

AGENDA
VILLAGE OF PLEASANT PRAIRIE
PLEASANT PRAIRIE VILLAGE BOARD
PLEASANT PRAIRIE WATER UTILITY
PLEASANT PRAIRIE SEWER UTILITY
Village Hall Auditorium
9915 – 39th Avenue
Pleasant Prairie, WI
December 5, 2016
6:00 p.m.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Minutes of Meeting – November 7, 2016
5. Citizen Comments (Please be advised per State Statute Section 19.84(2), information will be received from the public and there may be limited discussion on the information received. However, no action will be taken under public comments.)
6. Administrator's Report
7. New Business
 - A. Receive Plan Commission recommendation and consider Ordinance #16-42 for a zoning text amendment on the vacant property generally located on the north side of Prairie Ridge Boulevard and west of 88th Avenue (CTH H) to create a Planned Unit Development ordinance related to the specific zoning regulations for the development of the site for a 11,836 square foot Care Animal Hospital.
 - B. Receive Plan Commission recommendation and consider Ordinance #16-43 to amend the Comprehensive Plan relating to the Prairie Ridge Neighborhood Plan for a proposed 46 single family lot and three (3) outlot development located south of Prairie Ridge Boulevard, west of 97th Court and 94th Avenue, north of CTH C (Wilmot Road) and east of the existing Prairie Ridge single family subdivision.
 - C. Consider a three-year extension of the Conceptual Plan for the proposed Bethany Church Campus development located at 11019 Wilmot Road.
 - D. Consider approval of the Memorandum of Understanding between the Village of Pleasant Prairie and Kenosha Area Business Alliance (KABA) regarding the development of a county-wide retail attraction strategy.

Village Board Agenda
December 5, 2016

- E. Consider Ordinance #16-44 to amend Chapter 180 of the Municipal Code relating to Fire & Rescue Protection.
 - F. Consider an award of contract for the 2017 Village newsletter printing and mailing services.
 - G. Consider Mobile Home Park License renewal applications.
8. Village Board Comments
9. Adjournment

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

**VILLAGE OF PLEASANT PRAIRIE
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PLEASANT PRAIRIE SEWER UTILITY
9915 - 39th Avenue
Pleasant Prairie, WI
November 7, 2016
6:00 p.m.**

A regular meeting of the Pleasant Prairie Village Board was held on Monday, November 7, 2016. Meeting called to order at 6:00 p.m. Present were Village Board members John Steinbrink, Kris Keckler, Steve Kumorkiewicz, Dave Klimisch and Mike Serpe. Also present were Michael Pollocoff, Village Administrator; Tom Shircel, Assistant Administrator; Jean Werbie-Harris, Community Development Director; Kathy Goessl, Finance Director; Dave Smetana, Police Chief; Doug McElmury, Fire & Rescue Chief; Rocco Vita, Village Assessor; Matt Fineour, Village Engineer; John Steinbrink Jr., Public Works Director; Carol Willke, Human Resources Director; Brian Smith, Recreation Director; Dan Honore, IT Director; Sandro Perez, Inspection Superintendent and Vesna Savic, Deputy Village Clerk. No citizens attended the meeting.

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. MINUTES OF MEETINGS - OCTOBER 17, 2016**

Dave Klimisch:

Move approval.

Michael Serpe:

Second.

John Steinbrink:

Motion by Dave, second by Mike. Any additions, corrections?

KLIMISCH MOVED TO APPROVE THE MINUTES OF THE OCTOBER 17, 2016 VILLAGE BOARD MEETING AS PRESENTED IN THEIR WRITTEN FORM; SECONDED BY SERPE; MOTION CARRIED 5-0.

- 5. CITIZEN COMMENTS**

John Steinbrink:

Anybody wishing to speak under citizens' comments? Hearing none I'll close citizens' comments.

6. ADMINISTRATOR'S REPORT – None.

7. NEW BUSINESS

A. Consider proposed 2017 Clean Water Utility, Fleet Internal Service Fund and Solid Waste Utility budgets.

- 1) Resolution #16-37 relating to the adoption of the 2017 Clean Water Utility Budget.**
- 2) Resolution #16-38 relating to the adoption of the 2017 Fleet Internal Service Fund Budget.**
- 3) Resolution #16-39 relating to the adoption of the 2017 Solid Waste Utility Budget.**

Kathy Goessl:

Okay, Mr. President and the Village Board, I'm here to present along with John Steinbrink the Clean Water fund first and then on to the other two budgets to be approved tonight. This slide is the Clean Water fund operating budget that we're proposing. It shows the 2016 budget and the 2017 proposed with a dollar change and the percent change.

Revenue for 2016 was budgeted a little high. We're estimating 2016 to come in around \$1,348,000, up \$100,000 from 2015, but down below the budget number that we have for '16. Therefore, we have no rate increase budgeted, just a slight increase over 2016 for 2017. But it shows a decrease because we overestimated 2016's budget for revenue.

Expense-wise, personnel there is a pool of full-time and part-time public works employees who are allocated mainly between public works which is the street department, plowing and road repair, and solid waste and clean water. More is being allocated to clean water in 2017 compared to 2016, therefore the increase of \$32,503.

And then we have contractual services which are an increase of \$12,000. Main increases in that area are consultants which are dumping, the street sweeping and online billing and digger hotline up \$6,700 across all categories. And facility lease up \$6,000. The facility lease is the enterprise fund is paying for the administrative department's use of this building and also of the Roger Prange Center.

Suppliers and maintenance is up \$5,200. The largest expense being the cost of gravel and crushed stone and culvert installation which is budgeted at \$29,000, up \$5,200 mainly the cost of mailing billing statements which wasn't budgeted high enough in 2016. Depreciation budget is up from 2016 based on historical information. Non-personnel transfer is down \$2,400. Non-personnel transfer is transfers from our other support departments of IT, finance, HR, administration and clerk. And those departments were reduced overall in the general government, therefore the reduction in the non-personnel transfer of other expenses.

Village Board Meeting
November 7, 2016

Internal service fund is a charge for vehicles and equipment used up slightly \$2,000 or 1.1 percent increase in that area. The decision packets total \$55,000 and will be presented in the next couple of slides. Transfer out for 2016, \$563,000 was transferred from the Clean Water portion for the construction of the equipment storage at Prange. No transfer for 2017. The project was completed in 2016. Therefore, we're looking at a net operating loss of less than last year of \$128,038. This fund we're mainly looking at cash flow not as much as an operating loss. The biggest expense here is depreciation which there is no cash outlay for depreciation.

This slide shows the operating expense categories in a graph format. As I mentioned just previously the depreciation is one of our biggest expenses which is a noncash expense budgeted for this 2017 at \$380,000. The second expense here is personnel which is allocation of public works personnel to the Clean Water fund. And then our third category is fleet internal service at \$190,000 which is allocation of equipment and vehicles used by the Clean Water fund. And the rest of the expenses you can see are very minor in comparison to those three.

Nonoperating expenses, I brought the nonoperating loss forward from the previous two slides ago. And only nonoperating in the Clean Water fund is interest income. And we're looking at a slight increase in interest income. Then we go down to a new operating loss taking into consideration that, still a negative number for loss. But we'll look at the cash flow in a little bit, and you'll see that that's not the case in cash flow.

These are the decision packets that are being recommended. The first one is attachment and tool charge out from the fleet internal service fund. Staff is requesting to start charging public works departments and divisions when they use attachments for pieces of equipment or large tools. The fleet department purchases and maintains these attachments and tools. So we're recommending that the fleet internal service starts charging out for those items to our enterprise funds. Because the general government budget was completed prior to this and already pretty much completed, we are not recommending general government being charged for this next year but probably into 2018 starting charges public works and parks also for their attachments and large tools.

Construction, erosion control inspector \$46,148 is 75 percent of this position which is being funded through the Clean Water Utility for erosion control, culvert and drainage inspections. Mechanic is addition of another full-time mechanic which is needed to maintain vehicles and equipment. Another mechanic will allow other department of public works employees to spend time performing other tasks within their own enterprise funds instead of maintaining vehicles. Therefore, their salary will then be shifted out of the fleet internal service fund and back to their respective funds where they can do actual work on the different infrastructures that the Village has. Five percent of the mechanic is being allocated back to the Clean Water Utility.

Jerome Creek access improvements and Momper Woods improvements will be funded from grants. If grants are not received the projects will not be done. And then we have two projects here that were approved initially through the general fund budget, strategic planning consultant and compensation survey, and those are the small dollar amounts of \$750 and \$375 being allocated to the Clean Water Utility. This is our capital recommendations, and John will go through that list and explain what these are.

Village Board Meeting
November 7, 2016

John Steinbrink, Jr.:

Mr. President and members of the Board, this evening we're going to have eight capital projects in our Clean Water fund I'll be presenting or recommending for approval this evening. The first one is Carol Beach stream bank stabilization for \$225,000. Carol Beach Park is located around the 900 block of 111th. And its northern boundaries is Tobin Creek. Tobin Creek makes like an S curve around there, and there's a lot of flow that travels through there. So over the years, I mean even over the 20 years I've been here it's really eroded quite a bit. And now it's actually eroding into the parkland up by the fence up by some of the park amenities. So we worked with the engineering department, and I came up with an estimate to kind of shore protect that area for about \$225,000. It will probably just be some large rocks, some large concrete, a little bit of excavation, permit process design, things like that.

The second one that we have is Carol Beach Unit W stormwater improvements. As you know we've been having a lot of problems over in Carol Beach Unit W just because we really don't have an outfall or any place to discharge the water in that area of Carol Beach Unit W. So \$200,000 would get us a little bit of property and an outfall access to Lake Michigan. And we just kind of start the process for a major stormwater project in the future. That's \$200,000.

IcePlex storm fix and concrete replacement. It would be the north side of the LakeView RecPlex by the ice side there's like a concrete plaza there. There's a storm drain that when the building was originally designed outfalls right over top of the concrete. The problem that we have is that it makes that concrete wet and makes the subbase wet, and then it starts deteriorating the concrete and the bench. And then it really makes an unsafe condition for everyone that kind of traverses through there. So this would actually take and bury a pipe from that outfall that we have on the north end of the RecPlex, kind of run it through that concrete area and discharge it into an existing storm drain that we have in the parking lot. And we would probably do that with existing crews.

Lake Michigan shoreline protection for \$50,000, what we're looking to do is just kind of piecemeal out every year \$50,000 just to make some improvements. Back in the '80s the Village was very progressive to do a lot of shoreline protection. Now we're looking at just maintaining that shoreline protection every year. And we really don't have a set area in mind, but as areas start to fail or as we need to do some clean outs or improvements, we'll have some funds available to be very reactive to those needs.

The next one we have is shoreline protection of Lake Andrea. This is kind of along the same lines, \$20,000 just to complete the shoreline protection. If you guys noticed this past year we did a little bit over by the new volleyball courts, a little bit by the Rich Oscarson Memorial. Eventually we'd like to get almost all the way around the lake just to preserve some of the shoreline that's been damaged over the years.

The next one is Clean Water infrastructure asset repair. Anytime we do any work with the curb and gutter repairs, with the catch basin, an inlet, anything like that, or even a storm adjustment for the clean water as part of our paving program that component of it gets funded through the Clean Water Utility through this. In years past you may have noticed it's been much higher. And it's

Village Board Meeting
November 7, 2016

quite a bit lower this year because the areas that we're doing don't have curb and gutter. The major ones that we're doing are River Road, that's probably a couple miles, there's really no storm in there. And then that whole Cooper Road drainage basin area is really one of the main ones, and there's no storm in their either. So that's why it's a little bit lower this year. I would predict that in future years that will be quite a bit higher.

The last one that we have is evaluation of the Greentree stormwater basin. One of the residents abutting the basin said that there's some issues that we have with the basin, how it functions, how it's wet, making a dry pond, wet pond, just a little bit of design money just to evaluate just to make sure that it's working correctly. The total of all those capital projects \$625,288.

Michael Serpe:

John, is Lake Andrea at its highest level right now?

John Steinbrink, Jr.:

It's actually down a little bit. It was pretty high at one point. But I would say it's probably down, I was just looking at the outfall a couple days ago, and it's probably down a foot or something like that. It varies probably two and a half feet, three feet in elevation based on rainfall.

Michael Serpe:

The shoreline damage at Lake Andrea is that caused mostly by the events that we have out there?

John Steinbrink, Jr.:

I wouldn't say it's so much by the events because we really don't have that many events that cause any wave damage. Winds are predominantly out of the west so it's really affecting that kind of northwestern shoreline really from where the volleyball courts are to where the Oscarson Memorial is. So when those winds that are blowing, those winds out of the west in an eastern direction it kind of hits that shoreline up on the north. There's probably some spots where erosion has been about two, two and a half feet eating into it. And so if we catch it now we can still salvage it. If you wait longer it's three feet, four feet, five feet, and that really starts to get expensive to make those repairs.

Mike Pollocoff:

There was a sand and gravel pit, and that still exists. So that soil erodes really easy. So when you do get those winds compared to other areas they erode a lot faster.

Kathy Goessl:

Okay, the final slide for the Clean Water fund is our cash balances. This is what we really aim for when we do our budgets to make sure the cash flow is maintained or is increasing over time. So this year we're estimating it, though, actually to go down because of the donation that we

Village Board Meeting
November 7, 2016

made or our portion of the equipment storage shed of that \$600,000. Therefore, this budget is looking at going down for this year to a little less than \$2.4 million. But then next year we're maintaining that balance, and it's going up slightly by almost \$50,000 to \$2.44 million. So this is our Clean Water budget. Is there any questions on our recommended Clean Water fund budget?

We're not recommending any increases in the ERU charge to our residents, so this budget is pretty much even. We're probably increasing revenue some with some new ERUs with like certain businesses, building like Majestic will create some ERUs to help us increase the revenue here. But we're not looking at any across the board increases for this budget.

John Steinbrink:

You want to go through all these before we --

Kathy Goessl:

Okay, so we'll move onto the next budget which is our fleet internal service fund budget. The first slide is the actual operating portion of this budget. Again, I'm comparing the 2016 budget to what we're proposing, and the increased dollars and percentages for each major line item. Revenue is trending lower in 2016 compared to 2015. So we matched 2016 estimated revenue without the decision packet which is increasing our charge out by two percent to keep up with inflation. So we're matching 2015, but we're actually going down from the 2016 budget.

Personnel is our first operating expense. There's a decrease in the number of public works and utility hours being allocated to this budget with a decrease of a little more than an \$8,000 increase. Contractual services, the 2016 budget was amended to reflect increased contractual vehicle and equipment maintenance, up \$57,500 from the original budget of \$93,000. Budget in 2017 at \$117,000 which is up \$24,000 from the original budget but down from the amended budget because of the increased equipment and vehicle maintenance that we had in 2016.

Supplies and maintenance we have a decrease there in vehicle maintenance supplies from the amended budget of \$120,000. The original budget was \$105,000 for vehicle maintenance supplies. Offset by an increase in fuel up \$17,000 from the amended budget because we amended the budget to use some of the fuel savings from last time.

And then next category is insurance which is up slightly \$33,400. Depreciation is being budgeted at historical levels which is up \$60,000. Fleet internal service is level. The decision packets I'll talk about is net revenue, and I'll discuss it in the next couple slides. And transfer out is to the general capital project fund for 2016 to help pay for the portion of the refueling tank system upgrades. So overall this fund is looking at an actual gain of a little over \$100,000 similar to last year's \$108,000.

Again, here's a chart of our major categories for this budget. Again, depreciation is the largest at \$615,000 followed by supplies and maintenance \$466,100 which includes -- supplies and maintenance includes minor equipment, fuel, equipment maintenance supplies and vehicle maintenance supplies. And our third category largest expense is personnel at \$293,231.

Village Board Meeting
November 7, 2016

Fleet internal fund nonoperating portion of the budget, again, I carried forward the operating actually gain in this budget, and the nonoperating expenses or revenues here are interest income just like in the previous Clean Water budget, but they have a lot less cash than the Clean Water budget, so it's not budgeted too highly. And then gains and loss in sales. So whenever we buy new equipment we usually trade a few pieces in or sell a few pieces that we don't need anymore. Therefore, we're recognizing a gain on the sale of the assets we sell. It all depends on what we're selling and the age and the condition of it. So we're estimating to actually be a little bit lower than last year at \$22,000 gain on what we sell. And then so overall, again, we're looking at a net gain on this utility of \$124,965.

We have three decision packets that we're recommending. They're all either even or revenue sources for the fleet internal service. The first one is addition of a full-time mechanic which is needed to maintain vehicles and equipment. As I mentioned in the Clean Water budget there is no impact on fleet as currently the department of public works employees are doing the work and being charged to the fleet. So now this mechanic will be charged to the fleet, and the department of public works employees will be charged to the respective departments where they're doing maintenance and repairs on the actual infrastructure in the different enterprises instead of concentrating on maintaining the vehicles and equipment.

Increase in fleet internal service charge we are recommending the two percent increase to cover increase of fuel and parts. We did it at two percent last year, so in the beginning when we first created this fund we pretty much didn't have any increases. And that kind of caught up with us. So we are deciding that over the last couple years to do it at two percent which doesn't have too big of an impact on the enterprise funds of the general government, but helps slowly increase this fund to cover the increased cost.

Charge for attachments and tool use, staff is recommending to start charging the public works departments and divisions when they use attachments for a piece of equipment or a large tool. The fleet department purchases and maintains these attachments and tools. The general government budget has been completed, so approved is just a charge to Clean Water \$4,000, sewer \$10,000 and water \$10,000. These are estimates, and the actual price will be charged out as the departments or enterprises are using the attachments and tools. Our total decision packets recommended is increased revenue of \$53,355.

Our next slide is capital which John will explain. Our capital purchases, we have a couple slides of these.

John Steinbrink, Jr.:

We do have a couple slides, but we'll just spare you guys the pictures of all the broken and rusted out trucks this year. So we're just going to stick with the numbers. The first thing that we have is a sanitation truck. We keep our trucks for seven years and then we rotate them out. We average about 2,000 hours on our trucks. And so by the time you get that six, seven years you're at 12,000 or 14,000 hours, and that's definitely exceeded the useful life of a vehicle. So we are looking at replacing one of our garbage trucks. The garbage truck is really the only new vehicle

Village Board Meeting
November 7, 2016

for public works that we purchase. Because by the time someone gets rid of a garbage truck it's pretty much worn out and then you spend more on repairs.

Everything else that we'll be talking about this evening is pretty much used vehicles that we purchase at auction. We find some stuff that ends up still having maybe not that many miles or not that many hours that we picked up for probably 30 cents of what it would be new. So we're able to really expand our fleet and get some nice equipment.

The first one that we have is actually building a plow truck with a used cab and chassis. So we've been very fortunate in the past when we go to some auctions that we can find some used cab and chassis, and then we just put the box on and put the plows, the deicing equipment. It's worked out well. We're estimating around \$110,000 for that. If we had to buy it new it would probably be around \$180,000, something like that. We may not quite get as much life out of the cab and chassis, but we still probably get about 60, 70 percent of it. And so for this time we're very happy doing that.

The next one is a single axle truck specialty use. That pretty much is going down when we're at auction, and we may pick up a boom truck, a lift truck, a knuckle truck for doing bulk goods. Whatever we can find at that auction that seems to be like a good deal that satisfies a need. So we've been very fortunate purchasing stuff like that at auction also. And that saves us a lot of money just having that money available so when you're at auction and you see something that you need you have some money allocated for it.

The next one is plow equipment for a cab and chassis. In 2016 we were able to buy a really nice cab and chassis at an auction. We just ran out of money to put some plow equipment on it. So we're looking at allocating some money for the new box, new salter, spinner, auger, deicing material, controls, stuff like that for \$85,000.

Replacing a semi-tractor that we have for hauling around our lowboy and our semi. Anytime that we do watermain breaks to all our excavators, something like that, our semi-tractor is just worn out. So we're looking at just replacing it with another used semi. It will be newer and a little bit more modern than the one that we have, but it still won't be anything new.

The next one is a used water truck that we'll use for watering within the summer and then we'll use for deicing within the winter months. So we can start deicing some of the key intersections and arterial roadways. So when it does start to snow the deicing material is supposed to and should probably eat up about an inch, inch and a half of snow potentially. And so if the crews don't get out there right away it actually makes a little breaker bond within the ice in the road which is really nice to have especially like on some of the main arterials within the Village.

And then a used fork truck. We're really getting a need for a used forklift now within public works. We have one in the budget every year, and it's really the first thing that we end up cutting because something else went over budget. So we're hoping that we're able to purchase that in 2017.

Village Board Meeting
November 7, 2016

And then the next one that we have is some of our smaller equipment. Replacing a trailer that we'll be purchasing at auction. Roadside maintenance equipment, our current asphalt roller that we have is a 1994 so replacing that. Replacing an air compressor that's been there probably since the '90s. Some attachments for our track excavator. So anytime that we need to do some work within creeks or removing beaver dams or anything like that, we're actually able to get down into some of these areas where a wheeled excavator will not be able to traverse.

And we're also looking at making a couple of improvements in our shop. Now that we have our new storage facility, we actually expanded our shop a little bit. When the Prange was originally built we just had one drive through bay that had two hoists in it, and it was set up for doing all the maintenance. Now we're actually adding three more bays that used to be storage for maintenance work. So it's really going to make the mechanics much more efficient.

We'd like to add some reels over to the west end of our current shop, hang them from the ceiling so we can do oil changes in some of our new bays and not have to use cans or gallon jugs of oil. We'll be using the same pump system but just adding some reels onto the ceiling. A drive on hoist for the shop. We're doing a lot of oil changes for smaller vehicles. So instead of having to tie up a large hoist that would hold a plow truck or a garbage truck, it's just a small drive on one. You drive on it, it picks it up four or five feet, that you could change oil in some of these smaller vehicles, lawn mowers and drive it off. It will make that process a little bit quicker.

Next we have a Village Hall fleet vehicle and the RecPlex van. Both of these we'll be purchasing through state contract. So we get a really good price on that through the State of Wisconsin contract. We've had very good luck with that in the past. And the last one that we have is replacing the fuel pump dispenser. The dispensers that we have currently out at the fuel bay at the Prange are original when the Prange was built in 1994. We've replaced all the pumps and all the other equipment and lines and controls last year as part of EPA requirements. But we just didn't have enough money to actually replace the dispensers. So we're actually looking at replacing the dispensers in 2017. So for a grand total of \$180,000 for smaller equipment. And then for the larger equipment \$676,000.

John Steinbrink:

Any questions?

Kathy Goessl:

So this fund's cash balance is going to go down some based on what we're recommending. We just try to keep this around half a million in the reserves here. And so we're looking at ending this year at \$611,000 and next year a little less than a half a million.

If there's no questions on the fleet we'll move onto the solid waste fund. Again, I'll start out with the operating section of the solid waste fund. It's laid out similar to the last two budgets. Operating revenue is an increase of \$14,000, a little over \$14,000. The majority of that increase is in our base monthly user charges up \$13,400 to \$1,552,000. That's not any rate increases. This is just increases in the number of homes that we've added to the roster for billing monthly.

Village Board Meeting
November 7, 2016

Depreciation is down based on historical trends. 2016 actuals was actually \$61,767. Office expenses are up \$10,520 mainly due to facility lease from the general government which includes our Village Hall and Roger Prange building up \$6,800 and the mailing of letter sized utility bills which was underestimated for the 2016 budget. Compost site is up \$19,479. Fleet internal service is up the most at \$8,000. And contractual services up five and personnel allocation up six to make the total up in the compost site area.

Administrative is up \$5,400 mainly in personnel and benefits. Leaf collection is down slightly \$589. Recycling expense down \$5,200 mainly in the amount of allocation of public works wages and benefits. And then garbage is up \$15,489, mainly tipping fees are up five, and personnel allocation is up ten. Decision packets I'll go over in a couple slides. And we're looking at a total operating loss here, again, of \$75,000 up slightly from last year's loss budgeted at \$52,000. Again, we're looking at cash flow not as much as losses. Here, again, we have depreciation here at \$65,000, last year \$90,000. If you take those out it comes pretty close to breaking even.

Kris Keckler:

Question for you on the recycling expenses. Do we receive money for the recycling?

Kathy Goessl:

Yes, we do receive money that's in the revenue area for recycling. It's been going down some due to our recycling trends. It's around \$40,000 if I can think off the top of my head. It's in the actual documentation that we put into the Board presentations or paperwork.

Kris Keckler:

Thank you.

John Steinbrink, Jr.:

And if I can just add to that. Recycling costs are actually at an all time low right now. So this is probably the least amount of money that we'll receive from our product. If you take like heavy metal, for example, three years ago it was probably going for \$200 a ton, now it's going for about \$20 a ton. And so it's actually dropped that much. And some of the commodities have followed suit with that. And so it's really at a low right now. I'm not really sure of the economics why, but it is at a low right now, and we're hoping that that number raises up. And when that gets back to normal averages you'll definitely see a difference within the cash fund of this enterprise fund.

Kathy Goessl:

So our recycling rebate we're budgeting \$25,000. A couple years ago it was \$40,000. And then we have other recycling revenue of budgeting about \$3,000 this year. That's like selling -- what kind of stuff do we get revenue for, like metals and stuff. Yeah. So that's other things that we get revenue for that's recorded here.

Village Board Meeting
November 7, 2016

Mike Pollocoff:

The state has basically cut our recycling grant that we get in half.

Kathy Goessl:

No, the recycling grant is actually --

Mike Pollocoff:

Wait a minute, it's going up this year.

Kathy Goessl:

-- budgeted at \$40,000 and some.

Mike Pollocoff:

But it was at \$70,000 at its largest, wasn't it, about \$69,000?

Kathy Goessl:

It's been going down. This year it went up slightly. It's actually on the nonoperating section of our budget, recycling grant I'll talk about. But it's lower than it used to be a number of years ago. But it's maintained the last couple years.

Again, I have a similar slide as I had in the previous two budgets showing our operating expenses on a graph format. The biggest expense we have is garbage expenses. That's picking up our garbage and the tipping fee to put them at the landfill. Our second major category is recycling expenses. That's picking up recycling at the curb and bringing it to the recycling center. And the third category is administrative expenses.

The nonoperating section of our budget here is, again, I brought the operating loss forward. And then you looked at the nonoperating revenues as a grant which actually increased here. And basically it's because last year we did not budget for the hazardous waste grant which we continue to get. Therefore, we added that back into the budget for 2017. That's budgeted at \$7,115. And the rest of is a slight increase in the recycling grant.

Then interest income, here too, they don't have as much money as the Clean Water Utility, but they're looking at revenue -- and this also includes penalties and stuff on people that pay their bills late, the interest income we get for that. So that's up a little bit more even though they don't have as much cash on hand. So our net operating loss here is \$8,000 almost breaking even. So that's our cash flow.

Village Board Meeting
November 7, 2016

Here's our decision packets. We have five decision packets here. The mechanic and their allocation for the mechanic of \$3,823. And I talked about that program in the last two budgets. Residential recycling center open Saturday's year around at \$1,712. Right now they shut down the beginning of December and don't open back up until March. But because it's located in a remote location to prevent a lot of dumping at the location we're opening it on Saturday's year around with is it one person or two? One person.

Replacement dumpsters for \$10,000. And the allocations of the two fund 100 programs that were approved, a strategic planning consultant and the compensation survey for a small amount of \$900 for strategic planning and \$450 for the compensation survey for a total of recommended new programs of \$16,885. And then we have the capital which John will talk about those two.

John Steinbrink, Jr.:

The two projects that we're looking at for 2017 is, one, actually finishing up the shed where we store all of our electronics. We had funds last year to actually finish building the shed and get the recycling center up going. But we didn't have enough money to actually put doors on the end of it. So we're looking at some overhead doors, putting some overhead doors on there. We're not looking to do any openers or anything like that. It will just be a manual open and close. But we do feel that it's important just to have some doors on that facility.

And then the next one is installing some street lights on the drive actually leading up to the residential recycling center. We have some lights when you first come in off of Russell Road and around the corner. But we'd like to actually get lights all the way from where the corner is. And it's just over half a mile. And it gets pretty dark especially now in these winter months. We're open until seven, and it's going to be dark at five. We get two hours when it's really dark, and that's a long drive. And so just for security we'll look at putting some lights. We'll do all the work in house, running the electric, the conduits. We'll be setting the poles and the heads and pulling the wire all along with Sandro's crew. We'll be doing all the calculations and in house engineering for that. So those two projects will total up to \$35,000 for what we're recommending.

Kathy Goessl:

Okay, again we end this budget presentation with this fund with the cash balances. We're looking at gaining cash balance for 2016 to end the year at a little over \$190,000 in cash. And then for 2017 we're looking at, again, gaining some money, almost \$22,000 to end that year at \$212,000. We're not recommending any rate increases to any of the customers for pickup. So we're maintaining our rates from the previous year. That ends my presentation of all of our three budgets, fleet, solid waste and clean water.

John Steinbrink:

Any questions?

Village Board Meeting
November 7, 2016

Kris Keckler:

I had a brief one about the leaf collection. Last year we added an additional leaf collector and expanded the routes for this year, and last fall we changed the burning ordinance. Is there any noticeable increase in leaf collection overall?

John Steinbrink, Jr.:

We did notice that we did pick up more leaves. And especially having that fourth round. I think what it really ends up doing, too, is it really cut down on the amount of overtime that we end up spending. Because with the three units we really struggled to keep up with it. So we had to work 12 hour days. We were starting as soon as it's light out, ending just as soon as it's dark out and working all day on Saturday and sometimes even on Sundays. And so there was an increased volume. But with the fourth leaf collection and the two additional staff on there we were able to complete all the routes on time.

Kris Keckler:

So it's at a manageable level?

John Steinbrink, Jr.:

Absolutely.

Kris Keckler:

Okay, thank you.

Michael Serpe:

John, are you getting a lot of calls for special pickup outside of the designated times?

John Steinbrink, Jr.:

We do get a lot of calls for special pickup. I assume that you mean for the bulk pickup?

Michael Serpe:

No, for the leaf pickup?

John Steinbrink, Jr.:

For the leaf pickups it's not too bad. I mean I know it's something that we offered out there. We haven't had too many because now by having an addition leaf collection we were actually able to shorten the amount of time or actually added another round in there a year ago. So we're really getting there every eight, nine days, something like that. So by the time someone goes and rakes

Village Board Meeting
November 7, 2016

it out it's not that long that it's out there. We may get a couple, and we make sure that we act on those. But it's really not as much as we had anticipated. And I think that with the service that we have the residents are very happy and appreciate it.

Michael Serpe:

Definitely.

Mike Pollocoff:

Mr. President, we'd be looking for Resolution 16-37 for adoption of the Clean Water Utility budget that was presented tonight.

Michael Serpe:

Move for adoption of 16-37.

Kris Keckler:

Second.

John Steinbrink:

Motion by Mike, second by Kris. Further discussion?

SERPE MOVED TO ADOPT RESOLUTION #16-37 RELATING TO THE ADOPTION OF THE 2017 CLEAN WATER UTILITY BUDGET; SECONDED BY KECKLER; MOTION CARRIED 5-0.

Dave Klimisch:

Move approval of Resolution 16-38 for the fleet internal service fund budget.

Michael Serpe:

Second.

John Steinbrink:

Motion by Dave, second by Mike. Any discussion on this item?

KLIMISCH MOVED TO ADOPT RESOLUTION #16-38 RELATING TO THE ADOPTION OF THE 2017 FLEET INTERNAL SERVICE FUND BUDGET; SECONDED BY SERPE; MOTION CARRIED 5-0.

Village Board Meeting
November 7, 2016

John Steinbrink:

That brings us to Item 3) Resolution 16-39.

Steve Kumorkiewicz:

Move to approve.

Kris Keckler:

Second.

John Steinbrink:

Motion by Steve, second by Kris for adoption of 16-39. Any further discussion?

KUMORKIEWICZ MOVED TO ADOPT RESOLUTION #16-39 RELATING TO THE ADOPTION OF THE 2017 SOLID WASTE UTILITY BUDGET; SECONDED BY KECKLER; MOTION CARRIED 5-0.

- B. Receive Plan Commission recommendation and consider Ordinance #16-33 approving a Comprehensive Plan Amendment for vacant property generally located at the 11700 block of Old Green Bay Road as a result of a Wisconsin Department of Natural Resources wetland delineation.**

John Steinbrink:

Probably going to take Item C with it at the same time, is that correct?

Kristina Tranel:

Yes.

- C. Receive Plan Commission recommendation and consider Ordinance #16-34 approving a Zoning Map Amendment on vacant property generally located at the 11700 block of Old Green Bay Road as a result of a Wisconsin Department of Natural Resources wetland delineation.**

Kristina Tranel:

Mr. President and members of the Board, the property owner hired Wetland & Waterway Consulting, LLC, a Wisconsin Department of Natural Resources assured biologist to complete a wetland delineation of the property generally located at the 11700 block of Old Green Bay Road and further identified as Tax Parcel Number 92-4-122-342-0143. The wetland staking was completed on August 16, 2016, and the wetlands area identified as shown in the attached copy of the attached plat of survey.

Village Board Meeting
November 7, 2016

In accordance with the Village of Pleasant Prairie 2035 Comprehensive Plan, upon completion of a wetland staking the 2035 Land Use Plan Map 9.9 shall be amended to reflect the results of the aforementioned wetland staking. Therefore, the Village of Pleasant Prairie Comprehensive Land Use Plan Map 9.9 is proposed to be corrected to change the low density residential with an urban reserve land use designation to the Park, Recreational and Other Open Space Plans with the field verified wetland land use designation on the portion identified as wetlands and to update the Appendix 10-3 of the Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan.

Furthermore, in accordance with the Village zoning ordinance, upon completion of a wetland staking the zoning map shall be corrected to reflect the results of the staking. Specifically the request is to rezone the portion of the property that was scale delineated as wetlands into the C-1, Lowland Resource Conservancy District, and the remainder of the property will remain in the R-4 (UHO) Urban Single Family Residential District with an Urban Landholding Overlay District.

Both of these items went before the Plan Commission on October 24, 2016, and the Plan Commission held a public hearing and approve the Resolution 16-11 and recommended that the Village Board approve the Comprehensive Plan Amendment and Zoning Map Amendment as presented.

Steve Kumorkiewicz:

I make a motion to approve Ordinance 16-33.

Dave Klimisch:

Second.

John Steinbrink:

Motion by Steve, second by Dave. Any discussion on this item? Hearing none, a roll call vote is requested.

KUMORKIEWICZ MOVED TO PLAN COMMISSION RECOMMENDATION AND CONSIDER ORDINANCE #16-33 APPROVING A COMPREHENSIVE PLAN AMENDMENT FOR VACANT PROPERTY GENERALLY LOCATED AT THE 11700 BLOCK OF OLD GREEN BAY ROAD AS A RESULT OF A WISCONSIN DEPARTMENT OF NATURAL RESOURCES WETLAND; SECONDED BY KLIMISCH; ROLL CALL VOTE – STEINBRINK – YES; KECKLER – YES; KUMORKIEWICZ – YES; KLIMISCH – YES; SERPE – YES; MOTION CARRIED 5-0.

Michael Serpe:

Move approval of 16-34.

Village Board Meeting
November 7, 2016

Kris Keckler:

Second.

John Steinbrink:

Motion by Mike, second by Kris for adoption of 16-34. Any discussion on this item?

SERPE MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND ADOPT ORDINANCE #16-34 APPROVING A ZONING MAP AMENDMENT ON VACANT PROPERTY GENERALLY LOCATED AT THE 11700 BLOCK OF OLD GREEN BAY ROAD AS A RESULT OF A WISCONSIN DEPARTMENT OF NATURAL RESOURCES WETLAND DELINEATION; SECONDED BY KECKLER; MOTION CARRIED 5-0.

D. Receive Park Commission recommendation and consider Resolution #16-38 accepting the donation of 13.44 acres of land located north of 90th Street at the end of 5th Avenue from Ralph and Frank Gesualdo and naming the land the Frank M. Gesualdo Park.

John Steinbrink, Jr.:

Mr. President and members of the Board, before you this evening we have Resolution 16-38, and that's for the acceptance of just under thirteen and a half acres of land donation, Tax Parcel Number 93-4-123-181-0100 for park purposes by Frank and Ralph Gesualdo and naming the land identified in the Village Green Park Plan as Carol Beach Unit W Neighborhood Park renaming it as the Frank Gesualdo Park. The Park Commission met on this on November 1st and does carry a favorable recommendation to the Board on this. And we're very excited to potentially have this park within our new parklands. The Gesualdo family was very generous in donating it. The land itself does fall within our Park and Recreation Plan as being just a very passive park. So we're not looking to making any sort of active improvements, any sort of baseball diamonds, anything like that. There will be a walking trail around a wetland eventually.

If anyone's familiar it's just the area that's just to the north of 90th on 5th Avenue, and it's actually the old Town Club property. So back in the day it had a pool and tennis courts and a clubhouse and stuff like that. That's all been razed, and all the environmental issues have been taken care of. We have walked the site recently, and we found everything to be in order. And probably the only improvements that we would do is at the end of 5th Avenue we would erect a sign using impact fee money from the area designated and have on it Frank M. Gesualdo Park and maybe a small turnaround at the end of 5th Avenue just to make sure that it's safe for people to park and enjoy the park area.

Michael Serpe:

No plans for a parking lot in that area?

Village Board Meeting
November 7, 2016

John Steinbrink, Jr.:

We would just do something very small. There is some hard surface just to the southern boundary of the property. There was an existing parking lot there. Right now it's just kind of grown up with some weeds. So we would probably mow. And we really didn't want to spend a lot of money just because we don't have much money to make improvements. Maybe as funds allow we could improve a parking lot out there and improve the trails. Really something like would be a great Eagle Scout project, improving some of the trails or finding some sort of volunteer groups or getting some grants to make those improvements out there.

But we would make it safe for maybe three, four cars to park and turnaround, geometrically safe and then put a sign at the end and landscape around it. And then the Village would maintain mowing some of the southern component of it. And once the trails are made we would maintain the trails. It would probably just be wood chip trails so nothing very expensive to maintain. But yet something very nice for the residents in the Carol Beach Unit W or any residents that choose to go out there and enjoy it.

Steve Kumorkiewicz:

So what happened with the original driveway and parking. It used to be years and years [inaudible]. It's all wiped out?

John Steinbrink, Jr.:

I'm sorry?

Steve Kumorkiewicz:

There used to be a parking lot.

Kris Keckler:

The original driveway and parking lot.

John Steinbrink, Jr.:

Right, the original driveway there was a parking lot at the end of that. And as Trustee Serpe had asked for a parking lot we would just take that existing area that is hard surface. They never ripped the existing parking lot out, they just stopped maintaining it so it's got some cracks and it's got some weeds going through it. We would pull the weeds off of it and just maintain it the best as we could. And so it would be hard surface somewhat. It wouldn't be a pristine parking lot, but yet enough for some people to park and safely move around in there.

Kris Keckler:

How deep is the pond?

Village Board Meeting
November 7, 2016

John Steinbrink, Jr.:

I don't have any measurements of that. It's a natural wetland. I don't believe it was an actual engineered or a designed pond. So I would predict it's not very deep, but I've never gone in there. It's something we could probably float a boat in there and drop a tape measure and find out and let you know what it is.

Kris Keckler:

Don't bother doing it just for that question.

John Steinbrink, Jr.:

Okay.

Dave Klimisch:

In our packets there's a brief biography on Frank Gesualdo. Are there any plans to put any kind of biography by the signs so people know who he was?

John Steinbrink, Jr.:

Probably not at this time. All we're looking at doing is just the same standard Village sign that we have. I can talk with Chris Christenson and Emily about maybe having a link on the website in our parks tab. So if somebody wants to research or have that information it's available for them.

John Steinbrink:

That parking lot is that where we did the staging area for the sandbagging a couple years ago?

John Steinbrink, Jr.:

That's correct.

Michael Serpe:

I'd move approval of 16-38.

Steve Kumorkiewicz:

Second.

Village Board Meeting
November 7, 2016

John Steinbrink:

Motion by Mike, second by Steve for adoption. Further discussion?

SERPE MOVED TO CONCUR WITH THE PARK COMMISSION RECOMMENDATION AND ADOPT RESOLUTION #16-38 ACCEPTING THE DONATION OF 13.44 ACRES OF LAND LOCATED NORTH OF 90TH STREET AT THE END OF 5TH AVENUE FROM RALPH AND FRANK GESUALDO AND NAMING THE LAND THE FRANK M. GESUALDO PARK; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.

E. Consider Professional Services Agreement to train staff on the Village's Water System Distribution Hydraulic Model.

Matt Fineour:

Mr. President and members of the Board, this is a professional service agreement with AE2S from North Dakota for water model training tailored specifically to the Village's water model and our system. The contract is for \$11,600. Approximately half of that is being used for them to provide kind of a hefty training documentation manual. The other half is for onsite training with the model itself.

Our water system model, just so you have an understanding of it, is actually a computer model of our entire water system network. It includes all the pipes in it, it includes all the towers, all the pump stations in there, all the hydrants and so forth. So you take our real world system and you put it in a computer and that's what our water system model is. It actually has data in there for water billings in there so it actually utilizes the actual water use from water customers in there.

And it's actually been utilized for the past couple years by consultants to do work such as the water main that just went under I-94 out to Uline designed in a way by the water model. That solution for that water system project was utilizing the water model itself, and as well as the work that's going on this year along Sheridan Road. That also utilized the water model to look at how the water system would operate with those improvements. When Niagara came on board the water model was instrumental in that, too, to figure out with such a large water user what the effect on our system was going to be. Those answers are usually flushed out with the model itself.

Our water system model was kind of build around 2011, and a couple years ago around 2013 it was actually calibrated. So when I say built it was actually configured in the computer world, if you will, built in the computer world. And then AE2S when we hired them out in around 2013 they calibrated the model which meant that they went out in the field, they did testing out in the field. And they then kind of massaged the model itself to make sure that what we're getting from the computer model is what we're seeing out in the field. So we know when we actually run the model we have confidence that what we're seeing through the computer is what we're going to see out in the field.

Village Board Meeting
November 7, 2016

That being said what we're being trained on itself is the water model. And what we're going to do with that is then over the next year internally my staff is going to do a utility master plan with the water system. So when we look at expanding the water system out for future developments or through neighborhood planning for future development or when another large water user decides that they want to come into the Village we can see what those affects are. It also has an ability to help the public works department out sometimes with operations. So when there's an issue with the tower or the pump we can actually kind of model that in the model and see what's going on or at least get some ideas about what's going on and what a solution may be.

So, again, this training was budgeted for this year's budget through the Water Utility, and I recommend approval by the Village Board. If you have any questions I'd be happy to answer them.

Dave Klimisch:

A question on the map. The areas that aren't serviced by the water on the map are they either on well or serviced by Kenosha?

Matt Fineour:

Yes. That map that's on the board shows all the Village water systems. So anything where you would not see a blue line is right now not serviced by the Village. It does not have a water system. It would be serviced by well or some other means or actually [inaudible] a well.

Dave Klimisch:

So the areas that are north on Cooper up towards Highway 50 they would be --

Mike Pollocoff:

Kenosha. They're in the City water service area, but that doesn't mean they have City water. There's a lot of wells. So anything north of 85th Street they could be on a well or they could be on City water. Look at Beverly Woods. You've got a mix in there of people that have wells and municipal water. Up in the side streets off of Cooper Road you've got the same thing.

Steve Kumorkiewicz:

The project in Bayshore is done, right? The land that [inaudible] north to supply Bayshore, that's completed?

Matt Fineour:

The water that's going out on Sheridan Road, is that the one?

Village Board Meeting
November 7, 2016

Steve Kumorkiewicz:

Yeah.

Matt Fineour:

Yes, that was -- before we actually designed it to be constructed we modeled it through the water model system.

Steve Kumorkiewicz:

It's all done right now?

Matt Fineour:

Yes. It's being finished up being constructed this year, yes.

Kris Keckler:

Move approval to award contract as noted.

Steve Kumorkiewicz:

Second.

John Steinbrink:

Motion by Kris, second by Steve. Further discussion?

KECKLER MOVED TO APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH AE2S TO TRAIN STAFF ON THE VILLAGE'S WATER SYSTEM DISTRIBUTION HYDRAULIC MODEL; SECONDED BY KUMORKIEWICZ; MOTION CARRIED 5-0.

8. VILLAGE BOARD COMMENTS

John Steinbrink:

A couple things to take note of. We had over the weekend the dedication or the opening of the tennis and pickle ball courts with basketball courts. We have yet to see the pickle ball happen, so we're waiting to see that demonstration come forward and learn all about it. Is that a new thing, or is that just something new to this area?

John Steinbrink, Jr.:

I'm not sure of the actual date of inception of pickle ball. But I do know that it's becoming much more popular within this area. We actually have a pickle ball group within Pleasant Prairie that

Village Board Meeting
November 7, 2016

meets at the LakeView RecPlex. And they're a pretty vocal group. I never really heard of pickle ball before we started this project. But as soon as we announced it publically we did get a lot of public outcry for making sure to make pickle ball provisions in there. So we worked with one of the residents that actually is a trainer at LakeView RecPlex. And we had to provide some input on the type of marking, the orientation, directions and stuff like that. And so we're actually hoping to foster a couple of pickle ball tournaments. And I'll make sure to post it up for the Board. If anyone is interested in making a team we'd love to have you guys.

Michael Serpe:

Is there an actual pickle involved in it?

John Steinbrink, Jr.:

There's not a pickle but it's actually -- it's kind of a smaller version of tennis is what it is. So you really don't have to be quite as mobile or quite -- the courts are almost half as big as what it ends up being. So even when you do a double pickle ball it's definitely manageable.

John Steinbrink:

It's not an Olympic sport yet, right?

John Steinbrink, Jr.:

It's not an Olympic sport yet, but you never know.

John Steinbrink:

Also over the weekend we had a great turnout, and all the Board members were there at the veteran's celebration we had on Sunday. And I want to thank all of you for being there with other members of the Village. Also our administrator received the KABA award I think it was on Thursday night. Mike, can you tell us a little bit about that? It was kind of a surprise for him, and it happened on his birthday.

Mike Pollocoff:

It wasn't kind of a surprise. You guys sandbagged me. The impact award, I don't know if I've impacted their lives and now they think I'm done and go away or whatever. But it was a nice award from KABA. They attributed a lot of things to me that really is built around having a good governing body, developing good working relationships with KABA, with Kenosha County and some of the agencies that help provide economic development here. There's really nothing that can get done with one person in any way around here. So it was a nice award to receive. But it really goes to the community.

One of the things I said that night was that people here don't realize, but you talk to a lot of other communities, and getting the County and the Village and the City to work together and the

Village Board Meeting
November 7, 2016

nonprofit agency like KABA is not normal. It doesn't happen all the time. And you see all sorts of things where you either have an economic development entity fighting with a chamber of commerce and arguing with the cities and the counties. That's more typical than what happens in this community. And really since I've been here Pleasant Prairie has been very aggressive about maintaining our image and the goals that we have and our boundaries. But also working for economic development and working with anybody who is going to work with us on accomplishing that. It was very nice, but it really goes to a lot of people here. When we bring a development in everybody gets their eyes on it, and we as a team find a way to make it work and get that done.

Michael Serpe:

You know, John, again Mike gives the credit to everybody except himself. And his fingerprints are on everything.

John Steinbrink:

The FBI is taking note of that, too. And it's quite a prestigious award and really well deserved by Mike. And it shows the amount of work he does in this community, and he was recognized for it. It's a very prestigious award and very deserving by Mike. KABA doesn't give those out lightly. They give one person a year, and it was quite an honor for the Village to have Mike receive that because he works with everybody. So good job, Mike.

Steve Kumorkiewicz:

[Inaudible] Mike has a vision and you did it. We were a small township, and we look around now after all these years, 32 years, and we have a full grown community. We are the envy of the communities around us and many communities in the State. We were at a conference of the League of Municipalities about three weeks ago, and every time I go to those [inaudible] we're lucky to have Mike here because he [inaudible] the community. And he leaves a legacy of what he did here. We're very proud to have him, and we're going to hate to see him go, but that's life.

9. ADJOURNMENT

**SERPE MOVED TO ADJOURN THE MEETING; SECONDED BY KUMORKIEWICZ;
MOTION CARRIED 5-0 AND MEETING ADJOURNED 7:05 P.M.**

Consider approval of a **Zoning Text Amendment (Ord. #16-42)** for the request of Russell Brewer on behalf of Telltail Holdings, LLC owners of the vacant property generally located on the north side of Prairie Ridge Blvd. and west of 88th Avenue (CTH H) to create a Planned Unit Development ordinance related to the specific zoning regulations for the development of the site for a 11,836 square foot Care Animal Hospital.

Recommendation: On November 28, 2016 the Plan Commission held a public hearing and recommended that the Village Board approve the **Zoning Text Amendment** for Telltail Holdings, LLC subject to the comments and conditions of the Village Staff Report of December 5, 2016.

VILLAGE STAFF REPORT OF DECEMBER 5, 2016

Consider approval of a **Zoning Text Amendment (Ord. #16-42)** for the request of Russell Brewer on behalf of Telltail Holdings, LLC owners of the vacant property generally located on the north side of Prairie Ridge Blvd. and west of 88th Avenue (CTH H) to create a Planned Unit Development ordinance related to the specific zoning regulations for the development of the site for a 11,836 square foot Care Animal Hospital.

Background information: On July 6, 2015 the Village Board approved the Conceptual Plan to construct a veterinary clinic referred to as Care Animal Hospital, the Owners of which are proposing to relocate from their existing location on the north side of STH 50 in the Village to a new larger facility in Prairie Ridge.

On November 28, 2016 the Plan Commission conditionally approved a Conditional Use Permit including Site and Operational Plans and Digital Security Imaging System (DSIS) and associated Access Easement for the construction of an 11,836 square foot veterinary hospital, known as Care Animal Hospital to be located at 9052 Prairie Ridge Blvd. The existing business activity will be similar to Care Animal Hospital's existing location in that Care Animal Hospital treats dogs, cats and exotic pets, and offers from routine preventative care to orthopedic surgery by four doctors. The new larger facility will add additional doctors and other employees. The new location will also include an under-roof dog exercise area that is about 300 to 400 square feet. There will be no pet cremation on site. Animals that die will be refrigerated and picked up by a removal company.

The clinic is proposed to operate Monday – Friday from 8:00 a.m. to 7:00 p.m. and Saturday and Sunday from 8:00 a.m. to 3:00 p.m. The Care Animal Hospital is proposed to be open for emergency services up to 24-hours per day only on an on-call basis. The number of employees anticipated is 7 doctors and 30 employees. It is anticipated that there would be between 140 customer visits per day and one (1) to two (2) truck deliveries per day.

Pursuant to the Village Zoning Ordinance, the minimum required parking spaces for a veterinary clinic is four (4) spaces for every doctor (7 doctors x 4 =28), plus one (1) space for every employee (30 employees), plus the required handicapped accessible parking spaces as required by the State Code (3 parking spaces). The minimum required number of parking spaces is 61 parking spaces, which includes the 3 handicapped accessible spaces. The plans provide for 60 parking spaces (including 3 handicapped accessible parking spaces). The parking provided is short by 1 parking space pursuant to the minimum parking requirements of the Zoning Ordinance, the parking as provided is acceptable to staff and is included in the PUD. Cross-access easements for vehicles and/or pedestrian to allow travel between the properties to the north and west have also been dedicated on Certified Survey Map #2787.

The project will connect to Prairie Ridge Blvd on the southwest and southeast corners of the property. The southwest entrance will also serve as an entrance for future development within the block. The existing CSM 2787 outlines the cross access easement requirements.

Storm water management for the site is provided for in the regional Prairie Ridge Outlot retention/detention ponds located to the northwest and southwest of the intersection of Prairie Ridge Boulevard and 88th Avenue. Storm water from the proposed building and east parking lot shall be conveyed by a new storm sewer to the northwest pond and storm water piping from the west parking lot shall be connected up to the catch basin located 235' west of the east property line.

The wetlands on the site were re-delineated by Wetland and Waterway Consultants on September 2, 2011 and are located within Dedicated Wetland Preservation and Protection, Access and Maintenance Easement and will remain on the property. If the veterinary clinic development construction commences within five (5) years from date of the ACOE approval which, would be March 29, 2017, then a new wetland staking will not be required prior to development of the property.

Zoning Text Amendment (Ord. #16-42) is being proposed to allow for dimensional modifications to the Zoning Ordinance including:

- a 10 foot minimum setback instead of the required 20 foot parking lot (back of curb) setback to the side and rear property lines;
- a 5 foot minimum setback instead of the required 25 foot wetland setback to the parking lot (back of curb);
- a 10 foot minimum setback instead of the required 25 foot wetland setback to the building; and
- to allow a minimum of 60 parking spaces including 3 handicapped accessible parking spaces rather than 61 spaces.

As part of the PUD, the building shall be fully equipped with fire sprinklers and shall comply and shall be in compliance with the Fire & Rescue Staff Memorandum dated October 18, 2016 as part of the required community benefits being provided to the Village. In addition, this development is required to install a Digital Security Imaging System (DSIS) Agreement and provide a DSIS Access Easement pursuant to Chapter 410 of the Village Municipal Code. The DSIS Agreement and DSIS Access Easement are ***attached***.

Recommendation: On November 28, 2016 the Plan Commission held a public hearing and recommended that the Village Board approve the **Zoning Text Amendment** for Telltail Holdings, LLC as presented.

ORD. #16-42

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

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

CARE ANIMAL HOSPITAL PLANNED UNIT DEVELOPMENT

- a. It is the intent that Care Animal Hospital (hereinafter referred to as the "DEVELOPMENT"), will provide for structures, improvements and uses on the properties as legally described below in conformity with the adopted Village Comprehensive Plan and in compliance with the basic underlying B-2, Community Business Zoning District with the goal of facilitating development in a fashion that will not be contrary to the general health, safety, economic prosperity, and welfare of the Village, with the additional goal of proper maintenance on a regular basis for the structures, landscaping, street trees, sitting areas, parking lots, sidewalks, security cameras, lighting, signage, garbage dumpster enclosures, and overall site so as to promote an attractive and harmonious commercial development area and work to achieve a commercial/business environment of sustained desirability and economic stability, which will operate as a uniform commercial development with the surrounding commercial properties located in the Village of Pleasant Prairie as well as avoids unreasonable adverse effects to the property values of the surrounding properties and the surrounding neighborhood.
- b. Legal Description: The property included is collectively known as Lot 1 of CSM 2787 as recorded at the Kenosha County Register of Deeds Office as Document #1755416 (previously a part of Outlot 20 of Prairie Ridge Subdivision), located in U.S. Public Land Survey Section 8, Township 1 North, Range 22 East in the Village of Pleasant Prairie.
- c. Requirements within the DEVELOPMENT:
 - (i) The DEVELOPMENT shall be in compliance with all Federal, State, County and Village Ordinances and regulations, except as expressly modified by this PUD Ordinance.
 - (ii) The DEVELOPMENT shall be in compliance with the *Prairie Ridge Commercial Development Declaration of Development Standards and Protective Covenants*, as recorded at the Kenosha County Register of Deeds Office. Said Declarations, as requested by the owners and approved by the Village, may be amended from time to time.
 - (iii) The DEVELOPMENT is incorporated into the Prairie Ridge Street Lighting District and is responsible for its pro rata share of street lights/energy costs associated with the commercial district street lighting.
 - (iv) All private improvements for this DEVELOPMENT are required to be installed and maintained pursuant to the Village approved Site and Operational Plans and any subsequent Site and Operational Plans approved and on file with the Village.
 - (v) The DEVELOPMENT, including but not limited to, the building, site signage, fence(s), garbage dumpster enclosures, landscaping, irrigation, parking lots,

exterior site lighting, public and private street trees and landscaping, terrace areas and sidewalks etc., and the site as a whole, shall be maintained on a regular basis in a neat, presentable, aesthetically pleasing, structurally sound and non-hazardous condition. This site maintenance shall also include the daily picking up and disposal of trash and debris or animal waste which may accumulate on the site. Annually, or more frequent if necessary, compliance inspections will be performed to verify that the site, development, building, landscaping and signage are being maintained in compliance with the Village approved Site and Operational Plans. Dead site landscaping and diseased street trees and plantings shall be removed and replaced per the approved Landscape Plans; site landscaping shall be watered, trimmed and maintained; signage shall be repaired and repainted as needed; street terrace areas shall be irrigated, weeded and mowed regularly; lighting and DSIS camera system shall be operable and maintained; all structures, trim, and building architectural details shall be cleaned, repainted, fixed, and repaired on a regular basis; and the parking lots shall be surfaced, and striped and repainted on a regular basis.

- (vi) Except as provided herein, the DEVELOPMENT shall be in compliance with ORDINANCE #07-28, adopted by the Village Board on July 16, 2007, and entitled *Prairie Ridge Planned Unit Development Ordinance*. Said Ordinance, as requested by the owners and approved by the Village, may be amended from time to time.
- (vii) The owners of the DEVELOPMENT shall be in compliance with a Digital Security Imaging System Agreement (DSIS) and DSIS Access Easement as approved by the Village on November 28, 2016.
- (viii) The owners of the DEVELOPMENT shall be fully sprinklered and shall be in compliance with the Fire & Rescue Staff Memorandum dated October 18, 2016.
- (ix) The DEVELOPMENT shall be in compliance with all applicable Site and Operational Plan(s), Conditional Use Permits, Planned Unit Developments, and Village Licenses and Permits as on file with the Village.
- (x) All buildings and site alterations and modifications, excluding general building and site maintenance within the DEVELOPMENT, shall be made in accordance with the applicable Village Ordinances and Codes at the time the modification is proposed.
- (xi) All buildings/structures and all exterior additions, remodeling or alterations to the any buildings/structures within the DEVELOPMENT shall be constructed of the same or complimentary exterior materials, colors and architectural style to ensure a unified commercial development, including signage, lighting, outdoor furniture, etc. with the Prairie Ridge commercial area included within the Prairie Ridge Subdivision.
- (xii) Delivery vehicles and trucks may be temporarily parked inconspicuously on the site during deliveries. No trucks [e.g. semi cab, semi trailer, construction vehicles (except when permitted construction activities are taking place), step vans, delivery vans (except when goods and merchandise are being delivered), business-related vehicles with advertising displayed on the vehicles, catering vehicles, other commercial vehicles, etc.] shall be parked within the DEVELOPMENT.

