AGENDA
Plan Commission

Village Hall Auditorium
9915 - 39th Avenue
Pleasant Prairie, WI
Monday, February 5, 2024
6:00 PM

1. Call to Order

2. Roll Call

3. Minutes

   3.A Consider approval of January 15, 2024 Plan Commission meeting minutes.
   2024-01-15.pdf

   3.B Consider approval of the January 16, 2024 minutes of the Joint Park Commission and Plan Commission meeting.
   2024-01-16.docx

   3.C Consider approval of January 29, 2024, Plan Commission meeting minutes.
   2024-01-29.pdf

4. Correspondence

5. Citizen Comments

6. New Business

   6.A Consider the request of Henry Hong with Concept Laboratories for approval of **Site and Operational Plans** to occupy approximately 146,900 square feet of the building located at 10550 86th Avenue for their administrative offices, development and manufacturing of products.
   Village Staff Report.pdf
   Site and Op Application & Plans.pdf

   6.B Consider approval of a **time extension of the Final Site and Operational Plans** for the request of Harshil Shah, Managing Members for Synergy Hotels LLC related to the construction of a 59,000 square foot Home 2 Suites Hotel to be located at the northeast corner of 91st Avenue and Prairie Ridge Blvd. in the Prairie Ridge development.
   2023-04-11 Home2 Suites Approval Letter.pdf
   2024-01-29 Request for Time Ext.pdf
   2023 Site and Op Application and partial plans.pdf

7. Adjournment

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

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

MINUTES
Plan Commission

Village Hall Auditorium
9915 - 39th Avenue
Pleasant Prairie, WI
Monday January 15, 2024
6:00 PM

1. Call to Order
2. Roll Call

PRESENT WERE: Michael Serpe, Michelle Burnett, Mike Pollocoff, Terry Rice, Neil Guttormsen (Alternate #1), and Tom Genthner (Alternate #2). John Skalbeck was excused. Judy Juliana was excused. Wayne Koessl was excused. Village Board Member John Steinbrink was present. Also, present were Eric Rindfleisch, Village Administrator, Tom Shircel, Assistant Village Administrator, Matt Fineour, Executive Director of Infrastructure Management, Jean Werbie-Harris, Community Development Director, Peggy Herrick, Assistant Community Development Director, Miranda Steinmetz, Planner II and Carrie Borland, Planning and Zoning Technician.

3. Minutes

3.A Consider Approval of the December 4, 2023, Plan Commission Meeting Minutes.

Michelle Burnett MOVED TO approve the December 4, 2023, Plan Commission Meeting Minutes SECONDED BY Neil Guttormsen; MOTION CARRIED 7-0.

4. Correspondence – None presented.
5. Citizen Comments – None presented.
6. New Business

6.A Public hearing and consider the request of Brad Folkert, on behalf of Route 165 H4 LLC for approval of a **Master Conceptual Plan** for the proposed 325,000 square foot office building for Uline Corporate Headquartes-H4 on a 44.8-acre vacant property located north of 104th Street (CTH Q) on the east side of 128th Avenue in Prairie Highlands Corporate Park.

Jean Werbie-Harris, Community Development Director, presented the application.

Mike Pollocoff MOVED TO approve the Master Conceptual Plan for the proposed 325,000 square foot office building for Uline Corporate Headquartes-H4 on a 44.8-acre vacant property located north of 104th Street (CTH Q) on the east side of 128th Avenue in Prairie Highlands Corporate Park, as presented, and send a favorable recommendation to the Village Board; SECONDED BY Michelle Burnett; MOTION CARRIED, 7-0.

6.B Consider approval of **Preliminary Site and Operational Plans** for the request of Neal Driscoll agent on behalf of DP 95th Street LLC, the property owner for the proposed construction of a 593,564 square foot Speculative Industrial Building to be located at 9423 Koessl Court within the LogistiCenter at Pleasant Prairie development.

Jean Werbie-Harris, Community Development Director, presented the application.

Neil Guttormsen MOVED TO approve the Preliminary Site and Operational Plans for the request of Neal Driscoll agent on behalf of DP 95th Street LLC, the property owner for the proposed construction of a 593,564 square foot Speculative Industrial Building to be located at 9423 Koessl Court within the LogistiCenter at Pleasant Prairie development and send a favorable recommendation to the Village Board; SECONDED BY Terry Rice; MOTION CARRIED, 7-0.

7. Adjournment

Terry Rice MOVED TO adjourn; SECONDED BY Tom Genthner; MOTION CARRIED 7-0.

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MINUTES
Joint Meeting of the
Park Commission and Plan Commission

Village Hall Auditorium
9915 - 39th Avenue
Pleasant Prairie, WI
Monday January 16, 2024
6:00 PM

1. Call to Order

2. Roll Call – Park Commission

PRESENT WERE: Kris Keckler, Dan Klemack, Dave Klimisch, William Mills, Christopher Bilik, Cindy Schwab, Sandy Chhun-Genc (Alternate #1), Valerie Kretchmer (Alternate #2). Michaelene Day was excused. Also, present were Brock Williamson, Parks Director, and Lori Laas, Department of Public Works.

3. Roll Call – Plan Commission

PRESENT WERE: Michael Serpe, Michelle Burnett, Terry Rice, Neil Guttormsen (Alternate #1), and Tom Genthner (Alternate #2). Mike Pollocoff was excused. John Skalbeck was excused. Judy Juliana was excused. Wayne Koessl was excused. Village Board Member John Steinbrink was present. Also, present were Eric Rindfleisch, Village Administrator, Tom Shircel, Assistant Village Administrator, Matt Fineour, Executive Director of Infrastructure Management, Jean Werbie-Harris, Community Development Director, Peggy Herrick, Assistant Community Development Director, Miranda Steinmetz, Planner II and Carrie Borland, Planning and Zoning Technician.

4. Citizen Comments – None presented.

5. New Business

5.A Public hearing and presentation of the Village of Pleasant Prairie Park and Open Space Plan-2024-2028.

Blake Theisen, Parkitecture and Planning, presented the application.

5.B Park Commission consideration of **Park Commission Resolution #24-01** to approve the Park and Open Space Plan 2024-2028.

William Mills MOVED TO approve the Park and Open Space Plan-2024-2028, subject to staff changes and to send a favorable recommendation to the Village Board; SECONDED BY Valerie Kretchmer; MOTION CARRIED, 7-0.

5.C Plan Commission consideration of **Plan Commission Resolution #24-01** to approve the Park and Open Space Plan 2024-2028 and approve an Ordinance Amendment to amend Section 395-6 B of the Village Municipal Code to reference this Plan as a component of the 2035 Comprehensive Plan**.**

Tom Genthner MOVED to approve the Plan Commission Resolution #24-01 to approve the Park and Open Space Plan 2024-2028 and approve an Ordinance Amendment to amend Section 395-6 B of the Village Municipal Code to reference this Plan as a component of the 2035 Comprehensive Plan, subject to staff changes and to send a favorable recommendation to the Village Board; SECONDED BY Terry Rice; MOTION CARRIED, 7-0.

6. Adjournment

William Mills MOVED TO adjourn; SECONDED BY Michelle Burnett; MOTION CARRIED 7-0.

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MINUTES
Plan Commission

Village Hall Auditorium
9915 - 39th Avenue
Pleasant Prairie, WI
Monday January 29, 2024
6:00 PM

1. Call to Order
2. Roll Call

PRESENT WERE: Michael Serpe, Terry Rice, Judy Juliana, John Skalbeck, Neil Guttormsen (Alternate #1), and Tom Genthner (Alternate #2). Michelle Burnett and Mike Pollocoff were excused. Village Board Member John Steinbrink was present. Also, present were Eric Rindfleisch, Village Administrator, Tom Shircel, Assistant Village Administrator, Kurt Davidsen, Village Engineer, Jean Werbie-Harris, Community Development Director, Peggy Herrick, Assistant Community Development Director, Miranda Steinmetz, Planner II and Carrie Borland, Planning and Zoning Technician.

3. Correspondence – None presented.
4. Citizen Comments – None presented.
5. New Business

5.A Public hearing and consider approval of **Chapter 430, Floodplain Zoning Ordinance** that includes the adoption of new floodplain requirements and adopts new floodplain zoning maps for the Village of Pleasant Prairie including specifically newly approved FEMA Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS): 1) FIRM's related to the new Lake Michigan coastal floodplain and FIS; 2) the floodplain boundary adjustment related to the Unnamed Tributary No. 1 to Kilbourn Road Ditch within the Chateau Eau Plaines Subdivision generally located north and south of 79th Street east of 115th Avenue as a result of the Village completed stormwater project as approved by FEMA (LOMR Case No.: 23-05-0948 P); 3) the floodplain boundary adjustment related to the 2017 construction of the Village's Public Works equipment storage building located at 8600 Green Bay Road as approved by FEMA (LOMR-F Case No. 17-05-2597A) and 4) all other previously approved floodplain maps and studies.

Jean Werbie-Harris, Community Development Director and Village Attorney, Larry Konopacki, presented the application.

Wayne Koessl MOVED TO approve Chapter 430, Floodplain Zoning Ordinance that includes the adoption of new floodplain requirements and adopts new floodplain zoning maps for the Village of Pleasant Prairie including specifically newly approved FEMA Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS): 1) FIRM's related to the new Lake Michigan coastal floodplain and FIS; 2) the floodplain boundary adjustment related to the Unnamed Tributary No. 1 to Kilbourn Road Ditch within the Chateau Eau Plaines Subdivision generally located north and south of 79th Street east of 115th Avenue as a result of the Village completed stormwater project as approved by FEMA (LOMR Case No.: 23-05-0948 P); 3) the floodplain boundary adjustment related to the 2017 construction of the Village's Public Works equipment storage building located at 8600 Green Bay Road as approved by FEMA (LOMR-F Case No. 17-05-2597A) and 4) all other previously approved floodplain maps and studies, as presented, and to send a favorable recommendation to the Village Board; SECONDED BY Tom Genthner; MOTION CARRIED, 6-0.

5.B Public hearing and consider approval of **amendments to Chapter 420, Zoning Ordinance** including: 1) to repeal Section 420-131 of the Village Zoning Ordinance entitled FPO, Floodplain Overlay District and amend several other sections of the Zoning Ordinance to reference the new Chapter 430, Floodplain Zoning Ordinance.

Jean Werbie-Harris, Community Development Director and Village Attorney, Larry Konopacki, presented the application.

