

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
March 21, 2016
6:00 p.m.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Presentation of a Life Saving Award to Officer Severson
5. Public Hearing
 - A. Consider a variance from Section -395-63 F of the Land Division and Development Control Ordinance related to the minimum lot depth of six single family vacant lots in the proposed Creekside Terrace development generally located north of 93rd Street and east of Old Green Bay Road.
6. 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.)
7. Administrator's Report
8. New Business
 - A. Receive Plan Commission recommendation and consider Ordinance #16-08 for several Zoning Map Amendments to rezone properties into the C-3, Natural and Scientific Area Resource Conservancy within the Chiwaukee Prairie/Carol Beach Land Use Plan area.
 - B. Receive Plan Commission recommendation and consider Ordinance #16-09 for a Zoning Text Amendment to the Westfield Heights Commercial Area Planned Unit Development.
 - C. Consider approval of a Development Agreement and related documents for the proposed public improvements of the vacant property generally located on the east side of 80th Avenue and north of Springbrook Road.

Village Board Meeting
March 21, 2016

- D. Consider a 2016-2017 Agreement between the Village and the Village of Pleasant Prairie Police Officers' Association, Local 185, of the Wisconsin Professional Police Association.
- E. Consider an award of contract for Village website development services.
- F. Consider 2016-2017 Liability and Property Insurance Proposals.

9. Village Board Comments

10. 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

TABLED PUBLIC HEARING AND CONSIDERATION OF A VARIANCE from Section 395-63 F of and Land Division and Development Control Ordinance related to the minimum lot depth for the request of SR Mills on behalf of Creekside PP, LLC, the owner of the vacant properties north of the Creekside Crossing development generally located north of 93rd Street and east of Old Green Bay Road. Specifically, the petitioner is requesting to subdivide the properties into 65 single family lots for a new subdivision to be known as Creekside Terrace, wherein of the 6 of the lots are proposed to have a lot depth of between 116.09 feet and 123.76 feet, wherein 125 feet minimum lot depth is required.

Recommendation: The petitioner has granted in the *attached* letter dated March 4, 2016 that the Village Board a 90 day extension for the Village to consider the Preliminary Plat for the Creekside Terrace subdivision. Based on this request the Plan Commission has tabled the Preliminary Plat for Creekside Terrace scheduled from March 14, 2016 until the May 23, 2016 Plan Commission meeting. Therefore the Village staff recommends that the Village Board table this public hearing for the Variance until the June 6, 2016 Village Board meeting.

RECEIVED
MAR 09 2016
BY: JEAN



March 4, 2016

Village of Pleasant Prairie
Attn: Jean Werbie-Harris
9915 39th Avenue
Pleasant Prairie, WI 53158

RE: Creekside Terrace Preliminary Plat – Request for Extension

Dear Jean:

Creekside PP, LLC and Bear Development have submitted a Preliminary Plat for the Creekside Terrace Subdivision in the Village of Pleasant Prairie.

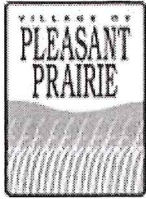
Please accept this letter as a formal request to have the Preliminary Plat tabled for a 90 day period. In accordance with State Statute, we are requesting the Village of Pleasant Prairie grant this extension by March 9, 2016. As we have discussed recently, we are re-evaluating the Creekside Terrace project based on unforeseen costs associated with the project as planned and designed.

We remain excited about the project and investing in the Village of Pleasant Prairie. However, we are respectfully requesting the Preliminary Plat be tabled for 90 days as we evaluate the project.

Respectfully,

A handwritten signature in black ink, appearing to read "S.R. Mills", written over a horizontal line.

S.R. Mills
Creekside PP, LLC
Bear Development, LLC



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

**VILLAGE OF PLEASANT PRAIRIE, WISCONSIN
 LAND DIVISION AND DEVELOPMENT CONTROL ORDINANCE—VARIANCE
 PETITION APPLICATION**

To: Village Board of Trustees:

Article VII Design Standards, Chapter 395-63 "Lots"

I (We) hereby request a variance from Section(s) Section F "Depth" of the Village Land Division and Development Control Ordinance to: (specifically describe the variance requested) _____

Applicant is seeking relief from the minimum requirement of 125' of mean horizontal depth.
 on the property located at Creekside Circle: 90th Street and legally described as: _____

Please see attached

Tax Parcel Number(s): 92-4-122-153-0727, 92-4-122-153-0728, -92-4-122-153-0729

I (We) have attached a written statement that explains why the proposed variance(s) will not be contrary to the public interest, and the special conditions that exists where a literal enforcement of the provisions of the Land Division and Development Control Ordinance will result in practical difficulty or unnecessary hardship, so that the spirit of this Ordinance shall be observed, public safety and welfare secured and substantial justice done. The requirement of "special conditions" and "practical difficulty or unnecessary hardship" shall be interpreted to take into account all of the relevant facts relating to the variance request. Such facts shall include, among others, the nature and scope of the variance being sought, the reasons for requesting the variance, and the reasonableness of requiring strict compliance in light of the resulting difficulty or hardship and the purposes of this Ordinance and of the particular provisions(s) of this Ordinance from which the variance is sought.

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

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

PROPERTY OWNER: Creekside PP, LLC

OWNER'S AGENT:

Print Name: SR Mills

Print Name: DANKEL J. SUZAP

Signature: [Signature]

Signature: [Signature]

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

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

Phone: 262-842-0456

Phone: (262) 842-0556

Fax: 262-842-0453

Fax: (262) 842-0557

Date: 12/16/15

Date: 12/16/2015

PETITION FOR VARIANCE

Your Petitioners, Bear Development, LLC, respectfully represent to the Plan Commission and Village Board of the Village of Pleasant Prairie, as follows:

1. That Creekside PP, LLC, is the owner of record of the real estate which is subject to this petition.

PARCEL NUMBERS: 92-4-122-153-0727
 92-4-122-153-0728
 92-4-122-153-0729

ACREAGE: Approximately 55 Acres

2. That the subject property consists of 55 acres and is located at the Creekside Circle and 90th Street in the Creekside Crossing development.
3. That the subject property is presently classified as R-8, R-9, R-10, C-1 and FPO.
4. That the property was previously planned, approved and platted as a condominium development
5. That the Petitioners are requesting a zoning amendment to the R-4.5 Residential District and preliminary Plat approval to allow the development the site as a single family residential neighborhood.
6. That the Petitioners request a Variance to the Village of Pleasant Prairie Land Division and Development Control Ordinance to allow flexibility in the development of Creekside Terrace. The following modification to the Ordinance is respectfully requested:

Article VII Design Standards, Chapter 395-63 “Lots, Section F “Depth”

Depth. The depth of lots shall be a minimum of 125 feet. Excessive depth in relation to width shall be avoided, and a proportion of two to one shall be considered a desirable ratio of depth to width under normal conditions. The depth of lots proposed to be developed for park and recreational, institutional, commercial or industrial uses shall be

adequate to provide for the off-street parking, loading and service areas required by the use contemplated.

The Petitioners are requesting a Variance to this Section to allow the following Lots to be platted with a minimum depth of less than 125 feet:

Lot 6: Proposed Mean Horizontal Depth = 123.76'

Lot 7: Proposed Mean Horizontal Depth = 123.30'

Lot 16: Proposed Mean Horizontal Depth = 116.09'

Lot 17: Proposed Mean Horizontal Depth = 116.11'

Lot 25: Proposed Mean Horizontal Depth = 121.31'

Lot 34: Proposed Mean Horizontal Depth = 121.23'

7. That the specific situation at the subject property unique for the following reasons:

- a. The subject property is a proposed re-development of previously approved, fully-engineered condominium project which consisted of 2, 4 and 8 unit condominium buildings.
- b. The subject property was graded and constructed improvements were made for the specific purpose of constructing condominium units, not single family lots, leaving inadequate lot depth in certain areas.
- c. The previous plans and subsequent improvements make it impractical to achieve the minimum lot depth.
- d. That the existence of existing detention basins and Ordinary High water Mark Setbacks make it impractical to plat deeper lots.
- e. That all of the Lots which require Variance about existing detention basins, making it impractical to extend the lot depths.
- f. That all of the Lots which require Variance about permanent open space.

8. SUMMARY

Creekside PP, LLC and their agent, Bear Development are respectfully requesting a Variance to the Village of Pleasant Prairie Land Division and Development Control Ordinance, Article VII Design Standards, Chapter 395-63 "Lots, Section F "Depth to allow certain lots to be platted with a minimum lot depth of 125 feet.

Wherefore, Petitioners request that the Village of Pleasant Prairie set a date for a Public Hearing to be held for the proposed request.



Applicant's Signature

12/22/2015

Date

Bear Development, LLC
4011 80th Street
Kenosha, WI 53142

Consider **Ord #16-08** for several **Zoning Map Amendments** to rezone several properties into the C-3, Natural and Scientific Area Resource Conservancy within the Chiwaukee Prairie/Carol Beach Land Use Plan area that have been acquired by a public or non-profit agency for open space and/or preservation.

Recommendation:

On March 14, 2016, the Plan Commission held a public hearing and recommended that the Village Board approve the **Zoning Map Amendments** as presented.

VILLAGE STAFF REPORT OF MARCH 21, 2016

Consider **Ord #16-08** for several **Zoning Map Amendments** to rezone several properties into the C-3, Natural and Scientific Area Resource Conservancy within the Chiwaukee Prairie/Carol Beach Land Use Plan area that have been acquired by a public or non-profit agency for open space and/or preservation.

On December 1, 2014 the Village Plan Commission adopted Resolution #14-16 to initiate several zoning map amendments for properties that have been acquired in the public's interest in 2013 and 2014 pursuant to Community Assistance Planning report No. 88, entitled "A Land Use Management Plan for the Chiwaukee Prairie-Carol Beach Area of the Town of Pleasant Prairie", (now known as the Village of Pleasant Prairie), dated February 1985. This Plan recommended that ultimately all the lands within the Plan identified as an open space preservation area should be placed in the C-3, Natural and Scientific Area Resource Conservancy District, the designated natural resource base preservation and protection zoning district.

The C-3 Natural and Scientific Area Resource Conservancy District is intended to preserve and enhance existing natural features including: scenic, historic, and scientific areas and associated plant and animal communities and to prevent the destruction of valuable natural, scenic and scientific resources, including wetlands, shorelands or navigable waters, prairies, meadows, sand dunes, woodlands, wildlife habitat and areas with high erosion hazard at such time as said lands are acquired by any Federal or State Agency, Kenosha County or the Village for the public interest.

Lands mapped as natural and scientific areas should include those lands identified in a continuous open space preservation area consisting of continuous environmental corridor including: valuable natural, scenic and scientific resources of special scientific interest; wildlife habitat areas; critical plant habitat areas where several Wisconsin rare threatened or endangered plant species are identified; and wetlands, prairies, meadows, sand dunes, woodlands and areas subject to flooding and high erosion hazards.

The Land Use Management Plan seeks to preserve a substantial portion of the existing natural features of the area through the maintenance of a continuous environmental corridor connecting the Kenosha Sand Dunes on the north end and the area within the Chiwaukee Prairie preserve on the south end.

The Land Use Management Plan identifies that the lands within the corridor be acquired and maintained as a natural area/wildlife area by a combination of public and private conservancy interests.

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

1. Kenosha County, and since 1989, the Village of Pleasant Prairie, shall follow Chapter NR 115/NR 117 of the Wisconsin Administrative Code that requires the rezoning of wetlands within the shoreland area of Lake Michigan; and
2. The remaining lands within the proposed open space preservation area shall be preserved either as wetlands beyond the shoreland zone or as significant uplands. Such lands shall remain in their current zoning category until the acquisition takes place, and then the lands shall be rezoned after they have been acquired within the public's interest into the C-3 District.

Properties that have been acquired in the public’s interest in 2013 and 2014 were evaluated and are proposed to be rezoned into an appropriate zoning classification pursuant to The Plan. The following zoning map amendments area proposed.

| Map # | Tax Parcel Number | Owner | Current Zoning | Proposed Zoning* |
|--------------|--------------------------|---------------------------------|-----------------------|-------------------------|
| 1 | 93-4-123-184-0590 | Department of Natural Resources | C-1 | C-3 |
| 2 | 93-4-123-184-0595 | Department of Natural Resources | C-1 | C-3 |
| 3 | 93-4-123-203-0260 | Department of Natural Resources | C-1 | C-3 |
| 4 | 93-4-123-304-0325 | Department of Natural Resources | R-5 | C-3 |
| 5 | 93-4-123-304-0500 | Department of Natural Resources | R-5 | C-3 |
| 6 | 93-4-123-304-0510 | Department of Natural Resources | R-5 | C-3 |

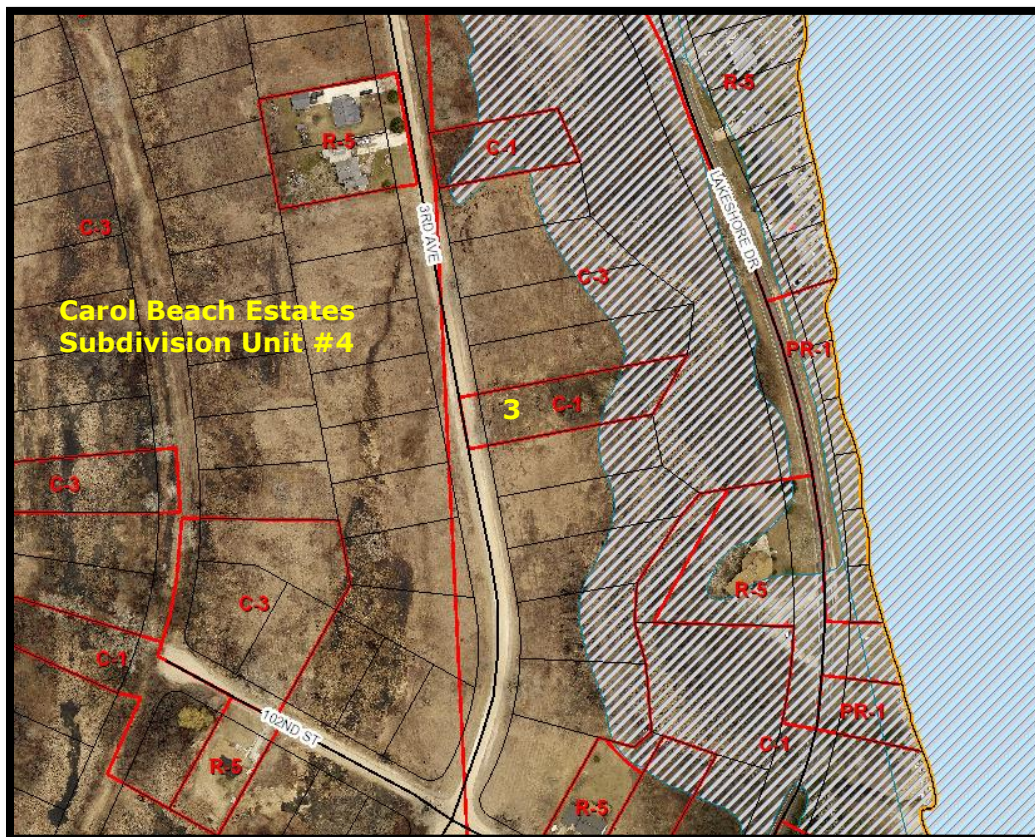
*All lots referenced above will remain in the LUSA, Limited Urban Service Overlay District. In addition, any portions of the properties noted above that are located within a FPO, Floodplain Overlay District will remain within the FPO district.

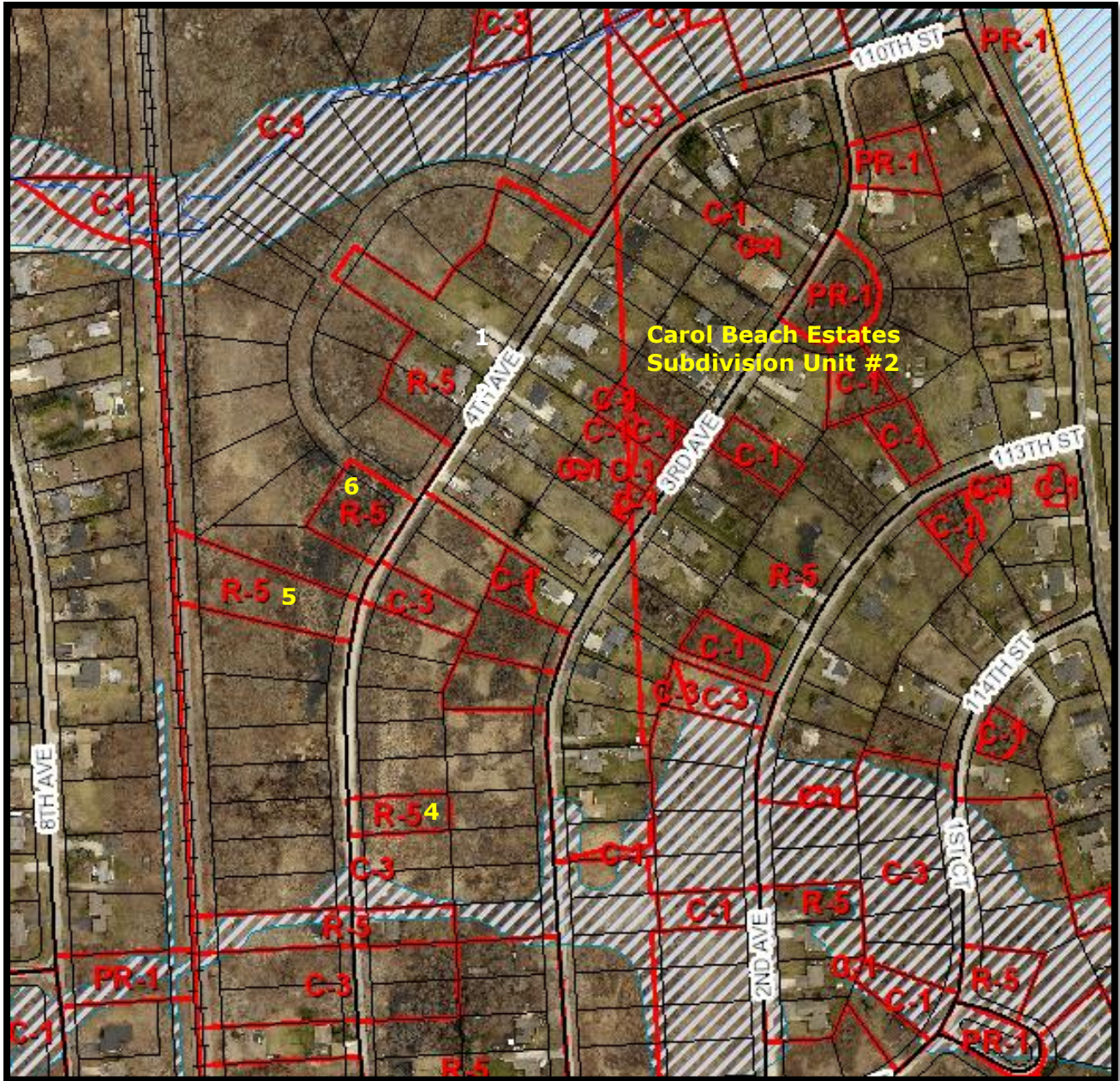
On March 14, 2016, the Plan Commission held a public hearing and recommended that the Village Board approve the **Zoning Map Amendments** as presented.



The following properties are proposed to be rezoned from the C-1, Lowland Resource Conservancy District to the C-3, Natural and Scientific Area Resource Conservancy District:

- Property 1: 93-4-123-184-0590
- Property 2: 93-4-123-184-0595
- Property 3: 93-4-123-203-0260





The following properties are proposed to be rezoned from the R-5, Urban Single Family Residential District to the C-3, Natural and Scientific Area Resource Conservancy District:

- Property 4: 93-4-123-304-0325
- Property 5: 93-4-123-304-0500
- Property 6: 93-4-123-304-0510

All lots referenced above will remain in the LUSA, Limited Urban Service Overlay District. In addition, any portions of the properties that are located within a FPO, Floodplain Overlay District (cross hatched area) will remain within the FPO District.

ORD. # 16-08

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

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

The subject properties located in Carol Beach/Chiwaukee Prairie generally in the area south of 85th Street, west of Lake Michigan, north of 128th Street, and east of the Union Pacific Railway (collectively hereinafter referred to as the "Rezoning Area") that have been acquired in 2013 and 2014 by the Wisconsin Department of Natural Resources are hereby rezoned as follows:

1. The following properties are proposed to be rezoned from the C-1, Lowland Resource Conservancy District to the C-3, Natural and Scientific Area Resource Conservancy District: Tax Parcel Numbers: 93-4-123-184-0590, 93-4-123-184-0595, and 93-4-123-203-0260.
2. The following properties are proposed to be rezoned from the R-5, Urban Single Family Residential District to the C-3, Natural and Scientific Area Resource Conservancy District: Tax Parcel Numbers: 93-4-123-304-0325, 93-4-123-304-0500, and 93-4-123-304-0510.

All lots referenced above will remain in the LUSA, Limited Urban Service Overlay District and any lots within the FPO, Floodplain Overlay District will remain unchanged.

The Village Zoning Administrator is hereby directed to record these zoning map amendments on the appropriate sheet of the Official Village Zoning Map and Appendix B in Chapter 420 of the Village Code of Ordinance shall be updated to include said amendments.

Adopted this 21st day of March 2016.

VILLAGE BOARD OF TRUSTEES

ATTEST:

Jane M. Romanowski
Village Clerk

John P. Steinbrink
Village President

Posted: _____
08- yr13-14 dnr C-3 Rezone purchased lots

Consider **Ord #16-09** for a **Zoning Text Amendment** to the Westfield Heights Commercial Area Planned Unit Development within Appendix C entitled, Specific Development Plan #33 in Chapter 420 of the Village Municipal Code is proposed based upon new information provided to the Village related to future assessments and property taxes, clarification related to stormwater retention basin maintenance and clarification related to allowing trucks to be parked on the properties for the temporary delivery of goods and services.

Recommendation:

On March 14, 2016, the Plan Commission held a public hearing and recommended that the Village Board approve the **Zoning Text Amendment** as presented.

VILLAGE STAFF REPORT OF MARCH 21, 2016

Consider **Ord #16-09** for a **Zoning Text Amendment** to the Westfield Heights Commercial Area Planned Unit Development within Appendix C entitled, Specific Development Plan #33 in Chapter 420 of the Village Municipal Code is proposed based upon new information provided to the Village related to future assessments and property taxes, clarification related to stormwater retention basin maintenance and clarification related to allowing trucks to be parked on the properties for the temporary delivery of goods and services.

On February 8, 2016 the Village Plan Commission adopted Resolution #16-05 to initiate amendments to the Westfield Heights Commercial Area Planned Unit Development Ordinance based upon new information provided to the Village. The proposed amendments relate to future assessments and property taxes, clarification related to stormwater retention basin maintenance and clarification related to allowing trucks to be parked on the properties for the temporary delivery of goods and services.

See **attached** red line zoning text amendment (~~red strike through~~ being deleted **yellow highlighted** revised language..

On March 14, 2016, the Plan Commission held a public hearing and recommended that the Village Board approve the **Zoning Text Amendment** as presented.

ORDINANCE # 16-09

**ORDINANCE TO AMEND A PLANNED UNIT DEVELOPMENT PURSUANT TO
SECTION 420-137 OF THE VILLAGE ZONING ORDINANCE FOR
THE WESTFIELD HEIGHTS COMMERCIAL AREA
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, that the following Planned Unit Development (PUD) Ordinance is hereby created for Westfield Heights Commercial Area pursuant to Chapter 420-137 of the Village Zoning Ordinance to read as follows:

Westfield Heights Commercial Area Planned Unit Development

- a. It is the intent that Westfield Heights Commercial Development be developed on the property(ies) as legally described below in conformity with the Village of Pleasant Prairie (Village) adopted Comprehensive Land Use Plan; that the development will not be contrary to the general health, safety, welfare and economic prosperity of the community; and that the architectural, building and site design, sidewalks, landscaping, grading and drainage, fences, signage, lighting and general site development is an attractive and harmonious commercial development of sustained desirability and economic stability and will not have an adverse effect on the property values of the surrounding neighborhood.
- b. Legal Description: The property(ies) included are known as Lot 21 and Lot 20 of the Westfield Heights Subdivision as recorded at the Kenosha County Register of Deeds Office Document No. 1469350 located in U.S. Public Land Survey Section 5, Township 1 North, Range 22 East of the Fourth Principal meridian lying and being in the Village of Pleasant Prairie and part of Lot 19 of the Westfield Heights Subdivision, described as follows: Begin at the Southwest corner of said Lot 19 on the Northerly right-of-way of 91st Avenue and a point on a curve of Northwesterly convexity whose radius is 183.00 feet and whose chord bears N40°17'56"E 55.35 feet; thence Northeasterly 55.56 feet along the arc of said curve and said right-of-way; thence N48°49'28"W 159.26 feet to the Easterly line of said Lot 20; thence S25°12'19"E 146.17 feet along said Easterly line; thence S55°50'21"E 26.38 feet along said Easterly line to said Northerly right-of-way and the point of beginning. The above legally described property(ies) are hereinafter referred to as the "DEVELOPMENT".
- 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 Declaration of Restrictions, Covenants and Easements for Westfield Heights, 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) All public improvements (sidewalks and street trees/plantings) for this DEVELOPMENT on or adjacent to Lot 20 are required to be installed and maintained pursuant to the Development Agreement entered into between the Village and My Sunshine Real Estate, LLC. All public improvements (sidewalks and street trees/plantings for this DEVELOPMENT on or adjacent to Lot 21 are required to be installed and maintained pursuant to the

Development Agreement entered into between the Village and Educators Credit Union.

- (iv) The owners of the adjacent properties (Lot 20 and Lot 21) shall install and maintain five (5) foot wide concrete public sidewalks and street trees/plantings adjacent to the DEVELOPMENT. It shall be the adjacent property owner's responsibility to snow shovel/plow the sidewalks and repair any cracked, pitted or heaved sidewalks and to plant, trim, weed, re-mulch, re-plant and maintain and replace public street trees and to mow and maintain the street terrace areas.
- (v) The DEVELOPMENT, including but not limited to, the buildings, signs, fences, garbage dumpster enclosures, landscaping, parking lot(s), exterior site lighting, etc., and the DEVELOPMENT as a whole, shall be maintained on a regular basis in a neat, presentable, aesthetically pleasing, structurally sound and non-hazardous condition. This maintenance shall also include the daily picking up and disposal of trash and debris which may accumulate within the DEVELOPMENT.
- (vi) The owner of Lot 20 within the DEVELOPMENT shall be in compliance with the Digital Security Imaging System Agreement (DSIS) and Access Easement as approved by the Plan Commission on April 22, 2013. The owner of Lot 21 within the DEVELOPMENT shall be in compliance with the Digital Security Imaging System Agreement (DSIS) and Access Easement as approved by the Plan Commission on November 9, 2015.
- (vii) All buildings within the DEVELOPMENT, shall comply with the fire suppression requirements of Chapter 180 of the Village Municipal Code (including buildings within the DEVELOPMENT).
- (viii) ~~The owners of Lots 20 and 21 shall be responsible for their fair share costs associated with any stormwater drainage and retention basin construction, installation, repair, alteration, replacement, landscaping, signage, maintenance located on their property and the nearby Outlot 1, which is referred to as a Dedicated Storm Water Drainage, Retention Basin, Access and Maintenance area on the Westfield Plat. The stormwater drainage areas and Outlot 1 retention basin shall be maintained in a functional, neat and nuisance free condition to handle storm water in the Westfield commercial areas. Such maintenance shall include, without limitation and as needed, grading, seeding or sodding, maintaining erosion control methods to protect the drainageways; ditching to reestablish design capacity; removing of trash, debris, leaves and brush; clearing, repairing and replacing inlets, outlets and catch basin structures; mowing; and weeding to prevent nuisance conditions. No driveways, fences, or structures shall be erected within the storm water drainage easement areas which blocks, diverts or re-routes the drainage flow or which might interfere with the Village's rights, unless express written approval is granted by the Village and subject to any such conditions as the Village may impose.~~ Pursuant to the Declaration of Restrictions, Covenants and Easements for the Westfield Heights Subdivision (the "Declaration"), The owners of Lots 20 and 21 shall be responsible for their fair share costs associated with any stormwater drainage and retention basin construction, installation, repair, alteration, replacement, landscaping, signage, maintenance located on their property and the nearby Outlot 1, which is referred to as a Dedicated Storm Water Drainage, Retention Basin, Access and Maintenance area on the Westfield Plat. To the extent required by the

Declaration, the stormwater drainage areas and Outlot 1 retention basin shall be maintained by the Westfield Heights Commercial Owner's Association, Inc. in a functional, neat and nuisance free condition to handle storm water in the Westfield commercial areas. Such maintenance shall include, without limitation and as needed, grading, seeding or sodding, maintaining erosion control methods to protect the drainageways; ditching to reestablish design capacity; removing of trash, debris, leaves and brush; clearing, repairing and replacing inlets, outlets and catch basin structures; mowing; and weeding to prevent nuisance conditions. No driveways, fences, or structures shall be erected within the storm water drainage easement areas which blocks, diverts or re-routes the drainage flow or which might interfere with the Village's rights, unless express written approval is granted by the Village and subject to any such conditions as the Village may impose.

- (ix) ~~The owner of Lot 21 shall agree to pay a property tax based upon a baseline assessed value of the real estate never falling below all of the cumulative costs of the development, including land acquisition, site improvements, financing costs and building construction. In a year the assessed value of the property falls below the baseline value, the property owner agrees to pay the Village a payment determined by multiplying the municipal portion of the net property tax rate by the difference between the current assessed value and the baseline value.~~
- (x) The owner of Lots 20 and 21 shall be obligated and shall agree to pay for a fair share apportionment of costs associated with the invoicing of public street lights energy and maintenance costs, which shall be billed by the Village Finance Department to the properties within the Westfield Commercial Street Lighting District.
- (xi) The DEVELOPMENT shall be in compliance with all applicable Site and Operational Plan(s), Conditional Use Permit(s) and Planned Unit Development Ordinance(s) (if applicable), as on file with the Village.
- (xii) 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.
- (xiii) All buildings and structures and all exterior additions, remodeling and alterations to 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, fencing, outdoor furniture, etc. as approved by the Village.
- (xiv) The DEVELOPMENT shall be operated and maintained in a uniform manner, regardless of property ownership. If the DEVELOPMENT is sold to another entity(s), the DEVELOPMENT shall continue to operate as a unified commercial development and shall continue to comply with this PUD and all other PUDs that may be applicable to the DEVELOPMENT, which may be amended from time to time. Specifically, but not limited to, the commercial building parking lots shall be utilized as a shared parking lots and cross-access easements shall be designed in order to allow and facilitate the movement of vehicular traffic from property to property.
- (xv) ~~Delivery vehicles and trucks shall be parked inconspicuously on the sites. No trucks [e.g. semi cab, semi-trucks or semi-trailers, construction vehicles~~

~~(except when permitted construction activities are taking place), step vans, delivery vans (except temporarily 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. There shall be no overnight parking of vehicles on within the Development, unless approved by the Village.~~ Delivery vehicles and trucks shall be parked inconspicuously on the sites. Other than for temporary delivery of goods or services, no trucks [e.g. semi cab, semi-trucks or semi-trailers, construction vehicles (except when permitted construction activities are taking place), step vans, delivery vans, business-related vehicles with advertising displayed on the vehicles, catering vehicles, other commercial vehicles, etc.] shall be parked within the DEVELOPMENT. There shall be no overnight parking of vehicles on within the Development, unless approved by the Village.

- (xvi) 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.
- (xvii) 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.
- (xviii) No flags, pennants, streamers, inflatable signage, temporary plastic banner-type signage, spot lights, walking signs, shall be allowed or affixed to any building, landscaping, vehicle, antenna, roof-top, or the ground unless expressly permitted by the Zoning Ordinance.
- (xix) The DEVELOPMENT shall comply with the designated business hours of operation and hours of delivery times for the B-2 District, with the exception that the Lot 21 Educators Credit Union drive-thru may operate a 24-hour ATM cash dispensing station or financial documents drop off location. In addition, extended hours of business operations during special events may be granted by the Village if the owners/tenants enter into a separate written Agreement with the Village for the provision and payment of additional police services, as determined necessary by the Village Police Chief.
- (xx) The DEVELOPMENT shall be maintained in a neat, presentable, aesthetically pleasing, structurally sound and nonhazardous condition. All litter and debris shall be promptly removed.
- (xxi) 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 overnight parking of passenger vehicles or trucks are allowed in the parking lots.
- (xxii) The owner of Lot 21 shall identify and maintain the trees and bushes located within the Woodland Preservation, Protection, Access and Maintenance Easement on the east side of Lot 21. Said maintenance shall include trimming, watering and removing and replacing any dead or trees or bushes within the Easement.

- (xxiii) In the event that the owner or any commercial tenant within the DEVELOPMENT, requests public transportation to service the DEVELOPMENT, 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.
 - (xxv) The Lot 20 and 21 owners shall have the obligation to comply with all recorded Easements located on their Lots 20 and 21 respectfully, and such other areas (e.g. Outlot 1) from which they benefit.
- d. Specific modifications to the Village of Pleasant Prairie Zoning Ordinance for the DEVELOPMENT:
- (i) Section 420-119 I related to Dimensional Standards is amended as follows:
 - I. Dimensional standards. Except as otherwise specifically provided in Chapter 420 of the Village Municipal Code, and without limitation, all uses, sites, buildings and structures in the DEVELOPMENT shall comply with the following dimensional standards to the extent applicable:
 - 1. Lot size: Lot 20 shall be a minimum of 1.3 acres and Lot 21 shall be a minimum of 1.4 acres in area.
 - 2. Lot frontage on a public street: 150 feet minimum; provided, however, that on a substantial curve the public street frontage may be reduced as necessary to an absolute minimum of 100 feet if all other requirements are satisfied.
 - 3. Open space: 30% minimum.
 - 4. Principal building standards:
 - (a) Gross floor area: 4,000 square feet minimum and 25,000 square feet maximum.
 - (b) Height: 35 feet maximum.
 - (c) Building Setbacks:
 - [1] Street setback: minimum of 65 feet from STH 50 (75th Street) and a minimum of 40 feet from 91st Avenue or 74th Street.
 - [2] Side setback for Lot 20: 20 feet minimum and 30 feet for Lot 21
 - [3] Rear setback: 30 feet minimum.
 - [4] Wetland setback: 25 feet minimum.
 - (5) Detached accessory building/trash enclosure standards: No detached accessory buildings/trash enclosures allowed within the DEVELOPMENT except for Lot 20, which is allowed to have a detached trash enclosure provided that the enclosure is constructed of similar materials as the principal building, and landscape screening is provided on either side of the enclosure and

in the area directly across the parking lot of the dumpster entrance as approved by the Zoning Administrator.

(ii) Section 420-119 J related to Design Standards is amended as follows:

J. Design standards. Except as otherwise specifically provided in Chapter 420 of the Village Municipal Code, and without limitation, all uses, sites, buildings and structures in the DEVELOPMENT shall comply with the following design standards to the extent applicable:

- (1) Number of principal structures per lot: One maximum; provided, however, that attached buildings are allowed if the attachment is a fire wall between each two attached buildings, with no pedestrian openings, and that the horizontal distance of the attachment is at least 75% of the length or width of one of each two attached buildings and a minimum of 75 feet, and, without limitation, that each such attached building individually satisfies the minimum gross floor area restriction for principal buildings and that all such buildings attached to one another collectively comply with any maximum gross floor area restriction for principal buildings, and further provided that one or more commercial communication antennas, whips, panels or other similar transmission or reception devices (but no towers) mounted on a principal building or structure are allowed.
- (2) Number of detached accessory buildings and detached trash enclosures: none (trash enclosure shall be part of the principal building), except for Lot 20, wherein the trash enclosure may be detached pursuant to this ordinance.
- (3) All accessory uses or structures shall be on the same lot or approved site as the principal use.
- (4) Site and Operational Plan requirements pursuant to Article IX of Chapter 420 of the Village Municipal Code.
- (5) Parking, access and traffic requirements pursuant to Article VIII of Chapter 420 of the Village Municipal Code, unless expressly modified by this PUD Ordinance.
- (6) Sign requirements pursuant to Article X of Chapter 420 of the Village Municipal Code, except that one (1) off-premise non-residential development identification sign (or a unified business development sign) is allowed near the entrance of the DEVELOPMENT (STH 50 and 91st Avenue) on Lot 21 to include the name of other commercial businesses within the DEVELOPMENT. The sign shall meet the following requirements: maximum height: 8 feet high; maximum area: 50 square feet of display area per side; minimum setback: 10 feet from any property line provided the sign is not within any easements or the vision triangle; landscaping shall

extend a minimum of five feet in every direction from the base of the sign; the sign may be illuminated.

- (7) Fence requirements pursuant to Article XI of Chapter 420 of the Village Municipal Code, unless expressly modified by this PUD Ordinance.
 - (8) Each use, site, building and structure shall be designed, laid out, constructed and maintained in full compliance with the approved site and operational plan, any required conditional use permit, any required license and all other applicable provisions of Chapter 420 of the Village Municipal Code and of all other Village ordinances and codes.
- (iii) Section 420-48 L related to setbacks for parking spaces and parking lots shall be amended as follows:
- L. Parking areas including maneuvering lanes for Lot 20 shall be set back a minimum of 20 feet from the STH 50 right-of-way and one (1) foot from the 91st Avenue right-of-way and the property line adjacent to Outlot 1 of the Westfield Heights Subdivision.

- (iv) Section 420-48 J related to fire lanes shall be amended as follows:
- The required one way fire lane along the south side of the building on Lot 21 within the DEVELOPMENT shall be an all-weather, paved surface roadway with a minimum width of 20 feet as approved by the Village Fire & Rescue Chief.

e. Amendments

- (i) The PUD regulations for the DEVELOPMENT may be amended pursuant to Chapter 420-137 of the Village Municipal Code.
- (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 21st day of March, 2016.

VILLAGE OF PLEASANT PRAIRIE

ATTEST:

John P. Steinbrink
Village President

Jane M. Romanowski
Village Clerk

Posted: _____

09- Westfield Heights Commercial PUD amend
CODE1510-001

Consider the request of Paul Schmitter, agent for CenterPoint WisPark Land Company LLC, owner of the vacant property generally located on the east side of 80th Avenue and north of Springbrook Road for approval of a **Development Agreement and related documents** for the proposed public improvements in 80th Avenue for the development of the vacant adjacent property.

Recommendation:

Plan Commission recommends that the Village Board to approve the **Development Agreement and related documents** for the median relocation within 80th Avenue subject to compliance with the comments and conditions of the Village Staff Report of March 21, 2016.

VILLAGE STAFF REPORT OF MARCH 21, 2016

Consider the request of Paul Schmitter, agent for CenterPoint WisPark Land Company LLC, owner of the vacant property generally located on the east side of 80th Avenue and north of Springbrook Road for approval of a **Development Agreement and related documents** for the proposed public improvements in 80th Avenue for the development of the vacant adjacent property.

On March 14, 2016 the Plan Commission conditionally approved the Site and Operational Plans for the petitioner to develop the 26.21 acre vacant property located at the northeast corner of 80th Avenue and Springbrook Road (CTH ML) in LakeView Corporate Park with a 417,384 square foot speculative warehouse and distribution building (LakeView XVIII).

Pursuant to the Site and Operational Plans there will be one access to Springbrook Road (CTH ML) and two (2) access points to 80th Avenue. The northern access to 80th Avenue will align with an access to the west and the southern access to 80th Avenue will require the median in 80th Avenue to be relocated. The Development Agreement and Letter of Credit will be provided for the relocation of the median and the required public improvements. CenterPoint will be financially responsible for costs associated with the Required Public Improvements pursuant to the Village approved Plans which including: relocating the 80th Avenue median and road and curb/gutter repair; moving or relocating the southern access driveway to 80th Avenue for the Arvato tenant (Tax Parcel Number 92-4-122-283-0210), relocating one (1) 80th Avenue public street light and abandoning and capping unused water service(s) at the main and water service connection(s) and its related road repair in 80th Avenue. The revised Site and Operational Plan will include these improvements.

Long-range plans call for the extension of Springbrook Road (CTH ML) eastward to Green Bay Road. That extension could occur by: 1) the "straightening" (removal of the hump) in Springbrook Road (CTH ML) or 2) extending Springbrook Road (CTH ML) eastward from the existing northern "hump" in the road. Whichever Springbrook Road (CTH ML) roadway extension is chosen, the owner of this parcel needs to be aware that any future property site improvements as a result of the Springbrook Road (CTH ML) extension (e.g. driveway connections or adjustments to parking lots or docking areas, etc.) shall be completed at the sole cost of the then-property owner, unless other prior arrangements are made and agreed upon.

The project is tentatively planning to start construction in spring, 2016 and will be completed by January, 2017.

The Plan Commission, at the March 14, 2016 meeting, recommended that the Village Board approve the Development Agreement and related documents subject to the following comments and conditions:

1. The application fee of \$825 to prepare the required Development Agreement shall be submitted.
2. CenterPoint will be financially responsible for costs associated with the relocation and coordination of the Required Public Improvements pursuant to the Village approved Plans which include: relocating the 80th Avenue median and road and curb/gutter repair; moving or relocating the southern access driveway to 80th Avenue for the Arvato tenant (Tax Parcel Number 92-4-122-283-0210), relocating one (1) 80th Avenue public street light and abandoning and capping unused water service(s) at the main and water service connection(s) and its related road repair in 80th Avenue. The revised plans will include these improvements for review.

3. The following shall be submitted and will be exhibits of the Development Agreement:
 - a. Three (3) paper copies and a pdf copy of the Final Engineering Plans, Profiles and Specifications subject to the changes and corrections of the conditional approval of the Site and Operational Plans .
 - b. Ownership Documents.
 - c. A copy of the signed contracts, certificates of insurance, and performance and payment bonds. The contracts shall have the Developer's name as shown on the title of the property. The certificates of insurance shall also list the Village of Pleasant Prairie as an insured party. **All contractors for this work in 80th Avenue are required to be Village pre-approved contractors.**
 - d. A Policy of Title Commitment equal to the cost of public improvements.
 - e. Three (3) copies of the Work in the Right-of-Way application, plans and related application fee.
 - f. A "draft" LOC shall be provided to the Village for staff review. (See comment below related to the LOC.)
 - g. Final Development Agreement (see **attached** draft)
2. A one year minimum Irrevocable Letter of Credit (LOC) to the Village, in the amount of 115% of the total cost of the Required Public Improvements, including the Required Public Improvements pursuant to the Village approved Plans which include: relocating the 80th Avenue median and road and curb/gutter repair; moving or relocating the southern access driveway to 80th Avenue for the Arvato tenant (Tax Parcel Number 92-4-122-283-0210), relocating one (1) 80th Avenue public street light and abandoning and capping unused water service(s) at the main and water service connection(s) and its related road repair in 80th Avenue. The Itemized Cost Breakdown Exhibit will be prepared by the Village staff to determine the amount of the Letter of Credit and the cash payments. **IMPORTANT: A draft Letter of Credit equal to the cost breakdown analysis (need to verify proper format and dollar amount of Letter of Credit prior to submitting the Original Letter of Credit.** The Cash payments and the "Final" LOC shall be provided prior to the Village at the closing.
3. **Prior to public or private work commencing, the Village shall host a closing with the Developer to execute all documents and to receive the letter of credit. In addition a pre-construction meeting, which includes contractors shall be scheduled (contact the CD Department –Jean Werbie-Harris for available dates) and held at the Village Offices. The preconstruction meeting shall be moderated and minutes shall be taken by the Design Engineer of record. Minutes shall be distributed within 7 days. A sample agenda can be provided by the Village CD Department (Jean Werbie-Harris).**

DRAFT 3/8/2016

DEVELOPMENT AGREEMENT BETWEEN
THE VILLAGE OF PLEASANT PRAIRIE, WISCONSIN AND
CENTERPOINT WISPARK LAND COMPANY LLC

THIS DEVELOPMENT AGREEMENT is made between CENTERPOINT WISPARK LAND COMPANY LLC, a Limited Liability Company (the "Owner") with a business and registered office address of 1808 Swift Drive, Oak Brook, IL 60523 and the VILLAGE OF PLEASANT PRAIRIE, (the "Village"), a Wisconsin municipal corporation with offices located at 9915 39th Avenue, Pleasant Prairie, Wisconsin 53158.

WITNESSETH:

1. The Owner and the Village have entered into this Development Agreement dated as _____, 2016 regarding a 24.27-acre lot for an industrial speculation building to be generally located at the northeastern corner of 80th Avenue and County Trunk Highway (CTH) ML (Springbrook Road) containing certain real property located within the Village, the legal description which is attached hereto as **EXHIBIT A** and incorporated herein by reference. A copy of the Site and Operational Plans for the LakeView Corporate Park Lot 87 speculation building located at _____ 80th Avenue, Pleasant Prairie, WI 53158 as described below are on file with the Village Community Development Department and can be viewed at the Village Hall at the address stated above, relating to the Required Public and Private Improvements to be completed adjacent to and on the Development, all of which are a part of or provided for in this Development Agreement.
2. The Owner has agreed to and has provided to the Village, among other things, the following:
 - a. The obligation and agreement to construct and maintain various required private and public infrastructure improvements pursuant to the Village approved Final Development Engineering Plans for the Development sealed by the Engineer and dated _____, 2016: "On-Site Civil Engineering Infrastructure Plans" as prepared by Pinnacle Engineering Group, 15850 Bluemound Road, Brookfield, WI 53005 (262) 754-8888. Also included is an Operational Plan written narrative, Industrial Waste Survey, LakeView Commercial Owners Association approval and the related applications/permits required for the project. These Plans and related documents have been conditionally approved by the Village Plan Commission on March 14, 2016. The conditionally approved Final Site and Operational Plans are on file with the Village (**EXHIBIT B**); and

- b. The obligation and agreement to construct the Required Public Improvements pursuant to the Village approved Plans which include: relocating the 80th Avenue median and road and curb/gutter repair; moving or relocating the southern access driveway to 80th Avenue for the Arvato tenant (Tax Parcel Number 92-4-122-283-0210), relocating one (1) 80th Avenue public street light and abandoning and capping unused water service(s) at the main and water service connection(s) and its related road repair in 80th Avenue. These public improvements are shown on the **EXHIBIT B** along with the approval letters, including the Contractor's estimate and Village Public Works Department inspection and construction oversight cost estimate, contractor certificate of insurance, Village Erosion Control and Work in the Right-of-Way Permits and Wisconsin Department of Natural Resources Notice of Intent (NOI) Permit; and
 - c. The obligation and agreement to plant, stake, mulch, weed, water, trim, mow and maintain and replant as necessary all of the required landscaping including replanting the 80th Avenue public median turf areas; the public street parkway terrace areas within the adjacent 80th Avenue right-of-way; and the private plantings on the site pursuant to the Village-approved Landscaping Plan; and
 - d. The obligation and agreement to pay for a fair share apportionment of costs associated with the invoicing of public street lights energy and maintenance costs, which shall be billed by the Village Finance Department to the properties within the LakeView Corporate Park Commercial Street Lighting District; and
 - e. The obligation and agreement to construct and maintain or cause to be maintained in compliance with Village ordinances and to the satisfaction of the Village, all of the private building and on-site improvements within the Development pursuant to the Village's conditionally approved Site and Operational Plans.
3. The Owner has agreed to dedicate the Required Public Improvements which includes public roadway improvements and public street light to the Village after their

installation, completion and Village inspection, and to the satisfaction of the Village. The Owner further understands that although the 80th Avenue public street median and terrace areas are being dedicated to the Village, it is the LakeView Commercial Owner Association's ongoing obligation, of which the Owner is a member, for the placement of topsoil, seeding or sodding and mowing of the 80th Avenue boulevard/median.

4. The Owner has also agreed to the payment of the Owner's fair share costs associated with the public street lights facility and maintenance charges and energy charges within the LakeView Corporate Park.
5. The Owner has provided an Irrevocable Letter of Credit equal to the contract amount plus a 15 percent contingency, or a total of \$ _____ (_____ dollars and .__/100) to be used by the Village as financial security for the Developer's obligations for relocating the 80th Avenue median and repairing the road and curb/gutter; moving or relocating the southern access driveway to 80th Avenue for the Arvato tenant (Tax Parcel Number 92-4-122-283-0210), relocating one (1) 80th Avenue public street light, and abandoning and capping unused water service(s) at the main, water service connection(s) and road repair in 80th Avenue. The original Letter of Credit, Cost Breakdown and Administrative Cash Payments documents (**EXHIBIT E**) are on file with the Village Clerk. The amount of the Letter of Credit shall be reduced to the extent that that construction of the Public Improvements required under this Agreement are completed, paid for, lien waivers are presented and inspections are completed to the satisfaction of the Village, provided that the remaining Letter of Credit is sufficient to secure payment for any remaining Required Public Improvements, and provided that no reduction shall occur until approved by the Village Board at a regularly scheduled meeting. The Letter of Credit shall be fully released by the Village upon the expiration of the one (1) year warranty for and the Village's final acceptance of all of the public street improvements including relocating the 80th Avenue median and road and curb/gutter repair; moving or relocating the southern access driveway to 80th Avenue for the Arvato tenant (Tax Parcel Number 92-4-122-283-0210), relocating one (1) 80th Avenue public street light and

Development Agreement
LakeView Corporate Park Lot 87
CenterPoint WisPark Land Company LLC

abandoning and capping unused water service(s) at the main and water service connection(s) and its related road repair in 80th Avenue.

6. This Development Agreement is not intended to benefit or to be enforceable by any person(s) other than the Village and the Owner and their respective successors or successors and assigns of the property as to this Agreement.

IN WITNESS WHEREOF, the Owner and the Village have caused this Development Agreement to be signed and dated as of this _____, 2016.

OWNER: CenterPoint WisPark Land Company LLC

Name: Edward R. Harrington
Title: Sr. Vice President Development, CenterPoint Properties

ACKNOWLEDGMENT
STATE OF WISCONSIN)
SS
KENOSHA COUNTY)

This instrument was acknowledged before me in Pleasant Prairie, Wisconsin, on this _____ day of _____, 2016 by _____, _____ of CenterPoint WisPark Land Company LLC.

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

Additional signatures on next page.

Development Agreement
LakeView Corporate Park Lot 87
CenterPoint WisPark Land Company LLC

EXHIBIT A
LEGAL DESCRIPTION

Development Agreement
LakeView Corporate Park Lot 87
CenterPoint WisPark Land Company LLC

EXHIBIT B

CENTERPOINT WISPARK LAND COMAPNY LLC

SITE PLANS, ENGINEERING PLANS AND RELATED DOCUMENTS

Development Agreement
LakeView Corporate Park Lot 87
CenterPoint WisPark Land Company LLC

EXHIBIT C

**IRREVOCABLE LETTER OF CREDIT, COST BREAKDOWN AND ADMINISTRATIVE CASH
PAYMENTS SPREADSHEET FOR PUBLIC IMPROVEMENTS**

LAKEVIEW LOT 87

LAKEVIEW CORPORATE PARK

PLEASANT PRAIRIE, WISCONSIN

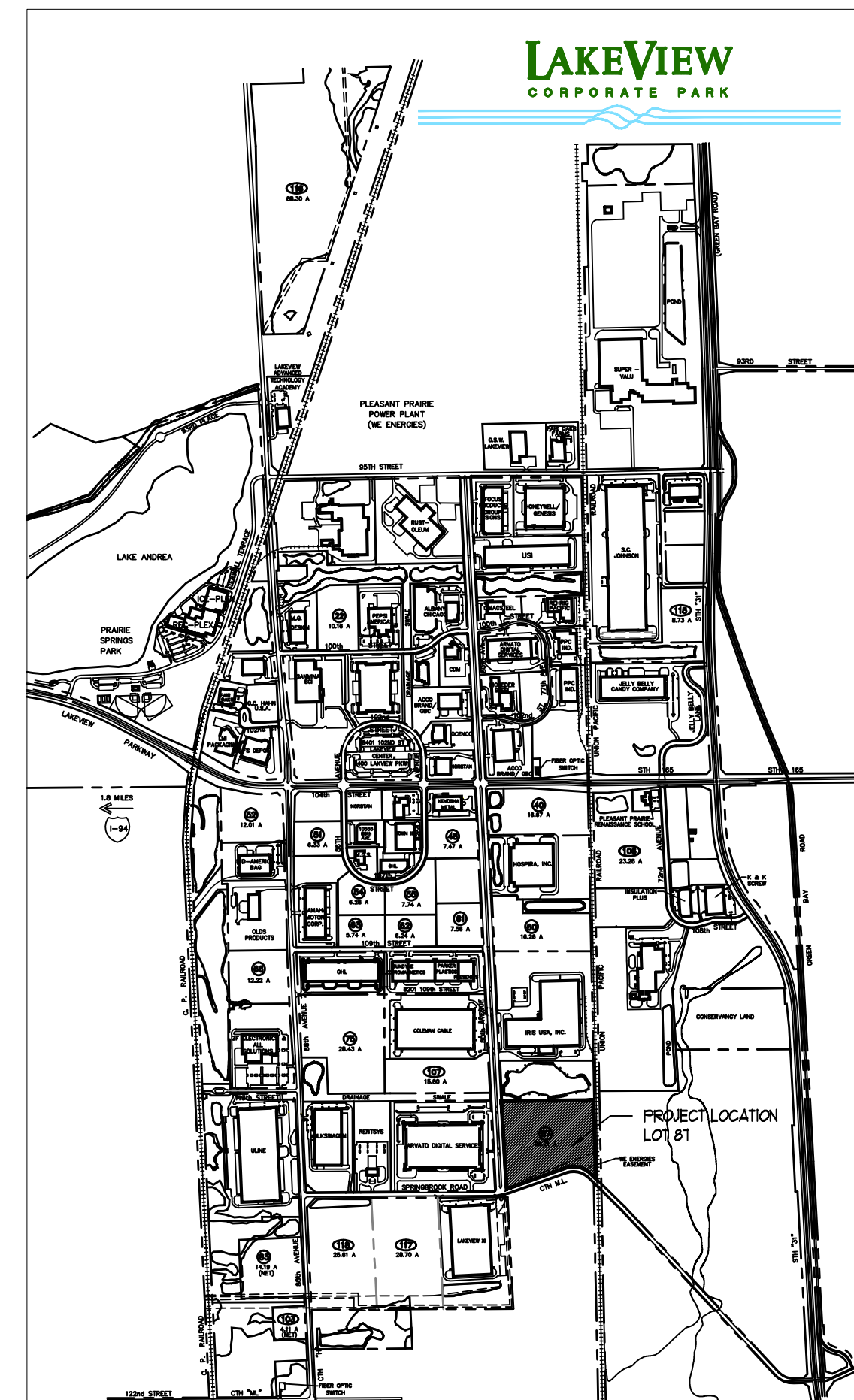


GOVERNING AGENCY CONTACTS

| | | |
|---|---|---|
| <p>PLEASANT PRAIRIE VILLAGE HALL 935 39TH STREET PLEASANT PRAIRIE, WI 53158 OFFICE: 262.634.1400</p> <p>COMMUNITY DEVELOPMENT DEPARTMENT JEAN WESBIE-HARRIS - COMMUNITY DEVELOPMENT DIRECTOR PLANNER & ZONING ADMINISTRATOR OFFICE: 262.935.6118 EMAIL: jwesbie-harris@pprairieil.com</p> <p>PEGGY HERRICK - ASSISTANT PLANNER & ZONING ADMINISTRATOR OFFICE: 262.935.6116 EMAIL: pherrick@pprairieil.com</p> <p>ENGINEERING DEPARTMENT MATT FINEOUR, P.E. - VILLAGE ENGINEER OFFICE: 262.935.6118 EMAIL: mfineour@pprairieil.com</p> <p>KURT DAVIDSEN, P.E. - ASSISTANT VILLAGE ENGINEER OFFICE: 262.935.6118 EMAIL: kdavidsen@pprairieil.com</p> | <p>BUILDING INSPECTION DEPARTMENT SANDRO PEREZ - INSPECTION SUPERINTENDENT OFFICE: 262.634.9304 DIRECT: 262.935.6172 EMAIL: sperez@pprairieil.com</p> <p>DONALD KOEHN - BUILDING INSPECTOR OFFICE: 262.634.9304 EMAIL: dkoehn@pprairieil.com</p> <p>FIRE & RESCUE DEPARTMENT DOUG McELMURY - FIRE & RESCUE CHIEF 8044 80TH AVENUE OFFICE: 262.634.8011 EMAIL: fireandrescue@pprairieil.com</p> <p>CRAIG ROEPKE - FIRE & RESCUE DEPUTY CHIEF OFFICE: 262.948.8981 EMAIL: croepke@pprairieil.com</p> <p>THOMAS CLARK - FIRE & RESCUE LIEUTENANT DIRECT: 262.948.8982 EMAIL: tclark@pprairieil.com</p> | <p>PUBLIC WORKS DEPARTMENT JOHN STEINBRINK, JR. - SUPERINTENDENT ROGER PRANGE MUNICIPAL BUILDING 8600 GREEN BAY ROAD OFFICE: 262.935.6168 EMAIL: jsteinbrink@pprairieil.com</p> <p>JESSE HOULE, P.E. - CONSTRUCTION MANAGER OFFICE: 262.948.8945 EMAIL: jhoule@pprairieil.com</p> <p>STEVE WLAHOVICH - ENGINEERING TECHNICIAN OFFICE: salahovich@pprairieil.com</p> <p>WI DEPARTMENT OF NATURAL RESOURCES ELAINE JOHNSON - WATER RESOURCE SPECIALIST OFFICE: 262.884.2136 EMAIL: elaine.johnson@wisconsin.gov</p> <p>PETER WOOD - WATER RESOURCES ENGINEER OFFICE: 262.884.2360 EMAIL: peter.wood@wisconsin.gov</p> |
|---|---|---|

PUBLIC UTILITY CONTACTS

| |
|---|
| <p>AMERICAN TRANSMISSION COMPANY BRIAN MCGEE OFFICE: 262.506.6895 EMAIL: bmcgee@atac.com EMERGENCY NUMBER: 800.912.5341</p> <p>WISCONSIN DOT SOUTHEAST REGION OFFICE: 414.266.161</p> <p>AT&T MIKE TOYEK OFFICE: 262.636.0549 EMAIL: mt134@att.com</p> <p>TDS TELECOM SOUTHEAST WISCONSIN OFFICE: 811.483.1142</p> <p>TIME WARNER CABLE STEVE CRAMER - UTILITY COORDINATOR OFFICE: 414.271.4045 EMAIL: steve.cramer@tucable.com EMERGENCY NUMBER: 800.671.2288</p> <p>WE-ENERGIES LINDA SCHREIER KENOSHA SOUTH OFFICE: 262.552.3228 EMAIL: linda.schreier@we-energies.com</p> <p>NATURAL GAS EMERGENCY: 800.261.5525 ELECTRICAL EMERGENCY: 800.667.4191</p> |
|---|



PROJECT DATA

| | |
|---|-------------------------------------|
| APPLICABLE CODES: | |
| INTERNATIONAL BUILDING CODE - 2009 AS MODIFIED BY THE WISCONSIN ENROLLED COMMERCIAL BUILDING CODE IN CHAPTER 909.362. | |
| BUILDING CLASSIFICATION: | |
| FACTORY-INDUSTRIAL: F-1 (MODERATE HAZARD) | |
| STORAGE: S-1 (MODERATE HAZARD) | |
| CONSTRUCTION CLASSIFICATION: | |
| TYPE 2B - UNPROTECTED W/ AUTOMATIC SPRINKLER SYSTEM | |
| BUILDING AREA: 41,384 SF. | |
| PROJECT DEVELOPMENT DATA: | |
| PROPOSED LAKEVIEW LOT 87: | |
| SITE ZONING: | M-2, GENERAL MANUFACTURING DISTRICT |
| SITE AREA: | 26.21 ACRES (141,712 SF.) |
| BUILDING AREA: | 41,384 SF. |
| BLDG. COVERAGE RATIO: | |
| BUILDING IMPERVIOUS AREA: | 41,384 SF. |
| ALL OTHER IMPERVIOUS AREA: | 38,172 SF. |
| TOTAL IMPERVIOUS AREA: | 79,556 SF. |
| TOTAL IMPERVIOUS PERCENTAGE: | 69.97% |
| GREENSPACE COVERAGE RATIO: | |
| TOTAL LANDSCAPED AREA: | 342,716 SF. |
| TOTAL LANDSCAPED PERCENTAGE: | 30.03% |
| PARKING: | |
| TOTAL CAR SPACES (INCLUDING HANDICAPPED): | 218 SPACES |
| TOTAL TRUCK/DOCK SPACES: | 42 DOCK LOCATIONS |
| TOTAL TRAILER (OFF-BUILDING) SPACES: | 166 TRAILER SPACES |
| NOTE: PRIOR TO CONSTRUCTION, A PRECONSTRUCTION MEETING MUST BE HELD AT THE VILLAGE OFFICES. THE PRECONSTRUCTION CONFERENCE SHALL BE SCHEDULED AND MODERATED BY THE DESIGN ENGINEER OF RECORD. | |

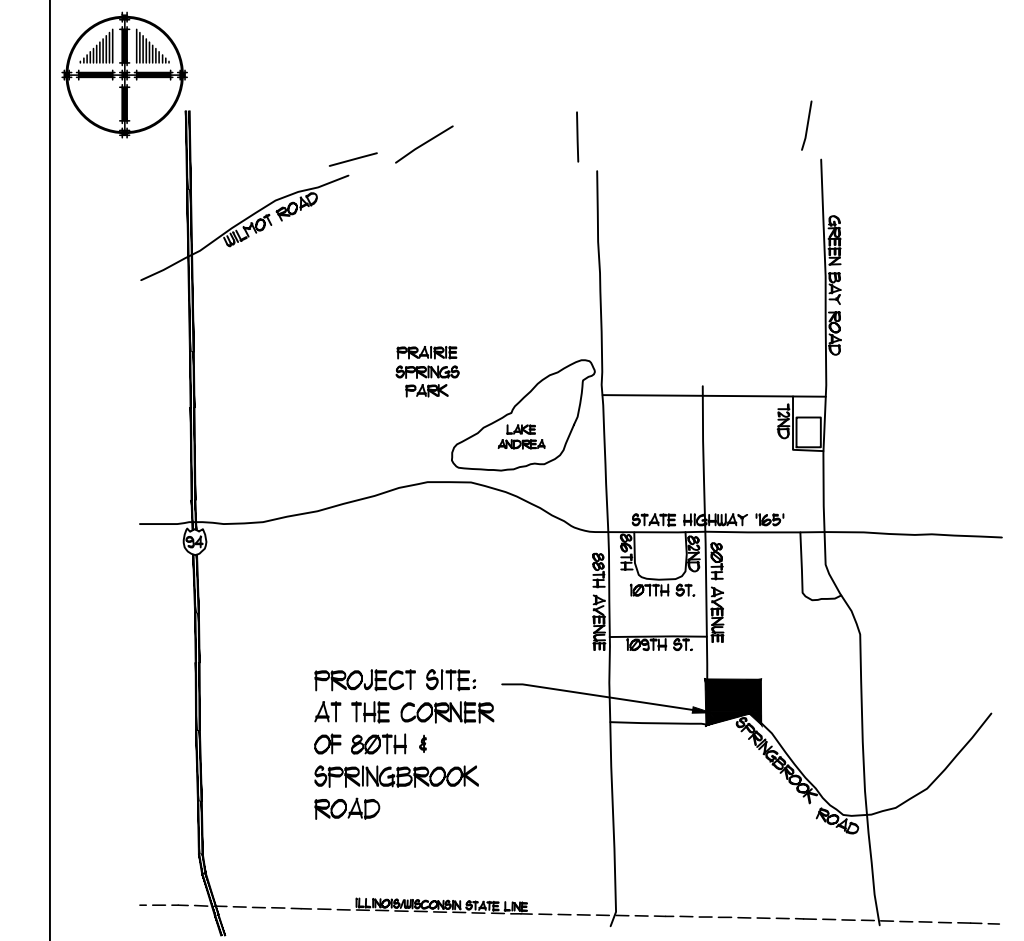
GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- CONTRACTOR SHALL FIELD VERIFY AND BECOME THOROUGHLY FAMILIAR WITH ALL CONDITIONS & DIMENSIONS.
- EACH CONTRACTOR SHALL REVIEW COMPLETE PLANS FOR RELATED WORK.
- ALL WORK SHALL BE IN COMPLIANCE W/ STATE & LOCAL CODES FOR RESPECTIVE TRADES.