- (xiii) Commercial communication antennas, whips, panels, satellite dishes or other similar transmission or reception devices that are mounted inside the buildings or are adequately camouflaged so as not to be readily seen by the general public, as either an accessory use, as specified in Chapter 420-120 D. (3) of the Village Zoning Ordinance are allowed without approval of a Conditional Use Permit within this Development.
 - (xiv) Temporary or permanent storage containers (some having brand names such as P.O.D.S, S.A.M.S., etc.) and compactors are not allowed within the DEVELOPMENT. All merchandise, product, crate, pallet, etc., storage shall be stored inside a building.
 - (xv) At no time shall any site be used to sell or advertise any vehicles that are "for sale".
 - (xvi) No vehicular parking shall be permitted in driveways, maneuvering lanes, fire lanes or on landscaped areas.
 - (xvii) No trucks, trailers or cars shall be parked in a manner that would constitute advertising for the business on the property.
 - (xviii) No flags, pennants, streamers, inflatable signage, plastic banner-type signage, spot lights, walking signs, shall be affixed to any building, person, landscaping vehicle, roof-top, or the ground shall be allowed unless expressly permitted by the Zoning Ordinance.
 - (xix) No tenant advertising sign walkers – persons with costumes or signs strapped, hung, affixed or over their clothes shall walk the properties or public right-of-ways for the purposed of advertising the businesses, sales for special offers of the service or retail businesses.
 - (xx) The DEVELOPMENT shall comply with the designated business hours of operation and hours of delivery times and garbage pick-up times for the B-2 District unless expressly permitted in the Conditional Use Permit.
 - (xxi) The DEVELOPMENT shall be maintained in a neat, presentable, aesthetically pleasing, structurally sound and nonhazardous condition. All litter and debris and animal waste shall be promptly removed.
 - (xxii) The DEVELOPMENT shall not be used for any outside overnight or daytime parking of junked, inoperable, dismantled or unlicensed vehicles. All junked, inoperable, dismantled or unlicensed vehicles that are parked outside will be issued citations. No extended overnight parking of passenger vehicles is allowed in the parking lots.
 - (xxiii) In the event that public transportation to service the DEVELOPMENT is requested, it shall be the responsibility of the requesting party(ies) to fund the cost of providing such public transportation to and from the DEVELOPMENT.
 - (xxiv) The DEVELOPMENT shall comply with all applicable performance standards set forth in Section 420-38 of the Village Zoning Ordinance.
- d. Specific modifications to the Village of Pleasant Prairie Zoning Ordinance for the DEVELOPMENT:
- (i) Section 420-119 I (4)(c)[5] related to wetland setback to the building is amended as follows:

[5] Wetland setback: 10 feet minimum.

- (ii) Section 420-47 E related to setbacks for driveways are amended as follows:
 - E. Setback. The shared access driveways to the north and west may cross the lot line and have a zero driveway setback for shared access with Lot 2 of CSM 2787 and Lot 1 of CSM 2744.
- (iii) Section 420-48 L related to setbacks for parking areas (which includes parking spaces, maneuvering lanes and fire lanes) shall be amended as follows:
 - L. Parking areas (which includes parking spaces, maneuvering lanes and fire lanes) shall be a minimum of 20 feet from the property line adjacent to Prairie Ridge Blvd., a minimum of 10 feet from side and rear property lines; and a minimum of 5 feet from any wetlands on the property.
- (iv) Section 420-50 related to minimum off-street parking spaces required for Veterinarian shall be amended as follows:

Veterinarian	4 spaces for every doctor, plus 1 space for every additional employee, an exception to allow for 1 less parking space is acceptable provided that the facility does not exceed 7 doctors and 30 employees (60 spaces instead of 61 parking spaces). Further provided that if parking becomes an issue, the owners shall make acceptable parking accommodations as approved by the Village to meet their parking needs.
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e. Amendments

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

Adopted this 5th day of December 2016.

VILLAGE OF PLEASANT PRAIRIE

John P. Steinbrink
Village President

ATTEST:

Jane M. Romanowski
Village Clerk

Posted: _____

42- care animal hospital pr pud.doc



Office of the
Chief of Fire & Rescue
Doug McElmury

VILLAGE STAFF MEMORANDUM

TO: Jean Werbie-Harris, Community Development Director
FROM: Craig Roepke, Deputy Chief Fire & Rescue
CC: Doug McElmury, Chief Fire & Rescue
Lt. Thomas Clark, Fire & Rescue Department
Peggy Herrick, Assistant Planner, Community Development
SUBJECT: Fire Department review of plans for Care Animal Hospital
DATE: October 18, 2016

These are updated comments for the plans dated 9/28/2016 received for Care Animal Hospital to be located at 9052 Prairie Ridge Blvd.

The Fire and Rescue Department will be responsible for providing fire prevention inspections of these facilities, twice annually.

Based on the information and plans submitted, the Fire & Rescue Department have the following comments regarding the site:

- AED. Owner shall install one public access Automatic External Defibrillator (AED) onsite for employee or customer use in the event of a sudden cardiac arrest. AED should be located in an accessible place ideally by either the public or staff.
- Fire Alarm Control Panel: The main FACP must be placed in the fire sprinkler riser room (146). FACP location not depicted on drawing. Full function addressable remote annunciator panel to be located at the Enter Vestibule (102) location. Ensure open door swing does not occlude annunciator panel access.
- Knox Boxes shall be recessed in the building. Knox boxes shall be provided at the main entrance and at the sprinkler riser room. Locations as depicted on drawing are acceptable. Review Appendix A for specific Knox Box location installation.
- All outside doors shall have a lock and handle for access from the outside of the structure.
- Need to install the approved fire department connections, Pumper Pads. Drawing depicts FDC & hydrant located at the far Eastern portion of the parking lot.
- Incoming combination water main must be sized by a Wisconsin Licensed Fire Sprinkler Designer.
- Exterior Bell & Strobe for waterflow notification is not found on submitted drawings. Placement should be located on the East side of the building in the general area South of the riser room door. Specific location can be addressed on-site. Refer to Appendix A for approved strobe configurations and configuration.
- 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.
- Any monument signs must have street address on them.

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.



Compliance: A letter shall be submitted to the Fire & Rescue Department prior to receiving a building permit, stating that the project will comply with all requirements addressed within this document.

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

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

Pre-Construction Meeting: A pre-construction meeting shall take place with the general contractor, the fire protection contractor, the Fire and Rescue Department and any other sub-contractor prior to the installation of any underground fire protection. The purpose of this meeting is to assure that the requirements of the State of Wisconsin that only a Wisconsin licensed sprinkler fitter shall perform the installation of all devices, etc. All parties will be asked to initial this document and or permit. Any violation of the installing requirements will be reported in writing to the State of Wisconsin Department of Safety and Professional Services.

1. **Site Access:** Access shall be provided around the perimeter of the site for all Fire Department apparatus, and must comply with the State of Wisconsin and the International Building Code, 2009 edition. A minimum wall-to-wall turning radius of 45'-0" shall be allowed for apparatus movement.
 - a. All entrances from public streets, as well as road and driveways around the proposed building must be a minimum of 30 feet wide.
 - b. All exterior exit pathways as well as access to the Fire Pump room shall have a hard surface, leading to a hard surface.
 - c. An exterior personnel door shall be located in close proximity to each fire sprinkler riser.
2. **Required Licenses:** A Wisconsin licensed fire protection contractor and Wisconsin licensed sprinkler fitters must install underground fire mains and aboveground fire protection. Periodic inspections of the job site will be made by fire inspectors to assure compliance.
3. **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.
4. **Review and Comments:** At such time more information is provided for this project, the Fire Department will review and comment on the following areas outlined below.
 - A. Site and Operational Permits
 1. Site accessibility (Plans provided do not specific clearances or distances)
 2. Fire Pump Location
 3. Pumper Pad
 4. Fire hydrant spacing
 - B. Conditional Use and Operational
 1. Standpipe outlet locations
 2. Fire alarm pull stations
 3. Emergency and Exit Lighting
 4. Fire extinguishers
5. **Plan Review, Permits and Fees:** The plans for the fire protection underground, aboveground and fire alarm system shall be submitted for review a minimum of four (4) weeks before installation is scheduled to begin. The Village will use an independent fire safety consultant for review of all fire protection plans submitted. A satisfactory review must be completed before any permits will be issued and before construction can begin.
6. **Permit fees:** must be paid at time of submission for review. Work cannot begin until all permits have been issued. A typical review turnaround is four weeks

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

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

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

7. **Occupancy:** All fire and life safety requirements must be in place prior to any building being occupied.
8. **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.
9. **Exterior Doors:** All outside doors must have access to the interior. Such as a lock and handle provided at each door.
10. **AED:** Because of the overall building size and occupancy type, the owner shall install one or more public access Automatic External Defibrillator (AED) onsite for employee and public use in the event of a sudden cardiac arrest. The Fire and Rescue Department can provide the training necessary to perform CPR and to operate the AED.
11. **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.
12. **Elevators:** must comply with Village of Pleasant Prairie Ordinance 180-20, including acceptable minimum size and emergency notification.
13. **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.
14. **On Premise Secure Key System:** Knox Company Rapid Entry System, “Knox Boxes” shall be provided for the building. A determination of the exact number required will need to be made during the pre-construction meeting. One by each riser door, fire pump room and other needed access routes. The Knox Boxes shall be of type Model 4400. Two sets of all keys (Master, fire alarm pull station, annunciator, elevator, etc.) shall be placed within the box, as well as a copy of the pre-fire plan. Verify location and placement of Knox Boxes with the Fire Department Prior to installation.
15. **SDS/MSDS Storage Box:** A minimum of one (1) Brady model JS1 designed for Material Safety Data Sheet storage box designed for Safety Data Sheets (SDS) (*formerly known as Material Safety Data Sheet-MSDS*) information shall be provided for each tenant to contain the data sheets on all products that are considered hazardous within the facility. The SDS/MSDS Box(s) shall be installed within the fire pump or sprinkler riser room.
16. **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.
17. **Emergency and Exit Lighting:** Exit and Emergency Lighting shall be provided and shall have battery backup. Combination units are acceptable and recommended. An Emergency Generator eliminates the need for battery backup. Exit and Emergency Lighting shall not be placed on electrical circuits that cannot be disturbed or interrupted, this is for test purposes. These circuits shall be clearly labeled. An Emergency light shall be placed within the fire pump room.
18. **Sprinkler System:** 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.

19. **The following information must be submitted as applicable, with the sprinkler plans for review:**

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

20. **Plan Review (Underground):** A review of the underground drawings is required along with the fire protection drawings before a permit will be issued by the Fire and Rescue Department. Underground plans shall be submitted a minimum of four (4) weeks before installation begins.

21. **Water Service:** If it is determined that the building will be serviced by a combination municipal water and fire protection main, that main must be sized by the fire protection (sprinkler) contractor. No main is allowed to travel underground, under the building.

22. **Fire Hydrants:** Fire hydrants shall be spaced no more than 350 feet apart around the perimeter of the building, per Village Ordinance 180-16. The insurance carrier must agree in writing to the hydrant spacing. As many hydrants as possible shall be supplied directly by municipal water. The distance from the finished grade line to the lowest discharge shall be no less than 18 inches and no more than 23 inches. The Fire Department connections shall be located, and of sufficient height where typical snow fall or snow removal operations will not obstruct access.

23. **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–National Fire Code) Standard 24 and witnessed by the Fire Chief and or the Chief’s representative, the installing contractor and the fire sprinkler contractor at a minimum.

24. **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.

NOTE: The Fire Protection Designer must meet with the Fire and Rescue Department before the underground drawings are submitted for review to finalize the placement of the hydrants.

25. **Pumper Pad:** There shall be dedicated space for a fire engine to have unobstructed access to the Pumper Pad. 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. 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. The Fire Department connection shall be constructed along with an underground drain with access for inspection. Both the fire department sprinkler connection and the fire hydrant, (pumper pad), shall be installed remote from the building(s) and located a minimum distance from the building equal to the highest wall.

NOTE: *The Fire Department Connection riser shall include a single five (5) inch Storz fitting.*

26. **Fire Pump:** Should a fire pump be required based on the design, There shall be sufficient room to maneuver within the fire pump room. There shall be direct ingress/egress from the fire pump room directly to the exterior of the building; a paved surface shall lead to the fire pump room. There shall be Emergency Lighting installed within the Fire Pump Room. The pump test header location shall comply with 180-16. There shall also be sufficient room for placement of the Fire Alarm Control Panel (FACP), along with the required maps of the fire protection systems.

27. **Standpipes:** If determined that hose valves or standpipes be required in areas of the building. In lieu of 1.5 inch hose stations, the building 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. The standpipes shall be wet and placed adjacent to all exterior exit doors, same side as the door handle/knob. Village Ordinance 180.16 G.
28. **Strobe Light:** A strobe light shall be provided for each riser and installed vertically above each sprinkler water flow bell. The strobe light shall operate for a sprinkler water flow. The lens color shall be RED. The strobe light shall meet Village specifications as found in section 180-16 K of the Sprinkler Ordinance. A strobe light(s) shall also be provided outside of the fire pump/riser room to indicate a fire pump run and/or a waterflow alarm, with signage installed under each strobe light.
29. **Bollards:** Shall be placed near fire hydrants, remote post indicator valves (PIV) and Fire Department connection(s) to prevent damage. Bollards shall be 6 inches in diameter. Bollards shall not obstruct charged fire hoses. It is recommended that the Fire Department approve the location of the bollard(s) before final placement is made.
30. **Fire Alarm System: The system shall be fully addressable so that detailed information will be received about the device in alarm.** Utilizing a fire pull station, sprinkler water flow, or any other fire detection device that maybe installed in this building shall activate the internal fire alarm system. The systems shall be designed and constructed to the current printed edition of NFPA 72. Confirm NFPA edition with the Fire Department prior to system design
- a. **Manual Fire Alarm Pull Stations:** Shall be located at a minimum, immediately adjacent to each exterior door. Any additional exterior doors will be required to meet this requirement. The pull station shall not be placed in the area of the door, but immediately adjacent to the door jamb.
 - b. **Pull Stations and Audiovisual Alarms:** Shall be installed per ADA requirements.
 - c. **Smoke and Heat Detection:** Shall be installed as required.
 - d. **Tamper Switches:** Tamper switches shall be placed on all sprinkler valves and be identified on the annunciator panel.
 - e. **Fire Alarm Control Panel (FACP): Shall be addressable.** The main FACP will be placed in the fire pump room. Remote annunciator panel location(s) will also need to be determined during the pre-construction meeting. The annunciator panel type shall be approved by the Fire & Rescue Department. The panel shall identify a fire sprinkler water flow by riser, and the specific locations of the fire alarm pull stations and any other fire detection devices that may be installed in this building.
 - f. **FACP Nomenclature:** Confirmation of nomenclature shall be discussed between the Fire Department and the fire alarm program technician prior to any inspections.
 - g. **Annunciator Panel: Shall be addressable.** The annunciator panel type shall be approved by the Fire and Rescue Department. The panel shall identify a fire sprinkler water flow by riser, and the specific locations of the fire alarm pull stations and any other fire detection devices that may be installed in this building. The annunciator panel must be a “full function” panel with the ability to acknowledge, silence, and reset the fire alarm system.
 - h. **Transmission of Fire Alarms.** The method of transmission to central station must be approved by the Fire & Rescue Department. I.e. RF Radio, cellular, VOIP, or other approved technologies.
 - i. **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).
 - j. **DUCT Detector Alarm Points:** Duct detector alarm points shall be configured for a Supervisory response from the fire alarm system.
 - k. **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.
 - l. **Central Station:** The Fire Alarm Control Panel shall transmit all fire alarm, tamper, trouble and supervisory signals to a central station that is certified by Underwriters Laboratories (UL) and/or

Factory Mutual (FM) and approved by the Fire & Rescue Department. The owner shall provide such documentation for approval. It is recommended that the owner consult with the Fire & Rescue Department prior to signing any contracts with the Central station.

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

31. **All Hazards Notification System:** Should the owner or tenant plan on the installation of an in-building all hazards notification system (fire, weather, active threat, etc), the fire department must be made aware and the system must meet all NFPA 72 requirements.
32. **Public Safety Radio Coverage:** If applicable, provide for adequate radio coverage to public safety service workers, including but not limited to firefighters, EMS, and law enforcement officers. For purpose of this section, adequate radio coverage shall include all of the following:
 - a) The system must support both the Fire Department’s and Police Department’s main VHF repeated radio channels.
 - b) 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
 - c) 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.
 - d) 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.
 - e) 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.

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

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 typed-accepted signal booster amplifiers as needed. If any part of the installed system or systems contains electrically powered components, the system shall be capable of operating on an independent battery and/or generator system for a period of at least twelve (12) hours without external power input. Any battery system employed shall automatically recharge in the presence of an external power input.

The installation of equipment as indicated above cannot be detrimental to the operation of the Public Safety Radio system. In the event that a signal booster is employed, it shall be fully encased within a dust and water resistant case.

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.

33. **Final Inspection:** The General Contractor shall provide the following documentation at the time the Final Inspection takes place and before a building occupancy certificate will be issued.
- a. The fire protection contractor shall provide the owner with a letter (upon completion of the sprinkler work) stating the sprinkler system, or portion thereof, is "100% operational and built according to the design", Village Ordinance, 180-16 N.
 - b. The fire alarm contractor shall provide the owner with a letter (upon completion of the fire alarm work) stating the fire alarm system, or portion thereof, is "100% operational and built according to the design"
 - c. Copy of contract with fire alarm central monitoring station.
 - d. Copy of UL and/or FM certificate(s) for the fire alarm central monitoring station.
 - e. Copies of the fire protection underground flushing documents.
 - f. Copies of the underground and fire sprinkler hydrostatic test certificates.
 - g. Copies of the fire sprinkler operational test certificates.
 - h. Copies of the fire alarm test documents.
 - i. Copies of other test documents such as, hood/duct, smoke, etc...
 - j. The Pleasant Prairie Fire and Rescue Department shall have all information needed for our pre-fire plan prior to occupancy.
 - k. Provide two- (2) CD's, one for the property owner and one for the Fire & Rescue Department. The disks shall include all Floor plans and fire protection plans for the building in an as-built condition.
 - l. Maps of the fire alarm and fire sprinkler system shall be placed in the fire pump room, near the fire alarm control panel; the maps shall be hung on the wall, with a waterproof covering and accessible to firefighters wearing bulky clothes and equipment.
 - m. AED is in place at such time a tenant takes occupancy.
 - n. A copy of the tenants Emergency Plan must be submitted to the Fire & Rescue Department before occupancy.

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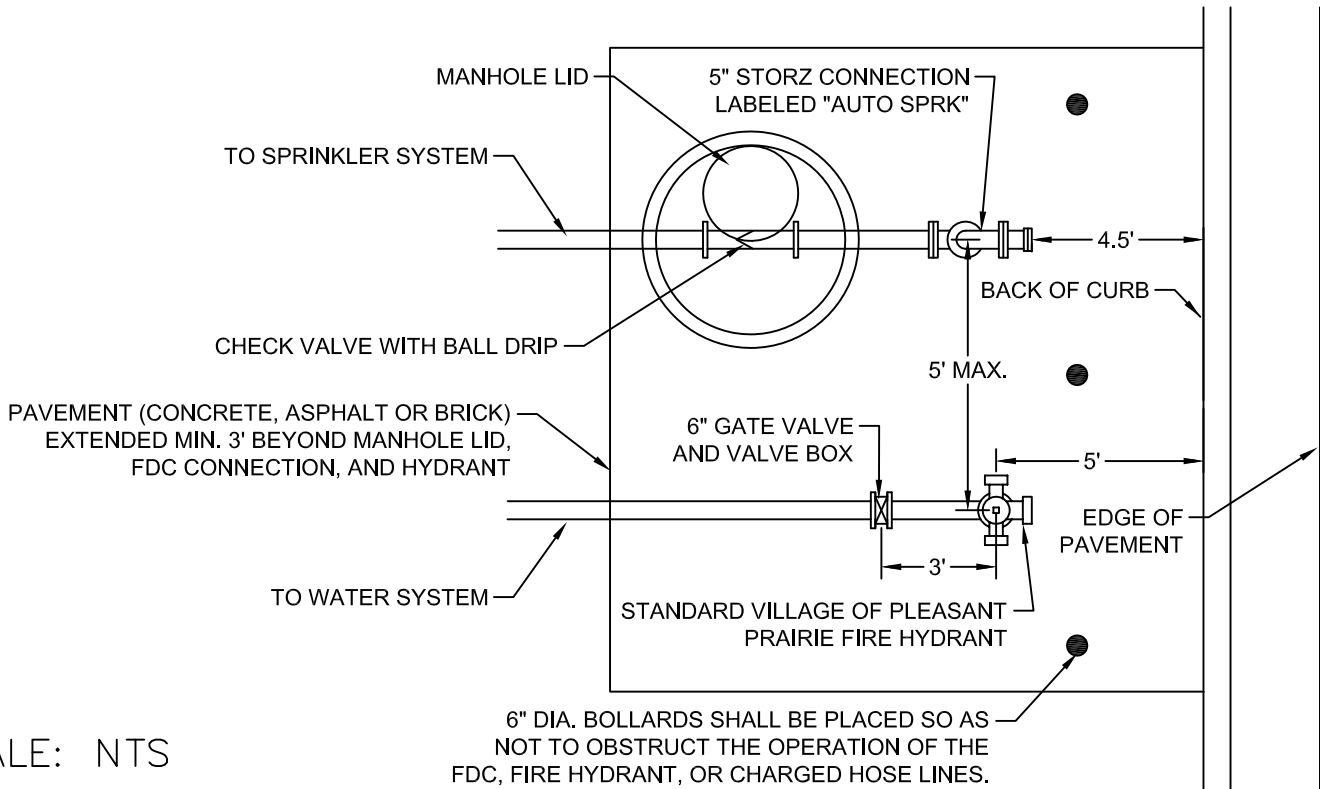
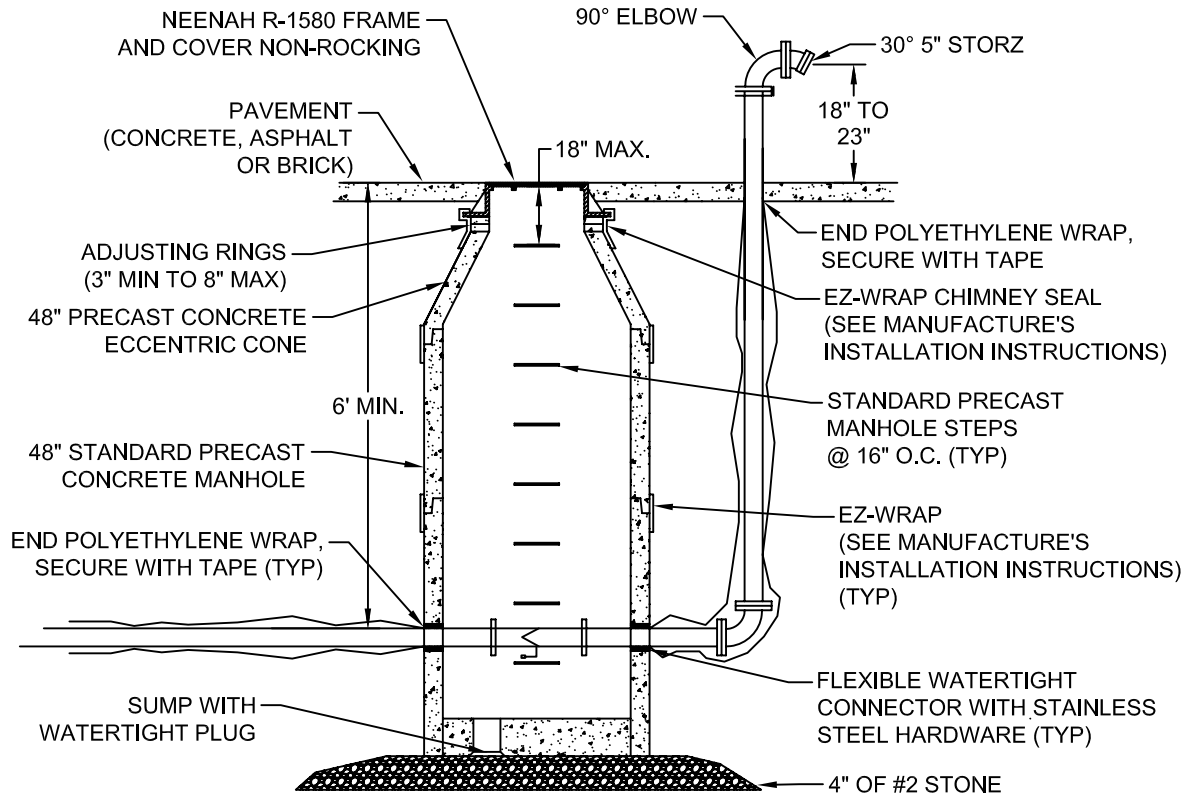
Appendix A

Contents

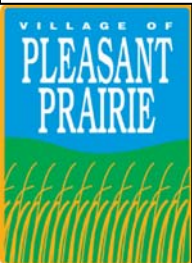
1. Standard pumper pad with hydrant & FDC connection
2. Standard Village Hydrant specifications
3. Standard Exterior Bell & Strobe for Pump/Riser room and/or additional riser locations
4. Knox box (4400) location installation Guide
5. Knox Company – Knox vault 4400 series
6. Strobe – Whelen ISB Series – ISB 120 RED
7. Strobe – Federal Model 131ST RED
8. Pre-Plan Information requirements
9. Emergency Plan components

NOTE:

- SYSTEM SIZING SHALL BE COMPLETED BY A FIRE SUPPRESSION ENGINEER AND APPROVED OF BY THE VILLAGE OF PLEASANT PRAIRIE FIRE DEPARTMENT.
- SYSTEM INSTALLATION MUST BE CONSTRUCTED UNDER THE ONSITE SUPERVISION OF A LICENSED SPRINKLER FITTER.



SCALE: NTS



PUMPER PAD FDC DETAIL

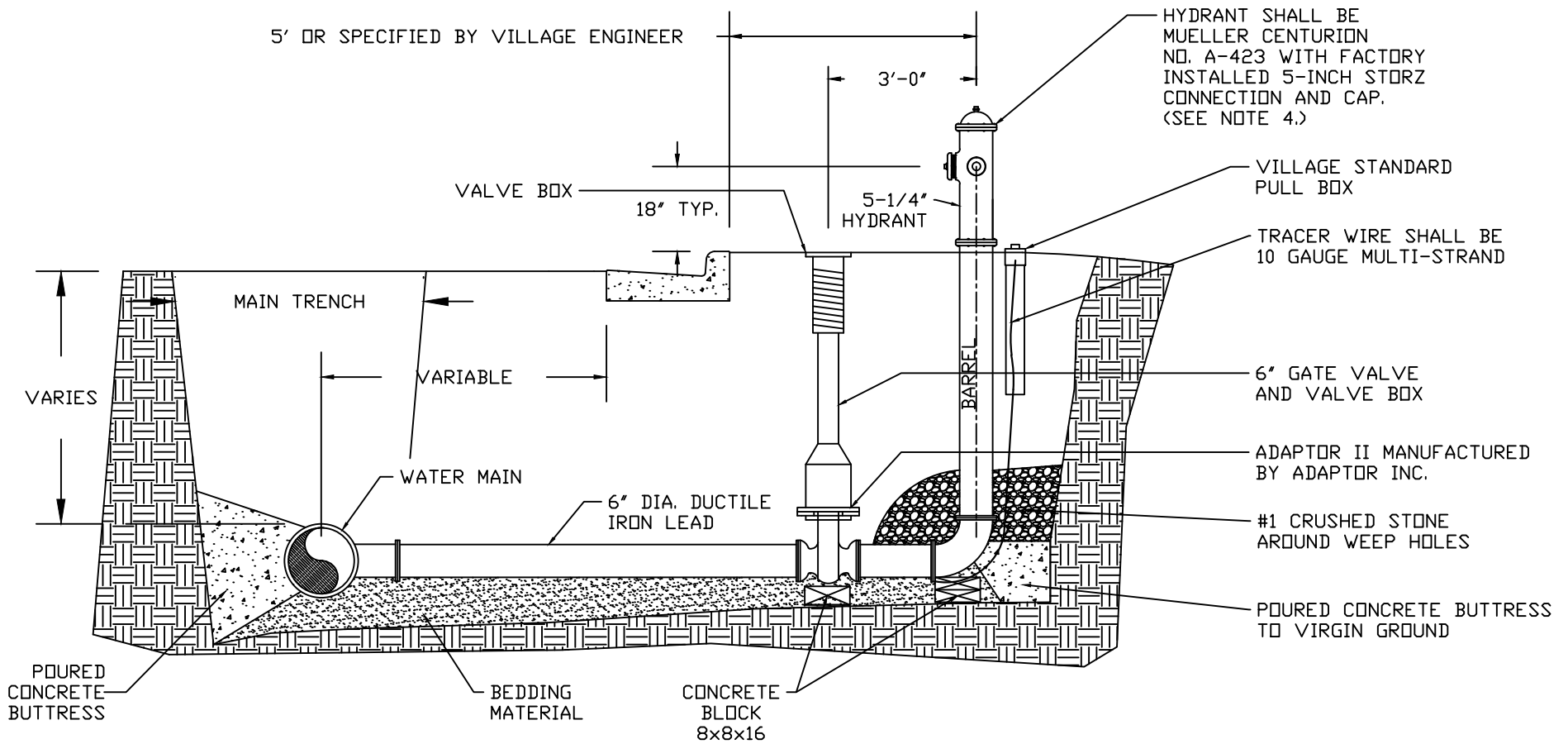
DETAIL: FD - 1

CREATED: 4-16-13

REVISED: 3-2-16

APPROVED BY: D. McELMURY





NOTES:

1. MECHANICAL JOINTS FROM TEE TO VALVE AND FROM VALVE TO HYDRANT SHALL BE RESTRAINED WITH MEGALUGS AND STAINLESS STEEL BOLTS.
2. ALL BOLTS SHALL BE STAINLESS STEEL BOLTS.
3. 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

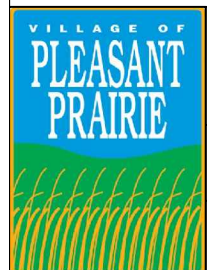
Standard Hydrant Assembly

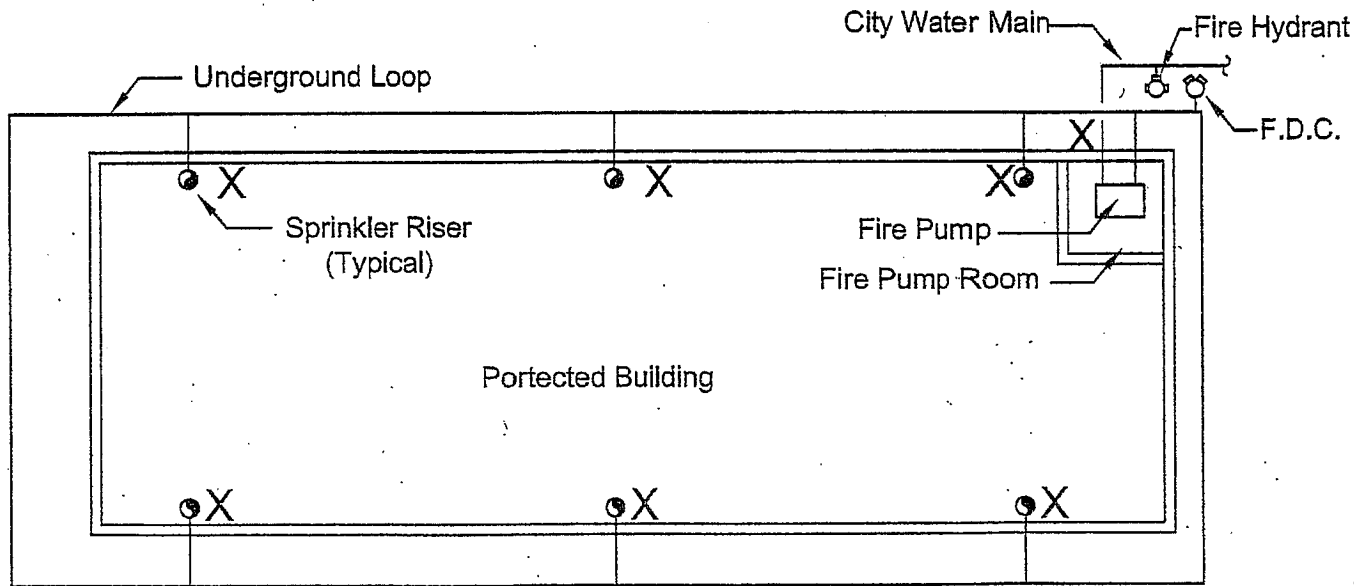
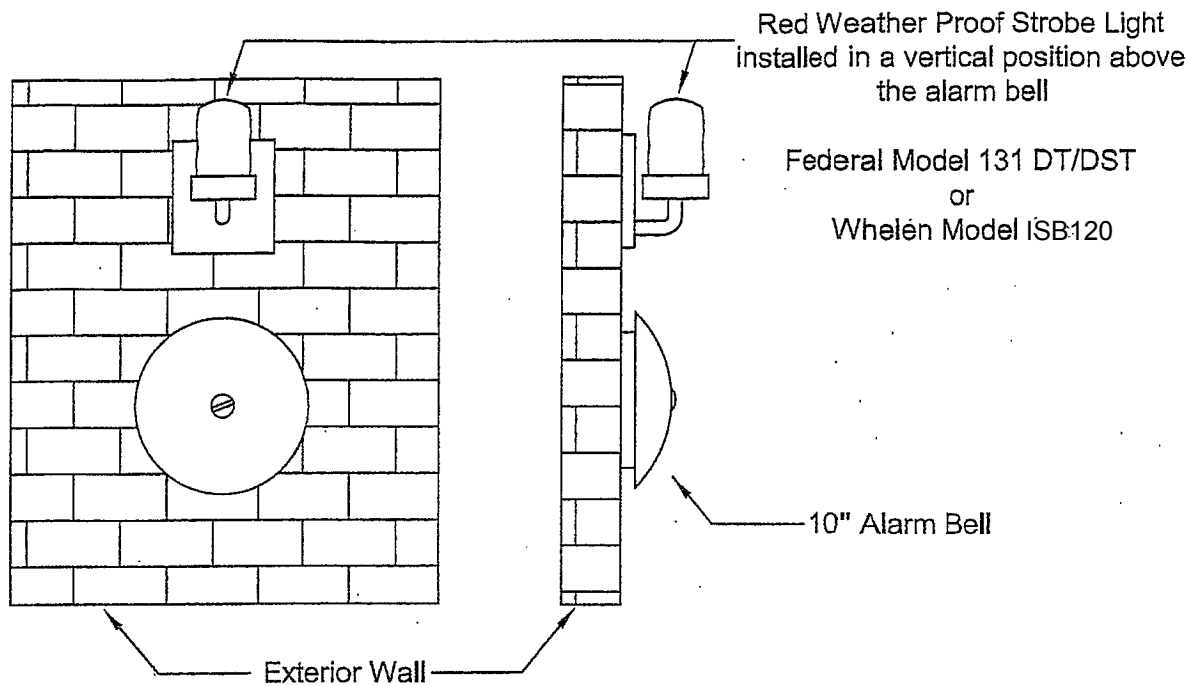
DETAIL: W - 1

CREATED: 11-26-12

REVISED: 1-26-15

APPROVED BY: MATT FINEOUR





X = Required Notification Device Location

Scale: Not to Scale	Notification Device Location Details Ordinance # 180-16 K	Approved By:
Date: 12 / 17 / 2007		Fire Chief Paul Guilbert
Drawn By: M.D.	Village of Pleasant Prairie Fire & Rescue Department 8044 88th Ave Pleasant Prairie Wi. 53158 262-694-8027	Drawing Number:
Revised:		FPSK-2
Revised:		
Fire Safety Consultants, Inc. 2420 Alft Lane, B100 Elgin, Illinois. 60124 Ph: 847-697-1300 Fax: 847-697-1310		

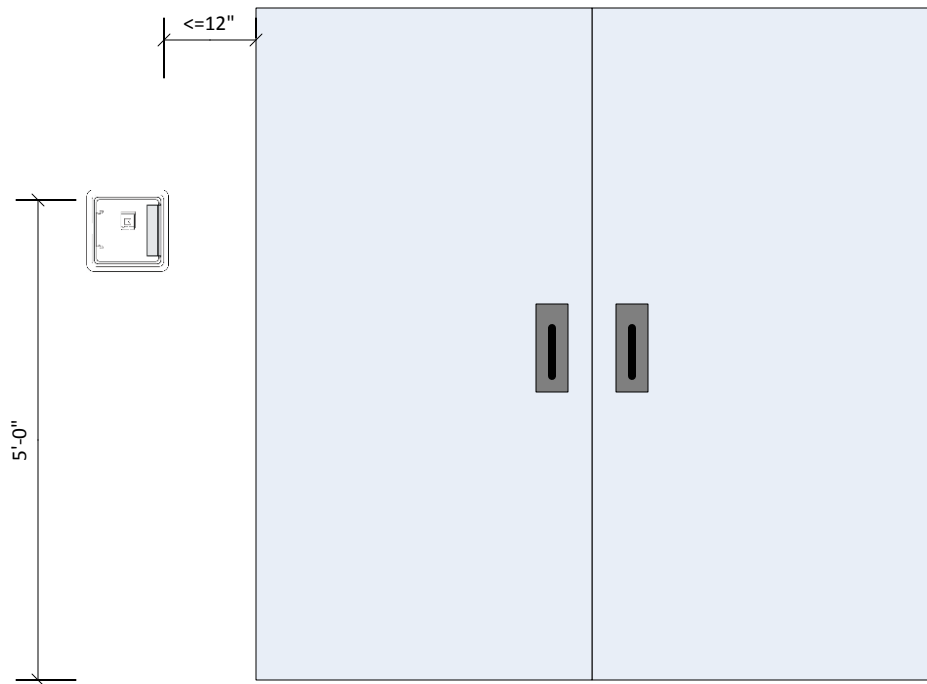
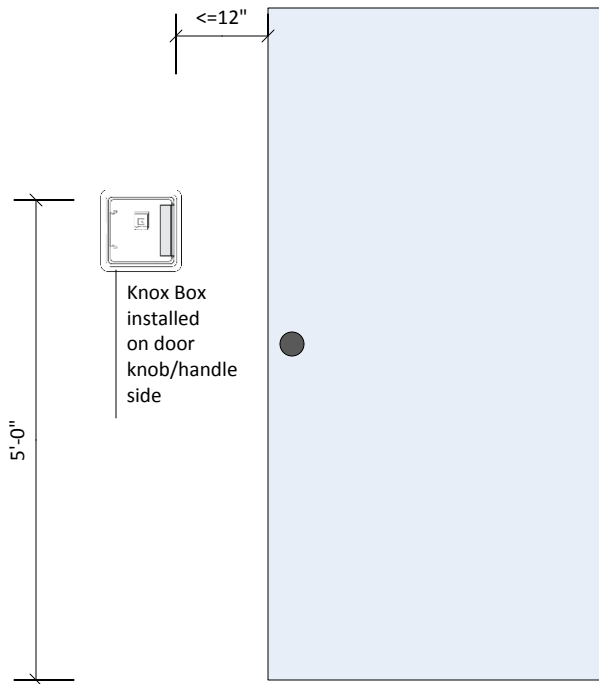
Knox Box Placement Guide

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

fireandrescue@plprairie.com
 262.694.8027
 Pleasantprairieonline.com

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.



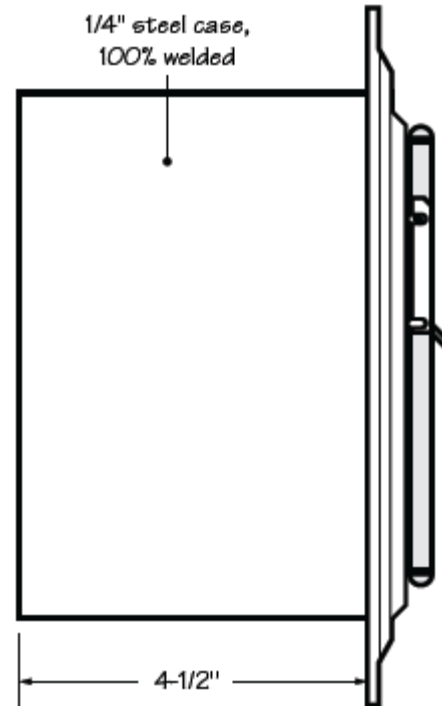
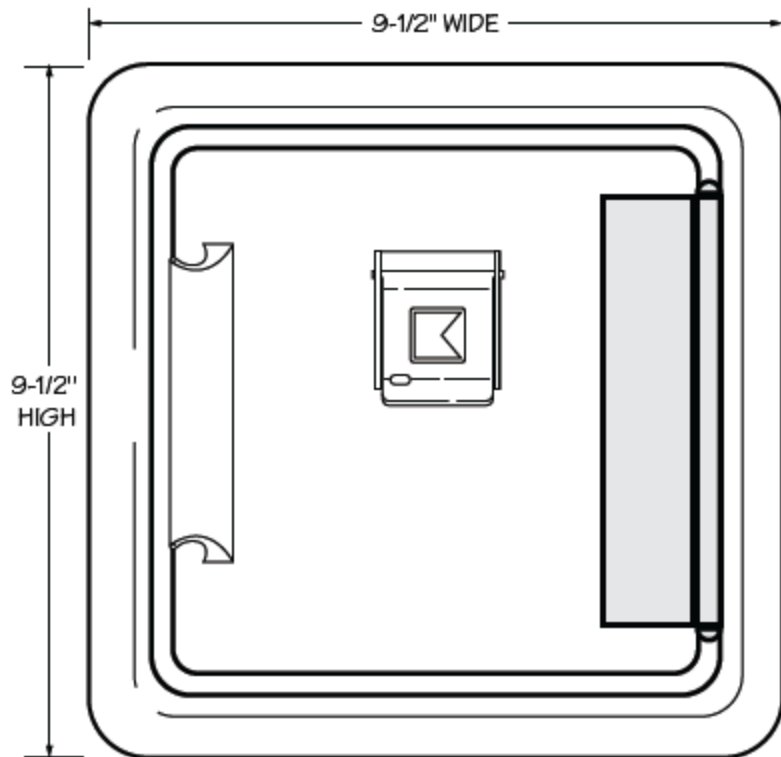
Typical installation locations for single and double doors. Exterior features such as lighting or stairways may alter standard installation locations.

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



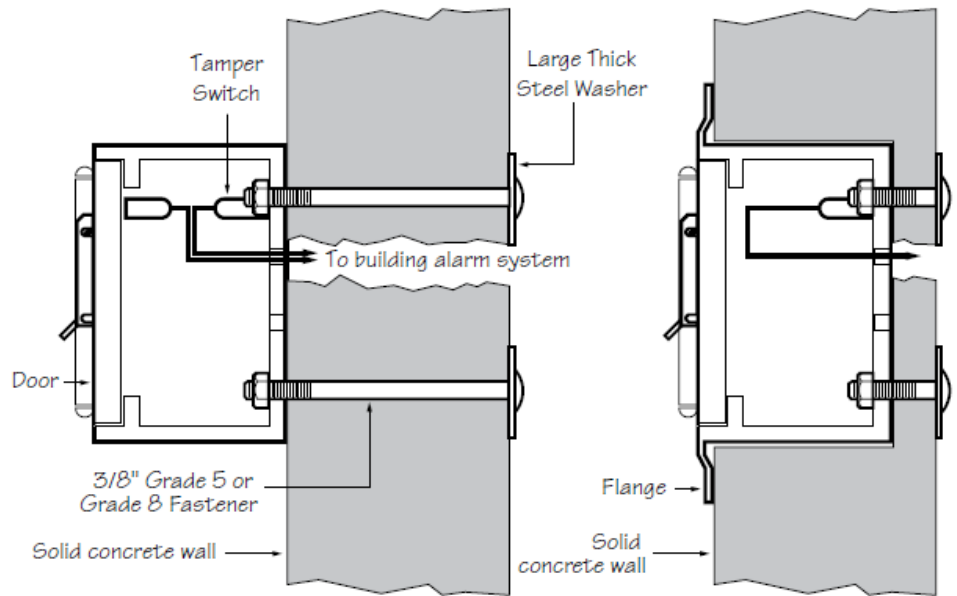
KNOX BOX 4400 PLACEMENT GUIDE		SIZE	FSCM NO	DWG NO	REV
DRAWN	CRAIG ROEPKE			KNOX BOX DOOR PLACEMENT LOCATION	A
ISSUED	2/23/2016	SCALE	1/2" = 1'-0"	SHEET	1 OF 3





KNOX BOX 4400 PLACEMENT GUIDE		SIZE	FSCM NO	DWG NO	REV
DRAWN	CRAIG ROEPKE			KNOX BOX 4400 FRONT/SIDE VIEWS	A
ISSUED	2/23/2016	SCALE	NO SCALE	SHEET	2 OF 3

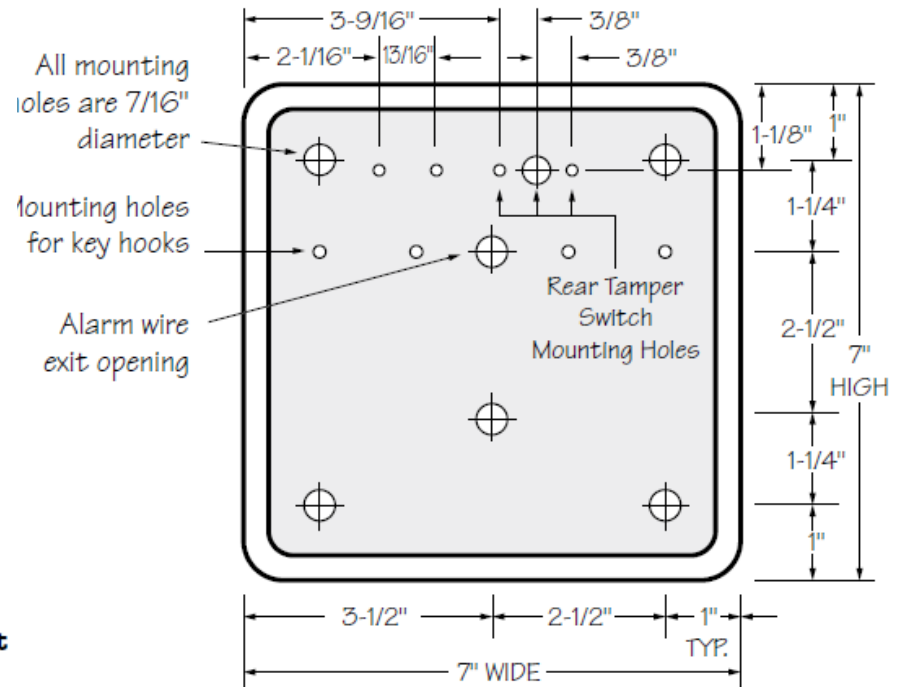




Series 4400 Surface Mount

Series 4400 Recessed Mount

INSIDE VIEW



KNOX BOX 4400 PLACEMENT GUIDE		SIZE	FSCM NO	DWG NO	REV
DRAWN	CRAIG ROEPKE			KNOX BOX MOUNTING & INSIDE VIEW	A
ISSUED	2/23/2016	SCALE	NO SCALE	SHEET	3 OF 3



High Security Industrial/Government Key Vault

Recessed Mount
with Face Flange



Surface Mount
with optional
Tamper Switch



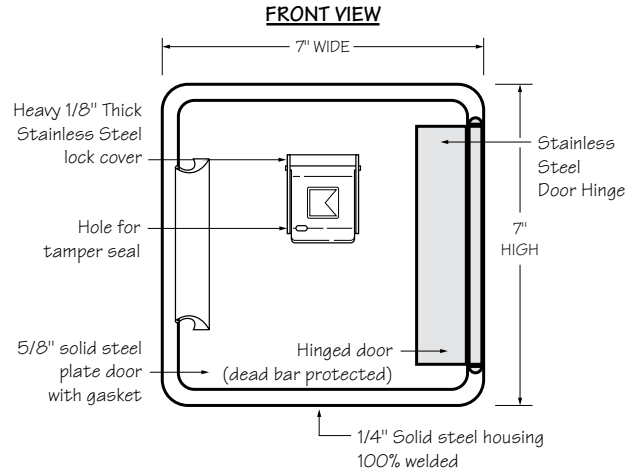
Knox-Vault™ key boxes are used in larger businesses, industrial properties, public buildings and universities. The heavy-duty, high security 4400 Series Knox-Vault protects and stores building keys, access cards and floor plans for emergency entry. The vault also provides secure storage for other internal and external applications.

Features and Benefits

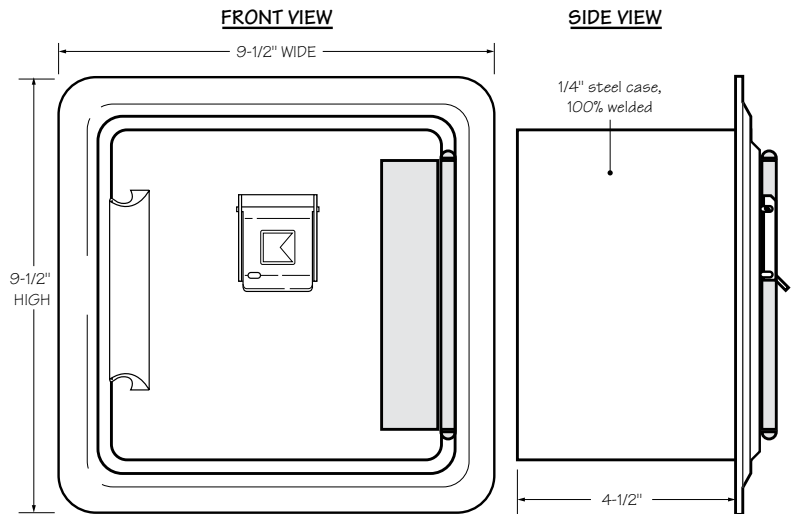
- Holds up to 50 keys in the large interior compartment
- Ensures high security with UL® Listed Medeco lock(s)
- Includes Knox-Coat® that is four times better than standard powder coat
- Resists moist conditions with a weather resistant door gasket
- Colors: Black, Dark Bronze or Aluminum
- Weight: Surface mount - 28 lbs.
Recessed mount - 29 lbs.

Options

- Alarm tamper switches (UL Listed)
- Additional rust and corrosion protection (Aluminization)
- Recessed Mounting Kit (RMK) for recessed models only
- Custom vault depth available
- Dual lock configuration
- Inside switch for use on electrical doors, gates and other electrical equipment



4400 Surface Mount



4400 Recessed Mount

Ordering Specifications

To insure procurement and delivery of the 4400 Series Knox-Vault, it is suggested that the following specification paragraph be used:

KNOX-VAULT surface/recessed mount, with/without UL Listed tamper switches. 1/4" plate steel housing, 5/8" thick steel door with interior gasket seal and stainless steel hinge. Vault and lock UL Listed. Lock has 1/8" thick stainless steel dust cover with tamper seal mounting capability. Vault has anti-theft re-locking mechanism with drill resistant hard-plate lock protector.

Exterior Dimensions: Surface mount - 7"H x 7"W x 5"D
Recessed mount flange - 9 1/2"H x 9 1/2"W

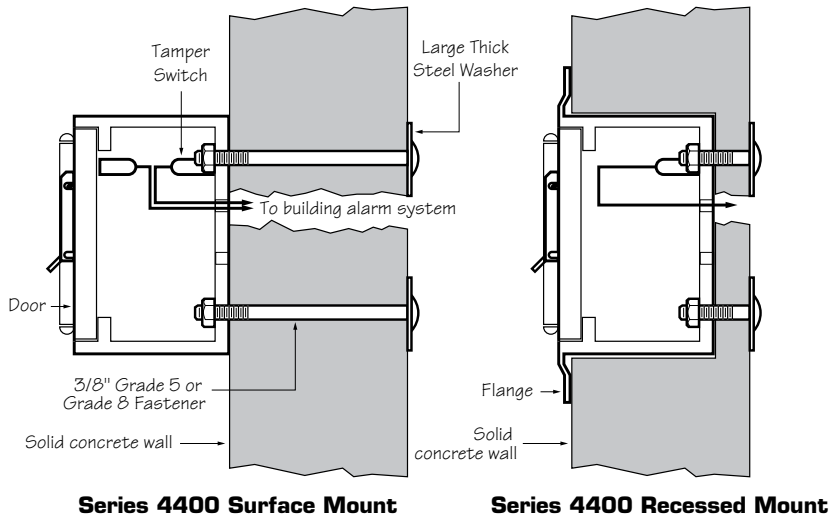
Lock: UL Listed. Double-action rotating tumblers and hardened steel pins accessed by a biased cut key.

Finish: Knox-Coat® proprietary finishing process
Finish Color - Black, Dark Bronze or Aluminum

P/N: 4400 Series Knox-Vault (mfr's cat. ID)

Mfr's Name: **KNOX COMPANY**

**Suggested minimum mounting height
6 feet above ground**



Recessed Mounting Kit

The 4400 Recessed Mounting Kit (RMK) is used for recessed models only. It contains a shell housing and mounting hardware to be cast-in-place in new concrete or masonry construction. After construction is completed, the Knox-Vault mounts inside the recessed shell housing. The RMK may only be used in new concrete or masonry construction.

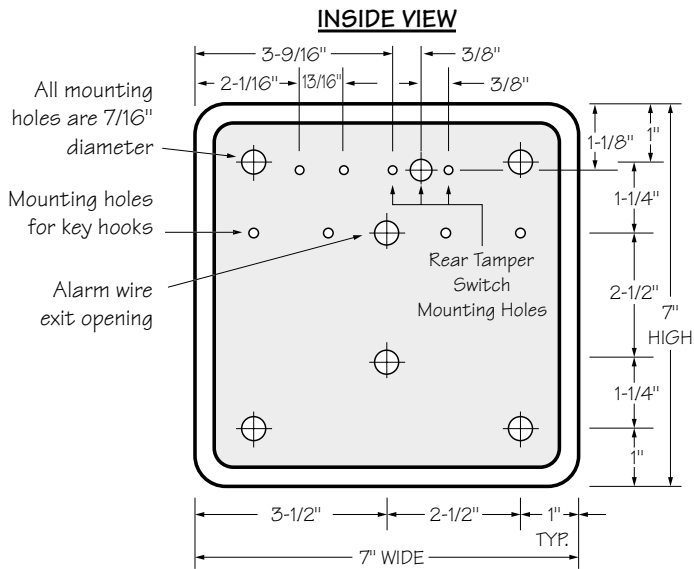
Installation In Cast Concrete

The optional Recessed Mounting Kit is for use in new concrete or masonry construction only. The kit includes a shell housing and mounting hardware to be cast-in-place. The KNOX-VAULT is mounted into the shell housing after construction is completed.

Rough-In Dimensions

8 1/2"H x 8 1/2"W x 7"D

IMPORTANT: Care should be taken to insure that the front of the RMK shell housing, including the cover plate and screw heads, is flush with the finish wall. The RMK must be plumbed to insure vertical alignment of the vault.

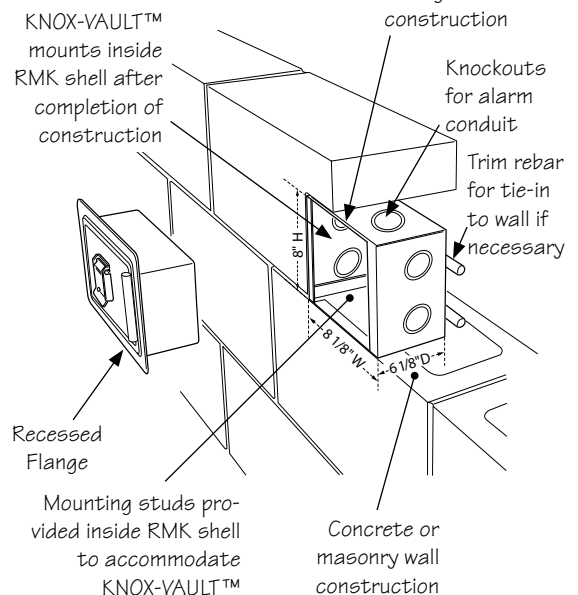


Attention: KNOX-VAULT™ is a very strong device that MUST be mounted properly to ensure maximum security and resist physical attack.

Knox® Rapid Entry System

The Knox Company manufactures a complete line of high security products including Knox-Box key boxes, key vaults, cabinets, key switches, padlocks, locking FDC caps, plugs and electronic master key security systems. For more information or technical assistance, please call Customer Service at 1-800-552-5669.

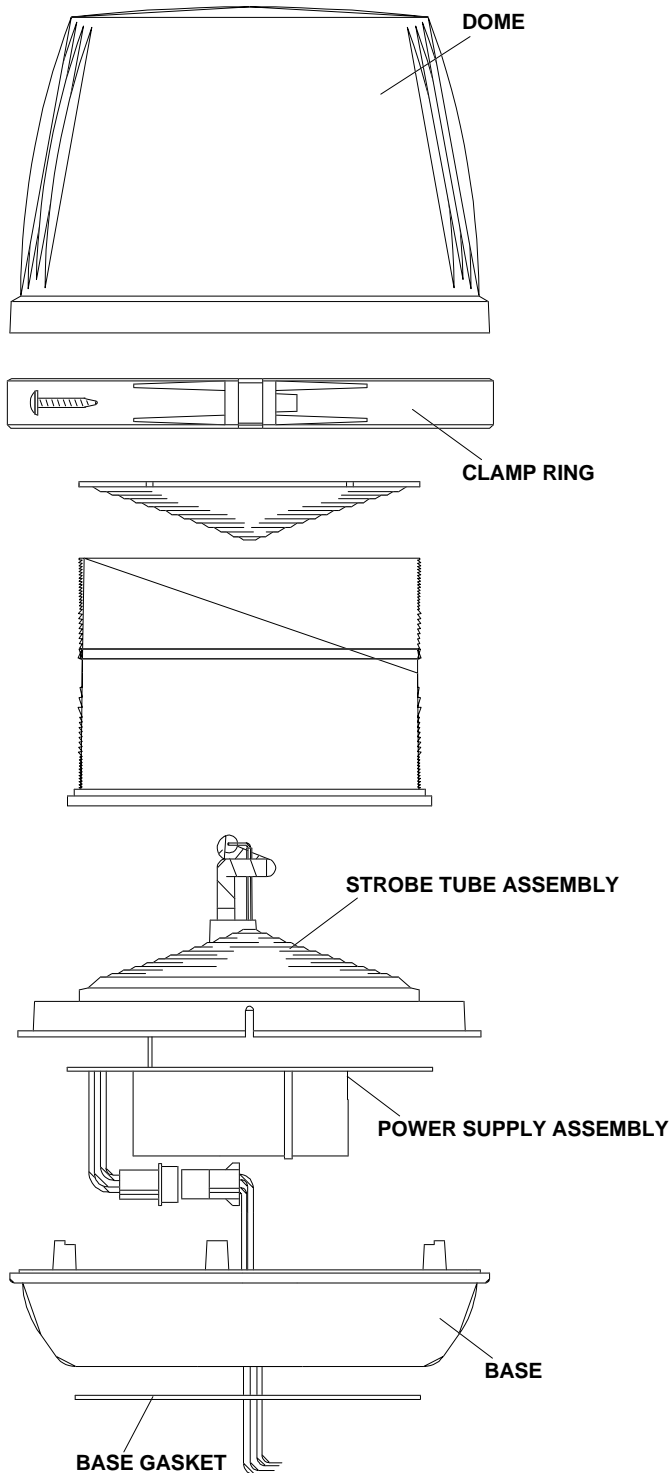
Recessed Mounting Using Recessed Mounting Kit (RMK)



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
1	OPTIC DOME, AMBER	1	68-2180347-10	■	■
	OPTIC DOME, BLUE	1	68-2180347-20	■	■
	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 (-).