Terry Rice MOVED TO approve the amendments to Chapter 420, Zoning Ordinance including: 1) to repeal Section 420-131 of the Village Zoning Ordinance entitled FPO, Floodplain Overlay District and amend several other sections of the Zoning Ordinance to reference the new Chapter 430, Floodplain Zoning Ordinance, and to send a favorable recommendation to the Village Board; SECONDED BY John Skalbeck; MOTION CARRIED, 6-0.

5.C Consider approval of **amendments to the Village Municipal Code** including: 1) Chapter 18 related to the Zoning Board of Appeals; 2) Chapter 148 related to Clean Water Utility Ordinance and 3) Chapter 381 related to the Land Disturbance, Construction Site Management and Erosion Control Ordinance to reference the new Chapter 430, Floodplain Zoning Ordinance.

Jean Werbie-Harris, Community Development Director, presented the application.

Tom Genthner MOVED TO approve the amendments to the Village Municipal Code including: 1) Chapter 18 related to the Zoning Board of Appeals; 2) Chapter 148 related to Clean Water Utility Ordinance and 3) Chapter 381 related to the Land Disturbance, Construction Site Management and Erosion Control Ordinance to reference the new Chapter 430, Floodplain Zoning Ordinance, and to send a favorable recommendation to the Village Board; SECONDED BY Wayne Koessl; MOTION CARRIED, 6-0.

5.D Consider approval of **amendments to Chapter 395, the Village Land Division and Development Control Ordinance** to reference the new Chapter 430, Floodplain Zoning Ordinance.

Jean Werbie-Harris, Community Development Director, presented the application.

John Skalbeck MOVED TO approve the amendments to Chapter 395, the Village Land Division and Development Control Ordinance to reference the new Chapter 430, Floodplain Zoning Ordinance, and to send a favorable recommendation to the Village Board; SECONDED BY Terry Rice; MOTION CARRIED, 6-0.

5.E Public hearing and consider **Plan Commission Resolution #24-02** for **Comprehensive Plan Amendments** to amend the Village 2035 Land Use Plan Map 9.9 to update the 100-year floodplain land use designations associated with 1) the new Lake Michigan coastal floodplain maps issued by FEMA; 2) the floodplain boundary adjustment related to the Unnamed Tributary No. 1 to Kilbourn Road Ditch within the Chateau Eau Plaines Subdivision generally located north and south of 79th Street east of 115th Avenue as a result of the Village completed stormwater project as approved by FEMA (LOMR Case No.: 23-05-0948 P); and 3) the floodplain boundary adjustment related to the 2017 construction of the Village's Public Works equipment storage building located at 8600 Green Bay Road as approved by FEMA (LOMR-F Case No. 17-05-2597A). To update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to reflect the above noted changes to the 2035 Land Use Plan Map 9.9.

Jean Werbie-Harris, Community Development Director, presented the application.

Terry Rice MOVED TO approve the Plan Commission Resolution #24-02 for Comprehensive Plan Amendments to amend the Village 2035 Land Use Plan Map 9.9 to update the 100-year floodplain land use designations associated with 1) the new Lake Michigan coastal floodplain maps issued by FEMA; 2) the floodplain boundary adjustment related to the Unnamed Tributary No. 1 to Kilbourn Road Ditch within the Chateau Eau Plaines Subdivision generally located north and south of 79th Street east of 115th Avenue as a result of the Village completed stormwater project as approved by FEMA (LOMR Case No.: 23-05-0948 P); and 3) the floodplain boundary adjustment related to the 2017 construction of the Village's Public Works equipment storage building located at 8600 Green Bay Road as approved by FEMA (LOMR-F Case No. 17-05-2597A). To update Appendix 10-3 of the Village of Pleasant Prairie Wisconsin, 2035 Comprehensive Plan to reflect the above noted changes to the 2035 Land Use Plan Map 9.9, and to send a favorable recommendation to the Village Board; SECONDED BY Judy Juliana; MOTION CARRIED, 6-0.

7. Adjournment

Judy Juliana MOVED TO adjourn; SECONDED BY Wayne Koessl; MOTION CARRIED 6-0.

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AGENDA ITEM COVER
Plan Commission
February 05, 2024

AGENDA ITEM TITLE:

Consider the request of Henry Hong with Concept Laboratories for approval of Site and Operational Plans to occupy approximately 146,900 square feet of the building located at 10550 86th Avenue for their administrative offices, development and manufacturing of products.

PROPOSED BY: Community Development	**FISCAL IMPACT: No**
AGENDA CATEGORY: Action	**BUDGETED: No**
MEETING TYPE REQUIRED: **Regular**	**BUDGET TYPE:**
STRATEGIC INITIATIVE: No	

SUMMARY:

See attached Village Staff Report.

STAFF RECOMMENDATION:

Village staff recommend that the Plan Commission approve the Site and Operational Plans subject to the comments and conditions of the attached Village Staff Report.

Village Staff Report.pdf

Site and Op Application & Plans.pdf

VILLAGE STAFF REPORT, FEBRUARY 5, 2024

Concept Laboratories is proposing to occupy approximately 146,900 square feet of the existing building located at 10550 86th Avenue (once formerly known as the Scannell Building) in the LakeView Corporate Park.

Concept Laboratories has been an industry leader with over 25 years of experience as a developer and manufacturer of premium skincare, body care, hair care, and home care products for well-established beauty brands and emerging newcomers. Sustainability, innovation, and a dedication to ethical practices are at the core of their values. Concept Laboratories not only develops and manufactures products, but also markets and distributes these products.

The products are intended to be made, used, and stored onsite include water-based lotions, creams, serums, body washes, cardboard, and PTE/HDPE containers. Some of the chemicals and materials that will be used and stored on site include deionized water, cetearyl alcohol, glycerin (USP cosmetic) and mineral oil.

Concept Laboratories, currently located in Chicago, Illinois, will be moving and expanding to the Village of Pleasant Prairie. This facility will accommodate their increasing manufacturing needs and provide a platform for further innovation and efficiency. Their clientele ranges from globally recognized prestige brands to emerging niche players. They take pride in their ability to cater to the unique needs and aspirations of each client, offering tailer-made solutions that drive innovation and growth.

The building modifications include installing topical cosmetic and home care product blending and filling equipment, ancillary support equipment, installing warehouse racking, update internal finishes of existing offices, and adding modular free-standing offices. Concept Laboratories will also install a separate domestic water line and meter tapped inside the building from the existing water line to provide separate metered water to the equipment and offices.

This business will employ 45 full-time and 100 part-time employees working one shift from 4:30 am to 5:30 pm, Monday through Friday. The site currently provides 117 parking spaces with fifteen (15) dock doors. It is anticipated that they will have an average of 125 automobile trips per day and an average of 10 truck trips per day. There will be no outside storage or display of products, raw materials, or storage on the site. They anticipate construction starting April 1, 2024 and being operational by November 1, 2024, at this location.

Village staff recommends approval of the Site and Operational Plan subject to the following conditions:

1. **Upon approval of the Site and Operational Plans, the following shall be submitted for review and issuance of required permits:**

    a. Revised Industrial Waste Survey pursuant to the Village Engineer's comments dated January 30, 2024, as ***attached***, prior to issuance of permits. For any questions, contact the Engineering Department at 262.948.8951.

    b. The Title sheet of the Site and Operational Plans shall be updated to include the ***attached*** Government Agency Contacts.

    c. The tenant shall comply with the comments from the Fire & Rescue Chief in the ***attached*** memo dated January 23, 2024.

    d. The Commercial Building and Zoning Permit application and any other required MEP permit applications related to the interior modifications. See additional comments in the ***attached*** Building Inspection Department memo dated January 10, 2024.

    e. The Business License Application and $25 application fee shall be submitted at the same time as the aforementioned commercial building and zoning application.

f. Sign permit application and plans for change in the monument sign. The monument sign changes shall be completed prior to Temporary Occupancy. If a wall sign is intended, this shall be included in the sign permit application, but this is not required.

2. Prior to work commencing, the Project Architect for Concept Labs, shall conduct a pre-construction meeting at the Village Hall with all of the contractors, utilities and Village on-site inspectors (meeting is required prior to any private or public improvement field work commencing). Contact Jean Werbie-Harris to coordinate the pre-construction meeting at 262.925.6717. See ***attached*** Preconstruction meeting Checklist and Request information to coordinate the attendees, timing and documents for the meeting.

3. No trucks shall be staged or parked on County Trunk Highway H (88th Avenue) STH 165 or 86th Avenue.

4. Trucks shall only be parked in truck dock areas or truck parking areas, not in the passenger vehicle parking lot areas, fire lanes or driveways.

5. Garbage dumpsters shall be screened from the adjacent roadways.

6. There shall be no outdoor storage or display of product, materials, goods, raw materials, business supplies, pallets, racks, crates, equipment, recycled materials, etc. on this site. ALL PRODUCTS, MATERIALS, GOODS, EQUIPMENT, ETC. SHALL BE LOCATED INSIDE THE BUILDING.

7. The use of semi-trailers, storage units, storage bins, compactors, roll-off storage devices (e.g. P.O.D.S., S.A.M.S.) or other trucks, for storage purposes is prohibited, except during construction and prior to occupancy.

8. All exterior signs shall comply with Article X of Chapter 420 of the Village Municipal Code.

9. No use shall be conducted in such a way as to constitute a public or private nuisance or to violate any of the performance standards set out in Section 420-38 of the Village Zoning Ordinance.

10. Prior to obtaining a Temporary Certificate of Occupancy, all new signage shall be permitted, installed, and inspected.

11. Prior to obtaining a Temporary Certificate of Occupancy, all man-door exits and entrances shall be attractively and consistently numbered, inside and outside, beginning in the front of the building and moving in a clockwise fashion around the building (Use the same font, size and number placement). The numbering system allows for easy identification of where first responders are needed or the location of a safe entry point.

12. This development, prior to occupancy and after occupancy shall be in compliance with the Village Land Division and Development Control Ordinance, Village Municipal and Zoning Codes, Village Construction Site Maintenance and Erosion Control Ordinance, Kenosha County Ordinances and the State of Wisconsin Statutes.

13. Pursuant to the Predevelopment Agreement on file with the Village, all Village billable time incurred by the Community Development, Engineering and Public Works Departments or expert Assistants required by the Village throughout the development process will be billed directly to Concept Laboratories. Such fees shall be paid in a timely manner.