SHEET INDEX

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| CIVIL | |
| C-1 | COVER SHEET |
| C-2 | EXISTING CONDITIONS |
| C-3 | SITE DIMENSIONAL AND PAVING PLAN |
| C-4 | SITE DIMENSIONAL AND PAVING PLAN |
| C-5 | SITE DIMENSIONAL AND PAVING PLAN |
| C-6 | GRADING PLAN |
| C-7 | GRADING PLAN |
| C-8 | GRADING PLAN |
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| C-10 | UTILITY PLAN |
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| C-13 | SITE STABILIZATION PLAN |
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| C-17 | CONSTRUCTION DETAILS |
| DT-1 | UTILITY DRAIN TILE PLAN |
| DT-2 | UTILITY DRAIN TILE PLAN |
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| LANDSCAPING PLAN | |
| LI | LANDSCAPING PLAN |
| SLI SITE LIGHTING PLAN | |
| SLI | SITE LIGHTING PLAN |
| ARCHITECTURAL | |
| A1 | SITE PLAN & DETAILS |
| A3 | BUILDING PLAN |
| A4 | BUILDING ELEVATIONS |
| A42 | BUILDING ELEVATIONS |

LOCATION MAP



REVISIONS



OWNER:
CENTERPOINT PROPERTIES
5140 SOUTH 3RD STREET, SUITE 200
MILWAUKEE, WISCONSIN 53201
PHONE: 414.482.9630
FAX: 414.482.5302
ATTN: PAUL SCHMITTER



ARCHITECT:
PARTNERS IN DESIGN ARCHITECTS
2610 LAKE COOK ROAD, SUITE 280
RIVERWOODS, ILLINOIS 60015
PHONE: 847.940.0300
ATTN: WERNER BRISSEKE, AIA
OR
JEREMY HALL, AIA



CIVIL ENGINEER:
PINNACLE ENGINEERING GROUP
5850 W. BLUEMOUND ROAD, SUITE 314
BROOKFIELD, WISCONSIN 53005
PHONE: 414.588.5851
ATTN: ADAM ARTZ, P.E.

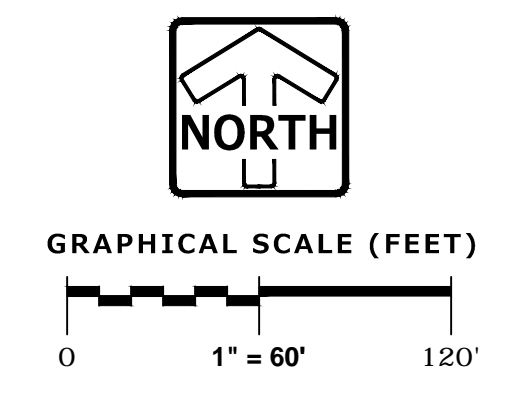
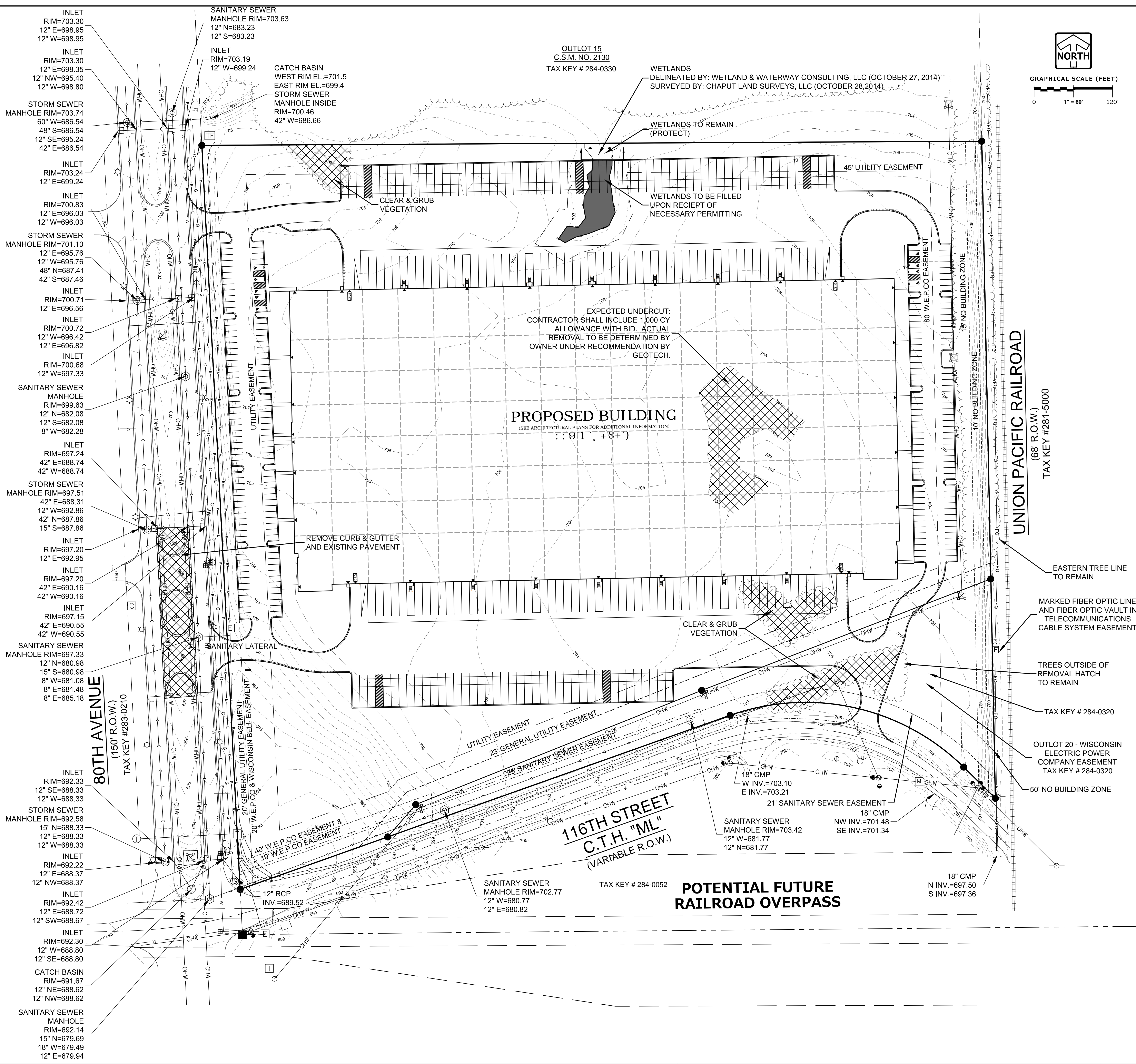


PROJECT NUMBER:
437.15.128
DATE: JANUARY 27, 2016

SITE AND OPERATIONAL PLANS

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

FOR REVIEW EXISTING CONDITIONS & DEMOLITION PLAN SHEET C-2 OF C-17



LEGEND

| | | | |
|----------------------------|-----|------------------------------------|-----|
| SANITARY MANHOLE | ⊙ | STORM SEWER | —○— |
| STORM MANHOLE | ⊙ | WATER MAIN | —W— |
| CATCH BASIN | ⊙ | LIGHTING | ⊙ |
| INLET | ⊙ | ELECTRICAL CABLE | —E— |
| PRECAST FLARED END SECTION | ⊙ | ELECTRICAL TRANSFORMER OR PEDESTAL | ⊙ |
| CONCRETE HEADWALL | ⊙ | POWER POLE | ⊙ |
| VALVE VAULT | ⊙ | POWER POLE WITH LIGHT | ⊙ |
| VALVE BOX | ⊙ | GUY WIRE | ⊙ |
| FIRE HYDRANT | ⊙ | STREET SIGN | ⊙ |
| BUFFALO BOX | ⊙ | GAS MAIN | —G— |
| CLEANOUT | ⊙ | TELEPHONE LINE | —T— |
| SANITARY SEWER | —S— | CONTOUR | —C— |
| FORCE MAIN | —F— | TREE WITH TRUNK SIZE | ⊙ |
| CONCRETE SIDEWALK | —C— | EASEMENT LINE | —E— |

- DEMOLITION & CLEARING**
- CONTRACTOR WILL BE RESPONSIBLE FOR ENSURING THAT THE APPROPRIATE GOVERNMENTAL ENTITIES ARE NOTIFIED OF THE WORK AND NECESSARY PERMITS ARE OBTAINED.
 - CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ITEMS/DEBRIS, CLASSIFICATION, AND PROPER DISPOSAL (E.G., ARRANGE FOR ADEQUATE COLLECTION AND TRANSPORTATION TO DELIVER THE RECOVERED MATERIALS TO THE APPROVED RECYCLING CENTER OR PROCESSING FACILITY). CONTRACTOR SHALL MAINTAIN RECORDS ACCESSIBLE TO THE OWNER AND GOVERNMENT ENTITIES.
 - CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS IN MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES.
 - CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES DESIGNATED TO REMAIN.
 - PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED FOR SAFETY AND SECURITY.
 - PROVIDE BARRIERS AND APPROPRIATE SIGNS WHERE NECESSARY TO RESTRICT PEDESTRIANS FROM WANDERING INTO CONSTRUCTION AREAS. PROVIDE ACCEPTABLE TEMPORARY SECURITY BARRIERS WHERE PHYSICAL SECURITY OF BUILDINGS OR FENCES IS COMPROMISED DUE TO DEMOLITION WORK.
 - PROVIDE TEMPORARY WEATHER PROTECTION DURING INTERVAL BETWEEN DEMOLITION AND REMOVAL OF EXISTING CONSTRUCTION ON EXTERIOR SURFACES AND INSTALLATION OF NEW CONSTRUCTION TO ENSURE NO WATER LEAKAGE OR DAMAGE OCCURS TO STRUCTURE OR INTERIOR AREAS OF EXISTING BUILDING.
 - ERECT TEMPORARY ENCLOSURES AS NECESSARY TO LIMIT DUST. USE WATER AS NECESSARY TO LAY DUST WHEN CHIPPING, CORING, OR SAWING CONCRETE, MASONRY OR SIMILAR MATERIALS. WATER MUST BE CONTROLLED INSIDE BUILDINGS BY DAMMING, OR OTHER CONTAINMENT METHOD.
 - PROVIDE AND MAINTAIN INTERIOR AND EXTERIOR SHORING, BRACING OR STRUCTURAL SUPPORT TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF STRUCTURES AND ADJACENT FACILITIES THAT ARE NOT PART OF DEMOLITION.
 - PERFORM WORK IN SAFE AND SYSTEMATIC MANNER.
 - WEAR PROPER PERSONAL PROTECTIVE EQUIPMENT AT ALL TIMES.
 - COMPLETELY BACKFILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM UTILITY REMOVAL AND OTHER DEMOLITION WORK WITH CLOSE-GRADED AGGREGATE OR COHESIVE STRUCTURAL FILL.
 - REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED.

EXISTING CONDITIONS SURVEY:

EXISTING CONDITIONS SURVEY PROVIDED BY PINNACLE ENGINEERING GROUP, ALTHOUGH PEG HAS NO REASON TO BELIEVE THE SURVEY IS INACCURATE. PEG MAKES NO WARRANTIES THAT EXISTING INFORMATION CONTAINED WITHIN THESE PLANS IS ALL INCLUSIVE OR ACCURATE. CONTRACTOR SHALL UNDERTAKE NECESSARY EFFORTS TO VERIFY THE EXISTING CONDITIONS PRIOR TO THE START OF MATERIAL PROCUREMENT AND CONSTRUCTION EFFORTS/ACTIVITIES.

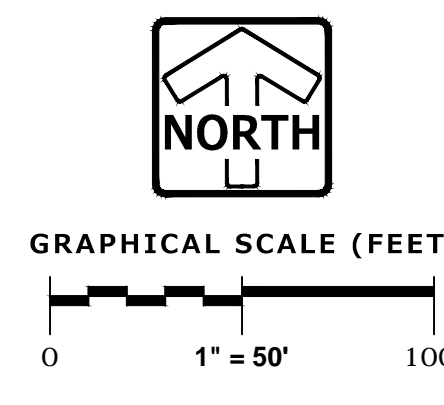
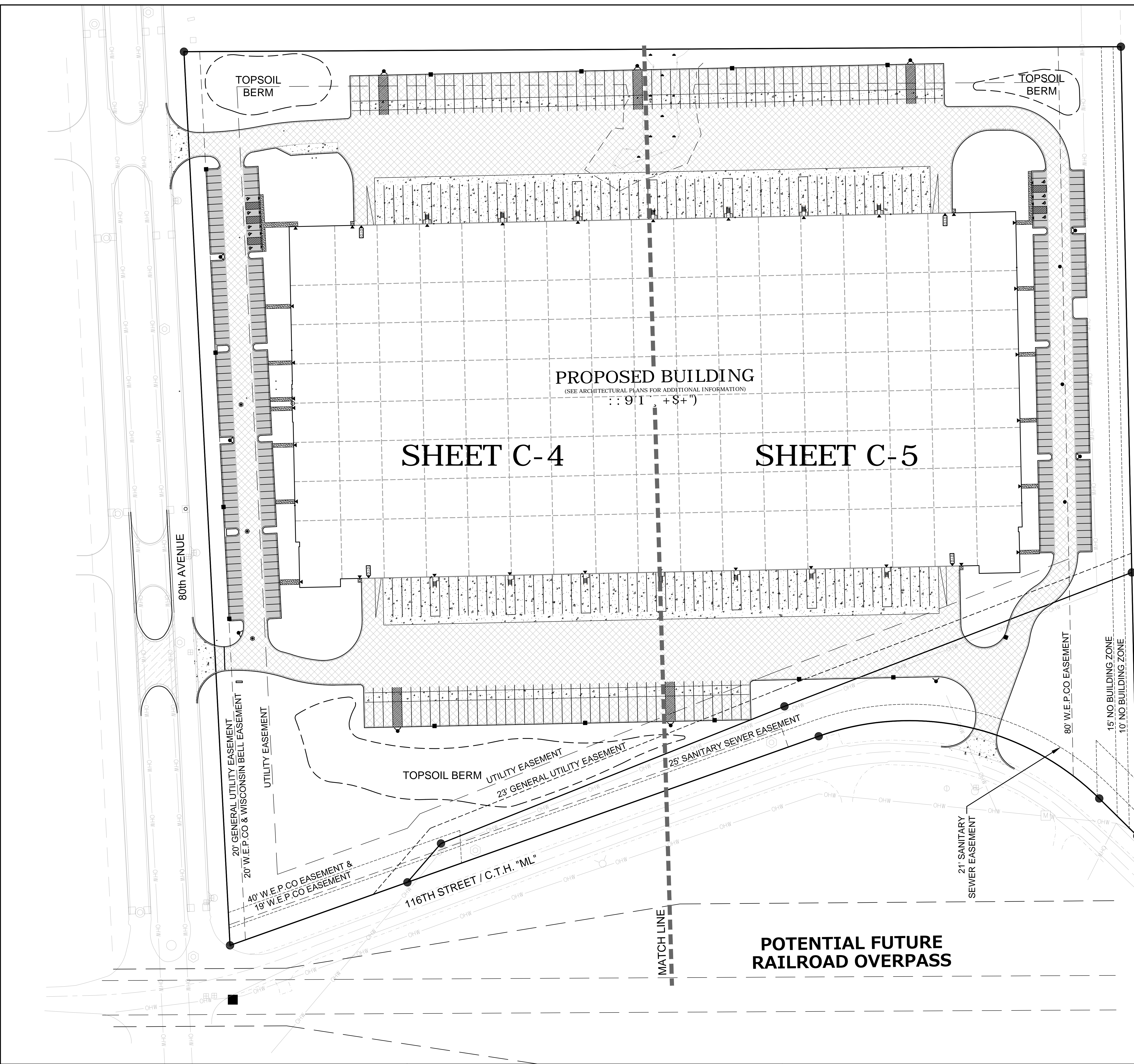
CONTRACTOR RESPONSIBILITY:

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING. THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL OBSERVATION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE.

DEMOLITION EROSION CONTROLS:

CONTRACTOR IS RESPONSIBLE TO INSTALL NECESSARY EROSION & SEDIMENT CONTROL MEASURES PRIOR TO LAND DISTURBANCES CREATED BY DEMOLITION ACTIVITIES. SEE SITE STABILIZATION PLAN.

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| SITE DATA | |
|-----------------------|------------------------|
| PARKING: | 206 STALLS |
| CAR PARKING: | 7 STALLS, 1 VAN |
| REQUIRED ADA PARKING: | 9 STALLS, 5 VAN |
| PROVIDED ADA PARKING: | |
| AREA: | |
| PROPERTY: | 1,141,408 SF (26.2 AC) |
| BUILDING: | 418,408 SF (9.6 AC) |
| PAVEMENT: | 375,139 SF (8.6 AC) |
| LANDSCAPE: | 347,861 SF (8.0 AC) |

| LEGEND | |
|----------|---|
| [Symbol] | LIGHT DUTY PAVEMENT # 1\"/> |
| [Symbol] | HEAVY DUTY PAVEMENT # 1\"/> |
| [Symbol] | CONCRETE PAVEMENT (TRUCK DOCK, DOLLY PAD, AND DRIVEWAY APON AREAS) # 6\"/> |
| [Symbol] | PROPOSED MEDIAN OPENING # 6\"/> |
| [Symbol] | CONCRETE SIDEWALK # 4\"/> |
| [Symbol] | 4\"/> |
| [Symbol] | 7-8 HANDICAP PARKING SIGN (SEE DETAIL) |
| [Symbol] | CONCRETE DOLLY PAD |
| [Symbol] | TAPER CURB HEAD |
| [Symbol] | 18\"/> |
| [Symbol] | 18\"/> |
| [Symbol] | PARKING COUNT |
| [Symbol] | MAN DOOR |
| [Symbol] | OVERHEAD DOOR |

- NOTES**
- ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. ALL PAVING DIMENSIONS ARE TO FACE OF CURB OR TO EDGE OF PAVEMENT, EXCEPT FOR THE SETBACK FROM PARKING LOTS, MANEUVERING LANS AND FIRE ACCESS LANS, WHERE THE SETBACK IS MEASURED FROM THE BACK OF CURB TO THE PROPERTY LINE.
 - ALL PROPOSED CURB AND GUTTER SHALL BE 18\"/>
 - BUILDING DIMENSIONS AND ADJACENT PARKING AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE (1-800-242-8511) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
 - IMPROVEMENTS ADJACENT TO BUILDING IF SHOWN SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS, AND DETAILS.
 - REFER TO ELECTRICAL PLANS FOR LIGHTING LOCATIONS, SPECIFICATIONS, AND DETAILS.
 - SEE ADDITIONAL NOTES AND DETAILS ON SITE DIMENSIONAL PLANS AND CONSTRUCTION DETAILS.
 - ALL PAVING SHALL CONFORM TO STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION AND APPLICABLE VILLAGE OF PLEASANT PRAIRIE ORDINANCES AND SPECIFICATIONS AND SPECIFICATIONS WITHIN THIS PLAN SET.
 - CONTRACTOR SHALL CONSULT STRIPING COLOR WITH OWNER PRIOR TO CONSTRUCTION.
 - PROVIDE CONTRACTOR GRADE ACRYLIC STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES OR TO MANUFACTURER'S SPECIFICATION, WHICHEVER IS GREATER.
 - THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT EXISTING PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
 - DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.
 - LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR WORKING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.
 - PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
 - BARICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
 - ASPHALTIC CONCRETE PAVING SPECIFICATIONS:
CODES AND STANDARDS: THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SUBGRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, EDITION OF 2005. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS THE STATE HIGHWAY SPECIFICATIONS.
WEATHER LIMITATIONS: APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 5° F (B) (C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 1° F (B) (C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 45° F (7) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE D85796 K + 08 5-F 18A1D9F318 F9-4C59C3D 3 : 1% 7L
GRADE CONTROL: ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
CRUSHED AGGREGATE BASE COURSE: THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
BINDER COURSE AGGREGATE: THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 400.2.7 AND 315, STATE HIGHWAY SPECIFICATIONS.
SURFACE COURSE AGGREGATE: THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 400.2.7 AND 465, STATE HIGHWAY SPECIFICATIONS.
ASPHALTIC MATERIALS: THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.
SURFACE PREPARATION: NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.

PLAN | DESIGN | DELIVER
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PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
18850 W. BELMONT ROAD
BROOKFIELD, WI 53005
(262) 754-8888
CHICAGO OFFICE: NATIONWIDE

LAKEVIEW SITE 87
PLEASANT PRAIRIE, WI

SITE DIMENSION & PAVING PLAN

| REVISIONS | |
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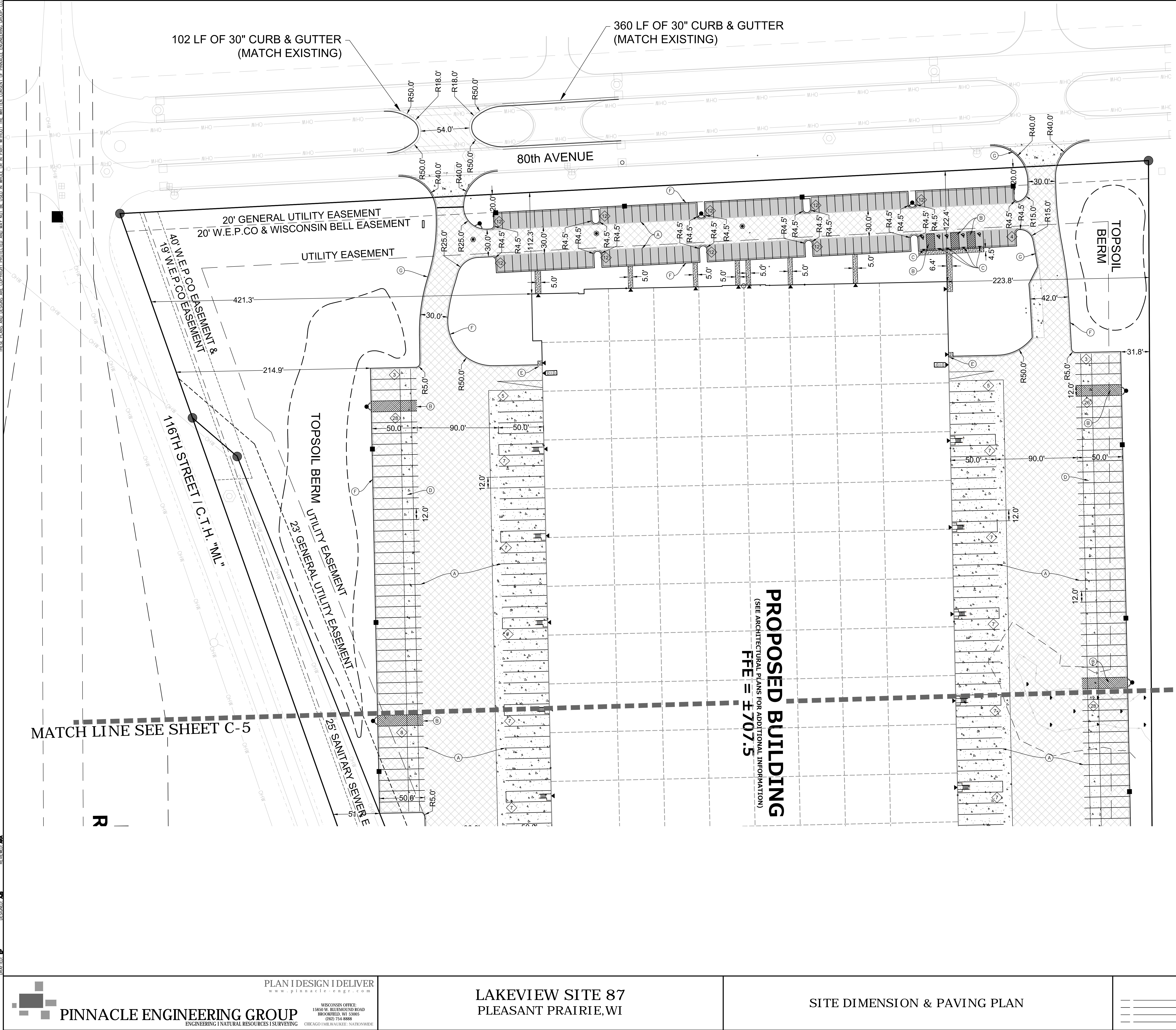
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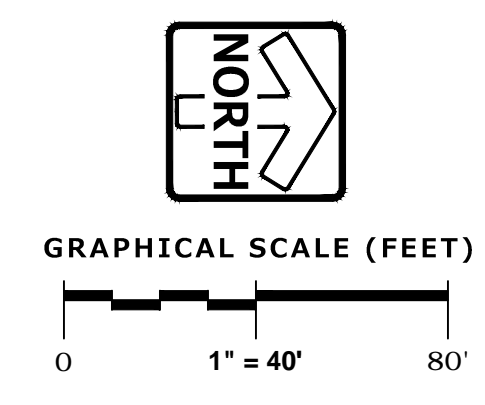
SHEET C-3 OF C-17

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MATCH LINE SEE SHEET C-5

PROPOSED BUILDING
 (SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION)
 FFE = ±707.5



| LEGEND | |
|--------|--|
| | LIGHT DUTY PAVEMENT 8" CRUSHED AGGREGATE BASE COURSE (1.17" DENSE GRADED LIMESTONE) 4" ASPHALTIC CONC. (2 LFPS) LOWER LAYER (0.1 MIX) 2.5" THICK, 19.0 mm NOMINAL SIZE UPPER LAYER (0.1 MIX) 1.75" THICK, 9.5 mm NOMINAL SIZE |
| | HEAVY DUTY PAVEMENT 12" CRUSHED AGGREGATE BASE COURSE (1.17" DENSE GRADED LIMESTONE) 6 1/2" ASPHALTIC CONC. (2 LFPS) LOWER LAYER (0.3 TYPE) 3.5" THICK, 19.0 mm NOMINAL SIZE UPPER LAYER (0.3 TYPE) 2.5" THICK, 12.5 mm NOMINAL SIZE |
| | CONCRETE PAVEMENT (TRUCK DOCK, DOLLY PAD, AND DRIVEWAY ARBPON AREAS) 4" CRUSHED AGGREGATE BASE COURSE (1.17" DENSE GRADED LIMESTONE) 8" PCC (6000 PSI AIR ENTRAINED CONCRETE WITH 6 x 6 x 6 GAUGE STEEL MESH) 2" ASPHALTIC CONC. |
| | PROPOSED MEDIAN OPENING 8" CRUSHED AGGREGATE BASE COURSE (1.17" DENSE GRADED LIMESTONE) 8" PCC (6000 PSI AIR ENTRAINED CONCRETE WITH 6 x 6 x 6 GAUGE STEEL MESH) 2" ASPHALTIC CONC. |
| | CONCRETE SIDEWALK 4" CRUSHED AGGREGATE BASE COURSE (1.17" DENSE GRADED LIMESTONE) 3" PCC (6000 PSI AIR ENTRAINED CONCRETE WITH 6 x 6 x 6 GAUGE STEEL MESH) |
| | 4" SOLID WHITE STRIPE (8-5, CB5@5H() - G05798 40C7" |
| | 7.5" HANDICAP PARKING SIGN (SEE DETAIL) |
| | CONCRETE DOLLY PAD |
| | TAPER CURB HEAD |
| | 18" CURB & GUTTER (SEE DETAIL) |
| | 18" REVERSE CURB & GUTTER (SEE DETAIL) |
| | PARKING COUNT |
| | MAN DOOR |
| | OVERHEAD DOOR |

PLAN | DESIGN | DELIVER
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 18650 W. BELMONT ROAD
 BROOKFIELD, WI 53005
 (262) 754-8888

LAKEVIEW SITE 87
 PLEASANT PRAIRIE, WI

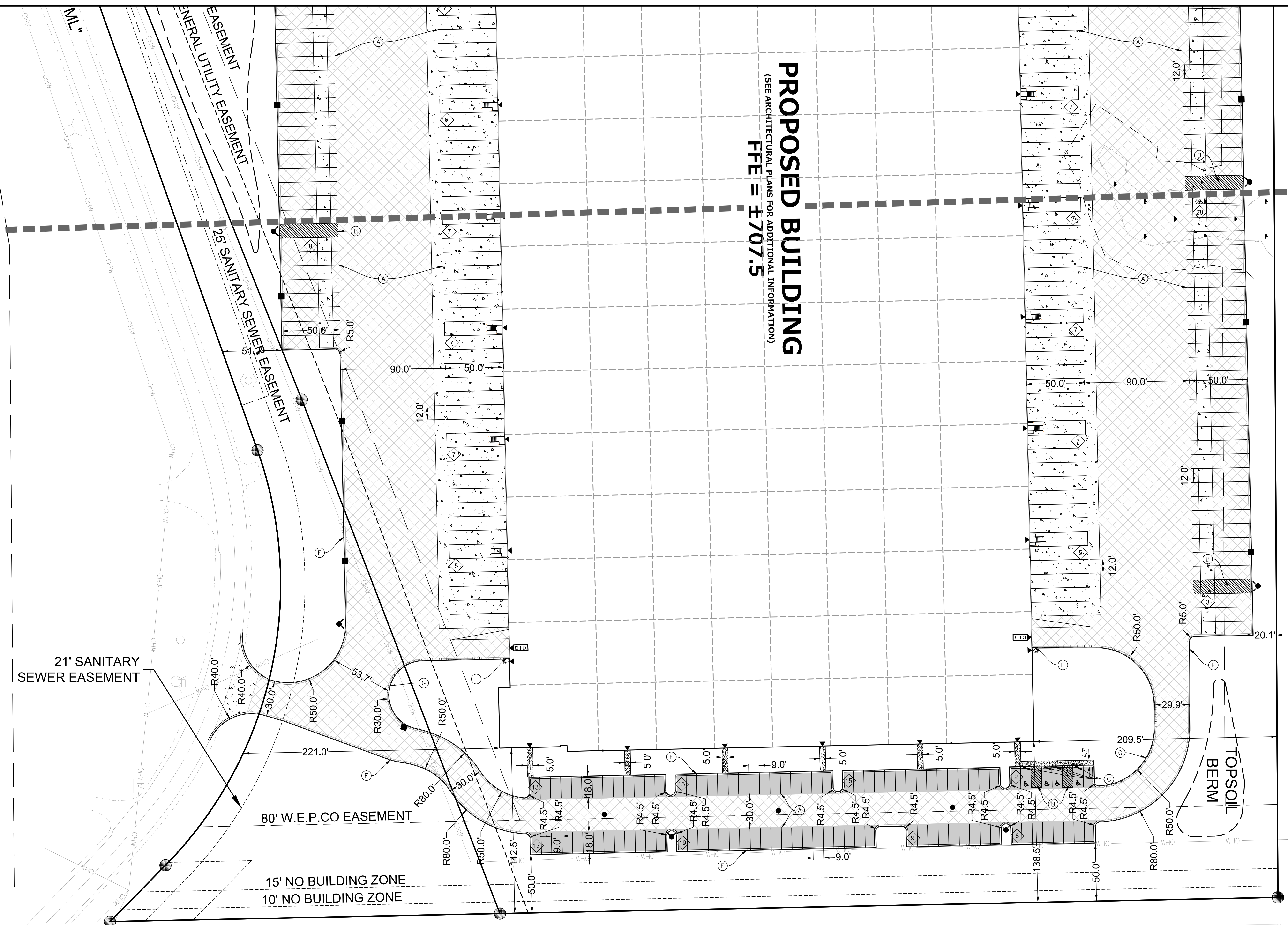
SITE DIMENSION & PAVING PLAN

| REVISIONS | |
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PREC. DRW. NO. 5335.000
 AREA
 START DATE: 02/22/20
 SCALE
 SHEET C-4 of C-17

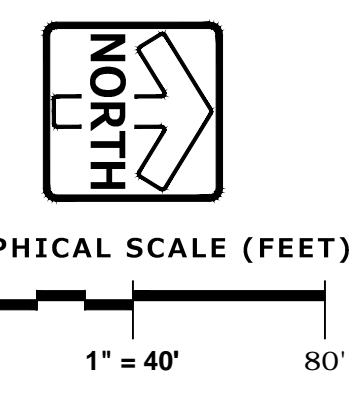
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 DESIGNED BY: [Signature] CHECKED BY: [Signature]

**POTENTIAL FUTURE
RAILROAD OVERPASS**



MATCH LINE SEE SHEET C-4

PROPOSED BUILDING
 (SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION)
 FFE = ±707.5



| LEGEND | |
|--------|--|
| | LIGHT DUTY PAVEMENT 8" CRUSHED AGGREGATE BASE COURSE (1.12" DENSE GRADED LIMESTONE) 4" ASPHALTIC CONC. (2 LPTS) LOWER LAYER (0.1 MIX): 2.5" THICK, 19.0 mm NOMINAL SIZE UPPER LAYER (0.1 MIX): 1.75" THICK, 9.5 mm NOMINAL SIZE |
| | HEAVY DUTY PAVEMENT 12" CRUSHED AGGREGATE BASE COURSE (1.12" DENSE GRADED LIMESTONE) 6 1/2" ASPHALTIC CONC. (2 LPTS) LOWER LAYER (0.3 TYPE): 3.5" THICK, 19.0 mm NOMINAL SIZE UPPER LAYER (0.3 TYPE): 2.5" THICK, 12.5 mm NOMINAL SIZE |
| | CONCRETE PAVEMENT (TRUCK DOCK, DOLLY PAD, AND DRIVEWAY ARPON AREAS) 4" CRUSHED AGGREGATE BASE COURSE (1.12" DENSE GRADED LIMESTONE) 8" PC (6000 PSI AIR ENTRAINED CONCRETE WITH 6 x 6 x 6 GAUGE STEEL MESH) 2" ASPHALTIC CONC. |
| | PROPOSED MEDIAN OPENING 8" CRUSHED AGGREGATE BASE COURSE (1.12" DENSE GRADED LIMESTONE) 8" PC (6000 PSI AIR ENTRAINED CONCRETE WITH 6 x 6 x 6 GAUGE STEEL MESH) 2" ASPHALTIC CONC. |
| | CONCRETE SIDEWALK 4" CRUSHED AGGREGATE BASE COURSE (1.12" DENSE GRADED LIMESTONE) 3" PC (6000 PSI AIR ENTRAINED CONCRETE WITH 6 x 6 x 6 GAUGE STEEL MESH) |
| | 4" SOLID WHITE STRIPE |
| | 7-8 HANDICAP PARKING SIGN (SEE DETAIL) |
| | CONCRETE DOLLY PAD |
| | TAPER CURB HEAD |
| | 18" CURB & GUTTER (SEE DETAIL) |
| | 18" REVERSE CURB & GUTTER (SEE DETAIL) |
| | PARKING COUNT |
| | MAN DOOR |
| | OVERHEAD DOOR |

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 SITE DIMENSION & PAVING PLAN

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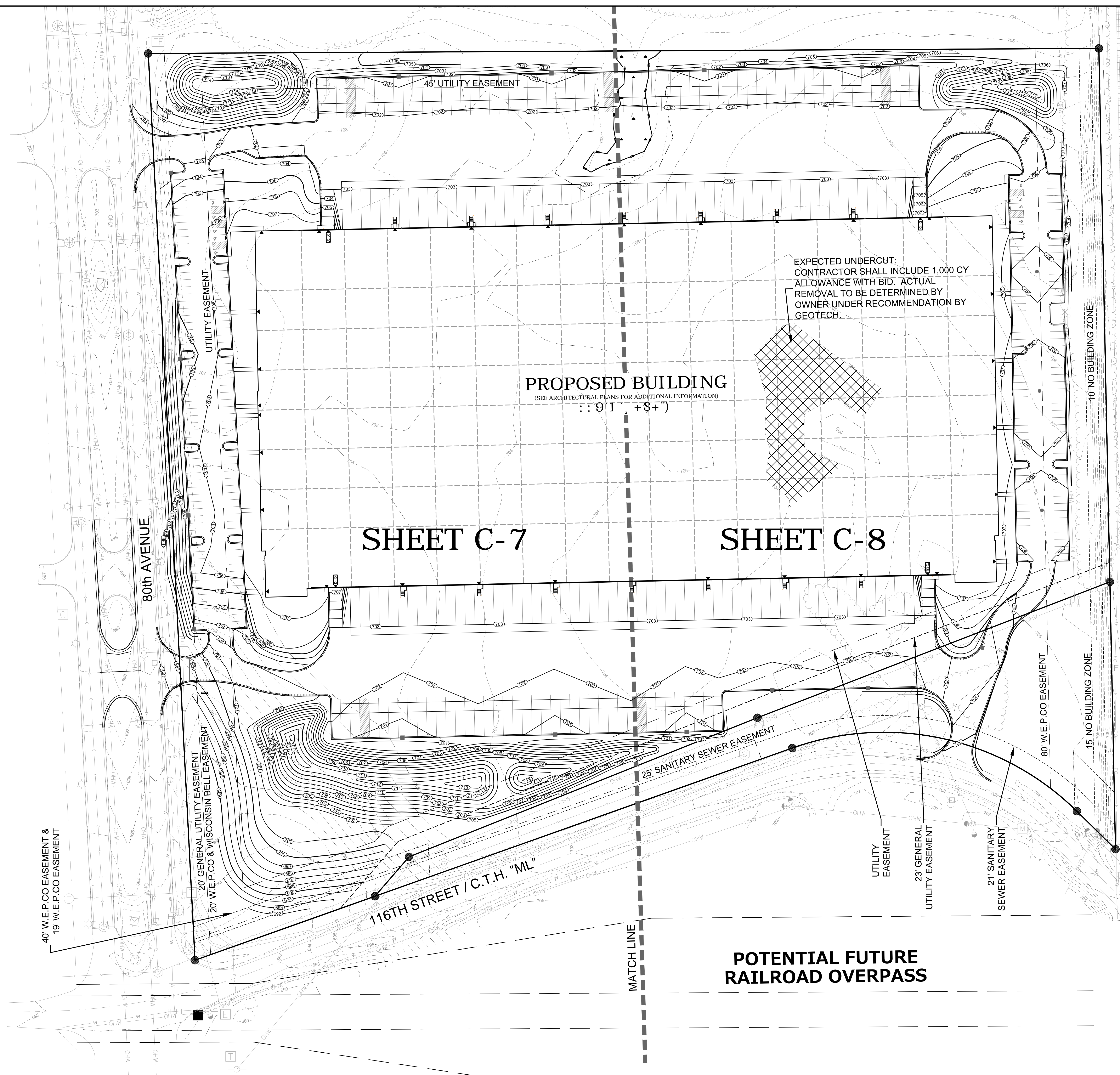
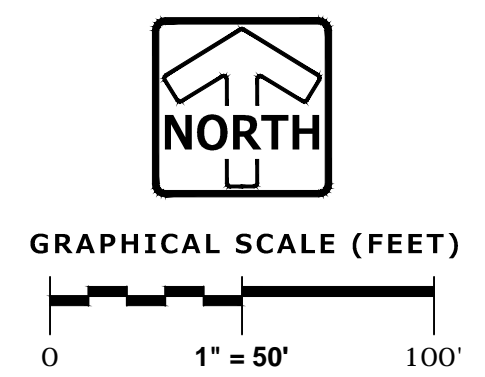
LAKEVIEW SITE 87
 PLEASANT PRAIRIE, WI

SITE DIMENSION & PAVING PLAN

| REVISIONS | |
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| PROJECT NO. 535.000 | DATE 03/20/20 |
| DESIGNED BY [Signature] | CHECKED BY [Signature] |
| START DATE 02/20/20 | SCALE |
| SHEET C-5 | |
| C-17 | |

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EXPECTED UNDERCUT:
CONTRACTOR SHALL INCLUDE 1,000 CY
ALLOWANCE WITH BID. ACTUAL
REMOVAL TO BE DETERMINED BY
OWNER UNDER RECOMMENDATION BY
GEOTECH.

PROPOSED BUILDING
(SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION)
: : 9'1" + 8'4"

SHEET C-7

SHEET C-8

**POTENTIAL FUTURE
RAILROAD OVERPASS**

| LEGEND | |
|--------|-----------------------------|
| | SANITARY MANHOLE |
| | STORM MANHOLE |
| | CATCH BASIN |
| | INLET |
| | BUFFALO BOX |
| | CLEANOUT |
| | CONTOUR |
| | TOPSOIL PLACEMENT |
| | SPOT ELEVATION |
| | DIRECTION OF SURFACE FLOW |
| | DITCH OR SWALE |
| | DIVERSION SWALE |
| | OVERFLOW RELIEF ROUTING |
| | CONCRETE SIDEWALK |
| | CURB AND GUTTER |
| | DEPRESSED CURB |
| | REVERSE PITCH CURB & GUTTER |

NOTES

- CONTRACTOR SHALL VERIFY ALL GRADES. ENSURE ALL AREAS DRAIN PROPERLY AND REPORT ANY DISCREPANCIES TO PINNACLE ENGINEERING GROUP PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
- ALL EXISTING CONTOURS REPRESENT EXISTING SURFACE GRADES UNLESS OTHERWISE NOTED. ALL PROPOSED GRADES SHOWN ARE FINISH SURFACE GRADES UNLESS OTHERWISE NOTED.
- ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS DEPICTED IN THE PLANS.
CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATION(S) OF ALL GRADING QUANTITIES. WHILE PEG ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCING EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARD OF CARE. THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
THE CONTRACTOR MAY SOLICIT APPROVAL FROM ENGINEER/OWNER TO ADJUST FINAL GRADES FROM DESIGN GRADES TO PROVIDE AN OVERALL SITE BALANCE AS A RESULT OF FIELD CONDITIONS.
- GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS. WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT PONDING, AND IF NECESSARY PERMING TO ALLEVIATE PONDING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSUITABLE SOILS CREATED ORIGINATED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS DUE TO WEATHER.
- THE CONTRACTOR IS RESPONSIBLE FOR MEETING MINIMUM COMPACTION STANDARDS. THE CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTION CANNOT BE OBTAINED. THE PROJECT'S GEOTECHNICAL CONSULTANT SHALL DETERMINE WHICH IN-SITU SOILS ARE TO BE CONSIDERED UNSUITABLE SOILS. THE ENGINEER/OWNER AND GEOTECHNICAL TESTING CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.
- IN THE EVENT THAT ANY MOISTURE-DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY TO BRING THE MATERIAL INTO COMPLIANCE AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.
- WITH THE AUTHORIZATION OF THE ENGINEER/OWNER, MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON FILL AREAS IN AN EFFORT TO DRY. CONTRACTOR SHALL CLEARLY FIELD MARK THE EXTERIOR LIMITS OF SPREAD MATERIAL WITH PAINTED LATH AND SUBMIT A PLAN TO THE ENGINEER/OWNER THAT IDENTIFIES THE LIMITS. UNDER NO CIRCUMSTANCES SHALL THE SPREAD MATERIAL DEPTH EXCEED THE MOST RESTRICTIVE OF: THE EFFECTIVE TREATMENT DEPTH OF MACHINERY THAT WILL BE USED TO TURN OVER THE SPREAD MATERIAL; OR THE MAXIMUM COMPACTION LIFT DEPTH.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.
- THE SITE SHALL BE COMPLETED TO WITHIN 0.10 FT (+/-) OF THE PROPOSED GRADES AS INDICATED WITHIN THE PLANS PRIOR TO PLACEMENT OF TOPSOIL OR STONE. CONTRACTOR IS ENCOURAGED TO SEQUENCE CONSTRUCTION SUCH THAT THE SITE IS DIVIDED INTO SMALLER AREAS TO ALLOW STABILIZATION OF DISTURBED SOILS IMMEDIATELY UPON COMPLETION OF INDIVIDUAL SMALLER AREAS.
- CONTRACTOR SHALL CONTACT "DIGGER'S HOTLINE" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING SAID UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
- CONTRACTOR SHALL PROTECT INLETS AND ADJACENT PROPERTIES WITH SILT FENCING OR APPROVED EROSION CONTROL METHODS UNTIL CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL PLACE SILT FENCING AT DOWN SLOPE SIDE OF GRADING LIMITS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING FACILITIES OR UTILITIES. ANY DAMAGE SHALL BE REPAIRED TO THE CK 89% G SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
- WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN KIND INCLUDING LANDSCAPING.
- CONTRACTOR SHALL COMPLY WITH ALL KENOSHIA COUNTY CONSTRUCTION STANDARDS/ORDINANCES.
- LANDSCAPE AND TURF AREAS SHALL HAVE A MINIMUM OF 4-INCH TOPSOIL REPLACEMENT.
- TOPSOIL BERMING SHALL ACHIEVE 90% STANDARD PROCTOR DENSITY AT 1 1/2 OPTIMUM MOISTURE CONTENT.
- SURVEY BENCHMARKS AND MAPPING HAS BEEN PROVIDED BY PEG. IN NO WAY DOES PEG WARRANT THE BASEMAP IS ALL INCLUSIVE OR REPRESENTATIVE OF ACTUAL CONDITIONS. CONTRACTOR SHALL PROVIDE CHECKS AS NECESSARY TO VERIFY THE BASEMAP CONTENT AND ACCURACY.
- SPOT ELEVATIONS REPRESENT THE GRADE ALONG THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED ON THE PLANS.

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BROOKFIELD, WI 53005
(262) 754-8888
CHICAGO OFFICE: NATIONWIDE

**LAKEVIEW SITE 87
PLEASANT PRAIRIE, WI**

GRADING PLAN

| REVISIONS | |
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| PROJECT NO. | 5335.000 |
| AREA | |
| DATE | 02/21/20 |
| SCALE | |

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| SHEET | C-6 |
| OF | 17 |
| GRADING PLAN | |

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 DESIGNED BY: [Signature] CHECKED BY: [Signature]

40' W.E.P.CO EASEMENT &
19' W.E.P.CO EASEMENT

20' GENERAL UTILITY EASEMENT
20' W.E.P.CO & WISCONSIN BELL EASEMENT

80th AVENUE

UTILITY EASEMENT

116TH STREET / C.T.H. "ML"

45' UTILITY EASEMENT

MATCH LINE SEE SHEET C-8

25" SANITARY SEWER

PROPOSED BUILDING
(SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION)
FFE = ±707.5



GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

LEGEND

| | |
|--|-----------------------------|
| | SANITARY MANHOLE |
| | STORM MANHOLE |
| | CATCH BASIN |
| | INLET |
| | BUFFALO BOX |
| | CLEANOUT |
| | CONTOUR |
| | TOPSOIL PLACEMENT |
| | SPOT ELEVATION |
| | DIRECTION OF SURFACE FLOW |
| | DITCH OR SWALE |
| | DIVERSION SWALE |
| | OVERFLOW RELIEF ROUTING |
| | CONCRETE SIDEWALK |
| | CURB AND GUTTER |
| | DEPRESSED CURB |
| | REVERSE PITCH CURB & GUTTER |

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PLEASANT PRAIRIE, WI

GRADING PLAN

REVISIONS

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PROJECT NO. 535.000
DATE: 02/22/20
SCALE: AS SHOWN

SHEET
C-7
of
C-17

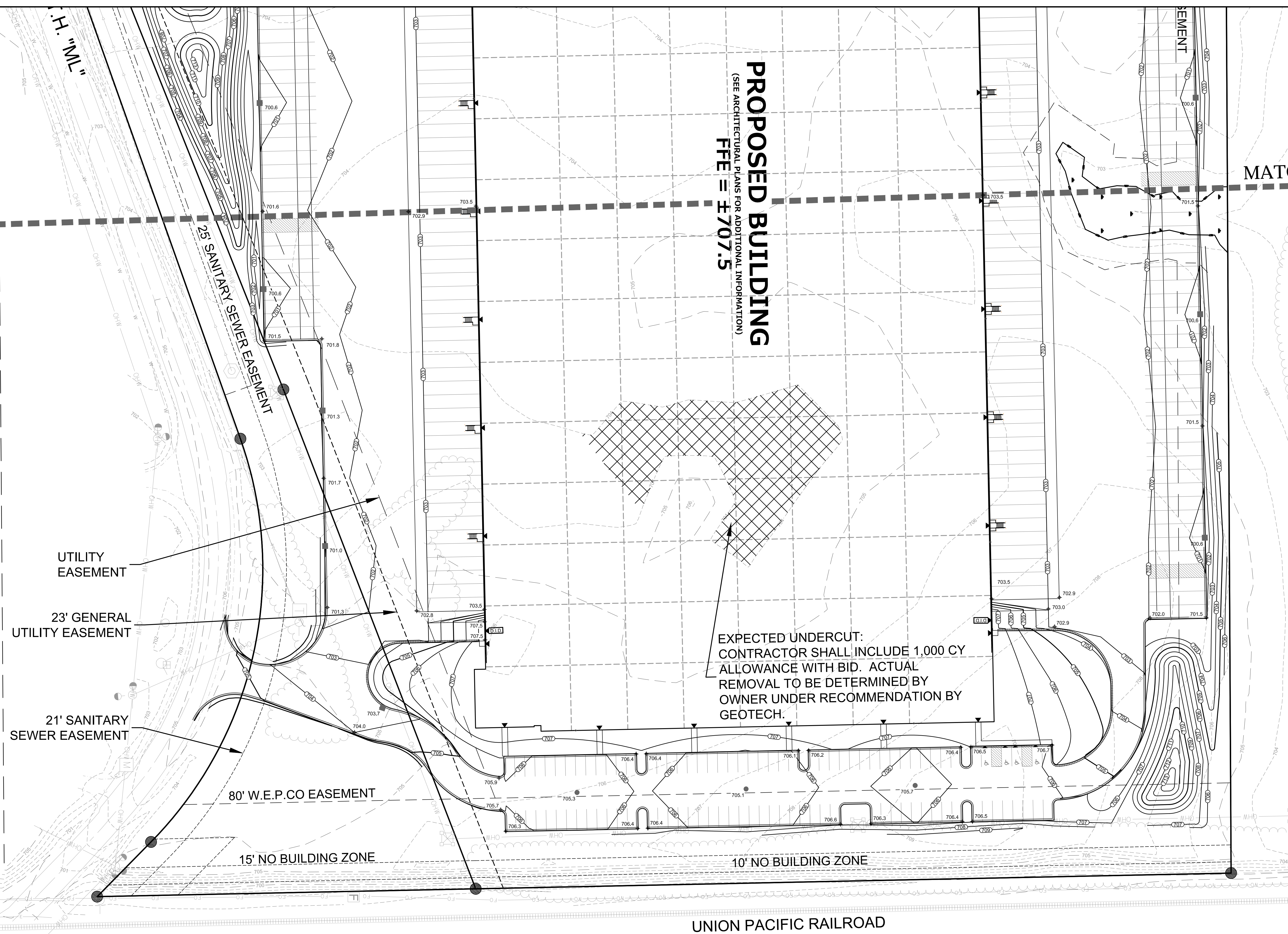
GRADING PLAN

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 DESIGNED: **AM**
 CHECKED: **AM**
 DRAFTED: **AM**

**POTENTIAL FUTURE
RAILROAD OVERPASS**



PROPOSED BUILDING
 (SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION)
FFE = ±707.5

MATCH LINE SEE SHEET C-7

EXPECTED UNDERCUT:
 CONTRACTOR SHALL INCLUDE 1,000 CY
 ALLOWANCE WITH BID. ACTUAL
 REMOVAL TO BE DETERMINED BY
 OWNER UNDER RECOMMENDATION BY
 GEOTECH.