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).

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.

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 1/2-inch pipe mount. An optional magnetic mount or surface mount can be ordered.

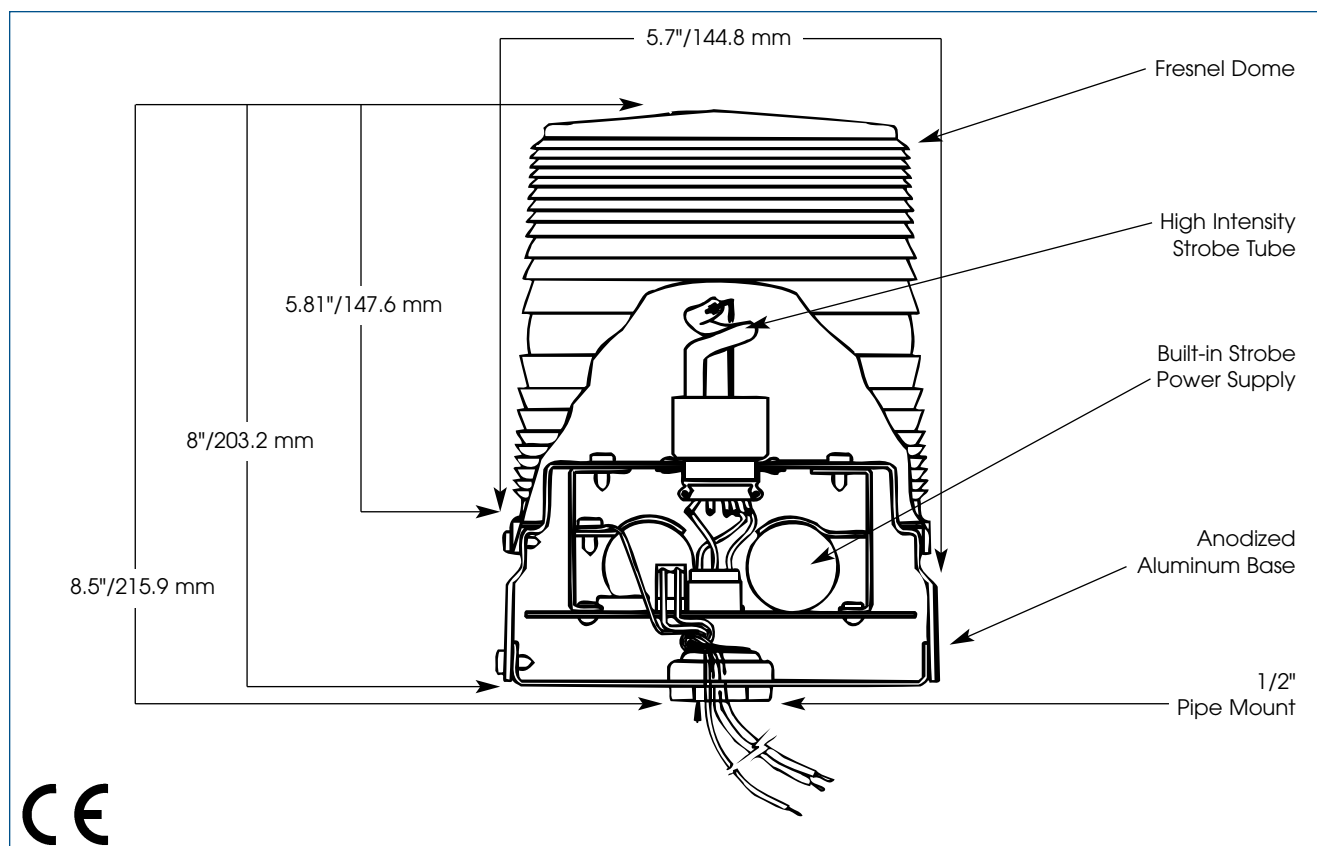
Because of its convenient size and intense light output, the Starfire strobes can be used for multiple applications. Excellent for in-plant use, the Models 131ST/DST warn of hazardous conditions, mark dangerous areas (either permanently or temporarily) and mounts on lift trucks, cranes and other moving 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	Candlepower Peak ¹	ECP ²	Mount ⁴
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

¹ Peak candlepower is the maximum light intensity generated by a flashing light during its light pulse
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

* 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

<u>Description</u>	<u>Part Number</u>	<u>Description</u>	<u>Part Number</u>
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



Pleasant Prairie Fire & Rescue

Pre-Plan

Long Form

Building Name:		Building Address:	
Important locations			
Knox Boxes:		Strobe & Gong:	
MSDS Box:		Main Entrance:	
Electrical Shut Off:		Gas Shut Off:	
Sprinkler & Hydrant Information			
Pumper Pad Location:			
F.D. Connection:			
Hydrant #1(non-yard)		Hydrant #2 (non-yard)	
Fire Pump location:		Type and GPM:	
Riser Room Location:			
Standpipe Locations:			
Type of System:		# of Risers:	
Annunciator Panel:		# of Zones:	
Life Safety			
# of Employees 1St shift		Seating capacity:	
# of employees 2nd Shift		Special needs people:	
# of Employees 3rd . shift			
This Building Manufactures:			
Major Hazards:			
Drop off's:			

Building Information

Building length:			
Building width		Total square footage:	
Building height		High population area:	
Type of construction:		Confined spaces:	
Roof type and construction:	Steel/Masonry		
Roof access:			
Objects on the roof:			
Firewalls:			
Location of stairways			
Elevator location & type:			
Elevator mech. Rm. Location;			
Fire escape locations:			
Exterior exit door locations:			
Salvage priorities:			
Extra comments:			
Hazardous Materials			
Pressure vessel locations:			
(UN numbers & amounts)			
Other Hazardous materials that may affect Fire & Rescue operations:			
(UN numbers and amounts)			
Your clean up or supply company:			

Exterior

Designated meeting location:	
Close water sources: (Dry hydrants, ponds. Location & depth)	
Exposure to the North:	
Exposure to the South:	
Exposure to the East:	
Exposure to the West: (exposure= building surrounding yours, list height & construction type.)	

Contacts

Keyholder #1:	
Keyholder #2:	
Keyholder #3: (Keyholders: after hour contacts List name & home phone numbers)	
Local Manager::	
District Manager:	
Maintenance Supervisor:	
Hazardous Materials (Local):	
Hazardous Materials (Corporate): (List name, office, & home phone)	
Business Owner: (Name, address, phones)	
Building Owner; (Name, address, phones)	
Central alarm station: (List company if any, and phone)	

Please Note: Along with this form we require a copy of the building plans on the software program Autocad 14. If no plans had been done in this format, please submit a plot, floor, and roof plan. The Plans should show all the above aforementioned items. If at any time you have a question, please contact us at 262-694-8027. Our fax number is 262-697-1901.

Emergency Plan

10.9.1 Where Required. Emergency plans shall be provided for high-rise, health care, ambulatory health care, residential board and care, assembly, day-care centers, special amusement buildings, hotels and dormitories, detention and correctional occupancies, educational, underground and windowless structures, facilities storing or handling materials covered by Chapter **60**, or where required by the AHJ.

10.9.2 Plan Requirements.

10.9.2.1* Emergency plans shall include the following:

- (1) Procedures for reporting of emergencies
- (2) Occupant and staff response to emergencies
- (3)* Evacuation procedures appropriate to the building, its occupancy, and emergencies (see *Section 4.3 of NFPA 101*)
- (4) Appropriateness of the use of elevators
- (5) Design and conduct of fire drills
- (6) Type and coverage of building fire protection systems
- (7) Other items required by the AHJ

10.9.2.2 Emergency plans shall be submitted to the AHJ for review when required by the AHJ.

A.10.9.2.1 Items to be considered in preparing an emergency plan should include the following:

- (1) Purpose of plan
- (2) Building description, including certificate of occupancy
- (3) Appointment, organization, and contact details of designated building staff to carry out the emergency duties
- (4) Identification of events (man-made and natural) considered life safety hazards impacting the building
- (5) Responsibilities matrix (role-driven assignments)
- (6) Policies and procedures for those left behind to operate critical equipment
- (7) Specific procedures to be used for each type of emergency
- (8) Requirements and responsibilities for assisting people with disabilities
- (9) Procedures for accounting for employees
- (10) Training of building staff, building emergency response teams, and other occupants in their responsibilities
- (11) Documents, including diagrams, showing the type, location, and operation of the building emergency features, components, and systems
- (12) Practices for controlling life safety hazards in the building
- (13) Inspection and maintenance of building facilities that provide for the safety of occupants
- (14) Conducting fire and evacuation drills
- (15) Interface between key building management and emergency responders
- (16) Names or job titles of persons who can be contacted for further information or explanation of duties
- (17) Post-event (including drill) critique/evaluation, as addressed in 5.14 of [NFPA 1600](#), *Standard on Disaster/Emergency Management and Business Continuity Programs*
- (18) Means to update the plan, as necessary [**101**: A.4.8.2.1]

May 26, 2016
Revised October 18, 2016

DRAFT

AGREEMENT REGARDING THE DIGITAL SECURITY IMAGING SYSTEM ("DSIS") BETWEEN THE VILLAGE OF PLEASANT PRAIRIE AND TELLTAIL HOLDINGS LLC

THIS AGREEMENT regarding the Digital Security Imaging System (DSIS) (hereinafter referred to as the "Agreement"), is entered into this _____ day of _____, 2016, by and between the VILLAGE OF PLEASANT PRAIRIE, WISCONSIN, a Wisconsin municipal corporation with offices located at 9915 39th Avenue, Pleasant Prairie, Wisconsin 53158 (referred to as the "Village") and Telltail Holdings, LLC, a Wisconsin Limited Liability Corporation d/b/a Care Animal Hospital with a mailing address of 10990 192nd Avenue Bristol, WI 53104. The location of the DSIS will be housed at the Care Animal Hospital at 9052 Prairie Ridge Boulevard in Pleasant Prairie, WI 53158. In this Agreement, the Property Owner of Care Animal Hospital is also referred to as the "Owner".

WITNESSETH:

WHEREAS, the real estate for Care Animal Hospital is addressed as 9052 Prairie Ridge Boulevard in the Village of Pleasant Prairie and is legally described in **Exhibit A** and is identified as Village Tax Parcel Number 91-4-122-081-0136 and is collectively known as the "Owner's Property" in this Agreement; and

WHEREAS, the Owner has requested a Conditional Use Permit to operate an animal veterinary clinic that will provide medical exams, emergency services, dentistry, radiology, surgical and emergency services in an 11,746 square foot building on a 2.16-acre lot to be known as the Care Animal Hospital; and

WHEREAS, The Owner's Property is presently zoned B-2, Community Business District, which zoning classification allows for a veterinary clinic with Village Plan Commission Conditional Use Permit # ___ - ___ approved on _____ (**Exhibit B**) and Village Zoning PUD Ordinance #16-___ (**Exhibit C**) approved by the Village Board of Trustees on _____; and

WHEREAS, the Village Plan Commission also conditionally approved the Final Site and Operational Plans for the Care Animal Hospital on _____ subject to a number of conditions, one of which was the execution of this DSIS Agreement and the installation and operation of a DSIS for the Property; and

WHEREAS, the Village has asserted and the Owner agrees that the Care Animal Hospital to be located just west of the northwest corner of 88th Avenue and Prairie Ridge Boulevard will require additional security provisions pursuant to Village regulations in order to maintain a safer experience for the employees, patients and their pets and the Owner's property; and

WHEREAS, the Owner further agrees to be in compliance with Village Municipal Code Chapter 410 entitled, "Security Ordinance" through the implementation and use of a DSIS which is described in **Exhibit D** attached hereto, that monitors the exterior public access areas and driveways of the Owner's Property located in the Village; and

WHEREAS, the DSIS will afford the opportunity for the public safety departments (e.g. the Village Police Department and Village Fire & Rescue Department) to visually examine the Care Animal Hospital site in the Village and will provide emergency response personnel with a live visual assessment of any emergency situation in advance of arrival without placing an undue burden on the Village taxpayers; and

WHEREAS, the implementation and usage of the DSIS will greatly aid law enforcement agencies in subsequent criminal investigations and prosecutions because of the advanced visual assessment of the Property as it may pertain to a person or persons (personal identification), a location (scene identification) and/or a situation (action identification) in emergency situations; and

WHEREAS, Section 410-7 of the referenced Security Ordinance Chapter of the General Code of the Village provides the authority to the Community Development Department to have the discretion, on a case by case basis, to determine the adequacy, ownership and easement requirements of the DSIS. Further, the Community Development Department has the right to waive certain requirements of Chapter 410 pertaining to the details of the security system, and the Department has agreed to do so, based upon this Agreement being executed between the parties; and

WHEREAS, the Owner and the Village Community Development Department have reached an agreement under Section 410-7 that the Owner shall install, inspect and maintain the DSIS per the Village's Security Ordinance requirements, except as modified by this Agreement. Further, the Owner shall grant an **Access Easement** to the Village allowing access and maintenance rights to the DSIS system and areas associated with the DSIS insofar as the Village has the right, but not the obligation, to maintain the DSIS system at the Owner's cost, if the Owner fails to do so; and

WHEREAS, the Owner recognizes that the Village may incur some inspection or maintenance costs with respect to the inspection or maintenance of the DSIS system on the Owner's Property and said costs shall be invoiced to the Owner and the Owner has agreed to reimburse the Village for certain referenced costs related to the DSIS program.

NOW, THEREFORE, in consideration of the promises and covenants contained herein, the sufficiency of which is hereby acknowledged, the Owner and the Village agree as follows:

1. Video Surveillance and Easement Requirements. As a pre-condition to the Village granting any verbal or written building occupancy permits or approvals required by the Owner for the Care Animal Hospital to be occupied, the Owner shall install, make operable and usable to the satisfaction of the Village, the on-site DSIS for security surveillance purposes. The DSIS shall be the system described in **Exhibit D** which was created pursuant to the proposal prepared by Converjint Technologies, with offices located at One Commerce Drive, Schaumburg, Illinois 60173 Telephone Number: 262-945-8023, for the Owner, with the plans and video surveillance hardware specifications dated September 13, 2016, which is incorporated herein by reference. The Owner will hire a qualified contractor who shall install the DSIS. During the installation of the DSIS as provided herein, the Village shall have the right to inspect the DSIS at the Owner's expense. After the installation, Village inspection and system testing is complete, and if it meets with the approval of the Village, the Village shall notify the Owner of the Village's acceptance of the DSIS. The Owner agrees to sign and deliver to the Village copies of any and all documents (e.g. DSIS installation and warranty information, copies of paid invoices for the work performed, copies of contractor lien waivers and an as-built drawing of the DSIS) that are reasonably requested by the Village to confirm such installation and operation of the DSIS to the Village. The DSIS shall be installed with at least a one (1) year warranty from the

manufacturer and installer. The Owner shall be solely responsible for the costs for the purchase and installation and the subsequent ongoing maintenance of the DSIS.

In the event that the Owner alters the building, adds on to the building or otherwise changes or increases the development on their Property, such Owner shall be responsible for installing, at the Owner's sole expense, such additional cameras and other exterior DSIS as the Village determines are necessary and appropriate to carry out the purposes of this Agreement. The initial DSIS system installed in accordance with **Exhibit D** and any future additions to such system as exterior building alterations or changes within the development or new or additional development takes place on the Owners' Property, shall all be referred to as the "DSIS" for purposes of this Agreement.

a. Digital Security Imaging, Storage Devices, Related Equipment and Easements Required.

(i) The DSIS shall provide for surveillance of the exterior building perimeters including front, rear and side entrance areas, walkways, other common areas and parking lots driveway entrances within the development. The DSIS as described in **Exhibit D** shall adequately cover the Owner's Property as the Village deems reasonably necessary. If any changes or expansions are made to any portion of the Owner's Property, the determination as to the number and type of cameras which are reasonably necessary for the Village's surveillance needs shall rest within the reasonable discretion of the Village. All parties acknowledge it is the intent of the parties that the DSIS camera equipment will be located on the building and exterior light standards of the Owner's Property and attached via non-penetrating mounts, or upon parking lot light poles and light standards, as shown on **Exhibit D**. Any DSIS equipment added after any change to the Care Animal Hospital site shall be in the sole discretion of the Village. Care Animal Hospital will utilize its best efforts to ensure that the DSIS is as aesthetically tasteful and architecturally harmonious as reasonably possible. Without limiting the discretion of the Village under this Paragraph, the parties agree that any cameras and systems which are consistent with those contained in **Exhibit D** are aesthetically tasteful, architecturally harmonious and satisfactory to all parties.

(ii) The DSIS will function as set forth in **Exhibit D** and as deemed necessary by the Village, which shall function continuously, whether the business is open or closed and shall provide visible surveillance to the above described areas during hours of daylight and darkness. As such, sufficient light, as determined by the Village, shall be provided during the evening or night-time hours to guarantee the function, operation and clear viewing by the camera system.

(iii) The Owner agrees to provide the DSIS in a secured location within the Care Animal Hospital building on the Owner's Property that will be accessible for inspection and easily electronically accessed via a VPN internet connection by the Village with the assistance of the Owner. The Owner shall provide physical access as provided herein to the DSIS upon reasonable verbal or written advance notice to Owner. Notice given twenty-four (24) or more hours in advance shall conclusively be deemed reasonable and notice given less than twenty-four (24) hours in advance may also be reasonable depending upon the circumstances.

(iv) The Owner agrees to be responsible for all financial costs associated with the monthly billings for the utilities, electricity and high speed internet business connection for the DSIS equipment by making payments directly to the utility and communication companies. The Owner shall also be responsible for the heat, electricity and routine maintenance of the secured security area which houses the DSIS equipment.

(v) All digital video recorded by such system shall be archived in the secured area for a period of not less than four (4) weeks and shall be readily available to the Village for public safety purposes directly through Internet Protocol (IP) transmission via the Village's area-wide data network and shall also provide a "real time", "live look" surveillance capability via that same network. The Village Police Department shall have log-in capabilities to the DSIS "live-look" system on the Property independent of the Owner's personnel. Proper software security keys and logins will be provided to the Village Police and IT Departments to provide immediate access to both "real time" access as well as historical video as required.

(vi) The Owner shall grant a permanent **Access Easement** to the Village allowing access and maintenance rights, if the Owner fails to maintain the DSIS, to all such systems, equipment, devices and areas associated with the DSIS. The Village shall have the right, but not the obligation, to maintain the DSIS system at the financial cost of the Owner. All expenses incurred by the Village for the maintenance of the DSIS shall be paid to the Village by the Owner within ten (10) business days following written demand by the Village. At the time of the execution of this Agreement by the Owner, the Owner shall also execute the recordable Access Easement document attached hereto as **Exhibit E** and incorporated herein by reference.

b. Costs for the Video Surveillance System.

(i) The Owner shall have exclusive ownership and sole responsibility for the installation, operation, monitoring and maintenance of the DSIS. The Owner further covenants to operate and maintain the DSIS in good condition and repair. The Owner shall be responsible for the: (a) costs of installation, (b) internet connection for the DSIS with a static IP address assigned to the DSIS connection and (c) inspection, equipment maintenance, repairs, insurance, and replacement and upgrading of the DSIS as necessary with such upgrading as needed being only for a reasonably comparable replacement of any equipment then being used in the DSIS.

(ii) As referenced above, the Owner has agreed to provide utilities to serve both the DSIS equipment and the secured area housing the DSIS. The Owner, at its sole cost and expense, shall also provide a conduit running to the security cameras as described in **Exhibit E** for low voltage as well as a separate conduit running to the cameras for high voltage. The Owner shall provide a business broadband internet connection to serve the DSIS. This broadband internet connection shall represent a clear, non-pixelated video image transmission to the Village Police Department and shall be reasonably acceptable to the Village IT Department. The upload and download speed shall be a minimum of 5Mbps.

c. Termination. The Owner may not terminate the DSIS at any time without prior written approval and notice from the Village. The Owner shall notify the Village Police Department Dispatch Center via the telephone and by U.S. mail to the persons as noted below whenever the DSIS is inoperable or the DSIS is unusable due to maintenance or testing; or if access by the Village will be or has been temporarily suspended or accidentally terminated for any reason. Further, if the DSIS is deemed by the Village as being inoperable or unusable for a time period in excess of 30 days without notification to the Village, the Owner shall be deemed to be in violation of Section 410 of the Village Code.

2. Miscellaneous.

a. Governing Law; Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Wisconsin. The parties agree that any dispute under this Agreement shall be venued only in the Circuit Court for Kenosha County.

b. Attorneys Fees and Interest. If either party defaults in the performance or observation of any of the terms, conditions, covenants or obligations contained in this Agreement and the complaining party places the enforcement of all or any part of this Agreement in the hands of an attorney, or if that party incurs any fees or out-of-pocket costs in any litigation, negotiation or transaction, the party that substantially prevails in any such dispute shall be reimbursed for its actual attorneys' fees and costs incurred thereby, whether or not litigation is actually commenced. Any sums not paid when due, including without limitation any maintenance fee, shall, in addition to all other amounts owed under this Agreement or applicable law, accrue interest from the due date until paid at eighteen percent (18%) per annum.

c. Entire Agreement. This Agreement contains the entire understanding among the parties and supersedes any prior understanding and agreements between them respecting the within subject matter. There are no representations, agreements, arrangements or understandings, oral or written, between or among the parties hereto relating to the subject matter of this Agreement which are not fully expressed herein.

d. Severability. This Agreement is intended to be performed in accordance with, and only to the extent permitted by, all applicable laws, ordinances, rules and regulations. If any provision of this Agreement, or the application thereof to any party or circumstance, shall, for any reason and to any extent, be invalid or unenforceable, the remainder of this Agreement and the application of such provision to the other party or circumstances shall not be affected thereby, but rather shall be enforced to the greatest extent permitted by law.

e. Binding Agreement. This Agreement shall be binding on the parties and their successors and assigns and shall continue as a covenant and servitude running in perpetuity with the Owner's Property. This Agreement may be recorded with the Kenosha County Register of Deed's Office against the Owner's Property.

f. Notices. Any notice which a party is required or may desire to give the other party shall be in writing and may be delivered (1) personally by United States registered or certified mail, postage prepaid, or (2) by Federal Express or other reputable courier service regularly providing evidence of delivery (with charges paid by the party sending the notice). Any such notice shall be addressed as follows (subject to the right of a party to designate a different address for itself by notice similarly given):

If to the Owner: Russell B. Brewer, DVM
 Telltail Holdings, LLC
 9052 Prairie Ridge Boulevard
 Pleasant Prairie, WI 53158
 Telephone: 262-308-4353
 E-mail: rbbrewer@aol.com

If to the Village: Village of Pleasant Prairie
 Village Administration
 9915 39th Avenue
 Pleasant Prairie, WI 53158
 Attn: Michael R. Pollocoff
 Village Administrator
 Email: mpollocoff@plprairiewi.com

And to the Village: Village of Pleasant Prairie
Community Development Department
9915 39th Avenue
Pleasant Prairie, WI 53158
Attn: Jean M. Werbie-Harris
Community Development Director
Email: jwerbie-harris@plprairiewi.com

And to the Village: Village of Pleasant Prairie
Police Department
8600 Green Bay Road
Pleasant Prairie, WI 53158
Attn: David Smetana, Police Chief
dsmetana@plprairiewi.com

And to the Village: Village of Pleasant Prairie
IT Department
8600 Green Bay Road
Pleasant Prairie, WI 53158
Attn: Ryan Marquart, IT Services Manager
rmarquart@plprairiewi.com

g. Amendment. This Agreement may not be amended, altered or modified except by an instrument in writing and signed by the parties hereto.

h. Ordinance. The DSIS program under this Agreement shall be deemed to be sufficient to meet the current requirements set forth in Chapter 410 of the Village Municipal Code.

i. Village's Contractors and Work. Any contractor that may come onto any Owner's Property on behalf of the Village shall carry a non-deductible (a) commercial general liability insurance policy, including (but not limited to) contractor's liability coverage, contractual liability coverage, completed operations coverage, broad form property damage endorsement and contractor's protective liability coverage, to afford protection, with respect to personal injury, death or property damage of not less than One Million Dollars (\$1,000,000) per occurrence combined single limit/One Million Dollars (\$1,000,000) general aggregate (but not less than \$500,000 per location aggregate); (b) comprehensive automobile liability insurance policy with a combined single limit for each occurrence of not less than Three Hundred Thousand Dollars (\$300,000) with respect to personal injury or death and property damage; and (c) worker's compensation insurance policy or similar insurance in form and amounts required by law. The Village shall carry similar amounts and types of insurance when it enters onto any Owner's Property, provided, such insurance may be provided through the municipal insurance plan of the Village.

j. Liens. Notwithstanding the provisions of this Agreement, the Owner shall pay promptly all persons furnishing labor or materials with respect to any work performed by the Owner or its contractors on or about any Owner's Property. If any mechanic's or other liens shall at any time be filed against any Owner's Property by reason of work, labor, services or materials performed or furnished, or alleged to have been performed or furnished, the Owner shall forthwith cause the same to be discharged of record or bonded.

k. Signing of Documents. Each party shall sign and deliver any documents which this Agreement requires such party to sign, no later than ten (10) days following written request by another party.

IN WITNESS WHEREOF, Telltail Holdings LLC has executed this DSIS Agreement on this _____ day of _____, 2016.

OWNER: TELLTAIL HOLDINGS, LLC

Name: Russell B. Brewer, DVM
Title: President

STATE OF WISCONSIN)
) SS
KENOSHA COUNTY)

This Agreement was acknowledged before me in Pleasant Prairie, Wisconsin, on this _____ day of _____, 2016 by **RUSSELL B. BREWER, DMV**, President on behalf of Telltail Holdings, LLC.

Print Name: Jean M. Werbie-Harris
Notary Public, Kenosha County, WI
My Commission Expires: December 12, 2017

Additional Signatures on Next Page

VILLAGE OF PLEASANT PRAIRIE

ATTEST:

By: _____
John P. Steinbrink
Village President

By: _____
Jane M. Romanowski
Village Clerk

STATE OF WISCONSIN)
) SS
KENOSHA COUNTY)

This Agreement was acknowledged before me in Pleasant Prairie, Wisconsin, on this ___ day of _____, 2016 in Pleasant Prairie, WI by **JOHN P. STEINBRINK AND JANE M. ROMANOWSKI, Village President and Village Clerk**, respectively, of the Village of Pleasant Prairie.

Print Name: Jean M. Werbie-Harris
Notary Public, Kenosha County, WI
My Commission Expires: December 12, 2017

Drafted by:
Jean M. Werbie-Harris
Community Development Director
Village of Pleasant Prairie
9915 39th Avenue, Pleasant Prairie, WI 53158

2016-10-18-DSIS Agreement Care Animal Hospital draft.docx.doc

EXHIBIT A

LEGAL DESCRIPTION

Legal Description: Lot 1 of Certified Survey Map #2787 and Recorded at the Kenosha County Register of Deeds Office as Document #1755416, also F/K/A Lot 2 of Certified Survey Map #2744 and Recorded at the Kenosha County Register of Deeds Office as Document #1721909, also F/K/A Parcel 1 of Certified Survey Map #2175 and Recorded at the Kenosha County Register of Deeds Office as Document #1174606, and also F/K/A Outlot 17 of the Prairie Ridge Subdivision Plat #5745 and Recorded at the Kenosha County Register of Deeds Office as Document #1088727 located in part of the Northeast One Quarter of the Northwest One Quarter of the Southwest One Quarter and Southeast One Quarter of U.S. Public Land Survey Section 8, Township 1 North, Range 22 East of the Fourth Principal Meridian in the Village of Pleasant Prairie, Kenosha County, Wisconsin. Lot 1 is approximately 2.16 acres.

EXHIBIT B
TO AGREEMENT REGARDING DSIS SECURITY SYSTEM
VILLAGE CONDITIONAL USE PERMIT #16-__

EXHIBIT C

TO AGREEMENT REGARDING DSIS SECURITY SYSTEM

VILLAGE PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE #16-__
(Attached hereto)

EXHIBIT D

TO AGREEMENT REGARDING DSIS SECURITY SYSTEM

**DSIS PLAN, HARDWARE DETAILS AND NARRATIVE
[Attached hereto]**

EXHIBIT E

TO AGREEMENT REGARDING DSIS SECURITY SYSTEM

**ACCESS EASEMENT
[Attached hereto]**

ACCESS EASEMENT

This ACCESS EASEMENT is entered into this _____ day of _____, 2016 by and between the Grantor, Telltail Holdings, LLC the "Landowner") and the Grantee, the VILLAGE OF PLEASANT PRAIRIE (the "Easement Holder").

RECITALS

A. The Landowner is the owner of certain real estate in the Village of Pleasant Prairie, Kenosha County, Wisconsin, which is legally described in **Exhibit A** and incorporated herein by reference (collectively the "Landowner's Property").

B. The Easement Holder has entered into a Security Agreement with the Landowner for the right but not the obligation for the installation and maintenance of an exterior Digital Security Imaging System ("DSIS") upon Landowner's Property for security surveillance purposes (the "Agreement").

C. In connection with the above-referenced Agreement, the Landowner has agreed to convey to the Easement Holder access and maintenance rights to all such systems, devices and areas associated with the DSIS.

D. The Easement Holder acknowledges and agrees that the Landowner will utilize the Landowner's Property for an animal veterinary clinic that will provide medical exams, emergency services, dentistry, radiology and surgical and emergency services and operate as a Care Animal Hospital ("Care Animal"), and the Easement Holder shall not unreasonably interfere with said use and operation of the Landowner's Property by the Landowner.

Recording Area

Name and Return Address:
Jean M. Werbie-Harris
Community Development Dept.
Village Municipal Building
9915 39th Avenue
Pleasant Prairie, WI 53158

Parcel Identification Number:
91-4-122-081-0136

GRANT OF ACCESS EASEMENT

In consideration of the facts recited above, the Landowner and Easement Holder hereby agree as follows:

1. Grant of Easement. The Landowner hereby grants and conveys to the Easement Holder, its contractors and agents, a perpetual, non-exclusive, rent-free, access and maintenance easement (the "Access Easement") over and through the exterior of the improvements located on that portion of the Landowner's Property required for the installation, maintenance and use of said DSIS, related electrical work and internet access, and to a secured area generally located as described in the DSIS Security Agreement, which location may be relocated by mutual agreement of the parties (the "Easement Property"). All utility lines shall be underground to the extent possible. The Landowner shall supply electricity and internet connection services for the DSIS as provided in the Agreement.

2. Use of Access Easement. The purpose of the Access Easement is to provide for the installation, operation and maintenance of a DSIS in accordance with a Security Agreement between the parties and other property owners dated on or about _____, 2016 (the "Agreement"), the terms and conditions of which are hereby incorporated in this Access Easement. Nothing in this Access Easement is intended to prohibit use of the Access Easement area by the Landowner, provided such use does not materially interfere with the use of the Access Easement by the Easement Holder. The Easement Holder agrees that it will not materially interfere with the normal operation and use of the Landowner's Property by the Landowner and its occupants, through its inspection and access of the DSIS equipment.

3. Improvements. If the Landowner fails to do so, the Easement Holder shall have the right, but not the obligation, to construct and install reasonable improvements upon the Easement Property in accordance with the terms in the Agreement, to make the Easement Property suitable for the installation of a DSIS with as little damage to the Landowner's Property as possible. Subject to the terms of the Agreement, if the Easement Holder undertakes the installation or maintenance of the DSIS, the Easement Holder agrees to use its best efforts to make the DSIS as aesthetically tasteful and architecturally harmonious as reasonably possible while still allowing the DSIS to cover as much of the Care Animal site as the Easement Holder deems reasonably necessary.

4. Maintenance. The Easement Holder shall have access at all times as it deems necessary for maintaining its DSIS and related equipment on the Easement Property to the extent necessary for the uses described in the Agreement. The Landowner shall pay the Easement Holder a maintenance fee and other fees as described in the Agreement if the Easement Holder undertakes inspections or takes over the responsibilities of the DSIS maintenance.

5. Damage to Easement Property. The Easement Holder shall be responsible for any damage that it may cause to the Easement Property. The Easement Holder shall promptly make all needed repairs, promptly after such damage, restoring the

Easement Property to its condition prior to the damage. The Landowner shall promptly make any needed repairs to the Landowner's Property and the DSIS equipment that the Landowner may damage.

6. Obstructions to Use of the Easement Property. The Easement Holder may not utilize the Easement Property in a way that materially interferes with its use by any other person permitted to use it. The Easement Holder acknowledges and agrees that the Landowner's and its future owners or tenants' use of the Landowner's Property may include if permitted by the Village, outdoor events that may occur on the Landowner's Property, however, such uses shall not be considered an obstruction or impediment to the Access Easement. Furthermore, the Easement Holder acknowledges and agrees that the Landowner has the right to modify and construct new improvements on the Landowner's Property, albeit with the necessary permits, and if said improvements interfere with use of the Access Easement by the Easement Holder, then the Landowner shall bear all costs and responsibility to relocate the DSIS equipment or modify its use of the Easement Property.

7. Indemnity/Insurance/Liens. All costs of installation, operation, and maintenance of the Easement Property and any improvements the Landowner installs thereon will be the responsibility of the Landowner as described in the Agreement.

Any contractor coming onto the Easement Property and/or the Landowner's Property on behalf of the Easement Holder shall carry a non-deductible (a) commercial general liability insurance policy, including (but not limited to) contractor's liability coverage, contractual liability coverage, completed operations coverage, broad form property damage endorsement and contractor's protective liability coverage, to afford protection, with respect to personal injury, death or property damage of not less than One Million Dollars (1,000,000) per occurrence combined single limit/ One Million Dollars (\$1,000,000) general aggregate (but not less than \$500,000 per location aggregate); (b) comprehensive automobile liability insurance policy with a combined single limit for each occurrence of not less than Three Hundred Thousand Dollars (\$300,000) with respect to personal injury or death and property damage; and (c) worker's compensation insurance policy or similar insurance in form and amounts required by law. The Easement Holder shall carry similar amounts and types of insurance when it enters onto the Easement Property and/or the Landowner's Property, provided, such insurance may be provided through the municipal insurance plan of Easement Holder. In connection with any installation, operation, maintenance or inspection of the Easement Property by the Easement Holder or its agents, employees or contractors, the Easement Holder shall indemnify, defend and hold harmless the Landowner from and against any lien, suit, loss, cost, expense (including reasonable attorneys' fees), personal injury, bodily injury or property damage arising from or relating to such activities of the Easement Holder, its agents, contractors or engineers on the Landowner's Property.

Nothing contained herein shall alter or eliminate any obligations of the Landowner to reimburse the Easement Holder for costs and expenses, as provided in the DSIS.

8. Enforcement of Agreement. The Landowner and Easement Holder shall have the right to legally enforce this Access Easement and the covenants, conditions and restrictions set forth herein, by whatever action or actions are legally available, including, without limitation, enjoining any violation or threatened violation hereof.

9. Amendments. This Access Easement may not be modified, amended or terminated except by execution and recording of a written instrument signed by both the Landowner and Easement Holder.

10. Successors. All of the terms, covenants, conditions, and obligations set forth in this Access Easement and the Agreement shall inure to the benefit of and bind the Landowner and Easement Holder, and their respective personal representatives, heirs, successors, transferees, assigns, and all future owners of the Landowner's property this Access Easement and the Agreement shall continue as a servitude running in perpetuity with the Landowner's Property.

11. Severability. If any provision or specific application of this Access Easement is found to be invalid by a court of competent jurisdiction, the remaining provisions or specific applications of this Access Easement shall remain valid and binding.

12. Governing Law. This Access Easement shall be governed by and construed under the laws of the State of Wisconsin. The parties agree that any dispute hereunder shall be venued only in the Circuit Court for Kenosha County.

13. Attorneys Fees and Interest. If either party defaults in the performance or observation of any of the terms, conditions, covenants or obligations contained in this Access Easement and the complaining party places the enforcement of all or any part of this Access Easement in the hands of an attorney, or if that party incurs any fees or out-of-pocket costs in any litigation, negotiation or transaction, the party that substantially prevails in any such dispute shall be reimbursed for its actual attorneys' fees and costs whether or not litigation is actually commenced. Any sums not paid when due, including without limitation any maintenance fee, shall accrue interest from the due date until paid at eighteen percent (18%) per annum.

(Signatures are on the Next Pages)

IN WITNESS WHEREOF, Telltail Holdings LLC has executed this Access Easement this ____ day of _____, 2016.

LANDOWNER: Telltail Holdings LLC

By: _____

Name: Russell B. Brewer, DVM

Title: President

STATE OF WISCONSIN)
)SS
COUNTY OF KENOSHA)

This instrument was acknowledged before me in Pleasant Prairie, WI on _____, 2016, by **RUSSELL B. BREWER, DVM**, as the duly authorized **President** of Telltail Holdings, LLC.

Signature of Notary Public

Jean M. Werbie-Harris

Typed or Printed Name of Notary Public

Notary Public, State of Wisconsin
My Commission expires on:
December 12, 2017

CONSENT OF MORTGAGEE

The undersigned, being the holder of a mortgage against the Property, consents to the Access Easement set forth above and agrees that its interest in the Property shall be subject to this Access Easement.

Dated: _____, 2016.

_____ Bank
 By: _____
 Name: _____
 Title: _____

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS:
 _____ COUNTY)

This instrument was acknowledged before me on _____, 2016
 by _____, (Name) the _____
 (Title) of the _____ (Bank).

 Signature of Notary Public

 Type or Print Name of Notary Public

Notary Public, State of _____
 My Commission expires on: _____

This instrument drafted by:
 Jean M. Werbie-Harris
 Community Development Director
 9915 39th Avenue
 Pleasant Prairie, WI 53158

EXHIBIT A

Legal Description of Landowner's Property

Legal Description: Lot 1 of Certified Survey Map #2787 and Recorded at the Kenosha County Register of Deeds Office as Document #1755416, also F/K/A Lot 2 of Certified Survey Map #2744 and Recorded at the Kenosha County Register of Deeds Office as Document #1721909, also F/K/A Parcel 1 of Certified Survey Map #2175 and Recorded at the Kenosha County Register of Deeds Office as Document #1174606, and also F/K/A Outlot 17 of the Prairie Ridge Subdivision Plat #5745 and Recorded at the Kenosha County Register of Deeds Office as Document #1088727 located in part of the Northeast One Quarter of the Northwest One Quarter of the Southwest One Quarter and Southeast One Quarter of U.S. Public Land Survey Section 8, Township 1 North, Range 22 East of the Fourth Principal Meridian in the Village of Pleasant Prairie, Kenosha County, Wisconsin. Lot 1 is approximately 2.16 acres.



Fee Paid _____ 20 _____ Approved _____ 20 _____
 Notices Mailed _____ 20 _____ Denied _____ 20 _____

**VILLAGE OF PLEASANT PRAIRIE, WISCONSIN
 ZONING MAP AND TEXT AMENDMENT APPLICATION**

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

I, (We), the undersigned owner(s)/agent do hereby petition the Village Board to amend the Village of Pleasant Prairie Zoning Map as hereinafter requested.

It is petitioned that the following described property be rezoned from the present N/A
 _____ District(s) to N/A District(s). The property petitioned
 to be rezoned is located at: TBD and is legally described

 (address)

as follows: Lot 1 of Certified Survey Map Number 2787, being a redivision of Lot 1 of CSM 2744 being part
 of the NE 1/4 of the NE 1/4 of S8, T1N, R22E, in the Village of Pleasant Prairie, Kenosha County, Wisconsin

Tax Parcel Number(s): 91-4-122-081-0136

The proposed use for this property is: Veterinary Hospital

Petitioner's interest in the requested rezoning: N/A

Compatibility with adjacent land uses: N/A


I (We) are also requesting a Zoning Text Amendment to amend Section 420-119.I, 420-48.L of
 the Village Zoning Ordinance.

I (We), have contacted the Community Development Department to arrange a pre-application meeting to
 discuss the proposed request to determine additional information that may be needed for this request. Completed
June 2015

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

PROPERTY OWNER:

Print Name: Telltail Holdings, LLC-Russ Brewer

Signature: 

Address: 10990-192nd Ave
Bristol, WI 53104

(City) _____ (State) _____ (Zip) _____

Phone: 262-308-4353

Fax: _____

Email: rbbrewer@aol.com

Date 9-26-2016

OWNER'S AGENT:

Print Name: Bob Poch-Keller, Inc.

Signature: 

Address: N216 State Road 55, PO Box 620
Kaukauna, WI 54130

(City) _____ (State) _____ (Zip) _____

Phone: 920-427-4458

Fax: 920-766-5004

Email: bpoch@kellerbuilds.com

Date: 9-26-2016

September 28, 2016

Zoning Text Amendment Letter

Project: Care Animal Hospital
9052 Prairie Ridge Boulevard
Pleasant Prairie, WI 53185
(Excel Job No. 1521000)



The proposed Care Animal Hospital project involves construction of a new 11,746 sf facility in the Village of Pleasant Prairie, WI on an existing undeveloped property. The new facility will be located off of Prairie Ridge Boulevard and generally on the northwest corner of 88th Ave and Prairie Ridge Boulevard. This new facility for Care Animal Hospital is needed since their existing facility has been outgrown with their past success. The project is planned to be completed in the Fall of 2017 and will meet local demand by providing veterinary services similar to their existing facility. The proposed 11,746 sf Care Animal facility will operate between the hours of 8:00 AM to 7:00 PM Monday thru Friday, 8:00 AM to 2:00 PM Saturday, or by emergency. With the new facility, the one work shift will be comprised of 7 doctors and 300 employees. Per the city code, 58 stalls will be required on site (4/doctor + 1/employee), and a total of 60 stalls (3 handicap stalls included) have been provided to meet the demands of the new facility.

The proposed site has many constraints that need to be addressed, revise, and approved prior to address any dimensional modifications needed for the facility prior to construction. The existing site is 2.16 acres in size and a 0.42 acre wetland/setback area is onsite that cannot be disturbed per state and local requirements. Due to the wetland, the usable property has been reduced to 1.74 acres. In order to provide the required amount of parking that Care Animal Hospital needs for the facility, parking areas will need to be optimized to provide the maximum number of parking stalls possible onsite. In order to achieve this, the current Village Zoning Ordinance (Section 420.48.L (1) & 420.119.I.(4)(c)) require the following dimensional modifications to the B-2 zoning:

- 20 foot side & rear parking setback (existing) to a 10 foot side & rear parking setback
- 25 foot parking setback to wetlands (existing) to a 5' parking wetland setback
- 25 foot building setback to wetlands (existing) to a 10' building wetland setback

The requested dimensional modifications are required to optimize the site and to provide the maximum number of parking stalls that Care Animal Hospital needs for the new facility. The dimensional modifications will create a specific PUD for the development per Village requirements.

Please review and revise the B-2 zoning per the requested information to create a specific development PUD for the new facility. If you have any questions, please contact me.

Thank you,

Excel Engineering, Inc.

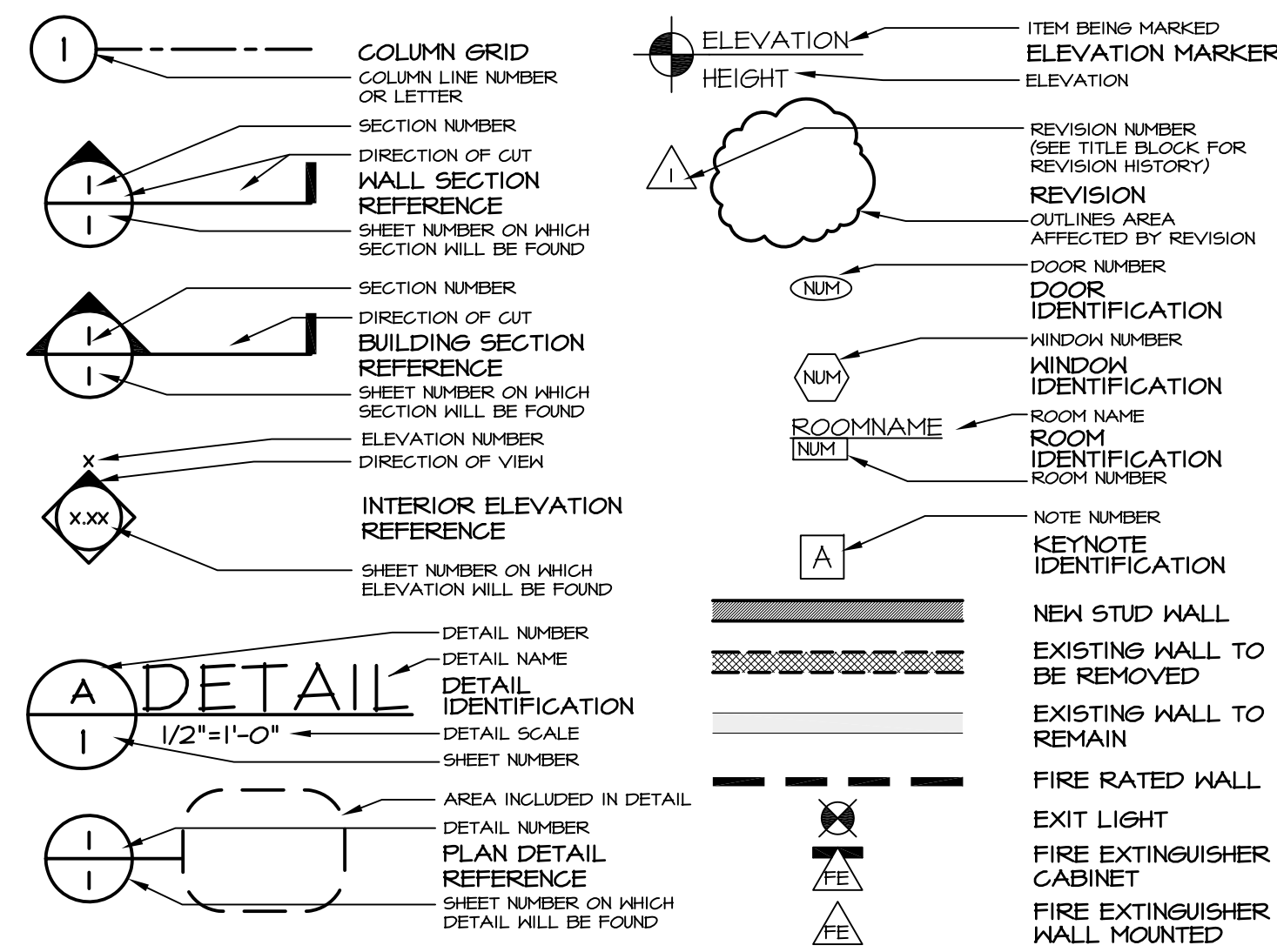
A handwritten signature in black ink, appearing to read "Eric Drazkowski".

Eric Drazkowski, P.E.

PROPOSED BUILDING FOR-- CARE ANIMAL HOSPITAL

9052 PRAIRIE RIDGE BOULEVARD PLEASANT PRAIRIE, WISCONSIN 53158

PROJECT INFORMATION



PROJECT INFORMATION

APPLICABLE BUILDING CODE

2009 INTERNATIONAL BUILDING CODE (WITH AMENDMENTS)
ASHRAE STANDARD 90.1 - 2007

BUILDING SIZE

FIRST FLOOR 11,836 SF
TOTAL AREA 11,836 SF

CONSTRUCTION CLASSIFICATION

TYPE - B CONSTRUCTION
SPRINKLED

OCCUPANCY CLASSIFICATION

B BUSINESS

ALLOWABLE AREA

TABULAR FLOOR AREA 9,000 SF
FRONTAGE INCREASE 6,277 SF
SPRINKLER INCREASE 27,000 SF
TOTAL ALLOWABLE BUILDING AREA 42,277 SF (PER STORY)

BUILDING CONTENT

METHODS OF FIRE PREVENTION, INCLUDING: "WITHOUT LIMITATION," ACCESSIBILITY FOR THE FIRE & RESCUE DEPARTMENT AND ITS EQUIPMENT
BUILDING HEIGHT: 29'-8 3/16"
NUMBER OF STORIES / FLOORS: 3
MEZZANINES: NONE
CLEAR SPACE, THE HEIGHT OF THE FINISHED FLOOR TO THE CEILING HEIGHTS:
CEILING OR THE UNDERSIDE OF THE ROOF STRUCTURE:

ZONING INFORMATION

ZONING: B2/C1 AND PUD
FRONT YARD SETBACK: 65'-0" FROM ARTERIAL STREETS OF HIGHWAYS 40'-0" FROM NON-ARTERIAL STREETS OR PRIVATE ROADS
SIDE YARD SETBACK: 30'-0"
FRONT PAVING SETBACK: 25'-0"
EAST SIDE PAVING SETBACK: 10'-0"
REAR PAVING SETBACK: 10'-0"

PARKING REQUIREMENTS:

(4) SPACES/DOCTOR: (7) DOCTORS x (4) = 28 STALLS
(1) PER EMPLOYEE: (30) EMPLOYEES = 30 STALLS
HANDICAP STALLS: 3 STALLS
PARKING REQUIRED: 61 STALLS
PARKING PROVIDED: 60 STALLS* (1 STALL/195.8 S.F.)
PUD MODIFICATIONS APPROVED BY THE VILLAGE BOARD

GENERAL NOTES

- The proposed **NEW CONSTRUCTION** is designed to conform to Wisconsin Department of Industry Services (WDIS) and the 2009 International Building Code (2009-IBC), Group B, Type I-B. Any additions to or deletions from the plans must be in accordance with applicable codes which govern for the building site, and may require resubmittal. Notify the architect of such changes. The building is **SPRINKLERED**.
- 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 design engineer in compliance with the Community Development Department.
- These drawings cover structural and general construction work only. All work shall conform to state and local codes which govern for the building site, and shall be done in a workmanlike manner. Heating, Ventilation & Air Conditioning drawings, if not included hereunto must be submitted for approval by the Owner or the subcontractor doing the work.
- Reference to materials or systems herein by name, make or catalog number is intended to establish a standard of quality, and not to limit competition, and the words "or approved equal" are implied following each brand name. "Or approved equal" materials shall be approved by the architect prior to acceptance for use.
- Soil bearing capacity is assumed at 2,000 pcf; clayey sand, silty gravel and clayey gravel per IBC Table 1806.2. The contractor shall notify the architect immediately if soils other than those indicated are encountered. Footings shall bear on undisturbed soil or structural fill. Adjust footing depths in the field as may be required. Finished floor area to receive mechanically compacted sand fill, compacted to 98% modified proctor density, covered with 3" of gravel. Any footing bearing area to bear above undisturbed soil to receive mechanically compacted structural fill, compacted to 98% modified proctor density. Unless explicitly noted otherwise, do not excavate below the bottom of any existing footing or bearing surface within an equal horizontal distance of the intended specified depth away from the existing footing or bearing surface. Any conflict of information on these drawings shall require notification of architect prior to any such excavation.
- Concrete strength shall be 4,000 psi for floors, and 4,000 psi for exterior concrete and precast toppings, and all others shall be 3,000 psi at 28 days and shall be supplied by a certified approved Ready-Mix firm and conforming to ASTM-C94 latest edition. Maximum slump for walls shall be not over 3", and footings, slabs, etc. not over 4". Place concrete per ACI standards. No concrete shall be poured or placed on or against frozen ground. All concrete shall be protected after pouring such that its temperature does not fall below 70° F for 3 days, or 50° F for 5 days.
- Reinforcing steel shall conform to ASTM-A615, grade 60. Welded wire fabric shall conform to ASTM-A185. Lap all horizontal reinforcing at splices and around corners 30 bar diameters. Reinforcing shall be placed in conformance with CRSI "Recommended Practices for Placing Bars" latest edition. The reinforcement shall not be painted and must be free from grass, dirt, or deep rust when placed in the work. To prevent rusting, this material shall be protected from the weather.
- Structural steel framing shall be of ASTM A-992 Grade 50 (Fy = 50 ksi) and shall be detailed, fabricated, and erected to comply with A.I.S.C., Steel Construction Manual, Thirteenth edition. Shop prime with one coat of the fabricator's standard rust inhibiting primer. Provide all holes, and anchor bolts, bearing plates, lintel, clip angles, weld plates, etc., as required for steel structure fabrication as shown on the drawings. All steel framing shall be protected after erection in compliance with IBC Chapter 22, Section 2204. All bolts, nuts, and washers shall conform to requirements of ASTM-A325. All work per the A.I.S.C.'s Code of Standard Practice in accordance with IBC Chapter 22.
- Wood frame construction and its fastenings shall conform to the latest edition(s) of National Design Specifications for Wood Construction: The American Wood Association, and the American Institute of Timber Construction printed recommendations in compliance with WDIS and IBC Chapter 23. All wood headers must be fastened to king post studs with a minimum of (3) fasteners, where applicable. Wood framing species for headers and beams shall be as specified on structural schedules. Continuous top plates shall be Spruce-Pine-Fir #2 or better. All wood headers must be fastened to king post studs with a minimum of (3) fasteners, where applicable. All roof and wall sheathing shall be specified and supported as per the sheathing schedule.
- Fireblocking in combustible construction, fireblocking shall be installed to cut off concealed draft openings (both vertical and horizontal) and shall form an effective barrier between floors, between a top story and a roof or attic space. Fireblocking shall be provided at interconnections between concealed vertical wall or partition spaces and concealed horizontal spaces created by an assembly of floor joist or trusses, and between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings, cave ceilings and similar locations. Fireblocking shall be provided in concealed spaces between stair stringers at the top and bottom of the run. Provide fireblocking in additional locations per IBC Section 703.2.
- Driftstoppage: In combustible construction, driftstoppage shall be installed to subdivide floor/ceiling assemblies so that horizontal floor areas do not exceed 1,000 square feet. Driftstoppage shall be installed in attics and concealed roof spaces, such that any horizontal area does not exceed 3,000 square feet. Driftstoppage is not required in buildings equipped throughout with an NFPA 13 automatic sprinkler system. Provide driftstoppage in additional locations per IBC Section 703.
- Concrete masonry units and materials shall comply with IBC Chapter 21 requirements. The concrete masonry units shall be single wythe of the size shown on the drawings. Units shall be of normal aggregate. Units shall be architectural faced as shown on the drawings. Units shall be hollow load bearing units and meet ASTM-C90, Type N standards approved by WDIS. All units shall be laid in running bond with type DW10 w/ see the reinforcing at 16" o/c. Mortar shall be type M. Tool joints concave for weathertightness.
- All exterior masonry shall be waterproofed with Chemstop waterproofing or an equal.
- Interior Finish materials shall be as called for on the plans or as directed by the Owner. Minimum interior finishes shall be per IBC Chapter 8.
- Energy Code Used ASHRAE 90.1 (2007) Standard.
- The designer and owner are reminded that the lighting system, service water system and mechanical system shall also be based on ASHRAE 90.1-2007 as required by IECC 501.2 & SPS 363.0501.

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ARCHITECTURAL:

T1.0 TITLE SHEET, GENERAL BUILDING NOTES, SHEET INDEX & CONTACTS
T2.0 SPECIFICATIONS

CIVIL:

C1.0 CIVIL COVER AND SPECIFICATION SHEET
C1.1 EXISTING SITE AND DEMOLITION PLAN
C1.2 SITE PLAN
C1.3 GRADING AND EROSION CONTROL PLAN
C1.4 UTILITY PLAN
C1.5 LANDSCAPE PLAN
C1.6 IRRIGATION PLAN
C1.7 DETAILS
C1.8 DETAILS
C1.9 DETAILS

C2.0 DRIVER'S DETAILS
C2.1 TRAFFIC CONTROL PLAN
C2.2 PHOTO METRIC PLAN
E1.50LP2 SITE PHOTOMETRIC PLAN - CUT SHEETS

ARCHITECTURAL:

A1.0 DIMENSION PLAN
A1.1 REFERENCE PLAN
A1.2 ROOF PLAN
A2.0 EXTERIOR ELEVATIONS
A2.1 EXTERIOR PERSPECTIVES
A2.2 BUILDING & MONUMENT SIGNAGE
A3.0 BUILDING SECTIONS
A3.1 BUILDING & WALL SECTIONS
A3.2 WALL SECTIONS & DETAILS
A3.3 ROOF DETAILS
A3.4 ROOF DETAILS
A5.0 CAGE SECTIONS & ELEVATIONS
A5.1 INTERIOR ELEVATIONS & DETAILS
A5.2 ENLARGED RESTROOM & SHOWER ROOM PLANS
A6.0 DOOR & FRAME ELEVATIONS AND DOOR HARDWARE SCHEDULE
A6.1 WINDOW ELEVATIONS
A6.2 WINDOW DETAILS
A6.3 ROOM FINISH SCHEDULE
A7.1 REFLECTED CEILING PLAN
EQ1.0 EQUIPMENT PLAN
EQ2.0 EQUIPMENT SCHEDULE

WISCONSIN ARCHITECT
ALLAN R. BIRSCHBACH
4301-S
APPLETON, WISCONSIN

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly Registered Architect under the Statutes of the State of Wisconsin.