DEV2312-009

VILLAGE OF PLEASANT PRAIRIE

Site and Operational Plans Application

(requiring Plan Commission approval)

Community Development Department
9915 39th Avenue
Pleasant Prairie, WI 53158
Phone: 262.925.6717
Email: communitydevelopment@pleasantprairiewi.gov

APPROVAL REQUESTED

☑	Final Site and Operational Plans	☐	New Building(s)
☐	Preliminary Site and Operational Plans for Mass Grading	☐	Building Addition
☐	Preliminary Site and Operational Plans for Underground Utilities	☐	Building Alteration
☐	Conditional Use Permit	☑	New Tenant
☐	Digital Security Imaging System (DSIS Agreement and Easement)		

GENERAL INFORMATION

Business Name
Concept Laboratories, Inc.

Property Location/Address 10550 86th Ave., Pleasant Prairie	Tax Parcel Number(s) 92-4-122-282-0163
Current Zoning District(s) "M-2" General Manufacturing District	Proposed Zoning District(s)
Projected Start Date: Apr. 01, 2024	Projected Occupancy Date: Apr. 01, 2024

Detailed Description of Proposed Project and Use Associated with this Application

Install topical cosmetic and home care product blending and filling equipment, ancillary support equipment, and warehouse racking within the existing building envelope. Update internal finishes of existing fixed wall offices, and install several modular, free-standing offices within the building envelope. Install a separate domestic water line and meter, tapped inside the building from the existing 8" incoming service line, to provide separately metered water to the equipment and offices.

Detailed De

See attached document, "About Concept Laboratories"

IN ORDER TO CONFORM TO PSC REQUIREMENTS THE COSTS FOR WATER WILL NEED TO BE PAID FOR BY THE PROPERTY OWNER SINCE ONLY ONE SERVICE ENTERS THE BUILDING.

SELECT ONE OPTION

☑	Relocation of business from: Chicago, IL	☐	Expansion/change to existing business in Pleasant Prairie
☐	New location of business in Pleasant Prairie	☐	New start up business

SITE INFORMATION

sq. ft.		Gross site area (ac.)	11.63
196,300	Gross site area	**sq. ft.**	
N/A	Wetland area to remain	0	Wetland area to be filled
N/A	Floodplain area to remain	0	Floodplain area to be filled
N/A	Other environmental areas to remain	0	Other environmental areas to be filled
		%	
no change	Impervious area		% of impervious area
no change	Open Space/Landscape area		% of open space area

PROPOSED BUILDING INFORMATION

sq. ft.		ft.	
no change	Building 1-total area	30'-33'	Building 1-height
	Building 2-total area		Building 2-height
	Building 3-total area		Building 3-height
	Building 4-total area		Building 4-height
	Building 5-total area		Building 5-height
146,900	Tenant area		
	Addition area		Addition height

PROPOSED PARKING

113 existing	Number of regular parking spaces
4 existing	Number of handicapped accessible parking spaces
0	Number of semi-truck parking spaces (not including positions behind dock doors)
117 existing	**Total number of parking spaces**
15 existing	**Total number of dock doors**

ANTICIPATED VEHICLE TRIPS

125	Average daily **automobile** trips (to and from)
175	Maximum daily **automobile** trips (to and from)
10	Average daily **truck** trips (to and from)
15	Maximum daily **truck** trips (to and from)

PUBLIC FACILITES INFORMATION (check all that apply)

☑	The property is serviced by municipal sanitary sewer
☑	The property is serviced by municipal water
☑	The building is or will be serviced by fire sprinklers
Maximum number of gallons/minute of water expected to be used per day is:	75gpm or 54k gpd

OPERATIONAL INFORMATION

5a - 5p M-F	Hours open to the public
4:30a - 5:30p M-F	Hours employees on site
7a - 3:30p M-F	Delivery hours

EMPLOYMENT INFORMATION

45	Existing Full-time employees				
0	Proposed Full-time employees to be added with this proposed project				
100	Existing Part-time employees				
0	Proposed Part-time employees to be added with this proposed project				
Number of shifts	1				
Employees 1st shift	145	Employees 2nd shift		Employees 3rd shift	
145	Largest number of employees on site at any one time				

OCCUPANCY TYPE-FOR ANY PROPERTY ZONED MANUFACTURING

Occupancy Type pursuant to the Use and Occupancy Classification specified in Chapter 3 of the 2006 International Building Code as amended. Include all that apply and associate square footage for each classification:

☑	Factory Group F-1 moderate-hazard	26,500	sq.ft
☐	Factory Group F-2 low-hazard		sq.ft
☑	Storage Group S-1 moderate-hazard	111,900	sq.ft
☐	Storage Group S-2 low-hazard		sq.ft
☑	Business Group B	8,500	sq.ft
☐	High-Hazard Group H		sq.ft
☐	Other		sq.ft

ADDITIONAL INFORMATION

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

Products: water-based lotions, creams, serums, body washes.
Chems/materials used/stored:
* Top 5 by volume: deionized water, cetearyl alcohol, glycerin (USP cosmetic), mineral oil, caprylic/capric triglyceride, cetyl alcohol.
* Other: corrugate (cardboard), PTE and HDPE containers.

Types of equipment or machinery to be used on site:

Stainless steel blending and storage tanks; filling, capping, labeling and conveying equipment; electric and pneumatic pumps; wrapping/carton erecting equipment; forklifts and hand trucks

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

* Residual (diluted w/water) lotions, creams, shampoos from tank cleanings.
* Trace amounts of high- and low-pH cleaners and sanitizers.
* Solid cakes of waste product created via filter press.
* Spent/unsaleable empty packaging via recycling or compactor.

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

* Waste liquids taken to a filter press for dewatering; resulting cakes sent to solid waste disposal.
* Excess cleaning water b/w pH 5.5 and 9 sent directly to sanitary drain.
* Packaging materials and office waste compacted and sent to recyclering or solid waste disposal.

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

On-site controlled employee, vendor, and customer access via keycard or equivalent, with security cameras internal and external to the building

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

External maintenance handled by building Owner; regular (daily and as needed) internal maintenance and cleaning

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

None known

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

MINIMUM SUBMITTAL REQUIREMENTS

See Article IX of Chapter 420 of Village Municipal Code for specific requirements for each plan)

Provide 3 full size plan sets and a pdf of all documents

☑	Title sheet	☐	Lighting plan
☐	Survey	☐	Landscape and open space plan
☑	Site plan	☐	Signage plan
☐	Grading and drainage plans	☑	Industrial waste survey
☐	Building plans	☐	Digital Security Imaging System (DSIS) information per Chapter 410 of Village Municipal Code, if applicable

The Village may require additional information be submitted to ensure that all Village requirements and ordinances are being met. Two or more plans may be combined, provided that all of the information submitted on the combined plan is clearly legible, but in no case shall the combined plans fail to show any of the information required for each individual plan.

REQUIRED SIGNATURES

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

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

PROPERTY OWNER	APPLICANT
Print Owners Name Venture One Real Estate, LLC	Company Name Concept Laboratories
Print Name of Signatory Matt Goode	Print Name of Signatory Henry Hong
Signature Matt Goode	Signature
Mailing Address 9500 W. Bryn Mawr Ave., Suite 340	Mailing Address 1400 W Wabansia Ave
City/State/ZIP Rosemont, IL 60018	City/State/ZIP Chicago, IL 60642
Phone 847-325-4302	Phone 773-572-4379
Email mattg@ventureonere.com	Email henry@conceptlabs.org
Date 12/21/23	Date 12/20/23

About Concept Laboratories

Concept Laboratories is a renowned industry leader with over 25 years of experience in the development and manufacturing of premium skincare, body care, hair care, and home care products. Founded by visionary individuals who were passionate about innovation and product excellence, our company has grown to become a trusted partner for both well-established beauty brands and emerging newcomers.

Our Expertise

At Concept Laboratories, we specialize in creating clean and naturally effective formulations that set new standards in the beauty and personal care industry. Our dedicated team of experts combines cutting-edge research with a deep understanding of market trends to develop products that not only meet but exceed our clients' expectations.

Clientele

Our extensive portfolio includes collaborations with an impressive range of clients, from globally recognized prestige brands to emerging niche players. We take pride in our ability to cater to the unique needs and aspirations of each client, offering tailor-made solutions that drive innovation and growth.

Our Comprehensive Approach

As a full-service partner, we not only develop and manufacture products but also market and distribute them. Concept Laboratories proudly manufactures our own brands, which have gained recognition for their quality and efficacy in the market. Our distribution network ensures that our products reach a global audience, extending our impact and influence.

Mission and Values

Our mission is to empower beauty brands with superior formulations that promote confidence and well-being. We are committed to harnessing the power of nature and science to create products that are not only effective but also environmentally responsible. Sustainability, innovation, and a dedication to ethical practices are at the core of our values.

Awards and Recognitions

Concept Laboratories has been honored with multiple industry awards and certifications, acknowledging our commitment to excellence, quality, and responsible manufacturing practices.

Expansion and Growth

The exciting journey ahead for Concept Laboratories involves a significant expansion and growth phase. We are thrilled to announce that we are moving to a larger, state-of-the-art facility in Pleasant Prairie, Wisconsin. This modern facility will not only accommodate our increasing manufacturing needs but also provide a platform for further innovation and efficiency.

Our Team

Our accomplished team of professionals, led by visionary leaders, brings a wealth of expertise and passion to every project. Their dedication to research, quality, and innovation drives our success and sets us apart. Concept Laboratories is more than a manufacturing partner; we are a catalyst for transformative beauty and personal care products. We redefine industry standards and make a lasting impact in the world of beauty.

Return to: Katrina Karow
Kenosha Water Utility
4401 Green Bay Road
Kenosha, WI 53144
Email: kkarow@kenosha.org

Date Sent: 12/28/2023

Date Due:_____

VILLAGE OF PLEASANT PRAIRIE
INDUSTRIAL WASTE SURVEY

To be submitted to the

Kenosha Water Utility

General Information

1. Facility Name: Concept Labs
2. Mailing Address: 10550 86th Ave
3. City, State, Zip Code: Pleasant Prairie, Wi 53158
4. Site Address: 10550 86th Ave
5. Standard Industrial Classification Code (SIC): 2844
6. Name, Title and Telephone Number of the Authorized Representative and the Company Contact Person Responsible for Environmental Compliance.

Authorized Representative	*Company Contact*
Name: Jim Lowery	Name: Henry Hong
Title: Director of Operations	Title: President/COO
Phone #:224-242-2860	Phone #: 312-671-4329

The authorized representative must be a president, secretary, treasurer, or vice-president of the corporation in charge of a principle business function, or general partner or proprietor, or an individual designated by the aforementioned corporate official. The designated individual must meet the following criteria: (1) the person must be responsible for the overall operation of the facilities from which discharges originate, (2) the person is authorized in writing, and (3) the written authorization is submitted to the POTW.