GRAPHICAL SCALE (FEET)
 0 1" = 40' 80'

| LEGEND | |
|--------|-----------------------------|
| | SANITARY MANHOLE |
| | STORM MANHOLE |
| | CATCH BASIN |
| | INLET |
| | BUFFALO BOX |
| | CLEANOUT |
| | CONTOUR |
| | TOPSOIL PLACEMENT |
| | SPOT ELEVATION |
| | DIRECTION OF SURFACE FLOW |
| | DITCH OR SWALE |
| | DIVERSION SWALE |
| | OVERFLOW RELIEF ROUTING |
| | CONCRETE SIDEWALK |
| | CURB AND GUTTER |
| | DEPRESSED CURB |
| | REVERSE PITCH CURB & GUTTER |

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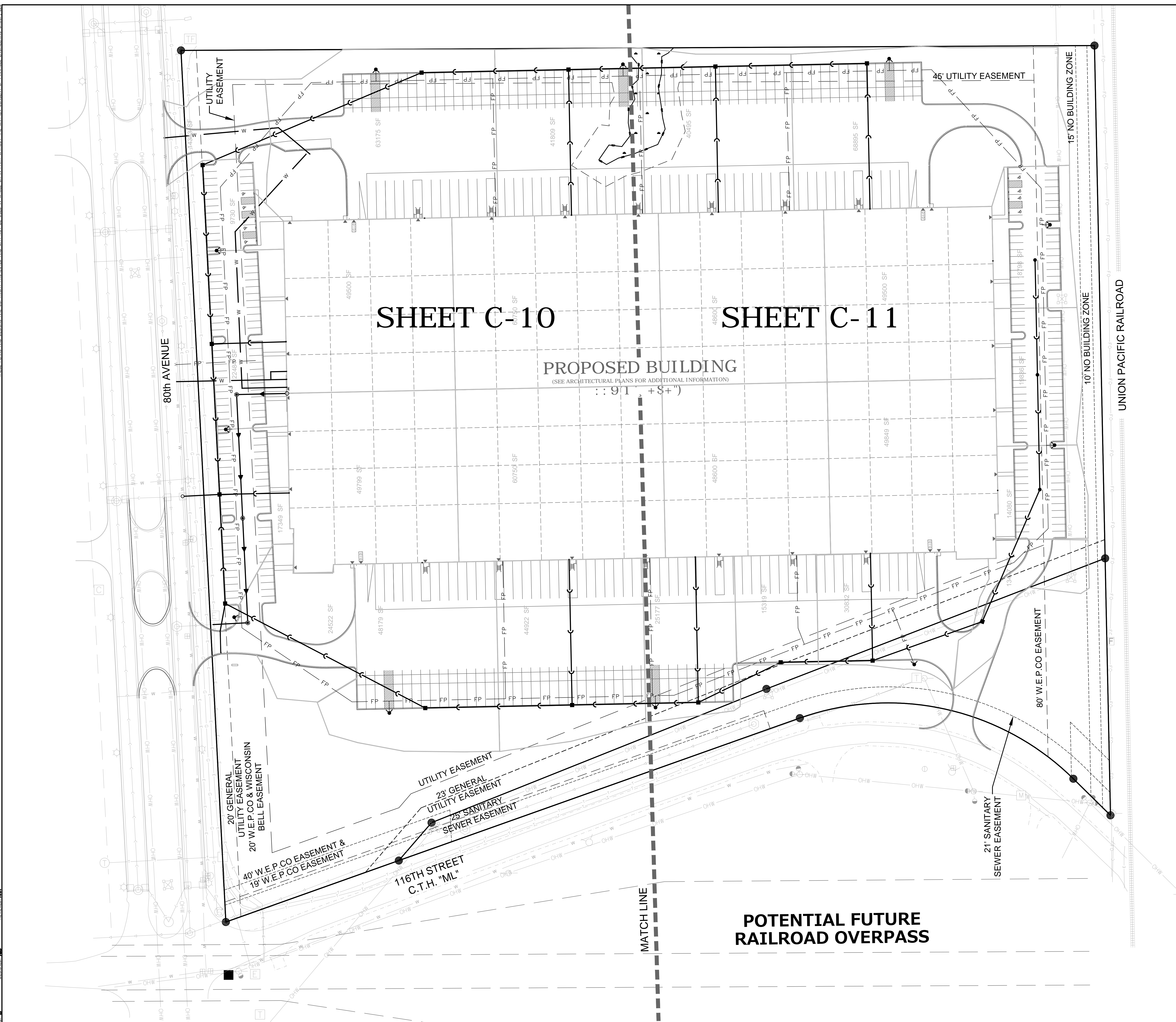
GRADING PLAN

| REVISIONS | |
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| PROJECT NO. 535.000 | AREA |
| DATE 02/22/20 | SCALE |
| SHEET C-8 | OF C-17 |

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LEGEND

| | | | |
|---|---|---|------------------------------------|
| ⊙ | SANITARY SEWER MANHOLE | ⊕ | UTILITY CROSSING |
| ⊙ | STORM SEWER MANHOLE | ⊕ | ELECTRICAL CABLE |
| ⊙ | STORM SEWER CATCH BASIN (ROUND CASTING) | ⊕ | GAS MAIN |
| ⊙ | STORM SEWER CATCH BASIN (RECTANGULAR CASTING) | ⊕ | TELEPHONE LINE |
| ⊙ | PRECAST CONCRETE FLARED END SECTION | ⊕ | OVERHEAD WIRES |
| ⊙ | CLEANOUT | ⊕ | LIGHTING |
| ⊙ | VALVE BOX | ⊕ | ELECTRICAL TRANSFORMER OR PEDESTAL |
| ⊙ | FIRE HYDRANT | ⊕ | POWER POLE |
| ⊙ | SANITARY SEWER | ⊕ | POWER POLE WITH LIGHTS |
| ⊙ | FORCE MAIN | ⊕ | STREET SIGN |
| ⊙ | STORM SEWER | | |
| ⊙ | DRAIN TILE | | |
| ⊙ | WATER MAIN | | |
| ⊙ | FIRE PROTECTION | | |

- NOTES**
- EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEIR CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND/OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
 - ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
 - UTILITY CONSTRUCTION AND SPECIFICATIONS SHALL COMPLY WITH THE VILLAGE OF PLEASANT PRAIRIE SPECIAL PROVISIONS AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES COMM 82.
 - LENGTHS OF PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPUTATIONS OF MATERIALS REQUIRED TO COMPLETE WORK. LENGTHS SHALL BE FIELD VERIFIED DURING CONSTRUCTION.
 - CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OF THE AREAS DISTURBED DURING CONSTRUCTION.
 - CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF PROPOSED UTILITIES AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS PRIOR TO ATTEMPTING CONNECTIONS AND BEGINNING UTILITY CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
 - ALL NEW ON-SITE SANITARY, STORM AND WATER UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.
 - THE CONTRACTOR SHALL CONTACT THE VILLAGE OF PLEASANT PRAIRIE PUBLIC WORKS DEPARTMENT 48-HOURS IN ADVANCE OF SANITARY, WATER AND STORM CONNECTIONS TO THE VILLAGE-OWNED SYSTEM TO SCHEDULE INSPECTIONS.
 - ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES ARE SHOWN ON THE ARCHITECTURAL PLANS AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
 - IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE WITH THE PROPER AUTHORITIES FOR ANY REQUIRED PERMITS, AUTHORIZATIONS, TRAFFIC CONTROL AND ANY PERMIT FEES REQUIRED.
 - FIELD TILE CONNECTION - ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE SIZE, TYPE AND NUMBER OF WATER MAIN BENDS, HORIZONTAL AND VERTICAL, REQUIRED TO COMPLETE CONSTRUCTION. COST FOR BENDS, HORIZONTAL AND VERTICAL, SHALL BE INCIDENTAL AND INCLUDED IN THE OVERALL COST OF THE CONTRACT.
 - STORM SEWER SPECIFICATIONS -
 PIPE - REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-493. STRENGTH CLASSIFICATIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
 HEIGHT OF COVER (FEET): 0-2 2-3 3-6 6-15 15-25 25+
 MINIMUM CONCRETE PIPE CLASSIFICATION: IV III II I
 ENGINEER TO SPECIFY
 HIGH DENSITY DUAL-WALL POLYETHYLENE N-12 CORRUGATED PIPE (HDPE) SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF ASHTO DESIGNATION M-294 TYPE "B", OR POLYVINYL CHLORIDE (PVC) - CLASS 3546 MEETING ASHTO M278, AS NOTED. IF HDPE PIPE IS USED FOR POND OUTFALLS, A MINIMUM OF THREE (3) SECTIONS (2 STRAPS) SHALL BE STRAPPED TOGETHER.
 INLETS/CATCH BASINS - INLETS/CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NO. 25 OF THE "STANDARD SPECIFICATIONS" WITH A 1'-6" x 2'-6" MAXIMUM OPENING. FRAME & GRATE SHALL BE NENAH R-1300 WITH TYPE G GRATE, OR EQUAL. CURB FRAME & GRATE SHALL BE NENAH R-3067, OR EQUAL. THE SUMP DEPTH (VERTICAL DISTANCE FROM THE BASE OF THE STRUCTURE TO OUTFALL INVERT OF THE PIPE) SHALL BE 18" MIN. STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO PINNACLE ENGINEERING GROUP FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.
 BACKFILL AND BEDDING - STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".
 MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NENAH R-1642 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL.
 IF HDPE PIPE IS USED FOR POND OUTFALLS, A MINIMUM OF THREE (3) SECTIONS (2 STRAPS) SHALL BE STRAPPED TOGETHER.
 - WATER MAIN SPECIFICATIONS -
 PIPE - WATER MAIN SHALL BE POLYVINYL CHLORIDE (PVC) PIPE MEETING THE REQUIREMENTS OF AWWA STANDARD C-900, CLASS 150, DR-18, WITH CAST IRON D.I. AND INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS. VALVES AND VALVE BOXES - GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-500 AND CHAPTER 8.27.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.
 HYDRANTS - HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE AND IN ACCORDANCE WITH FILE NO. 38 OF THE "STANDARD SPECIFICATIONS". THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18-INCHES AND NO GREATER THAN 23-INCHES.
 BEDDING AND COVER MATERIAL - PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE "STANDARD SPECIFICATIONS".
 BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".
 SANITARY SEWER SPECIFICATIONS -
 PIPE - SANITARY SEWER PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, 150K-SI, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212.
 BEDDING AND COVER MATERIAL - BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE "STANDARD SPECIFICATION" WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.43.2 (A). BEDDING AND COVER MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO INSURE ADEQUATE CONTACTING OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT."
 BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".
 MANHOLES - MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NOS. 12, 13 AND 15 OF THE "STANDARD SPECIFICATIONS" AND ALL SPECIAL PROVISIONS OF THE VILLAGE OF PLEASANT PRAIRIE. STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO PINNACLE ENGINEERING GROUP FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.
 MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NENAH R-1642 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL.
 WATER MAIN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6 FEET. INSULATION AND PLACING OF INSULATION SHALL CONFORM TO CHAPTER 4.17.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH ITS LATEST ADDENDUM (TYP.).
 TRACER WIRE SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THESE CODE SECTIONS AS PER 162.0715(28) OF THE STATUTES. THE TRACER WIRE FOR THE SANITARY SEWER LATERAL SHALL BE CONTINUOUS AND SHALL BE EXTENDED ABOVE GRADE VIA A 4-INCH PVC PIPE WITH SCREW-ON CAP ADJACENT TO THE PROPOSED TERMINATION POINT OF THE LATERAL FOR THE PROPOSED BUILDING.
 20. SEE UTILITY PLANS AND CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.

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UTILITY PLAN

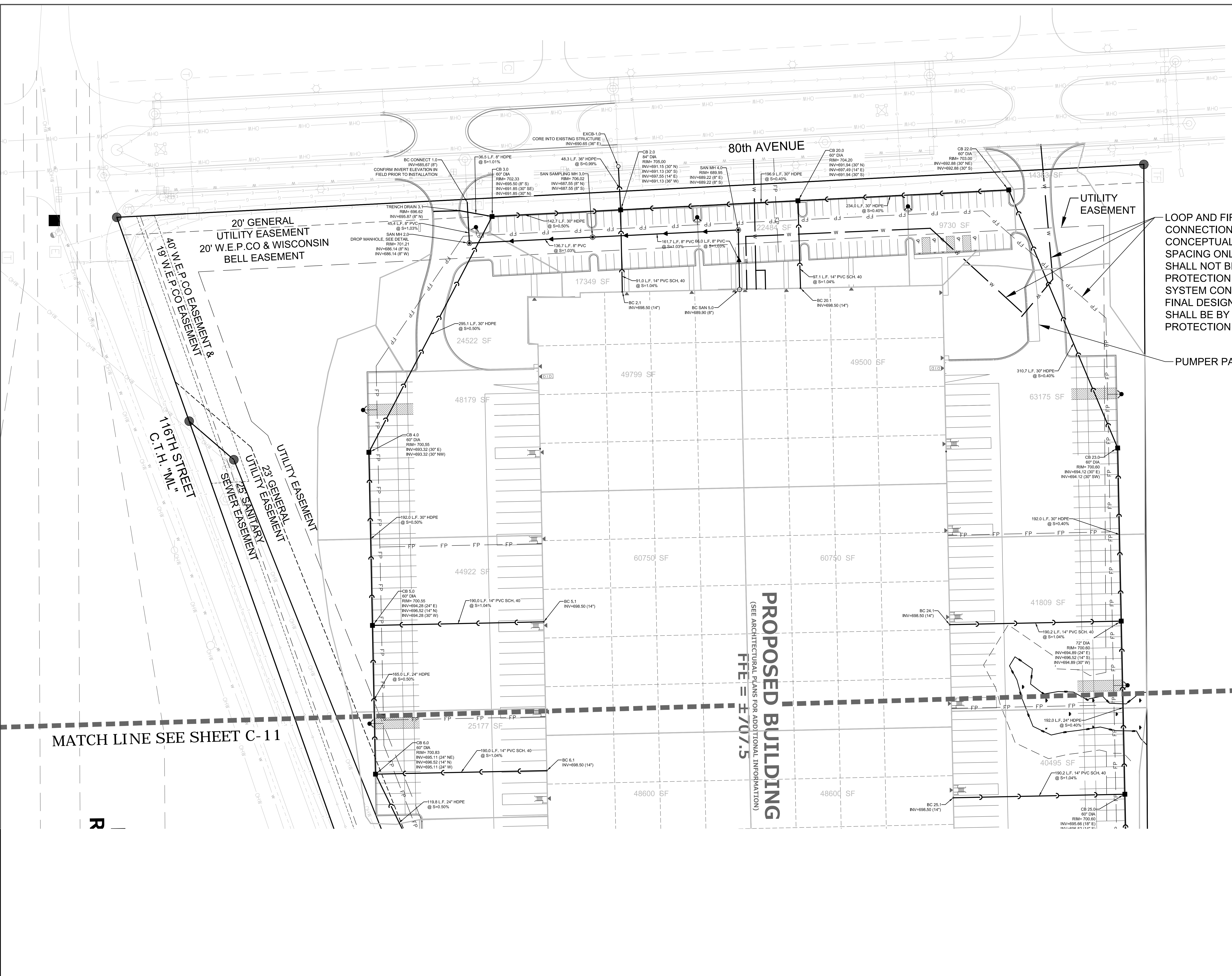
| REVISIONS | | SHEET C-9 of C-17 |
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| PROJECT NO. | 535.000 | DATE 01/21/2016 |
| DATE | 01/21/2016 | |
| SCALE | AS SHOWN | SHEET C-9 of C-17 |
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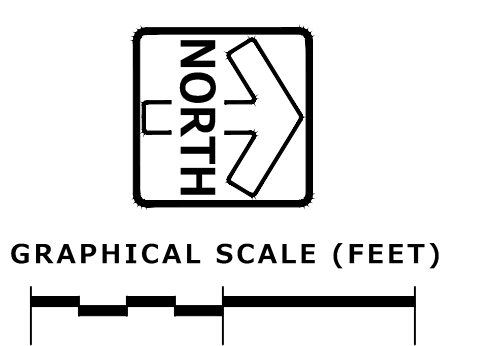
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PROJECT NO. 1535.000 AREA: [Blank] START DATE: 01/22/16 SCALE: [Blank] SHEET C-10 OF C-17



LOOP AND FIRE DEPARTMENT CONNECTION SHOWN FOR CONCEPTUAL HYDRANT SPACING ONLY. THIS PLAN SHALL NOT BE USED FOR FIRE PROTECTION SYSTEM AND SYSTEM CONSTRUCTION. FINAL DESIGN AND SIZING SHALL BE BY FIRE PROTECTION ENGINEER.

PUMPER PAD



| LEGEND | |
|--------|---|
| | SANITARY SEWER MANHOLE |
| | STORM SEWER MANHOLE |
| | STORM SEWER CATCH BASIN (ROUND CASTING) |
| | STORM SEWER CATCH BASIN (RECTANGULAR CASTING) |
| | PRECAST CONCRETE FLARED END SECTION |
| | CLEANOUT |
| | VALVE BOX |
| | FIRE HYDRANT |
| | SANITARY SEWER |
| | FORCE MAIN |
| | STORM SEWER |
| | DRAIN TILE |
| | WATER MAIN |
| | FIRE PROTECTION |
| | UTILITY CROSSING |
| | ELECTRICAL CABLE |
| | GAS MAIN |
| | TELEPHONE LINE |
| | OVERHEAD WIRES |
| | LIGHTING |
| | ELECTRICAL TRANSFORMER OR PEDESTAL |
| | POWER POLE |
| | POWER POLE WITH LIGHTS |
| | STREET SIGN |
| | UTILITY TO BE REMOVED |

PROPOSED BUILDING
(SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION)
FFE = F707.5

MATCH LINE SEE SHEET C-11

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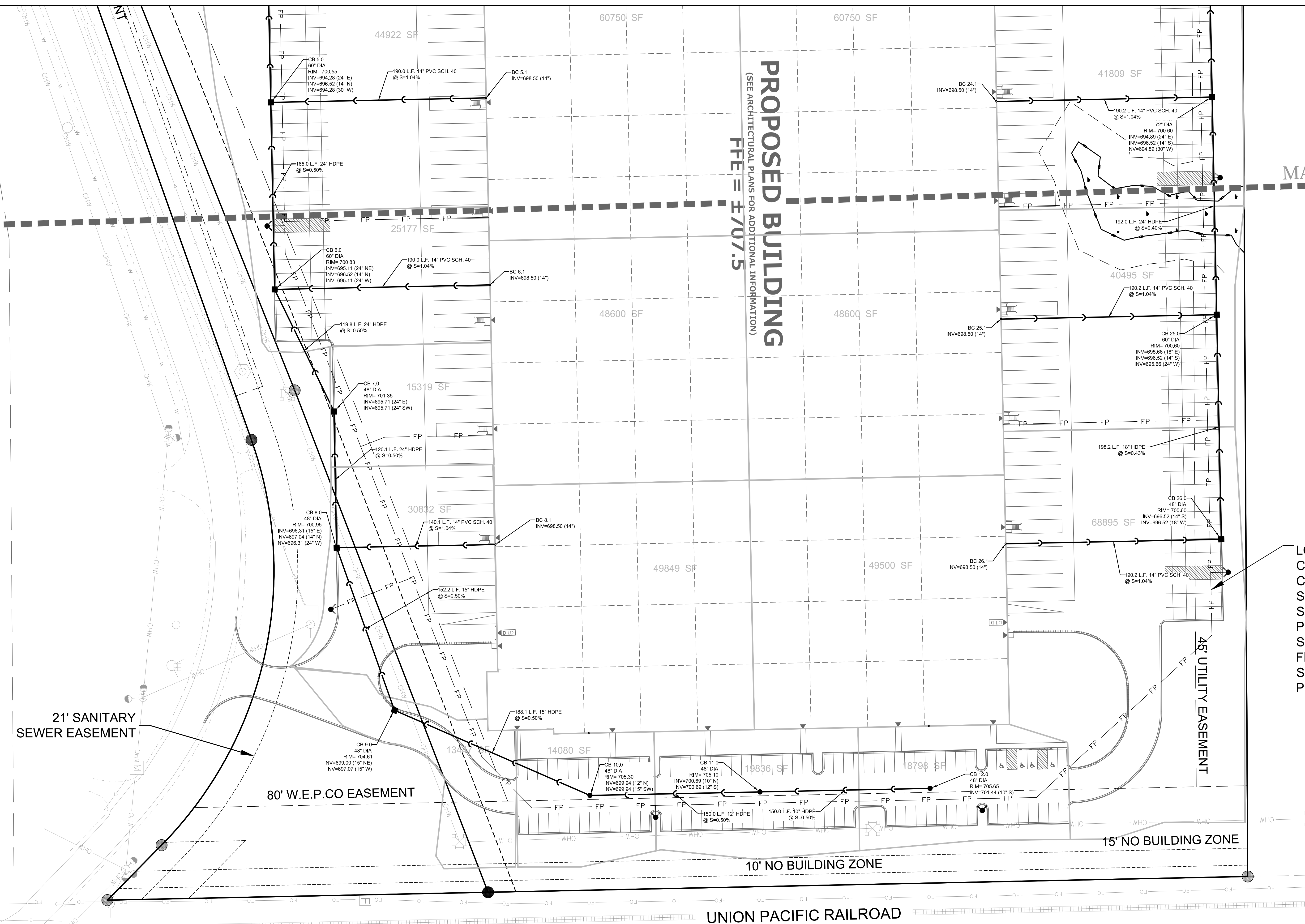
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UTILITY PLAN

| REVISIONS | |
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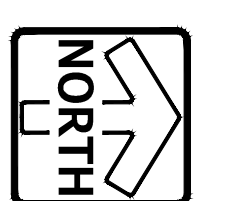
POTENTIAL FUTURE RAILROAD OVERPASS



PROPOSED BUILDING
(SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION)
FFE = F/07.5

MATCH LINE SEE SHEET C-10

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GRAPHICAL SCALE (FEET)
0 1" = 40' 80'

| LEGEND | |
|--------|---|
| | SANITARY SEWER MANHOLE |
| | STORM SEWER MANHOLE |
| | STORM SEWER CATCH BASIN (ROUND CASTING) |
| | STORM SEWER CATCH BASIN (RECTANGULAR CASTING) |
| | PRECAST CONCRETE FLARED END SECTION |
| | CLEANOUT |
| | VALVE BOX |
| | FIRE HYDRANT |
| | SANITARY SEWER |
| | FORCE MAIN |
| | STORM SEWER |
| | DRAIN TILE |
| | WATER MAIN |
| | FIRE PROTECTION |
| | UTILITY CROSSING |
| | ELECTRICAL CABLE |
| | GAS MAIN |
| | TELEPHONE LINE |
| | OVERHEAD WIRES |
| | LIGHTING |
| | ELECTRICAL TRANSFORMER OR PEDESTAL |
| | POWER POLE |
| | POWER POLE WITH LIGHTS |
| | STREET SIGN |
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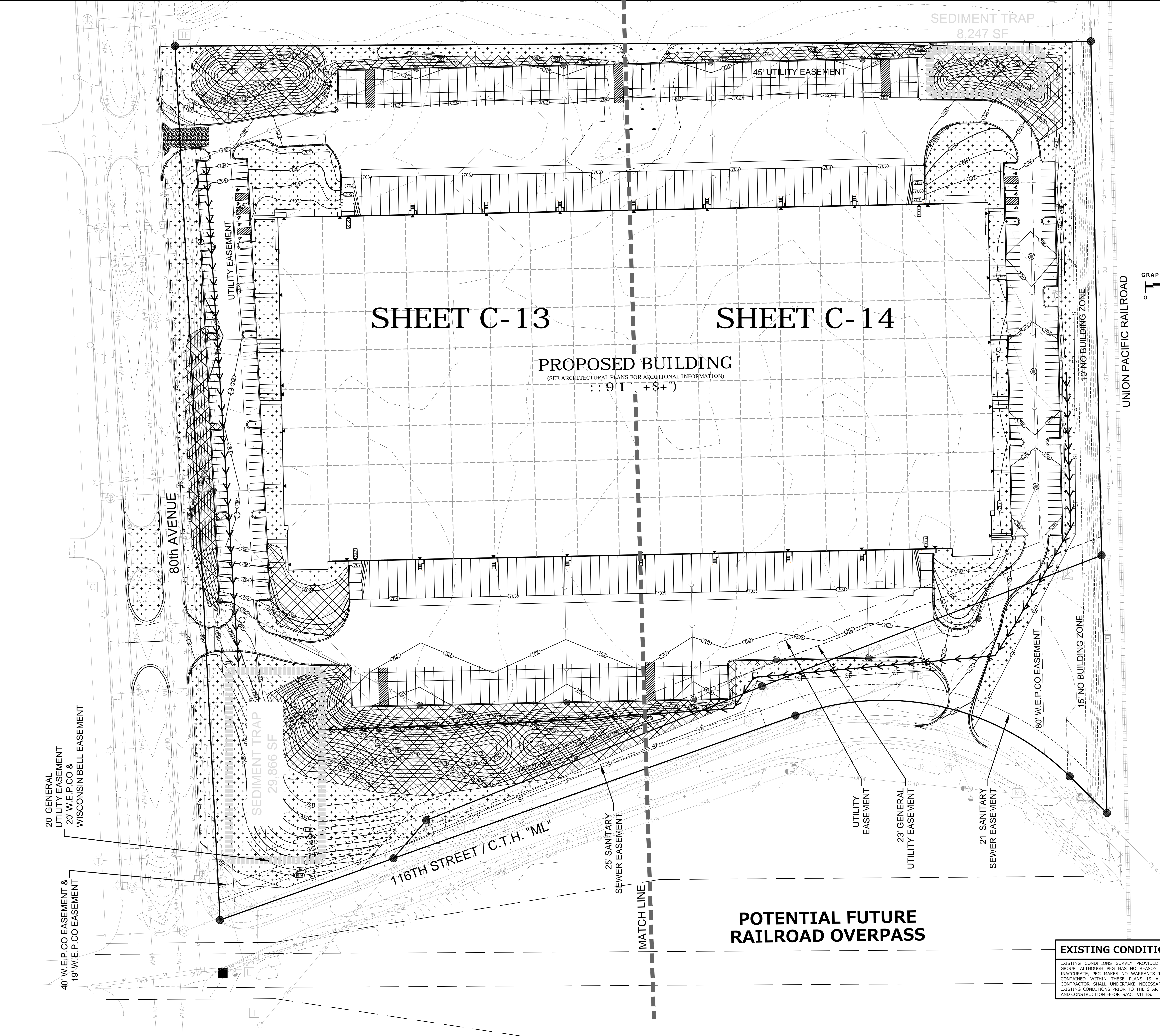
UTILITY PLAN

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PREC. DRAW. No. 5335.000
AREA
START DATE: 01/22/20
SCALE
SHEET C-11
C-17

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LEGEND

| | | | |
|--------|---|-----|---|
| ● | SANITARY SEWER MANHOLE | --- | NORMAL WATER LEVEL (NWL) |
| ● | STORM SEWER MANHOLE | → | DIRECTION OF SURFACE FLOW |
| ● | STORM CATCH BASIN (ROUND CASTING) | → | DITCH OR SWALE |
| ● | STORM SEWER CATCH BASIN (RECTANGULAR CASTING) | → | DIVERSION SWALE |
| ▴ | PRECAST FLARED END SECTION | → | OVERFLOW RELIEF ROUTING |
| □ | CLEANOUT | SF | SILT FENCE |
| □ | VALVE BOX | ○ | INLET PROTECTION |
| □ | FIRE HYDRANT | ▨ | CONSTRUCTION ENTRANCE |
| --- | PROPOSED CONTOUR | ▨ | HYDROSEED (PER MANUFACTURER SPECIFICATIONS) |
| +750.0 | PROPOSED SPOT ELEVATION | ▨ | EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S75 OR EQUAL) |
| --- | WETLANDS | | |
| --- | FLOODPLAIN | | |
| --- | HIGH WATER LEVEL (HWL) | | |

CONSTRUCTION SITE SEQUENCING

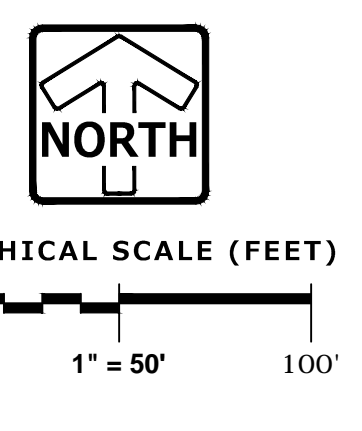
- INSTALL PERIMETER SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCE.
- STRIP AND STOCKPILE TOPSOIL. INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
- CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS AND SEDIMENT TRAPS/BASINS AS NEEDED.
- INSTALL UTILITY PIPING AND STRUCTURES. IMMEDIATELY INSTALL INLET PROTECTION.
- COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
- PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROL.
- EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.

CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

- ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT (WPDES PERMIT NO. WI-587931-N) FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL TECHNICAL STANDARDS AND PROVISIONS IN EFFECT AT THE TIME OF CONSTRUCTION. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMP'S). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THE BMP'S PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
- THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY OWNER/ENGINEER OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- MODIFICATIONS TO THE APPROVED SWPPP IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL MODIFICATIONS MUST BE APPROVED BY OWNER/ENGINEER/GOVERNING AGENCY PRIOR TO DEVIATION OF THE APPROVED PLAN.
- INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION(S) WITH THE PROPER AUTHORITIES, PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
- PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEEP AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST IMMEDIATELY AND AS REQUESTED BY THE GOVERNING AGENCIES.
- ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS - ALL INLETS, STRUCTURES, PIPES, AND SWALES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND DEBRIS.
- EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, WATER MAIN, ETC.) OUTSIDE OF THE PERIMETER CONTROLS SHALL INCORPORATE THE FOLLOWING:
PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
BACKFILL, COMPACT AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO STORM SEWER OR DITCHES.
- AT A MINIMUM, SEDIMENT BASINS AND NECESSARY TEMPORARY DRAINAGE PROVISIONS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE BEGINNING OF SIGNIFICANT MASS GRADING OPERATIONS TO PREVENT OFFSITE DISCHARGE OF UNTREATED RUNOFF.
- ALL WATERCOURSES AND WETLANDS SHALL BE PROTECTED WITH SILT FENCE TO PREVENT ANY DIRECT DISCHARGE FROM DISTURBED SOILS.
- ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTING HAS COMPLETED THE PROJECT.
- TOPSOIL STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE AND PERIMETER SILT FENCE TO CONTROL SILT. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IS REQUIRED.
- EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER IMMEDIATELY FOLLOWING COMPLETION OF SUCH ACTIVITIES OR PRIOR TO THE COMPLETION OF EACH WORK DAY, WHICH EVER OCCURS FIRST.
- MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCES ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
- PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS. PUMP DISCHARGE SHALL BE DIRECTED INTO AN APPROVED FILTER BAG OR APPROVED SETTLING DEVICE.
- GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. EROSION AND SEDIMENT CONTROL MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES. ALL DISTURBED AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF FOURTEEN (14) DAYS, REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH TECHNICAL STANDARDS.
- ALL DISTURBED SLOPES EXCEEDING 4:1, SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S750N EROSION MATTING (OR APPROVED EQUAL) AND ALL CHANNELS SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S750N (OR APPROVED EQUAL) OR APPLICATION OF AN APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. EROSION MATTING AND/OR NETTING USED ON SITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
- DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE OF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE.
- DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE VISUALLY INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM ON A DAILY BASIS.
- QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL DRAINING OR MORE PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERVAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT. REPORTING SHALL BE IN ACCORDANCE WITH OF THE GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.
- SEE ADDITIONAL DETAILS AND NOTES ON SITE STABILIZATION AND CONSTRUCTION DETAILS.

EXISTING CONDITIONS SURVEY:
EXISTING CONDITIONS SURVEY PROVIDED BY PINNACLE ENGINEERING GROUP. ALTHOUGH PEG HAS NO REASON TO BELIEVE THE SURVEY IS INACCURATE, PEG MAKES NO WARRANTIES THAT EXISTING INFORMATION CONTAINED WITHIN THESE PLANS IS ALL-INCLUSIVE OR ACCURATE. CONTRACTOR SHALL UNDERTAKE NECESSARY EFFORTS TO VERIFY THE EXISTING CONDITIONS PRIOR TO THE START OF MATERIAL PROCUREMENT AND CONSTRUCTION EFFORTS/ACTIVITIES.



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ENGINEERING | NATURAL RESOURCES | SURVEYING

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(262) 754-8888
CHICAGO OFFICE: NATIONSWIDE

LAKEVIEW SITE 87
PLEASANT PRAIRIE, WI

SITE STABILIZATION PLAN

REVISIONS

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| NO. | DATE | DESCRIPTION |
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PROJECT NO. 2303.000
DATE: 03/21/24
SCALE: AS SHOWN

SHEET C-12 of C-17

FOR REVIEW
www.pinnacle-engr.com
SHEET STABILIZATION PLAN

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 DESIGNED: AM
 CHECKED: AM
 DATED: 08/20/2014

40' W.E.P.CO EASEMENT &
19' W.E.P.CO EASEMENT

20' GENERAL
UTILITY EASEMENT
20' W.E.P.CO &
WISCONSIN BELL EASEMENT

80th AVENUE

SEDIMENT TRAP
29,866 SF

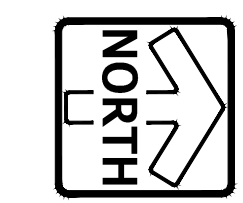
UTILITY EASEMENT

116TH STREET / C.T.H. "ML"

25' SANITARY
SEWER EASEMENT

PROPOSED BUILDING
(SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION)
FFE = ±707.5

MATCH LINE SEE SHEET C-14



GRAPHICAL SCALE (FEET)
0 1" = 40' 80'

LEGEND

| | | | |
|--|---|--|--|
| | SANITARY SEWER MANHOLE | | NORMAL WATER LEVEL (NWL) |
| | STORM SEWER MANHOLE | | DIRECTION OF SURFACE FLOW |
| | STORM STORM CATCH BASIN (ROUND CASTING) | | DITCH OR SWALE |
| | STORM SEWER CATCH BASIN (RECTANGULAR CASTING) | | DIVERSION SWALE |
| | PRECAST FLARED END SECTION | | OVERFLOW RELIEF ROUTING |
| | CLEANOUT | | SILT FENCE |
| | VALVE BOX | | INLET PROTECTION |
| | FIRE HYDRANT | | CONSTRUCTION ENTRANCE |
| | PROPOSED CONTOUR | | HYDROSEED (PER MANUFACTURER SPECIFICATIONS) |
| | PROPOSED SPOT ELEVATION | | EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S75 OR EQUAL) |
| | WETLANDS | | |
| | FLOODPLAIN | | |
| | HIGH WATER LEVEL (HWL) | | |

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BROOKFIELD, WI 53005
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

LAKEVIEW SITE 87
PLEASANT PRAIRIE, WI

SITE STABILIZATION PLAN

REVISIONS

| NO. | DATE | DESCRIPTION |
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PREC. JOB No. 5335.000
AREA
START DATE: 03/21/14
SCALE

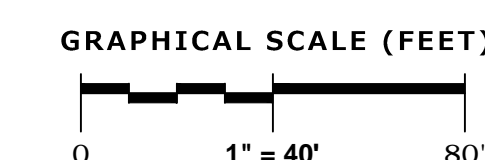
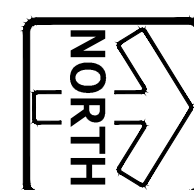
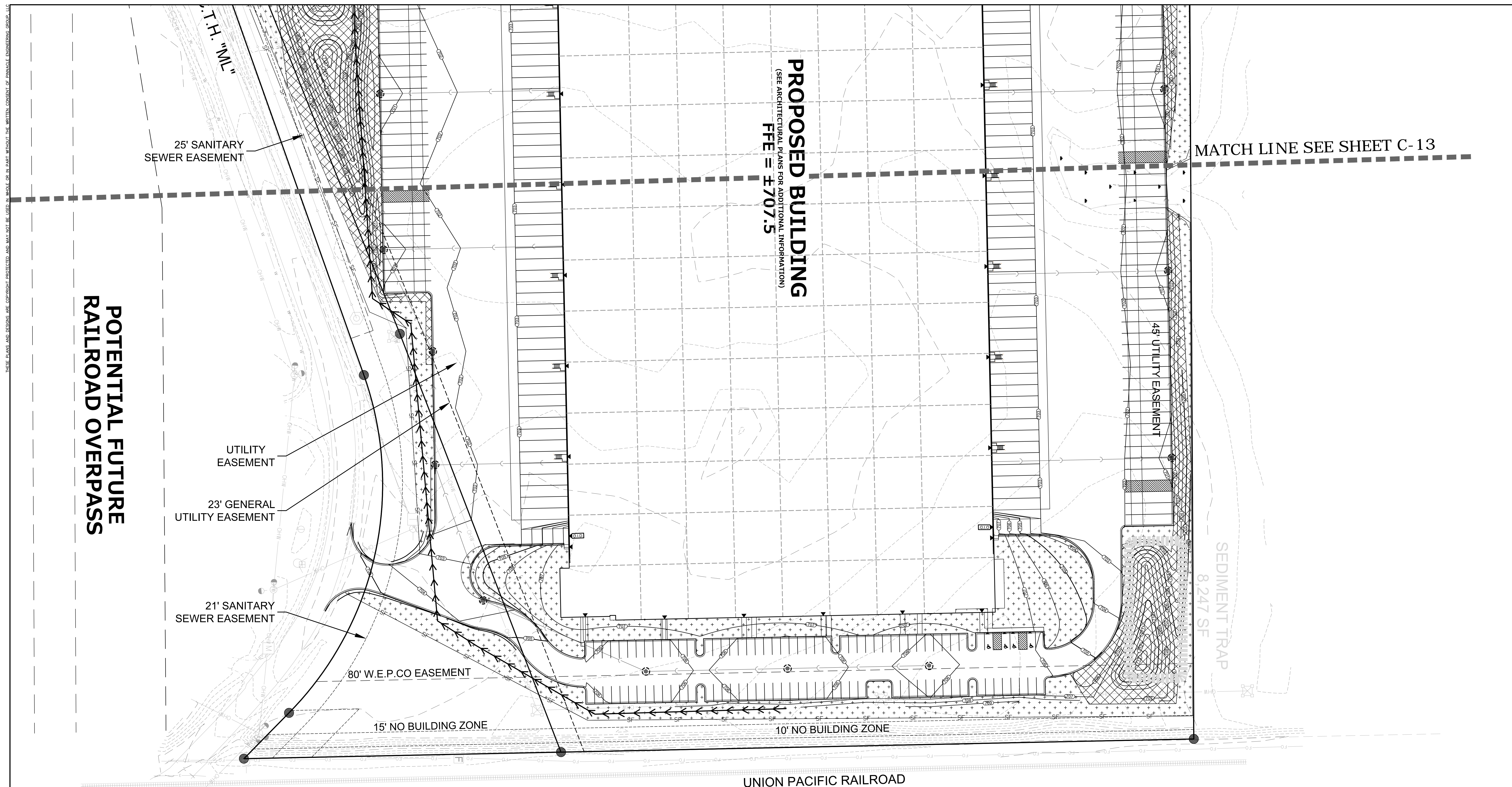
SHEET
C-13
of
C-17

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FOR REVIEW

SHEET C-14 OF C-17 SITE STABILIZATION PLAN



| LEGEND | | | |
|---------|---|-----------|---|
| ● | SANITARY SEWER MANHOLE | — — — — — | NORMAL WATER LEVEL (NWL) |
| ⊙ | STORM SEWER MANHOLE | → | DIRECTION OF SURFACE FLOW |
| ● | STORM CATCH BASIN (ROUND CASTING) | → | DITCH OR SWALE |
| ■ | STORM CATCH BASIN (RECTANGULAR CASTING) | → | DIVERSION SWALE |
| ▴ | PRECAST FLARED END SECTION | → | OVERFLOW RELIEF ROUTING |
| □ | CLEANOUT | SF | SILT FENCE |
| ⊕ | VALVE BOX | ⊕ | INLET PROTECTION |
| ⊕ | FIRE HYDRANT | ⊕ | CONSTRUCTION ENTRANCE |
| — | PROPOSED CONTOUR | ⊕ | HYDROSEED (PER MANUFACTURER SPECIFICATIONS) |
| ± 750.0 | PROPOSED SPOT ELEVATION | ⊕ | EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S75 OR EQUAL) |
| — | WETLANDS | | |
| — | FLOODPLAIN | | |
| — | HIGH WATER LEVEL (HWL) | | |

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LAKEVIEW SITE 87
PLEASANT PRAIRIE, WI

SITE STABILIZATION PLAN

| REVISIONS | |
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| PROJECT NO. | 5335.000 |
| DATE | 02/22/20 |
| SCALE | AS SHOWN |
| SHEET | C-14 |
| OF | 17 |
| SHEET | C-17 |

1.0 POTENTIAL POLLUTANT SOURCES

THE PROPOSED ACTIVITY ON THE PROJECT SITE, THE PRIMARY POTENTIAL POLLUTANT SOURCE ASSOCIATED WITH THIS CONSTRUCTION PROJECT IS SOIL EROSION AND TRANSPORTATION; REFER TO SECTION 4 OF THIS PLAN FOR ADDITIONAL POTENTIAL SOURCES OF POLLUTION MAY INCLUDE FUEL TANKS, WASTE CONTAINERS, OIL OR OTHER PETROLEUM PRODUCTS, DETERGENTS, PAINTS, CONSTRUCTION DEBRIS, SANITARY STATIONS, FERTILIZERS, AND MUST REFER TO SECTION 4 OF THIS PLAN.

2.0 EROSION AND SEDIMENT CONTROL IMPLEMENTATION

THE FOLLOWING ARE DESCRIPTIONS OF THE EROSION AND SEDIMENT CONTROL PRACTICES THAT SHALL BE IMPLEMENTED DURING CONSTRUCTION OF THIS PROJECT. IN ADDITION TO THESE MEASURES, CONTRACTOR SHALL DISTURB ONLY AREAS NECESSARY TO COMPLETE THE CONSTRUCTION PROJECT. ALL PRACTICES SHALL BE CONDUCTED IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICES (BMP).

2.1 CONSTRUCTION AND EROSION CONTROL SEQUENCING

CONSTRUCTION SEQUENCING WILL BE UTILIZED AS A MEANS OF CONTROLLING EROSION AND LIMITING SEDIMENT TRANSPORT. SEQUENCING AS LISTED BELOW IS GENERAL IN NATURE AND MAY VARY DEPENDING ON WEATHER CONDITIONS AND/OR PHASING OF CONSTRUCTION. THE CONTRACTOR SHALL SUBMIT A DETAILED SITE SEQUENCING PLAN TO OWNER FOR APPROVAL AT LEAST 5 BUSINESS DAYS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM # 4 IS NEEDED TO COMPLETE CONSTRUCTION ONLY IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL REQUIREMENTS.

- 1. INSTALL TEMPORARY CONSTRUCTION ENTRANCES, INLET PROTECTION ON EXISTING STORM SEWER AND CULVERT INLET LOCATIONS, AND PERIMETER SILT FENCING.
- 2. INSTALL SILT FENCING ALONG THE PERIMETER OF PROPOSED TOPSOIL STOCKPILE LOCATIONS. THE FIRST TOPSOIL DEPOSITED WITHIN THE STOCKPILE LIMITS SHALL BE PLACED TO CREATE TEMPORARY BERMING ALONG THE SILT FENCE TO PREVENT DIRECT STORMWATER RUNOFF AGAINST SILT FENCING. CONTRACTOR SHALL LIMIT LAND DISTURBING ACTIVITIES ASSOCIATED WITH TEMPORARY BERMING TO A MINIMUM.
- 3. STRIP TOPSOIL WITHIN THE LIMITS OF THE SEDIMENT TRAPS THAT WILL BE USED FOR TEMPORARY SEDIMENT CONTROL. STRIPPED TOPSOIL SHALL BE PLACED TO CONSTRUCT DIVERSION BERMS OR PLACED WITHIN THE STOCKPILE LIMITS.
- 4. STRIP TOPSOIL ALONG THE REMAINDER OF DIVERSION BERMS AND IMMEDIATELY PLACE TOPSOIL TO CREATE THE BERMING MASS TOPSOIL STRIPPING SHALL NOT OCCUR UNTIL ALL DOWNSTREAM SEDIMENT CONTROLS ARE IN PLACE.
- 5. CONDUCT ROUGH GRADING OPERATIONS AND UTILITY PIPING INSTALLATION, DRAIN TILE SHALL NOT BE INSTALLED UNTIL UPLAND AREAS CONTRIBUTING STORMWATER RUNOFF ARE STABILIZED. DITCH CHECKS SHALL BE INSTALLED WITHIN DRAINAGE DITCHES IMMEDIATELY FOLLOWING CREATION OF DITCHES AND INLET PROTECTION SHALL BE INSTALLED TO PROTECT ANY STORM SEWER OR CULVERTS THAT WILL FUNCTION DURING CONSTRUCTION.
- 6. FINE GRADE SUB-GRADE SOILS WITH PAVEMENT AND BUILDING LIMITS. PLACE STONE BASE MATERIAL AS SOON AS POSSIBLE FOLLOWING COMPLETION OF FINE GRADING EFFORTS.
- 7. FINE GRADE REMAINING DISTURBED AREAS, PLACE SALVAGED TOPSOIL, EROSION BLANKETS/MATTING, AND SEED/MULCH AS SOON AS POSSIBLE FOLLOWING COMPLETION OF FINE GRADING EFFORTS.
- 8. EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% VEGETATIVE COVER IS ESTABLISHED. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF SILT FENCE, TEMPORARY FERTILIZATION, DITCH CHECKS, AND OTHER TEMPORARY CONTROLS, AND RESTORATION PRACTICES AS NECESSARY TO THE SATISFACTION OF THE OWNER.

2.2 STABILIZATION PRACTICES

THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND WHEN STABILIZATION MEASURES ARE INITIATED, SHALL BE RECORDED ON THE STABILIZATION SCHEDULE FOR MAJOR GRADING ACTIVITIES. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY CEASED UNLESS:

THE INITIATION OF STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASE IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.

CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITIES CEASED. (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS). IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED. SEE THE SOIL PROTECTION CHART PRESENTED IN THE CONSTRUCTION DOCUMENTS FOR RATES OF PERMANENT AND TEMPORARY VEGETATION.

STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES.

- PERMANENT SEEDING: IN ACCORDANCE WITH APPROVED LANDSCAPING PLAN. TEMPORARY SEEDING MAY CONSIST OF SPRING OATS (100LS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LS/ACRE).
- HYDRO-MULCHING WITH A TACKIFIER.
- GEOTEXTILE EROSION MATTING.
- SOODING.

2.3 STRUCTURAL PRACTICES

THE FOLLOWING ARE DESCRIPTIONS OF STRUCTURAL PRACTICES TO BE IMPLEMENTED TO DIVERT FLOWS FROM EXPOSED SOILS, STORE FLOWS, OR OTHERWISE LIMIT THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE INCLUDING THE PROPOSED AND EXISTING WETLAND AREAS.

SUCH PRACTICES COULD INCLUDE SILT FENCE, PROTECTION FENCE, CONSTRUCTION ENTRANCE, DITCH CHECK, EROSION CONTROL MATTING, DIVERSION BERM/SWALE, SEDIMENT TRAP, LEVEE, SPREADER, INLET PROTECTION, OUTLET PROTECTION, AND TEMPORARY OR PERMANENT SEDIMENT BASIN. THE FOLLOWING STRUCTURAL PRACTICES ARE TO BE UTILIZED DURING THIS PROJECT.

SILT FENCE SHALL BE PLACED DOWN SLOPE OF DISTURBED AREAS OF THE CONSTRUCTION SITE AND AROUND THE PERIMETER OF THE TOPSOIL STOCKPILE. THIS INCLUDES PROTECTION OF EXISTING WETLAND AREAS TO BE MAINTAINED. SILT FENCE MAY ALSO BE USED AS A TEMPORARY CONTROL DEVICE WHERE SEDIMENTATION RUNOFF IS DISCOVERED.

CONSTRUCTION ENTRANCE SHALL BE INSTALLED TO REDUCE SOIL EROSION POLLUTANTS FROM LEAVING THE SITE DURING CONSTRUCTION ACTIVITIES IF THE CRUSHED STONE DOES NOT ADEQUATELY REMOVE MUD FROM VEHICLE TIRES. THEY SHALL BE HOSED OFF BEFORE ENTERING A PAVED ROADWAY. ANY SOIL DEPOSITED ON THE PUBLIC PAVED ROAD WAY SHALL BE REMOVED IMMEDIATELY.

DITCH CHECK (STRAW BALES) SHALL BE INSTALLED IN DRAINAGE CHANNELS AS NEEDED.

EROSION CONTROL MATTING SHALL BE PLACED ON AREAS OR EMBANKMENTS HAVING SLOPES GREATER THAN OR EQUAL TO 3H:1V, BEFORE VEGETATION IS ESTABLISHED.

DIVERSION BERM/SWALE SHALL BE CONSTRUCTED TO DIVERT RUNOFF AROUND THE SITE AND TO DIVERT RUNOFF FROM THE DISTURBED AREA TO A SEDIMENT TRAP OR OTHER CONTROL. BERM/SWALES SHALL BE STABILIZED WITH EQUIPMENT TRACKING AND TEMPORARY SEEDING.

SEDIMENT TRAP/BASIN SHALL BE CONSTRUCTED TO COLLECT RUNOFF AND RUNOFF FROM SITE DIVERSION BERM/SWALES.

INLET PROTECTION SHALL BE INSTALLED AT STORMWATER DRAINAGE INLETS TO REDUCE SEDIMENT WITHIN STORM SEWER CONVEYANCE FEATURES.

OUTLET SCOUR PROTECTION SHALL BE INSTALLED AT STORMWATER DRAINAGE OUTLETS TO DIFFUSE FLOWS.

3.0 ADDITIONAL PRACTICES

ADDITIONAL POLLUTANT CONTROL MEASURES TO BE IMPLEMENTED DURING CONSTRUCTION ACTIVITIES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:

CONSTRUCTION WASTE SHALL BE PROPERLY DISPOSED OF. THIS INCLUDES ALL CONSTRUCTION SITE WASTE MATERIAL, SANITARY WASTE, AND WASTE FROM VEHICLE TRACKING OF SEDIMENTS. THE CONTRACTOR SHALL ENSURE THAT NO MATERIAL, WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, BURNED, OR DISCHARGED TO THE WATERS OF THE STATE. VEHICLES HAULING MATERIAL AWAY FROM THE SITE SHALL BE COVERED WITH A TARP/AULIN TO PREVENT BLOWING DEBRIS.

DUST CONTROL SHALL BE ACCOMPLISHED BY ONE OR MORE OF THE FOLLOWING METHODS:

- COVERING 30% OR MORE OF THE SOIL SURFACE WITH A NON-ERODIBLE MATERIAL.
- ROUGHENING (EQUIPMENT TRACKING) THE SOIL TO PRODUCE RIDGES PERPENDICULAR TO THE PREVAILING WIND. RIDGES SHALL BE AT LEAST SIX (6) INCHES IN HEIGHT.
- FREQUENT WATERING OF EXCAVATION AND FILL AREAS.
- PROVIDING GRAVEL OR PAVING AT ENTRANCE/EXIT DRIVES, PARKING AREAS AND TRANSIT PATHS.

STREET SWEEPING SHALL BE PERFORMED TO IMMEDIATELY REMOVE ANY SEDIMENT TRACKED ON PAVEMENTS.

4.0 EROSION AND SEDIMENT STRUCTURAL PRACTICE MAINTENANCE

THE FOLLOWING MAINTENANCE PRACTICES SHALL BE USED TO MAINTAIN, IN GOOD AND EFFECTIVE OPERATING CONDITIONS, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES, AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN. UPON IDENTIFICATION, DEFICIENCIES IN STORMWATER CONTROLS SHALL BE ADDRESSED IMMEDIATELY. THE MAINTENANCE PROCEDURES FOR THIS DEVELOPMENT SHALL INCLUDE, BUT NOT BE LIMITED TO THE BELOW.

SILT FENCE - REPAIR OR REPLACE ANY DAMAGED FILTER FABRIC AND/OR STAKES. REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE ABOVE-GROUND HEIGHT OF THE FENCE.

CONSTRUCTION ENTRANCE - AS NEEDED, ADD STONE TO MAINTAIN CONSTRUCTION ENTRANCE DIMENSIONS AND EFFECTIVENESS.

DITCH CHECK (STRAW BALES) - RE-SECURE STAKES, ADJUST OR REPOSITION BALES TO ADDRESS PROPER FLOW OF STORMWATER, AND REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE HEIGHT OF THE BALE.

EROSION CONTROL MATTING - REPAIR MATTING IMMEDIATELY IF INSPECTION REVEALS BREACHES OR FAILED CONDITIONS. REPAIR AND RE-GRADE SOIL WHERE CHANNELIZATION HAS OCCURRED.

DIVERSION BERM/SWALE - REPLACE OR RE-COMPACT THE CONSTRUCTION MATERIALS AS NECESSARY.

SEDIMENT TRAP - REMOVE AND DISPOSE OF THE ACCUMULATED SEDIMENT WHEN IT HAS REACHED THE SEDIMENT STORAGE ELEVATION.

INLET PROTECTION - CLEAN, REPAIR OR REPLACE FILTER FABRIC AND/OR STONE WHEN CONTROL MEASURE IS CLOGGED. INLET FILTER BAGS SHALL BE REPLACED ONCE ONE-HALF FULL OF SEDIMENT.

OUTLET PROTECTION - CLEAN, REPAIR OR REPLACE FILTER FABRIC, TURF REINFORCEMENT MATTING AND/OR STONE WHEN CONTROL MEASURE IS ONE-HALF FULL OF SEDIMENT.

SEDIMENT BASIN - AT THE END OF CONSTRUCTION, CONTRACTOR SHALL REMOVE AND DISPOSE OF THE ACCUMULATED SEDIMENT AND RESTORE BASIN AREA TO INTENDED POST-CONSTRUCTION DESIGN GRADES.

5.0 INSPECTION

INSPECTIONS SHALL BE COMPLETED WITHIN TWENTY-FOUR (24) HOURS OF THE END OF A RAINFALL EVENT THAT IS ONE-HALF INCH OR GREATER OR EQUIVALENT SNOWFALL OR AT A MINIMUM ONCE EVERY SEVEN (7) CALENDAR DAYS. INSPECTIONS SHALL BE UNDERTAKEN BY QUALIFIED PERSONNEL PROVIDED BY THE CONTRACTOR, AND SHALL INCLUDE DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED. STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE, A STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT SHALL BE COMPLETED AND ADDED TO THE SWPPP. RAINFALL SHALL BE RECORDED ON THE SWPPP RAINFALL LOG. CONTRACTOR SHALL IMMEDIATELY ARRANGE FOR REPAIR OR REPLACEMENT OF ANY DAMAGED OR DEFICIENT CONTROL MEASURES OBSERVED DURING THE INSPECTION.

QUALIFIED PERSONNEL MEANS A PERSON KNOWLEDGEABLE IN THE PRINCIPLES AND PRACTICES OF EROSION AND SEDIMENT CONTROL MEASURES, SUCH AS A LICENSED PROFESSIONAL ENGINEER, A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL, A CERTIFIED EROSION SEDIMENT OR STORMWATER INSPECTOR, OR OTHER TRAINED INDIVIDUAL.

6.0 SPILL PREVENTION

6.1 GENERAL MATERIAL MANAGEMENT PRACTICES

THE GOOD HOUSEKEEPING PRACTICES LISTED BELOW SHALL BE FOLLOWED THROUGHOUT THE CONSTRUCTION PROJECT.

- 1. CONTRACTOR SHALL STORE ONLY ENOUGH PRODUCTS REQUIRED TO COMPLETE THIS PROJECT.
- 2. ALL MATERIAL SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR ORIGINAL CONTAINERS CONTAINING MANUFACTURER'S LABEL.
- 3. MANUFACTURERS' RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED.
- 4. MATERIALS REQUIRED TO HAVE A MATERIAL SAFETY DATA SHEET (MSDS) SHALL HAVE A COPY STORED IN THE PROJECT'S MSDS DATABASE.

6.2 SPILL CONTROL PRACTICES

THE PRACTICES LISTED BELOW SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP.

- 1. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE MAINTAINED ON-SITE.
- 2. IMMEDIATELY UPON DISCOVERY, ALL SPILLS SHALL BE CLEANED UP ACCORDING TO THE MANUFACTURER'S RECOMMENDED METHODS.
- 3. PERSONNEL CLEANING UP A SPILL SHALL USE PERSONAL PROTECTIVE EQUIPMENT.
- 4. IMMEDIATELY UPON DISCOVERY, SPILLS OF TOXIC OR HAZARDOUS MATERIALS SHALL BE REPORTED TO THE OWNER AND GENERAL CONTRACTOR.
- 5. NOTIFICATION AND REPORTING TO THE APPROPRIATE FEDERAL, STATE, AND LOCAL GOVERNMENT AGENCIES SHALL BE MADE AS REQUIRED.

GENERAL INFORMATION:

THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN DEVELOPED TO FULFILL ONE OF THE REQUIREMENTS OF THE GENERAL ENVIRONMENTAL PROTECTION AGENCY (EPA) NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT NO. WI-S00791-14) FOR THE DISCHARGE OF STORMWATER ASSOCIATED WITH CONSTRUCTION PROJECTS DISTURBING ONE ACRE OR MORE. THE OWNER AND CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE NPDES FOR ALL SUCH CONSTRUCTION PROJECTS. THE STORMWATER DISCHARGES ASSOCIATED WITH THE CONSTRUCTION ACTIVITY FROM THIS SITE ARE SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE PERMITS.

THE EXECUTED OWNER CERTIFICATION AND THE CONTRACTOR CERTIFICATIONS SHALL BE KEPT ON-SITE WITH THE APPROVED PLANS.

SWPPP AVAILABILITY:

THE OWNER SHALL RETAIN A COPY OF THE SWPPP AT THE CONSTRUCTION SITE FROM THE DATE OF THE PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

KEEPING PLANS CURRENT:

THE CONTRACTOR SHALL AMEND THE PLAN WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE PLAN OR IF THE PLAN PROVES TO BE INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY CONTROLLING POLLUTANTS IN STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION SITE ACTIVITY. THE PLAN SHALL BE AMENDED TO IDENTIFY ANY NEW CONTRACTOR AND/OR SUBCONTRACTOR THAT WILL IMPLEMENT A MEASURE OF THE PLAN. AMENDMENTS TO THE PLAN MAY BE REQUIRED BY THE MUNICIPALITY, OWNER, OR OTHER REVIEWING AGENCY. COPIES OF THE AMENDMENTS SHALL BE KEPT ON-SITE AS PART OF THE SWPPP.

RETENTION OF RECORDS:

THE OWNER SHALL RETAIN COPIES OF THIS AND ALL REPORTS AND NOTICES REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT, FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE PERMIT COVERAGE EXPIRES OR IS TERMINATED. THIS PERIOD MAY BE EXTENDED BY THE REQUEST OF THE AGENCY AT ANY TIME. IN ADDITION, THE OWNER SHALL RETAIN A COPY OF THE PLAN REQUIRED BY THIS PERMIT AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

A NOTICE OF INTENT (NOI) APPLICATION MUST BE COMPLETED AND INCORPORATED INTO THE SWPPP.

WPDES NOTICE OF TERMINATION GUIDANCE:

WHEN A SITE HAS BEEN FINALLY STABILIZED AND ALL STORMWATER DISCHARGES FROM CONSTRUCTION SITES THAT ARE AUTHORIZED BY THE PERMIT ARE ELIMINATED, THE OWNER OF THE FACILITY MUST SUBMIT A COMPLETED NOTICE OF TERMINATION THAT IS SIGNED IN ACCORDANCE WITH THE PERMIT. CONTRACTOR SHALL SUBMIT A COMPLETED NOTICE OF TERMINATION TO OWNER FOR EXECUTION PRIOR TO THEIR FINAL PAY APPLICATION REQUEST.