Date: 09-28-2016 Reg. No. 4501-5

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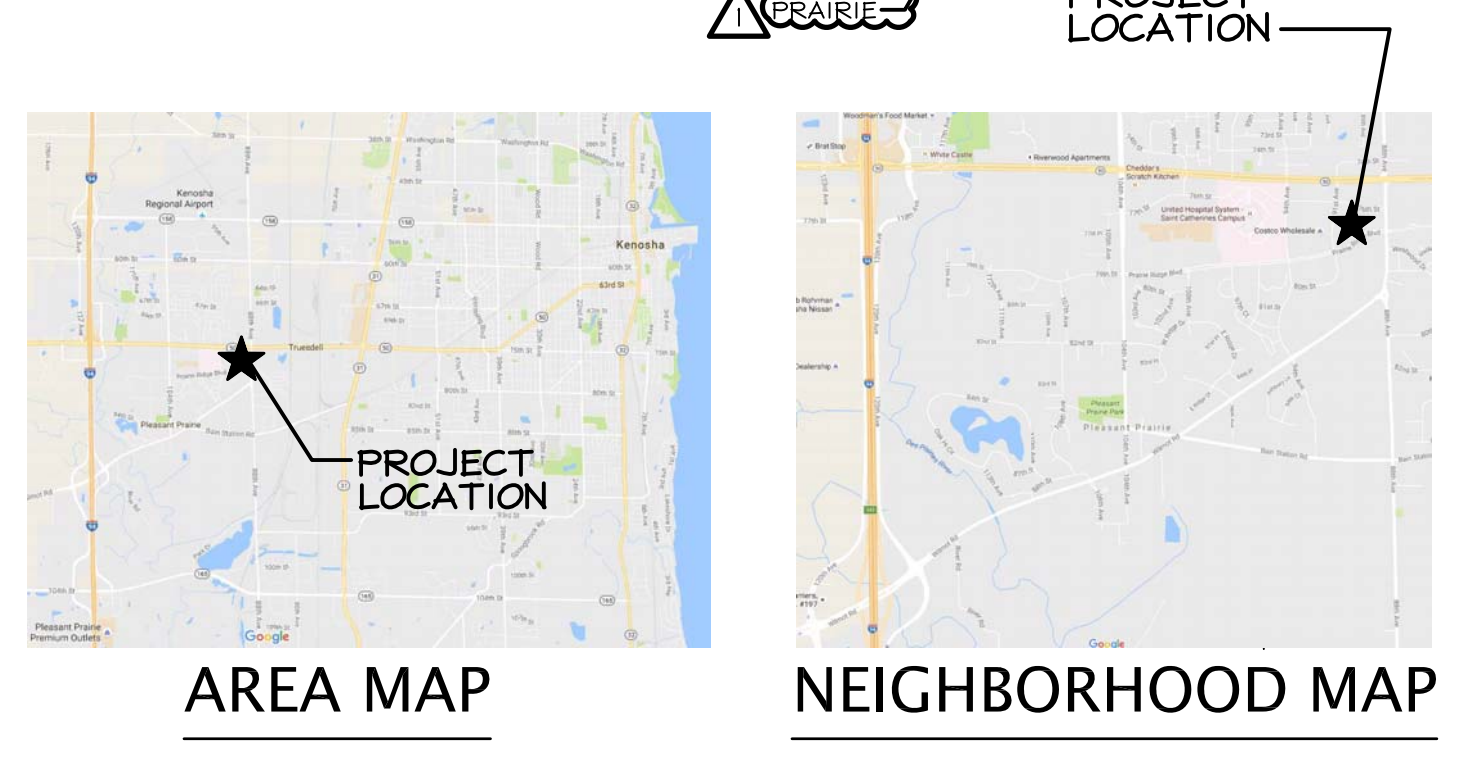
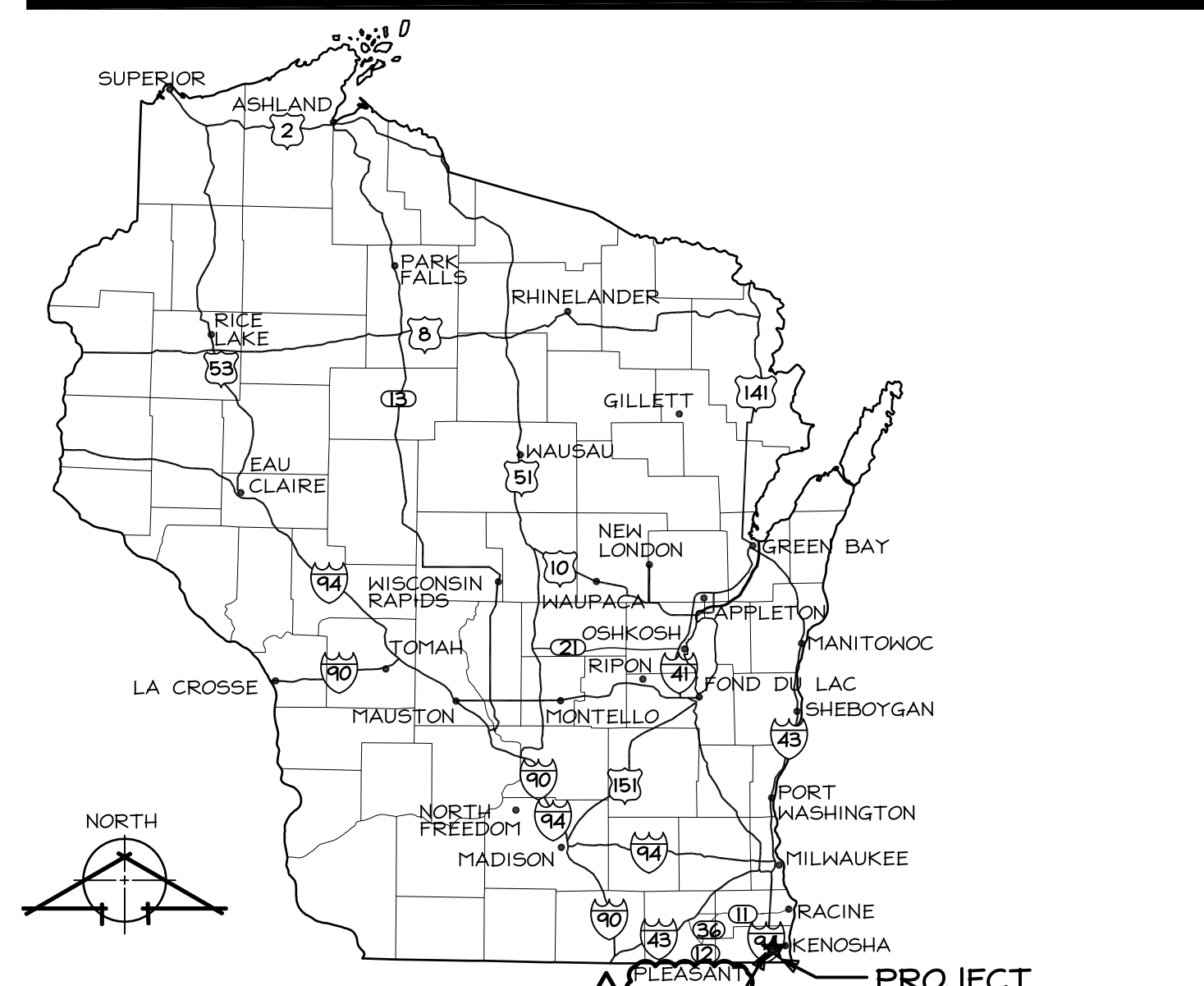
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LOCATION MAP



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PROPOSED BUILDING FOR: CARE ANIMAL HOSPITAL 9052 PRAIRIE RIDGE BOULEVARD PLEASANT PRAIRIE, WISCONSIN, 53158

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REVISIONS

11-08-2016 - E. KLISTER

PROJECT MANAGER:

B. POCH

DESIGNER:

S. KLESSIG

DRAWN BY:

E. KLISTER

EXPEDITOR:

S. LAMON

SUPERVISOR:

D. CRAKER

PRELIMINARY NO.:

P14306

CONTRACT NO.:

54852

DATE:

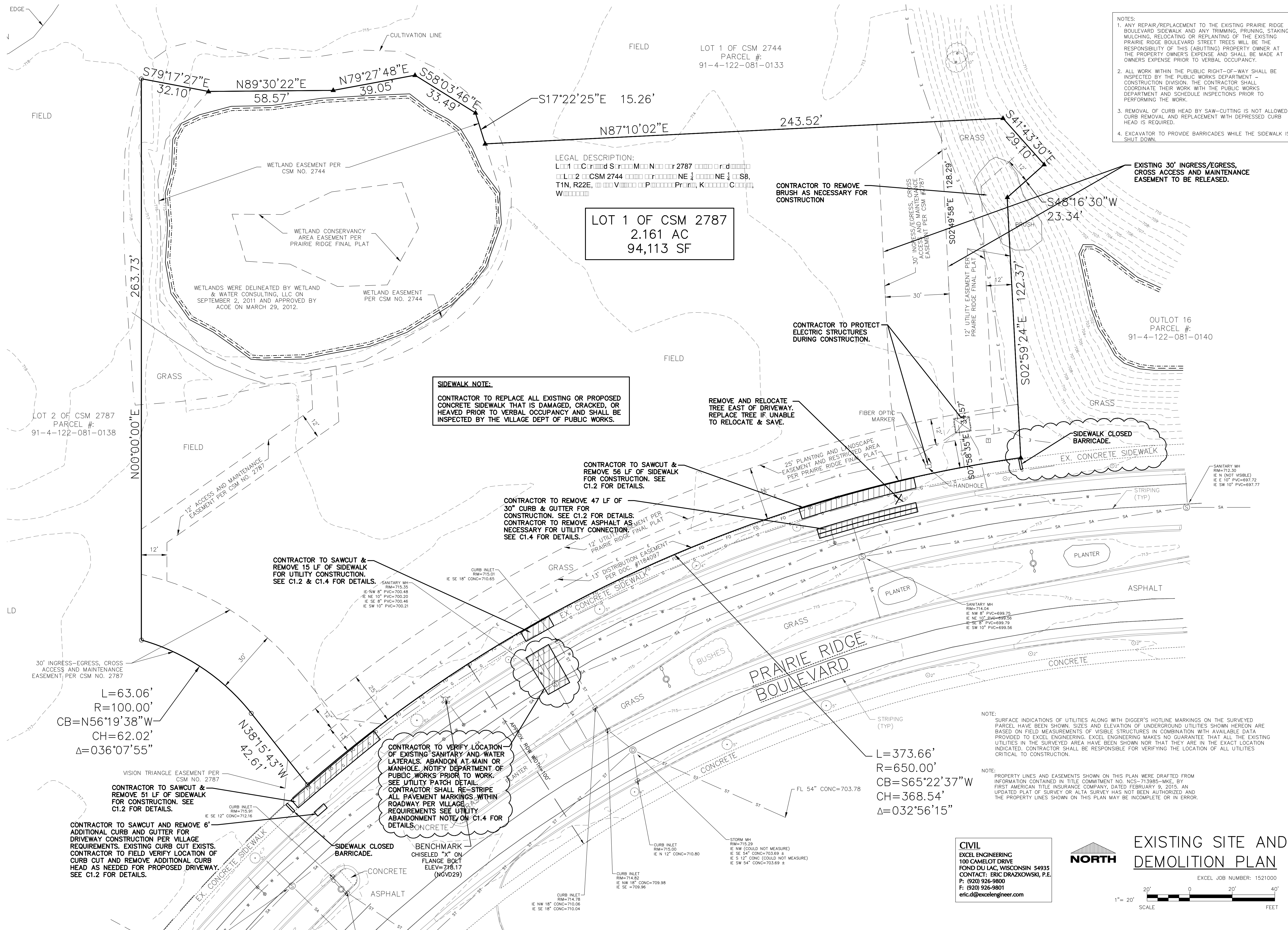
09/28/2016

SHEET:

T1.0

VILLAGE OF PLEASANT PRAIRIE SUBMITTAL

PLANNERS | ARCHITECTS | BUILDERS



- NOTES:
1. ANY REPAIR/REPLACEMENT TO THE EXISTING PRAIRIE RIDGE BOULEVARD SIDEWALK AND ANY TRIMMING, PRUNING, STAKING, MULCHING, RELOCATING OR REPLANTING OF THE EXISTING PRAIRIE RIDGE BOULEVARD STREET TREES WILL BE THE RESPONSIBILITY OF THIS (ABUTTING) PROPERTY OWNER AT THE PROPERTY OWNER'S EXPENSE AND SHALL BE MADE AT OWNERS EXPENSE PRIOR TO VERBAL OCCUPANCY.
 2. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE INSPECTED BY THE PUBLIC WORKS DEPARTMENT - CONSTRUCTION DIVISION. THE CONTRACTOR SHALL COORDINATE THEIR WORK WITH THE PUBLIC WORKS DEPARTMENT AND SCHEDULE INSPECTIONS PRIOR TO PERFORMING THE WORK.
 3. REMOVAL OF CURB HEAD BY SAW-CUTTING IS NOT ALLOWED. CURB REMOVAL AND REPLACEMENT WITH DEPRESSED CURB HEAD IS REQUIRED.
 4. EXCAVATOR TO PROVIDE BARRICADES WHILE THE SIDEWALK IS SHUT DOWN.

LEGAL DESCRIPTION:
 L1 of CSM 2787 M N 2787
 L2 of CSM 2744 NE 1/4 NE 1/4 SB, T1N, R22E, V P Pr K C W

LOT 1 OF CSM 2787
 2.161 AC
 94,113 SF

SIDEWALK NOTE:
 CONTRACTOR TO REPLACE ALL EXISTING OR PROPOSED CONCRETE SIDEWALK THAT IS DAMAGED, CRACKED, OR HEAVED PRIOR TO VERBAL OCCUPANCY AND SHALL BE INSPECTED BY THE VILLAGE DEPT OF PUBLIC WORKS.

$L = 63.06'$
 $R = 100.00'$
 $CB = N56^{\circ}19'38''W$
 $CH = 62.02'$
 $\Delta = 036^{\circ}07'55''$

$L = 373.66'$
 $R = 650.00'$
 $CB = S65^{\circ}22'37''W$
 $CH = 368.54'$
 $\Delta = 032^{\circ}56'15''$

EXISTING 30' INGRESS/EGRESS, CROSS ACCESS AND MAINTENANCE EASEMENT TO BE RELEASED.

CONTRACTOR TO REMOVE BRUSH AS NECESSARY FOR CONSTRUCTION

CONTRACTOR TO PROTECT ELECTRIC STRUCTURES DURING CONSTRUCTION.

REMOVE AND RELOCATE TREE EAST OF DRIVEWAY. REPLACE TREE IF UNABLE TO RELOCATE & SAVE.

CONTRACTOR TO SAWCUT & REMOVE 56 LF OF SIDEWALK FOR CONSTRUCTION. SEE C1.2 FOR DETAILS.

CONTRACTOR TO REMOVE 47 LF OF 30" CURB & GUTTER FOR CONSTRUCTION. SEE C1.2 FOR DETAILS. CONTRACTOR TO REMOVE ASPHALT AS NECESSARY FOR UTILITY CONNECTION. SEE C1.4 FOR DETAILS.

CONTRACTOR TO SAWCUT & REMOVE 15 LF OF SIDEWALK FOR UTILITY CONSTRUCTION. SEE C1.2 & C1.4 FOR DETAILS.

CONTRACTOR TO SAWCUT & REMOVE 51 LF OF SIDEWALK FOR CONSTRUCTION. SEE C1.2 FOR DETAILS.

CONTRACTOR TO SAWCUT AND REMOVE 6' ADDITIONAL CURB AND GUTTER FOR DRIVEWAY CONSTRUCTION PER VILLAGE REQUIREMENTS. EXISTING CURB CUT EXISTS. CONTRACTOR TO FIELD VERIFY LOCATION OF CURB CUT AND REMOVE ADDITIONAL CURB HEAD AS NEEDED FOR PROPOSED DRIVEWAY. SEE C1.2 FOR DETAILS.

CONTRACTOR TO VERIFY LOCATION OF EXISTING SANITARY AND WATER LATERALS. ABANDON AT MAIN OR MANHOLE. NOTIFY DEPARTMENT OF PUBLIC WORKS PRIOR TO WORK. SEE UTILITY PATCH DETAIL. CONTRACTOR SHALL RE-STRIPE ALL PAVEMENT MARKINGS WITHIN ROADWAY PER VILLAGE REQUIREMENTS. SEE UTILITY ABANDONMENT NOTE ON C1.4 FOR DETAILS.

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EXISTING SITE AND DEMOLITION PLAN

SCALE: 1" = 20'

EXCEL JOB NUMBER: 1521000

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PROPOSED BUILDING FOR:
CARE ANIMAL HOSPITAL
 9052 PRAIRIE RIDGE BOULEVARD
 PLEASANT PRAIRIE
 WISCONSIN, 53158

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REVISIONS

11/08/16	

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SUPERVISOR: **D. CRAKER**

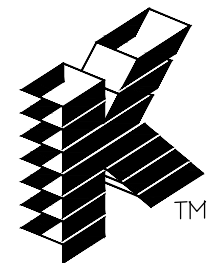
PRELIMINARY NO: **P14306**

CONTRACT NO: **54852**

DATE: **04/28/2016**

SHEET: **C1.1**

100'



Keller

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1-800-236-2334
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Madison, WI 53762
PHONE (608) 445-2455

MILWAUKEE
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WAUSAU
2620 Stewart Avenue
Suite 314
Wausau, WI 54401
PHONE (715) 849-3141
1-800-236-2334
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED BUILDING FOR: CARE ANIMAL HOSPITAL 9052 PRAIRIE RIDGE BOULEVARD PLEASANT PRAIRIE WISCONSIN, 53158

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REVISIONS

1	11/08/16

PROJECT MANAGER:
B. POCH

DESIGNER:
S. KLESSIG

DRAWN BY:
EXCEL ENGINEERING, INC

EXPEDITOR:
S. LAMON

SUPERVISOR:
D. CRAKER

PRELIMINARY NO.:
P14306

CONTRACT NO.:
54852

DATE:
01/28/2016

SHEET:
C1.2

2016-062.00

APPLICANT: KELLER BUILDING, LLC
1000 - PRAIRIE RIDGE AVENUE
WATSONVILLE, CA 95096
TELEPHONE (408) 858-4888

SITE INFORMATION:

LEGAL DESCRIPTION: L1 C r r d S r r M n o r r 2787 r r r d o o o o
L1 2 C S M 2744 r r r r r r r r r r NE 1 r r r r NE 1 r r S8,
T1N, R22E, r r r V r r r r r P r r r r r r r r r r K r r r r r C r r r r r
W r

PROPERTY AREA: AREA = 94,113 S.F. (2.16 ACRES).

EXISTING ZONING: B-2 (PUD), C-1 (WETLAND)

PROPOSED ZONING: B-2 (PUD), C-1 (WETLAND)

PROPOSED USE: VETERINARY HOSPITAL

AREA OF SITE DISTURBANCE: 65,050 SF (1.50 AC)

SETBACKS: BUILDING: FRONT = 40'
SIDE = 30'
REAR = 30'
PAVEMENT: FRONT = 20'
SIDE = 20'
REAR = 20'
ZONING TEXT AMENDMENT TO BE REQUESTED FOR 10' SIDE/REAR PARKING SETBACK, 5' PAVEMENT SETBACK TO WETLANDS, AND 10' BUILDING SETBACK TO WETLANDS. SEE PUD MODIFICATION NOTE.

PROPOSED BUILDING HEIGHT: 29'-7 3/4" (MAX. HEIGHT 35')

PARKING REQUIRED: 4 SPACES PER DOCTOR + 1/EMP + H.C. (61 SPACES REQ.)

PARKING PROVIDED: 60 SPACES (3 H.C. ACCESSIBLE - PERMITTED PER PUD)

HANDICAP STALLS REQUIRED: 3, HANDICAP STALLS PROVIDED: 3

HOURS OF OPERATION: M-F: 8AM-7PM, SAT: 8AM-2PM, SUN: 10AM-3PM OR BY EMERGENCY

BUILDING OCCUPANCY CLASSIFICATION = B

CLASS OF BUILDING CONSTRUCTION = VB (SPRINKLERED) MIN. LANDSCAPE SURFACE RATIO: 30%

EXISTING SITE DATA

PROJECT SITE	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	2.16	94,113	0.00%
PAVEMENT (ASP. & CONC.)	0.00	00,000	0.00%
TOTAL IMPERVIOUS	0.00	00,000	0.00%
LANDSCAPE/OPEN SPACE	2.16	94,113	100.00%

PROPOSED SITE DATA

PROJECT SITE	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.27	11,746	12.4%
PAVEMENT (ASP. & CONC.)	0.74	32,360	34.4%
TOTAL IMPERVIOUS	1.01	44,106	46.8%
LANDSCAPE/OPEN SPACE	1.15	50,007	53.2%

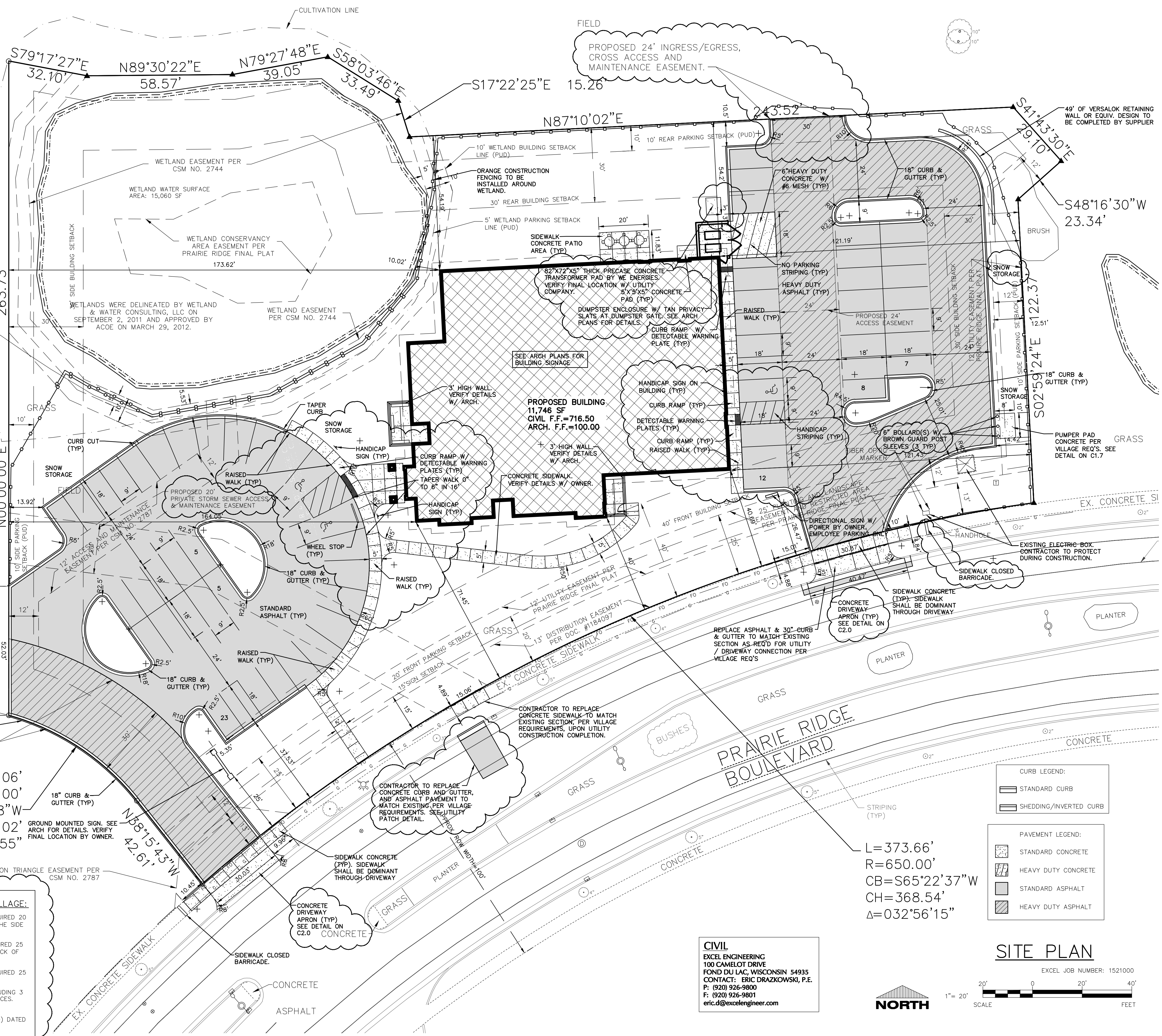
NOTES:
1. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE INSPECTED BY THE PUBLIC WORKS DEPARTMENT - CONSTRUCTION DIVISION. THE CONTRACTOR SHALL COORDINATE THEIR WORK WITH THE PUBLIC WORKS DEPARTMENT AND SCHEDULE INSPECTIONS PRIOR TO PERFORMING THE WORK.
2. CURBS AND GUTTER CONSTRUCTED ADJACENT TO EXISTING CURB AND GUTTER SHALL BE INSTALLED USING TWO (2) NO. 4 (1/2-INCH), 18-INCH LONG TIE BARS, EVENLY SPACED, DRIVEN 9-INCHES INTO THE EXISTING CURB AND GUTTER.
3. PRIOR TO OCCUPANCY, ALL MONUMENT AND BUILDING SIGNAGE SHALL BE INSTALLED AND INSPECTED. A WRITTEN LETTER VERIFICATION AND CERTIFICATION SHALL BE PROVIDED TO THE VILLAGE BY THE SIGNAGE INSTALLER THAT ALL MONUMENT AND BUILDING SIGNAGE HAS BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED SIGNAGE PLAN.

4. ANY REPAIR/REPLACEMENT TO THE EXISTING PRAIRIE RIDGE BOULEVARD SIDEWALK AND ANY TRIMMING, PRUNING, STAKING, MULCHING, RELOCATING OR REPLANTING OF THE EXISTING PRAIRIE RIDGE BOULEVARD STREET TREES WILL BE THE RESPONSIBILITY OF THIS (ABUTTING) PROPERTY OWNER AT THE PROPERTY OWNER'S EXPENSE AND SHALL BE MADE AT OWNERS EXPENSE PRIOR TO VERBAL OCCUPANCY.

5. ALL ON SITE EXTERIOR BUILDING, LANDSCAPING, SIGNAGE, PARKING LOTS AND SITE WORK SHALL BE INSPECTED BY THE COMMUNITY DEVELOPMENT DEPARTMENT FOR COMPLIANCE WITH SITE AND OPERATIONAL PLANS AND VILLAGE ZONING ORDINANCE REQUIREMENTS. THE CONTRACTOR SHALL COORDINATE THEIR WORK INSPECTIONS WITH COMMUNITY DEVELOPMENT DEPARTMENT, EXTERIOR BUILDING LANDSCAPING, SIGNAGE, PARKING LOTS OR SITE MODIFICATIONS TO THE APPROVED PLAN SET SHALL BE APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT.

PUD MODIFICATIONS APPROVED BY VILLAGE:

1. A 10 FOOT MINIMUM SETBACK INSTEAD OF THE REQUIRED 20 FOOT PARKING LOT (BACK OF CURB) SETBACK TO THE SIDE AND REAR PROPERTY LINES.
 2. A 5 FOOT MINIMUM SETBACK INSTEAD OF THE REQUIRED 25 FOOT WETLAND SETBACK TO THE PARKING LOT (BACK OF CURB).
 3. A 10 FOOT MINIMUM SETBACK INSTEAD OF THE REQUIRED 25 FOOT WETLAND SETBACK TO THE BUILDING.
 4. TO ALLOW A MINIMUM OF 60 PARKING SPACES INCLUDING 3 ACCESSIBLE PARKING SPACES RATHER THAN 61 SPACES.
- ** SETBACKS AND PARKING IS PER VILLAGE BOARD OF TRUSTEES APPROVED PLANNING UNIT DEVELOPMENT (PUD) DATED 2016



CURB LEGEND:

- STANDARD CURB
- SHEDDING/INVERTED CURB

PAVEMENT LEGEND:

- STANDARD CONCRETE
- HEAVY DUTY CONCRETE
- STANDARD ASPHALT
- HEAVY DUTY ASPHALT

SITE PLAN

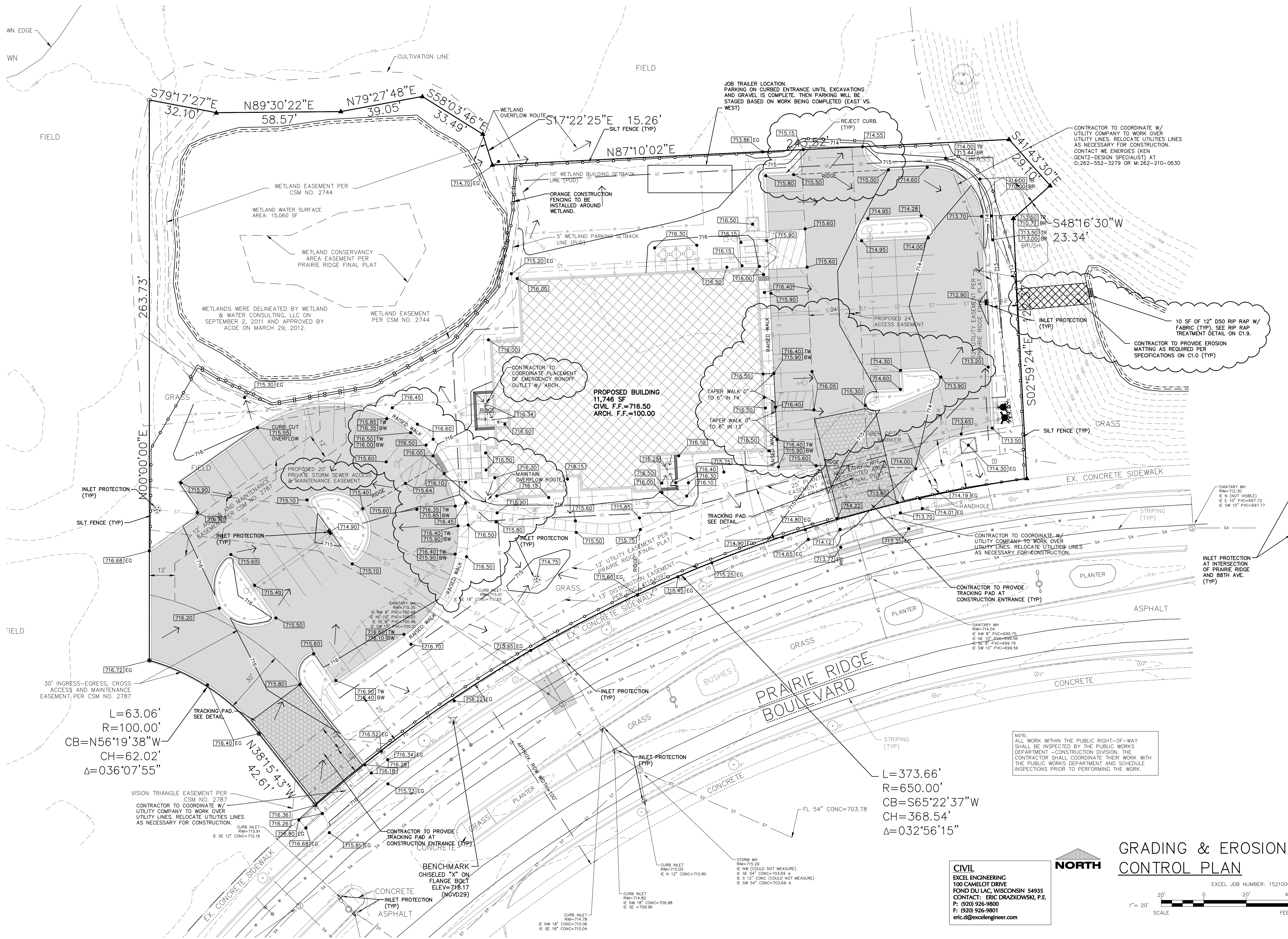
EXCEL JOB NUMBER: 1521000

1"= 20' SCALE

NORTH

20' 20' 20' 40' FEET

CIVIL
EXCEL ENGINEERING
100 CAMELOT DRIVE
FOND DU LAC, WISCONSIN 54935
CONTACT: ERIC DRAZKOWSKI, P.E.
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CARE ANIMAL HOSPITAL
 9052 PRAIRIE RIDGE BOULEVARD
 PLEASANT PRAIRIE
 WISCONSIN, 53158

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REVISIONS

1	11/08/16

PROJECT MANAGER: **B. POCH**

DESIGNER: **S. KLESSIG**

DRAWN BY: **EXCEL ENGINEERING, INC**

EXPEDITOR: **S. LAMON**

SUPERVISOR: **D. CRAKER**

PRELIMINARY NO: **P14306**

CONTRACT NO: **54852**

DATE: **04/28/2016**

SHEET: **C1.3**

2016-062.00
 VILLAGE OF PLEASANT PRAIRIE SUBMITTAL

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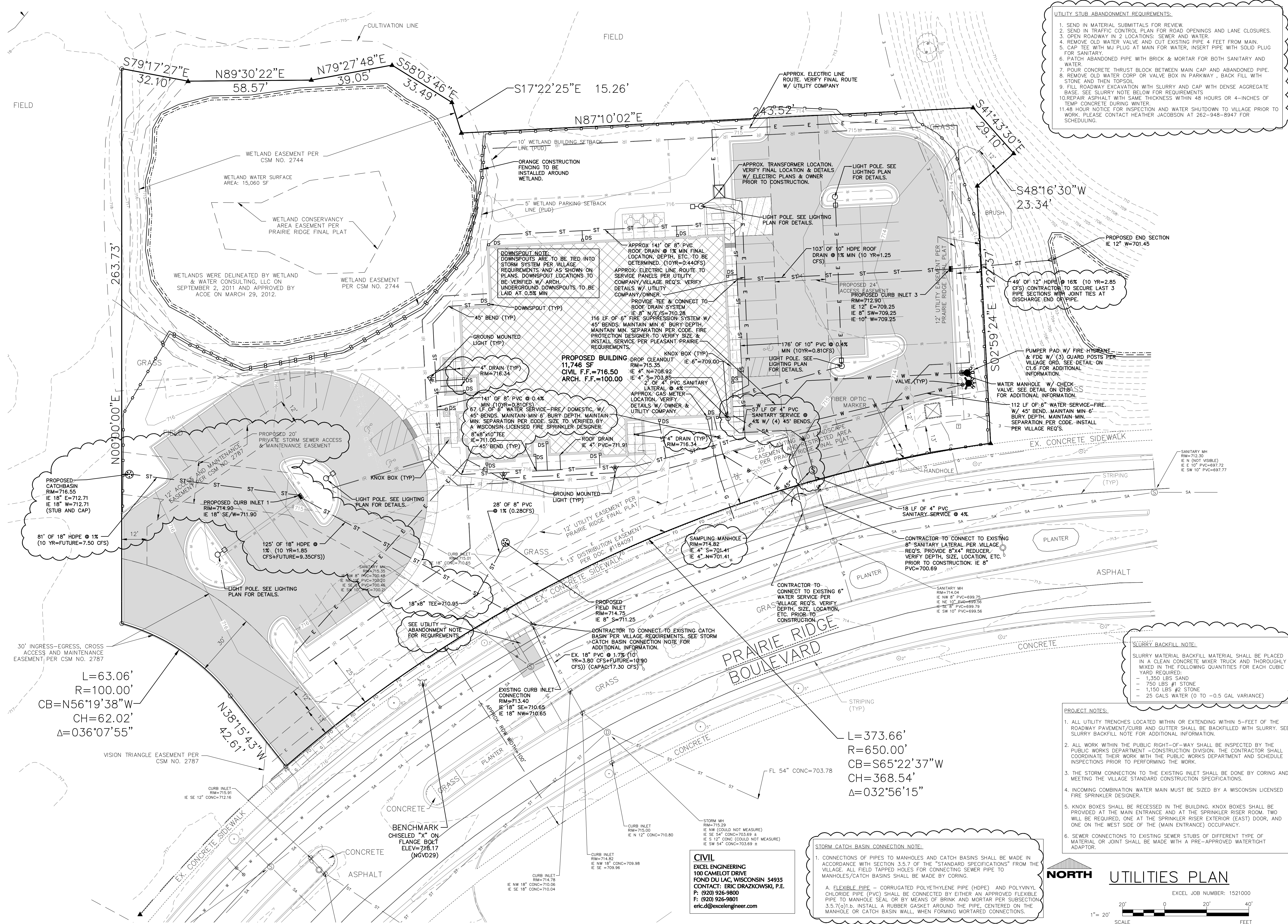
GRADING & EROSION CONTROL PLAN

EXCEL JOB NUMBER: 1521000

SCALE: 1" = 20'

FEET

APPLICANT: **REBECCA L. LARSEN**
 10800 - HENRI AVENUE
 WAUKESHA, WI 53186
 TELEPHONE: (262) 500-4999



- UTILITY STUB ABANDONMENT REQUIREMENTS:**
1. SEND IN MATERIAL SUBMITTALS FOR REVIEW.
 2. SEND IN TRAFFIC CONTROL PLAN FOR ROAD OPENINGS AND LANE CLOSURES.
 3. OPEN ROADWAY IN 2 LOCATIONS: SEWER AND WATER.
 4. REMOVE OLD WATER VALVE AND CUT EXISTING PIPE 4 FEET FROM MAIN.
 5. CAP TEE WITH MJ PLUG AT MAIN FOR WATER, INSERT PIPE WITH SOLID PLUG FOR SANITARY.
 6. PATCH ABANDONED PIPE WITH BRICK & MORTAR FOR BOTH SANITARY AND WATER.
 7. POUR CONCRETE THRUST BLOCK BETWEEN MAIN CAP AND ABANDONED PIPE.
 8. REMOVE OLD WATER CORP OR VALVE BOX IN PARKWAY - BACK FILL WITH STONE AND THEN TOPSOIL.
 9. FILL ROADWAY EXCAVATION WITH SLURRY AND CAP WITH DENSE AGGREGATE BASE. SEE SLURRY NOTE BELOW FOR REQUIREMENTS.
 10. REPAIR ASPHALT WITH SAME THICKNESS WITHIN 48 HOURS OR 4-INCHES OF TEMP CONCRETE DURING WINTER.
 11. 48 HOUR NOTICE FOR INSPECTION AND WATER SHUTDOWN TO VILLAGE PRIOR TO WORK. PLEASE CONTACT HEATHER JACOBSON AT 262-948-8947 FOR SCHEDULING.



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 9052 PRAIRIE RIDGE BOULEVARD
 PLEASANT PRAIRIE
 WISCONSIN, 53158

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REVISIONS

1	11/08/16
2	
3	
4	
5	

PROJECT MANAGER: **B. POCH**

DESIGNER: **S. KLESSIG**

DRAWN BY: **EXCEL ENGINEERING, INC**

EXPIRED: **S. LAMON**

SUPERVISOR: **D. CRAKER**

PRELIMINARY NO: **P14306**

CONTRACT NO: **54852**

DATE: **01/28/2016**

SHEET: **C1.4**

SLURRY BACKFILL NOTE:
 SLURRY MATERIAL BACKFILL MATERIAL SHALL BE PLACED IN A CLEAN CONCRETE MIXER TRUCK AND THOROUGHLY MIXED IN THE FOLLOWING QUANTITIES FOR EACH CUBIC YARD REQUIRED:
 - 1,350 LBS SAND
 - 750 LBS #1 STONE
 - 1,150 LBS #2 STONE
 - 25 GALS WATER (0 TO -0.5 GAL VARIANCE)

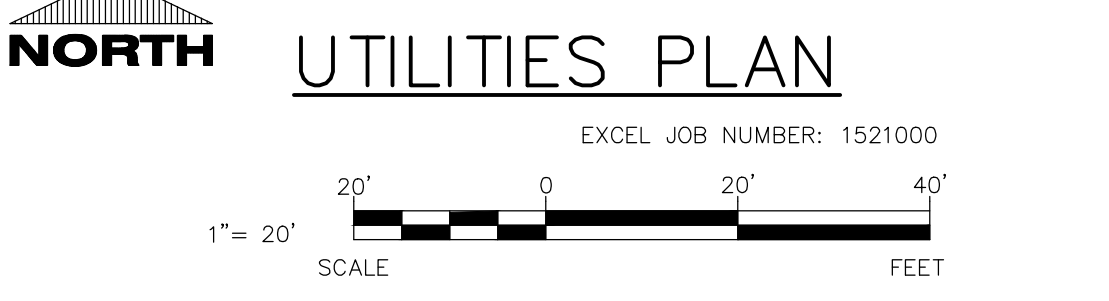
- PROJECT NOTES:**
1. ALL UTILITY TRENCHES LOCATED WITHIN OR EXTENDING WITHIN 5- FEET OF THE ROADWAY PAVEMENT/CURB AND GUTTER SHALL BE BACKFILLED WITH SLURRY. SEE SLURRY BACKFILL NOTE FOR ADDITIONAL INFORMATION.
 2. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE INSPECTED BY THE PUBLIC WORKS DEPARTMENT - CONSTRUCTION DIVISION. THE CONTRACTOR SHALL COORDINATE THEIR WORK WITH THE PUBLIC WORKS DEPARTMENT AND SCHEDULE INSPECTIONS PRIOR TO PERFORMING THE WORK.
 3. THE STORM CONNECTION TO THE EXISTING INLET SHALL BE DONE BY CORING AND MEETING THE VILLAGE STANDARD CONSTRUCTION SPECIFICATIONS.
 4. INCOMING COMBINATION WATER MAIN MUST BE SIZED BY A WISCONSIN LICENSED FIRE SPRINKLER DESIGNER.
 5. KNOX BOXES SHALL BE RECESSED IN THE BUILDING. KNOX BOXES SHALL BE PROVIDED AT THE MAIN ENTRANCE AND AT THE SPRINKLER RISER ROOM. TWO WILL BE REQUIRED, ONE AT THE SPRINKLER RISER EXTERIOR (EAST) DOOR, AND ONE ON THE WEST SIDE OF THE (MAIN ENTRANCE) OCCUPANCY.
 6. SEWER CONNECTIONS TO EXISTING SEWER STUBS OF DIFFERENT TYPE OF MATERIAL OR JOINT SHALL BE MADE WITH A PRE-APPROVED WATERTIGHT ADAPTOR.

STORM CATCH BASIN CONNECTION NOTE:

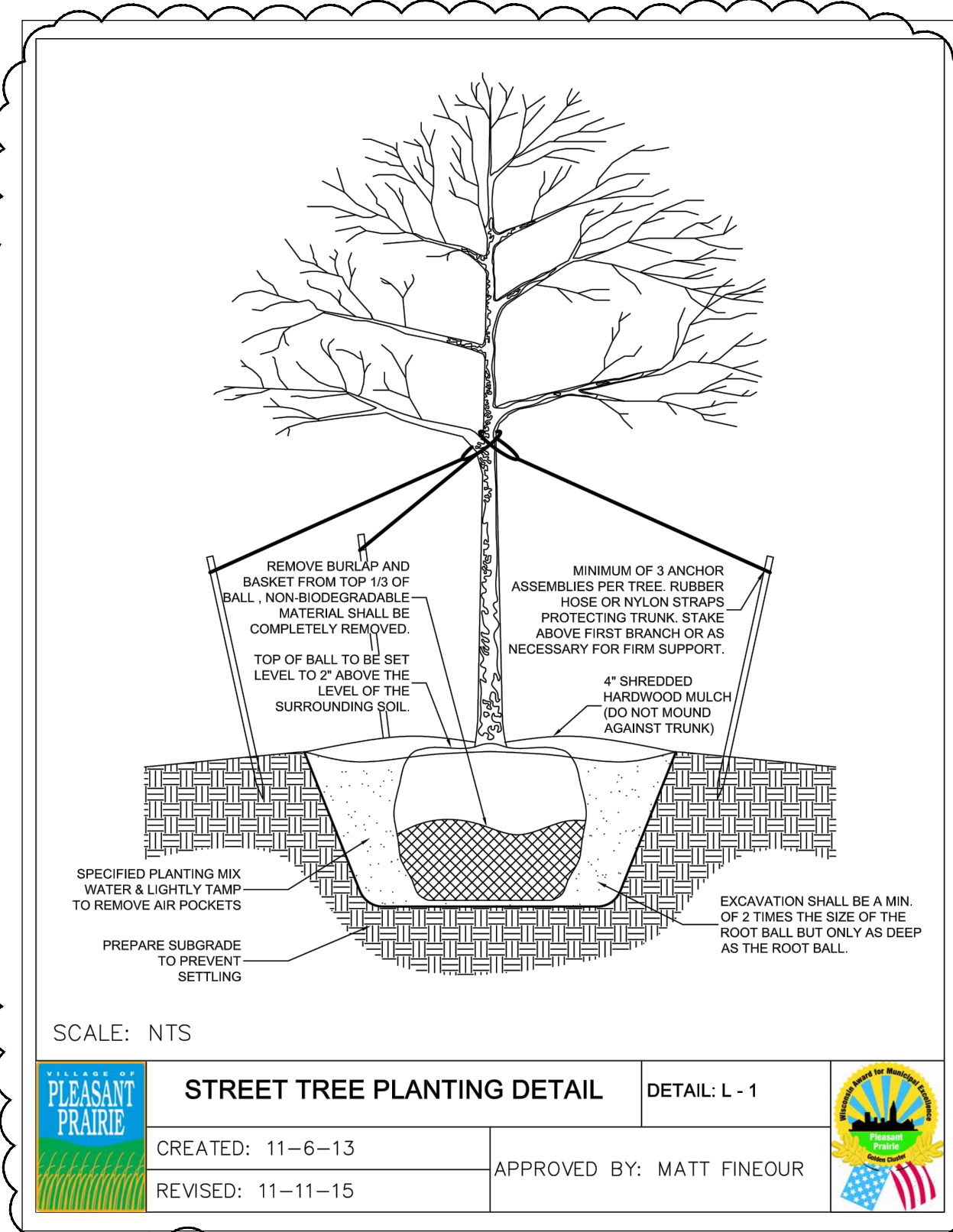
1. CONNECTIONS OF PIPES TO MANHOLES AND CATCH BASINS SHALL BE MADE IN ACCORDANCE WITH SECTION 3.5.7 OF THE "STANDARD SPECIFICATIONS" FROM THE VILLAGE. ALL FIELD TAPPED HOLES FOR CONNECTING SEWER PIPE TO MANHOLES/CATCH BASINS SHALL BE MADE BY CORING.

A. FLEXIBLE PIPE - CORRUGATED POLYETHYLENE PIPE (HDPE) AND POLYVINYL CHLORIDE PIPE (PVC) SHALL BE CONNECTED BY EITHER AN APPROVED FLEXIBLE PIPE TO MANHOLE SEAL OR BY MEANS OF BRINK AND MORTAR PER SUBSECTION 3.5.7(a).b. INSTALL A RUBBER GASKET AROUND THE PIPE, CENTERED ON THE MANHOLE OR CATCH BASIN WALL, WHEN FORMING MORTARED CONNECTIONS.

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 F: (920) 926-9801
 eric.d@excelengineer.com



EXCEL JOB NUMBER: 1521000



LANDSCAPE NOTES:

- ANY REPAIR/REPLACEMENT TO THE EXISTING PRAIRIE RIDGE BOULEVARD SIDEWALK AND ANY TRIMMING, PRUNING, STAKING, MULCHING, RELOCATING OR REPLANTING OF THE EXISTING PRAIRIE RIDGE BOULEVARD STREET TREES WILL BE THE RESPONSIBILITY OF THIS (ADJUTING) PROPERTY OWNER AT THE PROPERTY OWNER'S EXPENSE AND SHALL BE MADE AT OWNERS EXPENSE PRIOR TO VERBAL OCCUPANCY.
- ALL REQUIRED LANDSCAPING AND SCREENING FOR THE BUILDINGS AND SIGNAGE SHALL BE INSTALLED PRIOR TO OCCUPANCY OF THE BUILDING. A WRITTEN LETTER VERIFICATION AND CERTIFICATION SHALL BE PROVIDED TO THE VILLAGE BY THE LANDSCAPE DESIGNER THAT ALL BUILDING AND SIGNAGE LANDSCAPING HAS BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. HOWEVER, IF WEATHER CONDITIONS PREVENT INSTALLATION OF ALL OR PORTIONS OF THE LANDSCAPE MATERIALS, THE DEVELOPER, OWNER OR OCCUPANT SHALL ENTER INTO A WRITTEN AGREEMENT WITH THE VILLAGE THAT SPECIFIES THE DATE BY WHICH ALL APPROVED LANDSCAPING SHALL BE COMPLETED AND GRANTS THE VILLAGE A TEMPORARY EASEMENT TO COMPLETE THE LANDSCAPING IF NOT TIMELY COMPLETED AND SHALL DEPOSIT WITH THE VILLAGE A CASH DEPOSIT, AN IRREVOCABLE LETTER OF CREDIT, OR OTHER FINANCIAL ASSURANCE APPROVED BY THE ZONING ADMINISTRATOR TO ENSURE TIMELY COMPLETION OF ALL REQUIRED LANDSCAPING; THE AMOUNT OF THE FINANCIAL ASSURANCE SHALL BE EQUAL TO 110% OF THE CONTRACTED AMOUNT TO COMPLETE THE LANDSCAPING IMPROVEMENTS IN ORDER TO REASONABLY COMPENSATE THE VILLAGE FOR THE COST OF COMPLETION OF ANY LANDSCAPING IMPROVEMENTS NOT COMPLETED WITHIN THE SPECIFIED TIME.
- ALL MULCH TO BE PREMIUM HARDWOOD.
- PLACE PLANTINGS TO SCREEN AROUND FLOOD LIGHTS, PEDESTALS, AND TRANSFORMERS.

SYMBOL	LATIN NAME	COMMON NAME	SIZE PLANTED	MATURE SIZE	QUANTITY
AH	Hydrangea arborescens	Arborescens Hydrangea	6G	4H-4W	10
BBC	Euonymus alatus	Spreading Euonymus	0"	8H-8W	7
BX	Buxus sempervirens	Green Boxwood	18"	14H-14W	12
CBS	Cornus alternifolia	Spice-Swift	8"	60H-20W	4
CSP	Prunella serotina	Black Chokeberry	17"	5H-15W	2
DPS	Desmodium illinoense	Illinois Tickseed	18"	14H-14W	20
DY	Thuja occidentalis	Eastern White Cedar	24"	14H-5W	8
FRG	Carex flacca	Flaccid Carex	1G	5H-10W	26
GFS	Saxifraga hypnoides	Ground Hens	24"	14H-14W	4
HY	Hydrangea macrophylla	Hydrangea	24"	14H-10W	40
KOR	Rosa rugosa	Korean Rose	1G	14H-14W	5
MKL	Syringa meyeri	Meyer Lilac	10"	6H-8W	20
MM	Alnus incana	Common Alder	1"	65H-40W	4
PB	Berberis thunbergii	Japanese Barberry	18"	21H-14W	10
QFH	Hamamelis virginica	Shagbark Hickory	18"	5H-4W	9
AV	Viburnum acerifolium	American Viburnum	6"	7H-5W	15
SC	Morone sp.	Shrimp Coreopsis	4"	8H-8W	0
SB	Aspidistra sp.	Shrimp Coreopsis	7"	25H-15W	2
SM	Morone sp.	Shrimp Coreopsis	6"	15H-10W	1
TA	Taxus canadensis	Canadian Hemlock	6"	20H-8W	22
WRW	Woodsia glabella	Woodsia	24"	4H-4W	20

Keller
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PROPOSED BUILDING FOR:

CARE ANIMAL HOSPITAL

9052 PRAIRIE RIDGE BOULEVARD
PLEASANT PRAIRIE
WISCONSIN, 53158

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REVISIONS

1	11/08/16
---	----------

PROJECT MANAGER: B. POCH

DESIGNER: S. KLESSIG

DRAWN BY: EXCEL ENGINEERING, INC

EXPEDITOR: S. LAMON

SUPERVISOR: D. CRAKER

PRELIMINARY NO: P14306

CONTRACT NO: 54852

DATE: 09/28/2016

SHEET: C1.5

LANDSCAPE
LAWNSCAPE MAINTENANCE CO.
24639 W. TOWNLINE ROAD
GRAYSLAKE, ILLINOIS 60030
CONTACT: DONNA CORDOBA
P:
F: dmcordoba@yahoo.com

Lawnscape Maintenance Co.
24639 W. Townline Road
Grayslake, IL 60030
(815) 740-0425

Care Animal Hospital
Pleasant Prairie, Wisconsin

Date: 3/1/2016

Scale: 1" = 20'

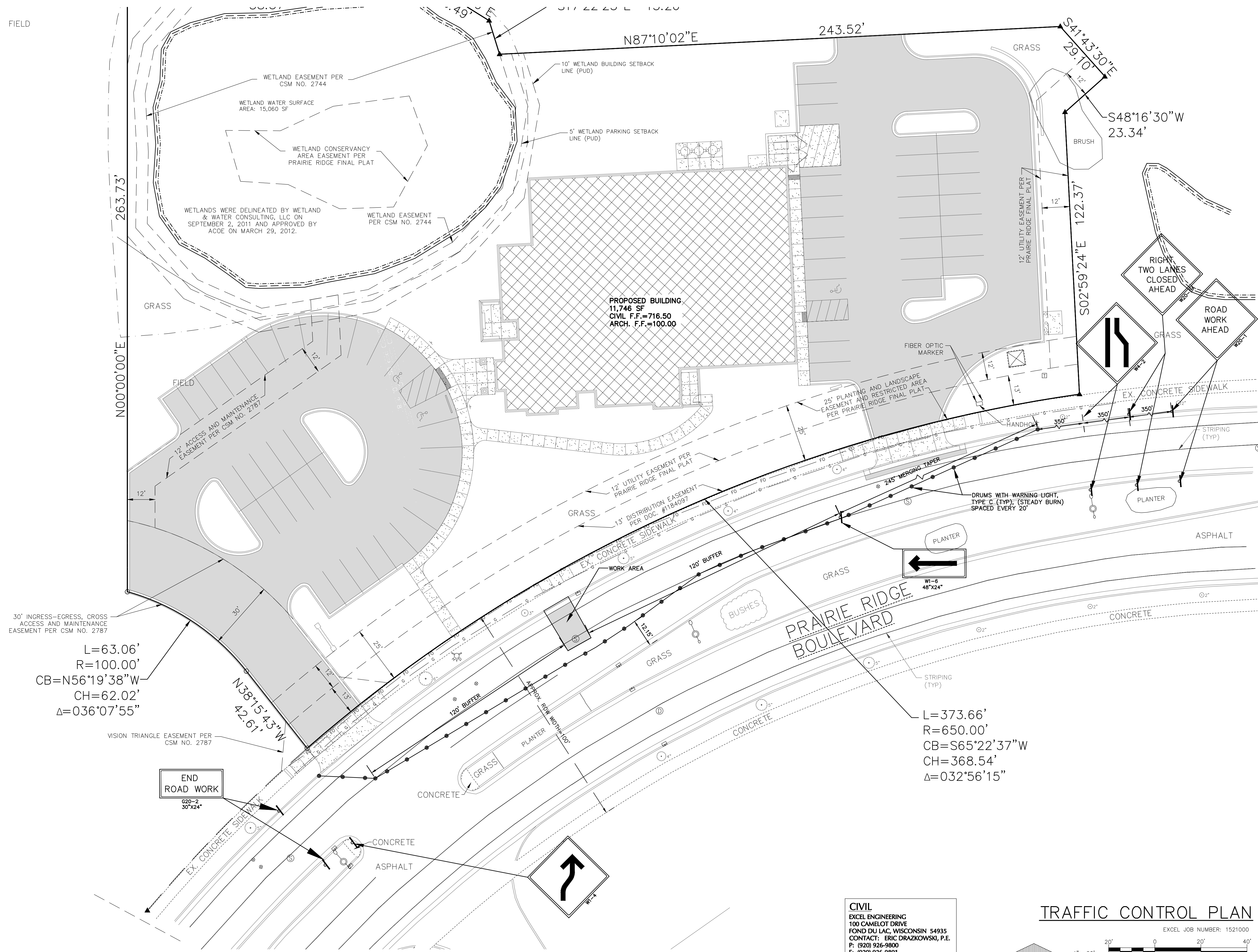
NORTH LANDSCAPE PLAN

EXCEL JOB NUMBER: 1521000

1" = 20'

SCALE

FEET



30' INGRESS-EGRESS, CROSS ACCESS AND MAINTENANCE EASEMENT PER CSM NO. 2787

L=63.06'
R=100.00'
CB=N56°19'38"W
CH=62.02'
Δ=036°07'55"

VISION TRIANGLE EASEMENT PER CSM NO. 2787

END ROAD WORK
620-2
30'x24'

L=373.66'
R=650.00'
CB=S65°22'37"W
CH=368.54'
Δ=032°56'15"

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TRAFFIC CONTROL PLAN



Keller
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PLEASANT PRAIRIE
WISCONSIN, 53158

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REVISIONS	
▲	11/08/16 (ENTIRE SHEET)
▲	
▲	
▲	
▲	
▲	
▲	
PROJECT MANAGER: B. POCH	
DESIGNER: S. KLESSIG	
DRAWN BY: EXCEL ENGINEERING, INC	
EXPEDITOR: S. LAMON	
SUPERVISOR: D. CRAKER	
PRELIMINARY NO: P14306	
CONTRACT NO: 54852	
DATE: 04/28/2016	
SHEET: C2.1	

APPLICANT: KELLER, INC.
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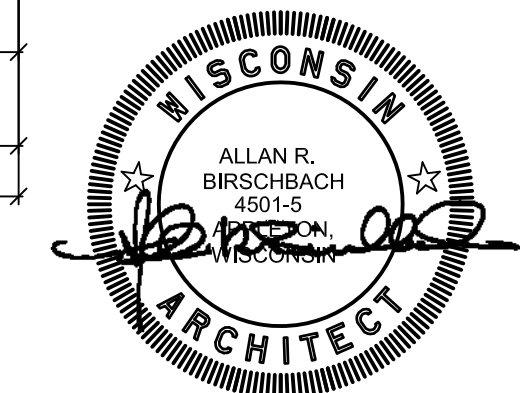
PROPOSED BUILDING FOR:

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REVISIONS	
1	11-08-2016 - E. KLISTER
PROJECT MANAGER:	
	B. POCH
DESIGNER:	
	S. KLESSIG
DRAWN BY:	
	E. KLISTER
EXPEDITOR:	
	S. LAMON
SUPERVISOR:	
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	04/28/2016
SHEET:	
	A1.0

