condominium, and do not impair any easement. A Unit Owner may not change the dimensions of or the exterior appearance of a Unit or any portion of the Common Elements without obtaining the prior written permission of the Association, which permission may be denied in the sole discretion of the Association. Any approved improvement or alteration that changes the exterior dimensions of a Unit must be evidenced by recording a modification to this Declaration and the Condominium Plat before it shall be effective and must comply with the then applicable legal requirements for such amendment or addendum. Furthermore, any approved improvements or alterations must be accomplished in accordance with applicable laws and regulations, must not unreasonably interfere with the use and enjoyment of the other Units and the Common Elements, and must not be in violation of any underlying mortgage, land contract, or similar security interest.
- (b) A Unit Owner acquiring an adjoining part of another Unit may remove all or any part of the intervening partition wall or create doorways or other apertures therein. This may be done even if the partition wall may, in whole or in part, be a Common Element, provided that those acts do not impair the structural integrity or lessen the support of any portion of the Condominium, do not reduce the value of the Condominium, and do not impair any easement. The creation of doorways or other apertures is not deemed an alteration of boundaries.
- (c) If a Unit Owner acquires all of one or more adjoining Units, the Unit Owner's Percentage Interest shall be equal to the number of Units so combined divided by the total number of Units, and as otherwise provided in Section 5.01 above.

8.02. Separation, Merger, and Boundary Relocation.

Boundaries between Units may be relocated upon compliance with Section 703.13(6) of the Condominium Ownership Act and with the written consent of the Association. A Unit may be separated into two or more units only upon compliance with Section 703.13(7) of the Condominium Ownership Act and with the written consent of the Association. Furthermore, two or more Units may be merged into a single unit only upon compliance with Section 703.13(8) of the Condominium Ownership Act and with the written consent of the Association. No boundaries of any Units may be relocated, no Unit may be separated, and no Units may be

The Villages PUD would not allow for this unless it expressly primits this modification. Need to discuss.

Please explain this

going from a units to merged hereunder without the consent of all Owners and Mortgagees having an interest in the Unit or Units affected.

Any Unit Owner applying for a boundary relocation, Unit separation, or merger of Units shall provide to the Association for review complete plans and specifications for the relocation, separation, or merger, accompanied by a signed statement from a Wisconsin-licensed structural engineer or professional engineer specializing in structural engineering certifying that the alteration described by the plans and specifications will not impair the structural integrity or strength of the building. Furthermore, each Unit Owner applying for a boundary relocation, Unit separation, or merger shall pay the Association's cost of application review and documentation, including, without limitation, any and all engineering, surveying, and legal fees incurred by the Association in considering such application and preparing any documentation, whether or not the application is ultimately approved. When any boundary relocation, unit separation, or merger would require the approval of the municipality in which the Condominium is located, the applicant shall obtain such approval. The Association may recover any unpaid costs by imposing a Special Assessment against the applicant's Unit. Following any boundary relocation, Unit separation, or merger, the Percentage Interests shall be reallocated as follows:

- Need to discuss
- (A) In the case of a boundary relocation, the Percentage Interests formerly appurtenant to the Units whose boundaries are being adjusted shall be determined as follows: for each resulting Unit (the "Resulting Unit"), the Percentage Interests of the two Units whose boundary is being relocated shall be added together, and multiplied by a fraction, the numerator of which is the square footage of the Resulting Unit, and the denominator of which is the square footage of both Resulting Units. The product is the new Percentage Interest for the Resulting Unit. Furthermore, votes in the Association formerly appurtenant to the Units whose boundaries are being adjusted shall be reallocated in the same manner.
- (B) In the case of a Unit separation, the Percentage Interests appurtenant to each Resulting Unit shall be determined as follows: for each Resulting Unit, the Percentage Interest appurtenant to the original Unit from which the Resulting Unit is created (the "Original Unit") shall be multiplied by a fraction, the numerator of which is the total square footage of the Resulting Unit, and the denominator of which is the total square footage of all Resulting Units that were originally part of the Original Unit. The product shall be the new Percentage Interest for the Resulting Unit. Furthermore, votes in the Association that were formerly appurtenant to the Original Unit that are to be assigned to the Resulting Units shall be reallocated in the same manner.
- (C) In the case of the merger of two or more Units, the Percentage Interests appurtenant to the resulting Unit shall be the combined Percentage Interests of the Units from which the resulting Unit was created. Furthermore, votes in the Association appurtenant to the resulting Unit shall be the combined votes of the Units from which the resulting Unit was created.
- (D) An amendment to the Declaration or the plat pursuant to these procedures shall require only the signatures of the Association and the Unit Owners and Mortgagees of the affected Units.
- 8.03. Use and Restrictions on Use of Unit. Each Unit shall be used for single-family residential purposes and for no other purpose unless otherwise authorized by the Association before the commencement of such use. A Unit shall be deemed to be used for "single-family residential purposes" if

it is occupied by no more than one family (defined to include persons related by birth, marriage, or legal adoption) plus no more than two unrelated persons. No business, whether or not for profit, including, without limitation, any day care center, animal boarding business, products distributorship, manufacturing facility, sales office, or professional practice, may be conducted from any Unit. The foregoing restrictions as to residence and use shall not, however, be construed in such a manner as to prohibit a Unit Owner from:

- (a) maintaining his or her personal professional library in his or her Unit;
- (b) keeping his or her personal business or professional records or accounts in his or her Unit;
 - (c) handling his or her personal or business records or accounts in his or her Unit; or
- (d) handling his or her personal business or professional telephone calls or correspondence from his or her Unit.

Except as noted herein, nothing in this Section 8.03 shall authorize the maintaining of an office at which customers or clients customarily call and the same is prohibited. Notwithstanding the foregoing, so long as the Declarant owns any Units (whether built or unbuilt) within the Condominium, the Declarant shall be permitted to maintain a sales office and model unit within the Condominium.

- **8.04.** Nuisances. No nuisances shall be allowed on the Property, nor any use or practice that is unlawful or interferes with the peaceful possession and proper use of the Condominium by the Unit Owners or that would cause an increase in the premiums for insurance required to be maintained by the Association under Section 9.01. All parts of the Condominium shall be kept in a clean and sanitary condition, and no fire or other hazard shall be allowed to exist. No Unit Owner shall permit any use of its Unit or of the Common Elements that increases the cost of insuring the Condominium.
- **8.05.** Lease of Units. Each Unit or any part thereof may be rented by written lease, provided that:
 - (a) The term of any such lease shall not be less than twelve (12) months;
 - (b) The Unit Owner has obtained the prior written approval of the Association to the proposed tenant and the terms of the proposed lease;
 - (c) The lease contains a statement obligating all tenants to abide by this Declaration, the Articles, the Bylaws, and the Rules and Regulations, providing that the lease is subject and subordinate to the same;
 - (d) The lease provides that any default arising out of the tenant's failure to abide by the Declaration, the Articles, the Bylaws, and the Rules and Regulations shall be enforceable by the Association as a third-party beneficiary to the lease and that the Association shall have, in addition to all rights and remedies provided under the Declaration, the Articles, the Bylaws and the Rules and Regulations, the right to evict the tenant and/or terminate the lease should any such violation continue for a period of ten (10) days following delivery of written notice to the tenant specifying the violation; and
 - (e) In the event the Association has developed a mandatory lease form or rider for use by Unit Owners, that the leasing Unit Owner has used the lease or rider form so required.

The Association may withhold approval on any reasonable basis, including, but not limited to: the failure of the lease terms to comply with all provisions of this Declaration, the Articles, the Bylaws, and the Rules and Regulations; the past failure of the tenant or its guests to abide by all provisions of this Declaration, the Articles, the Bylaws, and the Rules and Regulations; and the past use by the tenant or its invitees or guests of any part of the Condominium in a manner offensive or objectionable to the Association or other occupants of the Condominium by reason of noise, odors, vibrations, or nuisance.

During the term of any lease of all or any part of a Unit, each Unit Owner of such Unit shall remain liable for the compliance of the Unit, such Unit Owner and all tenants of the Unit with all provisions of this Declaration, the Bylaws, and the Rules and Regulations of the Association, and shall be responsible for securing such compliance from the tenants of the Unit. The Association shall require that a copy of each lease of all or any part of a Unit be filed with the Association. The restrictions against leasing contained in this Section 8.05 shall not apply to leases of the Units by the Declarant or leases of the Units to the Association.

Notwithstanding anything herein to the contrary, pursuant to Village of Pleasant Prairie ordinances, eighty percent (80%) of all Units shall be owner occupied at all times. The Association shall be responsible for enforcing the eighty percent (80%) owner occupied requirement. Any Unit Owner desiring to rent the Unit Owner's Unit shall first obtain written permission of the Association to ensure that the eighty percent (80%) owner occupied requirement is complied with. Any rental agreement, written or otherwise, in violation of this section shall be voidable by the Association, or the Village shall have the right, but not the obligation, to void the rental agreements. This section may not be amended without the express written consent of the Village of Pleasant Prairie. Subject to the above restrictions, Unit Owners, including Declarant, may rent their Units provided that each rental agreement includes the terms and conditions of the Declaration and Bylaws by reference and requires that the occupant(s) of the Unit comply with the rules and regulations for the Condominium.

- 8.06. Signs. No sign of any kind shall be displayed to the public view on any Unit without the written consent of the Association and, if Declarant owns at least one Unit, the Declarant. The Declarant reserves the right to erect signs, gates, or other entryway features surrounded with landscaping at the entrances to the Condominium and to erect appropriate signage for the sales of Units.
- 8.07. Garbage and Refuse Disposal. No Unit shall be used or maintained as a dumping ground for rubbish, trash, garbage, or waste. All clippings, rocks, or earth must be in containers.
- 8.08. Storage. Outdoor storage of disabled vehicles, boats, ATVs or other personal property shall not be permitted. No firewood or woodpile shall be kept outside a structure unless it is neatly stacked and screened from street view. No vehicles shall be parked on any yard at any time.
 - 8.09. Pets. Pets are permitted in accordance with the current applicable Rules and Regulations.
- 8.10. Landscaping. Unit Owners may not plant any decorative plants, vegetables, and shrubbery outside their Unit without the prior written consent of the Association.

ARTICLE IX

INSURANCE

Provide a Maximum

number. The Village ordinance allows for 4 dogs/cats. e RVs would parted not be parted at all?

PUD for this dealer

Ma

9.01. Fire and Extended Loss Insurance. The Board of Directors of the Association shall obtain and maintain fire, casualty, and special form insurance coverage for the Common Elements, for the Unit as originally constructed as of the date the occupancy permit for the Unit was originally issued, and for the Association's service equipment, supplies, and personal property. Each Unit Owner shall obtain and maintain fire, casualty, and special form insurance coverage for all improvements to the Unit made after issuance of the original certificate of occupancy and all improvements located therein for not less than the full replacement value thereof. Insurance coverage for the Common Elements shall be reviewed and adjusted by the Board of Directors of the Association from time to time to ensure that the required coverage is at all times provided.

The insurance maintained by the Association shall be written on the Condominium's Common Elements in the name of the Association as insurance trustee for the individual Unit Owners in their respective Percentage Interests, and may list each Unit Owner as an additional insured with respect to its Unit. The policy shall contain the standard mortgagee clause, which shall be endorsed to provide that any proceeds shall be paid to the Association, as insurance trustee, for the use and benefit of any Mortgagee as its interest may appear. All premiums for such insurance shall be Common Expenses. In the event of damage to or destruction of all or part of the Condominium insured hereunder, the proceeds of the insurance shall be paid to the Association, as insurance trustee, for the Unit Owners and the Mortgagees and distributed as provided in Article X.

- 9.02. Public Liability Insurance. The Board of Directors of the Association shall obtain and maintain a comprehensive liability insurance policy insuring the Association, its officers, directors, and the Unit Owners against any liability arising out of the maintenance, repair, ownership, or use of the Common Elements. Liability coverage shall be for at least \$1,000,000 per occurrence for personal injury and/or property damage or such higher limit as may be adopted from time to time by the Association. The insurance coverage shall be written on the Condominium in the name of the Association as insurance trustee for the Association, its directors and officers, and for the individual Unit Owners in their respective Percentage Interests. Such insurance policy shall contain a "severability of interest" or crossliability endorsement, which shall preclude the insurer from denying the claim of a Unit Owner because of the negligent acts of the Association or other Unit Owners. All premiums for such insurance shall be Common Expenses. Each Unit Owner shall have the right to insure its own Unit for personal benefit.
- 9.03. Fidelity Insurance. Subsequent to the sale by Declarant of the first Unit, the Association shall require or maintain fidelity coverage against dishonest acts by any person responsible for handling the funds belonging to or administered by the Association. The Association shall be named insured and the insurance shall be in an amount of not less than fifty percent (50%) of the Association's annual operating expenses and reserves. All premiums for such insurance shall be Common Expenses.
- 9.04. Directors' and Officers' Insurance. Subsequent to the conveyance of title by Declarant to the first Unit, the Association shall require or maintain insurance on behalf of any person who is or was a director or officer of the Association against liability asserted against or incurred by him or her in any such capacity or arising out of his or her status as such. Such coverage shall be in the minimum amount of at least \$1,000,000, or such higher minimum amounts as are needed in the discretion of the Association to comport with the prevailing commercial practice.
- 9.05. Mutual Waiver of Subrogation. Nothing in this Declaration shall be construed so as to authorize or permit any insurer of the Association or a Unit Owner to be subrogated to any right of the Association or a Unit Owner arising under this Declaration. The Association and each Unit Owner hereby release each other to the extent of any perils to be insured against by either of such parties under the terms of this Declaration or the Bylaws, whether or not such insurance has actually been secured, and to the extent of their respective insurance coverage for any loss or damage caused by any such casualty,

even if such incidents shall be brought about by the fault or negligence of either party for whose acts, omissions, or negligence the other party is responsible. All insurance policies to be provided under this Article by either the Association or a Unit Owner shall contain a provision that they are not invalidated by the foregoing waiver. Such waiver shall, however, cease to be effective if the existence thereof precludes either the Association or a Unit Owner from obtaining such policy.

9.06. Standards for All Insurance Policies. All insurance policies provided under this Article IX shall be written by companies duly qualified to do business in the State of Wisconsin, with a general policyholder's rating of at least "A" and a financial rating of at least Class VII, as rated in the latest edition of Best's Key Rating Guide, unless the Board of Directors of the Association determines by unanimous vote or unanimous written consent that any policy may be issued by a company having a different rating.

ARTICLE X

RECONSTRUCTION, REPAIR, OR SALE IN THE EVENT OF DAMAGE OR DESTRUCTION

- 10.01. Determination to Reconstruct or Repair. If all or any part of the Condominium becomes damaged or is destroyed by any cause, the damaged portion shall be repaired or reconstructed except as provided otherwise in this Section 10.01.
 - (a) Damage Less Than Five Percent of Replacement Cost. If the cost to repair or reconstruct the damaged the damaged portion of the Condominium is less than five percent (5%) of the replacement cost of all improvements constituting the Condominium, the damaged portion of the Condominium shall be repaired or reconstructed even if the cost of such repair or reconstruction exceeds the available insurance proceeds. Acceptance by a Unit Owner of a deed to a Unit shall be deemed to be consent to the authorization to the Association to repair or reconstruct, as may in the future be needed from time to time, up to such stated amount. If such authorization is challenged, whether through action taken at a meeting of the Unit Owners or otherwise, the issue of whether to repair or reconstruct shall be put to a vote of all Unit Owners entitled to vote, and such repair or reconstruction shall be deemed approved if all votes appurtenant to any one (1) Unit are cast in favor of such repair or reconstruction.
 - (b) Damage Equal To or Greater Than Five Percent of Replacement Cost; Insurance Available. If the cost to repair or reconstruct the damaged portion of the Condominium is equal to or greater than five percent (5%) of the replacement cost of all improvements constituting the Condominium, and the insurance proceeds plus five percent (5%) of the replacement cost of all improvements constituting the Condominium are sufficient to complete such repair or reconstruction, the damaged portion of the Condominium shall be repaired or reconstructed even if the cost of such repair or reconstruction exceeds the available insurance proceeds. Acceptance by a Unit Owner of a deed to a Unit shall be deemed to be consent to the authorization of the Association to repair or reconstruct, as may in the future be needed from time to time, up to the amount of the available insurance proceeds plus five percent (5%) of the replacement cost of all improvements constituting the Condominium. If such authorization is challenged, whether through action taken at a meeting of the Unit Owners or otherwise, the issue of whether to repair or reconstruct shall be put to a vote of all Unit Owners entitled to vote, and such repair or reconstruction shall be deemed approved if all votes appurtenant to any one (1) Unit are cast in favor of such repair or reconstruction.

- (c) Damage Equal to or Greater Than Five Percent of Replacement Cost; Insurance Not Available. If the cost to repair or reconstruct the damaged portion of the Condominium is equal to or greater than five percent (5%) of the replacement cost of all improvements constituting the Condominium and insurance proceeds plus five percent (5%) of the replacement cost of all improvements constituting the Condominium are insufficient to complete such repair or reconstruction, the damaged Condominium shall be repaired or reconstructed unless within thirty (30) days of the date the Association receives repair or reconstruction estimates, the Unit Owners having seventy-five percent (75%) or more of the votes consent in writing to not repair or reconstruct the damaged portion of the Condominium. Delivery of such written consent under the circumstances described in this Section 10.01(c) shall be deemed to be consent to subject the Condominium to an action for partition.
- 10.02. Plans and Specifications. Any reconstruction or repair shall, as far as is practicable, be made in accordance with the maps, plans, and specifications used in the original construction of the Condominium, unless (a) the Unit Owners having at least a majority of the votes approve of the variance from such plans and specifications; (b) the Board of Directors authorizes the variance; and (c) in the case of reconstruction of or repair to any of the Units, the Unit Owners of the damaged Units authorized the variance. If a variance is authorized from the maps, plans, and specifications contained in the Condominium Plat or this Declaration, an amendment shall be recorded by the Association setting forth such authorized variance.
- 10.03. Responsibility for Repair. In all cases after a casualty has occurred to the Condominium (except as otherwise provided in Section 9.01), the Association has the responsibility of reconstruction and repair, and immediately shall obtain reliable and detailed estimates of the cost to rebuild or repair.
- 10.04. Insurance Proceeds and Construction Fund. Insurance proceeds held by the Association as trustee pursuant to Section 9.01 shall be disbursed by the Association for the repair or reconstruction of the damaged portion of the Condominium. Unit Owners and Mortgagees shall not be entitled to receive payment of any portion of the insurance proceeds unless there is a surplus of insurance proceeds after the damaged portion of the Condominium has been completely restored or repaired as set forth in Section 10.06.
- 10.05. Assessments for Deficiencies. If the proceeds of insurance are not sufficient to defray the costs of reconstruction and repair by the Association, a Special Assessment shall be made against the Unit Owners in sufficient amounts to provide funds for the payment of such costs. Such assessments on account of damage to the Condominium shall be in proportion to each Unit Owner's Percentage Interest. All assessed funds shall be held and disbursed by the Association as trustee for the Unit Owners and Mortgagees involved.
- 10.06. Surplus in Construction Funds. All insurance proceeds, condemnation awards, and Special Assessments held by the Association as trustee for the purpose of rebuilding or reconstructing any damage to the Condominium are referred to herein as "Construction Funds." It shall be presumed that the first moneys disbursed in payment of costs of reconstruction or repair are insurance proceeds. If there is a balance in the Construction Funds after payment of all costs of reconstruction or repair, such balance shall be divided among the Unit Owners according to their respective Percentage Interests.
- 10.07. Partition and Sale Upon Consent. If following damage or destruction described in Section 10.01(c), the Unit Owners having Seventy-Five Percent (75%) or more of the votes consent to subject the Condominium to an action for partition, the Association shall record with the office of the Register of Deeds for Kenosha County, Wisconsin, a notice setting forth such facts, and upon the recording of such

notice, the Condominium shall be subject to an action for partition, in which event the net proceeds of sale together with any amounts held by the Association as Construction Funds shall be considered as one (1) fund and shall be divided among the Unit Owners according to the Percentage Interest that is appurtenant to each Unit.

10.08. Mortgagees' Consent Required. No approval, consent, or authorization given by any Unit Owner under this Article shall be effective unless it is consented to by the Mortgagee (if any) holding the first lien against the Unit.

ARTICLE XI

CONDEMNATION

- 11.01. Allocation of Award. Any damages for a taking of all or part of the Condominium shall be awarded as follows:
 - (a) If all of a Unit is taken, the Unit Owner of the Unit shall be allocated the entire award for the taking of the Unit, including any equipment, fixtures, or improvements located therein, and for consequential damages to the Unit or improvements located therein.
 - (b) If only a part of a Unit is taken, then, if the Association determines that it shall repair or restore the Unit as described in Section 11.02 below, the award for the taking of the Unit shall be provided to the Association as needed to fund such repair and restoration, and the balance of the award, plus any award for equipment, fixtures or improvements located therein and for consequential damages to the Unit or the improvements located therein, shall be allocated to the Unit Owner.
 - (c) If part of the Common Elements are taken, then, if the Association determines that it shall repair or restore the Condominium as described in Section 11.02, below, the award for the partial taking of the Common Elements shall be provided to the Association as needed to fund such repair and restoration, and the balance of the award shall be allocated to all Unit Owners in proportion to their respective Percentage Interests.
 - (d) If the entire Condominium is taken, then any award for the taking of any Unit shall be allocated to the respective Unit Owner, and any award for the taking of the Common Elements shall be allocated to all Unit Owners in proportion to their Percentage Interests.
- 11.02. Determination to Reconstruct Condominium. Following the taking of any part of the Condominium, then, if the Association determines that the Condominium can be restored to a useable whole, the Condominium shall be restored or reconstructed.
- 11.03. Plans and Specifications for Condominium. Any reconstruction shall, as far as is practicable, be made in accordance with the maps, plans, and specifications used in the original construction of the Condominium.
- 11.04. Responsibility for Reconstruction. In all cases of restoration of the Condominium following a partial taking, the responsibility for restoration and reconstruction shall be that of the Association and it shall immediately obtain reliable and detailed estimates of the cost to rebuild.

- 11.05. Assessments for Deficiencies. If the condemnation award for the taking of the Condominium is not sufficient to defray the costs of reconstruction by the Association, Special Assessments shall be made against the Unit Owners in sufficient amounts to provide funds for the payment of such costs. Such Special Assessments shall be in proportion to each Unit Owner's respective Percentage Interest and shall constitute a Common Expense.
- 11.06. Surplus in Construction Fund. It shall be presumed that the first moneys disbursed in payment of costs of reconstruction or restoration shall be from the award for taking. If there is a surplus of Construction Funds after payment of all costs of construction, such balance shall be divided among all Unit Owners in proportion to their respective Percentage Interests.
- 11.07. Percentage Interests Following Taking. Following the taking of all or any part of any Unit, the Percentage Interest appurtenant to any Unit shall be equitably adjusted to reflect the respective relative values of the remaining Units (or portions thereof) to all Units, determined without regard to the value of any improvements located within the Units except for those improvements that were part of the Unit as originally constructed. The Association shall promptly prepare and record an amendment to the Declaration reflecting the new Percentage Interests appurtenant to the Units.
- 11.08. Partition and Sale Upon Consent. If, pursuant to Section 11.02, the Association determines that, following a taking of any part of the Condominium, the Condominium cannot be restored to a usable whole, then, if the Unit Owners having Seventy-Five Percent (75%) or more of the votes consent to subject the Condominium to an action for partition, the Association shall record with the office of the Register of Deeds Kenosha County, Wisconsin, a notice setting forth such facts, and upon the recording of such notice, the Condominium shall be subject to an action for partition, in which event the net proceeds of sale together with any amounts held by the Association as Construction Funds shall be considered as one (1) fund and shall be divided among the Unit Owners according to their respective Percentage Interests.

ARTICLE XII

MORTGAGEES

- 12.01. Notice. Any holder of a recorded mortgage or any vendor under a recorded land contract encumbering a Unit (the "Mortgagee") that has so requested of the Association in a writing received by the Association's agent for service of process shall be entitled to receive notice of the following matters:
 - (a) The call of any meeting of the membership or the Board of Directors of the Association to be held for the purpose of considering any proposed amendment to this Declaration, the Articles, or the Bylaws.
 - (b) Any default under, any failure to comply with, or any violation of, any of the provisions of this Declaration, the Articles, or Bylaws or any rules and regulations by the Unit Owner whose Unit is subject to the mortgage or land contract.
 - (c) Any physical damage to the Condominium in an amount exceeding five percent (5%) of its replacement value.
- 12.02. Amendment of Provisions Affecting Mortgagees. Notwithstanding the provisions of Article XIII of this Declaration, neither Section 12.01 nor any Section of this Declaration requiring the

approval of any Mortgagee to any action shall be amended unless all Mortgagees have given their prior written approval.

- 12.03. Owners of Unmortgaged Units. Whenever any provision contained in this Declaration requires the consent or approval (whether by vote or in writing) of a stated number or percentage of Mortgagees to any decision, each Unit Owner of any unmortgaged Unit shall be considered a "Mortgagee" as well as a "Unit Owner" for purposes of such provision.
- 12.04. Condominium Liens. Any Mortgagee who obtains title to a Unit under the remedies provided in the mortgage or land contract against the Unit or through foreclosure shall not be liable for more than six (6) months of the Unit's unpaid dues and assessments accrued before the date on which the holder acquired title.

ARTICLE XIII

AMENDMENT

Except as otherwise provided by the Condominium Ownership Act, or as otherwise provided in this Declaration, this Declaration may be amended with the written consent of not less than the number of Unit Owners who together hold at least two-thirds (2/3) of the total voting interests held by all Unit Owners. No Unit Owner's consent shall be effective without the consent of the first mortgagee of such Unit. So long as the Declarant owns any Unit, and so long as the Condominium is subject to expansion under Article VI, the consent in writing of the Declarant, its successors or assigns, shall also be required. No amendment shall alter or abrogate the rights of Declarant as contained in this Declaration. Copies of amendments shall be certified by the president and secretary of the Association in a form suitable for recording. A copy of the amendment shall also be mailed or personally delivered to each Unit Owner at its address on file with the Association.

Until the initial conveyance of all Units, this Declaration may be amended by the Declarant alone for purposes of: (i) clarification and correction of errors and omissions; (ii) to comply with the requirements of the FNMA, the Government National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Department of Housing and Urban Development, the Federal Housing Association, the Veteran's Administration or any other governmental agency or any other public, quasipublic or private entity which performs (or may in the future perform) functions similar to those by such entities; (iii) to conform the Declaration with the requirements of Wisconsin Statutes Chapter 703; (iv) if the revision or adoption of a building code or zoning ordinances prevents or substantially affects the construction of a Unit or Common Element as platted; (v) making alterations and changes to the design or exterior materials of any Unit or part thereof during construction, if being constructed by Declarant; and (vi) to grant easements the Declarant reasonably believes benefits the Condominiums or helps promote integration of the Condominiums with existing or future developments surrounding the Condominiums. In furtherance of the foregoing, a power coupled with an interest is hereby reserved and granted to Declarant to make or consent to a Declarant amendment on behalf of each Unit Owner. Each deed, Mortgage or other evidence of obligation, or other instrument affecting a Unit and the acceptance thereof shall be deemed to be a grant and acknowledgement of, and a consent to the power reserved to the Declarant to make, execute and record special amendments. The rights reserved to the Declarant under this Section shall terminate at such time as the Declarant no longer holds or controls title to any part of the Condominium or ten (10) years from the date this Declaration is recorded, whichever occurs first.

No amendments to this Declaration shall adversely affect a special right conferred on or reserved to Declarant under this Declaration without Declarant's written consent

ARTICLE XIV

REMEDIES

The Association shall have the sole right to enforce the provisions hereof or any of its orders by proceedings at law or in equity against any person or persons violating or attempting to violate any provision of this Declaration, either to restrain or cure the violation or to recover damages, or both, for a period that shall include thirty (30) days from the date of the filing with the Association of a petition by any person who shall be a Unit Owner subject to this Declaration on the date of the filing, petitioning the Association to redress the violation or attempted violation of any of the provisions of this Declaration by any other persons. Liability among multiple owners of a Unit shall be joint and several. Nothing herein shall be deemed to limit the rights of the Village of Pleasant Prairie or the County of Kenosha to enforce any zoning codes, ordinances, regulations, or other requirements that may be identical or similar to the requirements of this Declaration. Such period of thirty (30) days shall be considered to be a period for the consideration of the petition by the Association and if the Association denies or fails to act upon the petition to the satisfaction of the petitioner within the thirty (30)-day period, thereafter petitioner shall have the right to enforce the provisions hereof (except for the collection of charges and assessments under Article VII), to the extent that he or she shall so have petitioned, by proceedings at law or in equity against any person or persons violating or attempting to violate the provisions of this Declaration, either to restrain the violation or to recover damages, or both, provided, however, that any such person shall be a Unit Owner and commence such proceedings against such other person or persons within a period of sixty (60) days from (i) the date of the Association's denial of such petition, or (ii) the passage of the aforementioned thirty (30)-day period for consideration of the petition by the Association.

The Association or the petitioning Unit Owner(s), as the case may be, shall have the right to recover court costs and reasonable attorney fees in any successful action brought against another Unit Owner to enforce, or recover damages for a violation of, this Declaration. Any damages collected by the Association shall be distributed, first, to pay all costs of enforcement, and, secondly, to the owners of the Units damaged by the violation pro rata. Notwithstanding the foregoing, if any Unit Owner fails to comply with the terms and conditions of this Declaration, and such failure continues beyond any applicable cure period, the Association shall have the right to cure on behalf of the Unit Owner and such Unit Owner shall promptly reimburse the Association for the cost thereof within ten (10) days after receipt of written demand therefor. Alternatively, the Association may, at the option of the Association, levy such amounts against the Unit as a Special Assessment under Article VII. In addition to all other remedies available to the Association, the Association shall have the right to collect from any Unit Owner who is in violation beyond any applicable cure period of this Declaration, the Association's Articles or Bylaws, or any Rules and Regulations promulgated hereunder, a fine for each day such violation continues in such amount as is from time to time set forth in the Bylaws or Rules and Regulations.

ARTICLE XV

GENERAL

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15.01. Utility Easements. The Declarant hereby reserves for the Association acting by and in the discretion of its Board of Directors, the rights to grant to the Village of Pleasant Prairie and County of Kenesha or public or semi-public utility companies, easements and rights-of-way for the erection,

construction, and maintenance of all poles, wires, pipes, and conduits for the transmission of electricity, gas, water, telephone, and for other purposes, for sewers, stormwater drains, gas mains, water pipes and mains, and similar services and for performing any public or quasi-public utility function that the Board of Directors may deem fit and proper for the improvement and benefit of the Condominium. Such easements and rights-of-way shall be confined, so far as possible in underground pipes or other conduits, with the necessary rights of ingress and egress and with the rights to do whatever may be necessary to carry out the purposes for which the easement is created.

- 15.02. Right of Entry. By acceptance of a Condominium Deed, each Unit Owner shall have granted a right of entry and access to its Unit to the Association to correct any condition originating in its Unit and threatening another Unit or the Common Elements, to install, alter, or repair mechanical or electrical services or other Common Elements in its Unit or elsewhere in the Condominium, and to maintain and repair Common Elements and other areas as described in Section 7.04. Such entry shall be made with prior notice to the Unit Owners, and shall be scheduled for a time reasonably convenient to the Unit Owners, except in the case of an emergency when injury or property damage will result in delayed entry. Such entry shall be done with as little inconvenience to the Unit Owners as practical, and any damage caused thereby shall be repaired by the Association and treated as a Common Expense, except as allocable to an individual Unit or Units for cause in the discretion of the Board of Directors.
- 15.03. Notices. All notices and other documents required to be given by this Declaration or by the Bylaws of the Association shall be sufficient if given to one (1) registered owner of a Unit regardless of the number of owners who have an interest therein. Notices and other documents to be served on Declarant shall be given to the agent for service of process specified in Section 15.06. All owners shall provide the secretary of the Association with an address for the mailing or service of any notice or other documents and the secretary shall be deemed to have discharged his or her duty with respect to the giving of notice by mailing it or having it delivered personally to such address as is on file with him or her.
- 15.04. Severability. The provisions hereof shall be deemed independent and severable, and the invalidity or partial invalidity or unenforceability of any one provision or portion thereof shall not affect the validity or unenforceability of the remaining portion of said provision or of any other provision hereof.
- 15.05. Access to Condominium by the Declarant and Owners of Unbuilt Units. During any period in which (1) Declarant is constructing any Building or other improvements on the Property; (2) all Unit Owners of units within a Building are constructing such Building and Limited Common Elements appurtenant to such units; or (3) Declarant is replacing or repairing any Common Elements or Limited Common Elements, then Declarant and such Unit Owners, as the case may be, and their respective contractors, subcontractors, agents, and employees, shall have an easement for access to all parts of the Condominium as may be required in connection with the work.
- 15.06. Resident Agent. The name and address of the resident agent under Section 703.23 of the Wisconsin Statutes is Todd Becker, N77 W23806 Sun Valley Run Sussex, WI 53089. The resident agent may be changed by the Association in any manner permitted by law.
- 15.07. Assignment of Declarant's Rights. The rights, powers, and obligations of the party named as "Declarant", as granted by this Declaration, may be assigned by a written, recorded amendment to any other party who assumes such rights, powers, and obligations, provided that such other party also assumes the obligations imposed on declarants by Chapter 703 of the Wisconsin Statutes. Upon the recording of any such amendment, such assignee shall become "Declarant" under this Declaration and shall succeed to all such rights, powers, and obligations. Such amendment need be signed only by the assignor and assignee named therein.

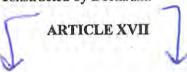
- 15.08. Conflicts. If a conflict exists among any provisions of this Declaration, the Articles, the Bylaws, and the Rules and Regulations, the Declaration shall prevail over the Articles, Bylaws, and Rules and Regulations; the Articles shall prevail over the Bylaws and the Rules and Regulations; and the Bylaws shall prevail over the Rules and Regulations.
- substantial completion of each phase of construction all warranties held by the Declarant and covering any construction of the Common Elements. No warranties or representations, express or implied, including, but not limited to, the implied warranty of fitness for a particular purpose and merchantability, are made by the Declarant to any Unit Owner or other person or entity regarding the past or future performance or quality of the Common Elements, including the Limited Common Elements. Any implied warranty of workmanlike performance and that the Building or other Common Elements, including the Limited Common Elements, are or will be reasonably adequate for use and occupancy, created by Section 706.10(7), Wisconsin Statutes, which statutory section creates the above-stated implied warranties, for the conveyance of a newly constructed home or condominium, is hereby expressly disclaimed and excluded. Any other implied warranties created by common law, including, without limitation, the Declarant's duty to perform all work in a good and sufficient workmanlike manner, are also disclaimed and excluded. Any claims by the Association against a contractor to recover damages resulting from construction defects in any of the Common Elements or Limited Common Elements shall be subject to the provisions of Section 895.07(8) of the Wisconsin Statutes.

ARTICLE XVI

RESERVED RIGHTS OF DECLARANT

Notwithstanding anything in this Declaration to the contrary, until the sale by Declarant of all Units in the Condominium, Declarant may:

- (a) But shall not be obligated, to manage and operate the Condominium in accordance with this Declaration, including the right to contract for professional management of the Condominium.
- (b) Use the Common Elements and any unsold Units in the Condominium in any manner as may facilitate the sale or leasing of all Units including, but not limited to, in connection therewith, maintaining a sales and/or rental office or offices and models and showing the Condominium or maintaining signs.
- (c) Grant easements upon, over, through and across the Common Elements as may be required for furnishing utilities and installations related thereto which easements may be granted to itself or its nominee and/or as may be necessary for excavation and construction of any of the Units.
- (d) Grant easements upon, over, through or across the General Common Elements for permanent or temporary ingress and egress to and from the Condominium and other real property adjacent to it.
 - (e) Lease Units owned by Declarant on such terms as Declarant Desires.
- (f) Make alterations and changes to the design and exterior material of any Unit or part thereof during construction, if being constructed by Declarant.



WAIVER OF DAMAGES

Neither Declarant, nor Declarant's representatives or designees, shall be liable for any claim whatsoever arising out of or by reason of any actions performed pursuant to the authorities, reserved, granted or delegated to it by, or pursuant to, this Declaration, or in Declarant's capacity as developer, contractor, Unit Owner, manager, or seller of any part of the Condominium or any Units, whether or not such claim: (a) shall be asserted by any Unit Owner, occupant, the Association, or by any person or entity claiming through any of them; or (b) shall be on account of injury to person damage to or loss of property wherever located and however caused; or (c) shall arise ex contractu or (except in case of gross negligence) ex delictu. Without limiting the generality of the foregoing, the foregoing enumeration includes all claims for, or arising by reason of, the Condominium, any Unit or any part thereof being or becoming out of repair or containing any patent or latent defects, or by reason of any act or neglect of any Unit Owner, occupant, the Association, and their respective agents, employees, guests and invitees, or by reason of any neighboring property or personal property located on or about the Condominium, or by reason of the failure to function, or disrepair of, any utility services (heat, air conditioning, electricity, gas, water, sewerage, etc.)

ARTICLE XVIII

MICROORGANISM WAIVER

Microorganisms, including, but not limited to, mold, mildew, spores, any other form of fungi, bacteria, viruses and any toxins or irritants secreted by any of them ("Microorganisms") occur naturally in the environment and may be present, during or after construction, in the indoor air of the Unit and on its interior and exterior surfaces including, without limitation, wall cavities, attics, windows, basements, and/or ceilings or any part of them. Moisture can result from cooking, showering, or similar activities, can be contributed to from the outside atmosphere, and/or may arise or be exacerbated from the design, construction means and methods, and/or type of building materials used in construction of the Units. This moisture may cause or increase the presence, growth, release, discharge or dispersal of Microorganisms that, if sufficiently concentrated, may cause deterioration of building materials, damage to property, health hazards, personal injuries and/or other irritant effects such as, but without limitation, skin irritation, respiratory problems and/or allergic reactions. Microorganisms occur naturally in the environment, and Declarant cannot eliminate the possibility that Microorganisms may grow in, on or about the Unit or the Common Elements. Unit Owners and the Association may minimize these effects by proper use and maintenance of heating, cooling, dehumidification and ventilation equipment, regular interior maintenance and cleaning, and exterior maintenance such as, but not limited to, landscaping, painting and caulking.

By purchasing a Unit and thereby accepting to be bound by this Declaration, Unit Owners acknowledge that the Unit Owners have been informed of the above effects of Microorganisms and moisture. Unit Owners hereby assume all risks of damage, personal injury, and/or destruction of or injury to property, real or personal, that may arise as a result of, or is in any way connected with, the indoor air quality of the Unit Owner's Unit or the presence of microorganisms in, on or about the interior or exterior of the Owner's Unit and Common Elements, during construction and after final completion of construction.

To the fullest extent permitted by law, Unit Owners and the Association fully, finally, and forever releases and discharges Declarant, its successors and assigns, their subcontractors, material suppliers and the officers, employees and agents of each of them from and against any and all

claims, obligations, demands, damages, causes of action, liabilities, losses, and expenses, including reasonable attorney's and expert fees, whether now known or hereafter known, foreseen or unforeseen, that Unit Owners and the Association had, has, or may have in the future, in law or in equity ("Claims") that are attributable to:

Adverse health effects to Unit Owners, their family members, guests or any other third party resulting from the exposure to microorganisms, destruction of personal or real property, including consequential and incidental damages and loss of use thereof, arising out of, relating to, or in any way connected with, the indoor air quality of the Units or the presence of any Microorganism in, on, or about the interior or exterior of the building unless the claims are caused, in whole or in part by the intentional or grossly negligent acts or omissions of Declarant, its subcontractors or material suppliers, in their construction of the Condominium, including but not limited to, Declarant, its subcontractors' and/or material suppliers' construction means and methods, material selection, material installation and/or design services, if any.

Declarant makes no express or implied warranty, and Units Owner and the Association hereby expressly waives claims of, habitability, merchantability, fitness for a particular purpose, or good workmanship as to building materials and/or construction means and methods with regard to indoor air quality of the Units or the presence of microorganisms in, on, or about the Condominiums.

ARTICLE XIX

ARBITRATION

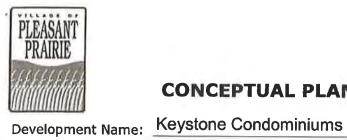
Any dispute or controversy between Declarant and the Unit Owners or Declarant and the Association arising out of or related to this Declaration or the materials, workmanship or any sort of construction claims shall be submitted to the American Arbitration Association and conducted pursuant to the Construction Industry Arbitration Rules and Mediation Procedures of the American Arbitration Association. If either party refuses to submit a claim to arbitration, or fails to abide by all of the rules adopted, the non-breaching party shall be entitled to recover all costs, including reasonable, actual attorneys' fees, incurred in seeking further action to enforce the terms of this provision and/or to compel arbitration. Nothing in this section precludes or requires the parties to mediate this matter prior to invoking their right to arbitration.

IN WITNESS WHEREOF, Declarant has of, 2019.	caused this instrument to be signed this day
	By: Name: Title:
STATE OF WISCONSIN) ss. COUNTY OF)	
Personally came before me this _ day of _, 20_ acknowledged the foregoing document for the purpos	who ses recited therein on behalf of said
	Name: Notary Public, State of Wisconsin My Commission:
CONSENT OF	MORTGAGEE
The undersigned, being the holder of a mortg the office of the Register of Deeds of County, Wi of Records, Page, does hereby consent to all and agrees that its interest in the Property shall be sull Dated this day of _, 20	terms and conditions of the foregoing Declaration,
<u> </u>	
	By: Name: Its:
STATE OF WISCONSIN)) ss. COUNTY OF)	
Personally came before me this _ day of _, 20 foregoing document for the purposes recited therein	0, the of, who acknowledged the on behalf of the same.
	Name: Notary Public, State of Wisconsin

My Commission	
---------------	--

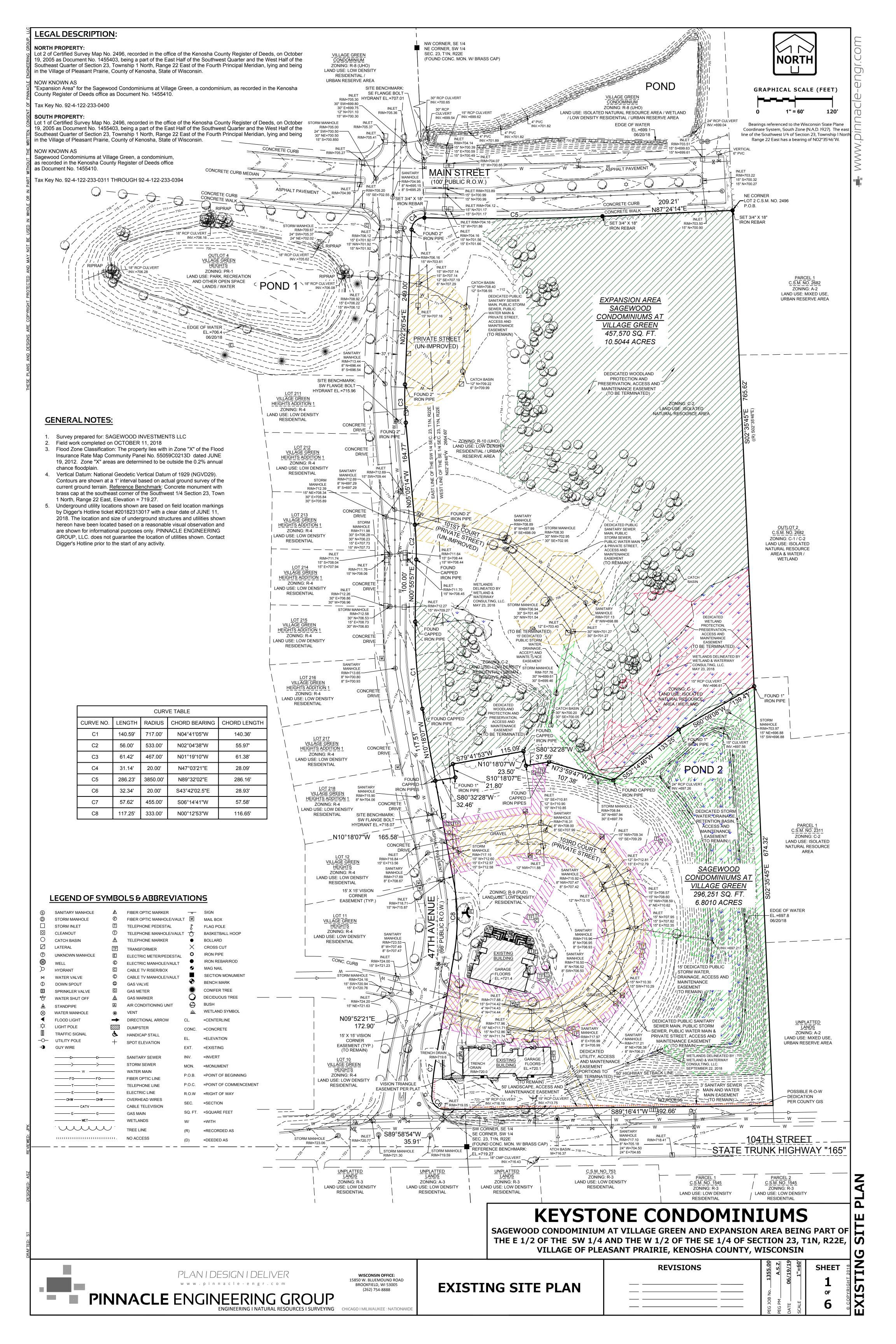
This document drafted by and should be returned to:

Atty. Nicholas J. Infusino Madrigrano, Aiello & Santarelli, LLC 1108 56th Street Kenosha, Wisconsin 53140 (262) 657-2011



CONCEPTUAL PLAN APPLICATION

General Loca	tion of De	evelopment	: Vacant land	situated east of	f 47th Ave	enue, south of N	Main Street
Tax Parcel No	umber(s):	92-4-122-	233-0400 and	92-4-122-233-	0321 thro	ugh 233-0384	
Number of Lo	ots: 2 lots	(condominium	ownership) N	umber of Outlo	ts: 0		
Size of Devel	opment:	17.3	acres	5			
Select All th	at Apply	' :					
■ The D	evelopme	nt will be c	onstructed in	phase(s)		
☐ The D	evelopme	nt abuts or	[·] adjoins State	Trunk Highway	у		
☐ The D	evelopme	nt abuts or	adjoins Coun	ty Trunk Highw	ray		
☐ The D	evelopme	nt abuts th	e Kenosha Co	unty Bike Trail			
The following	number a	and types o	of plans shall b	e submitted w	ith this a	oplication:	
mi o o o o Marketing to di Information m	nimum: Detailed Concepts Phasing Floor Pla Proposed plication if aft of Dec y other in contacted scuss the nay be nea	and Dimenual Enginee Plan (if appans and Elev d Zoning Di Fee clarations, Conformation a I the Comm proposed reded to con	nsioned Site Plering Plans plicable) vations (for all strict Change(Covenants, Res as specified by nunity Develop request with the	uses except si strictions and a the Village ment Departme e Village staff lest.	ingle fami iny Easen ent to arr to detern	ily) nent Document ange a pre-ap nine whether a	ts plication additional
and correct to	y certify to the best	inat all the of my know	above statem wledge.	ents and attach	iments su	ibmitted herev	with are true
PROPERTY O	VNER:			APPLICANT/	AGENT:		
Print Name: Sa Signature: N77	Tell B	stments LLC c/o T		Signature:	Jeogh)	I Estate c/o Jo	
Sussex		VI	53089	Brookfield		WI	53045
City) Phone: (414)		State)	(Zip)	(City) Phone: (262)) 424-59	(State)	(Zip)
ax:				Fax: (414) 9			
mail: tjb4ev	r@wi.rr.d	com		Email: jb@p	oointre.c	om	
Pate	417			Date: March			
Community Dev	elopment	Department	., 9915 39 th Ave	nue. Pleasant Pr	airie WI 5	3158 26	2-925-6717









PLEASANT PRAIRIE
REAR ELEVATION

1/4" = 1'-0"

LAKE COUNTRY DESIGN STUDIO, LLC

N51W35831 HILLCREST COURT OCONOMOWOC, WI 53066 PH|920.723.7005

W W W .LCDSDESIGN.COM

GLACIER RUN. LLC.

N51 W17154 SHAGBARK RD. MENOMONEE FALLS, WI PH|----FAX|----

> PROJECT INFORMATION

PLEASANT PRAIRIE

8			
7			
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5			
4			
3			
2	11.19.18	PLAN DRAFT	KMG
1	10.31.18	CONCEPT DRAFT	ARM
١٥.	DATE:	DESCRIPTION:	BY:
	DRAWN BY:	DATE:	_

SHEET TITLE

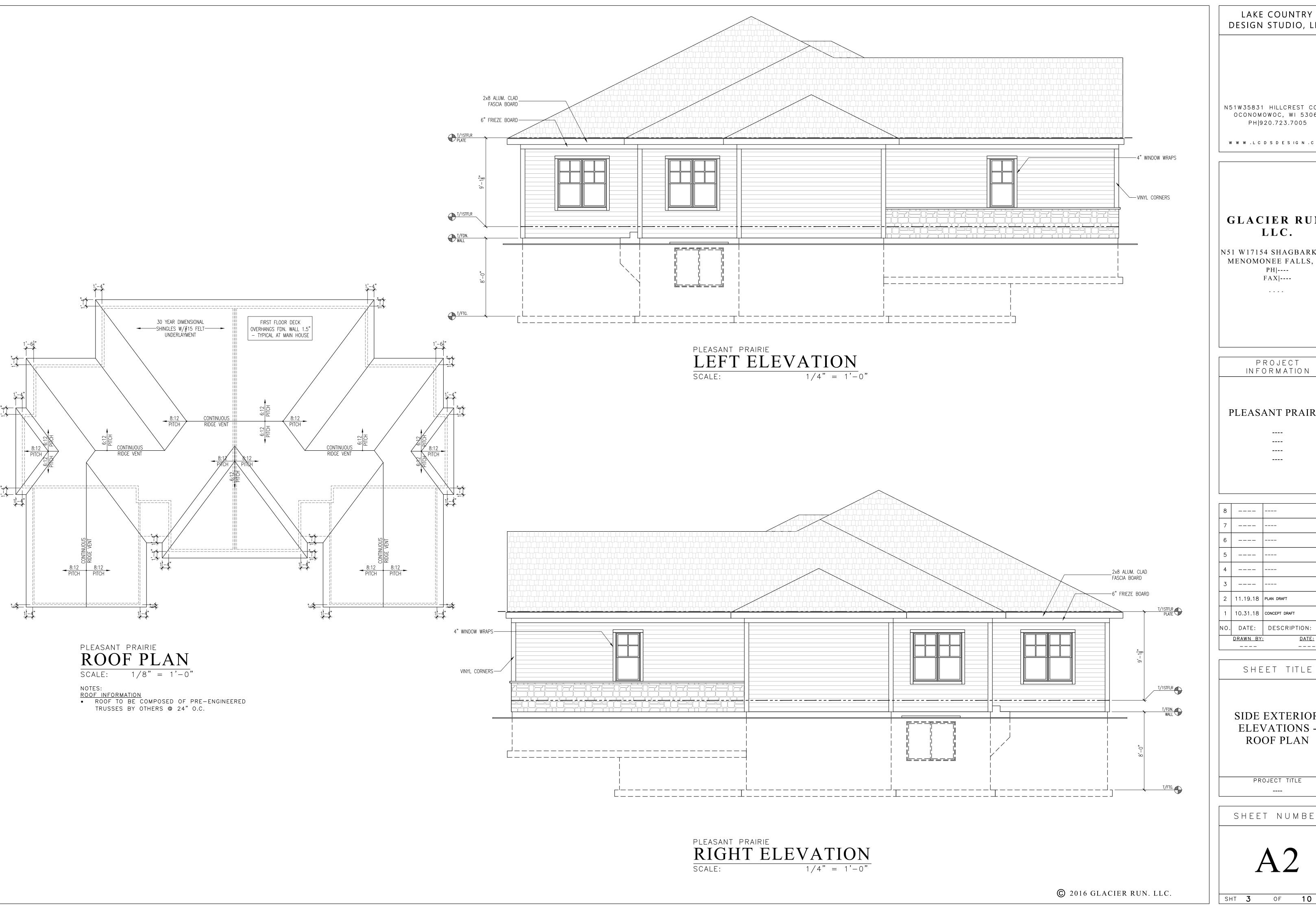
FRONT & REAR **EXTERIOR ELEVATIONS**

PROJECT TITLE

SHEET NUMBER

SHT **2** OF **10**

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LAKE COUNTRY DESIGN STUDIO, LLC

N51W35831 HILLCREST COURT OCONOMOWOC, WI 53066 PH|920.723.7005

W W W .LCDSDESIGN.COM

GLACIER RUN. LLC.

N51 W17154 SHAGBARK RD. MENOMONEE FALLS, WI PH|----FAX

> PROJECT INFORMATION

PLEASANT PRAIRIE

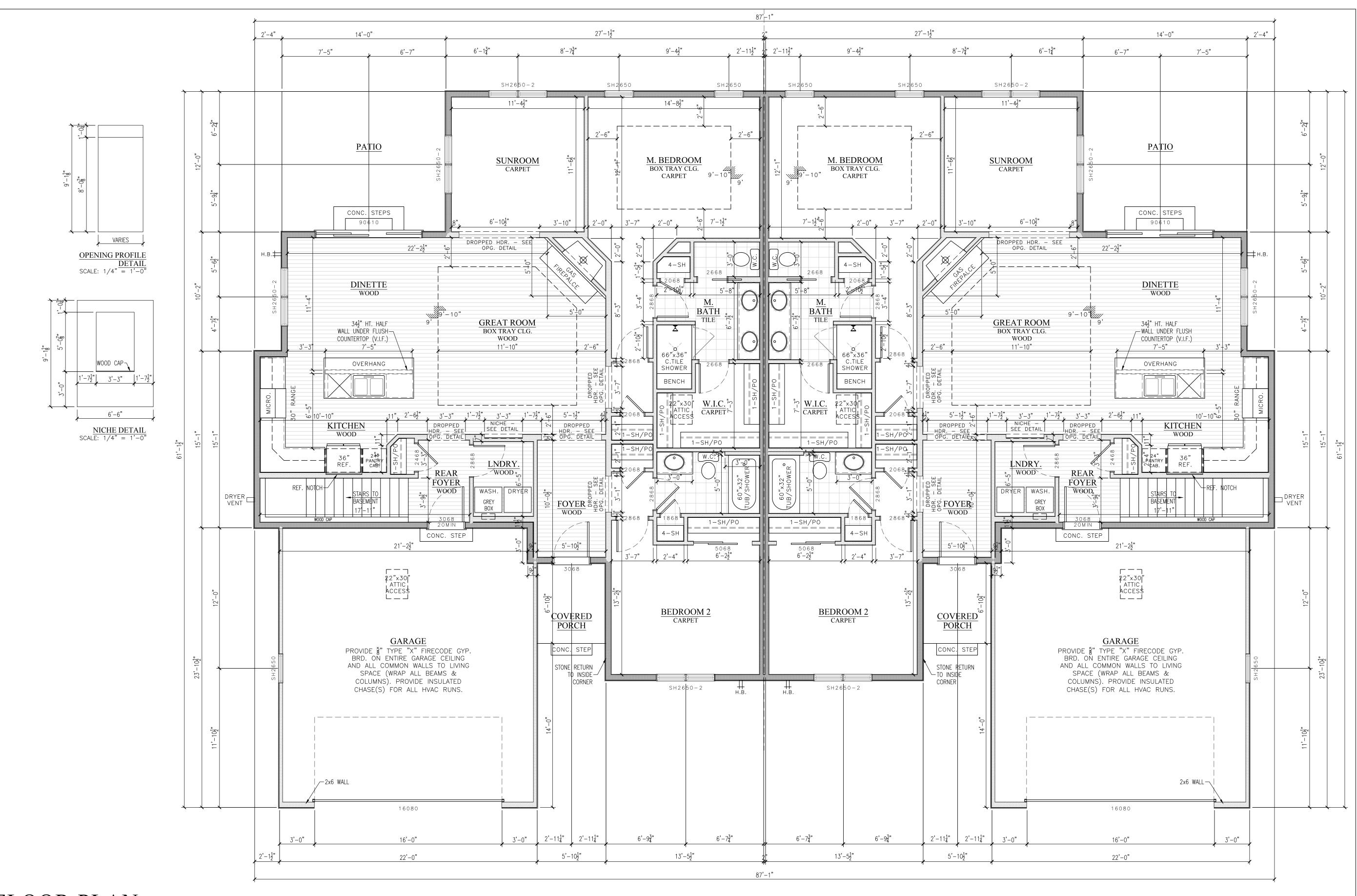
----2 | 11.19.18 | PLAN DRAFT DATE: | DESCRIPTION: | BY: DRAWN BY:

SHEET TITLE

SIDE EXTERIOR **ELEVATIONS** -**ROOF PLAN**

PROJECT TITLE

SHEET NUMBER



FIRST FLOOR PLAN

NOTES:

SCALE:

FLOOR SYSTEM INFORMATION

FIRST FLOOR DECK: 117 ENGINEERED "I" JOIST 16" O.C. (SERIES/SPACING PER MANUFACTURER).
 ANY PARALLEL JOIST TO RIM BOARD MUST BE SET A MINIMUM 7" OFF RIM BOARD

WALL INFORMATION
 ■ EXTERIOR WALLS:
 1045" 2×6 #2SPF STUD GRADE OR BETTER @ 16" O.C.

1/4" = 1'-0"

• INTERIOR BEARING WALLS: 1048 2×6 #2SPF STUD GRADE OR BETTER @ 16" O.C.
• INTERIOR WALLS: 1048 2×4 #2SPF STUD GRADE OR BETTER @ 16" O.C.

ALL WINDOW CALLOUTS IN GENERIC SIZES: FEET_INCH(WIDTH)_FEET_INCH(HEIGHT).
 ALL WINDOW HEADER HEIGHTS @ 6'-118" FROM T/SUBFLOOR (UNLESS NOTED).

STAIR INFORMATION

• BASEMENT TO FIRST FLOOR: 14 RISERS @ 77 RISE/13 TREADS @ 10" PLUS 1" NOSING (11" OVERALL)

PLAN INFORMATION

• REFER TO TYPICAL WALL SECTION (SHT. D1) FOR ADDITIONAL INFORMATION.

ALL PLAN DIMENSIONS ARE TO FACE OF STUD OR TO FACE OF STUD.

LAKE COUNTRY DESIGN STUDIO, LLC

N51W35831 HILLCREST COURT OCONOMOWOC, WI 53066 PH|920.723.7005

W W W .L C D S D E S IG N .C O M

GLACIER RUN. LLC.

N51 W17154 SHAGBARK RD.
MENOMONEE FALLS, WI
PH|---FAX|----

PROJECT INFORMATION

PLEASANT PRAIRIE

8			
7			
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5			
4			
3			
2	11.19.18	PLAN DRAFT	KMG
1	10.31.18	CONCEPT DRAFT	ARM
NO.	DATE:	DESCRIPTION:	BY:
	DRAWN BY:	DATE:	

SHEET TITLE

FIRST FLOOR PLAN

PROJECT TITLE

SHEET NUMBER

A4

SHT **5** OF **10**

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State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
1500 N Johns Street
Dodgeville, WI 53533-2116

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



September 6, 2018

EXE-SE-2018-30-02708

Sagewood Investments LLC Todd Becker N77 W23806 Sun Valley Rd Sussex, WI 53089

RE:

Artificial Wetland Exemption Determination for an area described as Wetland x, located in the NW1/4 of the SE1/4 of Section 23, Township 01 North, Range 22 East, Village of Pleasant Prairie, Kenosha County

Dear Mr. Becker:

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

According to 281.36 (4n), State Statutes, a landscape feature where hydrophytic vegetation may be present as a result of human modification to the landscape or hydrology and for which no definitive evidence exists showing a prior wetland or stream history before August 1, 1991, may be exempt from state wetland regulations. The following types of artificial wetlands cannot be exempted from state wetland regulation:

- 1) A wetland that serves as a fish spawning area or that is passage to a fish spawning area
- 2) A wetland created as a result of a wetland mitigation requirement

In addition, DNR must also consider whether the artificial wetland is providing significant flood protection to adjacent or downstream properties and infrastructure, and/or significant water quality functions to adjacent or downstream water bodies.

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

- The request narrative
- A wetland delineation completed in 2018
- Historical maps, including the original land survey plat, Bordner survey, and United States Geological Survey (USGS) topographic quad maps
- Multiple pre-construction and post-construction aerial photographs
- Site photographs

Below is a summary of our findings:

Request Narrative

Pinnacle Engineering Group was retained by Sagewood Investments LLC to provide professional wetland consulting services for the above referenced property as part of this request for an



artificial wetland exemption determination. The requestor has reason to believe the wetland area identified as Wetland B in the 2018 wetland delineation report (see enclosed map) meets the definition of an artificial wetland. Justification for this statement is based upon a lack of definitive evidence of stream or wetland history prior to grading activities completed between 2002 and 2005. Wetland B has an area of 0.04 acres.

Wetland Delineation

A wetland delineation completed in 2018 by DNR assured delineator Dave Meyer identifies Wetland B as being dominated by *Phalaris arundinacea* (reed canary grass), *Rhamnus cathartica* (common buckthorn) and *Comus stolonifera* (red osier dogwood). Remarks on the delineation data form associated with Wetland B indicate the wetland has formed since a previous delineation completed in 2005.

Historical Maps

The original land survey plat does not show wetlands or streams in the vicinity of Wetland B. The Bordner survey depicts all lands within the 2018 delineation limits as a poor quality timber stand consisting of 6-12" diameter oak and hickory trees. The USGS topographic quad map from 1958 labels the area encompassing Wetland B as forest land.

Aerial Photography

A review of orthophotography from 1937 to 2002 shows no apparent wetness signatures in the vicinity of Wetland B. Evidence of grade/fill activities throughout the site were first observed in the 2005 aerial photograph.

Site Photographs

Photograph F included with the 2018 delineation report suggests Wetland B is a shrub/scrub wetland type.

Conclusion:

Based upon the information provided above, the wetland identified as Wetland B lacked a wetland or stream history prior to August 1, 1991, and fulfills all artificial wetland exemption standards. Therefore, Wetland B is exempt from state wetland regulations.

This letter describes DNR's decision regarding the jurisdictional status of Wetland B, and is only valid for state jurisdictional purposes. For decisions regarding the federal jurisdictional status of Wetland B you will need to contact the U.S. Army Corps of Engineers. The U.S. Army Corps of Engineers contact for Washington County is April Marcangeli. April Marcangeli can be reached at (651) 290-5731.

If you have any questions about this determination, please contact me at (608) 935-1920 or email James.Brodzeller@wisconsin.gov.

Sincerely,

James Brodzeller

Wetland Exemption Specialist

CC:

April Marcangeli

U.S. Army Corps of Engineers

Michelle Scott

DNR Waterway and Wetland Field Supervisor

Neil Molstad Anthony Zanon File DNR Wetland Identification Program Pinnacle Engineering Group

LOCATION: 47TH AVENUE, PLEASANT PRAIRIE

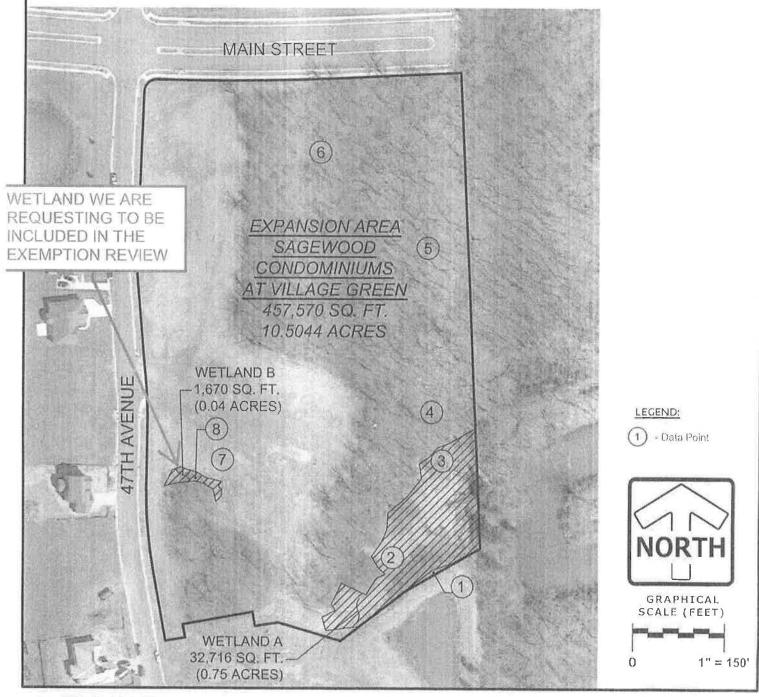
LEGAL DESCRIPTION:

Lot 2 of Certified Survey Map No. 2496, recorded in the office of the Kenosha County Register of Deeds, on October 19, 2005 as Document No. 1455403, being a part of the East Half of the Southwest Quarter and the West Half of the Southeast Quarter of Section 23, Township 1 North, Range 22 East of the Fourth Principal Meridian, lying and being in the Village of Pleasant Prairie, County of Kenosha, State of Wisconsin.

NOW KNOWN AS "Expansion Area" for the Sagewood Condominiums at Village Green, a condominium, as recorded in the Kenosha County Register of Deeds office as Document No. 1455410.

Tax Key No. 92-4-122-233-0400

WETLANDS DELINEATED BY WETLAND & WATERWAY CONSULTING, LLC.
MAY 22, 2018





07/11/18



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

SEP 2 5 2018

Regulatory File No. MVP-2018-02446-RAN

Sagewood Investments LLC c/o Todd Becker N 77 W23806 Sun Valley Road Sussex, Wisconsin 53089

Dear Mr. Becker:

This letter is in response to your request for an approved jurisdictional determination for Wetland B within an approximately 10.5-acre project area. The project site is in Section 23, Township 01 North, Range 22 East, Kenosha County, Wisconsin. The review area for our jurisdictional determination is identified on the enclosed figures, labeled MVP-2018-02446-RAN Page 1 of 2 through 2 of 2.

We have completed an approved jurisdictional determination for Wetland B as shown on the enclosed figures. Wetland B was created in uplands and is not subject to Corps of Engineers (Corps) jurisdiction. Therefore, you are not required to obtain Department of the Army authorization to discharge dredged or fill material within this area. The rationale for this determination is provided in the enclosed Approved Jurisdictional Determination form. This determination is only valid for the review area shown on the enclosed figures.

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

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

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

Regulatory Branch (File No. MVP-2018-02446-RAN)

If you have any questions, please contact Rachel Nuetzel in our Brookfield office at (651) 290-5729 or Rachel.A.Nuetzel@usace.army.mil. In any correspondence or inquiries, please refer to the Regulatory file number shown above.

Sincerely,

Todd M. Vesperman
Chief, Southeast Section

Enclosures

Electronic copy furnished:
Matt Carey and Anthony Zanon – Pinnacle Engineering Group
James Brodzeller - WDNR



Surface Water Data Viewer Map

Project Location

Index to EN_Image_Basemap_Leaf_ Off

Tribal Lands

Railroads

County and Local Roads

County HWY

Local Road

County Boundaries

State Boundaries

Municipality

Legend

Interstate Highway

Major Roads

State Highway

US Highway

NAD 1983 HARN Wisconsin TM

1:7,920

0.3 Miles

0.13

0

DISCLAMER. The Information shown on these mays has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for maniform, nor are these maps an authorities source of information about legal land ownestship or to table across. No warranty, expressed or implied, is made reparding accuracy, applicability for a particular use, compliencess, or legality of the information depicited on this map. For more information, see the DNR Legal Notices web page: http://drx.wi.gov/legali

LOCATION: 47TH AVENUE, PLEASANT PRAIRIE

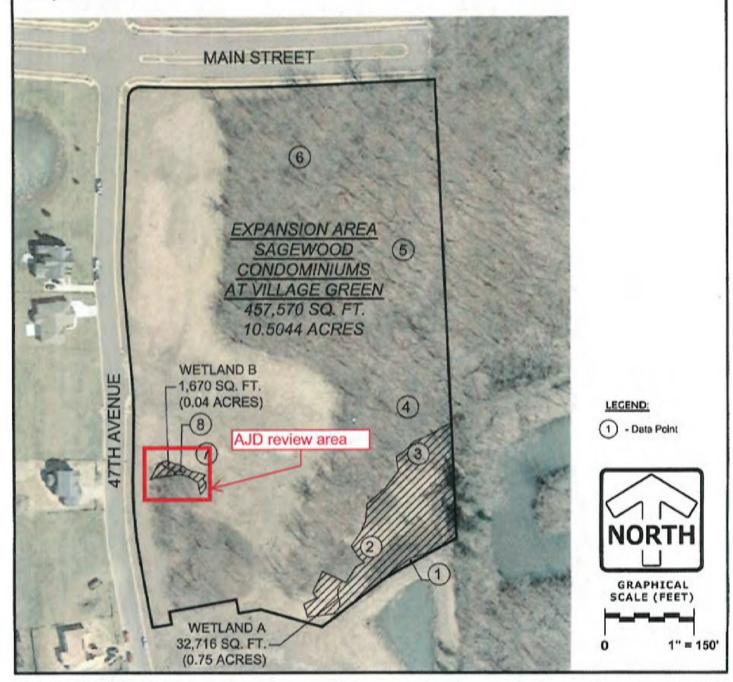
LEGAL DESCRIPTION:

Lot 2 of Certified Survey Map No. 2498, recorded in the office of the Kenosha County Register of Deeds, on October 19, 2005 as Document No. 1455403, being a part of the East Half of the Southwest Quarter and the West Half of the Southeast Quarter of Section 23, Township 1 North, Range 22 East of the Fourth Principal Meridian, lying and being in the Village of Pleasant Prairie, County of Kenosha, State of Wisconsin.

NOW KNOWN AS "Expansion Area" for the Sagewood Condominiums at Village Green, a condominium, as recorded in the Kenosha County Register of Deeds office as Document No. 1455410.

Tax Key No. 92-4-122-233-0400

WETLANDS DELINEATED BY WETLAND & WATERWAY CONSULTING, LLC.
MAY 22, 2018



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

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

SE	\mathbf{C}	TIC	1(II:	BA	CK	GF	OU	ND	INF	ORN	1ATIO	N

- A. REPORT COMPLETION DATE FOR APPROVED JURISDICTIONAL DETERMINATION (JD): SEP 2 5 2018
- B. ST PAUL, MN DISTRICT OFFICE, FILE NAME, AND NUMBER: MVP-2018-02446-RAN, Sagewood, Wetland B

~	DDOTECT	TOCLETON	AND DACKCODOLIND INDODAKAMION
٠	PRUJECT	LAJCA HUN A	AND BACKGROUND INFORMATION:

State: Wisconsin County/parish/borough: Kenosha City: Village of Pleasant Prairie Center coordinates of site (lat/long in degree decimal format): Lat. 42.5255° N, Long. 87.863054° W.

Universal Transverse Mercator: X:429114.772237 Y:4708485.398779

Name of nearest waterbody: Barnes Creek

Name of watershed or Hydrologic Unit Code (HUC): 04040002

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

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

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

Office (Desk) Determination. Date: September 18, 2018

Field Determination. Date(s):

SECTION II: SUMMARY OF FINDINGS

A. RHA SECTION 10 DETERMINATION OF JURISDICTION.

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

B. CWA SECTION 404 DETERMINATION OF JURISDICTION.

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

- 1. Waters of the U.S.: N/A
- 2. Non-regulated waters/wetlands (check if applicable):1
 - Potentially jurisdictional waters and/or wetlands were assessed within the review area and determined to be not jurisdictional. Explain: One wetland, W-B, was reviewed within the 10.5-acre property. W-B is a 0.04 acre shallow depression basin that was created in dry land and is incidental to previous grading activities that occurred between 2002-2005. W-B is not a water of the U.S. and this was confirmed by reviewing aerial photographs, WWI, and the NRCS Soil Survey data. The determination of no jurisdiction for W-B is in accordance with the preamble to the 1986 Corps Regulations (33 CFR Parts 320-330), which states that the Corps does not generally consider the following to be waters of the U.S.; waterfilled depressions created in dry land incidental to construction activity.

SECTION III: CWA ANALYSIS

- A. TNWs AND WETLANDS ADJACENT TO TNWs: N/A
- B. CHARACTERISTICS OF TRIBUTARY (THAT IS NOT A TNW) AND ITS ADJACENT WETLANDS (IF ANY): N/A
- C. SIGNIFICANT NEXUS DETERMINATION: N/A
- D. DETERMINATIONS OF JURISDICTIONAL FINDINGS. THE SUBJECT WATERS/WETLANDS ARE (CHECK ALL THAT APPLY): N/A
- E. ISOLATED [INTERSTATE OR INTRA-STATE] WATERS, INCLUDING ISOLATED WETLANDS, THE USE, DEGRADATION OR DESTRUCTION OF WHICH COULD AFFECT INTERSTATE COMMERCE, INCLUDING ANY SUCH WATERS (CHECK ALL THAT APPLY): N/A
- F. NON-JURISDICTIONAL WATERS, INCLUDING WETLANDS (CHECK ALL THAT APPLY):

¹ Supporting documentation is presented in Section III.F.