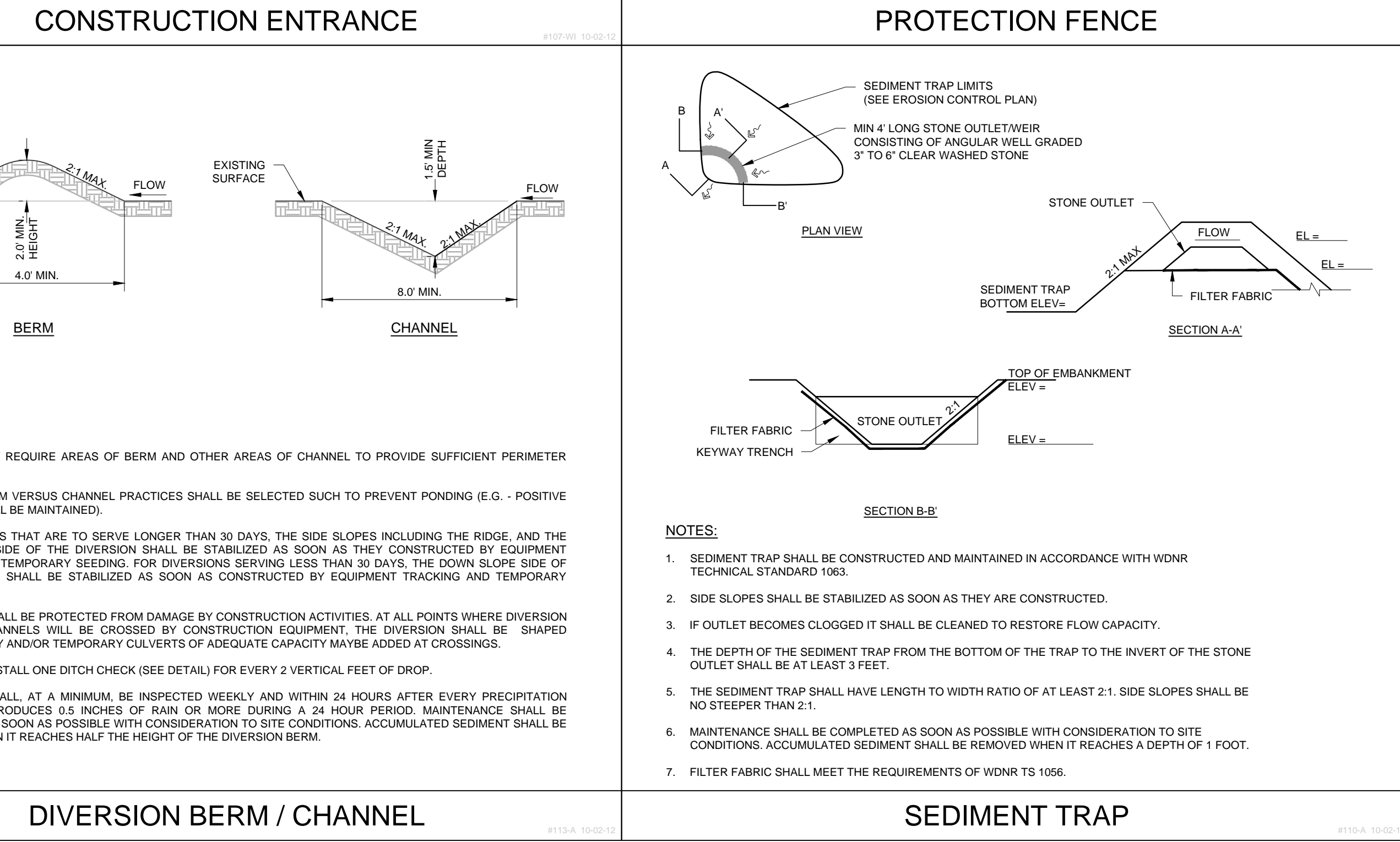
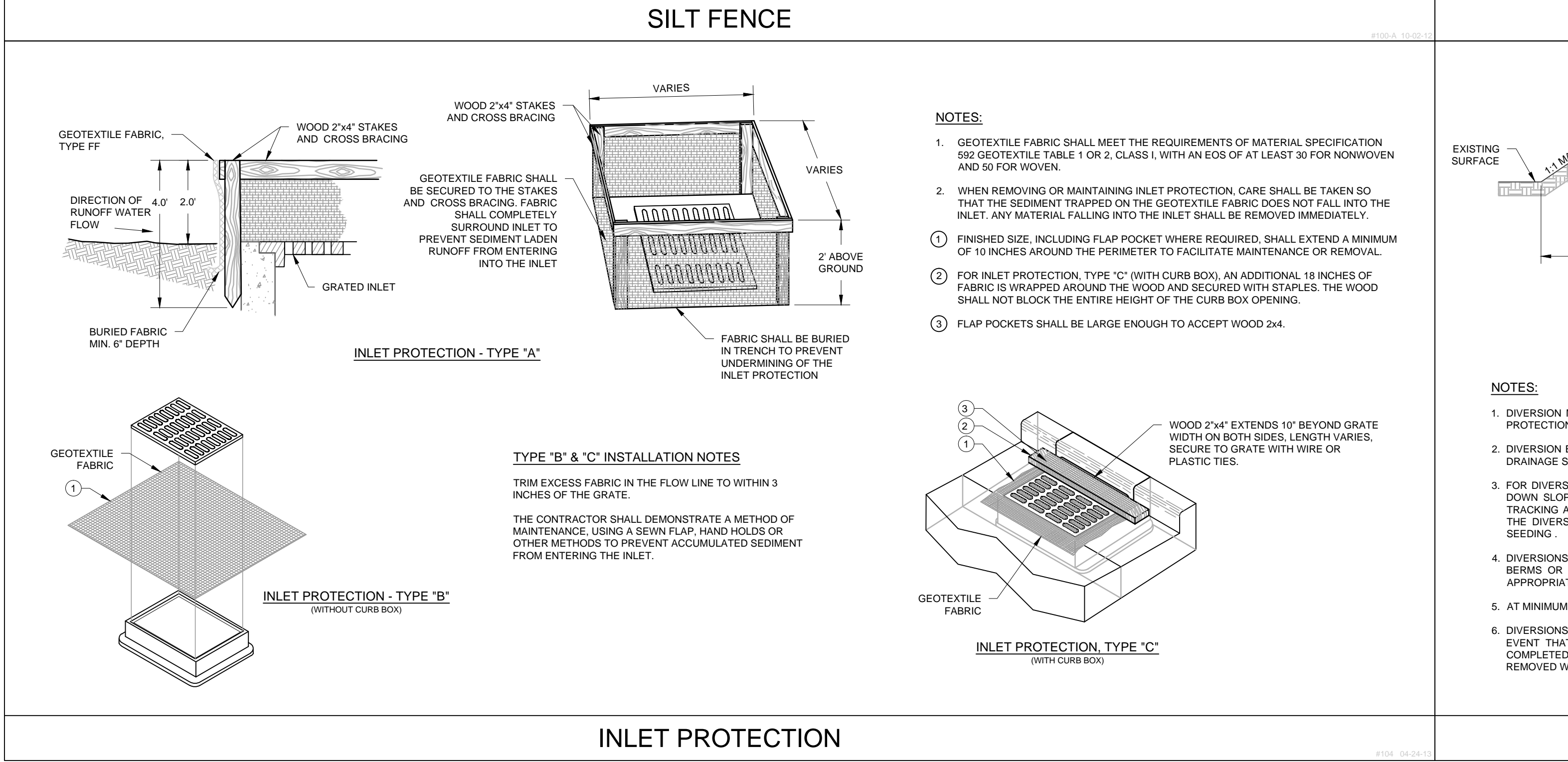
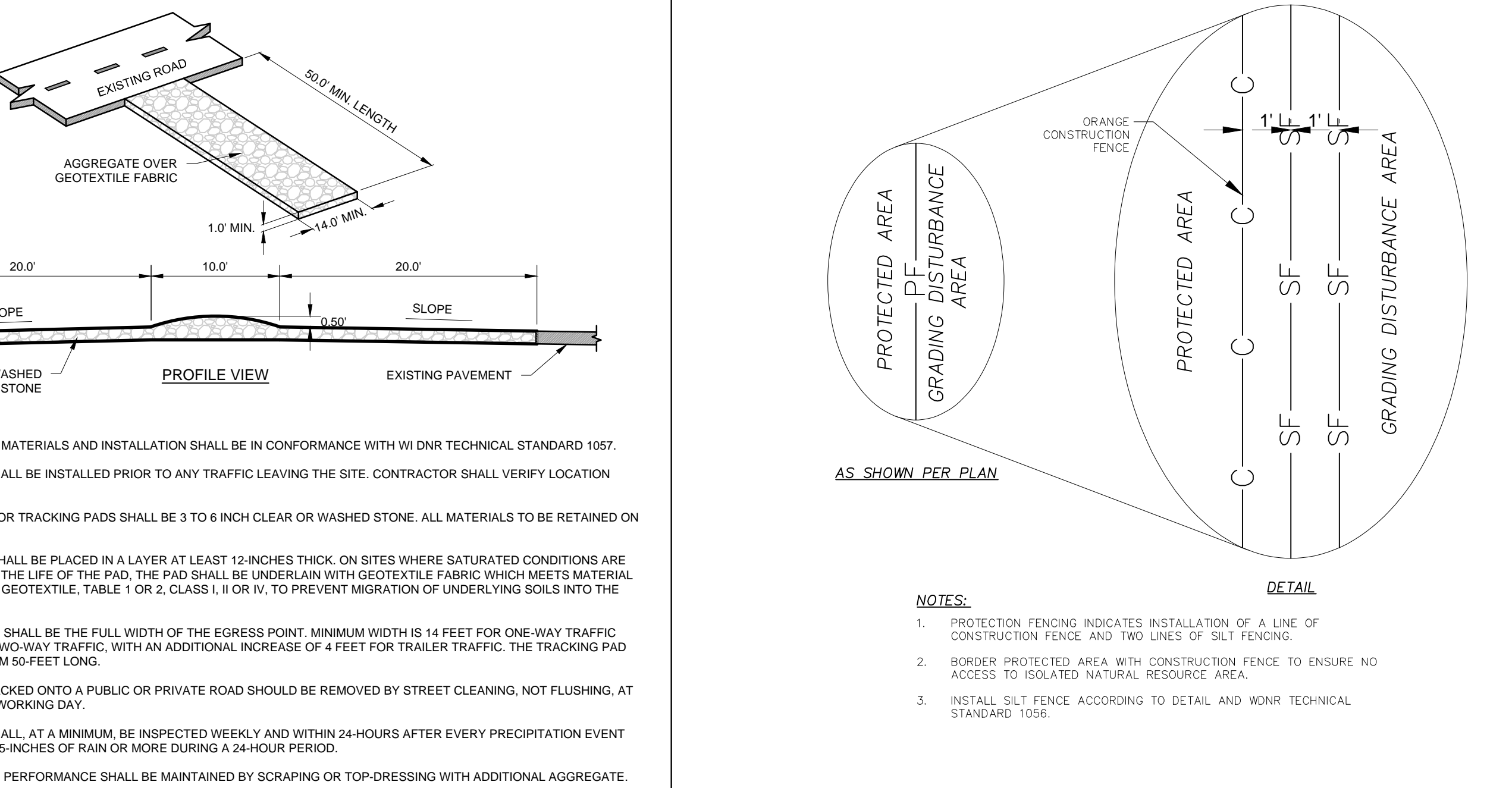
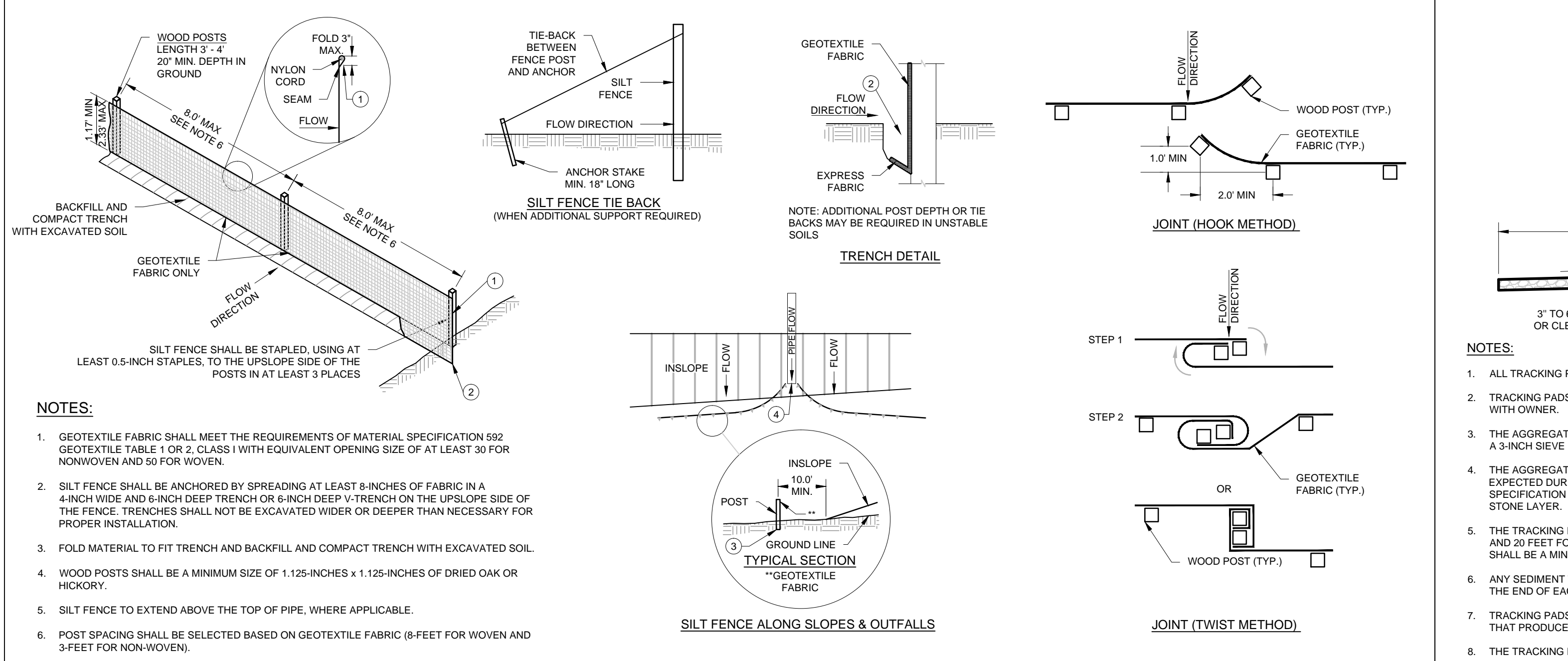
| CONTROL MEASURE GROUP | CONTROL MEASURE | CONTROL MEASURE CHARACTERISTICS |
|---------------------------|-------------------------|--|
| VEGETATIVE SOIL COVER | TEMPORARY SEEDING | PROVIDES QUICK TEMPORARY COVER TO CONTROL EROSION WHEN PERMANENT SEEDING IS NOT DESIRED OR TIME OF YEAR IS INAPPROPRIATE. |
| | PERMANENT SEEDING | PROVIDES PERMANENT VEGETATIVE COVER TO CONTROL EROSION. FILTERS SEDIMENT FROM WATER. MAY BE PART OF FINAL LANDSCAPE PLAN. |
| NON VEGETATIVE SOIL COVER | AGGREGATE COVER | PROVIDES TEMPORARY COVER ON ROADS AND PARKING LOTS AND AREAS WHERE VEGETATION CANNOT BE ESTABLISHED. PREVENTS MUD FROM BEING PICKED UP AND TRANSPORTED OFF-SITE. |
| | PAVING | PROVIDES PERMANENT COVER ON PARKING LOTS AND ROADS OR OTHER AREAS WHERE VEGETATION CANNOT BE ESTABLISHED. |
| DIVERSIONS | DIVERSION BERM / SWALE | DIVERTS RUNOFF TO A SEDIMENT TRAP OR OTHER CONTROL. |
| ENCLOSED DRAINAGE | STORM SEWER | CONVEYS SEDIMENT LADEN WATER TO A SEDIMENT BASIN. |
| OUTLETS | ARMOR ENDWALL OR RIPRAP | PROTECTS DOWNSTREAM CHANNEL FROM HIGH VELOCITY OF FLOW DISCHARGING FROM STRUCTURE. |
| SEDIMENT BASINS | TEMPORARY SEDIMENT TRAP | CONSTRUCTED TO REMOVE SLTATION FROM RUNOFF FROM SITES DIVERSION BERM/SWALES AND IN OVERLAND FLOOD ROUTE. CAN BE CONVERTED TO PERMANENT SEDIMENT BASIN. |
| | SILT FENCE | PLACED DOWN SLOPE OF DISTURBED AREA TO KEEP RUNOFF CONTAINED ON-SITE. |
| SEDIMENT FILTERS | INLET PROTECTION | INSTALLED IN OPEN GRATE STRUCTURES TO COLLECT SEDIMENT. |
| | DITCH CHECK | PLACED IN DRAINAGE CHANNELS TO FILTER SEDIMENT FROM RUNOFF. |
| MUD AND DUST CONTROL | CONSTRUCTION ENTRANCE | REDUCES SOIL EROSION POLLUTANTS BEING TRANSPORTED OFF-SITE. |
| | STREET SWEEPING | REDUCES POLLUTANTS TRACKED FROM CONSTRUCTION SITE. |
| | DUST CONTROL | PREVENTS DUST FROM LEAVING CONSTRUCTION SITE. |

STABILIZATION EFFECTIVENESS (TIME OF YEAR)

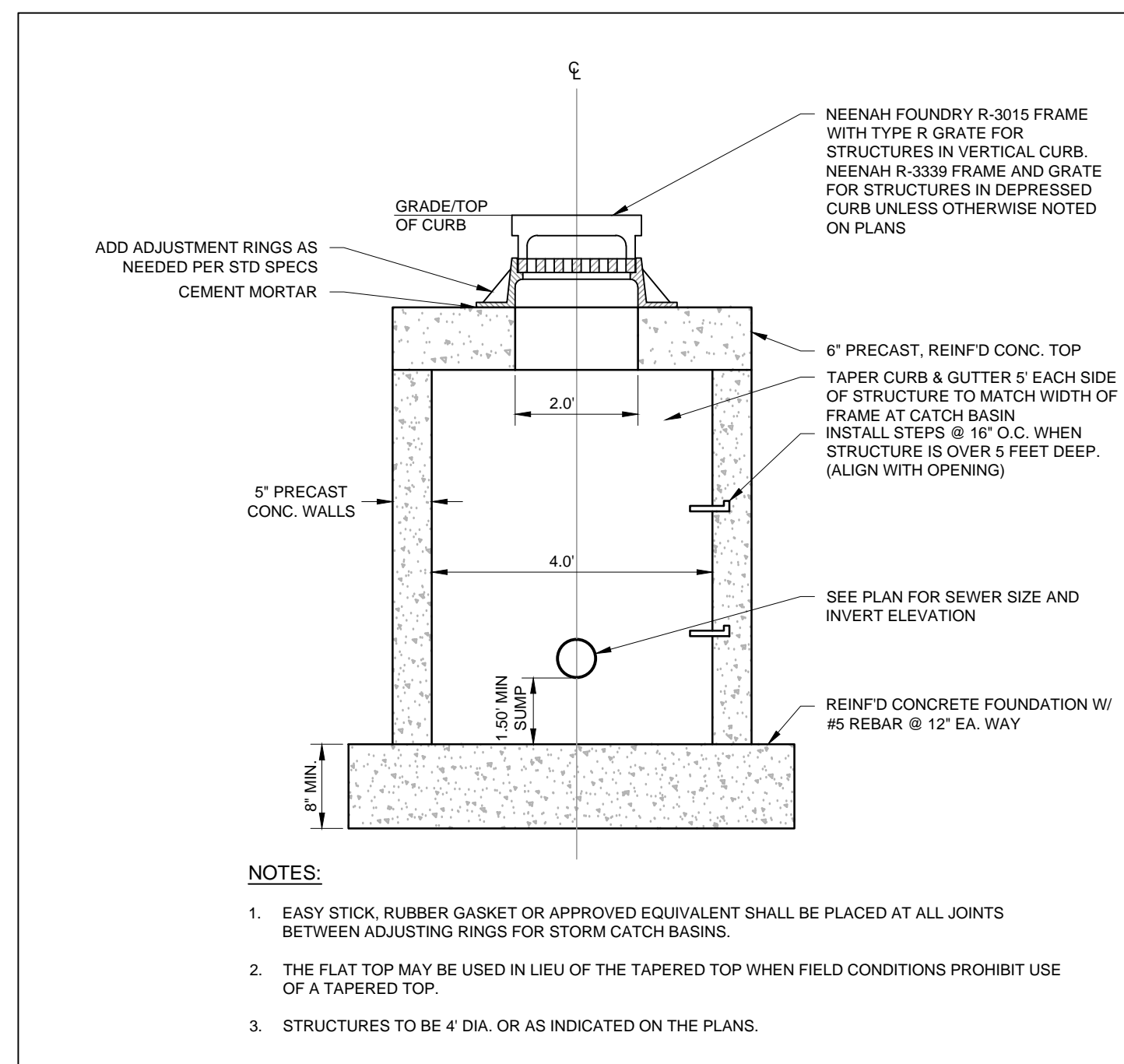
| STABILIZATION TYPE | STABILIZATION UTILIZATION PERIODS | | | | | | | | | | | |
|--------------------|-----------------------------------|------|------|------|-----|------|------|------|-------|------|------|------|
| | JAN. | FEB. | MAR. | APR. | MAY | JUNE | JULY | AUG. | SEPT. | OCT. | NOV. | DEC. |
| PERMANENT SEEDING | | | | | | | | | | | | |
| DORMANT SEEDING | | | | | | | | | | | | |
| TEMPORARY SEEDING | | | | | | | | | | | | |
| SOODING | | | | | | | | | | | | |

- A. KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE.
- B. KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE.
- C. SPRING OATS 100 LBS/ACRE.
- D. WHEAT OR CEREAL RYE 150 LBS/ACRE.
- E. SOO.
- F. STRAW MULCH 2 TONS/ACRE.

* IRRIGATION/WATERING REQUIRED TO SUPPORT ESTABLISHMENT AS NEEDED.

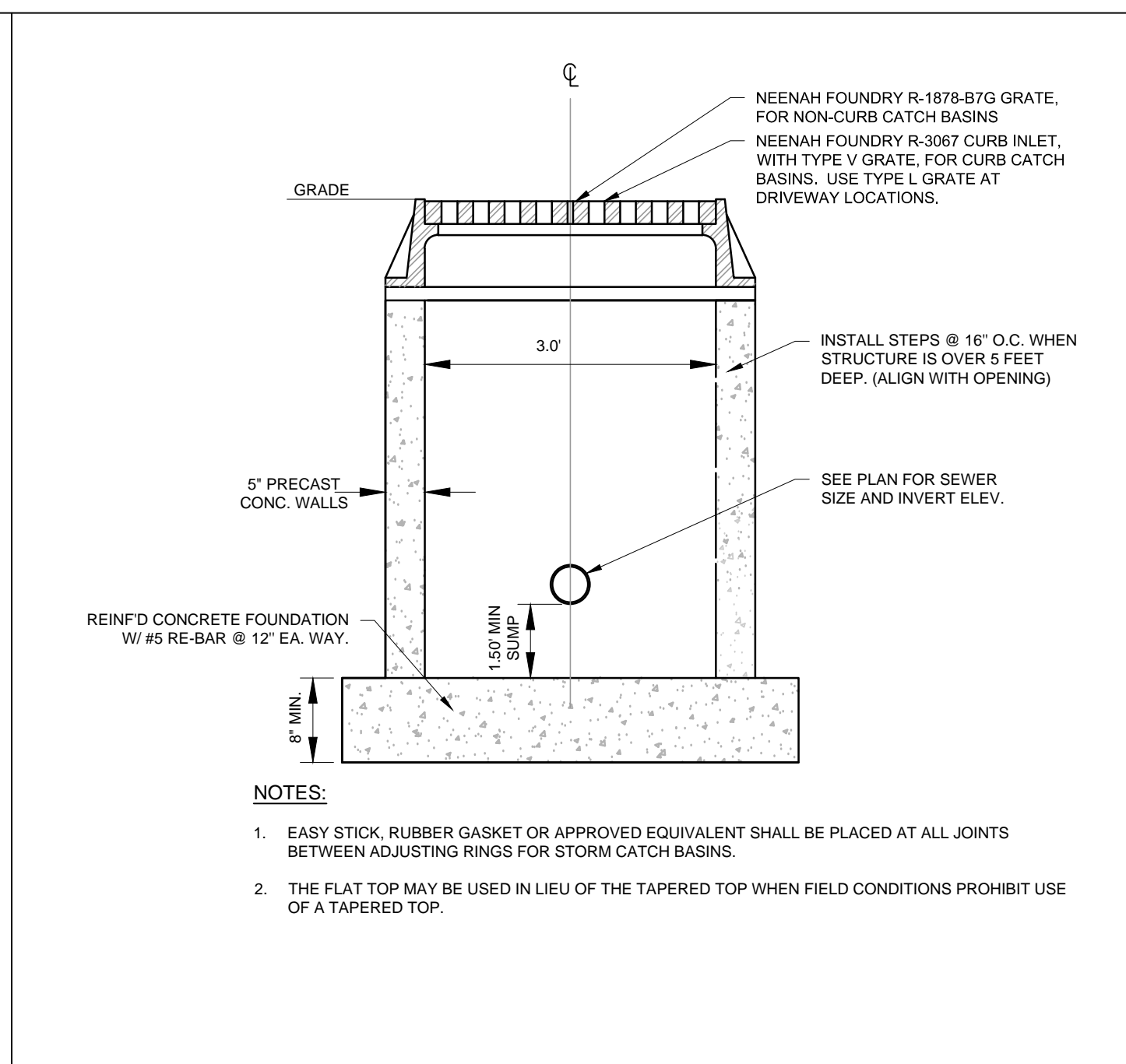


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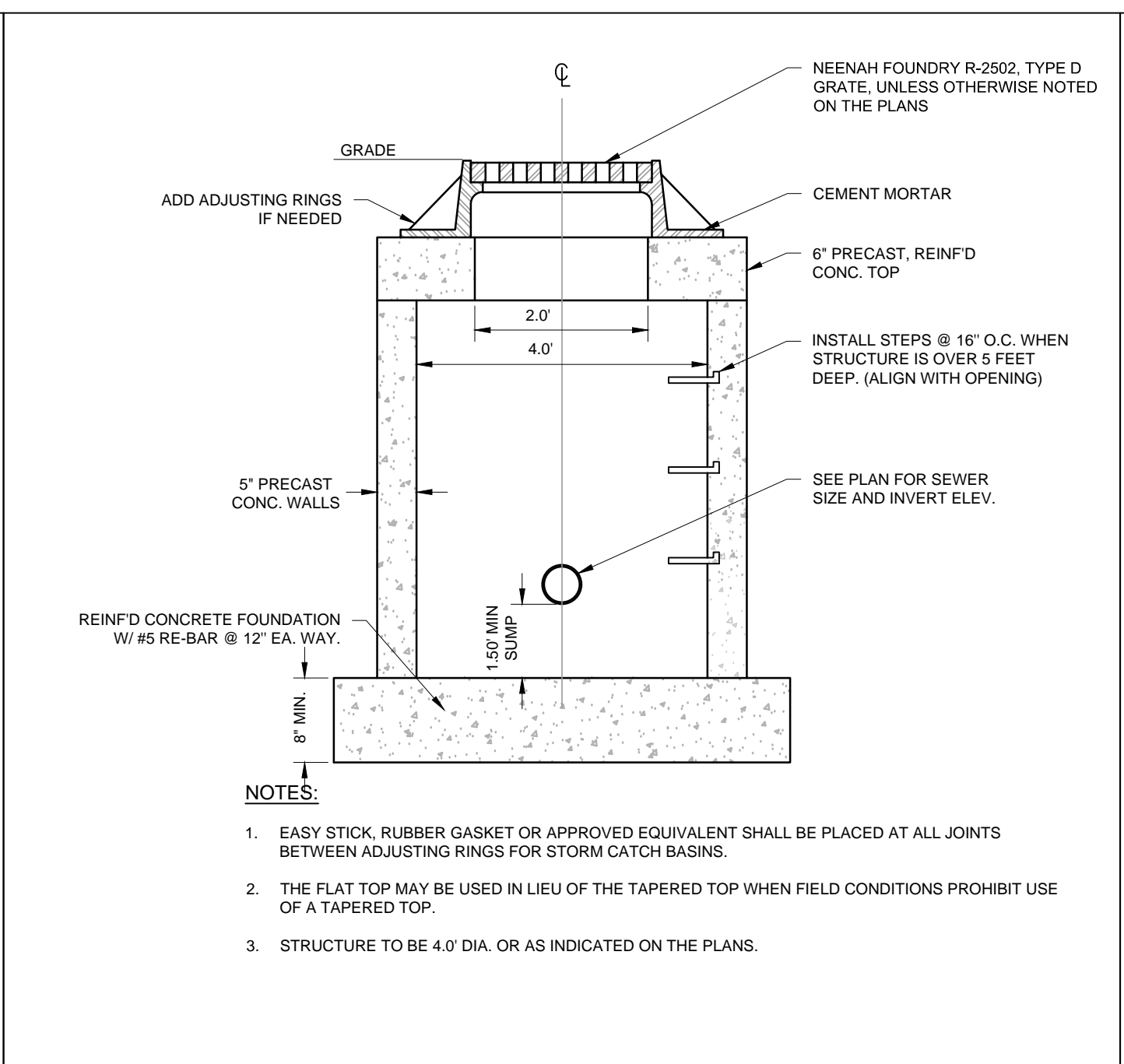
- NOTES:**
- EASY STICK, RUBBER GASKET OR APPROVED EQUIVALENT SHALL BE PLACED AT ALL JOINTS BETWEEN ADJUSTING RINGS FOR STORM CATCH BASINS.
 - THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT USE OF A TAPERED TOP.
 - STRUCTURES TO BE 4' DIA. OR AS INDICATED ON THE PLANS.

CATCH BASIN - CURB



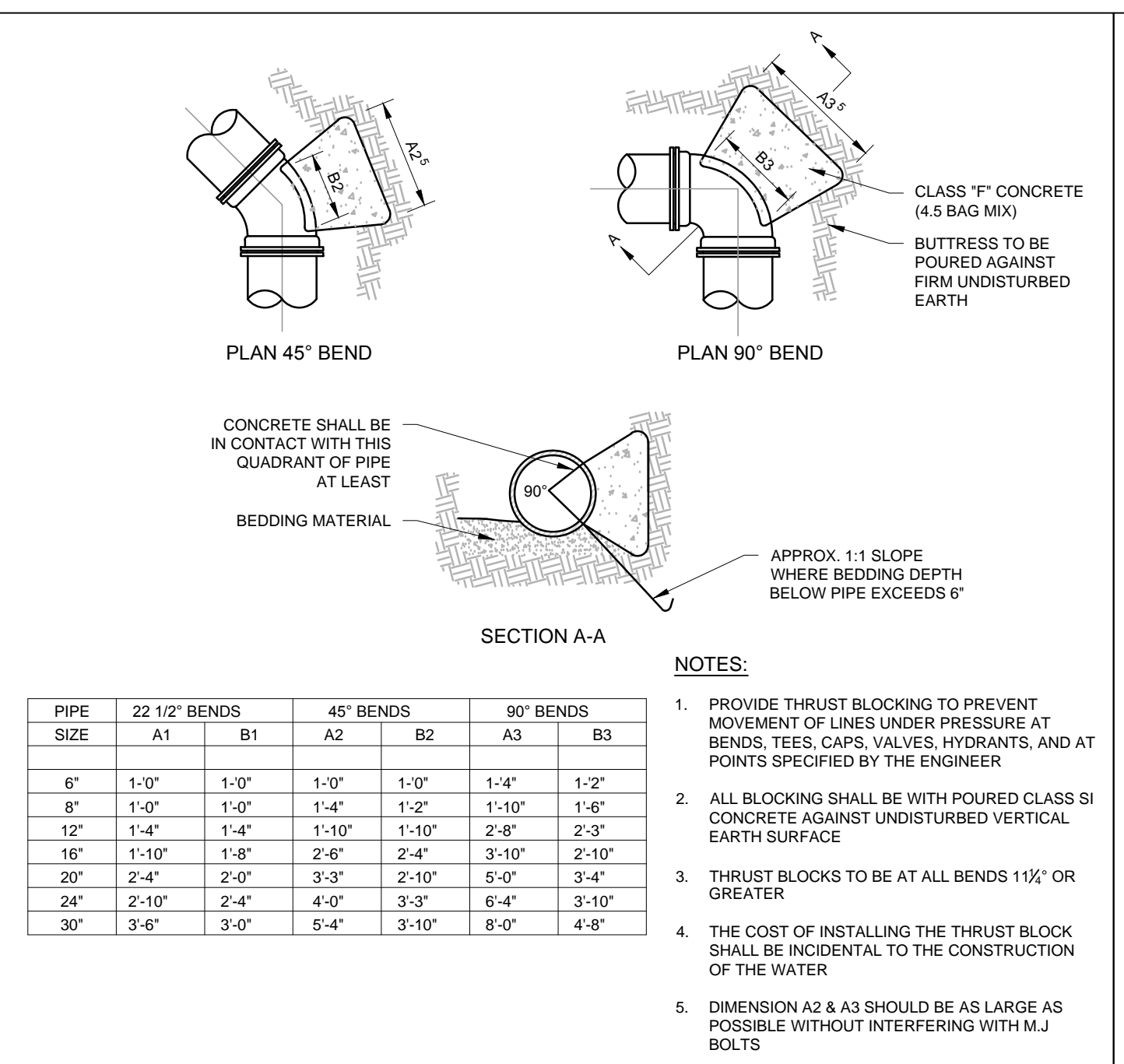
- NOTES:**
- EASY STICK, RUBBER GASKET OR APPROVED EQUIVALENT SHALL BE PLACED AT ALL JOINTS BETWEEN ADJUSTING RINGS FOR STORM CATCH BASINS.
 - THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT USE OF A TAPERED TOP.

2' x 3' CATCH BASIN



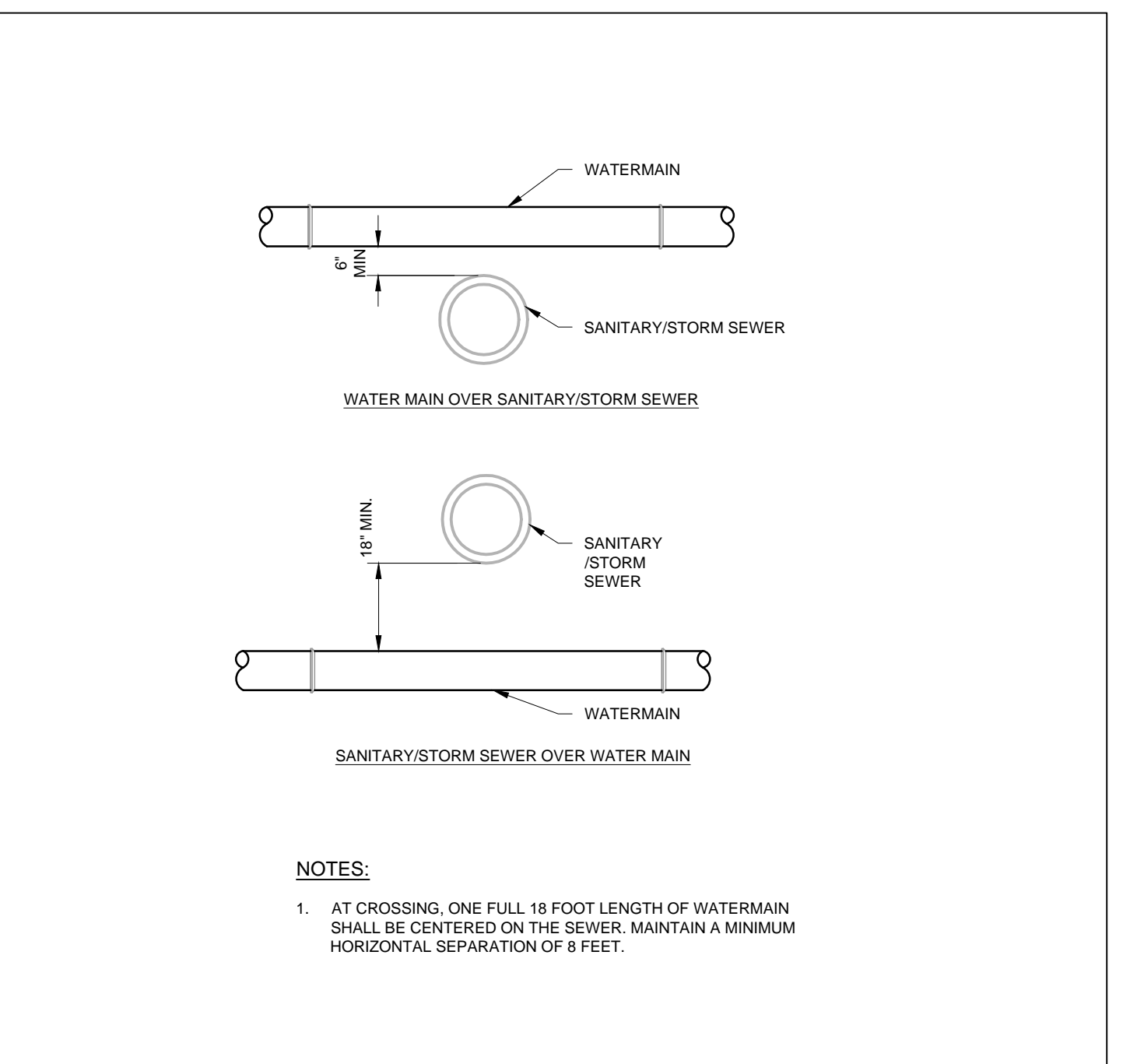
- NOTES:**
- EASY STICK, RUBBER GASKET OR APPROVED EQUIVALENT SHALL BE PLACED AT ALL JOINTS BETWEEN ADJUSTING RINGS FOR STORM CATCH BASINS.
 - THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT USE OF A TAPERED TOP.
 - STRUCTURE TO BE 4' DIA. OR AS INDICATED ON THE PLANS.

CATCH BASIN



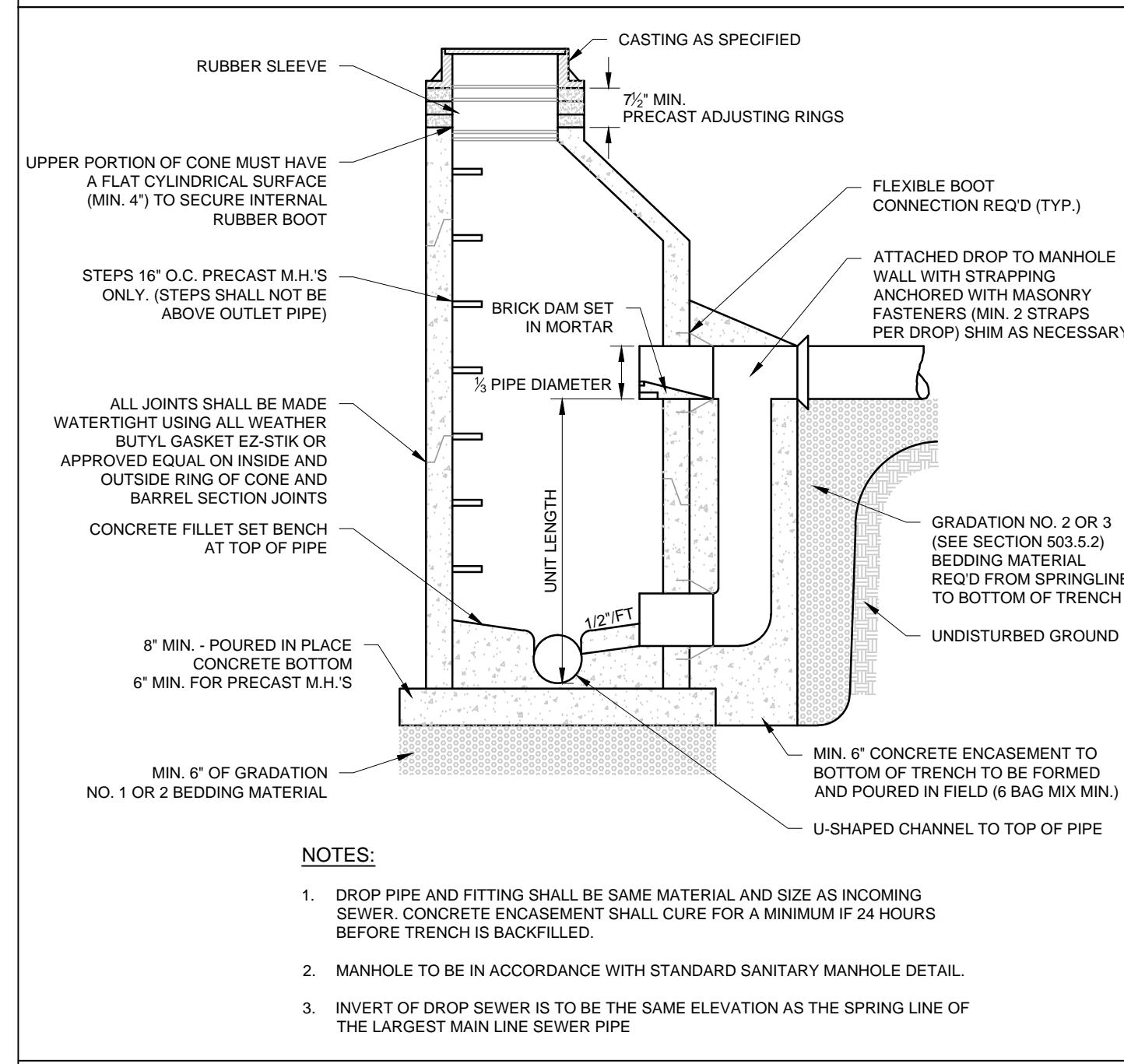
- NOTES:**
- PROVIDE THRUST BLOCKING TO PREVENT MOVEMENT OF LINES UNDER PRESSURE AT BENDS, TEES, CAPS, VALVES, HYDRANTS, AND AT POINTS SPECIFIED BY THE ENGINEER.
 - ALL BLOCKING SHALL BE WITH POURED CLASS III CONCRETE AGAINST UNDISTURBED VERTICAL EARTH SURFACE.
 - THRUST BLOCKS TO BE AT ALL BENDS 110° OR GREATER.
 - THE COST OF INSTALLING THE THRUST BLOCK SHALL BE INCIDENTAL TO THE CONSTRUCTION OF THE WATER.
 - DIMENSION A2 & A3 SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH M/J BOLTS.

THRUST BLOCK



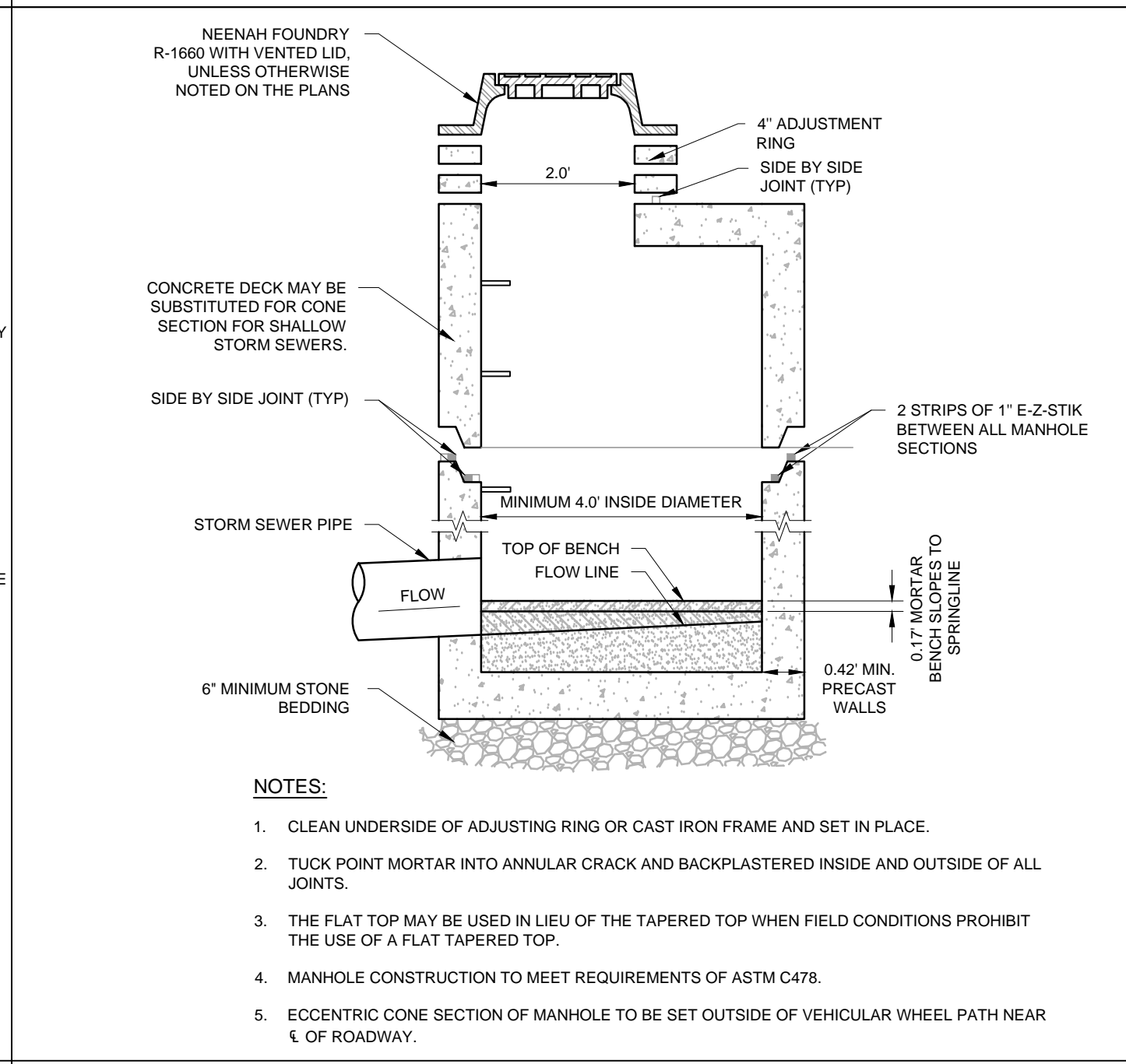
- NOTES:**
- AT CROSSING, ONE FULL 18 FOOT LENGTH OF WATER MAIN SHALL BE CENTERED ON THE SEWER, MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF 8 FEET.

WATER MAIN SEPARATION



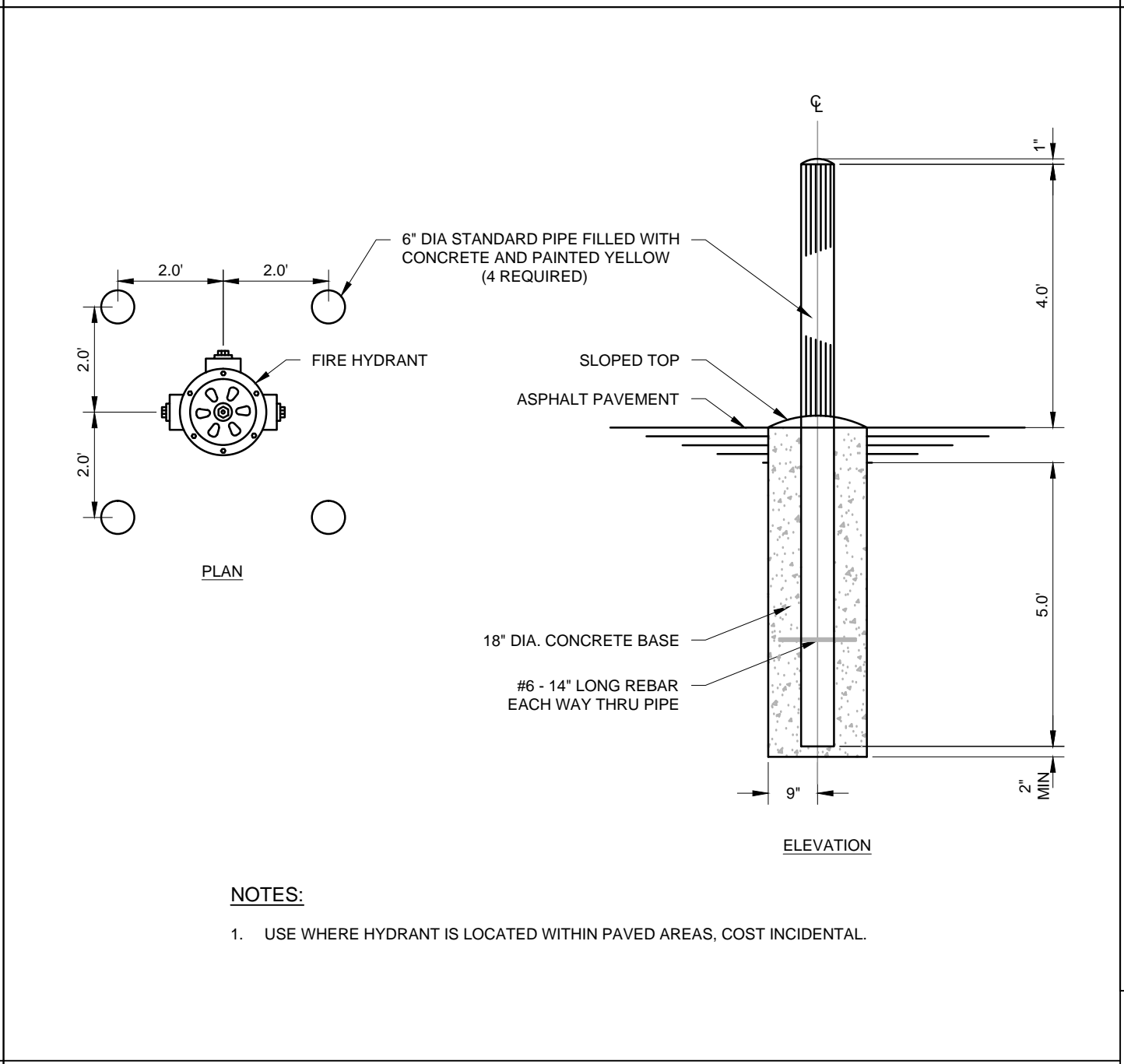
- NOTES:**
- DROP PIPE AND FITTING SHALL BE SAME MATERIAL AND SIZE AS INCOMING SEWER. CONCRETE ENCASUREMENT SHALL CURE FOR A MINIMUM 24 HOURS BEFORE TRENCH IS BACKFILLED.
 - MANHOLE TO BE IN ACCORDANCE WITH STANDARD SANITARY MANHOLE DETAIL.
 - INVERT OF DROP SEWER IS TO BE THE SAME ELEVATION AS THE SPRING LINE OF THE LARGEST MAIN LINE SEWER PIPE.

OUTSIDE DROP MANHOLE



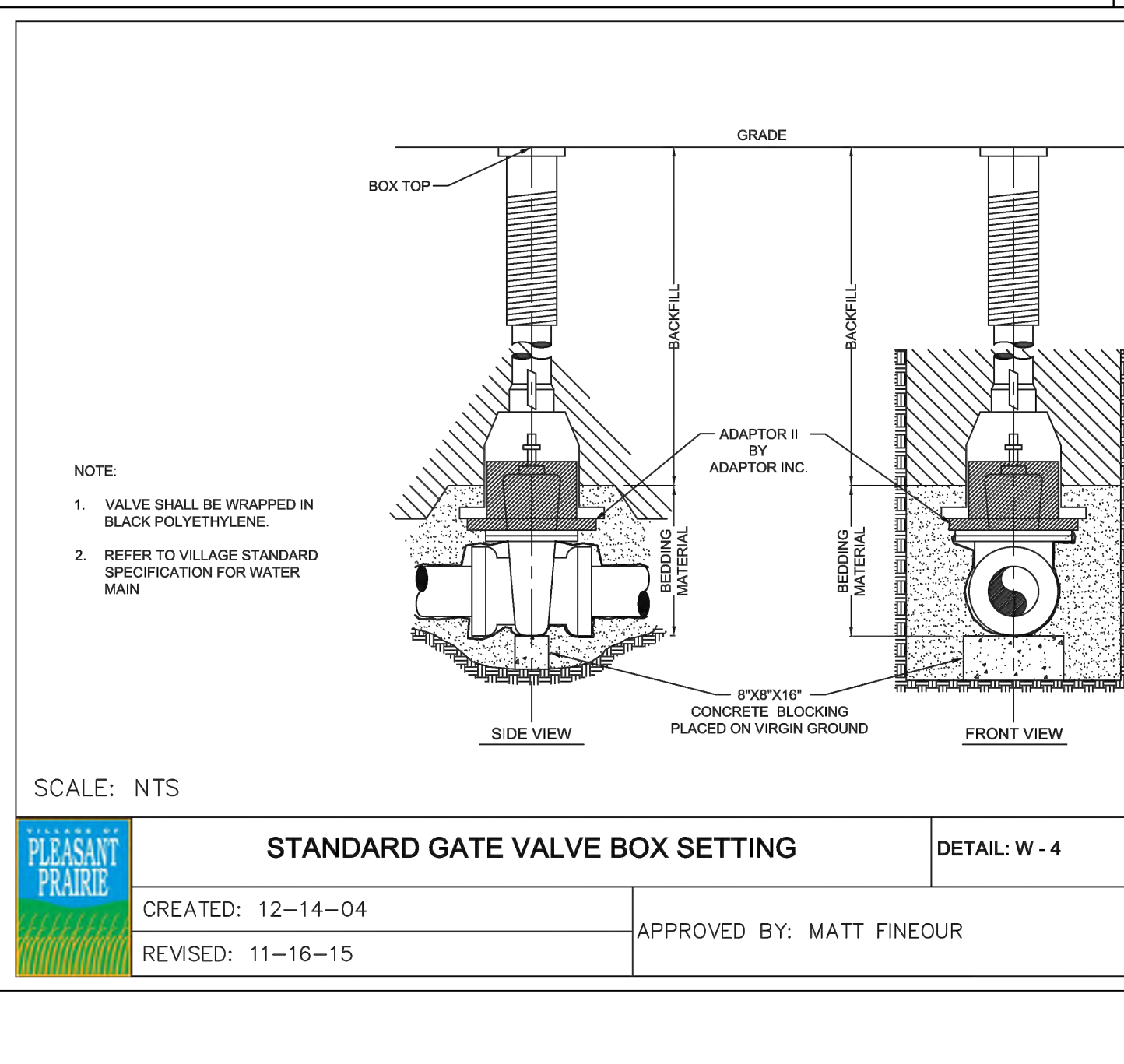
- NOTES:**
- CLEAN UNDERSIDE OF ADJUSTING RING OR CAST IRON FRAME AND SET IN PLACE.
 - TUCK POINT MORTAR INTO ANNULAR CRACK AND BACKPLASTERED INSIDE AND OUTSIDE OF ALL JOINTS.
 - THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT THE USE OF A FLAT TAPERED TOP.
 - MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
 - INVERT CONE SECTION OF MANHOLE TO BE SET OUTSIDE OF VEHICULAR WHEEL PATH NEAR 1/4 OF ROADWAY.

STORM SEWER MANHOLE



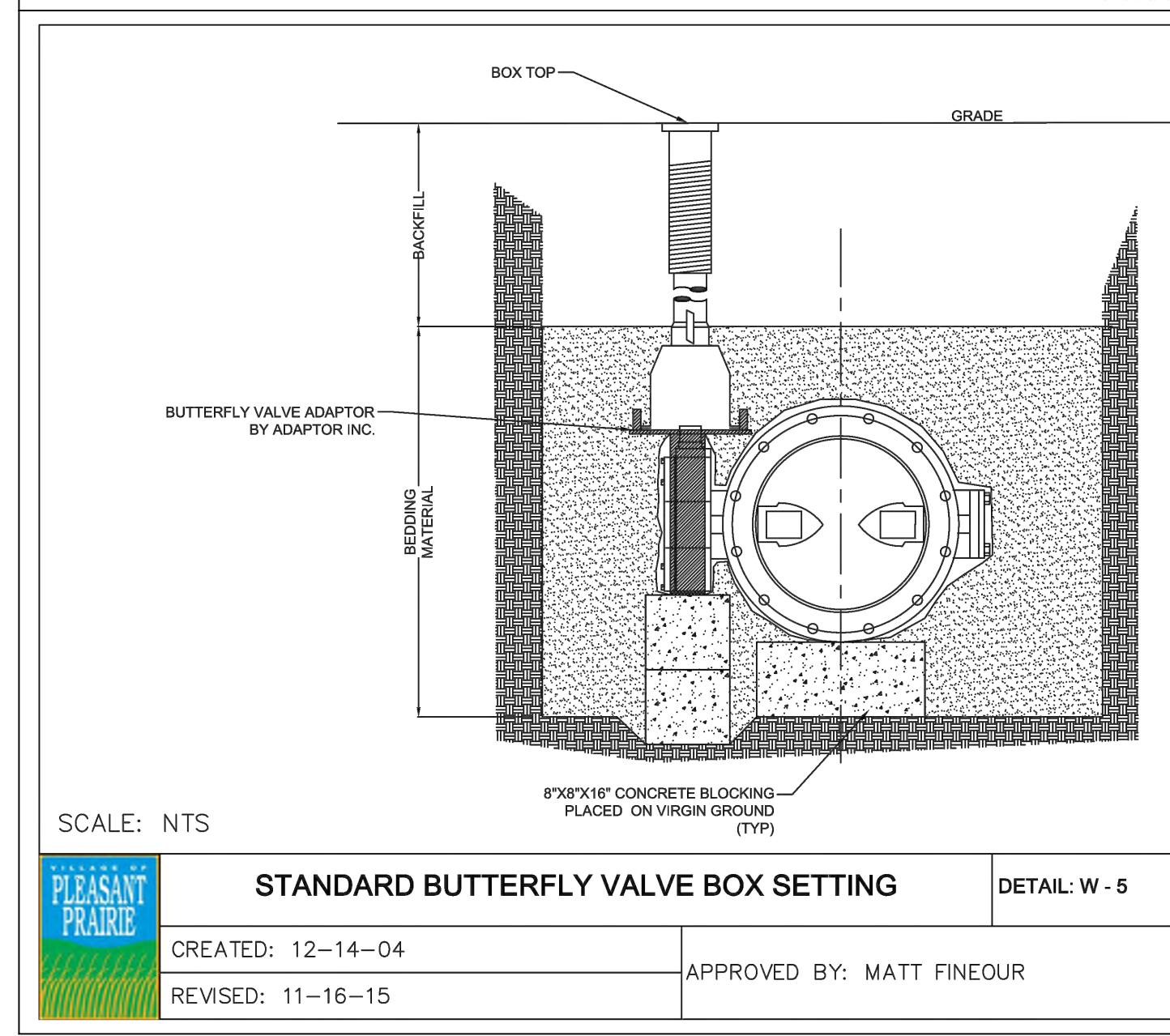
- NOTES:**
- USE WHERE HYDRANT IS LOCATED WITHIN PAVED AREAS. COST INCIDENTAL.