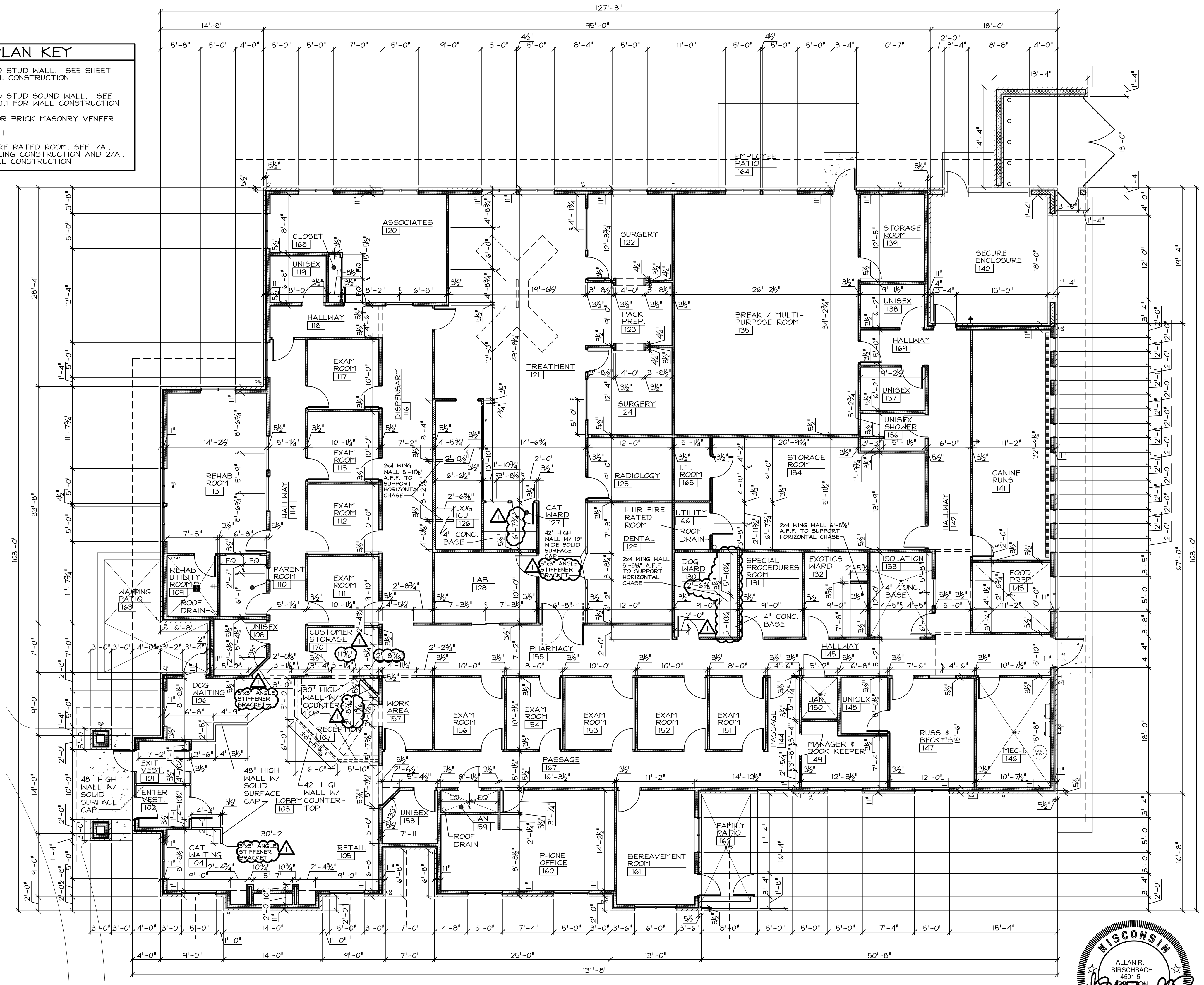
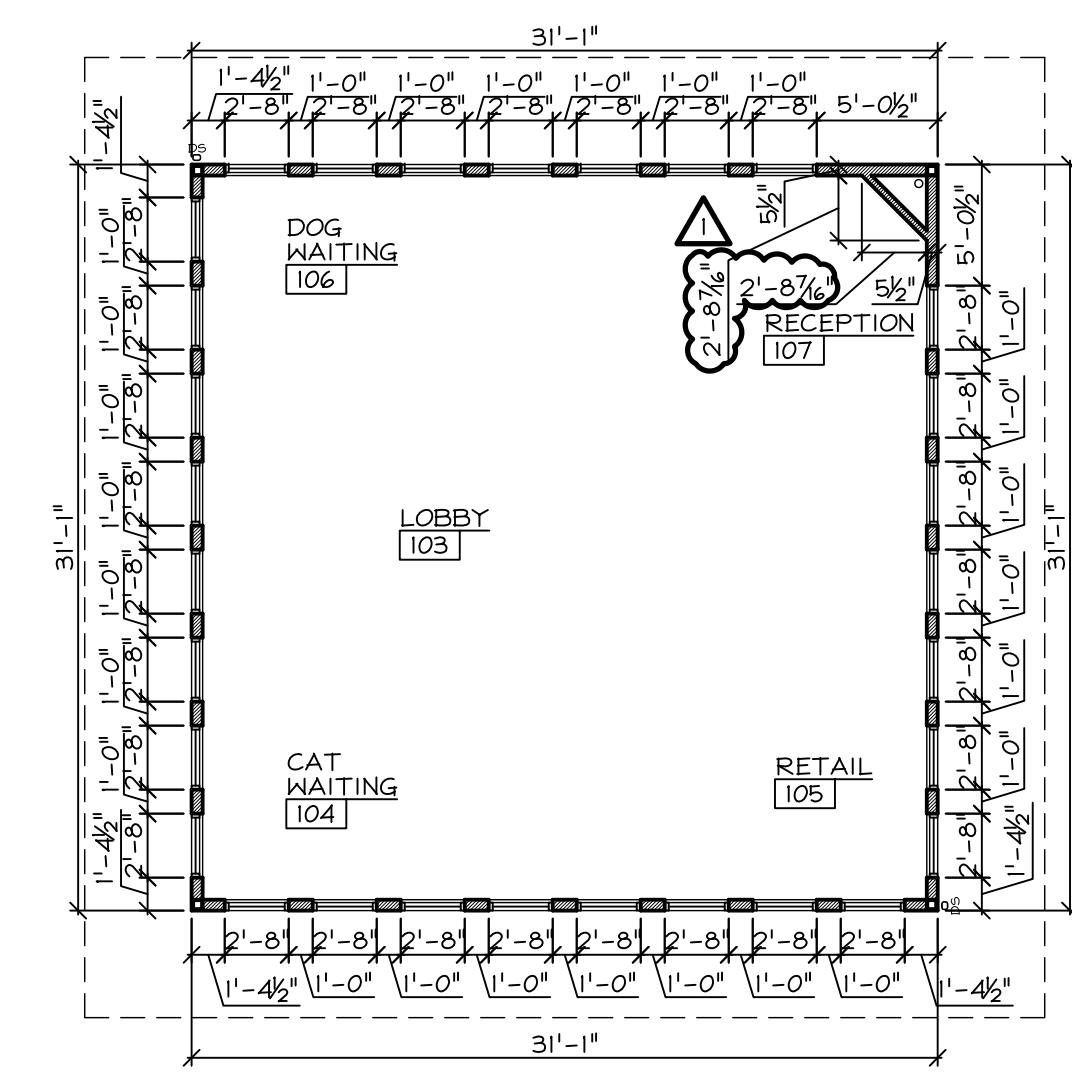
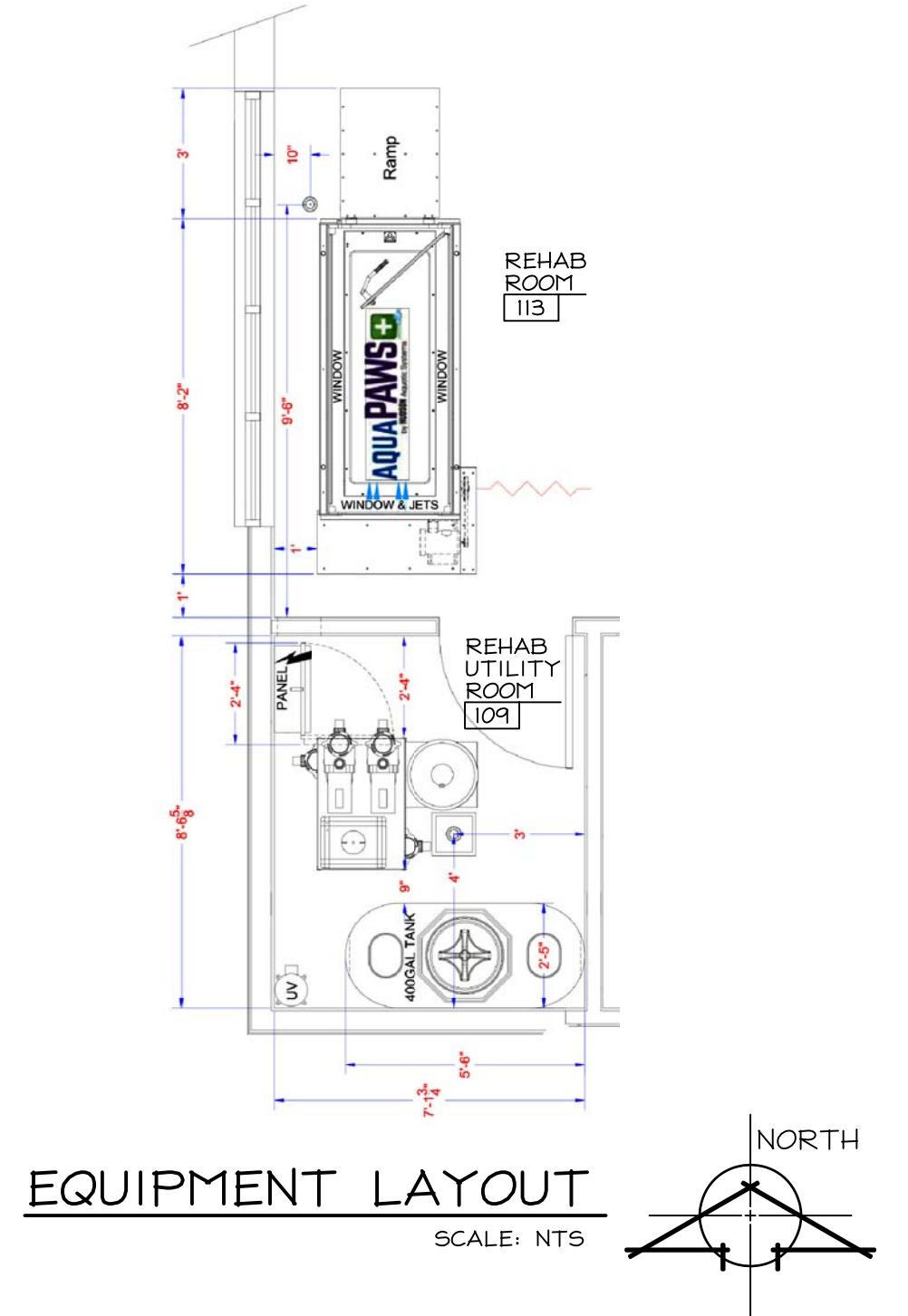


BIRSCHBACH ASSOCIATES, LTD.
 1000 W. Wisconsin Avenue, Suite 100
 Wauwatosa, WI 53226
 PHONE (414) 774-1100
 FAX (414) 774-1101
 www.birschbach.com

SHEET TITLE:
 DIMENSION PLAN

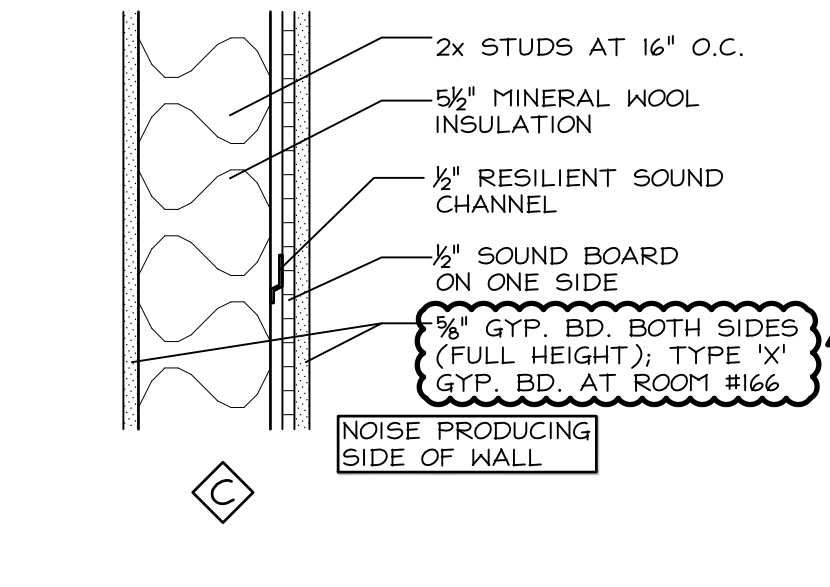
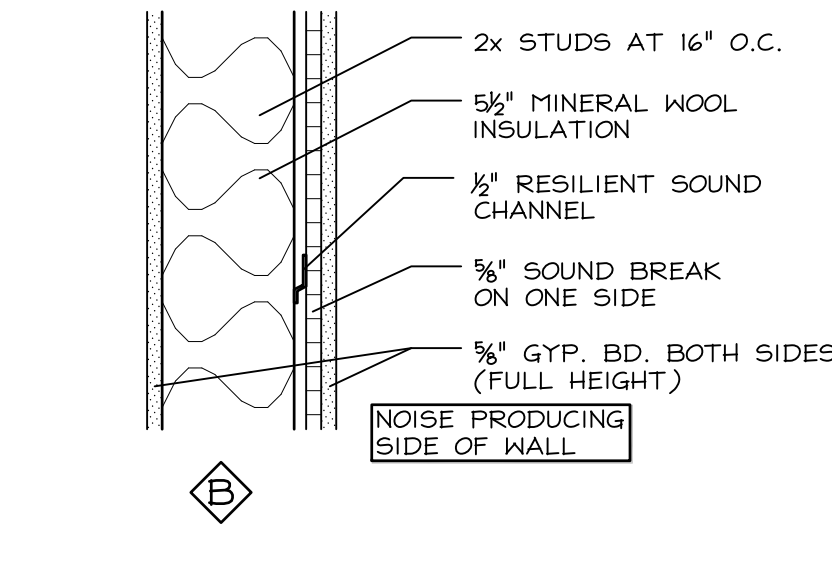
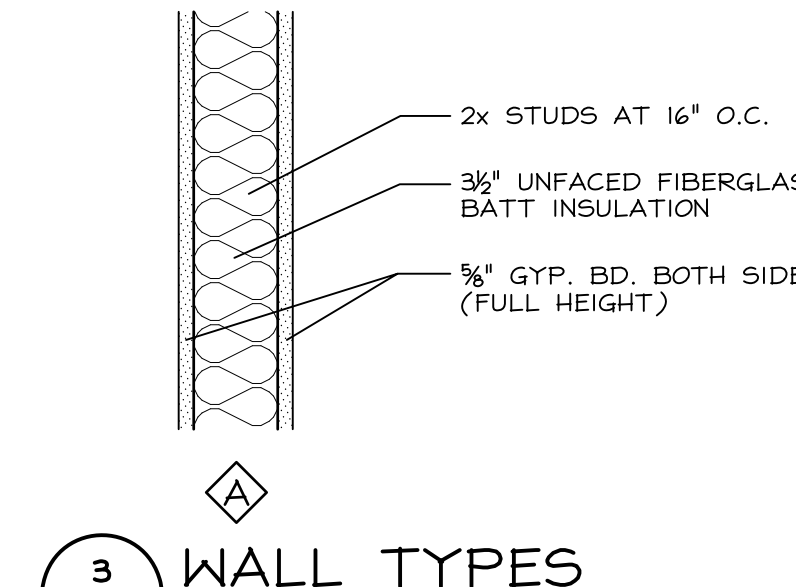
PLAN KEY

	2X WOOD STUD WALL, SEE SHEET A1.1 WALL CONSTRUCTION
	2X WOOD STUD SOUND WALL, SEE SHEET A1.1 FOR WALL CONSTRUCTION
	STONE OR BRICK MASONRY VENEER
	CMU WALL
	1-HR. FIRE RATED ROOM, SEE 1/A1.1 FOR CEILING CONSTRUCTION AND 2/A1.1 FOR WALL CONSTRUCTION



APPLICANT:
 VILLAGE OF PLEASANT PRAIRIE
 10850 W. HURON AVENUE
 PLEASANT PRAIRIE, WI 53158
 TELEPHONE: (262) 308-4953

WALLS AND INTERIOR PARTITIONS, WOOD FRAMED	
GA FILE NO. W-2241	PROPRIETARY
1 HOUR FIRE	50 to 54 STC SOUND
GYPSUM WALLBOARD, RESILIENT CHANNELS, MINERAL FIBER INSULATION, WOOD STUDS Resilient channels 24" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 16" or 24" o.c. with 1/2" Type S drywall. Use 5/8" proprietary Type C gypsum wallboard or gypsum veneer base applied parallel to channels with 1" Type S drywall screws 12" o.c. with heads backfilled with resilient channels. 2" mineral fiber insulation, 2.5 to 2.3 pcf, in stud space.	
PROPRIETARY GYPSUM BOARD 5/8" FIRELOC TYPE C 5/8" FireBlock Type C 5/8" ToughBoard FireBlock C 5/8" FireBlock Type C 5/8" Gold Board FireBlock C 1/2" FLAME CLIMB Super C 5/8" Type C	
Thickness: 5/8" Approx. Weight: 7 pcf File No.: Based on UL R3060-7, 11-07, UL R217-11, 10-07, UL R1074, UL C840, US11 Sound Test: Extruded	
*Contact the manufacturer for more detailed information on proprietary products.	

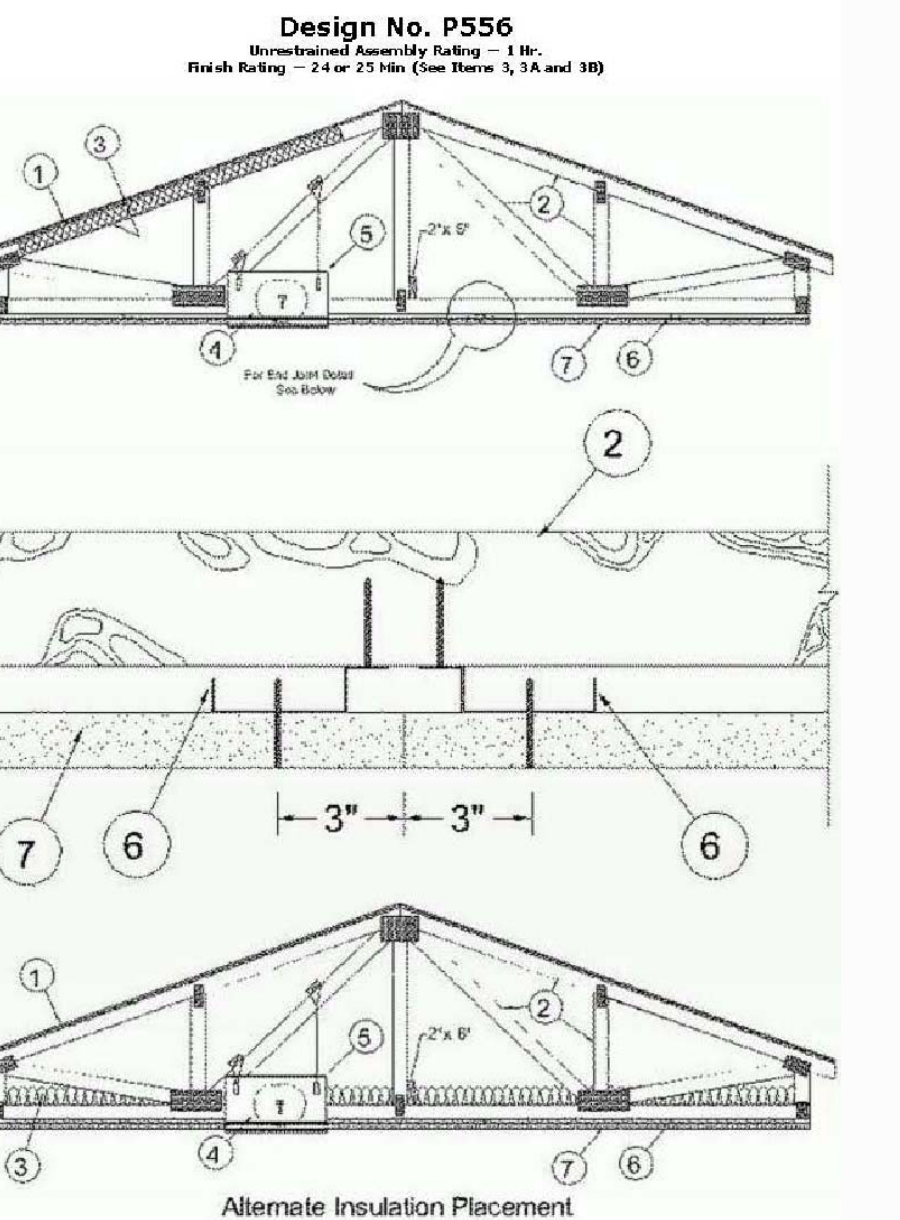


3 WALL TYPES

- SEE DIMENSION FLOOR PLAN FOR STUD SIZE -

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

1 UL CEILING ASSEMBLY



1. **Roofing System** - Any UL Class A, B or C Roofing System (FRP) or Preformed Roofing (FRW) acceptable for use over non 15/12 in. thick wood structural panels, min. grade "C" or "B" sheathing. Non 15/12 in. thick wood structural panels secured to trusses with No. 6d rigid sheath nails, nails spaced 12 in. OC along each truss. Gables having equal or greater withdrawal and shear resistance strength may be substituted for the end gable. Construction adhesive is optional and may be used with either nails or staples.

2. **Trusses** - Pitch or flatbed wood trusses, spaced a max of 24 in. OC, fabricated from one 2 x 4 & 2 x 6 member, with lumber oriented vertically or horizontally. Truss members secured together with 0.2356 in. thick galv. steel plates. Plates have 1/8 in. long teeth projecting perpendicular to the plane of the plate. The teeth are 3/4 in. apart from center to center for the same plate, forming a comb tooth type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposed each other for each pair. The top half of each tooth has a cone for stiffness. The pairs are repeated on approximately 19 in. centers with four rows of teeth per each of 24 in. width. Where the truss intersects with the interior side of the exterior wall, the min. truss depth shall be 2-1/2 in. with a min. roof slope of 3/12 and a min. area in the plane of the truss of 21 sqft. Where the truss intersects with the interior face of the exterior wall, the min. truss depth may be reduced to 2 in. if the batts and blankets (Item 3) are used as shown in the above illustration (Alternate Truss Placement) and are firmly packed against the intersection of the bottom chord and the plywood sheathing.

3. **Batts and Blankets** - (Optional) - Glass fiber insulation, secured to the wood structural panels with staples spaced 12 in. OC or to the trusses with 0.102 in. diam. gyp. steel nails spaced 12 in. OC. Any glass fiber insulation bearing the UL Classification Marking and a Surface Burning Characteristics and/or Fire Resistance, having a min. density of 0.5 pcf. As an option, the insulation may be fitted in the concealed space, draped over the resilient channels with resilient channels and gypsum wallboard attachment to modified as specified in Items 6 and 7. The Finish Rating is 24 min. when the insulation is draped over the resilient channels and gypsum board ceiling membrane and 25 min. when it is installed on soffit of the plywood deck or over it outside.

3A. **Loose Fill Material** - As an alternate to Item 3 - Any thickness of loose fill material bearing the UL Classification Marking for Surface Burning Characteristics, having a min. density of 0.5 pcf, fitted in the concealed space, draped over the resilient channels/gypsum wallboard ceiling membrane with resilient channels and gypsum wallboard attachment to modified as specified in Items 6 and 7. The finished ceiling when loose fill material is used has not been determined.

4. **Air Seals** - Any UL Class 0 or Class 1 Air Seal an airtight seal installed in accordance with the instructions provided by the manufacturer.

5. **Ceiling Damper** - (For use with Air Duct Item 4) - Max 14 in. long by 14 in. wide by 1/8 in. high ceiling damper with seal or box assembly, fabricated from galv. steel. The aggregate area of the register opening(s) through the ceiling membrane shall not exceed 90 sq in. per 100 sq ft of ceiling area. Damper assembly installed in accordance with the manufacturers installation instructions.

5A. **CEILING TECHNOLOGIES INC. - Model 50** w/soot, 20GA w/soot, 51 w/soot, 50 w/soot, 50GA w/soot or 51 w/soot.

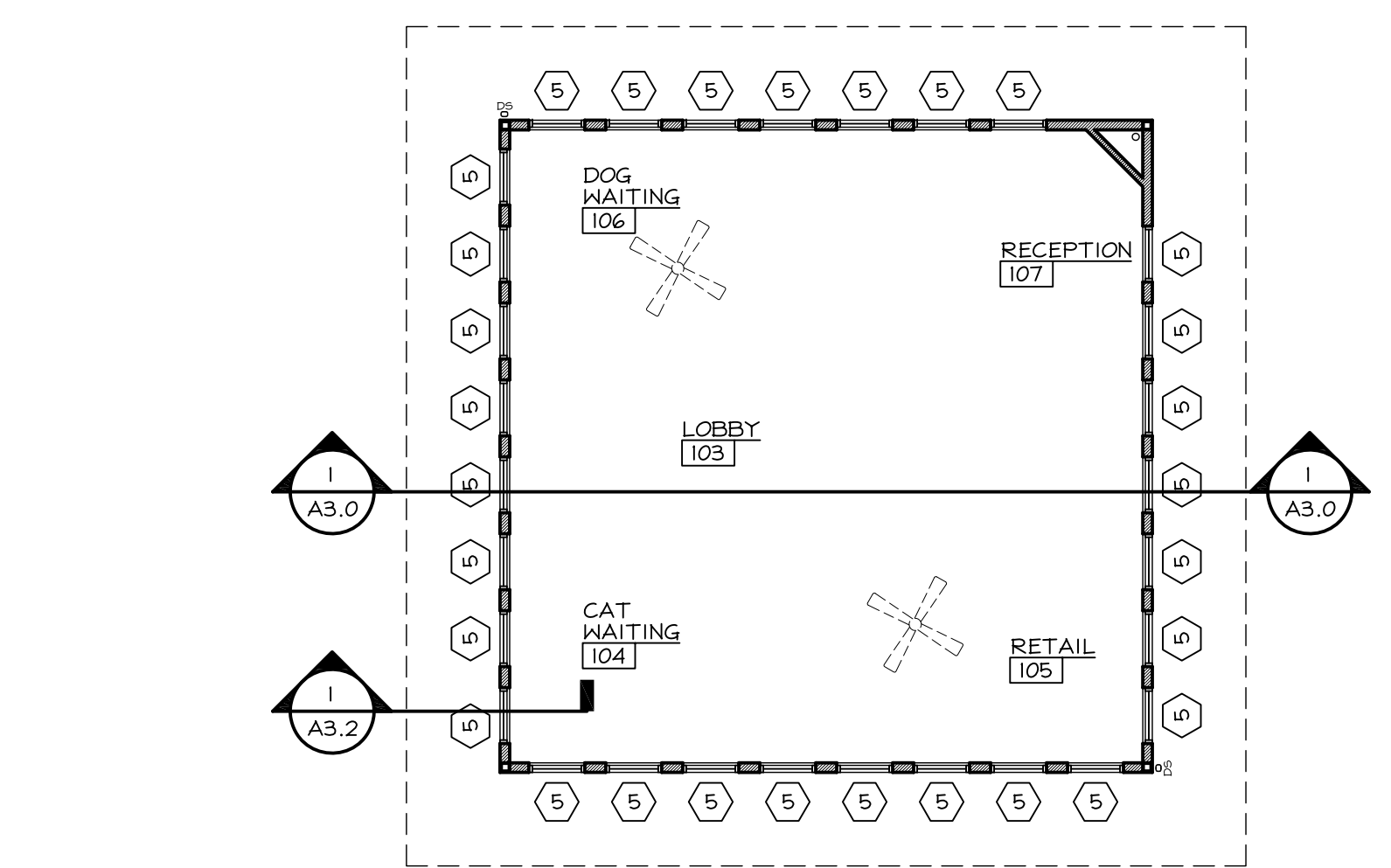
6. **Furring Channels** - Resilient channels formed of 23 HSG galv. steel, spaced 16 in. OC, installed perpendicular to trusses. When batt and blanket material, Item 3, is draped over the resilient channels/gypsum wallboard ceiling membrane, the spacing shall be 2 in. OC. Channels are vented with truss with 1/4 in. long Type S steel screws. Channels overlapped 4 in. at joints. Channels oriented opposite to wallboard fast joints (Item 6) 1/2 in. OC or as shown in the above illustration.

7. **Gypsum Board** - One layer of non 5/8 in. thick, 48 in. wide, installed with long dimension perpendicular to resilient channels with 1 in. long Type S screws spaced 12 in. OC and located a min of 1/2 in. from side joints and 3 in. from end joints. At end joints, two resilient channels are used, extending a min of 1 in. beyond both ends of the joint. When insulation, Item 3, is used it is draped over the resilient channels/gypsum wallboard ceiling membrane, screws shall be installed at 8 in. OC.

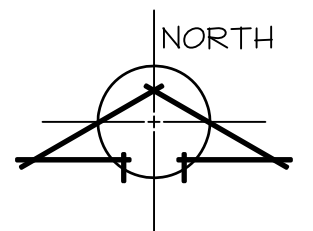
8. **Finishing System** - (Not Shown) - Vinyl, dry or premixed joint compound, applied in two coats to joints and screw heads; paper tape, 2 in. wide, embedded in first layer of compound over all joints. As an alternate, non 3/32 in. thick veneer plaster may be applied to the entire surface of gypsum wallboard.

* Indicate each product shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

2 UL WALL ASSEMBLY

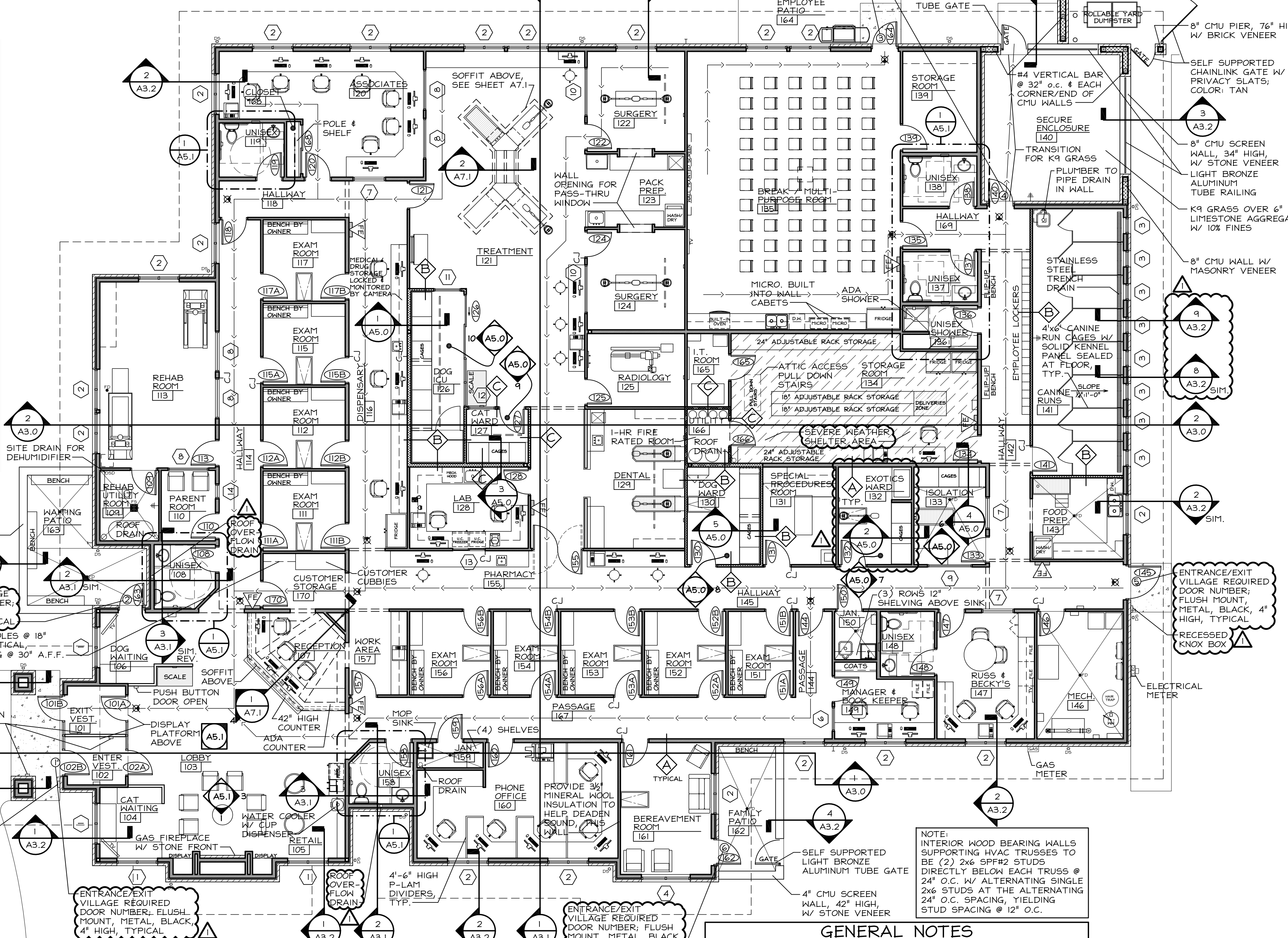


REFERENCE CLERESTORY PLAN
SCALE: 1/8" = 1'-0"



REFERENCE FLOOR PLAN
SCALE: 1/8" = 1'-0"

PLAN KEY	
	2X WOOD STUD WALL, SEE 3/A.1 FOR TYPICAL INTERIOR WALL CONSTRUCTION
	2X WOOD STUD SOUND WALL, SEE 3/A.1 FOR CONSTRUCTION
	STONE OR BRICK MASONRY VENEER
	CMU WALL
	1-HR. FIRE RATED ROOM, SEE 1/A.1 FOR CEILING CONSTRUCTION AND 2/A.1 FOR WALL CONSTRUCTION
	10 LB. ABC TYPE FIRE EXTINGUISHER W/ SEMI RECESSED CABINET
	EXIT LIGHT
	PATH OF EGRESS



GENERAL NOTES

- ALL EXITS AND ENTRANCES SHALL BE NUMBERED, INSIDE AND OUTSIDE, BEGINNING IN THE FRONT OF THE BUILDING AND MOVING IN A CLOCKWISE FASHION AROUND THE BUILDING (USE THE SAME FONT, SIZE, AND NUMBER PLACEMENT). NOTE ON THE FLOOR PLANS THE CORRESPONDING DOOR NUMBER AND PROVIDE A COPY OF THIS PLAN TO THE POLICE DEPARTMENT.
- FIREBLOCKING REQUIRED AT ALL SOFFIT LOCATIONS (AT INTERIOR AND EXTERIOR WALLS)
- PROVIDE AND INSTALL WOOD BLOCKING AS REQUIRED FOR OWNER'S EQUIPMENT, WINDOWS, DOORS, TOILET ACCESSORIES, CABINETRY, ETC.
- INSTALL OWNER-PROVIDED TV BRACKETS, TV SCREEN, CEILING PROJECTOR, AND WHITE BOARDS. COORDINATE EXACT LOCATION WITH OWNER.
- PROVIDE AND INSTALL ROOM IDENTIFICATION SIGNS AT ALL NEW ROOMS.
- PROVIDE AND INSTALL OCCUPANT LOAD SIGNS IN ALL ROOMS OR SPACES THAT ARE ASSEMBLY OCCUPANCIES.
- CONNECT ALL INTERIOR ROOF DRAINS TO STORM SEWER.
- SEE REFLECTED CEILING PLAN ON SHEET A7.1 FOR CEILING AND BULKHEAD HEIGHTS
- SEVERE WEATHER SHELTER AREA TO BE IDENTIFIED W/ SIGNAGE

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1-800-236-2534
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PROPOSED BUILDING FOR:

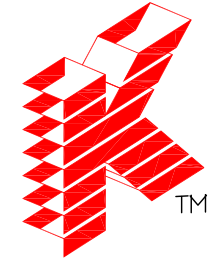
CARE ANIMAL HOSPITAL

9052 PRAIRIE RIDGE BOULEVARD
PLEASANT PRAIRIE
WISCONSIN, 53158

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DESIGNER:	
	S. KLESSIG
DRAWN BY:	
	E. KLISTER
EXPEDITOR:	
	S. LAMON
SUPERVISOR:	
	D. CRAKER
PRELIMINARY NO:	
	P14306
CONTRACT NO:	
	54852
DATE:	
	01/28/2016
SHEET:	
	A1.1

BIRSCHBACH ARCHITECT
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PROPOSED BUILDING FOR:
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REVISIONS

1 11-08-2016 - E. KLISTER

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DRAWN BY:

E. KLISTER

EXPEDITOR:

S. LAMON

SUPERVISOR:

D. CRAKER

PRELIMINARY NO:

P14306

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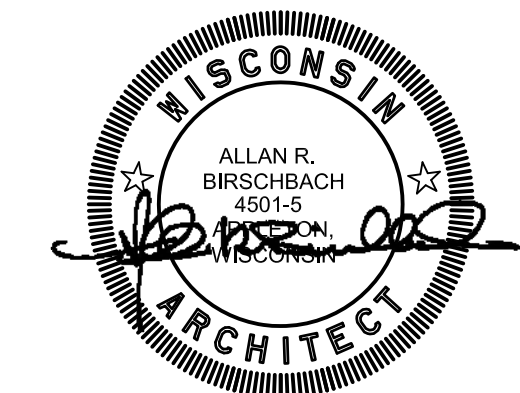
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04/28/2016

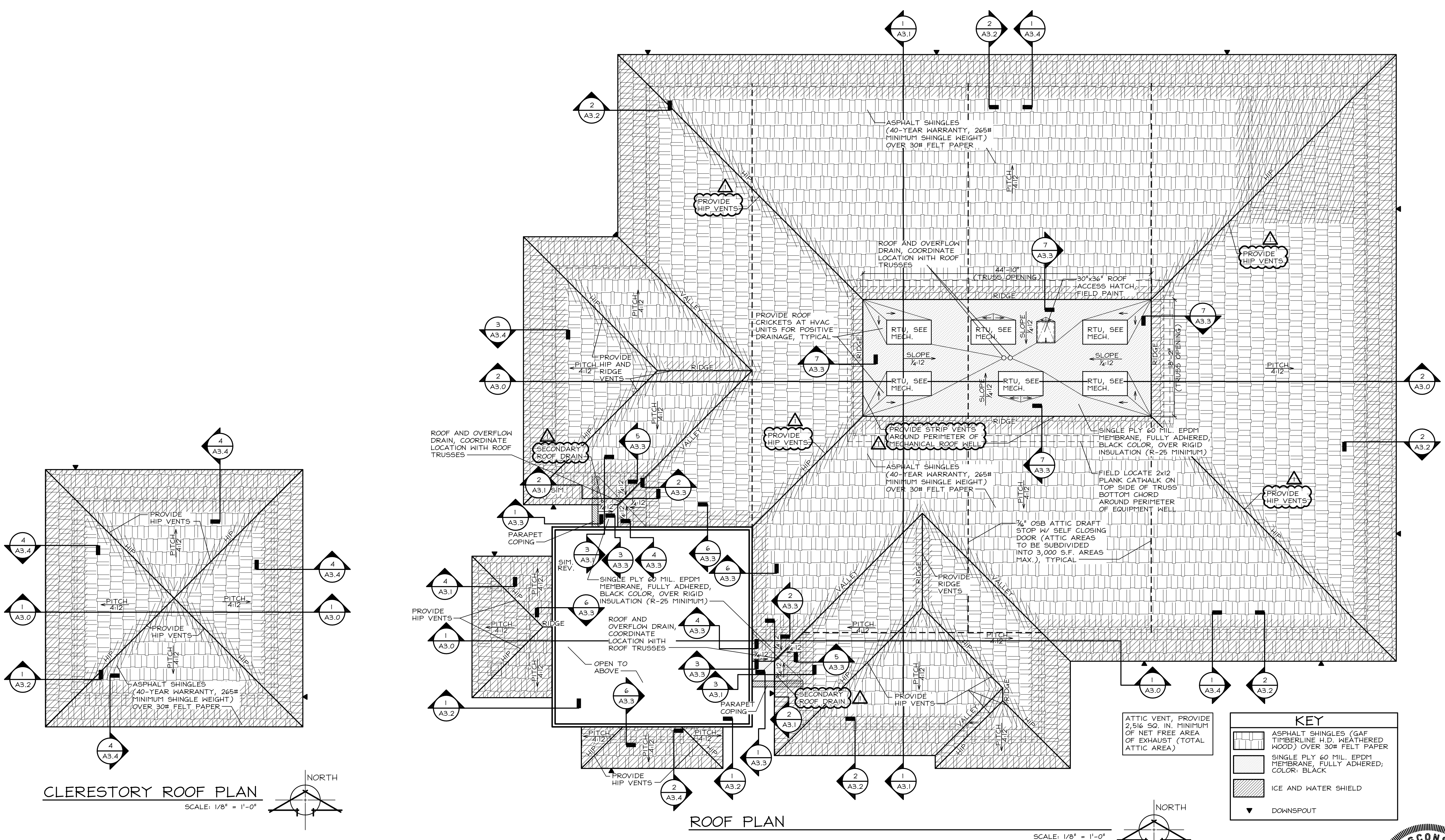
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A1.2

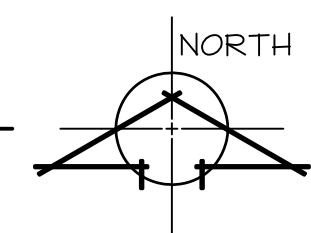
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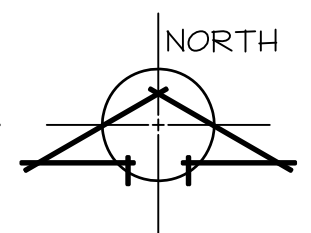
BIRSCHBACH ASSOCIATES, LTD.
P.O. BOX 1218, Appleton, Wisconsin 54912-1218
SHEET TITLE:
ROOF PLAN

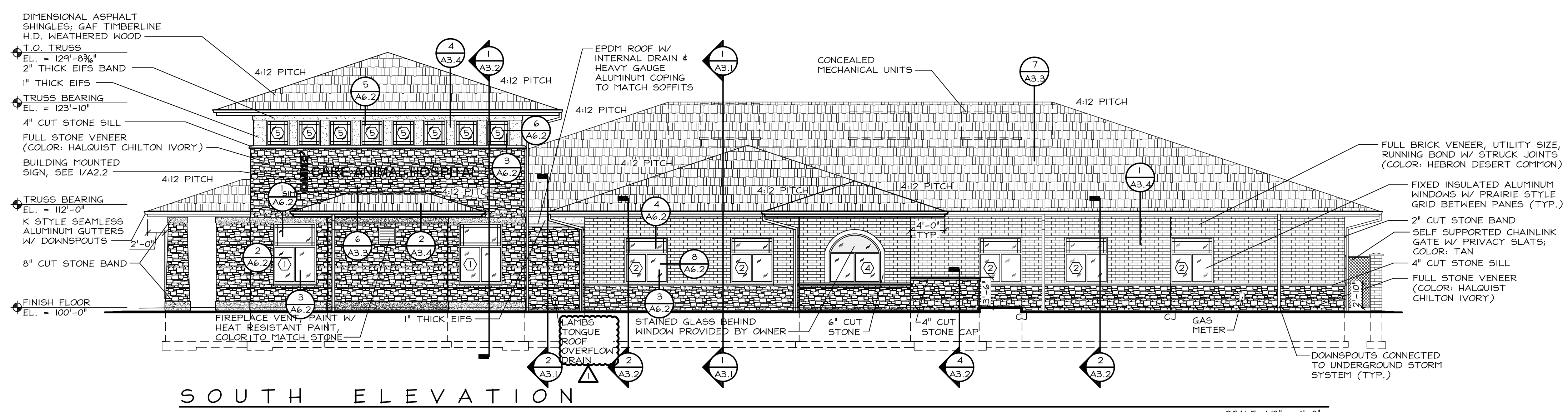


CLERESTORY ROOF PLAN
SCALE: 1/8" = 1'-0"



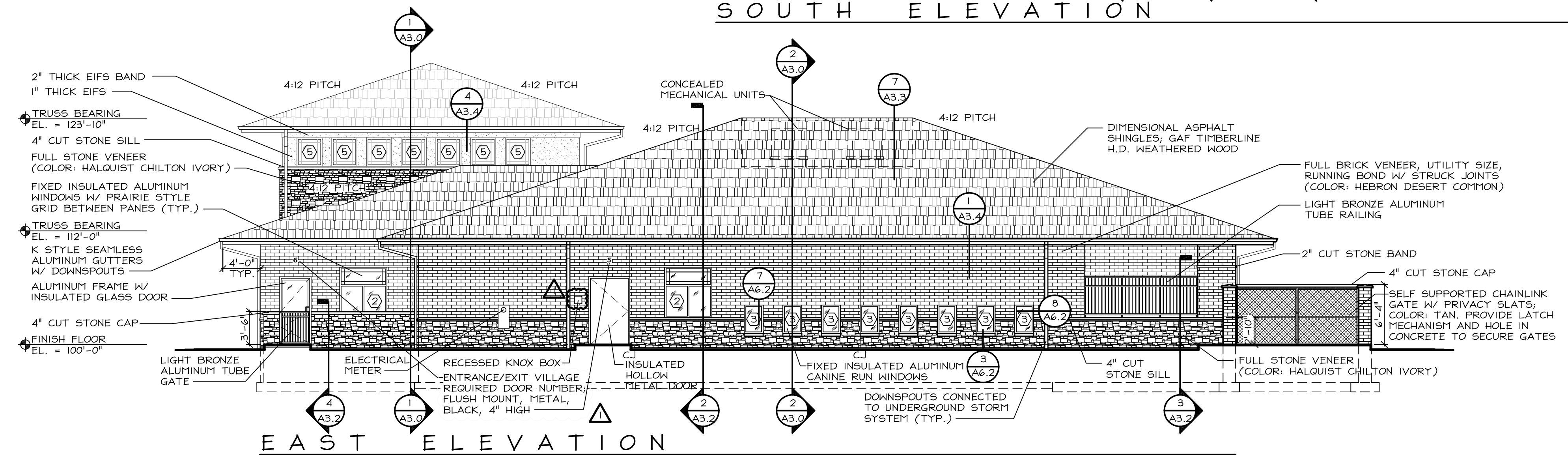
ROOF PLAN
SCALE: 1/8" = 1'-0"





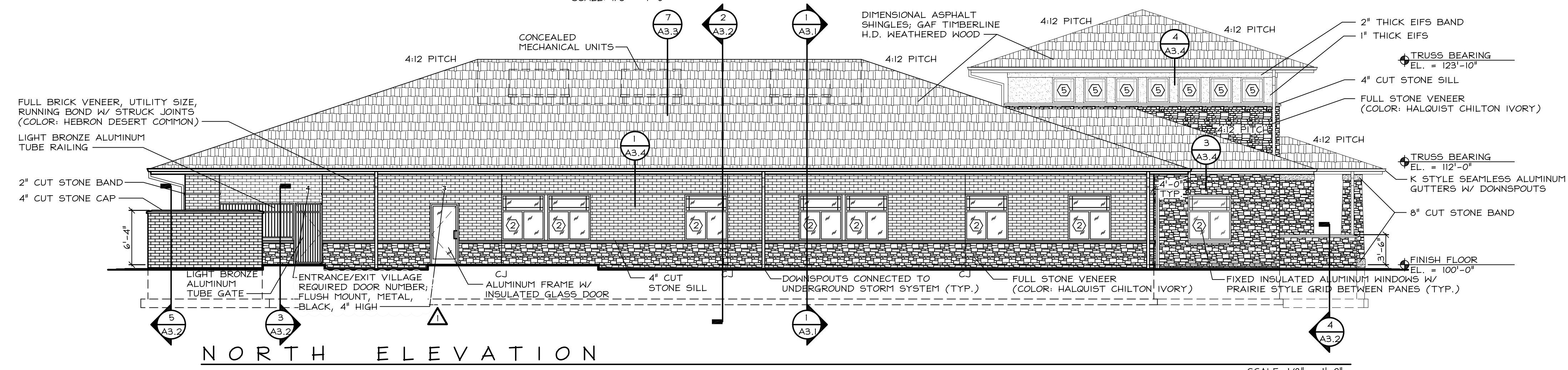
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



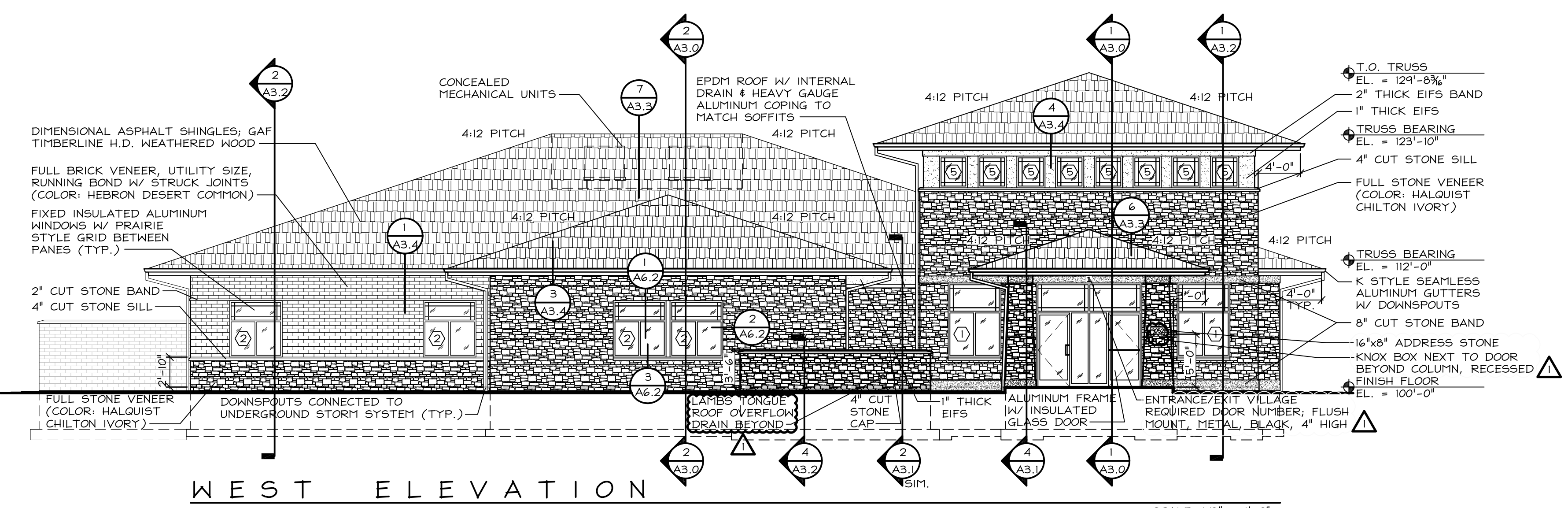
EAST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

MATERIALS COVERAGE	
BRICK VENEER	18%
STONE VENEER	22%
STONE CAPS, BANDS & SILLS	3%
EIFS	2%
ALUMINUM FASCIA	4%
ASPHALT DIMENSIONAL SHINGLES	38%



BIRSCHBACH ASSOCIATES, LTD.
 450145
 SHEET TITLE:
 EXTERIOR ELEVATIONS

PROPOSED BUILDING FOR:

CARE ANIMAL HOSPITAL

9052 PRAIRIE RIDGE BOULEVARD
 PLEASANT PRAIRIE
 WISCONSIN, 53158

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REVISIONS	
1	11-08-2016 - E. KLISTER

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DRAWN BY:	E. KLISTER
EXPEDITOR:	S. LAMON
SUPERVISOR:	D. CRAKER
PRELIMINARY NO:	P14306
CONTRACT NO:	54852
DATE:	04/28/2016
SHEET:	A2.0



NORTHEAST PERSPECTIVE
SCALE: NTS



SOUTHWEST PERSPECTIVE
SCALE: NTS



NORTHWEST PERSPECTIVE
SCALE: NTS



SOUTHEAST PERSPECTIVE
SCALE: NTS



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PROPOSED BUILDING FOR:
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SUPERVISOR:

D. CRAKER

PRELIMINARY NO:

P14306

CONTRACT NO:

54852

DATE:

04/28/2016

SHEET:

A2.1

2016-062.00



BIRSCHBACH ASSOCIATES, LTD.
P.O. BOX 1278 Appleton, Wisconsin 54912-1278
SHEET TITLE:
EXTERIOR PERSPECTIVES
2016-062.00

BUILDING SIGNAGE



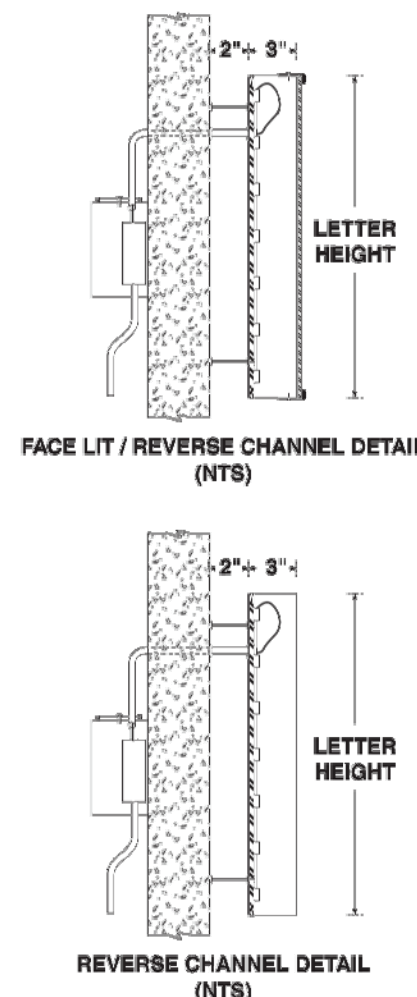
CARE ANIMAL HOSPITAL / BUILDING SIGNAGE
 ONE (1) SET OF HALO ILLUMINATED LETTERING
 "CARE LOGO"
 ROUTED .188 WHITE LEXAN FACES W/ 3M BLACK VINYL GRAPHICS
 3" DEEP .063 ALUMINUM RETURNS (MAP BLACK) W/ 1" BLACK TRIM CAP
 ROUTED .188 CLEAR LEXAN BACKS
 WHITE LED ILLUMINATION
 "CARE ANIMAL HOSPITAL"
 ROUTED 1/8" ALUMINUM FACES W/ MAP BLACK PAINTED FINISH
 3" DEEP .063 ALUMINUM RETURNS W/ MAP BLACK PAINTED FINISH
 ROUTED .188 CLEAR LEXAN BACKS
 WHITE LED ILLUMINATION



SOUTH ELEVATION
SCALE: NTS



NIGHT RENDERING



MONUMENT SIGN



CARE ANIMAL HOSPITAL / MONUMENT SIGN
 ONE (1) DOUBLE SIDED, INTERNALLY ILLUMINATED MONUMENT SIGN
 CUSTOM FABRICATED ALUMINUM SIGN CABINET INSET INTO MASONRY BASE
 ROUTED 1/8" ALUMINUM FACES W/ 3/4" PUSH THRU PLEXI
 SIGN ILLUMINATED W/ WHITE LEDS

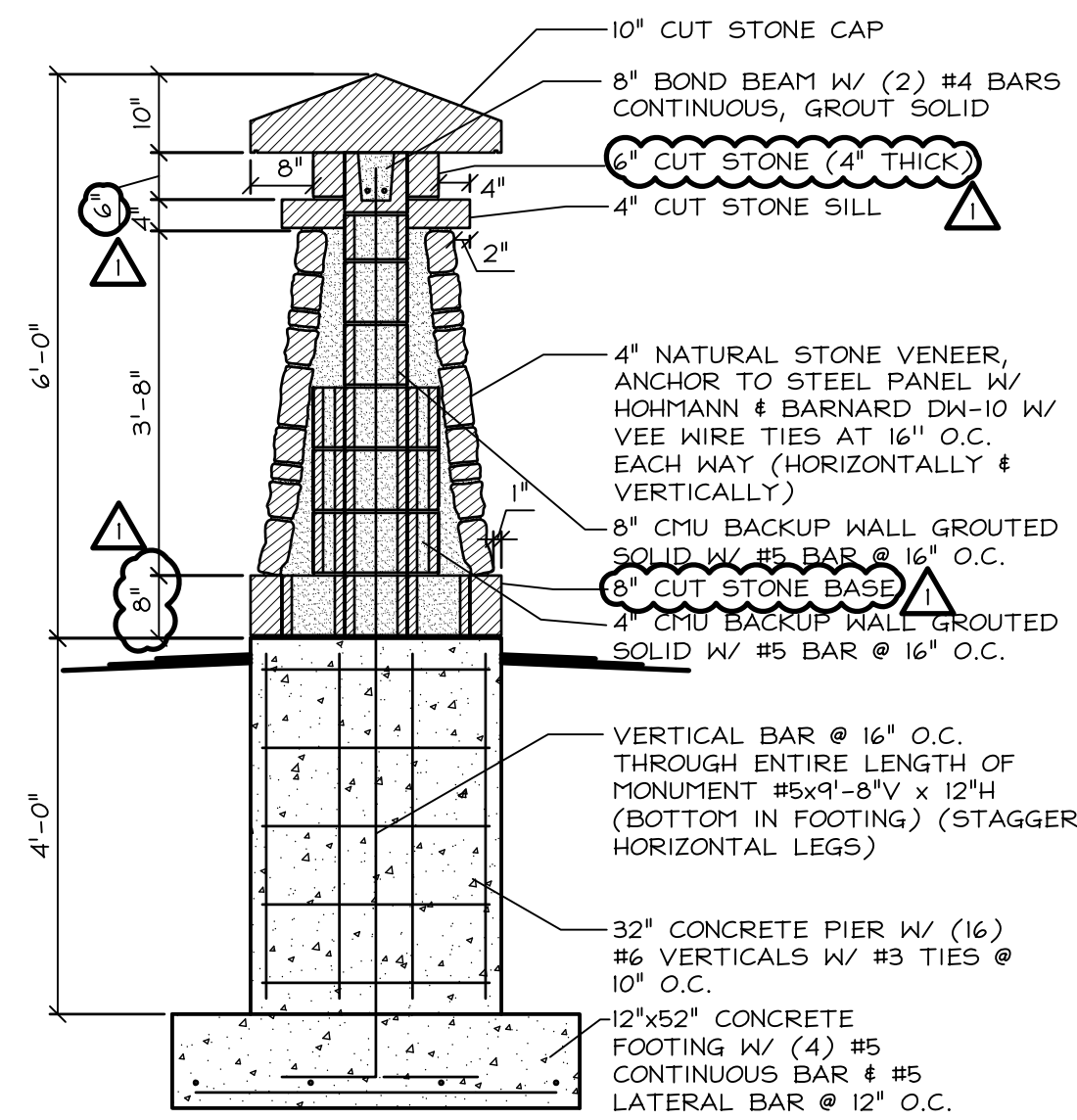
*MASONRY BASE BY OTHERS



NIGHT RENDERING

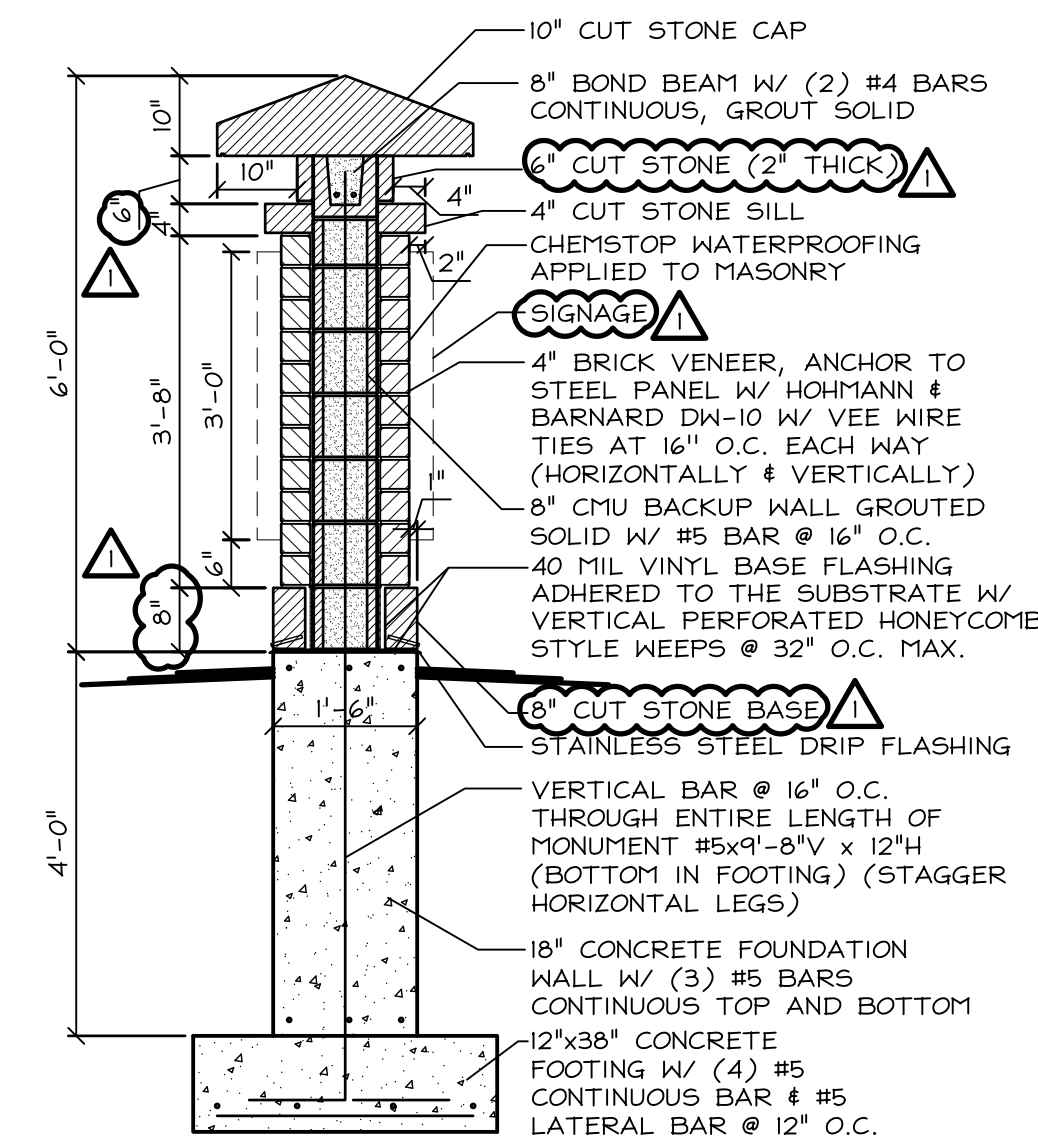
1 BUILDING SIGNAGE

A2.2 SCALE: 1/2" = 1'-0"