	If potential wetlands were assessed within the review area, these areas did not meet the criteria in the 1987 Corps of Engineers Wetland Delineation Manual and/or appropriate Regional Supplements. Review area included isolated waters with no substantial nexus to interstate (or foreign) commerce. Prior to the Jan 2001 Supreme Court decision in "SWANCC," the review area would have been regulated based solely on the "Migratory Bird Rule" (MBR). Waters do not meet the "Significant Nexus" standard, where such a finding is required for jurisdiction. Explain: Other (explain, if not covered above): W-B is not a water of the U.S. pursuant to the preamble to the Corps 1986 ions (33 CFR Parts 320-330).
factoriudge	wide acreage estimates for non-jurisdictional waters in the review area, where the <u>sole</u> potential basis of jurisdiction is the MBR ors (i.e., presence of migratory birds, presence of endangered species, use of water for irrigated agriculture), using best professional genent (check all that apply): Non-wetland waters (i.e., rivers, streams): linear feet width (ft). Lakes/ponds: acres. Other non-wetland waters: acres. List type of aquatic resource: . Wetlands: acres.
	wide acreage estimates for non-jurisdictional waters in the review area that do not meet the "Significant Nexus" standard, where such adding is required for jurisdiction (check all that apply): Non-wetland waters (i.e., rivers, streams): linear feet, width (ft). Lakes/ponds: acres. Other non-wetland waters: acres. List type of aquatic resource: Wetlands: acres.
A. SUPI and del	PORTING DATA. Data reviewed for JD (check all that apply - checked items shall be included in case file and, where checked requested, appropriately reference sources below): Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant: Wetland & Waterway Consulting LLC ineation report dated July 11, 2018 and Construction plans by GreenGard Inc. dated 6-11-04 Data sheets prepared/submitted by or on behalf of the applicant/consultant. Office concurs with data sheets/delineation report. Office does not concur with data sheets/delineation report. Data sheets prepared by the Corps: Corps navigable waters' study: U.S. Geological Survey Hydrologic Atlas: USGS NHD data. USGS NHD data. USGS 8 and 12 digit HUC maps. U.S. Geological Survey map(s). Cite scale & quad name:1:24K USDA Natural Resources Conservation Service Soil Survey. Citation: Kenosha County National wetlands inventory map(s): Wisconsin Wetland Inventory FEMA/FIRM maps: 100-year Floodplain Elevation is: (National Geodectic Vertical Datum of 1929) Photographs: A cerial (Name & Date): Kenosha County GIS, 1937-2015 or Other (Name & Date): Google Earth 2002 and 2005 Previous determination(s). File no. and date of response letter: Applicable/supporting case law: Applicable/supporting asselaw: Other information (please specify): WI DNR Artificial Wetland Exemption Determination EXE-SE-2018-02708, dated September 6, 2018

B. ADDITIONAL COMMENTS TO SUPPORT JD:

		TRATIVE APPEAL OPTIONS AND EQUEST FOR APPEAL		
Applic	ant: Todd Becker	File No.: MVP-2018-02446-RAN	Date:	SEP 2 5 2018
Attache	ed is:			See Section below
	INITIAL PROFFERED PERMIT (Standard F	Permit or Letter of permission)		A
	PROFFERED PERMIT (Standard Permit or I	Letter of permission)		В
	PERMIT DENIAL			С
X	APPROVED JURISDICTIONAL DETERMI	NATION		D
	PRELIMINARY JURISDICTIONAL DETER	RMINATION		Е

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

- A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.
- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- OBJECT: If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.
- B: PROFFERED PERMIT: You may accept or appeal the permit
- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- APPEAL: If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.
- C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.
- D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.
- ACCEPT: You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- APPEAL: If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.
- E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO A	N INITIAL PROFFERED PERM	(T
REASONS FOR APPEAL OR OBJECTIONS: (Describe your reproffered permit in clear concise statements. You may attach additional objections are addressed in the administrative record.)	asons for appealing the decision or	your objections to an initial
ADDITIONAL INFORMATION: The appeal is limited to a revier record of the appeal conference or meeting, and any supplemental clarify the administrative record. Neither the appellant nor the Co you may provide additional information to clarify the location of its conference of the con	information that the review officer rps may add new information or an	r has determined is needed to nalyses to the record. However,
POINT OF CONTACT FOR QUESTIONS OR INFORMATION:		
If you have questions regarding this decision and/or the appeal process you may contact:	If you only have questions regard also contact the Division Engine	
Rachel Nuetzel U.S. Army Corps of Engineers, Regulatory Branch 250 N. Sunnyslope Road Suite 296 Brookfield, Wisconsin 53005 Telephone (651) 290-5729	Administrative Appeals Review Mississippi Valley Division P.O. Box 80 (1400 Walnut St Vicksburg, MS 39181-0080 601-634-5820 FAX: 601-6	reet)
RIGHT OF ENTRY: Your signature below grants the right of ent consultants, to conduct investigations of the project site during the notice of any site investigation, and will have the opportunity to pa	course of the appeal process. You	
	Date:	Telephone number:
Signature of appellant or agent.		
	L.,	I

B. Consider the request of Steve Miller with Clayco, on behalf of the property owners Bluepoint 94, LLC for approval of Final Site and Operational Plans for the construction of 590,525 square foot regional office and pharmaceutical warehouse and processing facility for Fresenius Kabi at 11900 122nd Street in Stateline 94 Corporate Park

<u>Recommendation:</u> Village staff recommends that the Plan Commission approve the Final Site and Operational Plans subject to the comments and conditions of the Village Staff Report of August 12, 2019.

VILLAGE STAFF REPORT OF AUGUST 12, 2019

Consider the request of Steve Miller with Clayco, on behalf of the property owners Bluepoint 94, LLC for approval of Final Site and Operational Plans for the construction of 590,525 square foot regional office and pharmaceutical warehouse and processing facility for Fresenius Kabi at 11900 122nd Street in Stateline 94 Corporate Park.

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

Previous Approvals:

- On March 11, 2019, the Plan Commission conditionally approved *Preliminary Site* and *Operational Plans* to begin mass grading on the site. Permits have been issued for this work to commence.
- On May 13, 2019, the Plan Commission conditionally approved *Preliminary Site* and *Operational Plans* for the construction of the building shell. Permits have been issued for footing and foundation work to commence.
- June 24, 2019, the Plan Commission approved *Conditional Use Permit #19-03* for Fresenius Kabi, a global healthcare company specializing in lifesaving medicines and technologies for infusion, transfusion and clinical nutrition applications to use the building for the packaging, fulfillment and distribution of products in the medical, pharmaceutical, pharmacy or nutrition/nutraceutical industries within said building. Conditional Use Grant Document #19-03 has been executed and will be recorded at the Kenosha County Register of Deeds Office.
- On July 1, 2019, the Village Board conditionally approved the following requests:
 - o *Certified Survey Map* (CSM) to create the parcel for the development of the site. The CSM has been finalized and has been recorded at the Kenosha County Register of Deeds Office.
 - o Memorandum of Understanding (MOU) including TID 7 Public Improvements Plans for sanitary sewer mains, lift station, water mains, roadway improvements including street lights and street trees within Stateline 94 Corporate Park. The final plans are being reviewed and the MOU will be executed prior to work commencing. The Village has submitted and is awaiting final decision regarding the TEA Grant application submitted for assistance for the roadway improvements. The public improvements will be under construction as the same time that the building shell is constructed on the site; however, permits for the interior build-out cannot be issued until those municipal improvements are installed, inspected, tested and accepted by the Village. These are anticipated to be completed fall of 2019.

At this time, the petitioner is requesting approval of Final Site and Operational Plans that includes the final site development plans including the plans from past preliminary approvals and the interior building plans.

Fresenius Kabi is a licensed facility by governing bodies such as Board of Pharmacy, Drug Enforcement Agency and is operated as a Verified Accredited Wholesale Distributor Site

(VAWD), all of which require strict policies and procedures for the movement and handling of products, as well as a highly trained team of associates to administer the process. The entire facility will be operated in a validated temperature-controlled environment and Schedule II Controlled substances handling and areas, which require a DEA registered vault. In addition, the facility will be a secure environment with card readers, camera systems and full time security.

Fresenius Kabi operations are such that materials arrive on the north side of the facility, are processed and packaged in the center and then leave the building on the opposite side (south side) thus having dock doors on both the north and south sides of the building. As such dock doors will face 122nd Street (CTH ML); however, no truck traffic will exit the property to the south on to 122nd Street (CTH ML). The western access to 122nd Street (CTH ML) is for passenger vehicles for employees and visitors and the eastern access to 122nd Street (CTH ML) is a gated emergency access only.

The dock doors facing south will be screened from view on 122^{nd} Street (CTH ML). The building will be approximately 15.5 feet below 122^{nd} Street (CTH ML) and a composite privacy fence with substantial landscaping including ornamental trees, evergreens and shrubbery will be installed along the southern property line to further screen the dock area from 122^{nd} Street. The dock doors facing 122^{nd} Street (CTH ML) with the screening has been previously approved by the Plan Commission with the Preliminary Site and Operational Plans.

The hours of operation will be from 4:00 am to 11:00 pm with two shifts and it is estimated that at start up (within the first 3 years) will be 95 employees and it is anticipated that the number of employees could reach up to 164 employees by 2028. These workers will be skilled in operating equipment as well as all regulations related to cGMP, Drug Supply Chain Security and DEA requirements. They have a full electronic training system that ensures employees are trained on appropriate policies and procedures for their particular job function.

There are 200 parking spaces (including 7 handicapped accessible spaces) and 25 truck parking spaces with 44 dock doors. It is estimated that there will be approximately 500 automobile trips and 166 truck trips per day.

Fresenius Kabi is planning to take occupancy of the building in Spring of 2020.

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

- 1. Prior to the issuance of the required building/zoning permit for the interior work the following shall be submitted (1 paper copy and a pdf copy) or completed:
 - a. A copy of the required Compliance Letter from the owner stating that the project will comply with all requirements addressed within the Fire & Rescue **Department's Memorandum of** July 17, 2019.
 - b. Building and Zoning Permit application and state approved interior building plans. In addition, see *attached* comments from the Village Building Inspection Department dated June 26, 2019.
 - c. Permits for the interior build-out cannot be issued until the required municipal improvements (sanitary sewer mains, lift station, water mains) are installed, inspected, tested and accepted by the Village pursuant to the above referenced MOU.

2. Other Comments:

- a. Impact fees shall be paid prior to issuance of the building permit pursuant to Chapter 181 of the Village Code (Based upon \$1.94 per \$1,000 of valuation as determined by the Village Assessing Department).
- b. The hours of construction activity, operating heavy machinery or equipment associated with the grading, erosion control device installation, and overall site development shall be allowed from Monday through Friday from 7:00 a.m. to 10:00 p.m. and Saturday and Sunday from 7:00 a.m. to 6:00 p.m.
- c. There shall be no construction vehicle parking or equipment storage permitted in 120th Avenue (East Frontage Road) or 122nd Street (CTH ML). On-site (off-street) gravel parking areas shall be designed to accommodate all construction related workers and site visitors.
- d. Each business is required to obtain an annual Village Business License. The application has been filed with the Village. This business license certificate shall be issued at time of occupancy and shall be renewed annually by the tenant.
- e. Prior to verbal occupancy, all public improvements shall be completed, inspected, and Village approved related to the Phase 1 Public Improvements within Stateline 92 Corporate Park in accordance with the Memorandum of Development on file with the Village.
- Prior to verbal occupancy, all required landscaping, fencing and screening for f. the development shall be installed. A written letter of verification and certification shall be provided to the Village by the landscape installer that all landscaping has been installed in accordance with the approved landscape plan. However, if cold weather conditions prevent installation of all or portions of the landscape materials, the developer, owner or occupant shall enter into a written agreement with the Village that specifies the date by which all approved landscaping shall be completed and grants the Village a temporary easement to complete the landscaping if not timely completed and shall deposit with the Village a cash deposit, a letter of credit, or other financial assurance approved by the Zoning Administrator to ensure timely completion of all required landscaping; the amount of the financial assurance shall be equal to 110% of the contracted amount to complete the landscaping improvements in order to reasonably compensate the Village for the cost of completion of any landscaping improvements not completed within the specified time.
- g. Prior to verbal occupancy, all monument and building signage shall be installed and inspected. All signs shall comply with Article X of Chapter 420 of the Village Zoning Ordinance. Note based on the size of the building, 600 square feet of advertising wall signage is allowed. A written letter of verification and certification shall be provided to the Village by the signage installer that all monument sign, directional and building signage has been installed in accordance with the approved signage plan.
- h. Prior to verbal occupancy all entrances and exits shall be numbered on the exterior and interior beginning at the main entrance and moving clockwise around the building. Numbers should be of a reflective material and must be visible from the farthest point of the adjacent parking lot. The numbers shall be placed in the same location of each door.

- i. Prior to verbal occupancy, each handicapped parking space shall be appropriately signed and painted on the pavement pursuant to ADA requirements prior to occupancy of any development site.
- j. Prior to verbal occupancy, one (1) electronic copy of an as-built plan, stamped by a Wisconsin Registered Land Surveyor shall be submitted to the Village to verify that required building, above ground structures and all impervious surfaces meet the minimum setbacks and that all pavement markings were installed per the approved site plans and the grading of the site was completed pursuant to the approved Site and Operational Plans.
- k. Prior to occupancy, one (1) electronic copy of the as-built record drawings of all graphical data of all private sewer, water, and storm sewer facilities and underground irrigation systems installed shall be provided to the Village in order for the Village to update the Village's Geographic Informational System. Information shall conform to the Village's electronic format requirements. In addition, a paper copy prepared and stamped by the Engineer of Record for the project shall be submitted.
- I. This development shall be in compliance with the Village Land Division and Development Control Ordinance, Village Municipal and Zoning Codes, Village Construction Site Maintenance and Erosion Control Ordinance, Kenosha County Ordinances and the State of Wisconsin Statutes.
- m. All exterior mechanical units, antennae and/or satellite dishes, whether roof-mounted or ground-mounted, shall be screened from the general public's view.
- n. 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.
- o. Outdoor storage of raw materials, finished goods or racking (pallet storage) is prohibited. The use of semi-trailers, storage units, storage bins, roll-off storage devices (e.g. P.O.D.S., S.A.M.S.) or other trucks, for storage purposes is prohibited.
- p. The site shall not be used for any parking (neither overnight nor during the day) of junked/inoperable/dismantled/unlicensed vehicles.
- q. No trucks, trailers or cars shall be parked on the premises in a manner that would constitute commercial advertising for the tenant or any other business on the property.
- r. At no time shall the site be used to sell or advertise any vehicles that are "for sale".
- s. No truck or automobile parking is permitted in driveways, maneuvering lanes, fire lanes or on landscaped areas.
- t. All Village fees incurred by the Village Community Development, Public Works and Engineering Departments and/or expert assistant required by the Village throughout the development process (until written occupancy on every building) will be billed directly to the Developer. Such fees shall be paid in a timely manner.

DEV1906-006



Village Staff Memorandum

To: Jean Werbie-Harris, Community Development Director

From: Sandro Perez, Building Inspection Superintendent

Subject: Fresenius Kabi

Date: June 26, 2019

1. Building Inspection Department information:

Hours: Mon-Fri, 8am-5pm. Phone# 262-694-9304

Email: buildinginspection@plprairiewi.com

- 2. Permit applications can be found online at pleasantprairieonline.com
- 3. Inspections are performed Mon- Fri 8:00am-3:00pm except electrical inspections; those are only Tuesdays & Thursdays. 48hr notice is required to schedule an inspection. Please note you must call and speak with a Building Inspection Department representative a voicemail or email will not constitute an inspection please plan accordingly. Final occupancy inspections require coordination with multiple departments and staff members therefore a minimum of 72 hour notice is required. Any re-inspection fees due must be paid prior to scheduling a re-inspection.
- 4. All contractors requiring permits shall not commence work until permit issuance.
- 5. We are currently inspecting to the 2015 IBC, IEBC, IMC, IECC, IFGC, 2009 ANSI A117.1, 2017 NEC (including state addendums) and WI. Plumbing code SPS 381-386.
- 6. Please submit all applicable plans (Building, HVAC, Fire Suppression, Fire Detection, Conveyance, Plumbing, etc.) to the state for review (DSPS/DHS). Please be aware state plan review currently has a long lead times, plan accordingly.
- 7. Building Inspection Department will not issue permits until we receive the applicable state approval letter and plans.
- 8. All state approved drawing must be available at job site for inspector review during inspections.
- 9. Please submit emergency egress lighting plan and energy compliance worksheets form SBD 10512 to Building Inspection Department with building permit.
- 10. Fire alarm systems require two permits from both the Fire Department and Building Inspection Department.

- 11. Any building fire protection loop and combination water main will require approval by the Fire Department prior to issuance of exterior plumbing permit.
- 12. Fire alarm systems and fire protection loops will require inspections by both the Fire Department and Building Inspection Department.
- 13. Any tradesmen requiring state license will be "carded" on the jobsite for compliance.
- 14. All required equipment per 2017 NEC must be "LISTED" by a nationally recognized testing laboratory.
- 15. All required equipment per 2017 NEC shall have an SCCR rating and available fault current calculation shall be performed and provided to confirm compliance.
- 16. All equipment, materials, etc. must be rated for the environment in which they will be used.
- 17. Please contact me with any questions on permitting and/or plan submittal.
- 18. Village of Pleasant Prairie recommends all exterior lighting to be LED, 5000K and "Dark Sky" compliant. No spillover of lighting beyond lot lines is allowed.
- 19. Provide adequate accessible parking per Ch.11 of the 2015 IBC.



VILLAGE STAFF MEMORANDUM

TO: Jean Werbie-Harris, Community Development Director

FROM: Craig Roepke, Chief Fire & Rescue

CC: Peggy Herrick, Assistant Planner, Community Development

SUBJECT: Fire Department review of Fresenius-Kabi Final Site & Op plans

Permit/Trakit#: DEV1906-006
DATE: July 17, 2019

These are Comments/Reviews for Fresenius-Kabi Final Site & Op plans

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

- 1. A public radio safety coverage system shall be provided within the facility. A roof penetration will be required for the donor antenna arrangement.
- 2. At minimum, one AED shall be required to be located in an accessible location, preferably in an employee breakroom or similar. Exact location to be discussed. Additional unit(s) may be required once employee work patterns and size are realized.
- 3. Recommend Bleed control station with each AED installation
- 4. Describe proposed cooler & vault construction as it relates to fire protection, access, and egress.
- Note Fire Hydrant color scheme. See item #28.
- Discuss installation of a "Click-to-Enter" system at emergency gate on Southside. http://www.click2enter.net/
- 7. Will review standpipe locations near the office location for appropriate coverage as plans are submitted.
- 8. An FAAP shall be located either at the main office vestibule or the West employee entrance.

Distribution of Comments: the person who obtains the building permit to all contractors and subcontractors affected by this document shall distribute copies of these comments. This document outlines critical times and deadlines. All recipients of this document must become familiar with the contents.

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

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

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

Conflicts: In the event a conflict in code(s) is identified, or a conflict with the insurance carrier criteria occurs, the more stringent shall apply. In the event this conflicts with any codes adopted by the State of Wisconsin, the owner

must petition the State directly for a variance. The Owner must demonstrate that they will provide materials or design equivalent to the code or that they will exceed the code when petitioning the State of Wisconsin and/or the Village of Pleasant Prairie where applicable.

Fire Safety System Plans: such as fire sprinkler and fire alarm plans, will need to be submitted to the State of Wisconsin Department of Safety and Professional Services and also to this fire department for review. No installation of any fire protection system is allowed until a satisfactory review is obtained from both departments.

FIRE ALARM AND SPRINKLER PLANS ARE A SEPARATE SUBMITTAL TO THE FIRE DEPARTMENT.

DUE TO CONSTRUCTION AND TIME CONSTAINTS FIRE PROTECTION SUBMITTALS MAY AND ARE TYPICALLY

BROKEN INTO AN UNDERGROUND SUBMITTAL AND AN ABOVE GROUND SUBMITTAL.

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

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

Pleasant Prairie Fire & Rescue Department 8044-88th Avenue Pleasant Prairie, WI 53158 262.694.8027

firerescue@pleasantprairiewi.gov

Attn: Laurie Waldenstrom

Website: https://pleasantprairiewi.gov/departments/fire-rescue

2. Site Access:

- a. Access shall be provided around the perimeter of the site for Fire Department apparatus, and must comply with the State of Wisconsin and the International Building Code, 2015 edition.
- b. All entrances from public streets, as well as road and driveways around the proposed building shall be a minimum of 30 feet wide.
- c. All roadways and fire lanes shall be unobstructed and not used any part as a parking area for automobiles, semi-trucks or trailers. Fire lanes shall comprise of a hard and maintainable surface throughout all seasons.
- d. All exterior exit pathways as well as access to the Fire Pump or riser room shall have a hard surface, leading to a hard surface. This includes all exit doors from the facility. These pathways shall be maintained and accessible at all times.
- e. An exterior personnel door shall be located in close proximity to each fire sprinkler riser.

3. Gates / Barriers:

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

locks & Boxes.

- g. The gate or barrier access on premise shall be readily identifiable and in contrast to fencing by the AHI.
- 4. **Combination Water Sizing Confirmation:** The owner shall provide a letter from the sprinkler designer affirming that the combination water main is sized appropriately for both domestic use and fire sprinkler protection demand. This will typically include the designer's license stamp on the document.
- 5. Compliance: A letter shall be submitted to the Fire & Rescue Department prior to receiving a building permit, stating that the project will comply with all requirements addressed within this document. This document shall be received prior to holding any pre-construction meeting.
- Required Licenses: A Wisconsin licensed fire protection contractor and/or sprinkler fitter must install any and all dedicated fire protection underground fire mains and aboveground fire protection as defined in WI SPS 305 subchapter V
- 7. **Insurance Carrier:** The Owner of this project shall submit to the insurance carrier for review the plans for both underground water distribution and fire protection prior to construction. The Fire & Rescue Department shall receive a copy of the comments when plans are submitted for review.
- 8. Review and Comments: the Fire Department will review and comment on the following areas outlined below.
 - A. Site and Operational Permits
 - 1. Site accessibility (Plans provided do not specific clearances or distances)
 - 2. Fire Pump Location
 - 3. Pumper Pad
 - 4. Fire hydrant spacing
 - B. Conditional Use and Operational
 - 1. Standpipe outlet locations
 - 2. Fire alarm pull stations
 - 3. Emergency and Exit Lighting
 - 4. Fire extinguishers

9. Plan Review, Permits and Fees

- a. The plans for the fire protection underground, aboveground and fire alarm system shall be submitted to the AHJ for review;
- b. It is common and typically recommended that the protection underground and aboveground (Sprinklers) are split into separate reviews in the interest of time and construction.
- c. The Village will use an independent fire safety consultant for review of all fire protection plans submitted.
 - i. Standard review periods are 21 business days
 - ii. Expedited reviews at 10 business days are available for an extra cost.
 - iii. Plan review times begin the day after the plans are received by the contract reviewer.
- d. Contacting the third-party reviewer directly for submission is not allowed. Subsequent design questions and clarification dialogue is permissible.
- e. An approved & stamped AHJ review must be completed before any permits will be issued and before construction may begin.
- f. A submittal is not considered permitted or an approved plan.
- g. Acquiring WI State approved plans is not an alternative to bypass the AHJ permitting process.
- h. A Building Department Low voltage permit must also be secured by the fire alarm installer.
- i. Applications & assistance can be found at https://www.pleasantprairiewi.gov

10. **Permit fees:** must be paid at time of submission for review. Work cannot begin until all permits have been issued. A typical review turnaround is four weeks

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

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

NOTE: Permits are required from the Fire & Rescue Department for the installation of water main in addition to any permits required by other Village of Pleasant Prairie Departments.

11. Occupancy:

- a. All fire and life safety requirements must be in place and operational prior to any building being occupied.
- b. No occupancy inspections shall be scheduled until all life-safety systems are complete.
- Key life safety systems include: Fire sprinkler system, Fire alarm system, Fire extinguishers, Emergency
 Lighting, and any additional requirements determined by both the Fire Department and/or the Village
 Building inspection department.
- d. AEDs as required are in place.
- e. Building access keys and related interior access methods must be in place.
- 12. **Hazardous Occupancies**: Should there be identified hazard occupancies with this project, the Fire & Rescue Department will need more than the typical four week time period to review potential Hazardous Occupancies. The owner must contact the Fire & Rescue Department as soon as possible to begin the review process.
- 13. Exterior Doors: All outside doors must have access to the interior. Such as a lock and handle provided at each door.
- 14. **AED:** The owner may be required to acquire and install one or more public access Automatic External Defibrillator (AED) onsite for employee and public use in the event of a sudden cardiac arrest. It is suggested that during the construction phase that a location(s) be identified so that options for recessed cabinets may be determined.
- 15. **Storage:** Maximum height, width and aisle ways and egress pathways must be maintained and will be enforced. The same concerns apply to the storage of quantities of combustibles (plastics and cardboard) and other storage of flammable liquids or chemicals must also be properly identified, placarded and stored.

16. Elevators:

- a. If applicable, must comply with Village of Pleasant Prairie Ordinance 180-20, including acceptable minimum size and emergency notification.
- b. Review the proper sizing requirements with the fire department early in the planning process.
- c. Elevator emergency phone notification shall dial the Pleasant Prairie Dispatch emergency number or 262.694.1402
- d. Provide copy of State inspection approval to use documents to AHJ.
- e. In addition to the required "Drop-key" in the elevator key box, provide two additional "drop-keys" appropriate for the elevator manufacturer type to be delivered to the AHJ as part of the access key requirement.
- f. Ensure that additional elevator "Barrel" keys are available for Knox Box placement for use in accessing the required elevator wall mounted key box as reference in WI SPS 318.1708(10)(b)
- 17. **Severe Weather Shelter:** The architect shall identify the area within the building that can be used as a "severe weather shelter" or "safe haven" during severe weather such as a tornado. That area will be identified with signage.
- 18. **Door Numbering:** Each exterior door shall be sequentially numbered.
 - a. Shall consist of a 4" reflective number in a color that is contrasting to the door color.

- Numbering shall be in an increasing sequence and located in the upper right-hand portion of the door.
- c. The starting numbering point shall be determined in the field and approved by the AHJ.
- d. Door numbering shall also be identified in some manner on the interior.
- 19. **Door numbering Internal:** in multi-unit dwelling buildings a numbering scheme shall be devised so that locations of a room are intuitively expected. Each room shall have a unique number assignment.
- 20. **On Premise Secure Key System:** Knox Company Rapid Entry System, "Knox Boxes" shall be provided for the building. The Knox Boxes shall be Model 4400. Two sets of all keys (Master, fire alarm pull station, annunciator, elevator, etc.) shall be placed within the box. This includes key cards, FOBs or other electronic access devices used to access both interior and exterior doors.
- 21. **Fire Extinguishers:** Shall meet NFPA 10 (Portable Fire Extinguishers) for the specific use of the building and be in sufficient number. Final approval, of fire extinguisher locations and quantity, will not be given until occupancy is taken, to see how a tenant furnishes the space. The company providing the fire extinguishers shall submit a letter to the Fire and Rescue Department stating the locations and size of the extinguishers are in compliance with NFPA 10.
- 22. Emergency and Exit Lighting: Exit and Emergency Lighting shall be provided and shall have battery backup. Combination units are acceptable and recommended. An emergency generator and transfer switch designed for such uses eliminates the need for EM lighting battery backup. These circuits shall be clearly labeled as applicable.

23. Sprinkler System:

- a. The building shall be equipped with an "automatic fire sprinkler system". The systems shall be designed and constructed to the current printed edition of NFPA 13, Automatic Fire Sprinklers and the Village of Pleasant Prairie Ordinance 180-16, Automatic Fire Sprinklers. Confirm NFPA edition with the Fire Department prior to system design.
- b. Fire Risers shall be durably labeled with the system or riser identification.
- c. Outside/exterior Riser Control Valves: Where installed, outside control valves shall be durably labeled with the associated system or riser that it controls. Any outside valves such as PIVs or OS&Y valves shall be locked with chain and/or commercially breakable locks.
- d. Hydrant flow test values for sprinkler design purposes shall be no older than one year from the above ground fire submittal date.
- e. If exterior building riser valves are in place in raised loading dock areas, they shall be accessible by dock platform stairs so that valves can be accessed and operated in a safe manner.
- f. An "as-is" drawing of the fire sprinkler system shall be provided and posted in the riser or pump room of the building. The size of the drawing shall be at least 22"x34" (ANSI D) in size and no larger than 34"x44" (ANSI E). In multi-floor projects, each floor shall be a separate page. The maps shall either be mounted on a wall within the pump/riser room or reliably hung and removable from the wall. Maps shall be laminated. An electronic copy shall also be provided to the AHJ in PDF format.
- 24. The following information as applicable, must be submitted with the sprinkler plans for review:

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

25. **Fire Hydrants:** Fire hydrants shall meet the Village of Pleasant Prairie hydrant specification. Fire hydrants shall be <u>spaced no more than 350 feet</u> apart around the perimeter of the building, per Village Ordinance §180-16. The distance from the finished grade line to the lowest discharge shall be no less than 18 inches and no more than 23 inches.

- 26. **Fire Protection Loop:** As applicable for building type or unless otherwise approved in writing by the AHJ, a fire protection (hydrant) loop shall be required as part of the overall fire protection systems as outlined in §180-16(K)(5).
- 27. **Fire Hydrant Acceptance**: This project will include the installation of water mains for domestic and fire protection use. Prior to the fire sprinkler system connection to any new water mains (including water mains, fire hydrants, laterals leading to the building and risers) must be hydrostatically tested flushed according to National Fire Protection Association (NFPA) code standard 24 and witnessed by the Fire Chief or designee.
- 28. Fire Hydrant Colors: The following hydrant color scheme shall be adopted;
 - a. Any non-pressurized private hydrant shall be painted solid Blue. Sherman Williams Blue Chip (SW6959) in color, both barrel and caps. These fire hydrants are owned by the property owner and will be maintained by the owner. This would include at least the FDC pumper pad hydrant.
 - b. Yard fire hydrants are located on a fire loop fed by a fire pump and shall be painted a solid yellow color, both barrel and caps. These fire hydrants are owned by the property owner and will be maintained by the owner. Yard fire hydrant barrels shall be factory painted Mueller Yellow (Sherwin-Williams Polane SP Polyurethane F63YL14) while retrofit paint shall be Mueller Yellow (Sherwin-Williams KEM 400 Acrylic Enamel F75YH1)
 - c. Hydrants with Storz connections; do not paint the Storz portion of the hydrant.
- 29. **Fire hydrant / water main flushing:** can be disruptive to the job site and requires significant coordination of all sub-contractors by the General Contractor. Nonetheless flushing is an essential part of assuring public safety. The General Contractor is highly encouraged to coordinate the flushing of all new water mains, fire hydrants, laterals leading to the building and risers with both the sub-contractors responsible, the Village of Pleasant Prairie Engineering Department, Fire & Rescue Department and the Water Utility Department, prior to seeking a "clean water sample" on this site.

30. Pumper Pad:

- a. A municipally fed fire hydrant and fire department connection (FDC) combination is defined to be a "pumper pad".
- b. See Fire hydrant Color scheme for FDC hydrant.
- c. The FDC shall comprise of a 30 degree angled 5" Storz connection unless otherwise approved by the fire department in writing.
- d. Both the hydrant and FDC shall between 18" and 23" above finished grade as a pair.
- e. There shall be dedicated space for a fire engine to have unobstructed access to the pumper pad.
- f. Wall mounted FDCs may be an option dependent on project details. AHJ written approval required.
- g. Both the Fire Department Sprinkler connection and the fire hydrant shall be installed remote from the building and located a minimum distance from the building equal to the highest wall. Any variances shall be approved by the AHJ in writing.
- h. The pumper pad shall be free of vegetation, plant, shrubs, or other obstructions at least 5 feet on each side.
- i. The fire hydrant shall be located no more than five (5) feet from the roadway and the Fire Department sprinkler connection shall be placed no more than five (5) feet from the fire hydrant.
- j. The Fire Department connection shall be constructed along with an underground drain with access for inspection. In cases where there is an accessible basement, the FDC drip/valve assembly may be located inside the basement. Should this situation present itself, written AHJ approval shall be required to utilize this arrangement.
- k. The area around the pumper pad shall be comprised of a hard surface such as asphalt or concrete.
- I. The pumper pad area shall have some form of posted signage or painted pavement designation indicating no parking or obstructions in that area.

m. Refer to the Village specification drawing for the pumper pad design.

31. Bollards:

- a. Shall be placed near fire hydrants, remote post indicator valves (PIV) and Fire Department connection(s) that are subject to damage.
- b. Bollards shall be six (6) inches in diameter. Bollards shall not obstruct charged fire hoses.
- c. It is recommended that the Fire Department approve the location of the bollard(s) before final placement is made.

32. Standpipes:

- a. Where required, standpipes/hose valves shall be wet and placed adjacent to all exterior exit doors, same side as the door handle/knob. Village Ordinance 180.16 (I).
- b. The building protection system shall be equipped with standpipes that shall consist of 2-½ inch NST valve, capable of delivering 250 GPM, at 75 PSI measured at the standpipe valve.
- c. No 1-1/2" cap reductions are required.

33. Pump Room / Riser Room Door:

- The exterior door that accesses either the fire pump or riser room shall be labeled in the following manner outlined below
 - i. At the center upper 1/3 of the door, utilizing 4" reflective RED or WHITE block lettering contrasting to the door color, with the following title.
 - ii. "FIRE PUMP ROOM" or "FIRE RISER ROOM", respective for the type of existing room.
- b. This door shall have a Knox-Box installed adjacent to the door. The specific location heights and details are documented in the "Fire Department Appendix A" attachment.

34. MSDS / SDS Station:

- a. Within the pump or riser room locate a (SDS) Safety Data Sheet Station in a conspicuous and accessible location. The station shall be labelled so to be readily identified.
- b. Products used for maintenance, production or stored within the facility shall have their SDS information located at this SDS station.
- c. The SDS information shall be organized in such manner that access to product information is intuitive.
- d. The contents of the SDS station shall be updated and/or reviewed at least annually by the building owner or active tenant. A dated record log shall be kept with the SDS station indicating such review.
- e. Other SDS station options per AHJ approval.

35. Strobe Light:

- a. All strobe lights required below shall meet Village specifications as found in section 180-16(m) of the Sprinkler Ordinance. The lens color shall be RED.
- b. A strobe light and 10" dome bell shall be provided, visible from the pumper pad to indicate a waterflow alarm condition.
- c. If the building has a fire pump, an additional strobe light shall be required and installed adjacent to the waterflow alarm and activated when the fire pump is running.
- d. Both notification devices above (b & c) shall be labeled appropriately as "WATERFLOW" and "PUMP RUN" below the respective devices. In instances where only one strobe is required, no signage is required.
- e. A strobe light shall be provided and installed vertically at each riser location on the exterior of the building. No bell or signage is required. In instances where two or more risers are located at one location, only one exterior strobe is required. The strobe shall activate on any one riser waterflow.

- f. The heights of all strobe lights shall be sufficient to seen above standard semi-trailer heights.
- g. Specific locations and layout typically are discussed with the AHJ and it is understood that various building finishes may impact exact locations.
- h. A separate "Appendix A" document is available to provide visual detail supporting the above requirements.
- 36. **Fire Alarm System:** There shall be a full function remote annunciator installed. Utilizing a fire pull station, sprinkler water flow, or any other fire detection device that maybe installed in this building shall activate the internal fire alarm system. The systems shall be designed and constructed to the <u>current printed edition</u> of NFPA 72. Confirm NFPA edition with the Fire Department prior to system design
 - a. **Installation:** Installation of the Fire Alarm System shall be in accordance with NFPA 70 The National Electrical Code and applicable local building codes and practices.
 - b. **Manual Fire Alarm Pull Stations:** Shall be located at a minimum, immediately adjacent to each exterior door. Any additional exterior doors will be required to meet this requirement. The pull station shall not be placed in the area of the door, but immediately adjacent to the door jamb.
 - c. Pull Stations and Audiovisual Alarms: Shall be installed per ADA requirements.
 - d. Smoke and Heat Detection: Shall be installed as required.
 - e. **Tamper Switches:** Tamper switches shall be placed on all sprinkler valves and be identified on the annunciator panel.
 - f. PIV & Exterior Valves: Shall be monitored by the Fire Alarm system.
 - g. **Strobe & Bell:** Strobe light and Bell devices shall be identified and documented on the submitted Fire Alarm plan submittal. It is understood that typically this work is completed by the electrical contractor and not part of the alarm plan per say.
 - h. **Duct Detectors:** Duct detectors shall be programmed as a Supervisory Alarm, not as an alarm condition unless pre-approved by the AHJ.
 - i. **Fire Alarm Plans Location:** There shall be a designated location for a set of as-built fire alarm plans near the FACP per NFPA 72.
 - j. **FACP Nomenclature:** Confirmation of nomenclature shall be discussed between the Fire Department and the fire alarm program technician prior to any inspections.
 - k. **Initiating Devices Labeling:** All initiating devices e.g.: pull stations, smoke detectors, tampers, etc shall be labeled with the FA device number that matches the system nomenclature programmed. The font/letters shall be at least 14pt and of such size that they are visible based on accessibility to the device. (e.g.: ceiling initiating devices may require a larger font size)
 - I. **Annunciator Panel: Shall be addressable.** The annunciator panel type shall be approved by the AHJ. The panel shall identify a fire sprinkler water flow by riser, and the specific locations of the fire alarm pull stations and any other fire detection devices that may be installed in this building.
 - m. **Transmission of Fire Alarms.** The method of transmission to central station shall be documented within the submittal and approved by the AHJ. (e.g. RF Radio/Mesh network, cellular, VOIP, MFVN, or other approved technologies allowed by code.)
 - n. **FACP Main Panel:** There will be one main fire alarm panel within a building. The system will not be split into two or multiple fire alarm panels interconnected together. (Example: West wing is one panel, East wing is a different panel)
 - o. **FACP Location:** The main fire alarm panel shall be located in the fire pump or riser room. Any other location shall be identified in advance and in writing. The AHJ shall review and any deviation must be conveyed in writing by the AHJ prior to any submitted plans or construction.
 - p. **Fire Alarm Map:** An "as-is" drawing of the fire alarm system shall be provided and posted in the riser or pump room of the building. The drawing shall have at minimum, the initiating device numbers, locations, and door numbering scheme on the posted drawing. The size of the drawing shall be at

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

q. **Central Station:** The Fire Alarm Control Panel shall transmit all fire alarm, tamper, trouble and supervisory signals to a central station that is certified by Underwriters Laboratories (UL) and/or Factory Mutual (FM) and approved by the Fire & Rescue Department. The owner shall provide such documentation for approval.

Fire: Pleasant Prairie Fire & Rescue Medical: Pleasant Prairie Fire & Rescue

Phone numbers

Emergency:(262) 694-1402Non-emergency:(262) 694-7105Business:(262) 694-8027

- 37. **All Hazards Notification System:** Should the owner or tenant plan on the installation of an in-building all hazards notification system (fire, weather, active threat, etc), the fire department shall be made aware and the system shall meet all NFPA 72 requirements.
- 38. **Public Safety Radio Coverage**: Provide for adequate radio coverage to public safety service workers, including but not limited to firefighters, and law enforcement officers. For purpose of this section, adequate radio coverage shall include all of the following:
 - a) a minimum signal strength of -101 dBm available in 95% of the area of each floor of the building when transmitted from the Public Safety Radio Communications System: and
 - b) A minimum signal strength of -101 dBm received at the Public Safety Radio Communications System when transmitted from 95% of the area of each floor of the building, via portable radio with public safety microphone.
 - c) Channel Performance Criterion (CPC): CPC is the minimum performance level in a faded channel, per TSB-88, clause 4.2. TSB-88 is a "Telecommunications Systems Bulletin" published by the TIA, Telecommunications Industry Association. The performance level is rated using "Delivered Audio Quality". Industry standard DAQ definitions are shown in Table 1.
 - d) DAQ level of three (3) is the minimum performance level which shall be attainable by public safety radio systems in 95% of the area of each floor of a building, via portable radio with public safety microphone

Table 1 - Delivered Audio Quality Definitions

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

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

Testing Procedures:

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

Amplification Systems Allowed

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

Secondary Power

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

Field Testing

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

- 39. **Final Inspection:** The General Contractor shall be responsible to provide or confirm from the MEPs that the following system related documents have been delivered to the AHJ throughout the project and before a final occupancy scheduled:
 - a. **100% Completion Letters** Shall be delivered on company letterhead and stamped as applicable. Letters shall include at minimum, the project name, address, and scope of work description, along with an authorized signatory of the organization.
 - a. The fire protection contractor shall provide the AHJ with a letter (upon completion of the sprinkler work) stating the sprinkler and protection systems, or portion thereof, are "100% operational and built according to the AHJ stamped plan design", Village Ordinance, 180-16 N if modifications are made to the system, as-built plans shall be provided.
 - b. The fire alarm contractor shall also provide the AHJ with a letter (upon completion of the fire alarm work) stating the fire alarm system, or portion thereof, is "100% operational and built according to the approved AHJ stamped design" if modifications are made to the system, as-built plans shall be provided.
 - b. Contract copy with fire alarm central monitoring station.
 - c. UL and/or FM certificate(s) for the contracted fire alarm central monitoring station.

- d. Fire protection underground flushing documents.
- e. Underground and fire sprinkler (Wet & Dry) hydrostatic test certificates.
- f. Clean Agent System documentation as applicable.
- g. Copies of the fire sprinkler operational test certificates.
- h. Copies of the fire alarm test documents. Record of Completion
- i. Copies of other related system documents such as, hood/duct, smoke, etc...
- j. The Pleasant Prairie Fire and Rescue Department shall have all information needed for our pre-fire plan prior to occupancy.
- k. Provide in an electronic PDF format, floor plans and fire protection (Sprinkler/Fire Alarm) plans for the building in an as-built condition.
- System drawings of the fire alarm and fire sprinkler system shall be placed in the fire pump or riser room, near
 the fire alarm control panel as outlined in their respective system comments (above). An electronic copy of each
 system shall be provided.
- m. AED is in place at such time that the occupancy inspection is conducted.
- n. A copy of the Emergency Plan must be submitted to the Fire & Rescue Department before occupancy.

###

1907v7



SITE AND OPERATIONAL PLAN APPLICATION/ZONING PERMIT

For all applications that require Village Plan Commission Approval

APPROVAL REQUESTED	TYPE OF WORK
☐ Final Site and Operational Plan ☐ Final Site and Operational Plan/Conditional Use Permit ☐ Preliminary Site and Operational Plan ☐ Preliminary Site and Operational Plan/ Conditional Use Permit	New Building Building Addition Building Alteration New Tenant
☐ Digital Security Imaging System (DSIS Agreement and Easement)	
Name of Business: Project BluePoint (Fresenius Kabi)	
Site Address: 11900 122nd Street	Suite #:
Tax Parcel Number: 92-4-122-312-0100 and 92-4-122-312-0150	
Zoning District(s): M-5 and C-2	
Name of Development: Stateline Corporate Park - Lot E	
Estimated Date of Occupancy: June 1, 2020	
Detailed Description of the Proposed Project and Use:	

Project BluePoint involves the development of a new regional office and pharmaceutical processing facility having approximately 590,525 SF of interior floor space. The building will include approximately 581,375 SF of pharmaceutical processing space. Included within the pharmaceutical processing area will be a cooler storage facility of approximately 5,000 SF and a DEA storage vault of approximately 30,000 SF. There will be approximately 95 employees initially and the mix will be approximately 35% office/technical and 65% production. (All as more particularly described in the attached description of operations document by Fresenius Kabi.)

Detailed Description of Company:

Fresenius Kabi is a global health care company specializing in lifesaving medicines and technologies for infusion, transfusion and clinical nutrition applications. The firm's products are used to help care for crucially and chronically ill patients and the company is committed to putting essential medicines and technologies into the hands of the people who help patients find the best answers to the health care challenges they face. Fresenius Kabi provides the high-quality products with one of the most comprehensive product portfolios for core therapeutic areas. The company has a global network of marketing, sales and production sites and operates five business segments including: Clinical Nutrition - Parenteral, Enteral Nutrition and Medical Devices, IV Drugs - Intravenously Administered Drugs in Oncology, Anti-Infective, Anesthetics, Analgesics and Critical Care Segments, Infusion Therapy - Infusion Solutions, Colloids for Blood Volume Therapy and Medical Devices; Medical Devices/Transfusion Technology - Apheresis, Whole Blood, Autotransfusion, Cell Processing Equipment; and Biosimilars - Focusing on Oncology and Autoimmune Diseases.

Select One Option	
Relocation of Business from Illinois	
New Location for Business in Pleasant Prairie	
Expansion/Change to Existing Business in Pleasant Prairie	
New Start Up Business	



BV.

SITE AND BUILDING INFORMATION

Lot Area: 2,042,916	_sq. ft.	Lot Area: 46.9	ac.
Building Area: 590,525		Building Height: +/- 45 FT (+/- 50 FT at office corner)_ft.
Tenant Area: 590,525	sq.ft.		
Addition Area: N/A	sq. ft.	Addition Height: N/A	ft.
Total Impervious Surface Area: 1,109	,895 sq. ft.		
Total Landscape Area: 610,442	sq.ft.	Site % of Open Space 54.12 %	
ON-SITE PA	RKING/TRAFFIC	INFORMATION	
Total # of parking spaces (on-site): $\frac{20}{100}$	00		
Total # of regular parking spaces (on-	-site): 193		
Total # of handicapped accessible spa	ces (on-site): 7		
Total # of truck parking spaces (on-si	te): <u>²⁵ </u>		
Total # of dock doors: 44		<u> </u>	
Anticipated automobile trips to and from	om the site (exclud	ding trucks):	
Number of daily average trips:	2020: 250 / 2028: 500 Maxi	mum number of daily trips: $\frac{500}{}$	
Anticipated <u>truck trips</u> to and from the		, ,	
		mum number of daily trips: 166	
	RATIONAL INFOR	MATION	
Hours (Open to the public): 4 AM - 11	FIVI (TWO SIIIIS)		
Delivery hours: See above			
	LOYMENT INFOR		
Proposed total number of full-time em		J0 / 2028: 164	
Proposed total number of part-time en	mployees: TBD		
Number of shifts: 2			
Total of number of employees per shift			
Largest number of employees on site a	at any one time: $\frac{TE}{E}$	3D	
PUBLIC	FACILITIES INF	ORMATION	
Check all that apply:			
The property is serviced by Pub	olic Sanitary Sewer		
The property is serviced by Pub	olic Water		
The building is serviced by fire	sprinklers		
Maximum number of gallons/minute o	f water expected t	o be used per day is: TBD	

If property is zoned	d M-1, M-2 or M-5 then the fol	lowing shall be completed:
Occupancy Type pursu	uant to the Use and Occupancy Class	ification specified in Chapter 3 of the 2006 oply and associate square footage for each
□ Fai □ Sto □ Sto □ Bu □ Hig	octory Group F-1 (Moderate-hazard) octory Group F-2 (Low-hazard) orage Group S-1 (Moderate-hazard) orage Group S-2 (Low-hazard) usiness Group B gh-Hazard Group H cher	sq. ft.
Types and quantities	of goods and materials to be mad	le, used or stored on site:
Devices/Transfusion		ion, IV Drugs, Infusion Therapy; Medical (All as more particularly described in the epared by Fresenius Kabi.)
Types of equipment of	or machinery to be used on site:	
	of solid or liquid waste material v	which require disposal:
None		
Method of handling,	storing and disposing of solid or	iquid waste materials:
N/A		
Methods of providing	site and building security other	than the Village Police Department:
Primarily fencing, se	ecured access system and cont	inuously monitored surveillance cameras

Description of the methods to be used to maintain all buildings, structures, site improvements and sites in a safe, structurally sound, neat, well-cared-for and attractive condition:
The facility will be managed by a profession property management personnel (both on-site and off-site) commensurate with an investment grade, class "A" industrial assert.
Description of potential adverse impacts to neighboring properties or public facilities and measures to be taken to eliminate or minimize such adverse impacts:
The facility is designed with a primary truck access pointed located on East Frontage Road offering quick and easy access to Highway ML and subsequently I-94 so that local road traffic impacts are minimized. There are also limited truck court areas (per M-5) zoning and those areas are buffered from the public ROW vi ample set-backs, ponds, berms and landscaping. In addition, all wetland, flood pain and PEC areas will be avoided and preserved.
A list of all local, Kenosha County (highway access, health department), State and Federal permits or approvals required for the project: (Provide copies of such permits and approvals).
Please see attached "Stateline 94 Permitted" document.
PLANS AND OTHER ATTACHMENTS
Attached to this application include three (3) full size plans and a PDF pursuant to Section 420-57 of the Village Zoning Ordinance entitled "Plan Components and Related Standards":
 □ Title Sheet □ Survey ■ Site Plan □ Grading and Drainage Plan □ Building and Fire Protection Plans □ Lighting Plan (including photometric plan) □ Landscape and Open Space Plan □ Signage Plan □ Industrial Waste Survey □ Required Application Fee and Pre-Development Agreement
The Village may require additional information be submitted to ensure that all Village requirements and ordinances are being met.

Two or more plans may be combined, provided that all of the information submitted on the combined plan is clearly legible, but in no case shall the combined plans fail to show any of the information required for each individual plan, unless such information is waived or deferred pursuant to the Section 420-57 of the Village Zoning Ordinance.

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

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

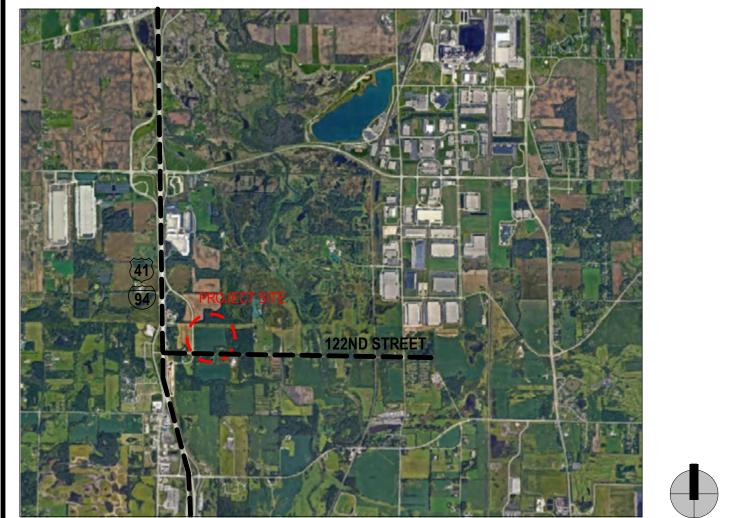
Physical Co. A. L. C.	
PROPERTY OWNER: Bluepoint 94 LLC	APPLICANT/AGENT:
Print Name: Mark Goode	Print Name:
Signature: Mark Goode	Signature:
Address: 9500 W Byrn Mawr Ave	Address: 35 EAST WALLER DRIVE, STE
Rosemont IL 60018	CHICAGO, 16 600/0
(City) (State) (Zip)	(City) (State) (Zip)
Phone: <u>847-243-4300</u>	Phone: <u>847.630.815.3330</u>
Fax:	Fax:
Email:	Email: MINENS & CLAYCUS P. CUM
Date: _ June 12, 2019	Date:
TENANT CONTACT: Fresenius Kabi LLC	
Print Name: Brian Kunz	
Signature: BYIAN KUNZ	
Address: Three Corporate Dr	
Lake Zurich IL 60047	
(City) (State) (Zip)	
Phone: 847-550-2873	
Fax:	
Email:	
Date:	
Rev 01-17	

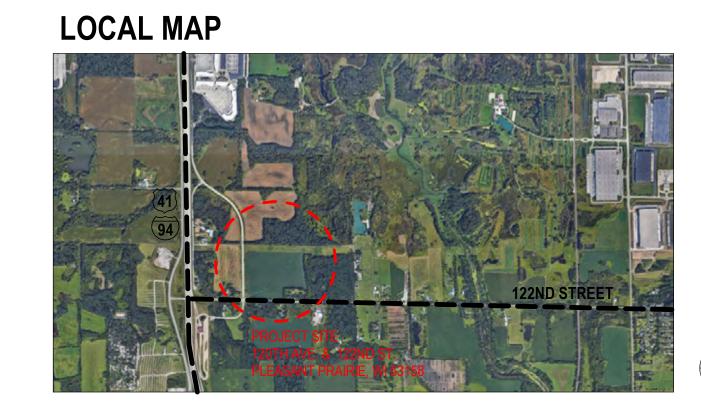
PROJECT BLUEPOINT

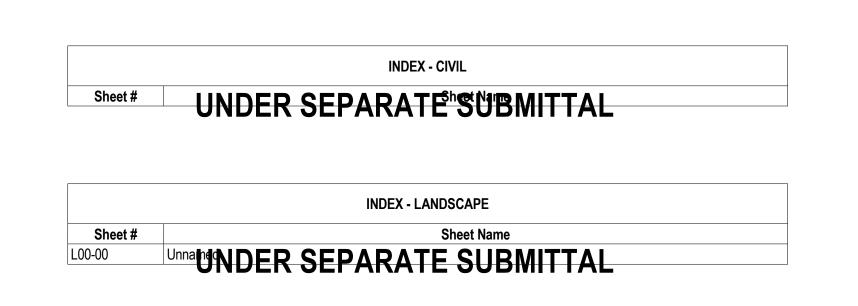




REGIONAL MAP







Sheet #	Sheet Name
A00-00	GENERAL NOTES
A00-01	LIFE SAFETY PLANS
A01-01	ARCHITECTURAL SITE PLAN
A01-02	ENLARGED SITE PLANS
A01-10	SITE DETAILS
A01-11	SITE DETAILS
A01-12	SIGN DETAILS
A01-13	SITE SECTIONS
A02-01	OVERALL FIRST FLOOR PLAN
A02-02	PARTIAL FIRST FLOOR PLAN - AREA A
A02-03	PARTIAL FIRST FLOOR PLAN - AREA B
A02-04	PARTIAL FIRST FLOOR PLAN - AREA C
A02-05	PARTIAL FIRST FLOOR PLAN - AREA D
A02-06	PARTIAL CLERESTORY PLAN - AREA A
A02-07	PARTIAL CLERESTORY PLAN - AREA B
A02-08	PARTIAL CLERESTORY PLAN - AREA C
A02-09	PARTIAL CLERESTORY PLAN - AREA D
A02-20	ENLARGED AREA PLANS - MAIN ENTRANCE & PUMP/ELEC. ROOM
A02-30	OVERALL ROOF PLAN
A03-01	BUILDING ELEVATIONS
A03-02	BUILDING ELEVATIONS
A03-03	BUILDING ELEVATIONS
A03-04	ENLARGED BUILDING ELEVATIONS
A03-05	ENLARGED BUILDING ELEVATIONS
A03-10	BUILDING SECTIONS
A03-11	BUILDING SECTIONS
A03-20	BUILDING AXON
A07-01	ROOF ACCESS LADDER
A08-01	WALL SECTIONS (PRECAST)
A08-02	WALL SECTIONS
A08-03	WALL SECTIONS
A08-10	ROOF DETAILS (PRECAST)
A08-20	MISC. DETAILS
A08-30	PROTECTION DETAILS
A09-10	DOOR SCHEDULE & ELEVATIONS
A09-12	DOOR DETAILS
A09-15	OVERHEAD DOOR SCHEDULE & ELEVATIONS
A09-16	OVERHEAD DOOR DETAILS (PRECAST)
A09-20	CURTAIN WALL, STOREFRONT & WINDOW DETAILS
A09-21	WINDOW ELEVATIONS

INDEX - STRUCTURAL		
Sheet #	Sheet Name	
S00-00	GENERAL NOTES	
S00-01	SYMBOLS AND ABBREVIATION	
S00-02	TESTING AND INSPECTION	
S02-01	PARTIAL FOUNDATION LEVEL – AREA A	
S02-02	PARTIAL FOUNDATION LEVEL – AREA B	
S02-03	PARTIAL FOUNDATION LEVEL – AREA C	
S02-04	PARTIAL FOUNDATION LEVEL – AREA D	
S03-01	PARTIAL ROOF FRAMING PLAN – AREA A	
S03-02	PARTIAL ROOF FRAMING PLAN – AREA B	
S03-03	PARTIAL ROOF FRAMING PLAN – AREA C	
S03-04	PARTIAL ROOF FRAMING PLAN – AREA D	
S04-00	FOUNDATION DETAILS	
S05-00	FRAMING DETAILS	
S06-00	INTERIOR ELEVATIONS	

	INDEX - MECHANICAL	
Sheet #	Sheet Name	
M-1	NOTES & SCHEDULE	
M-2	LEVEL 1 MECHANICAL PLAN SHELL & CORE	
M-3	ROOF LAYOUT SHELL & CORE	

INDEX - ELECTRICAL		
Sheet #	Sheet Name	
E010	ELECTRICAL ONE-LINE	
E100	SITE LIGHTING	
E101	LEVEL 1 INTERIOR LIGHTING	

INDEX - PLUMBING		
Sheet #	Sheet Name	
P101	PARTIAL PLUMBING PLAN - AREA A	
P102	PARTIAL PLUMBING PLAN - AREA B	
P103	PARTIAL PLUMBING PLAN - AREA C	
P104	PARTIAL PLUMBING PLAN - AREA D	
P111	ENLARGED FOUNDATION PLUMBING PLANS	

Sheet Name
TRE PRUNDER SEPARATE SUBMITTAL
-

ARCHITECT

FORUM

2199 INNERBELT BUSINESS CENTER DRIVE ST. LOUIS, MISSOURI 63114 Ph 314.429.1010 Fx 314.429.7770 WWW.FORUMSTUDIO.COM

CONTRACTOR / DEVELOPER

CLAYCO

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WWW.CLAYCORP.COM

DEVELOPER

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STRUCTURAL ENGINEER

IMEG CORP. 1100 WARRENVILE ROAD, SUITE 400W NAPERVILLE, IL 60563 Ph 630.753.8559 http://www.imegcorp.com/

MECHANICAL ENGINEER

AUTOMATIC MECHANICAL SERVICES, INC. 3733 NORTH VENTURA DR. ARLINGTON HEIGHTS, IL. 60004 Ph 847.818.4300 http://www.atomatic.com/

ELECTRICAL ENGINEER

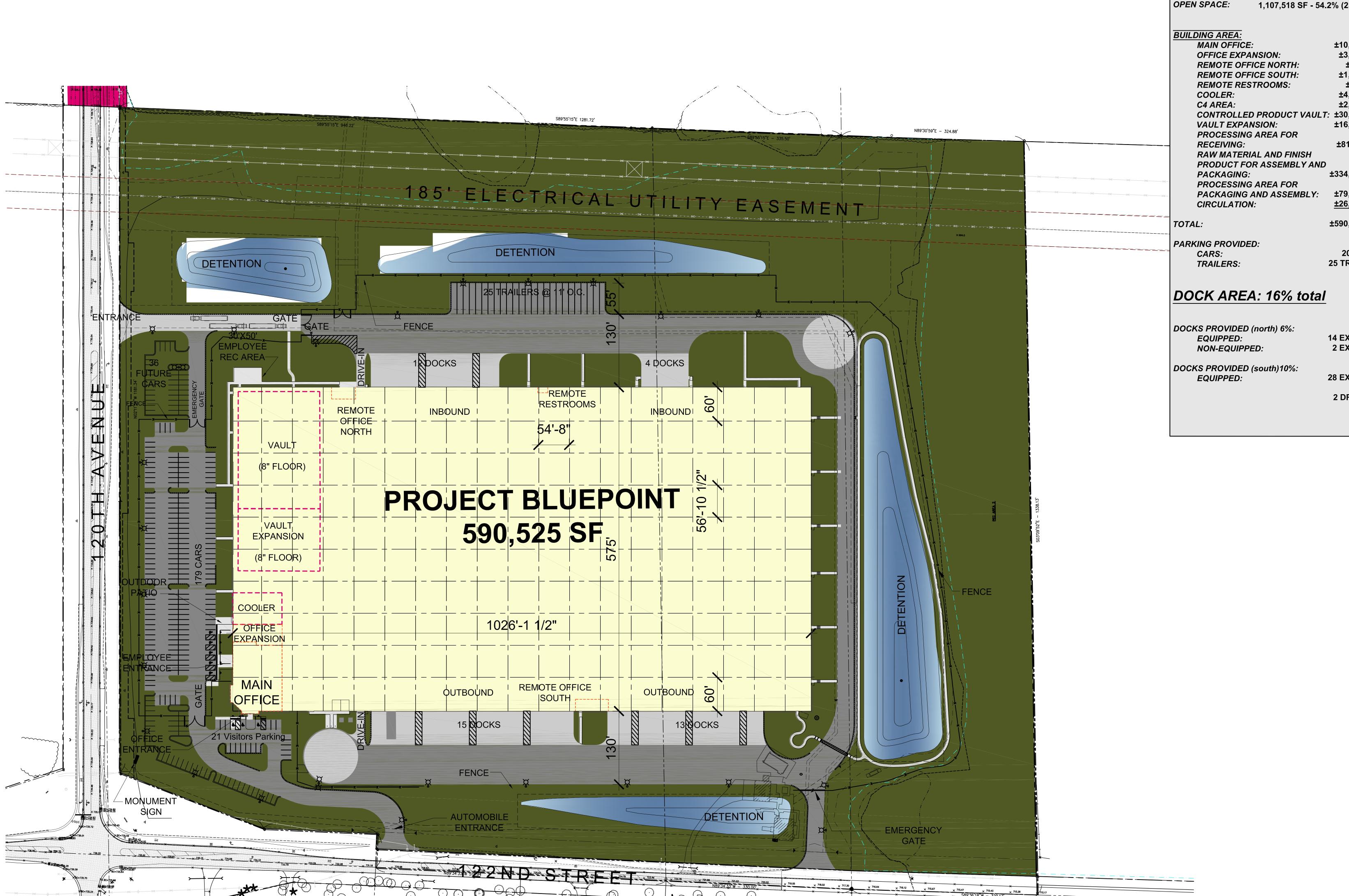
PIEPER ELECTRIC, INC. 4210 43RD AVENUE KENOSHA, WI. 53144 Ph 262.658.1888 http://www.pieperpower.com

PLUMBING ENGINEER

HARWOOD ENGINEERING CONSULTANTS
255 NORTH 21ST STREET
MILWAUKEE, WI. 53233
Ph 414.475.5554
http://www.hecl.com

FIRE PROTECTION ENGINEER

SHAMBAUGH & SON LP 2820 THATCHER ROAD DOWNERS GROVE, IL. 60515 Ph 630.725.0500 http://www.shambaugh.com



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TABULATIONS: SITE AREA: **±46.9 ACRES** IMPERVIOUS AREA: 935,445 SF (21.7AC) 1,107,518 SF - 54.2% (25.42 AC) ±10,127 S.F. ±3,820 S.F. ±895 S.F. ±1,238 S.F. ±184 S.F. ±4,838 S.F. ±2,370 S.F. CONTROLLED PRODUCT VAULT: ±30,000 S.F. ±16,000 S.F. ±81395 S.F. ±334,319 S.F. ±79,349 S.F. ±26,182 S.F. ±590,525 S.F. **200 CARS 25 TRAILERS 14 EXTERIOR** 2 EXTERIOR 28 EXTERIOR

2 DRIVE-INS

Point $\overline{\square}$ **Project**

ARCHITECT

FORUM

CONTRACTOR / DEVELOPER

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

ELECTRICAL ENGINEER PIEPER ELECTRIC, INC. PLUMBING ENGINEER`

4 : CIVIL ENGINEER

: IMEG CORP.

: VENTURE ONE REAL ESTATE, LLC

GARY R. WEBER ASSOCIATES, INC

; JACOB & HEFNER ASSOCIATES, INC.

AUTOMATIC MECHANICAL SERVICES

HARWOOD ENGINEERING CONSULT

; FIRE PROTECTION ENGINEER

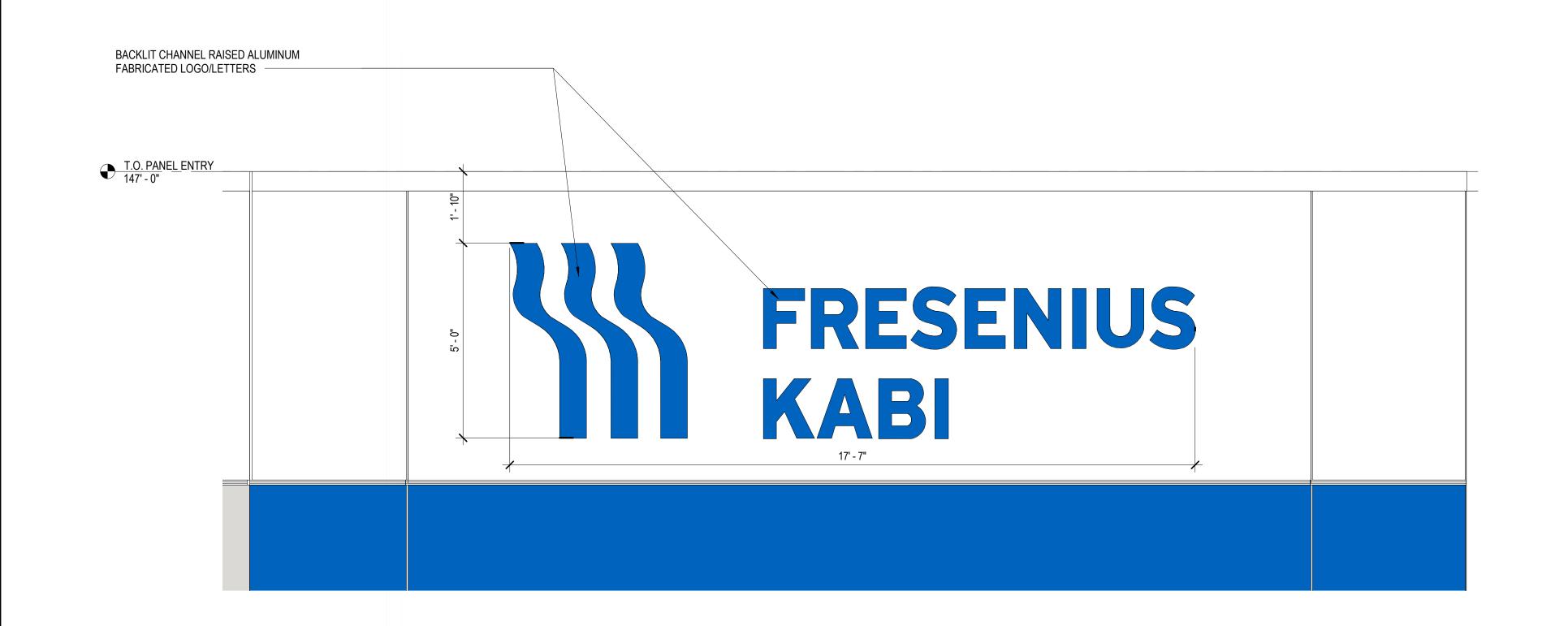
SHAMBAUGH & SONS LP

DRAWING ISSUE DESCRIPTION DATE MEP-FP Coordination 2019-03-29 Issue for Village 2019-03-29 submittal - Core & Shell Village Review Comments 2019-05-21

DRAWING TITLE ARCHITECTURAL SITE PLAN

A01-01

;Forum #: 601-03376 :Consult.#:



BACKLIT CHANNEL RAISED ALUMINUM FABRICATED LOGO/LETTERS FRESENIUS KABI

3D BUILDING SIGN - 90SF (5' HIGH X 18' WIDE)

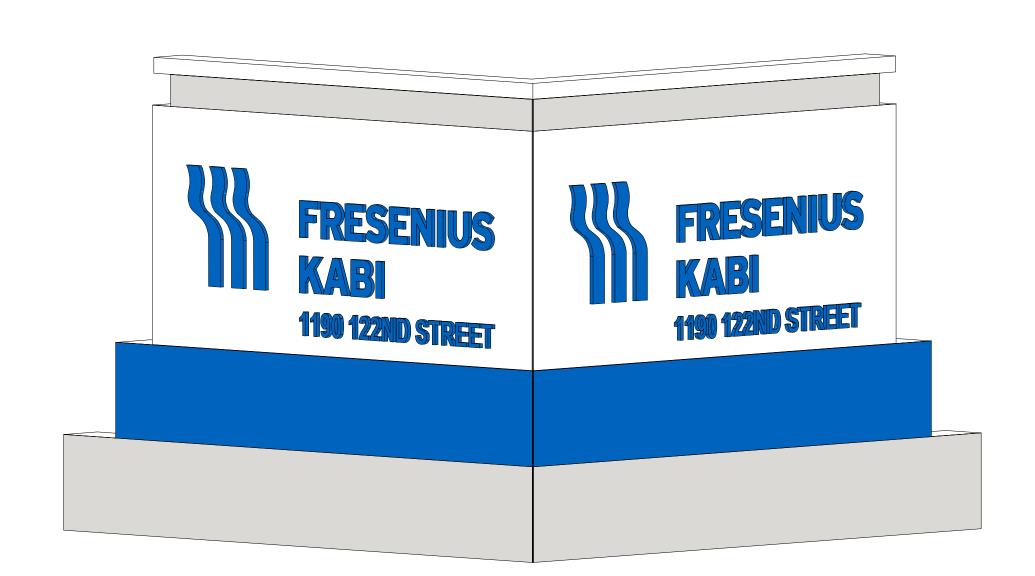
FRESENIUS RAISED ALUMINUM **FABRICATED** KABI LOGO/LETTERS ON WHITE ACM BACKING PANEL **1190 122ND STREET** 10" STEEL REINFORCED POURED CONCRETE CURB. PAINTED PANTONE 300 -10" STEEL REINFORCED POURED CONCRETE CURB. EXTEND ELECTRICAL CONDUIT FROM BULDING, STUB UP FOR ELECTRICAL 13' - 6" CONNECTION FOR SPOT 4 MONUMENTAL SIGN A01-12 1/2" = 1'-0"

F4 BUILDING SIGN - 90SF (5' HIGH X 18' WIDE)

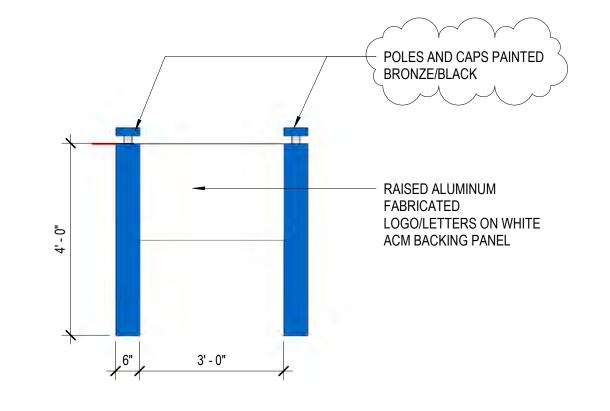
A01-12 1/2" = 1'-0"



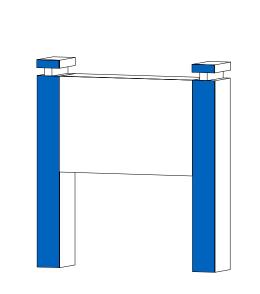
PERSPECTIVE MONUMENT SIGN A01-12 12" = 1'-0"



C2 3D MONUMENT SIGN



C1 DIRECTIONAL SIGN - DIMENSIONS
A01-12 1/2" = 1'-0"



A1 3D DIRECTIONAL SIGN

DRAWING TITLE SIGN DETAILS

DRAWING NO. A01-12 orum # 601-03376 | Consult.#

FORUM

CONTRACTOR / DEVELOPER VENTURE ONE REAL ESTATE, LLC

GARY R. WEBER ASSOCIATES, INC

JACOB & HEFNER ASSOCIATES, INC.

AUTOMATIC MECHANICAL SERVICES

HARWOOD ENGINEERING CONSULT

FACILITY

SSING/ORDER FULFILLMENT

oint

Blue

Project

TENANT REVIEW

VILLAGE REVIEW COMMENTS

DRAWING ISSUE

DESCRIPTION DATE

2019-03-29 Issue for Village submittal - Core & Shell

FIRE PROTECTION ENGINEER

SHAMBAUGH & SONS LP

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

ELECTRICAL ENGINEER PIEPER ELECTRIC, INC. PLUMBING ENGINEER'

CIVIL ENGINEER

IMEG CORP.

35 EAST WACKER DRIVE, SUITE 1300 CHICAGO, IL 60601 Ph 312.658.0747 Fx 314.890.7664

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C. Consider the request of Karl Music, agent with IPS, on behalf of Nexus Pharmaceuticals, Inc., for approval of Preliminary Site and Operational Plans for site grading, underground utilities and footing and foundation for the proposed pharmaceuticals manufacturing facility to be located at the northwest corner of 128th Avenue and 104th Street in the Prairie Highlands Corporate Park.

<u>Recommendation:</u> Village staff recommends that the Plan Commission approve the Preliminary Site and Operational Plans subject to the comments and conditions of the Village Staff Report of August 12, 2019.

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DEV1907-003

VILLAGE STAFF REPORT OF AUGUST 12, 2019

Consider the request of Karl Music, agent with IPS, on behalf of Nexus Pharmaceuticals, Inc., for approval of Preliminary Site and Operational Plans for site grading, underground utilities and footing and foundation for the proposed pharmaceuticals manufacturing facility to be located at the northwest corner of 128th Avenue and 104th Street in the Prairie Highlands Corporate Park.

Nexus Pharmaceuticals is proposing to construct three story manufacturing facility approximately 84,450 square feet on a 16 acre property located at the northwest corner of 128th Avenue and 104th Street (Lot 6 of CSM 2905) in the Prairie Highlands Corporate Park. At this time the petitioner is requesting Preliminary Site and Operational Plans to begin mass grading, underground utilities and footing and foundation. [Note: Additional Site and Operational Plan approvals are required for footing foundation, building shell and all associated required site improvements.]

Nexus Pharmaceuticals, a privately held, U.S. based healthcare company, specializes in innovative processes to make difficult-to-manufacture specialty and generic drugs that are easier to use, less labor intensive, and more streamlined in practice. Nexus ensures that its high-quality FDA-approved drugs fulfill a critical unmet medical need and delivers dependable life-saving treatment options when and where they are needed most.

Nexus was founded in 2003 and initially operated as a virtual company. As the company grew more functionality was subsequently brought in-house and in 2018 the company relocated its headquarters and laboratories to a newly renovated facility in Lincolnshire, IL. At this time all Product Development, Quality Control, Quality Assurance, Regulatory functions and some business functions are carried out at the Lincolnshire location.

This facility will be used for the manufacturing of aseptic liquid and lyophilized products as well as terminally sterilized liquid products. Specifically, Nexus will manufacture sterile injectable, pharmaceutical products which will be used in various medical applications (e.g. cardiology, oncology, etc.). The products will be produced (i.e. formulated) and filled in a liquid state with some products undergoing lyophilization to provide a long-term stable application as a freeze dried product. Overall annual production volumes are projected to be in the range of 10 million vials per year for the first phase facility depending on business needs however plant capacity can be increased with adjustments to the operating plan.

All direct product contact equipment will be compatible with the products and non-reactive so-as-to not impact product quality. Inspection, labeling and packaging equipment will also be located within the facility.

The first floor will be allocated to warehousing, inspection/labeling/ packaging, utilities, maintenance areas, office space, locker areas and lunch room. The second floor will be designated to the manufacturing process with formulation, equipment and component preparation, filling and freeze drying, and capping activities. The second floor will also house the Microbiology lab as well as an In-Process Chemistry lab. The third floor of the building with be outfitted with HVAC and equipment control cabinets. This project represents the first of several planned future expansions on the site. Upon FDA approval of the facility and related processes Nexus will start commercial production operations which are anticipated to occur in 2022.

General plant-based utilities will include boilers, chillers, air compressors, etc. Process water (i.e. USP Water-for-Injection) will be generated via vapor compression distillation. USP grade Nitrogen will be supplied by an outside vendor and stored on-site in qualified tanks to be subsequently used in the manufacturing process. The HVAC system will provide temperature

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DEV1907-003

control and incorporate humidification as well as de-humidification to keep controlled and classified areas within defined specifications.