HYDRANT BOLLARD

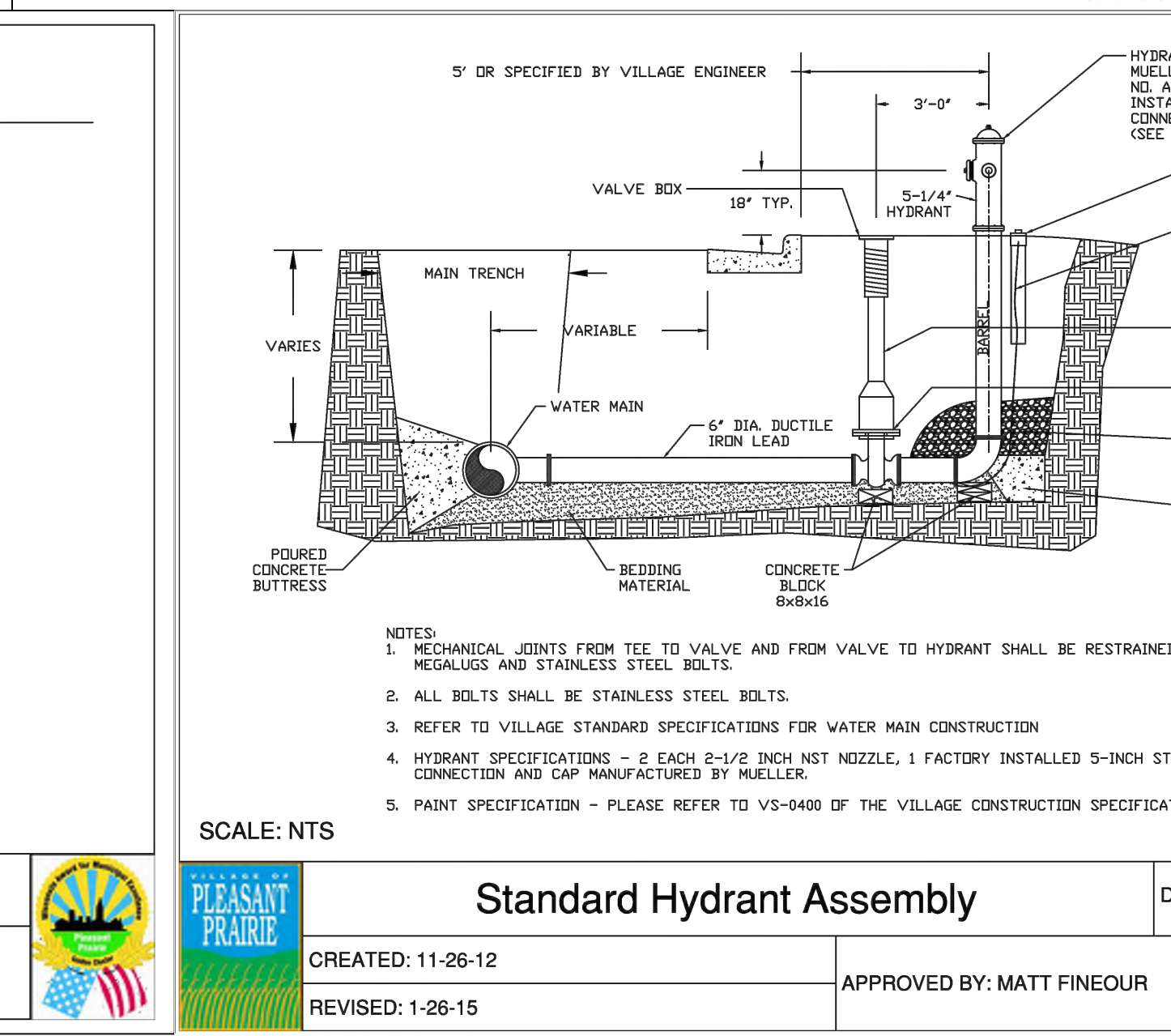


- NOTE:**
- VALVE SHALL BE WRAPPED IN BLACK POLYETHYLENE.
 - REFER TO VILLAGE STANDARD SPECIFICATION FOR WATER MAIN.

SCALE: NTS
 STANDARD GATE VALVE BOX SETTING
 CREATED: 12-14-04
 REVISED: 11-16-15
 APPROVED BY: MATT FINEOUR

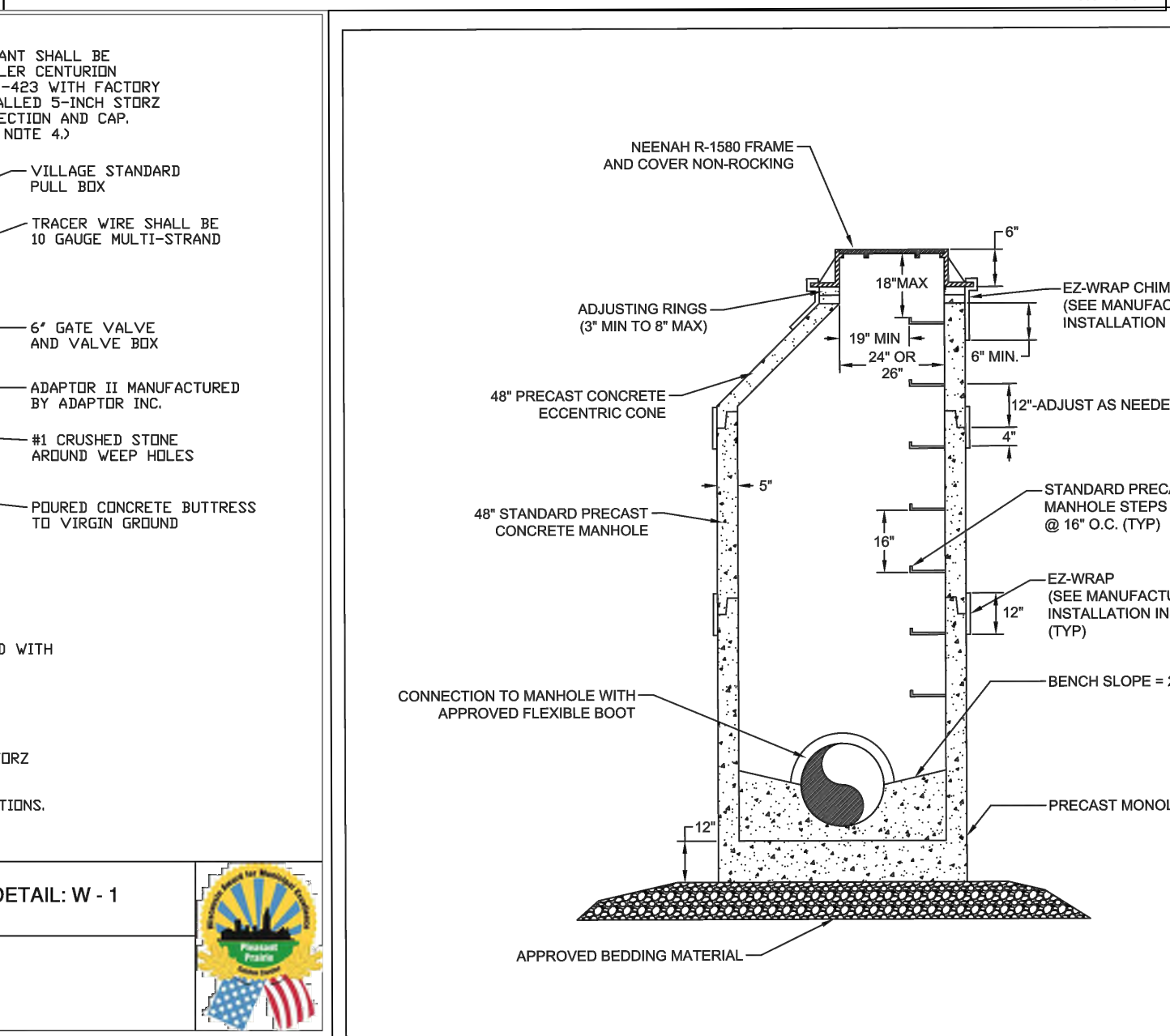


SCALE: NTS
 STANDARD BUTTERFLY VALVE BOX SETTING
 CREATED: 12-14-04
 REVISED: 11-16-15
 APPROVED BY: MATT FINEOUR



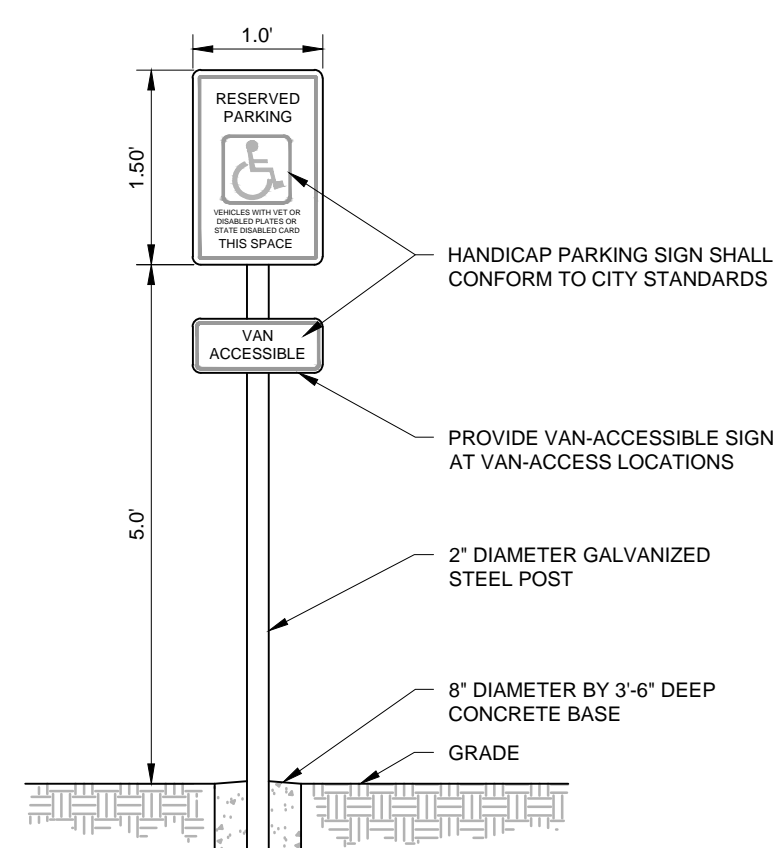
- NOTES:**
- MECHANICAL JOINTS FROM TEE TO VALVE AND FROM VALVE TO HYDRANT SHALL BE RESTRAINED WITH MEGALUGS AND STAINLESS STEEL BOLTS.
 - ALL BOLTS SHALL BE STAINLESS STEEL BOLTS.
 - REFER TO VILLAGE STANDARD SPECIFICATIONS FOR WATER MAIN CONSTRUCTION.
 - HYDRANT SPECIFICATIONS - 8 EACH 3/4-INCH NPT NOZZLE, 1 FACTORY INSTALLED 3/4-INCH STORZ CONNECTION AND CAP MANUFACTURED BY MUELLER.
 - PAINT SPECIFICATION - PLEASE REFER TO V-5-0400 OF THE VILLAGE CONSTRUCTION SPECIFICATIONS.

SCALE: NTS
 Standard Hydrant Assembly
 CREATED: 11-26-12
 REVISED: 1-26-15
 APPROVED BY: MATT FINEOUR

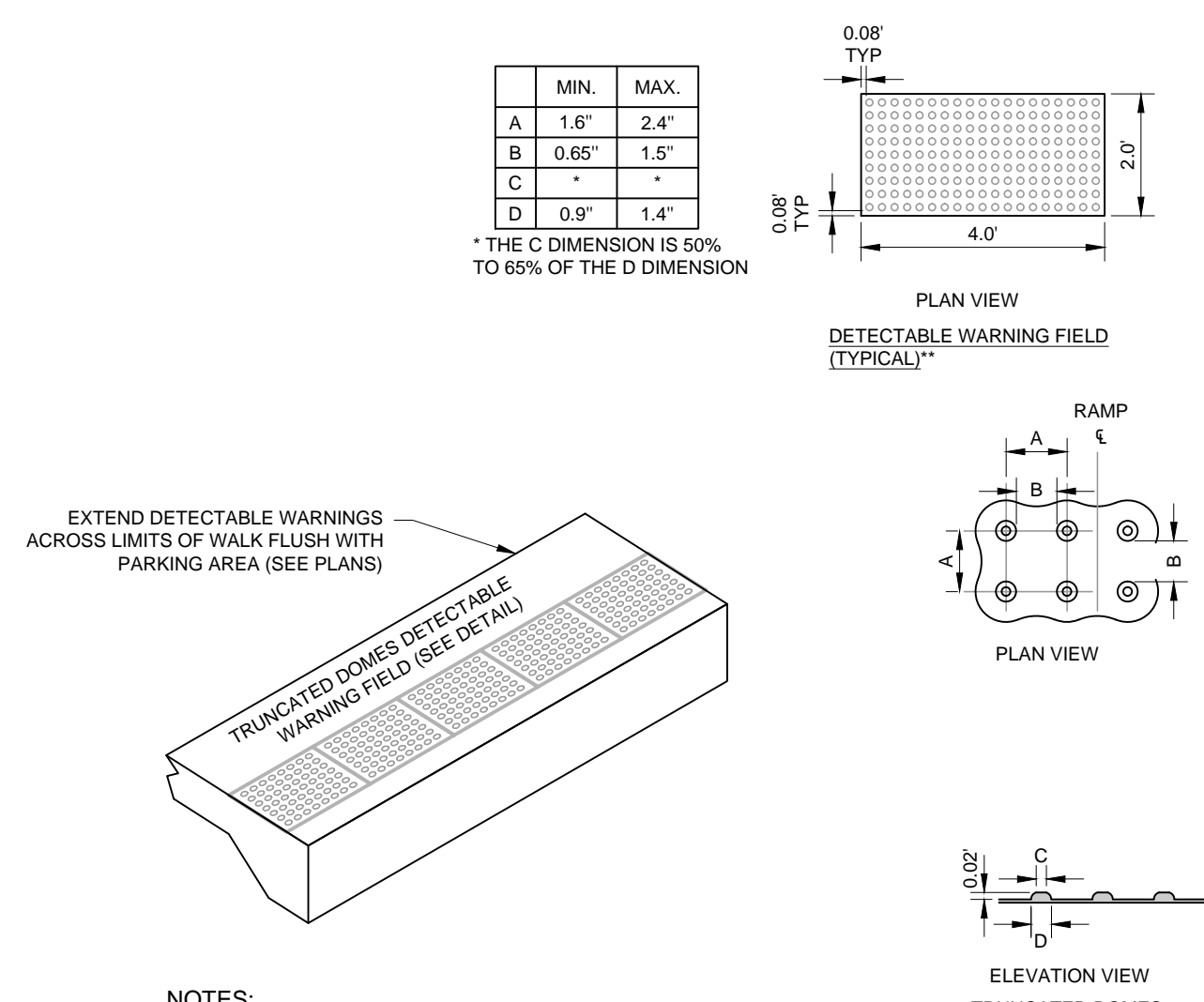


SCALE: NTS
 STANDARD SANITARY MANHOLE
 CREATED: 11-21-12
 REVISED: 11-10-15
 APPROVED BY: MATT FINEOUR

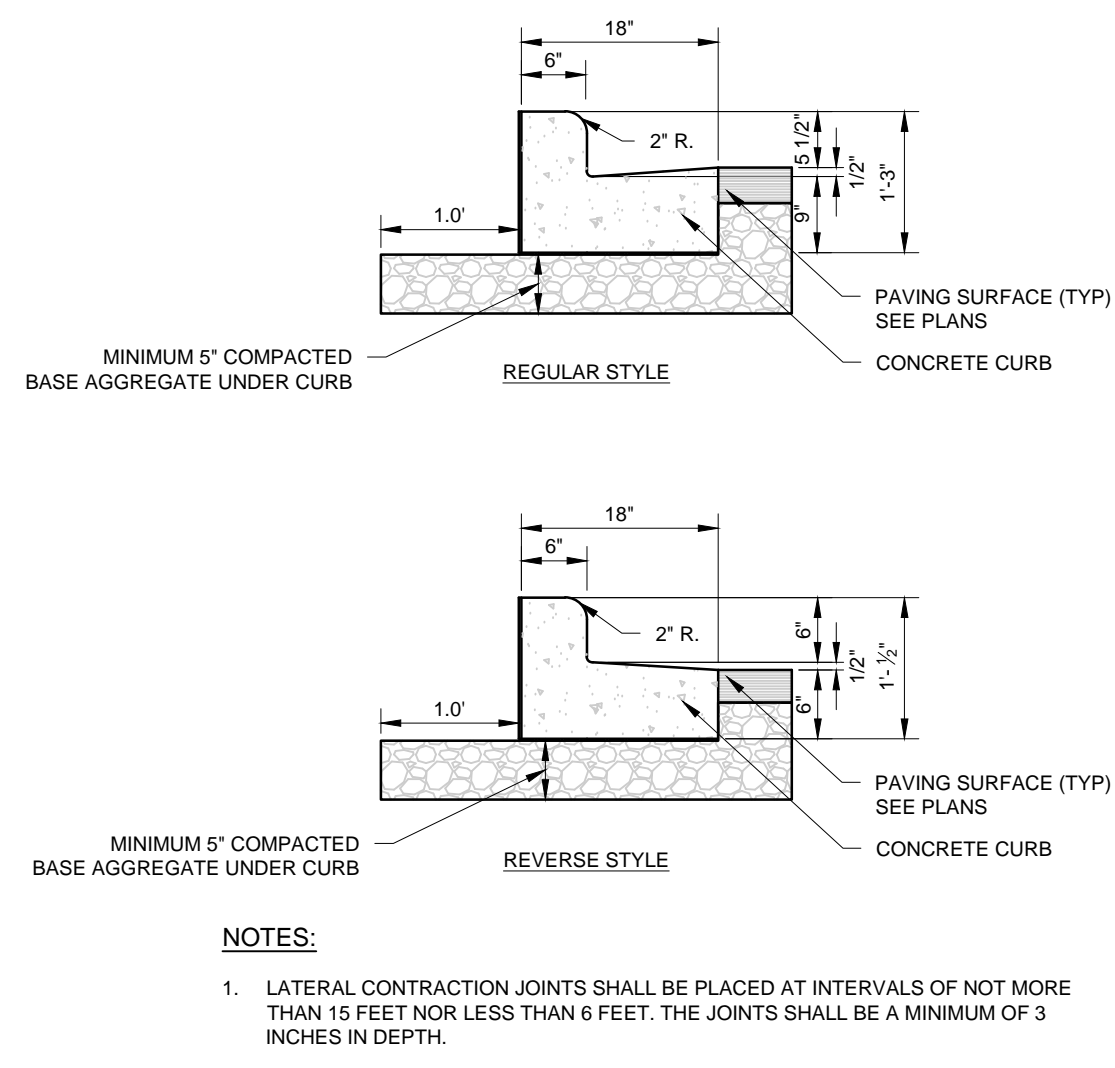
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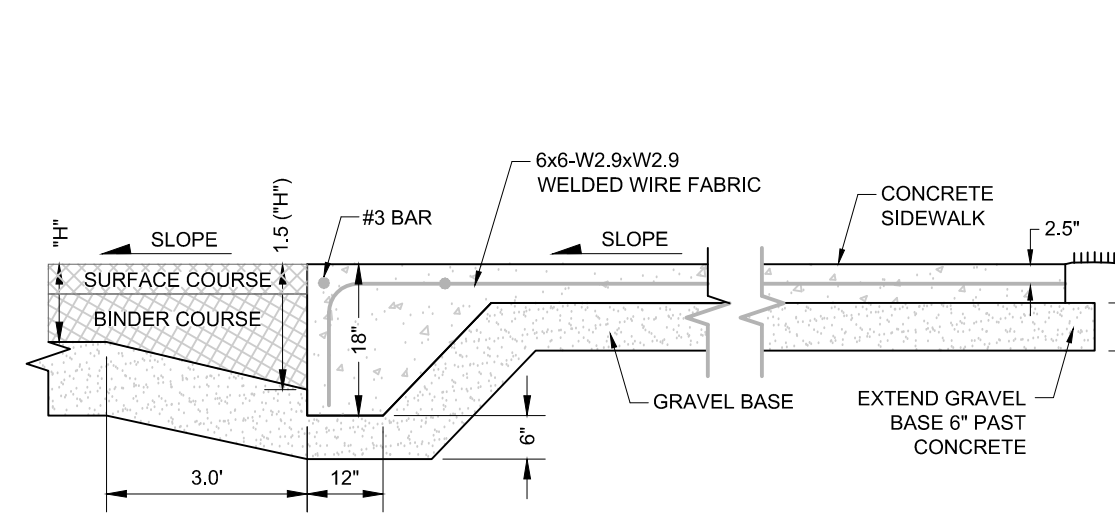
ADA SIGN



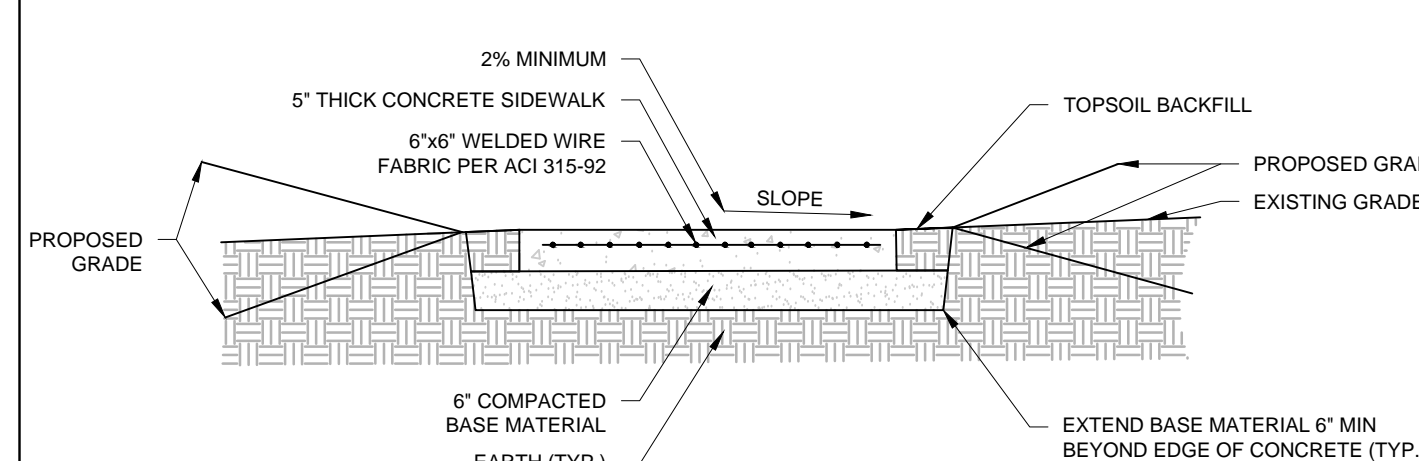
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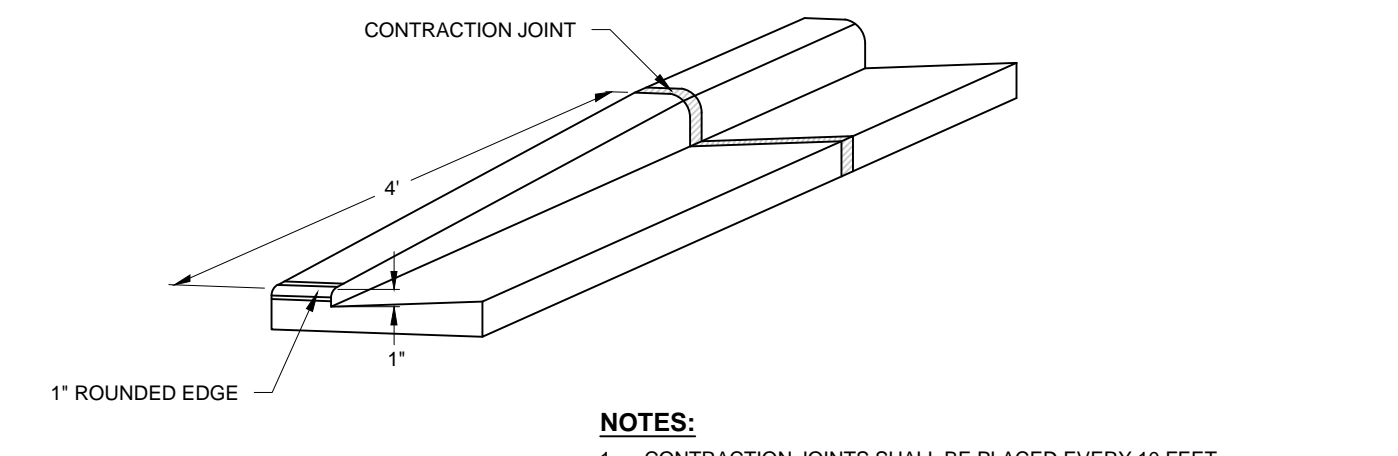
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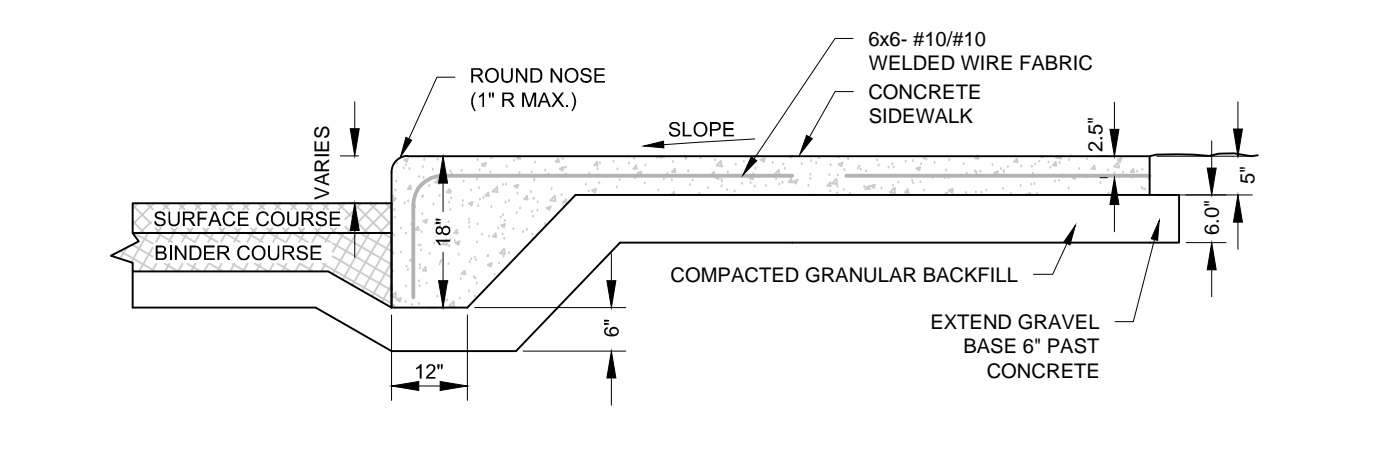
WALK FLUSH WITH PAVEMENT



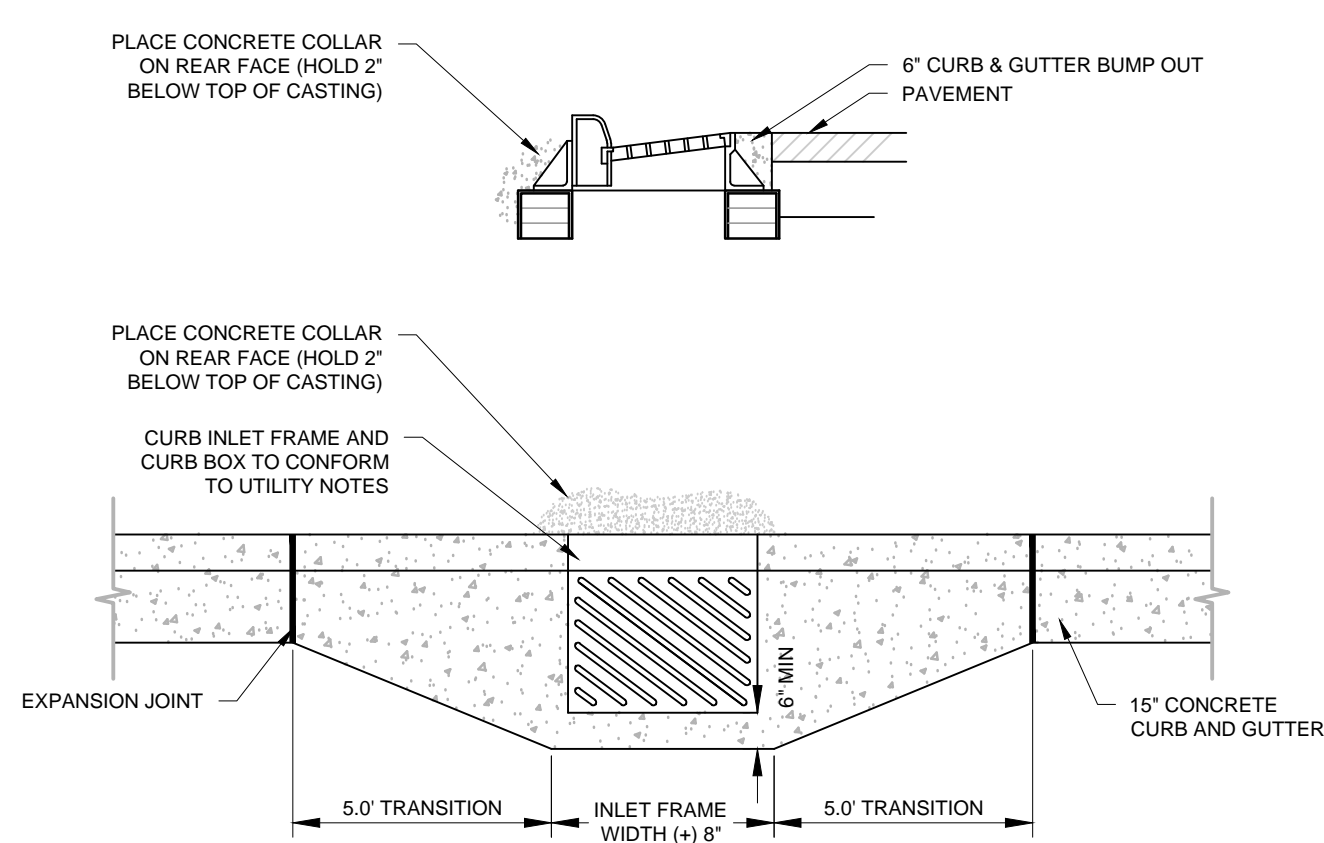
CONCRETE SIDEWALK



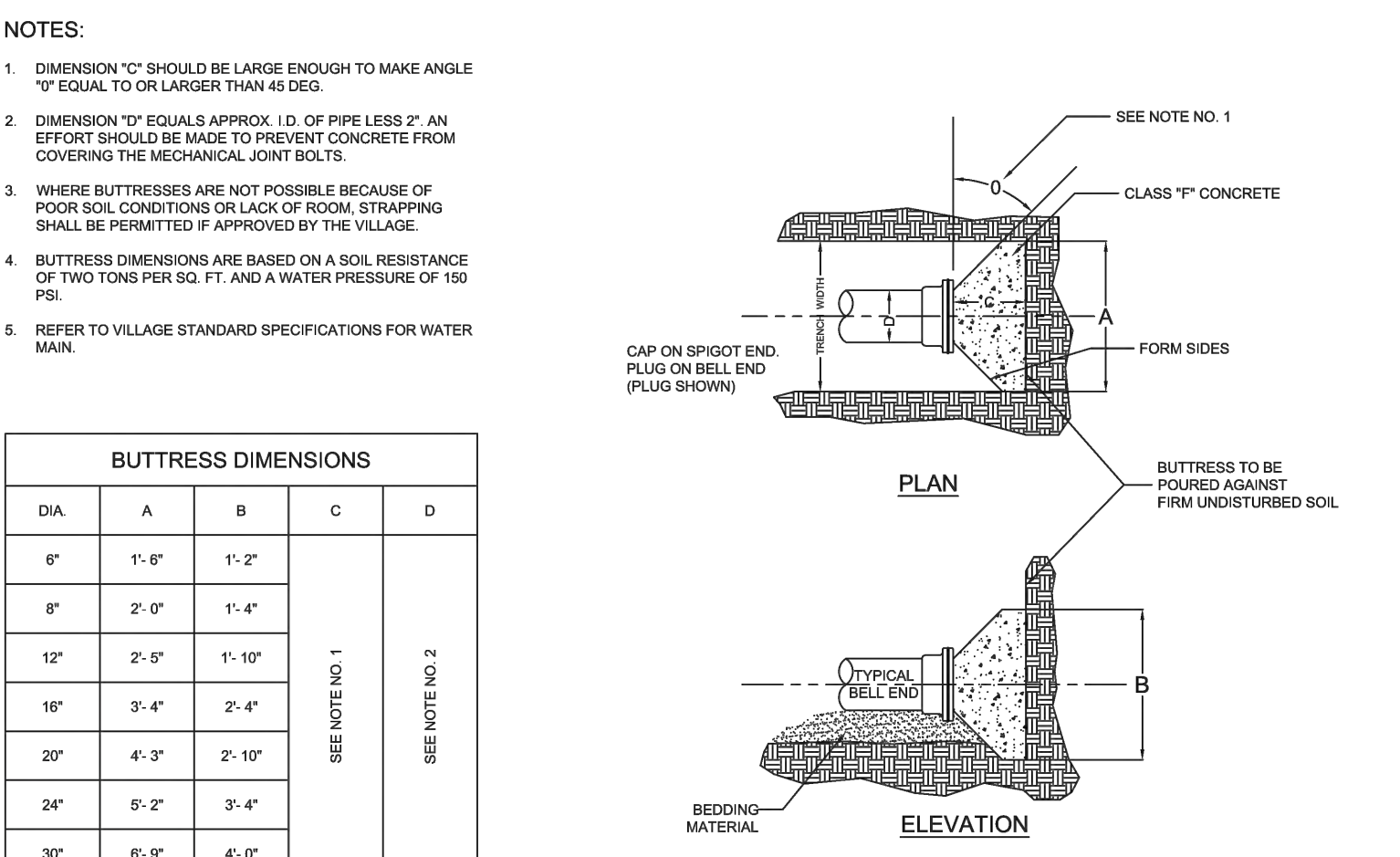
TAPER CURB HEAD



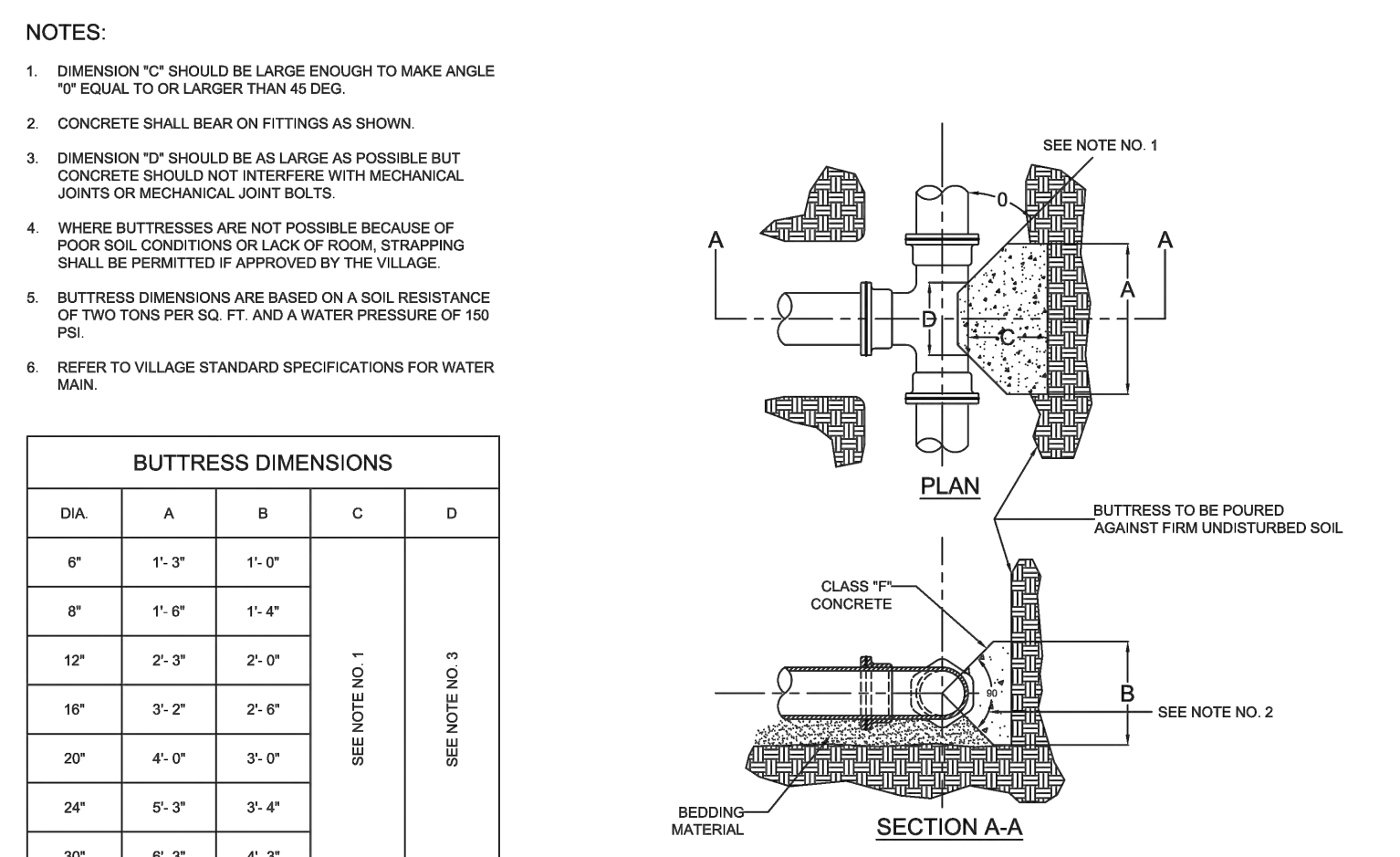
INTEGRAL CURB AND SIDEWALK



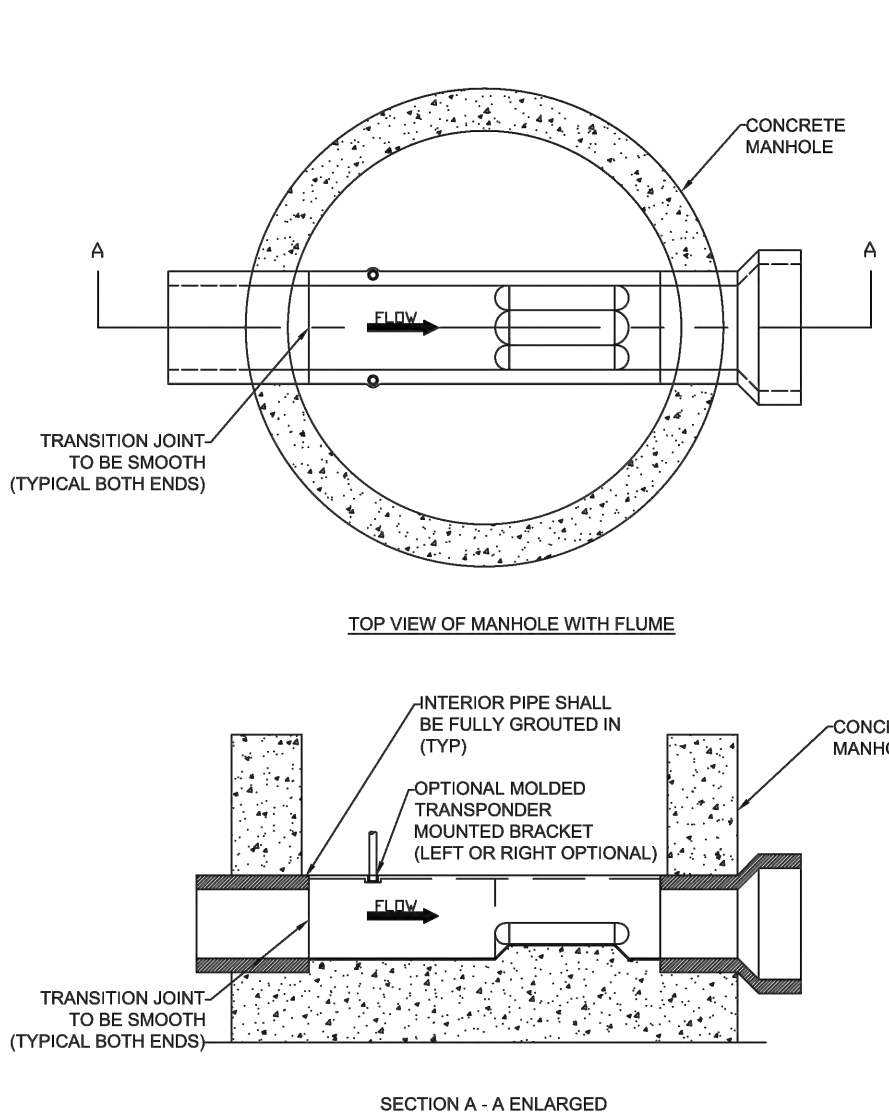
CURB AND GUTTER BUMP OUT



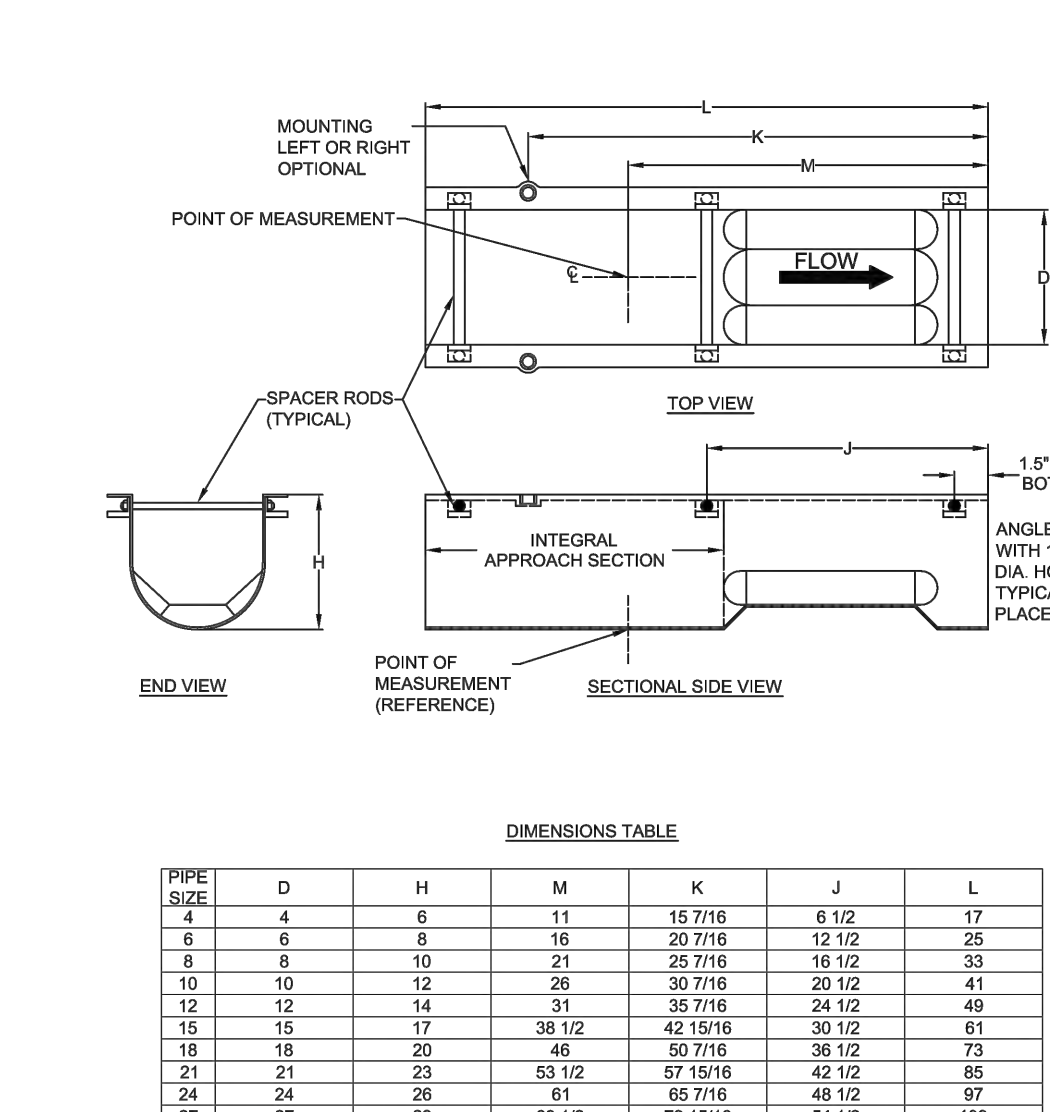
BUTTRESS FOR DEAD ENDS



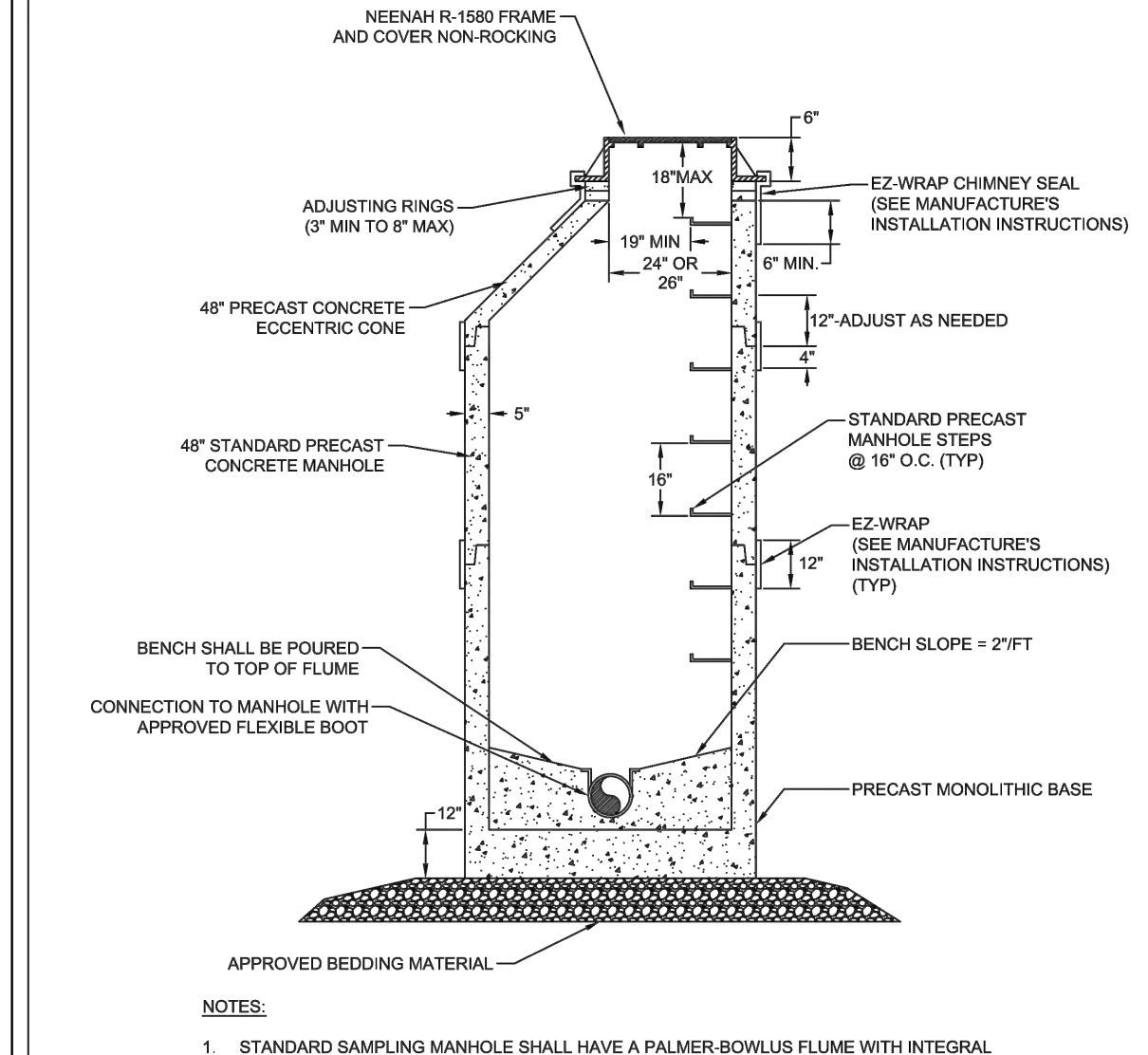
BUTTRESS FOR TEES



PALMER-BOWLUS FLUME DETAIL (1 OF 2)



PALMER-BOWLUS FLUME DETAIL (2 OF 2)



STANDARD SAMPLING MANHOLE

CREATED: 2-5-14
 REVISED: 10-23-15
 APPROVED BY: MATT FINEOUR

CREATED: 2-5-14
 REVISED: 10-23-15
 APPROVED BY: MATT FINEOUR

SCALE: NTS
 PALMER-BOWLUS FLUME DETAIL (1 OF 2)
 CREATED: 11-21-12
 REVISED: 11-18-15
 APPROVED BY: MATT FINEOUR

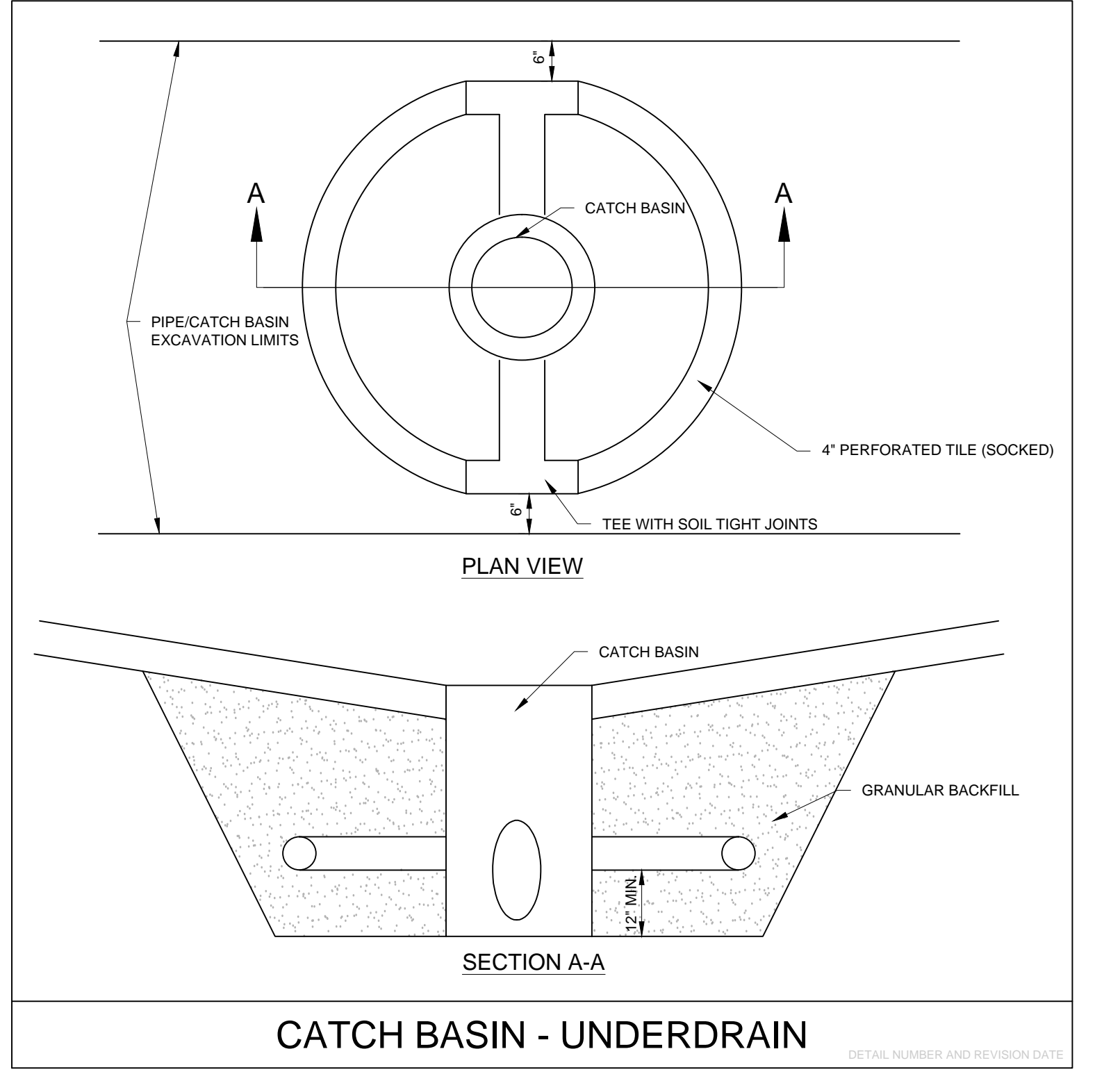
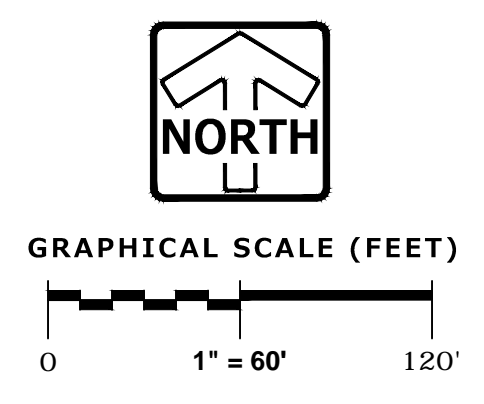
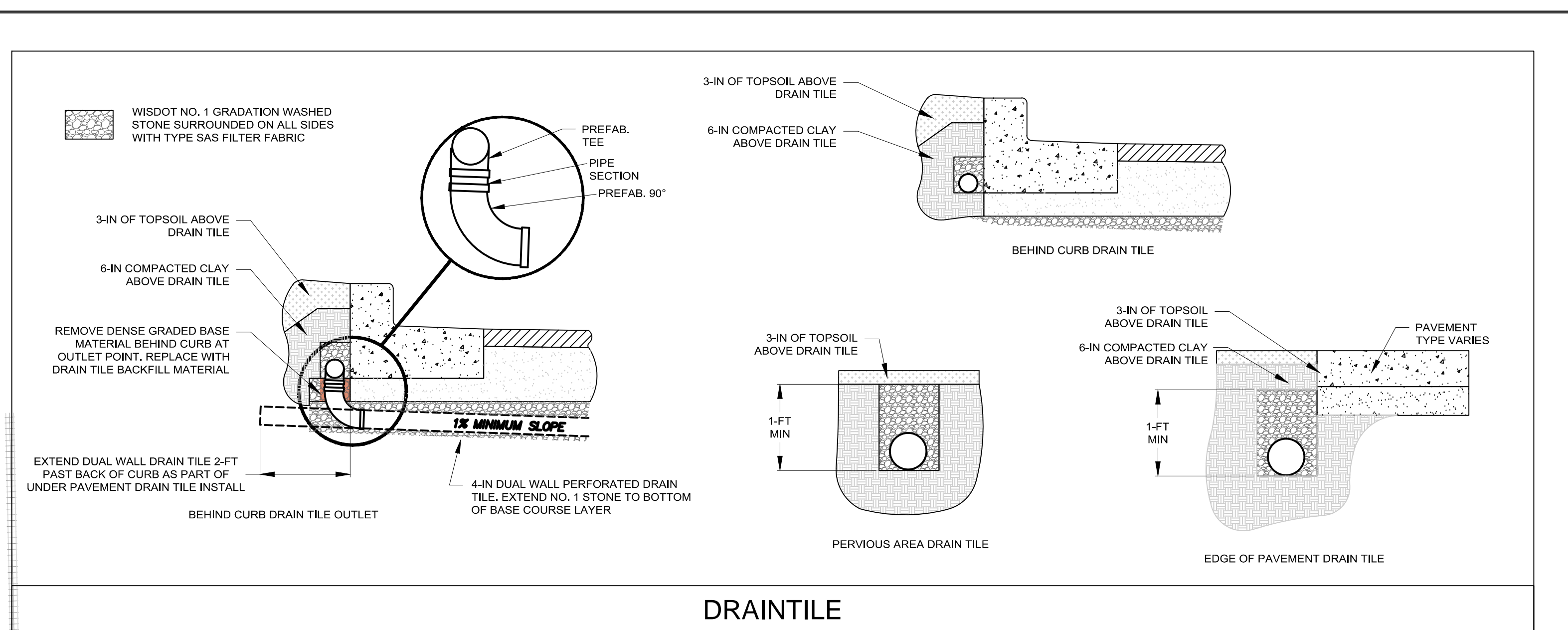
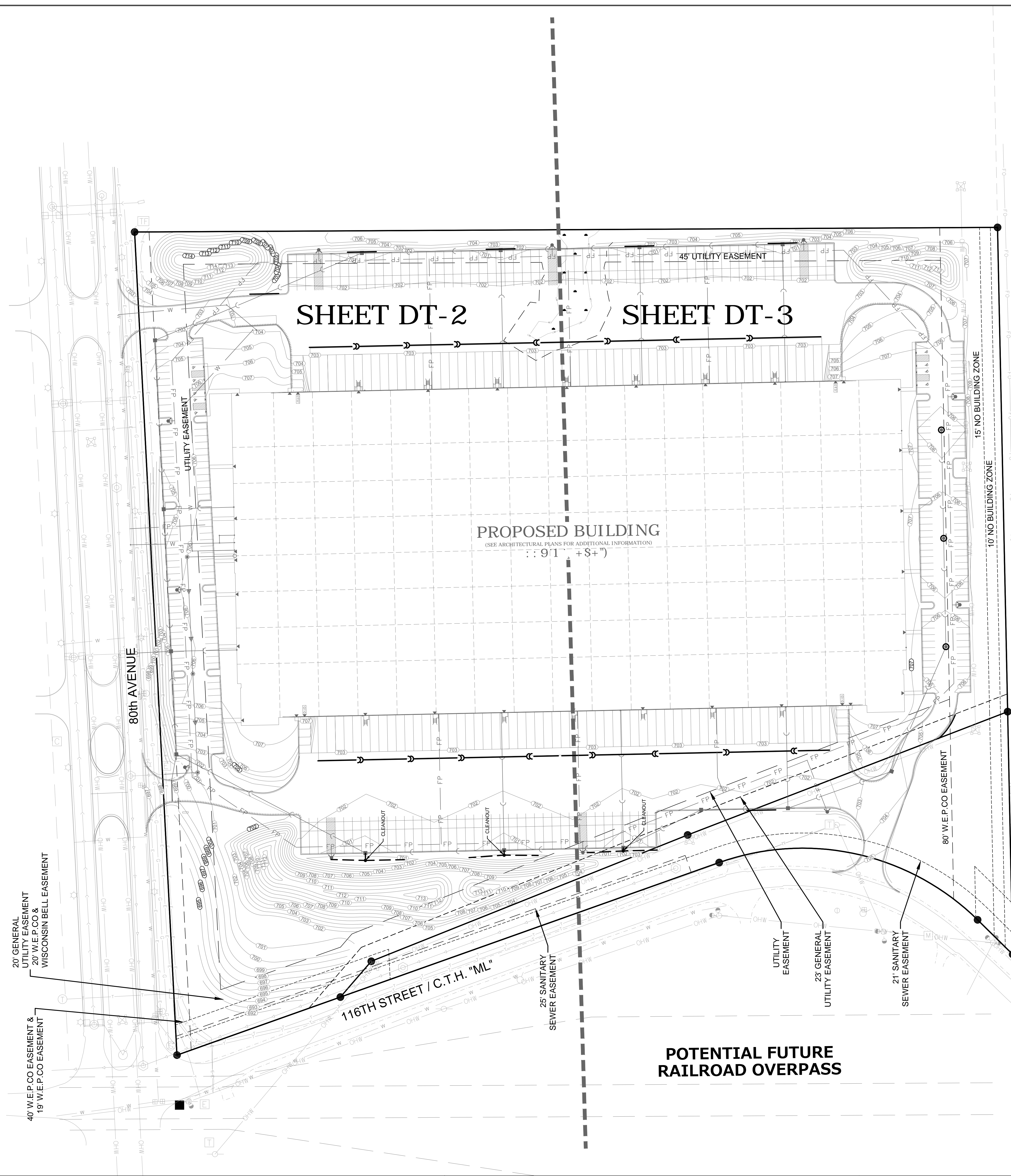
SCALE: NTS
 PALMER-BOWLUS FLUME DETAIL (2 OF 2)
 CREATED: 11-21-12
 REVISED: 11-16-15
 APPROVED BY: MATT FINEOUR

SCALE: NTS
 STANDARD SAMPLING MANHOLE
 CREATED: 11-21-12
 REVISED: 11-10-15
 APPROVED BY: MATT FINEOUR

| REVISIONS | |
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FOR REVIEW CONSTRUCTION DETAILS www.pinnacle-engr.com

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC



LEGEND

- STORM SEWER MANHOLE
- STORM SEWER INLET- RECTANGULAR CASTING
- STORM SEWER INLET- ROUND CASTING WITH DRAIN TILE PER DETAIL
- STORM SEWER
- PROPOSED SINGLE WALL DRAIN TILE
- PROPOSED DUAL WALL DRAIN TILE

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THEREOF. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL OBSERVATION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE."