7. List All Environmental Control Permits Held by or for the Facility.

EPA ID: ILR000159483

EMCO is used to remove expired chems and residual blended product wastes (all non-hazardous)

Operational Characteristics

1. Existing Number of Employees: Full Time 45_____ Part Time 100_____

2. Operational Schedule: Days/Wk M-Th____ Hours/Day 10 hrs___ # Shifts 1_____

3. Describe the nature of the business conducted at this facility (if more than one type ,of business or manufacturing takes place, list all activities): Personal care manufacturer blending, filling and shipping lotions, creams, serums, body washes, etc.

4. List principal raw materials used: See attached list (top 5 are as follows…

Deionized Water
Cetearyl Alcohol
Glycerin USP (for Cosmetics)
Mineral Oil
Caprylic/Capric Triglyceride
Cetyl Alcohol

5. List products produced and the average rate of production: (see attached Demand plan)_____

6. List products produced and the average rate of production: see attachedfor all finished goods

7. List types of wastes created during production and any by-products produced: diluted (with water) residual lotions, shampoos, etc from tank cleaning, misc parts cleaning and filler wash downs. Any heavy residual is collected and sent to EMCO for destruction. High pH cleaner and low pH sanitizer trace amounts would also be present

IS THIS MILLION GALLONS?

8. Estimate the quantity of water to be used by the facility during a six month period. Record the gallons of water anticipated by this facility. Jan-July 2023 = 4.365MM gallons. We anticipate this to DOUBLE after the first year or operation.

Indicate the source of the facility's water: Kenosha _____ Pleasant Prairie X_____

Meter number or address assigned to water meter(s). _____unknown as we are not in the facility yet.

9. Type of discharges: Continuous _____ Batch X_____

If batch was indicated, give the average frequency and approximate volume of any batch discharges: varies based on activity – see below

10. Describe the uses of water at this facility: for formulating cosmetics, for utility (steam, cooling water, toilets/sinks), sanitation cleaning

Wastewater Information

1. A process wastewater IS any wastewater discharged other than for sanitary, non-contact cooling or boiler blow-down purposes. List activities which generate a process wastewater and the time and duration of each discharge.

Wastewater Producing Process	Time and Duration of Discharges
Bypass RO water ~ 25% of above total	Varies – only bypasses when RO is running
Sanitation of lines	During times of line sanitation
Sanitation of tanks and pumps	During cleanout and breakdown
Steam and cooling water for process tanks	Varies based on compounding activity

2. For each process wastewater stream list all the materials and pollutants which to believe may be present in the discharge.

Othe ... rox (low pH
sani ...

PROVIDE FLOW ESTIMATES. THE WATER USE IS SIGNIFICANT AT 4.4 MILLION GALLONS / 6 MONTHS. IF MUCH OF THIS WATER IS IN THE PRODUCT YOU MAY BENEFIT FROM A "DEDUCT METER" ON THE WATER LINE(S). THE METER(S) WOULD BE USED TO REMOVE THE SANITARY SEWER PORTION OF THE COSTS ASSOCIATED WITH THE WATER IN THE PRODUCT SINCE IT WOULD NOT BE DISCHARGED TO THE SEWER..

3. Con ... ocess
mat ... contact
with process materials. Does this facility utilize cooling water?

YES – we use cooling water between the jackets of the mixing tanks; this does NOT come into contact with process materials.

4. Water volume used and discharged to sanitary sewer. A review of previous water usage bills may be helpful in assigning values to the following flows. If sanitary flow is not metered, provide an estimate based on 20 gallons per day for each employee (i.e. water balance).

AT THE CENTER DRIVEWAY ACCESS ON THE EAST SIDE OF THE BUILDING.

ONLY ONE SAMPLING MANHOLE EXISTS SO THE BILL WOULD GO TO THE PROPERTY OWNER. THE PROPERTY OWNER WOULD NEED TO DIVIDE THE SEWER COST, INCLUDING ANY SURCHARGES, BETWEEN THE TENANTS.

	Gall ... Consume ...
Sanitary Usage	
Process Wastewater Usage	
Cooling Water Usage	
Other Usage	
Total Volume	

5. Describe all locations where wastewaters enter the collection system floor drain in compounding, production floor, RO skid, cleaning rooms, various sinks throughout the facility and office, boiler blowdown

YES

sampling manhole on site? No ___ Yes ___

cribe the locations: ___

CLARIFY THIS ITEM. FROM THIS DOCUMENT IT SEEMS THAT ALL "PROCESS WASTEWATER" WILL BE DISCHARGED TO THE MUNICIPAL SEWER ALTHOUGH IT MAY BE FILTERED AND DE-WATERED FIRST.

ry and process wastewaters separated? No ___ Yes x

lowdown water discharged to the sanitary sewer? No ___ Yes x

facility haul any process wastewater? No ___ Yes X

rmation

1. Is there any usage of toxic compounds at the facility? No X Yes ___

If yes, list and use check list on last page.

2. Are there any floor drains in the manufacturing or chemical storage area? No ___ Yes X

3. Is there a Spill Prevention Control and Countermeasure Plan in effect for this facility?

No ____ Yes ___X___ If yes, describe procedure: There will be spill kits in chemical storage, pre-weigh, compounding. Production floor will utilize containment dikes to funnel floor water to drains; as we begin bulk tanker deliveries we will follow Wisconsin environmental spill reporting in the event of any issues.____

5. Is any form of waste water pretreatment practiced at this facility? No ☐ Yes ☒

If yes, describe: Concept will employee local storage of heavy non-hazardous wastes (lotions, shampoos, creams, serums – basically the concentrated tank heels and pump/filler flushes). This will then be passed through a filter press(https://www.evoqua.com/en/evoqua/products--services/clarifiers--separators/filter-presses/). Cakes will be removed and placed into compactor, water pressed will be sent down the drain. https://www.evoqua.com/en/filter-press-accessory-videos/

6. List any specific pretreatment standards that apply to this facility:

Filter press and a check of pH post press to ensure we stay withing the pH discharge range of 6-9.

7. If pretreatment standards are not being met on a consistent basis, describe what additional and maintenance or pretreatment must be performed to achieve compliance. MONTHLY GRAB SAMPLES WILL BE SENT TO A 3RD PARTY LAB TO CHECK FOR FOG, TDS, TSS

8. State the estimated timetable (compliance schedule) for the implementation of additional operations and maintenance or for the commencement and completion of major events leading to the construction and operation of the pretreatment facilities required to achieve compliance.

Production of blending and filling will not commence until wastewater treatment is in place and validated.

Submissions

Include a schematic (print) of the facility that shows the water intake points(s), existing sanitary sewer, discharge points (connection(s) to sanitary collection system), and direction of wastewater flows at the facility. Provide a diagram of water flow through any processes that use water for any purpose.

Signatory Requirement

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate this information submitted. Based on my inquiry of the person or persons directly responsible for gathering the information, the information submitted is to the best of my knowledge and belief true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment.

JAMES LOWGREY

Print Name: Authorized Representative

Signature: Authorized Representative

DIRECTOR OF OPERATIONS

Title

12/7/2023

Date

VPPCOMDEV-0009-F (REV. 9/04)

Appendix
Toxic Pollutants Listed in 40CFP 307(a)

Known Absent	Suspected Present	Known Present	Polluntant
			1 Acenaphthene
			2 Acrolein
			3 Acrylonitrile
			4 Aldrin/Dieldrin
			5 Antimony and compounds
			6 Arsenic and compounds
			7 Asbestos
			8 Benzene
			9 Benzidine
			10 Beryllium and compounds
			11 Cadmium and compounds
			12 Carbon tetrachloride
			13 Chlordane
			14 Chlorinated benzenes
			15 Chlorinated ethanes
			16 Chlorinalkyl ethers
			17 Chlorinated naphthalene
			18 Chlorinated phenols
			19 Chlorofoffi1
			20 2-chlorophenol
			21 Chromium and compounds
			22 Copper and compounds
			23 Cyanides
			24 DDT and metabolites
			25 Dichlorobenzenes
			26 Dichlorobenzidine
			27 Dichloroethylenes
			28 2,4-dichlorophenol
			29 Dichloropropane & Dichloropropene
			30 2,4-dimethylphenol
			31 Dinitrotoluene
			32 Diphenylhydrazine
			33 Endosulfan and metabolites

Known Absent	Suspected Present	Known Present	Polluntant
			34 Endrin and metabolites
			35 Ethylbenzene
			36 Fluoranthene
			37 Haloethers
			38 Halomethanes
			39 Heptachlor and metabolites
			40 Hexachlorobutadiene
			41 Hexachlorocyclopentadiene
			42 Hexachlorocyclohexane
			43 Isophrone
			44 Lead and compounds
			45 Mercury and compounds
			46 Naphthalene
			47 Nickel and compounds
			48 Nitrobenzene
			49 Nitrophenols
			50 Nitrosamines
			51 Pentachlorophenol
			52 Phenol
			53 Phthalate esters
			54 Polychlorinated biphenyls (PCBs)
			55 Polynuclear aromatic hydrocarbon
			56 Selenium and compounds'
			57 Silver and compounds
			58 2,3,7,8-Tetrachlorodibenzo- p-dioxin (TCDD)
			59 Tetrachloroethylene
			60 Thallium and compounds
			61 Toluene
			62 Toxaphene
			63 Trichloroethylene
			64 Vinyl chloride
			65 Zinc and compounds

COMPLETE CHEKLIST

CONCEPT LABORATORIES TENANT IMPROVEMENTS

10550 86TH AVE., LAKEVIEW CORPORATE PARK PLEASANT PRAIRIE, WI

PROJECT DATA

APPLICABLE CODES:

INTERNATIONAL BUILDING CODE - 2015 AS MODIFIED BY THE WISCONSIN ENROLLED COMMERCIAL BUILDING CODE IN CHAPTER SPS 362.

BUILDING CLASSIFICATION:

MIXED USE NON-SEPARATED
S-1 (MODERATE-HAZARD STORAGE)
F-1 (MODERATE-HAZARD FACTORY)
B (BUSINESS)

CONSTRUCTION CLASSIFICATION:

TYPE IIB - UNPROTECTED WITH AUTOMATIC SPRINKLER SYSTEM

BUILDING AREA: 195,615 S.F.
TENANT AREA: 146,900 S.F.