Raw materials for the formulation, including the active pharmaceutical ingredients and associated excipients, will be stored in secure, controlled locations as will the primary packaging (i.e. vials, stoppers, and seals) and secondary packaging components (i.e. labels, cartons, shippers) required for the manufacturing process. All material will be used on a first-in, first-out basis with inventory levels sufficient to maintain a minimum three-month supply of goods. Finished product will be stored on-site until released by the Quality Assurance department at which point it will be sent to distribution centers for shipment to US based hospital sites. It is anticipated that finished product will not be held for more than 45 days on-site.

The bulk of the solid waste material will be cardboard from incoming shipments of components used in the manufacturing process. A compactor will be used to bale the cardboard. It is expected that Nexus will produce on average one bale of cardboard per day. Additional solid waste material related to the manufacturing process would include any unused glass vials and rubber stoppers. These quantities are typically minimal (i.e. < 1000 pieces per batch of each component). Other unused components from the filling process which would require disposal would include small amounts of disposable tubing, bags and filters associated with the manufacturing of each batch.

The building will be equipped with doors controlled by electronic badge readers to ensure only authorized employees enter. A receptionist/security station at the lobby will allow for visitor and delivery access control. Security officers will be contract personnel. Additional security measures will be employed to comply with DEA requirements necessary due to the handling of small quantities of Schedule drugs on site. Measures include locked storage vaults, security cameras, and access being restricted to a limited number of authorized employees.

Nexus, being regulated by the FDA, and subject to cGMP regulations, will employ maintenance strategies to assure our products are safe, effective, and pure. All buildings, structures, site improvements, and processes will be structurally sound, neat, well-cared for, and aesthetically attractive. Nexus will employ highly skilled maintenance personnel to maintain our internal processes, and use of mix of Nexus and contracted resources for things such as exterior building maintenance, landscaping, parking lots, etc.

It is anticipated that this first phase will employ 70 full-time and 5 part time employees working during three shifts. Initially they intend to operate a 5 day work week with 2 shifts and a skeleton crew on 3rd shift to oversee any equipment running overnight (i.e. freeze dryers). It is estimated that there will be an average of 100 daily automobile trips and an average of 3 day truck trips to and from the site.

There are small wetlands along the south property line and west property line that are currently zoned C-1, Lowland Resource Conservancy District. In addition, there is a drainage way along the west property line that was determined by the WI DNR to be artificial wetlands, thus not regulated by the State. However, on August 5, 2019, the Village was informed that the ACOE is taking jurisdiction on the wetlands; therefore, the wetlands within the drainage way will need to be rezoned and the land use plan map updated to reflect the wetlands remaining. All of the wetlands on the property are proposed to remain unchanged. In addition, as a result a Planned Unit Development (PUD) Overlay District will be considered to allow for the access driveway to 104th Street to be located a minimum of 5 feet from the wetlands on the southwest corner of the property and a future parking lot expansion to be located a minimum of 15 feet from the wetlands on the south side of the property. The required public hearing has been set for August 26, 2019 to consider the PUD Ordinance. The required Land Use Map Amendment application shall be submitted to correct said map and for the required public hearing to be scheduled.

The petitioner intends to begin mass grading, underground utilities and footing and foundation in September of 2019. As noted above, upon FDA approval of the facility and related processes, Nexus anticipates to start commercial production operations in 2022.

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

- 1. The Preliminary Site and Operational Plans have been reviewed for conformance with generally accepted engineering practices and Village policies. Although the data has been reviewed, the design engineer is responsible for the thoroughness and accuracy of plans and supplemental data and for their compliance with all State and local codes, ordinances, and procedures. Modifications to the plans, etc. may be required should errors or changed conditions be found at a future date and detailed engineering plans shall be prepared and reviewed. The following changes shall be made to the plans and three (3) revised paper copies and one electronic copy of the Preliminary Site and Operational Plans with a written description of how each of the comments below have been addressed shall be submitted for final staff review:
 - a. Compliance with the *attached* comments from the Village Engineering dated July 25, 2019.
 - b. On Sheet C-1, add the complete address of "10300 128th Avenue" between Nexus Pharmaceuticals and Pleasant Prairie Wisconsin. Also add ZIP Code "53158"
 - c. Add the address of "10300 128th Avenue" and ZIP Code "53158" to Sheet A0.00.
 - d. On the Site Diagram on Sheet A0.00 label 128th Avenue and correct the street name of the West Frontage Road from 120th Avenue to 122nd Avenue.
 - e. Add the *attached* Government Contacts to Sheets C-1 and A0.00. Change references from City to Village.
 - f. Add a chart on the Sheets C-1 and A0.00 which includes the following information:
 - Zoning of the property.
 - Lot area.
 - Building footprint area.
 - Total building square footage.
 - Total area of impervious area and % of lot area.
 - Total area of open space and % of lot area.
 - Total number of on-site parking spaces (passenger vehicles).
 - Number of parking spaces (passenger vehicles).
 - Number of handicapped accessible spaces.
 - Number of truck parking spaces.
 - Number of loading docks.
 - g. On Sheet C-4 the transformer area and mechanical yard that indicates will be gravel and surrounded by a chain-link fence is not acceptable. These areas shall be paved (either asphalt or concrete and surrounded with a brick enclosure that is complimentary in color to the building.
 - h. On Sheet C-4, there are two curved areas of the access roadways (east of building and west of the building) that show the wrong curb type—should be reverse pitch curb. Correct the plans.

4

- i. On Sheet C-4 it is noted that there are truncated domes by the handicapped accessible spaces. Provide a detail on the plans and these should not be painted yellow but shall be left as natural patina. Are they required? Typically this is for the public sidewalks.
- j. The future parking lot on the south side of the building shall be extended straight to create additional parking spaces. The proposed PUD will allow for this future parking lot to be located a minimum of 15 feet from the wetlands. Show the setback from the back of the curb to the wetlands.
- k. The berms along the south and west property lines indicate that they will be done by others. Change note to read "Landscape Berm (Constructed by Village)".
- I. See attached comments specifically related to the landscaping plans. The base map shall be the grading plan. All trees planted shall be a minimum of 2 ½ inch diameter and deciduous trees shall be planted at a minimum of 6 feet in height. The PDF submitted did not include the proposed grading with berms. Additional comments may be forthcoming once more detailed plans are submitted with the Final Site and Operational Plans.
- m. Show the location of the job trailer(s), location of the gravel access driveway, and the required 6 foot high temporary construction fence around the perimeter of the site during construction on the erosion control plan.
- n. Any plan changes required by the Prairie Highlands Owner's Association shall be incorporated into the plans. (They are planning to meet August 13 to review the plans.)
- o. See *attached* comments dated August 2, 2019 from the Village Fire and Rescue Department.
- p. See below for additional comments that shall be addressed in future Site and Operational Plan submittals. Verify that no comments/changes affect the grading or underground utilities proposed to be constructed prior to approval of Final Site and Operational Plans.
- 4. Upon approval of the revised Preliminary Site and Operational Plans, and prior to the issuance of the required erosion control permits, underground plumbing permits and the footing and foundation permits the following shall-be-submitted (1 paper copy and a pdf copy):
 - a. Ownership of the property (closing has been scheduled for August 30, 2019 for the Village to sell the property).
 - b. A copy of the required Compliance Letter from the owner stating that the project will comply with all requirements addressed within the Fire & Rescue **Department's Memorandum.**
 - c. A copy of the Prairie Highlands Owners' Association approval letter.
 - d. Written approval from the easement holder(s) for proposed grading, utility, and/or other work within easement limits.
 - e. A copy of the Wisconsin Department of Natural Resources N.O.I. Permit.
 - f. Village Erosion Control Permit Application, Erosion Control Plans and site staging/logistics plan.

- g. Permit from Kenosha County for the Temporary Construction Access and permanent driveway access to CTH Q.
- h. The Commercial Building/Zoning Permit application for footing and foundation permit (with footing and foundation plan and State approval letter) and the required 6 foot high temporary construction fence around the perimeter of the site during construction. Note: The gate shall be daisy chained locked with Fire & Rescue Department Knox lock.
- i. The Commercial Underground Plumbing Permits with State approved site utility plans and approval letters.
- j. Village Work in the Right-of-Way permit for any utility connections within the Village right-of-way of 128th Avenue.
- k. If a temporary development sign listing the project and contractors is proposed, then a Sign Permit Application and related material shall be submitted. (Wind screen message signage is allowed to be affixed to the fencing, however, no plastic or material banners affixed to any site structures or trailers is allowed. The company names painted on trailer are acceptable too).
- I. The application to amend the Village Comprehensive Land Use Plan to place the field delineated wetlands that the US ACOE is taking jurisdiction into the appropriate land use designations.
- 5. Upon satisfaction of the above conditions and prior to work commencing on the site a preconstruction meeting shall be scheduled (coordinate date and time with Jean Werbie-Harris when the permit applications noted above are submitted). The purpose of the preconstruction meeting is to discuss the construction, site logistics, schedule, inspection process and requirements in detail with the owner, engineer, general contractor, grading contractor, underground utility contractor, and the staff inspectors. The Design Engineer of Record shall coordinate, moderate and prepare minutes of the pre-construction meeting at the Village Hall (lower level auditorium). The Developer's Design Engineer of Record is responsible for the following for the Pre-Con Meeting:
 - Attendance required at Preconstruction meeting <u>Developer/Design Engineer shall invite</u> and attendance is required for the following people at the pre-con meeting Owner, Design Engineer of Record, Project Superintendent for this project, Site Excavator, Utility Contractor, Kenosha County Public Works and other trades as applicable.
 - b. <u>Pre-construction agenda</u> A sample agenda in word format will be provided by the Village staff to the Design Engineer for editing for the meeting. The Design Engineer shall tailor the agenda to the project and provide copies for all attendees. (Pre-con minutes shall be emailed by Design Engineer back to all attendees within 7 days of meeting).
 - c. <u>Project construction schedule 11" by 17" must be of readable size.</u> Provide copy for all attendees.
 - d. <u>Site logistics plan</u> identify the trailer location, site contractor directional signage, on-site contractor parking, gravel access road, travel route to the site, construction site fencing location proposed hours of operation. Provide copy for all attendees.
 - e. <u>Final set of approved plans</u> bring 1 full size set and 16 reduced size sets for attendees for discussion purposes.

- f. <u>Attendee sign in sheet</u> circulate at meeting.
- g. <u>List of emergency contact information and business cards</u> Owner, Design Engineer of Record, Project Superintendent for this project, Site Excavator, Underground Utilities Contractor, and General Contractor.
- h. <u>Bring at least 16 copies of all materials for all attendees.</u>
- 6. Following the pre-construction meeting all necessary permits and fees shall be paid for and permits obtained from Village Building Inspection Department and construction may commence.
- 7. Prior to issuance of the building/zoning permit for the building, Final Site and Operational Plans shall be submitted to the Village for Plan Commission review and approval. [Note another Preliminary Site and Operational Plan could be considered for early footing and foundation and/or building shell if requested prior to submittal of the interior buildout out. Further discussion is warranted if this is being proposed.]
- 8. The following shall be addressed on the plans as Site and Operational Plans are developed:
 - a. All plans shall comply with the Village Site and Operational Plan requirements specified in Section 420-57 of the Village Zoning Ordinance.
 - b. Irrigation plan is required for the site landscaping.
 - c. The following comments relate to the building elevation plans:
 - i. A combination of brick/stone, precast panels and architectural metal panels are acceptable; however, there is too much metal on the building. Change the entry feature to be a stone or brick material (grey tone is acceptable) and introduce some pre-cast material on the north side of the building. Due to the design of the building with a curved roof line and reduction of architectural metal panels as noted above the metal roofing is acceptable. Provide sample materials and building color boards. Include color samples and materials for the retaining wall.
 - ii. On Sheet C-4, the railings as noted on the west side of the building shall be the same color as the doors or remain steel in color. Need sample material and colors.
 - iii. All exterior mechanical units, antennae and/or satellite dishes, whether roof-mounted or ground-mounted, shall be screened from the general public's view.
 - iv. Knox boxes shall be recessed with location determined by the Fire & Rescue Department.
 - v. All entrances and exits should be numbered on the exterior and interior beginning at the\main entrance and moving clockwise around the structure. Numbers should be of a reflective material and must be visible from the farthest point of the adjacent parking lot (minimum size of 3 inch attractive numbers placed on the same location of each door).
 - d. The following comments relate to the signage plan:
 - i. A detailed sign plan shall be submitted that indicates locations and dimensioned drawings of all proposed exterior signs. All signs shall comply with the requirements of Article X of the Village Zoning Ordinance.

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- ii. All on site-directional and informational signage (including handicapped signage, no parking, fire lane, stop signs and other such signage) shall have bronze/black poles with caps. (Note on the plans sheets).
- iii. All bollards shall be painted or sleeved to compliment the building. They are not required to be painted yellow. (Note on the plans sheets).
- iv. Each handicapped accessible parking space shall be appropriately signed (locations to be reviewed by Village) and painted on the pavement pursuant to ADA requirements prior to occupancy of the site.
- e. The following comments relate to the lighting plan:
 - i. A detailed lighting plan with specifications and a photometric plan is required. Details including pictures of all exterior lighting is required on the plans.
 - ii. The concrete bases of the light standards shall not exceed 12 inches above grade in the passenger vehicle parking area and shall not exceed 36 inches above grade in the truck court area. All concrete, unpainted light pole bases shall be placed within landscaped areas or parking lot islands.
 - iii. Exterior lights shall not be turn up/facing or glare onto adjacent roadways or properties to cause a nuisance.
 - iv. All exterior lights shall be installed with the same color and temperature.

9. Other Comments:

- a. Impact fees shall be paid prior to issuance of the building permit pursuant to Chapter 181 of the Village Code (Based upon \$1.94 per \$1,000 of valuation as determined by the Village Assessing Department).
- b. The hours of construction activity, operating heavy machinery or equipment associated with the grading, erosion control device installation, and overall site development shall be allowed from Monday through Friday from 7:00 a.m. to 10:00 p.m. and Saturday and Sunday from 7:00 a.m. to 6:00 p.m.
- c. There shall be no construction vehicle parking or equipment storage permitted on 128th Avenue or 104th Street. On-site (off-street) parking areas shall be designated to accommodate all construction related workers and site visitors.
- d. Prior to work commencing on the site, all required permits shall be issued by the Village and all required erosion control measures shall be in place and inspected and maintained.
- e. Prior to work commencing on the site, all required permits shall be issued by the Village and County, all required erosion control measures shall be installed, inspected and maintained.
- f. Prior to occupancy one (1) electronic copy of the as-built record drawings of all graphical data of all private sewer, water, and storm sewer facilities and underground irrigation systems installed shall be provided to the Village in order for the Village to update the Village's Geographic Informational System. Information shall conform to the Village's electronic format requirements. In addition, a paper copy prepared and stamped by the Engineer of Record for the project shall be submitted.

- g. This development shall be in compliance with the Village Land Division and Development Control Ordinance, Village Municipal and Zoning Codes, Village Construction Site Maintenance and Erosion Control Ordinance, Kenosha County Ordinances and the State of Wisconsin Statutes.
- h. All Village fees incurred by the Community Development, Public Works and Engineering Departments or expert Assistance required by the Village throughout the development process will be billed directly to the Developer. Such fees shall be paid in a timely manner.

DEV1907-003

9

NEXUS PHARMACEUTICALS

PLEASANT PRAIRIE WISCONSIN

PLANS PREPARED

NEXUS PHARMACEUTICALS, LLC

400 Knightsbridge Pkwy, Lincolnshire, IL 60069

7-25-19 ENGINEERING REVIEW COMMENTS



REVISE TO INCLUDE ALL CONTACTS

GENERAL NOTES

- THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
- A GEOTECHNICAL REPORT HAS NOT YET BEEN PREPARED FOR THE PROJECT SITE. THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO
- THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
- THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES 10. LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES

AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL

ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL

BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN

- WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
- PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
- COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
- SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE. OR CONTINUE. UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
- THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
- THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES. UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGER'S HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC.. PERMIT STIPULATIONS, AND OTHER APPLICABLE
- SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
 - 13. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALI LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
 - 14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.

LIST BENCH



C-1 - TITLE SHEET

C-2 - GENERAL NOTES

C-6 - SPOT GRADE PLAN

C-3 - EXISTING CONDITIONS AND DEMO. PLAN

C-4 - SITE DIMENSIONAL AND PAVING PLAN

C-5 - GRADING PLANMUST BE

C-7 - EROSION CONTROL PLAN

C-8 - UTILITY PLAN

C-9 - CONSTRUCTION DETAILS

C-10 - CONSTRUCTION DETAILS

C-11 - CONSTRUCTION DETAILS

C-12 - OFFSITE DIMENSIONAL PLAN

C-13 - OFFSITE GRADING PLAN

L-2 - LANDSCAPE PLAN

L-1 - LANDSCAPE PLAN

L-3 - LANDSCAPE PLAN

PROJECT TEAM CONTACTS

PINNACLE ENGINEERING GROUP, LLC

PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND

COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR

BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO

PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR

THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT OF THE ENGINEER, OR

IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT

FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND

OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

PRELIMINARY NOT

FOR CONSTRUCTION

CIVIL ENGINEER: PINNACLE ENGINEERING GROUP 15850 BLUEMOUND ROAD, SUITE 210

BROOKFIELD, WI 53005

MAIN: (262) 754-8888

Main: 847-996-3790

Direct: 224-377-4135

E-MAIL: mseidl@pinnacle-engr.com

APPLICANT/OWNER: Jonathan Cook Vice President, Manufacturing Operations Nexus Pharmaceuticals Inc. 400 Knightsbridge Parkway Lincolnshire, IL

E-MAIL:jcook@nexusphama.net

SURVEYOR: JOHN P. KONOPACKI, P.L.S. PINNACLE ENGINEERING GROUP 15850 BLUEMOUND ROAD, SUITE 310 BROOKFIELD, WI 53005 (262) 754-8888

CITY ENGINEER: MATT FINEOUR, P.E. **ENGINEERING DEPARTMENT:** VILLAGE ENGINEER OFFICE: (262) 925-6778

CITY PLANNER: JEAN WERBIE-HARRIS, DIRECTOR **COMMUNITY DEVELOPMENT DEPARTMENT:** PLANNING, ZONING ADMINISTRATOR OFFICE: (262) 925-6718

EMAIL: jwerbie-harris@plprairiewi.com

Toll Free (800) 242-8511

Milwaukee Area (414) 259-1181

Hearing Impaired TDD (800) 542-2289

www.DiggersHotline.com

EMAIL: mfineour@plprairiewi.com

REPRODUCED IN ANY MANNER WITHOUT WRITTEN PERMISSION

OF INTEGRATED PROJECT SERVICES.



COVER PAGE

KSD19036.01 1'' = 40

ADD NOTE "Prior to construction, a pre-construction conference must be held at the Village offices. The preconstruction conference shall be scheduled and moderated by the designing Engineer of Record"

LIGHTING ELECTRICAL CABLE OVERHEAD WIRES CAUTION EXISTING UTILITIES NEARBY **ELECTRICAL TRANSFORMER** OR PEDESTAL POWER POLE POWER POLE WITH LIGHT STREET SIGN GAS MAIN TELEPHONE LINE CONTOUR SPOT ELEVATION WETLANDS **FLOODWAY** FLOODPLAIN HIGH WATER LEVEL (HWL) NORMAL WATER LEVEL (NWL) DIRECTION OF SURFACE FLOW DITCH OR SWALE DIVERSION SWALE OVERFLOW RELIEF ROUTING TREE WITH TRUNK SIZE SOIL BORING TOPSOIL PROBE FENCE LINE, TEMPORARY SILT FENCE LINE, WIRE FENCE LINE, CHAIN LINK OR IRON FENCE LINE, WOOD OR PLASTIC CONCRETE SIDEWALK CURB AND GUTTER

LEGEND

STORM SEWER MANHOLE

STORM SEWER AREA DRAIN

PRECAST FLARED END SECTION

CONCRETE HEADWAL

VALVE BOX FIRE HYDRANT

BUFFALO BOX CLEANOUT

SANITARY SEWER

UTILITY CROSSING

DEPRESSED CURB

EASEMENT LINE

REVERSE PITCH CURB & GUTTER

LENGTH OF CURVE

MANHOI F

NOT TO SCALE

STORM SEWER

DRAIN TILE WATER MAIN

> **ABBREVIATIONS** POINT OF CURVATURE LONG CHORD OF CURVE POINT OF TANGENCY **CURB AND GUTTER** CATCH BASIN POINT OF VERTICAL INTERSECTION RADIUS CENTERI INF EGREE OF CURVE RIGHT-OF-WAY SANITARY SEWER EDGE OF PAVEMENT FINISHED FLOOR STORM SEWER FINISHED GRADE TANGENCY OF CURVE TOP OF BANK FLOW LINE FLOODPLAIN TOP OF FOUNDATION FRAME TOP OF PIPE HIGH WATER LEVEL TOP OF SIDEWALK TOP OF WALK

> > WATER MAIN

INTERSECTION ANGLE

MARKS, COORDINATE SYSTEM **VERTICAL** DATUM

IPS Professional Engineers and Architects, PC.

13200 Metcalf Ave. Suite 400 Overland Park, KS 66213

PINNACLE ENGINEERING GROUP ENGINEERING I NATURAL RESOURCES I SURVEYING PLAN I DESIGN I DELIVER 15850 W. BLUEMOUND ROAD BROOKFIELD, WI 53005 (262) 754-8888

CHICAGO I MILWAUKEE: NATIONWIDE

Project

Engineering Design/Build Compliance

Services

SCALE

CONFIDENTIAL

- LOCAL ORDINANCES AND SPECIFICATIONS. 2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS
- OF THE PERMITS. 3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY- EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
- 4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT APPROVE AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK. RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK. 5. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY IN VILLAGE CONSTRUCTION

SPECIFICATIONS

?. STATES NOT

AVAILABLE ON PAGE 1

- INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT. 6. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- 7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR
- SHALL CALL DIGGER'S HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
- 8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLYOW THE SEQUENCE OF CONSTRUCTION ON THE GRADING & EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THE EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
- 9. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR ₩
- 10. TRASH AND DEBRIS SHALL BE NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK
- 11. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS. 12. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. ALL PAVING DIMENSIONS ARE TO FACE OF CURB OR TO EDGE OF PAVEMENT; EXCEPT FOR THE SETBACK FROM PARKING LOTS,
- MANEUVERING LANES AND FIRE ACCESS LANES, WHERE THE SETBACK IS MEASURED FROM THE BACK OF CURB TO THE PROPERTY LINE. 13. SPOT ELEVATIONS REPRESENT THE GRADE ON PAVEMENT SURFACE OR FLOW LINE UNLESS OTHERWISE NOTED.
- 14. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
- 15. WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES, GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-016" TYPICAL ERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
- 16. CONTRACTOR SHALL COMPLY WITH ALL VILLAGE OF PLEASANT PRAIRIE CONSTRUCTION STANDARDS/ORDINANCES.
- 17. LANDSCAPE AND TURF AREAS SHALL HAVE MINIMUM OF 4-INCH TOPSOIL REPLACEMENT.

SPECIFICATIONS FOR GRADING & EROSION CONTROL

- 1. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL. ON-SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
- 2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
- 3. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE. BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING. STOCKPILES SHALL NOT BE LOCATED CLOSER THAN 25' TO A DRAINAGE STRUCTURE OR FEATURE AND SHALL BE SURROUNDED WITH SILT
- 4. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE
- SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WRITING BEFORE ANY DEVIATIONS ARE MADE. 5. IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER. PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF-ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERCUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW. THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM-D-423) AND PLASTICITY INDEX (ASTM D-424) IF 30 AND 10 RESPECTFULLY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12") INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3") INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6") INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT, IF THE FILL IS TO PROVIDE NON-FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM (ASTM D-2487). FOR STRUCTURAL FILL THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-698) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS. THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN -1 TO +3 PERCENT AND GRANULAR SOIL ±3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISCING, HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE. AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D-398) MAXIMUM DENSITY.
- 6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
- 7. SUBGRADE TOLERANCES ARE +/-1" FOR LANDSCAPE AREAS AND +/-1/2" FOR ALL PAVEMENT AND BUILDING AREAS

FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER

- 8. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE, NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
- 9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED
- 10. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES. IN THE EVENT THIS OCCURS, THE ROADWAYS SHALL BE POWER SWEPT IMMEDIATELY AND ALL SEDIMENT REMOVED FROM DOWNSTREAM FACILITIES.

SPECIFICATIONS FOR PRIVATE UTILITIES

- BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR
- 2. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS. CONNECTIONS TO WATERMAIN SHALL BE WET TAPED WITH A STAINLESS STEEP
- 3. PROPOSED SANITARY SEWER AND INTERNALLY CONNECTED STORM SEWER SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. THE EXACT LOCATION OF ALL DOWN SPOUTS CONNECTIONS SHALL BE PER THE ARCHITECTURAL PLANS.
- 4. CONTRACTOR SHALL NOT SHUT OFF WATER OR PLUG SANITARY SEWER IN MUNICIPAL LINES WITHOUT PRIOR APPROVAL
- 5. MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS: STORM SEWER PIPE SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED PIPE WITH AN INTEGRALLY FORMED SMOOTH WATERWAY SUCH AS ADS N-12. WHERE SPECIFICALLY REQUIRED. REINFORCED CONCRETE PIPE (RCP), ASTM C-76, CLASS III OR HIGHER, MAY BE USED. TRENCH SECTION SHALL BE MADE: FOR HDPE AND CLASS "C" FOR CONCRET EVEN ON THE SCIFICATIONS). MANHOLES, INLETS AND CATCH BASINS SHALL BE PRE CAST REINFORCED CON(MADE: TM C-478. CASTINGS SHALL BE HEAVY DUT 8"2 TRAINS SHALL BE ADS NYLOPLAST OR EQUIVALENT AND SHALL BE A MINIMUM OF 24"_ ..._JIVALENT IN DIAMETER. CONNECTIONS TO EXISTING PIPES SHALL BE MADE WITH
- 6. CLEANOUTS FOR SANITARY SEWER LATERALS SHALL BE PLACED AT MAXIMUM SEPARATION OF EVERY 90
- 7. 45° BENDS SHALL BE/USED IN PLACE OF 90° BENDS WHEREVER POSSIBLE
- 8. MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS: SANITARY SEWER SHALL BE PVC, ASTM D-3034, SDR-35 WITH RUBBER GASKETED JOINTS, CONFORMING TO ASTM D-3212. TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTIONS SHALL BE MAD WITH A INSERTA WYE OR EQUIVALENT. A MINIMUM OF 6' OF COVER IS REQUIRED FOR ALL SANITARY SEWER.
- 9. MATERIALS FOR WATER SERVICES AND PRIVATE HYDRANTS SHALL BE AS FOLLOWS: WATER SERVICES SHALL BE PVC, HDPE, OR DI AS ALLOWED BY MUNICIPAL CODE, PVC SHALL BE AWWA C-900. DI SHALL BE AWWA C151, CLASS 52 (OR AS REQUIRED BY LOCAL CODE). TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTION SHALL BE MADE WITH A WET TAP, CORPORATE STOP AND VALVE BOX PER MUNICIPAL STANDARDS. A MINIMUM OF 6' COVER IS REQUIRED FOR ALL WATERMAIN. VALVES SHALL BE NONRISING STEM, RESILIENT SEATED GATE VALVES COMPLYING WITH AWWA C509 WITH A THREE PIECE CAST IRON VALVE BOX. INSTALL THRUST BLOCKS AT ALL BENDS AND TEES. DISINFECT ALL NEW LINES AND OBTAIN SAFE WATER SAMPLE PRIOR TO USE.
- 10. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER &
- WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED. 11. MANDREL TESTING ON SANITARY LINES AND PRESSURE TESTING ON WATERMAIN MAY BE REQUIRED BY THE OWNER OR MUNICIPALITY.
- 12. UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.

SPECIFICATIONS FOR PAVING

- 12. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. ALL PAVING DIMENSIONS ARE TO FACE OF CURB OR TO EDGE OF PAVEMENT; EXCEPT FOR THE SETBACK FROM PARKING LOTS, MANEUVERING LANES AND FIRE ACCESS LANES, WHERE THE SETBACK IS MEASURED FROM THE BACK OF CURB TO THE PROPERTY LINE
- 13. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 305.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1-1/4" INCH DIAMETER UNLESS NOTED OTHERWISE. RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
- 14. SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
- 15. EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL
- 16. ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS.
- SECTION 450 AND 460. TYPE LT IS REQUIRED UNLESS NOTED OTHERWISE. A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER. 17. CONCRETE FOR CURB, DRIVEWAY, WALKS AND NON-FLOOR SLABS SHALL CONFORM TO SECTION 415 OF THE STANDARD SPECIFICATIONS, GRADE A, ASTM C-94, 6 BAG MIX
- WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI. JOINTING SHALL BE PER SECTION 415.3.7 OF THE STANDARD SPECIFICATIONS WITH CONSTRUCTION JOINTS HAVING A MAXIMUM SPACING OF 10'. EXPANSION JOINTS SHALL BE PROVIDED EVERY 50'. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED.
- 18. PROVIDE CONTRACTOR GRADE ACRYLIC, STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES OR TO MANUFACTURER'S SPECIFICATION, WHICHEVER IS GREATER.
- 19. THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT EXISTING PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY

GENERAL EROSION AND SEDIMENT CONTROL NOTES

ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.

- 1. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT ("WPDES" PERMIT NO. WI-S067831-4) FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES, ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL TECHNICAL STANDARDS AND PROVISIONS IN EFFECT AT THE TIME OF CONSTRUCTION. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMP'S). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THE BMP'S PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
- 2. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY OWNER/ENGINEER OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- 3. MODIFICATIONS TO THE APPROVED SWPPP IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL MODIFICATIONS MUST BE APPROVED BY OWNER/ENGINEER/GOVERNING AGENCY PRIOR TO DEVIATION OF THE APPROVED PLAN.
- 4. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT
- 5. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION(S) WITH THE PROPER AUTHORITIES, PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
- 6. PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST IMMEDIATELY AND AS REQUESTED BY THE GOVERNING AGENCIES.
- 7. ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS. ALL INLETS, STRUCTURES, PIPES, AND SWALES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND DEBRIS.
- 8. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, WATER MAIN, ETC.) OUTSIDE OF THE PERIMETER CONTROLS SHALL INCORPORATE THE FOLLOWING:

PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.

BACKFILL, COMPACT AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION

- DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR RELEASE INTO STORM SEWER OR DITCHES.
- BEGINNING OF SIGNIFICANT MASS GRADING OPERATIONS TO PREVENT OFFSITE DISCHARGE OF UNTREATED RUNOFF.

9. AT A MINIMUM, SEDIMENT BASINS AND NECESSARY TEMPORARY DRAINAGE PROVISIONS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE

- 10. IF APPLICABLE, ALL WATERCOURSES AND WETLANDS SHALL BE PROTECTED WITH SILT FENCE TO PREVENT ANY DIRECT DISCHARGE FROM DISTURBED SOILS.
- 11. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
- 12. TOPSOIL STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE AND PERIMETER SILT FENCE TO CONTROL SILT. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IS REQUIRED.
- 13. EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER IMMEDIATELY FOLLOWING COMPLETION OF SUCH ACTIVITIES OR PRIOR TO THE COMPLETION OF EACH WORK DAY, WHICH EVER OCCURS FIRST.
- 14. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCES ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
- 15. PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS. PUMP DISCHARGE
- 16. GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. EROSION AND SEDIMENT CONTROL MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES. ALL DISTURBED AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF FOURTEEN (14) DAYS REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH TECHNICAL STANDARDS.
- 17. ALL DISTURBED SLOPES EXCEEDING 4:1, SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75BN EROSION MATTING (OR APPROVED EQUAL) AND ALL CHANNELS SHALL BE STABILIZED WITH NORTH AMERICAN GREEN C125BN (OR APPROVED EQUAL) OR APPLICATION OF AN APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
- 18. DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE OF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING
- 19. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE VISUALLY INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM ON A DAILY BASIS.
- 20. QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL 0.5-INCH, OR MORE, PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERVAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT. REPORTING SHALL BE IN ACCORDANCE WITH THE GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.
- 21. SEE ADDITIONAL DETAILS AND NOTES IN THE CONSTRUCTION DETAILS.

ADDITIONAL ENGINEERING REVIEW COMMENTS:

-REVISED PLAN SUBMITTAL(S) SHALL INCLUDE A COVER LETTER ADDRESSING EACH COMMENT NOT ADDRESSED OR REQUIRING EXPLANATION, ITEM BY ITEM, TO HELP FACILITATE VILLAGE REVIEW OF PLANS.

-COMMENTS WHICH APPLY TO MULTIPLE LOCATIONS ARE NOT REPEATED FOR EVERY OCCURRENCE.

-UPON THE PLANS BEING REVISED, WE WILL FURTHER REVIEW AND PROVIDE ADDITIONAL COMMENTS AS MAY BE REQUIRED.

-AS-BUILT GRAPHICAL DATA OF ALL PRIVATE 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.

-A RECORD DRAWING OF THE UTILITY PLANS WILL BE REQUIRED TO REFLECT ACTUAL CONSTRUCTION RECORDS AND UTILITY ALIGNMENTS. RECORD DRAWING(S) OF ALL WATER MAIN(S), SANITARY SEWER(S), AND STORM SEWER(S) SHALL BE PREPARED BY THE ENGINEER OF RECORD FOR THE PROJECT

DISCLAIMER:

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.

DEMOLITION NOTES

- 1. PERIMETER SILT FENCING AND CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO ANY DEMOLITION. PLEASE REFER TO GRADING AND EROSION AND SEDIMENT CONTROL PLAN SHEETS FOR FURTHER DETAILS.
- 2. EXISTING FEATURES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY TO AVOID DAMAGE THERETO.
- 3. CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- 4. COORDINATE WITH ALL APPLICABLE UTILITY COMPANIES AND THE MUNICIPALITY TO PROTECT EXISTING FUNCTIONING UTILITIES, BULKHEAD/REMOVE CONNECTIONS AS NECESSARY, AND TO ENSURE ALL UTILITIES ARE INACTIVE PRIOR TO ANY DEMOLITION ACTIVITIES. CONTRACTOR SHALL TAKE ADEQUATE PRECAUTIONS TO ENSURE PROTECTION OF EXISTING UTILITIES THAT ARE NOT TO BE IMPACTED. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY EXISTING UTILITIES DAMAGED AS A RESULT OF THE DEMOLITION.
- 5. VOIDS LEFT BY REMOVAL OF FEATURES SHALL BE MODIFIED/FILLED TO PREVENT PONDING OF WATER.

CONTRACTOR/OWNER SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY DEMOLITION.

- 6. DEMOLISH AND DISPOSE EXISTING PIPING, CABLE/WIRES, STRUCTURES, OR OTHER SURFACE FEATURES INDICATED ON THE PLANS TO BE REMOVED.
- 7. CLEARING AND GRUBBING DESIGNATIONS SHALL INCLUDE CLEARING, GRUBBING, REMOVING, AND DISPOSING OF ALL VEGETATION AND DEBRIS WITHIN THE LIMITS OF CONSTRUCTION, AS DESIGNATED ON THE PLANS. CONTRACTOR SHALL REMOVE ONLY THOSE TREES ABSOLUTELY NECESSARY TO ALLOW FOR CONSTRUCTION.
- 8. CONTRACTOR SHALL REMOVE EXISTING FENCING IN A MANNER TO ALLOW REUSE. ANY FENCING MATERIAL TO BE REUSED IN THE CONSTRUCTION OF RELOCATED FENCE LINES SHALL BE PRESENTED TO ENGINEER FOR INSPECTION AND PROPOSED CONTRACT DEDUCT ASSOCIATED WITH REUSE OF THE SALVAGED MATERIAL. ENGINEER OR OWNER WILL PROVIDE WRITTEN ACCEPTANCE OF THE PROPOSED SALVAGED MATERIAL.
- 9. CONTRACTOR SHALL COORDINATE WITH THE MUNICIPALITY FOR TERMINATION OF PUBLIC UTILITY CONNECTIONS
- 10. CONTRACTOR SHALL COORDINATE STOCKPILE LIMITS AND LOCATIONS WITH ENGINEER/OWNER PRIOR TO

Project Services Engineering Design/Build Compliance Consulting

13200 Metcalf Ave. Suite 400 Overland Park, KS 66213 PHONE: (913) 345-9084

IPS Professional Engineers and Architects, PC.

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PINNACLE ENGINEERING GROUP ENGINEERING I NATURAL RESOURCES I SURVEYING

PLAN I DESIGN I DELIVER

WISCONSIN OFFICE:

15850 W. BLUEMOUND ROAD

BROOKFIELD, WI 53005

(262) 754-8888

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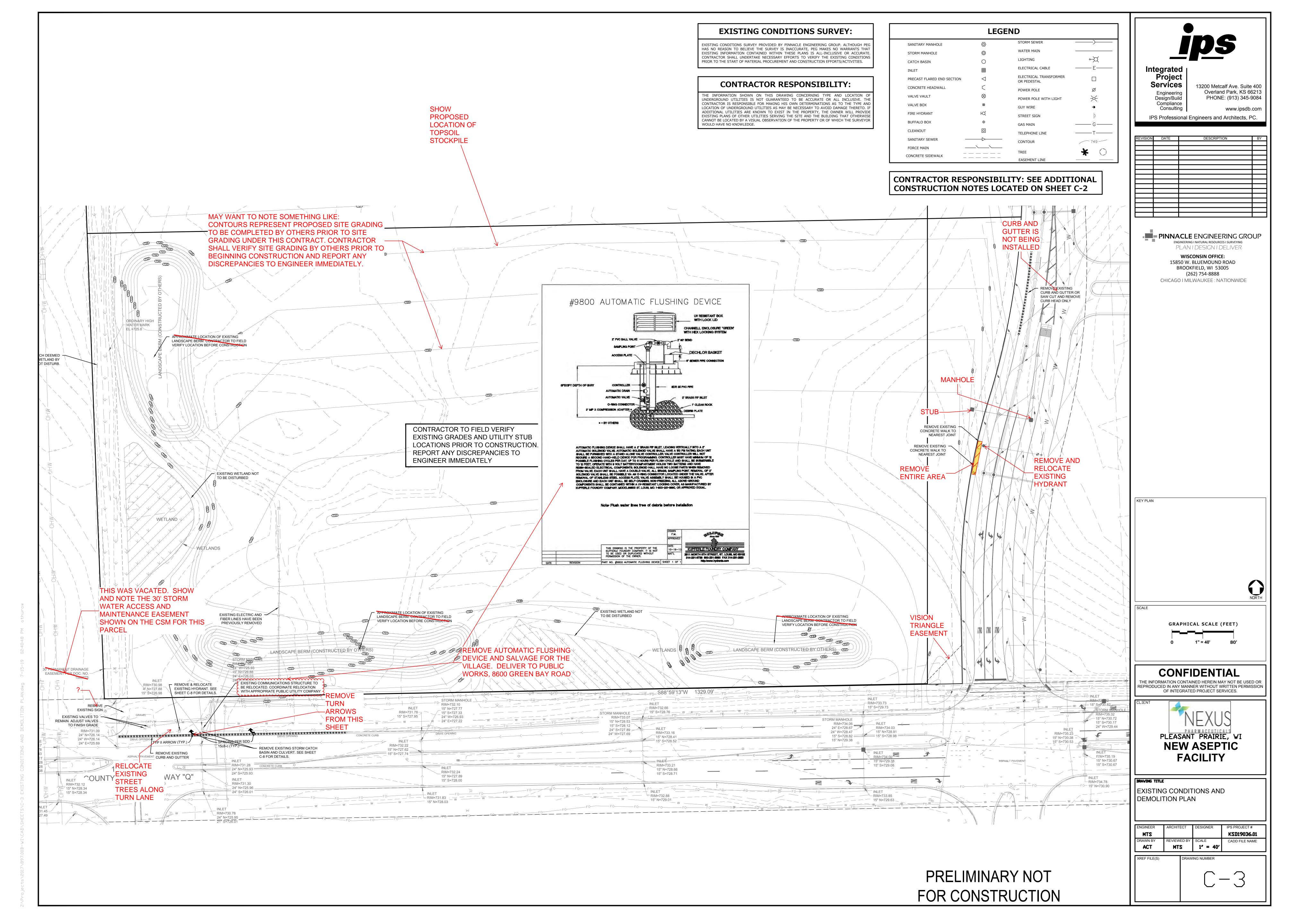
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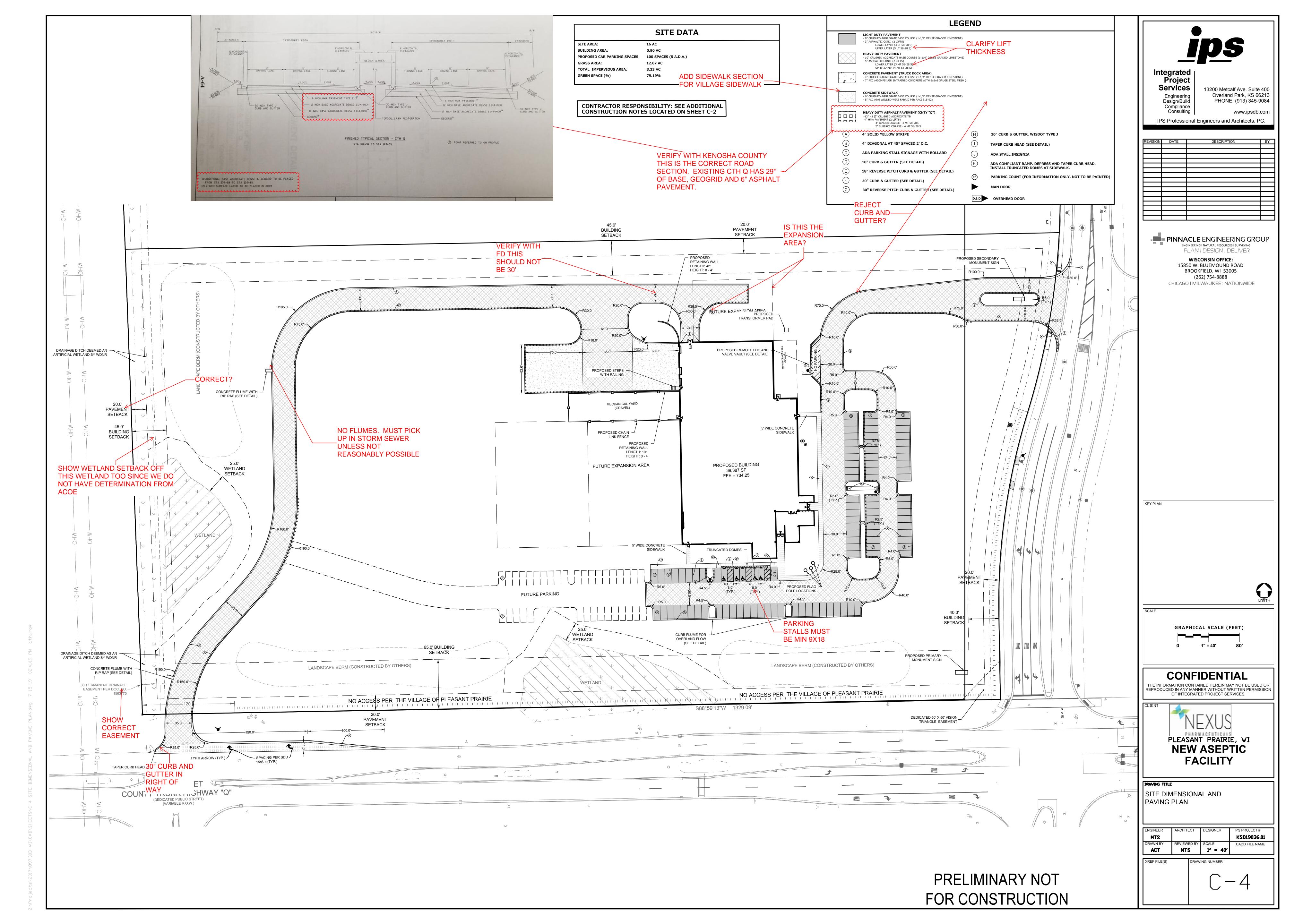


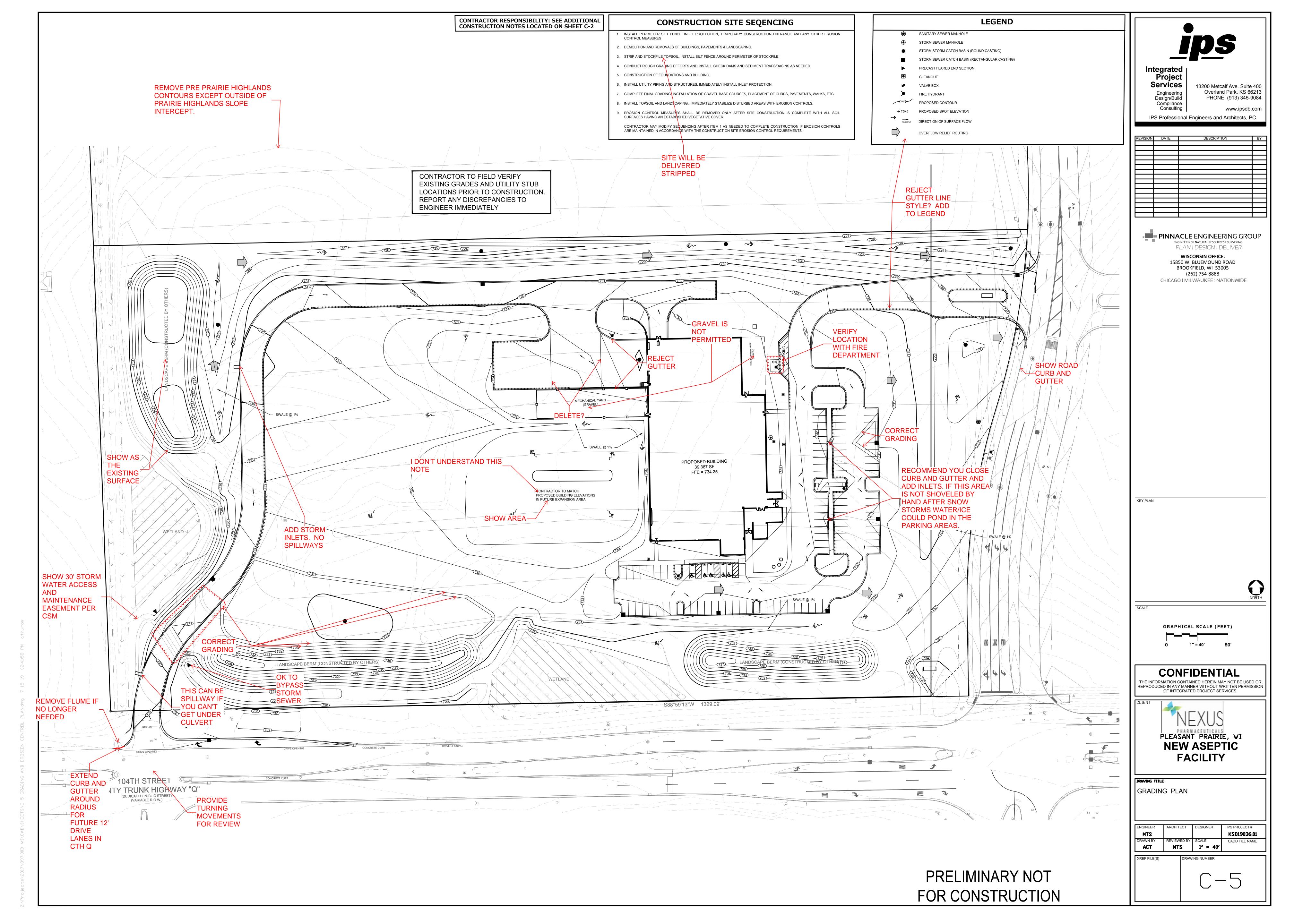
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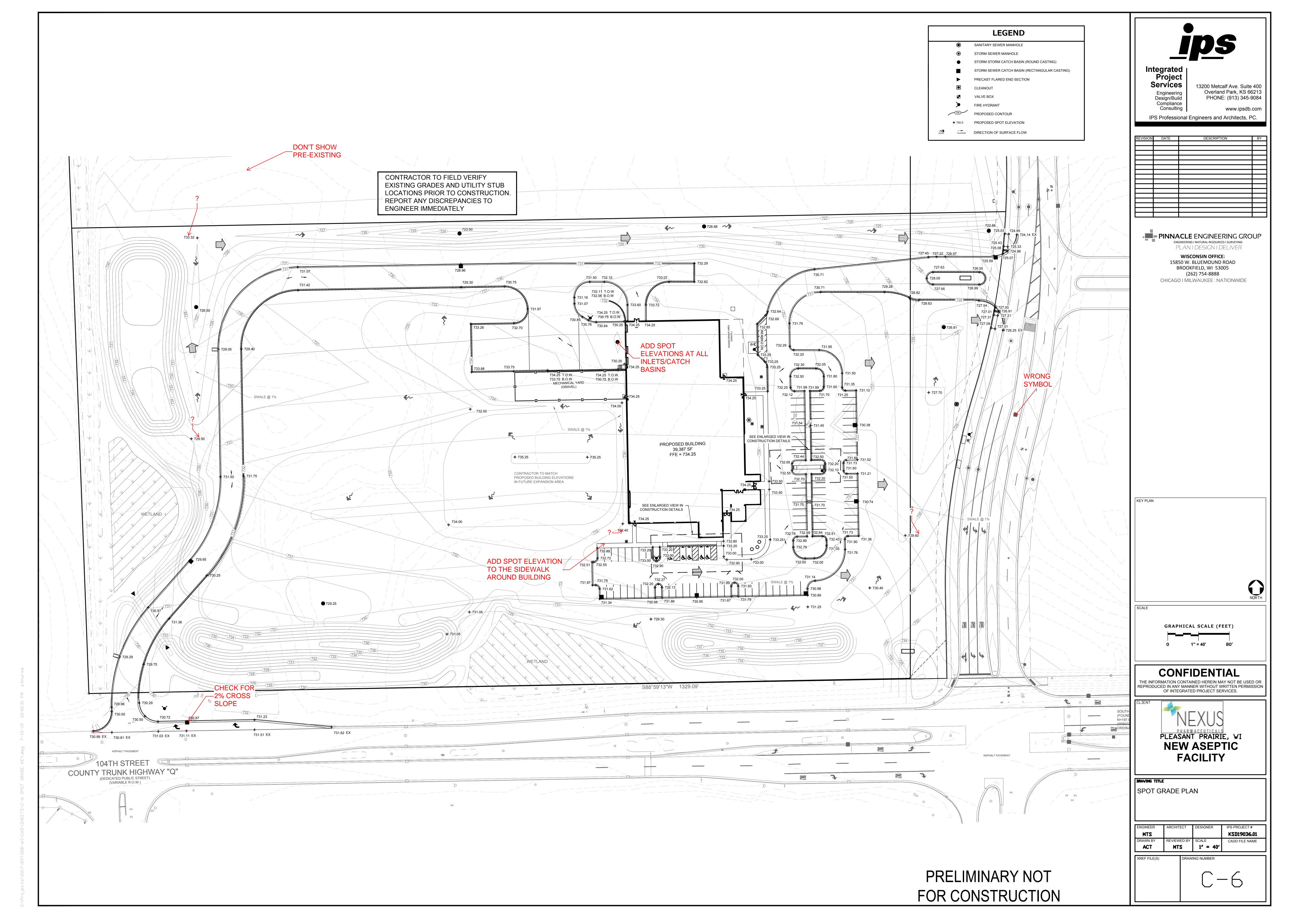
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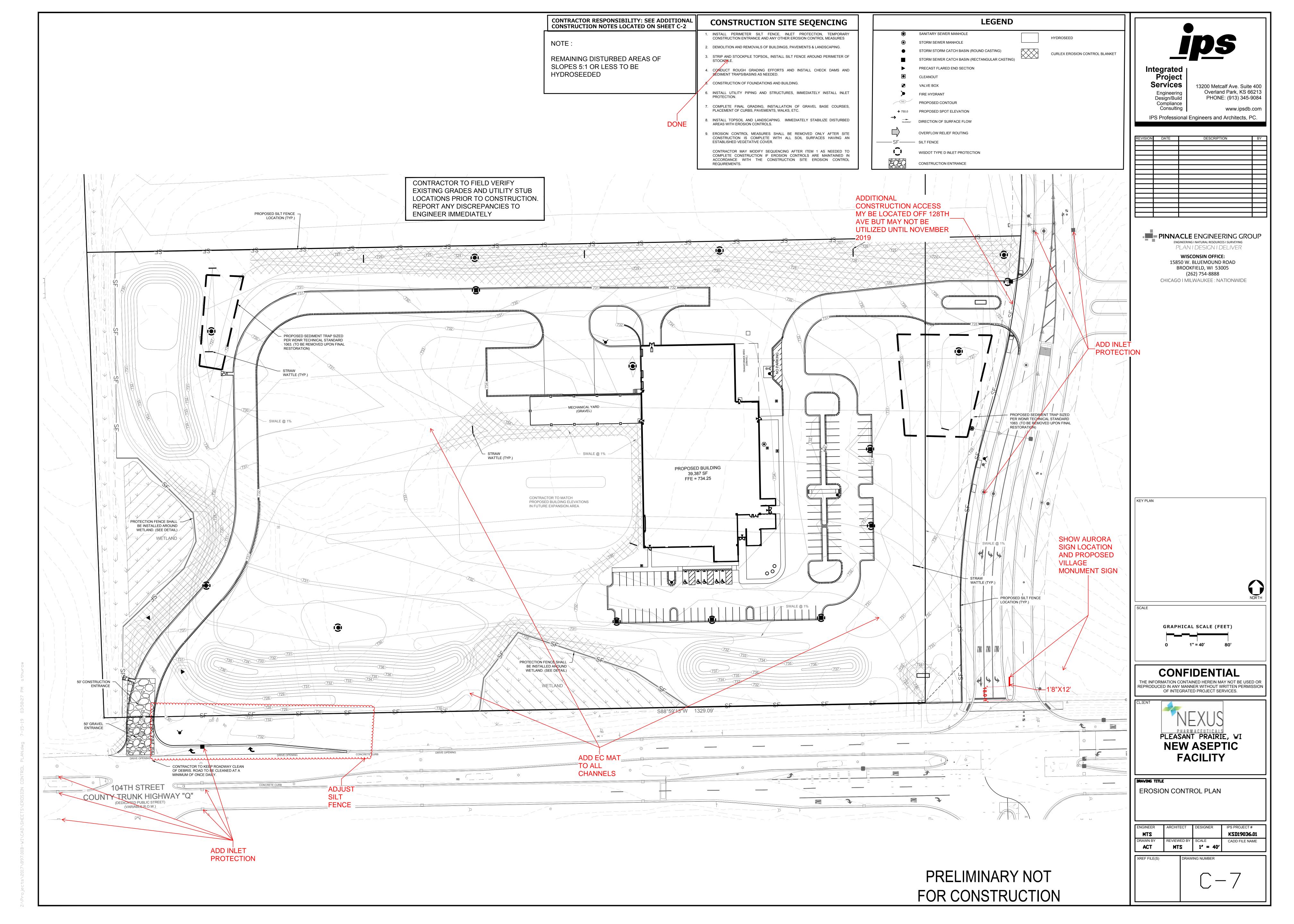
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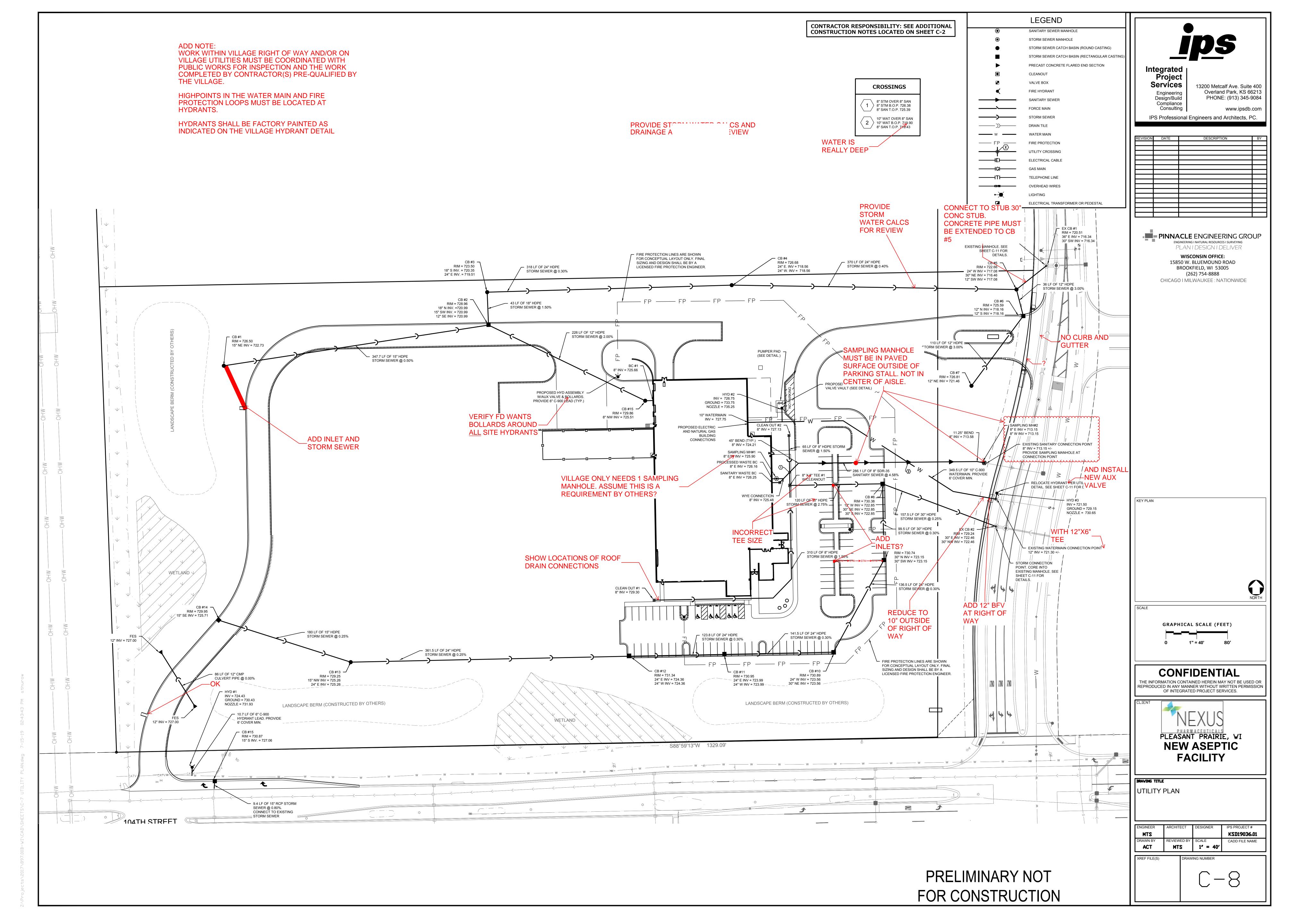


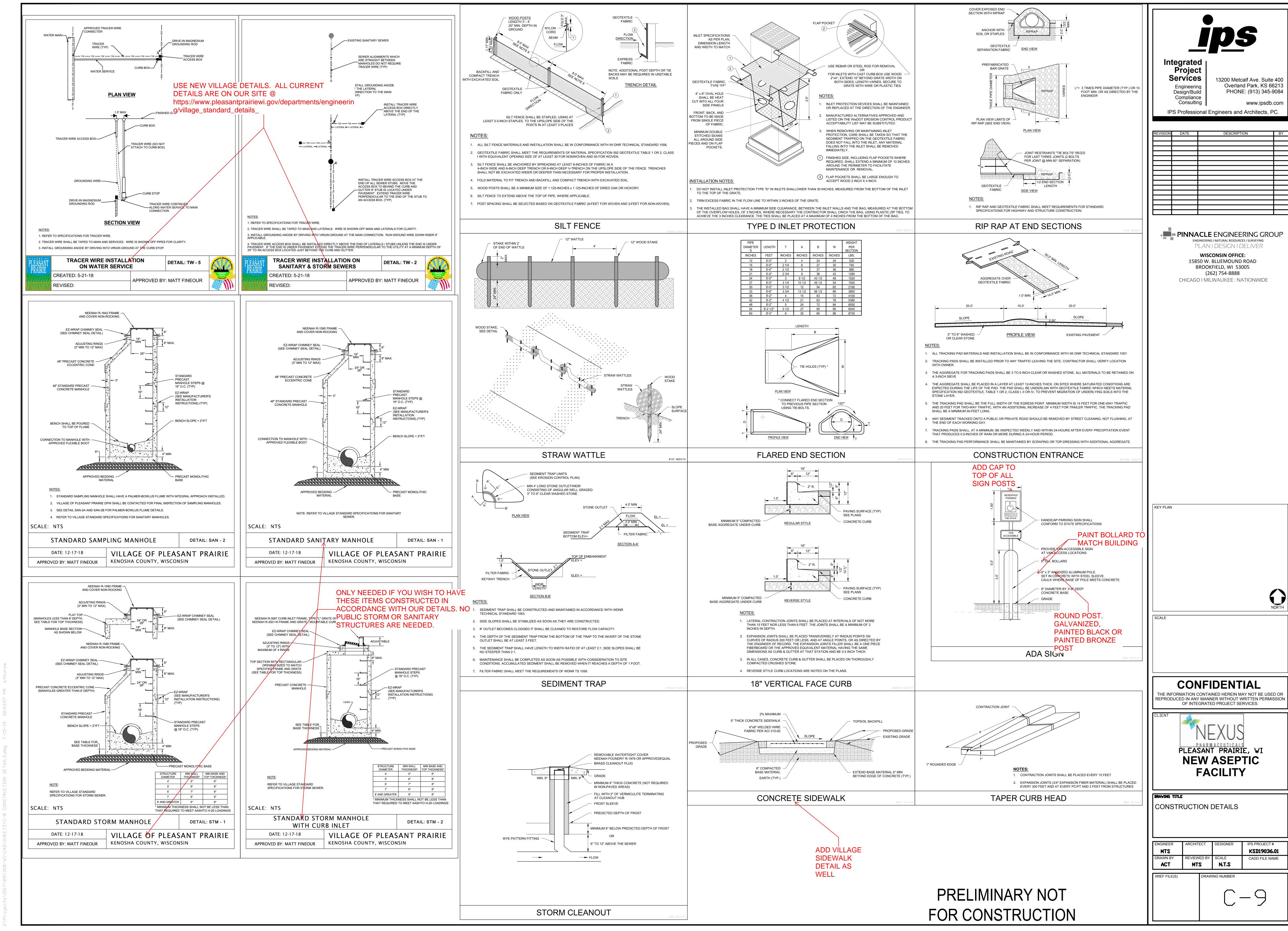


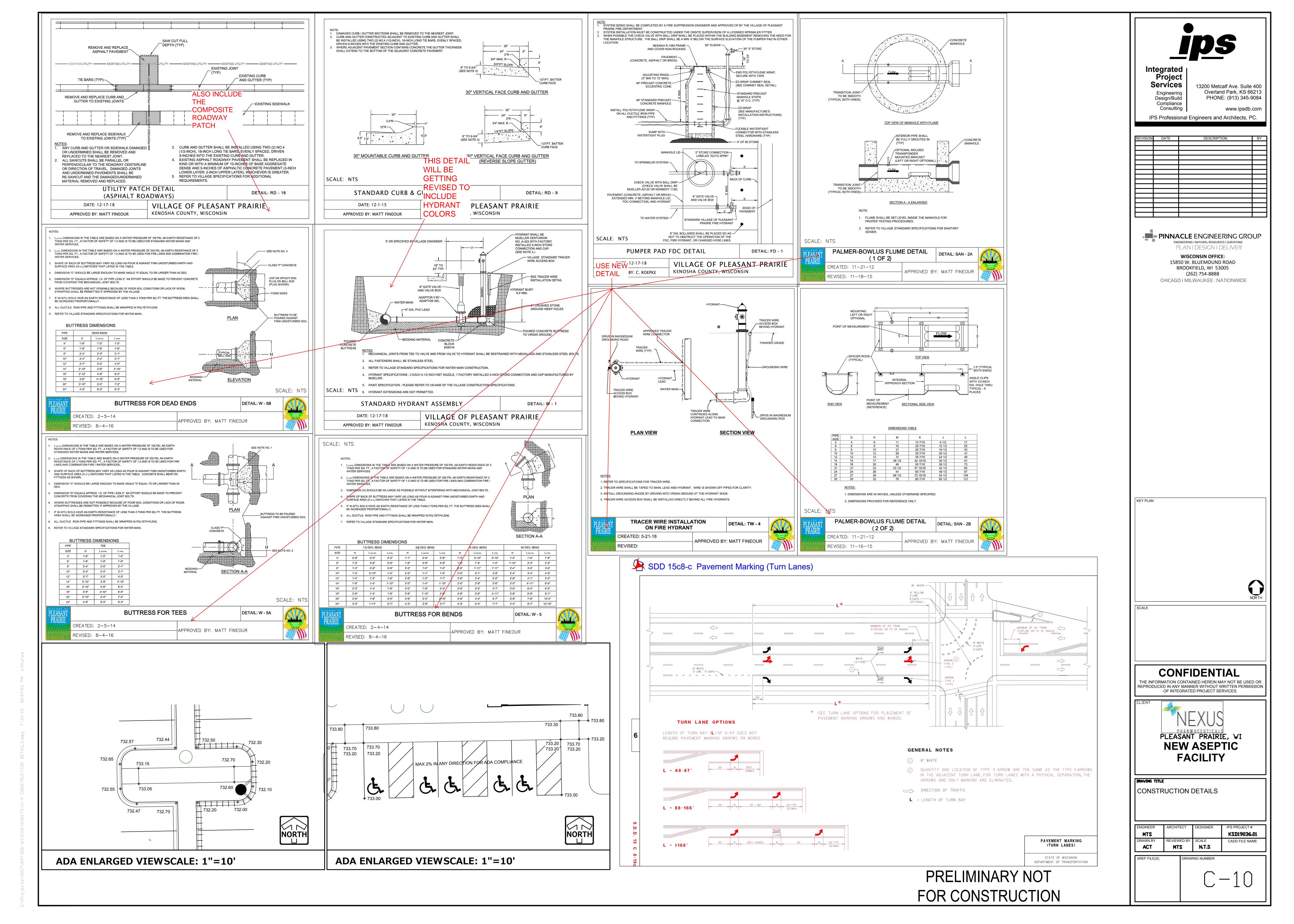












MANHOLE LID 5" STORZ CONNECTION-LABELED "AUTO SPRK" TO SPRINKLER SYSTEM-(CHECK VALVE SHALL BE PAVEMENT (CONCRETE, ASPHALT OR BRICK) – EXTENDED MIN. 3' BEYOND MANHOLE LID, AND VALVE BOX FDC CONNECTION, AND HYDRANT TO WATER SYSTEM-6" DIA. BOLLARDS SHALL BE PLACED SO AS -NOT TO OBSTRUCT THE OPERATION OF THE SCALE: NTS FDC, FIRE HYDRANT, OR CHARGED HOSE LINES. PUMPER PAD FDC DETAIL DETAIL: FD - 1 DATE: 12-17-18 VILLAGE OF PLEASANT PRAIRIE KENOSHA COUNTY, WISCONSIN APPROVED BY: C. ROEPKE

> PRELIMINARY NOT FOR CONSTRUCTION

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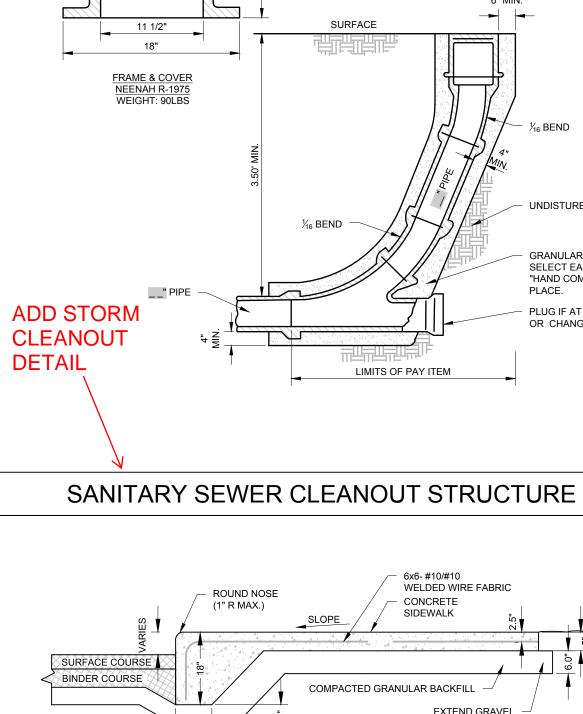
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CONSTRUCTION DETAILS

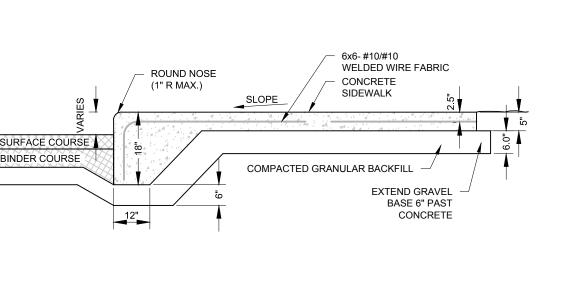
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ISLAND FLUME

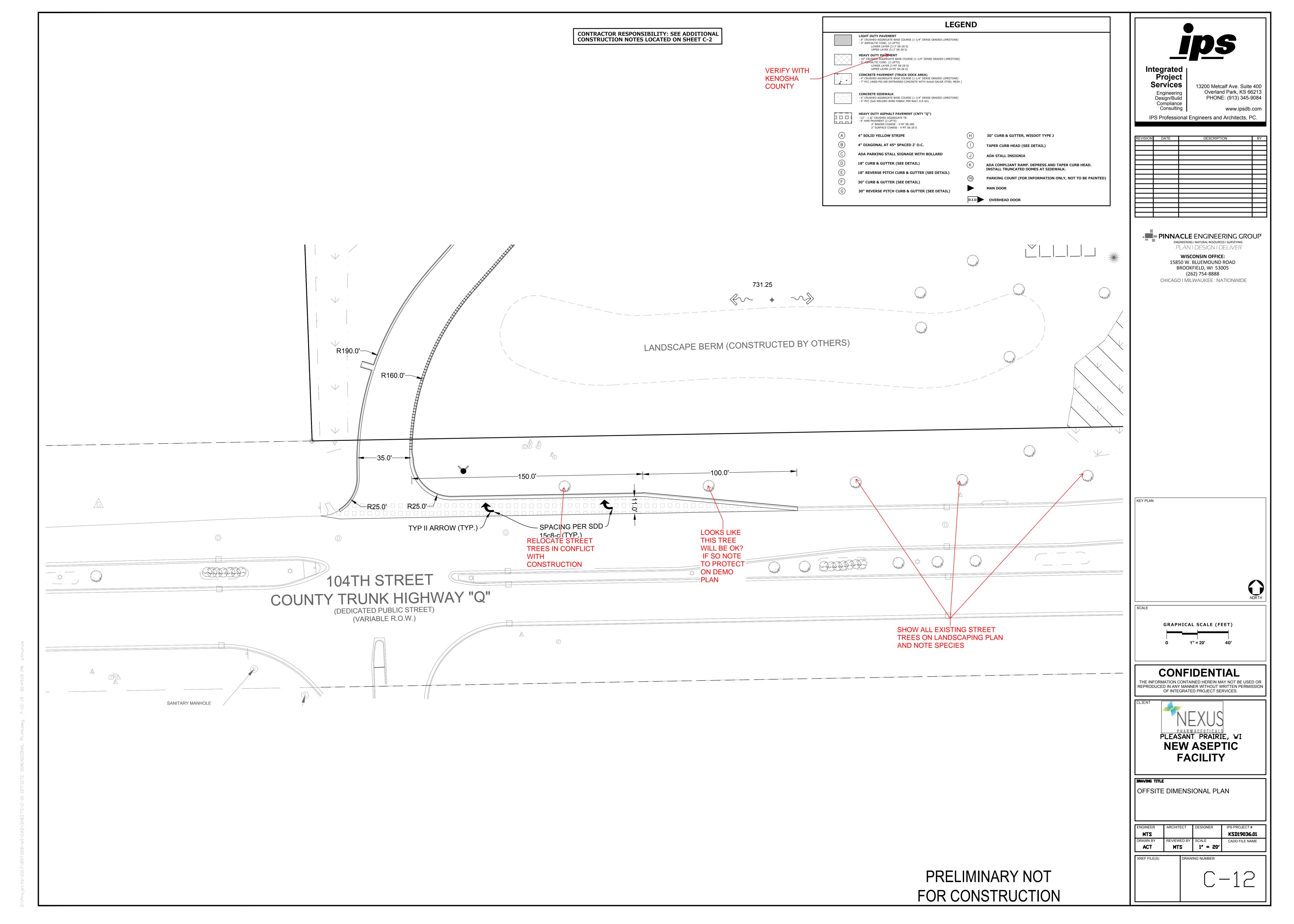


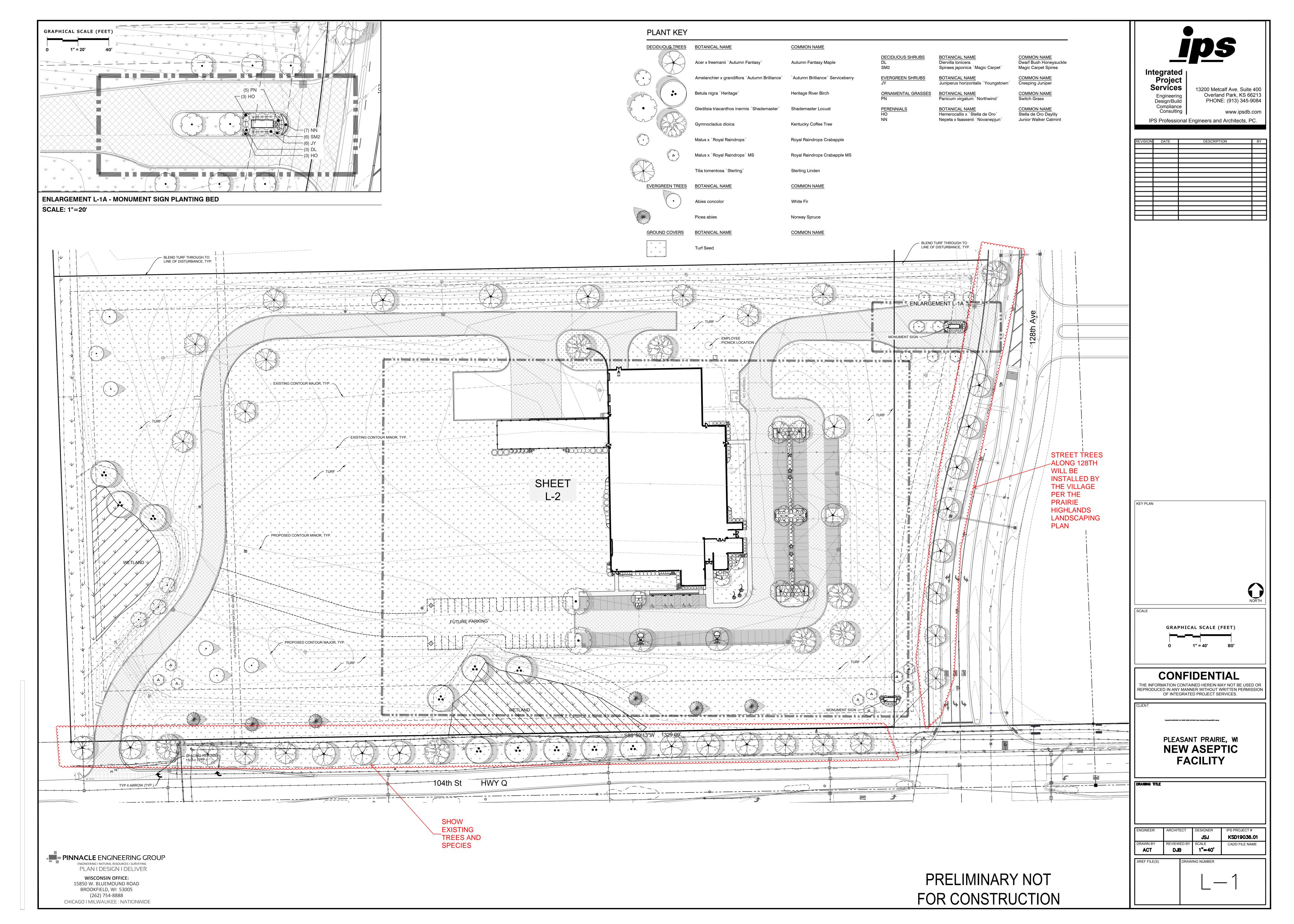
1. PITCH CONCRETE AT 2% FROM FLOW LINE OF GUTTER SECTION TO C/L OF FLUME.