4 SIGN SECTION

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

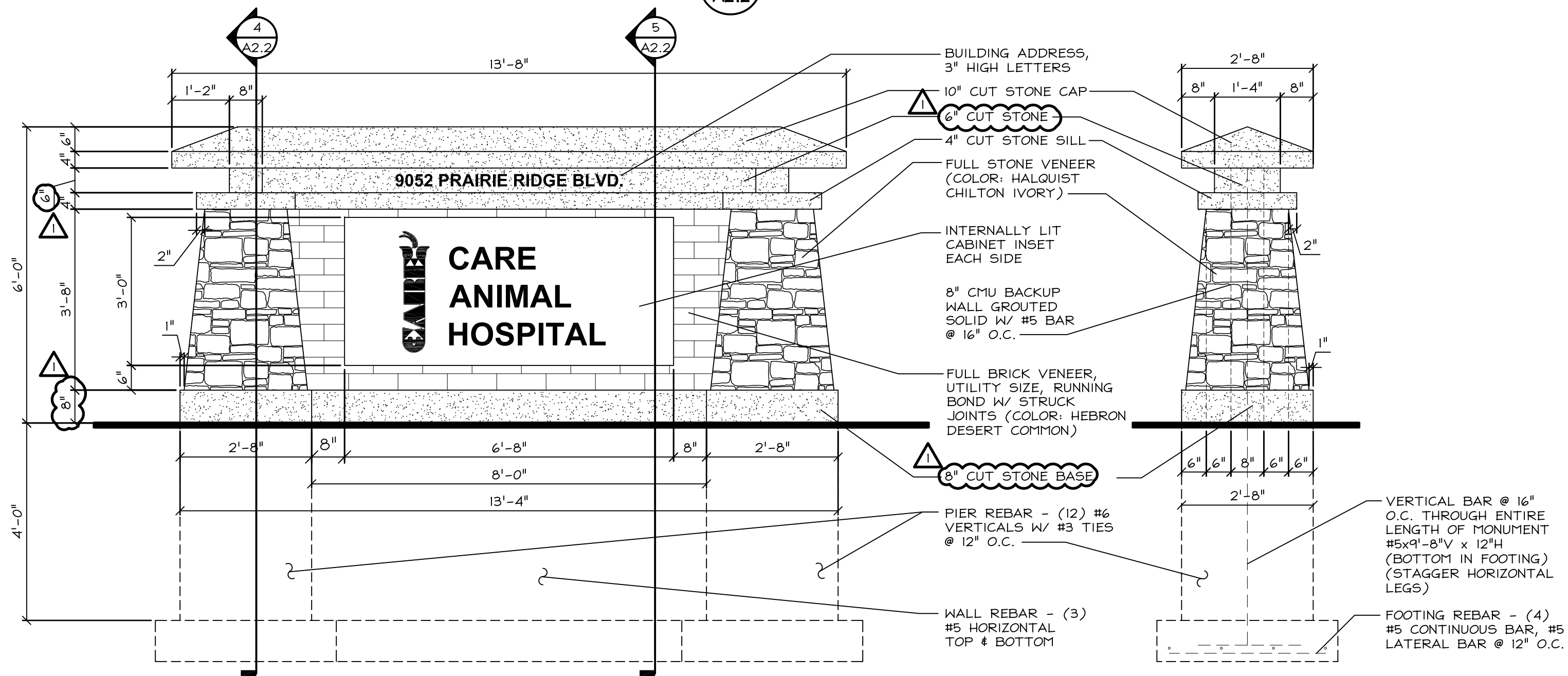


5 SIGN SECTION

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

2 MONUMENT SIGNAGE

A2.2 SCALE: 1/2" = 1'-0"



3 MONUMENT SIGNAGE

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

PROPOSED BUILDING FOR:

CARE ANIMAL HOSPITAL

PLEASANT PRAIRIE WISCONSIN, 53158
 9052 PRAIRIE RIDGE BOULEVARD

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REVISIONS

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PROJECT MANAGER: B. POCH

DESIGNER: S. KLESSIG

DRAWN BY: E. KLISTER

EXPEDITOR: S. LAMON

SUPERVISOR: D. CRAKER

PRELIMINARY NO: P14306

CONTRACT NO: 54852

DATE: 04/28/2016

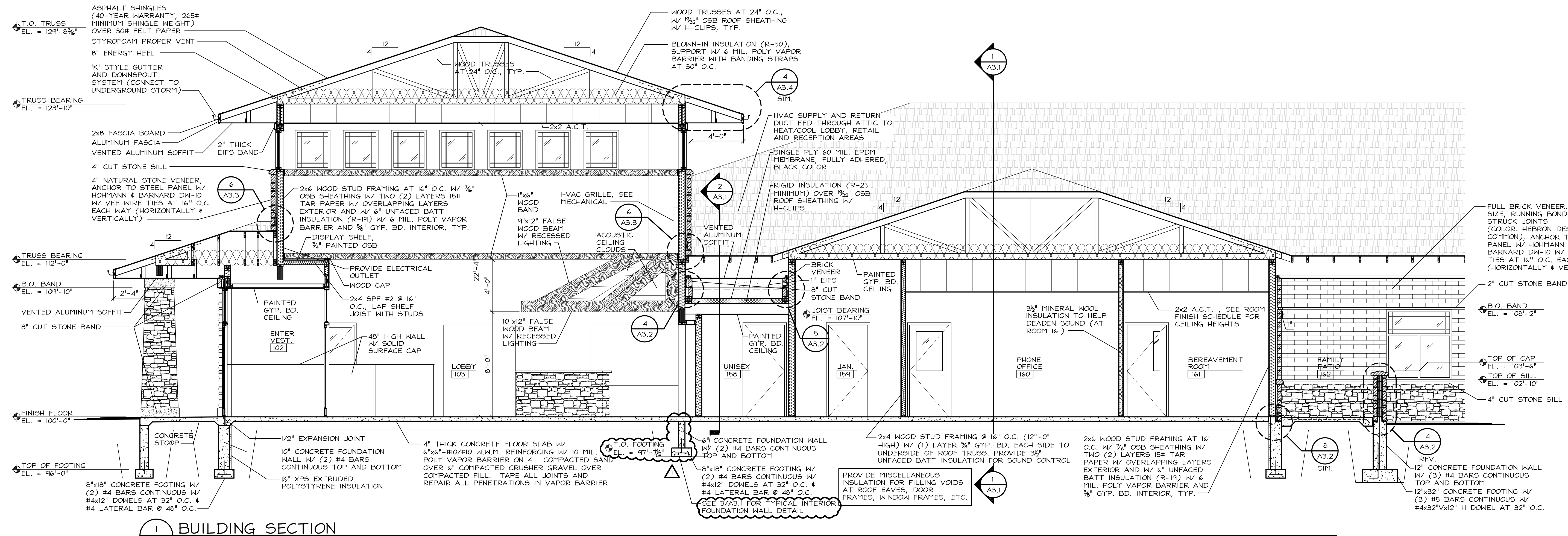
SHEET: A2.2



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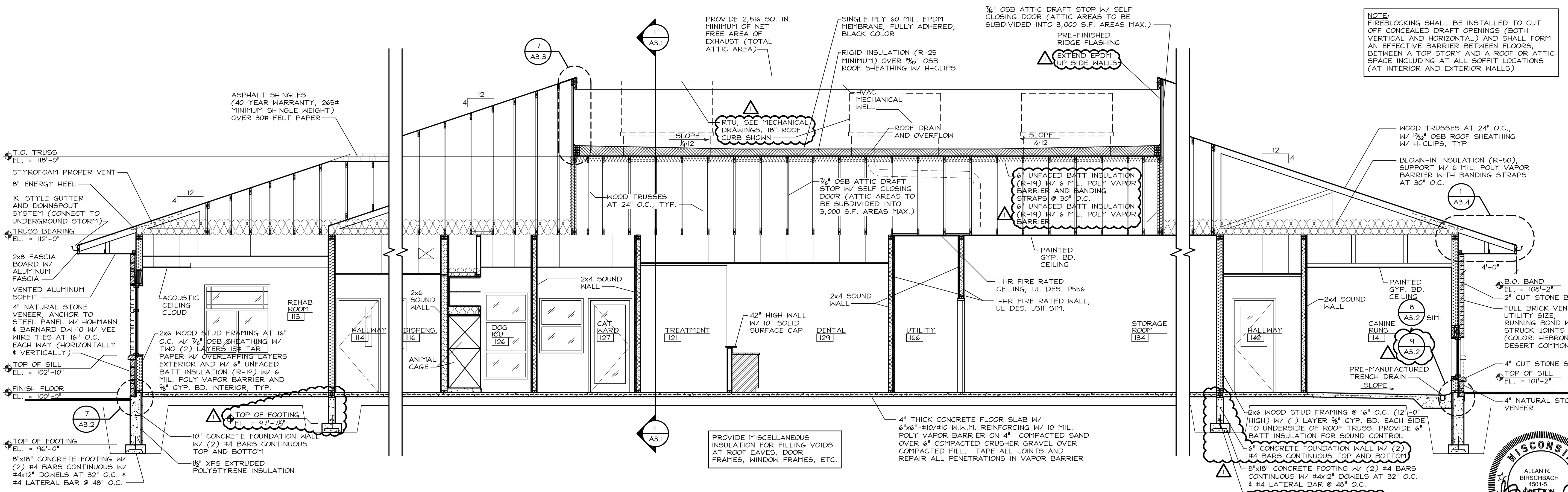
SHEET TITLE:
 BUILDING & MONUMENT SIGNAGE

APPLICANT:
 PLEASANT PRAIRIE VILLAGE
 10000 W. GRAND AVENUE
 PLEASANT PRAIRIE, WI 53158
 TELEPHONE: (262) 308-4953



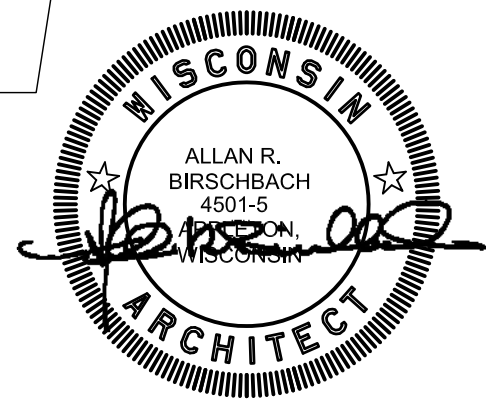
1 BUILDING SECTION
A3.0

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



2 BUILDING SECTION
A3.0

NOTE:
FIREBLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE INCLUDING AT ALL SOFFIT LOCATIONS (AT INTERIOR AND EXTERIOR WALLS).



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PROPOSED BUILDING FOR:
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WISCONSIN, 53158

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REVISIONS	
1	11-08-2016 - E. KLISTER

PROJECT MANAGER:	B. POCH
DESIGNER:	S. KLESSIG
DRAWN BY:	E. KLISTER
EXPEDITOR:	S. LAMON
SUPERVISOR:	D. CRAKER
PRELIMINARY NO:	P14306
CONTRACT NO:	54852
DATE:	04/28/2016
SHEET:	A3.0

BIRSCHBACH ASSOCIATES, LTD.
1515 W. Wisconsin Ave., Suite 200
Greenfield, WI 53022
PHONE: (262) 308-4955

SHEET TITLE:
BUILDING SECTIONS



PLANNERS | ARCHITECTS | BUILDERS

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PROPOSED BUILDING FOR: CARE ANIMAL HOSPITAL PLEASANT PRAIRIE WISCONSIN, 53158 9052 PRAIRIE RIDGE BOULEVARD

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REVISIONS 11-08-2016 - E. KLISTER

PROJECT MANAGER: B. POCH DESIGNER: S. KLESSIG DRAWN BY: E. KLISTER EXPEDITOR: S. LAMON SUPERVISOR: D. CRAKER PRELIMINARY NO: P14306 CONTRACT NO: 54852 DATE: 04/28/2016 SHEET:

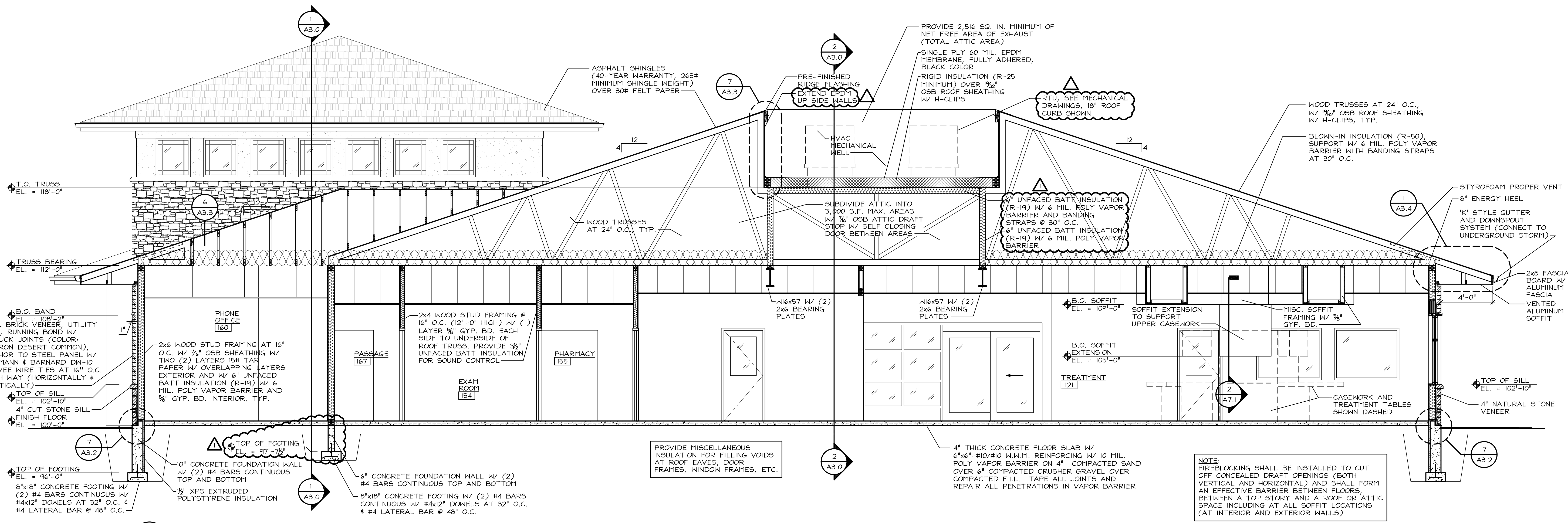


BIRSCHBACH ASSOCIATES, LTD. ARCHITECT

SHEET TITLE: BUILDING & WALL SECTIONS A3.1

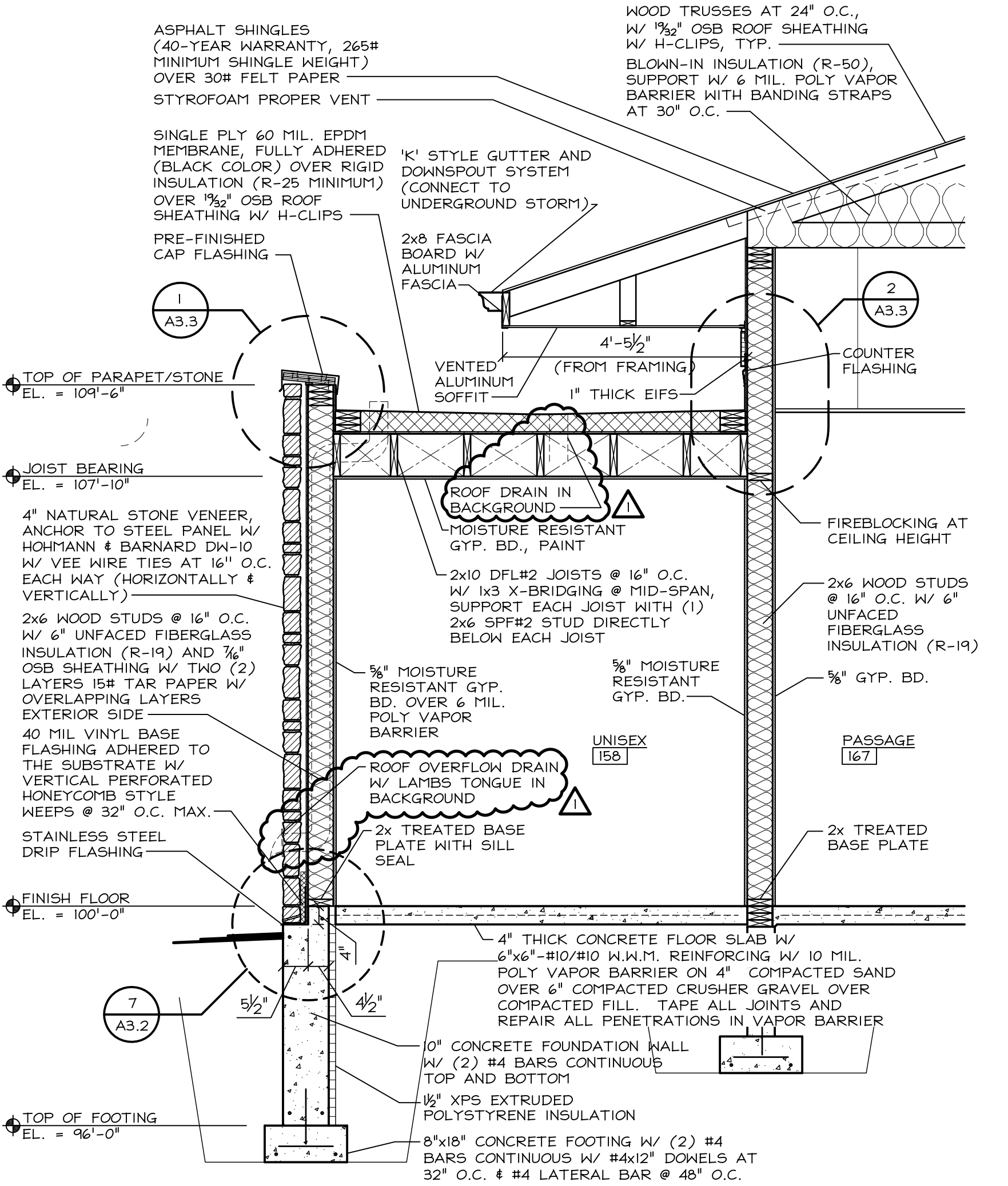
2016-062.00

VILLAGE OF PLEASANT PRAIRIE SUBMITTAL



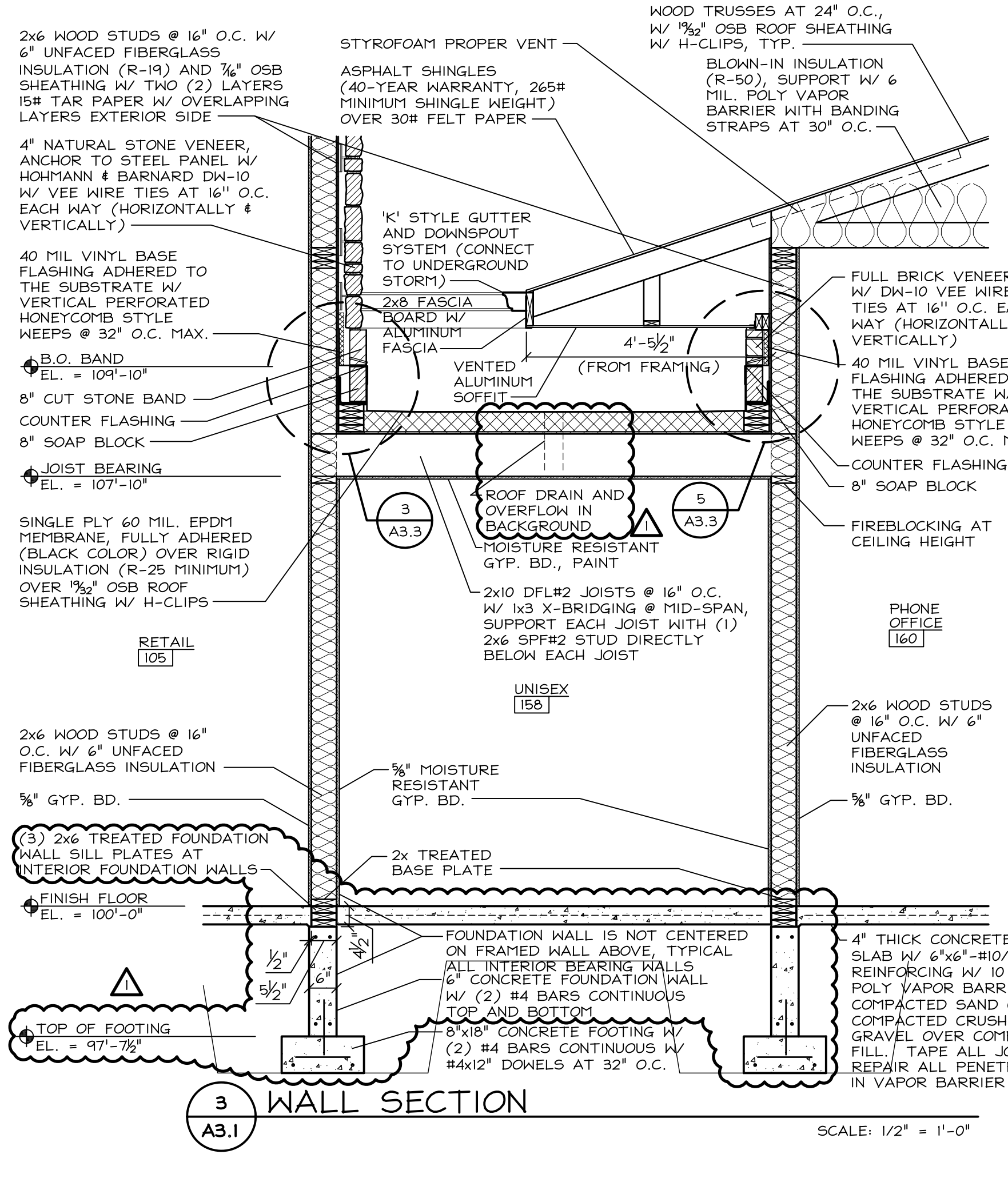
1 BUILDING SECTION

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



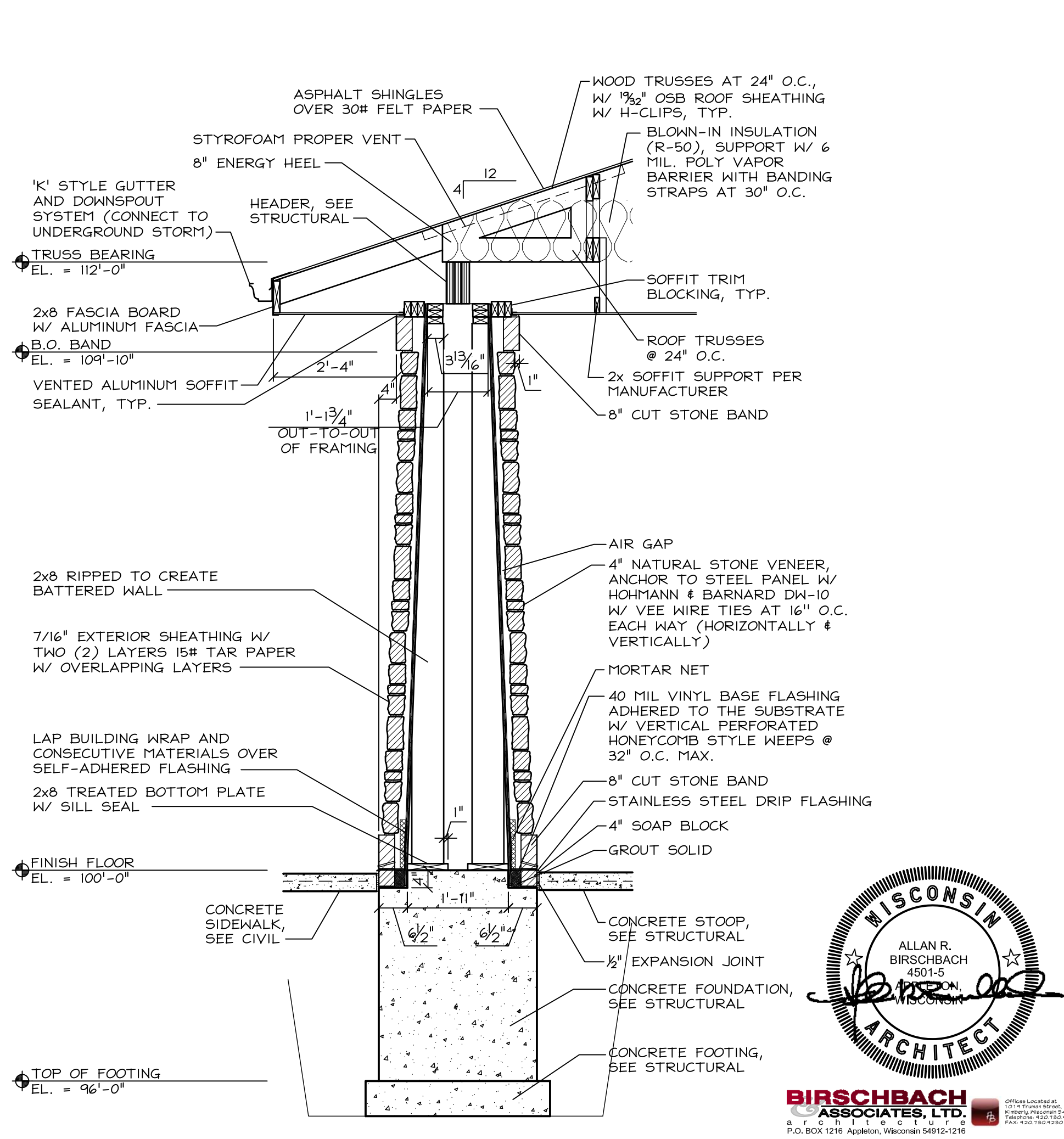
2 WALL SECTION

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



3 WALL SECTION

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



4 BATTERED COLUMN SECTION

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

APPLICANT: VILLAGE OF PLEASANT PRAIRIE 10850 - 109th AVENUE WEST WAUKESHA, WI 53150 TELEPHONE: (262) 308-4993

Consider approval of a Comprehensive Plan Amendment (**Ord. #16-43**) for the request of Daniel Szczap, on behalf of Bear Development to amend a portion of the **Prairie Ridge Neighborhood Plan** for a proposed 46 single family lot and three (3) outlot Arbor Ridge development located south of Prairie Ridge Blvd., west of 97th Court and 94th Avenue, north of CTH C (Wilmot Road) and east of the existing Prairie Ridge single family subdivision. This area is further identified as Tax Parcel Numbers 91-4-122-082-0490 and 91-4-122-082-0501 thru 91-4-122-084-0530.

Recommendation: On November 28, 2016 the Plan Commission held a public hearing and approved Plan Commission Resolution #16-12 and recommended that the Village Board approve the amendment to the Comprehensive Plan (Neighborhood Plan) subject to the comments and conditions of the December 5, 2016 Village Staff Report.

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VILLAGE STAFF REPORT OF DECEMBER 5, 2016

Consider approval of a Comprehensive Plan Amendment (**Ord. #16-43**) for the request of Daniel Szczap, on behalf of Bear Development to amend a portion of the **Prairie Ridge Neighborhood Plan** for a proposed 46 single family lot and three (3) outlot Arbor Ridge development located south of Prairie Ridge Blvd., west of 97th Court and 94th Avenue, north of CTH C (Wilmot Road) and east of the existing Prairie Ridge single family subdivision. This area is further identified as Tax Parcel Numbers 91-4-122-082-0490 and 91-4-122-082-0501 thru 91-4-122-084-0530.

The petitioner is requesting an amendment to the Prairie Ridge Neighborhood Plan for the redevelopment of the Arbor Ridge Development generally located on south of Prairie Ridge Blvd., west of 97th Court and 94th Avenue, north of CTH C (Wilmot Road) and east of the existing Prairie Ridge single family subdivision and further identified as Tax Parcel Numbers 91-4-122-082-0490 and 91-4-122-082-0501 thru 91-4-122-084-0530.

Background: This area was platted and private roadways were constructed (gravel base only) and public sewer, water and storm sewer improvements were installed in 2006. Due to the recession in the late 2000's this area did not develop as planned. The petitioner is proposing to vacate the condominium plat and replat the properties with private roadways and work with as much of the existing infrastructure as possible to create single family lot subdivision. The Village is in the process of reviewing detailed Conceptual Plans to be considered by the Plan Commission at the December 12, 2016 meeting.

Prairie Ridge Neighborhood Plan Amendment: The original plans sent out with the notice identified 48 single family lots, upon further evaluation of the lot configuration the number of single family lots have been reduced to 46 single family lots. *[Note: the 46 single family lots may be reduced again upon Village review of the Conceptual Plan and after additional engineering is completed, due to the configuration of the existing private roads and infrastructure that was installed when the development included 98 condominium units (15-2 unit buildings, 5-4 unit buildings; and 8- 6 unit buildings).]*

The Prairie Ridge Neighborhood Plan that was originally adopted in 2004 indicated that this 26.7 acres of land be developed with 98 condominium units (15-2 unit buildings, 5-4 unit buildings; and 8- 6 unit buildings). The amendment proposes to allow for the development of the properties with 46 single family lots (not the number of single family lots may be decreased as part of the planning and development process). This represents a decrease of 52 residential units.

In accordance with the Village 2010 Comprehensive Plan, the Prairie Ridge Neighborhood is classified as Upper-Medium Residential land use category which requires the average lot area per dwelling unit fall within the range of 6,200 square feet and 11,999 square feet per dwelling unit. This allows for areas of the Neighborhood to have larger lots while some areas have smaller lots.

The Neighborhood Plan includes the following existing (1,838 units) and proposed (328 units) residential units for a total of 2,166 total residential units within the Neighborhood including the proposed Fountain Ridge development:

Single Family existing (754 units) and proposed (65 units) for a total of 819 units:

- 215 single family lots in Prairie Ridge and Prairie Ridge Addition #1 Subdivisions
- 81 single family lots in Ashbury Creek Subdivision
- 43 single family lots in the Settlement at Bain Station Crossing Subdivision

- 344 single family units in Westwood Manufactured Home Park
- 71 other single family lots with the neighborhood
- 19 proposed single Family lots (Fountain Ridge)
- 46 proposed single family lots (Arbor Ridge)

Apartments-existing (892 units):

- 324 apartment units at Hidden Oak (9-36 unit buildings)
- 120 apartment units at Lexington Village (9 12 unit buildings and 2-6 unit buildings)
- 164 apartment units at Cobblestone Creek (1-36 unit building, 1-40 unit building and 2-44 unit buildings)
- 60 apartment units at Skyline Towers (1-60 unit building)
- 224 apartment units at Fountain Ridge (3-49 units and 8-10 condo-style unit apartment buildings)

Senior Housing-existing (192 units) and proposed (161 units) for a total of 353 units:

- 192 existing senior housing apartment units in Prairie Ridge Senior Campus (2 buildings) at 94th Avenue and Prairie Ridge Boulevard
- 95 proposed senior housing apartment units (Bain Station Crossing)
- 66 proposed senior housing apartment units (Addison 2nd Phase)

Condominium units –proposed (102 units) for a total of 102 units

- and 15-4 unit buildings and 60 apartment units (5 12 unit buildings) to be known as Bain Station Condominiums and Bain Station Apartments
- 12 proposed condominium units at either 4-3 unit buildings or 3-4 unit buildings located at east of 88th Avenue at Wilmot Road

The net density of the Neighborhood with the proposed amendment will decrease from 9,194 square feet per dwelling unit to 9,410 square feet per dwelling unit (467.91 net residential acres multiplied by 43,560 square feet in an area divided by 2,166 dwelling units). This density is in compliance with the Village Comprehensive Plan.

Population and school age children:

Current population within the Neighborhood is 4,397 persons with 1,227 school age children with 610 public school age children (assumes that each existing living unit is occupied on all properties).

- 2,021 persons (754 single family units x 2.68 persons per household); plus
- 2,088 persons (892 apartment units x 2.34 persons per household); plus
- 288 persons (192 Senior Apartments x 1.5 person per household)
- 1,227 school age children (27.9% of 4,397 persons with school age children)
- 692 public school age children (42% of 1,646 dwelling units)

Projected population within the Neighborhood is 5,087 persons which include 1,420 school age children wherein 762 are estimated to attend public schools (based on the number of units proposed for this Neighborhood when fully developed).

- 2,195 persons (819 single family units x 2.68 persons per household); plus

- 274 persons (102 condo units x 2.68 persons per household); plus
- 2,088 persons (892 apartment units x 2.34 persons per household); plus
- 530 persons (353 Senior Apartments x 1.5 person per household)
- 1,420 school age children (27.9% of 5,807 persons with school age children)
- 762 public school age children (42% of 1,813 dwelling units)

[*Note:* Based on the 2010 Census information for the Village of Pleasant Prairie the average number of persons per household is 2.68 (a decrease from 2.73 in 2000) and the average number of person per rental housing is 2.34 and school age children between the ages of 5 and 19 make up 27.9% of the population (an increase from 23% in 2000). In addition, the Village is assuming 1.5 persons per unit in the senior housing apartments within the neighborhood. Pursuant to the information provided by the Kenosha Unified School District for Pleasant Prairie the number of students that will attend public school is 42% of the number of dwelling units.]

The Neighborhood Plan Amendment is only the first step of the development process, next steps to re-develop this property include:

1. Conceptual Plan including Draft Declaration of Restrictions and Covenants (to be considered by the Plan Commission on December 12, 2016). The Conceptual Plans are being reviewed by staff at this time. As noted above the number of lots may need to be reduced after Village staff review and when additional engineering is completed, due to the configuration of the existing private roads and infrastructure that was installed when the development included 98 condominium units (15-2 unit buildings, 5-4 unit buildings; and 8- 6 unit buildings).]
2. Variance from the Land Division and Development Control Ordinance for reduction of Lot Depth.
3. Preliminary Plat (including Preliminary Engineering, wetland filling confirmation revised Declarations of Restrictions and Covenants).
4. Zoning Map and Text Amendment to rezone the property and amend the Planned Unit Development.
5. Final Plat (including Final Engineering Plans, Development Agreement and related documents including financial security for the public/private improvements).

Recommendation: On November 28, 2016 the Plan Commission held a public hearing and approved Plan Commission Resolution #16-12 and recommended that the Village Board approve the amendment to the Comprehensive Plan (Neighborhood Plan) subject to the comments and conditions of the December 5, 2016 Village Staff Report.

ORD. # 16-43
ORDINANCE TO AMEND
THE VILLAGE OF PLEASANT PRAIRIE, WISCONSIN
2035 COMPREHENSIVE PLAN
PURSUANT TO CHAPTER 390 OF THE
VILLAGE MUNICIPAL CODE

BE IT ORDAINED by the Village of Pleasant Prairie Board of Trustees, Kenosha County, Wisconsin, that the Village of Pleasant Prairie, Wisconsin 2035 Comprehensive Plan is hereby amended to change the **Prairie Ridge Neighborhood Plan (*Neighborhood Plan 21 of Appendix 9-3 of the Comprehensive Plan*)** as shown and described in **Exhibit 1**.

The Village Community Development Director is hereby directed to record these Amendments to the Comprehensive Plan on the appropriate pages of said Plan and to update Appendix A in Chapter 390 of the Village Municipal Code to include said amendment.

Adopted this 5th day of December 2016.

VILLAGE OF PLEASANT PRAIRIE

ATTEST:

John P. Steinbrink
Village President

Jane M. Romanowski
Village Clerk

Ayes: ____ Nays: ____ Absent: ____

Posted: _____

Ord #16-43.docx
CODE1610-003

Neighborhood Plan 21 of Appendix 9-3 Prairie Ridge Neighborhood

The Prairie Ridge Neighborhood is generally located south of STH 50 (75th Street) west of the Union Pacific Railway, north of CTH C (Wilmot Road) and Bain Station Road and east of 104th Avenue in the Village. A Neighborhood Plan for the Prairie Ridge Neighborhood has been prepared adopted on May 10, 2004 by the Plan Commission by Resolution #04-07 and the Village Board adopted a resolution of support on May 17, 2004 by Resolution #04-24. Since 2004 ~~four (4)~~ **five (5)** amendments have been adopted including:

- An amendment approved by the Plan Commission on August 22, 2005 by Resolution 05-11 and the Village Board concurred and adopted a resolution of support on September 6, 2005 by Resolution #05-51.
- Two (2) amendments approved by the Plan Commission on December 11, 2006 by Resolutions #06-25 and #06-27 and the Village Board concurred and adopted a resolution of support for both amendments on December 18, 2006 by Resolutions #06-57 and #06-59.
- An amendment approved by Plan Commission on June 13, 2016 by Resolution #16-09 and the Village Board adopted Ord #16-24 on June 20, 2016.
- An amendment approved by the Plan Commission on November 28, 2016 by Resolution #16-12 and the Village Board adopted Ord #16-43 on December 10, 2016.

The Prairie Ridge Neighborhood Plan (adopted May 10, 2004 by Plan Commission Resolution #04-07) includes:

COMMERCIAL AREAS: Approximately 187 acres of land within the neighborhood is identified as commercial—these areas include a Community Commercial Area in the Prairie Ridge Development south of STH 50 and east of 88th Avenue on STH 50, and a Community Commercial area at the southwest corner of CTH C and CTH H which includes the existing Tri-Clover building currently being used as warehousing for Rust-Oleum Corporation and Kenosha Grounds Care operating south of the Village Fire Station #2.

GOVERNMENT AND INSTITUTIONAL AREAS: Approximately 102 acres of land within the neighborhood are identified as Government and Institutional Uses. These include St. Catherine’s Hospital, Extended Love Child Development Center, Grande Prairie, Hospice Alliance, Pleasant Prairie Elementary School, St. Anne Church, United Methodist Church and Pleasant Prairie Fire Station #2.

RESIDENTIAL AREA: Approximately 461.5 acres of land (excluding existing and future rights-of-way, commercial and government & institutional areas, wetlands and other open space) within the neighborhood are proposed to be developed as Residential. While a majority of this neighborhood is developed, the southeastern portion of the neighborhood has vacant land that could be developed with residential development. There are 628 existing single family units and 564 existing multi-family units within the Neighborhood and these existing residential developments in the Neighborhood include: Prairie Ridge Subdivision, residential development at Bain Station Road and 104th Avenue, Lexington Village Apartments, Westwood Estates Manufactured Home Park, Hidden Oaks Apartments and scatter residential along the arterial highways.

The Neighborhood Plan proposes 99 more single family units and 783 more multi-family units. The additional multi-family units include:

- 401 senior housing apartment units in Prairie Ridge at 94th Avenue and Prairie Ridge Boulevard (located in 4 additional buildings);



-
- 98 condominium units in Prairie Ridge located at 97th Court between Prairie Ridge Boulevard and 94th Avenue known as Arbor Ridge and specifically including: 15-2 unit buildings, 5-4 unit buildings; and 8- 6 unit buildings;
 - 40 condominium units (10-four unit buildings) located south of CTH C at 94th Avenue.
 - 96 condominium units (8-three unit buildings 29-two unit buildings and 14-one unit buildings) located at the north of Bain Station Road and west of 88th Avenue. (the 14 single unit condominiums are included in the proposed single family unit count
 - 90 condominiums units (3-eight unit buildings, 1-six unit building and 15-four unit buildings and 60 apartment units (5 12 unit buildings) to be known as Bain Station Condominiums and Bain Station Apartments.
 - 12 units at either 4-three unit buildings or 3-four unit buildings located at east of 88th Avenue at Wilmot Road.

The two areas proposed for additional single family development with lots averaging about 20,000 square feet are located at Bain Station Road and 94th Avenue and Bain Station Road and 88th Avenue. Two (2) wooded areas within the Neighborhood are proposed to be preserved, while providing with limited development. The wooded area located south of 82nd Street east of 88th Avenue is currently zoned C-2, Upland Resource Conservancy District and pursuant to this district a minimum lot size for the development of a single family home is 5 acres; therefore two 5 acre parcels are proposed. The wooded area located east of 88th Avenue at Wilmot Road is also zoned C-2 and is proposed to be preserved, with the non-wetland areas west of the woods on 88th Avenue is proposed to be developed with no more than 12 units—either 4-three unit buildings or 3-four unit buildings.

In accordance with the Village 2010 Comprehensive Plan, the overall net density for the Prairie Ridge Neighborhood recommends that the Neighborhood be developed within the Upper-Medium Residential land use category with the average lot area per dwelling unit fall within the range of 6,200 square feet and 11,999 square feet per dwelling unit. This allows for areas of the neighborhood to have larger lots while some areas have smaller lots — however all new single family lots within the neighborhood are proposed to be a minimum of 15,000 square feet. The net density of the neighborhood as shown on Plan is 9,693 square feet per dwelling unit (461.4882 net residential acres multiplied by 43,560 square feet in an area divided by 2,074 dwelling units). This density is in compliance with the Village 2010 Comprehensive Plan.

Alternative A: This alternative at the northwest corner of Bain Station Road and 88th Avenue proposes that only the property occupied by St. Anne Parish Center be shown as Institutional and the other area shown as institutional be changed to residential. This alternative alters the density calculations slightly by adding approximately 1 acre to the residential land use category and subtracting an acre from the Institutional land use category.

NEIGHBORHOOD PARK: The Comprehensive Land Use Plan indicates that a five acre park be located adjacent to Pleasant Prairie Elementary School. This park area was constructed as part of the construction of Pleasant Prairie Elementary School.

WETLAND AREAS: The Neighborhood Plan identifies approximately 65 acres of land within wetlands. Prior to consideration of any proposed Conceptual Plans, wetlands shall be field verified by a certified biologist in accordance with the Village wetland regulations. Some of the wetlands within the undeveloped area have been field verified. Upon field verification of wetlands the plan may need to be altered in order to preserve the wetlands.

RETENTION AREAS: The Neighborhood Plan indicates areas within existing retention facilities and proposed areas for future storm water management facilities. At the time that



any Conceptual Plans are to be considered for any portion of the neighborhood, the developer's engineer will be required to evaluate the development site, based on actual field conditions and shall present a storm water management facility plan which meets the Village requirements for Village review.

ACCESS TO ARTERIAL ROADS: The Neighborhood Plan indicates four (4) new street access points to Bain Station Road, two new access points to CTH H, one new access point to CTH C and no new access to STH 50. A third access may be required onto CTH H at 82nd Street and another new access to Wilmot Road for future Commercial Development at CTH C and CTH H. 94th Avenue, a local arterial is proposed to be extended south to Bain Station Road. At the time that any portion of the neighborhood is proposed to be developed, proper access will be required to adequately service the proposed development. In addition, the long-range transportation plan indicates that STH 50, CTH H, CTH C and Bain Station Road should be widened when traffic counts/new developments warrant such improvements.

POPULATION PROJECTIONS FOR THE NEIGHBORHOOD: The vacant portion of this neighborhood will not develop until the current property owners wish to develop there land; however, neighborhood planning is essential for the orderly growth of the community and establishes a framework as to how development should occur and, if and when it should occur. The neighborhood plan is a guide for property owners and developers—therefore the population will increase on an incremental basis as the neighborhood develops over time. Based on the 2000 census information for the Village of Pleasant Prairie the average number of persons per household is 2.73 and school age children between the ages of 5 and 19 make up 23% of the population. In addition, the Village is assuming 1.5 per unit in the senior housing apartments within the neighborhood.

Current population within the neighborhood:

- 628 dwelling units--assumes that each existing lot has an occupied dwelling unit
- 120 senior housing units
- 1,714 persons with school age children (which includes 394 school age children)
- 180 seniors at the Prairie Ridge Senior Campus
- Total existing population 1,894 persons and 394 school age children

Projected population within the neighborhood based on the number of households proposed for this neighborhood when fully developed:

- 1,433 dwelling units
- 521 senior housing units
- 3,912 persons with school age children (which includes 899 school age children)
- 782 seniors at the Prairie Ridge Senior Campus
- Total proposed population with 4,694 person and 899 school age children.

The Village provides copies of proposed developments to the Kenosha Unified School District to assist in their planning. A KUSD Master Plan is being prepared by KUSD staff to be completed this spring, which is to address growth in the district. Pursuant to the information provided by the Kenosha Unified School District for Pleasant Prairie (.42 x number of dwelling units), 602 public school age children are likely to come from this neighborhood.

The amendment approved by Plan Commission Resolution 05-11 and Village Board Resolution #05-51 included an amendment to the Prairie Ridge Neighborhood Plan



for a 51.2 acre property generally located south of CTH C (Wilmot Road), north of Bain Station Road at 94th Avenue.

The Prairie Ridge Neighborhood Plan adopted in 2004 indicated that this land be developed with approximately 48 single family lots and 10 four (4) unit condominium buildings adjacent to CTH C and west of the existing manufacturing facility on the subject property. A detailed wetland staking was completed on the property and the location of the actual field delineated wetlands was different than what was shown on the Village interpolated wetland maps. As a result, the developer determined that the best use for the site would be for the entire site to be developed with single family lots. The amendment proposed 81 single family lots or 7 residential units less than Plan adopted in 2004

This amendment to the Neighborhood Plan has little effect on the overall density of the Prairie Ridge Neighborhood and complies with the Village 2010 Comprehensive Use Plan. Pursuant to the 2004 Plan, approximately 461.5 acres of land (excluding existing and future rights-of-way, commercial and government & institutional areas, wetlands and other open space) within the neighborhood are proposed to be developed as Residential and there are 628 existing single family units and 564 existing multi-family units within the Neighborhood including: Prairie Ridge Subdivision, residential development at Bain Station Road and 104th Avenue, Lexington Village Apartments, Westwood Estates Manufactured Home Park, Hidden Oaks Apartments and scatter residential along the arterial highways. The amendment increased the number of proposed single family lots in the Neighborhood from approximately 99 to 132 single family units and reduce the proposed number of multifamily units in the Neighborhood from 783 units to 743 multi-family units.

In accordance with the Village 2010 Comprehensive Plan, the Prairie Ridge Neighborhood is classified as Upper-Medium Residential land use category which requires the average lot area per dwelling unit fall within the range of 6,200 square feet and 11,999 square feet per dwelling unit. This allows for areas of the neighborhood to have larger lots while some areas have smaller lots. The net density of the neighborhood with the proposed amendment will be increased to approximately 9,725 square feet per dwelling unit (461.4882 net residential acres multiplied by 43,560 square feet in an area divided by 2,067 dwelling units) from approximately 9,693 square feet per dwelling unit (461.4882 net residential acres multiplied by 43,560 square feet in an area divided by 2,074 dwelling units). This density is in compliance with the Village Comprehensive Plan.

The population projections for the neighborhood will decrease slightly as a result of the proposed amendment as described below:

Current population within the neighborhood is 1,894 persons and 394 school age children (assumes that each existing lot has an occupied dwelling).

- 1,714 persons (628 dwelling units x 2.73 persons per household); plus
- 180 seniors at Prairie Ridge Senior Campus (120 senior housing units x 1.5 person per household)
- 394 school age children (23% of 1,714 persons with school age children)
- 263 public school age children (42% of 628 dwelling units)

Projected population within the neighborhood based on reducing the total number of dwelling units in the neighborhood by seven units would adjust the projections down from 4,904 persons and 1,080 school age children to 4,885 persons and 944 school age children (based on the number of households proposed for this neighborhood when fully developed).



- 4,103 persons (875 proposed plus 628 existing dwelling units x 2.73 persons per household); plus
- 782 seniors a Prairie Ridge Senior Campus (521 total senior housing units x 1.5 person per household)
- 944 school age children (23% of 4,103 persons with school age children)
- 631 public school age children (42% of 1503 dwelling units)

[Note: Based on the 2000 Census information for the Village of Pleasant Prairie the average number of persons per household is 2.73 and school age children between the ages of 5 and 19 make up 23% of the population. In addition, the Village is assuming 1.5 persons per unit in the senior housing apartments within the neighborhood. The Village provides copies of proposed developments to the Kenosha Unified School District to assist in their planning. Pursuant to the information provided by the Kenosha Unified School District for Pleasant Prairie the number of students that will attend public school is 42% of the number of dwelling units.]

The amendment approved by Plan Commission Resolution #06-25 and the Village Board Resolution #06-57 amended the 2004 Neighborhood Plan for the land at the northeast corner of Bain Station Road and 88th Avenue (CTH H) as a result of a development of a mixed residential development.

The 2004 Neighborhood Plan indicated that this area be developed with 152 multi-family units and 40 single family lots for a total of 192 dwelling units. The amendment to the Neighborhood Plan for this area included 44 new single family lots, razing 5 existing single family homes, 108 new condominium units (10-4 unit buildings, 6-6 unit buildings and 4-8 unit buildings) and 95 new multi-family senior condominium units and for a total of 242 new dwelling units (50 units more than approved on the 2004 Neighborhood Plan) which slightly exceeds the density for this property and would also increase the overall density of the neighborhood and projected population for the neighborhood; however due to the increase of senior housing the number of school age children slightly decreases as described below:

The projected population and density within the Neighborhood based on the increase of 50 dwelling units within this area includes:

- 1,501 existing and proposed dwelling units (excluding senior housing units)
- 616 senior housing units
- 2,117 total dwelling units
- 4,098 persons (1,501 proposed dwelling units x 2.73 persons per household);
- 924 seniors a Prairie Ridge Senior Campus (616 total senior housing units x 1.5 person per household)
- 5,022 persons is the total estimate of population
- 943 school age children (23% of 4,098 persons with school age children) or 630 public school age children (42% of 1501 dwelling units)
- The average lot size per dwelling unit for the neighborhood as amended is 9,506 square feet per dwelling unit (462 net residential acres multiplied by 43,560 square feet in an area divided by 2,117 total dwelling units—existing and proposed)

The amendment approved by Plan Commission Resolution #06-27 and the Village Board Resolution #06-59 included an amendment to the 2004 Neighborhood Plan by



changing the two (2) properties at the northwest corner of Bain Station Road and 88th Avenue (CTH H) from and Institutional use to a residential land use designation.

The amendment approved by Plan Commission Resolution 16-09 and Village Board Ord. #16-24 included an amendment to the Prairie Ridge Neighborhood Plan for a 34.5 acre properties generally located west and north of Bain Station Road and CTH H (88th Avenue) to be known as Fountain Ridge.

The Prairie Ridge Neighborhood Plan that was originally adopted in 2004 indicated that this 34.5 acres of land be developed with approximately 96 residential units (8-3 unit buildings, 29-2-unit buildings and 14-1 unit buildings). The amendment proposes to allow for the development of the properties with 246 units (3-49 unit buildings, 10-8 unit buildings and 19 single family lots) to be known as Fountain Ridge. This represents an increase of 150 residential units. The amendment to the Neighborhood Plan alters the 472 net residential acres within the neighborhood to 468 net residential acres (removing 4.09 acres for the proposed public streets and the field delineated wetlands for the proposed Fountain Ridge Development).

In accordance with the Village 2010 Comprehensive Plan, the Prairie Ridge Neighborhood is classified as Upper-Medium Residential land use category which requires the average lot area per dwelling unit fall within the range of 6,200 square feet and 11,999 square feet per dwelling unit. This allows for areas of the Neighborhood to have larger lots while some areas have smaller lots. Since adoption of the 2004 Neighborhood Plan including the 2005 and 2006 amendments, the existing number of dwelling units has changed.

The Neighborhood Plan includes the following existing (1,643 units) and proposed (574 units) residential units for a total of 2,217 total residential units within the Neighborhood including the proposed Fountain Ridge development:

Single Family existing (754 units) and proposed (19 units) for a total of 773 units:

- 215 single family lots in Prairie Ridge and Prairie Ridge Addition #1 Subdivisions
- 81 single family lots in Ashbury Creek Subdivision
- 43 single family lots in the Settlement at Bain Station Crossing Subdivision
- 344 single family units in Westwood Manufactured Home Park
- 71 other single family lots with the neighborhood
- **19 proposed single family lots (Fountain Ridge)**

Apartments-existing (668 units) and proposed (224 units) for a total of 892 units:

- 324 apartment units at Hidden Oak (9-36 unit buildings)
- 120 apartment units at Lexington Village (9 12 unit buildings and 2-6 unit buildings)
- 164 apartment units at Cobblestone Creek (1-36 unit building, 1-40 unit building and 2-44 unit buildings)
- **224 proposed apartment units at Fountain Ridge (3-49 units and 8-10 condo-style unit apartment buildings)**

Senior Housing-existing (191 units) and proposed (161 units) for a total of 352 units:

- 191 existing senior housing apartment units in Prairie Ridge Senior Campus (2 buildings) at 94th Avenue and Prairie Ridge Boulevard
- 95 proposed senior housing apartment units (Bain Station Crossing)
- 66 proposed senior housing apartment units (Addison 2nd Phase)



Condominium units –existing (30 units) and proposed (170 units) for a total of 200 units

- 98 proposed condominium units in Prairie Ridge located at 97th Court between Prairie Ridge Boulevard and 94th Avenue known as Arbor Ridge and specifically including: 15-2 unit buildings, 5-4 unit buildings; and 8- 6 unit buildings
- 90 proposed condominiums units (3-8 unit buildings, 1-6 unit building and 15-4 unit buildings and 60 apartment units (5 12 unit buildings) to be known as Bain Station Condominiums and Bain Station Apartments
- 12 proposed condominium units at either 4-3 unit buildings or 3-4 unit buildings located at east of 88th Avenue at Wilmot Road

The net density of the Neighborhood with the proposed amendment will be increased to approximately 9,194 square feet per dwelling unit (467.91 net residential acres multiplied by 43,560 square feet in an area divided by 2,217 dwelling units). This density is in compliance with the Village Comprehensive Plan.

Population and school age children:

Current population within the Neighborhood is 3,951 persons with 1,023 school age children with 610 public school age children (assumes that each existing living unit is occupied on all properties).

- 2,021 persons (754 single family units x 2.68 persons per household); plus
- 81 persons (30 condo units x 2.68 persons per household); plus
- 1,564 persons (668 apartment units x 2.34 persons per household); plus
- 287 persons (191 Senior Apartments x 1.5 person per household)
- 1,023 school age children (27.9% of 3,665 persons with school age children)
- 610 public school age children (42% of 1,452 dwelling units)

Projected population within the Neighborhood is 5,223 persons which include 1,310 school age children wherein 784 are estimated to attend public schools (based on the number of units proposed for this Neighborhood when fully developed).

- 2,072 persons (773 single family units x 2.68 persons per household); plus
- 536 persons (200 condo units x 2.68 persons per household); plus
- 2,088 persons (892 apartment units x 2.34 persons per household); plus
- 528 persons (352 Senior Apartments x 1.5 person per household)
- 1,310 school age children (27.9% of 4,695 persons with school age children)
- 784 public school age children (42% of 1,865 dwelling units)

[Note: Based on the 2010 Census information for the Village of Pleasant Prairie the average number of persons per household is 2.68 (a decrease from 2.73 in 2000) and the average number of person per rental housing is 2.34 and school age children between the ages of 5 and 19 make up 27.9% of the population (an increase from 23% in 2000). In addition, the Village is assuming 1.5 persons per unit in the senior housing apartments within the neighborhood. Pursuant to the information provided by the Kenosha Unified School District for Pleasant Prairie the number of students that will attend public school is 42% of the number of dwelling units.]



The amendment approved by Plan Commission Resolution 16-12 and Village Board Ord. #16-43 included an amendment to the Prairie Ridge Neighborhood Plan for the 26.7 acres generally located south of Prairie Ridge Blvd., west of 97th Court and 94th Avenue, north of CTH C (Wilmot Road) and east of the existing Prairie Ridge single family subdivision that was originally to be developed as 98 condominium units to be developed with 46 single family home lots known as Arbor Ridge.

The Prairie Ridge Neighborhood Plan that was originally adopted in 2004 indicated that this 26.7 acres of land be developed with 98 condominium units (15-2 unit buildings, 5-4 unit buildings; and 8- 6 unit buildings). The amendment proposes to allow for the development of the properties with 46 single family lots (note the number of single family lots may be decreased as part of the planning and development process). This represents a decrease of 52 residential units.

In accordance with the Village 2010 Comprehensive Plan, the Prairie Ridge Neighborhood is classified as Upper-Medium Residential land use category which requires the average lot area per dwelling unit fall within the range of 6,200 square feet and 11,999 square feet per dwelling unit. This allows for areas of the Neighborhood to have larger lots while some areas have smaller lots.