DRAIN TILE SPECIFICATIONS

- THE DRAIN TILE CONDUIT AND FITTINGS SHALL MEET STRENGTH AND DURABILITY REQUIREMENTS FOR THE SITE. ALL CONDUITS AND FITTINGS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE APPROPRIATE SPECIFICATIONS PUBLISHED BY THE AMERICAN SOCIETY FOR TESTING AND MATERIALS. CORRUGATED HIGH DENSITY POLYETHYLENE (HDPE) CONDUIT AND FITTINGS SHALL MEET THE REQUIREMENTS OF ASTM M252. CONDUIT TYPE (SINGLE WALL OR DUAL WALL) SHALL BE INSTALLED PER THE LOCATIONS SHOWN IN THE PLANS. CONTRACTOR MAY SUBSTITUTE DUAL WALL CONDUIT AT LOCATIONS SPECIFIED FOR SINGLE WALL CONDUIT AT THE SOLE EXPENSE OF THE CONTRACTOR.
 - SINGLE WALL CONDUIT SHALL BE TYPE CP WITH CLASS II PERFORATION PATTERN.
 - DUAL WALL CONDUIT SHALL BE TYPE SP WITH A SMOOTH INTERIOR THAT CARRIES A MAXIMUM MANNING'S "N" VALUE OF 0.12 WITH CLASS II PERFORATION PATTERN.
- ALL DRAIN TILE CONSTRUCTION MUST BE PROVIDED WITH TRACER WIRE OR OTHER APPROVED METHODS IN ORDER TO BE LOCATED IN ACCORD WITH 182.07(152R) OF THE STATUTES. CONTRACTOR SHALL PROVIDE THE ENGINEER NOTICE OF LOCATION METHOD PRIOR TO THE START OF CONSTRUCTION.
- A MAXIMUM TRENCH WIDTH OF 2-FT SHALL BE MAINTAINED FOR ALL DRAIN TILE INSTALLATION WITH THE EXCEPTION OF CONNECTION POINTS TO THE EXISTING STORM SEWER SYSTEM IN WHICH CASE THE CONTRACTOR SHALL LIMIT DISTURBANCE AS POSSIBLE.
- THE MINIMUM DEPTH OF COVER (FINISH GRADE TO TOP PIPE) SHALL BE:
 - CONCRETE PAVED AREAS - 2.0-FT
 - ASPHALT PAVED AREAS - 2.5-FT
 - BEHIND CURB - 0.5-FT
 - OTHER LANDSCAPED/GRASS/PERVIOUS AREAS - 2.0-FT
- CONNECTION TO THE EXISTING STORM SEWER SYSTEM SHALL ACHIEVED BY CORING THE EXISTING REINFORCED CONCRETE STORM SEWER STRUCTURES OR PIPING TO THE DIAMETER NECESSARY TO ACCOMMODATE A PERMANENT CONNECTION. ALL CONNECTIONS TO THE EXISTING REINFORCED CONCRETE STORM SEWER SHALL BE ACHIEVED BY THE USE OF KOR-N-SEAL CONNECTORS, OR EQUAL.
 - FOR TRENCH INSTALLATIONS OF CORRUGATED PLASTIC CONDUIT (OTHER THAN BEHIND CURB LOCATIONS), THE FOLLOWING BEDDING METHODS ARE REQUIRED:
 - A STONE BEDDING LAYER, AT LEAST 3 IN. THICK, USING A CLEAR STONE SHALL BE INSTALLED TO PROVIDE CONDUIT SUPPORT.
 - COMPACT BEDDING MATERIAL BESIDE AND TO THE UPPER (TOP) LIMITS OF BASE COURSE IN PAVED AREAS OR TOP OF CLAY (BOTTOM OF TOPSOIL LAYER) ABOVE THE CONDUIT.
 - ANY HARD OBJECTS LARGER THAN 1.5 IN. IN DIAMETER EXPOSED WITHIN THE TRENCH BOTTOM OR WALLS SHALL BE REMOVED TO PREVENT UNDESIRABLE STRESSES ON THE CONDUIT AND FITTINGS.
 - PRE MANUFACTURED FITTINGS (SUCH AS: WYES, TEES, BENDS, CAPS, ETC) OF THE SAME MATERIAL AS THE CONDUIT SHALL BE USED AT ALL CONNECTIONS AND REFLECTIONS GREATER THAN 22.5 DEGREES.
 - IF NOT CONNECTED TO A STRUCTURE, THE UPPER END OF EACH SUBSURFACE DRAIN TILE SHALL BE CAPPED WITH A TIGHT-FITTING EXTERNAL CAP OF THE SAME MATERIAL AS THE CONDUIT.
 - AT ALL TIMES THE DRAIN TILE SYSTEM SHALL BE KEPT CLEAN AND PROTECTED AGAINST UNDERMINING OF THE CAPACITY OF THE CONDUIT AND DAMAGE DURING CONSTRUCTION. TYPICAL CAPACITY UNDERMINING INCLUDES ENTRY OF CONSTRUCTION MATERIALS, TRUCKS, AND RODENTS INTO THE CONDUIT.

| REVISIONS | | DATE | BY |
|-----------|--|------|----|
| | | | |
| | | | |
| | | | |

PROJECT NO. 2305.000
SHEET NO. 5335.000
START DATE: 02/22/24
SCALE: AS SHOWN

SHEET DT-1 of DT-3

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC
 DESIGNED BY: [Signature]
 CHECKED BY: [Signature]
 DATED: [Date]

40' W.E.P.CO EASEMENT &
19' W.E.P.CO EASEMENT

20' GENERAL
UTILITY EASEMENT
20' W.E.P.CO &
WISCONSIN BELL EASEMENT

80th AVENUE

UTILITY EASEMENT

116TH STREET / C.T.H. "ML"

25' SANITARY
SEWER EASEMENT

CLEANOUT



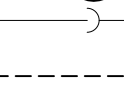
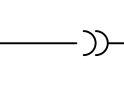

CLEANOUT

CLEANOUT

PROPOSED BUILDING
(SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION)
FFE = ±707.5

MATCH LINE SEE SHEET DT-3

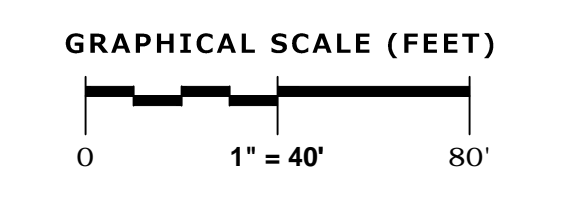
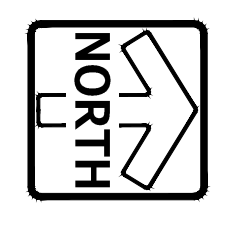
LEGEND

-  STORM SEWER MANHOLE
-  STORM SEWER INLET- RECTANGULAR CASTING WITH DRAIN TILE PER DETAIL
-  STORM SEWER
-  PROPOSED SINGLE WALL DRAIN TILE
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GENERAL NOTES

1. SEE OVERALL UTILITY DRAIN TILE PLAN SHEET FOR PLAN SPECIFICATIONS AND DETAILS.



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

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
18850 W. BELMONT ROAD
BROOKFIELD, WI 53005
(262) 754-8888
CHICAGO OFFICE: NATIONWIDE

LAKEVIEW SITE 87
PLEASANT PRAIRIE, WI

UTILITY DRAIN TILE PLAN

REVISIONS

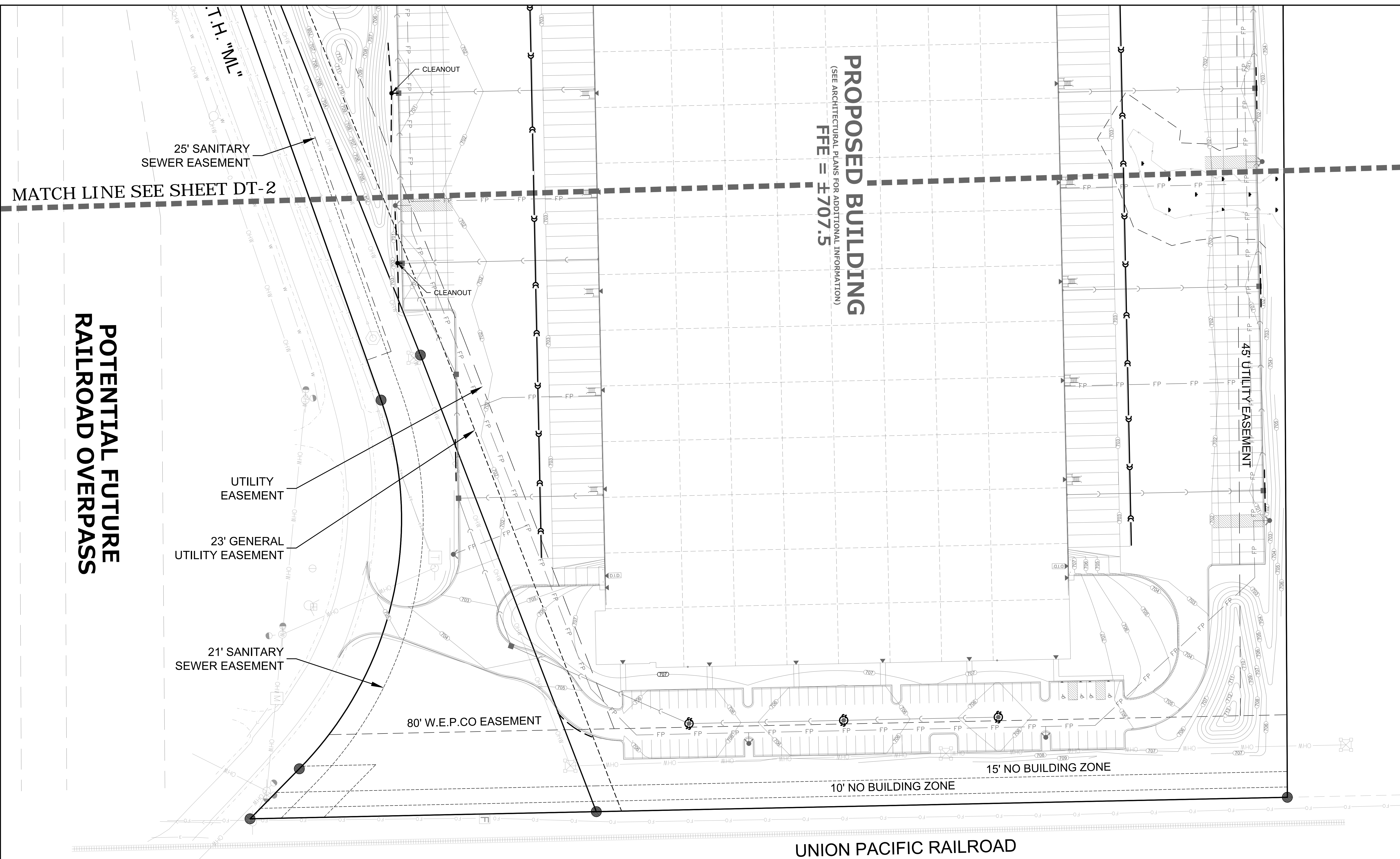
| NO. | DATE | DESCRIPTION |
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PROJECT NO.: 5335.000
AREA:
START DATE: 02/22/20
SCALE:
DATE: 02/22/20

SHEET
DT-2
OF
DT-3

www.pinnacle-engr.com
 FOR REVIEW
 UTILITY DRAIN TILE PLAN

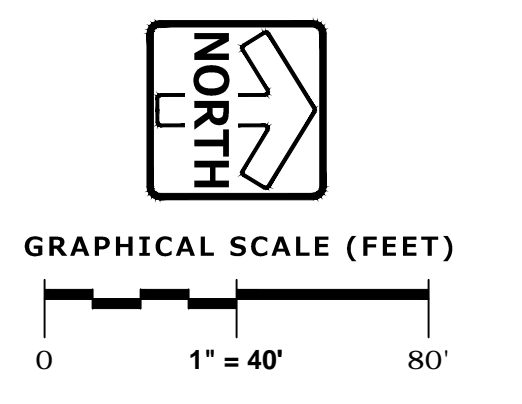
THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC
 DESIGNED: **AM**
 CHECKED: **AM**
 DATED: **08/20/2014**



| LEGEND | |
|--------|--|
| | STORM SEWER MANHOLE |
| | STORM SEWER INLET - RECTANGULAR CASTING WITH DRAIN TILE PER DETAIL |
| | STORM SEWER |
| | PROPOSED SINGLE WALL DRAIN TILE |
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- GENERAL NOTES**
- SEE OVERALL UTILITY DRAIN TILE PLAN SHEET FOR PLAN SPECIFICATIONS AND DETAILS.



POTENTIAL FUTURE RAILROAD OVERPASS

PROPOSED BUILDING
 (SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION)
 FFE = ±707.5

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FOR REVIEW

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 PLAN | DESIGN | DELIVER
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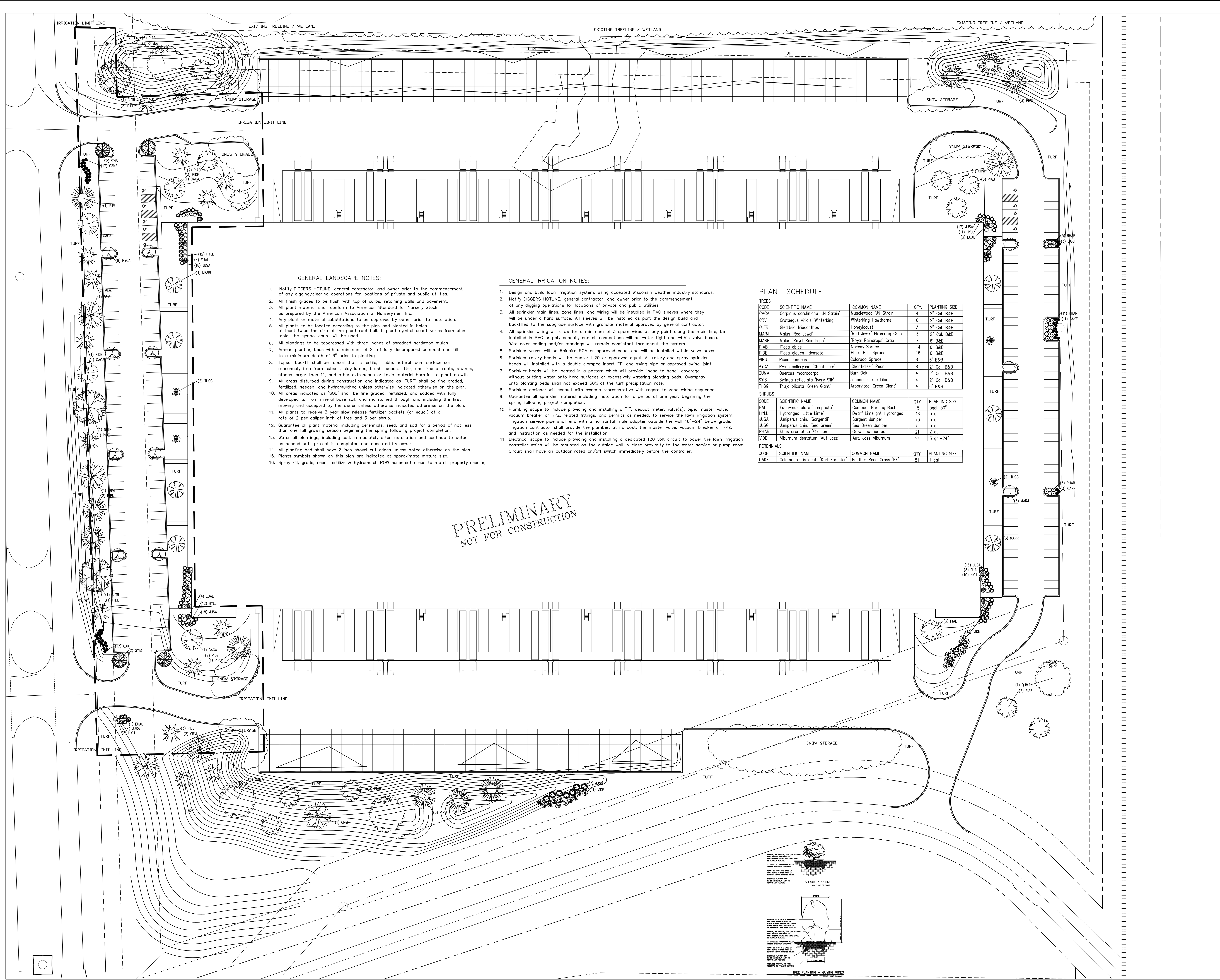
LAKEVIEW SITE 87
 PLEASANT PRAIRIE, WI

UTILITY DRAIN TILE PLAN

| REVISIONS | |
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|---|
| PREP. DATE: 08/20/14 SCALE: AS SHOWN START DATE: 08/20/14 AREA: 535.00 SHEET: DT-3 OF: 8 DT-3 |
|---|

UTILITY DRAIN TILE PLAN



- GENERAL LANDSCAPE NOTES:**
1. Notify DIGGERS HOTLINE, general contractor, and owner prior to the commencement of any digging/clearing operations for locations of private and public utilities.
 2. All finish grades to be flush with top of curbs, retaining walls and pavement.
 3. All plant material shall conform to American Standard for Nursery Stock as prepared by the American Association of Nurserymen, Inc.
 4. Any plant or material substitutions to be approved by owner prior to installation.
 5. All plants to be located according to the plan and planted in holes at least twice the size of the plant root ball. If plant symbol count varies from plant table, the symbol count will be used.
 6. All plantings to be topdressed with three inches of shredded hardwood mulch.
 7. Amend planting beds with a minimum of 2" of fully decomposed compost and till to a minimum depth of 6" prior to planting.
 8. Topsoil backfill shall be topsoil that is fertile, friable, natural loam surface soil reasonably free from subsoil, clay lumps, brush, weeds, litter, and free of roots, stumps, stones larger than 1", and other extraneous or toxic material harmful to plant growth.
 9. All areas disturbed during construction and indicated as "TURF" shall be fine graded, fertilized, seeded, and hydromulched unless otherwise indicated otherwise on the plan.
 10. All areas indicated as "SOO" shall be fine graded, fertilized, and sodded with fully developed turf on mineral base soil, and maintained through and including the first mowing and accepted by the owner unless otherwise indicated otherwise on the plan.
 11. All plants to receive 3 year slow release fertilizer pockets (or equal) at a rate of 2 per collar inch of tree and 3 per shrub.
 12. Guarantee all plant material including perennials, seed, and sod for a period of not less than one full growing season beginning the spring following project completion.
 13. Water all plantings, including sod, immediately after installation and continue to water as needed until project is completed and accepted by owner.
 14. All planting bed shall have 2 inch shovel cut edges unless noted otherwise on the plan.
 15. Plants symbols shown on this plan are indicated at approximate mature size.
 16. Spray kill, grade, seed, fertilize & hydromulch ROW easement areas to match property seeding.

- GENERAL IRRIGATION NOTES:**
1. Design and build lawn irrigation system, using accepted Wisconsin weather industry standards.
 2. Notify DIGGERS HOTLINE, general contractor, and owner prior to the commencement of any digging operations for locations of private and public utilities.
 3. All sprinkler main lines, zone lines, and wiring will be installed in PVC sleeves where they will be under a hard surface. All sleeves will be installed as part of the design build and backfilled to the subgrade surface with granular material approved by general contractor.
 4. All sprinkler wiring will allow for a minimum of 3 spare wires at any point along the main line, be installed in PVC or poly conduit, and all connections will be water tight and within valve boxes. Wire color coding and/or markings will remain consistent throughout the system.
 5. Sprinkler valves will be Rainbird PCA or approved equal and will be installed within valve boxes.
 6. Sprinkler rotary heads will be Hunter 1.20 or approved equal. All rotary and spray sprinkler heads will be installed with a double clamped insert "TI" and swing pipe or approved swing joint.
 7. Sprinkler heads will be located in a pattern which will provide "head to head" coverage without putting water onto hard surfaces or excessively watering planting beds. Overspray onto planting beds shall not exceed 30% of the turf precipitation rate.
 8. Sprinkler designer will consult with owner's representative with regard to zone wiring sequence.
 9. Guarantee all sprinkler material including installation for a period of one year, beginning the spring following project completion.
 10. Plumbing scope to include providing and installing a "T", deduct meter, valve(s), pipe, master valve, vacuum breaker or RPZ, related fittings, and permits as needed, to service the lawn irrigation system. Irrigation service pipe shall end with a horizontal male adapter outside the wall 18"-24" below grade. Irrigation contractor shall provide the plumber, at no cost, the master valve, vacuum breaker or RPZ, and instructions as needed for the installation.
 11. Electrical scope to include providing and installing a dedicated 120 volt circuit to power the lawn irrigation controller which will be mounted on the outside wall in close proximity to the water service or pump room. Circuit shall have an outdoor rated on/off switch immediately before the controller.

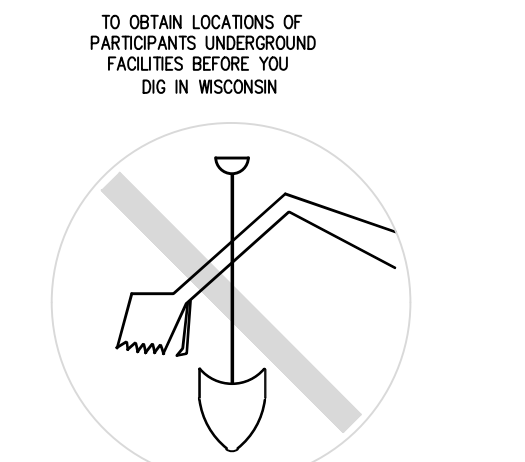
PLANT SCHEDULE

| CODE | SCIENTIFIC NAME | COMMON NAME | QTY. | PLANTING SIZE |
|------|--|----------------------------|------|---------------|
| CACA | <i>Carpinus caroliniana 'N Strain'</i> | Musclewood 'N Strain' | 4 | 2" Col. B&B |
| CRM | <i>Crotaegus viridis 'Winterking'</i> | Winterking Hawthorne | 6 | 2" Col. B&B |
| GLTR | <i>Gleditsia triacanthos</i> | Honeylocust | 3 | 2" Col. B&B |
| MARJ | <i>Malus 'Red Jewel'</i> | 'Red Jewel' Flowering Crab | 3 | 2" Col. B&B |
| MARR | <i>Malus 'Royal Raindrops'</i> | 'Royal Raindrops' Crab | 7 | 6" B&B |
| PIAB | <i>Picea abies</i> | Norway Spruce | 14 | 6" B&B |
| PIDE | <i>Picea glauca densata</i> | Black Hills Spruce | 16 | 6" B&B |
| PIPU | <i>Picea pungens</i> | Colorado Spruce | 8 | 6" B&B |
| PYCA | <i>Pyrus calleryana 'Chanticleer'</i> | 'Chanticleer' Pear | 8 | 2" Col. B&B |
| QUMA | <i>Quercus macrocarpa</i> | Burr Oak | 4 | 2" Col. B&B |
| SYIS | <i>Syringa reticulata 'Ivory Silk'</i> | Japanese Tree Lilac | 4 | 2" Col. B&B |
| THGG | <i>Thuja plicata 'Green Giant'</i> | Arborvitae 'Green Giant' | 4 | 6" B&B |

| CODE | SCIENTIFIC NAME | COMMON NAME | QTY. | PLANTING SIZE |
|------|-------------------------------------|---------------------------|------|---------------|
| EALU | <i>Euonymus alata 'compacta'</i> | Compact Burning Bush | 15 | 5gal-30" |
| HTEL | <i>Hydrangea 'Little Lime'</i> | Dwarf Limelight Hydrangea | 46 | 3 gal |
| JUSP | <i>Juniperus chin. 'Sargentii'</i> | Sargent Juniper | 73 | 5 gal |
| JUSG | <i>Juniperus chin. 'Sea Green'</i> | Sea Green Juniper | 7 | 5 gal |
| RHAR | <i>Rhus aromatica 'Gro low'</i> | Grow Low Sumac | 21 | 2 gal |
| VIDE | <i>Viburnum dentatum 'Aut Jazz'</i> | Aut. Jazz Viburnum | 24 | 3 gal-24" |

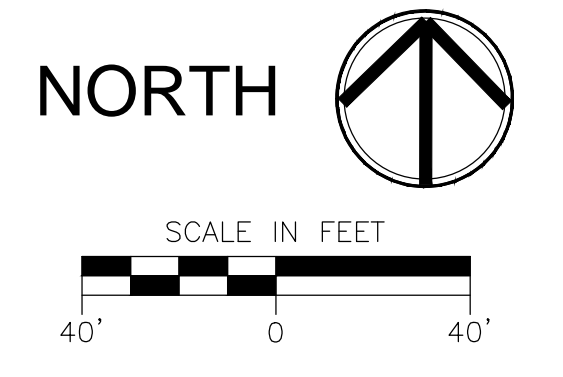
| CODE | SCIENTIFIC NAME | COMMON NAME | QTY. | PLANTING SIZE |
|------|---|-------------------------|------|---------------|
| CAKF | <i>Calamagrostis aut. 'Karl Forester'</i> | Feather Reed Grass 'Kf' | 51 | 1 gal |

PRELIMINARY
NOT FOR CONSTRUCTION



CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WI STATUTE 162.075(974)
SECURES MR. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

CHECK WITH PROPERTY OWNER BEFORE
EXCAVATION FOR LOCATIONS OF PRIVATE
AND PUBLIC UNDERGROUND UTILITIES AND
FIXTURES WHICH MAY OR MAY NOT BE
MARKED BY "DIGGERS HOTLINE"



PROJECT NAME
Lot 87

PROJECT LOCATION
Lakeview Corporate Park
80th ave. & Hwy ML
Pleasant Prairie, Wisconsin

CLIENT NAME & ADDRESS
CENTERPOINT PROPERTIES
1808 Swift Drive
Oak Brook, IL 60523



SHEET TITLE
LANDSCAPE PLAN

REVISIONS
Date _____ By _____

PREPARED BY:
KENOSHA GROUNDS CARE
 Design Construction Maintenance
 8300 89th Avenue • Pleasant Prairie, WI 53158 • 262.694.8960
 E-Mail: info@kgc.com Fax: 262.694.9599

USE OF INFORMATION
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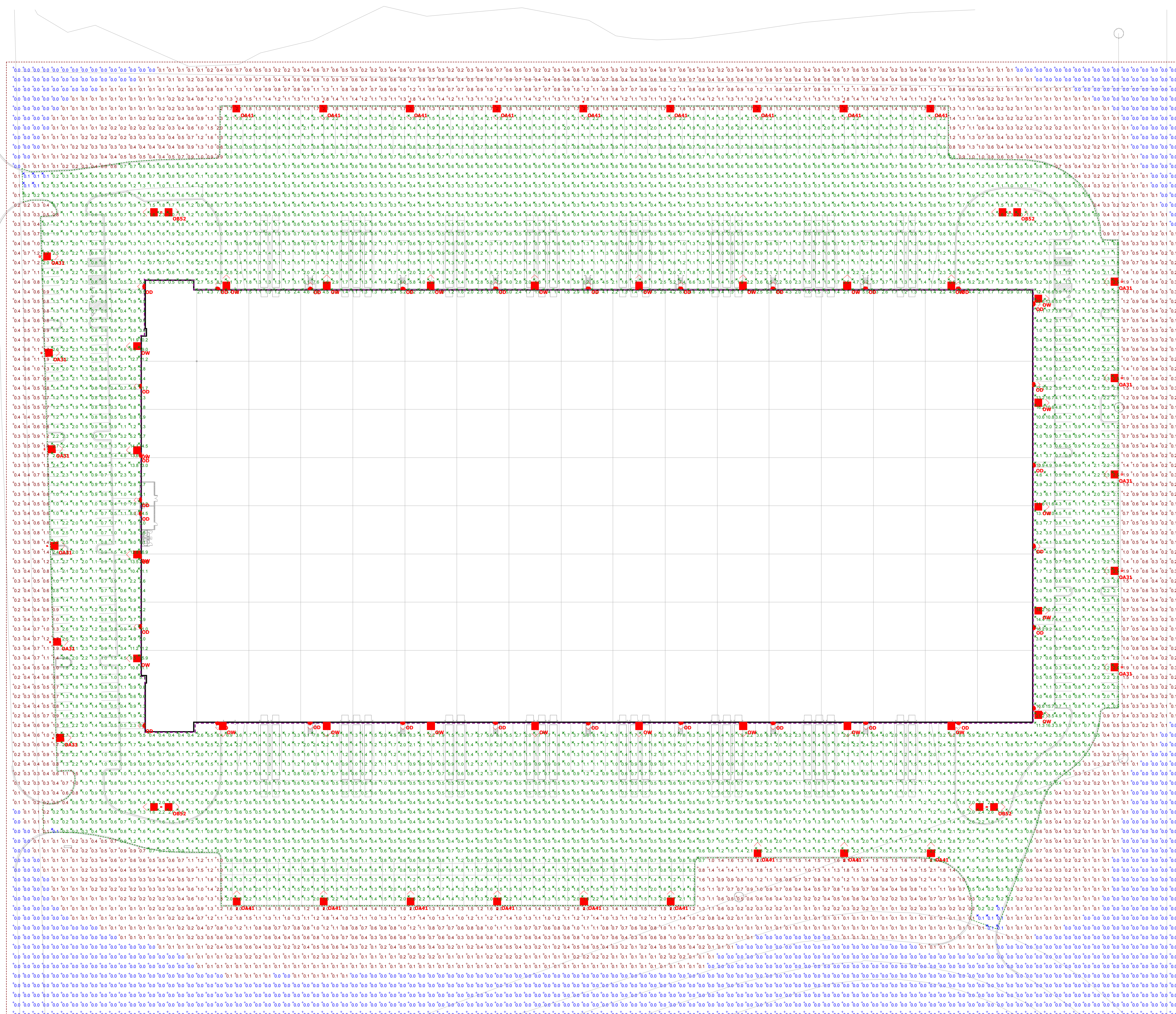
FILE NAME CEN.87
 DRAWN BY LMW
 CHECKED BY RJO
 KGC PROJECT #
 DATE 1-26-2016
 SHEET NO.

L1.0



| Symbol | Label | QTY | Catalog Number | Description | Lamp | Number Lamps | Lumens per Lamp | LLF | Wattage |
|--------|-------|-----|---|--|---|--------------|-----------------|-----|---------|
| | OA4 1 | 18 | OSQ A xx 4ME A 57K CONFIGURED FROM OSQ A xx 4ME A 40K | CONFIGURED FROM Cree OSQ Series Area Luminaire, Type IV Medium, A Input Power Designator, 4000K | CONFIGURED FROM Eight type MDA 4000K LEDs | 1 | 11412.6 | 1 | 112 |
| | OA4 2 | 0 | OSQ A xx 4ME A 57K CONFIGURED FROM OSQ A xx 4ME A 40K | CONFIGURED FROM Cree OSQ Series Area Luminaire, Type IV Medium, A Input Power Designator, 4000K | CONFIGURED FROM Eight type MDA 4000K LEDs | 1 | 11412.6 | 1 | 224 |
| | OB5 1 | 0 | OSQ A xx SME A 57K CONFIGURED FROM OSQ A xx SME S 57K | CONFIGURED FROM Cree OSQ Series Area Luminaire, Type V Medium, S Input Power Designator, 5700K | CONFIGURED FROM Sixteen type MT-G2 5700K LEDs | 1 | 10473.08 | 1 | 112 |
| | OB5 2 | 4 | OSQ A xx SME A 57K CONFIGURED FROM OSQ A xx SME S 57K | CONFIGURED FROM Cree OSQ Series Area Luminaire, Type V Medium, S Input Power Designator, 5700K | CONFIGURED FROM Sixteen type MT-G2 5700K LEDs | 1 | 10473.08 | 1 | 224 |
| | OA3 1 | 11 | OSQ A xx 3ME A 57K CONFIGURED FROM OSQ A xx 3ME A 40K | CONFIGURED FROM Cree OSQ Series Area Luminaire, Type III Medium, A Input Power Designator, 4000K | CONFIGURED FROM Eight type MDA 4000K LEDs | 1 | 11530.59 | 1 | 112 |
| | OD | 32 | XSPWAK3MC-U | Cree XSPW Series Wallpack Luminaire, Type II Medium, 5700K, C Input Power Designator | 4 type MDA LEDs | 1 | 4030.657 | 1 | 42.96 |
| | OW | 25 | OSQ A xx 4ME A 57K CONFIGURED FROM OSQ A xx 4ME A 40K | CONFIGURED FROM Cree OSQ Series Area Luminaire, Type IV Medium, A Input Power Designator, 4000K | CONFIGURED FROM Eight type MDA 4000K LEDs | 1 | 11412.6 | 1 | 112 |

| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
|-------------------|--------|--------|---------|--------|---------|---------|
| PARKING LOT CALCS | X | 1.4 fc | 27.1 fc | 0.1 fc | 271.0:1 | 14.0:1 |
| SITE CALC ZONE | + | 1.0 fc | 27.1 fc | 0.0 fc | N/A | N/A |



Plan View
Scale: 1" = 50'

LAKEVIEW SOUTH LOT 57
SITE LIGHTING PHOTO-METRIC CALCULATIONS
LED POLE MOUNT AND BUILDING MOUNT LIGHT FIXTURES

Designer
Date: 1/27/2016
Scale:
Not to Scale
Drawing No.

LEGAL DESCRIPTION:
AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER KE-2322 WITH AN EFFECTIVE DATE OF JUNE 15, 2015.

Parcel 77 and Outlot 20 of Certified Survey Map No. 2130, recorded in the Kenosha County Register of Deeds office on July 20, 1999, as Document No. 1152467, being a division of part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 28, Town 1 North, Range 22 East, in the Village of Pleasant Prairie, County of Kenosha, State of Wisconsin.

Tax Key No: 92-4-122-284-0310 and 92-4-122-284-0320

Address: Situated on HWY ML

NOTES CORRESPONDING TO SCHEDULE B - II

- 1-5, 9, 12, 19, & 21-25 NOT SURVEY RELATED.
- 6-8, & 10-11 VISIBLE EVIDENCE SHOWN IF ANY.

- 13. Covenants, conditions and restrictions as set forth in Declaration of Development Standards and Protective Covenants as Document No. 1416682. Development standards including Building Setbacks: Street - 65 feet, Side - 45 feet, Rear 45 feet and non-exclusive easements for utilities within the setback area affects subject property as shown on survey. Modified by Modification to Lakeview Corporate Park Declaration of Development Standards and Protective Covenants recorded as Document No. 1509370, and Variance and Modification to Lakeview Corporate Park Declaration of Development Standards and Protective Covenants recorded as Document No. 1515037. Does not affect subject property.
- 14. Restrictions, covenants, conditions, easements and mineral rights reservations contained in Deed recorded on March 22, 1991, as Document No. 862029. A 10' No Building Zone, a 15' No Building Zone and a 50' No Building Zone - affects subject property as shown on survey. Easements to U.S. Sprint Communications Company, Inc. and Digi-Net - affects subject property but cannot be plotted - exact location not stated in recorded document.
- 15. Grant of Easement recorded March 10, 1994, as Document No. 956424. A 25' Sanitary Sewer Easement - affects subject property as shown on survey.
- 16. Easements and Dedications contained in Certified Survey Map No. 2130 recorded on July 20, 1999 as Document No. 1152467. A 20' General Utility Easement, 80' W.E.P.Co Easement, 19' W.E.P.Co Easement, 21' Sanitary Sewer Easement and a 23' General Utility Easement - affects subject property as shown on survey.
- 17. Distribution Easement recorded December 23, 1999 as Document No.1169183. A 20' and a 40' Wisconsin Electric Power Company and Wisconsin Bell, Inc. Easement for underground cables and pedestals - affects subject property as shown on survey.
- 18. Easement Certificate of Compensation and Notice of Right of Appeal recorded January 7, 2000 as Document No. 1170365. A Wisconsin Electric Power Company Easement for poles and wires over Outlot 20 in its entirety - affects subject property as shown on survey.
- 20. Easement Deed by Court Order in Settlement of Landowner Action recorded July 29, 2013 as Document No. 1708222. A permanent Telecommunications Cable System Easement granted to Sprint Communications Company L.P. for fiber optic cables. Marked underground Fiber Optic cable line and Fiber Optic utility vault shown on survey.

TABLE A

- 2. Address (as disclosed in title commitment): Situated on HWY ML
- 3. Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55059C0194D effective JUNE 19, 2012. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- 4. Gross Land Area of Parcel 77, C.S.M. No. 2130: 1,060,139 Square Feet OR 24,337.4 Acres. Gross Land Area of Outlot 20, C.S.M. No. 2130: 81,385 Square Feet OR 1,868.4 Acres. Gross Land Area of combined parcels: 1,141,524 Square Feet OR 26,205.8 Acres.
- 5. Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: Concrete monument with brass cap at the Southwest corner of the Southeast 1/4 Section 28, Town 1 North, Range 22 East. Elevation = 690.51.
- 6. Current zoning per the Village of Pleasant Prairie:
ZONING: M-2 GENERAL MANUFACTURING DISTRICT
SETBACK REQUIREMENTS:
Street: 65 Feet
Side: 45 Feet
Rear: 45 Feet
Wetland: 25 Feet
Maximum principle building height: 60 Feet
- 7. No buildings exist on the subject property.
- 9. There are no designated parking spaces on the subject properties.
- 11. Underground utilities based on field markings by Digger's Hotline Ticket # 20152704093 with a clear date of JULY 9, 2015.
- 16. No evidence of earth moving work, building construction or building additions based on a visual observation.
- 17. No evidence of changes in street right of way lines and street or sidewalk construction or repairs based on a visual observation.
- 18. No evidence of site used as a solid waste dump, sump or sanitary landfill based on a visual observation.

GENERAL NOTES

- 1. Right of Way widths and locations are based on Certified Survey Map No. 2130 and Kenosha County GIS.
- 2. Existing vehicular access to the subject properties are via 80th Avenue and 116th Street - County Trunk Highway "ML", being public right of ways.
- 3. Underground utility locations shown are based on field location markings by Digger's Hotline and/or utility plans available from the municipality. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC, does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.
- 4. Subject property serviced by municipal sewer and water.
- 5. Wetlands on subject property delineated by Wetland & Waterway Consulting, LLC on October 27, 2014 and located by Chaput Land Surveys, LLC on October 28, 2014.

CERTIFICATION

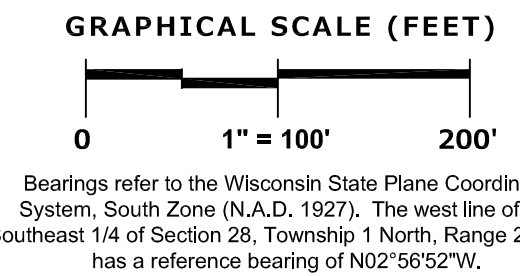
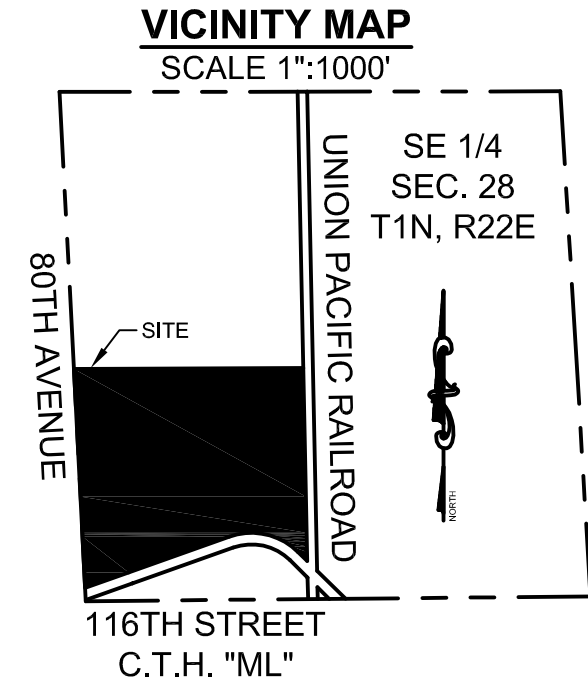
To: CenterPoint Wispark Land Company LLC, a Delaware limited liability company; Chicago Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM LAND TITLE SURVEYS, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 7(a), 8, 9, 11(a), 11(b), 16, 17 and 18 of Table A thereof. The field work was completed on JULY 13, 2015.

John P. Konopacki, PLS
Registration No. S-2461

Date: JULY 21, 2015

PINNACLE ENGINEERING GROUP, LLC.
15850 West Bluemound Road Suite 210
Brookfield, WI 53005
Phone: 262-754-8888

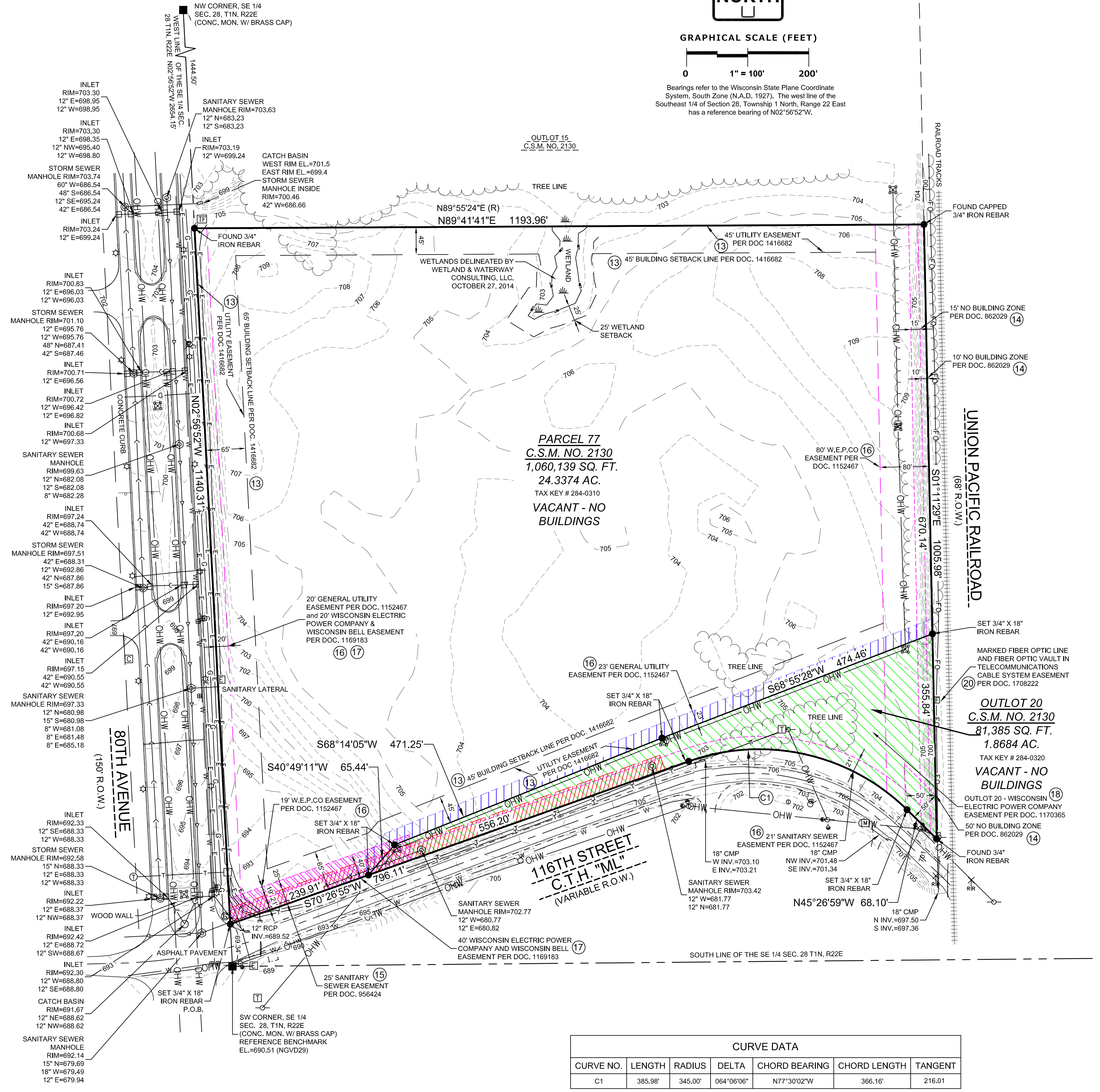


STATEMENT OF ENCROACHMENTS

None Observed

LEGEND OF SYMBOLS & ABBREVIATIONS

| | | | | | |
|----------------------------------|-----------------------|---|---------------------------|--------------------------------|-----------------------------|
| ⊙ | SANITARY MANHOLE | △ | FIBER OPTIC MARKER | — | SIGN |
| ⊙ | STORM MANHOLE | □ | FIBER OPTIC MANHOLE | □ | MAIL BOX |
| ⊙ | STORM INLET | □ | TELEPHONE PEDESTAL | □ | FIBER OPTIC VAULT |
| ⊙ | CLEANOUT | ⊙ | TELEPHONE MANHOLE | ⊙ | RAILROAD SIGNAL |
| ⊙ | CATCH BASIN | ⊙ | TELEPHONE MARKER | ⊙ | CROSS CUT |
| ⊙ | LATERAL | — | UTILITY POLE | — | IRON PIPE |
| ⊙ | BASKETBALL HOOP | — | GUY WIRE | — | IRON REBAR/ROD |
| ⊙ | SPOT ELEVATION | — | TRANSFORMER | — | MAG NAIL |
| ⊙ | AIR CONDITIONING UNIT | — | ELECTRIC PEDESTAL | — | SECTION MONUMENT |
| ⊙ | UNKNOWN MANHOLE | — | ELECTRIC MANHOLE | — | BENCH MARK |
| ⊙ | DUMPSTER | — | CABLE TV RISER/BOX | — | CL. = CENTERLINE |
| ⊙ | HANDICAP STALL | — | CABLE TV MANHOLE | — | CONC. = CONCRETE |
| ⊙ | WELL | — | GAS VALVE | — | EL. = ELEVATION |
| ⊙ | HYDRANT | — | GAS METER | — | EXT. = EXISTING |
| ⊙ | WATER VALVE | — | GAS MARKER | — | F.I.P. = FOUND IRON PIPE |
| ⊙ | WATER SERVICE BOX | — | DIRECTIONAL ARROW | — | F.M.N. = FOUND MAG NAIL |
| ⊙ | SPRINKLER VALVE | — | HIGH TENSION UTILITY POLE | — | INV. = INVERT |
| ⊙ | TRAFFIC SIGNAL | — | FLOOD LIGHT | — | MON. = MONUMENT |
| ⊙ | ★ | — | ★ | — | P.O.B. = POINT OF BEGINNING |
| UNDERGROUND UTILITY LINES | | — | | P.O.C. = POINT OF COMMENCEMENT | |
| — | SANITARY SEWER | — | — | R.O.W. = RIGHT OF WAY | |
| — | STORM SEWER | — | — | FIBER OPTIC | |
| — | WATER MAIN | — | — | TELEPHONE | |
| — | FO | — | — | SEC. = SECTION | |
| — | E | — | — | SQ. FT. = SQUARE FEET | |
| — | OH-W | — | — | ELECTRICAL | |
| — | T | — | — | T.O.C. = TOP OF CURB | |
| — | CATV | — | — | W. = WITH | |
| — | G | — | — | WETLAND SYMBOL | |
| — | WET | — | — | (R) = RECORDED AS | |



| CURVE DATA | | | | | | |
|------------|---------|---------|------------|---------------|--------------|---------|
| CURVE NO. | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH | TANGENT |
| C1 | 385.98' | 345.00' | 064°06'06" | N77°30'02"W | 366.16' | 216.01' |

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

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

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

LOCATION : C.T.H. "ML" - PLEASANT PRAIRIE, WI
PARCEL 77 AND OUTLOT 20 OF C.S.M. 2130
SE 1/4 OF SEC. 28, T1N, R22E

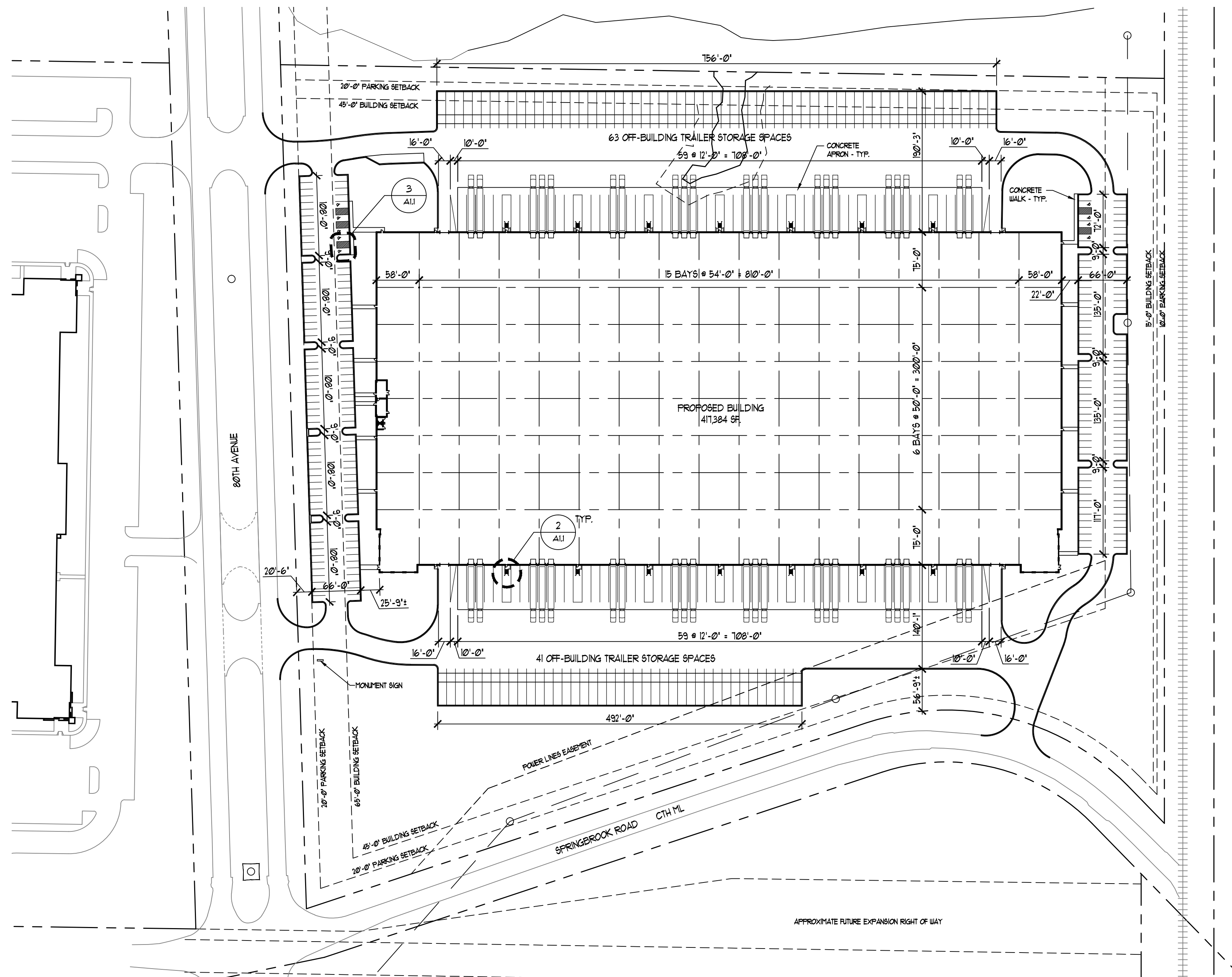
ALTA / ACSM LAND TITLE SURVEY

REVISIONS

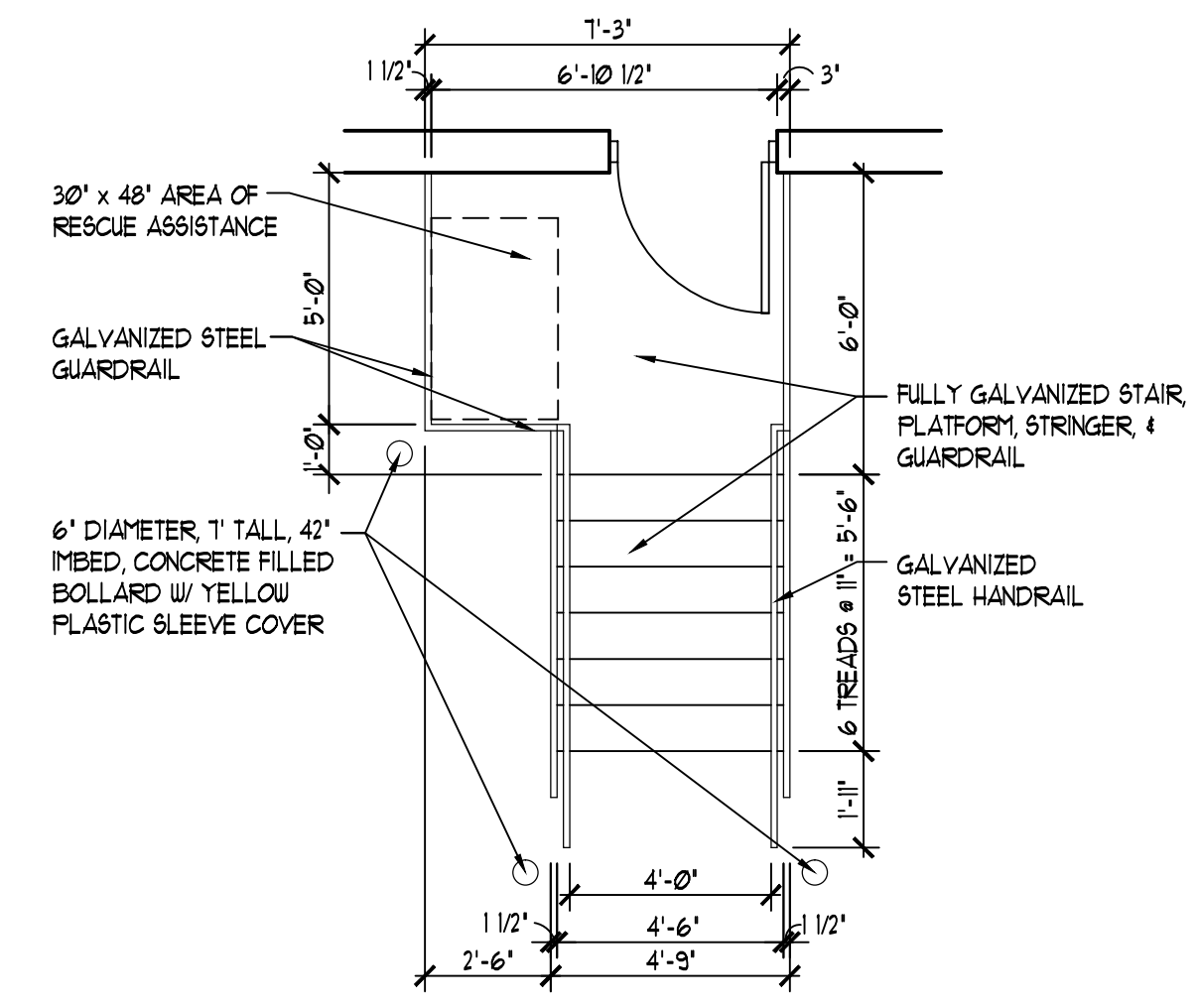
| NO. | DATE | DESCRIPTION |
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SHEET
1
1