CONCRETE FLUME



INTEGRAL CURB AND SIDEWALK





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WI Department Of Natural Resources

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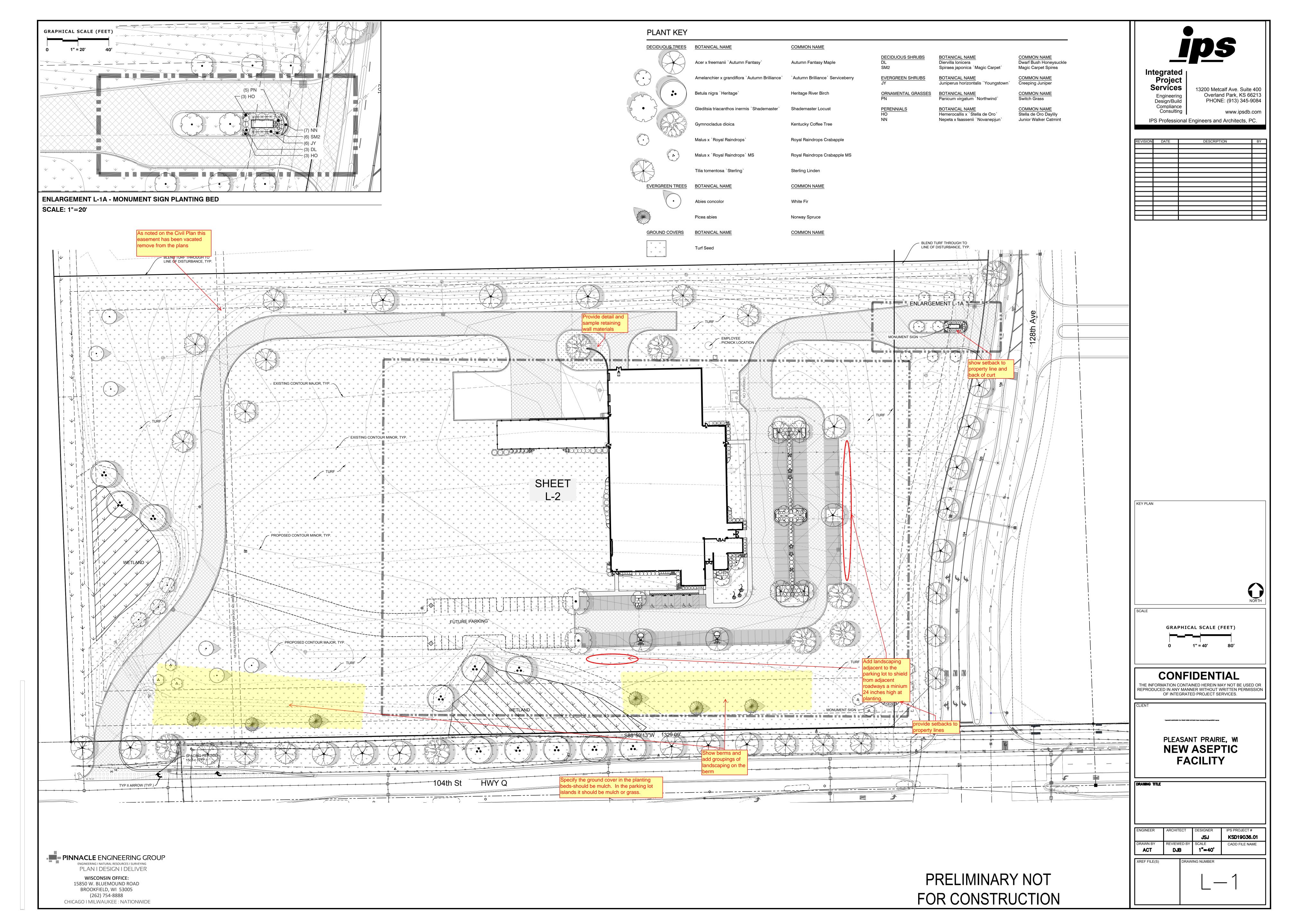
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VILLAGE STAFF MEMORANDUM

TO: Jean Werbie-Harris, Community Development Director

FROM: Craig Roepke, Chief Fire & Rescue

CC: Peggy Herrick, Assistant Planner, Community Development

SUBJECT: Fire Department review of Nexus preliminary Site & Operational Plans

Permit/Trakit#: DEV1703-003
DATE: August 2, 2019

These are Comments/Reviews for the Nexus preliminary Site & Operational Plans.

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

- 1. At least one AED shall be required for this facility.
- 2. Ensure at least one elevator is sized to accommodate an ambulance Stryker power cot 6502.
- 3. Hose valve standpipes shall be required at exterior doors and in stairwells. Discuss lobby coverage and locations that satisfy both functional and aesthetic concerns.
- 4. Sheet C-4 depicts "transformer area" what are if any plans for electrical equipment? Concern that ingress/egress door exiting to electrical area may require additional review.
- 5. Sheet C-4 depicts FDC/pumper pad, where the pump/riser room is located and what is the intended ingress to access. FDC piping cannot ravel under the building.
- 6. Note Hydrant color scheme below.
- 7. Phone discussion noted on need for 30ft wide roadway to dead-end at North.

Distribution of Comments: the person who obtains the building permit to all contractors and subcontractors affected by this document shall distribute copies of these comments. This document outlines critical times and deadlines. All recipients of this document must become familiar with the contents.

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

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

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

Conflicts: In the event a conflict in code(s) is identified, or a conflict with the insurance carrier criteria occurs, the

more stringent shall apply. In the event this conflicts with any codes adopted by the State of Wisconsin, the owner must petition the State directly for a variance. The Owner must demonstrate that they will provide materials or design equivalent to the code or that they will exceed the code when petitioning the State of Wisconsin and/or the Village of Pleasant Prairie where applicable.

Fire Safety System Plans: such as fire sprinkler and fire alarm plans, will need to be submitted to the State of Wisconsin Department of Safety and Professional Services and also to this fire department for review. No installation of any fire protection system is allowed until a satisfactory review is obtained from both departments.

FIRE ALARM AND SPRINKLER PLANS ARE A SEPARATE SUBMITTAL TO THE FIRE DEPARTMENT.

DUE TO CONSTRUCTION AND TIME CONSTAINTS FIRE PROTECTION SUBMITTALS MAY AND ARE TYPICALLY

BROKEN INTO AN UNDERGROUND SUBMITTAL AND AN ABOVE GROUND SUBMITTAL.

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

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

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

Attn: Laurie Waldenstrom

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

2. Site Access:

- a. Access shall be provided around the perimeter of the site for Fire Department apparatus, and must comply with the State of Wisconsin and the International Building Code, 2015 edition.
- b. All entrances from public streets, as well as road and driveways around the proposed building shall be a minimum of 30 feet wide.
- c. All roadways and fire lanes shall be unobstructed and not used any part as a parking area for automobiles, semi-trucks or trailers. Fire lanes shall comprise of a hard and maintainable surface throughout all seasons.
- d. All exterior exit pathways as well as access to the Fire Pump or riser room shall have a hard surface, leading to a hard surface. This includes all exit doors from the facility. These pathways shall be maintained and accessible at all times.
- e. An exterior personnel door shall be located in close proximity to each fire sprinkler riser.

3. Gates / Barriers:

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

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- The Fire & Rescue Department will review the proper placement and operation of the Knox system locks & Boxes.
- g. The gate or barrier access on premise shall be readily identifiable and in contrast to fencing by the AHJ.
- 4. **Combination Water Sizing Confirmation:** The owner shall provide a letter from the sprinkler designer affirming that the combination water main is sized appropriately for both domestic use and fire sprinkler protection demand. This will typically include the designer's license stamp on the document.
- 5. Compliance: A letter shall be submitted to the Fire & Rescue Department prior to receiving a building permit, stating that the project will comply with all requirements addressed within this document. This document shall be received prior to holding any pre-construction meeting.
- Required Licenses: A Wisconsin licensed fire protection contractor and/or sprinkler fitter must install any and all dedicated fire protection underground fire mains and aboveground fire protection as defined in WI SPS 305 subchapter V
- 7. **Insurance Carrier:** The Owner of this project shall submit to the insurance carrier for review the plans for both underground water distribution and fire protection prior to construction. The Fire & Rescue Department shall receive a copy of the comments when plans are submitted for review.
- 8. Review and Comments: the Fire Department will review and comment on the following areas outlined below.
 - A. Site and Operational Permits
 - 1. Site accessibility (Plans provided do not specific clearances or distances)
 - 2. Fire Pump Location
 - 3. Pumper Pad
 - 4. Fire hydrant spacing
 - B. Conditional Use and Operational
 - 1. Standpipe outlet locations .
 - 2. Fire alarm pull stations
 - 3. Emergency and Exit Lighting
 - 4. Fire extinguishers

9. Plan Review, Permits and Fees

- a. The plans for the fire protection underground, aboveground and fire alarm system shall be submitted to the AHJ for review;
- b. It is common and typically recommended that the protection underground and aboveground (Sprinklers) are split into separate reviews in the interest of time and construction.
- c. The Village will use an independent fire safety consultant for review of all fire protection plans submitted.
 - i. Standard review periods are 21 business days
 - ii. Expedited reviews at 10 business days are available for an extra cost.
 - iii. Plan review times begin the day after the plans are received by the contract reviewer.
- d. Contacting the third-party reviewer directly for submission is not allowed. Subsequent design questions and clarification dialogue is permissible.
- e. An approved & stamped AHJ review must be completed before any permits will be issued and before construction may begin.
- f. A submittal is not considered permitted or an approved plan.
- g. Acquiring WI State approved plans is not an alternative to bypass the AHJ permitting process.
- h. A Building Department Low voltage permit must also be secured by the fire alarm installer.
- i. Applications & assistance can be found at https://www.pleasantprairiewi.gov

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10. **Permit fees:** Submittals and reviews are required for other less common fire suppression systems as outlined below. Permit/submittal fees must be paid at time of submission for review. Work cannot begin until all permits have been issued AND have received AHJ stamped approval. A typical review turnaround is four weeks

The following fees and permits are received directly to the Fire & Rescue Department.

- a. Fire Protection Plans for Underground and Aboveground
- b. Fire Alarm System Plans
- c. Kitchen (Ansul™ or similar) Hood Systems Plans
- d. Clean Agent systems such as HFC-125 agents or similar
- 11. NOTE: Permits are required from the Fire & Rescue Department for the installation of water main in addition to any permits required by other Village of Pleasant Prairie Departments.

12. Occupancy:

- a. All fire and life safety requirements must be in place and operational prior to any building being occupied.
- b. No occupancy inspections shall be scheduled until all life-safety systems are complete.
- Key life safety systems include: Fire sprinkler system, Fire alarm system, Fire extinguishers, Emergency
 Lighting, and any additional requirements determined by both the Fire Department and/or the Village
 Building inspection department.
- d. AEDs as required are in place.
- e. Building access keys and related interior access methods must be in place.
- 13. Hazardous Occupancies: Should there be identified hazard occupancies with this project, the Fire & Rescue Department will need time to review potential hazardous occupancies. The owner must contact the Fire & Rescue Department as soon as possible to begin the review process.
- 14. Exterior Doors: All outside doors must have access to the interior. Such as a lock and handle provided at each door.
- 15. **AED:** The owner may be required to acquire and install one or more public access Automatic External Defibrillator (AED) onsite for employee and public use in the event of a sudden cardiac arrest. It is suggested that during the construction phase that a location(s) be identified so that options for recessed cabinets may be determined.
- 16. **Storage:** Maximum height, width and aisle ways and egress pathways must be maintained and will be enforced. The same concerns apply to the storage of quantities of combustibles (plastics and cardboard) and other storage of flammable liquids or chemicals must also be properly identified, placarded and stored.

17. Elevators:

- a. If applicable, must comply with Village of Pleasant Prairie Ordinance 180-20, including acceptable minimum size and emergency notification.
- b. Review the proper sizing requirements with the fire department early in the planning process.
- c. Elevator emergency phone notification shall dial the Pleasant Prairie Dispatch emergency number or 262.694.1402
- d. Provide copy of State inspection approval to use documents to AHJ.
- e. In addition to the required "Drop-key" in the elevator key box, provide two additional "drop-keys" appropriate for the elevator manufacturer type to be delivered to the AHJ as part of the access key requirement.
- f. Ensure that additional elevator "Barrel" keys are available for Knox Box placement for use in accessing the required elevator wall mounted key box as reference in WI SPS 318.1708(10)(b)
- 18. **Severe Weather Shelter:** The architect shall identify the area within the building that can be used as a "severe weather shelter" or "safe haven" during severe weather such as a tornado. That area will be identified with signage.
- 19. **Door Numbering:** Each exterior door shall be sequentially numbered.

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- a. Shall consist of a 4" reflective number in a color that is contrasting to the door color.
- Numbering shall be in an increasing sequence and located in the upper right-hand portion of the door.
- c. The starting numbering point shall be determined in the field and approved by the AHJ.
- d. Door numbering shall also be identified in some manner on the interior.
- 20. **Door numbering Internal:** in multi-unit dwelling buildings a numbering scheme shall be devised so that locations of a room are intuitively expected. Each room shall have a unique number assignment.
- 21. On Premise Secure Key System: Knox Company Rapid Entry System, "Knox Boxes" shall be provided for the building. The Knox Boxes shall be Model 4400. Two sets of all keys (Master, fire alarm pull station, annunciator, elevator, etc.) shall be placed within the box. This includes key cards, FOBs or other electronic access devices used to access both interior and exterior doors.
- 22. **Fire Extinguishers:** Shall meet NFPA 10 (Portable Fire Extinguishers) for the specific use of the building and be in sufficient number. Final approval, of fire extinguisher locations and quantity, will not be given until occupancy is taken, to see how a tenant furnishes the space. The company providing the fire extinguishers shall submit a letter to the Fire and Rescue Department stating the locations and size of the extinguishers are in compliance with NFPA 10.
- 23. Emergency and Exit Lighting: Exit and Emergency Lighting shall be provided and shall have battery backup. Combination units are acceptable and recommended. An emergency generator and transfer switch designed for such uses eliminates the need for EM lighting battery backup. These circuits shall be clearly labeled as applicable.

24. Sprinkler System:

- a. The building shall be equipped with an "automatic fire sprinkler system". The systems shall be designed and constructed to the current printed edition of NFPA 13, Automatic Fire Sprinklers and the Village of Pleasant Prairie Ordinance 180-16, Automatic Fire Sprinklers. Confirm NFPA edition with the Fire Department prior to system design.
- b. Fire Risers shall be durably labeled with the system or riser identification.
- c. Outside/exterior Riser Control Valves: Where installed, outside control valves shall be durably labeled with the associated system or riser that it controls. Any outside valves such as PIVs or OS&Y valves shall be locked with chain and/or commercially breakable locks. Keys for all locks shall be part of the keysets within the Knox Box system.
- d. Hydrant flow test values for sprinkler design purposes shall be no older than one year from the above ground fire submittal date.
- e. If exterior building riser valves are in place in raised loading dock areas, they shall be accessible by dock platform stairs so that valves can be accessed and operated in a safe manner.
- f. An "as-is" drawing of the fire sprinkler system shall be provided and posted in the riser or pump room of the building. The size of the drawing shall be at least 22"x34" (ANSI D) in size and no larger than 34"x44" (ANSI E). In multi-floor projects, each floor shall be a separate page. The maps shall either be mounted on a wall within the pump/riser room or reliably hung and removable from the wall. Maps shall be laminated. An electronic copy shall also be provided to the AHJ in PDF format.
- 25. The following information as applicable, must be submitted with the sprinkler plans for review:

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

26. **Fire Hydrants:** Fire hydrants shall meet the Village of Pleasant Prairie hydrant specification. Fire hydrants shall be <u>spaced no more than 350 feet</u> apart around the perimeter of the building, per Village Ordinance §180-

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- 16. The distance from the finished grade line to the lowest discharge shall be no less than 18 inches and no more than 23 inches.
- 27. **Fire Protection Loop:** As applicable for building type or unless otherwise approved in writing by the AHJ, a fire protection (hydrant) loop shall be required as part of the overall fire protection systems as outlined in §180-16(K)(5).
- 28. **Fire Hydrant Acceptance**: This project will include the installation of water mains for domestic and fire protection use. Prior to the fire sprinkler system connection to any new water mains (including water mains, fire hydrants, laterals leading to the building and risers) must be hydrostatically tested flushed according to National Fire Protection Association (NFPA) code standard 24 and witnessed by the Fire Chief or designee.
- 29. Fire Hydrant Colors: The following hydrant color scheme shall be adopted;
 - a. Any non-pressurized private hydrant shall be painted solid Blue. Sherman Williams Blue Chip (SW6959) in color, both barrel and caps. These fire hydrants are owned by the property owner and will be maintained by the owner. This would include at least the FDC pumper pad hydrant.
 - b. Yard fire hydrants are located on a fire loop fed by a fire pump and shall be painted a solid yellow color, both barrel and caps. These fire hydrants are owned by the property owner and will be maintained by the owner. Existing hydrants to re-paint using Mueller Yellow (Sherwin-Williams KEM400 F75YH1). New factory Hydrants using Mueller Yellow (Sherwin-Williams Polane F63YL14).
 - c. Municipal fire hydrants located in the easement property, road right-of-way, shall be solid red in color, both barrel and caps. These fire hydrants are the owned by the Village of Pleasant Prairie and will be maintained by Pleasant Prairie Public Works
 - d. Hydrants with Storz connections; do not paint the Storz portion of the hydrant.
- 30. **Fire hydrant / water main flushing:** can be disruptive to the job site and requires significant coordination of all sub-contractors by the General Contractor. Nonetheless flushing is an essential part of assuring public safety. The General Contractor is highly encouraged to coordinate the flushing of all new water mains, fire hydrants, laterals leading to the building and risers with both the sub-contractors responsible, the Village of Pleasant Prairie Engineering Department, Fire & Rescue Department and the Water Utility Department, prior to seeking a "clean water sample" on this site.

31. Pumper Pad:

- a. A municipally fed fire hydrant and fire department connection (FDC) combination is defined to be a "pumper pad".
- b. See Fire hydrant Color scheme for FDC hydrant.
- c. The FDC shall comprise of a 30 degree angled 5" Storz connection unless otherwise approved by the fire department in writing.
- d. Both the hydrant and FDC shall between 18" and 23" above finished grade as a pair.
- e. There shall be dedicated space for a fire engine to have unobstructed access to the pumper pad.
- f. Wall mounted FDCs may be an option dependent on project details. AHJ written approval required.
- g. Both the Fire Department Sprinkler connection and the fire hydrant shall be installed remote from the building and located a minimum distance from the building equal to the highest wall. Any variances shall be approved by the AHJ in writing.
- h. The pumper pad shall be free of vegetation, plant, shrubs, or other obstructions at least 5 feet on each side.
- i. The fire hydrant shall be located no more than five (5) feet from the roadway and the Fire Department sprinkler connection shall be placed no more than five (5) feet from the fire hydrant.

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- j. The Fire Department connection shall be constructed along with an underground drain with access for inspection. In cases where there is an accessible basement, the FDC drip/valve assembly may be located inside the basement. Should this situation present itself, written AHJ approval shall be required to utilize this arrangement.
- k. The area around the pumper pad shall be comprised of a hard surface such as asphalt or concrete.
- I. The pumper pad area shall have some form of posted signage or painted pavement designation indicating no parking or obstructions in that area.
- m. Refer to the Village specification drawing for the pumper pad design.

32. Bollards:

- a. Shall be placed near fire hydrants, remote post indicator valves (PIV) and Fire Department connection(s) that are subject to damage.
- b. Bollards shall be six (6) inches in diameter. Bollards shall not obstruct charged fire hoses.
- c. It is recommended that the Fire Department approve the location of the bollard(s) before final placement is made.

33. Standpipes:

- a. Where required, standpipes/hose valves shall be wet and placed adjacent to all exterior exit doors, same side as the door handle/knob. Village Ordinance 180.16 (I).
- b. The building protection system shall be equipped with standpipes that shall consist of 2-½ inch NST valve, capable of delivering 250 GPM, at 75 PSI measured at the standpipe valve.
- c. No 1-1/2" cap reductions are required.

34. Pump Room / Riser Room Door:

- a. The exterior door that accesses either the fire pump or riser room shall be labeled in the following manner outlined below
 - i. At the center upper 1/3 of the door, utilizing 4" reflective RED or WHITE block lettering contrasting to the door color, with the following title.
 - ii. "FIRE PUMP ROOM" or "FIRE RISER ROOM", respective for the type of existing room.
- b. This door shall have a Knox-Box installed adjacent to the door. The specific location heights and details are documented in the "Fire Department Appendix A" attachment.

35. MSDS / SDS Station:

- a. Within the pump or riser room locate a (SDS) Safety Data Sheet Station in a conspicuous and accessible location. The station shall be labelled so to be readily identified.
- b. Products used for maintenance, production or stored within the facility shall have their SDS information located at this SDS station.
- c. The SDS information shall be organized in such manner that access to product information is intuitive.
- d. The contents of the SDS station shall be updated and/or reviewed at least annually by the building owner or active tenant. A dated record log shall be kept with the SDS station indicating such review.
- e. Other SDS station options per AHJ approval.

36. Strobe Light:

- a. All strobe lights required below shall meet Village specifications as found in section 180-16(m) of the Sprinkler Ordinance. The lens color shall be RED.
- b. A strobe light and 10" dome bell shall be provided, visible from the pumper pad to indicate a waterflow alarm condition.
- c. If the building has a fire pump, an additional strobe light shall be required and installed adjacent to

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- the waterflow alarm and activated when the fire pump is running.
- d. Both notification devices above (b & c) shall be labeled appropriately as "WATERFLOW" and "PUMP RUN" below the respective devices. In instances where only one strobe is required, no signage is required.
- e. A strobe light shall be provided and installed vertically at each riser location on the exterior of the building. No bell or signage is required. In instances where two or more risers are located at one location, only one exterior strobe is required. The strobe shall activate on any one riser waterflow.
- f. The heights of all strobe lights shall be sufficient to seen above standard semi-trailer heights.
- g. Specific locations and layout typically are discussed with the AHJ and it is understood that various building finishes may impact exact locations.
- h. A separate "Appendix A" document is available to provide visual detail supporting the above requirements.
- 37. **Fire Alarm System:** There shall be a full function remote annunciator installed. Utilizing a fire pull station, sprinkler water flow, or any other fire detection device that maybe installed in this building shall activate the internal fire alarm system. The systems shall be designed and constructed to the <u>current printed edition</u> of NFPA 72. Confirm NFPA edition with the Fire Department prior to system design
 - a. **Installation:** Installation of the Fire Alarm System shall be in accordance with NFPA 70 The National Electrical Code and applicable local building codes and practices.
 - b. Manual Fire Alarm Pull Stations: Shall be located at a minimum, immediately adjacent to each exterior door. Any additional exterior doors will be required to meet this requirement. The pull station shall not be placed in the area of the door, but immediately adjacent to the door jamb.
 - c. Pull Stations and Audiovisual Alarms: Shall be installed per ADA requirements.
 - d. Smoke and Heat Detection: Shall be installed as required.
 - e. **Tamper Switches:** Tamper switches shall be placed on all sprinkler valves and be identified on the annunciator panel.
 - f. **PIV & Exterior Valves:** Shall be monitored by the Fire Alarm system. Exterior wall mounted riser valves shall be durably labeled with the system that it controls. Labels/placards shall be affixed to the wall directly above the valve control.
 - g. **Strobe & Bell:** Strobe light and Bell devices shall be identified and documented on the submitted Fire Alarm plan submittal. It is understood that typically this work is completed by the electrical contractor and not part of the alarm plan per say.
 - h. **Duct Detectors:** Duct detectors shall be programmed as a Supervisory Alarm, not as an alarm condition unless pre-approved by the AHJ.
 - i. **Fire Alarm Plans Location:** There shall be a designated location for a set of as-built fire alarm plans near the FACP per NFPA 72.
 - j. **FACP Nomenclature:** Confirmation of nomenclature shall be discussed between the Fire Department and the fire alarm program technician prior to any inspections.
 - k. **Initiating Devices Labeling:** All initiating devices e.g.: pull stations, smoke detectors, tampers, etc shall be labeled with the FA device number that matches the system nomenclature programmed. The font/letters shall be at least 14pt and of such size that they are visible based on accessibility to the device. (e.g.: ceiling initiating devices may require a larger font size)
 - I. **Annunciator Panel: Shall be addressable.** The annunciator panel type shall be approved by the AHJ. The panel shall identify a fire sprinkler water flow by riser, and the specific locations of the fire alarm pull stations and any other fire detection devices that may be installed in this building.
 - m. **Transmission of Fire Alarms.** The method of transmission to central station shall be documented within the submittal and approved by the AHJ. (e.g. RF Radio/Mesh network, cellular, VOIP, MFVN, or other approved technologies allowed by code.)

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- n. **FACP Main Panel:** There will be one main fire alarm panel within a building. The system will not be split into two or multiple fire alarm panels interconnected together. (Example: West wing is one panel, East wing is a different panel)
- o. **FACP Location:** The main fire alarm panel shall be located in the fire pump or riser room. Any other location shall be identified in advance and in writing. The AHJ shall review and any deviation must be conveyed in writing by the AHJ prior to any submitted plans or construction.
- p. **Fire Alarm Map:** An "as-is" drawing of the fire alarm system shall be provided and posted in the riser or pump room of the building. The drawing shall have at minimum, the initiating device numbers, locations, and door numbering scheme on the posted drawing. The size of the drawing shall be at least 22"x34" (ANSI D) in size and no larger than 34"x44" (ANSI E). In multi-floor projects, each floor shall be a separate page. The maps shall either be mounted on a wall within the pump/riser room or reliably hung and removable off the wall. Maps shall be laminated. An electronic copy shall also be provided to the AHJ in PDF format.
- q. **Central Station:** The Fire Alarm Control Panel shall transmit all fire alarm, tamper, trouble and supervisory signals to a central station that is certified by Underwriters Laboratories (UL) and/or Factory Mutual (FM) and approved by the Fire & Rescue Department. The owner shall provide such documentation for approval.

Fire: Pleasant Prairie Fire & Rescue Medical: Pleasant Prairie Fire & Rescue

Phone numbers

Emergency: (262) 694-1402 Non-emergency: (262) 694-7105 Business: (262) 694-8027

- 38. All Hazards/Voice Notification System: Should the owner or tenant plan on the installation of an in-building all hazards or voice notification system (fire, weather, active threat, etc), the fire department shall be made aware and the system shall meet all NFPA 72 requirements.
- 39. **Final Inspection:** The General Contractor shall be responsible to provide or confirm from the MEPs that the following system related documents have been delivered to the AHJ throughout the project and before a final occupancy scheduled:
 - a. **100% Completion Letters** Shall be delivered on company letterhead and stamped as applicable. Letters shall include at minimum, the project name, address, and scope of work description, along with an authorized signatory of the organization.
 - a. The fire protection contractor shall provide the AHJ with a letter (upon completion of the sprinkler work) stating the sprinkler and protection systems, or portion thereof, are "100% operational and built according to the AHJ stamped plan design", Village Ordinance, 180-16 N if modifications are made to the system, as-built plans shall be provided.
 - b. The fire alarm contractor shall also provide the AHJ with a letter (upon completion of the fire alarm work) stating the fire alarm system, or portion thereof, is "100% operational and built according to the approved AHJ stamped design" if modifications are made to the system, as-built plans shall be provided.
 - b. Contract copy with fire alarm central monitoring station.
 - c. UL and/or FM certificate(s) for the contracted fire alarm central monitoring station.
 - d. Fire protection underground flushing documents.
 - e. Underground and fire sprinkler (Wet & Dry) hydrostatic test certificates.
 - f. Clean Agent System documentation as applicable.
 - g. Copies of the fire sprinkler operational test certificates.
 - h. Copies of the fire alarm test documents. Record of Completion

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- i. Copies of other related system documents such as, hood/duct, smoke, etc...
- j. The Pleasant Prairie Fire and Rescue Department shall have all information needed for our pre-fire plan prior to occupancy.
- k. Provide in an electronic PDF format, floor plans and fire protection (Sprinkler/Fire Alarm) plans for the building in an as-built condition.
- I. System drawings of the fire alarm and fire sprinkler system shall be placed in the fire pump or riser room, near the fire alarm control panel as outlined in their respective system comments (above). An electronic copy of each system shall be provided.
- m. AED is in place at such time that the occupancy inspection is conducted.
- n. A copy of the Emergency Plan must be submitted to the Fire & Rescue Department before occupancy.

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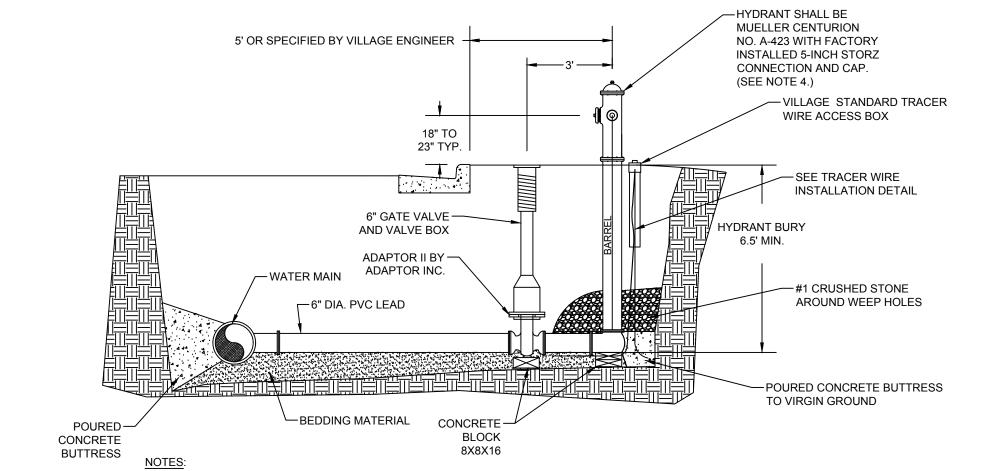
Village of Pleasant Prairie Fire Department Project Supplement guide

Contents

- 1. Standard pumper pad with hydrant & FDC connection
- 2. Standard Village Hydrant specifications
- 3. Strobe placement Detail description
- 4. Strobe / Bell Picture example
- 5. Strobe Federal Model 131ST RED
- 6. Strobe Whelen ISB Series ISB 120 RED
- 7. Knox Box Placement/location Guideline
- 8. Knox box (4400) installation Guide
- 9. Knox Company Knox vault 4400 series
- 10. Sprinkler & Alarm map Details finished look

Web links

- Pleasant Prairie Website Main Page
- Village Engineering Page
- Village Fire Department Page
- Village Ordinances



- MECHANICAL JOINTS FROM TEE TO VALVE AND FROM VALVE TO HYDRANT SHALL BE RESTRAINED WITH MEGALUGS AND STAINLESS STEEL BOLTS.
- 2. ALL FASTENERS SHALL BE STAINLESS STEEL.
- REFER TO VILLAGE STANDARD SPECIFICATIONS FOR WATER MAIN CONSTRUCTION.
- 4. HYDRANT SPECIFICATIONS 2 EACH 2-1/2 INCH NST NOZZLE, 1 FACTORY INSTALLED 5-INCH STORZ CONNECTION AND CAP MANUFACTURED BY MUELLER.
- 5. PAINT SPECIFICATION PLEASE REFER TO VS-0400 OF THE VILLAGE CONSTRUCTION SPECIFICATIONS.

SCALE: NTS

6. HYDRANT EXTENSIONS ARE NOT PERMITTED.

STANDARD HYDRANT ASSEMBLY

VILLAGE OF PLEASANT PRAIRIE

DETAIL: W - 1

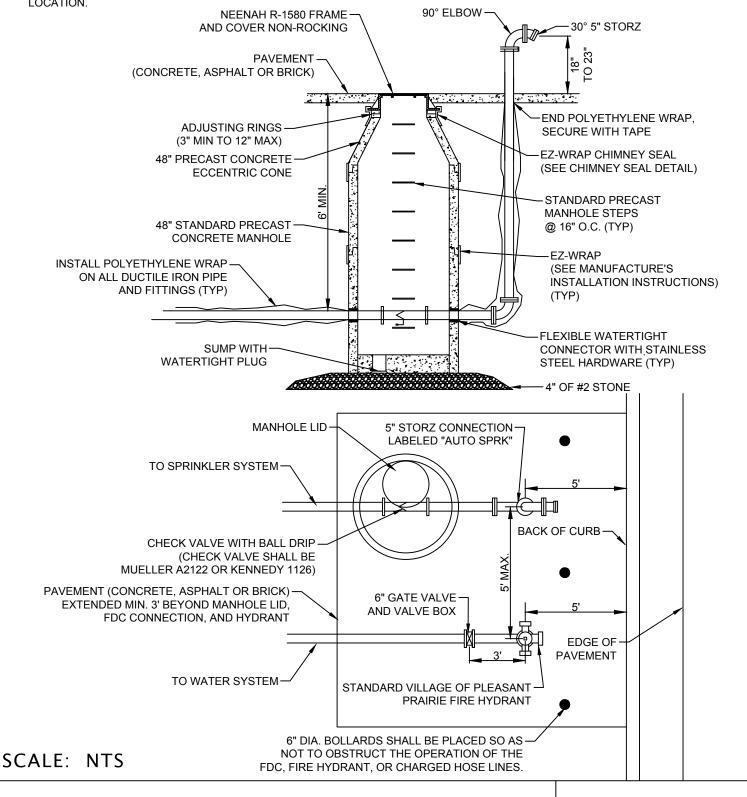
APPROVED BY: MATT FINEOUR

DATE: 12-17-18

KENOSHA COUNTY, WISCONSIN

NOTE:

- SYSTEM SIZING SHALL BE COMPLETED BY A FIRE SUPPRESSION ENGINEER AND APPROVED OF BY THE VILLAGE OF PLEASANT PRAIRIE FIRE DEPARTMENT.
- 2. SYSTEM INSTALLATION MUST BE CONSTRUCTED UNDER THE ONSITE SUPERVISION OF A LICENSED SPRINKLER FITTER.
- 3. WHEN POSSIBLE THE CHECK VALVE WITH BALL DRIP SHALL BE PLACED WITHIN THE BUILDING BASEMENT REMOVING THE NEED FOR THE MANHOLE STRUCTURE. THE BALL DRIP SHALL BE A MIN. 6' BELOW THE SURFACE ELEVATION OF THE PUMPER PAD IN EITHER LOCATION.



PUMPER PAD FDC DETAIL

DETAIL: FD - 1

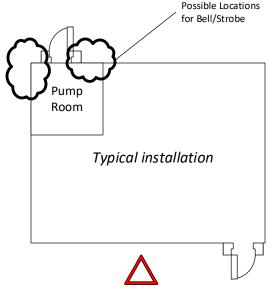
DATE: 12-17-18

KENOSHA COUNTY, WISCONSIN

VILLAGE OF PLEASANT PRAIRIE

APPROVED BY: C. ROEPKE

Strobe Placement Guideline



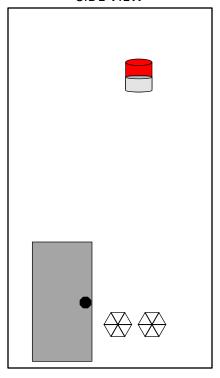
This guide is a supplement to the Fire dept. comments supplied for your project. Please review the specific comments as they relate to your project.



Strobe Light Options
Federal 131DST or 131ST
Whelen ISB120

Exterior building Riser Strobe located at closet door and riser valve (If Interior or exterior)

SIDE VIEW



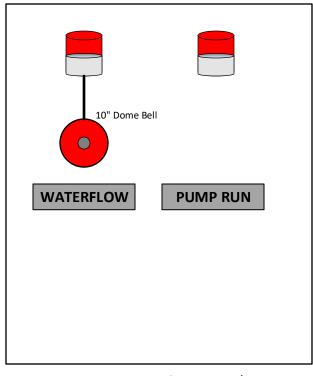
Pleasant Prairie Fire & Rescue 8044-88th Avenue

8044-88th Avenue Pleasant Prairie, WI 53158

firerescue@pleasantprairie.gov 262.694.8027

Web: pleasantprairiewi.gov

Waterflow & Pump Run Visual Detail



Locate near pump or riser room door.
Place so that devices can be seen from
Pumper Pad



	Church o Diagram and				
	Strobe Placement	SIZE	FSCM NO	DWG NO	
DRAWN	CRAIG ROEPKE			STROBE / BELL PLACEMENT GUIDELINE	В
ISSUED	1/16/2018	SCALE	Not to Scale	SHEET 1 OF	1







Starfire® Strobe Warning Lights

Models 131ST and 131DST

OUR BRIGHTEST MEDIUM DUTY STROBE LIGHT

- Available in 12-24VDC, 120VAC and 240VAC
- Five dome colors
- 10,000 hour strobe tube
- Single or double flash strobe
- ¹/₂-inch pipe mount or optional magnetic mount
- UL Listed, cUL Listed, CSA Approved for indoor/outdoor use
- NEMA 3R, IP45 enclosure

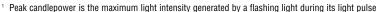
Federal Signal's Starfire® strobe warning lights are available in single-flash (131ST) and double-flash (131DST) models. Through precise timing of the strobe flash, the double flash unit produces 1,200 effective candlepower; the single flash unit produces 1,000 effective candlepower.

Starfire models are available in 12-24VDC, 120VAC (50/60Hz) and 240VAC (50/60Hz). All units are less than nine inches high and six inches in diameter, but powerfully effective.

Starfire strobe warning lights contain their own strobe power supply in the base of the light. The strobe flash tube is mounted in an eight-pin octal socket base. The fresnel dome stands up to impact and abuse and is available in amber, blue, clear, green and red. The base of the light is made of corrosion-resistant anodized aluminum. Each Starfire model comes with a standard ½-inch pipe mount. An optional magnetic mount or surface mount can be ordered.

Because of its convenient size and intense light output, the Starfire strobes can be used for multiple applications. Excellent for in-plant use, the Models 131ST/DST warn of hazardous conditions, mark dangerous areas (either permanently or temporarily) and mounts on lift trucks, cranes and other moving devices. By using the magnetic mounting kit, these powerful strobes can be used on emergency, utility, maintenance or any other vehicle requiring temporary emergency warning.

Model	Voltage	Operating Current	Flash Rate/ Minute	Candlepov Peak¹	wer ECP ²	Mount⁴
131DST	012-024VDC	4.50-2.10 amps	80 ³	1,000,000	1,200	1/2" Pipe
131DST	120VAC	0.60 amps	80 ³	1,000,000	1,200	1/2" Pipe
131DST	240VAC	0.30 amps	80 ³	1,000,000	1,200	1/2" Pipe
131ST	012-024VDC	2.75-1.25 amps	80	2,000,000	1,000	1/2" Pipe
131ST	120VAC	0.60 amps	80	2,000,000	1,000	1/2" Pipe
131ST	240VAC	0.30 amps	80	2,000,000	1,000	1/2" Pipe



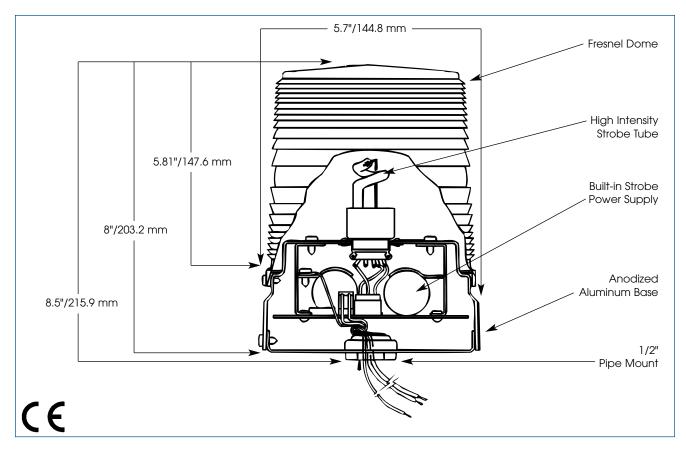
² ECP (Effective Candlepower) is the intensity that would appear to an observer if the light were burning steadily



³ Double Flash

⁴ Magnet and surface mount kits available

STARFIRE® STROBE WARNING LIGHT (131ST/131DST)



SPECIFICATIONS

Lamp Life*:	10,000 Hours	10,000 Hours
Lamp Style:	Strobe	Strobe
Operating Temperature:	-31°F to 150°F	-35°C to 66°C
Net Weight:	2.0 lbs.	1.0 kg
Shipping Weight:	3.4 lbs.	1.5 kg
Height:	8.50"	215.9 mm
Width:	5.70"	144.8 mm

 $^{^{\}star}\,$ Optimal hours under ideal conditions.

RATINGS

- UL Listed and CSA Approved for indoor/outdoor use
- · CE Approved
- NEMA Type 3R; IP45 enclosure

HOW TO ORDER

- · Specify model, voltage and color
- Specify options: Corner Bracket (LCMB2) Wall Bracket (LWMB2) Surface Mount (K844A211B) Magnetic Mount (131MMK)

REPLACEMENT PARTS

Description	Part Number	Description	Part Number
Dome, Amber	K8422B428A-01	PC Assembly, 12-24VDC (131ST)	K2001260C
Dome, Blue	K8422B428A-02	PC Assembly, 120VAC (131ST)	K2001188C
Dome, Clear	K8422B428A	PC Assembly, 240VAC (131ST)	K2001188C-01
Dome, Green	K8422B428A-03	PC Assembly, 12-24VDC (131DST)	K2001265C
Dome, Red	K8422B428A-04	PC Assembly, 120VAC (131DST)	K200865F
Strobe Tube	K8107178A	PC Assembly, 240VAC (131DST)	K200865F-01
Surface Mount Kit	K8444A211B	Dome Gasket	K8444A193A

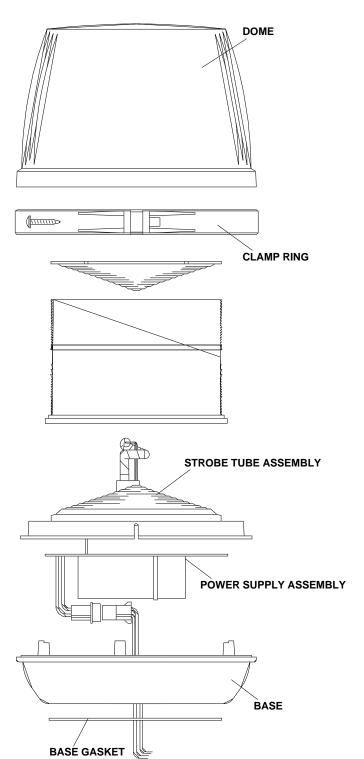


ENGINEERING COMPANY, INC

Route 145, Winthrop Road Chester, CT 06412-0684 TELEPHONE: (860) 526-9504 TOLL FREE: 1-800-637-4736 FACSIMILE: (860) 526-4784

ISB SERIES STROBE LIGHT BEACONS

ISB24, 12/24 VOLTS DC, COMET FLASH ISB120, 120 VOLTS AC, COMET FLASH



SEE OTHER SIDE OF PAGE FOR REPLACEMENT PARTS LISTING.

WARNING...
DISCONNECT THE
POWER SOURCE AND
WAIT 10 MINUTES
BEFORE INSTALLING
OR SERVICING THE
STROBE LIGHT.

REPLACEMENT PARTS
LISTING FOR ISB
SERIES STROBES

ITEM	DESCRIPTION	QTY.	PART NUMBER	ISB24	ISB120
	OPTIC DOME, AMBER	1	68-2180347-10		
	OPTIC DOME, BLUE	1	68-2180347-20		
1	OPTIC DOME, CLEAR	1	68-2180347-30		
	OPTIC DOME, GREEN	1	68-2180347-40		
	OPTIC DOME, RED	1	68-2180347-50		
2	STROBE TUBE ASSEMBLY	1	01-0468256-00		
3	STROBE POWER SUPPLY, 120 VAC	1	02-0167154-00		
	STROBE POWER SUPPLY, 12/24 VDC	1	01-0267042-00		
4	FUSE, 10 AMP, AUTO	1	32-0632010012		

MOUNTING INSTRUCTIONS

PERMANENT MOUNT

The ISB Series must be disassembled to drill mounting holes for permanent mounting.

- 1. Remove the clamp ring, remove the optic dome and disassemble the strobe as shown in the drawing.
- 2. Locate the three dimples in the base casting and drill three mounting holes. Drill and deburr a hole for the power wires.
- 3. Place the base gasket between the base and mounting surface. Route the strobe power wires through the gasket and the mounting hole. Mount the base with three screws.
- 4. Connect the power wires to the power source.
- 5. Re-assemble the strobe. Make sure that the wires are not pinched.

WIRING INSTRUCTIONS

MODEL ISB24

- 1. Connect the RED wire to the positive DC voltage (+).
- 2. Connect the BLACK wire to DC ground (-).

PIPE MOUNT

The ISB Series may be mounted to a 1" NPT pipe.

- 1. Feed the power source cable through the pipe and connect the cable to the ISB Series strobe.
- 2. Screw the strobe to the pipe threads. Make sure that the wires are not pinched or severely twisted.

WARNING - THE STROBE POWER SUPPLY IS A HIGH VOLTAGE DEVICE. DO NOT REMOVE TUBES OR DISMANTLE STROBE LIGHT ASSEMBLY WHILE IN OPERATION. WAIT 10 MINUTES AFTER TURNING OFF POWER BEFORE WORKING ON THE STROBE.

MODEL ISB120

- 1. Connect the GREEN wire to the AC service green wire (ground).
- 2. Connect the BLACK wire to the AC service black wire (hot).
- 3. Connect the WHITE wire to the AC service white wire (neutral).

Knox Box Placement Guide

Pleasant Prairie Fire & Rescue

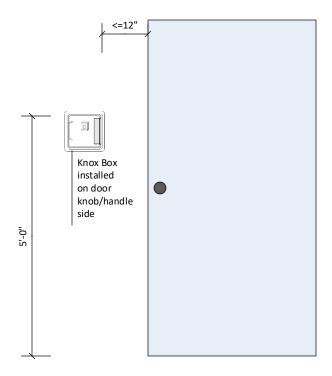
8044-88th Avenue Pleasant Prairie, WI 53158

firerescue@pleasantprairiewi.gov 262.694.8027

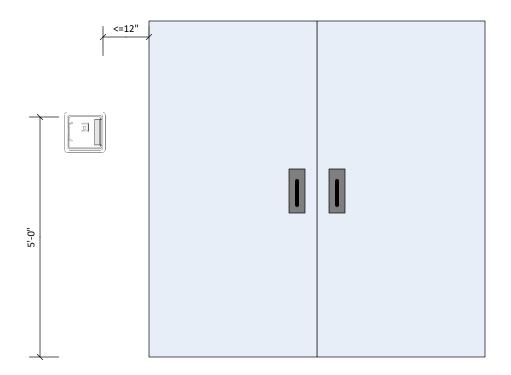
Https://pleasantprairiewi.gov

On Recessed boxes, measurements are taken from box base (inside of flange)

NOTE: To order Knox Boxes – contact the Fire Department. Knox Company will only accept orders from the Fire Department.



Typical installation locations for single and double doors. Exterior features such as lighting or stairways may alter standard installation locations.

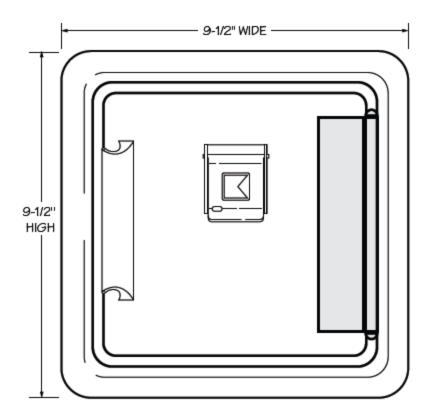


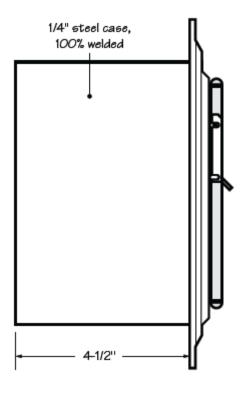
Consult Fire Department prior to installations that may not fit typical locations and/or doorways.



KNOV	A DOM AAOO DI ACEMENT CHIDE				
KNOX	BOX 4400 PLACEMENT GUIDE	SIZE	SCALE	DWG NO	REV
DRAWN	CRAIG ROEPKE		1/2" = 1'-0"	KNOX BOX DOOR PLACEMENT LOCATION	В
ISSUED	10/4/2016	UPDATE	2/22/2019	SHEET 1 OF	3



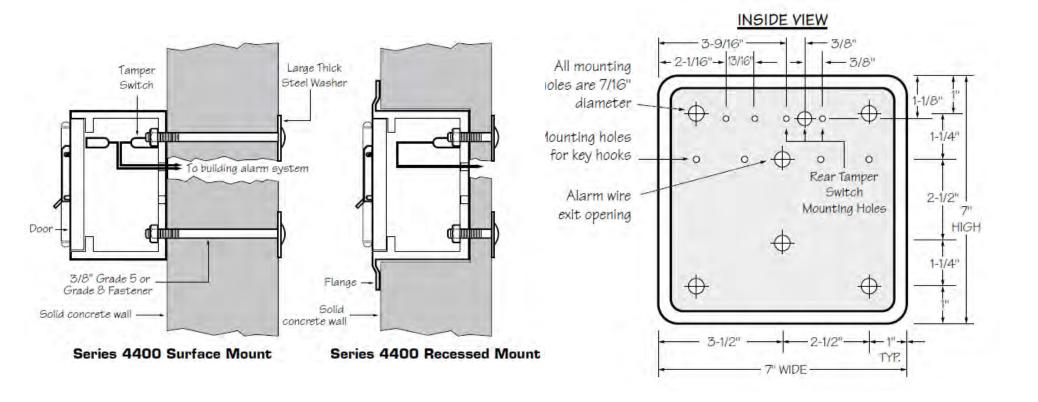






KNO	A DOV 4400 DI ACEMENT CLUDE						
KNO	(BOX 4400 PLACEMENT GUIDE	SIZE	SCALE	DWG NO			REV
DRAWN	CRAIG ROEPKE		NOT TO SCALE	KNOX BOX 4400 FRONT	/SIDE VIEV	VS	А
ISSUED	2/23/2016	UPDATE	D		SHEET	2 0	F 3



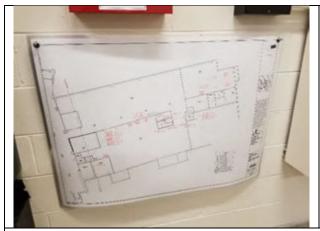




	KNOX BO	X 4400 PLACEMENT GUIDE	SIZE	SCALE	DWG NO	REV
DR	RAWN	CRAIG ROEPKE			KNOX BOX MOUNTING & INSIDE VIEW	А
ISS	SUED	2/23/2016	UPDATE	D	SHEET 3	OF 3



Sprinkler & Fire Alarm Map Detail





FIRE ALARM DEVICE MAPS





FIRE SPRINKLER ZONE MAPS





DURABLE TAG/PLACARDS

sprinklermapdetail.docx

From: Mark Seidl <mseidl@pinnacle-engr.com>

Sent: Monday, August 05, 2019 7:58 PM

To: Peggy Herrick; Jean Werbie-Harris; Jean Werbie-Harris

Cc: Music, Karl

Subject: Nexus - PC Item addition - Early Footings and foundation

Attachments: Early Footings and Foundation Approval.pdf

Importance: High

Peggy -

Spoke with Jean this evening and she asked me to email you the following:

Nexus & IPS, and the development team are requesting our plan commission agenda item to include footings and foundation. Our items up for discussion should include site grading, utilities, and footings and foundation. Attached is our DSPS state approval for early start and footings and foundation work. The building design has rapidly progressed to the point we would like to start footings and foundation shortly after grading and utilities has commenced.

Please do not hesitate to contact me tomorrow if need be. Thanks!

Mark Seidl, P.E. | Project Manager



15850 W. Bluemound Road | Suite 210 | Brookfield, WI 53005 (262) 754-8888 Main | (262) 754-8792 Direct | (262) 754-8850 Fax mseidl@pinnacle-engr.com | www.pinnacle-engr.com | w

PLAN | DESIGN | DELIVER

CONFIDENTIALITY NOTICE:

This message is intended for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient or the employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by email reply.



JUL 3 - 2019



SITE AND OPERATIONAL PLAN APPLICATION/ZONING PERMIT

For all applications that require Village Plan Commission Approval

Grading and underground utilities

	APP	KOVAL REQUESTED	-	TYPE OF WORK
	☑ Preliminary Site and C☑ Preliminary Site and C	onal Plan/Conditional Use Permit	0000	New Building Building Addition Building Alteration New Tenant
	me of Business: Nexus I			
Sit	e Address: 10300 128th	Avenue, Pleasant Prairie, WI 53158		Suite #: N/A
Та	x Parcel Number: Part of	9141212440603		172040 / 1911
	ning District(s): M-5			
Va	me of Development: Ple	easant Prairie Highlands		Zanana z
	timated Date of Occupan			
De	tailed Description of the	Proposed Project and Use:		

Nexus Pharmaceuticals (Nexus) is building a 80,000 sq.ft. to 90,000 sq.ft. facility for the manufacture of aseptic liquid and lyophilized products as well as terminally sterilized liquid products. The manufacturing facility will be a three-story design. The first floor will be allocated to warehousing, inspection/labeling/packaging, utilities, maintenance areas, office space, locker areas and lunch room. The second floor will be designated to the manufacturing process with formulation, equipment and component preparation, filling and freeze drying, and capping activities. The second floor will also house the Microbiology lab as well as an In-Process Chemistry lab. The third floor of the building with be outfitted with HVAC and equipment control cabinets. This project represents the first of several planned future expansions on the site. Upon FDA approval of the facility and related processes Nexus will start commercial production operations which are anticipated to occur in 2022.

Detailed Description of Company:

Nexus Pharmaceuticals, a privately held, U.S.-based healthcare company, specializes in innovative processes to make difficult-to-manufacture specialty and generic drugs that are easier to use, less labor intensive, and more streamlined in practice. Nexus ensures that its high-quality FDA-approved drugs fulfill a critical unmet medical need and delivers dependable life-saving treatment options when and where they're needed most.

Nexus was founded in 2003 and initially operated as a virtual company. As the company grew more functionality was subsequently brought in-house and in 2018 the company relocated its headquarters and laboratories to a newly renovated facility in Lincolnshire, IL. At this time all Product Development, Quality Control, Quality Assurance, Regulatory functions and some business functions are carried out at the Lincolnshire location.

□ Relocation of Business from New Location for Business in Pleasant Prairie □ Expansion/Change to Existing Business in Pleasant Prairie	X		
□ New Start Up Business	B	ECELV	5

SITE AND BUILDING INFORMATION Lot Area: 696,960 Lot Area: 16.00 sq. ft. Building Area: 39,388 Building Height: 56 sq. ft. Tenant Area: 39,388 ___ sq.ft. Addition Height: TBD Addition Area: TBD Total Impervious Surface Area: 145,055 sq. ft. Site % of Open Space 79.19 % Total Landscape Area: 551,905 sq.ft. **ON-SITE PARKING/TRAFFIC INFORMATION** Total # of parking spaces (on-site): 100 Total # of regular parking spaces (on-site): 95 Total # of handicapped accessible spaces (on-site): 5 Total # of truck parking spaces (on-site): 4 Total # of dock doors: 3 Anticipated automobile trips to and from the site (excluding trucks): Number of daily average trips: 100 Maximum number of daily trips: 140 Anticipated <u>truck trips</u> to and from the site: Number of daily average trips: $\frac{3}{2}$ Maximum number of daily trips: $\frac{5}{2}$ **OPERATIONAL INFORMATION** Hours (Open to the public): Not open to public Delivery hours: 8 am to 4 pm **EMPLOYMENT INFORMATION** Proposed total number of full-time employees: 70 for first phase operations Proposed total number of part-time employees: 5 for first phase operations Number of shifts: 3 , 2nd 20 , 3rd 5 Total of number of employees per shift: 1st 50 Largest number of employees on site at any one time: 75**PUBLIC FACILITIES INFORMATION** Check all that apply: ■ The property is serviced by Public Sanitary Sewer

- The property is serviced by Public Water
- The building is serviced by fire sprinklers

Maximum number of gallons/minute of water expected to be used per day is: NMT 100 gpm peak demand

If property is zoned M-1, M-2 or M-5 then the following shall be completed: Occupancy Type pursuant to the Use and Occupancy Classification specified in Chapter 3 of the 2006 International Building Code (2006 IBC). Include all that apply and associate square footage for each classification: ☐ Factory Group F-1 (Moderate-hazard) 57,231 sq. ft. ☐ Factory Group F-2 (Low-hazard) sq. ft. 12,273 ☑ Storage Group S-1 (Moderate-hazard) _sq. ft. sq. ft. □ Storage Group S-2 (Low-hazard) 15,036 _sq. ft. Business Group B _sq. ft. ☐ High-Hazard Group H _sq. ft. Other _

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

Nexus Pharmaceuticals will manufacture sterile injectable, pharmaceutical products which will be used in various medical applications (e.g. cardiology, oncology, etc.). The products will be produced (i.e. formulated) and filled in a liquid state with some products undergoing lyophilization to provide a long-term stable application as a freeze dried product. Overall annual production volumes are projected to be in the range of 10 million vials per year for the first phase facility depending on business needs however plant capacity can be increased with adjustments to the operating plan.

Refer to attached sheet for additional information.

Types of equipment or machinery to be used on site:

Nexus will use pharmaceutical grade equipment in the formulation, filling, lyophilization and capping processes. The core equipment associated with the manufacturing process includes vial washers, hot air tunnels, vial filling lines with isolator technology, lyophilizers (i.e. freeze dryers) and cappers. Steam autoclaves will be used to sterilize equipment and components as well as certain liquid finished products. All equipment and utilities required to produce the finished product will meet regulatory requirements relative to standards and quality.

Refer to attached sheet for additional information.

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

The bulk of the solid waste material will be cardboard from incoming shipments of components used in the manufacturing process. A compactor will be used to bale the cardboard. It is expected that Nexus will produce on average one bale of cardboard per day. Additional solid waste material related to the manufacturing process would include any unused glass vials and rubber stoppers. These quantities are typically minimal (i.e. < 1000 pieces per batch of each component). Other unused components from the filling process which would require disposal would include small amounts of disposable tubing, bags and filters associated with the manufacturing of each batch.

Refer to attached sheet for additional information.

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

Janitorial staff is intended to be a mix of Nexus and contracted personnel. Normal trash will be disposed of by contracting with a waste services company. Recycling of appropriate materials will be employed to minimize the trash volume going to landfill. Many of the processing steps involve the use of clean water which if not recycled in another process, will be discharged to the sanitary sewer. Some process steps may generate small liquid streams that will require pH adjustment prior to discharge. Small quantities of laboratory chemical wastes or certain product waste (liquid or solid) will be disposed of through a vendor licensed to handle these wastes.

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

The building will be equipped with doors controlled by electronic badge readers to ensure only authorized employees enter. A receptionist/security station at the lobby will allow for visitor and delivery access control. Security officers will be contract personnel. Additional security measures will be employed to comply with DEA requirements necessary due to the handling of small quantities of Schedule drugs on site. Measures include locked storage vaults, security cameras, and access being restricted to a limited number of authorized employees.

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

Nexus, being regulated by the FDA, and subject to cGMP regulations, will employ maintenance strategies to assure our products are safe, effective, and pure. All buildings, structures, site improvements, and processes will be structurally sound, neat, well-cared for, and aesthetically attractive. Nexus will employ highly skilled maintenance personnel to maintain our internal processes, and use of mix of Nexus and contracted resources for things such as exterior building maintenance, landscaping, parking lots, etc.

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

Nexus does not anticipate any potential adverse impacts to neighboring properties or public facilities. Nexus intends to be a valued and respected business in the Prairie Highlands Park.

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

Kenosha County - Temporary access and permanent access permit

WNDR - WRAPP/NOI

DSPS - Underground Plumbing permit

DSPS - Early Footings and Foundation permit

DSPS - Building permit

PLANS AND OTHER ATTACHMENTS

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

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

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

Two or more plans may be combined, provided that all of the information submitted on the combined plan is clearly legible, but in no case shall the combined plans fail to show any of the information required for each individual plan, unless such information is waived or deferred pursuant to the Section 420-57 of the Village Zoning Ordinance.

Nexus

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

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

highway in the Village.	A STATE CHAIR CONDITIONS ON ANY SCREET OF
PROPERTY OWNER:	
<u> </u>	APPLICANT/AGENT:
Print Name: ISOPRO Holdings LLC	Print Name:
Signature: Off (Manager)	Signature:
Address: 400 Knightsbridge Parkway	Address:
Lincolnshike 10 60069 (City) (State) (Zip)	}
Phone: 847-996-3790	(City) (State) (Zip)
<i></i>	Phone:
Fax: 847-996-3799	} Fax:
Email: <u>aahmed@nexuspharma</u> .	Email:
Date: 07-01-19	{ Date:
TENANT CONTACT:	Luuuuuuu
Print Name: NEXUS PHARMACEUTICALS, TI	Ac .
Signature: Manden S. Dayst	j
Address: 400 Knightsbridge Parkway	}
(City) (State) (ZIp)) IPS See Attached page for information
,	for information
Phone: 847 _ 996 _ 3790	}
Fax: 847-996-37-99	3
Emall: <u>M S dar sot a nexus Pharma.</u> n	al-
\ Date: <u>07 01 2019</u>	3
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- No use shall create or significantly exacerbate unsafe traffic conditions on any street or highway in the Village.

PROPERTY OWNER:	APPLICANT/AGENT:
Print Name:	Print Name: Kocl & Music
Signature:	Signature: Korl E. Musik
Address:	Address: 13200 Metcalf Avenue, Suite 400
(City) (State) (Zip)	Overland Park KS 66213 (City) (State) (Zip)
Phone:	Phone: 913-345-9084 ext, 5222
Fax:	Fax: N/A
Email:	Email: kmusicoipsdb.com
Date:	Date: 07/02/2019
TENANT CONTACT:	
Print Name:	
Signaturer	
Address:	
(City) (State) (Zip)	
Phone:	
Fact:	
Email:	
Date:	

Rev 01-17

Types and quantities of goods and materials to be made, used or stored on site (cont.)

Raw materials for the formulation, including the active pharmaceutical ingredients and associated excipients, will be stored in secure, controlled locations as will the primary packaging (i.e. vials, stoppers, and seals) and secondary packaging components (i.e. labels, cartons, shippers) required for the manufacturing process. All material will be used on a first-in, first-out basis with inventory levels sufficient to maintain a minimum three-month supply of goods. Finished product will be stored on-site until released by the Quality Assurance department at which point it will be sent to distribution centers for shipment to US based hospital sites. It is anticipated that finished product will not be held for more than 45 days on-site.

Types of equipment or machinery to be used on site (cont.)

All direct product contact equipment will be compatible with the products and non-reactive so-as-to not impact product quality. Inspection, labeling and packaging equipment will also be located within the facility.

General plant-based utilities will include boilers, chillers, air compressors, etc. Process water (i.e. USP Water-for-Injection) will be generated via vapor compression distillation. USP grade Nitrogen will be supplied by an outside vendor and stored on-site in qualified tanks to be subsequently used in the manufacturing process. The HVAC system will provide temperature control and incorporate humidification as well as de-humidification to keep controlled and classified areas within defined specifications.

NEXUS PHARMACEUTICALS

PLEASANT PRAIRIE WISCONSIN

PLANS PREPARED

NEXUS PHARMACEUTICALS, LLC

400 Knightsbridge Pkwy, Lincolnshire, IL 60069

L	.EGEND	
	EXISTING	PROPOSED
SANITARY SEWER MANHOLE	©	•
STORM SEWER MANHOLE	0	•
STORM SEWER AREA DRAIN		
STORM SEWER INLET (ROUND CASTING)	0	•
STORM SEWER INLET (RECTANGULAR CASTING)		
PRECAST FLARED END SECTION	\triangleleft	>
CONCRETE HEADWALL	<	<
ALVE VAULT	\otimes	•
VALVE BOX	Ħ	
FIRE HYDRANT		<
BUFFALO BOX	Φ	•
CLEANOUT	O	•
SANITARY SEWER	─	
FORCE MAIN		
STORM SEWER		
DRAIN TILE		
VATER MAIN	w	
UTILITY CROSSING LIGHTING	$\stackrel{\sim}{\sim}$	-Ψ-
ELECTRICAL CABLE	- F	
OVERHEAD WIRES	OHW	IOHWI
CAUTION EXISTING UTILITIES NEARBY		(CAUTION)
ELECTRICAL TRANSFORMER OR PEDESTAL	E	
POWER POLE	-0-	-
POWER POLE WITH LIGHT	``	*
STREET SIGN	Þ	•
GAS MAIN	G	
TELEPHONE LINE	т	———
CONTOUR	749 —	749
SPOT ELEVATION	×(750.00)	× 750.00
WETLANDS		
LOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		GRASS PAVEMENT
DITCH OR SWALE	→	
DIVERSION SWALE	<u>_</u> \	
OVERFLOW RELIEF ROUTING	\Box	\Box
TREE WITH TRUNK SIZE	* 6" 6"	
SOIL BORING	•	→ B-1
TOPSOIL PROBE	4-0	- 4 -1
FENCE LINE, TEMPORARY SILT	SF	SF
FENCE LINE, WIRE	0	 0
FENCE LINE, CHAIN LINK OR IRON		
FENCE LINE, WOOD OR PLASTIC	X	×
CONCRETE SIDEWALK		
CURB AND GUTTER		
DEPRESSED CURB		
REVERSE PITCH CURB & GUTTER EASEMENT LINE		
EUSFLIFIAL FILAF		

ABBREVIATIONS				
BL	BASE LINE	NWL	NORMAL WATER LEVEL	
С	LONG CHORD OF CURVE	PC	POINT OF CURVATURE	
C & G	CURB AND GUTTER	PT	POINT OF TANGENCY	
CB	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION	
CL	CENTERLINE	R	RADIUS	
D	DEGREE OF CURVE	ROW	RIGHT-OF-WAY	
EP	EDGE OF PAVEMENT	SAN	SANITARY SEWER	
FF	FINISHED FLOOR	ST	STORM SEWER	
FG	FINISHED GRADE	T	TANGENCY OF CURVE	
FL	FLOW LINE	ТВ	TOP OF BANK	
FP	FLOODPLAIN	TC	TOP OF CURB	
FR	FRAME	TF	TOP OF FOUNDATION	
FW	FLOODWAY	TP	TOP OF PIPE	
HWL	HIGH WATER LEVEL	TS	TOP OF SIDEWALK	
INV	INVERT	TW	TOP OF WALK	
L	LENGTH OF CURVE	WM	WATER MAIN	
MH	MANHOLE	Δ	INTERSECTION ANGLE	
NTS	NOT TO SCALE			



GENERAL NOTES

- THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
- A GEOTECHNICAL REPORT HAS NOT YET BEEN PREPARED FOR THE PROJECT SITE. THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF $^{9}\cdot$ PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
- LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES

AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL

ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL

BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN

- WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
- PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
- COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
- SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
- THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES 10. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
 - THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGER'S HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE
- WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING 12. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
 - 13. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALI LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
 - 14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.

INDEX OF SHEETS

C-1 - TITLE SHEET

C-2 - GENERAL NOTES

C-3 - EXISTING CONDITIONS AND DEMO. PLAN

C-4 - SITE DIMENSIONAL AND PAVING PLAN

C-5 - GRADING PLAN

C-6 - SPOT GRADE PLAN

C-7 - EROSION CONTROL PLAN

C-8 - UTILITY PLAN

C-9 - CONSTRUCTION DETAILS

C-10 - CONSTRUCTION DETAILS

C-11 - CONSTRUCTION DETAILS

C-12 - OFFSITE DIMENSIONAL PLAN

C-13 - OFFSITE GRADING PLAN

L-1 - LANDSCAPE PLAN

L-2 - LANDSCAPE PLAN

L-3 - LANDSCAPE PLAN

PROJECT TEAM CONTACTS

PINNACLE ENGINEERING GROUP, LLC

PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR

CREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES. THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR I BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO

PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR

THE CONSEQUENCES OF SUCH FAILURE, ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT OF THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT

FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND

CIVIL ENGINEER: PINNACLE ENGINEERING GROUP

15850 BLUEMOUND ROAD, SUITE 210 BROOKFIELD, WI 53005 MAIN: (262) 754-8888 E-MAIL: mseidl@pinnacle-engr.com

APPLICANT/OWNER:

E-MAIL:jcook@nexusphama.net

Jonathan Cook Vice President, Manufacturing Operations **Nexus Pharmaceuticals Inc.** 400 Knightsbridge Parkway Lincolnshire, IL Main: 847-996-3790 Direct: 224-377-4135

BROOKFIELD, WI 53005 (262) 754-8888 **CITY ENGINEER:**

JOHN P. KONOPACKI, P.L.S.

PINNACLE ENGINEERING GROUP

15850 BLUEMOUND ROAD, SUITE 310

SURVEYOR:

MATT FINEOUR, P.E. **ENGINEERING DEPARTMENT:** VILLAGE ENGINEER OFFICE: (262) 925-6778 EMAIL: mfineour@plprairiewi.com

CITY PLANNER: JEAN WERBIE-HARRIS, DIRECTOR **COMMUNITY DEVELOPMENT DEPARTMENT:** PLANNING, ZONING ADMINISTRATOR OFFICE: (262) 925-6718 EMAIL: jwerbie-harris@plprairiewi.com

Toll Free (800) 242-8511

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Hearing Impaired TDD (800) 542-2289

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CONFIDENTIAL THE INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY MANNER WITHOUT WRITTEN PERMISSION OF INTEGRATED PROJECT SERVICES.

Project

Engineering Design/Build Compliance 13200 Metcalf Ave. Suite 400 Overland Park, KS 66213

IPS Professional Engineers and Architects, PC.