SHEET INDEX

T1 TITLE SHEET

ARCHITECTURAL
A1.1 SITE PLAN

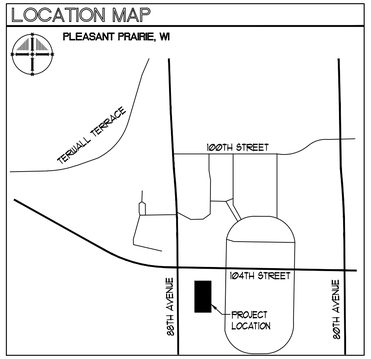
ABBREVIATIONS

ALT	ALTERNATE	HDWR	HARDWARE
A/E	ARCHITECT/ENGINEER	HM	HOLLOW METAL
AFF	ABOVE FINISH FLOOR	HT	HEIGHT
ALUM	ALUMINUM	HW	HOT WATER
BD	BOARD	INT	INTERIOR
B/O	BOTTOM OF	INSUL	INSULATION
CPT	CARPET	JT	JOINT
℄	CENTER LINE	LAV	LAVATORY
CLG	CEILING	MFR	MANUFACTURER
CJ	CONTROL JOINT	MIN	MINIMUM
CMU	CONCRETE MASONRY UNIT	MO	MASONRY OPENING
CONC	CONCRETE	MTL	METAL
CONT	CONTINUOUS	NIC	NOT IN CONTRACT
CO	CLEAN OUT	NTS	NOT TO SCALE
CW	COLD WATER	OC	ON CENTER
CT	CERAMIC TILE	OFCI	OWNER FURNISHED, CONTRACTOR TO INSTALL
DBL	DOUBLE		
DF	DRINKING FOUNTAIN		
DIA	DIAMETER	OPP	OPPOSITE
DIM	DIMENSION	PLYWD	PLYWOOD
DN	DOWN	PL	PLASTIC LAMINATE
DR	DOOR	R	PLATE
DS	DOWNSPOUT	PT	PORCELAIN TILE
DTL	DETAIL	QT	QUARRY TILE
DWG	DRAWING	REQ'D	REQUIRED
EA	EACH	RO	ROUGH OPENING
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM	SHT	SHEET
		SV	SHEET VINYL
EL	ELEVATION	SIM	SIMILAR
EJ	EXPANSION JOINT	SS	SOLID SURFACE
EQ	EQUAL	SST	STAINLESS STEEL
EQUIP	EQUIPMENT	STD	STANDARD
EXIST	EXISTING	SAT	SUSPENDED ACOUSTIC TILE CEILING
EXT	EXTERIOR		
EWC	ELECTRIC WATER COOLER	TBD	TO BE DETERMINED
FEC	FIRE EXTINGUISHER CABINET	TEMP	TEMPORARY
		T/O	TOP OF
FIN	FINISH	T&G	TONGUE AND GROOVE
FD	FLOOR DRAIN	TYP	TYPICAL
FLR	FLOOR	UNO	UNLESS NOTED OTHERWISE
FRP	FIBERGLASS REINFORCED PLASTIC	VCT	VINYL COMPOSITION TILE
		VB	VINYL BASE
GA	GAUGE	VIF	VERIFY IN FIELD
GALV	GALVANIZED	WD	WOOD
GYP BD	GYPSUM BOARD	WWF	WELDED WIRE FABRIC

GENERAL NOTES

1. DO NOT SCALE DRAWINGS.
2. CONTRACTOR SHALL FIELD VERIFY AND BECOME THOROUGHLY FAMILIAR WITH ALL CONDITIONS AND DIMENSIONS.
3. EACH CONTRACTOR SHALL REVIEW COMPLETE PLANS FOR RELATED WORK.
4. ALL WORK SHALL BE IN COMPLINCE WITH STATE AND LOCAL CODES FOR RESPECTIVE TRADES.

LOCATION MAP



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PHONE: 773.395.7300
ATTN: JAMES LOUERY

ARCHITECT:
PARTNERS IN DESIGN ARCHITECTS
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RIVERWOODS, IL 60015
PHONE: 847.940.0300
ATTN: WERNER BRISSKE, AIA
OR
ERIC ORTEGA

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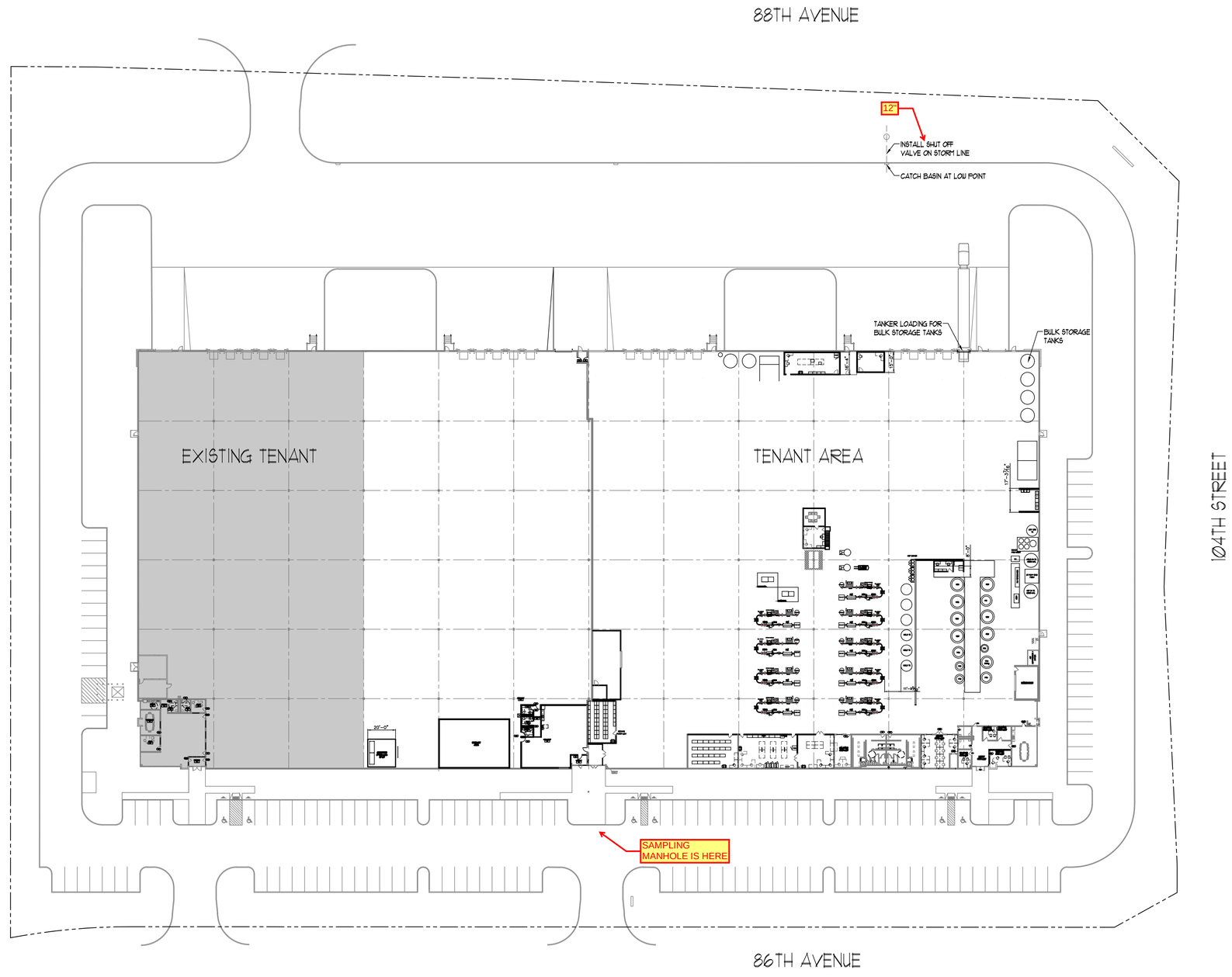
Partners in Design ARCHITECTS

CONCEPT LABORATORIES
TENANT IMPROVEMENTS
PROJECT NUMBER: 147.23.141

MUNICIPAL SUBMITTAL

ISSUE DATE: 12.21.23



1 A1.1 SITE PLAN
1" = 40'-0"

REVISIONS

CONCEPT LABORATORIES TENANT IMPROVEMENTS
10550 86th Ave., Pleasant Prairie, WI

SITE PLAN

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Ph.: (847) 940-0300
www.pidarchitects.com

PROJECT NO.: 147.23.141
DRAWN BY: EEO
CHECKED BY: WHB
DATE: 12.21.23
SHEET NO.: A1.1

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MICHAEL BAKER
CUSTOMER SERVICE MANAGER
OFFICE: (262) 886-7041
EMAIL: michael.baker@we-energies.com

HUSSAIN BIYAWERWALA
SENIOR ENGINEER
OFFICE: (262) 886-7074
EMAIL: hussain.biyawerwala@we-energies.com

BRANDON ERTS
GAS ENGINEERING
OFFICE: (414) 221-3654
EMAIL: Brandon.erts@we-energies.com

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

AMERICAN TRANSMISSION COMPANY

BRIAN MCGEE
OFFICE: (262) 506-68955
EMAIL: bmcgee@atcllc.com
EMERGENCY NUMBER: (800) 972-5341

WI DEPARTMENT OF NATURAL RESOURCES

ALISON MASEK
WATER MANAGEMENT SPECIALIST
OFFICE: (608) 575-9849
EMAIL: alison.masek@wisconsin.gov

PETER WOOD, P.E.
WATER RESOURCES ENGINEER
OFFICE: (262) 884-2360
EMAIL: peter.wood@wisconsin.gov

Revised 1-23-2024

Office of the Chief of Fire & Rescue
Craig Roepke

VILLAGE STAFF MEMORANDUM

TO: Jean Werbie-Harris, Community Development Director

FROM: Craig Roepke, Chief Fire & Rescue

CC: Peggy Herrick, Assistant Planner, Community Development

SUBJECT: Concept Labs Site & Ops

Trakit/Permit#: DEV2312-009

DATE: January 23, 2024

These are initial comments for the Conceptual Plan received for the Concept Labs Site and Operational Plans. This is an existing tenant space.
The Fire & Rescue Department have the following comments regarding the above project.

1. No walls, banners, or related obstructions that may impact the designed operation of fire protections systems shall not be installed or erected. This includes any temporary alterations.
2. Fire protection systems include fire sprinkler systems, Fire alarm notification or initiating devices.
3. Any obstructions to protection, detection, or notification devices shall require an evaluation of respective systems by respective licensed contractors.
4. Other life safety devices such as EXIT/EM lighting and fire extinguishers shall not be obstructed and shall be operational per their manufacturer's specifications. The Building Inspection department shall also approve of the devices.
5. Fire Extinguishers as required by NFPA 10 shall be in place and operational.
6. An egress pathway shall be maintained to the required 36" clearance, for all designated EXIT doors and pathways.
7. No storage of any flammable products or related materials that in combination could create a hazardous condition.
8. Any changes to the above shall be identified and follow the Village permitting process.
9. Provide emergency contact (min2 persons) information for new tenant, with valid email and phone information.
10. Any Key changes will require two sets for Fire Dept. for each Knox Box on-site. Provide two sets of keys, cards, or fobs for exterior doors and any interior locked doors.
11. All items to be completed or available at time of the required Fire Occupancy inspection. Failure to complete will delay VTO.