The Neighborhood Plan includes the following existing (1,838 units) and proposed (328 units) residential units for a total of 2,166 total residential units within the Neighborhood including the proposed Fountain Ridge development:

Single Family existing (754 units) and proposed (65 units) for a total of 819 units:

- 215 single family lots in Prairie Ridge and Prairie Ridge Addition #1 Subdivisions
- 81 single family lots in Ashbury Creek Subdivision
- 43 single family lots in the Settlement at Bain Station Crossing Subdivision
- 344 single family units in Westwood Manufactured Home Park
- 71 other single family lots with the neighborhood
- 19 proposed single Family lots (Fountain Ridge)
- 46 proposed single family lots (Arbor Ridge)

Apartments-existing (892 units):

- 324 apartment units at Hidden Oak (9-36 unit buildings)
- 120 apartment units at Lexington Village (9 12 unit buildings and 2-6 unit buildings)
- 164 apartment units at Cobblestone Creek (1-36 unit building, 1-40 unit building and 2-44 unit buildings)
- 60 apartment units at Skyline Towers (1-60 unit building)
- 224 apartment units at Fountain Ridge (3-49 units and 8-10 condo-style unit apartment buildings)

Senior Housing-existing (192 units) and proposed (161 units) for a total of 353 units:

- 192 existing senior housing apartment units in Prairie Ridge Senior Campus (2 buildings) at 94th Avenue and Prairie Ridge Boulevard
- 95 proposed senior housing apartment units (Bain Station Crossing)
- 66 proposed senior housing apartment units (Addison 2nd Phase)



Condominium units –proposed (102 units) for a total of 102 units

- 15-4 unit buildings and 60 apartment units (5 12 unit buildings) to be known as Bain Station Condominiums and Bain Station Apartments
- 12 proposed condominium units at either 4-3 unit buildings or 3-4 unit buildings located at east of 88th Avenue at Wilmot Road

The net density of the Neighborhood with the proposed amendment will decrease to approximately 9,410 square feet per dwelling unit (467.91 net residential acres multiplied by 43,560 square feet in an area divided by 2,166 dwelling units). This density is in compliance with the Village Comprehensive Plan.

Population and school age children:

Current population within the Neighborhood is 4,397 persons with 1,227 school age children with 610 public school age children (assumes that each existing living unit is occupied on all properties).

- 2,021 persons (754 single family units x 2.68 persons per household); plus
- 2,088 persons (892 apartment units x 2.34 persons per household); plus
- 288 persons (192 Senior Apartments x 1.5 person per household)
- 1,227 school age children (27.9% of 4,397 persons with school age children)
- 692 public school age children (42% of 1,646 dwelling units)

Projected population within the Neighborhood is 5,087 persons which include 1,420 school age children wherein 762 are estimated to attend public schools (based on the number of units proposed for this Neighborhood when fully developed).

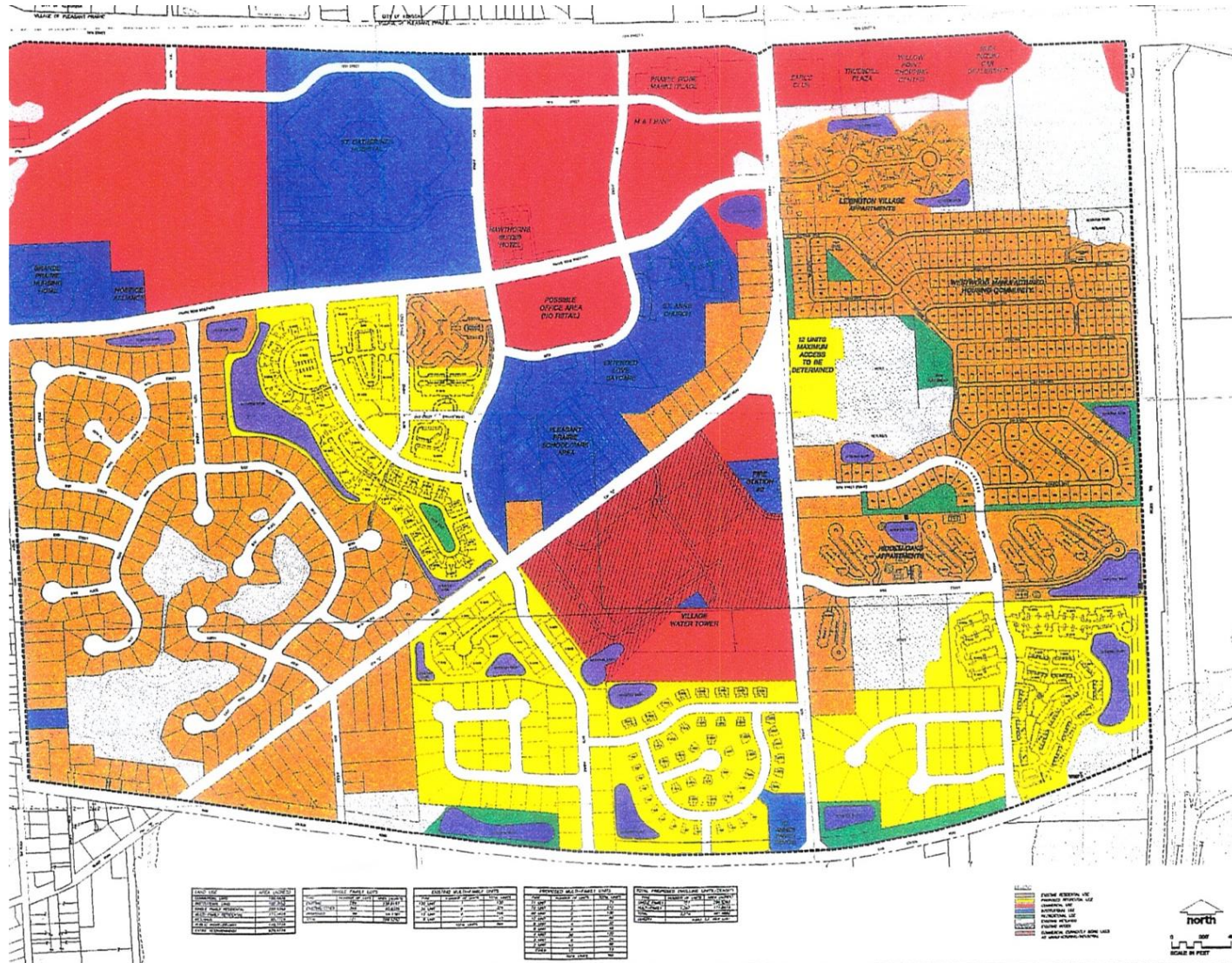
- 2,195 persons (819 single family units x 2.68 persons per household); plus
- 274 persons (102 condo units x 2.68 persons per household); plus
- 2,088 persons (892 apartment units x 2.34 persons per household); plus
- 530 persons (353 Senior Apartments x 1.5 person per household)
- 1,420 school age children (27.9% of 5,807 persons with school age children)
- 762 public school age children (42% of 1,813 dwelling units)

[Note: Based on the 2010 Census information for the Village of Pleasant Prairie the average number of persons per household is 2.68 (a decrease from 2.73 in 2000) and the average number of person per rental housing is 2.34 and school age children between the ages of 5 and 19 make up 27.9% of the population (an increase from 23% in 2000). In addition, the Village is assuming 1.5 persons per unit in the senior housing apartments within the neighborhood. Pursuant to the information provided by the Kenosha Unified School District for Pleasant Prairie the number of students that will attend public school is 42% of the number of dwelling units.]

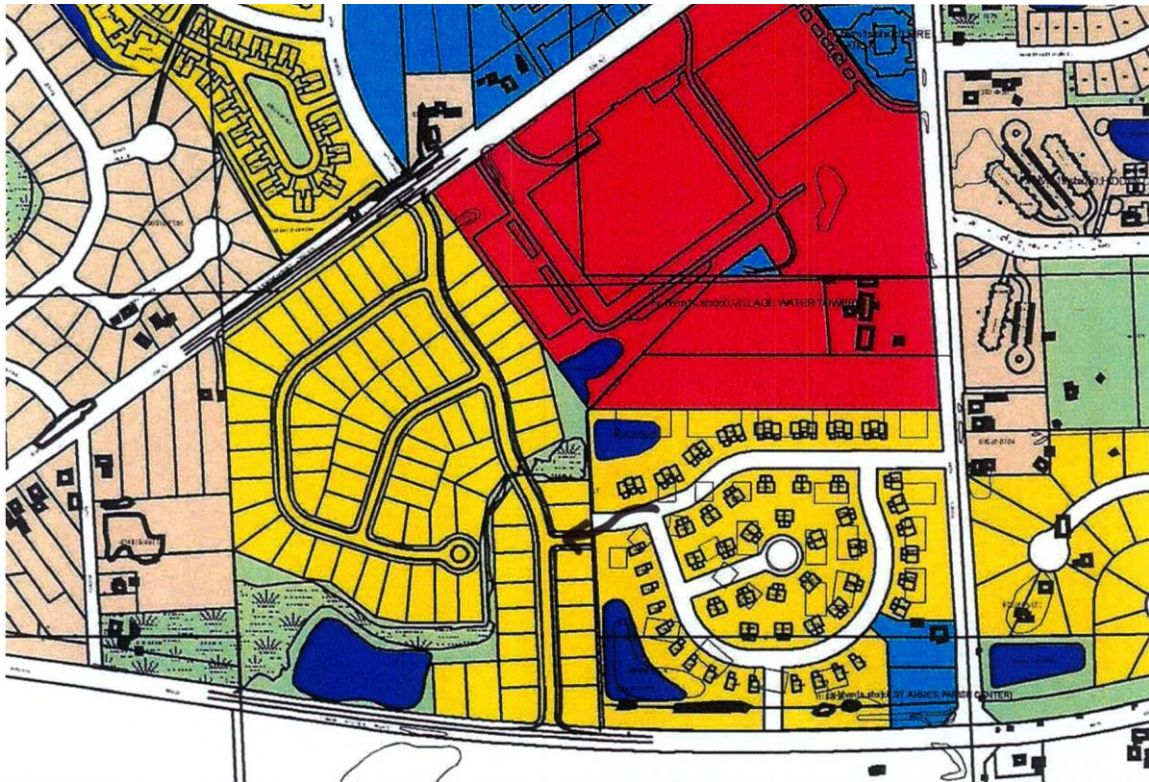


Neighborhood Plan Map 21 Prairie Ridge Neighborhood

Adopted by Plan Commission Resolution #04-07 and Village Board Resolution #04-24



**Neighborhood Plan Map 21
Prairie Ridge Neighborhood
Amendment adopted by Plan Commission Resolution #05-11 and Village Board
Resolution #05-51**



**Neighborhood Plan Map 21
Prairie Ridge Neighborhood**

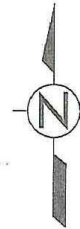
Amendment adopted by Plan Commission Resolution #06-25 and Village Board Resolution #06-57

**PRAIRIE RIDGE NEIGHBORHOOD PLAN
BAIN STATION CROSSING AMENDMENT**



Site Legend

- EXISTING RESIDENTIAL USE
- PROPOSED RESIDENTIAL USE
- PROPOSED MULTI-FAMILY RESIDENTIAL
- OPEN SPACE
- TRANSPORTATION AND UTILITIES
- FLOODPLAIN
- RETENTION POND USE
- WETLANDS
- EXISTING WOODLANDS PRESERVED
- EXISTING WOODLANDS REMOVED
- EXISTING PUBLIC RIGHTS-OF-WAY
- PROPOSED PUBLIC RIGHTS-OF-WAY
- EXISTING LOT LINES
- PROPOSED LOT LINES
- PROPOSED PRIVATE ROADWAY



**NM
& B**

NIELSEN MADSEN & BARBER S.C.

CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS
1530 WASHINGTON AVE. RACINE, WI, 53403
TEL: (414) 202-0200 FAX: (414) 202-0204 EMAIL: NM&B@NM&B.COM

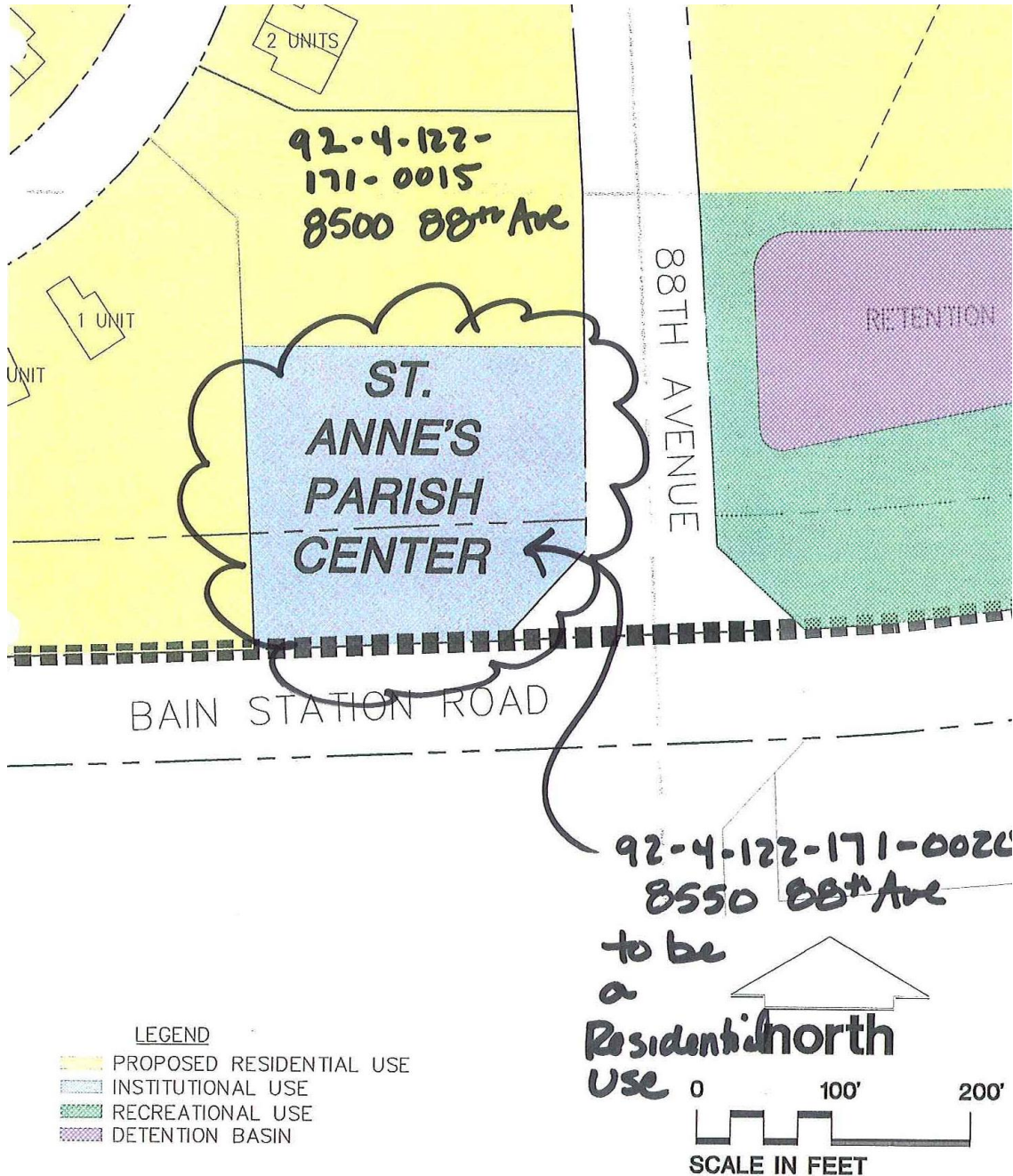
Prepared
for

Settlement At Bain
Stallion, LLC
Michael D'worth 7500
South 13th Street
Oak Creek, WI 53154
(414) 764-7650
(414) 764-7800 (Fax)

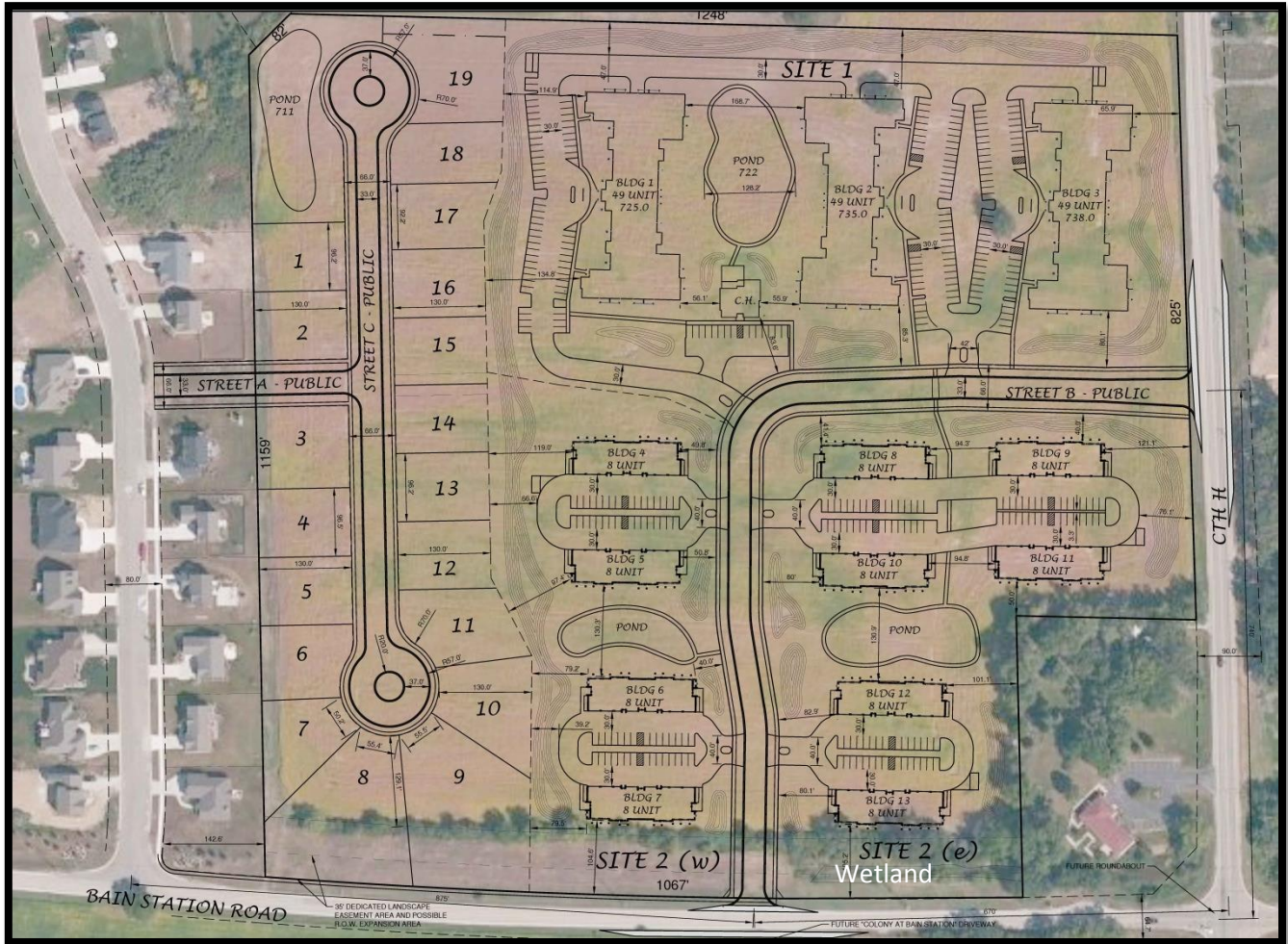
Date: November 9, 2006



**Neighborhood Plan Map 21
Prairie Ridge Neighborhood
Amendment adopted by Plan Commission Resolution #06-27 and Village Board
Resolution #06-59**

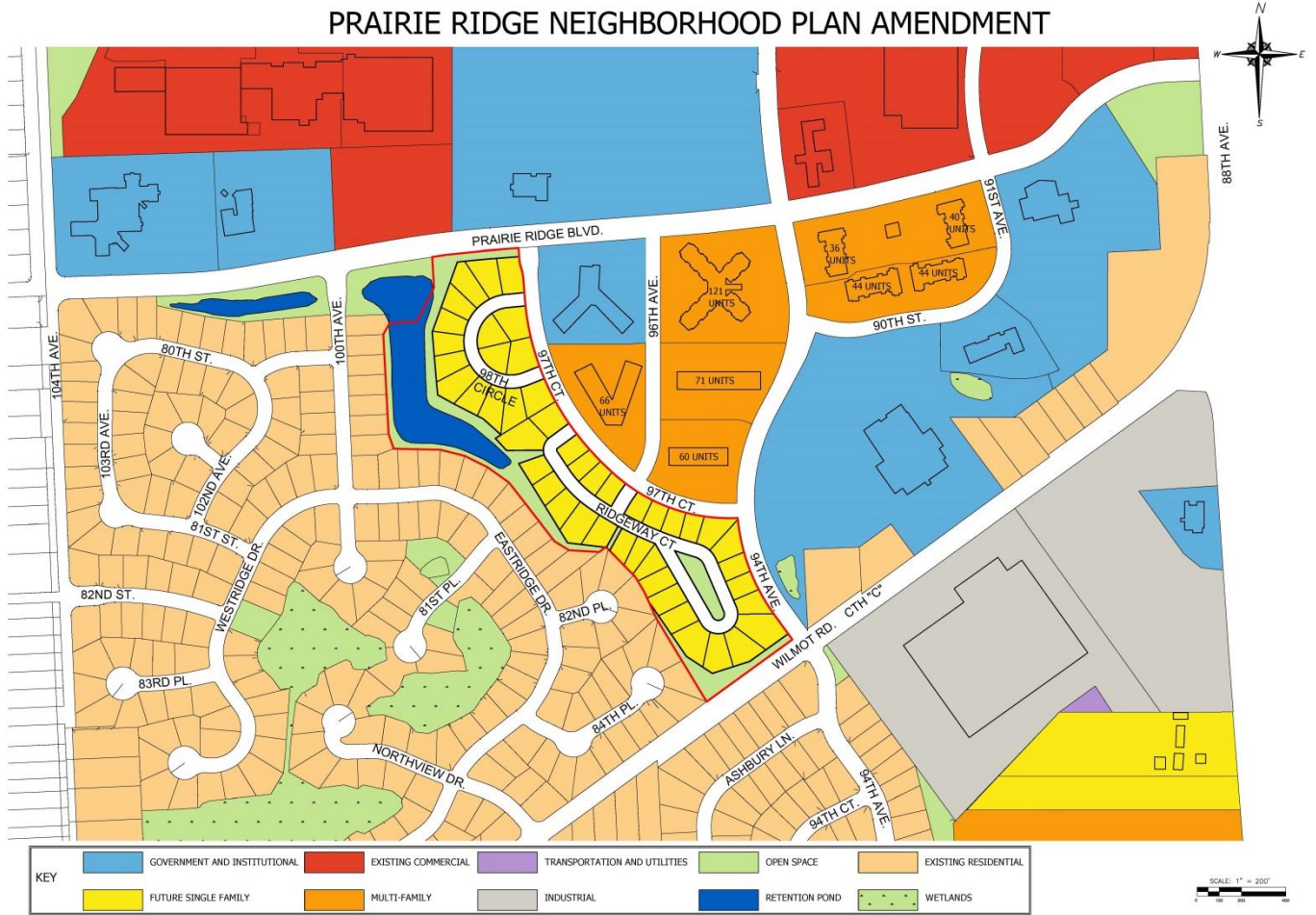


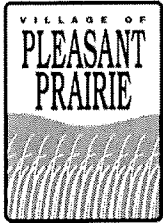
**Neighborhood Plan Map 21
Prairie Ridge Neighborhood
Amendment adopted by Plan Commission Resolution #16-09
and Village Board Ord . #16-24**



**Neighborhood Plan Map 21
Prairie Ridge Neighborhood
Amendment adopted by Plan Commission Resolution #16-12
and Village Board Ord . #16-43**

PRAIRIE RIDGE NEIGHBORHOOD PLAN AMENDMENT





Filed _____ 20__ Published _____ 20__
 Public Hearing _____ 20__
 Fee Paid _____ 20__ Approved _____ 20__
 Notices Mailed _____ 20__ Denied _____ 20__

**VILLAGE OF PLEASANT PRAIRIE, WISCONSIN
 COMPREHENSIVE PLAN AMENDMENT APPLICATION**

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

I, (We), the undersigned owner(s)/agent do hereby petition the Village Board to amend the Village of Pleasant Prairie Comprehensive Plan as hereinafter requested and affecting the property located at

between Prairie Ridge Boulevard and CTH C. West side of 97th Court and

Tax Parcel Number *91-A-122-082-0490 & 91-A-122-084-501 through 0.530*

Check all that apply

Land Use Plan Amendment: To change the land use designation from the _____ land use designation to the _____ land use designation.

Neighborhood Plan Amendment for the *Prairie Ridge* Neighborhood

Other Amendment to the Comprehensive Plan (specify) _____

Petitioner's interest in the requested amendment: *Contract purchaser, proposed developer*

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

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

PROPERTY OWNER: *see purchase agreement attached to pre-*

Print Name: *FWQLM, LLC* *dev*

Signature: _____ *Agreement*

Address: *12700 Park Central, Ste 1700*
Dallas TX 75251
 (City) (State) (Zip)

Phone: *(214) 365-6950*

Fax: _____

Email: _____

Date: _____

OWNER'S AGENT:

Print Name: *Daniel Szczep*

Signature: _____ *Daniel Szczep*

Address: *4011 80th Street*
Kenosha WI 53142
 (City) (State) (Zip)

Phone: *(262) 842-0556*

Fax: *(262) 842-0557*

Email: *dan@bearddevelopment.com*

Date: *10/20/16*



October 17, 2016

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

Re: Prairie Ridge Neighborhood Plan Update Request
Arbor Ridge Subdivision

Dear Jean:

Bear Development, LLC is pleased to submit this letter and the enclosed materials as formal application for Neighborhood Plan Amendment for the Prairie Ridge Neighborhood. As discussed in our Pre-Application Conference on October, 10, 2016, Bear Development is proposing a single-family neighborhood for the area known as Arbor Ridge Condominiums.

The following is a brief description of the Prairie Ridge Neighborhood Plan modifications requested as part of this application:

- 1.) Replacing the previously approved and platted 2, 4 and 6 family condominium development plan with a single-family neighborhood consisting of approximately fifty (50) homes sites.
- 2.) Removing the small section of 82nd Place between 94th Avenue and Ridgeway Court. Bear proposes eliminating the street section while maintaining an appropriate utility easement.
- 3.) Modifying the current zoning classification from the current R-10 (multi-family condominium) to R-4.5 (single-family residential).

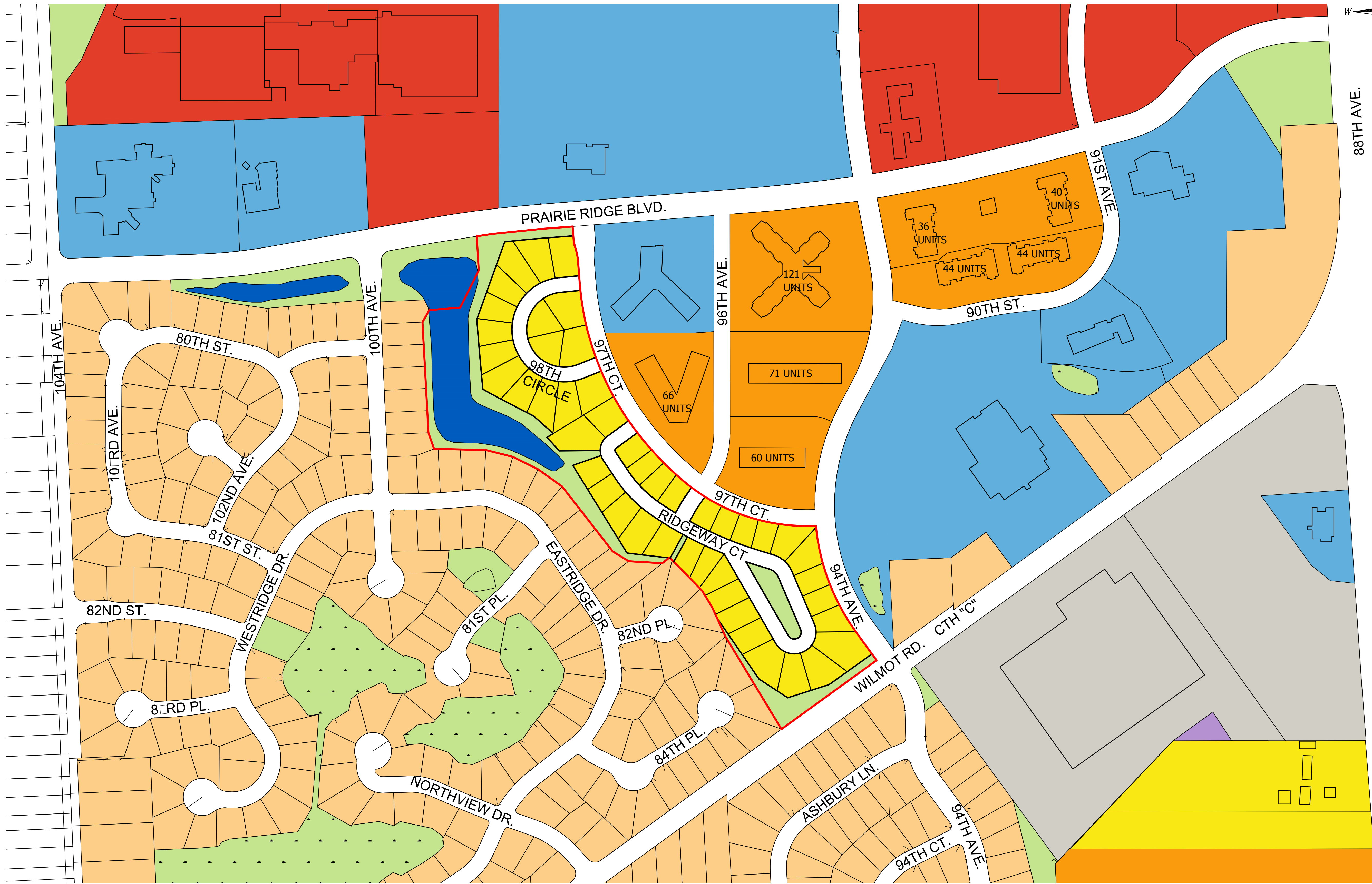
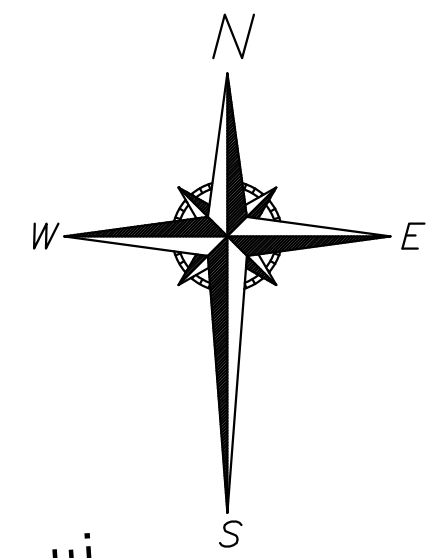
Should you have any questions regarding this request, please do not hesitate to contact me. I can be reached at (262) 842-0556 or by email, dan@beardevelopment.com

Thank you for your time and consideration.

Sincerely,

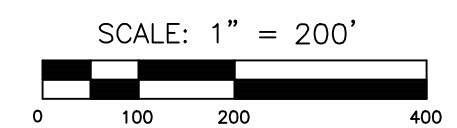
Daniel Szczap
Bear Development, LLC

PRAIRIE RIDGE NEIGHBORHOOD PLAN AMENDMENT



88TH AVE.

KEY	
	GOVERNMENT AND INSTITUTIONAL
	EXISTING COMMERCIAL
	TRANSPORTATION AND UTILITIES
	OPEN SPACE
	EXISTING RESIDENTIAL
	FUTURE SINGLE FAMILY
	MULTI-FAMILY
	INDUSTRIAL
	RETENTION POND
	WETLANDS



NO.	BY	DATE	REVISIONS
1	DW	11-15-16	REVISED LAYOUT

SEH FILE NO.	BEARD
PROJECT NO.	139065
ISSUE DATE	10/25/16
DRAWN BY:	DW
DESIGNED BY:	KK
CHECKED BY:	MM

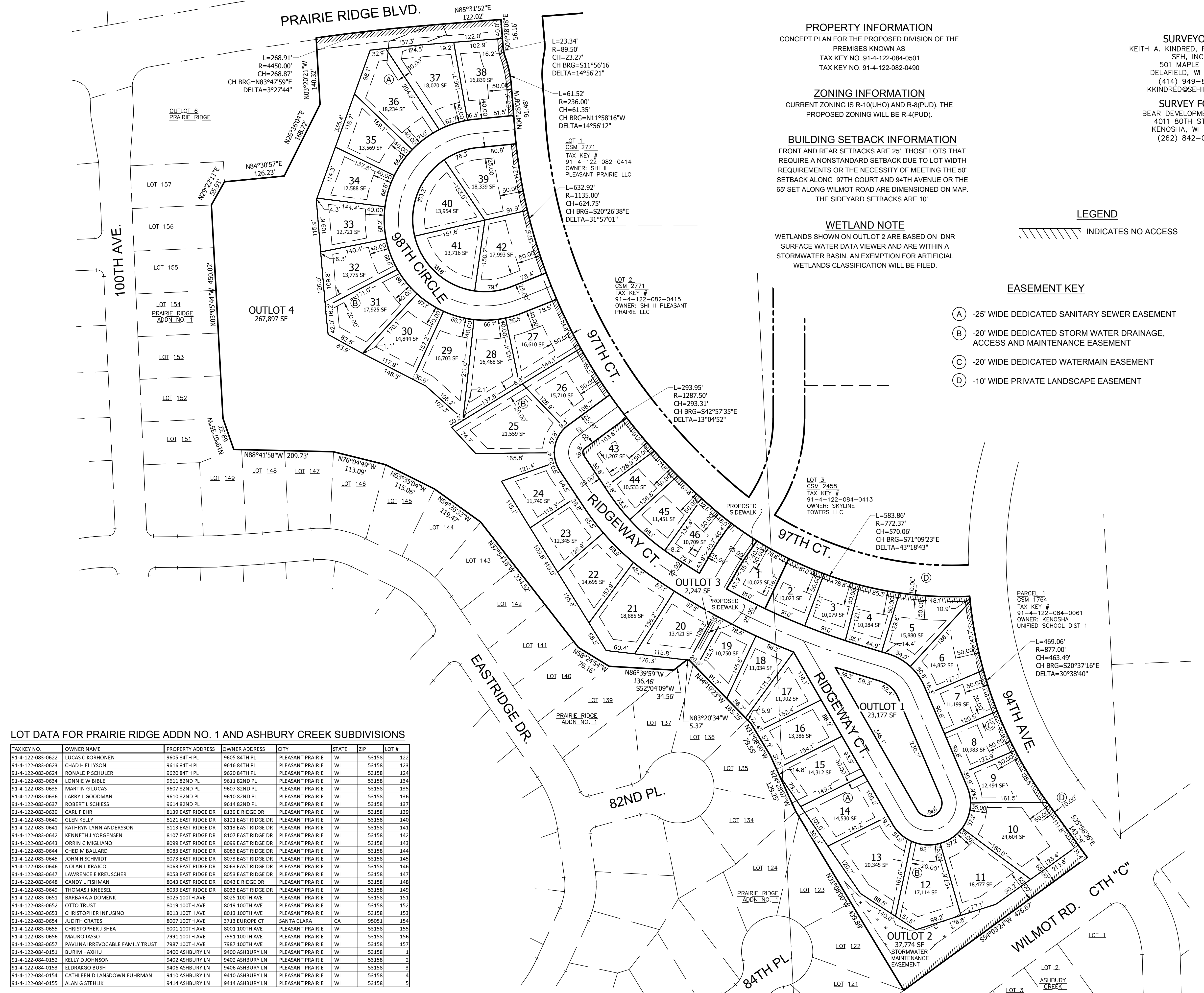
PHONE: 414.949.8962
 500 EAST WILSON
 DELAWARE, WI 53018-9351
www.sehinc.com

ARBOR RIDGE NEIGHBORHOOD PLAN
 BEING A PART OF THE SE. 1/4, NE. 1/4, NW. 1/4 AND
 SW 1/4 OF SECTION 8, T.1N., R.22E., VILLAGE OF
 PLEASANT PRAIRIE, KENOSHA COUNTY, WI

SHEET

G:\A\B\BEARD\139065\9-SURVEY\92-CAD\10-C30\139065BA CONCEPT 5 NEIGHBORHOOD PLAN AMENDMENT.DWG

G:\M\B\BEARD\1390653-9-SURVEY\92-CAD\10-C30\1390653A CONCEPT 5.DWG



PROPERTY INFORMATION
 CONCEPT PLAN FOR THE PROPOSED DIVISION OF THE PREMISES KNOWN AS
 TAX KEY NO. 91-4-122-084-0501
 TAX KEY NO. 91-4-122-082-0490

ZONING INFORMATION
 CURRENT ZONING IS R-10(UHO) AND R-8(PUD). THE PROPOSED ZONING WILL BE R-4(PUD).

BUILDING SETBACK INFORMATION
 FRONT AND REAR SETBACKS ARE 25'. THOSE LOTS THAT REQUIRE A NONSTANDARD SETBACK DUE TO LOT WIDTH REQUIREMENTS OR THE NECESSITY OF MEETING THE 50' SETBACK ALONG 97TH COURT AND 94TH AVENUE OR THE 65' SET ALONG WILMOT ROAD ARE DIMENSIONED ON MAP. THE SIDEYARD SETBACKS ARE 10'.

WETLAND NOTE
 WETLANDS SHOWN ON OUTLOT 2 ARE BASED ON DNR SURFACE WATER DATA VIEWER AND ARE WITHIN A STORMWATER BASIN. AN EXEMPTION FOR ARTIFICIAL WETLANDS CLASSIFICATION WILL BE FILED.

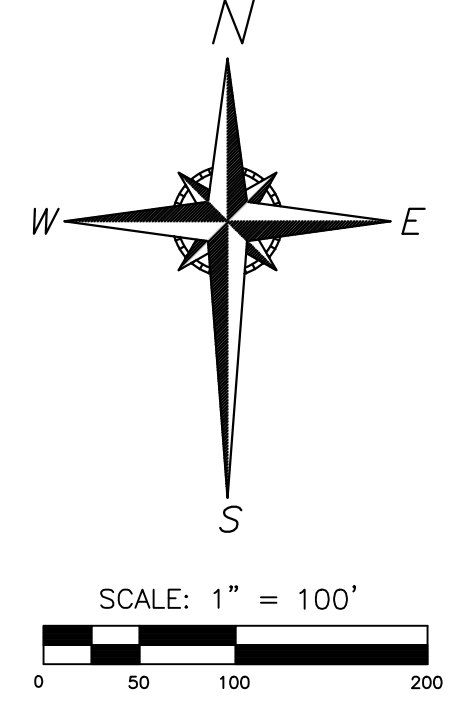
LEGEND
 [Symbol] INDICATES NO ACCESS

EASEMENT KEY

- (A) -25' WIDE DEDICATED SANITARY SEWER EASEMENT
- (B) -20' WIDE DEDICATED STORM WATER DRAINAGE, ACCESS AND MAINTENANCE EASEMENT
- (C) -20' WIDE DEDICATED WATERMAIN EASEMENT
- (D) -10' WIDE PRIVATE LANDSCAPE EASEMENT

SURVEYOR:
 KEITH A. KINDRED, PLS S-2082
 SEH, INC.
 501 MAPLE AVE
 DELAFIELD, WI 53018
 (414) 949-8919
 KKKINDRED@SEHINC.COM

SURVEY FOR:
 BEAR DEVELOPMENT, LLC
 4011 80TH STREET
 KENOSHA, WI 53142
 (262) 842-0556



LOT DATA FOR PRAIRIE RIDGE ADDN NO. 1 AND ASHBURY CREEK SUBDIVISIONS

TAX KEY NO.	OWNER NAME	PROPERTY ADDRESS	OWNER ADDRESS	CITY	STATE	ZIP	LOT #
91-4-122-083-0622	LUCAS C KORHONEN	9605 84TH PL	9605 84TH PL	PLEASANT PRAIRIE	WI	53158	122
91-4-122-083-0623	CHAD H ELLYSON	9616 84TH PL	9616 84TH PL	PLEASANT PRAIRIE	WI	53158	123
91-4-122-083-0624	RONALD P SCHULER	9620 84TH PL	9620 84TH PL	PLEASANT PRAIRIE	WI	53158	124
91-4-122-083-0634	LONNIE W BIBBLE	9611 82ND PL	9611 82ND PL	PLEASANT PRAIRIE	WI	53158	134
91-4-122-083-0635	MARTIN G LUCAS	9607 82ND PL	9607 82ND PL	PLEASANT PRAIRIE	WI	53158	135
91-4-122-083-0636	LARRY L GOODMAN	9610 82ND PL	9610 82ND PL	PLEASANT PRAIRIE	WI	53158	136
91-4-122-083-0637	ROBERT L SCHIESS	9614 82ND PL	9614 82ND PL	PLEASANT PRAIRIE	WI	53158	137
91-4-122-083-0639	CARL F EHR	8139 EAST RIDGE DR	8139 E RIDGE DR	PLEASANT PRAIRIE	WI	53158	139
91-4-122-083-0640	GLEN KELLY	8121 EAST RIDGE DR	8121 EAST RIDGE DR	PLEASANT PRAIRIE	WI	53158	140
91-4-122-083-0641	KATHRYN LYNN ANDERSSON	8113 EAST RIDGE DR	8113 EAST RIDGE DR	PLEASANT PRAIRIE	WI	53158	141
91-4-122-083-0642	KENNETH J YORGENSEN	8107 EAST RIDGE DR	8107 EAST RIDGE DR	PLEASANT PRAIRIE	WI	53158	142
91-4-122-083-0643	ORRIN C MIGLIANO	8099 EAST RIDGE DR	8099 EAST RIDGE DR	PLEASANT PRAIRIE	WI	53158	143
91-4-122-083-0644	CHED M BALLARD	8083 EAST RIDGE DR	8083 EAST RIDGE DR	PLEASANT PRAIRIE	WI	53158	144
91-4-122-083-0645	JOHN H SCHMIDT	8073 EAST RIDGE DR	8073 EAST RIDGE DR	PLEASANT PRAIRIE	WI	53158	145
91-4-122-083-0646	NOLAN L KRAJCIO	8063 EAST RIDGE DR	8063 EAST RIDGE DR	PLEASANT PRAIRIE	WI	53158	146
91-4-122-083-0647	LAWRENCE E KREUSCHER	8053 EAST RIDGE DR	8053 EAST RIDGE DR	PLEASANT PRAIRIE	WI	53158	147
91-4-122-083-0648	CANDY I FISHPAN	8043 EAST RIDGE DR	8043 E RIDGE DR	PLEASANT PRAIRIE	WI	53158	148
91-4-122-083-0649	THOMAS J KNEESEL	8033 EAST RIDGE DR	8033 EAST RIDGE DR	PLEASANT PRAIRIE	WI	53158	149
91-4-122-083-0651	BARBARA A DOMENK	8025 100TH AVE	8025 100TH AVE	PLEASANT PRAIRIE	WI	53158	151
91-4-122-083-0652	OTTO TRUST	8019 100TH AVE	8019 100TH AVE	PLEASANT PRAIRIE	WI	53158	152
91-4-122-083-0653	CHRISTOPHER INFUSINO	8013 100TH AVE	8013 100TH AVE	PLEASANT PRAIRIE	WI	53158	153
91-4-122-083-0654	JUDITH CRATES	8007 100TH AVE	3713 EUROPE CT	SANTA CLARA	CA	95051	154
91-4-122-083-0655	CHRISTOPHER J SHEA	8001 100TH AVE	8001 100TH AVE	PLEASANT PRAIRIE	WI	53158	155
91-4-122-083-0656	MAURO JASSO	7991 100TH AVE	7991 100TH AVE	PLEASANT PRAIRIE	WI	53158	156
91-4-122-083-0657	PAVLINA IRREVOCABLE FAMILY TRUST	7987 100TH AVE	7987 100TH AVE	PLEASANT PRAIRIE	WI	53158	157
91-4-122-084-0151	BURIM HAXHIU	9400 ASHBURY LN	9400 ASHBURY LN	PLEASANT PRAIRIE	WI	53158	1
91-4-122-084-0152	KELLY D JOHNSON	9402 ASHBURY LN	9402 ASHBURY LN	PLEASANT PRAIRIE	WI	53158	2
91-4-122-084-0153	ELDRAGO BUSH	9406 ASHBURY LN	9406 ASHBURY LN	PLEASANT PRAIRIE	WI	53158	3
91-4-122-084-0154	CATHLEEN D LANSDOWN FUHRMAN	9410 ASHBURY LN	9410 ASHBURY LN	PLEASANT PRAIRIE	WI	53158	4
91-4-122-084-0155	ALAN G STEHLIK	9414 ASHBURY LN	9414 ASHBURY LN	PLEASANT PRAIRIE	WI	53158	5

PARCELS				
LOT	AREA	FRONTAGE	DEPTH	WIDTH AT SETBACK
1	10,025 SF	91.0'	118'	88.9'
2	10,023 SF	91.0'	116'	88.9'
3	10,079 SF	91.0'	119'	88.5'
4	10,284 SF	80.0'	124'	81.0'
5	15,880 SF	68.4'	151'	81.2'
6	14,852 SF	69.1'	146'	81.0'
7	11,199 SF	90.8'	123'	90.8'
8	10,983 SF	90.8'	121'	90.3'
9	12,494 SF	65.7'	134'	80.0'
10	24,604 SF	57.2'	200'	82.8'
11	18,477 SF	57.2'	168'	82.8'
12	17,114 SF	62.1'	171'	80.9'
13	20,345 SF	74.0'	144'	96.5'
14	14,530 SF	100.2'	145'	100.2'
15	14,312 SF	93.9'	152'	93.9'
16	13,386 SF	88.2'	151'	88.2'
17	11,902 SF	116.1'	155'	103.6'
18	11,034 SF	86.3'	157'	81.2'
19	10,750 SF	78.5'	130'	80.1'
20	13,421 SF	97.5'	133'	99.1'
21	18,885 SF	105.4'	184'	107.2'
22	14,695 SF	88.9'	140'	94.9'
23	12,345 SF	94.3'	121'	94.3'
24	11,740 SF	85.2'	117'	91.5'
25	21,559 SF	57.8'	158'	81.4'
26	15,710 SF	118.0'	121'	122.2'
27	16,610 SF	115.0'	127'	123.7'
28	16,468 SF	66.7'	174'	80.0'
29	16,703 SF	66.7'	171'	80.0'
30	14,844 SF	67.1'	157'	80.5'
31	17,925 SF	66.1'	188'	80.9'
32	13,775 SF	68.6'	152'	80.6'
33	12,721 SF	68.2'	139'	81.7'
34	12,588 SF	68.8'	136'	80.9'
35	13,569 SF	66.8'	149'	80.1'
36	18,234 SF	71.0'	202'	80.3'
37	18,070 SF	62.7'	177'	80.0'
38	16,839 SF	97.8'	165'	101.7'
39	18,339 SF	157.1'	154'	143.4'
40	13,954 SF	183.2'	152'	144.0'
41	13,716 SF	181.6'	151'	142.7'
42	17,993 SF	157.5'	151'	143.4'
43	11,207 SF	80.6'	124'	91.0'
44	10,533 SF	86.1'	134'	83.3'
45	11,451 SF	98.1'	137'	93.3'
46	10,709 SF	87.5'	129'	85.2'

OUTLOT	AREA
1	23,177 SF
2	37,774 SF
3	2,247 SF
4	267,897 SF

REVISIONS	
NO.	DATE

SEH FILE NO.	BEARD
139065	11/11/16
PROJECT NO.	DW
ISSUE DATE	KK
DRAWN BY:	MM
DESIGNED BY:	
CHECKED BY:	

PHONE: 414.949.8962
 DELAFIELD, WI 53018

 www.sehinc.com

ARBOR RIDGE CONCEPT PLAN
 LOT 1 OF CERTIFIED SURVEY MAP NO. 2458
 BEING A PART OF THE SE. 1/4, NE. 1/4, NW. 1/4 AND
 SW 1/4 OF SECTION 8, T.1N., R.22E., VILLAGE OF
 PLEASANT PRAIRIE, KENOSHA COUNTY, WI

SHEET
1

Consider the request of Mike Curran on behalf of Bethany Lutheran Church and School for a **3 year time extension of the Conceptual Plan** for the proposed Bethany Church Campus development that includes the development of a church facility, educational facility with sports fields, up to four parsonages, and mausoleum on the property located at 11019 Wilmot Road.

Recommendation:

Village staff recommends that the Village Board grant a three (3) year extension (until December 14, 2019) for the Conceptual Plan conditional approval for the proposed Bethany Church Campus subject to compliance with the December 14, 2015 approval letter and compliance with any Village Ordinance amendments made since the original approval.

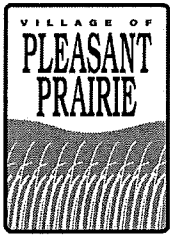
VILLAGE STAFF REPORT OF DECEMBER 5, 2016

Consider the request of Mike Curran on behalf of Bethany Lutheran Church and School for a **3 year time extension of the Conceptual Plan** for the proposed Bethany Church Campus development that includes the development of a church facility, educational facility with sports fields, up to four parsonages, and mausoleum on the property located at 11019 Wilmot Road.

*On March 14, 2016 the Village Board conditionally approved Conceptual Plans for the proposed Bethany Church Campus that included the development of a church facility, educational facility with sports fields, up to four parsonages, and mausoleum on the property located at 11019 Wilmot Road. (See **attached** approval letter dated December 23, 2015)*

Recommendation: Village staff recommends that the Village Board grant a three (3) year extension (until December 14, 2019) for the Conceptual Plan conditional approval for the proposed Bethany Church Campus subject to compliance with the December 14, 2015 approval letter and compliance with any Village Ordinance amendments made since the original approval.

DEV1511-003



Office of the Community
Development Director
Jean M. Werbie-Harris

VIA EMAIL

December 23, 2015

Mr. Dave Riley
3446 16th Place
Kenosha, WI 53144

Dear Mr. Riley:

The purpose of this letter is to inform you that on December 14, 2015 the Village Board of Trustees conditionally approved your request for a Conceptual Plan for the proposed Bethany Church Campus development that includes the development of a church facility, educational facility with sports fields, up to four parsonages, and mausoleum on the property located at 11019 Wilmot Road and further identified as Tax Parcel Number 92-4-122-181-0400 in the Village of Pleasant Prairie.

The Conceptual Plan was conditionally approved subject to the following comments and conditions:

COMMENTS:

The property is 56.3 acres with approximately 32.7 acres of non-wetland and non-floodplain area. There is an existing home and several outbuildings on the property. Prior to the development of this site these buildings will need to be razed (prior to razing proper permits are required to be obtained from the Village). In addition, detailed Site and Operational Plans will be required to be approved by the Plan Commission (and an amendment to the Conditional Use Permit as described below) prior to the issuance of any permits for the development of this site.

The Conceptual Plan proposes the development of a 20,000 square foot worship facility and a 31,000 square foot K-8 school facility and associated athletic fields. In addition, there is a potential for 4 parsonages and a mausoleum area. A complete list of anticipated church and school activities/uses on the site are provided in the application. Pursuant to the application the site will not be used for a homeless shelter, mental health clinic or and community-based residential facility. There is a possibility that five (5) single family lots could be created with a connection into the adjacent proposed residential development to the east if setbacks can be met.

The wetlands on the property were field delineated in August 2015 by Midwest Ecological Inc. The wetland report has been submitted to the WI DNR for their written concurrence. The 100-year floodplain on the property is based on the current FEMA mapping dated June 19, 2012. No wetlands or floodplains are proposed to be filled or altered for this development.

Buildings will typically be in operation and open to the public between the hours of 6 AM and 9 PM. Deliveries are typically made between 8 AM and 5 PM weekdays. Sporadic deliveries may occur on weekends for special events (funerals, weddings, etc.). The church will be used most intensely on Saturday evenings from 5 to 7 PM and Sunday mornings from 7:30 AM to 12 PM. Weekday evening meetings and programs usually end before 9 PM. School

hours are 8 AM to 3 PM but early school drop-off is permitted beginning at 6 AM and after-school activities typically run to 6 PM and occasionally later.

It is anticipated that there will be approximately 10 full-time and 5 part-time employees. During weekday school hours it is anticipated that there will be 11-12 employees, fewer before and after and on weekends. The elementary school population is estimated at 125 students. The church anticipates 50-75 worshipers on Saturday evenings and 325-350 on typical Sunday mornings.

In review of the multiple uses, the Church uses will require the highest/peak parking count requirement. Pursuant to Section 420-50 of the Village Zoning Ordinances a Church or Synagogue requires 1 space per 4 seats in the principal place of worship. There are 273 parking spaces being provided which could support a peak of 1,092 seating/capacity for events/services/activities. At the time that the required Site and Operational Plans are submitted the parking levels will be further evaluated to ensure the minimum parking requirements are being met.

It is anticipated that the following number of automobile trips to and from the site would include: Weekdays – 170 trips; Saturday - 60 trips and Sunday – 350 trips. It is anticipated that the following number of truck trips to and from the site would include: Weekdays – 10 trips and Weekends – 4 trips.

Access to the site would be provided at two access points to CTH C. The eastern most access will be a full access that aligns with the access to River Oaks Subdivision to the north and a second, western access (right-in/right-out) would be provided. These access points have been reviewed and approved by Kenosha County Public Works Department.

All required storm water facilities will be located on site and the buildings will be required to be serviced by municipal sanitary sewer and water. The sanitary sewer service is shown connecting to the existing sewer along CTH C which flows to the Zirbel lift station. The capacity of the Zirbel Lift Station has been discussed with the Engineering and the Public Works Departments and the Village Engineer has looked at the downstream sanitary sewer size from the proposed church site to the lift station. The lift station and sewer have adequate capacity to handle sewage from the church. This is assuming the church size as submitted which includes a small school. If/when the church develops and the area to the east has not developed to a point that sanitary sewer can be conveyed to the Heritage Valley/Sewer D gravity line, the church may provide a private on-site lift station to convey sewage to the sanitary sewer on CTH C, as an interim solution. When sanitary infrastructure is available to convey sewage to the Heritage Valley/Sewer D gravity line, then the church will need to connect to this system and will be subject to any applicable system improvement costs.

Conditions:

1. The Conceptual Plan approval will be valid for a period of one (1) year. Prior to the expiration of the Conceptual Plan, the petitioner will be required to submit applications and required documents for consideration of Site and Operational Plans of a request for an time extension is requested prior to the expiration.
2. The Conceptual Plan was reviewed for compliance with generally accepted engineering practices and Village Ordinances and 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. The following changes shall be incorporated into the required Site and Operational Plans.

- a. Subject to the **attached** memorandum dated November 20, 2015 and the follow-up email dated December 11, 2015 from the Village Engineer (See **Exhibit 1**).
- b. Entire site shall be provided with curb and gutter not just the entrance details at the radius.
- c. Acceleration and deceleration lanes and by-pass lane at the western driveway will be required on CTH C.
- d. In addition to the 65' right-of-way dedication, Kenosha County requires a dedication of an easement for proposed bike lane/path (See **Exhibit 2** for minutes from the November 16, 2015 CTH C shared Use Path project Kick-off meeting). Additional easements may need to be dedicated to Kenosha County in the future.
- e. Acceleration, deceleration and by-pass lanes as determined by Kenosha County shall be constructed.
- f. The median for the western access shall be located outside of the right-of-way.
- g. Maximum width of the driveway entrances shall be 35 feet unless a greater width is approved by Kenosha County.
- h. The radius of the entrance driveways shall be 45 feet.
- i. The fire lane shall be a minimum of 30 feet in width.
- j. Is one-way access being proposed around the building?
- k. Identify the location of the Fire & Rescue Department pumper pad/parking.
- l. The potential drive to the southeast shall be a minimum of 30 feet wide and a curb and gutter profile.
- m. In addition to the end landscaped islands in the parking lot, a landscaped island shall be provided for every 25 spaces.
- n. Parsonages shall be parallel (similar site line setbacks to the eastern entrance driveway unless there is a private driveway bump out (cul-de-sac eyebrow).
- o. Parsonages shall be setback a minimum of 30 feet from the back of the private driveway curbing and shall provide a minimum of 20 feet from side foundation to side foundation and 25 feet from the rear lot lines.
- p. If the parsonages are to be conveyed to different owners, the lots shall be established by a Certified Survey Map or a Condominium Plat.
- q. The parsonages shall follow the design and regulatory requirements of the R-4, Urban Single Family Residential District.
- r. Separate utility laterals shall be provided for each parsonage.
- s. The separation spacing between the potential future single family and the athletic field shall be a minimum of 100 feet with fencing and screening separating the two land uses
- t. "Mausoleums" is spelled incorrectly as "Mausleums" on plans.
- u. Mausoleums shall have a minimum of a 50 foot setback to adjacent residential property boundary to the east and shall have substantial natural screening to the east.

- v. Details for the height, materials, separation spacing, and locations shall be provided for the Mausoleums.
- w. Single family parsonage is too close to the Mausoleum. At a minimum a home should be setback 25 feet from the mausoleum.
- x. The height of the educational facility shall be provided. Setback between the fire lane and building shall not be less than the buildings height.
- y. Building architectural details on the building plan shall be provided for the Village to approve and evaluate the architecture, building materials and designs.
- z. Building architectural details on the church plan shall be provided for the Village to approve and evaluate the architecture, building materials and designs.
- aa. All building exits shall be numbered sequentially, both inside and out, beginning at the front of the building and moving clockwise around the building.
- bb. A tree survey shall be provided along the eastern tree line to evaluate the conditions, height and type of trees on the site to be preserved. Are these just shrub trees or bushes?
- cc. A detailed landscape plan with the as planted and mature sizes, locations, types and details shall be provided. Foundation plantings are required around the base of the buildings. The base map for the landscape plans shall include the approved grading plan.
- dd. All landscaped areas will be required to be irrigated with a sprinkler system. The irrigation system shall be used during dry conditions and monitored and maintained yearly.
- ee. How high are the proposed berms? They should screen parking but not block a view of the building from the street.
- ff. All signs shall conform with Article X of Chapter 420 of the Village Municipal Code. A detailed Signage plans shall be submitted. The design, location and setback of the site monument signage and on-site information signs shall be provided.
- gg. Site lighting shall be pedestrian scale, color and height so as to not cause a nuisance to the adjacent residential properties.
- hh. Site lighting for the athletic fields shall be shielded so as to not cause a distraction to adjacent residential properties or CTH C traveling public.
- ii. The site shall be designed and built per applicable building codes. LED "dark sky" compliant exterior lighting is recommended with a 400k color temperature.
- jj. Storm water ponds shall be provided with fountains.
- kk. At the time the Site and Operational Plans are submitted, Dedicated Storm Water Drainage, Retention Basin, Access and Maintenance Easements shall be provided to the Village for all storm water ponds and access. (These easements, legal descriptions and illustrations shall be prepared by the Owner, executed and recorded at the Kenosha County Register of Deeds office.)