PINNACLE ENGINEERING GROUP

15850 W. BLUEMOUND ROAD BROOKFIELD, WI 53005

(262) 754-8888 CHICAGO I MILWAUKEE: NATIONWIDE

ENGINEERING I NATURAL RESOURCES I SURVEYING PLAN I DESIGN I DELIVER

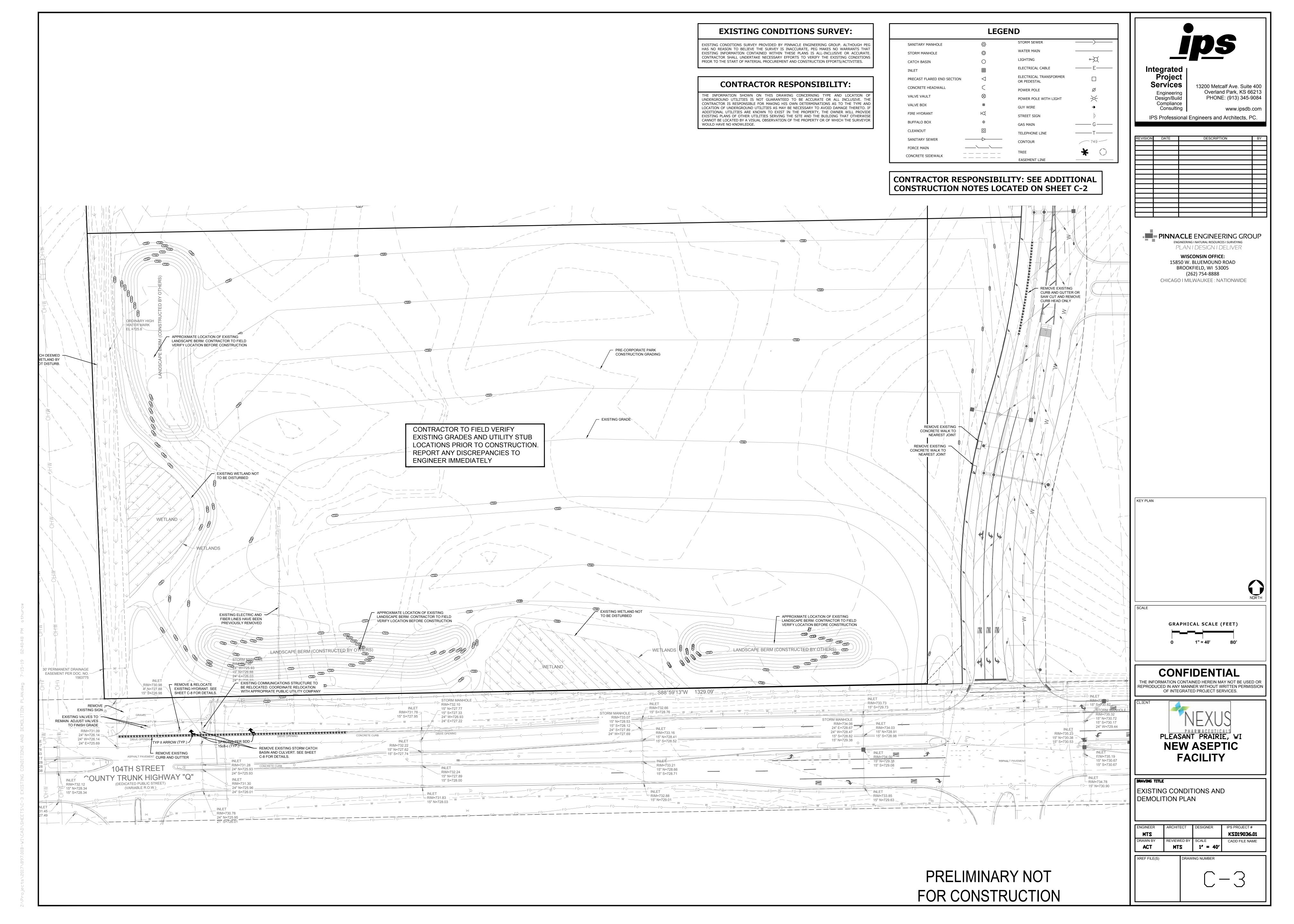
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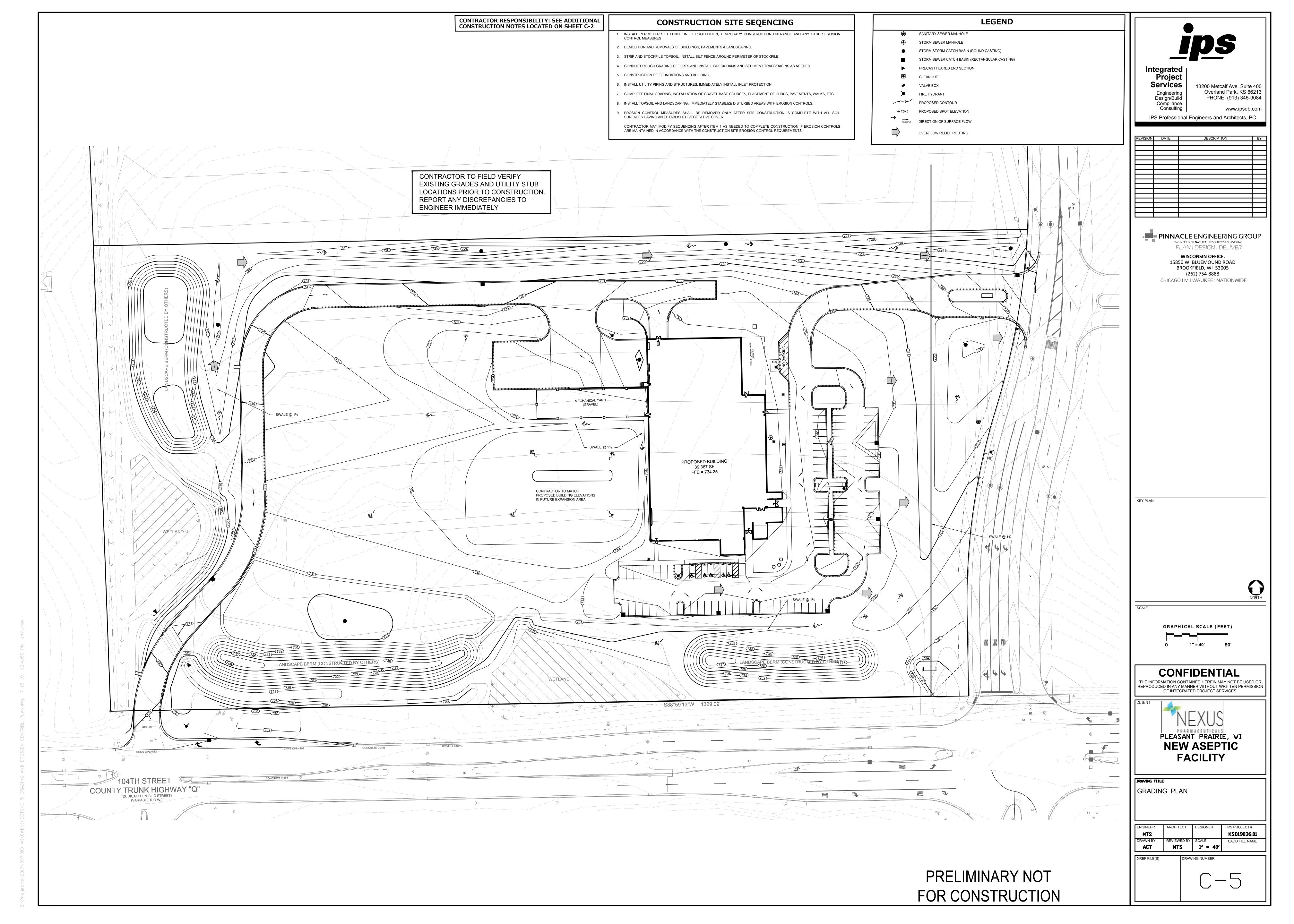


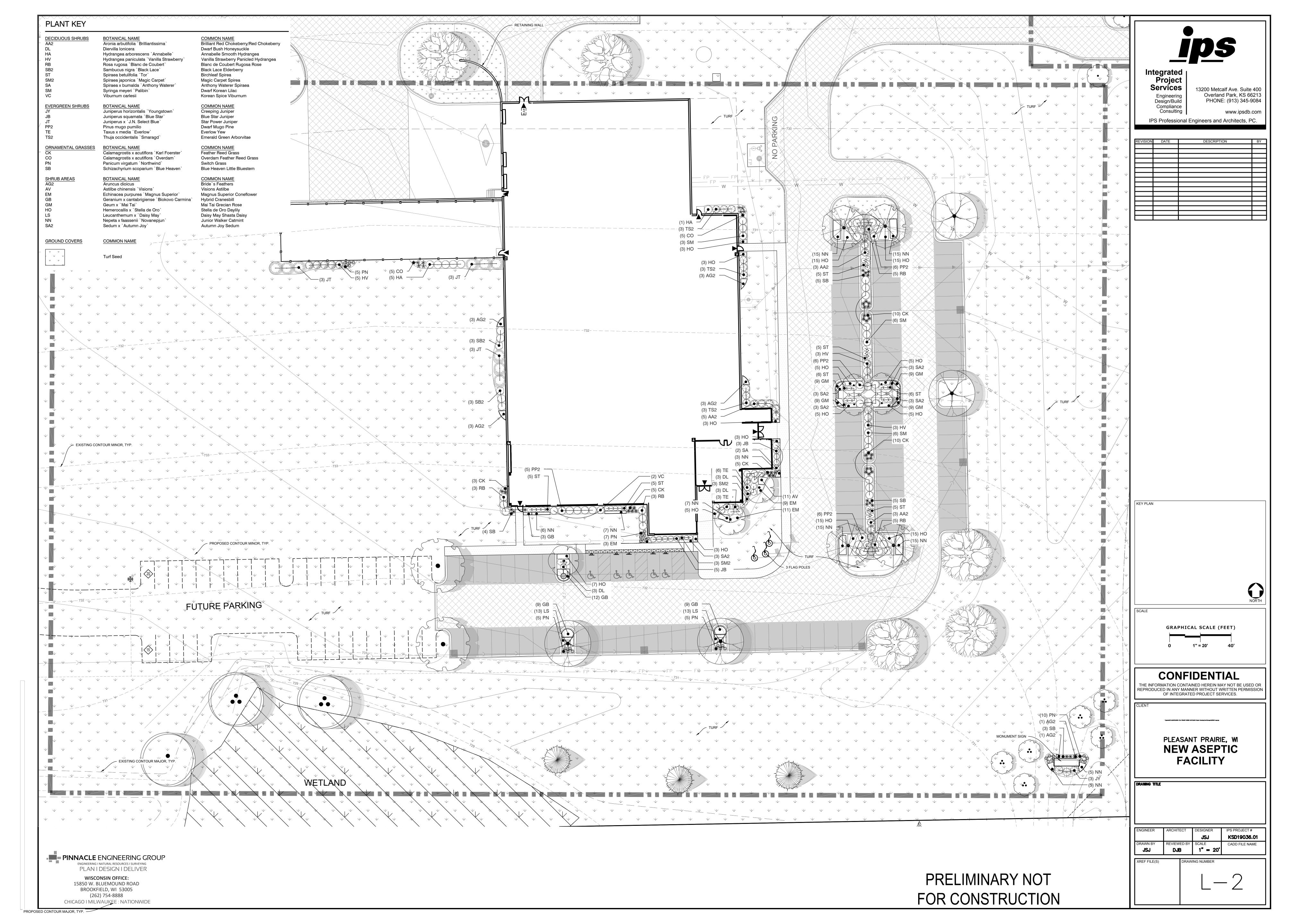
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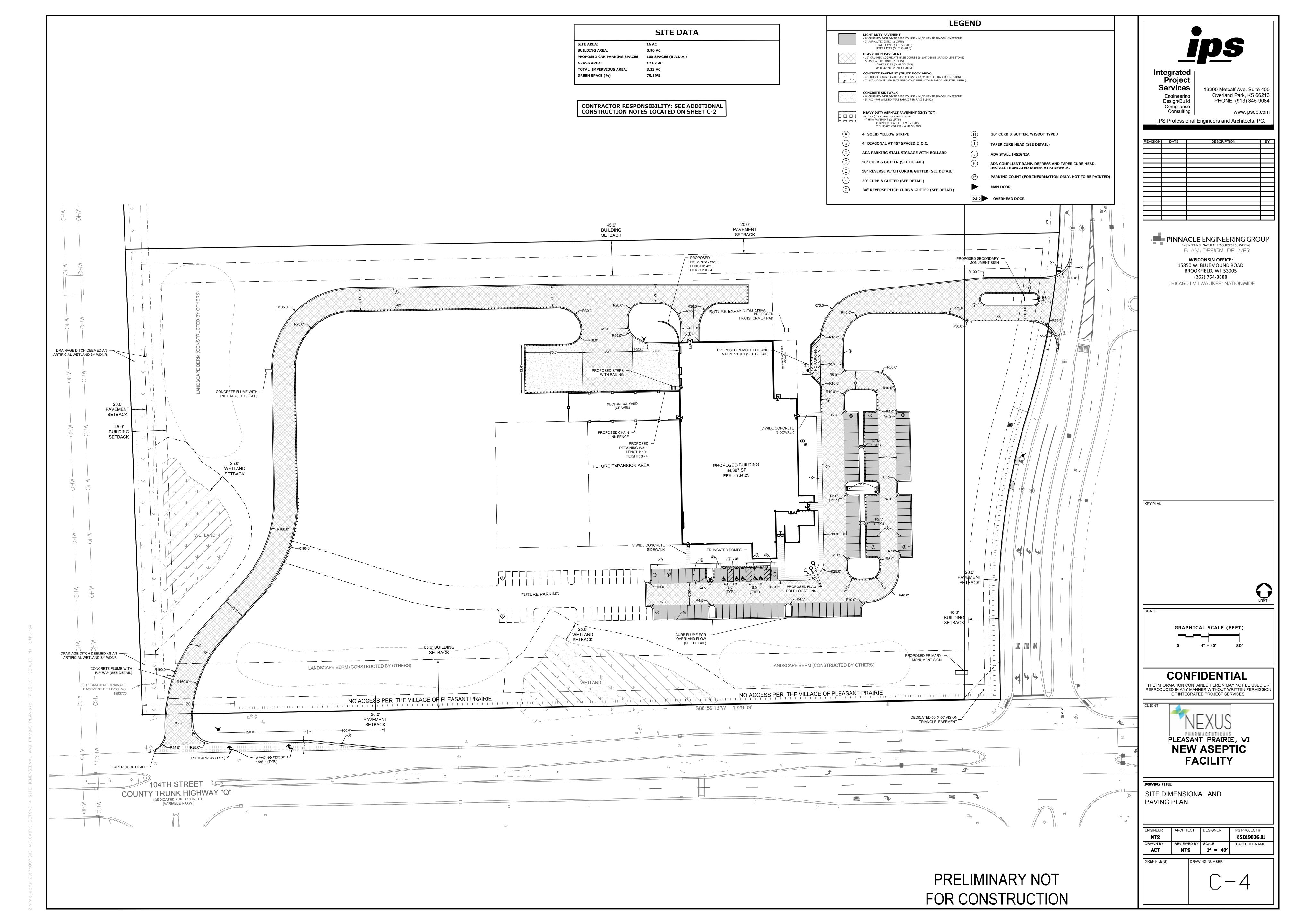
PRELIMINARY NOT FOR CONSTRUCTION

OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.









PRELIMINARY NOT FOR CONSTRUCTION DATE:

Integrated Project Services Engineering Design/Build Compliance Consulting

13200 Metcalf Ave. Suite 400 Overland Park, KS 66213 PHONE: (913) 345-9084

IPS Professional Engineers and Architects, PC.

ENGINEERING I NATURAL RESOURCES I SURVEYING PLAN I DESIGN I DELIVER

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

CHICAGO I MILWAUKEE: NATIONWIDE

CONFIDENTIAL

NEW ASEPTIC FACILITY

DRAWING TITLE

EXTERIOR ISOMETRIC

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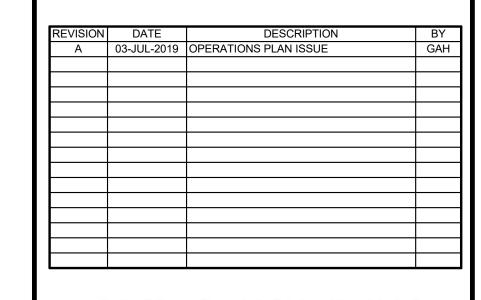
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OVERALL NEW WORK PLAN - FIRST FLOOR



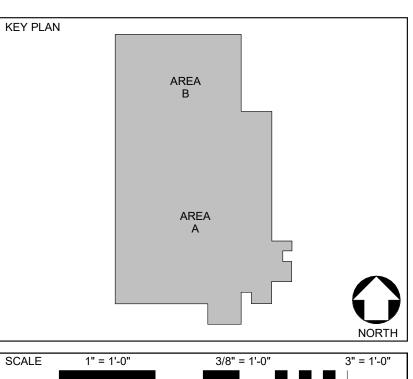
Integrated Project Services 13200 Metcalf Ave. Suite 400 Overland Park, KS 66213 PHONE: (913) 345-9084 Engineering Design/Build Compliance Consulting IPS Professional Engineers and Architects, PC.

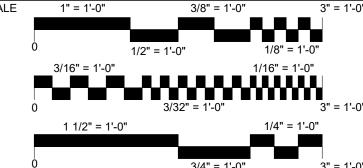


ENGINEERING I NATURAL RESOURCES I SURVEYING PLAN I DESIGN I DELIVER **WISCONSIN OFFICE:**

15850 W. BLUEMOUND ROAD BROOKFIELD, WI 53005 (262) 754-8888

CHICAGO I MILWAUKEE: NATIONWIDE





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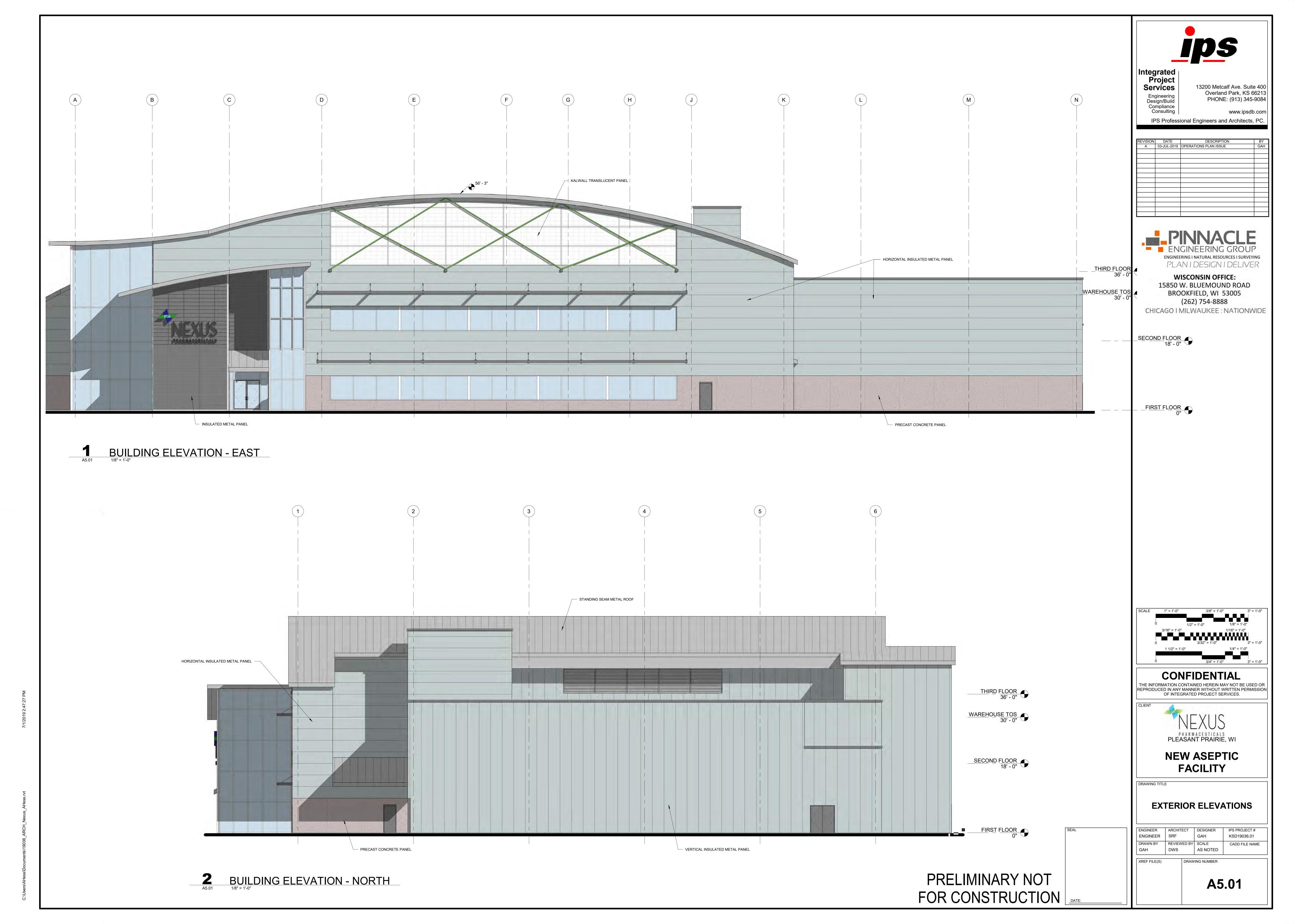
NEW ASEPTIC FACILITY

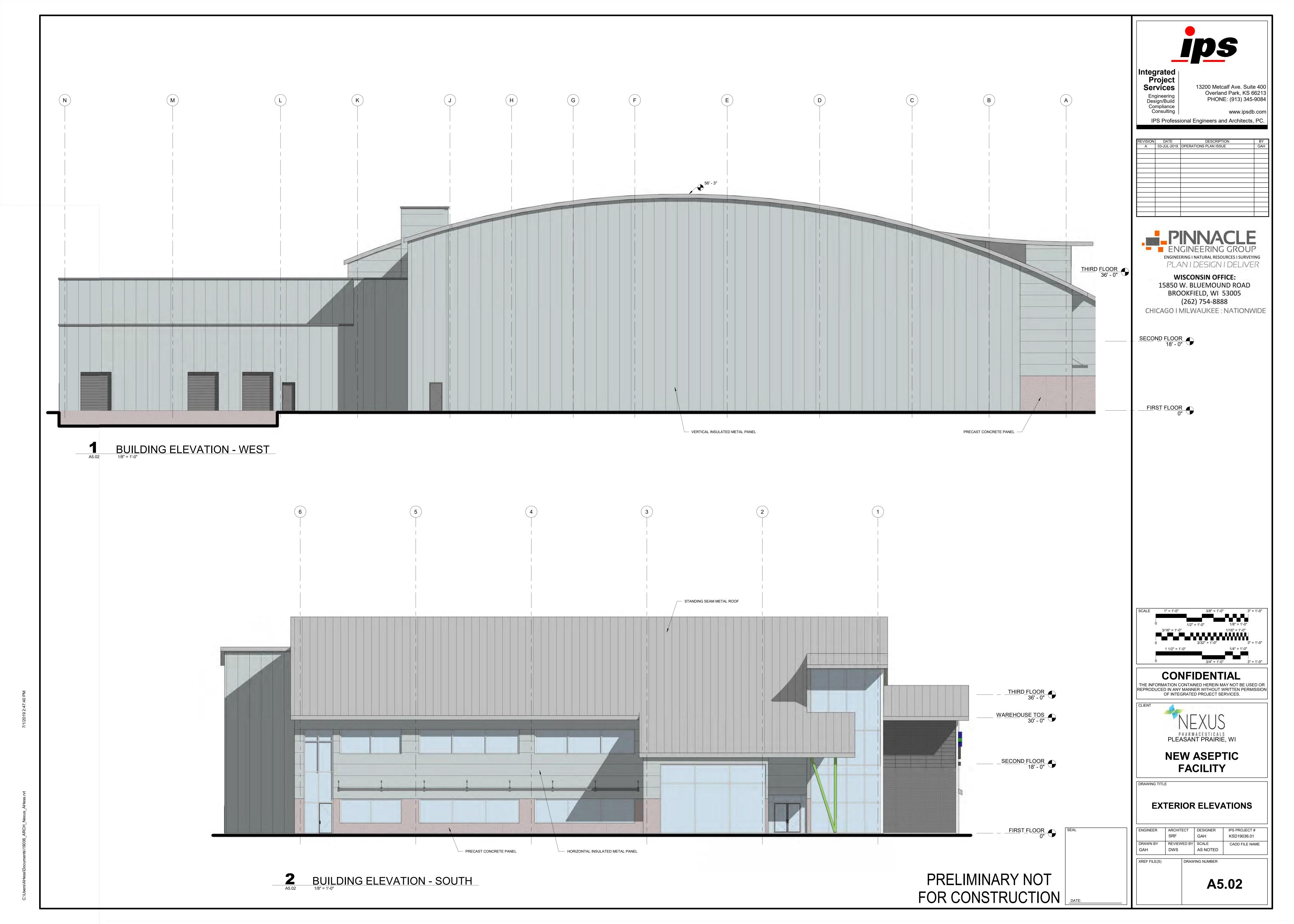
DRAWING TITLE

OVERALL NEW WORK PLAN -FIRST FLOOR

CADD FILE NAME AS NOTED

A3.10





D. Consider the request of Jeff Smith, agent for Verde 88th Avenue, LLC owners of the property located at 11589 88th Avenue in the LakeView Corporate Park for approval of **Preliminary Site and Operational Plans** for site grading, underground utilities and footing and foundation permits for an 86,808 square foot warehouse distribution addition for Volkswagen Group of America, LLC.

Recommendation: Village staff recommends that the Plan Commission approve the **Preliminary Site and Operational Plans** subject to the comments and conditions of the Village Staff Report of August 12, 2019.

VILLAGE STAFF REPORT OF AUGUST 12, 2019

Consider the request of Jeff Smith, agent for Verde 88th Avenue, LLC owners of the property located at 11589 88th Avenue in the LakeView Corporate Park for approval of **Preliminary Site and Operational Plans** for site grading, underground utilities and footing and foundation permits for an 86,808 square foot warehouse distribution addition for Volkswagen Group of America, LLC.

Volkswagen has occupied the existing 250,366 square foot building located at 11589 88th Avenue since 2003 for warehouse and parts distribution facility. At this time they are requesting approval of Preliminary Site and Operational Plans to begin site grading and to install underground utilities and footing and foundation for an 86,808 square foot expansion for additional for warehouse distribution space. [Note: Final Site and Operational Plan approval is required prior to construction of the building addition and all associated required site improvements.]

There are 40 full-time employees working 1 shift at the facility (no new employees are anticipated with the expansion). Upon completion of the addition there we be 133 parking spaces, including 7 handicapped accessible parking spaces with 9 new truck dock doors for a total of 37 truck dock doors. It is estimated that there will be an average of 40 daily automobile trips and an average of 20 day truck trips to and from the site.

Construction is proposed to begin in August and be completed in the spring of 2020.

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

- 1. The Preliminary Site and Operational Plans have been reviewed for conformance with generally accepted engineering practices and Village policies. Although the data has been reviewed, the design engineer is responsible for the thoroughness and accuracy of plans and supplemental data and for their compliance with all State and local codes, ordinances, and procedures. Modifications to the plans, etc. may be required should errors or changed conditions be found at a future date and detailed engineering plans shall be prepared and reviewed. The following changes shall be made to the plans and three (3) revised paper copies and one electronic copy of the Preliminary Site and Operational Plans with a written description of how each of the comments below have been addressed shall be submitted for final staff review:
 - a. Compliance with the **attached** comments from the Village Engineering dated July 17, 2019.
 - b. Verify with Public Works that there is an existing sampling manhole on site that meets the Village current specifications. If there is no manhole on site, revise the plans to show the location and specifications. Contact Tom Hupp with the Public Works Department for any further questions at 262-6766.
 - c. Update the Project Data chart on the cover sheet to include all of the following information:
 - Lot area.
 - Building footprint area.
 - Total building square footage.
 - Total area of impervious area and % of lot area.
 - Total area of open space and % of lot area.
 - Total number of on-site parking spaces (passenger vehicles).
 - Number of parking spaces (passenger vehicles).

- Number of handicapped accessible spaces.
- Number of truck parking spaces.
- Number of load docks.
- d. Correct the government agency contacts to reflect correct Village emails and add Kenosha County contacts on Sheet C-1 and the coversheet of the architectural plans. See **attached** list
- e. Protect all existing trees/berming with fencing to prohibit encroachment of construction traffic. Note and show on Sheets C-6 and C-8.
- f. On Sheets C-5 and A1.1 show the setback of the pavement along the east property line and the angled corner at the intersection. A 20 foot minimum setback is required from the back of curb.
- g. On Sheet A1.1 the directional signs shall not exceed 4 feet in height and setback a minimum of 5 feet from property lines. Sign posts shall match existing sign posts on side (no open tops on poles and no green "u" channel posts). Note height on sign post requirements on the plan sheet.
- h. On Sheet A1.1 the bollards shall be painted to match existing bollards on site. Note color on the plan sheet.
- i. On Sheet A1.1 note the painted color of the relocated screen wall.
- j. All trees at planting shall be a minimum of 6 feet in height. What is the planting height of the 1 gallon grasses at planting? Increase to a 2 gallon or 3 gallon size. Revise Sheet L-3.
- k. Any new permanent dumpster enclosure area shall be screened from public view.
- 1. See below for additional comments that shall be addressed in future Site and Operational Plan submittals. Verify that no comments/changes affect the grading or underground utilities proposed to be constructed prior to approval of Final Site and Operational Plans.
- 2. Compliance with the **attached** comments dated July 22 from the Village Fire and Rescue Department.
- 3. Upon approval of the revised Preliminary Site and Operational Plans, and prior to the issuance of the required erosion control permits, underground plumbing permits and the footing and foundation permits the following shall be submitted (1 paper copy and a pdf copy):
 - a. A copy of the LakeView Commercial Association approval letter.
 - b. A copy of the corrected/revised Industrial Waste Survey. See engineering comments.
 - c. Written approval from any easement holder(s) for proposed grading, utility, and/or other work within easement limits.
 - d. A copy of the required Compliance Letter from the owner stating that the project will comply with all requirements addressed within the Fire & Rescue Department's Memorandum.
 - e. A copy of the Wisconsin Department of Natural Resources N.O.I. Permit.
 - f. Village Erosion Control Permit Application and approved plans including site logistics plan.

- g. The Commercial Building and Zoning Permit application for footing and foundation permit and temporary construction fence with the State approval letter and foundation plans.
- h. The Commercial Underground Plumbing permits with State approved plans and approval letters.
- i. If a temporary development sign listing the project and contractors is proposed, then a Sign Permit Application and related materials shall be submitted.
- 4. Upon satisfaction of the above conditions and prior to work commencing on the site a preconstruction meeting shall be scheduled (coordinate date and time with Jean Werbie-Harris when the permit applications noted above are submitted). The purpose of the preconstruction meeting is to discuss the construction, site logistics, schedule, inspection process and requirements in detail with the owner, engineer, general contractor, grading contractor, underground utility contractor, and the staff inspectors. The Design Engineer of Record shall coordinate, moderate and prepare minutes of the pre-construction meeting. The Developer's Design Engineer of Record is responsible for the following for the Pre-Con Meeting:
 - a. Attendance at Preconstruction meeting <u>Developer/Design Engineer shall invite</u> and attendance is required for the following people at the pre-con meeting Owner, Design Engineer of Record, Project Superintendent for this project, Site Excavator, Utility Contractor and other trades as applicable.
 - b. <u>Pre-construction agenda</u> A sample agenda will be provided by the Village staff to the Design Engineer. The Design Engineer shall tailor the agenda to the project and provide copies for all attendees. (Pre-con minutes shall be emailed by Design Engineer back to all attendees within 7 days of meeting).
 - c. <u>Project construction schedule 11" by 17" must be of readable size.</u> Provide copy for all attendees.
 - d. <u>Site logistics plan</u> identify the trailer location, site contractor directional signage, on-site contractor parking, gravel access road, travel route to the site, construction site fencing location proposed hours of operation. Provide copy for all attendees.
 - e. <u>Final set of approved plans</u> bring 1 full size set and 3 reduced size sets (half size) for discussion purposes.
 - f. <u>Attendee sign in sheet</u> circulate at meeting.
 - g. <u>List of emergency contact information and business cards</u> Owner, Design Engineer of Record, Project Superintendent for this project, Site Excavator, Underground Utilities Contractor, and General Contractor. Provide copy for all attendees.
 - Following the pre-construction meeting all necessary permits and fees shall be paid for and permits obtained from Village Building Inspection Department and construction may commence.
- 5. Prior to issuance of the building/zoning permit for the building, Final Site and Operational Plans shall be submitted to the Village for Plan Commission review and approval. The following shall be addressed on the plans as Site and Operational Plans are developed:

4

- a. All plans shall comply with the Village Site and Operational Plan requirements specified in Section 420-57 of the Village Zoning Ordinance.
- b. The following comments relate to the building plans:
 - i. All entrances and exits should be numbered on the exterior and interior beginning at the\main entrance and moving clockwise around the structure. Numbers should be of a reflective material and must be visible from the farthest point of the adjacent parking lot and placed on the same location of each door.
 - ii. Provide a sample materials and colors board for the building and retaining wall for review.
- c. The following comments relate to the required lighting plan:
 - i. A detailed lighting plan with specifications and a photometric plan is required. Details including pictures of all exterior lighting is required on the plans.
 - ii. The concrete bases of the light standards shall not exceed 12 inches above grade in the passenger vehicle parking area and shall not exceed 36 inches above grade in the truck court area. All concrete, unpainted light pole bases shall be placed within landscaped areas or islands.
 - iii. Exterior lights shall not be turn up/facing or glare onto adjacent roadways or properties to cause a nuisance.
 - iv. All exterior lights shall be installed with the same color and temperature.

6. Other Comments:

- a. Impact fees shall be paid prior to issuance of the building permit pursuant to Chapter 181 of the Village Code (Based upon \$1.94 per \$1,000 of valuation as determined by the Village Assessing Department).
- b. The hours of construction activity, operating heavy machinery or equipment associated with the grading, erosion control device installation, and overall site development shall be allowed from Monday through Friday from 7:00 a.m. to 10:00 p.m. and Saturday and Sunday from 7:00 a.m. to 6:00 p.m.
- c. There shall be no construction vehicle parking or equipment storage permitted on 88th Avenue or 122nd Street. On-site (off-street) parking areas shall be designated to accommodate all construction related workers and site visitors.
- d. Prior to work commencing on the site, all required permits shall be issued by the Village and all required erosion control measures shall be in place and inspected and maintained.
- e. After the installation of the footings and foundations and prior to constructing the building framing/setting pre-cast panels, an as-built survey as stamped by a Wisconsin Registered Land Surveyor shall be submitted to the Village to verify that the buildings meets all of the required setbacks (pdf copy).
- f. Prior to occupancy one (1) electronic copy of the as-built record drawings of all graphical data of all private sewer, water, and storm sewer facilities and underground irrigation systems installed shall be provided to the Village in order for the Village to update the Village's Geographic Informational System.

- Information shall conform to the Village's electronic format requirements. In addition, a paper copy prepared and stamped by the Engineer of Record for the project shall be submitted.
- g. This development shall be in compliance with the Village Land Division and Development Control Ordinance, Village Municipal and Zoning Codes, Village Construction Site Maintenance and Erosion Control Ordinance, Kenosha County Ordinances and the State of Wisconsin Statutes.
- h. All Village fees incurred by the Community Development Department, Village Engineer or expert Assistants required by the Village throughout the development process will be billed directly to the Developer. Such fees shall be paid in a timely manner.

MEMORANDUM

To: Peggy Herrick, Assistant Planner / Zoning Administrator

From: Matthew J. Fineour, P.E.

Date: July 17, 2019

Re: Volkswagen Expansion (DEV1907-002)



Office of the Village Engineer

Peggy,

The Engineering Department has reviewed the submitted engineering plans for the proposed expansion project. We have the following comments noted on the attached mark-up plan and as listed below.

See comments on attached mark-up plan sheets.

- 1. Only plan sheets with comments are included.
- 2. Comments that apply to multiple locations are not repeated for every occurrence.

General

- 3. Verify the proposed building expansion roof drains will be connected to the existing roof drain plumbing system or provide additional information if this is not the case.
- 4. Verify that the sewer and water service to the expansion will be internal from the existing building and no other connections to the municipal water or sewer mains are needed.
- 5. The Department of Public Works will locate and inspect the existing sampling manhole and determine if any upgrades are required at this time.
- 6. All existing site fire hydrants shall be retrofitted to provide a storz connection for the pumper nozzle.

The engineering plans have been reviewed for conformance with generally accepted engineering practices and Village policies. Although the data has been reviewed, the design engineer is responsible for the thoroughness and accuracy of plans and supplemental data and for their compliance with all state and local codes, ordinances, and procedures. Modifications to the plans, etc. may be required should errors or changed conditions be found at a future date and detailed engineering plans are prepared and reviewed.

Attachments: Plan Mark Up, Industrial Waste Survey Excerpt, Village GIS Map, Sewer As-built Sheet

VOLKSWAGEN EXPANSION

PLEASANT PRAIRIE, WI

PLANS PREPARED FOR: **PARTNERS IN DESIGN** RIVERWOODS, IL

PROJECT LOCATION

PROJECT TEAM **CONTACTS:**

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PINNACLE ENGINEERING GROUP 15850 W. BLUEMOUND ROAD, SUITE 210 BROOKFIELD, WI 53005 (262) 754-8888

WERNER BRISSKE, PARTNER PARTNERS IN DESIGN 2610 LAKE COOK ROAD, SUITE 280 RIVERWOODS, IL 60015

APPLICANT: JEFFERY SMITH, P.E. IDI LOGISTICS 9500 W. BRYN MAWR AVENUE, SUITE 140 ROSEMONT, IL 60018 (630) 919-1045

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OFFICE: (262) 636-0549 EMAIL: mt1734@att.com SOUTHEAST WISCONSIN OFFICE: (877) 483-7142

MIKE TOYEK

TIME WARNER CABLE: STEVE CRAMER **UTILITY COORDINATOR** OFFICE: (414) 277-4045 **EMAIL:** steve.cramer@twcable.com **EMERGENCY NUMBER: (800) 627-2288**

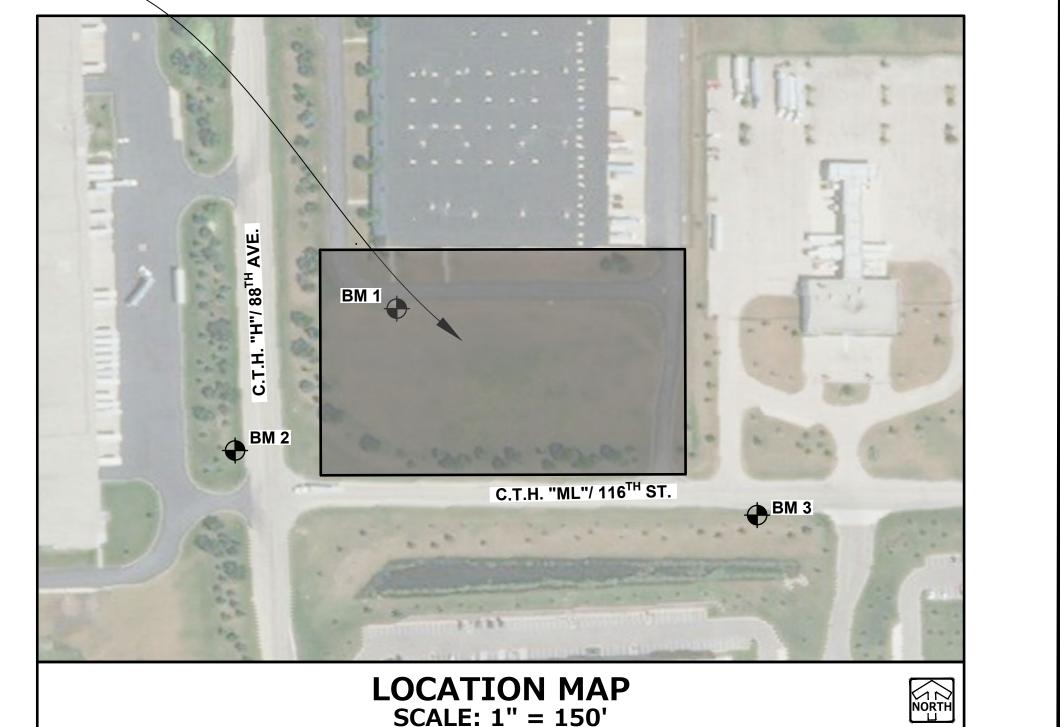
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NATURAL GAS EMERGENCY: (800) 261-5325 **ELECTRICAL EMERGENCY:** (800) 662-4797



BENCHMARKS

VERTICAL DATUM: HORIZONTAL DATUM:

NGVD 29 **NAD 1927**

BM 1: NE FLANGE BOLT HYDRANT EL.= 689.08

BM 2: CHIS. "X" TOP OF E FLANGE OF HYDRANT EL.= 683.68

BM 3: NE FLANGE BOLT HYDRANT EL.= 697.71

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INDEX OF SHEETS

COVER SHEET C-1

C-2 GENERAL NOTES

EXISTING CONDITIONS

C-4 DEMOLITION PLAN

C-5 SITE DIMENSIONAL & PAVING PLAN

GRADING PLAN C-6

C-7 **UTILITY PLAN**

EROSION CONTROL PLAN

C-9 - C-11 CONSTRUCTION DETAILS

LANDSCAPE PLANS

VILLAGE NOTES

PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION CONFERENCE MUST BE HELD AT THE VILLAGE OFFICES. THE PRE-CONSTRUCTION CONFERENCE SHALL BE SCHEDULED AND MODERATED BY THE DESIGNING ENGINEER OF RECORD

REQUIRED SUBMITTALS FOR APPROVAL

1. HOT MIX ASPHALT- MIX DESIGN

2. CONCRETE PAVEMENTS (EXTERIOR) - MIX DESIGN & JOINT PLAN

PAVEMENT STONE BASE COURSE - GRADATION

PIPE BEDDING & TRENCH BACKFILL - GRADATION

5. MANHOLE BACKFILL - GRADATION

6. PAVEMENT MARKING PAINT

REQUIRED SUBMITTALS FOR RECORDS

1. WATER MAIN PIPES, VALVES, HYDRANTS & FITTINGS

2. SANITARY SEWER PIPE & FITTINGS

3. STORM SEWER PIPE, STRUCTURES, & FITTINGS

4. TRACER WIRE

5. UNDERGROUND UTILITY LOCATION RECORD DRAWINGS

6. ADA SIGN, PAINT & STENCILS

CHEMICAL SOIL STABILIZATION MIX DESIGN (IF APPLICABLE)



Milwaukee Area (414) 259-1181 Hearing Impaired TDD (800) 542-2289 www.DiggersHotline.com

EXPIRATION DATE: JULY 31, 2020

PINNACLE ENGINEERING GROUP, LLC - ENGINEER'S LIMITATION

PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE TH ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE

REVISIONS

ABBREVIATIONS

PC

ROW

POINT OF CURVATURE

POINT OF VERTICAL INTERSECTION

POINT OF TANGENCY

RIGHT-OF-WAY

STORM SEWER

TOP OF BANK

TOP OF CURB

TOP OF PIPE

TOP OF WALK

WATER MAIN

SANITARY SEWER

TANGENCY OF CURVE

TOP OF FOUNDATION

INTERSECTION ANGLE

PINNACLE ENGINEERING GROUP

TOP OF SIDEWALK

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

15850 W. BLUEMOUND ROAD

VOLKSWAGEN EXPANSION

COVER SHEET

PLEASANT PRAIRIE, WI

Z:\PROJECTS\2018\1248.00-WI\CAD\SHEETS\1248.00-WI COVER SHEET.DWG

LEGEND

SANITARY SEWER MANHOLE

PRECAST FLARED END SECTION

STORM SEWER CATCH BASIN (ROUND CASTING)

STORM SEWER MANHOLE

CONCRETE HEADWALL

VALVE BOX

CLEANOUT

FORCE MAIN

DRAIN TILE

STORM SEWER

FIRE PROTECTION

ELECTRICAL CABLE

OVERHEAD WIRES

TELEPHONE LINE

UTILITY CROSSING

POWER POLE

GUY WIRE

CONTOUR

STREET SIGN

SPOT ELEVATION

CAUTION EXISTING UTILITIES NEARBY

PRIMARY ENVIRONMENTAL CORRIDOR

HIGH WATER LEVEL (HWL)

DITCH OR SWALE

DIVERSION SWALE

SOIL BORING

TOPSOIL PROBE

FENCE LINE, WIRE

CONCRETE SIDEWALK

CURB AND GUTTER

DEPRESSED CURB

EASEMENT LINE

C & G

NORMAL WATER LEVEL (NWL)

DIRECTION OF SURFACE FLOW

OVERFLOW RELIEF ROUTING

FENCE LINE, TEMPORARY SILT

FENCE LINE, CHAIN LINK OR IRON

FENCE LINE, WOOD OR PLASTIC

REVERSE PITCH CURB & GUTTER

BASE LINE

CATCH BASIN

CENTERLINE

FLOW LINE

FLOODWAY

INVERT

MANHOLE

FLOODPLAIN

LONG CHORD OF CURVE

CURB AND GUTTER

DEGREE OF CURVE

EDGE OF PAVEMENT

HIGH WATER LEVEL

LENGTH OF CURVE

FINISHED FLOOR

FINISHED GRADE

TREE WITH TRUNK SIZE

GRANULAR TRENCH BACKFILL

ELECTRICAL TRANSFORMER

POWER POLE WITH LIGHT

FIRE HYDRANT

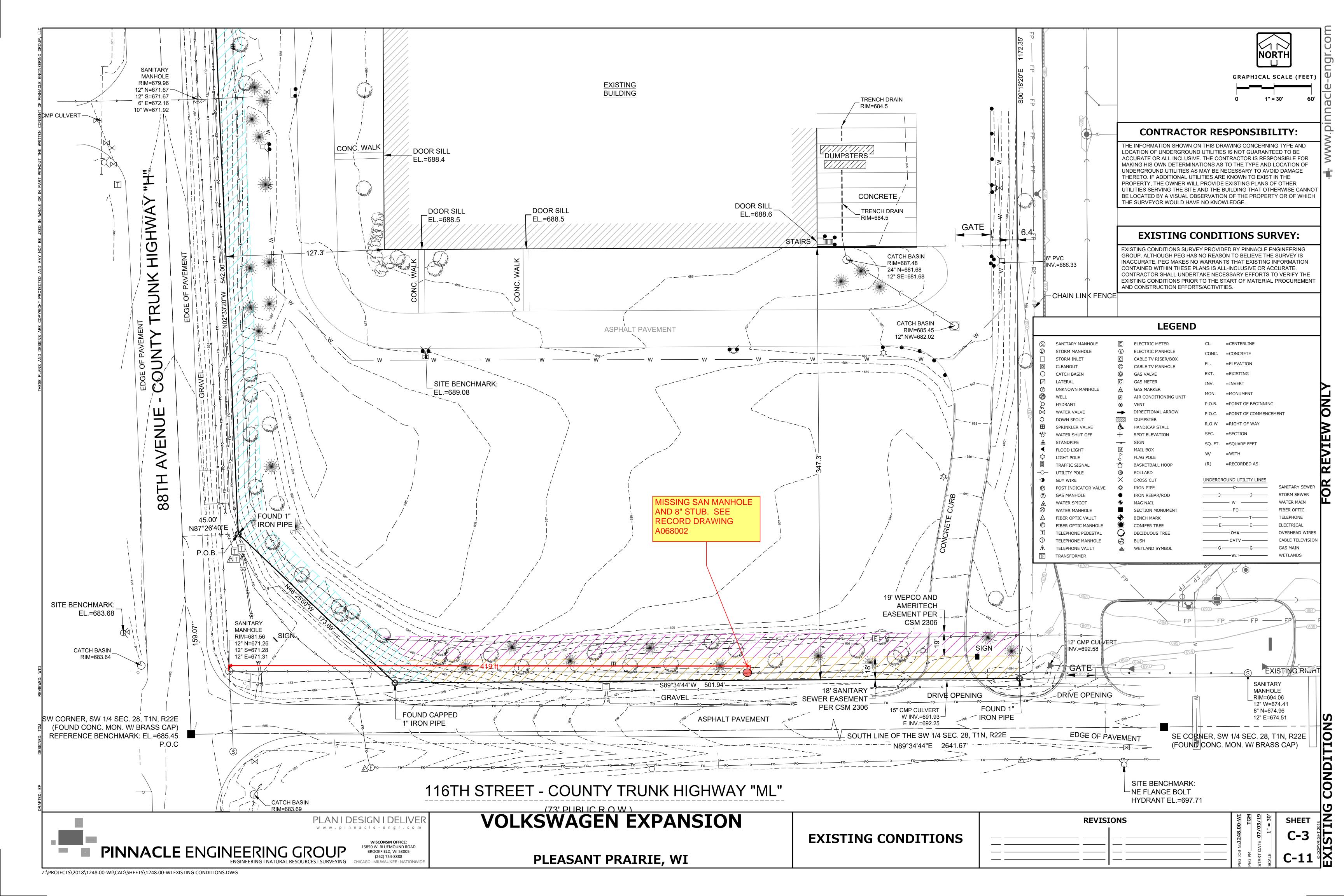
SANITARY SEWER

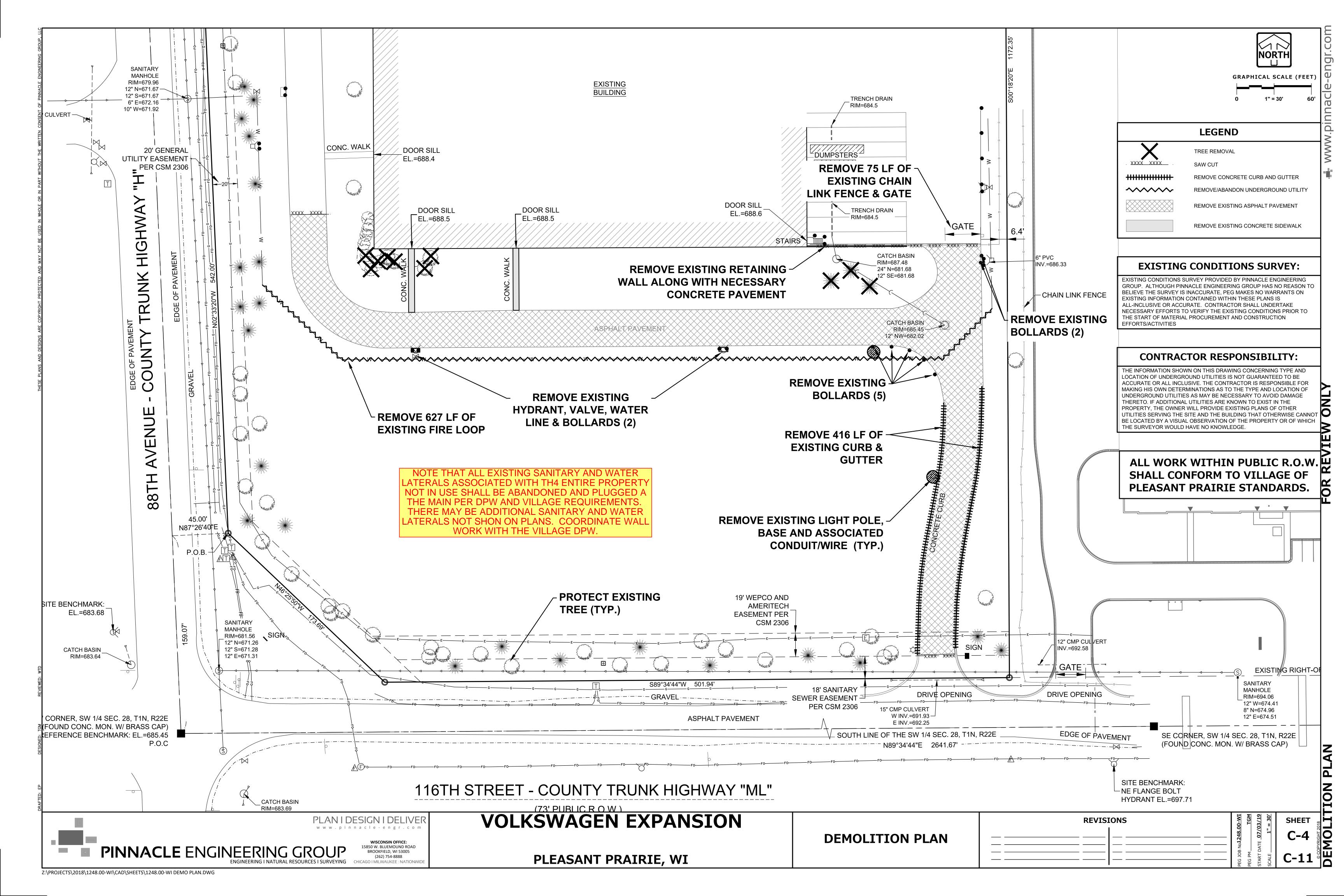
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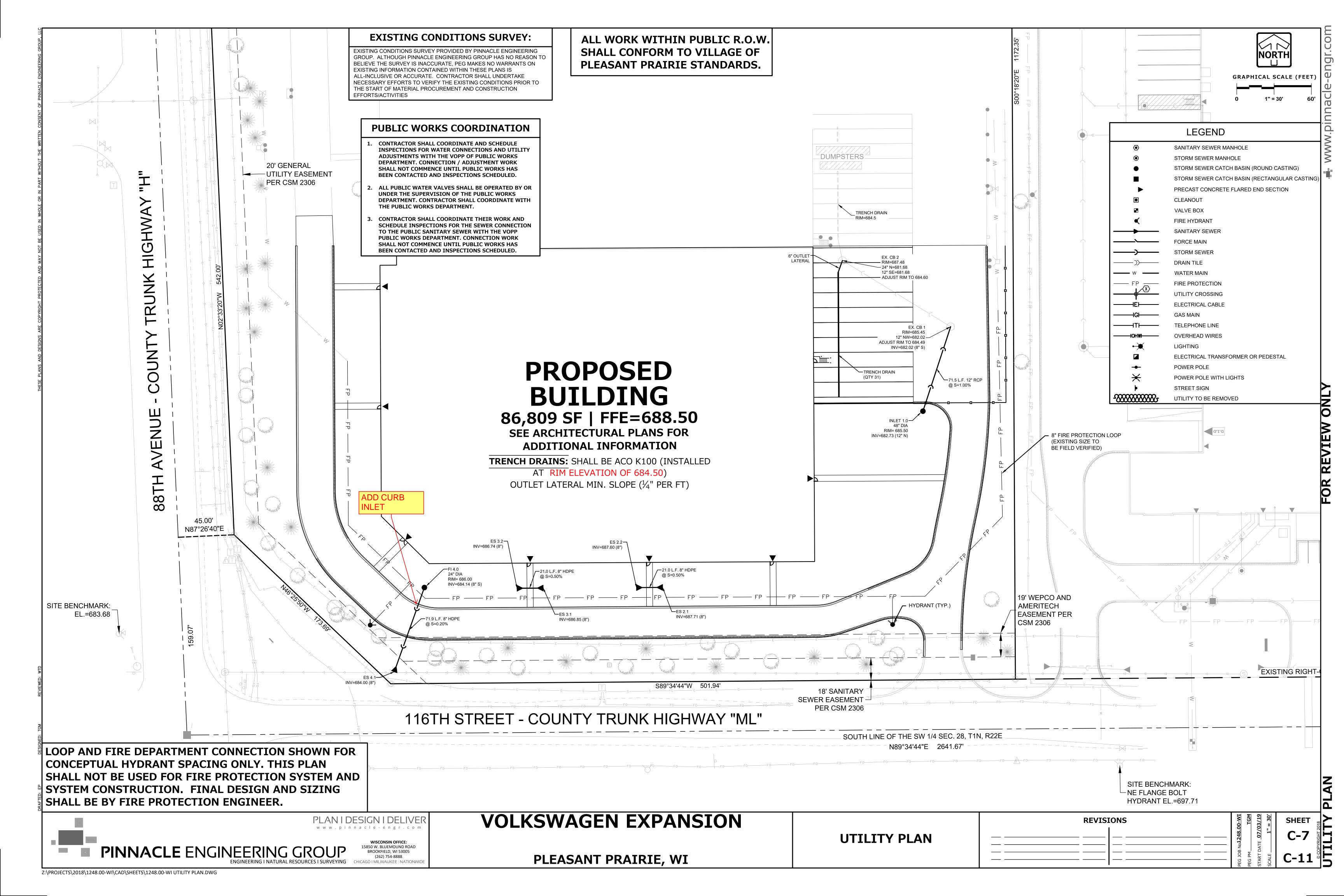
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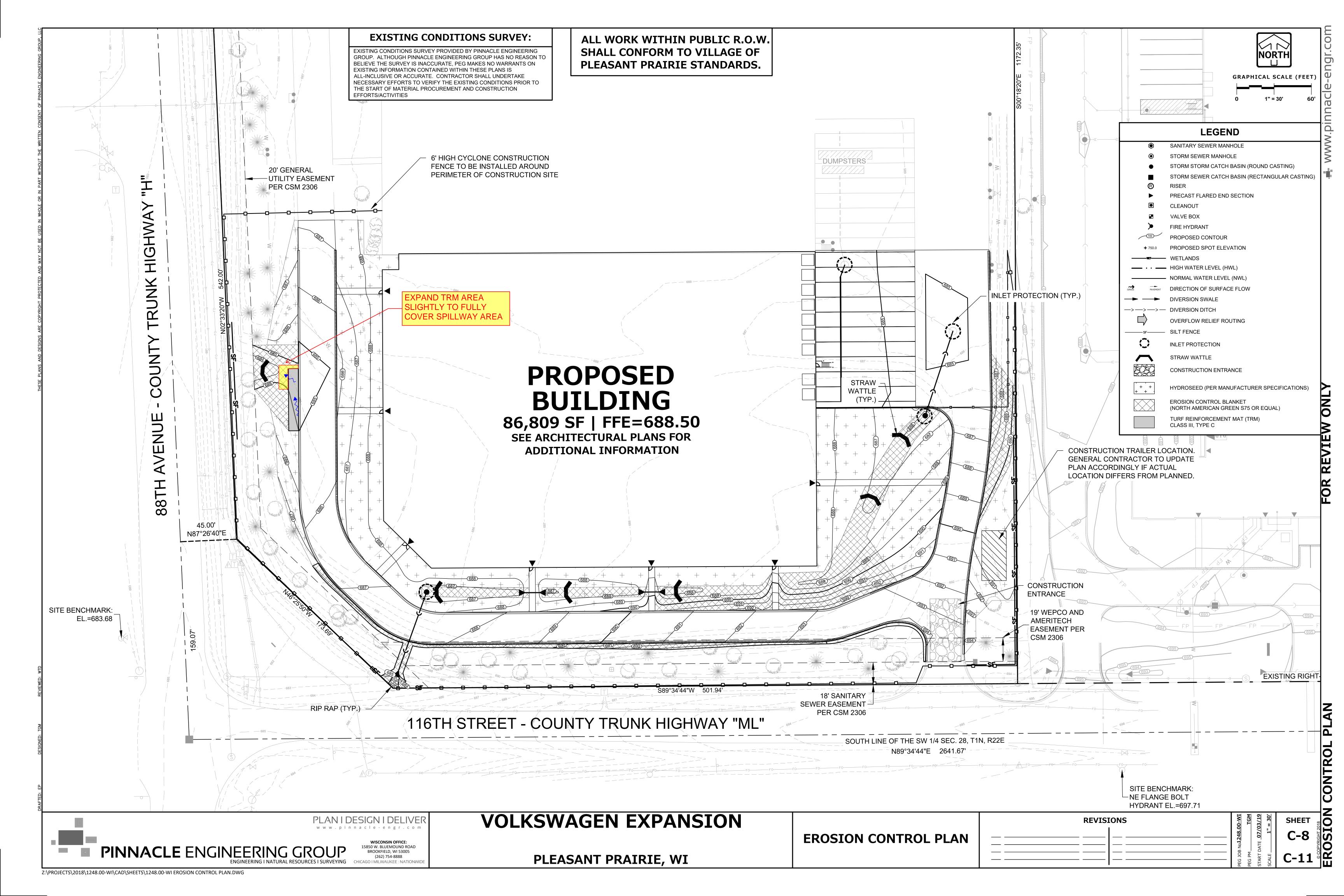
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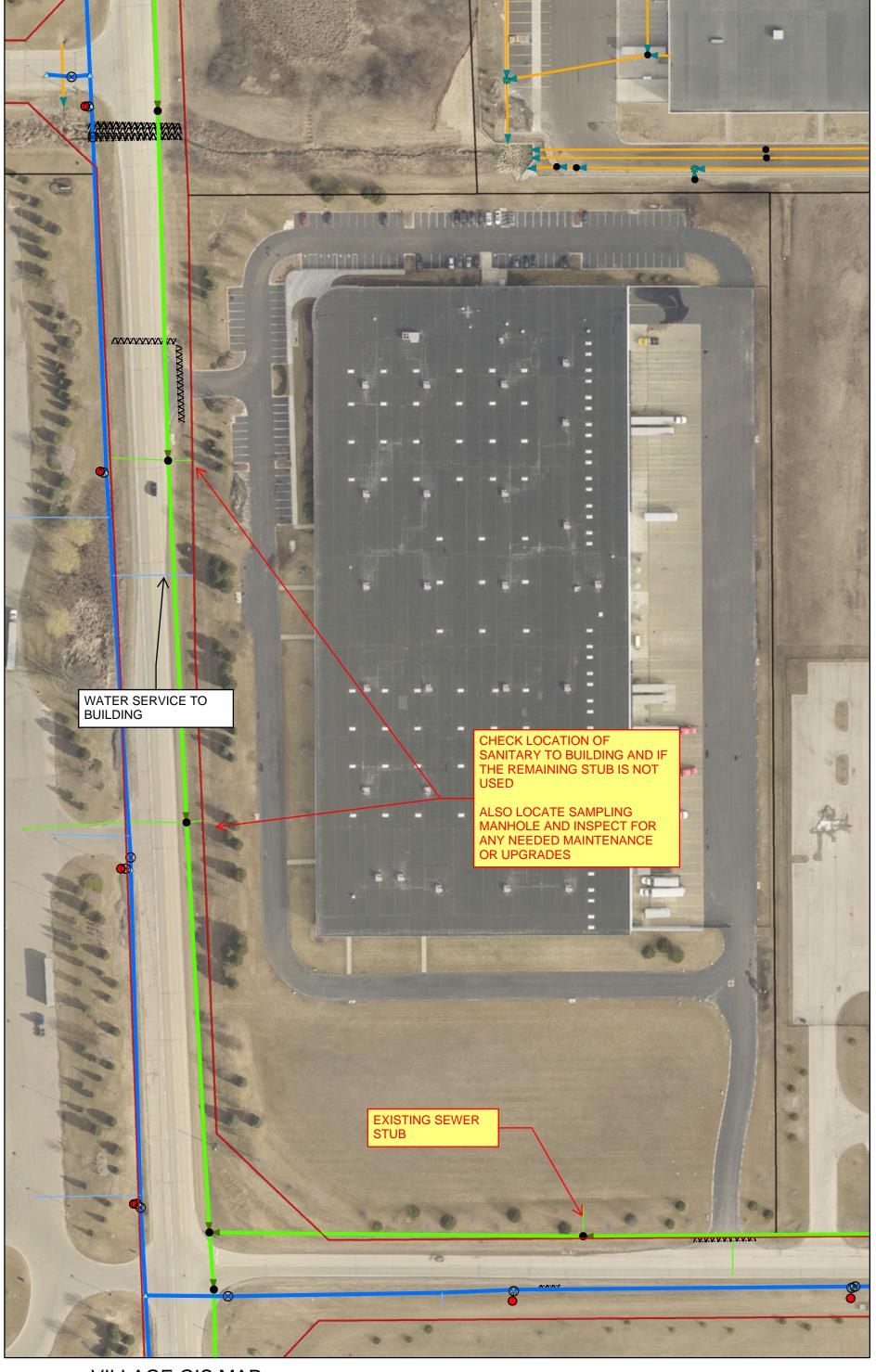




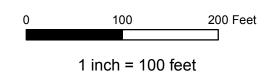


INDUSTRIAL WASTE SURVEY EXCERPT

2.	For each process wastewater stream list all the materials and pollutants which to believe may be present in the discharge.									
	NONE									
3.	Contact cooling water is cooling water that during the process material, thereby becoming contaminated. Non-contact coolin with process materials. Does this facility utilize cooling water	ng water does not come into contact								
4.	be helpful EITHER IS AN EXISITNG ving flows. If sanita estimate by SAMPLING MANHOLE ich employee (i.e. w	ew of previous water usage bills may ary flow is not metered, provide an vater balance).								
	OR ONE NEEDS TO BE PROVIDED.	Type of Wastewater Discharge (Continuous, Batch, None)								
Sanitar	ry Usage	BATCH								
Proces	s Wastewater Usage	NA								
Coolin	ng Water Usage	N/A								
Other !	Usage	NIA								
Total V	Volume									
5.	Describe all locations where wastewaters enter the collection	system N/A								
		7 11								
6.	Is there a sampling manhole on site? No Yes	the second secon								
	If yes, describe the locations:									
7.	Are sanitary and process wastewaters separated?	No Yes								
8.	Is boiler blowdown water discharged to the sanitary sewer?									
9.	Does your facility haul any process wastewater?	No Yes								
Compl	liance Information									
1.	Is there any usage of toxic compounds at the facility?	No Yes								
	If yes, list and use check list on last page.	1 1 1 1 1								
2.	Are there any floor drains in the manufacturing or chemical st	orage area? No Yes 🔨								
3.	Is there a Spill Prevention Control and Countermeasure Plan is									
	No Yes If yes, describe procedure:	AS DIRECTED by								
	VWGOA EMERGENCY RESOONSE									









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VILLAGE STAFF MEMORANDUM

TO: Jean Werbie-Harris, Community Development Director

FROM: Craig Roepke, Chief Fire & Rescue

CC: Peggy Herrick, Assistant Planner, Community Development

Aaron Kramer, Deputy Planner, Community Development

SUBJECT: Fire Department review of VW building addition

Permit/Trakit#: DEV1907-002

DATE: July 22, 2019

These are comments for the VW building addition information received. The Fire & Rescue Department have the following comments regarding the above project.

- The existing fire loop piping shall be removed so that it does not remain any under new structures to be built.
- 2. The fire loop road access is agreed to be 25' in width.
- 3. The overall fire alarm nomenclature shall be reviewed and modified as needed to ensure consistency and continuity so that the overall building alarm design is shown as one entity. (Example devices shown as main .v addition). The AHJ shall review prior to occupancy.
- 4. Any additional fire protection systems including sprinklers, risers and/or detections systems shall follow the existing building identification labelling.
- 5. Existing hydrants to be retrofitted with new Storz pumper nozzle connection. Any new hydrants to follow existing spec. with Storz connection.
- 6. Review and retrofit all on-site hydrants to the new hydrant color scheme. See Item #27.
- 7. Review door numbering and correct as needed. Number doors if not existing. See item #16.
- 8. See comments below regarding new requirements for Sprinkler & Alarm print copies within the pump room.
- Existing Knox Boxes may be re-used. Additional K-Boxes may be required once the fire riser locations are established.
- 10. AED. If not existing, acquire and make accessible an AED in the most appropriate location.
- 11. Standpipes/hose valves required on the doors in the affected addition.
- 12. Adjust all existing Knox Boxes to the new height standard.

Distribution of Comments: the person who obtains the building permit to all contractors and subcontractors affected by this document shall distribute copies of these comments. This document outlines critical times and deadlines. All recipients of this document must become familiar with the contents.

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

Planned Unit Development: Should this project fall under a zoning PUD agreement or other negotiated provisions

by the Village of Pleasant Prairie, these comments and requirements may supersede and be more stringent than other State or building related rules or code sets.

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

Conflicts: In the event a conflict in code(s) is identified, or a conflict with the insurance carrier criteria occurs, the more stringent shall apply. In the event this conflicts with any codes adopted by the State of Wisconsin, the owner must petition the State directly for a variance. The Owner must demonstrate that they will provide materials or design equivalent to the code or that they will exceed the code when petitioning the State of Wisconsin and/or the Village of Pleasant Prairie where applicable.

Fire Safety System Plans: such as fire sprinkler and fire alarm plans, will need to be submitted to the State of Wisconsin Department of Safety and Professional Services and also to this fire department for review. No installation of any fire protection system is allowed until a satisfactory review is obtained from both departments.

FIRE ALARM AND SPRINKLER PLANS ARE A SEPARATE SUBMITTAL TO THE FIRE DEPARTMENT.

DUE TO CONSTRUCTION AND TIME CONSTAINTS FIRE PROTECTION SUBMITTALS MAY AND ARE TYPICALLY

BROKEN INTO AN UNDERGROUND SUBMITTAL AND AN ABOVE GROUND SUBMITTAL.

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

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

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

Attn: Laurie Waldenstrom

Website: https://pleasantprairiewi.gov/departments/fire rescue

2. Site Access:

- a. Access shall be provided around the perimeter of the site for Fire Department apparatus, and must comply with the State of Wisconsin and the International Building Code, 2015 edition.
- b. All entrances from public streets, as well as road and driveways around the proposed building shall be a minimum of 30 feet wide.
- c. All roadways and fire lanes shall be unobstructed and not used any part as a parking area for automobiles, semi-trucks or trailers. Fire lanes shall comprise of a hard and maintainable surface throughout all seasons.
- d. All exterior exit pathways as well as access to the Fire Pump or riser room shall have a hard surface, leading to a hard surface. This includes all exit doors from the facility. These pathways shall be maintained and accessible at all times.
- e. An exterior personnel door shall be located in close proximity to each fire sprinkler riser.

3. Gates / Barriers:

- a. Any gates or barriers that are employed or installed on a private roadway or access shall have a minimum width clearance of sixteen (16) feet. Builder/developer to identify any other gate widths and obtain written AHJ variance approval.
- Gates or barriers that are locked must have the ability for the AHJ to remove, unlock or disable either manually or automatically the securing mechanism to open or raise the gate or barrier.
 Builder/developer to identify methodology of such mechanisms.

- c. Any barrier or gate that raises vertically at a pivot point to allow for passage must provide for at least 90 degrees of clearance from the ground to the bottom of the gate or barrier.
- d. Gates or barriers that raise vertically shall have a minimum vertical clearance of 13'6".
- e. There shall be a manufacture endorsed mechanism or process to secure the gate or barrier in the open position without utilizing personnel or ad-hoc methods to maintain an open condition.
- f. There shall be Knox padlocks, Knox key switches, or other AHJ approved devices on all gates on site. The Fire & Rescue Department will review the proper placement and operation of the Knox system locks & Boxes.
- g. The gate or barrier access on premise shall be readily identifiable and in contrast to fencing by the AHJ.
- 4. **Compliance**: A letter shall be submitted to the Fire & Rescue Department prior to receiving a building permit, stating that the project will comply with all requirements addressed within this document. This document shall be received prior to holding any pre-construction meeting.
- Required Licenses: A Wisconsin licensed fire protection contractor and/or sprinkler fitter must install any and all dedicated fire protection underground fire mains and aboveground fire protection as defined in WI SPS 305 subchapter V
- 6. **Insurance Carrier:** The Owner of this project shall submit to the insurance carrier for review the plans for both underground water distribution and fire protection prior to construction. The Fire & Rescue Department shall receive a copy of the comments when plans are submitted for review.
- 7. Review and Comments: the Fire Department will review and comment on the following areas outlined below.
 - A. Site and Operational Permits
 - 1. Site accessibility (Plans provided do not specific clearances or distances)
 - 2. Fire Pump Location
 - 3. Pumper Pad
 - 4. Fire hydrant spacing
 - B. Conditional Use and Operational
 - 1. Standpipe outlet locations .
 - 2. Fire alarm pull stations
 - 3. Emergency and Exit Lighting
 - 4. Fire extinguishers

8. Plan Review, Permits and Fees

- a. The plans for the fire protection underground, aboveground and fire alarm system shall be submitted to the AHJ for review;
- b. It is common and typically recommended that the protection underground and aboveground (Sprinklers) are split into separate reviews in the interest of time and construction.
- The Village will use an independent fire safety consultant for review of all fire protection plans submitted.
 - i. Standard review periods are 21 business days
 - ii. Expedited reviews at 10 business days are available for an extra cost.
 - iii. Plan review times begin the day after the plans are received by the contract reviewer.
- d. Contacting the third-party reviewer directly for submission is not allowed. Subsequent design questions and clarification dialogue is permissible.
- e. An approved & stamped AHJ review must be completed before any permits will be issued and before construction may begin.
- f. A submittal is not considered permitted or an approved plan.

- g. Acquiring WI State approved plans is not an alternative to bypass the AHJ permitting process.
- h. A Building Department Low voltage permit must also be secured by the fire alarm installer.
- i. Applications & assistance can be found at https://www.pleasantprairiewi.gov
- 9. **Permit fees:** must be paid at time of submission for review. Work cannot begin until all permits have been issued. A typical review turnaround is four weeks

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

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

NOTE: Permits are required from the Fire & Rescue Department for the installation of water main in addition to any permits required by other Village of Pleasant Prairie Departments.

10. Occupancy:

- a. All fire and life safety requirements must be in place and operational prior to any building being occupied.
- b. No occupancy inspections shall be scheduled until all life-safety systems are complete.
- c. Key life safety systems include: Fire sprinkler system, Fire alarm system, Fire extinguishers, Emergency Lighting, and any additional requirements determined by both the Fire Department and/or the Village Building inspection department.
- d. AEDs as required are in place.
- e. Building access keys and related interior access methods must be in place.
- 11. Hazardous Occupancies: Should there be identified hazard occupancies with this project, the Fire & Rescue Department will need more than the typical four week time period to review potential Hazardous Occupancies. The owner must contact the Fire & Rescue Department as soon as possible to begin the review process.
- 12. Exterior Doors: All outside doors must have access to the interior. Such as a lock and handle provided at each door.
- 13. **AED:** The owner may be required to acquire and install one or more public access Automatic External Defibrillator (AED) onsite for employee and public use in the event of a sudden cardiac arrest. It is suggested that during the construction phase that a location(s) be identified so that options for recessed cabinets may be determined.
- 14. **Storage:** Maximum height, width and aisle ways and egress pathways must be maintained and will be enforced. The same concerns apply to the storage of quantities of combustibles (plastics and cardboard) and other storage of flammable liquids or chemicals must also be properly identified, placarded and stored.

15. Elevators:

- a. If applicable, must comply with Village of Pleasant Prairie Ordinance 180-20, including acceptable minimum size and emergency notification.
- b. Review the proper sizing requirements with the fire department early in the planning process.
- c. Elevator emergency phone notification shall dial the Pleasant Prairie Dispatch emergency number or 262.694.1402
- d. Provide copy of State inspection approval to use documents to AHJ.
- e. In addition to the required "Drop-key" in the elevator key box, provide two additional "drop-keys" appropriate for the elevator manufacturer type to be delivered to the AHJ as part of the access key requirement.
- f. Ensure that additional elevator "Barrel" keys are available for Knox Box placement for use in accessing the required elevator wall mounted key box as reference in WI SPS 318.1708(10)(b)
- 16. **Door Numbering:** Each exterior door shall be sequentially numbered.

- a. Shall consist of a 4" reflective number in a color that is contrasting to the door color.
- Numbering shall be in an increasing sequence and located in the upper right-hand portion of the door.
- c. The starting numbering point shall be determined in the field and approved by the AHJ.
- d. Door numbering shall also be identified in some manner on the interior.
- 17. **Door numbering Internal:** in multi-unit dwelling buildings a numbering scheme shall be devised so that locations of a room are intuitively expected. Each room shall have a unique number assignment.
- 18. On Premise Secure Key System: Knox Company Rapid Entry System, "Knox Boxes" shall be provided for the building. The Knox Boxes shall be Model 4400. Two sets of all keys (Master, fire alarm pull station, annunciator, elevator, etc.) shall be placed within the box. This includes key cards, FOBs or other electronic access devices used to access both interior and exterior doors.
- 19. **Fire Extinguishers:** Shall meet NFPA 10 (Portable Fire Extinguishers) for the specific use of the building and be in sufficient number. Final approval, of fire extinguisher locations and quantity, will not be given until occupancy is taken, to see how a tenant furnishes the space. The company providing the fire extinguishers shall submit a letter to the Fire and Rescue Department stating the locations and size of the extinguishers are in compliance with NFPA 10.
- 20. Emergency and Exit Lighting: Exit and Emergency Lighting shall be provided and shall have battery backup. Combination units are acceptable and recommended. An emergency generator and transfer switch designed for such uses eliminates the need for EM lighting battery backup. These circuits shall be clearly labeled as applicable.