Office of the Building Inspection Superintendent
Sandro Perez

Village Staff Memorandum

To: Jean Werbie-Harris, Community Development Director

From: Sandro Perez, Building Inspection Superintendent

Subject: Concept Laboratories

Date: January 10, 2024

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1. Building Inspection Department information:
   Hours: Mon-Fri, 7:30am-4:30pm.
   Phone# 262-694-9304
   Email: buildinginspection@plprairiewi.com

2. Permit applications can be found online at pleasantprairiewi.gov

3. Inspections are performed Mon- Fri 8:00am-3:30pm except electrical inspections; those are Tuesdays & Thursdays only, 48hr notice is required to schedule an inspection. Final occupancy inspections require coordination with multiple departments and staff members therefore a minimum of 72 hour notice is required, all MEP final inspections must be completed prior to scheduling the VTO inspection. Note: you must call and speak with a Building Inspection Department representative if no one answers leave voicemail with permit number type of inspection and desired date we will return your call and confirm the appointment.

4. We are currently inspecting to the 2015 IBC, IEBC, IMC, IECC, IFGC, 2009 ANSI A117.1, 2017 NEC (including state addendums) and WI. Plumbing code SPS 381-386.

5. Submit all applicable plans (Building, HVAC, Fire Suppression, Fire Detection, Conveyance, Plumbing, etc.) to the state for plan review (DSPS). Be aware state plan reviews currently have long lead times, plan accordingly. The state approval letter is not a permit to construct, local permits required prior to construction.

6. Building Inspection Department will issue permits once we receive the applicable state approval letter, plans and permit application. The following are required permits for construction: Utility (sanitary, water and storm), Early Footing and Foundation, Building, HVAC, Plumbing, Electrical and Low Voltage Electrical. No work shall commence prior to issuance of applicable permit.

7. Submit emergency egress lighting plan and energy compliance worksheets form SBD 10512 to Building Inspection Department with building plans at time of permit submittal.

8. Fire alarm systems require plan review and permit from Fire Department and Low Voltage electrical permit from Building Inspection Department.

9. Any building fire protection loop and combination water main will require approval by the Fire Department prior to issuance of exterior water plumbing permit.

10. Fire alarm systems and fire protection loops will require inspections by both the Fire Department and Building Inspection Department.

11. All state approved drawing must be available on site for inspector review during inspections. Proof of permit shall also be on site.

12. A ufer ground is required per 2015 NEC, this will be inspected during foundation pour.

13. All required equipment per 2017 NEC must be "LISTED" by a nationally recognized testing laboratory.

14. All required equipment per 2017 NEC shall have an SCCR rating and available fault current calculation documentation provided to confirm compliance.

15. Provide adequate accessible parking per Ch.11 of the 2015 IBC and closest to accessible entrance.

16. Be aware of the new plumbing line recirculation and insulation code for public lavatories per 2015 IECC

17. Any tradesmen requiring state license will be "carded" on the jobsite for compliance.

18. Village of Pleasant Prairie recommends all exterior lighting to be LED, 3000K "Dark Sky" compliant or equivalent. Lighting over 3000K and no more than 5000K shall be downward facing and anti-glare. No spillover of lighting beyond lot lines is allowed.

19. All equipment, materials, etc. shall be rated for the environment in which it is installed.

20. Contact me with any questions on plan submittal, permitting or inspection process.

Village of Pleasant Prairie
Preconstruction Meeting Requirements

(Rev. 3/19/2021)

In order to hold a complete and comprehensive preconstruction meeting the following must be completed. Failure to have all the necessary information, or missing key individuals from the meeting, may result in the meeting being canceled and the meeting rescheduled for a later date.

Project name

Preconstruction meeting date, time, and location set by the Village

Prior to the preconstruction meeting compete the following:

1. Prepare the preconstruction meeting agenda. A sample agenda will be provided by the Village but must be modified by the Owner or Design Engineer of Record to suit the proposed project.

- ☐ **Completed**

2. Send meeting invites with the preconstruction meeting agenda a minimum of 7 days prior to the scheduled meeting.

- ☐ **Owner**
- ☐ **Design engineer of record**
- ☐ **Project superintendent**
- ☐ **Site excavator**
- ☐ **Underground utility contractor**
- ☐ **General contractor**
- ☐ **Erosion control contractor**
- ☐ **Builder**
- ☐ **Utility companies (e.g., We Energies, Spectrum, AT&T, ATC), if applicable**
- ☐ **WI DOT, if applicable**
- ☐ **Kenosha County, if applicable**
- ☐ **WI DNR, if applicable**
- ☐ **Applicable trades**
- ☐ **Others necessary for construction**

The following is required at the preconstruction meeting unless otherwise approved by the Village Community Development Department. Missing information or key individuals may result in the meeting being rescheduled:

1. Attendance is required by:

- ☐ Owner
- ☐ Design engineer of record
- ☐ Project superintendent
- ☐ Site excavator
- ☐ Underground utility contractor
- ☐ General contractor
- ☐ Erosion control contractor
- ☐ Builder
- ☐ Kenosha County, if applicable
- ☐ WI DOT, if applicable
- ☐ Applicable trades
- ☐ Others necessary for construction

2. Meeting minutes will be taken by the Owner or Engineer. Within 72 hours of the meeting the minutes shall be distributed to all attendees.

3. Attendee sign in sheet — ☐ Provided

4. Legible construction schedule (typically 11"x17") — ☐ 1 copy for each attendee

5. Site logistics plans – show the following: construction staging areas, temporary construction fence locations (gates shall be daisy chained locked with F & R Knox lock), directional signage locations, trailer locations, driveway access locations, road travel path/route for construction vehicles, and security cameras for entrance to the site/site trailers and other areas as identified by the Police Chief, on-site contractor parking, gravel access road, truck travel routes to the site, proposed hours of operation, etc. — ☐ 1 copy for each attendee

6. Final plans - 1 full size set and a reduced size set for all attendees

- ☐ 1 full size plan set
- ☐ 11"x17" plan set for all attendees

7. Permits and approvals (e.g., DNR NOI, DSPS permits, wetland permits, right of way permits) Village permits will be issued following the preconstruction meeting. — ☐ 1 copy for each attendee

8. List of emergency contact 24/7 information and business cards – Owner, Design Engineer of Record, Project Superintendent for this project, Site Excavator, Underground Utilities Contractor, and General Contractor.

☐ **1 copy for each attendee**

☐

Village of Pleasant Prairie
Preconstruction Meeting Scheduling Requirements

(Rev. 5/6/2021)

Prior to scheduling the preconstruction meeting all of the following information must be provided. Meetings will be scheduled no less than 2 weeks after receiving this completed form and required information. All information shall be submitted as one complete package. Construction shall start within 2 weeks following the preconstruction meeting.

Project name

Desired preconstruction meeting date

Anticipated construction start date

Provide 1 paper copy and a link to the website where the below required information can be downloaded. Physical thumb drives, DVDs, CDs, etc. cannot be accepted.

1. Property ownership verification (e.g., Kenosha County GIS printout, tax bill, deed). Property must be owned by the applicant prior to the preconstruction meeting.

2. Final Site and Operational Plans sets associated with the project which have address all Village comments (e.g., public improvements, civil site, building).

3. State DSPS commercial plan review approval letters (e.g., building, HVAC, interior plumbing, and exterior plumbing plans for underground private utilities (water, storm and sewer).

4. General Contractor's site logistics plans – construction staging areas, temporary construction fence locations (gates shall be daisy chained locked with F & R Knox lock), directional signage locations, trailer locations, driveway access locations, road travel path for construction vehicles, and security cameras for entrance to the site/site trailers and other areas as identified by the Police Chief, on-site contractor parking, gravel access road, truck travel routes to the site, proposed hours of operation, etc.

5. Construction Schedule. ☐ Attached and provided in the above link

6. Project Emergency Contact List. ☐ Attached and provided in the above link

7. Itemized projects costs and corresponding contracts in AIA format for those improvements requiring a letter of credit, cash on deposit, or bond.

8. All WI DNR and USACE permits (e.g., Notice of Intent, wetlands, waterways, utility extensions).

9. All Railroad, Kenosha County, WI DOT right of way permits (e.g., work in the right of way, utility, driveway connection, detours).

10. All other federal, State, or County permits or approvals as may be required for the project.

11. Village Conditional Use Permit.

12. Village Erosion Control Permit application signed and notarized by the property owner.

13. Village Work in the Right of Way Permit application.

14. Village electrical permit application for temporary electrical for trailers, lighting and cameras.

15. Village temporary signage permit application and plan.

16. Executed Village Digital Security Imaging Systems (DSIS) agreement and easements.

17. Recorded plat, CSM, and/or easements.

Site and Operational Plans Application

(requiring Plan Commission approval)

Community Development Department
9915 39th Avenue
Pleasant Prairie, WI 53158
Phone: 262.925.6717
Email: communitydevelopment@pleasantprairiewi.gov

APPROVAL REQUESTED

☑	Final Site and Operational Plans	☐	New Building(s)
☐	Preliminary Site and Operational Plans for Mass Grading	☐	Building Addition
☐	Preliminary Site and Operational Plans for Underground Utilities	☐	Building Alteration
☐	Conditional Use Permit	☑	New Tenant
☐	Digital Security Imaging System (DSIS Agreement and Easement)		

GENERAL INFORMATION

Business Name
Concept Laboratories, Inc.

Property Location/Address 10550 86th Ave., Pleasant Prairie	Tax Parcel Number(s) 92-4-122-282-0163
Current Zoning District(s) "M-2" General Manufacturing District	Proposed Zoning District(s)
Projected Start Date: Apr. 01, 2024	Projected Occupancy Date: Apr. 01, 2024

Detailed Description of Proposed Project and Use Associated with this Application

Install topical cosmetic and home care product blending and filling equipment, ancillary support equipment, and warehouse racking within the existing building envelope. Update internal finishes of existing fixed wall offices, and install several modular, free-standing offices within the building envelope. Install a separate domestic water line and meter, tapped inside the building from the existing 8" incoming service line, to provide separately metered water to the equipment and offices.