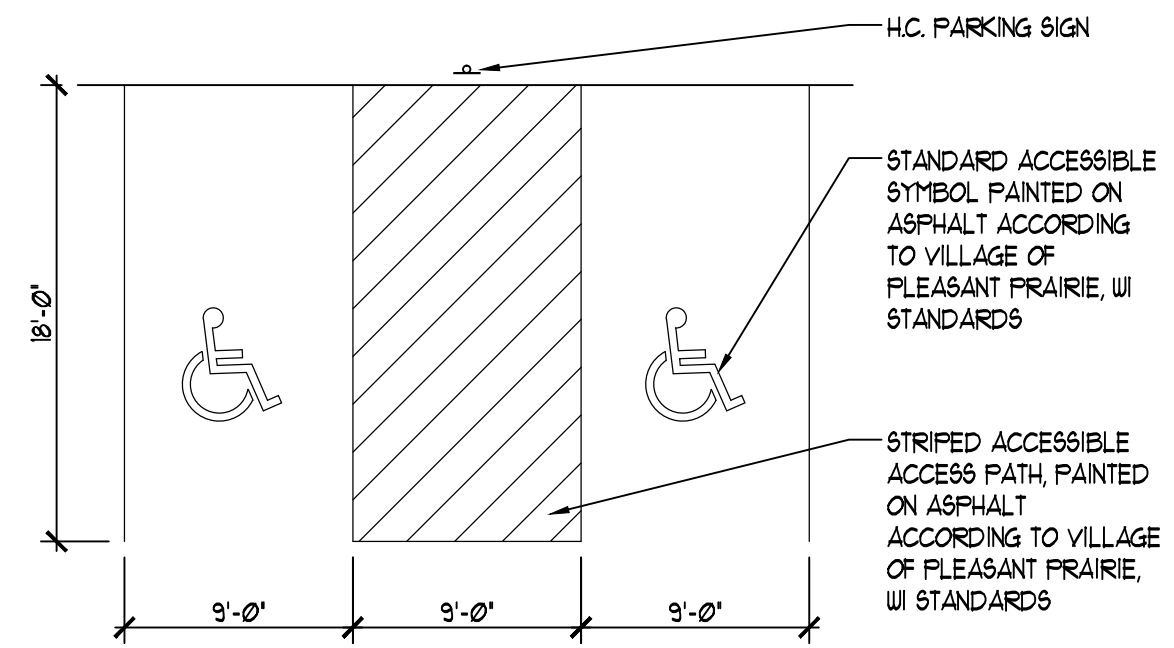
REG. JOB NO. S-535.00WMT
PROJECT NO. PROJECT 15
DATE: 07/21/15
SCALE: 1"=100'



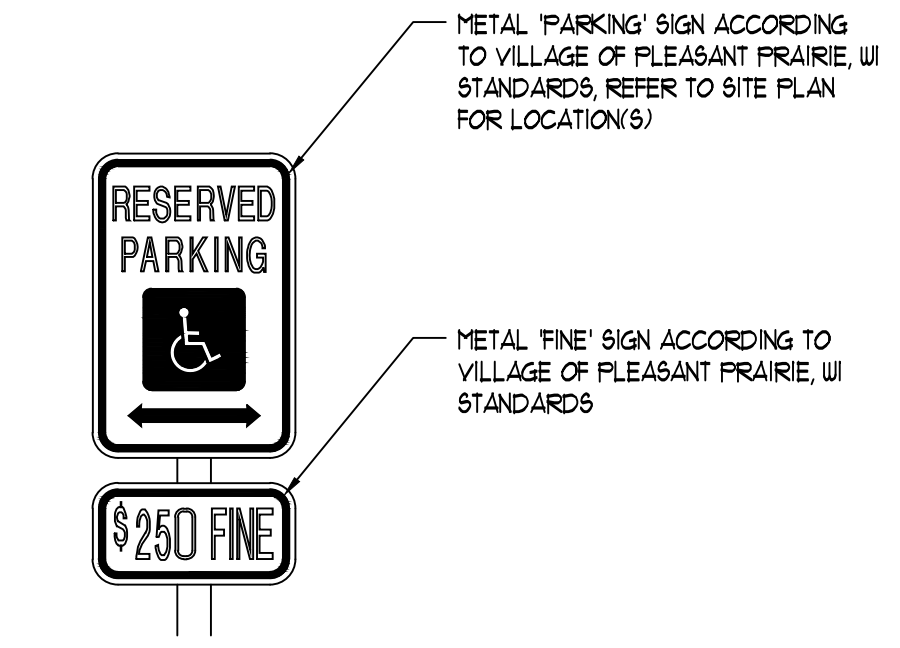
1 PROPOSED SITE PLAN
A1.0 1" = 100'-0"



2 TYP. EXIT STAIR PLAN
A1.1 1/4" = 1'-0"



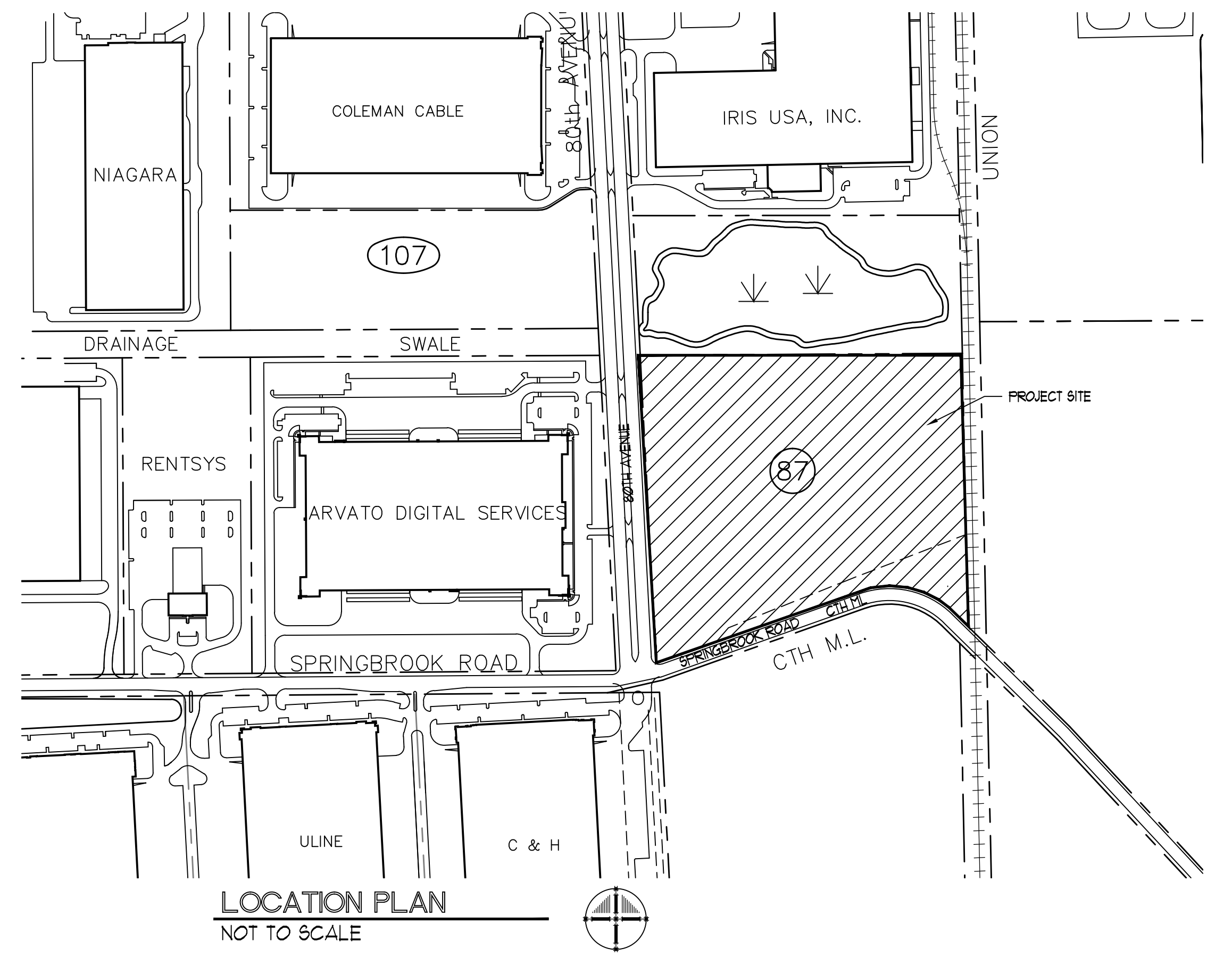
3 TYP. H.C. PARKING STALL
A1.1 1/8" = 1'-0"



4 H.C. PARKING SIGN
A1.1 1" = 1'-0"

PROJECT DEVELOPMENT DATA:

| | |
|---|-------------------------------------|
| PROPOSED LAKEVIEW LOT 87: | |
| SITE ZONING: | M-2, GENERAL MANUFACTURING DISTRICT |
| SITE AREA: | 26.21 ACRES (1,141,212 SF.) |
| BUILDING AREA: | 417,384 SF. |
| BLDG. COVERAGE RATIO: | |
| BUILDING IMPERVIOUS AREA: | 417,384 SF. |
| ALL OTHER IMPERVIOUS AREA: | 38,172 SF. |
| TOTAL IMPERVIOUS AREA: | 798,556 SF. |
| TOTAL IMPERVIOUS PERCENTAGE: | 69.97% |
| GREENSPACE COVERAGE RATIO: | |
| TOTAL LANDSCAPED AREA: | 342,716 SF. |
| TOTAL LANDSCAPED PERCENTAGE: | 30.03% |
| PARKING: | |
| TOTAL CAR SPACES (INCLUDING HANDICAPPED): | 215 SPACES |
| TOTAL TRUCK/DOCK SPACES: | 42 DOCK LOCATIONS |
| TOTAL TRAILER (OFF-BUILDING) SPACES: | 166 TRAILER SPACES |



LOCATION PLAN
NOT TO SCALE

- GENERAL SITE NOTES:
- ALL SITE LIGHTING SHALL BE DIRECTED DOWNWARD AND SHALL NOT GLARE ONTO ADJACENT PROPERTIES OR PUBLIC ROADWAYS.
 - TRUCKS/TRAILERS PARKED OUTSIDE OF THE FACILITY SHALL NOT BE USED AS A MEANS OF ADDITIONAL STORAGE AND/OR WAREHOUSING SPACE, EXCEPT FOR THOSE TRUCKS/TRAILERS THAT HAVE BEEN LOADED AND ARE AWAITING PENDING DELIVERY OR THOSE THAT ARE IN QUEUE AND ARE AWAITING PENDING UNLOADING PROCEDURES.
 - AT NO TIME SHALL THERE BE ANY OUTDOOR STORAGE OF PALLETS (WOODEN, PLASTIC, OR METAL), RECYCLING MATERIALS, GARBAGE, LANDSCAPING EQUIPMENT OR LANDSCAPE MATERIALS, ETC.
 - PROJECT PARCEL IS ZONED M-2, GENERAL MANUFACTURING DISTRICT.
 - THE LOCATION OF ALL CONSTRUCTION TRAILERS PARKED ON THE SITE DURING CONSTRUCTION ACTIVITIES SHALL BE APPROVED BY THE VILLAGE OF PLEASANT PRAIRIE. NO CONSTRUCTION TRAILERS SHALL BE PARKED IN VILLAGE COUNTY, OR STATE RIGHTS-OF-WAY. ALL CONSTRUCTION RELATED SIGNAGE SHALL BE APPROVED AND PERMITTED BY THE VILLAGE.
 - THERE SHALL BE NO CUSTOMER OR EMPLOYEE PARKING PERMITTED ON 80TH AVENUE OR SPRINGBROOK ROAD.
 - DUMPSTER/RECYCLING CONTAINERS ARE NOT SHOWN ON PROPOSED SITE PLAN AT THIS TIME. THE LOCATION/SIZE OF SUCH IS TO BE DETERMINED WHEN A TENANT IS OBTAINED AND WILL FOLLOW ALL VILLAGE ORDINANCES. THE LOCATION SHALL BE APPROVED BY THE ZONING ADMINISTRATOR. THE DUMPSTER/RECYCLING AREAS SHALL BE FULLY SCREENED FROM THE PUBLIC VIEW AND ADJACENT HIGHWAY/ROADWAYS.
 - IF/WHEN ANY FUTURE PARKING LOT EXPANSIONS OCCUR, PERMITS FROM THE VILLAGE WILL BE REQUIRED AND THE EXPANSION PARKING AREAS, AS WELL AS THE ASSOCIATED MANEUVERING LANES, SHALL INCORPORATE VERTICAL CONCRETE CURB & GUTTER.
 - MUNICIPAL UTILITIES SHALL NOT BE BURIED UNDER EARTH BERMS OR TREE LANDSCAPING.

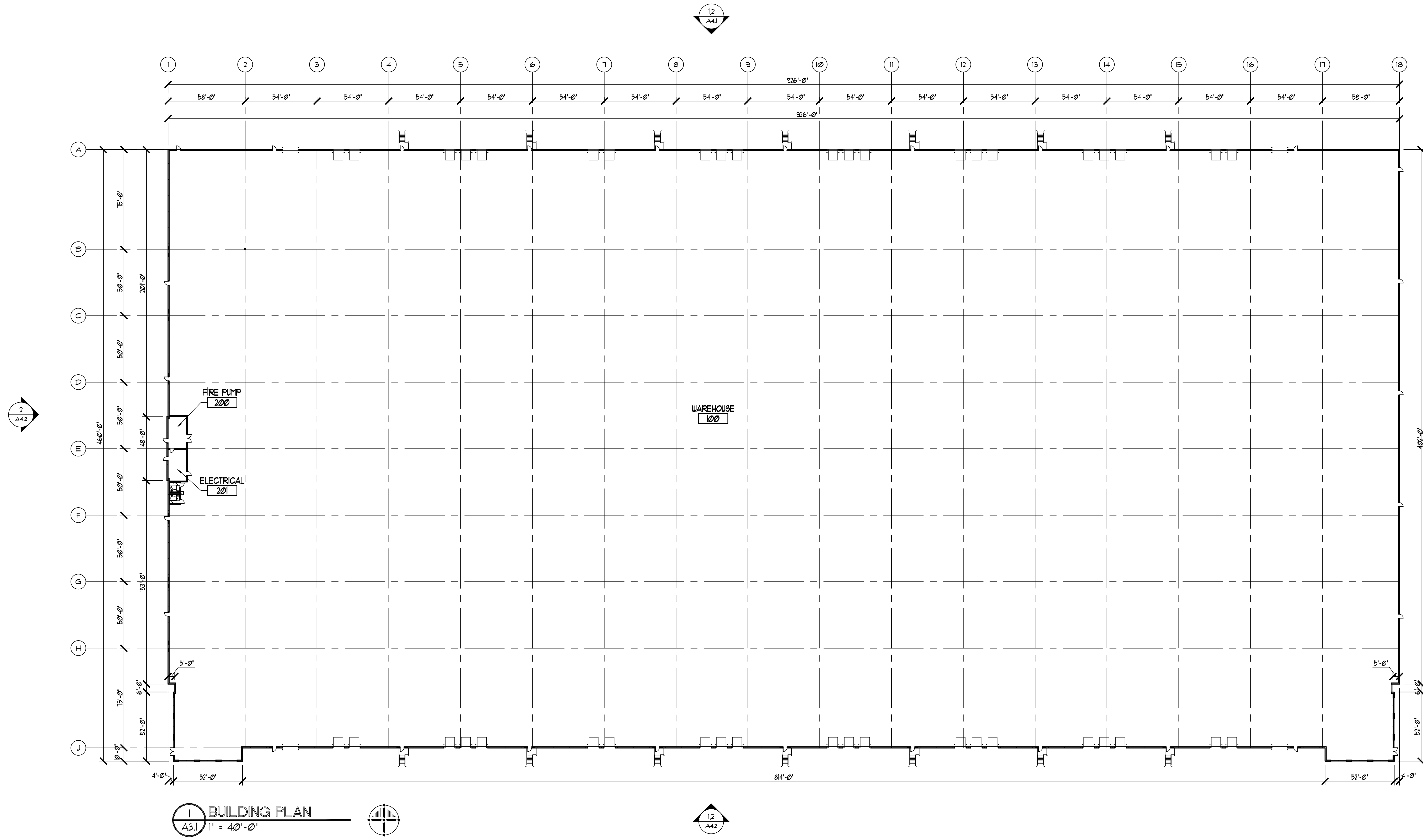
REVISIONS:

WAREHOUSE FACILITY
 Lot 87, Lakeview Corp. Park, Pleasant Prairie, WI
PROPOSED SITE PLAN

2610 Lake Cook Road
 Suite 280
 Riverwoods, IL 60015
 Ph: (847) 940-0300
 Fax: (847) 940-1045

Partners in Design
 ARCHITECTS

PROJECT NO:
 437.15.128
 DRAWN BY: CTG
 CHECKED BY: WHB
 DATE:
 01.27.16
 SHEET NO.:
 A1.1



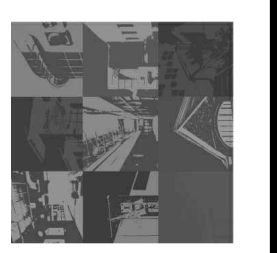
1 BUILDING PLAN
A3.1 1" = 40'-0"

REVISIONS:

WAREHOUSE FACILITY
Lot 87, Lakeview Corp. Park, Pleasant Prairie, WI
BUILDING PLAN

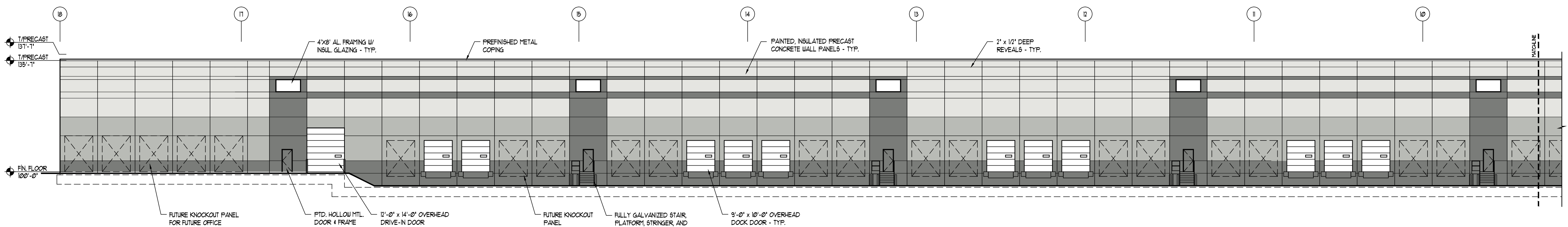
2610 Lake Cook Road
Suite 280
Riverviews, IL 60015
Ph: (847) 940-0300
Fax: (847) 940-1045

Partners in Design
ARCHITECTS

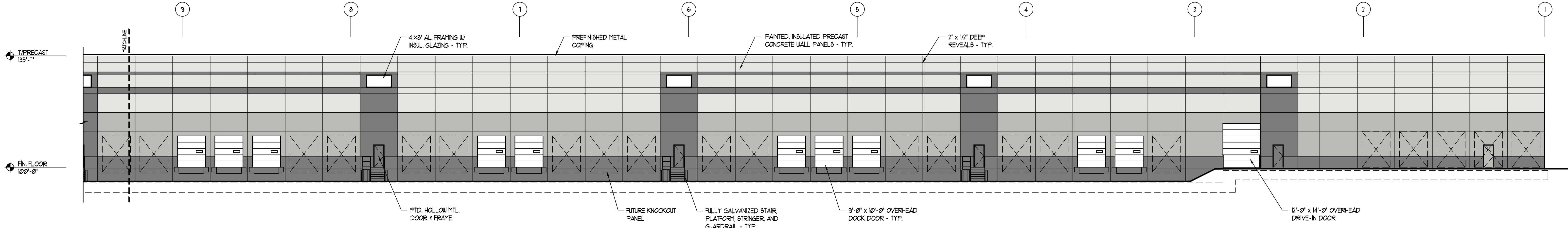


PROJECT NO:
437.15.128
DRAWN BY: CTG
CHECKED BY: WHB
DATE:
01.27.16
SHEET NO.:

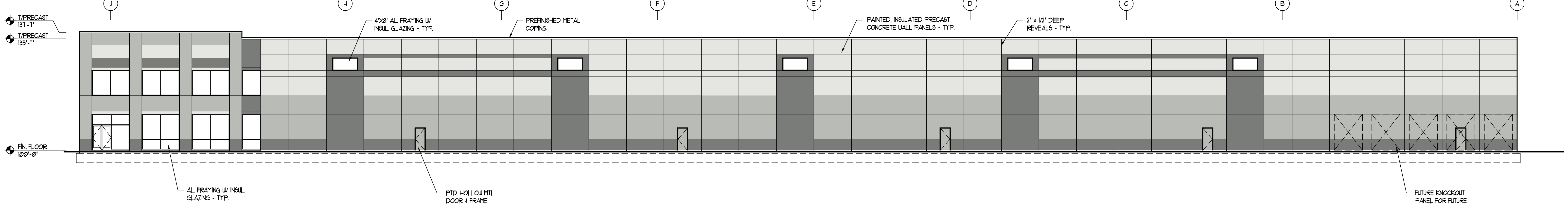
A3.1



1 NORTH ELEVATION
A4.1 1/16" = 1'-0"



2 NORTH ELEVATION
A4.1 1/16" = 1'-0"



3 EAST ELEVATION
A4.1 1/16" = 1'-0"

COLOR LEGEND:

| | |
|--|------------------------|
| | FIELD COLOR - COLOR 1 |
| | ACCENT COLOR - COLOR 2 |
| | ACCENT COLOR - COLOR 3 |

NOTE: FUTURE KNOCKOUT LOCATIONS TO BE FREE OF REINFORCING AND BE ABLE TO BE CUT OUT WITHOUT ADDITIONAL STRUCTURAL WORK BEING PERFORMED. INSULATION TO RUN CONTINUOUS THROUGH KNOCKOUT LOCATIONS.

REVISIONS

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

WAREHOUSE FACILITY
Lot 87, Lakeview Corp. Park, Pleasant Prairie, WI
PROPOSED BUILDING ELEVATIONS

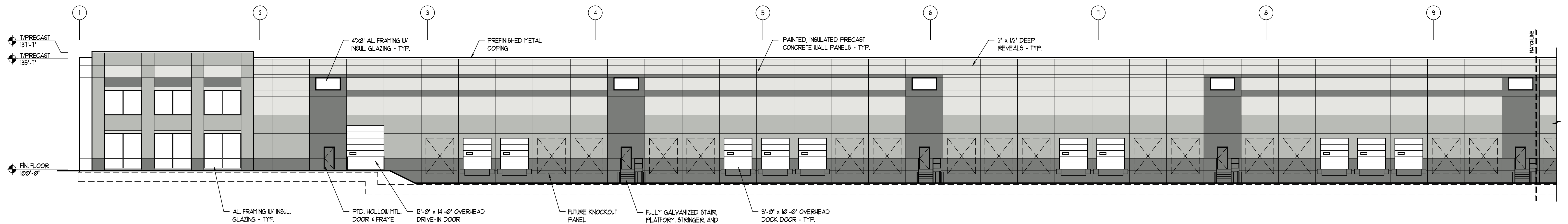
2610 Lake Cook Road
Suite 280
Riverviews, IL 60015
Ph: (847) 940-0300
Fax: (847) 940-1045

Partners in Design
ARCHITECTS

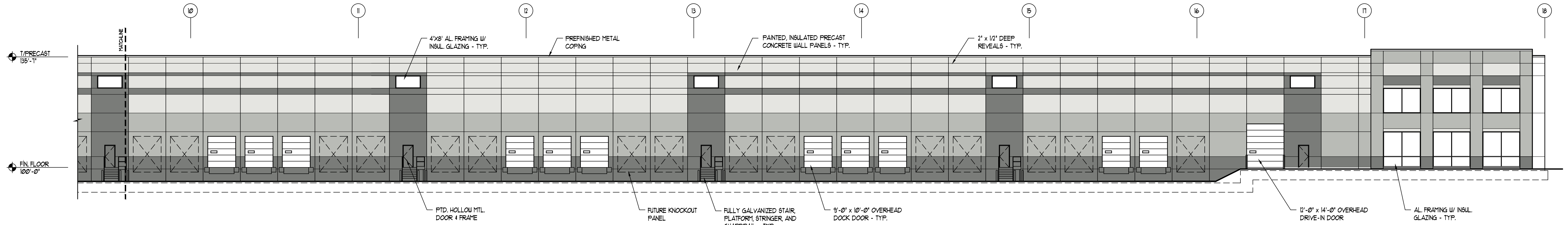


PROJECT NO:
437.15.128
DRAWN BY: CTG
CHECKED BY: WHB
DATE:
01.27.16
SHEET NO.:

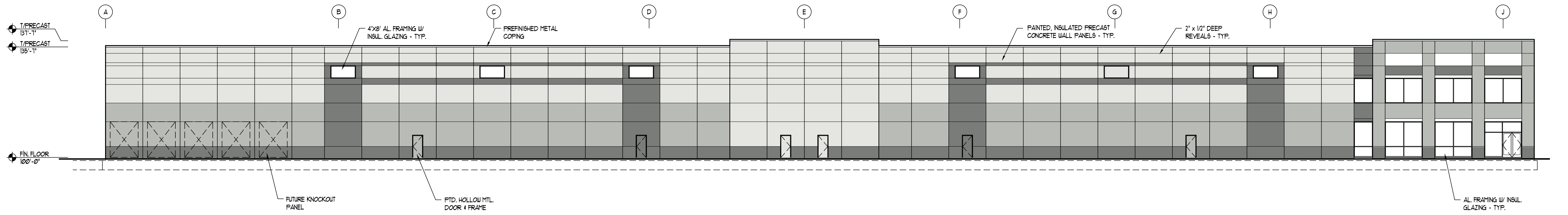
A4.1



1 SOUTH ELEVATION
A4.2 1/16" = 1'-0"



2 SOUTH ELEVATION
A4.2 1/16" = 1'-0"



3 WEST ELEVATION
A4.2 1/16" = 1'-0"

REVISIONS

WAREHOUSE FACILITY
Lot 87, Lakeview Corp. Park, Pleasant Prairie, WI
PROPOSED BUILDING ELEVATIONS

2610 Lake Cook Road
Suite 280
Riverside, IL 60015
Ph: (847) 940-0300
Fax: (847) 940-1045

Partners in Design
ARCHITECTS



PROJECT NO:
437.15.128
DRAWN BY: CT6
CHECKED BY: WHB
DATE:
01.27.16
SHEET NO.:

A4.2

TO: Village Board
Michael Pollocoff, Village Administrator

Consider a two year contract agreement between the Village of Pleasant Prairie and the Village of Pleasant Prairie Police Officers Association, Local 185 of the Wisconsin Professional Police Association, Inc. for the 2016-2017 calendar years.

Recommendation: Authorize the Village Administrator and the Village President to accept the proposed 2016-2017 contract.

Significant Changes include:

ARTICLE VI – HOURS OF WORK WEEK, HOURS AND OVERTIME. (pages 4-8):

Section 6.02 – Overtime:

Add the following to Paragraph One:

“All employees shall receive two (2) times the straight hourly rate for all overtime hours worked in excess of twelve (12) hours per day, if the overtime hours have been previously scheduled pursuant to Department procedures.”

Section 6.06 – Work Shift: Revise as follows:

“K-9 Officers:

“K-9 Officers shall be assigned to one of the four (4) shifts identified for patrol officers.”

Section 6.07 – Permanent Shift Selection: Add the following:

“Persons assigned to special positions (K-9) Unit/School Resource Officer) who request to return to their former work assignments, or who are reassigned, shall return to their former shift or to the shift selected during their assignment. Officers assigned to specialist positions shall have the right to apply for open shifts during their assignment. The officer shall be granted the shift that they apply for based on seniority. If awarded, the officer will in effect have a new ‘former shift’ for the purposes of this section. If at the completion of their assignment, the officer’s former shift is not open, the officer will be assigned to the shift and the Department reserves the right to open a position on another shift, which will then be assigned based on seniority. Any shift movement out of the K-9 or School Resource assignment shall take place on January 1 following the change of assignment. The employee shall remain in the shift that they occupied as K-9/SRO officer until January 1.

ARTICLE VIII – WAGES: (Page 10):

+2%, effective January 1, 2016.

+1%, effective January 1, 2017.

+1%, effective July 1, 2017.

Section 9.04 – Scheduling Based on Seniority: Revise as follows:

“Vacation preference shall be selected on the basis of seniority by means of a ‘seniority selection process.’ By December 1st of each year a book, or other similar means, shall be available to employees in order to select vacation days from January 1st to December 31st of the upcoming year. Employees shall have until December 20th to make selections for the upcoming year in the book or other similar means. After December 20th, the Employer shall approve the vacation selections by granting the most senior officer’s requests first, the second most senior officer’s requests section, and so forth. The employer shall notify the employees whether or not their vacation selections have been granted by written communication or by making the book, or other similar means, available to officers. Such notification shall take place no later than December 27th. Employees not making a vacation selection by December 20th must take vacation periods remaining. Requests made outside of the “seniority selection process” shall be granted to the employee who requests the time off first. In the event that two employees made the same vacation request at the same time, the more senior employee’s request shall be granted. Up to five (5) days of vacation may be taken in one-half (1/2) day increments, with the approval of the Chief of Police. Regular off days, contiguous to vacation days, shall be treated in the same fashion as the vacation days and not subject to call-in, except in case of emergency.”

ARTICLE XVI – INSURANCE (Pages 17-19.)

Section 16.01 – Hospital – Surgical: Revise as follows:

Health Insurance: Effective January 1, 2017:

Silver Status: Employees to pay Five percent (5%) of premium.

Employees who elect not to participate in the Village Wellness Program, and those who do not achieve or maintain “Silver” status, shall pay twenty-five percent (25%) of premium.

Dental Insurance: Effective January 1, 2017, Employees to pay twenty percent (20%) of premium.

The parties agree to execute a Side Letter of Agreement, which will expire on December 31, 2017, to read as follows:

“If general Village employees are provided with a different premium share percentage, that is less than the amount identified in the existing collective bargaining agreement, the percentage amount identified in the existing collective bargaining agreement shall be reduced to that which is being paid by general Village employees.”

ARTICLE XVIII – UNIFORM ALLOWANCE (Pages 20-21):

Section 18.01: Revise as follows, page 21:

“The retiring employee must agree, in writing, to indemnify and hold the Village and the Department harmless from liability created as a result of the employee’s exercise of this option and use of the weapon following separation from employment.”

ARTICLE XXVI – DURATION (Page 26):

Revise to reflect a two-year contract, January 1, 2016 through December 31, 2017.

MEMORANDUM OF UNDERSTANDING: CANINE OFFICER. (Page 29.)

B. Add the following to Paragraph 1:

“The shift performed by the K-9 officer shall be subject to the terms of Section 6.06 of this Agreement. This shift may be changed, at the discretion of the Chief, with twenty (20) days’ advance notice, except in the case of exigent circumstances based upon crime trends.”

C. Add a new Paragraph 7, to read as follows:

“The animal may be adopted by the handler at the time of the dog’s retirement from service. The handler shall be responsible for the cost of maintenance and care of the animal following retirement, if the handler elects to adopt the dog.”

AGREEMENT

between

the VILLAGE OF PLEASANT PRAIRIE

and

**the VILLAGE OF PLEASANT PRAIRIE
POLICE OFFICERS' ASSOCIATION, LOCAL 185,
of the WISCONSIN PROFESSIONAL POLICE ASSOCIATION**

Effective

January 1, 2016 through December 31, 2017

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PREAMBLE

This agreement is made and entered into by and between the Village of Pleasant Prairie, hereinafter referred to as the "Village", and the Wisconsin Professional Police Association, hereinafter referred as the "Association". Furthermore, unless specifically set forth herein, past practices of any kind whatsoever are hereby discontinued.

ARTICLE I - RECOGNITION

Section 1.01: The Employer hereby recognizes the Wisconsin Professional Police Association as the sole and exclusive bargaining agent for all regular full-time and regular part-time employees of the Village of Pleasant Prairie with the powers of arrest, but excluding all supervisory, managerial and confidential personnel.

ARTICLE II - MANAGEMENT RIGHTS

Section 2.01: The Village possesses the sole right to operate the Village of Pleasant Prairie and all management rights repose in it. These rights include, but are not limited to, the following:

- A. To direct and maintain the efficiency of all operations of the Village of Pleasant Prairie;
- B. To determine the kinds and amounts of services to be performed as pertains to Village operations and the number and kind of classifications to perform such services;
- C. To determine the methods, means and personnel by which operations are to be conducted;
- D. To create new departments and to introduce new or improved methods of operations, work practices or facilities, and to permanently or temporarily terminate, consolidate, transfer or modify existing departments, methods of operations, work practices, or facilities;
- E. To establish reasonable work rules and schedules of work, including modification of the hours of work, and overtime when required;
- F. To determine the size and composition of the work force and the work to be performed;

- G. To hire, promote, transfer, layoff, schedule and assign employees in positions, subject to existing Village procedures;
- H. To determine employee competence and qualifications for positions;
- I. To suspend, demote, discharge and take other disciplinary action for just cause;
- J. To contract out for goods, so long as the contracting does not result in the layoff of full-time unit personnel;
- K. To take whatever action is necessary to comply with State or Federal law;
- L. To take whatever action is necessary to carry out the functions of the Village in situations of emergency.

ARTICLE III - REPRESENTATION

Section 3.01: Association: The Association shall be represented in all bargaining negotiations with the Village by such representatives as the Association shall designate.

Section 3.02: Village: The Village shall be represented in such bargaining negotiations by such representatives as the Village Board and Village Administrator shall designate.

Section 3.03: Association business, with the exception of negotiations, may be conducted on duty time so long as said business does not interfere with the normal operations of the Police Department, and provided permission of the Chief or Shift Supervisor is obtained. Representatives are defined as those designated to act on behalf of the Pleasant Prairie Police Officers.

ARTICLE IV - GRIEVANCE PROCEDURE

Section 4.01: Procedure: The Village Board and employees agree that the prompt and just settlement of a grievance is of mutual interest and concern. A grievance shall be defined as a dispute concerning an alleged violation of the terms of the collective bargaining agreement. The provisions of this grievance procedure are strictly limited to interpretation of this Agreement, and to those matters which do not come within the jurisdiction and procedures of the Village of Pleasant Prairie Village Board and Police and Fire Commission. All matters within the jurisdiction of the Pleasant Prairie Village Board and/or Police and Fire Commission are reserved to these respective bodies and are not subject to the following procedure.

STEP 1: Any employee who has a grievance shall first discuss it with his immediate supervisor, with or without the presence of the steward, at the employee's option. Such discussion must occur within ten (10) calendar days after the employee knew of the event giving rise to the grievance. If the grievance is not resolved between the employee and the immediate supervisor, the grievance shall be reduced to writing, in triplicate, on a form provided by the Association, and the Association shall request a meeting with the Chief within ten (10) calendar days after the supervisor's answer to the employee. If the grievance is resolved between the employee and the immediate supervisor, the Association shall be notified of the settlement.

STEP 2: The employee may meet with the Chief and the steward and/or other representatives of the Local. The Chief shall give his answer in writing to the grievant within ten (10) calendar days of this meeting.

STEP 3: In the event the grievance is not satisfactorily adjusted in Step 2, the grievant may appeal the grievance to Step 3 by notifying the Village Administrator within ten (10) calendar days of the completion of Step 2. This appeal shall be in writing and shall state the name of the aggrieved, the date of the grievance, the subject of the grievance and the relief requested. The Village Administrator and the Association shall meet to discuss the grievance within ten (10) calendar days of the written appeal. The parties may mutually agree to extend the time limit at this step in accordance with Section 4.03 below.

STEP 4: All grievances, which cannot be adjusted in accordance with the above procedure, may be submitted to an impartial arbitrator within ten (10) calendar days following receipt of the Village Administrator's answer in Step 3 above. The arbitrator shall be selected by the mutual agreement of the parties or, if no such agreement can be reached, the Association or the Village may request one (1) panel of seven (7) arbitrators each from the Wisconsin Employment Relations Commission. The arbitrator shall be selected from the panel by each party alternately striking a name from the panel until only one (1) name remains, the party desiring arbitration striking the first name. Expenses of the arbitrator shall be shared equally by both parties. The authority of the arbitrator shall be limited to the construction and application of the terms of this agreement, and limited to the grievance referred to him/her for arbitration; he/she shall have no power or authority to add to, subtract from, alter or modify any of the terms of this Agreement. The decision of the arbitrator shall be final and binding upon the Association and the Village.

Section 4.02: Time Limits - Appeal and Settlement: The parties agree to follow each of the foregoing steps in processing the grievance and, if the Village's representative fails to give his/her answer within the time limit herein set forth, the grievance is automatically appealed to the next step at the expiration of such time limit. Any grievance which is not appealed to the next step within the time limit provided herein shall be considered settled on the basis of the Village's last answer.

Section 4.03: Extension of Time Limits: Additional days to settle or move a grievance may be extended by mutual agreement. No retroactive payments on grievances involving loss of pay shall be required of the Village prior to ninety (90) calendar days before the grievance was first presented in writing.

Section 4.04: Time Limits for Filing Grievances: Any grievance shall be presented within ten (10) days after the date of the event or occurrence, or said grievance will be barred. Any grievance which is not filed within ten (10) days shall be considered to be untimely.

Section 4.05: Work Rules and Discipline: Employees shall comply with all provisions of this Agreement and all reasonable work rules. Employees may be disciplined for violation thereof under the terms of this Agreement, but only in a fair and impartial manner. When any employee is being disciplined or discharged, there may be an Association representative present, at the employee's option, and a copy of the reprimand may be sent to the Association.

ARTICLE V - BULLETIN BOARDS

Section 5.01: Bulletin boards shall be provided by the Village for the posting of job vacancies. Such bulletin boards may be used for the posting of Association notices. The Association agrees that it shall not post materials which are scurrilous, scandalous or detrimental to the labor-management relationship.

ARTICLE VI - HOURS OF WORK WEEK, HOURS AND OVERTIME

Section 6.01: Work Week: The standard work week or work schedule shall consist of five (5) on-duty days to be followed by three (3) off-duty days, and a second week consisting of five (5) on-duty days to be followed by two (2) off-duty days.

"On-duty" means the calendar day an officer is regularly scheduled to work a shift. For third shift officers, this means the calendar day at the start of their shift. Since an officer is

considered "on-duty" for the entire calendar day they are scheduled to work, they shall be ordered to report back to work to cover an open shift before ordering an "off-duty" officer.

"Off-duty" means the calendar day an officer is scheduled off.

For the purpose of this article, "calendar day" equals one (1) complete twenty-four (24) hour period commencing at 12:01 a.m.

The on-duty work days shall be as outlined in Section 6.06, including a one-half (1/2) hour paid lunch period during which time the employee shall be on call. The annual hours of work shall be two thousand eighty (2080) hours. Full time employees shall be allowed two (2) ten-minute breaks per shift, subject to the needs of the department.

The position of Court Officer and School Resource Officer shall work a 5-2 work schedule Monday through Friday on first shift.

Section 6.02: Overtime: All employees who work in excess of the standards established by the Fair Labor Standards Act shall receive one and one-half (1-1/2) times the straight hourly rate for all overtime hours worked in excess of eight (8) hours per day or forty (40) hours per week. All employees shall receive two (2) times the straight hourly rate for all overtime hours worked in excess of twelve (12) hours per day, if the overtime hours have been previously scheduled pursuant to Department procedures.

Employees shall have the option to receive overtime payments in either cash or compensatory time off to a maximum of eighty (80) hours. Compensatory time off may be carried over from year to year so long as the eighty (80) hour maximum limit is not exceeded. All compensatory time earned in excess of eighty (80) hours shall be paid in a lump sum during the first pay period in January. Requests for use of the compensatory time off shall be granted by the Chief, provided granting of such request does not interfere with the normal operations of the Police Department or result in the payment of overtime. No prior approval for use of compensatory time shall be granted with greater than thirty (30) days' advance notice.

Section 6.03: Call in Pay: Any employee who is ordered to report for duty at a time other than his/her regularly scheduled tour of duty and not contiguous to his/her regularly scheduled tour of duty (except for court time) shall be compensated a minimum of two (2) hours at time and one-half (1 1/2) or time and one-half (1 1/2) for all time worked, whichever is greater, for the performance of that assignment.

Section 6.04: Court Pay: All employees who report for court duty during off-duty hours shall be compensated at a minimum of two (2) hours at time and one-half (1 1/2) or time and one-half (1 1/2) for all time worked, whichever is greater.

Section 6.05: Training School: Overtime earned as a result of attending required in-service training, required school sessions or range-time outside the regularly scheduled work shift shall be compensated at time and one-half (1 1/2), if such training time results in the employee working more than ninety-two (92) hours in the fifteen (15) day cycle or any hours which would constitute FLSA overtime under any other work cycle.

Section 6.06: Work Shifts: Work shifts are defined as:

K-9 Officers: K-9 Officers shall be assigned to one of the four (4) shifts identified for patrol officers.

Patrol Officers: First shift: 7:00 AM - 3:00 PM
Second shift: 3:00 PM - 11:00 PM
Third shift: 11:00 PM - 7:00 AM
Power shift: 7:00 PM - 3:00 AM

Detectives: First shift: 7:00 AM - 3:00 PM
Second shift: 3:00 PM - 11:00 PM

Detectives shall be assigned to one of the two above listed shifts on a detective seniority basis. Detectives may have their shifts changed, provided they are given at least a twenty-four (24) hour notice prior to the day of the shift change. Detectives who receive a notice to appear in court shall immediately provide a copy to the Chief of Police or his designee.

When offered light-duty work assignments, officers may have their work shifts changed or modified.

The work shifts of employees who are receiving premium pay as instructors pursuant to Section 8.03 may have their shifts changed by the Chief, In order to accomplish their duties as instructors. No overtime shall be paid for such shift changes. Instructors included under this section are as follows: Firearms Instructor, DAAT, EVOC and Vehicle Contact Instructors.

Section 6.07: Permanent Shift Selection: Permanent shift selection shall be made on a seniority basis, using Patrol Seniority or Detective Seniority as appropriate (see Section 7.01). If, during the year, vacancies occur, said vacancies shall be posted for a period of no less than seven (7) calendar days and filled by seniority. Employees may trade permanent shifts, provided

seniority is maintained. For the purpose of this article, "calendar day" equals one (1) complete twenty-four (24) hour period commencing at 12:01 a.m. It shall be the employee's responsibility to review and be aware of such posting. The Chief or his designee shall date the initial posting.

Probationary employees shall be given shift assignments regardless of seniority, subject to the needs of the department. Probationary employees shall not be allowed to trade shifts without the permission of the Chief. Once an employee has completed probation, the employee shall select one (1) of the permanent shifts described in Section 6.06, based upon seniority and availability of shift.

Persons assigned to special positions (K-9/ Unit/School Resource Officer) who request to return to their former work assignments, or who are reassigned, shall return to their former shift or to the shift selected during their assignment. Officers assigned to specialist positions shall have the right to apply for open shifts during their assignment. The officer shall be granted the shift that they apply for based on seniority. If awarded, the officer will in effect have a new "former shift" for the purposes of this section. If at the completion of their assignment, the officer's former shift is open, the officer will be assigned to the shift and the Department reserves the right to open a position on another shift, which will then be assigned based on seniority. Any shift movement out of the K-9 or Scholl Resource assignment shall take place on January 1 following the change of assignment. The employee shall remain in the shift that they occupied as K-9/SRO officer until January 1.

Section 6.08: Temporary Vacant Shifts (4 or More Hours' Notice):

- A. Overtime assignments caused by four (4) or more hours' notice will be filled by first offering the assignment to off-duty officers by seniority.
- B. If no off-duty officers accept the overtime, on-duty officers on the preceding and following shifts shall each be offered four (4) hours of overtime by seniority.
- C. If there are no volunteers to work the overtime, the overtime assignment shall be filled by ordering an on-duty officer or officers on a reverse seniority basis, to work the overtime.
- D. All advance notice overtime postings, excluding "Specialty Shifts" shall be approved not less than forty-eight (48) hours prior to the start of the scheduled overtime event. All other overtime events shall be filled using Sections 6.08 and

6.09. It shall be the responsibility of the officer to check the overtime list to see if the request for overtime has been approved.

Section 6.09: Temporary Vacant Shifts (Less than 4 Hours' Notice):

- A. Full Shift: If an employee is unable to work his/her regularly scheduled shift and provides four (4) or less hours' notice, the vacancy shall be offered in four (4) hour segments on a seniority basis to the officers who are working the on-duty shifts following and preceding the assignment.
- B. Partial Shift: If an employee is unable to work his/her regularly scheduled shift and provides four (4) or less hours' notice, the vacancy, if less than four (4) hours in length, shall be offered on a seniority basis to the officers who are working the on-duty shifts following or preceding the assignment.
- C. If there are no volunteers, the shift commander may assign the work to an on-duty officer on a reverse seniority basis as described in Section 6.09(B).

Section 6.10: Specialty Shifts: A "Specialty Shift" shall be a previously scheduled shift created by the Chief or his designee outside of the established work shifts defined in Section 6.06. For grants and other special projects, such shifts shall be offered on a seniority basis, with the stipulation that acceptance of such an assignment shall not result in more than twelve (12) consecutive work hours. If the shift cannot be covered by on-duty officers, off-duty officers may be assigned the shift on a reverse seniority basis.

For assignments that span two (2) or three (3) shifts (i.e. Black Friday) for which there are not enough volunteers, the assignment shall be broken up in such a way that an "on-duty" officer from each affected shift shall be ordered to fill the overtime.

For example, for a patrol special assignment that runs from 9 PM to 7 AM, on-duty third shift patrol officers shall work 9 PM to 11 PM, on-duty second shift patrol officers shall work 11 PM to 3 AM, and on-duty first shift patrol officers shall work 3 AM to 7 AM.

Section 6.11: For the purpose of this Article, "off duty" shall mean an officer who is not regularly scheduled to work on the day in question. (See Section 6.01).

Section 6.12: Maximum Hours: No officer shall work more than twelve (12) consecutive hours, with the exception of an emergency or special circumstance as determined by the Chief or his/her designee.

Section 6.13: Shift Trades: Employees shall be allowed to trade shifts with each other. Said trades shall be required to be made within sixty (60) days from the first trade day, except for the month of December when both trade days shall be scheduled in that month. No overtime shall be paid to those employees making such voluntary shift trades. In consideration of the fact that Detectives may not have another Detective to trade shifts with, Detectives may trade shifts with themselves subject to the following provisions:

1. Detectives may trade shifts with themselves once per week for the purpose of attending classes in an accredited college or university in which he/she is enrolled as a degree seeking student in either a law enforcement or public administration degree program.
2. Detectives may trade shifts with themselves for the purpose of conducting departmental business or casework. In such cases, advance approval of the Detective Lieutenant or Shift Commander on the shift the Detective is working shall be required.
3. Detectives may trade shifts with themselves for personal business. Trades for personal reasons shall be limited to one (1) occurrence every sixty (60) days and shall not accumulate. An "occurrence" is defined as one (1) trade day and one (1) payback day.
4. No overtime shall be paid for making such voluntary shift trades.

Section 6.14: Off days. The Chief or his/her designee reserves the right to deny any request for off days with less than twenty-four (24) hours' advance notice, except those which are selected pursuant to procedures which are identified in Sections 9.04 and 11.03 of this Agreement, if the granting of the off day would result in shift shortages and/or the need for payment of overtime in order to fill the slot.

ARTICLE VII - SENIORITY

Section 7.01: Determination of Seniority: Seniority shall be determined by the length of service as of the first date of employment by the Village as a full time police officer. Officers who are promoted to Detective shall maintain their overall departmental seniority; however the date of their promotion shall be used when determining seniority within the detective bureau (called detective seniority).

Section 7.02: Probation: All new employees shall be on probation for a period of eighteen (18) months. The probationary period may be extended by mutual agreement of the Chief of Police and the Association. If the employee proves unsatisfactory or unfit for continuance in the service during the probationary period, the employee shall be terminated on recommendation of the Chief of Police. Probationary employees may be terminated at any time by the action of the Chief of Police. Discharge by the Chief of Police during the probationary period shall not be subject to a grievance or to review by the Fire and Police Commission.

Section 7.03: Termination by Seniority: An employee's accumulation of time worked will be terminated if the employee is discharged. If he/she is laid off, he/she shall retain his/her seniority for two (2) years after layoff.

Section 7.04: Loss of Seniority: An employee shall lose his/her seniority rights and the employment relationship shall be terminated for the following reasons:

- A. If he/she quits.
- B. If he/she has been discharged.
- C. If he/she fails to notify the Village within one (1) week of his/her intentions upon recall from layoff and does not report for work within two (2) weeks of recall (by certified, return receipt mail).
- D. If he/she has been in layoff status longer than provided above.
- E. If he/she fails to return to work on the first day following the expiration date of a leave of absence.
- F. If he/she retires on a voluntary or compulsory basis.

ARTICLE VIII - WAGES

Section 8.01: Wages: A "Job Classification and Rate Schedule" shall be attached to this agreement as Appendix "A".

Section 8.02: Wisconsin Retirement System (WRS) Contribution:

1. Effective as of the date of ratification of this settlement by the Village and Local 185, all employees shall contribute 6.5% of the employee's contribution required by the Wisconsin Retirement System.
2. Effective January 1, 2015, all employees shall contribute the full amount required by the Wisconsin Retirement System for general service employees.

Section 8.03: Premium Pay: Employees who are trained and are assigned by the Chief or his designee to perform the duties and responsibilities of a Field Training Officer (FTO) or Firearms Instructor shall be paid an additional one dollar (\$1.00) per hour for each hour for each day of performing the duties and responsibilities of and FTO or Firearms Instructor. In addition, a FTO shall receive one (1) hour of compensatory time for each full day (defined as eight (8) hours or longer) of training which is provided by the FTO.

ARTICLE IX - VACATIONS

Section 9.01: Entitlement:

- A. All employees who shall have six (6) months continuous service by June 1st shall receive one (1) week of vacation pay at the regular rate for forty (40) hours of work.
- B. All employees having had one (1) year or more of service by June 1st, shall receive two (2) weeks of vacation pay at the rate for eighty (80) hours of work.
- C. All employees with seven (7) years or more of service shall receive three (3) weeks of vacation with pay at the regular rate of one hundred twenty (120) hours of work, provided however that any employee reaching his/her seventh (7th) anniversary date during the calendar year shall be entitled to three (3) weeks of vacation during such calendar year.
- D. All employees having completed thirteen (13) years of continuous service shall be eligible to receive four (4) weeks of vacation with pay at the regular rate of one

hundred sixty (160) hours of work, and shall be so entitled in the year in which they accumulate such continuous service.

- E. All employees who have completed twenty-one (21) years of continuous service shall be eligible for five (5) weeks of vacation with pay at the regular rate of two hundred (200) hours of work and shall be so entitled in the year in which they accumulate such continuous service.

Section 9.02: Termination: An employee who is entitled to a vacation at the time of terminating his/her service with the Village shall be paid for his/her unused vacation earned during that calendar year at the time of severing his/her status; and if such employee has earned any pro rata credit for his/her subsequent vacation, such vacation credit shall be paid in a proportionate ratio. This section shall not apply if the employee fails to give thirty (30) days written notice of termination in writing or if the employee's employment is terminated by the Village.

Section 9.03: Scheduling of Vacation: Employees who have one (1) year of service or more by June 1st may take their vacation and receive their vacation pay at any time from January 1st to December 31st. Employees who have at least six (6) months service but less than one (1) year by June 1st may take their vacation at any time from January 1st to December 31st, but will not receive their vacation pay prior to June 1st. Officers cannot accrue or carryover vacation time beyond December 31st of any year, except in the event that an approved vacation request is cancelled on or after December 20th.

Section 9.04: Scheduling Based on Seniority: Vacation preference shall be selected on the basis of seniority by means of a "seniority selection process". By December 1st of each year a book, or other similar means, shall be available to employees in order to select vacation days from January 1st to December 31st of the upcoming year. Employees shall have until December 20 to make selections for the upcoming year in the book or other similar means. After December 20. The Employer shall approve the vacation selections by granting the most senior officer's requests first, the second most senior officer's request second, and so forth. The employer shall notify the employees whether or not their vacation selections have been granted by written communication or by making the book, or other similar means, available to officers. Employees

not making a vacation selection by December 20th must take vacation periods remaining. Requests made outside of the “seniority selection process” shall be granted to the employee who requests the time off first. In the event that two employees made the same vacation request at the same time, the more senior employee’s request shall be granted. Up to five (5) days of vacation may be taken in one-half (1/2) day increments, with the approval of the Chief of Police. Regular off days, contiguous to vacation days, shall be treated in the same fashion as the vacation days and not subject to call-in, except in case of emergency.

Section 9.05: Retirement. All earned/unused vacation shall be paid in a lump sum upon retirement subject to the terms of Section 9.02

Section 9.06:

It is understood that a maximum of one (1) employee per shift and three (3) employees in the department (excluding detectives) may be on vacation or casual days at any time (there shall be no use of casual days if a vacation day is being taken on the same shift). Additional employees may be allowed off with the approval of the Chief of Police or his designee.

Section 9.07: It is understood that a maximum of one (1) employee per shift and three (3) employees in the Department (excluding detectives) may take casual days at any one (1) time unless the need for the casual day is based upon illness of the employee in question. Employees granted casual days shall not suffer cancellations should another employee use casual days for illness pursuant to Section 11.02 procedures.

ARTICLE X - HOLIDAYS

Section 10.01: Explanation: It is hereby understood between the parties that the Village recognizes that ten (10) holidays and two (2) Kelley days are granted to employees, but that said stated days are used to offset the difference in hours worked caused by the 5-2, 5-3 work cycle to create a two thousand and eighty (2080) hour work year.

Section 10.02: Employees who are classified as Court Officer and School Resource Officer shall have the following eleven (11) holidays off with pay: New Year's Day, Presidents' Day, Friday before Easter, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Day after Thanksgiving, Christmas Eve Day, Christmas Day and New Year's Eve. If the Independence Day Holiday or Labor Day Holiday falls upon the scheduled off day for the School Resource Officer, that holiday shall be taken on either the first work day preceding , or following, the holiday.

ARTICLE XI - SICK LEAVE

Section 11.01: Casual Days: Each full-time employee shall be granted up to three (3) casual days per year. The third casual day shall be earned when the employee has not used a sick leave day during the preceding six (6) months.

Casual days will be granted if written notice of the employee's intent to take such days is received by his/her supervisor at least twenty-four (24) hours prior to the scheduled day for such time off. The employee need not give any reason for the casual day taken under this subsection. In the event of an emergency, shorter advance notice will be acceptable and a casual day will be granted subject to the needs of the Department.

The Chief or his designee shall have discretion with regard to the granting of the third casual day. The discretion exercised must take into consideration the staffing needs of the Department.

Section 11.02: Accrual: Full-time employees shall earn one (1) day [eight (8) hours] of sick leave per month from the date of hire, with total accumulation not exceeding twelve hundred sixty (1260) hours of sick leave. An employee who becomes ill or injured when not in actual performance of duty, and as a result is not able to perform his/her duties on a regularly scheduled duty day, shall receive his/her regular pay during such absence, to the extent of his/her sick leave accumulation. Sick leave shall be charged on an hour-for-hour basis.

Sick leave pay is payable upon and during the illness or disability of an employee. It is not payable for non-emergency dental or medical appointments, unless it is impracticable for the employee to schedule such appointments during the employee's off hours. Where the injury or illness occurs as a result of work which is being performed for another employer, the sick leave benefits/disability/Workers Compensation provided by the other employer shall be the coverage which is provided. Such benefits must be exhausted before any Village sick leave benefits are provided.

When an employee leaves work because of illness, the employee shall receive regular pay for so long as the employee worked and sick leave pay, if available, for the remainder of the regular workday and subsequent days upon which the employee is unable to perform his/her duties. Employees who have been ill but are able to return to work during their regular workday may telephone a supervisor as to the availability and, if authorized to do so, may return to work. If employees so return to work, sick leave pay, if available, shall be paid only for the period of absence from his/her regularly scheduled duties.

Section 11.03: Notice of Illness: Sick leave shall include absence from duty on a regularly scheduled duty day because of an employee's illness or injury or, upon proper notice to the Chief or representative, because of serious injury, illness or medical emergency in the employee's immediate family (child or spouse). "Proper notice" means immediate notification to the Chief or representative of the need to leave work and the reason. The Chief or representative shall relieve the employee as soon as possible. Sick leave may be taken on an hourly basis, but will be charged in one (1) hour segments. In order to be granted sick leave with pay, the employee must adhere to the following. He/she must report the reason for the absence from work at least one (1) hour prior to the start of his/her shift. In addition, the employee must keep the Chief informed of his/her condition, during the absence.

Section 11.04: Payment of Sick Leave: Employees on sick leave shall receive the pay due under the sick leave allowance on their regular pay day.

Section 11.05: Proof of Disability: The Village may require the submission of adequate medical proof of the employee's disability due to accident or illness by a physician of the Village's choice, at Village expense. Should there be an extended period of disability; the Village shall have the right to require periodic medical proof of the employee's disability. Prior to the employee's return to duty following a sick leave funded absence, the Chief of Police, at

his/her discretion, may require certification from a physician of the Village's choosing, at its own expense, that the employee has recovered adequately and is qualified to return to work.

Section 11.06: Injury or Illness on the Job: If any employee appears to be injured or ill while on the job, or there is reason to believe that an employee needs medical attention, the Chief or his/her designee shall have the right to require the employee to furnish, before returning to work, a statement from a licensed physician that the employee is capable of performing the work required on his/her job. The Village shall send such employee to the doctor at its expense on working time.