21. Sprinkler System:

- a. The building shall be equipped with an "automatic fire sprinkler system". The systems shall be designed and constructed to the current printed edition of NFPA 13, Automatic Fire Sprinklers and the Village of Pleasant Prairie Ordinance 180-16, Automatic Fire Sprinklers. Confirm NFPA edition with the Fire Department prior to system design.
- b. Fire Risers shall be durably labeled with the system or riser identification.
- c. Outside/exterior Riser Control Valves: Where installed, outside control valves shall be durably labeled with the associated system or riser that it controls. Any outside valves such as PIVs or OS&Y valves shall be locked with chain and/or commercially breakable locks.
- d. Hydrant flow test values for sprinkler design purposes shall be no older than one year from the above ground fire submittal date.
- e. If exterior building riser valves are in place in raised loading dock areas, they shall be accessible by dock platform stairs so that valves can be accessed and operated in a safe manner.
- f. An "as-is" drawing of the fire sprinkler system shall be provided and posted in the riser or pump room of the building. The size of the drawing shall be at least 22"x34" (ANSI D) in size and no larger than 34"x44" (ANSI E). In multi-floor projects, each floor shall be a separate page. The maps shall either be mounted on a wall within the pump/riser room or reliably hung and removable from the wall. Maps shall be laminated. An electronic copy shall also be provided to the AHJ in PDF format.
- 22. The following information as applicable, must be submitted with the sprinkler plans for review:

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

23. **Fire Hydrants:** Fire hydrants shall meet the current Village of Pleasant Prairie hydrant specification. Fire hydrants shall be spaced no more than 350 feet apart around the perimeter of the building, per Village Ordinance §180-16. The distance from the finished grade line to the lowest discharge shall be no less than 18

inches and no more than 23 inches.

- 24. **Fire Protection Loop:** As applicable for building type or unless otherwise approved in writing by the AHJ, a fire protection (hydrant) loop shall be required as part of the overall fire protection systems as outlined in §180-16(K)(5).
- 25. **Fire Hydrant Acceptance**: Prior to the fire sprinkler system connection to any new water mains (including water mains, fire hydrants, laterals leading to the building and risers) must be hydrostatically tested flushed according to National Fire Protection Association (NFPA) code standard 24 and witnessed by the Fire Chief or designee.
- 26. **Fire hydrant / water main flushing:** can be disruptive to the job site and requires significant coordination of all sub-contractors by the General Contractor. Nonetheless flushing is an essential part of assuring public safety. The General Contractor is highly encouraged to coordinate the flushing of all new water mains, fire hydrants, laterals leading to the building and risers with both the sub-contractors responsible, the Village of Pleasant Prairie Engineering Department, Fire & Rescue Department and the Water Utility Department, prior to seeking a 'clean water sample' on this site.
- 27. Fire Hydrant Colors: The following hydrant color scheme shall be adopted;
 - a. Any non-pressurized private hydrant shall be painted solid Blue. Sherman Williams Blue Chip (SW6959) in color, both barrel and caps. These fire hydrants are owned by the property owner and will be maintained by the owner. This would include at least the FDC pumper pad hydrant.
 - b. Yard fire hydrants are located on a fire loop fed by a fire pump and shall be painted a solid yellow color, both barrel and caps. These fire hydrants are owned by the property owner and will be maintained by the owner. Existing hydrants to re-paint using Mueller Yellow (Sherwin-Williams KEM400 F75YH1). New Hydrants using Mueller Yellow (Sherwin-Williams Polane F63YL14).
 - c. Municipal fire hydrants located in the easement property, road right-of-way, shall be solid red in color, both barrel and caps. These fire hydrants are the owned by the Village of Pleasant Prairie and will be maintained by Pleasant Prairie Public Works
 - d. Hydrants with Storz connections; do not paint the Storz portion of the hydrant.

28. Bollards:

- a. Shall be placed near fire hydrants, remote post indicator valves (PIV) and Fire Department connection(s) that are subject to damage.
- b. Bollards shall be six (6) inches in diameter. Bollards shall not obstruct charged fire hoses.
- c. It is recommended that the Fire Department approve the location of the bollard(s) before final placement is made.

29. Standpipes:

- a. Where required, standpipes/hose valves shall be wet and placed adjacent to all exterior exit doors, same side as the door handle/knob. Village Ordinance 180.16 (I).
- b. The building protection system shall be equipped with standpipes that shall consist of 2-½ inch NST valve, capable of delivering 250 GPM, at 75 PSI measured at the standpipe valve.
- c. No 1-1/2" cap reductions are required.

30. Pump Room / Riser Room Door:

- The exterior door that accesses either the fire pump or riser room shall be labeled in the following manner outlined below
 - i. At the center upper 1/3 of the door, utilizing 4" reflective RED or WHITE block lettering contrasting to the door color, with the following title.
 - ii. "FIRE PUMP ROOM" or "FIRE RISER ROOM", respective for the type of existing room.
- b. This door shall have a Knox-Box installed adjacent to the door. The specific location heights and

details are documented in the "Fire Department – Appendix A" attachment.

31. MSDS / SDS Station:

- a. Within the pump or riser room locate a (SDS) Safety Data Sheet Station in a conspicuous and accessible location. The station shall be labelled so to be readily identified.
- b. Products used for maintenance, production or stored within the facility shall have their SDS information located at this SDS station.
- c. The SDS information shall be organized in such manner that access to product information is intuitive.
- d. The contents of the SDS station shall be updated and/or reviewed at least annually by the building owner or active tenant. A dated record log shall be kept with the SDS station indicating such review.
- e. Other SDS station options per AHJ approval.

32. Strobe Light:

- a. All strobe lights required below shall meet Village specifications as found in section 180-16(m) of the Sprinkler Ordinance. The lens color shall be RED.
- b. A strobe light shall be provided and installed vertically at each riser location on the exterior of the building. No bell or signage is required. In instances where two or more risers are located at one location, only one exterior strobe is required. The strobe shall activate on any one riser waterflow.
- c. The heights of all strobe lights shall be sufficient to seen above standard semi-trailer heights.
- d. Specific locations and layout typically are discussed with the AHJ and it is understood that various building finishes may impact exact locations.
- e. A separate "Appendix A" document is available to provide visual detail supporting the above requirements.
- 33. **Fire Alarm System:** There shall be a full function remote annunciator installed. Utilizing a fire pull station, sprinkler water flow, or any other fire detection device that maybe installed in this building shall activate the internal fire alarm system. The systems shall be designed and constructed to the <u>current printed edition</u> of NFPA 72. Confirm NFPA edition with the Fire Department prior to system design
 - a. **Installation:** Installation of the Fire Alarm System shall be in accordance with NFPA 70 The National Electrical Code and applicable local building codes and practices.
 - b. **Manual Fire Alarm Pull Stations:** Shall be located at a minimum, immediately adjacent to each exterior door. Any additional exterior doors will be required to meet this requirement. The pull station shall not be placed in the area of the door, but immediately adjacent to the door jamb.
 - c. Pull Stations and Audiovisual Alarms: Shall be installed per ADA requirements.
 - d. Smoke and Heat Detection: Shall be installed as required.
 - e. **Tamper Switches:** Tamper switches shall be placed on all sprinkler valves and be identified on the annunciator panel.
 - f. PIV & Exterior Valves: Shall be monitored by the Fire Alarm system.
 - g. **Strobe & Bell:** Strobe light and Bell devices shall be identified and documented on the submitted Fire Alarm plan submittal. It is understood that typically this work is completed by the electrical contractor and not part of the alarm plan per say.
 - h. **Duct Detectors:** Duct detectors shall be programmed as a Supervisory Alarm, not as an alarm condition unless pre-approved by the AHJ.
 - i. **Fire Alarm Plans Location:** There shall be a designated location for a set of as-built fire alarm plans near the FACP per NFPA 72.
 - j. **FACP Nomenclature:** Confirmation of nomenclature shall be discussed between the Fire Department and the fire alarm program technician prior to any inspections.

- k. **Initiating Devices Labeling:** All initiating devices e.g.: pull stations, smoke detectors, tampers, etc shall be labeled with the FA device number that matches the system nomenclature programmed. The font/letters shall be at least 14pt and of such size that they are visible based on accessibility to the device. (e.g.: ceiling initiating devices may require a larger font size)
- I. **Annunciator Panel: Shall be addressable.** The annunciator panel type shall be approved by the AHJ. The panel shall identify a fire sprinkler water flow by riser, and the specific locations of the fire alarm pull stations and any other fire detection devices that may be installed in this building.
- m. **Transmission of Fire Alarms.** The method of transmission to central station shall be documented within the submittal and approved by the AHJ. (e.g. RF Radio/Mesh network, cellular, VOIP, MFVN, or other approved technologies allowed by code.)
- n. **FACP Main Panel:** There will be one main fire alarm panel within a building. The system will not be split into two or multiple fire alarm panels interconnected together. (Example: West wing is one panel, East wing is a different panel)
- o. **FACP Location:** The main fire alarm panel shall be located in the fire pump or riser room. Any other location shall be identified in advance and in writing. The AHJ shall review and any deviation must be conveyed in writing by the AHJ prior to any submitted plans or construction.
- p. **Fire Alarm Map:** An "as-is" drawing of the fire alarm system shall be provided and posted in the riser or pump room of the building. The drawing shall have at minimum, the initiating device numbers, locations, and door numbering scheme on the posted drawing. The size of the drawing shall be at least 22"x34" (ANSI D) in size and no larger than 34"x44" (ANSI E). In multi-floor projects, each floor shall be a separate page. The maps shall either be mounted on a wall within the pump/riser room or reliably hung and removable off the wall. Maps shall be laminated. An electronic copy shall also be provided to the AHJ in PDF format.
- 34. **All Hazards Notification System:** Should the owner or tenant plan on the installation of an in-building all hazards notification system (fire, weather, active threat, etc), the fire department shall be made aware and the system shall meet all NFPA 72 requirements.
- 35. **Final Inspection:** The General Contractor shall be responsible to provide or confirm from the MEPs that the following system related documents have been delivered to the AHJ throughout the project and before a final occupancy scheduled:
 - a. **100% Completion Letters** Shall be delivered on company letterhead and stamped as applicable. Letters shall include at minimum, the project name, address, and scope of work description, along with an authorized signatory of the organization.
 - a. The fire protection contractor shall provide the AHJ with a letter (upon completion of the sprinkler work) stating the sprinkler and protection systems, or portion thereof, are "100% operational and built according to the AHJ stamped plan design", Village Ordinance, 180-16 N if modifications are made to the system, as-built plans shall be provided.
 - b. The fire alarm contractor shall also provide the AHJ with a letter (upon completion of the fire alarm work) stating the fire alarm system, or portion thereof, is "100% operational and built according to the approved AHJ stamped design" if modifications are made to the system, as-built plans shall be provided.
 - b. Contract copy with fire alarm central monitoring station.
 - c. UL and/or FM certificate(s) for the contracted fire alarm central monitoring station.
 - d. Fire protection underground flushing documents.
 - e. Underground and fire sprinkler (Wet & Dry) hydrostatic test certificates.
 - f. Clean Agent System documentation as applicable.
 - g. Copies of the fire sprinkler operational test certificates.

- h. Copies of the fire alarm test documents. Record of Completion
- i. Copies of other related system documents such as, hood/duct, smoke, etc...
- j. The Pleasant Prairie Fire and Rescue Department shall have all information needed for our pre-fire plan prior to occupancy.
- k. Provide in an electronic PDF format, floor plans and fire protection (Sprinkler/Fire Alarm) plans for the building in an as-built condition.
- System drawings of the fire alarm and fire sprinkler system shall be placed in the fire pump or riser room, near
 the fire alarm control panel as outlined in their respective system comments (above). An electronic copy of each
 system shall be provided.
- m. AED is in place at such time that the occupancy inspection is conducted.
- n. A copy of the Emergency Plan must be submitted to the Fire & Rescue Department before occupancy.

###

Knox Box Placement Guide

Pleasant Prairie Fire & Rescue

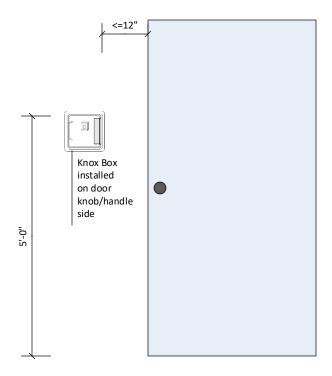
8044-88th Avenue Pleasant Prairie, WI 53158

firerescue@pleasantprairiewi.gov 262.694.8027

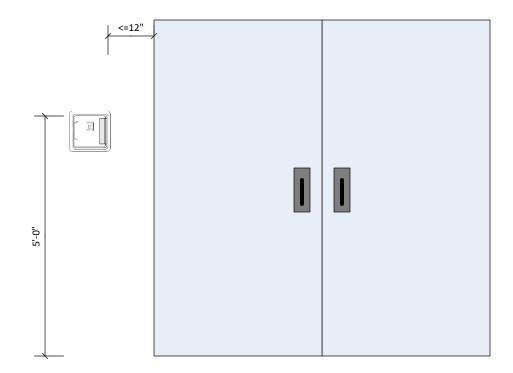
Https://pleasantprairiewi.gov

On Recessed boxes, measurements are taken from box base (inside of flange)

NOTE: To order Knox Boxes – contact the Fire Department. Knox Company will only accept orders from the Fire Department.



Typical installation locations for single and double doors. Exterior features such as lighting or stairways may alter standard installation locations.

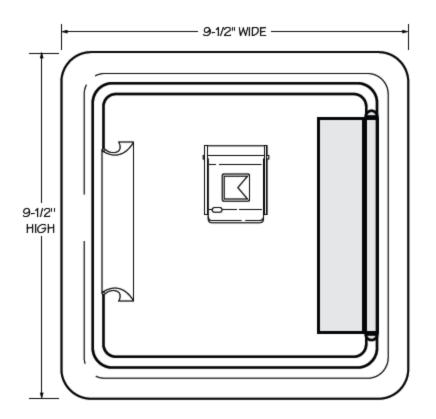


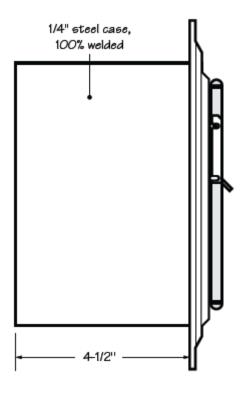
Consult Fire Department prior to installations that may not fit typical locations and/or doorways.



KNOX BOX 4400 PLACEMENT GUIDE					
		SIZE	SCALE	DWG NO	REV
DRAWN	CRAIG ROEPKE		1/2" = 1'-0"	KNOX BOX DOOR PLACEMENT LOCATION	В
ISSUED	10/4/2016	UPDATE	2/22/2019	SHEET 1	OF 3



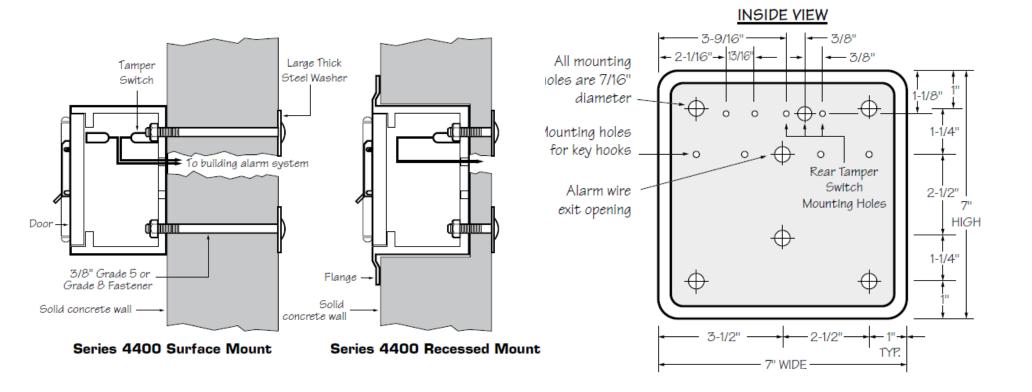






	KNOX BOX 4400 PLACEMENT GUIDE							
			SIZE	SCALE	DWG NO			REV
	DRAWN	CRAIG ROEPKE		NOT TO SCALE	KNOX BOX 4400 FRON	T/SIDE VIEV	WS	Α
	ISSUED	2/23/2016	UPDATE	D		SHEET	2 0	F 3







KNOX BOX 4400 PLACEMENT GUIDE		SIZE	SCALE	DWG NO			REV
			SCALE	DWG NO			NEV
DRAWN	DRAWN CRAIG ROEPKE			KNOX BOX MOUNTING	& INSIDE VIEW		Α
ISSUED	2/23/2016	UPDATED			SHEET	3 0	F 3





SITE AND OPERATIONAL PLAN APPLICATION/ZONING PERMIT

For all applications that require Village Plan Commission Approval

APPROVAL REQUESTED	TYPE OF WORK
☐ Final Site and Operational Plan ☐ Final Site and Operational Plan/Conditional Use Permit ☐ Preliminary Site and Operational Plan ☐ Preliminary Site and Operational Plan/ Conditional Use Permit ☐ Digital Security Imaging System (DSIS Agreement and Easement)	□ New Building □ Building Addition □ Building Alteration □ New Tenant
Name of Business: Volkswagen Group of America, LLC	
Site Address: 11589 88th Avenue, Pleasant Prairie, Wisconsin	Suite #:
Fax Parcel Number: 92-4-122-283-0207	
Zoning District(s): M-2 General Manufacturing District	
Name of Development: Lakeview Corporate Park	
Estimated Date of Occupancy: 4/1/19	
Detailed Description of the Proposed Project and Use:	
The project is an 86,808 SF warehouse/Distribution addition to th The facility will have a precast facade with glazing and fenestration Architecture.	
The facility will have a precast facade with glazing and fenestration Architecture.	
The facility will have a precast facade with glazing and fenestration Architecture.	
The facility will have a precast facade with glazing and fenestration Architecture.	
The facility will have a precast facade with glazing and fenestration Architecture. Detailed Description of Company:	
The facility will have a precast facade with glazing and fenestration Architecture. Detailed Description of Company:	
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The facility will have a precast facade with glazing and fenestration Architecture. Detailed Description of Company:	
The facility will have a precast facade with glazing and fenestration Architecture. Detailed Description of Company: Warehousing and distribution of Auto Parts Select One Option	
The facility will have a precast facade with glazing and fenestration Architecture. Detailed Description of Company: Warehousing and distribution of Auto Parts	

SITE AND BUILDING INFORMATION

Lot Area: 746,530	_sq. ft.	Lot Area: 17.3	ac.
Building Area: 250,366	sq. ft.	Building Height: 34'-6"	ft.
Tenant Area: Same			
Addition Area: 86,808	sq. ft.	Addition Height: 34'-6"	ft.
Total Impervious Surface Area: 559,1	93 sq. ft.		
Total Landscape Area: 187,337	sq.ft.	Site % of Open Space 25.09	6
ON-SITE PA	RKING/TRAFFIC	INFORMATION	
Total # of parking spaces (on-site): 13	33	_	
Total # of regular parking spaces (on-	site): 126		
Total # of handicapped accessible spa	ces (on-site): <u>7</u>		
Total # of truck parking spaces (on-si	te):		
Total # of dock doors: 28 Existing / 9	new	_	
Anticipated automobile trips to and from	om the site (exclud	ling trucks):	
Number of daily average trips:	40 Maxir	num number of daily trips: 50	
Anticipated truck trips to and from the			
Number of daily average trips:	20 Maxir	num number of daily trips: 25	
OPER	ATIONAL INFOR	MATION	
Hours (Open to the public): 6:00 AM	to 7:30 PM		
Delivery hours: 9:00 AM to 6:30 PM			
	OYMENT INFOR	MATION	
Proposed total number of full-time em	ployees: 40		
Proposed total number of part-time er	nployees:		
Number of shifts: 1			
Total of number of employees per shift	:: 1 st 40	, 2 nd , 3 rd	
Largest number of employees on site a	it any one time:		
PUBLIC	FACILITIES INFO	DRMATION	
Check all that apply:			
The property is serviced by Pub	lic Sanitary Sewer		
■ The property is serviced by Pub	lic Water		
The building is serviced by fire			
Maximum number of gallons/minute of	f water expected to	be used per day is: 800	

If property is zo	ned M-1, M-2 or M-5 then the fol	lowing shall be completed:
Occupancy Type p International Build classification:	ursuant to the Use and Occupancy Class ling Code (2006 IBC). Include all that a	sification specified in Chapter 3 of the 2006 pply and associate square footage for each
_	Factory Group F-1 (Moderate-hazard)	sq. ft.
III	Factory Group F-2 (Low-hazard)	sq. ft.
	Storage Group S-1 (Moderate-hazard)	
	Storage Group S-2 (Low-hazard) Business Group B	sq. ft.
I :		sq. ft. sq. ft.
		sq. ft.
Types and quantiti	ies of goods and materials to be mad	le, used or stored on site:
Auto Parts		
Tomas of southern an		
Types of equipmen	nt or machinery to be used on site:	
PIT		
Types and quantitie	es of solid or liquid waste material w	hich require disposal:
Mixed oiuls appro	ox 55 gal annually	
	,	
Method of handling	g, storing and disposing of solid or li	quid waste materials:
Containment Drui	m over containment skid. Remove	d from site via a service
Methods of providir	ng site and building security other t	han the Village Police Department:
Saftey and securi	ty monitoring with Fire Alarm syste	em and CCTV Chattanooga Security
Cancy and securi	ty morntoning with File Alaint syste	and GOTV Chattarlooga Security

and sites in a safe, structurally sound, neat, well-cared-for and attractive condition:
Facility Maintenance and scheduled planned Maintenance though vendor services
Description of potential adverse impacts to neighboring properties or public facilities and measures to be taken to eliminate or minimize such adverse impacts:
none
A list of all local, Kenosha County (highway access, health department), State and Federal permits or approvals required for the project: (Provide copies of such permits and approvals).
State Building permit
PLANS AND OTHER ATTACHMENTS
Attached to this application include three (3) full size plans and a PDF pursuant to Section 420-57 of the Village Zoning Ordinance entitled "Plan Components and Related Standards":
 □ Title Sheet □ Survey ■ Site Plan □ Grading and Drainage Plan □ Building and Fire Protection Plans □ Lighting Plan (including photometric plan) □ Landscape and Open Space Plan □ Signage Plan ■ Industrial Waste Survey

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

Required Application Fee and Pre-Development Agreement

Two or more plans may be combined, provided that all of the information submitted on the combined plan is clearly legible, but in no case shall the combined plans fail to show any of the information required for each individual plan, unless such information is waived or deferred pursuant to the Section 420-57 of the Village Zoning Ordinance.

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

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

highway in the	· Village.				
PROPERTY OWNER:			APPLICANT/AGE	NT:	01
Print Name: Verde 8	8th Avenue,	LLC	Print Name: Jeff	Smith /	1
Signature:	>_		Signature:	Mhn (L)	
Address: 1100 Peacl	Street Ste.	1000	Address: 9500	. Bryn Maw	r, Ste. 140
		0309	Rosemont	Illinois	60018
(City) (State Phone: 630 919-10		ip)	(City) Phone: 630 912	(State) 9-1045	(Zip)
Fax:			Fax:		
Email: jeff.smith@i	dilogistics.c	com	Email: jeff.smit	h@idilogisti	cs.com
_{Date:} 7/3/19			_{Date:} 7/3/19	700000000000000000000000000000000000000	
Print Name: Jg hn Signature Jg Address: 11529 Pleacent Prairie (City) (State		p)			
Fax:					2
Date: 7/2/	19		V		
Rev 01-17					

VW PARTS DISTRIBUTION CENTER EXPANSION

11589 88TH AVENUE PLEASANT PRAIRIE, WI

PROJECT DATA
BUILDING USE AND OCCUPANCY CLASSIFICATION (NON-SEPARATED): FI - MANUFACTURING B - BUSINESS
CONSTRUCTION CLASSIFICATION TYPE II B - UNPROTECTED, NON-COMBUSTIBLE
BUILDING: AREA: EXISTING: FOOTPRINT: 250,366 SF BUILDING: ADDITION: 86,809 SF

GENERAL NOTES

TOTAL NEW FOOTPRINT: 331,115 SF

DO NOT SCALE DRAWINGS.

- CONTRACTOR SHALL FIELD VERIFY AND BECOME THOROUGHLY FAMILIAR WITH ALL CONDITIONS AND DIMENSIONS.
- . EACH CONTRACTOR SHALL REVIEW COMPLETE PLANS FOR RELATED WORK.
- ALL WORK SHALL BE IN COMPLINCE WITH STATE AND LOCAL CODES FOR RESPECTIVE

EVISIONS			

LAKEVIEW

SHEET INDEX TI TITLE SHEET

- C-I COVER SHEET C-2 GENERAL NOTES C-3 EXISTING CONDITIONS
- C-4 DEMOLITION PLAN C-5 SITE DIMENSIONAL & PAYING PLAN
- C-6 GRADING PLAN C-7 UTILITY PLAN
- C-8 EROSION CONTROL PLAN C-9 CONSTRUCTION DETAILS C-10 CONSTRUCTION DETAILS
- C-II CONSTRUCTION DETAILS L-I OVERALL PLANTING PLAN L-2 ENLARGED PLANTING PLAN L-3 PLANTING DETAILS & NOTES
- AI.I SITE PLAN A3.1 FLOOR PLAN A32 FLOOR PLAN
- A4.1 EXTERIOR ELEVATIONS A4.2 EXTERIOR ELEVATIONS

IDI Logistics OWNER: IDI LOGISTICS 9500 W. BRYN MAWR AVENUE, SUITE 140 ROSEMONT, ILLINOIS 60018 PHONE: 630.919.1045 FAX: 630.919.1041 ATTN: JEFF SMITH 🎆 PartnersinDesign **ARCHITECT:** PARTNERS IN DESIGN ARCHITECTS 2610 LAKE COOK ROAD, SUITE 280 RIVERWOODS, ILLINOIS 60015 PHONE: 847.940.0300 ATTN: WERNER BRISSKE, AIA JEREMY HALL, AIA PINNACLE ENGINEERING GROUP, U **CIVIL ENGINEER:** PINNACLE ENGINEERING GROUP 15850 WEST BLUEMOUND ROAD, SUITE 210 BROOKFIELD, WI 53005 PHONE: 262,754,8888 FAX: 262.754.8850 ATTN: ADAM ARTZ TODD MUELLER

GOVERNING AGENCY CONTACTS

PLEASANT PRAIRIE VILLAGE HALL 9915 39TH STREET PLEASANT PRAIRIE, WI 53158 OFFICE: (262) 694-1400

COMMUNITY DEVELOPMENT DEPARTMENT JEAN WERBIE-HARRIS, DIRECTOR - PLANNER, ZONING ADMINISTRATOR

OFFICE: (262) 925-6718 EMAIL: jwerbie-harris@plprairiewi.com PEGGY HERRICK

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- BUILDING INSPECTOR

- BUILDING INSPECTOR

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MIKE TOYEK OFFICE: 262,636,0549 EMAIL: mtl734@att.com

VILLAGE OF PLEASANT PRAIRIE PUBLIC WORKS 262-694-1403

TDS TELECOM SOUTHEAST WISCONSIN OFFICE: 817.483.7142

EMAIL: steve.cramer@twcable.com EMERGENCY NUMBER: 800.627.2288 KENOSHA SOUTH OFFICE: 262.552.3228 EMAIL: allie.miller@we-energies.com

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GAS ENGINEER OFFICE: 414-221-3654 EMAIL: brandon.erts@we-energies.com NATURAL GAS EMERGENCY 800.261.5325 ELECTRICAL EMERGENCY:

800.662.4797

(16) 88.30 A PLEASANT PRAIRIE POWER PLANT (WE ENERGIES) PROJECT-LOCATION LOT 84

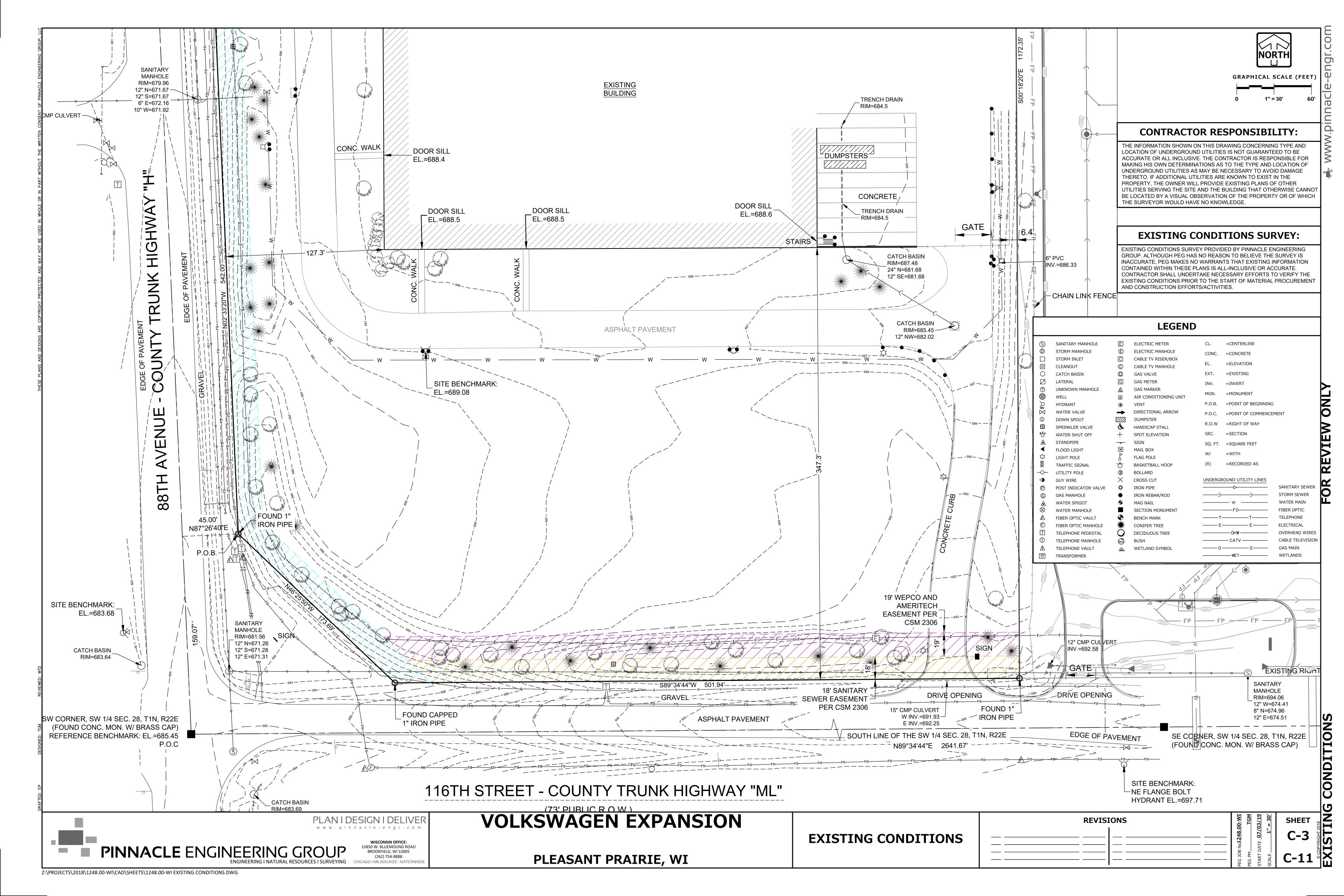
ABBREVIATIONS			
<i>A</i> LŤ	ALTERNATE	H₩	HOT WATER
A/E	ARCHITECT/ENGINEER	INT	INTERIOR
AFF	ABOVE FINISH FLOOR	INSUL	INSULATION
ALUM	ALUMUNUM	JŤ	JOINT
BD	BOARD	LAY	LAVATORY
B/O	BOTTOM OF	MFR	MANUFACTURER
CPT	CARPET	MO	MASONRY OPENING
¢.	CENTER LINE	MTL	METAL
CLG	CEILING	NIC	NOT IN CONTRACT
CJ	CONTROL JOINT	NTS	NOT TO SCALE
CMU	CONCRETE MASINRY UNIT	OC	ON CENTER
CONC	CONCRETE	<i>o</i> FCI	OWNER FURNISHED,
CONT	CONTINUOUS	0101	CONTRACTOR TO
CO	CLEAN OUT		INSTALL
CW	COLD WATER	OPP	OPPOSITE
CT	CERAMIC TILE	PLYWD	PLYWOOD
DBL	DOUBLE	PR	PLASTIC LAMINATE
	DRINKING FOUNTAIN		
DF DIA		£ DT	PLATE DODGELAIN THE
DIA	DIAMETER	PT OT	PORCELAIN TILE
MIN	DIMENSION	QT DE CD	QUARRY TILE
DN	DOWN	REQD	REQUIRED
DR	DOOR	RO	ROUGH OPENING
DS	DOWNSPOUT	SHT	SHEET
DTL	DETAIL	5 V	SHEET VINYL
DWG	DRAWING	SIM	SIMILAR
EA	EACH	55	STAINLESS STEEL
EIF6	EXTERIOR INSULATION AND	STD	STANDARD
	FINISH SYSTEM	SAT	SUSPENDED ACOUSTIC TILE
EL	ELEVATION		CEILING
EJ	EXPANSION JOINT	TEMP	TEMPORAY
EQ	EQUAL	T/O	TOP OF
EQIUP	EQUIPMENT	T4G	TONGUE AND GROOVE
EXIST	EXISTING	TYP	TYPCAL
EXT	EXTERIOR	UNO	UNLSS NOTED OTHERWISE
EWC	ELECTRICA WATER OOLER	VCT	VINYL COMPOSITE TILE
FEC	FIRE EXTINGUISHER	VΒ	VINYL BASE
	CABINET	VIF	VERIFY IN FIELD
FIN	FINISH	WD	WOOD
FD	FLOOR DRAIN	wwf	WELDED WIRE FABRIC
FLR	FLOOR		
GΑ	GAUGE		
GALV	GALVANIZED		
GYP. BD.	GYPSUM BOARD		
HDWR	HARDWARE		
HM	HOLLOW METAL		
HT	HEIGHT		

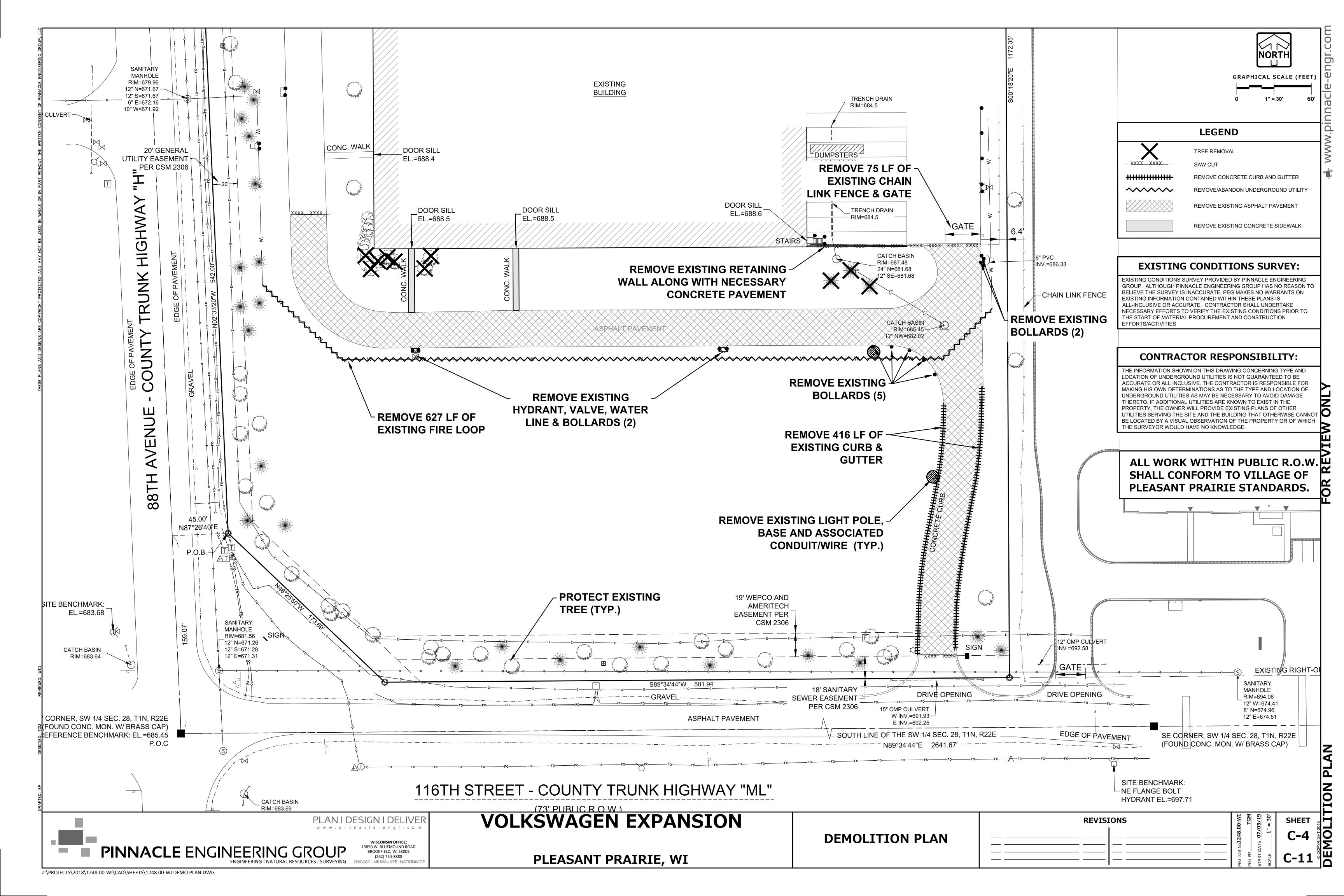


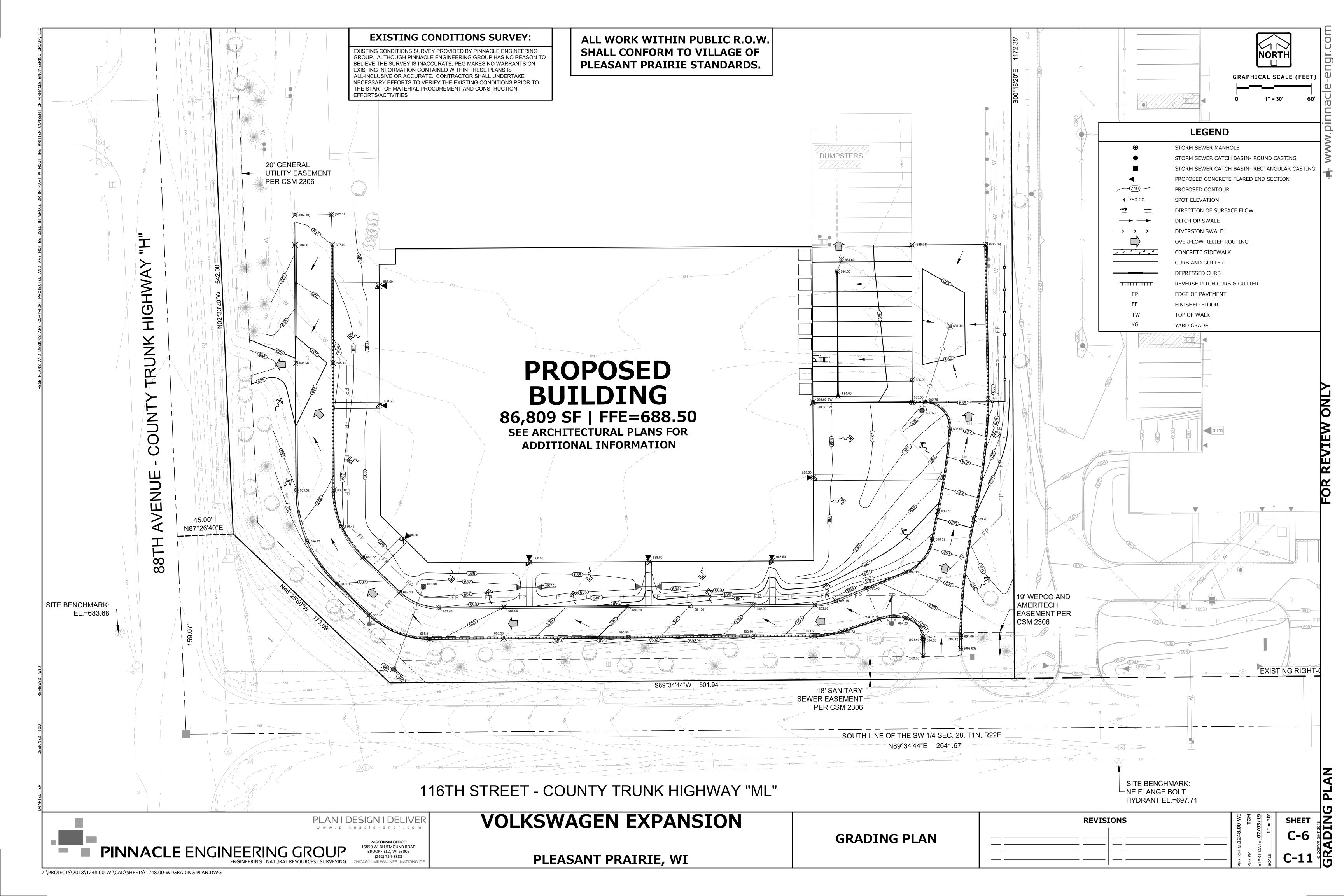
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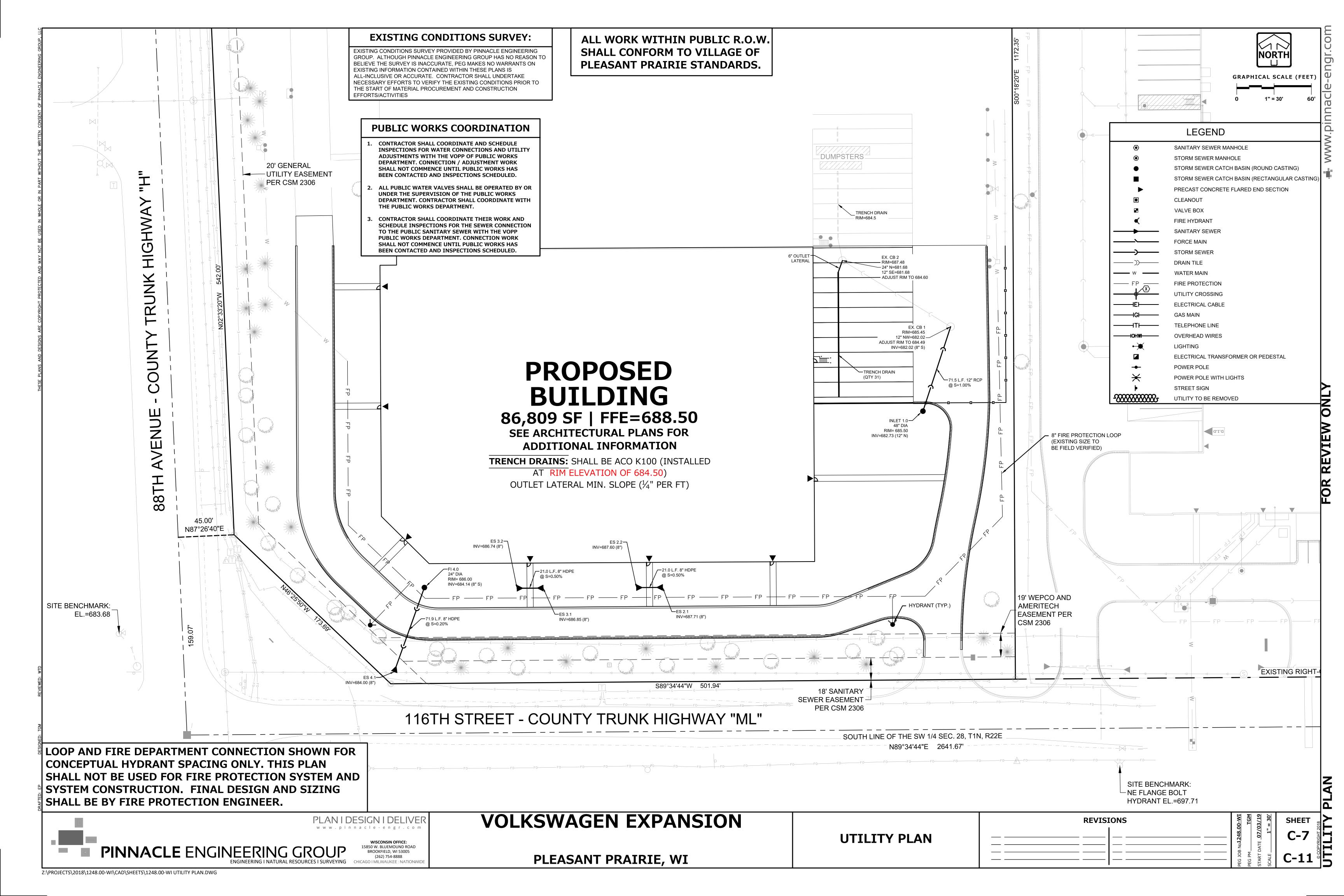
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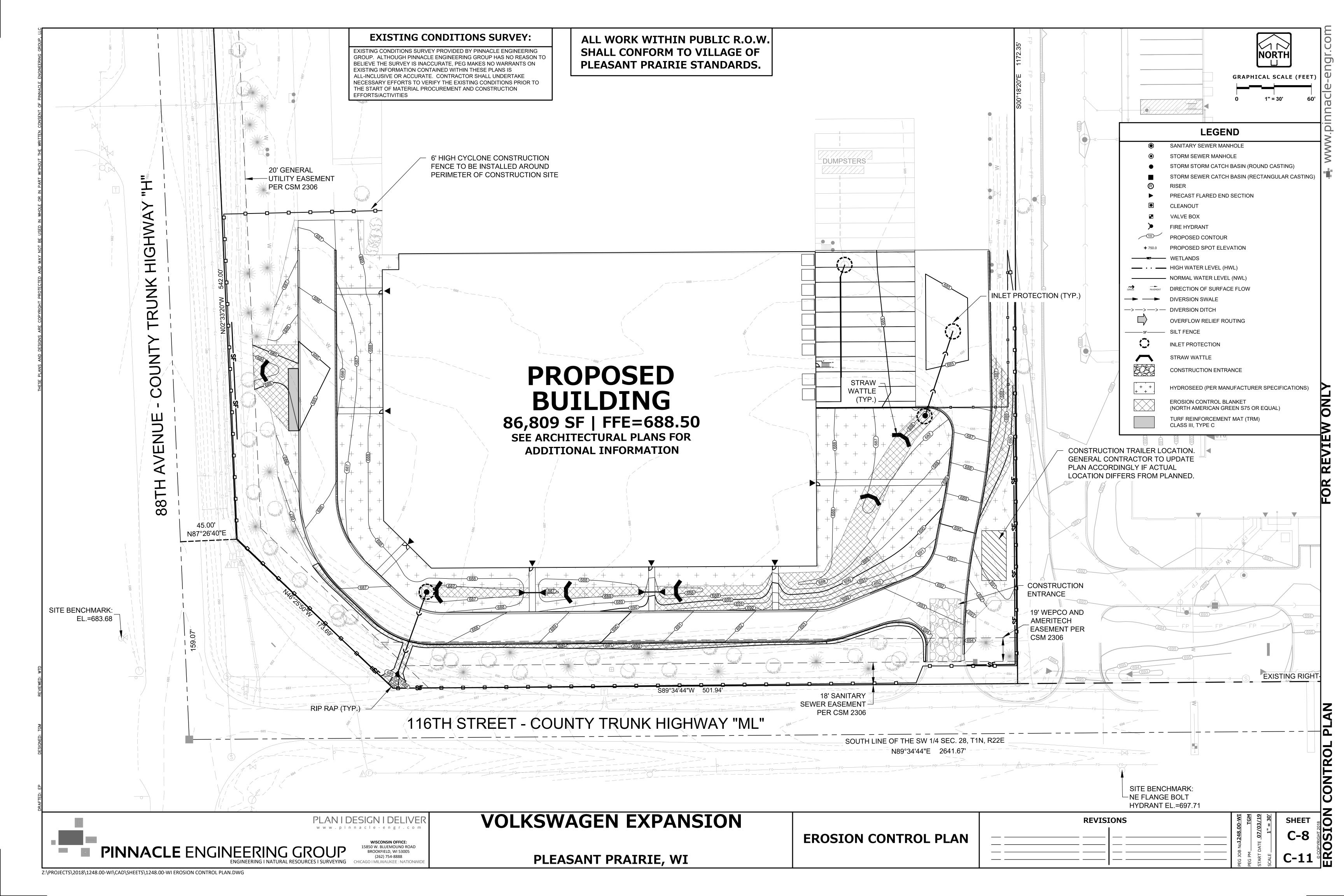
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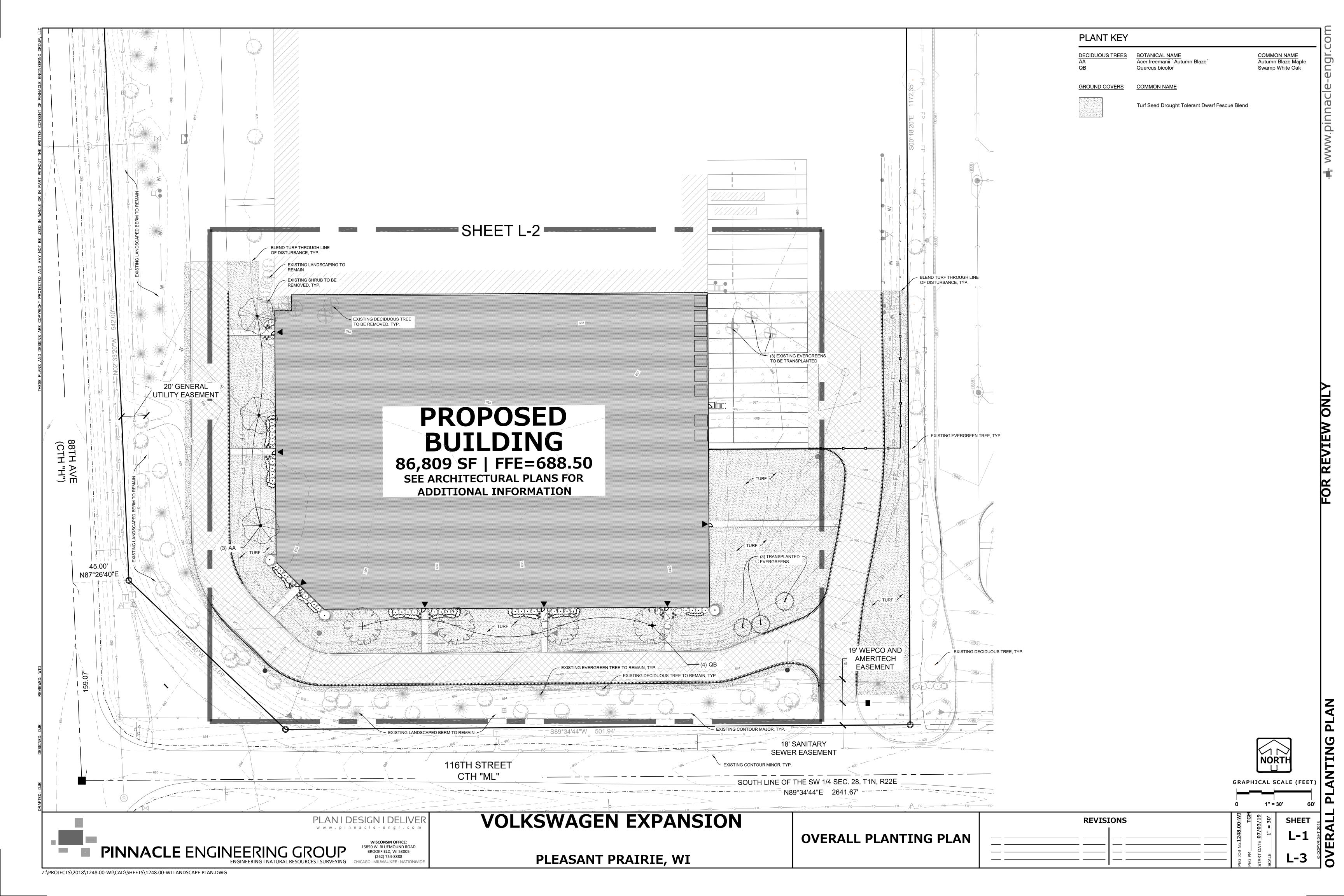