Detailed Description of Company

See attached document, "About Concept Laboratories"

SELECT ONE OPTION

☑	Relocation of business from: Chicago, IL	☐	Expansion/change to existing business in Pleasant Prairie
☐	New location of business in Pleasant Prairie	☐	New start up business

SITE INFORMATION

sq. ft.		Gross site area (ac.)	11.63
196,300	Gross site area	**sq. ft.**	
N/A	Wetland area to remain	0	Wetland area to be filled
N/A	Floodplain area to remain	0	Floodplain area to be filled
N/A	Other environmental areas to remain	0	Other environmental areas to be filled
		%	
no change	Impervious area		% of impervious area
no change	Open Space/Landscape area		% of open space area

PROPOSED BUILDING INFORMATION

sq. ft.		ft.	
no change	Building 1-total area	30'-33'	Building 1-height
	Building 2-total area		Building 2-height
	Building 3-total area		Building 3-height
	Building 4-total area		Building 4-height
	Building 5-total area		Building 5-height
146,900	Tenant area		
	Addition area		Addition height

PROPOSED PARKING

113 existing	Number of regular parking spaces
4 existing	Number of handicapped accessible parking spaces
0	Number of semi-truck parking spaces (not including positions behind dock doors)
117 existing	**Total number of parking spaces**
15 existing	**Total number of dock doors**

ANTICIPATED VEHICLE TRIPS

125	Average daily **automobile** trips (to and from)
175	Maximum daily **automobile** trips (to and from)
10	Average daily **truck** trips (to and from)
15	Maximum daily **truck** trips (to and from)

PUBLIC FACILITES INFORMATION (check all that apply)

☑	The property is serviced by municipal sanitary sewer
☑	The property is serviced by municipal water
☑	The building is or will be serviced by fire sprinklers
Maximum number of gallons/minute of water expected to be used per day is:	75gpm or 54k gpd

OPERATIONAL INFORMATION

5a - 5p M-F	Hours open to the public
4:30a - 5:30p M-F	Hours employees on site
7a - 3:30p M-F	Delivery hours

EMPLOYMENT INFORMATION

45	Existing Full-time employees				
0	Proposed Full-time employees to be added with this proposed project				
100	Existing Part-time employees				
0	Proposed Part-time employees to be added with this proposed project				
Number of shifts	1				
Employees 1st shift	145	Employees 2nd shift		Employees 3rd shift	
145	Largest number of employees on site at any one time				

OCCUPANCY TYPE-FOR ANY PROPERTY ZONED MANUFACTURING

Occupancy Type pursuant to the Use and Occupancy Classification specified in Chapter 3 of the 2006 International Building Code as amended. Include all that apply and associate square footage for each classification:

☑	Factory Group F-1 moderate-hazard	26,500	sq.ft
☐	Factory Group F-2 low-hazard		sq.ft
☑	Storage Group S-1 moderate-hazard	111,900	sq.ft
☐	Storage Group S-2 low-hazard		sq.ft
☑	Business Group B	8,500	sq.ft
☐	High-Hazard Group H		sq.ft
☐	Other		sq.ft

ADDITIONAL INFORMATION

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

Products: water-based lotions, creams, serums, body washes.
Chems/materials used/stored:
* Top 5 by volume: deionized water, cetearyl alcohol, glycerin (USP cosmetic), mineral oil, caprylic/capric triglyceride, cetyl alcohol.
* Other: corrugate (cardboard), PTE and HDPE containers.

Types of equipment or machinery to be used on site:

Stainless steel blending and storage tanks; filling, capping, labeling and conveying equipment; electric and pneumatic pumps; wrapping/carton erecting equipment; forklifts and hand trucks

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

* Residual (diluted w/water) lotions, creams, shampoos from tank cleanings.
* Trace amounts of high- and low-pH cleaners and sanitizers.
* Solid cakes of waste product created via filter press.
* Spent/unsaleable empty packaging via recycling or compactor.

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

* Waste liquids taken to a filter press for dewatering; resulting cakes sent to solid waste disposal.
* Excess cleaning water b/w pH 5.5 and 9 sent directly to sanitary drain.
* Packaging materials and office waste compacted and sent to recyclering or solid waste disposal.

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

On-site controlled employee, vendor, and customer access via keycard or equivalent, with security cameras internal and external to the building

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

External maintenance handled by building Owner; regular (daily and as needed) internal maintenance and cleaning

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

None known

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

MINIMUM SUBMITTAL REQUIREMENTS

See Article IX of Chapter 420 of Village Municipal Code for specific requirements for each plan)

Provide 3 full size plan sets and a pdf of all documents

☑	Title sheet	☐	Lighting plan
☐	Survey	☐	Landscape and open space plan
☑	Site plan	☐	Signage plan
☐	Grading and drainage plans	☑	Industrial waste survey
☐	Building plans	☐	Digital Security Imaging System (DSIS) information per Chapter 410 of Village Municipal Code, if applicable

The Village may require additional information be submitted to ensure that all Village requirements and ordinances are being met. Two or more plans may be combined, provided that all of the information submitted on the combined plan is clearly legible, but in no case shall the combined plans fail to show any of the information required for each individual plan.

REQUIRED SIGNATURES

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

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

PROPERTY OWNER	APPLICANT
Print Owners Name Venture One Real Estate, LLC	Company Name Concept Laboratories
Print Name of Signatory Matt Goode	Print Name of Signatory Henry Hong
Signature Matt Goode	Signature
Mailing Address 9500 W. Bryn Mawr Ave., Suite 340	Mailing Address 1400 W Wabansia Ave
City/State/ZIP Rosemont, IL 60018	City/State/ZIP Chicago, IL 60642
Phone 847-325-4302	Phone 773-572-4379
Email mattg@ventureonere.com	Email henry@conceptlabs.org
Date 12/21/23	Date 12/20/23

site and op plan application-pc-2023

About Concept Laboratories

Concept Laboratories is a renowned industry leader with over 25 years of experience in the development and manufacturing of premium skincare, body care, hair care, and home care products. Founded by visionary individuals who were passionate about innovation and product excellence, our company has grown to become a trusted partner for both well-established beauty brands and emerging newcomers.

Our Expertise

At Concept Laboratories, we specialize in creating clean and naturally effective formulations that set new standards in the beauty and personal care industry. Our dedicated team of experts combines cutting-edge research with a deep understanding of market trends to develop products that not only meet but exceed our clients' expectations.

Clientele

Our extensive portfolio includes collaborations with an impressive range of clients, from globally recognized prestige brands to emerging niche players. We take pride in our ability to cater to the unique needs and aspirations of each client, offering tailor-made solutions that drive innovation and growth.

Our Comprehensive Approach

As a full-service partner, we not only develop and manufacture products but also market and distribute them. Concept Laboratories proudly manufactures our own brands, which have gained recognition for their quality and efficacy in the market. Our distribution network ensures that our products reach a global audience, extending our impact and influence.

Mission and Values

Our mission is to empower beauty brands with superior formulations that promote confidence and well-being. We are committed to harnessing the power of nature and science to create products that are not only effective but also environmentally responsible. Sustainability, innovation, and a dedication to ethical practices are at the core of our values.

Awards and Recognitions

Concept Laboratories has been honored with multiple industry awards and certifications, acknowledging our commitment to excellence, quality, and responsible manufacturing practices.

Expansion and Growth

The exciting journey ahead for Concept Laboratories involves a significant expansion and growth phase. We are thrilled to announce that we are moving to a larger, state-of-the-art facility in Pleasant Prairie, Wisconsin. This modern facility will not only accommodate our increasing manufacturing needs but also provide a platform for further innovation and efficiency.

Our Team

Our accomplished team of professionals, led by visionary leaders, brings a wealth of expertise and passion to every project. Their dedication to research, quality, and innovation drives our success and sets us apart. Concept Laboratories is more than a manufacturing partner; we are a catalyst for transformative beauty and personal care products. We redefine industry standards and make a lasting impact in the world of beauty.

CONCEPT LABORATORIES TENANT IMPROVEMENTS

10550 86TH AVE.,
LAKEVIEW CORPORATE PARK
PLEASANT PRAIRIE, WI

PROJECT DATA

APPLICABLE CODES:

INTERNATIONAL BUILDING CODE - 2015 AS MODIFIED BY THE WISCONSIN ENROLLED COMMERCIAL BUILDING CODE IN CHAPTER SPS 362.

BUILDING CLASSIFICATION:

MIXED USE NON-SEPARATED
S-1 (MODERATE-HAZARD STORAGE)
F-1 (MODERATE-HAZARD FACTORY)
B (BUSINESS)

CONSTRUCTION CLASSIFICATION:

TYPE IIB - UNPROTECTED WITH AUTOMATIC SPRINKLER SYSTEM

BUILDING AREA: 195,615 S.F.
TENANT AREA: 146,900 S.F.

SHEET INDEX

T1 TITLE SHEET

ARCHITECTURAL
A1.1 SITE PLAN

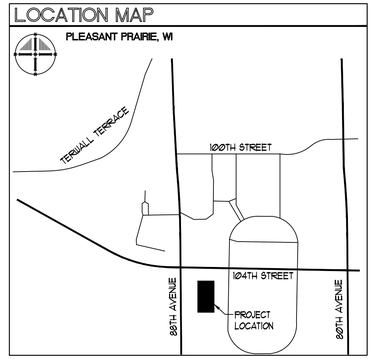
ABBREVIATIONS

ALT	ALTERNATE	HDWR	HARDWARE
A/E	ARCHITECT/ENGINEER	HM	HOLLOW METAL
AFF	ABOVE FINISH FLOOR	HT	HEIGHT
ALUM	ALUMINUM	HW	HOT WATER
BD	BOARD	INT	INTERIOR
B/O	BOTTOM OF	INSUL	INSULATION
CPT	CARPET	JT	JOINT
℄	CENTER LINE	LAV	LAVATORY
CLG	CEILING	MFR	MANUFACTURER
CJ	CONTROL JOINT	MIN	MINIMUM
CMU	CONCRETE MASONRY UNIT	MO	MASONRY OPENING
CONC	CONCRETE	MTL	METAL
CONT	CONTINUOUS	NIC	NOT IN CONTRACT
CO	CLEAN OUT	NTS	NOT TO SCALE
CW	COLD WATER	OC	ON CENTER
CT	CERAMIC TILE	OFCI	OWNER FURNISHED, CONTRACTOR TO INSTALL
DBL	DOUBLE		
DF	DRINKING FOUNTAIN		
DIA	DIAMETER	OPP	OPPOSITE
DIM	DIMENSION	PLYWD	PLYWOOD
DN	DOWN	PL	PLASTIC LAMINATE
DR	DOOR	R	PLATE
DS	DOWNSPOUT	PT	PORCELAIN TILE
DTL	DETAIL	QT	QUARRY TILE
DWG	DRAWING	REQ'D	REQUIRED
EA	EACH	RO	ROUGH OPENING
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM	SHT	SHEET
		SV	SHEET VINYL
EL	ELEVATION	SIM	SIMILAR
EJ	EXPANSION JOINT	SS	SOLID SURFACE
EQ	EQUAL	SST	STAINLESS STEEL
EQUIP	EQUIPMENT	STD	STANDARD
EXIST	EXISTING	SAT	SUSPENDED ACOUSTIC TILE CEILING
EXT	EXTERIOR		
EWC	ELECTRIC WATER COOLER	TBD	TO BE DETERMINED
FEC	FIRE EXTINGUISHER CABINET	TEMP	TEMPORARY
		T/O	TOP OF
FIN	FINISH	T&G	TONGUE AND GROOVE
FD	FLOOR DRAIN	TYP	TYPICAL
FLR	FLOOR	UNO	UNLESS NOTED OTHERWISE
FRP	FIBERGLASS REINFORCED PLASTIC	VCT	VINYL COMPOSITION TILE
		VB	VINYL BASE
GA	GAUGE	VIF	VERIFY IN FIELD
GALV	GALVANIZED	WD	WOOD
GYP BD	GYPSUM BOARD	WWF	WELDED WIRE FABRIC