The Chief or his/her designee shall have the right, at his/her discretion, to send the employee home or to a doctor in the event the Chief determines that the employee is medically unable to fulfill his/her duties as a police officer.

It is understood and agreed that, on the day that the employee is sent home by the Chief, one-half (1/2) of the shift hours after the employee is sent home are to be taken from accrued available sick leave, and the other one-half (1/2) are to be considered paid administrative leave. All other days on which the employee is absent, consecutive to the first day (and as a result of the Chief's decision), are to be taken from the employee's accrued available sick leave.

Section 11.07: Retirement: Sick leave hours earned by an employee in excess of twelve hundred sixty (1260) hours shall be placed in a fund for use, when the employee retires pursuant to Section 16.02, in payment toward post-retirement health insurance premiums. Such sick leave hours shall be considered to be vested when they are earned by the employee.

ARTICLE XII - JURY DUTY

Section 12.01: Any employee called for jury duty shall receive his/her regular salary for such time, provided he/she shall deposit any compensation received for jury duty with the Village Administrator and receive his/her regular pay in return. Any employee called for jury duty but not assigned to serve will return to their assigned jobs as soon as dismissed.

ARTICLE XIII - MILITARY LEAVE

Section 13.01: Armed Forces: Employees called upon or who enlist in the Armed Forces of the United States shall be granted leaves of absence and their seniority shall accumulate, providing they report for work within ninety (90) days of discharge unless unable to do so because of illness or injury, in which case leave shall be extended.

Section 13.02: Reinstatement: Upon return from military leave, the employee shall be returned to a position and pay in keeping with federal regulations.

Section 13.03: Reserve Training: An employee who is a member of a military reserve and who may be called upon for reserve training or emergency service shall receive his/her regular pay for such training or service not to exceed two (2) weeks for any one (1) call up, provided he/she shall deposit his/her military base pay with the Village Administrator and receive his/her regular pay in return.

ARTICLE XIV - FUNERAL LEAVE

Section 14.01: Immediate Family: In the event of the death of an employee's father, mother, husband, wife, brother, sister, son, daughter, father-in-law, mother-in-law, daughter-in-law, son-in-law, or step child (a step-child is one living with or who was raised by the step-parent), such employee will be paid for straight time lost from scheduled work, not to exceed three (3) consecutive scheduled workdays falling between the date of death and the date of the funeral, both inclusive, except in special circumstances. If three (3) days are not sufficient for the needs of the employee, he/she may request more time off from the Chief or his designee, who shall exercise his discretion, which shall be based upon the needs of the department. Such additional leave shall, if granted, be deducted from accumulated sick leave.

Section 14.02: Other Family: In the event of the death of an employee's brother-in-law, sister-in-law, grandparent, grandchild, or spouse's grandparent, such employee will be paid for

straight time lost from scheduled work, not to exceed one (1) scheduled workday falling between the date of death and the date of the funeral, both inclusive, except in special circumstances.

Section 14.03: Rate of Pay: Pay shall be at the employee's straight time hourly earned rate for the payroll period in which the death occurred. It is agreed that the employee may be required to furnish verification of the date of death, date of funeral and relationship to the deceased.

ARTICLE XV - WORKER'S COMPENSATION

Section 15.01: Employees are entitled to Worker's Compensation coverage. An employee who is absent due to injury or illness caused during the course of his/her duties shall receive his/her regular wages during his/her absence for a period of one (1) year only, and thereafter the employee shall receive compensation in accordance with the Wisconsin Worker's Compensation Act. If the occupational injury or illness is of the duration in which Worker's Compensation is paid to the employee, the employee shall receive a voucher check without deductions for the mandated amount of Worker's Compensation and a payroll check for the difference between Worker's Compensation and regular wages; however, the total Wisconsin Retirement System contributions shall be made on the basis of the employee's total compensation.

ARTICLE XVI - INSURANCE

Section 16.01: Hospital-Surgical. For the duration of this agreement, effective January 1, 2016 the Village shall provide hospital, surgical, and dental insurance. Effective January 1, 2016 employees will contribute three percent (3.0%) toward their insurance premium. Employees who achieve and maintain "Silver" status under the Village Wellness Program by December 1, 2015 shall continue to contribute 3.0% toward health insurance premium.

Employees who elect not to participate in the Village Wellness Program, and employees who do not achieve "Silver" status as of December 31, 2014 shall contribute twenty percent (20%) toward their health insurance premium throughout 2016.

Employees who achieve "Silver" status between December 1 and December 31, 2015 shall contribute 20% toward their health insurance premium through the month of January, 2016, and shall revert to a 3.0% premium contribution as of February 1, 2016.

Effective January 1, 2017, employees will contribute five percent (5%) towards their insurance premium if they participate in the wellness program and achieve “silver status” as indicated above. Employees who elect not to participate in the Village Wellness Program and employees who do not achieve “Silver” status as of December 31, 2016 shall contribute twenty-five percent (25%) toward their health insurance premium throughout 2017.

Dental Insurance: Effective January 1, 2016 employees to pay ten percent (10) of premium, through payroll deduction. Effective January 1, 2017, employees will pay twenty percent (20%) of insurance premium.

Section 16.01: Effective June 1, 2012, the Village will not contribute any amounts toward vision insurance premiums.

- A. An employee who becomes totally disabled due to work-related injury or illness shall continue to receive coverage provided by the Village during such period of total disability until such employee becomes eligible for coverage under any present or future State or Federal hospital-surgical-major medical insurance plan.
- B. An employee who is out due to illness shall continue to receive coverage provided by the Village for six (6) months after such employee exhausts his/her Pay Maintenance Plan benefits. Such employee can continue coverage for an additional six (6) month period by paying, in advance, to the Village Administrator the full monthly premium for the coverage.

Section 16.02: Retirees:

- A. For employees who retire after January 1, 1979 who are fifty-five (55) years of age and have had twenty (20) or more years of continuous employment with the Village immediately preceding retirement, the Village shall pay its share of the medical and dental coverage. The employee can retain the level of coverage (employee, employee and child, employee and spouse, or family as of January 1, 2016) they had at the time of retirement. The Village shall pay the entire premium for such health and dental coverage equal to the level of coverage provided active employees for five (5) years after the employee in question retires; thereafter, the monthly premium cost to the Village shall be fixed at the monthly rate which was in effect five (5) years after the employee's retirement, and the retiring employee must pay the cost of any premium increase thereafter.

The Village's premium obligation shall terminate when the employee becomes eligible for Medicare. If the employee decides to purchase supplemental medical benefits, he/she shall pay the full cost of such supplemental coverage.

- B. For employees not covered by the preceding paragraph, during the duration of the agreement, the Village agrees to include retiring employees in the group for which the Village shall negotiate a comprehensive medical and dental coverage policy. Retiring employees may voluntarily continue the medical and dental coverage. Each retired employee who elects to continue said coverage shall pay the entire cost of said coverage.
- C. Any employee electing to carry said coverage after retirement shall notify the Village Administrator in writing at least thirty (30) days before the effective date of his/her retirement. Said retired employee shall also be required to pay the monthly premium for said coverage to the Village Administrator one (1) month in advance.
- D. All retirees shall be placed within the insurance program established for active employees and as further modified for active employees.

Section 16.025 - Retirement Health Savings Plan (RHS):

- A. For employees hired after January 1, 2011, the Village shall pay 0% of the retiree health insurance premiums for hospital-surgical-major medical.
- B. For employees hired after January 1, 2011, the Employee must contribute accrued vacation hours in excess of two hundred sixteen (216) hours, and
- C. Employees will contribute one hundred percent (100%) of sick and vacation accrual upon termination, and
- D. Employees and Employer will each contribute one percent (1%) of ongoing salary per calendar year.
- E. All employees who meet the maximum accumulation of twelve hundred sixty sick hours (1260) will still accrue hours according to the accrual schedule, but the hours will be converted into dollars and contributed into the RHS.
- F. The Village reserves the right to change Plan Administrator's or investment vehicle, but not the overall nature of the benefit, following discussion with Association representatives.

Section 16.03: Change of Carrier: The Village may, from time to time, change the insurance carrier or self-fund health care benefits if it elects to do so.

Section 16.04: No Claim: No employee shall make any claim against the Village for additional compensation in lieu of or in addition to the cost of his/her health insurance coverage because he/she does not qualify for insurance or for the family plan.

Section 16.05: Non-Duplication: Any employee shall notify the Village in writing within thirty (30) days of such time as he/she becomes covered under a health insurance policy providing health insurance benefits which are substantially equivalent to those provided by the Village's group health insurance policy. In no event will the Village pay toward the cost of a plan if it results in duplication of medical or dental coverage.

Section 16.06: Life Insurance: The Wisconsin Group Life Insurance Plan shall be continued. The Village will pay the full premium required by the Plan.

Section 16.07: Long Term Disability Insurance: The Village shall make available, to eligible employees, long-term disability insurance, with an eligibility period of ninety (90) days and a twenty four (24) month duration. The cost of this insurance shall be paid by the employee by payroll deduction.

If the employee selects the thirty (30) or sixty (60) day plan option, the difference in premiums between the thirty (30) or sixty (60) day plan and the ninety (90) day plan will be paid by the employee through payroll deduction. This difference shall be added to the employee's salary to reimburse the employee for the cost of this premium difference. The Village shall pay the difference between the plans should the premium costs increase.

ARTICLE XVII - SEPARABILITY

Section 17.01: In the event any clause or portion of the agreement shall be invalidated, the remainder of the agreement shall remain in full force and effect. Negotiations shall be immediately instituted to adjust such invalidated clause or part of the agreement.

ARTICLE XVIII - UNIFORM ALLOWANCE

Section 18.01: After their first two (2) years of employment, full-time employees shall receive an annual uniform maintenance allowance per year paid. Effective 1/1/15 the allowance will be six hundred dollars (\$600.00). Effective as the date of ratification of this Agreement by both parties, employees may carry over no more than two hundred dollars (\$200.00) per year, to a maximum of eight hundred dollars (\$800.00) of any unused portion of the uniform allowance.

The Village shall have a direct billing system for the purchase of uniforms, clothing, and equipment and will provide a list of vendors established by the Chief.

Employees shall be reimbursed to a maximum of six hundred dollars (\$600.00) towards the purchase of uniforms and equipment required by the Police Department as stated in departmental policy; such reimbursement shall be made after successful completion of the probation period specified in Section 7.02. The Village shall supply weapons, magazines, and ammunition. Employees leaving the employment of the Village within two (2) years from their date of hire shall return all uniforms and equipment to the Village. Employees shall not be eligible for a uniform allowance during their first twenty-four (24) months of employment.

Approved Items for Reimbursement - Probationary Officers

Three (3) long-sleeved shirts

Three (3) short-sleeved shirts

One (1) jacket

One (1) mouton, knit, or parade style hat

Three (3) pairs of pants

One (1) black belt

Three (3) pairs of black socks

One (1) pair of black shoes/boots

Three (3) turtleneck shirts or dickeys

One (1) tie

One (1) pair of gloves

One (1) leather duty belt

Four (4) belt "keepers"

One (1) of each of the following:

- a. handcuff case with handcuffs
- b. expandable baton with holder
- c. glove pouch
- d. O.C. case
- e. Radio clip

In addition to normal uniform and equipment, the Village shall provide, and pay for, Department patches, three (3) badges, collar pins, "serving since" pins, holster, baton holder,

pepper spray holder, and collapsible batons, one (1) jacket; one (1) mouton, knit, or parade style hat; one (1) tie; one (1) leather or basket weave style duty belt; four (4) belt “keepers;” one (1) each of the following: (a) handcuff case with handcuffs; (b) expandable baton with holder; (c) glove pouch; (d) O.C. case; (e) radio clip. No other equipment shall be provided by the Village, without express written approval of the Chief. This requirement shall pertain to first issue to employees of the above designated equipment. Thereafter, such "first issue" equipment shall not be replaced by the Village unless the equipment in question is lost or is irreparably damaged in the line of duty. The Village shall not be required to issue body armor to employees pursuant to this section. If an employee leaves the employment of the Village/Department at any time, the above items must be returned to the Department by the employee prior to the time that he/she resigns or is terminated. If any of the above-designated items must be replaced for any reason, the replacement cost for the item will be taken from the employee’s annual \$600.00 uniform maintenance allowance.

Employees who retire from the Department in good standing or who are placed on physical duty disability status, as determined by the State of Wisconsin, shall be allowed to purchase their duty weapons at market value. The retiring employee must agree, in writing, to indemnify and to hold the Village and the Department harmless from liability created as a result of the employee's exercise of this option and use of the weapon following separation from employment.

ARTICLE XIX - ENTIRE MEMORANDUM OF AGREEMENT

Section 19.01: This agreement constitutes the entire agreement between the parties and no verbal statements or practices shall supersede any of its provisions. Any amendment or agreement supplemental hereto shall not be binding upon either party unless executed in writing by the parties hereto.

ARTICLE XX - DRUG AND ALCOHOL TESTING

Section 20.01: Employees may be required to submit to drug and alcohol testing, for cause, as explained in departmental Policy # 115. The parties shall maintain copies of the policy and agree that all conditions of the policy be strictly adhered to by all parties.

ARTICLE XXI - NO STRIKE AGREEMENT

Section 21.01: Strike Prohibited: Neither the Association nor any of its officers, agents or employees will instigate, promote, encourage, sponsor, engage in or condone any strike, picketing, slowdown, concerted work stoppage, sympathy strike or any other intentional interruption of work during the term of this agreement and until a successor agreement is ratified by both parties. The Village agrees to not lock out any of the employees.

Section 21.02: Association Action: Upon notification by the Village to the Association that certain of its members are engaged in a violation of this provision, the Association shall immediately, in writing, order such members to return to work, provide the Village with a copy of such an order, and a responsible official of the Association shall publicly order them to return to work. In the event that a strike or other violation not authorized by the Association occurs, the Association agrees to take all reasonable, effective and affirmative action to secure the members' return to work as promptly as possible. Failure of the Association to issue the orders and take the action required herein shall be considered in determining whether or not the Association caused or authorized the strike.

Section 21.03: Penalties: Any or all of the employees who violate any of the provisions of this section shall be subject to the disciplinary procedure.

ARTICLE XXII - FAIR SHARE

Section 22.01: All employees in the bargaining unit shall be required to pay, as provided in this article, their fair share of the costs of representation by the Association. No employee shall be required to join the Association, but membership in the Association shall be available to all employees who apply, consistent with the Association's Constitution and By-laws.

The Employer shall deduct in equal installments from the monthly earnings of all employees in the collective bargaining unit, except exempt employees, their fair share of the cost of representation by the Association, as provided in Section 111.70(1)(1), Wis. Stats., and as certified to the Employer by the Association. The Employer shall pay said amount to the treasurer of the Association on or before the 15th of the month in which such deduction was made. The date for the commencement of these deductions shall be determined by the Association; however, all employees, except exempt employees, shall be required to pay their full (annual) fair share assessment regardless of the date on which their fair share deductions commence.

- A. For purposes of this article, exempt employees are those employees who are members of the Association and whose dues are deducted and remitted to the Association by the Employer pursuant to Article XXIII (Dues Deduction) or paid to the Association in some other manner authorized by the Association. The Association shall notify the Employer of those employees who are exempt from the provisions of this article and shall notify the Employer of any changes in its membership affecting the operation of the provisions of this article.
- B. The Association shall notify the Employer of the amount certified by the Association to be the fair share of the cost of representation by the Association and the date for the commencement of fair share deductions, two (2) weeks prior to any required fair share deduction.

The Association agrees to certify to the Employer only such fair share costs as are allowed by law, and further agrees to abide by the decisions of the Wisconsin Employment Relations Commission and/or courts of competent jurisdiction in this regard. The Association agrees to inform the Employer of any change in the amount of such fair share costs.

The Association shall provide employees who are not members of the Association with an internal mechanism within the Association which is consistent with the requirements of state and federal law and which will allow those employees to challenge the fair share amount certified by the Association as the cost of representation and to receive, where appropriate, a rebate of any monies to which they are entitled. To the extent required by state or federal law, the Association will place in an interest-bearing escrow account any disputed fair share amounts.

The Association does hereby indemnify and shall save the Employer harmless against any and all claims, demands, suits, or other forms of liability, including court costs, that shall arise out of or by reason of action taken or not taken by the Employer, which Employer action or non-action is in compliance with the provision of this article, and in reliance on any lists or certificates which have been furnished to the Employer pursuant to this article, provided that the defense of any such claims, demands, suits or other forms of liability shall be under the control of the Association and its attorneys. However, nothing in this section shall be interpreted to preclude the Employer from participating in any legal proceedings challenging the application or interpretation of this article through representatives of its own choosing and at its own expense.

Section 22.02: Indemnification: The Association will refund to the employee involved any Association dues erroneously collected by the Employer and paid to the Association. The Association agrees to hold the Employer harmless from any claims or demands arising out of compliance with the provisions of this article.

ARTICLE XXIII - DUES DEDUCTION

Section 23.01: Dues Deduction Forms: The Employer agrees to deduct monthly dues from the pay of employees who individually sign voluntary check-off authorization forms supplied by the Association which shall include the following statement:

"I, the undersigned, hereby authorize the Village of Pleasant Prairie to deduct from my wages each and every month, my Association dues and direct that such amount so deducted be sent to the Treasurer of the Association for and on my behalf."

This authorization shall be valid for the term of this contract.

Section 23.02: Deductions: The Employer shall deduct the appropriate amount from the first paycheck each month of each employee requesting such deduction following receipt of such statement, and shall remit the total of such deductions to the Association in one (1) lump sum.

ARTICLE XXIV - EDUCATION INCENTIVE

Section 24.01: The Village shall provide tuition reimbursement to Department employees, subject to the following conditions:

- A. The Village shall provide tuition reimbursement and reimbursement for the cost of books (not to exceed two hundred dollars [\$200.00] per course) up to a maximum of three (3) courses per calendar year.
- B. Courses eligible for reimbursement shall be Police Science, Criminal Justice, Public Administration and Business Administration. Approval of the Business Administration courses are the exclusive right of the Chief of Police and the courses must be reasonably related to a law enforcement career.
- C. All courses for which tuition reimbursement is requested must be approved, in advance, by the Chief of Police.

- D. The employee must achieve a grade of "B minus" or better, and must take the graded option rather than the ungraded option (where such a choice is available) in order to be eligible for tuition reimbursement.
- E. Tuition reimbursement shall be provided after the course is completed, and after the grade is received, by the employee.

ARTICLE XXV - RESIDENCY

Employees covered under this Agreement shall reside within fifteen (15) miles of the jurisdictional boundaries of the Village. Newly hired bargaining unit employees shall establish such residency within twenty-four (24) months of their date of hire.

ARTICLE XXVI - DURATION

Section 26.01: This agreement shall become effective January 1, 2016 and shall remain in effect through December 31, 2017, and shall continue on in full force and effect until a successor agreement has been executed, provided that it does not exceed three (3) years in duration. Either party wishing to reopen the contract for negotiations in the final year of the agreement shall notify the other party in writing on or about September 1st of its intent to commence negotiations. Thereafter the parties shall mutually agree to a date to exchange proposals.

Dated this _____ day of _____, 2016.

FOR THE VILLAGE

FOR THE ASSOCIATION

Village President

Association President

Village Administrator

Bargaining Unit Member

Village Clerk

Labor Consultant

Appendix “A”

Effective January 1, 2016 – 2.0%

| Patrol Officer Hired Before 1-1-99 | Hourly | Overtime | Annually |
|---|---------------|-----------------|-----------------|
| After 24 months | 29.35 | 44.02 | 61,038.69 |
| After 42 months | 32.61 | 48.91 | 67,820.76 |
| Hired on or after 1-1-99 | | | |
| Start | 26.10 | 39.14 | 54,277.83 |
| After 12 months | 27.72 | 41.57 | 57,647.65 |
| After 24 months | 29.35 | 44.02 | 61,038.69 |
| After 36 months | 30.99 | 46.48 | 64,450.94 |
| After 48 months | 32.61 | 48.91 | 67,820.76 |
| Detective | | | |
| Start | 33.54 | 50.31 | 69,768.39 |
| After 12 months | 34.45 | 51.67 | 71,651.10 |

Effective January 1, 2017 – 1.0%

| Patrol Officer Hired Before 1-1-99 | Hourly | Overtime | Annually |
|---|---------------|-----------------|-----------------|
| After 24 months | 29.64 | 44.46 | 61,649.07 |
| After 42 months | 32.93 | 49.40 | 68,498.97 |
| Hired on or after 1-1-99 | | | |
| Start | 26.36 | 39.53 | 54,820.61 |
| After 12 months | 27.99 | 41.99 | 58,224.12 |
| After 24 months | 29.64 | 44.46 | 61,649.07 |
| After 36 months | 31.30 | 46.94 | 65,095.45 |
| After 48 months | 32.93 | 49.40 | 68,498.97 |
| Detective | | | |
| Start | 33.88 | 50.82 | 70,466.07 |
| After 12 months | 34.79 | 52.19 | 72,367.71 |

Effective July 1, 2017 – 1.0%

| Patrol Officer Hired Before 1-1-99 | Hourly | Overtime | Annually |
|---|---------------|-----------------|-----------------|
| After 24 months | 29.94 | 44.90 | 62,265.56 |
| After 42 months | 33.26 | 49.89 | 69,183.96 |
| Hired on or after 1-1-99 | | | |
| Start | 26.62 | 39.93 | 55,368.82 |
| After 12 months | 28.27 | 42.41 | 58,806.36 |
| After 24 months | 29.94 | 44.90 | 62,265.56 |
| After 36 months | 31.61 | 47.41 | 65,746.41 |
| After 48 months | 33.26 | 49.89 | 69,183.96 |
| Detective | | | |
| Start | 34.22 | 51.33 | 71,170.73 |
| After 12 months | 35.14 | 52.71 | 73,091.29 |

MEMORANDUM OF UNDERSTANDING: CANINE OFFICER

The following understanding has been reached by the undersigned parties and shall be considered to be part of the Agreement between such parties in effect from January 1, 2016 through December 31, 2017.

1. The handler will be paid for forty (40) hours per week plus any overtime authorized by a supervisor. The handler will be expected to work seven (7) hours per day or a total of thirty five (35) hours per week. The remaining five (5) hours is to be used at the discretion of the Chief (including location of these five (5) hours within the work shift) for the purpose of maintenance of the animal. This would include trips to the veterinarian feeding, grooming, walking/exercising and other interaction with the animal. Under no circumstances will overtime be authorized for the maintenance of the animal. The shift performed by the K-9 officer shall be subject to the terms of Section 6.06 of the Agreement. This shift may be changed, at the discretion of the Chief, with twenty (20) days advance notice, except in the case of exigent circumstances based upon crime trends.
2. Costs for the maintenance of the animal are to be borne by the Village. This includes feeding, medical care and miscellaneous expenses such as collars, muzzles, leashes, grooming and kennels.
3. Costs for the initial and continuing training of the handler will be borne by the Village including any necessary travel expenses.
4. The handler will receive no upgrade in pay as a result of his/her appointment as a canine handler.
5. The handler agrees to forfeit the opportunity for promotion to the rank of detective while functioning as a canine handler as the handler must remain in uniform. This does not affect the handler's ability to seek promotion to any uniformed rank.
6. All vacation, casual and compensatory days off shall be at seven (7) hours, consistent with the canine officer's scheduled workday. Vacation, casual and compensatory days off where the canine is boarded for a full twenty-four (24) hour period shall deduct eight (8) hours. Canine handlers attending required training shall be paid overtime for all training hours in excess of seven (7) hours, except on required training days where the handler is not with the canine for care and maintenance.

7. The animal may be adopted by the handler at the time of the dog's retirement from service. The handler shall be responsible for the cost of the maintenance and care of the animal following retirement, if the handler elects to adopt the dog.

Dated this _____, day of _____ 2016.

FOR THE VILLAGE

FOR THE ASSOCIATION

Village Administrator

Association President

Chief of Police

Labor Consultant

MEMORANDUM OF UNDERSTANDING
SCHOOL RESOURCE OFFICER (SRO)

The following understanding has been reached by the undersigned parties and shall be considered to be part of the Agreement between such parties in effect from January 1, 2016 through December 31, 2017.

1. There will be no upgrade in pay to the Patrol Officer appointed to the position of School Resource Officer (SRO).
2. The SRO shall remain eligible for departmental overtime by seniority, provided that the overtime does not interfere with the SRO's designated work hours or result in working more than twelve (12) consecutive hours. The SRO must obtain supervisory approval for any overtime resulting from their school assignment.
3. The SRO's requested use of vacation, casual, and compensatory time off shall remain separate from patrol officers, including the summer recess. The SRO shall follow the school calendar regarding the use of time off. It is agreed that the SRO can request days off during the school year, outside of periods of school recess, with approval from the Chief of Police and designated Kenosha Unified School District representative.
4. The SRO shall be off and paid for the holidays listed in Section 10.02.
5. During the school calendar year, the SRO's schedule shall be Monday through Friday with Saturdays and Sundays off. The SRO shall work an eight (8) consecutive hour shift as determined by the designated Kenosha Unified School District representative and Chief of Police. During school recess and unscheduled closings, the SRO shall report to the Police Department in uniform for patrol duty, working the same hours as if school were in session.
6. During summer recess, the SRO shall return to his/her regular shift and the normal 5-3/5-2 work schedule and shall be covered by all applicable agreements and requirements contained within the current collective bargaining agreement.
7. Under Section 18.01 - Uniform Allowance, the Patrol Officer appointed to the SRO position shall receive an additional one hundred dollars (\$100.00) annually for the purchase of plain clothes if he/she is a full-time SRO, and shall not receive the additional \$100 clothing allowance if he/she is a part-time SRO. The SRO's total uniform

allowance of seven hundred dollars (\$700.00) can be used for purchase of uniform or plain clothes.

Dated this _____, day of _____ 2016.

FOR THE VILLAGE

FOR THE ASSOCIATION

Village Administrator

Association President

Chief of Police

Labor Consultant

MEMORANDUM OF UNDERSTANDING

HONOR GUARD

The following understanding has been reached by the undersigned parties and shall be considered to be part of the Agreement between such parties in effect from January 1, 2016 through December 31, 2017.

1. The Pleasant Prairie Police Department has established a Uniformed Honor Guard whose primary purpose is to represent the department at important functions (i.e. funerals).
2. The Honor Guard is made up of volunteers. Members are encouraged to volunteer and participate in as many functions as they deem appropriate.
3. The Chief of Police, or his designees, will oversee the selection process for new members.
4. In consideration for the time the volunteers put into the program, the Department will provide the following to each member without cost: one complete Honor Guard uniform, initial basic honor guard training, followed by appropriate annual related training.
5. New Honor Guard members agree to commit for three (30 years to the unit. In the event that an Honor Guard member voluntarily resigns before their three (3) year commitment, the Department may require a reimbursement of Honor Guard uniform costs.
6. The Chief of Police may order the Honor Guard to attend certain functions. For such events it is understood that participating Honor Guard members will have their schedule switched to accommodate the event, thus making sure that the Honor Guard member is paid (straight-time) to perform his/her duties.
7. In the event that switching a schedule is not done, regardless of the reason, the Chief of Police agrees to compensate the Honor Guard member with straight compensatory time off.

Dated this _____, day of _____ 2016.

FOR THE VILLAGE

FOR THE ASSOCIATION

Village Administrator

Association President

Chief of Police

Labor Consultant

MEMORANDUM OF AGREEMENT

This agreement is made between the Village of Pleasant Prairie (Village), the Wisconsin Professional Police Association (WPPA), and _____ (Employee).

The 3 parties to this Agreement agree as follows: In consideration of the ratification of the 2016 Collective Bargaining Agreement:

1. The employee shall be entitled, as an individual right, to the benefits conferred by Section 16.02 of the 2009 collective bargaining agreement upon the employee's retirement, provided the employee has satisfied the qualifications for those benefits as specified in Section 16.02 of the 2009 collective bargaining agreement.
2. The right to these benefits shall be considered a vested benefit belonging to the individual employee, and shall not be subjected to reduction or modification in negotiations, interest arbitration, or collective bargaining over future labor agreements.
3. The right to these benefits may only be modified by the voluntary, un-coerced agreement of the Village, WPPA and the employee in writing, signed by the authorized representatives of the Village, WPPA and by the individual personally.
4. Should any party seek to modify the benefits guaranteed in paragraph 1 without the voluntary agreement of the other party (parties), that party shall be liable for all costs, including attorneys' fees, incurred by the other party (parties) in defending the Agreement.
5. This Agreement shall be binding upon the Parties, their successors, heirs, and assigns, and shall be enforced under the laws of the State of Wisconsin.
6. The parties agree to attach a copy of this agreement to the collective bargaining agreement, as an exhibit for informational purposes only. In attaching that agreement, the parties do not thereby indicate that these individual agreements have a limited term or are in any way subject to modification in the processes of collective bargaining."

Village of Pleasant Prairie

Wisconsin Professional Police Association

Retiring Employee

SIDE LETTER OF AGREEMENT

CALL IN PROCEDURES FOR PATROL AND DETECTIVE OVERTIME

The following understanding has been reached by the undersigned parties and shall be considered to be part of the Agreement between such parties in effect from **January 1, 2016 through December 31, 2017**.

1. The purpose of this agreement is to assist the Chief of Police, or his/her designee, by providing a mutually agreed upon process by which overtime is filled.
2. The Chief of Police shall maintain the right to determine what type of work shall be performed, and who shall perform it, consistent with Section 2.01 (Management Rights).
3. This agreement is applicable to:
 - a. Section 6.08 (Temporary Vacant Shifts – 4 or more hours’ notice);
 - b. Section 6.09 (Temporary Vacant Shifts – Less than 4 hours’ notice);
 - c. Section 6.10 (Specialty Shifts)
4. In consideration of the differences between the type of work patrol officers and detectives perform, this side letter makes two distinct groups:
 - a. patrol officers
 - b. detectives
5. For an assignment which is deemed to be consistent with the patrol function by the Chief of Police, it shall be filled by patrol officers and if that cannot be accomplished, and if the Chief of Police decides that the assignment will be filled, the following protocol will be followed;
 - a. Filling of patrol overtime, including those members who sign up to take overtime, will go to patrol officers first, then detectives.
 - b. This agreement does not alter the requirement to use on-duty members before off-duty members. In other words, an off-duty patrol officer will not be forced to take patrol overtime when an on-duty detective is available.
6. For an assignment which is deemed to consistent with the detective function, excluding a major case investigation as determined by the Chief of Police, shall be filled by

detectives and if that cannot be accomplished, and if the Chief of Police decides that the assignment will be filled, the following protocol will be followed;

- a. Filling of detective overtime, including those members who sign up to take overtime, will go to detectives first, then patrol officers.
 - b. This agreement does not alter the requirement to use on-duty members before off-duty members. In other words, an off-duty detective will not be forced to take detective overtime when an on-duty patrol officer is available.
7. A “patrol function” typically includes overtime patrol shift due to illness and special traffic enforcement grants.
8. This agreement does not prohibit patrol officers from assisting, in any capacity, ongoing criminal investigations. It also does not change the common practice of a detective handling his/her own case, without regard to overtime requirements.

Dated this _____, day of _____ 2016.

FOR THE VILLAGE

FOR THE ASSOCIATION

Village Administrator

Association President

Chief of Police

Labor Consultant

SIDE LETTER OF AGREEMENT
PATROL BODY ARMOR REIMBURSEMENT

The following understanding has been reached by the undersigned parties and shall be considered to be part of the Agreement between such parties in effect for January 1, 2016 through December 31, 2017.

1. This section shall only apply to officers hired after May 20, 2013.
2. Effective May 20, 2013 all newly hired police officers will be required to purchase and wear body armor in compliance with the department's body armor mandatory wear policy.
3. Upon successful completion of a probationary period of employment, the department shall reimburse the employee, in full, for the employees one-time cost of said body armor.
4. The reimbursement shall be independent of any other reimbursement liabilities under ARTICLE XVIII- UNIFORM ALLOWANCE.

Dated this _____, day of _____ 2016.

FOR THE VILLAGE

FOR THE ASSOCIATION

Village Administrator

Association President

Chief of Police

Labor Consultant

SIDE LETTER OF AGREEMENT

HEALTH INSURANCE PREMIUM CONTRIBUTIONS

The following understanding has been reached by the undersigned parties and shall be considered to be part of the Agreement between such parties in effect from **January 1, 2016 through December 31, 2017.**

If General Village employees are provided with a different premium share percentage, that is less than the amount identified in the existing collective bargaining agreement, the percentage amount identified in the existing collective bargaining agreement shall be reduced to that which is being paid by general Village employees. This letter of agreement shall expire, unless it is mutually agreed by the parties, on December 31, 2017.

Dated this _____, day of _____ 2016.

FOR THE VILLAGE

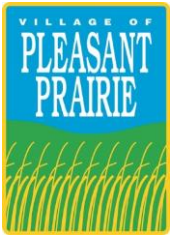
FOR THE ASSOCIATION

Village Administrator

Association President

Chief of Police

Labor Consultant



To: Michael Pollocoff, Village Administrator
Village of Pleasant Prairie Board

From: Daniel Honore, Director

CC: Jane Romanowski, Village Clerk

Date: March 15, 2016

Subject: Recommendation for website development vendor

REQUEST:

The Website project team requests authorization for the Village Administrator to execute a 5-year agreement with CivicLive for the development, hosting and maintenance of applicable services for the external and internal Village websites.

OVERVIEW:

The current external Village website has become outdated in its use of relevant technologies for display and maintenance. The internal website, VillageNet, is terribly underutilized by village staff and challenging to maintain.

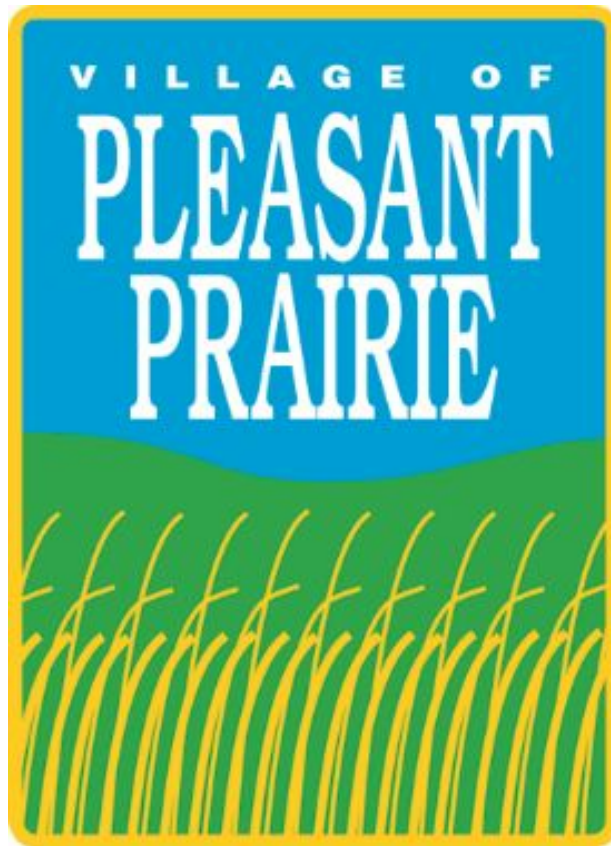
The Village Board approved a 2016 project budget of \$60,000 for the replacement of both the external and internal websites.

- On September 14th, 2015 an 11-member cross-functional team convened with the goal of finding a vendor to partner with that would work with us to redesign the Village's external and internal websites.
- The request for proposal was released to over 350 vendors on November 2nd, 2015.
- 26 vendors registered their intent to submit a bid proposal.
- On November 3rd, 2015 16 bid proposals were received.

- The Website project team met several times before selecting CivicPlus, Vision Internet, CivicLive and Civica to present their proposals.
- On March 3rd, 2016 the Website project team selected to partner with CivicLive.

RECOMMENDATION:

The Website project team requests authorization for the Village Administrator to execute a 5-year agreement with CivicLive for the development, hosting and maintenance of applicable services for the external and internal Village websites.



Request for Proposal

Websites Redesign for the Village of Pleasant Prairie

November 2, 2015

Purpose

The Village of Pleasant Prairie is seeking proposals for the redesign of the Village's external (www.pleasantprairieonline.com) and internal (VillageNet) websites. The websites must be maintainable via a user friendly and full-featured content management system and hosted externally, with the ability to seamlessly migrate the website to an alternate (perhaps internal) server. The selected vendor will partner with the Village's Website Project team on the development of both websites.

The Village of Pleasant Prairie

Located between Chicago, Illinois and Milwaukee, Wisconsin along both the Lake Michigan shoreline and Interstate-94, the Village of Pleasant Prairie is a welcoming community that offers key components for success in both business and life. Pleasant Prairie offers a balanced blend of residential neighborhoods, natural spaces, recreational opportunities, and retail shopping areas along with industrial and manufacturing properties. Pleasant Prairie takes an innovative approach to providing high quality municipal services at the most affordable tax rate possible and actively works to accommodate varied, high quality economic development to help maintain balance in our community.

The main constant in Pleasant Prairie is change. We strive to be adaptable and resilient in the face of both challenges and good fortune, and the tools we use must enable adaptability and resilience. We aim to provide as much information as possible to our community and others interested in our community in the clearest and most efficient manner regarding the work that we do.

Proposal Requirements

REGISTRATION:

Register your intent to submit a bid by sending an electronic mail message to Dan Honore (dhonore@plprairiewi.com). You will receive RFP updates as well as questions and answers submitted in response to this Request for Proposal.

PROPOSAL DEADLINE:

14:00 CST November 23, 2015

SUBMIT SEALED PROPOSAL TO:

Jane Romanowski, Village Clerk
Village of Pleasant Prairie
9915 39th Avenue
Pleasant Prairie, WI 53158

SUBMIT QUESTIONS BY NOVEMBER 11, 2015 TO:

Dan Honore, Director of Information Technology
dhonore@plprairiewi.com

SUBMISSION REQUIREMENTS:

To be considered for this project, proposal must meet the following criteria:

1. All proposals must be sealed and received on or before the PROPOSAL DEADLINE and labeled WEBSITE PROJECT. Faxed or emailed proposals will not be considered.
2. One hard copy containing all REQUIRED PROPOSAL CONTENT as outlined below.
3. One flash drive with all content contained in the hard copy proposal.

REQUIRED PROPOSAL CONTENT:

- Cover page containing executive summary
- Tab 1: Company profile
 - Company name and mailing address.
 - Number of years in business providing similar products and services as this project.
 - Describe established local and/or national user groups.
 - Describe conferences you host (if applicable).
 - Describe technical support (help desk). Hours, number of staff, locations, etc.
- Tab 2: Pricing. Must include PRICING MATRIX.
- Tab 3: Project Plan
 - Estimated timeline based on start date of January 4, 2016.
 - Project team profiles as they pertain to this project
 - Anticipated requirements for Village resources (staff, hardware, infrastructure).
 - Describe the process of how the sites will be created. How will the Village provide content and/or populate the websites during the project?
- Tab 4: Address the items listed in the Scope of Work.
- Tab 5: Training plan. Define the types of training, Village resources to be trained, and the training materials that you provide.
- Tab 6: References.
 - Provide a list of governmental websites that you implemented between January 2014 and now. Include entity name, number of employees, number of staff you dedicated to the project, length of time (months) it took from start to finish, entity contact information and website URL for each reference.
- Tab 7: Supplemental. This section may be used for any supplemental information you would like the Village Website Project team to consider. Example: Hosting features and security; specific suggestions, features or inclusions that you believe the Village should consider incorporating.
- Tab 8: Contract. Provide the contract you would like the Village Website Project team to consider.

The external and internal websites may be separated into individual projects. If separated, then each project must be clearly identified in each Tab. Example: Tab 2 would contain a pricing matrix for the external website project and the intranet project.

NOTES:

- ❖ Proposals submitted via facsimile or electronic mail will be rejected.
- ❖ Proposals received after the DEADLINE will be rejected and destroyed without being opened.
- ❖ The Village reserves the right to reject any and all proposals, accept the proposal it deems is in the best interest of the Village and negotiate on any or all aspects of a proposal as permitted by law.
- ❖ Open records: The Village of Pleasant Prairie is subject to the State of Wisconsin Open Records law, and therefore, all submitted proposals become the property of the Village and may be used for any purpose it deems appropriate. Pricing becomes public information when proposals are opened, and therefore cannot be kept confidential. The accepted proposal materials will become part of the contract between the selected vendor and the Village.

Tentative Timeline

- Monday, November 2, 2015 - RFP released
- Wednesday, November 11, 2015 - Last day to submit questions.
- Friday, November 13, 2015 - Questions will be anonymized and submitted with answers to all registered vendors via electronic mail.
- Monday, November 23, 2015 - Proposals deadline. Public opening at 14:00 CST in the Village Hall courtroom located at 9915 39th Avenue, Pleasant Prairie, WI.
- Week of November 23, 2015 – Phase 1: REVIEW - Village Website Project team will review any/all proposals. Vendors will be notified via email as to the acceptance or rejection of their proposal(s).
- November 30, 2015 – Phase 2 – SELECTION - Selection of vendor(s) to interview and/or request demonstrations.
- Week of December 7, 2015 – Phase 3 – INTERVIEWS/DEMONSTRATIONS. Interviews and demonstrations will occur Monday, December 7 through Thursday, December 10.
- December 14, 2015 - Final selection and notifications.
- December 21, 2015 - Website Project Team presents recommendation to Village Board for their consideration.

Selection Criteria

All information submitted will be reviewed and finalists will be selected from proposals that best meet the required content and receiving the highest scores. If determined necessary, finalists may be scheduled to appear in person for an interview/demonstration.

The Website Project Team is comprised of various staff members from the Village of Pleasant Prairie. The project team will select proposals that serve the best interest of the Village. Proposals will be evaluated based on the degree of compliance with, and adherence to, the following criteria:

1. Quality, clarity and responsiveness of proposal
2. Innovative and creative website designs
3. Additional/available features
4. Project team's experience with projects of similar size and scope
5. Feedback from references
6. Pricing
7. Project plan (timeline, project team)

Pricing Matrix

Along with the following pricing matrix please provide pricing details in your preferred format. You may also add items to the bottom of the pricing matrix if you prefer.

| | One Time | 2016 | 2017 | 2018 | 2019 | 2020 |
|---------------------|----------|------|------|------|------|------|
| Website Development | | | | | | |
| Photo formatting | | | | | | |
| Content migration | | | | | | |
| Training | | | | | | |
| Documentation | | | | | | |
| Hosting service | | | | | | |
| Maintenance | | | | | | |

- ❖ The Village of Pleasant Prairie is tax exempt.
- ❖ Include a pricing matrix for the external website and the internal website if separate projects and/or necessitated by your business model. Not all items may be appropriate for the external and internal websites (e.g. Hosting service).
 - *Website development*: Software fee, development cost and other costs not included in the other items in the pricing matrix
 - *Photo formatting*: Fee for converting and/or formatting photos/images as required for the websites
 - *Content migration*: Cost to migrate current content from existing websites to new websites
 - *Training*: Cost to train site administrators and content administrators
 - *Documentation*: Price of documentation for site administrators and page content administrators
 - *Hosting service*: Pricing for hosting of external website
 - *Maintenance*: Annual maintenance fee, if applicable

Scope of Work

The following scope of work defines the Village’s needs and desires for the website. (list is not in any specific order).

- Create websites that are easy to maintain by multiple Village staff members, allowing for easy staff access to update information, upload documents, and post news alerts and related images and attachments. Features should include template-based page and menu creation, previewing pages before creation, and social media integration.
- A robust intranet for Village employees to obtain work-related forms and review important information.
- The intranet (VillageNet) is expected to be self-hosted in the Village’s Microsoft Hyper-V environment.

- The external website may be hosted internally or externally. Details and pricing for both options should be provided.
- Ability to assign URLs of our choosing. Example: news articles with meaningful URL (<http://www.pleasantprairieonline.com/.../news/Jan112016>).
- Ability to assign a tinyurl if we so choose.
- All existing news archives (Village and Police News pages) including URLs, attachments, and images should be migrated to the new external website.
- Existing URLs must resolve to the appropriate existing content. If a citizen has bookmarked a news article, that URL must provide the news article within the new website.
- The websites should be easy for users to navigate, have a clean and professional layout, information should be easy to locate, and new users should be able to easily sign up for emergency alerts and news updates.
- Provide ability to create, update, and easily switch between four seasonal color/photo themes.
- The external website must be responsive, providing a similar look and functionality across all device types (e.g. cell phone, tablet, ...)
- A link to the full website must be available to mobile users who prefer not to use the mobile version.
- The external website will serve as a branding opportunity for the Village.
- The content management system must allow site administrator(s) to easily make changes to the layout of the sites, including page dimensions, the appearance of button links, header displays and the design theme of the sites (colors, fonts, menus, etc.).
- Ability for Village staff to assign Activate and Deactivate dates to content to assist in maintaining timely and relevant information.
- Allow for web pages with mapping services/ArcGIS integration to display information, including Village facility locations, equipment (snow plow, garbage truck) locations, and street closures.
- Allow for embedding the Village's YouTube videos in multiple locations, if desired.
- A robust keyword search function.
- Capability for mobile phone and email alerts and other notifications from the Village for those who have signed up for such alerts.
- Capability for photo galleries to be easily updated by Village staff.
- The capability to link to the Village's TRAKiT application so people may pay for various licenses and permits online.
- A "fix it form" for residents to report any type of problem in the Village. Provide a listing that includes street light, litter, water leaking, etc., and allow residents to check the problem, provide details about the location (including a photo), and the problem, and their contact information.
- An event and meeting calendar that is simple to maintain.
- The new site should be ADA compliant and feature screen reading for the blind. Users should have the ability to change the size of the text displayed.
- Websites should use HTML5 and not use Java, Adobe Air, Adobe Flash or Microsoft Silverlight for the delivery of content.
- Breadcrumbs must be present for easy navigation.

- Minimize the need for scrolling.
- Minimize the number of clicks to get to desired information.
- Compatible with all major browsers (Mozilla, Chrome, Safari, IE, Edge)
- Websites must not allow cross-site scripting , SQL injection or other types of web exploitations.
- Search Engine Optimization (indexing, meta-tags, keywords)
- Robust analytics/measurement tool that will allow authorized Village staff to drill down to see results for specific news articles and other posted content.
- Link URLs should be visible when hovering over a link
- Fillable forms (MS Word docs, Adobe PDF)
- NO popups
- CMS documentation (Word doc) that can be edited by authorized Village staff. This will allow for more relevant and impactful training through the use of Village information.
- Ability to add CAPTCHA as needed.
- Must address the Village's concern regarding options after end of contract.
 - Will the websites remain whole and intact with all functionality if moved to a location of our choosing?
 - What, if anything, will NOT be available to the Village after moving a website (e.g. your CMS)?
 - Will specific programming language knowledge and expertise be required in order to maintain the websites?
 - If only Village content will be available then explain how it will be provided to the Village?

Purchase Order

Fiscal Year 2016

Page 1 of 1



THIS NUMBER MUST APPEAR ON ALL INVOICES,
PACKAGES AND SHIPPING PAPERS.

Purchase Order # **160756-00**

B I L L T O

VILLAGE OF PLEASANT PRAIRIE
9915 39TH AVENUE
PLEASANT PRAIRIE, WI 53158
262-694-1400

V E N D O R

RELIANCE COMMUNICATIONS, LLC
PO BOX 561484
DENVER CO 80256-1484

S H I P T O

Village of PI Pr - Prange
8600 Green Bay Rd
Pleasant Prairie WI 53158

| Vendor Phone Number | | Vendor Fax Number | | Requisition Number | | Contact Name | |
|---------------------|--|-------------------|----------------------|--------------------|--------------------------|----------------|----------------|
| 1-888-527-5225 | | 1-800-360-7732 | | 877 | | Laura DeLaRosa | |
| Date Ordered | Vendor Number | Date Required | Freight Method/Terms | | Department/Location | | |
| 03/15/2016 | 4174 | 03/11/2016 | | | Information Technologies | | |
| Item# | Description/Part No. | | | Qty | UOM | Unit Price | Extended Price |
| 1 | VILLAGE WEBSITE PROJECT The Above Purchase Order Number Must Appear On All Correspondence - Packing Sheets And Bills Of Lading Remember to give PO# when ordering. 2016 VILLAGE WEBSITE PROJECT | | | 1.0 | EACH | \$28,000.000 | \$28,000.00 |

By *Michael Deery*
Village Administrator

PO Total **\$28,000.00**

VILLAGE OF PLEASANT PRAIRIE

Pleasant Prairie, WI 53158

Conditions Governing this Purchase Order

ENTIRE AGREEMENT

Furnishing of items and fulfillment of services by the supplier under this purchase order constitutes an agreement to the **Village of Pleasant Prairie Standard Terms and Conditions (STC)** and all applicable terms and conditions as specified in any Request for Bid, Quotation or Proposal and the Conditions of Purchase on this form. The STC shall apply to this purchase order except where special requirements are stated elsewhere; in such cases, the special requirements shall apply. Further, the purchase order with referenced parts and attachments shall constitute the entire agreement and no other terms and conditions in any document, acceptance, or acknowledgment shall be effective or binding unless expressly agreed to in writing by the Village of Pleasant Prairie. If this Purchase Order is attached to, cross-referenced in, or issued in conjunction with a Village of Pleasant Prairie contract, and there is a conflict in language between this Purchase Order and the Contract, the language of the Contract shall control.

F.O.B. DESTINATION

Unless indicated otherwise elsewhere in the order, the supplier shall bear all handling, transportation and insurance charges. Title of goods shall pass upon acceptance of goods at the Village of Pleasant Prairie's ship to address.

INVOICING INFORMATION

a. Send invoices directly to Accounts Payable:

Village of Pleasant Prairie Finance Dept.

9915 39th Avenue

Pleasant Prairie, WI 53158

b. Do not send invoices to the SHIP-TO address unless the SHIP-TO address is the same as noted above in "a."

c. Reference the Purchase Order number on all invoices.

d. Show discounts for early payment as a reduction of invoice. Invoice discounts shall be determined where applicable, from the date of acceptance of goods and/or the receipt of invoice, whichever is later. Discounts for early payment terms stated on the bid/proposal must be shown plainly on the invoice; discounts for early payment not shown on the invoice will be taken.

e. The Village of Pleasant Prairie will pay properly submitted invoices within thirty (30) days of receipt, for completed and accepted deliveries of specified services and/or goods, unless the supplier or contractor is notified by the Village of Pleasant Prairie of a dispute.

APPLICABLE LAW

This contract shall be governed by and construed, interpreted and enforced in accordance with the laws of the State of Wisconsin and Wisconsin Courts.

INDEMNIFICATION

The supplier or contractor shall be liable to and hereby agrees to indemnify, defend and hold harmless the Village of Pleasant Prairie, and its officers, officials, agents, and employees against all loss or expense (including liability costs and attorney's fees) by reason of any claim or suit, or of liability imposed by law upon the Village of Pleasant Prairie or its officers, officials, agents or employees for damages because of bodily injury, including death at any time resulting therefrom, sustained by any person or persons or on account of damages to property, including loss of use thereof, arising from, in connection with, caused by or resulting from a supplier, contractor and/or subcontractor's acts or omissions in the performance of this agreement, whether caused by or contributed to by negligent acts of the Village of Pleasant Prairie, its officers, officials, agents or its employees.

ITEMS OF PURCHASE

a. All materials, supplies, and equipment received are subject to inspection and acceptance by Village of Pleasant Prairie.

b. If unable to fill this order exactly in accordance with description unit and price thereon communicate at once with the Village department of purchase for instructions. The Village of Pleasant Prairie reserves the right to reject and return at shipper's expense any and all materials or supplies delivered which do not conform to our description or specifications.

c. The workmanship, quantities or qualities of goods which are to be paid for hereunder shall be to the satisfaction of the department of purchase. Before final acceptance by the department of purchase, all matters of dispute must be adjusted to the mutual satisfaction of the Village of Pleasant Prairie and the supplier.

d. If there is any part of this order you cannot fill promptly or within the time specified, notify the department of purchase at once. In case of unreasonable delay in delivery or delivery of goods or services are inferior to those specified, or in case of any other default of the vendor, the department of purchase shall have the right, at its option, to cancel this order in whole or in part, and the Village of Pleasant Prairie may procure the goods, or services from other sources.

e. All items delivered on this purchase order are to be new, unless otherwise specified.

NONDISCRIMINATION

In the performance of the services under this agreement, the supplier or contractor agrees not to discriminate against any employee, applicant or subcontractor who offers to subcontract on this contract because of race, religion, marital status, age, color, sex, handicap, national origin or ancestry, income level or source of income, arrest record or conviction record, less than honorable discharge, physical appearance, sexual orientation, political beliefs, or student status.

EXCISE AND SALES TAXES

The prices herein should not include any Federal excise taxes or sales taxes imposed by any State or Municipal government. Such taxes, if included, must be deducted by the supplier or contractor when submitting claim for payment.



Office of the Village Finance
Director/Treasurer
Kathleen Goessl

TO: Village Board

FROM: Kathy Goessl, Finance Director

Cc: Mike Pollocoff, Village Administrator

DATE: March 21, 2016

SUBJECT: 2016/2017 Liability and Property Insurance Proposals

This is the 1st year of a new three-year bid cycle for insurance. Therefore, we requested proposals from all interested companies. Three companies submitted proposals for liability coverage this year. Premiums for each of the companies are as follows:

- League of WI municipalities \$569,917
- Community Insurance & Travelers \$584,724
- EMC \$620,896

Last year's premium was \$538,251 through League of WI Municipalities for liability coverage and property coverage via Local Government Property Insurance Fund (LGPIF). There is an \$82,989 spread between this year's high bidder, EMC; and the low bidder, League of WI Municipalities. For specific details, refer to the attached premium comparison spreadsheet. The Village, RecPlex and Utilities have a 2016 budget of \$619,773 for liability and property insurance.

The proposed premium from the League of WI municipalities increased \$32,010 or 6% from last year (see attached premium comparison). Worker's compensation accounted for the majority of the increase, \$24,623. The worker compensation increase is a combination of a slight increase in payroll (\$68,000), increase in experience mod from .95 to 1.01, and statewide increase in some of the standard rates per class category.

The League of WI Municipalities dividend is on all lines and based on experience and longevity. Travelers is offering a flat 10% dividend on the Worker's Compensation line only. For the League, I put in last year's dividend of \$16,198. The League dividend has been averaging around \$16,000 for the past three years.

My recommendation is to split our coverage between the League of WI Municipalities and Travelers. I recommend putting our liability insurance coverage, which includes automobile physical damage, with the League. The League will not let us split automobile physical damage from automobile liability. The rest of the coverage, I would recommend placing with Travelers, which would include property, contractors' equipment, boiler and machinery, crime, and worker's compensation. Travelers is offering a two-year rate guarantee for property, contractors' equipment, and boiler and machinery and a 10% flat worker's compensation dividend. Overall, based on this recommendation, our overall premium increase would be \$10,504 or 2%.

Village of Pleasant Prairie
Property & liability Insurance Program
Premium Comparison
April 1, 2016

| Lines of Coverage | 2015/2016 | | 2016/2017 | | | | 2016/2017 | | | | 2016/2017 | | | | 2016 /2017 Recommended | | |
|----------------------------|-----------|---------------|-----------|--------------------------|------------|---------|-----------|--------------------------|------------|-----------|-----------|--------------------|------------|---------|------------------------|-----------|----------|
| | Premium | Carrier | Premium | Coverage | Deductible | Carrier | Premium | Coverage | Deductible | Carrier | Premium | Coverage | Deductible | Carrier | League | Travelers | Total |
| Automobile Liability | 16,946 | League | 18,553 | 5,000,000 | 1,000 | League | 53,488 | 5,000,000 | 5,000 | CIC | 96,420 | 1,000,000 | 1,000 | EMC | 18,553 | | 18,553 |
| General Liability | 58,732 | League | 54,445 | 5,000,000 | 1,000 | League | 99,335 | 5,000,000 | 5,000 | CIC | 28,356 | 1,000,000 | 1,000 | EMC | 54,445 | | 54,445 |
| Law Enforcement Liability | 13,008 | League | 12,836 | 5,000,000 | 1,000 | League | - | Included Above | 5,000 | CIC | 14,274 | 5,000,000 | 1,000 | EMC | 12,836 | | 12,836 |
| Public Officials Liability | 30,859 | League | 28,606 | 5,000,000 | 1,000 | League | - | Included Above | 5,000 | CIC | 22,174 | 5,000,000 | 1,000 | EMC | 28,606 | | 28,606 |
| Automobile Physical Damage | 30,781 | League | 34,333 | 7,298,914 | 1,000 | League | 27,353 | 7,916,814 | 1,000 | Travelers | 0 | Included Above | | | 34,333 | | 34,333 |
| Umbrella/Excess Liability | | | | | | | | | | | 46,017 | 4,000,000 | | | | | - |
| | 150,326 | | 148,773 | | | | 180,176 | | | | 207,241 | | | | 148,773 | - | 148,773 |
| Property | 38,259 | LGPIF | 45,652 | 109,904,014 | 25,000 | MPIC | 52,010 | 114,573,627 | 25,000 | Travelers | 46,280 | 98,913,613 | 25,000 | EMC | | 52,010 | 52,010 |
| Contractors Equipment | 5,801 | LGPIF | 7,148 | 4,108,180 | 1,000 | MPIC | 7,965 | 4,752,108 | 1,000 | Travelers | 3,791 | 3,790,619 | 1,000 | EMC | | 7,965 | 7,965 |
| Boiler & machinery | 4,656 | Liberty | 4,803 | 81,573,670 | 2,500 | Liberty | - | Included In Property | | Travelers | Included | 50,000,000 | 1,000 | EMC | | - | - |
| Commercial Crime | 1,040 | C N A | 1,093 | 100,000 | 1,000 | C N A | 590 | 100,000 | 1,000 | Travelers | 842 | 100,000 | 1,000 | EMC | | 590 | 590 |
| | 49,756 | | 58,696 | | | | 60,565 | | | | 50,913 | | | | - | 60,565 | 60,565 |
| Workers Compensation | 354,367 | League | 378,990 | | | League | 382,203 | | | Travelers | 362,742 | .95 Experience Mod | EMC | | 382,203 | 382,203 | |
| Total Before Dividends | 554,449 | | 586,459 | | | | 622,944 | | | | 620,896 | | | | 148,773 | 442,768 | 591,541 |
| Less: Estimated Dividend | (16,198) | 2015 Dividend | (16,198) | On all League's policies | | | (38,220) | On Worker's Compensation | | | - | | | | (4,566) | (38,220) | (42,786) |
| Net Estimated | 538,251 | | 570,261 | | | | 584,724 | | | | 620,896 | | | | 144,207 | 404,548 | 548,755 |

Increase from 2015/16 10,504
Savings Over Just League 21,506