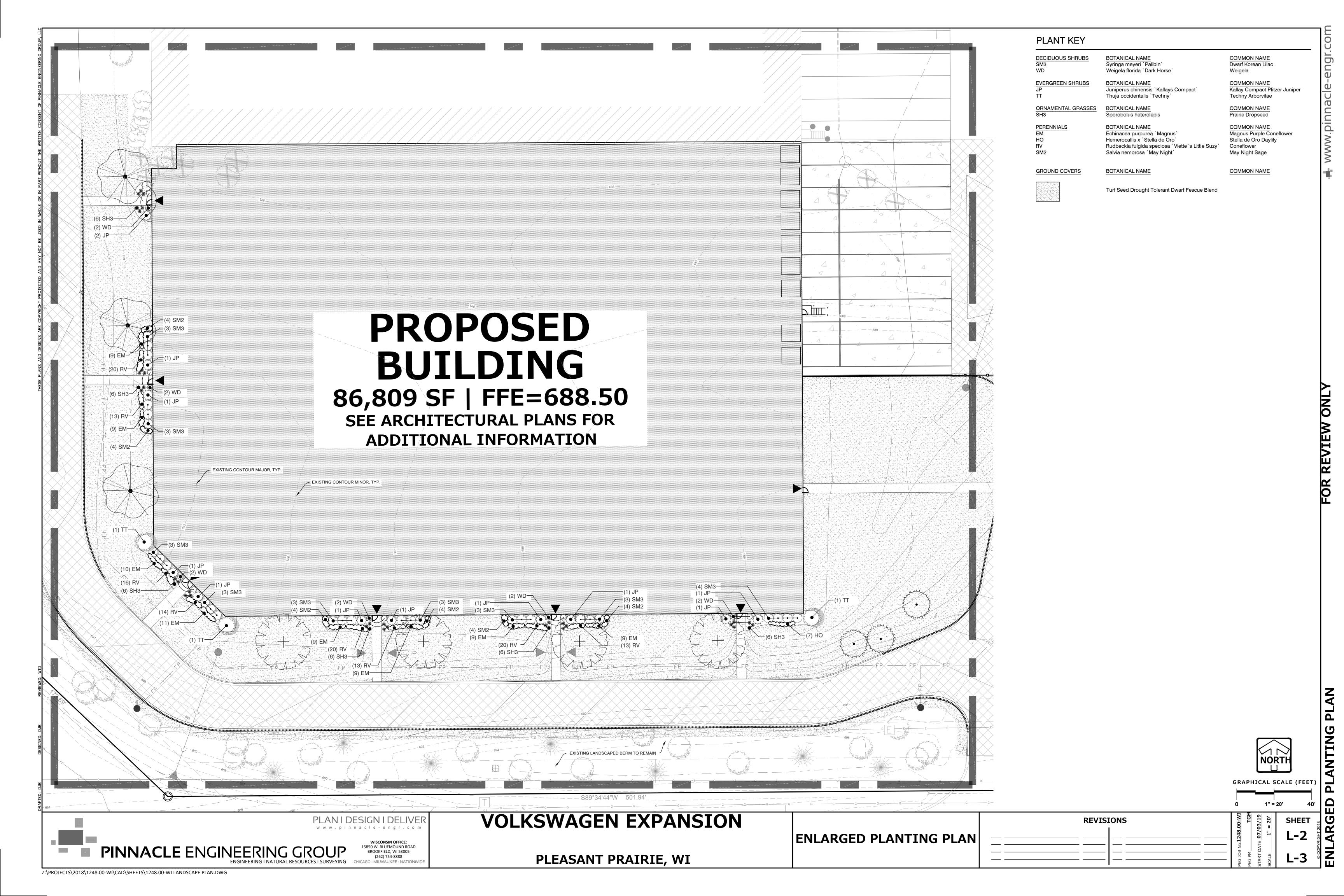


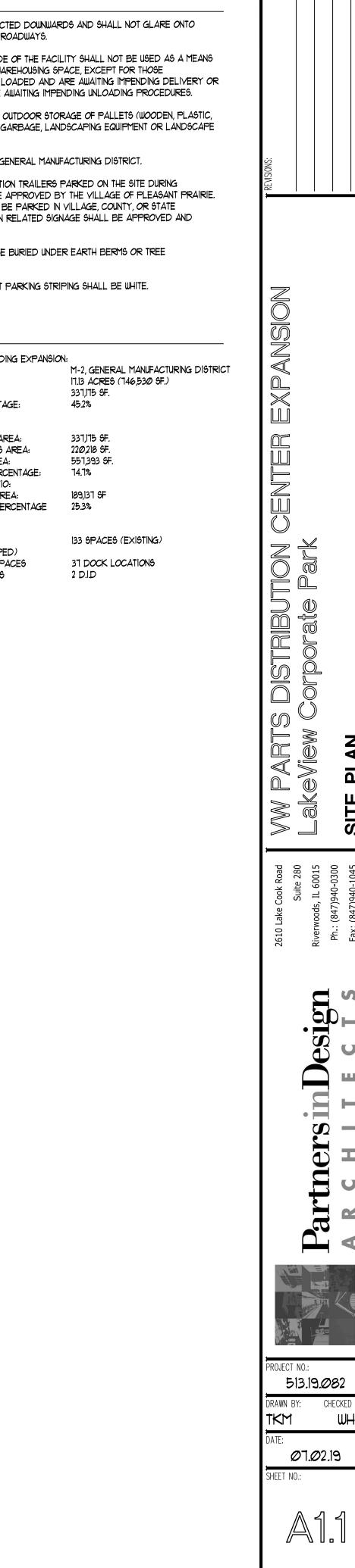


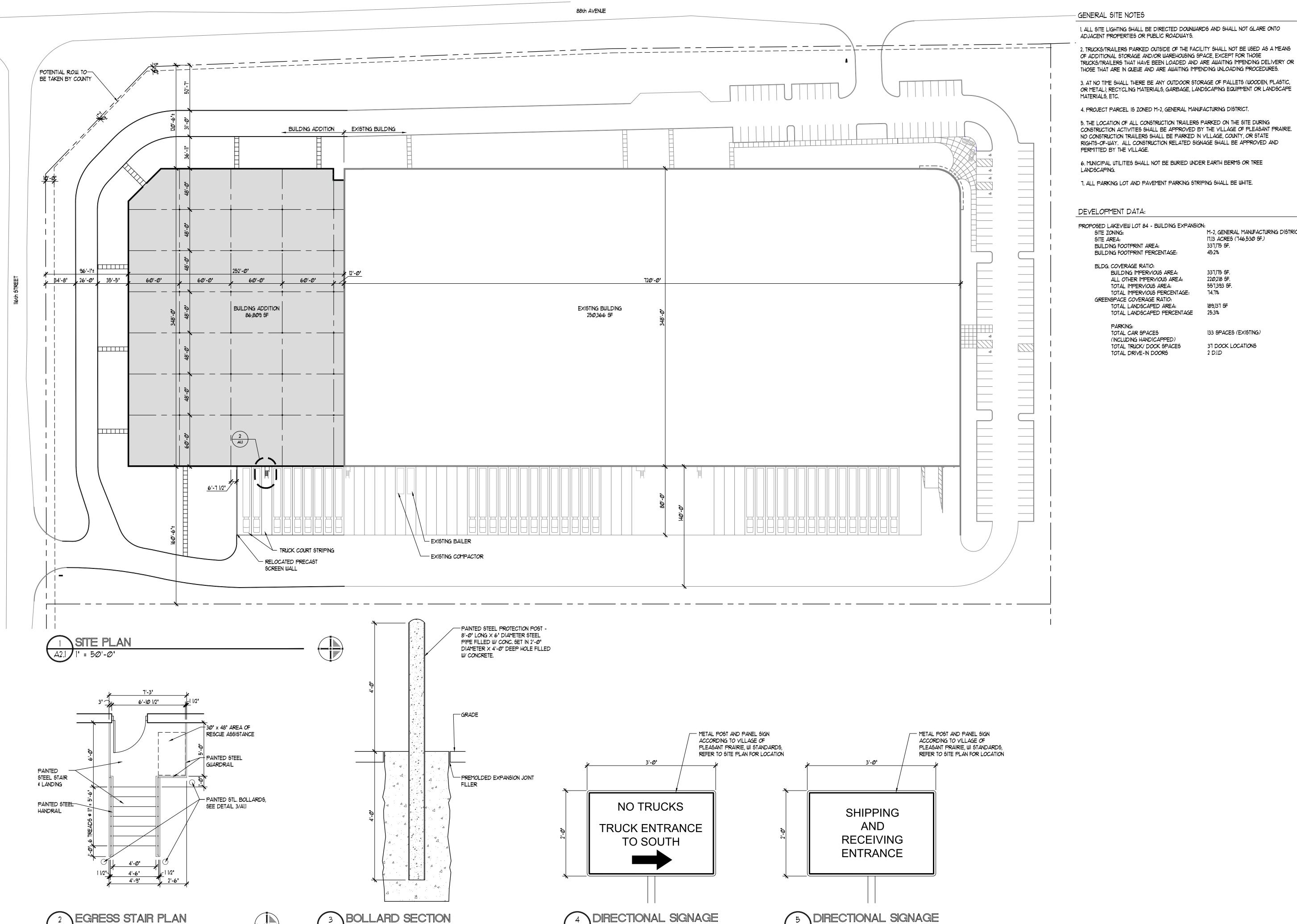


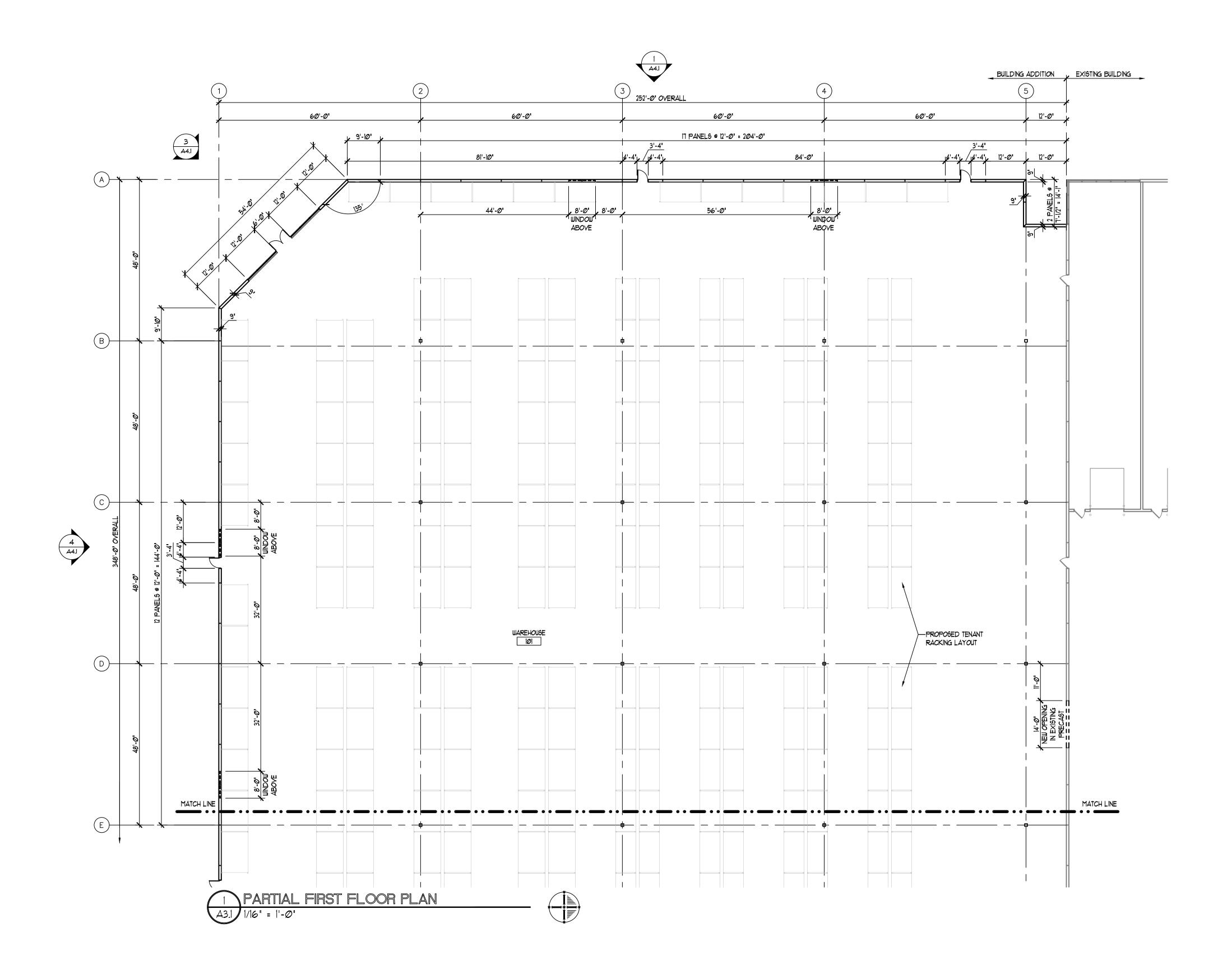


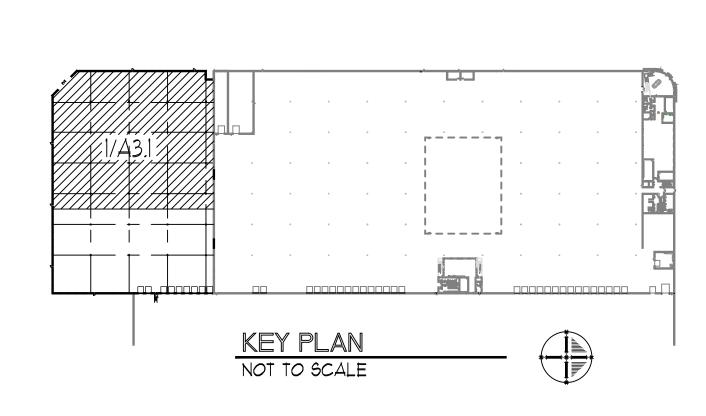


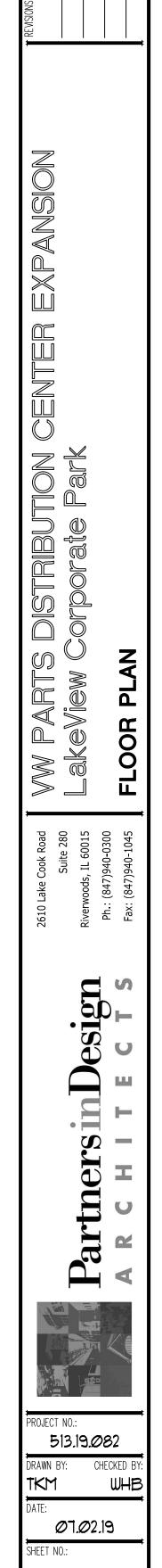


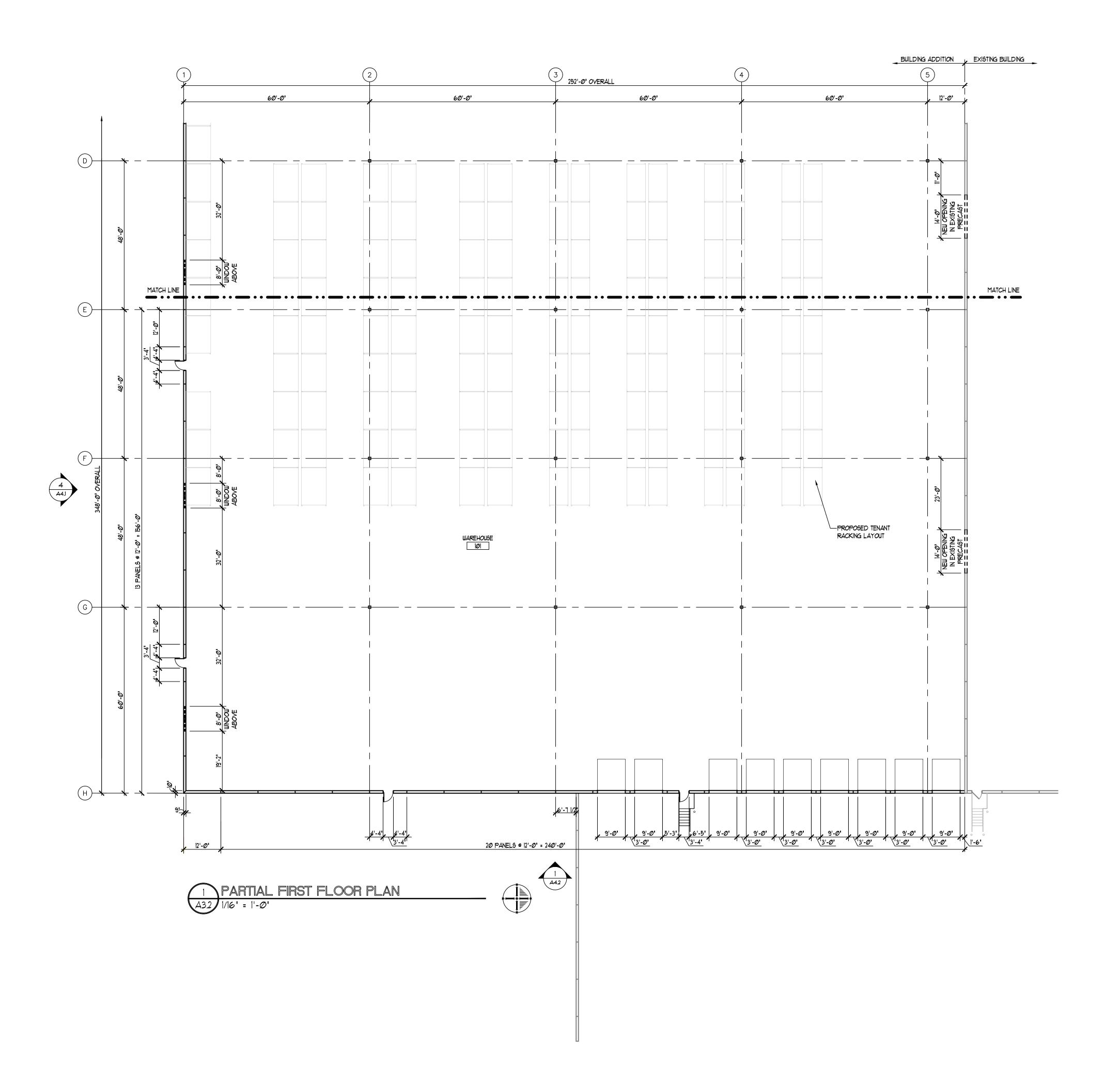


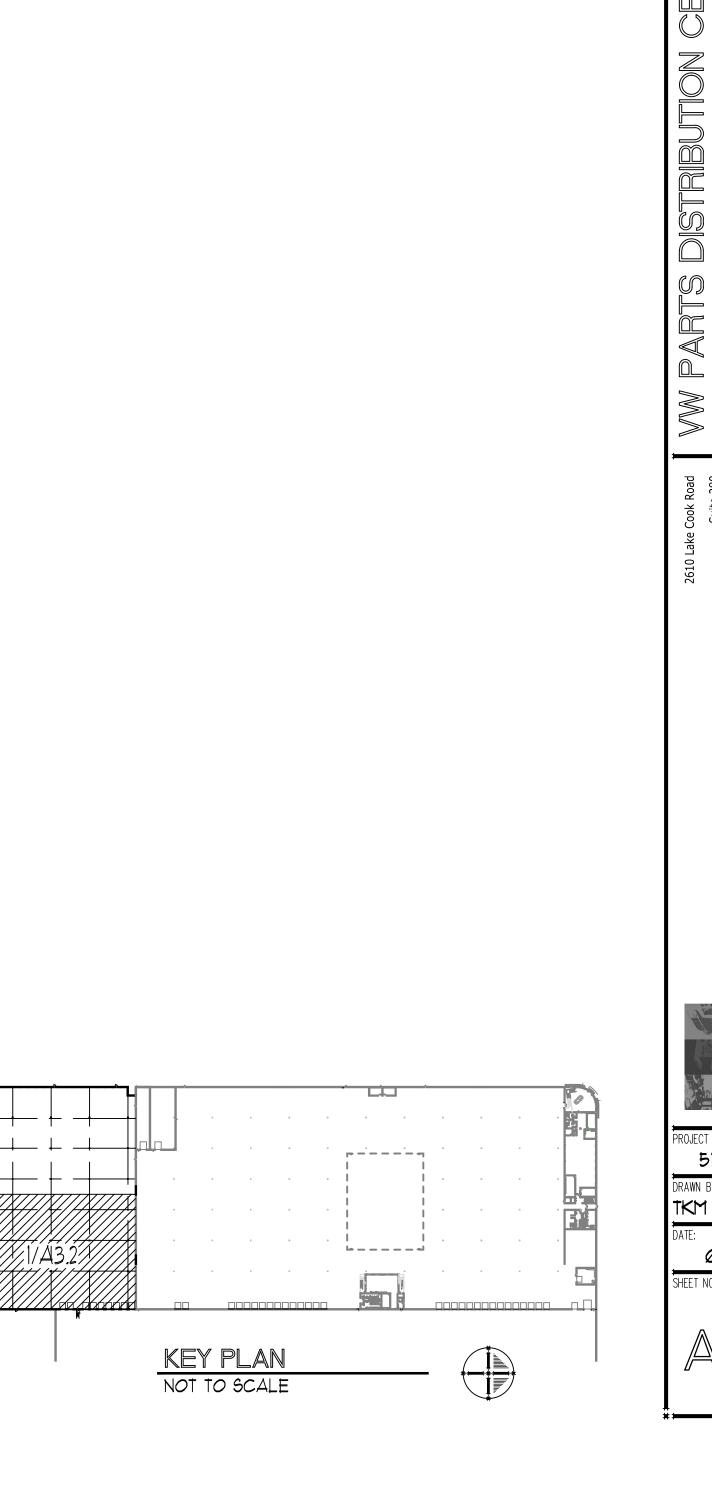


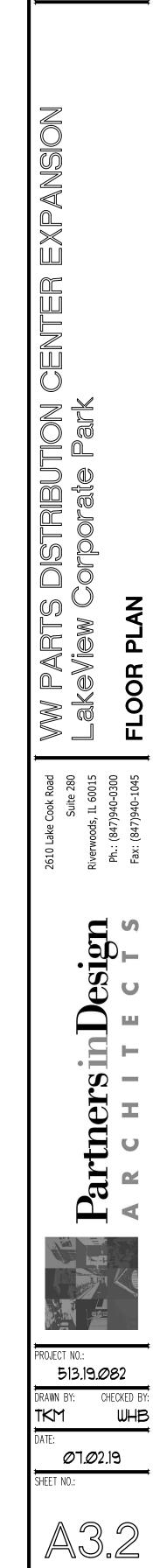


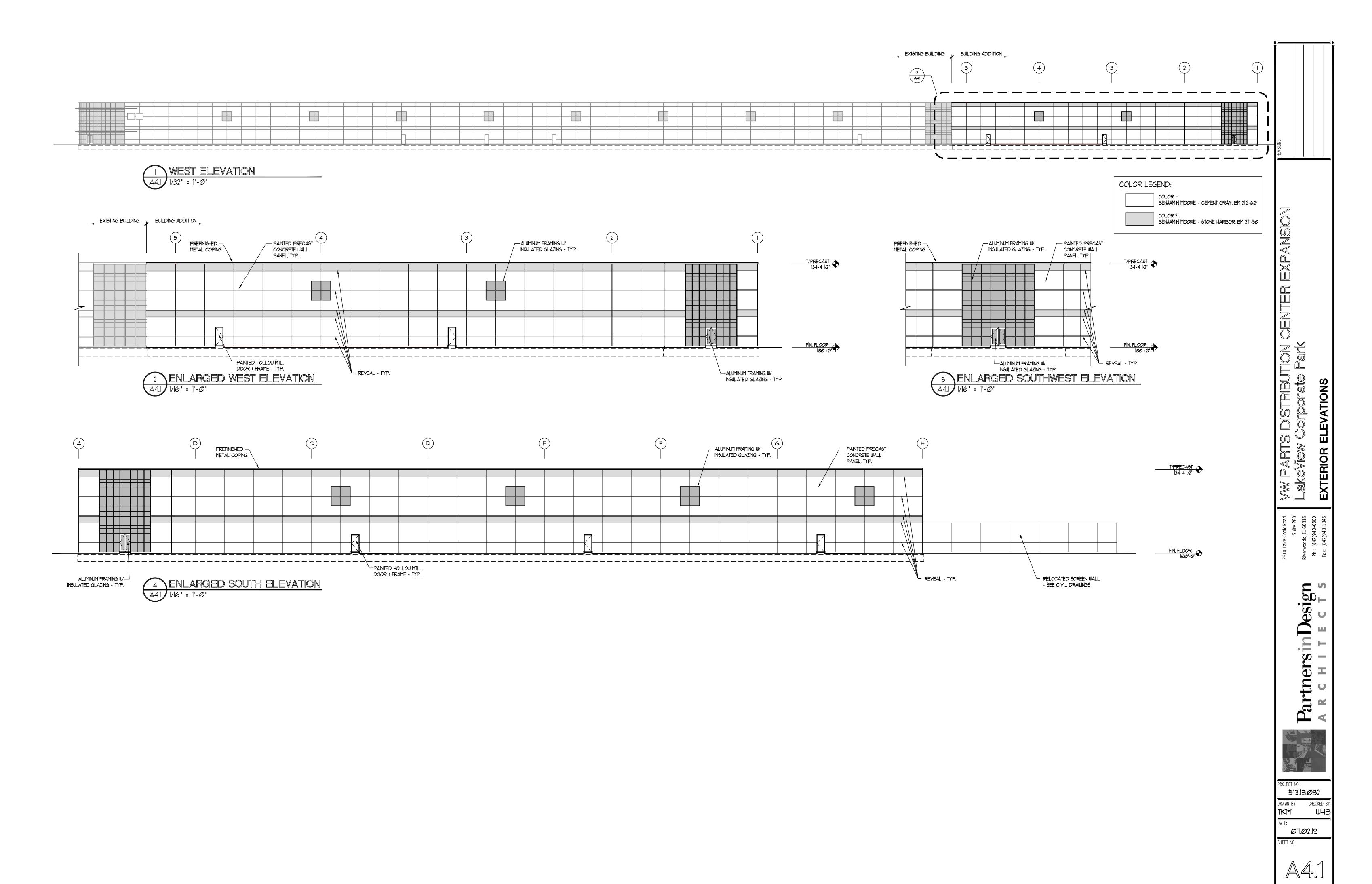


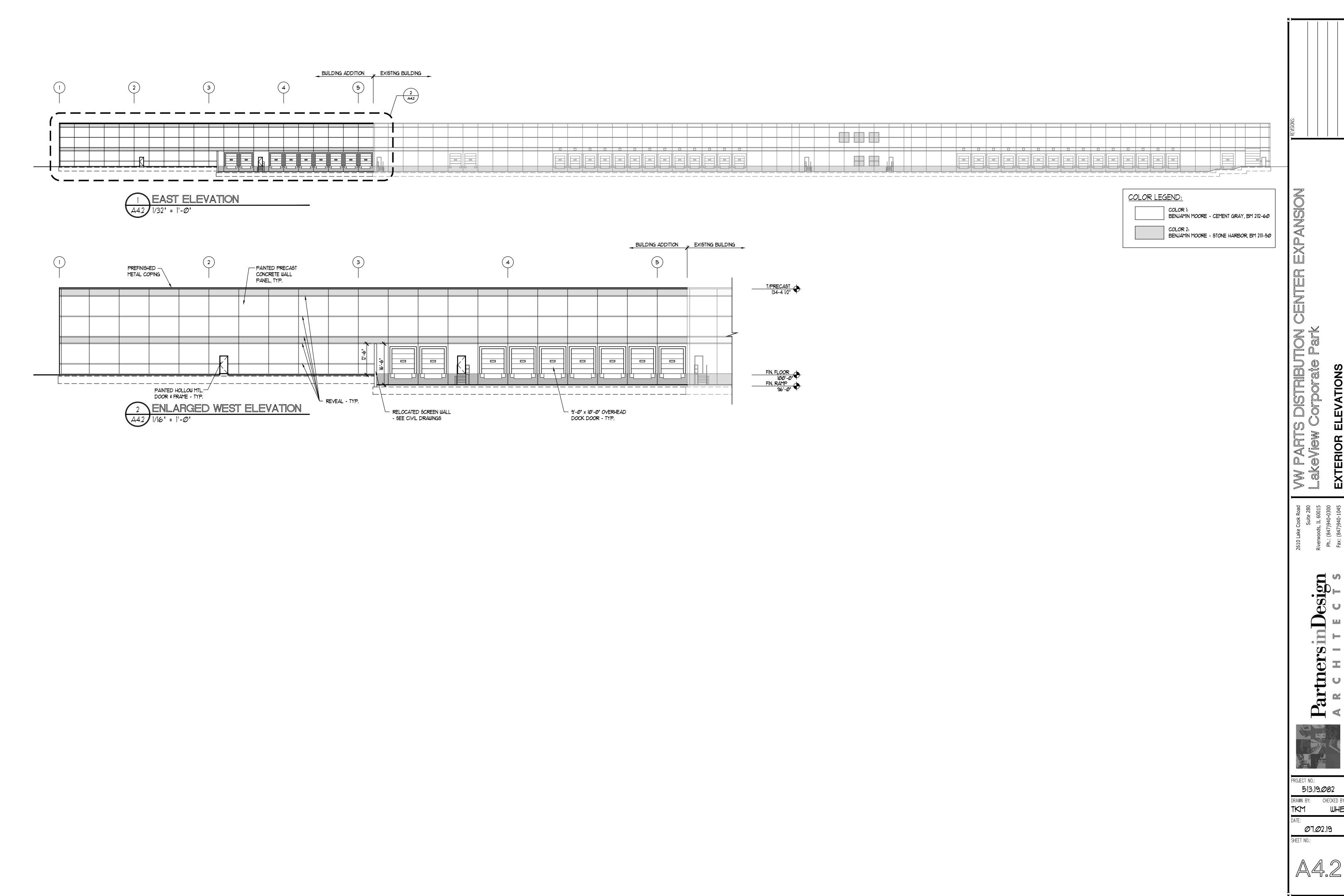




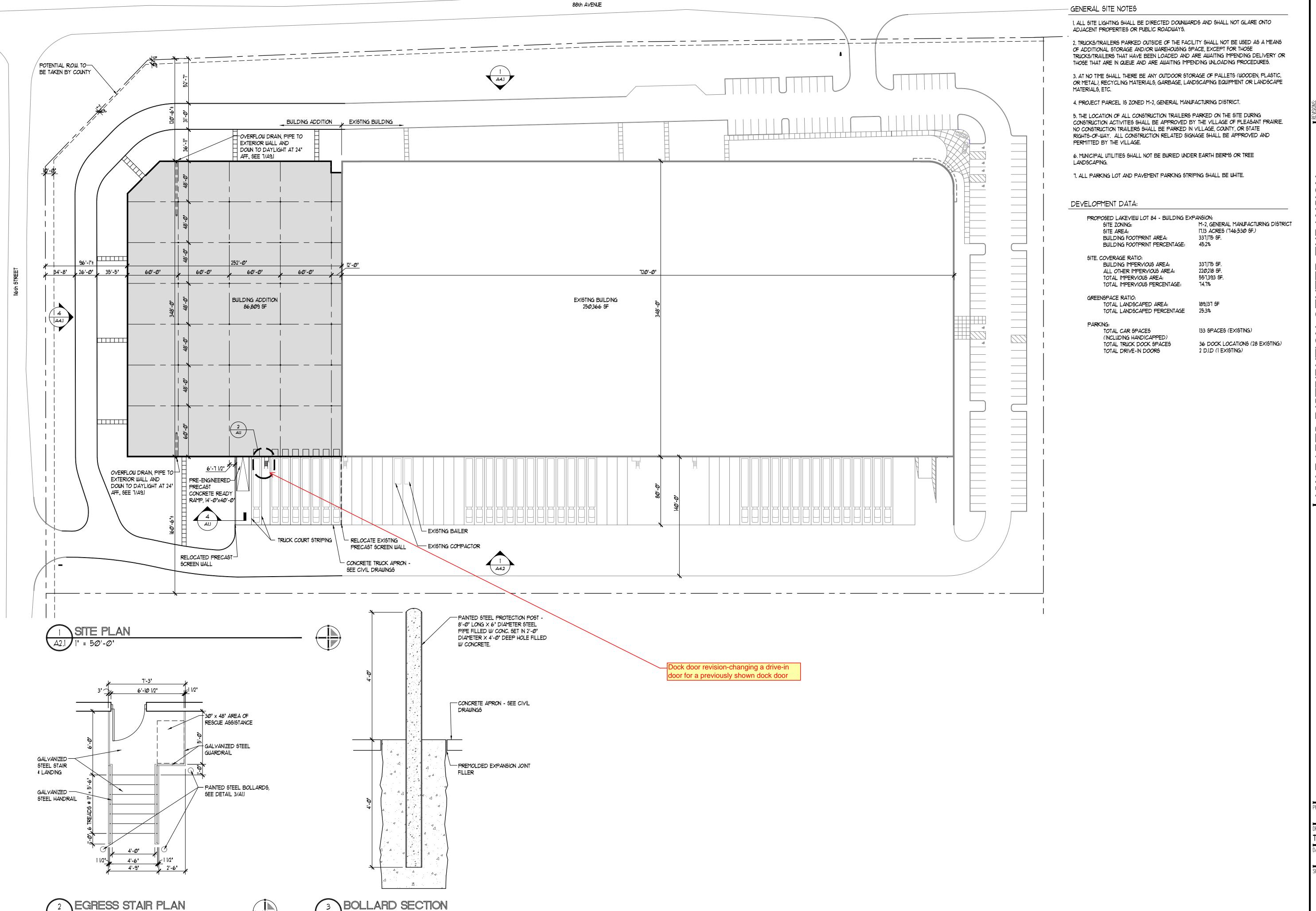








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513.19.082 ORAWN BY:

08.01.19

E. Consider the request of Brendan O' Carroll of Morgan/Harbour, agent for United Conveyor Corporation, for the approval of **Site and Operational Plans** to occupy the entire 149,811 square foot existing building located at 7153 99th Street in the LakeView Corporate Park for the fabrication of parts and assemblies to service the industrial and power industries.

Recommendation:

<u>Village Staff recommends that the Plan Commission approve the Site and Operational Plans subject to compliance with the comments and conditions of the Village Staff Report on August 12, 2019.</u>

VILLAGE STAFF REPORT OF AUGUST 12, 2019

Consider the request of Brendan O' Carroll of Morgan/Harbour, agent for United Conveyor Corporation, for the approval of **Site and Operational Plans** to occupy the entire 149,811 square foot existing building located at 7153 99th Street in the LakeView Corporate Park for the fabrication of parts and assemblies to service the industrial and power industries.

United Conveyor Supply Company (UCC) is requesting approval to occupy the entire 149,811 square foot existing building located at 7153 99th Street in the LakeView Corporate Park. This site and building was constructed by Zilber Property Group in 2018 as a speculative industrial building. Permits have been issued to the property owner for interior and minor exterior building modifications; however, building and zoning permits are required to be submitted by the tenant upon approval of the Site and Operational Plans to obtain an occupancy permit. [Note: On July 19, 2019 High Street Realty Company purchased the property from Zilber Property Group and does not object to the application.]

Company Information: UCC is a global leader in providing highly—engineered material handling solutions for the power generation industry and is a preferred supplier for dry sorbent injection, activated carbon injection and reagent handling. Since 1920, UCC has pioneered material handling technology and has led the way in helping to improve plant performance for their customers. UCC has devoted its efforts exclusively to the design, supply, installation and maintenance of ash handling and other abrasive material handling systems. Headquartered in Waukegan, Illinois, UCC offers global support from over 50 sales and service locations around the world. Global operations in the United States, Germany, India and China allow the company to seamlessly serve its international customer base.

UCC offers the most comprehensive portfolio of technologies and systems to improve plant performance and to help ensure environmental compliance. Their expertise in pneumatic, mechanical, vibratory and hydraulic technologies results in delivering the right solution for the intended applications.

UCC commitment to quality is backed by thousands of hours of development, testing and evaluation. United Conveyor Corporation has one of the world's most advanced research laboratories and conveyor test loops to simulate ash and reagent handling applications and validate design parameters, UCC works closely with customers to test and verify conveying performance before deployment at the plant to effectively manage risk.

UCC is recognized as the industry leader for on-time project execution and reliable system performance. Their project management, field service and engineering teams work hand in hand with customers and industry partners to provide seamless execution of new and retrofit installations. In addition, become of their systems and equipment are manufactured inhouse, they maintain control over performance, quality and delivery.

UCC is committed to providing the highest level of service for as long as the systems are owned. Their field engineers are available worldwide to assist in the erection and start up, operator training and maintenance for the duration of the system's service life. UCC offers the most readily available inventory of replacement parts to minimize downtime and reduce operating costs. Thousands of replacement parts are in stock and ready for next day shipment.

Site and Operational Plans: UCC intends to occupy the entire building and will include an area for raw materials and processed goods storage (114,047 square feet), assembly operations (28,724 square feet) and office areas (7,040 square feet). Materials such as valves, sizing equipment, pneumatic cylinders and control gates conveying equipment will be used in both power and industrial applications.

In addition to the interior office modifications, the plans include adding crane capacity and an additional drive-in ramp to handle the sheet and structural steel and sourced machined components that will be stored, assembled and shipped from the facility.

The facility will operate in two shifts and employ 50 full time employees. The offices will be open from 8:00 a.m. to 5:00 p.m. and delivery hours from 7:00 a.m. to 7:00 p.m.

There are 150 existing parking spaces (including 5 handicapped accessible parking spaces) on site and there are currently 14 truck parking spaces, 15 dock doors and 3 drive in doors. UCC anticipates 60 daily average automobile trips (daily peak of 75 auto trips) and 20 daily average truck trips (daily peak of 30 truck trips). The parking provided on the site meets and exceeds the number required by the tenant.

The tenant build-out improvements are proposed to be completed by early fall of 2019 for UCC occupancy.

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

- 1. Compliance with the **attached** comments dated April 18, 2019 from the Village Fire and Rescue Department. A copy of the required Compliance Letter from the owner stating that the project will comply with all requirements addressed within the Fire & Rescue Department's Memorandum, prior to issuance of permits.
- 2. Building and Zoning Permit application for tenant occupancy shall be submitted upon approval of Plan Commission. (Note the property owner has obtained permits for the interior modifications as a white box permit; which does not allow for occupancy of any tenant.)
- 3. Village Business License and application and \$25 application fee shall be submitted with the Building and Zoning permit application. [Note: The business license certificate shall be issued at time of occupancy and shall be renewed annually.]
- 4. A Sign Permit application shall be submitted any exterior signs changes on the building and site. At a minimum prior to occupancy the Primary Monument Sign changes noting the name of the tenant shall be completed.

5. Other Comments:

- a. The hours of construction activity, operating heavy machinery or equipment associated with the grading, erosion control device installation, and overall site development shall be allowed from Monday through Sunday from 7:00 a.m. to 10:00 p.m.
- b. There shall be no construction vehicle parking or equipment storage permitted in the 72nd Avenue or 99th Street. All construction vehicles shall be accommodated on site.
- c. Prior to the occupancy, all entrances and exits should be numbered on the exterior and interior beginning at the main entrance and moving clockwise around the structure. Numbers should be attractive and of a reflective material and must be visible from the farthest point of the adjacent parking lot (minimum size of 3 inch attractive and reflective numbers placed on the same location of each man door) as approved by the Village Police Chief.
- d. Prior to occupancy, the Primary Monument Sign shall be changed to note the name of the tenant. All other exterior sign changes are not required prior to

occupancy. All exterior signs shall comply with Article X of Chapter 420 of the Village Zoning Ordinance. A written letter verification and certification shall be provided to the Village by the signage installer that all signs has been installed in accordance with the approved signage plan and sign permits.

- e. The owner shall comply with all provisions of the Site & Operational Plan approval, including compliance with the Village Performance Standards.
- f. 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.
- g. All exterior mechanical units, emergency generators, antennae and/or satellite dishes, whether roof-mounted or ground-mounted, shall be screened from the general public's view.
- h. Outdoor storage of raw materials, finished goods or racking (pallet storage) is prohibited. The use of semi-trailers, storage units, storage bins, roll-off storage devices (e.g. P.O.D.S., S.A.M.S.) or other trucks, for storage purposes is prohibited.
- i. The site shall not be used for any parking (neither overnight nor during the day) of junked/inoperable/dismantled/unlicensed vehicles.
- j. No trucks, trailers or cars shall be parked on the premises in a manner that would constitute commercial advertising for the tenant or any other business on the property.
- k. At no time shall the site be used to sell or advertise any vehicles that are "for sale".
- I. No truck or automobile parking is permitted in driveways, maneuvering lanes, fire lanes or on landscaped areas.
- m. No uses shall be conducted in such a way as to constitute a public or private nuisance or to violate any of the performance standards set out in Section 420-38 of the Village Zoning Ordinance.
- n. This development shall be in compliance with the Village Land Division and Development Control Ordinance, Village Municipal and Zoning Codes, Village Construction Site Maintenance and Erosion Control Ordinance, Kenosha County Ordinances and the State of Wisconsin Statutes.
- o. All Village fees incurred by the Village Community Development, Engineering and Public Works Departments and/or expert assistant required by the Village throughout the development will be billed directly to the Developer. Such fees shall be paid in a timely manner.



VILLAGE STAFF MEMORANDUM

TO: Jean Werbie-Harris, Community Development Director

FROM: Craig Roepke, Chief Fire & Rescue

CC: Peggy Herrick, Assistant Planner, Community Development

SUBJECT: Fire Department review of site & operational plan – Project Carbon

Permit/Trakit#: DEV1904-004
DATE: April 18, 2019

These are Comments/Reviews for the site & operational plan – Project Carbon

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

- 1. At least one AED shall be required in the facility. Consider accessible location outside wall of office area into shop or similar.
- 2. Proposed pre-fab office located approx. at the center West side must be open (no ceiling) unless additional fire protection/notification systems are implemented.
- 3. Recommend the deployment of "Bleed Kits/stations" in conjunction of AED location(s). AHJ can further discuss scope and intent.
- 4. EM lighting, fire alarm notification and egress signage in racking areas to be installed, added, or adjusted as needed.
- 5. As this is a build-out of an existing speculative building, some items within this document are already completed.
- 6. Review any additional need for key access box (Knox Box) at new main office entrance (Door 5) at East side North.

Distribution of Comments: the person who obtains the building permit to all contractors and subcontractors affected by this document shall distribute copies of these comments. This document outlines critical times and deadlines. All recipients of this document must become familiar with the contents.

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

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

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

Conflicts: In the event a conflict in code(s) is identified, or a conflict with the insurance carrier criteria occurs, the

more stringent shall apply. In the event this conflicts with any codes adopted by the State of Wisconsin, the owner must petition the State directly for a variance. The Owner must demonstrate that they will provide materials or design equivalent to the code or that they will exceed the code when petitioning the State of Wisconsin and/or the Village of Pleasant Prairie where applicable.

Fire Safety System Plans: such as fire sprinkler and fire alarm plans, will need to be submitted to the State of Wisconsin Department of Safety and Professional Services and also to this fire department for review. No installation of any fire protection system is allowed until a satisfactory review is obtained from both departments.

FIRE ALARM AND SPRINKLER PLANS ARE A SEPARATE SUBMITTAL TO THE FIRE DEPARTMENT.

DUE TO CONSTRUCTION AND TIME CONSTAINTS FIRE PROTECTION SUBMITTALS MAY AND ARE TYPICALLY

BROKEN INTO AN UNDERGROUND SUBMITTAL AND AN ABOVE GROUND SUBMITTAL.

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

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

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

Attn: Laurie Waldenstrom

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

2. Site Access:

- a. Access shall be provided around the perimeter of the site for Fire Department apparatus, and must comply with the State of Wisconsin and the International Building Code, 2015 edition.
- b. All entrances from public streets, as well as road and driveways around the proposed building shall be a minimum of 30 feet wide.
- c. All roadways and fire lanes shall be unobstructed and not used any part as a parking area for automobiles, semi-trucks or trailers. Fire lanes shall comprise of a hard and maintainable surface throughout all seasons.
- d. All exterior exit pathways as well as access to the Fire Pump or riser room shall have a hard surface, leading to a hard surface. This includes all exit doors from the facility. These pathways shall be maintained and accessible at all times.
- e. An exterior personnel door shall be located in close proximity to each fire sprinkler riser.

3. Gates / Barriers:

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

- The Fire & Rescue Department will review the proper placement and operation of the Knox system locks & Boxes.
- g. The gate or barrier access on premise shall be readily identifiable and in contrast to fencing by the AHJ.
- 4. **Combination Water Sizing Confirmation:** The owner shall provide a letter from the sprinkler designer affirming that the combination water main is sized appropriately for both domestic use and fire sprinkler protection demand. This will typically include the designer's license stamp on the document.
- 5. **Compliance**: A letter shall be submitted to the Fire & Rescue Department prior to receiving a building permit, stating that the project will comply with all requirements addressed within this document. This document shall be received prior to holding any pre-construction meeting.
- Required Licenses: A Wisconsin licensed fire protection contractor and/or sprinkler fitter must install any and all dedicated fire protection underground fire mains and aboveground fire protection as defined in WI SPS 305 subchapter V
- 7. **Insurance Carrier:** The Owner of this project shall submit to the insurance carrier for review the plans for both underground water distribution and fire protection prior to construction. The Fire & Rescue Department shall receive a copy of the comments when plans are submitted for review.
- 8. Review and Comments: the Fire Department will review and comment on the following areas outlined below.
 - A. Site and Operational Permits
 - 1. Site accessibility (Plans provided do not specific clearances or distances)
 - 2. Fire Pump Location
 - 3. Pumper Pad
 - 4. Fire hydrant spacing
 - B. Conditional Use and Operational
 - 1. Standpipe outlet locations .
 - 2. Fire alarm pull stations
 - 3. Emergency and Exit Lighting
 - 4. Fire extinguishers

9. Plan Review, Permits and Fees

- a. The plans for the fire protection underground, aboveground and fire alarm system shall be submitted to the AHJ for review;
- b. It is common and typically recommended that the protection underground and aboveground (Sprinklers) are split into separate reviews in the interest of time and construction.
- c. The Village will use an independent fire safety consultant for review of all fire protection plans submitted.
 - i. Standard review periods are 21 business days
 - ii. Expedited reviews at 10 business days are available for an extra cost.
 - iii. Plan review times begin the day after the plans are received by the contract reviewer.
- d. Contacting the third-party reviewer directly for submission is not allowed. Subsequent design questions and clarification dialogue is permissible.
- e. An approved & stamped AHJ review must be completed before any permits will be issued and before construction may begin.
- f. A submittal is not considered permitted or an approved plan.
- g. Acquiring WI State approved plans is not an alternative to bypass the AHJ permitting process.
- h. A Building Department Low voltage permit must also be secured by the fire alarm installer.
- i. Applications & assistance can be found at https://www.pleasantprairiewi.gov

10. **Permit fees:** must be paid at time of submission for review. Work cannot begin until all permits have been issued. A typical review turnaround is four weeks

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

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

NOTE: Permits are required from the Fire & Rescue Department for the installation of water main in addition to any permits required by other Village of Pleasant Prairie Departments.

11. Occupancy:

- a. All fire and life safety requirements must be in place and operational prior to any building being occupied.
- b. No occupancy inspections shall be scheduled until all life-safety systems are complete.
- Key life safety systems include: Fire sprinkler system, Fire alarm system, Fire extinguishers, Emergency
 Lighting, and any additional requirements determined by both the Fire Department and/or the Village
 Building inspection department.
- d. AEDs as required are in place.
- e. Building access keys and related interior access methods must be in place.
- 12. Hazardous Occupancies: Should there be identified hazard occupancies with this project, the Fire & Rescue Department will need more than the typical four week time period to review potential Hazardous Occupancies. The owner must contact the Fire & Rescue Department as soon as possible to begin the review process.
- 13. Exterior Doors: All outside doors must have access to the interior. Such as a lock and handle provided at each door.
- 14. **AED:** The owner may be required to acquire and install one or more public access Automatic External Defibrillator (AED) onsite for employee and public use in the event of a sudden cardiac arrest. It is suggested that during the construction phase that a location(s) be identified so that options for recessed cabinets may be determined.
- 15. **Storage:** Maximum height, width and aisle ways and egress pathways must be maintained and will be enforced. The same concerns apply to the storage of quantities of combustibles (plastics and cardboard) and other storage of flammable liquids or chemicals must also be properly identified, placarded and stored.

16. Elevators:

- a. If applicable, must comply with Village of Pleasant Prairie Ordinance 180-20, including acceptable minimum size and emergency notification.
- b. Review the proper sizing requirements with the fire department early in the planning process.
- c. Elevator emergency phone notification shall dial the Pleasant Prairie Dispatch emergency number or 262.694.1402
- d. Provide copy of State inspection approval to use documents to AHJ.
- e. In addition to the required "Drop-key" in the elevator key box, provide two additional "drop-keys" appropriate for the elevator manufacturer type to be delivered to the AHJ as part of the access key requirement.
- f. Ensure that additional elevator "Barrel" keys are available for Knox Box placement for use in accessing the required elevator wall mounted key box as reference in WI SPS 318.1708(10)(b)
- 17. **Severe Weather Shelter:** The architect shall identify the area within the building that can be used as a "severe weather shelter" or "safe haven" during severe weather such as a tornado. That area will be identified with signage.
- 18. **Door Numbering:** Each exterior door shall be sequentially numbered.
 - a. Shall consist of a 4" reflective number in a color that is contrasting to the door color.

- Numbering shall be in an increasing sequence and located in the upper right-hand portion of the door.
- c. The starting numbering point shall be determined in the field and approved by the AHJ.
- d. Door numbering shall also be identified in some manner on the interior.
- 19. **Door numbering Internal:** in multi-unit dwelling buildings a numbering scheme shall be devised so that locations of a room are intuitively expected. Each room shall have a unique number assignment.
- 20. **On Premise Secure Key System:** Knox Company Rapid Entry System, "Knox Boxes" shall be provided for the building. The Knox Boxes shall be Model 4400. Two sets of all keys (Master, fire alarm pull station, annunciator, elevator, etc.) shall be placed within the box. This includes key cards, FOBs or other electronic access devices used to access both interior and exterior doors of the facility.
- 21. **Fire Extinguishers:** Shall meet NFPA 10 (Portable Fire Extinguishers) for the specific use of the building and be in sufficient number. Final approval, of fire extinguisher locations and quantity, will not be given until occupancy is taken, to see how a tenant furnishes the space. The company providing the fire extinguishers shall submit a letter to the Fire and Rescue Department stating the locations and size of the extinguishers are in compliance with NFPA 10.
- 22. Emergency and Exit Lighting: Exit and Emergency Lighting shall be provided and shall have battery backup. Combination units are acceptable and recommended. An emergency generator and transfer switch designed for such uses eliminates the need for EM lighting battery backup. These circuits shall be clearly labeled as applicable.

23. Sprinkler System:

- a. The building shall be equipped with an "automatic fire sprinkler system". The systems shall be designed and constructed to the current printed edition of NFPA 13, Automatic Fire Sprinklers and the Village of Pleasant Prairie Ordinance 180-16, Automatic Fire Sprinklers. Confirm NFPA edition with the Fire Department prior to system design.
- b. Fire Risers shall be durably labeled with the system or riser identification.
- c. Outside/exterior Riser Control Valves: Where installed, outside control valves shall be durably labeled with the associated system or riser that it controls. Any outside valves such as PIVs or OS&Y valves shall be locked with chain and/or commercially breakable locks.
- d. Hydrant flow test values for sprinkler design purposes shall be no older than one year from the above ground fire submittal date.
- e. If exterior building riser valves are in place in raised loading dock areas shall be accessible by dock platform stairs so that valves can be accessed and operated in a safe manner.
- f. An "as-is" drawing of the fire sprinkler system shall be provided and posted in the riser or pump room of the building. The size of the drawing shall be at least 22"x34" (ANSI D) in size and no larger than 34"x44" (ANSI E). In multi-floor projects, each floor shall be a separate page. The maps shall either be mounted on a wall within the pump/riser room or reliably hung and removable from the wall. Maps shall be laminated. An electronic copy shall also be provided to the AHJ in PDF format.
- 24. The following information as applicable, must be submitted with the sprinkler plans for review:

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

25. **Fire Hydrants:** Fire hydrants shall meet the Village of Pleasant Prairie hydrant specification. Fire hydrants shall be <u>spaced no more than 350 feet</u> apart around the perimeter of the building, per Village Ordinance §180-16. The distance from the finished grade line to the lowest discharge shall be no less than 18 inches and no more than 23 inches.

- 26. **Fire Protection Loop:** As applicable for building type or unless otherwise approved in writing by the AHJ, a fire protection (hydrant) loop shall be required as part of the overall fire protection systems as outlined in §180-16(K)(5).
- 27. **Fire Hydrant Acceptance**: This project will include the installation of water mains for domestic and fire protection use. Prior to the fire sprinkler system connection to any new water mains (including water mains, fire hydrants, laterals leading to the building and risers) must be hydrostatically tested flushed according to National Fire Protection Association (NFPA) code standard 24 and witnessed by the Fire Chief or designee.
- 28. Fire hydrant / water main flushing: can be disruptive to the job site and requires significant coordination of all sub-contractors by the General Contractor. Nonetheless flushing is an essential part of assuring public safety. The General Contractor is highly encouraged to coordinate the flushing of all new water mains, fire hydrants, laterals leading to the building and risers with both the sub-contractors responsible, the Village of Pleasant Prairie Engineering Department, Fire & Rescue Department and the Water Utility Department, prior to seeking a 'clean water sample' on this site.

29. Pumper Pad:

- a. A municipally fed fire hydrant and fire department connection (FDC) combination is defined to be a "pumper pad".
- b. The FDC shall comprise of a 30 degree angled 5" Storz connection unless otherwise approved by the fire department in writing.
- c. Both the hydrant and FDC shall between 18" and 23" above finished grade as a pair.
- d. There shall be dedicated space for a fire engine to have unobstructed access to the pumper pad.
- e. Wall mounted FDCs may be an option dependent on project details. AHJ written approval required.
- f. Both the Fire Department Sprinkler connection and the fire hydrant shall be installed remote from the building and located a minimum distance from the building equal to the highest wall. Any variances shall be approved by the AHJ in writing.
- g. The pumper pad shall be free of vegetation, plant, shrubs, or other obstructions at least 5 feet on each side.
- h. The fire hydrant shall be located no more than five (5) feet from the roadway and the Fire Department sprinkler connection shall be placed no more than five (5) feet from the fire hydrant.
- i. The Fire Department connection shall be constructed along with an underground drain with access for inspection. In cases where there is an accessible basement, the FDC drip/valve assembly may be located inside the basement. Should this situation present itself, written AHJ approval shall be required to utilize this arrangement.
- j. The area around the pumper pad shall be comprised of a hard surface such as asphalt or concrete.
- k. The pumper pad area shall have some form of posted signage or painted pavement designation indicating no parking or obstructions in that area.
- I. Refer to the Village specification drawing for the pumper pad design.

30. Bollards:

- a. Shall be placed near fire hydrants, remote post indicator valves (PIV) and Fire Department connection(s) that are subject to damage.
- b. Bollards shall be six (6) inches in diameter. Bollards shall not obstruct charged fire hoses.
- c. It is recommended that the Fire Department approve the location of the bollard(s) before final placement is made.

31. Standpipes:

a. Where required, standpipes/hose valves shall be wet and placed adjacent to all exterior exit doors, same side as the door handle/knob. Village Ordinance 180.16 (I).

- b. The building protection system shall be equipped with standpipes that shall consist of 2-½ inch NST valve, capable of delivering 250 GPM, at 75 PSI measured at the standpipe valve.
- c. No 1-1/2" cap reductions are required.

32. Pump Room / Riser Room Door:

- a. The exterior door that accesses either the fire pump or riser room shall be labeled in the following manner outlined below
 - i. At the center upper 1/3 of the door, utilizing 4" reflective RED or WHITE block lettering contrasting to the door color, with the following title.
 - ii. "FIRE PUMP ROOM" or "FIRE RISER ROOM", respective for the type of existing room.
- b. This door shall have a Knox-Box installed adjacent to the door. The specific location heights and details are documented in the "Fire Department Appendix A" attachment.

33. MSDS / SDS Station:

- a. Within the pump or riser room locate a (SDS) Safety Data Sheet Station in a conspicuous and accessible location. The station shall be labelled so to be readily identified.
- b. Products used for maintenance, production or stored within the facility shall have their SDS information located at this SDS station.
- c. The SDS information shall be organized in such manner that access to product information is intuitive.
- d. The contents of the SDS station shall be updated and/or reviewed at least annually by the building owner or active tenant. A dated record log shall be kept with the SDS station indicating such review.
- e. Other SDS station options per AHJ approval.

34. Strobe Light:

- a. All strobe lights required below shall meet Village specifications as found in section 180-16(m) of the Sprinkler Ordinance. The lens color shall be RED.
- b. A strobe light and 10" dome bell shall be provided, visible from the pumper pad to indicate a waterflow alarm condition.
- c. If the building has a fire pump, an additional strobe light shall be required and installed adjacent to the waterflow alarm and activated when the fire pump is running.
- d. Both notification devices above (b & c) shall be labeled appropriately as "WATERFLOW" and "PUMP RUN" below the respective devices. In instances where only one strobe is required, no signage is required.
- e. A strobe light shall be provided and installed vertically at each riser location on the exterior of the building. No bell or signage is required. In instances where two or more risers are located at one location, only one exterior strobe is required. The strobe shall activate on any one riser waterflow.
- f. The heights of all strobe lights shall be sufficient to seen above standard semi-trailer heights.
- g. Specific locations and layout typically are discussed with the AHJ and it is understood that various building finishes may impact exact locations.
- h. A separate "Appendix A" document is available to provide visual detail supporting the above requirements.
- 35. **Fire Alarm System:** There shall be a full function remote annunciator installed. Utilizing a fire pull station, sprinkler water flow, or any other fire detection device that maybe installed in this building shall activate the internal fire alarm system. The systems shall be designed and constructed to the <u>current printed edition</u> of NFPA 72. Confirm NFPA edition with the Fire Department prior to system design
 - a. **Installation:** Installation of the Fire Alarm System shall be in accordance with NFPA 70 The National Electrical Code and applicable local building codes and practices.

- b. **Manual Fire Alarm Pull Stations:** Shall be located at a minimum, immediately adjacent to each exterior door. Any additional exterior doors will be required to meet this requirement. The pull station shall not be placed in the area of the door, but immediately adjacent to the door jamb.
- c. Pull Stations and Audiovisual Alarms: Shall be installed per ADA requirements.
- d. Smoke and Heat Detection: Shall be installed as required.
- e. **Tamper Switches:** Tamper switches shall be placed on all sprinkler valves and be identified on the annunciator panel.
- f. PIV & Exterior Valves: Shall be monitored by the Fire Alarm system.
- g. **Strobe & Bell:** Strobe light and Bell devices shall be identified and documented on the submitted Fire Alarm plan submittal. It is understood that typically this work is completed by the electrical contractor and not part of the alarm plan per say.
- h. **Duct Detectors:** Duct detectors shall be programmed as a Supervisory Alarm, not as an alarm condition unless pre-approved by the AHJ.
- i. **Fire Alarm Plans Location:** There shall be a designated location for a set of as-built fire alarm plans near the FACP per NFPA 72.
- j. **FACP Nomenclature:** Confirmation of nomenclature shall be discussed between the Fire Department and the fire alarm program technician prior to any inspections.
- k. **Initiating Devices Labeling:** All initiating devices e.g.: pull stations, smoke detectors, tampers, etc shall be labeled with the FA device number that matches the system nomenclature programmed. The font/letters shall be at least 14pt and of such size that they are visible based on accessibility to the device. (e.g.: ceiling initiating devices may require a larger font size)
- I. Annunciator Panel: Shall be addressable. The annunciator panel type shall be approved by the AHJ. The panel shall identify a fire sprinkler water flow by riser, and the specific locations of the fire alarm pull stations and any other fire detection devices that may be installed in this building.
- m. **Transmission of Fire Alarms.** The method of transmission to central station shall be documented within the submittal and approved by the AHJ. (e.g. RF Radio/Mesh network, cellular, VOIP, MFVN, or other approved technologies allowed by code.)
- n. **FACP Main Panel:** There will be one main fire alarm panel within a building. The system will not be split into two or multiple fire alarm panels interconnected together. (Example: West wing is one panel, East wing is a different panel)
- o. **FACP Location:** The main fire alarm panel shall be located in the fire pump or riser room. Any other location shall be identified in advance and in writing. The AHJ shall review and any deviation must be conveyed in writing by the AHJ prior to any submitted plans or construction.
- p. **Fire Alarm Map:** An "as-is" drawing of the fire alarm system shall be provided and posted in the riser or pump room of the building. The drawing shall have at minimum, the initiating device numbers, locations, and door numbering scheme on the posted drawing. The size of the drawing shall be at least 22"x34" (ANSI D) in size and no larger than 34"x44" (ANSI E). In multi-floor projects, each floor shall be a separate page. The maps shall either be mounted on a wall within the pump/riser room or reliably hung and removable off the wall. Maps shall be laminated. An electronic copy shall also be provided to the AHJ in PDF format.
- q. Central Station: The Fire Alarm Control Panel shall transmit all fire alarm, tamper, trouble and supervisory signals to a central station that is certified by Underwriters Laboratories (UL) and/or Factory Mutual (FM) and approved by the Fire & Rescue Department. The owner shall provide such documentation for approval.

Fire: Pleasant Prairie Fire & Rescue Medical: Pleasant Prairie Fire & Rescue

Phone numbers

Emergency: (262) 694-1402

Non-emergency: (262) 694-7105 Business: (262) 694-8027

- 36. **All Hazards Notification System:** Should the owner or tenant plan on the installation of an in-building all hazards notification system (fire, weather, active threat, etc), the fire department shall be made aware and the system shall comply with all NFPA 72 requirements relating to that system.
- 37. **Final Inspection:** The General Contractor shall be responsible to provide or confirm from the MEPs that the following system related documents have been delivered to the AHJ throughout the project and before a final occupancy scheduled:
 - a. **100% Completion Letters** Shall be delivered on company letterhead and stamped as applicable. Letters shall include at minimum, the project name, address, and scope of work description, along with an authorized signatory of the organization.
 - a. The fire protection contractor shall provide the AHJ with a letter (upon completion of the sprinkler work) stating the sprinkler and protection systems, or portion thereof, are "100% operational and built according to the AHJ stamped plan design", Village Ordinance, 180-16 N if modifications are made to the system, as-built plans shall be provided.
 - b. The fire alarm contractor shall also provide the AHJ with a letter (upon completion of the fire alarm work) stating the fire alarm system, or portion thereof, is "100% operational and built according to the approved AHJ stamped design" if modifications are made to the system, as-built plans shall be provided.
 - b. Contract copy with fire alarm central monitoring station.
 - c. UL and/or FM certificate(s) for the contracted fire alarm central monitoring station.
 - d. Fire protection underground flushing documents.
 - e. Underground and fire sprinkler (Wet & Dry) hydrostatic test certificates.
 - f. Clean Agent System documentation as applicable.
 - g. Copies of the fire sprinkler operational test certificates.
 - h. Copies of the fire alarm test documents. Record of Completion
 - i. Copies of other related system documents such as, hood/duct, smoke, etc...
 - j. The Pleasant Prairie Fire and Rescue Department shall have all information needed for our pre-fire plan prior to occupancy.
 - k. Provide in an electronic PDF format, floor plans and fire protection (Sprinkler/Fire Alarm) plans for the building in an as-built condition.
 - I. System drawings of the fire alarm and fire sprinkler system shall be placed in the fire pump or riser room, near the fire alarm control panel as outlined in their respective system comments (above). An electronic copy of each system shall be provided.
 - m. AED as required, is in place at such time that the occupancy inspection is conducted.
 - n. A copy of the Emergency Plan must be submitted to the Fire & Rescue Department before occupancy.

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1902v5



HSRE FUND VI HOLDING COMPANY, LLC

August 5, 2019 Sent Via Email

Jean Werbie-Harris Community Development Director Village of Pleasant Prairie 9915 39th Avenue Pleasant Prairie, Wisconsin 53158

> RE: New Property Owner at 7153 99th St, Pleasant Prairie, WI and Approval/Support of Project Carbon Plans at Facility

Dear Ms. Harris,

Please have this letter serve as notice that on July 19th, 2019, "HS Fund VI ZL Portfolio Investors, LLC" (an entity of HSRE Fund VI Holding Company, LLC) acquired the property at 7153 99th Street in Pleasant Prairie, Wisconsin. This property was formerly owned by Zilber Property Group.

As the property's new owner, we are aware of, approve, and support the plans as outlined by Project Carbon in the Site and Operation Plan Application as well as the Commercial Building and Zoning Permit Application.

Should yourself or anyone else at the village have any questions at all, please don't hesitate to reach out.

Sincerely,

Michael J. Shanahan

Asset Manager, Midwest Region

Mich J. Shoul



SITE AND OPERATIONAL PLAN APPLICATION/ZONING PERMIT

For all applications that require Village Plan Commission Approval

APPROVAL PROJECTED	TYPE OF WORK
APPROVAL REQUESTED	TYPE OF WORK
☐ Final Site and Operational Plan ☐ Final Site and Operational Plan/Conditional Use Permit ☐ Preliminary Site and Operational Plan ☐ Preliminary Site and Operational Plan/ Conditional Use Permit ☐ Digital Security Imaging System (DSIS Agreement and Easement)	□ New Building □ Building Addition □ Building Alteration □ New Tenant
Name of Business: Project Carbon/United Conveyor Holdings (d.b.a. United C	Conveyor Supply Company)
Site Address: 7153 99th St. Pleasant Prairie, WI 53158	Suite #:
Tax Parcel Number: 92-4-122-223-0121	7.000.00
Zoning District(s): M-2 GENERAL MANUFACTURIN	6
Name of Development: Project Carbon	
Estimated Date of Occupancy: July 15, 2019	
Detailed Description of the Proposed Project and Use:	
current manufacturing capabilities at United Conveyor Supply Concapacity and flexibility to our current production operations. The fabricate parts and assemblies to serve a diverse set of customers markets. Plans are to add crane capacity and an additional drive-iproducts we make. We plan to add surface prep and paint capabilities.	acility will be used to s in the industrial and pow n ramp to handle the heav
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SITE AND BUILDING INFORMATION Lot Area: 380,190 Lot Area: 8.73 _sq. ft. ac. Building Area: 149,811 Building Height: 38 sq. ft. Tenant Area: 149,811 sq.ft. Addition Height: N/A Addition Area: N/A sq. ft. Total Impervious Surface Area: 285,066 sq. ft. Total Landscape Area: 95,124 Site % of Open Space 25 sq.ft. ON-SITE PARKING/TRAFFIC INFORMATION Total # of parking spaces (on-site): 150 Total # of regular parking spaces (on-site): 145 Total # of handicapped accessible spaces (on-site): 5 Total # of truck parking spaces (on-site): 14 Total # of dock doors: 15 Dock doors, 3 Drive in doors Anticipated automobile trips to and from the site (excluding trucks): Number of daily average trips: 60 Maximum number of daily trips: 75 Anticipated truck trips to and from the site: Number of daily average trips: 20 Maximum number of daily trips: 30 OPERATIONAL INFORMATION Hours (Open to the public): 8:00 am - 5:00 pm Delivery hours: 7:00 am - 7:00 pm **EMPLOYMENT INFORMATION** Proposed total number of full-time employees: 50 Proposed total number of part-time employees: 0 Number of shifts: 2 Total of number of employees per shift: 1st 20 Largest number of employees on site at any one time: 50 **PUBLIC FACILITIES INFORMATION** Check all that apply: The property is serviced by Public Sanitary Sewer The property is serviced by Public Water The building is serviced by fire sprinklers Maximum number of gallons/minute of water expected to be used per day is: 500

If property is zoned M-1, M-2 or M-5 then the following shall be completed: Occupancy Type pursuant to the Use and Occupancy Classification specified in Chapter 3 of the 2006 International Building Code (2006 IBC). Include all that apply and associate square footage for each classification: □ Factory Group F-1 (Moderate-hazard) 82.500 □ Factory Group F-2 (Low-hazard) sq. ft. □ Storage Group S-1 (Moderate-hazard) sq. ft. 60,000 ☐ Storage Group S-2 (Low-hazard) sq. ft. 7,311 □ Business Group B sq. ft. ☐ High-Hazard Group H sq. ft. □ Other sq. ft.

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

Conveying equipment produced from sheet and structural steel, and sourced machined components will be stored, assembled and shipped from facility. Stores will occupy approximately 60,000 s.f. of facility and will store both raw and in-process goods. Market value of the goods will vary from \$15 to 20MM of inventory.

Types of equipment or machinery to be used on site:

Materials conveying equipment to be used in power and industrial applications. Will include a line of proprietary valves, sizing equipment, pneumatic cylinders and control gates. These items comprise the mechanical, vacuum and pressure conveying control we sell. A large percentage of the goods shipped from facility will be resold goods from suppliers.

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

Steel scrap. Wire (welding and electrical) clippings. Air piping and electrical conduit scrap. Spent surface finishing grit. Spent excess paint and thinner. Crating and packing material. Office refuse. General garbage.

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

Solid scrap will be separated by type and sold to recyclers. Paint, thinners and liquid industrial wastes will be removed by industrial waste hauler (e.g. SafetyKleen).

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

Badge access system will be installed with video monitoring. Outdoor areas will be monitored by closed-circuit video surveillance. Interior will be monitored by an array of security cameras for safety and security purposes.

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

We have arranged with local firms to handle maintain landscaping and snow removal on an ongoing basis. Additionally we are proud of this new facility and intend to use it as a marketing tool. As such we are going to keep the exterior and interior presentable through an standard housekeeping routine.

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

One potential impact is VOC from paint and mix room stacks. We are monitoring amount of material and ongoing levels of inventory. Paint mix and storage room will limit the amount of material we can hold and process to a reasonable level. The second is noise from fabrication. The impact should be minimal as we plan to have no more than 10 people in fabrication and are limited by size of our finishing booths pieces less than 12'x12'x16'. Additionally we plan to install sound curtains to limit the ambient noise traveling between bays.

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

Plumbing- in process. Fire Alarm- in process. Fire Protection- in process.

PLANS AND OTHER ATTACHMENTS

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

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

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

Two or more plans may be combined, provided that all of the information submitted on the combined plan is clearly legible, but in no case shall the combined plans fail to show any of the information required for each individual plan, unless such information is waived or deferred pursuant to the Section 420-57 of the Village Zoning Ordinance.

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

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

PROPERTY OWNER:	APPLICANT/AGENT:
Print Name: Frank Dekan Wendy Ol	Charlet Name: BRENZAN O'CHEROLL
Signature. Werdy Old	Signature: Pul III
Address: 710 N. Plankinton Ave	Address: 7510 S. MADISON ST.
Milwaukee WI 53203	WILLOUBROK 11 60527
(City) (State) (Zip) Phone: 414-234-1100	(City) (State) (Zip) Phone: 630-734-8800
Fax:	Fax:
frank.dekan@zilber.com	Email: BOCARROLL & MORGAN HARBOUR, COM
Pate: March 29, 2019	Date: 3/29/A
TENANT CONTACT:	PROPERTY OWNER CONTACT :
Print Name: Brandon Lipska	MICHAEL J. SHANAHAN
Signature:	mark J. Shall
Address: 2100 Norman Dr West	15450 SUMMIT AVE, SUITE 250
Waukegan IL 60085	OAKBROOK TERRACE, IL 60181
(City) (State) (Zip) Phone: 847-473-5290	130-326-4403
Fax: 847-672-5151	
Email: brandonlipska@unitedconveyor.com	mshanahan@hsrealtyco.com
Date: March 29, 2019	August 5th, 2019

TENANT IMPROVEMENTS FOR:

PROJECT CARBON 7153 99TH STREET PLEASANT PRAIRIE, WISCONSIN 53158

ISSUED FOR PERMIT 3-21-2019

TENANT

PROJECT CARBON

7153 99TH STREET, PLEASANT PRAIRIE, WISCONSIN 53158

TENANT'S REPRESENTATIVE

JONES LANG LASALLE

8755 WEST HIGGINS ROAD, CHICAGO, ILLINOIS 60631

GENERAL CONTRACTOR

MORGAN HARBOUR CONSTRUCTION

6905 GREEN BAY ROAD, SUITE 103 KENOSHA, WISCONSIN 53142 630.734.8800

ARCHITECT

KELLY HARRIS, ARCHITECT

HARRIS ARCHITECTS, INC. - CONSULTANT

4801 EMERSON AVE. SUITE 210 PALATINE, ILLINOIS 60067 847.303.1155

ADC	OPTED CODE DATA
2015	INTERNATIONAL BUILDING CODE AS MODIFIED BY WISCONSIN COMMERCIAL BUILDING CODE
2015	INTERNATIONAL MECHANICAL CODE
2015	INTERNATIONAL FIRE CODE
2015	NATIONAL ELECTRICAL CODE
2015	INTERNATIONAL ENERGY CONSERVATION CODE
2015	NATIONAL STANDARD PLUMBING CODE

CONSTRUCTION DATA

ZONING: ————	— I-1 LIGHT INDUSTRIAL
CONSTRUCTION TYPE:	— TYPE II B UNLIMITED AREA
OCCUPANCY TYPE: ————	 NON-SEPARATED MIXED USE. B BUSINESS GROUP S-1 MODERATE HAZARD STORAGE F-1 MODERATE HAZARD FACTORY INDUSTRIAL
OFFICE AREA:	— 19,793 S.F.
HANDICAPPED PARKING: ————	— HANDICAPPED PARKING AND SIGNS PER 2010 ADA STANDARDS AND ICC/ANSI A117.1-2003 STANDARDS
FIRE PROTECTION:	 BUILDING ADDITION TO BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC FIRE SUPPRESSION SYSTEM DESIGNED PER N.F.P.A. REQUIREMENTS.

BUILDING PLUMBING DATA (PER IBC 2015)

BUILDING AREA		MINOMONI LOMBINO
OFFICE AREAS FACTORY AREAS WAREHOUSE AREAS	7,040 S.F. 28,724 S.F. 114,047 SF	
TOTAL BUILDING AREA	149,8 1 1 S.F.	FIXTURE TYPE
OCCUPANT LOAD	NO. OF OCCUPANTS	WATER CLOSETS LAVATORIES
OFFICE - 1/100 SF FACTORY - 1/100 SF WAREHOUSE - 1/500 SF	71 OCC. 288 OCC. 229 OCC.	BATHTUBS/ SHOWE DRINKING FOUNTAI
TOTAL OCCUPANT LOAD	588 OCC.	OTHER

QUANTITY

_			
-		QUAI	YTITY
	FIXTURE TYPE	MEN	WOI
_	WATER CLOSETS	5	Į.
<u>S</u>	LAVATORIES	6	(
	BATHTUBS/ SHOWERS		-
	DRINKING FOUNTAINS		1
-	OTHER	2 SERVI	CE SIN

MINIMUM PLUMBING FACILITIES - REQUIRED

CLASSIFICATION:	BUSINESS
OCCUPANCY:	В
OCCUPANT LOAD:	71 OCC (36 MEN / 36 WOMEN)

		QUAN	NTITY
EN	FIXTURE TYPE	MEN	WOMEN
	WATER CLOSETS	3	3
	LAVATORIES	3	3
	BATHTI IRS/ SHOWERS	l N	Λ

CLASSIFICATION: FACTORY & INDUSTRIAL

OCCUPANT LOAD: 517 OCC (259 MEN / 259 WOMEN)

FIXTURE TYPE	MEN	WOMEN		FIXTURE TYPE	MEN	WOMEN
WATER CLOSETS	2	2		WATER CLOSETS	3	3
LAVATORIES	2	2		LAVATORIES	3	3
BATHTUBS/ SHOWERS	NA			BATHTUBS/ SHOWERS	N	A
DRINKING FOUNTAINS	1			DRINKING FOUNTAINS	2	2
OTHER	1 SERVICE SINK			OTHER	1 SERVI	CE SINK
			·			

INDEX TO DRAWINGS

ARCHITECTURAL

A0	COVER SHEET
A-1.0	SITE PLAN
A-1.1	EGRESS PLAN
A-3.0	OVERALL FLOOR PLAN

ENLARGED FLOOR PLANS, STRUCTURAL DETAILS

ROOM FINISH SCHEDULE, INTERIOR ROOM ELEVATIONS & DETAILS

SPECIFICATIONS

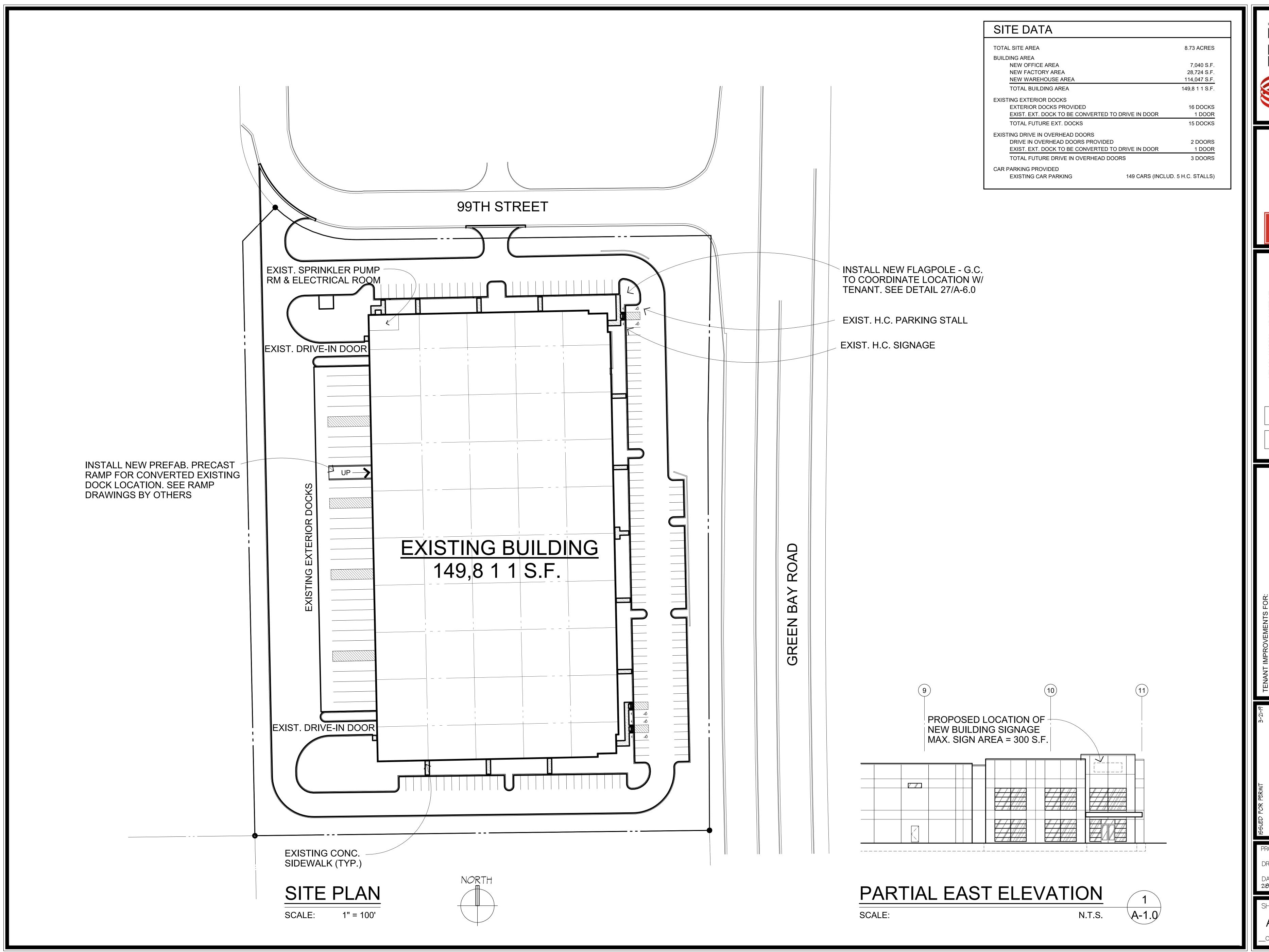
- Expansion EXP JT - Expansion Joint

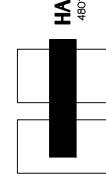
LIST OF ABBREVIATIONS

AB	- Anchor Bolt	F & I	- Furnish & Install	PPT	- Pressure Preser-
ACOUS	- Acoustical	FIN	- Finish	55551	vative Treated
ADJ	- Adjacent	FLR	- Floor	PREFIN	- Prefinished
AFF	- Above Finished Flr	FDN	- Foundation	PROV	- Provide
ANOD	- Anodized	FPHB	- Frost Proof Hose-Bib	PSF	- Pounds Per
AP	- Accoustical Panel	FRT	- Fire Retardant Treated		Square Foot
AT	- Accoustical Tile	FTG	- Footing	PSI	- Pounds Per
B/	- Bottom of	GA	- Gauge		Square Inch
BD	- Board	GALV	- Galvanized	PT	- Paint
BIT	- Bituminous	GB	- Gypsum Board	PVMT	- Pavement
BLKG	- Blocking	GC	- General Contractor	QT	- Quarry Tile
BLDG	- Building	GL	- Glass	REINF	- Reinforcing
BM	- Beam	GRAN	- Granular	REQD	- Required
BOT	- Bottom	GYP BD	- Gypsum Board	R.D.	- Roof Drain
BRDG	- Bridging	GYP	- Gypsum	RM	- Room
BRG	- Bearing	Н	- High	SAN	- Sanitary
	K Concrete Block	HC	- Handicapped	SCHD	- Schedule
CLG	- Ceiling	HDWRE	- Hardware	SECT	- Section
CLR	- Clear	HM	- Hollow Metal	SF	- Square Foot
CPT	- Carpet	HORIZ	- Horizontal	SHT	- Sheet
COL	- Column	HP	- High Point	SLV	 Short Leg Vertica
COMP	- Compact	HVAC	- Heating, Ventilating	STD	- Standard
CONC	- Concrete		Air Conditioning	STL	- Steel
CONST	- Construction	HW	- Hot Water	SS	 Service Sink
CONT	- Continuous	INSUL	- Insulat(ion) (ed)	STM	- Storm
	- Control Joint	INT	- Interior	ST STL	 Stainless Steel
CONTR	- Contractor	JST	- Joist	SUSP	 Suspended
CORR	- Corrugated	JT	- Joint	T/	- Top of
CJ	- Control Joint	LAV	- Lavatory	TEMP	- Tempered
CT	- Ceramic Tile	LG	- Long	TOP/	- Top of
CW	- Cold Water	LLV	- Long Leg Vertical	TJ	- Tie Joist
DBL	- Double	LP	- Low Point	TYP	- Typical
DTL	- Detail	MAS	- Masonry	UNO	 Unless Noted
DIA	- Diameter	MAX	- Maximum		Otherwise
DO	- Ditto	MET	- Metal	UR	- Urinal
DR	- Door	MFR	- Manufacture	VCT	 Vinyl Composi-
DWG	- Drawing	MIN	- Minimum		tion Tile
EA	- Each	MO	- Masonry Opening	VERT	- Vertical
EJ	- Expansion Joint	MTL	- Metal	VWC	 Vinyl Wall Coveri
ELEC	- Electrical	NIC	- Not in Contract	WC	 Water Closet
ELEV	- Elevation	O.D.	- Overflow Drain	WD	- Wood
EQ	- Equal	OVHD	- Overhead	WH	 Water Heater
EWC	- Electrical Water	OPNG	- Opening	WWF	 Welded Wire Fat
	Cooler	PARTN	- Partition	WDW	- Window
EXIST	- Existing	PC	- Precast		

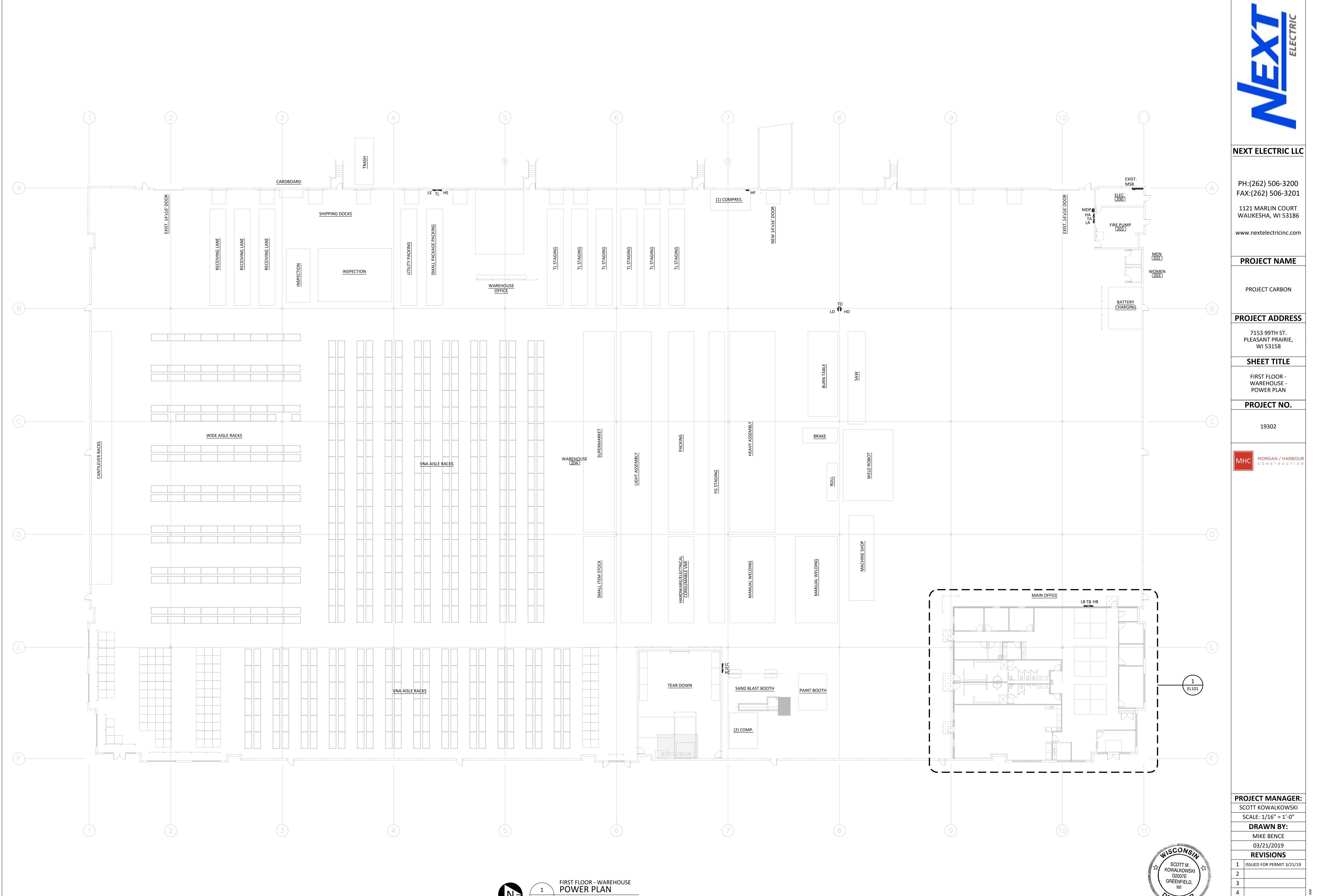


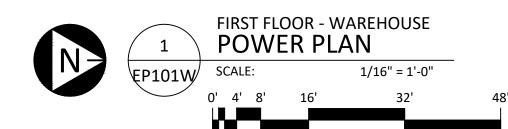






A-1.0 __OF<u>*</u>SHEETS







SHEET NO.

EP101W

F. Consider the request of Melissa Roman, agent for Lakeview XIV Ventures LLC owners of the vacant property generally located north of 109th Street and east of 80th Avenue in LakeView Corporate Park for approval of **Preliminary Site and Operational Plans** for the mass grading of the vacant land for further industrial development.

Recommendation: Village staff recommends that the Plan Commission approve the **Preliminary Site and Operational Plans** subject to the comments and conditions of the Village Staff Report of August 12, 2019.

DEV1907-007

1

VILLAGE STAFF REPORT OF AUGUST 12, 2019

Consider the request of Melissa Roman, agent for Lakeview XIV Ventures LLC owners of the vacant property generally located north of 109th Street and east of 80th Avenue in LakeView Corporate Park for approval of **Preliminary Site and Operational Plans** for the mass grading of the vacant land for further industrial development.

On June 1, 2019, the Plan Commission conditionally approved Site and Operational Plans for the construction of an addition of TaChen located at 8500 109th Street on Lot 1 of CSM 2903. Lot 2 of CSM 2903 to the north of the property is now also proposed to be graded for a future building pad. The grading of both Lots 1 and 2 of CSM 2903 at the same time will allow for the site earthwork to balance and no fill will need to be hauled from the sites. This work was discussed with the owners at the pre-construction meeting for the TaChen addition. The property owner will need to work directly with WE-Energies to relocate any of the existing electric facilities within the work zone.

Site and Operational Plans shall be submitted for any future site work or building proposed on Lot 2.

<u>Village staff recommends approval of the Preliminary Site and Operational Plans</u> (for mass grading only) as presented.

2 DEV1907-007



SITE AND OPERATIONAL PLAN APPLICATION/ZONING PERMIT

For all applications that require Village Plan Commission Approval

	APPROVAL REQUESTED	TYPE OF WORK				
	Final Site and Operational Plan Final Site and Operational Plan/Conditional Use Permit Preliminary Site and Operational Plan Muss Gradung Preliminary Site and Operational Plan/ Conditional Use Permit Digital Security Imaging System (DSIS Agreement and Easement)	□ New Building □ Building Addition □ Building Alteration □ New Tenant				
Na	Name of Business: CenterPoint Properties					
Sit	Site Address: 80th Street Suite #:					
Ta	x Parcel Number: 92-4-122-282-0187, -0109, -0186, -0133, -0132					
	oning District(s): M-2					
Na	ame of Development: Lakeview XIV - Lot 2 CSM 2403					
Es	timated Date of Occupancy: N/A					
De	etailed Description of the Proposed Project and Use:					
De	etailed Description of Company:					
N/A						
	Select One Ontion					
	Select One Option Relocation of Business from New Location for Business in Pleasant Prairie Expansion/Change to Existing Business in Pleasant Prairie New Start Up Business					

DEV 1907-007

SITE AND BUILDING INFORMATION

Lot Area: 546,556	_sq. ft.	Lot Area: 12.5472	ac.
Building Area: N/A	_ sq. ft.	Building Height: N/A	ft.
Tenant Area: N/A	sq.ft.		
Addition Area: N/A	sq. ft.	Addition Height: N/A	ft.
Total Impervious Surface Area: 0	sq. ft.		
Total Landscape Area: 546,556	sq.ft.	Site % of Open Space 100	%
ON-SITE PA	ARKING/TRAFFIC	INFORMATION	
Total # of parking spaces (on-site): $\underline{}$	√/A		
Total # of regular parking spaces (on	ı-site): <u>N/A</u>		
Total # of handicapped accessible spa	aces (on-site): <u>N/A</u>	1	
Total # of truck parking spaces (on-s	site): <u>N/A</u>	_	
Total # of dock doors: N/a		<u></u>	
Anticipated <u>automobile trips</u> to and fr	rom the site (exclu	ding trucks):	
Number of daily average trips:	: <u>N/A</u> Maxi	mum number of daily trips:	1/A
Anticipated <u>truck trips</u> to and from th			
Number of daily average trips	: <u>N/A</u> Max	imum number of daily trips: $\underline{\ }$	V/A
OPEI	RATIONAL INFOR	RMATION	
Hours (Open to the public): N/A			
Delivery hours: N/A			
ЕМР	LOYMENT INFOR	MATION	
Proposed total number of full-time en	nployees: N/A		
Proposed total number of part-time e	employees: N/A		
Number of shifts: N/A			
Total of number of employees per shif	ft: 1 st	, 2 nd , 3 rd	
Largest number of employees on site	at any one time: N	/A	
	C FACILITIES INF		
Check all that apply:			
☐ The property is serviced by Pul	blic Sanitary Sewe	r	
☐ The property is serviced by Pul	blic Water		
$\ \square$ The building is serviced by fire	sprinklers		
Maximum number of gallons/minute of	of water expected t	o be used per day is: N/A	

If property is z	oned M-1, M-2 or M-5 then the foll	owing shall be completed:
	pursuant to the Use and Occupancy Classi Ilding Code (2006 IBC). Include all that ap	
	Factory Group F-1 (Moderate-hazard)	sq. ft.
		sq. ft.
	Storage Group S-1 (Moderate-hazard)	
	Storage Group S-2 (Low-hazard)	sq. ft.
	Business Group B	sq. ft.
	l High-Hazard Group H	sq. ft.
	1 Other	sq. ft.
Types and quant	ities of goods and materials to be mad	e, used or stored on site:
IN/A		
Types of equipmo	ent or machinery to be used on site:	
N/A		
IN/A		
T		detale considere disconnelle
Types and quant	ities of solid or liquid waste material w	vnich require disposal:
N/A		
Method of handli	ng, storing and disposing of solid or li	quid waste materials:
N/A		
Methods of provi	ding site and building security other t	han the Village Police Department:
N/A		

and sites in a safe, structurally sound, neat, well-cared-for and attractive condition:
CenterPoint will provide site maintenance
Description of potential adverse impacts to neighboring properties or public facilities and measures to be taken to eliminate or minimize such adverse impacts:
None
A list of all local, Kenosha County (highway access, health department), State and Federal permits or approvals required for the project: (Provide copies of such permits and approvals).
VOPP Site & Operational Approval, State Permits, VOPP Permits
PLANS AND OTHER ATTACHMENTS
Attached to this application include three (3) full size plans and a PDF pursuant to Section 420-57 of the Village Zoning Ordinance entitled "Plan Components and Related Standards":
 □ Title Sheet □ Survey ■ Site Plan □ Grading and Drainage Plan □ Building and Fire Protection Plans □ Lighting Plan (including photometric plan) □ Landscape and Open Space Plan □ Signage Plan □ Industrial Waste Survey □ Required Application Fee and Pre-Development Agreement
The Village may require additional information be submitted to ensure that all Village requirements

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

Two or more plans may be combined, provided that all of the information submitted on the combined plan is clearly legible, but in no case shall the combined plans fail to show any of the information required for each individual plan, unless such information is waived or deferred pursuant to the Section 420-57 of the Village Zoning Ordinance.

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

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

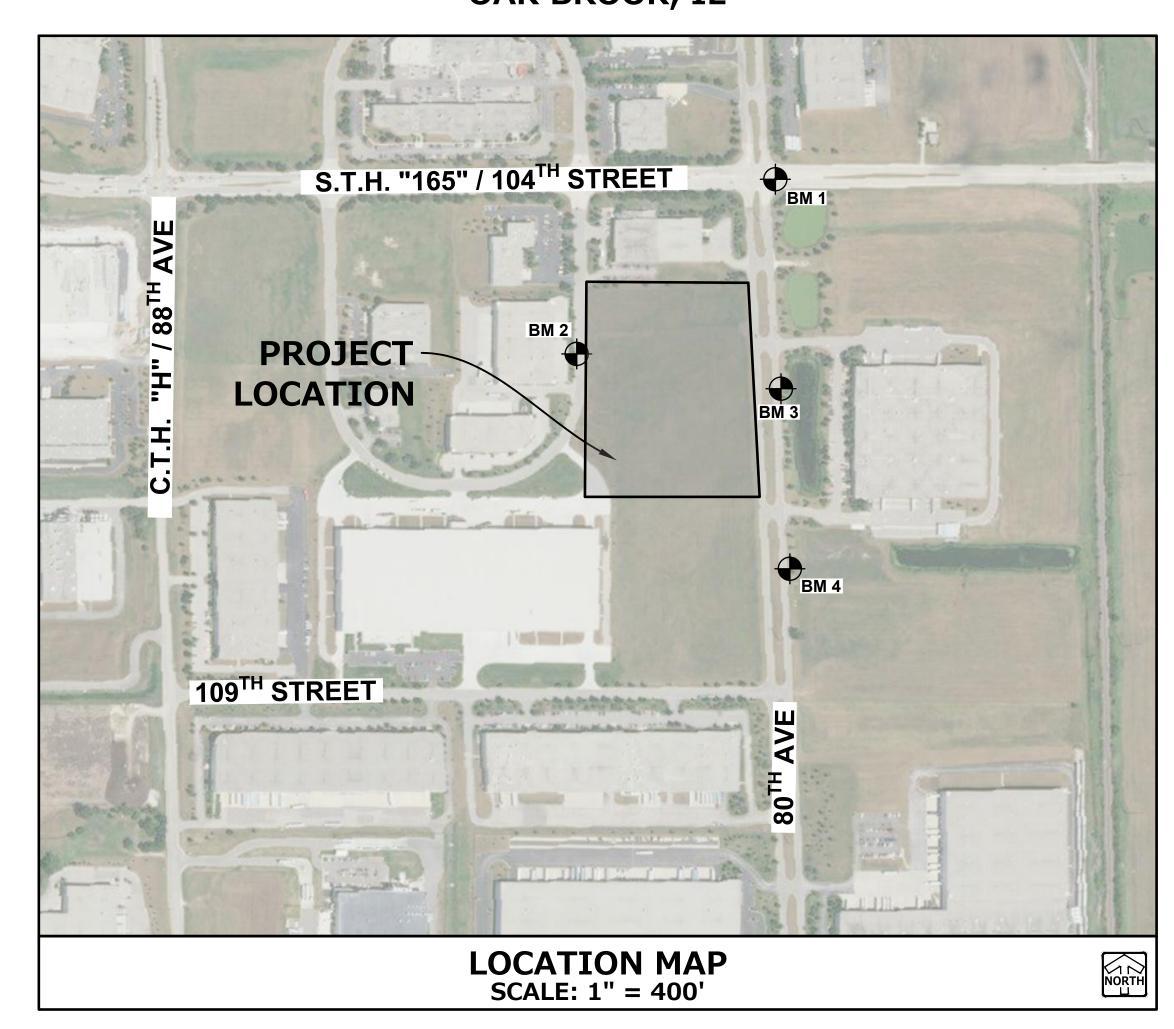
PROPERTY OWNER:		APPLICANT/AG	SENT:	
Print Name: Lakeview XIV Ve	Print Name: Sa	ıme		
Signature: MA	an			
Address: 1808 Swift Drive		Address:		
Oak Brook IL	60523			
(City) (State) Phone: 630-586-8000	(Zip)	(City) Phone:	(State)	
Fax: 630-586-8010				
Email: mroman@centerpo	oint.com			
Date: July 18, 2019				
TENANT CONTACT:				
Print Name: N/A				
Signature:				
Address:				
(City) (State)	(Zip)			
Phone:				
Fax:				
Email:				
Date:				

Rev 01-17

LOT 2 TA CHEN CSM

80TH AVENUE, PLEASANT PRAIRIE, WI

PLANS PREPARED FOR: **CENTERPOINT PROPERTIES** OAK BROOK, IL



GENERAL NOTES

THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE

A GEOTECHNICAL REPORT HAS BEEN PREPARED BY TESTING SERVICE CORPORATION DATED APRIL 2, 2019. THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.

THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID

THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE

QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL

PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.

PLAN I DESIGN I DELIVER

www.pinnacle-engr.com

8. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE

9. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.

10. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.

11. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGER'S HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS

12. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.

13. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL

14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON

CONTACTS:

ADAM ARTZ, P.E., TODD MUELLER, P.E. PINNACLE ENGINEERING GROUP 15850 BLUEMOUND ROAD, SUITE 210 BROOKFIELD, WI 53005

SURVEYOR: JOHN KONOPACKI, P.L.S. PINNACLE ENGINEERING GROUP 15850 W. BLUEMOUND ROAD, SUITE 210

PUBLIC UTILITY **CONTACTS:**

EMAIL: bmcgee@atcllc.com PRAIRIE UTILITIES:

OFFICE: (262) 694-1403

EMAIL: steve.cramer@twcable.com

EMERGENCY NUMBER: (800) 627-2288

ALLIE KLAWINSKI SR. SERVICE MANAGER OFFICE: (262) 552-3227

GAS ENGINEERING

OFFICE: (414) 221-3654

NATURAL GAS EMERGENCY:

ELECTRICAL EMERGENCY:

APPLICANT:

1808 SWIFT DRIVE

OAK BROOK, IL 60523

CENTERPOINT PROPERTIES

MELISSA ROMAN

(630) 586-8000

CUSTOMER SERVICE MANAGER KURT DAVIDSEN, P.E. OFFICE: (262) 886-7041 ASSISTANT VILLAGE ENGINEER EMAIL: michael.baker@we-energies.com OFFICE: (262) 925-6728 **HUSSAIN BIYAWERWALA** SENIOR ENGINEER **PUBLIC WORKS DEPARTMENT**: JOHN STEINBRINK, JR., P.E. DIRECTOR OF PUBLIC WORKS hussain.biyawerwala@we-energies.com **BRANDON ERTS**

> **STEVE WLAHOVICH** CONSTRUCTION MANAGER OFFICE: (262) 925-6767 EMAIL: swlahovich@pleasantprairiewi.gov

BM 1: NE CORNER, NW 1/4 SEC. 28, T1N, R22E (FOUND CONC. MON. W/ ALUMINUM CAP) **REFERENCE BENCHMARK:**

VILLAGE NOTES

BENCHMARKS

NGVD 29

NAD 1927

PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION

BM 2: NE FLANGE BOLT HYDRANT

EL.=690.73.

EL.=694.67.

VERTICAL DATUM:

HORIZONTAL DATUM:

BM 3: NW FLANGE BOLT HYDRANT EL.= 698.28.

BM 4: NW FLANGE BOLT HYDRANT EL.= 705.63.

INDEX OF SHEETS

COVER SHEET

EXISTING CONDITIONS

MASS GRADING AND DRAINAGE PLAN C-3

EROSION CONTROL PLAN

CONSTRUCTION DETAILS

PROJECT TEAM

CIVIL ENGINEER:

(262) 754-8888

BROOKFIELD, WI 53005 (262) 754-8888

AMERICAN TRANSMISSION COMPANY: WE-ENERGIES: **BRIAN MCGEE** OFFICE: (262) 506-6895 EMERGENCY NUMBER: (800) 972-5341 EMAIL: allie.klawinski@we-energies.com

TDS TELECOM: SOUTHEAST WISCONSIN OFFICE: (877) 483-7142 **TIME WARNER CABLE:** STEVE CRAMER UTILITY COORDINATOR OFFICE: (414) 277-4045

MICHAEL BAKER

EMAIL: kdavidsen@pleasantprairiewi.gov ROGER PRANGE MUNICIPAL BUILDING 8600 GREEN BAY ROAD OFFICE: (262) 925-6768 EMAIL: jsteinbrink@pleasantprairiewi.gov EMAIL: Brandon.erts@we-energies.com

BUILDING INSPECTION

DEPARTMENT: SANDRO PEREZ **BUILDING INSPECTION** SUPERINTENDENT OFFICE: (262) 694-9304

DIRECT: (262) 925-6722 EMAIL: sperez@pleasantprairiewi.gov JEAN WERBIE-HARRIS, DIRECTOR PLANNING, ZONING ADMINISTRATOR DONALD KOEHNE **BUILDING INSPECTOR** OFFICE: (262) 694-9304 EMAIL: jwerbie-harris@pleasantprairiewi.gov EMAIL: dkoehne@pleasantprairiewi.gov

GOVERNING AGENCY

CONTACTS:

9915 39TH STREET

DEPARTMENT:

OFFICE: (262) 694-1400

OFFICE: (262) 925-6718

AARON KRAMER, DEPUTY

OFFICE: (262) 925-6716

OFFICE: (262) 925-6778

ENGINEERING DEPARTMENT:

ADMINISTRATOR

PEGGY HERRICK

ADMINISTRATOR

VILLAGE ENGINEER

PLANNING/ DEPUTY ZONING

ASSISTANT PLANNER & ZONING

EMAIL: akramer@pleasantprairiewi.gov

EMAIL: pherrick@pleasantprairiewi.gov

EMAIL: mfineour@pleasantprairiewi.gov

PLEASANT PRAIRIE VILLAGE HALL:

PLEASANT PRAIRIE, WI 53158

COMMUNITY DEVELOPMENT

MICHAEL KAPRELIAN **BUILDING INSPECTOR** OFFICE: (262) 694-9304 EMAIL: rnkaprelian@pleasantprairiewi.gov FIRE & RESCUE DEPARTMENT: CRAIG ROEPKE, **CHIEF OF FIRE & RESCUE 8044 88TH AVENUE** DIRECT: (262) 948-8981

AARON LONGRIE ASSISTANT FIRE CHIEF OFFICE: (262) 694-8027 EMAIL: croepke@pleasantprairiewi.gov **WI DEPARTMENT OF NATURAL**

EMAIL: croepke@pleasantprairiewi.gov

RESOURCES: WATER MANAGEMENT SPECIALIST EMAIL: elaine.johnson@wisconsin.gov

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

Hearing Impaired TDD (800) 542-2289 www.DiggersHotline.com EXPIRATION DATE: JULY 31, 2020

PINNACLE ENGINEERING GROUP, LLC - ENGINEER'S LIMITATION

INNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE NGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

PINNACLE ENGINEERING GROUP

POINT OF CURVATURE

POINT OF VERTICAL INTERSECTION

POINT OF TANGENCY

RIGHT-OF-WAY

TOP OF BANK

TOP OF CURB

TOP OF PIPE

TOP OF WALK

WATER MAIN

SANITARY SEWER

TANGENCY OF CURVE

TOP OF FOUNDATION

INTERSECTION ANGLE

TOP OF SIDEWALK

LOT 2 TA CHEN CSM

80TH AVENUE, PLEASANT PRAIRIE, WI

COVER SHEET

REVISIONS 1 PER VILLAGE COMMENTS

FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE

ABBREVIATIONS

LEGEND

SANITARY SEWER MANHOLE

PRECAST FLARED END SECTION

CONCRETE HEADWALL

FIRE HYDRANT

SANITARY SEWER

FORCE MAIN

STORM SEWER

WATER MAIN

FIRE PROTECTION

OVERHEAD WIRES

TELEPHONE LINE

UTILITY CROSSING

LIGHTING

POWER POLE

STREET SIGN

SPOT ELEVATION

CONTOUR

WETLANDS

FLOODWAY

FLOODPLAIN

DITCH OR SWALE

SOIL BORING

TOPSOIL PROBE

FENCE LINE, WIRE

CONCRETE SIDEWALK

CURB AND GUTTER

DEPRESSED CURB

EASEMENT LINE

DIVERSION SWALE

HIGH WATER LEVEL (HWL)

NORMAL WATER LEVEL (NWL)

DIRECTION OF SURFACE FLOW

OVERFLOW RELIEF ROUTING

FENCE LINE, TEMPORARY SILT

FENCE LINE, CHAIN LINK OR IRON

FENCE LINE, WOOD OR PLASTIC

REVERSE PITCH CURB & GUTTER

LONG CHORD OF CURVE

CENTERLINE

DEGREE OF CURVE

FINISHED GRADE

HIGH WATER LEVEL

LENGTH OF CURVE

FLOODPLAIN

FLOODWAY

MANHOLE

EDGE OF PAVEMENT

TREE WITH TRUNK SIZE

CAUTION EXISTING UTILITIES NEARBY

PRIMARY ENVIRONMENTAL CORRIDOR

GRANULAR TRENCH BACKFILL

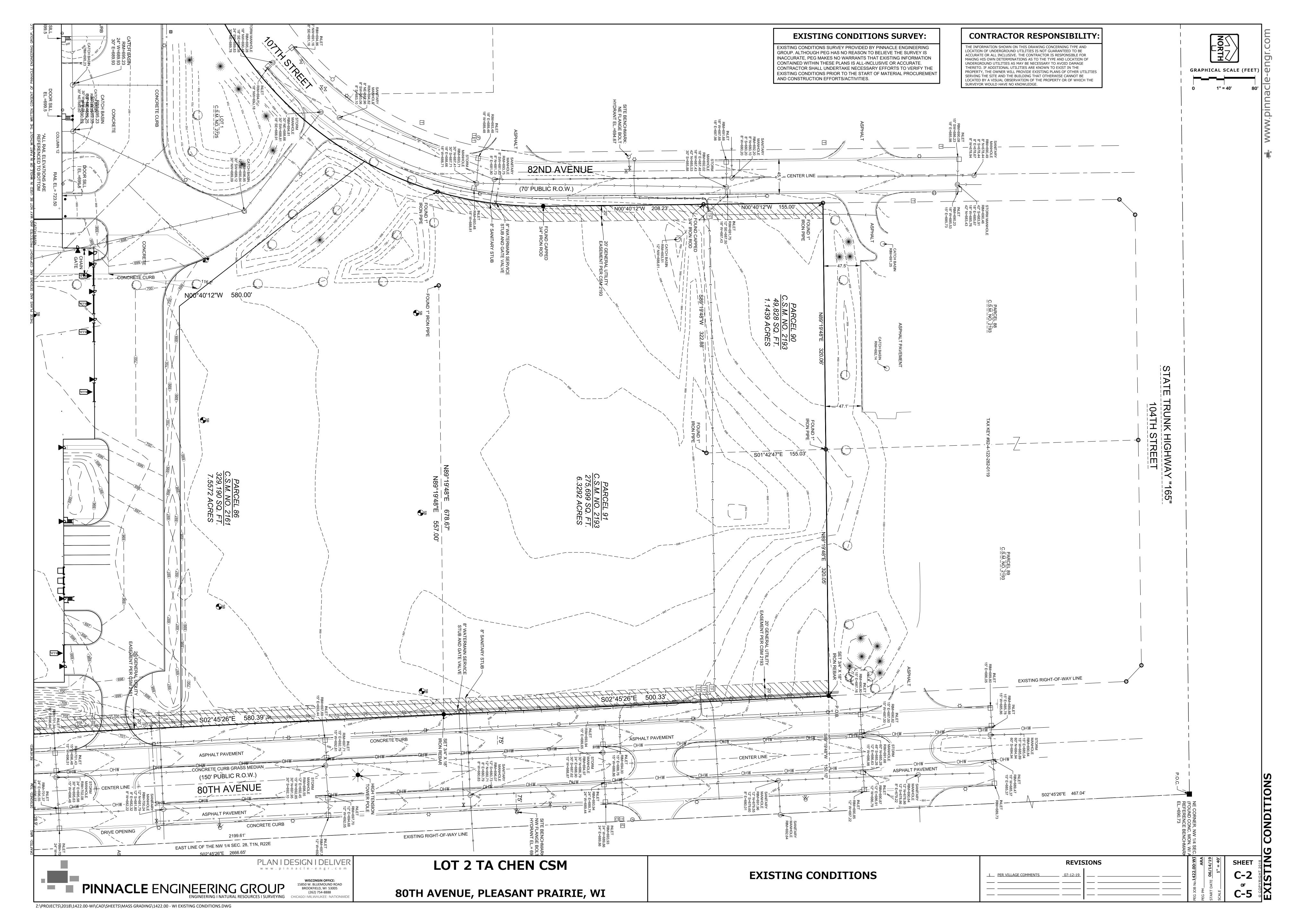
FLECTRICAL TRANSFORMER

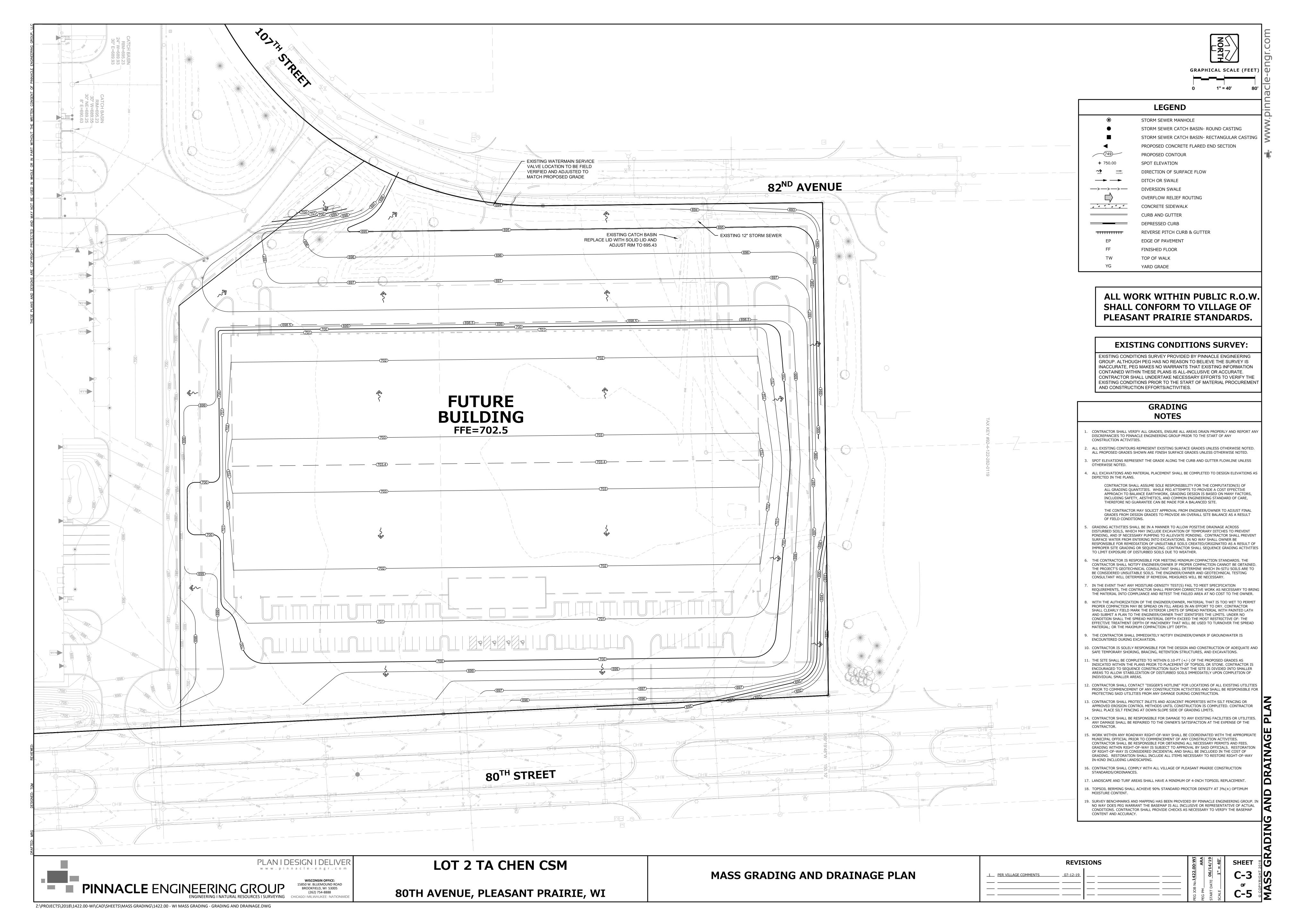
POWER POLE WITH LIGHT

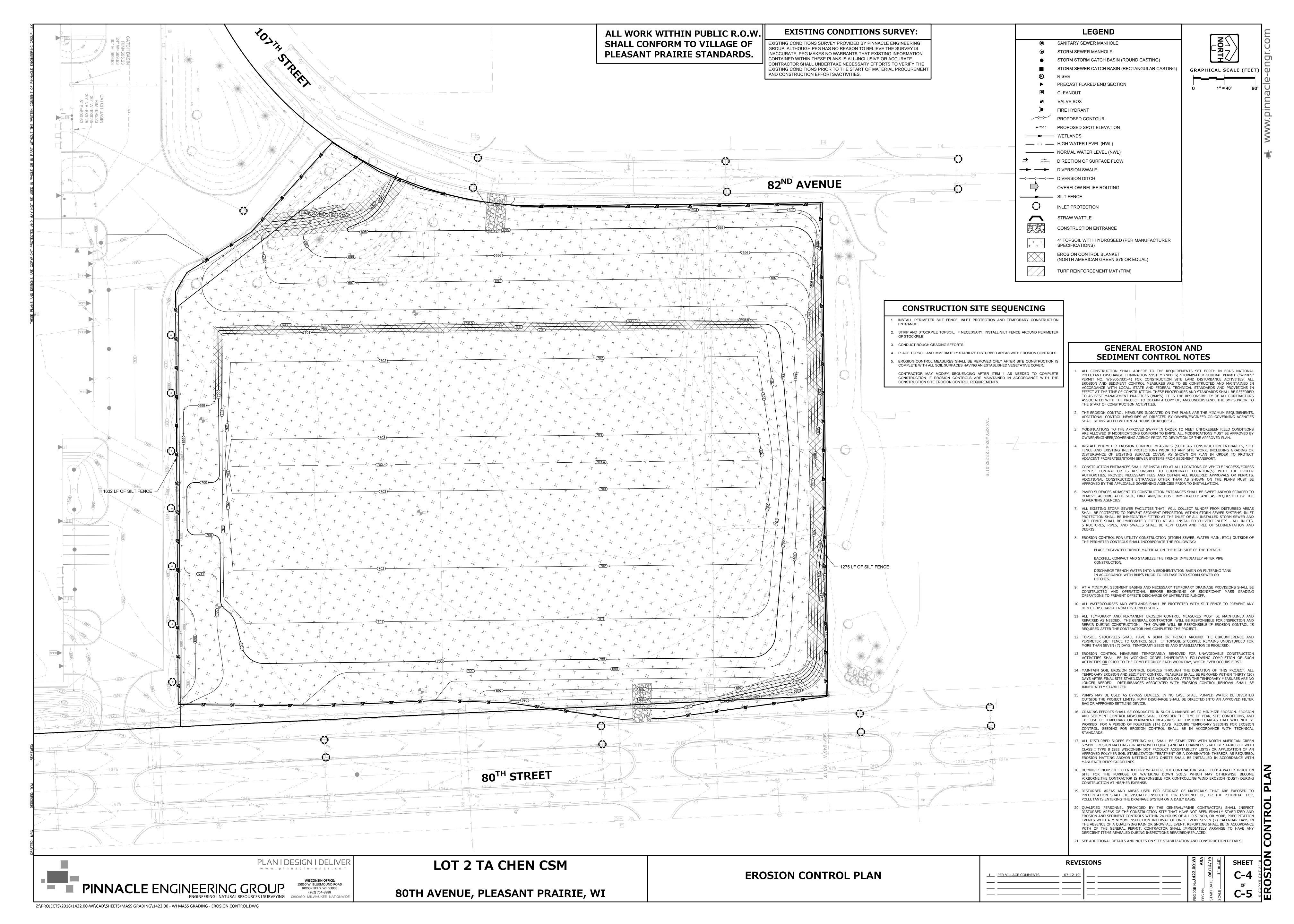
PROPOSED

GRASS

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2.0 EROSION AND SEDIMENT CONTROL IMPLEMENTATION

THE FOLLOWING ARE DESCRIPTIONS OF THE EROSION AND SEDIMENT CONTROL PRACTICES THAT SHALL BE IMPLEMENTED DURING CONSTRUCTION OF THIS PROJECT. IN ADDITION TO THESE MEASURES, CONTRACTOR SHALL DISTURB ONLY AREAS NECESSARY TO COMPLETE THE CONSTRUCTION PROJECT. ALL PRACTICES SHALL BE CONDUCTED IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICES (BMP).

2.1 CONSTRUCTION AND EROSION CONTROL SEQUENCING

CONSTRUCTION SEQUENCING WILL BE UTILIZED AS A MEANS OF CONTROLLING EROSION AND LIMITING SEDIMENT TRANSPORT. SEQUENCING AS LISTED BELOW IS GENERAL IN NATURE AND MAY VARY DEPENDING ON WEATHER CONDITIONS AND/OR PHASING OF CONSTRUCTION. THE CONTRACTOR SHALL SUBMIT A DETAILED SITE SEQUENCING PLAN TO OWNER FOR APPROVAL AT LEAST 5 BUSINESS DAYS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 6 AS NEEDED TO COMPLETE CONSTRUCTION ONLY IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL REQUIREMENTS.

- 1. INSTALL TEMPORARY CONSTRUCTION ENTRANCES, INLET PROTECTION ON EXISTING STORM SEWER AND CULVERT INLET LOCATIONS, AND
- PERIMETER SILT FENCING. . INSTALL SILT FENCING ALONG THE PERIMETER OF PROPOSED TOPSOIL STOCKPILE LOCATIONS. THE FIRST TOPSOIL DEPOSITED WITHIN THE STOCKPILE LIMITS SHALL BE PLACED TO CREATE TEMPORARY BERMING ALONG THE SILT FENCE TO PREVENT DIRECT STORMWATER RUNOFF

AGAINST SILT FENCING. CONTRACTOR SHALL LIMIT LAND DISTURBING ACTIVITIES ASSOCIATED WITH TEMPORARY BERMING TO A MINIMUM.

- STRIP TOPSOIL WITHIN THE LIMITS OF THE SEDIMENT TRAPS THAT WILL BE USED FOR TEMPORARY SEDIMENT CONTROL. STRIPPED TOPSOIL SHALL BE PLACED TO CONSTRUCT DIVERSION BERMING OR PLACED WITHIN THE STOCKPILE LIMITS.
- 4. STRIP TOPSOIL ALONG THE REMAINDER OF DIVERSION BERMING AND IMMEDIATELY PLACE TOPSOIL TO CREATE THE BERMING. MASS TOPSOIL
- . CONDUCT ROUGH GRADING OPERATIONS AND UTILITY PIPING INSTALLATION. DRAIN TILE SHALL NOT BE INSTALLED UNTIL UPLAND AREAS CONTRIBUTING STORMWATER RUNOFF ARE STABILIZED. DITCH CHECKS SHALL BE INSTALLED WITHIN DRAINAGE DITCHES IMMEDIATELY FOLLOWING CREATION OF DITCHES AND INLET PROTECTION SHALL BE INSTALLED TO PROTECT ANY STORM SEWER OR CULVERTS THAT WILL
- 6. FINE GRADE SUB-GRADE SOILS WITHIN PAVEMENT AND BUILDING LIMITS. PLACE STONE BASE MATERIAL AS SOON AS POSSIBLE FOLLOWING COMPLETION OF FINE GRADING EFFORTS.
- 7. FINE GRADE REMAINING DISTURBED AREAS. PLACE SALVAGED TOPSOIL, EROSION BLANKETS/MATTING, AND SEED/MULCH AS SOON AS POSSIBLE FOLLOWING COMPLETION OF FINE GRADING EFFORTS.
- 8. EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% VEGETATIVE COVER IS ESTABLISHED. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF SILT FENCE. TEMPORARY FENCING/PRETECTION. DITCH CHECKS, AND OTHER TEMPORARY CONTROLS, AND RESTORATION PRACTICES AS NECESSARY, TO THE SATISFACTION OF THE OWNER.

THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND WHEN STABILIZATION MEASURES ARE INITIATED, SHALL BE RECORDED ON THE STABILIZATION SCHEDULE FOR MAJOR GRADING ACTIVITIES. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY CEASED UNLESS:

- THE INITIATION OF STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASE IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION MEASURE SHALL BE INITIATED AS SOON AS PRACTICABLE.
- CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITIES CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS). IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED. SEE THE SOIL PROTECTION CHART PRESENTED IN THE CONSTRUCTION DOCUMENTS FOR RATES OF PERMANENT AND

STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES.

PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED LANDSCAPING PLAN TEMPORARY SEEDING MAY CONSIST OF SPRING OATS (100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LBS/ACRE) HYDRO-MUI CHING WITH A TACKIFIER

STRIPPING SHALL NOT OCCUR UNTIL ALL DOWNSTREAM SEDIMENT CONTROLS ARE IN PLACE.

GEOTEXTILE EROSION MATTING

2.3 STRUCTURAL PRACTICES

THE FOLLOWING ARE DESCRIPTIONS OF STRUCTURAL PRACTICES TO BE IMPLEMENTED TO DIVERT FLOWS FROM EXPOSED SOILS, STORE FLOWS, OR OTHERWISE LIMIT THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE INCLUDING THE PROPOSED AND EXISTING WETLAND AREAS.

BERM/SWALE, SEDIMENT TRAP, LEVEL SPREADER, INLET PROTECTION, OUTLET PROTECTION, AND TEMPORARY OR PERMANENT SEDIMENT BASIN. THE FOLLOWING STRUCTURAL PRACTICES ARE TO BE UTILIZED DURING THIS PROJECT. SILT FENCE SHALL BE PLACED DOWN SLOPE OF DISTURBED AREAS OF THE CONSTRUCTION SITE AND AROUND THE PERIMETER OF THE TOPSOIL

STOCKPILE. THIS INCLUDES PROTECTION OF EXISTING WETLAND AREAS TO BE MAINTAINED. SILT FENCE MAY ALSO BE USED AS A TEMPORARY CONTROL DEVICE WHERE SEDIMENTATION RUNOFF IS DISCOVERED.

CONSTRUCTION ENTRANCE SHALL BE INSTALLED TO REDUCE SOIL EROSION POLLUTANTS FROM LEAVING THE SITE DURING CONSTRUCTION ACTIVITIES. IF THE CRUSHED STONE DOES NOT ADEQUATELY REMOVE MUD FROM VEHICLE TIRES, THEY SHALL BE HOSED OFF BEFORE ENTERING A PAVED ROADWAY. ANY SOIL DEPOSITED ON THE PUBLIC PAVED ROAD WAY SHALL BE REMOVED IMMEDIATELY.

<u>DITCH CHECK (STRAW BALES)</u> SHALL BE INSTALLED IN DRAINAGE CHANNELS AS NEEDED. <u>EROSION CONTROL MATTING</u> SHALL BE PLACED ON AREAS OR EMBANKMENTS HAVING SLOPES GREATER THAN OR EQUAL TO 3H:1V, BEFORE

DIVERSION BERM/SWALE SHALL BE CONSTRUCTED TO DIVERT RUNOFF AROUND THE SITE AND TO DIVERT RUNOFF FROM THE DISTURBED AREA TO A SEDIMENT TRAP OR OTHER CONTROL. BERMS/SWALES SHALL BE STABILIZED WITH EQUIPMENT TRACKING AND TEMPORARY SEEDING. <u>SEDIMENT TRAPS/BASIN</u> SHALL BE CONSTRUCTED TO COLLECT RUNOFF AND RUNOFF FROM SITE DIVERSION BERMS/SWALES. INLET PROTECTION SHALL BE INSTALLED AT STORMWATER DRAINAGE INLETS TO REDUCE SEDIMENT WITHIN STORM SEWER CONVEYANCE

<u>OUTLET SCOUR PROTECTION</u> SHALL BE INSTALLED AT STORMWATER DRAINAGE OUTLETS TO DIFFUSE FLOWS.

3.0 ADDITIONAL PRACTICES

ADDITIONAL POLLUTANT CONTROL MEASURES TO BE IMPLEMENTED DURING CONSTRUCTION ACTIVITIES SHALL INCLUDE, BUT NOT BE LIMITED TO THE

CONSTRUCTION WASTE SHALL BE PROPERLY DISPOSED OF. THIS INCLUDES ALL CONSTRUCTION SITE WASTE MATERIAL, SANITARY WASTE, AND VASTE FROM VEHICLE TRACKING OF SEDIMENTS. THE CONTRACTOR SHALL ENSURE THAT NO MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, BURNED, OR DISCHARGED TO THE WATERS OF THE STATE. VEHICLES HAULING MATERIAL AWAY FROM THE SITE SHALL BE COVERED WITH A TARPAULIN TO PREVENT BLOWING DEBRIS.

- <u>DUST CONTROL</u> SHALL BE ACCOMPLISHED BY ONE OR MORE OF THE FOLLOWING METHODS:
- COVERING 30% OR MORE OF THE SOIL SURFACE WITH A NON-ERODIBLE MATERIAL.
- ROUGHENING (EQUIPMENT TRACKING) THE SOIL TO PRODUCE RIDGES PERPENDICULAR TO THE PREVAILING WIND. RIDGES SHALL BE AT LEAST
- FREQUENT WATERING OF EXCAVATION AND FILL AREAS.
- PROVIDING GRAVEL OR PAVING AT ENTRANCE/EXIT DRIVES, PARKING AREAS AND TRANSIT PATHS. STREET SWEEPING SHALL BE PERFORMED TO IMMEDIATELY REMOVE ANY SEDIMENT TRACKED ON PAVEMENTS.

4.0 EROSION AND SEDIMENT STRUCTURAL PRACTICE MAINTENANCE

THE FOLLOWING MAINTENANCE PRACTICES SHALL BE USED TO MAINTAIN, IN GOOD AND EFFECTIVE OPERATING CONDITIONS, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES. AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN. UPON IDENTIFICATION. DEFICIENCIES IN STORMWATER CONTROLS SHALL BE ADDRESSED IMMEDIATELY. THE MAINTENANCE PROCEDURES FOR THIS DEVELOPMENT SHALL INCLUDE, BUT NOT BE LIMITED TO THE

<u>SILT FENCE</u> - REPAIR OR REPLACE ANY DAMAGED FILTER FABRIC AND/OR STAKES. REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE ABOVE GROUND HEIGHT OF THE FENCE.

CONSTRUCTION ENTRANCE - AS NEEDED, ADD STONE TO MAINTAIN CONSTRUCTION ENTRANCE DIMENSIONS AND EFFECTIVENESS. <u>DITCH CHECK (STRAW BALES)</u> - RE-SECURE STAKES; ADJUST OR REPOSITION BALES TO ADDRESS PROPER FLOW OF STORMWATER; AND REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE HEIGHT OF THE BALE.

EROSION CONTROL MATTING - REPAIR MATTING IMMEDIATELY IF INSPECTION REVEALS BREACHED OR FAILED CONDITIONS. REPAIR AND RE-GRADE SOIL WHERE CHANNELIZATION HAS OCCURRED. <u>DIVERSION BERM/SWALE</u> - REPLACE OR RE-COMPACT THE CONSTRUCTION MATERIALS AS NECESSARY.

SEDIMENT TRAP - REMOVE AND DISPOSE OF THE ACCUMULATED SEDIMENT WHEN IT HAS REACHED THE SEDIMENT STORAGE ELEVATION. INLET PROTECTION - CLEAN, REPAIR OR REPLACE FILTER FABRIC AND/OR STONE WHEN CONTROL MEASURE IS CLOGGED. INLET FILTER BAGS SHALL <u>OUTLET PROTECTION</u> - CLEAN, REPAIR OR REPLACE FILTER FABRIC, TURF REINFORCEMENT MATTING AND/OR STONE WHEN CONTROL MEASURE IS

SEDIMENT BASIN - AT THE END OF CONSTRUCTION, CONTRACTOR SHALL REMOVE AND DISPOSE OF THE ACCUMULATED SEDIMENT AND RESTORE BASIN AREA TO INTENDED POST-CONSTRUCTION DESIGN GRADES.

SUCH PRACTICES COULD INCLUDE SILT FENCE, PROTECTION FENCE, CONSTRUCTION ENTRANCE, DITCH CHECK, EROSION CONTROL MATTING, DIVERSION 5.0 INSPECTION

INSPECTIONS SHALL BE COMPLETED WITHIN TWENTY-FOUR (24) HOURS OF THE END OF A RAINFALL EVENT THAT IS ONE-HALF INCH OR GREATER OR EQUIVALENT SNOWFALL, OR AT A MINIMUM ONCE EVERY SEVEN (7) CALENDAR DAYS. INSPECTIONS SHALL BE UNDERTAKEN BY QUALIFIED PERSONNEL PROVIDED BY THE CONTRACTOR, AND SHALL INCLUDE: DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE. A STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT SHALL BE COMPLETED AND ADDED TO THE SWPPP. RAINFALL SHALL BE RECORDED ON THE SWPPP RAINFALL LOG. CONTRACTOR SHALL IMMEDIATELY ARRANGE FOR REPAIR OR REPLACEMENT OF ANY DAMAGED OR DEFICIENT CONTROL MEASURES OBSERVED DURING THE

QUALIFIED PERSONNEL MEANS A PERSON KNOWLEDGEABLE IN THE PRINCIPLES AND PRACTICES OF EROSION AND SEDIMENT CONTROL MEASURES, SUCH AS A LICENSED PROFESSIONAL ENGINEER, A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL, A CERTIFIED EROSION SEDIMENT OR STORMWATER INSPECTOR, OR OTHER TRAINED INDIVIDUAL

6.0 SPILL PREVENTION

- 6.1 GENERAL MATERIAL MANAGEMENT PRACTICES THE GOOD HOUSEKEEPING PRACTICES LISTED BELOW SHALL BE FOLLOWED THROUGHOUT THE CONSTRUCTION PROJECT.
- CONTRACTOR SHALL STORE ONLY ENOUGH PRODUCTS REQUIRED TO COMPLETE THIS PROJECT. 2. ALL MATERIAL SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR ORIGINAL CONTAINERS CONTAINING MANUFACTURER'S LABEL
- 3. MANUFACTURERS' RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED. 4. MATERIALS REQUIRED TO HAVE A MATERIAL SAFETY DATA SHEET (MSDS) SHALL HAVE A COPY STORED IN THE PROJECT'S MSDS DATABASE.

6.2 SPILL CONTROL PRACTICES

- THE PRACTICES LISTED BELOW SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP.
- MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE MAINTAINED ONSITE. 2. IMMEDIATELY UPON DISCOVERY, ALL SPILLS SHALL BE CLEANED UP ACCORDING TO THE MANUFACTURERS' RECOMMENDED METHODS.
- 3. PERSONNEL CLEANING UP A SPILL SHALL USE PERSONAL PROTECTIVE EQUIPMENT. 4. IMMEDIATELY UPON DISCOVERY, SPILLS OF TOXIC OR HAZARDOUS MATERIALS SHALL BE REPORTED TO THE OWNER AND GENERAL CONTRACTOR. 5. NOTIFICATION AND REPORTING TO THE APPROPRIATE FEDERAL, STATE, AND LOCAL GOVERNMENT AGENCIES SHALL BE MADE AS REQUIRED.

THIS STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN DEVELOPED TO FULFILL ONE OF THE REQUIREMENTS OF THE GENERAL ENVIRONMENTAL PROTECTION AGENCY (EPA) NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (WISCONSIN POLLUTION DISCHARGE ELIMINATION SYSTEM "WPDES" PERMIT NO. WI-S067831-4) FOR THE DISCHARGE OF STORMWATER ASSOCIATED WITH CONSTRUCTION PROJECTS DISTURBING ONE ACRE OR MORE. THE OWNER AND CONTRACTORS SHALL COMPLY WITH ALL REQUIREMENTS OF THE WPDES FOR ALL SUCH CONSTRUCTION PROJECTS. THE STORMWATER DISCHARGES ASSOCIATED WITH THE CONSTRUCTION ACTIVITY FROM THIS SITE ARE SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF

THE EXECUTED OWNER CERTIFICATION AND THE CONTRACTOR CERTIFICATIONS SHALL BE KEPT ONSITE WITH THE APPROVED PLANS.

THE OWNER SHALL RETAIN A COPY OF THE SWPPP AT THE CONSTRUCTION SITE FROM THE DATE OF THE PROJECT INITIATION TO THE DATE OF FINAL

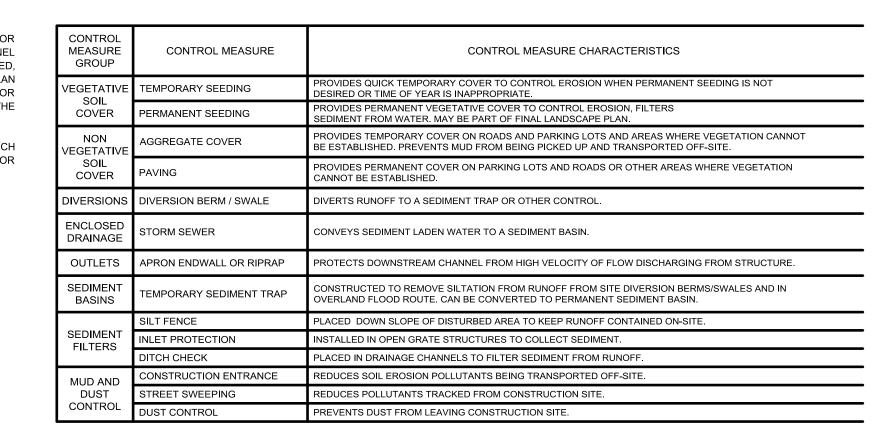
THE CONTRACTOR SHALL AMEND THE PLAN WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE PLAN OR IF THE PLAN PROVES TO BE INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY CONTROLLING POLLUTANTS IN STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION SITE ACTIVITY. IN ADDITION, THE THE PLAN SHALL BE AMENDED TO IDENTIFY ANY NEW CONTRACTOR AND/OR SUBCONTRACTOR THAT WILL IMPLEMENT A MEASURE OF THE PLAN. AMENDMENTS TO THE PLAN MAY BE REQUIRED BY THE MUNICIPALITY, OWNER, OR OTHER REVIEWING AGENCY. COPIES OF THE AMENDMENTS SHALL BE KEPT ONSITE AS PART OF THE SWPPP.

THE OWNER SHALL RETAIN COPIES OF THIS AND ALL REPORTS AND NOTICES REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT, FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE PERMIT COVERAGE EXPIRES OR IS TERMINATED. THIS PERIOD MAY BE EXTENDED BY THE REQUEST OF THE AGENCY AT ANY TIME. IN ADDITION, THE OWNER SHALL RETAIN A COPY OF THE PLAN REQUIRED BY THIS PERMIT AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

A NOTICE OF INTENT (NOI) APPLICATION MUST BE COMPLETED AND INCORPORATED INTO THE SWPPP.

<u>WPDES NOTICE OF TERMINATION GUIDANCE:</u>

WHEN A SITE HAS BEEN FINALLY STABILIZED AND ALL STORMWATER DISCHARGES FROM CONSTRUCTION SITES THAT ARE AUTHORIZED BY THE PERMIT ARE ELIMINATED, THE OWNER OF THE FACILITY MUST SUBMIT A COMPLETED NOTICE OF TERMINATION THAT IS SIGNED IN ACCORDANCE WITH THE PERMIT. CONTRACTOR SHALL SUBMIT A COMPLETED NOTICE OF TERMINATION TO OWNER FOR EXECUTION PRIOR TO THEIR FINAL PAY APPLICATION REQUEST.



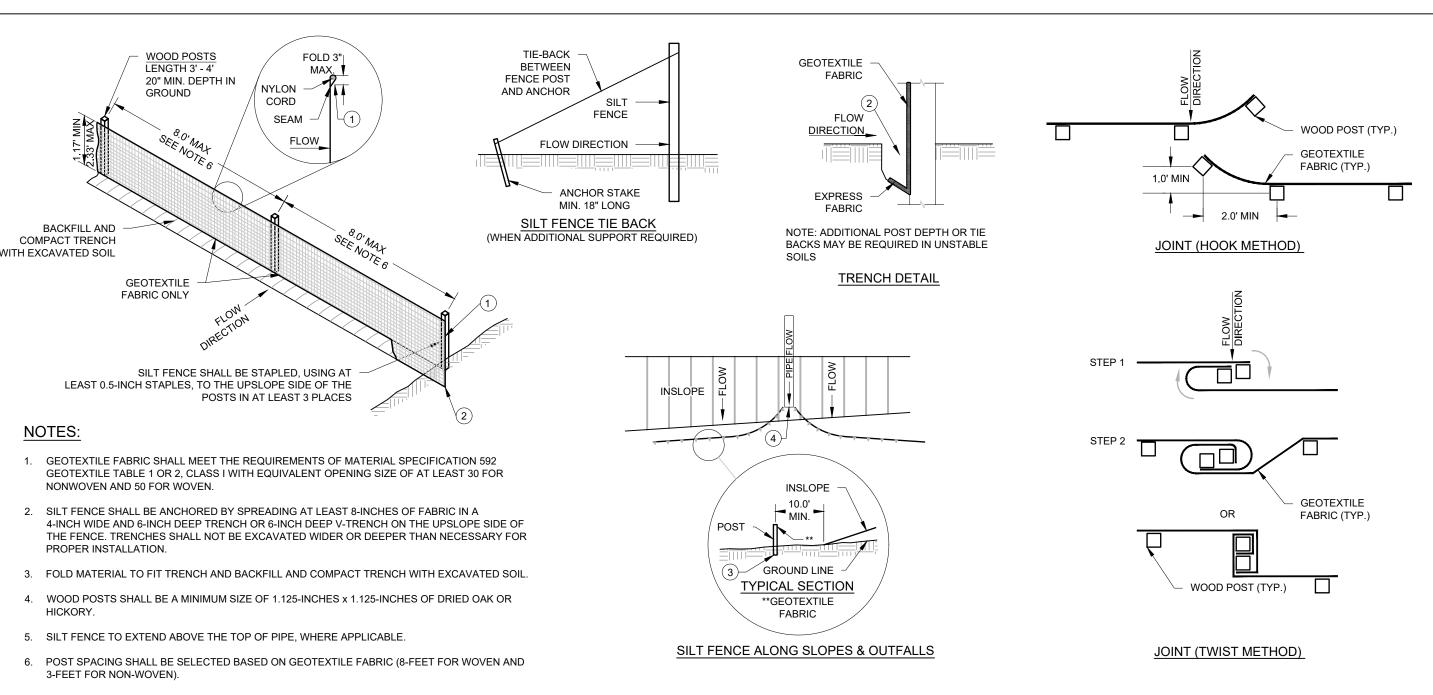
STABILIZATION EFFECTIVENESS (TIME OF YEAR)

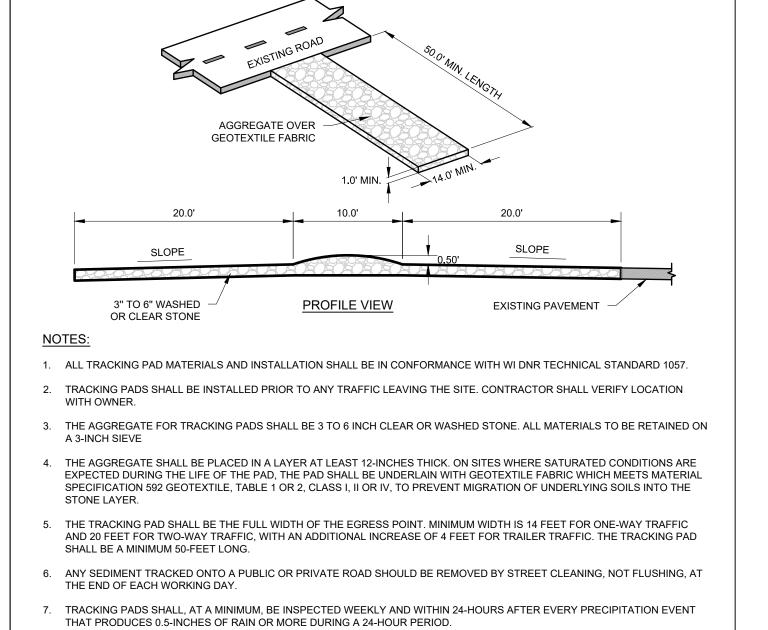
STABILIZATION TYPE	STABILIZATION UTILIZATION PERIODS											
STABILIZATION TIPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			Ą	*	*	*	*	*	* \			
TERMINATED SEEDING			•									
DORMANT SEEDING	В		_								В	
BOTTOW ATT SEEDING	•										•	/
TEMPORARY SEEDING			ç	*	*	* \	P *	*	<u>\</u> *			
TEIMI ORART SEEDING			•				•					
SODDING			E	*	*	*	*	*	* \			
SODDING			1									

- A. KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE. B. KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE. C. SPRING OATS 100 LBS/ACRE.
- D. WHEAT OR CEREAL RYE 150 LBS/ACRE.

F. STRAW MULCH 2 TONS/ACRE.

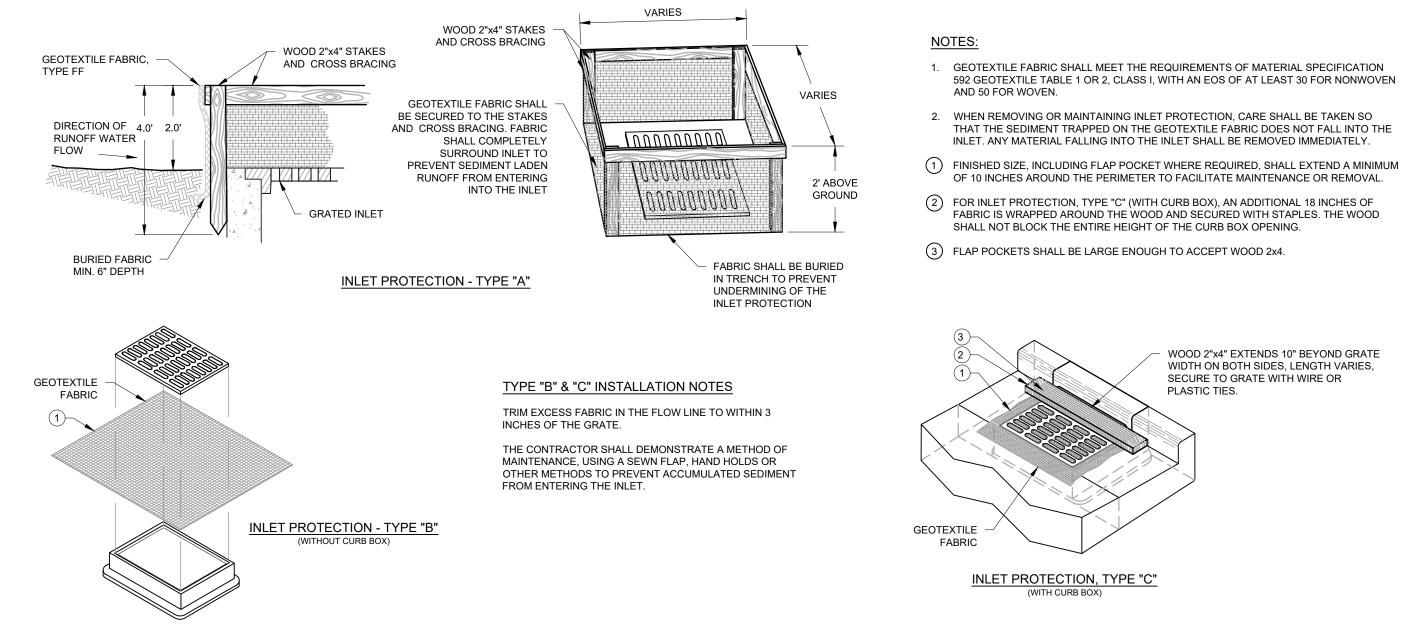
* IRRIGATION/WATERING REQUIRED TO SUPPORT ESTABLISHMENT AS NEEDED





8. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

SILT FENCE CONSTRUCTION ENTRANCE



PLAN I DESIGN I DELIVEI

www.pinnacle-engr.com

INLET PROTECTION

LOT 2 TA CHEN CSM 80TH AVENUE, PLEASANT PRAIRIE, WI

CONSTRUCTION DETAILS

REVISIONS

PINNACLE ENGINEERING GROUP

G. **PUBLIC HEARING AND CONSIDERATION OF ORDINANCE AMENDMENTS**: 1) to amend Sections 420-26 thru 420-29 of the Village Zoning Ordinance related to zoning permit and application fees; 2) to amend Section 395-87 of the Village Land Division and Development Control Ordinance related development application fees; and to amend Section 420-131 T (3) of the Village Zoning Ordinance to indicate that upon final FEMA approval of a floodplain boundary adjustment the Village will set the required public hearing to amend the Village Zoning Map, Zoning Text and 2035 Comprehensive Plan Amendment to reflect the approved amendment.

Recommendation: Village staff recommends that the Plan Commission send a favorable recommendation to the Village Board to approve the Ordinance amendments as presented in the August 12, 2019 Village staff report.

VILLAGE STAFF REPORT OF AUGUST 12, 2019

CONSIDERATION OF ORDINANCE AMENDMENTS: 1) to amend Sections 420-26 thru 420-29 of the Village Zoning Ordinance related to zoning permit and application fees; 2) to amend Section 395-87 of the Village Land Division and Development Control Ordinance related development application fees; and to amend Section 420-131 T (3) of the Village Zoning Ordinance to indicate that upon final FEMA approval of a floodplain boundary adjustment the Village will set the required public hearing to amend the Village Zoning Map, Zoning Text and 2035 Comprehensive Plan Amendment to reflect the approved amendment.

The Village staff is recommending that Zoning and Development application fees be increased from \$225 to \$250 for minor applications such as a Certified Survey Map, Zoning Map Amendments and increase the fees from \$825 to \$850 for other applications including applications such as Site and Operational Plans, PUD Ordinances, Conceptual Plans and Plats. The fees, afer approved by the Village Board, would become effective on September 1, 2019. The current fees have remained unchanged since January 1, 2011.

The other change to Section 420-131 T (3) of the Village Zoning Ordinance to indicate that upon final FEMA approval of a floodplain boundary adjustment the Village will set the required public hearing to amend the Village Zoning Map, Zoning Text and 2035 Comprehensive Plan Amendment to reflect the approved amendment.

<u>Village staff recommends approval of the Ordinance amendment as presented.</u>

CODE1907-001 CODE1907-002 ORD. #19-___

ORDINANCE TO AMEND THE VILLAGE ZONING ORDINANCE (CHAPTER 420) RELATED TO ZONING PERMIT AND APPLICATION FEES IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN, DO HEREBY ORDAIN THAT ARTICLE V SECTIONS 420-26 THRU 420-29 OF THE VILLAGE ZONING ORDINANCE BE AMENDED AS FOLLOWS:

Article V

420-26 Payment required.

- A. Any construction, site development, use, occupancy or other work requiring a permit, certificate, or approval under this chapter shall not be commenced, resumed or continued until all required approvals have been made and all permit fees as required by this chapter or any other Village ordinance shall be paid to the Village Treasurer.
- B. Whenever any construction, site development, use, occupancy or other work requiring a permit, certificate, or approval under this chapter is commenced, resumed or continued before such a permit or certificate is issued, the fee for reviewing and processing the application for such permit shall be tripled to take account of the added difficulty and time required to process the application.
- C. No refund of any application fee or other zoning fee or charges shall be made in the event that an application for a permit, certificate, or approval is withdrawn after the review and processing of such application has substantially commenced and charges have been incurred or an application has been denied.

420-27 Application fees.

- A. An initial application fee of \$225 \$250 shall be paid when any of the following applications are submitted to the Village for review. This initial application fee covers the costs of preapplication staff conferences with the applicant and his representatives, site visits if necessary, providing copies of applications and related ordinances, and telephone calls with the applicant related to the Village requirements for the proposed project prior to submitting the application. In addition, the fees contained in Subsection C below shall also be paid for the processing and reviewing of the application. See also § 420-29H below for additional fees, as applicable, for the review of the following applications:
 - (1) (Reserved)
 - (2) Zoning Map/zoning text amendment applications, excluding planned unit developments and planned developments.
 - (3) Zoning variance application.
 - (4) Wetland staking application.
 - (5) Conditional use permit application.
 - (6) Floodplain boundary adjustment or Floodplain Map correction applications
- B. An initial application fee of \$825 \$850 shall be paid when any of the following applications are submitted to the Village for review. This initial application fee covers the costs of preapplication staff conferences with the applicant and his

representatives, site visits if necessary, providing copies of applications and related ordinances, and telephone calls with the applicant related to the Village requirements for the proposed project prior to submitting the application. In addition, the fees contained in Subsection C below shall also be paid for the processing and reviewing of the application. See also § 420-29H below for additional fees, as applicable, for the review of the following applications:'

- (1) Site and operational plan application that requires Plan Commission review.
- (2) Joint applications for site and operational plan and conditional use applications.
- (3) PUD, planned unit development overlay text and map amendments.
- (4) PD, planned development text and map amendments.
- (5) Site and operational plan appeal.
- (6) Motion to reconsider a site and operational plan appeal.
- (7) Appeals application or motion to reconsider a zoning variance or appeal.
- (8) Floodplain boundary adjustment or Floodplain Map correction applications (including Zoning Text and Map Amendment and Amendments to the Comprehensive Land Use Plan).
- C. Predevelopment agreement. In addition to application fees specified above in Subsections A and B, the applicant(s) and/or property owner(s) shall agree to be responsible for paying for the Village staff (planners, zoning administrators, engineers, and GIS employees) actual time spent and resources required for the processing and reviewing of the application. As a condition of submitting the application, the applicant(s) and property owner(s) would enter into a predevelopment agreement with the Village which specifies, at a minimum, the property owner's name, address, and telephone and facsimile numbers, the applicant's name, address, and telephone and facsimile numbers, the type of application, current billable rates to be used for review of the application, the address, legal description and tax parcel number of the property(ies), and where and to whom invoices shall be sent. If the person is not the owner of the property, then a copy of the invoice will also be sent to the owner of the property.
 - (1) The Village shall mail said invoices on a monthly basis to the specified person. All invoices shall be paid within 30 days. There is a penalty of 1.5% per month on the unpaid invoice balance, and there is an additional ten-percent penalty if the outstanding invoice, interest and penalty are placed on the tax roll (a lien against the property). The right of the Village to assess a lien against the property shall be one of the remedies available to the Village but shall not be the exclusive remedy. The Village may also sue for a money judgment for any invoices which are past due. Furthermore, if an invoice becomes past due for more than 30 days, the Village may elect to terminate all staff review and to terminate the Village approval process on the application until all delinquent invoices are fully paid.
 - (2) The Village shall invoice and the applicant/property owner(s) shall pay for the staff billable time and costs spent for processing and reviewing the plans, specifications, drawings and other documents submitted with respect to the proposed application, specific plans, plats, and maps for the development or project; for preparing memorandums and letters; for preparing, mailing, faxing, e-mailing and publishing meeting notices and agendas; for meetings,

telephone calls and e-mails with the applicants, agents, developers, property owners, officials and-neighbors; and inspecting the site/building/projects. Billable time includes preparing reports and documents for the Village Plan Commission, Village Park Commission, Village Board of Appeals, or Village Board and any other Village staff time expended to review or analyze the applications, specific plans, plats, maps or development plans. Other charges included in the billable hours and costs are associated with:

- (a) Preparing and publishing Village Municipal Code text and map amendments for the referenced application(s) from the Village's consultant. (Note: Invoices from the Village's General Code consultant are typically sent semiannually, which often results in a time delay in sending final invoices from the Village to the owner/applicant);
- (b) The Village staff seeking expert advice in meetings and reviewing and preparing correspondence regarding the specific plans, plats, maps, development plans or project, such as, but not limited to, the Village's attorney, environmental consultant, or architectural consultant expertise; and
- (c) Requests from the agent/developer/property owners in gathering additional information; preparing GIS mapping; reviewing materials; preparing meetings, documents, letters, e-mails and other correspondence; and researching information for existing or speculative development proposals to assure that the proposed applications, specific plans, plats, maps, development plans, Digital Security Imaging System (DSIS) plans, reviews and inspection or project details are in compliance with the applicable Village, county, state or federal ordinances, rules and regulations and any approved plans or specifications.
- (3) The Village shall continue to invoice the applicant/property owner until final consideration is made regarding said application and all conditions have been satisfied, preconstruction meetings are held and inspections have been completed or said application is withdrawn in writing by the applicant/property owner(s). All invoices and all Village staff time and resources spent prior to the date of the written request to terminate the application shall be paid by the applicant/property owner(s).
- (4) The Zoning Administrator may allow a cash deposit to be accepted by the Village to pay the invoiced amounts in lieu of sending an invoice to be paid. A predevelopment agreement is still required.
- D. All complete applications as specified in Subsections A and B above that have been received and are currently being processed by the Village on or before January 31, 2004, will not be subject to the fees specified in Subsections A, B and C above. Any application as specified in Subsections A and B above received on or after February 1, 2004, will be subject to said fees. To further clarify, any application(s) received for new projects or projects which require multiple applications for final approval and which are processed on or after February 1, 2004, will be subject to said fees.
- E. Other application fees.
 - (1) An application fee of \$100 shall be paid when any of the following applications are submitted to the Village for review. This application fee covers the costs of preapplication staff conferences with the applicant and his representatives, site visits if necessary, providing copies of applications and related

ordinances, and telephone calls with the applicant related to the Village requirements for the proposed project prior to submitting the application.

- (a) A minor amendment to a site and operational plan previously approved by the Plan Commission.
- (b) Extension of site and operational plan approval that required Plan Commission approval.
- (c) Site and operational plan application that requires staff review only.
- (d) Stipulated shoreland permit application.

(2) (Reserved)

420-28 Zoning permit and sign fees.

- A. The following zoning review and inspection permit fees shall be paid to the Village Treasurer at the time any such permit is approved:
 - (1) New single-family building: \$125 per building.
 - (2) New two-family building: \$150 per building.
 - (3) New multiple-family building: \$200 per building.
 - (4) New principal commercial, industrial, governmental or institutional structure or building: \$200 per structure or building.
 - (5) Additions or alterations to any dwelling unit or early footing and foundation: \$50 per structure or building.
 - (6) Residential or agricultural accessory structure or building, including but not limited to an attached or detached garage, shed, pole barn, deck, porch, sport court, swimming pool, hot tub, or residential communication structure: \$50 per structure or building.
 - (7) Addition or alteration to an existing commercial, industrial, governmental or institutional structure or building: \$125 per structure or building.
 - (8) Commercial, industrial, governmental or institutional tenant change (without alterations) or an accessory structure or building (excluding fences) or early footing and foundation: \$50 per structure or building.
 - (9) Any residential or commercial fence: \$50.
 - (10) Any driveway (new, extend or replace): \$50 per entrance.

B. Sign fees:

- (1) Sign application: \$20 per sign, not to exceed \$140 per application, including temprary temporary signs:
- (2) Sign special exception permit application: \$25 per sign, not to exceed \$175 per application.
- (3) Freestanding sign permit: \$55 per sign for first two signs plus \$15 for each additional sign. No sign permit fee for any of the following temporary signs: coming soon sign, community banner sign, special event sign or device, or temporary banner sign.
- (4) Nonfreestanding sign or changing the display area of an existing freestanding sign: \$40 per sign for first five signs plus \$10 for each

additional sign. No sign permit fee for any of the following temporary signs: coming soon sign, community banner sign, special event sign or device, or temporary banner sign.

420-29 Other fees. Other fees are established as follows:

A. Business license:

- (1) Initial application:
 - (a) Per business per site: \$25.
 - (b) Per nonprofit business per site: \$10.
- (2) Annual renewal application:
 - (a) Per business per site: \$25.
 - (b) Per nonprofit business per site: \$10.
- (3) Annual renewal late fee: If the business fails to renew the license by January 15 of each year, then a late fee of \$10 will be assessed to the applicant.
- (4) Notice of change:
 - (a) Per business per site: \$25.
 - (b) Per nonprofit business per site: \$10.
- (5) The Village may require additional information for verification of any nonprofit status.
- B. Zoning information request: \$100 per parcel.
- C. Parcel information/review letter: \$155 per parcel.
- D. Release of waiver or other similar document: \$100 plus recording fees.
- E. Performance bond or cash deposit to ensure compliance with permit inspection conditions and an administrative processing fee: \$100 per site.
- F. Stipulated conservancy permit: \$100 and renewal fee of \$50 only if the application or management plan has not changed for the original permit.
- G. Recording fees: actual cost to record a document at the Kenosha County Register of Deeds office plus a Village administrative processing fee of \$10.
- H. Special fees. The applicant/property owner shall pay to the Village Treasurer, upon presentment of an itemized statement, a fee equal to the actual cost incurred by the Village for all engineering, attorney and/or other special expert consultation or review conducted by or on behalf of the Village in connection with the review of an application or request for information; meeting with the applicant/property owner of a project or other engineering, attorney and/or special expert consultation or review services; or review, meeting, research of information for speculative development proposals incurred by the Community Development Department as the Village Zoning Administrator, Plan Commission and/or the Village Board may deem necessary to assure that the proposed application or existing plans or request is in compliance with the provisions of this chapter and the approved plans and specifications.
- I. Temporary use permit: \$150 per application; if a minor agreement is required, then the fee is \$250 per application.
- J. Commercial communication structure application and permit.

- (1) A Class 1 co-location or the siting and construction of a new mobile service support structure and facilities: application fee of \$2,500 to be submitted at the time the application is filed, and a permit fee of \$500.
- (2) A Class 2 co-location or any other modifications to a mobile service facility not classified as a substantial modification: application fee of \$100 to be submitted at the time the application is filed, and a permit fee of \$40-\$125.
- K. Any fee paid by credit card to the Village will be charged an additional finance fee for processing the transaction.

All fee changes in this ordinance shall be effective on September 1, 2019.					
Adopted this	day of	2019.			
	VILLAGE OF F	PLEASANT PRAIRIE			
ATTEST:					
	John P. Stein Village Presid				
Jane C. Snell Village Clerk					
Posted:					
zoning fee changes CODE1907-001					

ORD. #19-___

ORDINANCE TO AMEND

THE VILLAGE LAND DIVISION AND DEVELOPMENT CONTROL ORDINANCE (CHAPTER 395) RELATED TO DEVELOPMENT APPLICATION FEES IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN, DO HEREBY ORDAIN THAT SECTION 395-87 OF THE VILLAGE LAND DIVISION AND DEVELOPMENT CONTROL ORDINANCE BE AMENDED AS FOLLOWS:

395-87 Application and development review fees.

- A. An initial application fee of \$825 \$850 shall be paid when any of the following applications or requests are submitted to the Village. This initial application fee covers the costs of preapplication staff conferences with the applicant and his representatives, site visits if necessary, providing copies of applications and related ordinances, and telephone calls with the applicant related to the Village requirements for the proposed project prior to submitting the application or request. In addition, the fees contained in Subsection C below shall also be paid for the processing and reviewing of the application. See also Subsection E below for additional fees, as applicable, for the following applications:
 - (1) Conceptual plan.
 - (2) Preliminary plat.
 - (3) Preliminary condominium plat.
 - (4) Final plat.
 - (5) Final condominium plat.
 - (6) Assessor's plat.
 - (7) Development agreements, memorandums or other agreements not associated with a plat or certified survey map.
 - (8) Amendment to an existing development agreement or other existing agreement.
 - (9) Assignment of development agreement.
- B. An initial application fee of \$225 \$250 shall be paid when any of the following applications or requests are submitted to the Village. This initial application fee covers the costs of preapplication staff conferences with the applicant and his representatives, site visits if necessary, providing copies of applications and related ordinances, and telephone calls with the applicant related to the Village requirements for the proposed project prior to submitting the application or request. In addition, the fees contained in Subsection C below shall also be paid for the processing and reviewing of the application. See also Subsection E below for additional fees, as applicable, for the following applications:
 - (1) Comprehensive plan amendment.
 - (2) Neighborhood sketch plan or amendment thereto.
 - (3) Certified survey map, or affidavit of correction thereto.

- (4) Lot line adjustment, or affidavit of correction thereto.
- (5) Variance.
- (6) Street, walkway or park vacation.
- (7) Vacation of a plat.
- (8) Affidavit to change a plat or CSM requirement.
- (9) Vacation of a Village easement.
- (10) Deed restrictions/covenants/assignments or other development documents to prepare or review.
- C. Predevelopment agreement: In addition to the application fee as specified in Subsections A and B above, the divider/developer and the property owner shall be responsible for paying for the actual Village staff time spent and resources required for processing and reviewing of the application. As a condition of submitting the application or request, the divider/developer and the property owner(s) shall enter into a predevelopment agreement with the Village which specifies, at a minimum, the property owner's name, address, and telephone and facsimile numbers, the applicant's name, address, and telephone and facsimile numbers, the type of application, current billable rates to be used for review of the application, the address, legal description and tax parcel number of the property, and where and to whom invoices shall be sent.
 - (1) The Village shall mail invoices on a monthly basis to the specified person. All invoices shall be paid within 30 days. There is a penalty of 1.5% per month on the unpaid invoice balance, and there is an additional penalty of 10% if the outstanding invoice, interest and penalty are placed on the tax roll (a lien against the property). The right of the Village to assess a lien against the property shall be one of the remedies available to the Village but shall not be the exclusive remedy. The Village may also sue for a money judgment for any invoices which are past due. Furthermore, if an invoice becomes past due for more than 30 days, the Village may elect to terminate all staff review and to terminate the Village approval process on the application until all delinquent invoices are fully paid.
 - (2) The Village shall invoice and the applicant/property owner(s) shall pay for the staff billable time and costs spent for processing and reviewing the plans, specifications, drawings and other documents submitted with respect to the proposed application, specific plans, plats, and maps for the development or project; for preparing memorandums and letters; for preparing, mailing, faxing, emailing and publishing meeting notices and agendas; and for meetings, telephone calls and emails with the applicant, agents, developers, property owners, officials and neighbors. Billable time includes preparing reports and documents for the Village Plan Commission, Zoning Board of Appeals or the Village Board, and any other Village staff time expended to review or analyze the application, specific plans, plats, maps or development plans. Other charges included in the billable hours and costs are associated with:
 - (a) Preparing and publishing Village municipal code text and map amendments for the referenced application from the Village's consultant. (Note: Invoices from the Village's General E-Code consultant are typically sent semi-annually, which often results in a

- time delay in sending final invoices from the Village to the owner/applicant.);
- (b) The Village staff seeking expert advice in meetings and reviewing and preparing correspondence regarding the specific plans, plats, maps, development plans or project, such as, but not limited to the Village's Attorney, Environmental Consultant, or Architectural Consultant expertise; and
- (c) requests from the agent/developer/property owners in gathering additional information; preparing GIS mapping; reviewing materials; preparing meetings, letters, emails and other correspondence; and researching information and for existing or speculative development proposals to assure that the proposed application, specific plans, plats, maps, development plans or project are in compliance with the applicable Village, county, state or federal ordinances, rules and regulations and any approved plans or specifications.
- (3) The Village shall continue to invoice the divider/developer or property owner(s) until final consideration is made regarding said application and all related activities related to the application have been completed, preconstruction meetings have been held and inspections have been completed or said application is withdrawn in writing by the applicant/property owner. All invoices and all staff time and resources spent prior to the date of the written request to terminate the application shall be paid by the divider/developer or property owner.
- D. All complete applications on file with the Village as specified in Subsections A and B above that have been received and are currently being processed by the Village on or before January 31, 2004, will not be subject to the fees specified in Subsections A, B and C above. To further clarify, for developments that are in the Village's land division and development review process and require multiple applications for final approval, the next application submitted on or after February 1, 2004, will be subject to said fees.
- E. Special fees. The divider/developer and property owner shall pay to the Village Treasurer, upon presentment of an itemized statement, a fee equal to the actual cost incurred by the Village for all engineering, attorney and/or other special expert consultation or review conducted by or on behalf of the Village in connection with the review of an application or request for information; meeting with the owner/developer/applicant of a project or other engineering, attorney and/or special expert consultation or review services; or review, meeting, research of information for speculative development proposals incurred by the Community Development Department as the Village Zoning Administrator, Plan Commission and/or the Village Board may deem necessary to assure that the proposed application or existing plans or request are in compliance with the provisions of this chapter and the approved plans and specifications.

F. Other fees.

- (1) An application fee of \$225 \$250 shall be paid when any of the following requests for a time extension to satisfy the requirements of approval is requested:
 - (a) Conceptual plan.
 - (b) Preliminary plat.

	(c)	Preliminary	condominium /	plat.				
	(d)	Final plat.						
	(e)	Final condo	ominium plat.					
	(f)	Assessor's	plat.					
(2)					ny of the following requests fo fapproval is requested:			
	(a)	Certified survey map.						
	(b)	Lot line adj	justment.					
(3)			<mark>lication fees</mark> An ng requests are		ee of \$50 shall be paid when			
	(a)		t (installed or re thereto: \$250.		line adjustment, or affidavit o			
	(b)	Address co	rrection or char	nge pursuant	to Chapter 305: \$50.			
All fe	e chan	ges in this	ordinance sha	all be effective	ve on September 1, 2019.			
	A -1 -	nted this	day of		2010			
	Ado	P tca till5 _	··· , ··		2019.			
	Ado	pteu tili5 _	,		2019.			
	Ado	pteu tiiis _			SANT PRAIRIE			
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ATTEST:	Ado	pteu tiii3 <u> </u>						
ATTEST:	Ado	pteu tiii3 <u> </u>	VILL		SANT PRAIRIE			
ATTEST:			VILL	AGE OF PLEAS	SANT PRAIRIE			
ATTEST: Jane C. Snell Village Clerk			VILL	AGE OF PLEAS	SANT PRAIRIE			
Jane C. Snell Village Clerk			VILL. John Villag	AGE OF PLEAS	SANT PRAIRIE			
Jane C. Snell Village Clerk Posted:		prod and _	VILL. John Villag	AGE OF PLEAS	SANT PRAIRIE			
Jane C. Snell Village Clerk			VILL. John Villag	AGE OF PLEAS	SANT PRAIRIE			

ORD. #19-

ORDINANCE TO AMEND THE VILLAGE ZONING ORDINANCE (CHAPTER 420) TO CLARIFY MAP AND TEXT CHANGES UPON FINAL APPROVAL OF FEMA RELATED TO A CHANGE OF A FLOODPLAIN BOUNDARY IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN, DO HEREBY ORDAIN THAT SECTION 420-131 T (3) OF THE VILLAGE ZONING ORDINANCE BE AMENDED AS FOLLOWS:

- (3) Procedures. Amendments to this section, including text amendments, floodplain map amendments relating to the boundary of the floodplain or floodway, or amendments to the regional flood profiles, may be made upon petition of any interested party in accordance with the provisions of § 420-13 of this chapter. Additionally, the following requirements shall apply, and in the event of any conflict between the provisions of this Subsection T and § 420-13, the requirements of this subsection shall be controlling:
 - (a) Any amendment proposed shall be submitted to the Village with the completed application, all required information and materials and the required fee.
 - (b) Upon receipt of a completed application, the Village will set a date for the public hearing a minimum of 30 days from the date such completed application was received. Copies of the proposed amendment and notice of the public hearing shall be submitted to the DNR for review prior to the hearing, and a Class 2 notice shall be published.
 - (c) The Village Plan Commission shall hold a public hearing and make a recommendation to the Village Board.
 - (d) Upon receiving Village Board approval for the floodplain boundary amendment, DNR approval, a FEMA conditional approval (if applicable), and an erosion control permit, the petitioner may proceed with any cut and fill project.
 - (e) Upon completion of the work, an as-built grading plan and supporting documentation certified and stamped by a Wisconsin registered and licensed profession engineer shall be submitted to the Village to verify compliance will all approvals. Upon receipt of the final approval from FEMA, the required public hearings shall be set to amend the Village Zoning Map, Zoning Text and 2035 Comprehensive Plan Amendment to reflect the approved amendment.
 - (f) In the case of floodplain boundary corrections based on actual field surveys, a certified plat of survey or site plan providing detailed data which precisely delineates the actual floodplain limits compared to the existing floodplain lines as identified on the corresponding official floodplain overlay maps shall be provided.
 - (g) No amendment to the maps or text of this section shall become effective until reviewed and approved by state and federal agencies as required by law.

(h)	increase in the region appropriate legal arra	nal flood height, shall angements from all ad f said legal arrangeme	ent that obstructs flow, causing any obtain flooding easements or other versely affected property owners nts before the amendment can be
	Adopted this	_ day of	2019.
		VILLAGE OF PI	LEASANT PRAIRIE
ATTEST:			
		John P. Steinb Village Preside	
Jane C. Snell Village Clerk		_	
Posted:			
fpo amend cl CODE1907-001	arification		