- ll. At the time the Site and Operational Plans are submitted, Dedicated Vision Triangle Easements (15' by 50') at the two entrances to CTH C shall be provided upon identification of driveways. (These easements, legal descriptions and illustrations shall be prepared by the Owner, executed and recorded at the Kenosha County Register of Deeds office.)
 - mm. All dedicated easements shall be shown on the plans including but not limited to Dedicated Wetland Preservation and Protection, Access and Maintenance Easements, Dedicated Floodplain Preservation and Protection, Access and Maintenance Easements, Dedicated Tree Preservation and Protection, Access and Maintenance Easement, and Dedicated Vision Triangle Easements.
 - nn. The 300 foot Shoreland Jurisdictional Boundary and the 75 foot Shoreland setback shall be shown. If any work, including grading is proposed within the 75 foot Shoreland setback then a Stipulated Shoreland Permit (20 day minimum notice period) is required.
 - oo. When developed, the church campus development shall conform to the current I-1, Institutional District requirements and to the current Village Zoning and other Municipal Ordinances and requirements.
 - pp. Compliance with the **attached** Fire and Rescue memorandum dated December 11, 2015 (See **Exhibit 3**). Additional comments will be forthcoming when detailed Site and Operational Plans are submitted for review.
 - qq. A 6 foot high, secured chain link construction fence shall surround the construction area.
3. Other comments:
- a. At the time that the existing home is removed and the new buildings are proposed, the existing address will be re-evaluated by the Village and new addresses may be assigned for the buildings.
 - b. All required permits shall be obtained from the Village prior to commencing work. An electrical permit for the job trailer and DSIS system will be required from the Building Inspection Department and a fence permit for temporary construction fencing will be required from the Community Development Department.
 - c. Kenosha County Highway Access permits are required for entrances onto CTH C.
 - d. Prior to the existing structures on the property being demolished, Razing Permits shall first be applied for and granted by the Village.
 - e. If any development/disturbance is to occur within the 100 year floodplain and/or the delineated wetland areas, then appropriate ACOE and/or WIDNR permits will be required. Copies of permits shall be submitted to the Village.
 - f. The Tax Parcel Number on the Conceptual Plan application and on the Pre-Development Agreement are incorrect (94-4-122-181-0400). The correct Tax Parcel Number is 92-4-122-181-0400.
 - g. The Conceptual Plan depicts an area along the east property line for "Potential Future Residential" development in the form of five (5) single-family lots located on a cul-de-sac extended from the east. This residential lot layout is based upon the existing Pleasant Farms Neighborhood Plan. If this "Potential

Future Residential" development is not/does not occur, then the Pleasant Farms Neighborhood Plan shall be amended appropriately to eliminate the cul-de-sac road and the single-family lots.

- h. Prior to work commencing on the site, all required permits shall be issued by the Village, all required erosion control measures shall be in place on the site and a pre-construction conference shall be held at the Village Offices.
- i. The Village shall approve of the location of all construction trailers parked on the site during construction activities. No construction trailers shall be parked in any rights-of-way. All construction related signage shall be approved and permitted by the Village. Show on the erosion control plan.
- j. All exterior mechanical units, antennae and/or satellite dishes, whether roof-mounted or ground-mounted, shall be screened from the general public's view.
- k. Impact fees shall be paid prior to issuance of the building permit. (Currently based upon \$1.94 per \$1,000 of valuation as determined by the Village Assessing Department).
- l. Municipal connection fees shall be paid prior to the connections of each building to the sanitary sewer system.
- m. This development shall be in compliance with the Village Land Division and Development Control Ordinance, the Village Municipal and Zoning Codes, the Village Construction Site Maintenance and Erosion Control Ordinance and the State of Wisconsin Statutes.
- n. The hours of construction activity, operating heavy machinery or equipment associated with the antenna and equipment installation shall be limited to Monday through Friday from 7:00 a.m. to 9:00 p.m. and Saturday and Sunday from 9:00 a.m. to 6:00 p.m.
- o. Building/Erosion Control and Zoning Permits shall be obtained from the Village for the project (as information, Plan Commission Conditional Use Permit and Site and Operational Plan approval constitutes the Zoning Permit). **Prior to commencing work and prior to occupancy, a Commercial Building Permit shall be applied for, the proper permit fees paid and approved by the Village for the proposed equipment shelter. Permits and a Certificate of Compliance shall be issued by the Village prior to the use/operation of this facility to ensure compliance with permit requirements.**
- p. No permits shall be issued by the Village until Site and Operational Plan approval has been granted, and until all conditions precedent set forth in the approval have been satisfied, and until the final plans have been fully signed as required.
- q. All Village fees incurred by the Village Engineer, Village Inspectors and/or expert Assistants/Consultants/Attorneys required by the Village throughout the development process will be billed directly to the Developer. Such fees shall be paid in a timely manner.
- r. All Village fees incurred by the Village Community Development Department and/or expert Assistants/Consultants/Attorneys required by the Village throughout the development process will be billed directly to the Developer. Such fees shall be paid in a timely manner.

- s. During construction, the contractors will be required to park on-site.
- t. Each handicapped parking space shall be appropriately signed and painted on the pavement (same color for all development) pursuant to ADA requirements prior to occupancy of any development site.
- u. All exterior mechanical units, antennae and/or satellite dishes, whether roof-mounted or ground-mounted, shall be screened from the general public's view.
- v. After footings and foundations are installed for each building and prior to framing or construction of walls, an as-built survey stamped by a Wisconsin Registered Land Surveyor shall be submitted to the Village to verify that required building setbacks have been met.
- w. Prior to verbal occupancy, each handicapped parking space shall be appropriately signed (locations to be reviewed with planning staff) and painted on the pavement (same color for all development) pursuant to ADA requirements prior to occupancy of any development site.
- x. Prior to verbal occupancy of any building, all required landscaping and screening for the buildings and signage shall be installed. A written letter of verification and certification shall be provided to the Village by the landscape designer that all building and signage landscaping has been installed in accordance with the approved landscape plan prior to the issuance of a certificate of compliance/occupancy. However, if weather conditions prevent installation of all or portions of the landscape materials, the developer, owner or occupant shall enter into a written agreement with the Village that specifies the date by which all approved landscaping shall be completed and grants the Village a temporary easement to complete the landscaping if not timely completed and shall deposit with the Village Clerk a cash deposit, an irrevocable letter of credit, or other financial assurance approved by the Zoning Administrator to ensure timely completion of all required landscaping; the amount of the financial assurance shall be equal to 110% of the contracted amount to complete the landscaping improvements in order to reasonably compensate the Village for the cost of completion of any landscaping improvements not completed within the specified time.
- y. Prior to verbal occupancy all required site signage shall be installed. A written letter of verification and certification shall be provided to the Village by the signage installer that all building and site signage has been installed in accordance with the approved signage plan prior to the issuance of a verbal occupancy for the first tenant. (Reminder that the full building address shall be legibly shown on the Primary Monument Sign).
- z. Prior to verbal occupancy, an as-built record drawing of graphical data of the new utilities shall be provided to the Village 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.
- aa. Prior to verbal occupancy 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. In addition, a paper copy prepared and stamped by the Engineer of Record for the project shall be submitted.

- bb. Prior to verbal occupancy, a record drawing of the utility plans will be required to reflect actual construction records and utility alignments. Record drawing(s) of all the private water main, storm sewers, and sanitary sewers shall be prepared by the Engineer of Record for the project.
- cc. Prior to verbal occupancy, three (3) copies of a building and site as-built plan, stamped by a Wisconsin Registered Land Surveyor, shall be submitted to the Village to verify that all impervious surfaces meet the minimum setbacks and that all signage and 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.

If you have any questions please contact Ms. Peggy Herrick, Assistant Planner and Assistant Zoning Administrator or me directly at 262-925-6717.

Sincerely,



Jean M. Werbie-Harris
Community Development Director

Enc.

Cc: Adam Artz, Pinnacle Engineering Group

bethany concept plan
DEV1511-003



MEMORADUM

Exhibit 1

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

TO: Peggy Herrick, Assistant Planner / Assistant Zoning Administrator

FROM: Matthew Fineour, P.E., Village Engineer

SUBJ: Bethany Church – Concept Plan
DEV1511-003

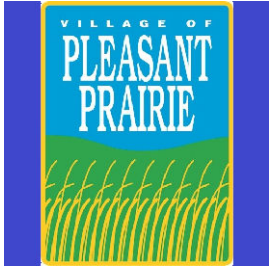
DATE: November 20, 2015

Dear Peggy,

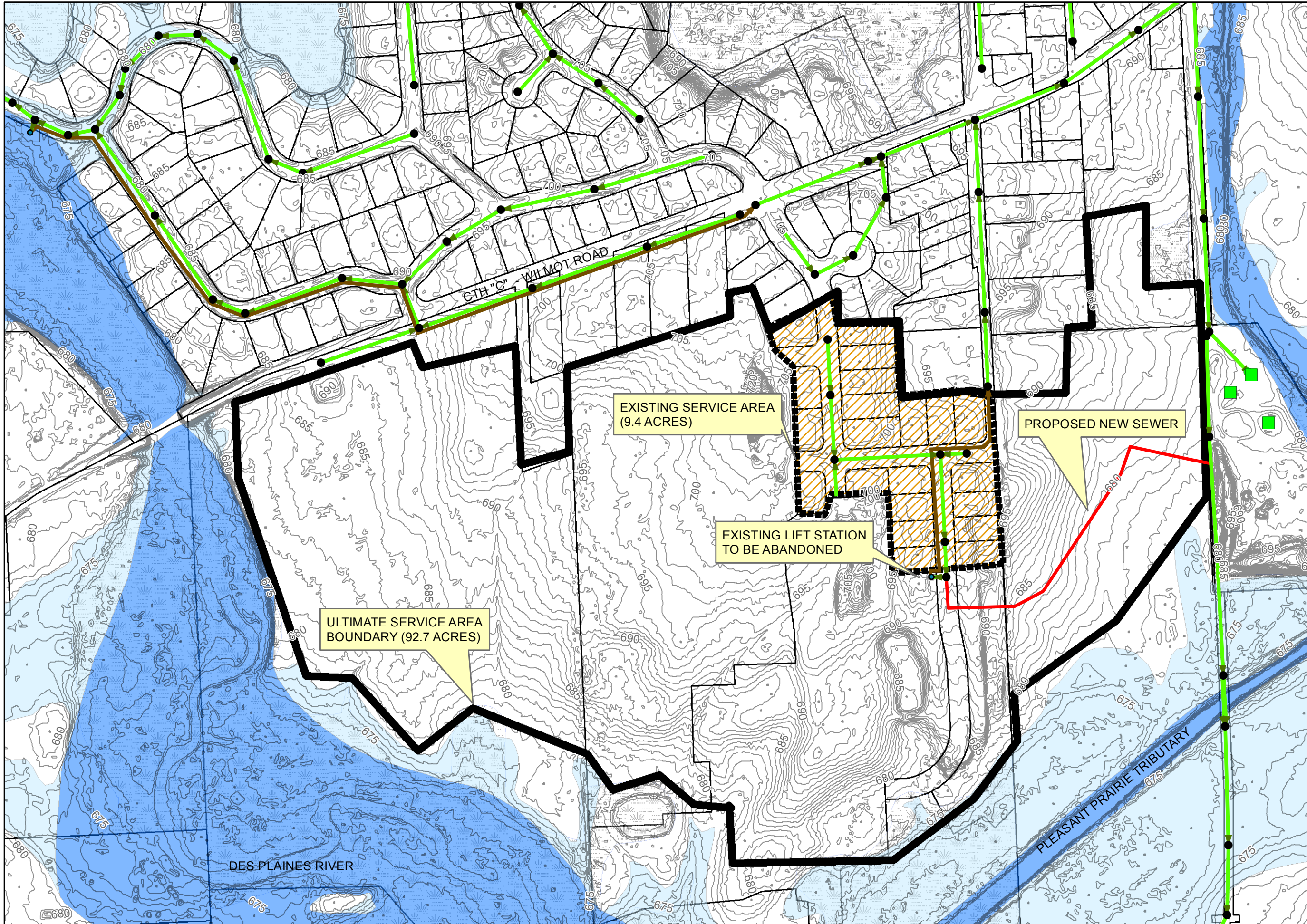
The Engineering Department has completed a review of the concept plans for the above referenced project, prepared by Pinnacle Engineering Group, dated October 16, 2015. Based on our review, we have the following comments listed below.

1. Kenosha County is currently planning and designing a 10-foot wide off-street shared use path from 114th Avenue to 102nd Avenue. The path is anticipated to be on the south side of the road. The path should be shown on the concept plan.
2. The sanitary sewer service is shown connecting to the existing sewer along CTH C which flows to the Zirbel lift station. The design capacity and additional flows to this lift station would need to be further evaluated. Previous evaluations for this area planned for new gravity sewers, lift station, and force main to convey sewage to the Heritage Valley / Sewer D gravity line. The Developer shall consider the sewer connection at CTH C as not allowable at this time. Attached, is a sewer service area map showing the proposed development area.
3. Prior to development detailed site engineering plans will need to be prepared and reviewed. Site adjustments based grading requirements may need to be considered.
4. Storm water management shall meet Village requirements as set forth in Chapter 298 of the Village Ordinances and/or per Village requirements at the time of development.
5. A sufficient access for maintenance etc. shall be maintained to the south-east pond if the "potential future development" option is pursued.

6. Proposed driveway connections to CTH C will need to be reviewed and approved by Kenosha County.
7. All fire lane width / location(s), parking stalls, drive lane widths, fire hydrant locations, etc. shall meet Village requirements.
8. A sampling manhole will be required for this site.



0 150 300 Feet
1 in = 300 ft



**HERITAGE VALLEY SANITARY SEWER
SERVICE AREA MAP**

From: [Matt Fineour](#)
To: [Ed Judt](#); [Jean Werbie-Harris](#)
Cc: DaveR@rileycon.com; [Peggy Herrick](#)
Subject: Bethany Church
Date: Friday, December 11, 2015 3:33:00 PM
Attachments: [image001.png](#)

Ed and Jean,

This is a follow up to the engineering comment pertaining to the Bethany Church concept plan:

Engineering Comment:

1. The sanitary sewer service is shown connecting to the existing sewer along CTH C which flows to the Zirbel lift station. The design capacity and additional flows to this lift station would need to be further evaluated. Previous evaluations for this area planned for new gravity sewers, lift station, and force main to convey sewage to the Heritage Valley / Sewer D gravity line. The Developer shall consider the sewer connection at CTH C as not allowable at this time. Attached, is a sewer service area map showing the proposed development area.

Engineering Comment Follow Up:

- I have discussed the capacity of the Zirbel Lift Station with the Department of Public works and looked at the downstream sanitary sewer size from the proposed church site to the lift station. The lift station and sewer have adequate capacity to handle sewage from the church. This is assuming the church size as submitted which includes a small school. If / when the church develops and the area to the east has not developed to a point that sanitary sewer can be conveyed to the Heritage Valley / Sewer D gravity line, the church may provide a private on-site lift station to convey sewage to the sanitary sewer on CTH C, as an interim solution. When sanitary infrastructure is available to convey sewage to the Heritage Valley / Sewer D gravity line, then the church will need to connect to this system and will be subject to any applicable system improvement costs.

Matthew J. Fineour, P.E.



Village Engineer | Village of Pleasant Prairie

P: (262) 925-6778 | **F:** (262) 694-4734

9915 39th Avenue, Pleasant Prairie, WI 53158

mfineour@plprairiewi.com | <http://www.pleasantprairieonline.com>

CTH C Shared Use Path (3736-06-00)

Kick-off Meeting

Monday, November 16th 11:00 am-12:00 pm, Conference Room
Kenosha County Public Works Building (19600 75th Street, Bristol WI 53104)

1. Introductions/Sign in-In attendance:
 - Gary Sipsma - Director of Kenosha County Highways
 - Ron Schildt - DPW Transportation Engineer
 - Matt Fineour - Village Engineering – Pleasant Prairie
 - Lynda Fink - **CORRE, INC.**
 - Eric Andritsch - **CORRE, INC.**
2. Project Overview (*attached to agenda)
 - a. Corridor location
 - Approximately 1 mile, 10' wide, paved shared use path along CTH C. Path will remain within R/W to the greatest extent feasible, but will require strip takings along the roadway (regardless of side) based on the narrow R/W along much of the roadway. At this point, there are positives and negatives to each side of the roadway. More detailed field review of potential impacts with trees, drainage and residential setback impacts as well as the PIM input will factor into the final decision.
 - b. Bridge
 - A new shared use path structure will be required across the Des Plaines River (regardless of side of road).
3. Coordination
 - a. Planned meetings
 - 1st PIM will be conceptual, showing existing connections to major trail connectors and will highlight items from the village bike/ped plan and other known potential future amenities as one of the exhibits. The trail location on both sides of the road will also be featured. Potentially held at Pleasant Prairie Elementary School.
 - 2nd PIM will show preferred design.
 - A pre- PIM meeting with local officials will be held as well after exhibits prepared and reviewed.
 - b. Contacts for review documents
 - Ron Schildt will be point of contact for Kenosha County.
 - Matt Fineour will be point of contact for Pleasant Prairie.
4. Schedule overview
 - See attached (handed out at meeting) - items highlighted in yellow most pertinent to attendees.
 - Local officials meeting anticipated prior to the PIM.
 - Public outreach mailings will be limited to property owners along CTH C.
 - Public outreach information will be put on Kenosha County's and Pleasant Prairie's website.
 - Pleasant Prairie can also include information in newsletters.
 - Information regarding the PIM will be posted 10 days prior to event date.

5. Challenges

- a. Wetlands
 - There are wetlands identified on north and south side of CTH C.
- b. Bridge
- c. Right of Way
 - Land acquisition is anticipated. Kenosha County will purchase in fee, not easements.
 - Kenosha County would like the design to avoid removal of large trees.
 - Village has a sidewalk ordinance. Need to confirm if parcel owners will be required to maintain the path. Kenosha County intends on maintaining the path.
 - Detailed encroachment report will likely be necessary.
- d. Overhead utilities
 - The County will require the utilities to move as needed.
- e. Drainage
 - Drainage will need to be reviewed. Culvert impacts are anticipated.

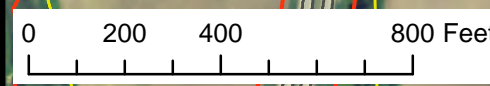
6. Other

- Crosswalks should be considered from subdivisions to trail (if built on south side).
- A church may be built on a large open parcel south of CTH C and east of Des Plaines River.



Legend

- Proposed Corridor
(Location to be determined)
- Right of Way
- Parcel Boundary



CTH C Shared Use Path
 Project ID: 3736-06-00
 Project Overview



CTH C Shared Use Path: Supplemental Kick-off Meeting Information
November 16, 2015

Timeline

OPM/Kick-Off Meeting	November 2015
PIM #1 Held	February 2016
PIM #2 Held	April 2016
County Authorization to proceed w/ design Based on confirmed pathway location (side of road)	April 2016
30% Plans submitted	May 2016
Draft Phase 1 HazMAT Submitted	May 2016
Draft Section 106 Submitted	May 2016
Phase 1 HazMAT Approved	June 2016
TSL Submitted	July 2016
Section 106 Approved	July 2016
Draft Environmental Document Submitted (pER)	July 2016
Environmental Document Approved	August 2016
TSL Approved	September 2016
Final DSR submitted	November 2016
R/W begins (by others)	January 2017
R/W completed (by others)	July 2017
Final BOS Submitted	July 2017
90% Plan/Draft Request to Advertise Submitted	August 2017
Final Request to Advertise Submitted	September 2017
Final Request to Advertise Approved	November 2017
Project Advertised	January 2018
Project Awarded	March 2018

Office of the
Chief of Fire & Rescue
Doug McElmury



VILLAGE STAFF MEMORANDUM

TO: Jean Werbie-Harris, Community Development Director

FROM: Craig Roepke, Deputy Chief Fire & Rescue

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

SUBJECT: Fire Department review of Conceptual plans for Bethany Lutheran Church Complex

DATE: December 11, 2015

These are initial comments for the conceptual plan received for Bethany Lutheran Church Complex to be located in the general area on the Southside of Wilmot Road across from 111th Avenue in Pleasant Prairie.

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

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.

Compliance: A letter shall be submitted to the Fire & Rescue Department prior to receiving a building permit, stating that the project will comply with all requirements addressed within this document.

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

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

Pre-Construction Meeting: A pre-construction meeting shall take place with the general contractor, the fire protection contractor, the Fire and Rescue Department and any other sub-contractor prior to the installation of any underground fire protection. The purpose of this meeting is to assure that the requirements of the State of Wisconsin that only a Wisconsin licensed sprinkler fitter shall perform the installation of all devices, etc. All parties will be asked to initial this document and or permit. Any violation of the installing requirements will be reported in writing to the State of Wisconsin Department of Safety and Professional Services.



1. **Site Access:** Access shall be provided around the perimeter of the site for all Fire Department apparatus, and must comply with the State of Wisconsin and the International Building Code, 2009 edition. A minimum wall-to-wall turning radius of 45'-0" shall be allowed for apparatus movement.
 - a. All entrances from public streets, as well as road and driveways around the proposed building must be a minimum of 30 feet wide.
 - b. All exterior exit pathways as well as access to the Fire Pump room shall have a hard surface, leading to a hard surface.
 - c. An exterior personnel door shall be located in close proximity to each fire sprinkler riser.
2. **Required Licenses:** A Wisconsin licensed fire protection contractor and Wisconsin licensed sprinkler fitters must install underground fire mains and aboveground fire protection. Periodic inspections of the job site will be made by fire inspectors to assure compliance.
3. **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.
4. **Review and Comments:** At such time more information is provided for this project, the Fire Department will review and comment on the following areas outlined below.
 - A. Site and Operational Permits
 1. Site accessibility (Plans provided do not specific clearances or distances)
 2. Fire Pump Location
 3. Pumper Pad
 4. Fire hydrant spacing
 - B. Conditional Use and Operational
 1. Standpipe outlet locations
 2. Fire alarm pull stations
 3. Emergency and Exit Lighting
 4. Fire extinguishers
5. **Plan Review, Permits and Fees:** The plans for the fire protection underground, aboveground and fire alarm system shall be submitted for review a minimum of four (4) weeks before installation is scheduled to begin. The Village will use an independent fire safety consultant for review of all fire protection plans submitted. A satisfactory review must be completed before any permits will be issued and before construction can begin.
6. **Permit fees:** must be paid at time of submission for review. Work cannot begin until all permits have been issued. A typical review turnaround is four weeks
The following fees and permits are generated directly from the Fire & Rescue Department.
 - a. Bulk water Usage
 - b. Fire Protection Plans for Underground and Aboveground
 - c. Fire Alarm System Plans
 - d. Kitchen Hood Systems Plans

NOTE: Permits are required from the Fire & Rescue Department for the installation of water main in addition to any permits required by other Village of Pleasant Prairie Departments.
7. **Occupancy:** All fire and life safety requirements must be in place prior to any building being occupied.
8. **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.
9. **Exterior Doors:** All outside doors must have access to the interior. Such as a lock and handle provided at each door.
10. **AED:** Because of the overall building size and occupancy type, the owner shall install one or more public access

Automatic External Defibrillator (AED) onsite for employee and public use in the event of a sudden cardiac arrest. The Fire and Rescue Department can provide the training necessary to perform CPR and to operate the AED.

11. **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.
12. **Elevators:** must comply with Village of Pleasant Prairie Ordinance 180-20, including acceptable minimum size and emergency notification.
13. **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.
14. **On Premise Secure Key System:** Knox Company Rapid Entry System, “Knox Boxes” shall be provided for the building. A determination of the exact number required will need to be made during the pre-construction meeting. One by each riser door, fire pump room and other needed access routes. The Knox Boxes shall be Model 4400. Two sets of all keys (Master, fire alarm pull station, annunciator, elevator, etc.) shall be placed within the box, as well as a copy of the pre-fire plan.
15. **MSDS Storage Box:** A minimum of one (1) model 1100 Knox Box(s) designed for Material Safety Data Sheet storage shall be provided for each tenant to contain the data sheets on all products that are considered hazardous within the facility. The MSDS Box(s) shall be installed within the Fire Pump Room.
16. **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.
17. **Emergency and Exit Lighting:** Exit and Emergency Lighting shall be provided and shall have battery backup. Combination units are acceptable and recommended. An Emergency Generator eliminates the need for battery backup. Exit and Emergency Lighting shall not be placed on electrical circuits that cannot be disturbed or interrupted, this is for test purposes. These circuits shall be clearly labeled. An Emergency light shall be placed within the fire pump room.
18. **Sprinkler System:** 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.
19. **The following information 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:
20. **Plan Review (Underground):** A review of the underground drawings is required along with the fire protection drawings before a permit will be issued by the Fire and Rescue Department. Underground plans shall be submitted a minimum of four (4) weeks before installation begins.
21. **Water Service:** If it is determined that the building will be serviced by a combination municipal water and fire protection main, that main must be sized by the fire protection (sprinkler) contractor. No main is allowed to travel underground, under the building.
22. **Fire Hydrants:** Fire hydrants shall be spaced no more than 350 feet apart around the perimeter of the

building, per Village Ordinance 180-16. The insurance carrier must agree in writing to the hydrant spacing. As many hydrants as possible shall be supplied directly by municipal water. The distance from the finished grade line to the lowest discharge shall be no less than 18 inches and no more than 23 inches. The Fire Department connections shall be located, and of sufficient height where typical snow fall or snow removal operations will not obstruct access.

23. **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–National Fire Code) Standard 24 and witnessed by the Fire Chief and or the Chief’s representative, the installing contractor and the fire sprinkler contractor at a minimum.
24. **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.
NOTE: The Fire Protection Designer must meet with the Fire and Rescue Department before the underground drawings are submitted for review to finalize the placement of the hydrants.
25. **Pumper Pad:** There shall be dedicated space for a fire engine to have unobstructed access to the Pumper Pad. 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. 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. The Fire Department connection shall be constructed along with an underground drain with access for inspection. Both the fire department sprinkler connection and the fire hydrant, (pumper pad), shall be installed remote from the building(s) and located a minimum distance from the building equal to the highest wall.

***NOTE:** The Fire Department Connection riser shall include a single five (5) inch Storz fitting.*
26. **Fire Pump:** Should a fire pump be required based on the design, There shall be sufficient room to maneuver within the fire pump room. There shall be direct ingress/egress from the fire pump room directly to the exterior of the building; a paved surface shall lead to the fire pump room. There shall be Emergency Lighting installed within the Fire Pump Room. The pump test header location shall comply with 180-16. There shall also be sufficient room for placement of the Fire Alarm Control Panel (FACP), along with the required maps of the fire protection systems.
27. **Standpipes:** If determined that hose valves or standpipes be required in areas of the building. In lieu of 1.5 inch hose stations, the building 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. The standpipes shall be wet and placed adjacent to all exterior exit doors, same side as the door handle/knob. Village Ordinance 180.16 G.
28. **Strobe Light:** A strobe light shall be provided for each riser and installed vertically above each sprinkler water flow bell. The strobe light shall operate for a sprinkler water flow. The lens color shall be RED. The strobe light shall meet Village specifications as found in section 180-16 K of the Sprinkler Ordinance. A strobe light(s) shall also be provided outside of the fire pump/riser room to indicate a fire pump run and/or a waterflow alarm, with signage installed under each strobe light.
29. **Bollards:** Shall be placed near fire hydrants, remote post indicator valves (PIV) and Fire Department connection(s) to prevent damage. Bollards shall be 6 inches in diameter. Bollards shall not obstruct charged fire hoses. It is recommended that the Fire Department approve the location of the bollard(s) before final placement is made.
30. **Fire Alarm System:** **The system shall be fully addressable so that detailed information will be received about the device in alarm.** Utilizing a fire pull station, sprinkler water flow, or any other fire detection device that maybe installed in this building shall activate the internal fire alarm system. The systems shall be designed and constructed to the current printed edition of NFPA 72. Confirm NFPA edition with the Fire Department prior to system design

- a. **Manual Fire Alarm Pull Stations:** Shall be located at a minimum, immediately adjacent to each exterior door. Any additional exterior doors will be required to meet this requirement. The pull station shall not be placed in the area of the door, but immediately adjacent to the door jamb.
- b. **Pull Stations and Audiovisual Alarms:** Shall be installed per ADA requirements.
- c. **Smoke and Heat Detection:** Shall be installed as required.
- d. **Tamper Switches:** Tamper switches shall be placed on all sprinkler valves and be identified on the annunciator panel.
- e. **Fire Alarm Control Panel (FACP): Shall be addressable.** The main FACP will be placed in the fire pump room. Remote annunciator panel location(s) will also need to be determined during the pre-construction meeting. The annunciator panel type shall be approved by the Fire & Rescue Department. The panel shall identify a fire sprinkler water flow by riser, and the specific locations of the fire alarm pull stations and any other fire detection devices that may be installed in this building.
- f. **FACP Nomenclature:** Confirmation of nomenclature shall be discussed between the Fire Department and the fire alarm program technician prior to any inspections.
- g. **Annunciator Panel: Shall be addressable.** The annunciator panel type shall be approved by the Fire and Rescue Department. The panel shall identify a fire sprinkler water flow by riser, and the specific locations of the fire alarm pull stations and any other fire detection devices that may be installed in this building.
- h. **Transmission of Fire Alarms.** The method of transmission to central station must be approved by the Fire & Rescue Department. i.e. RF Radio, cellular, VOIP, or other approved technologies.
- i. **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)
- j. **Central Station:** The Fire Alarm Control Panel shall transmit all fire alarm, tamper, trouble and supervisory signals to a central station that is certified by Underwriters Laboratories (UL) and/or Factory Mutual (FM) and approved by the Fire & Rescue Department. The owner shall provide such documentation for approval. It is recommended that the owner consult with the Fire & Rescue Department prior to signing any contracts with the Central station.

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

31. **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) The system must support both the Fire Department's and Police Department's main VHF repeated radio channels.
 - b) a minimum signal strength of -98 dBm available in 95% of the area of each floor of the building when transmitted from the Public Safety Radio Communications System: and
 - c) a minimum signal strength of -98 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.
 - d) 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.
 - e) 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.

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

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 typed-accepted signal booster amplifiers as needed. If any part of the installed system or systems contains electrically powered components, the system shall be capable of operating on an independent battery and/or generator system for a period of at least twelve (12) hours without external power input. Any battery system employed shall automatically recharge in the presence of an external power input.

The installation of equipment as indicated above cannot be detrimental to the operation of the Public Safety Radio system. In the event that a signal booster is employed, it shall be fully encased within a dust and water resistant case.

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.

32. Final Inspection: The General Contractor shall provide the following documentation at the time the Final Inspection takes place and before a building occupancy certificate will be issued.

- a. The fire protection contractor shall provide the owner with a letter (upon completion of the sprinkler work) stating the sprinkler system, or portion thereof, is “100% operational and built according to the design”, Village Ordinance, 180-16 N.
- b. The fire alarm contractor shall provide the owner with a letter (upon completion of the fire alarm work) stating the fire alarm system, or portion thereof, is “100% operational and built according to the design”
- c. Copy of contract with fire alarm central monitoring station.
- d. Copy of UL and/or FM certificate(s) for the fire alarm central monitoring station.
- e. Copies of the fire protection underground flushing documents.
- f. Copies of the underground and fire sprinkler hydrostatic test certificates.
- g. Copies of the fire sprinkler operational test certificates.

- h. Copies of the fire alarm test documents.
- i. Copies of other test documents such as, hood/duct, smoke, etc...
- j. The Pleasant Prairie Fire and Rescue Department shall have all information needed for our pre-fire plan prior to occupancy.
- k. Provide two- (2) CD's, one for the property owner and one for the Fire & Rescue Department. The disks shall include all Floor plans and fire protection plans for the building in an as-built condition.
- l. Maps of the fire alarm and fire sprinkler system shall be placed in the fire pump room, near the fire alarm control panel; the maps shall be hung on the wall, with a waterproof covering and accessible to firefighters wearing bulky clothes and equipment.
- m. AED is in place at such time a tenant takes occupancy.
- n. A copy of the tenants Emergency Plan must be submitted to the Fire & Rescue Department before occupancy.



November 10, 2016

Jean M. Werbie-Harris
Community Development Department
Village of Pleasant Prairie
9915 39th Avenue
Pleasant Prairie, WI 53158

RE: Conceptual Plan Extension
Parcel Number 91-4-122-181-0401
11019 Wilmot Road

Dear Ms. Werbie-Harris:

We are writing to request a three year extension of the December 14, 2015 approval of the conceptual plan for the parcel of land referenced above. We do not intend to develop this site in the near future and stand by the plan as presented one year ago.

We have enclosed an application fee of \$225 as required by ordinance.

If you have questions or require additional information, please contact Ed Judt or myself.

Respectfully,

A handwritten signature in cursive script that reads "Michael Curran".

Mike Curran

RECEIVED

NOV 22 2016

PLEASANT PRAIRIE



Date: December 5, 2016

To: Michael Pollocoff, Village Administrator
Members of the Pleasant Prairie Village Board of Trustees

From: Jean Werbie-Harris
Community Development Director

RE: Kenosha County Retail Attraction Strategy Memorandum of Understanding

On October 17, 2016, Heather Wessling, with the Kenosha Area Business Alliance, presented information to you regarding the Kenosha County Retail Attraction Strategy during a Monday evening Village Board meeting. This presentation was made in advance of 2017 budget decisions, due to proposed cost sharing with other municipalities and community partners related to the project.

Before you this evening is the related Memorandum of Understanding (MOU), which will commit financial support in the amount of \$7,000 and staff participation, from the Village of Pleasant Prairie, for the project.

This county-wide initiative is intended to help Kenosha County develop a retail strategy and will include actionable items for each community engaged in the plan. With the receipt of completed MOU's from funding participants (Kenosha County, the City of Kenosha, Village of Pleasant Prairie, Village of Bristol, Town of Salem, Village of Somers, Village of Twin Lakes, Village of Paddock Lake) the team intends to issue a Request for Proposal for the project to qualified retail and commercial development consultants on December 12, 2016.

Recommendation:

Based on discussions to date with those involved in this county-wide partnership, I would recommend approval of the Memorandum of Understanding.

July 5, 2016

Retail Attraction Strategies for Bringing in Stores You Want



Purpose: Develop a Retail Strategy for Kenosha County and include Actionable Items for Each Community Engaged in the Plan.

While goods and services do follow 'rooftops', meaning that when the residential and employee market is strong, retail, restaurants, and professional services will follow. However, markets are not always efficient and neighborhoods that are borderline in disposable income or lacking residential density may not succeed in attracting commercial enterprises desired. Also, communities that border larger cities may not signal to retailers as readily or be overlooked in the market.

Municipal leaders have been meeting for almost one year. Consultants from Jones Lang LaSalle and Mid-America Group, as well as municipal leaders from other recognized cities known for Retail (Fox Valley) consulted on the development of a Retail Strategy.

The purpose of this project is to develop a meaningful, strategic plan that maximizes exposure at retail and commercial development trade shows, leverages retail partners and developers and broadens the effort to attract opportunities to targeted areas throughout Kenosha County.

Municipalities agreed that releasing an RFP, interviewing viable consultants to create a plan that identifies specific retail gaps and opportunities that would be of benefit for each community engaged in the effort as well as creating series of recommendations for each of those communities. The plan should take into account each community's unique opportunities that would best be accomplished by the proposed scope of work outlined in the RFP taking into account that:

- Retailers explore locations as a sustainable competitive advantage.
- Changes in consumer demand affect retail strategies.
- Communities learn strategies of major retailers and learn to leverage community resources to align with strategies.
- Start or move ahead in spaces where there is already momentum.
- Purpose your strategy to signal that your community is open to new retail. A reasonable, courteous request establishes interest in your community.
- Either your community meets the criteria or doesn't but in those instances where your community is close or borderline, being persistent and pleasant and using someone in your community that is most persuasive may help you land deals.



MEMORANDUM OF UNDERSTANDING

December 5, 2016

To: Michael Pollocoff, Village Administrator
Members of the Pleasant Prairie Village Board of Trustees

From: Heather Wessling, VP Economic Development for KABA

Re: Kenosha County Retail Attraction Strategy

KABA has agreed to take the administrative lead on a special economic development project to partner with the County and municipal partners to develop a county-wide retail attraction strategy. The purpose of this project is to develop a meaningful, strategic plan that maximizes exposure at retail and commercial development trade shows, leverages retail partners and developers and broadens the effort to attract opportunities to targeted areas throughout Kenosha County and provide actionable items for each community engaged in the plan.

Municipalities agreed that releasing an RFP, interviewing viable consultants to create a plan that identifies specific retail gaps and opportunities that would be of benefit for each community engaged in the effort as well as creating series of recommendations for each of those communities.

In order for this special project to be successful, partnerships with the municipalities is key in its launch and execution.

On behalf of the Village of Pleasant Prairie, you agree to:

- 1. Participate and contribute \$ 7,000 to this project.**
- 2. Appoint a designee (or the administrator is appointed designee) to work with the consultant during the course of the project to develop a flexible plan of action and to develop three (3) retail sites for your community.**
- 3. Represent the Kenosha County Area at retail events that you attend.**
- 4. KABA agrees to commence development of the strategy starting in March of 2017.**

KABA will invoice the Village of Pleasant Prairie based upon contribution proportion. First payment will be due mid-way through the project and second (final payment) will be due after the project is complete and all contributing communities express verbal satisfaction with the completed project.

John P. Steinbrink, President, Village of Pleasant Prairie

Heather Wessling, VP Economic Development, KABA

Jane M. Romanowski, Village Clerk, Village of Pleasant Prairie



To: Michael Pollocoff, Village Administrator; and Members of the Village Board

From: Doug McElmury, Chief

CC: Jane Romanowski, Village Clerk

Date: November 29, 2016

Re: Update of Chapter 180 of the Village Ordinances

The Fire & Rescue Department is requesting to make multiple corrections, updates and additions to the Village Ordinance pertaining to the Fire & Rescue Department. Changes include:

1. Updates of language such as recognizing the change from the Wisconsin Dept. of Commerce and DILHR to the Dept. of Safety and Professional Services in references to State of WI Administrative Codes.
2. Update of language referring to EMT-Basics to match State of Wisconsin EMS Licensing designations.
3. Update the education and licensing requirement for the Fire Chief. All of the State of WI Certified Fire Instructors that were classified as a Fire Instructor II were reclassified as Fire Instructor I in 2002 to recognize a change in the requirements for Certified Fire Instructors by the National Fire Protection Association (NFPA). The name of the certification changed again in the last couple of years to Emergency Services Instructor to better define the scope of the instructor. There are very few Emergency Services Instructors statewide that are currently certified as an Emergency Services Instructor II, hence would extremely limit potential future candidates for the Fire Chief's position. As an example, I am the only person on Pleasant Prairie Fire & Rescue that carries the Instructor II certification and I only aware of three others in Kenosha County.

The purpose of the proposed change in the paramedic requirement reflects the need for the Fire Chief to have experience as a paramedic, but realizes the amount of time required to attend continuing education and maintaining skills that are not used, takes away from the core duties of the Fire Chief. Many of the advanced skills that paramedics are trained to do, such as Rapid Sequence Intubation, require that they routinely perform those procedures on patients in the field to maintain proficiency. This is not practical for Chief Officers.



4. Update the language relating to residency of the Chief to be compliant with WI Statute 66.0502.
5. Update the Ambulance Fee Structure as last adopted by the Village Board in 2013. This change in fee structure reflects the method in which the Department responds to calls. When a citizen calls 911 in Pleasant Prairie, a Paramedic (Advanced Life Support / ALS) unit responds. The original ambulance fee structure that was adopted allowed for a lower or tiered level of response which has never been instituted. The recommendation of our billing service is to adopt a fee structure that reflects our level of response to emergencies. The recommended fee structure continues on the commitment that the Village Board has maintained to residents as demonstrated by the reduced fee structure for residents as compared to non-residents. It is important to remember that while the ambulance bill may be in excess of \$1,200 with mileage that is not what is collected in some cases. Medicare, Medicaid, Badger Care, etc have preset limits that are substantially lower than the billed rate and are not subject to negotiation. This equates to very unpredictable revenue that is not dependable to base general operating budgets on. It does assist with capital and other non-routine expenditures. The ALS fee structure is comparable to other area paramedic level services including the City of Kenosha.
6. Remove the local multifamily dwelling sprinkler requirements to reduce confusion and assuring compliance with the more stringent state requirements.
7. Remove conflicting fire hydrant specification language and referring to the recently adopted language in Village Ordinances Chapter 405.
8. Remove the language in Chapter 180 as it relates to tank inspections to reflect the Village's non-renewal of the Local Program Operator agreement with the State of Wisconsin.
9. Update the elevator capacity requirement to reflect the availability of new products that meet our physical dimension requirements and are more cost effective than older units.
10. Add language to assure that AEDs are properly maintained and clearly visible for use in a cardiac emergency.

Recommendation:

Adopt changes as outlined on the attached document.

ORD. # 16-44

**ORDINANCE TO AMEND CHAPTER 180 OF THE
MUNICIPAL CODE OF THE VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN
RELATED TO FIRE & RESCUE PROTECTION**

BE IT ORDAINED AND ESTABLISHED by the Village Board of Trustees of the Village of Pleasant Prairie, Kenosha County, Wisconsin, that Chapter 180 of the Municipal Code is hereby amended as follows:

§ 180-1 Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

COMM

The Wisconsin Department of Commerce, **formerly** the fire code writing agency of the state, formerly known as DILHR, the Department of Industry, Labor and Human Relations. **Now known as the Department of Safety and Professional Services, also known as DSPS or SPS.**

DILHR

The division of state government formerly known as the Department of Industry, Labor and Human Relations, now ~~the Department of Commerce~~ **known as the Department of Safety and Professional Services, also known as DSPS or SPS.**

DSPS

The Wisconsin Department of Safety and Professional Services formerly known as the Wisconsin Department of Commerce (COMM), the fire code writing agency of the state, and prior to COMM formerly known as DILHR, the Department of Industry, Labor and Human Relations.

**EMERGENCY MEDICAL TECHNICIAN - ~~DEFIBRILLATION AUTOMATIC (EMT-DA)~~
BASIC**

A person licensed to provide basic life support and properly trained to transport sick, disabled and injured individuals. Training includes, but is not limited to, anatomy and physiology, treatment of bleeding and shock, use of pneumatic shock garment, soft tissue injuries, fractures and dislocations, emergency childbirth, burns and hazardous materials, and automatic defibrillation.

EMERGENCY MEDICAL TECHNICIAN - PARAMEDIC

An emergency medical technician who has more extensive training than the EMT-~~DA~~ **Basic** and under medical direction provides, but is not limited to, airway management, starting and administration of intravenous fluids, advanced rescue, emergency care and resuscitation, cardiac rhythm interpretation and defibrillation, advanced assessment, insertion of advanced airways, parenteral injections, treatment of shock and burns, and administration of emergency medications.

MULTIFAMILY DWELLING

An apartment building, row house, townhouse, condominium or manufactured building that does not exceed 60 feet in height or six stories and that consists of three or more attached living units, or two or more living units with a business occupancy attached, the initial construction of which is begun on or after January 1, 1993. "Multifamily dwelling" does not include a facility licensed under State of Wisconsin ~~Ch. Comm 50, Wis. Adm. Code~~ **SPS 361.**

§ 180-6 **Appointment, powers and duties of Chief.**

B. Education. The Fire & Rescue Chief shall hold as a minimum requirement of the position:

- (1) Certified Fire Officer.
- (2) Certified **Fire Emergency Services** Instructor **H I**.
- (3) Certified Fire Inspector.
- (4) Paramedic **or previously licensed as a Paramedic**.
- (5) A minimum of an associate degree in fire administration or fire science or fire technology.

E. Tenure. The Chief shall immediately assume office upon appointment and shall hold office until removed for cause or after a hearing before the Police and Fire Commission, unless the services of the Chief are terminated sooner by residence outside **of a 15 mile radius of the Village borders** or death.

F. Residency. The Chief, if not a resident of the Village, shall become a resident **of the Village or within a 15 mile radius of the Village borders** and remain a resident **of said boundaries** throughout the term of the office of Chief of the Department.

§ 180-15 **Ambulance service rates.**

F. Schedule of fees for service, transfer service, medical drugs and disposable medical equipment.

Description:	Fee
Resident Rates	
Basic life support	\$735 1,000
Mileage, per loaded miles traveled	\$14 15
Basic life support, without transport	\$635 1,000
Advanced life support	\$975 1,000
Mileage, per loaded miles traveled	\$14 15
Advanced life support, without transport	\$635 1,000
Advanced life support, paramedic intercept fee	\$975 1,000

Description:	Fee
Nonresident Rates	
Basic life support	\$835 1,200
Mileage, per loaded miles traveled	\$14 15
Basic life support, without transport	\$735 1,200
Advanced life support	\$1,075 1,200
Mileage, per loaded miles traveled	\$14 15
Advanced life support, without transport	\$735 1,200
Advanced life support, paramedic intercept fee	\$1,075 1,200

§ 180-16 Automatic fire sprinkler, fire suppression and fire alarm systems and fire hydrants.

G. Where installed.

(4) Multifamily dwelling.

~~(a) An automatic fire sprinkler system or two-hour fire resistance shall be installed in every multifamily dwelling that contains any of the following:~~

~~{1} Total floor area for all individual dwelling units exceeding 6,000 square feet.~~

~~{2} Three or more dwelling units.~~

~~{3} Total floor area of its non-dwelling unit portions exceeding the following limits:~~

~~{a} Type 1 fire-resistive construction: 12,000 square feet.~~

~~{b} Type 2 fire-resistive construction: 10,000 square feet.~~

~~{c} Type 3 metal frame protected construction: 8,000 square feet.~~

~~{d} Type 4 heavy timber construction: 8,000 square feet.~~

~~{e} Type 5A exterior masonry protected: 5,600 square feet.~~

~~{f} Type 5B exterior masonry unprotected: 5,600 square feet.~~

~~{g} Type 6 metal frame unprotected: 5,600 square feet.~~

~~{h} Type 7 wood frame protected construction: 5,600 square feet.~~

~~{i} Type 8 wood frame unprotected construction: 4,800 square feet.~~

(b) Sprinkler water flow, other suppression devices, smoke and heat detection equipment and manual pull stations shall be monitored by a central station 24 hours a day throughout the building and the alarm when activated sent to a central station.

K. Fire hydrant(s) and pumper pad.

(4) Approved water hydrant. "An approved water hydrant" shall mean a water hydrant connected to a municipal water main, ~~and the hydrant shall have one four and five tenths inch (Kenosha thread) connection and two two and five tenths inch connections.~~ The connecting waterline between the municipal water main and the approved water hydrant shall not be less than six inches. All water hydrants shall be installed in such a manner and location so as to be accessible at all times to the Fire Department. Note: The hydrant shall be capable of supplying the highest area of fire sprinkler water demand, including the demand for hose stream allowance (both inside and outside the building) as well as a safety factor of 10% or 5 psi, whichever is greater.

(11) Hydrant specifications. All fire hydrants shall meet the specifications of the Village of Pleasant Prairie ~~Water Utility~~ **Ordinances Chapter 405**.

(13) Hydrant colors.

~~(a) Hydrants fed by municipal water shall be red barrel and silver reflective caps.~~

~~(b) Private hydrants fed by a fire pump shall be painted a solid color, both barrel and caps.~~

(c) No person shall alter the color or paint scheme of an approved municipal fire hydrant or an approved private fire hydrant. That person or persons who alter the color of a fire hydrant identified above shall be in violation of this chapter.

§ 180-17 Fire protection systems and tank fees.

~~I. Petroleum/chemical tank. The permit fee for the installation or removal of aboveground or underground petroleum/chemical tanks charged by the Fire & Rescue Department shall be as follows:~~

Tank System Category	Plan Review Fee	Installation/ Removal Inspection Fee	Plan Revision Fee	Reinspection Fee
Aggregate capacity equal to or less than 1,100 gallons installed on a farm premises with inspection in 5 days or less		\$75		\$0
Aggregate capacity equal to or less than 1,100 gallons installed on a farm premises with inspection in 2 days or less	\$60	\$100	\$100	\$0
Aggregate capacity equal to or less than 1,100 gallons	\$125	\$100	\$100	\$100
Aggregate capacity 1,101 gallons through 48,000 gallons	\$150 (up to 10,000 gallons)	\$250	\$100 (up to 10,000 gallons)	\$100
Aggregate capacity 48,001 gallons through 80,000 gallons	\$150	\$300	\$100	\$100
Aggregate capacity 80,001 gallons through 120,000 gallons	\$180	\$450	\$120	\$150
Aggregate capacity 120,001 gallons or greater	\$360	\$600	\$150	\$200

Installation/

Tank System Category	Plan Review Fee	Removal Inspection Fee	Plan Revision Fee	Reinspection Fee
Addition of corrosion protection to an existing system	\$35	\$100	\$100	\$100
Conversion of existing system to a point-of-sale type of dispensing system	\$35	\$100	\$100	\$100
Upgrade, exchange or conversion of existing leak detection methodology to another approved methodology or manufacturer	\$35	\$100, except conversion to SIR	\$100	\$100
UST pre-lining inspection	Aggregate as above	\$50 per tank	\$100	\$100
Upgrade or install Stage II vapor recovery on existing system	Aggregate as above	Aggregate as above	\$100	\$100

§ 180-20 Elevators.

- D. Minimum rated load and capacity for elevators. At least one elevator for each building or structure shall be designed to accommodate an ambulance stretcher that is a minimum 80 inches by 24 inches in the horizontal position along with three Department personnel and all associated equipment. The door and car size shall permit the entrance and exit of an ambulance stretcher without tilting the stretcher at any time.
- (1) Acceptable minimum size.
- (a) Passenger (general purpose): capacity ~~4,000~~ 3,500 pounds with a minimum clear cab inside of seven feet eight inches by five feet five inches.

§ 180-22 Storage tanks.

- ~~A. Plan and permits. A permit is required for the installation, upgrade or removal of new and existing aboveground or below-ground storage tanks, piping or appliances. The Department, upon a satisfactory review of the plans submitted, issues this permit.~~
- B. Department of Safety and Professional Services codes. The installation, upgrade and/or removal of storage tanks shall be in compliance with the State of Wisconsin Department of Safety and Professional Services codes.
- C. Violation. Any person failing to obtain a permit is in violation of this chapter.

§ 180-28 Automated external defibrillator (AED).

- A. An automated external defibrillator shall be located in each building or tenant of the building. The number and location of AEDs shall be determined by the Fire & Rescue Department.
- B. Employees of the occupancy shall be trained in the use of the AED.
- C. AEDs shall be maintained per the device's manufacturers' recommendations.
- D. The AED location shall be marked with "AED" or equivalent signage that has a minimum of 2" tall letters and is clearly visible to building occupants.

Adopted this 5th day of December, 2016.

VILLAGE OF PLEASANT PRAIRIE

By: _____
John Steinbrink
Village President

Attest:

Jane Romanowski
Village Clerk



Date: December 5, 2016

To: Michael Pollocoff, Village Administrator
Members of the Pleasant Prairie Village Board of Trustees

From: Chris Christenson
Communications Director

RE: Printing and mailing services for the 2017 Village Newsletter (January to December)

In the interest of securing the most competitive responsible bid for printing and mailing services (not including postage) for the Village Newsletter, we have requested proposals for annual printing of the newsletter for the months of January through December. On November 3, 2016, a request for proposal was sent to a pool of area printers that have the equipment to perform this type of project in a cost effective manner. The request was also posted to Vendornet, which distributed the request to a long list of vendors throughout the country.

By the deadline, Wednesday, November 23 at noon, eleven (11) sealed bids had been received. Vesna Savic and I opened sealed bids on the afternoon of Wednesday, November 23. Information from the 11 bids received by the deadline appears on the attached spreadsheet.

Recommendation:

Considering that the majority of issues during 2017 are expected to be 8-page, 2-color issues, the lowest responsible bidder was Indiana Printing and Publishing Company. Inc. of Indiana, Pennsylvania. The bid they returned for a 2/2, 8-page issue is \$1,245. (During 2016, we have paid \$1,339 for a majority of our 8-page issues. We had one issue at \$1,282.)

Indiana Printing and Publishing has agreed to honor their bid throughout the period of the contract and will meet the other stated selection criteria. It is my recommendation that the contract for printing and mailing services for the 2017 Village Newsletter be awarded to Indiana Printing and Publishing per their submitted response.

Bids Received for 2017 Village Newsletter Printing/Mailing Services

Vendor Name	Location		12-page issue*	8-page issue*	4-page issue*	Can meet 4-day turnaround consistently	Charge for overruns	Charge for requested changes	Per issue cost honored throughout the year	Exceptions
AM Solutions	Edgerton, WI	2/c	\$2,733.73	\$2,439.56	\$1,633.83	yes with exceptions	included	not provided	yes with exceptions (paper)	none
		4/c	\$4,346.59	\$3,181.03	\$1,829.07					
Badger Press Photographics	Kenosha, WI	2/c	\$2,255.00	\$1,500.00	\$1,080.00	yes	50% discount if requested	\$50/hr	yes	none
		4/c	\$2,730.00	\$1,905.00	\$1,400.00					
Dove Mailing INC	Atlanta, GA	2/c	\$32,259.00	\$23,136.26	\$14,255.78	yes	charged by per piece price	Less than 1 hr/free - over an hour/\$45/hr	yes	mail from their own PO
		4/c	\$44,597.00	\$31,360.84	\$18,368.42					
Forum Communications Printing	Fargo, ND	2/c	\$2,563.74	\$1,821.09	\$1,360.94	no 5-8 days	bill up to 5%	\$65/hr	yes	none
		4/c	\$2,903.13	\$2,162.67	\$1,764.95					
Indiana Printing and Publishing Co	Indiana, PA	2/c	\$2,005.00	\$1,245.00	\$921.00	yes	no charge	minor=free - major \$40/hr	yes	none
		4/c	\$2,642.00	\$1,530.00	\$1,150.00					
InTech	La Crosse, WI	2/c	\$2,252.00	\$1,389.00	\$1,054.00	yes	? If requested	included of not excessive	yes	none
		4/c	\$2,554.00	\$1,616.00	\$1,131.00					
LaCrosse Graphics	La Crosse, WI	2/c	\$2,346.15	\$1,595.31	\$1,284.32	yes	print to count	not provided	yes	none
		4/c	\$2,958.37	\$1,986.30	\$1,513.82					
Roto-Graphic Printing, Inc.	Wausau, WI	2/c	\$2,868.00	\$2,211.00	\$1,449.00	yes	no charge	included if not extensive - \$50/hr extensive	yes with exceptions (paper)	none
		4/c	\$3,390.00	\$2,553.00	\$1,618.00					
Sun Printing	Wausau, WI	2/c	\$2,325.06	\$2,249.97	\$1,300.00	yes	? If requested	included if not extensive - \$50/hr extensive	yes	none
		4/c	\$2,599.06	\$2,523.81	\$1,442.00					
Thysse Printing	Oregon, WI	2/c	\$2,315.11	\$1,876.57	\$953.62	yes	no charge	included if not extensive - \$60/hr extensive	yes	none
		4/c	\$2,732.23	\$2,206.99	\$1,074.67					

Received one additional proposal from Print-N-Press out of Milwaukee, WI, however, their proposal included a per piece cost as opposed to a total cost per issue, and total cost was listed the same as the cost for printing alone. Unable to decipher.

*To be included in cost: prepress, printing, folding, tabbing, mailing preparation, and delivery to the Pleasant Prairie Post office.



Office of the Village Clerk
Jane M. Romanowski

MEMORANDUM

TO: Village Board Trustees

FROM: Jane M. Romanowski
Village Clerk

DATE: December 1, 2016

RE: 2017 Mobile Home Park Licenses

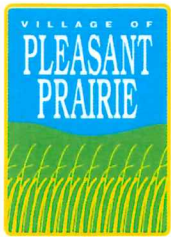
License renewal applications for the following four mobile home parks in the Village have been submitted - City View Mobile Home Park, 4303 - 75th Street; Westwood Mobile Home Park, 7801 - 88th Avenue; Timber Ridge Mobile Home Park, 1817 - 104th Street and Scotty's Mobile Home Park, 5310 75th Street.

Attached is a combined inspection report from the Community Development and Building Inspection Departments which indicates there is only one issue to maintain a drainage way in the Timber Ridge Mobile Home Park that is being addressed. The Finance Department has indicated there are not any delinquent taxes, fees, utilities or invoices on these properties.

License fees have been paid, and I recommend renewal of the mobile home park licenses for the four parks listed above for the period 1/1/17 through 12/31/17 subject to Chapter 221 of the Municipal Code.

* * * * *

Attachment



VILLAGE STAFF MEMORANDUM

TO: Village Board of Trustees
Michael R. Pollocoff, Village Administrator
Jane M. Romanowski, Village Clerk

FROM: Sandro Perez, Inspection Superintendent
Jean Werbie-Harris, Community Development Director
Michael Kaprelian, Building Inspector

DATE: November 30, 2016

SUBJECT: 2016 Manufactured Home Park Zoning and Building Inspections –
Community Development and Building Inspections Departments

This memorandum is intended to inform the Village Board of Trustees/Village Clerk of the outstanding code violations on the properties whereby the manufactured home park license holders are seeking to renew their Manufactured Home Park License. Inspections were completed on September 16, 2016, October 17, 2016 and November 19, 2016, by Jean Werbie-Harris, Community Development Director and Michael Kaprelian Building Inspector.

PROPERTY	ADDRESS	ZONING
City View Manufactured Housing Community	4303 75 th Street	R-12

Continental Communities
Attn: Sarah Burris
2015 Spring Road
Suite 600
Oak Brook, IL 60523

Outstanding violations: **None**

PROPERTY	ADDRESS	ZONING
Timber Ridge Manufactured Home Park	1817 104 th Street	R-12, PUD

Chicago-Kenosha Co. Inc. d/b/a
Timber Ridge Manufactured Home Park
Manager: Judi Domine

1817 104th Street
Pleasant Prairie, WI 53158

Outstanding violations:

1. Maintain drainage way along west side of park (west side of dead end cul-de-sac turnaround.)
Working with Village of Pleasant Engineering Kurt Davidsen.

PROPERTY	ADDRESS	ZONING
Equity Life Style Properties Inc. Westwood Mobile Home Park	7801 88 th Avenue	R-12

Kendra Corkins, Community Manager
7801 88th Avenue
Pleasant Prairie, WI 53158

Outstanding violations: **None**

PROPERTY	ADDRESS	ZONING
Scotty's Mobile Home Park	5310 75 th Street	R-12

G. John Ruffolo
1750 22nd Avenue
Kenosha, WI 53140

Outstanding violations: **None**