GENERAL NOTES

1. DO NOT SCALE DRAWINGS.
2. CONTRACTOR SHALL FIELD VERIFY AND BECOME THOROUGHLY FAMILIAR WITH ALL CONDITIONS AND DIMENSIONS.
3. EACH CONTRACTOR SHALL REVIEW COMPLETE PLANS FOR RELATED WORK.
4. ALL WORK SHALL BE IN COMPLINCE WITH STATE AND LOCAL CODES FOR RESPECTIVE TRADES.

LOCATION MAP



CLIENT:
CONCEPT LABORATORIES, INC.
1400 W. WABANSIA AVE.
CHICAGO, IL 60642
PHONE: 773.395.7300
ATTN: JAMES LOUERY

ARCHITECT:
PARTNERS IN DESIGN ARCHITECTS
2610 LAKE COOK ROAD, SUITE 280
RIVERWOODS, IL 60015
PHONE: 847.940.0300
ATTN: WERNER BRISSKE, AIA
OR
ERIC ORTEGA

GOVERNING AGENCY CONTACTS

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

COMMUNITY DEVELOPMENT DEPARTMENT
JEAN WERBIE-HARRIS, DIRECTOR
- COMMUNITY DEVELOPMENT DIRECTOR
OFFICE: (262) 925-6718
EMAIL: jwerbie-harris@pleasantprairiewi.gov

PEGGY HERRICK
- ASSISTANT PLANNER & ZONING ADMINISTRATOR
OFFICE: (262) 925-6716
EMAIL: pherrick@pleasantprairiewi.gov

MIRANDA STEINMETZ
- PLANNER II
OFFICE: (262) 925-6711
EMAIL: msteinmetz@pleasantprairiewi.gov

CARRIE BORLAND
- PLANNING/ZONING TECHNICIAN
OFFICE: (262) 925-6711
EMAIL: cborland@pleasantprairiewi.gov

ENGINEERING DEPARTMENT
MATT FINEOUR, P.E.
- VILLAGE ENGINEER
OFFICE: (262) 925-6718
EMAIL: mfineour@pleasantprairiewi.gov

KURT DAVIDSEN, P.E.
- ASSISTANT VILLAGE ENGINEER
OFFICE: (262) 925-6728
EMAIL: kdavidsen@pleasantprairiewi.gov

PUBLIC WORKS DEPARTMENT
TOM HUPP
- DIRECTOR OF PUBLIC WORKS
ROGER PRANGE MUNICIPAL BUILDING
8600 GREEN BAY ROAD
OFFICE: (262) 925-6765
EMAIL: thupp@pleasantprairiewi.gov

BUILDING INSPECTION DEPARTMENT
SANDRO PEREZ
- BUILDING INSPECTION SUPERINTENDENT
OFFICE: (262) 694-9304
DIRECT: (262) 925-6722
EMAIL: sperez@pleasantprairiewi.gov

DONALD KOEHNE
- BUILDING INSPECTOR
OFFICE: (262) 694-9304
EMAIL: dkoehne@pleasantprairiewi.gov

MICHAEL KAPRELIAN
- BUILDING INSPECTOR
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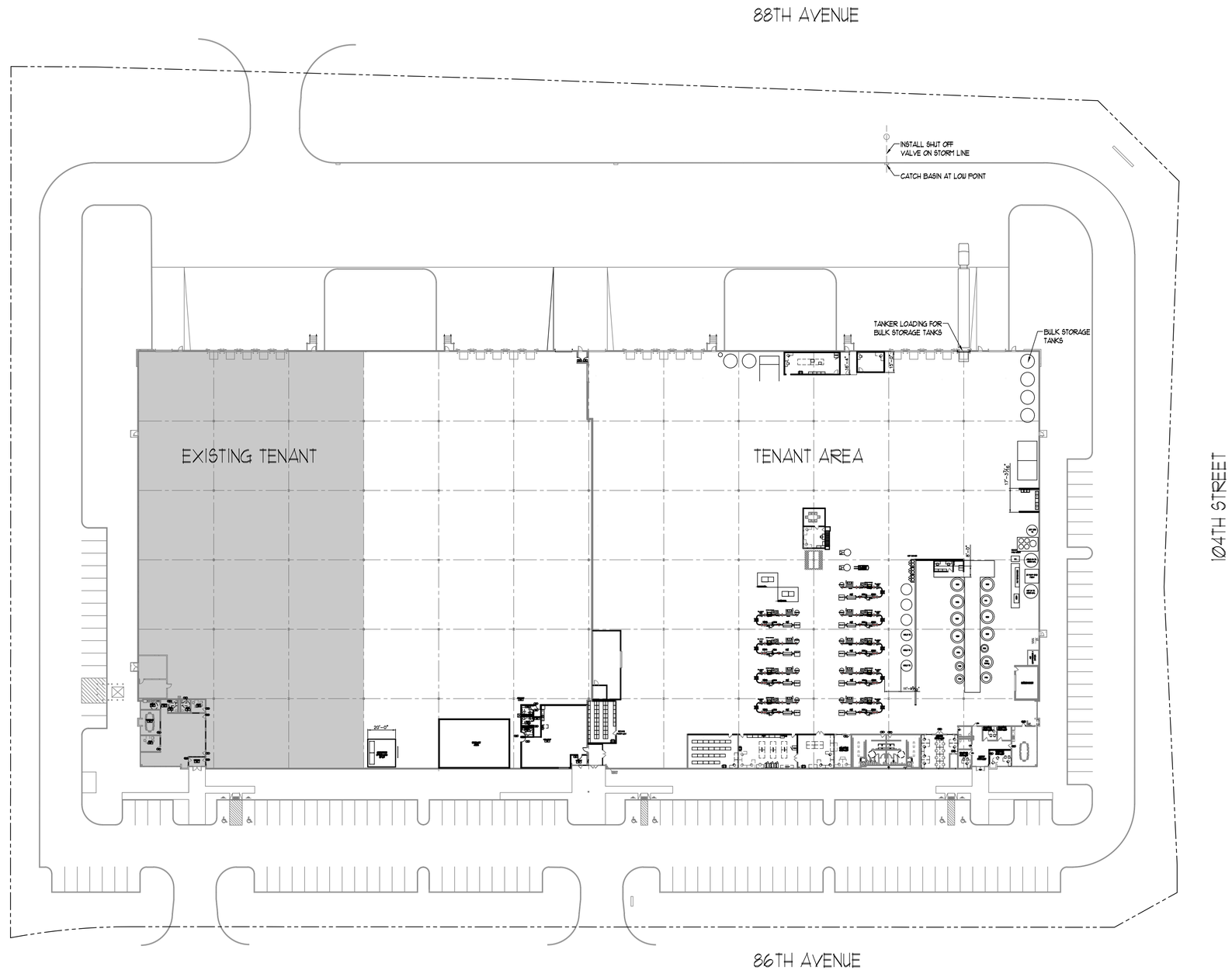
Partners in Design ARCHITECTS

CONCEPT LABORATORIES
TENANT IMPROVEMENTS
PROJECT NUMBER: 147.23.141

MUNICIPAL SUBMITTAL

ISSUE DATE: 12.21.23



1 A1.1 SITE PLAN
1" = 40'-0"

REVISIONS:

CONCEPT LABORATORIES TENANT IMPROVEMENTS
10550 86th Ave., Pleasant Prairie, WI

SITE PLAN

2610 Lake Cook Road
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Partners in Design ARCHITECTS

PROJECT NO.: 147.23.141
DRAWN BY: EEO
CHECKED BY: WHB
DATE: 12.21.23
SHEET NO.: A1.1

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AGENDA ITEM COVER
Plan Commission
February 05, 2024

AGENDA ITEM TITLE:

Consider approval of a time extension of the Final Site and Operational Plans for the request of Harshil Shah, Managing Members for Synergy Hotels LLC related to the construction of a 59,000 square foot Home 2 Suites Hotel to be located at the northeast corner of 91st Avenue and Prairie Ridge Blvd. in the Prairie Ridge development.

PROPOSED BY: Community Development	**FISCAL IMPACT: No**
AGENDA CATEGORY: Action	**BUDGETED: No**
MEETING TYPE REQUIRED: **Regular**	**BUDGET TYPE:**
STRATEGIC INITIATIVE: No	

SUMMARY:

On April 3, 2023, the Village Plan Commission conditionally approved Final Site and Operational Plans for the the construction of a 59,000 square foot Home 2 Suites Hotel with 86 rooms on the northwest corner of 91st Avenue and Prairie Ridge Blvd. within the Prairie Ridge commercial area (Lot 2 of CSM 3032) subject to the comments and conditions of the attached April 11, 2023 letter.

The petitioner, has acquired the property and is in the process of obtaining financing for the project, which has been slow due to the current market conditions. Therefore, the petitioner is requesting the conditional approval to comply with the conditions of approval and obtain building permits be extended until April 11, 2025 (two years from the date of the approval letter.

STAFF RECOMMENDATION:

Village staff recommends approval of a 2 year time extension (until April 11, 2025) to the Final Site and Operational Plans subject to compliance with the *attached* conditional approval letter dated April 11, 2023.

2023-04-11 Home2 Suites Approval Letter.pdf

2024-01-29 Request for Time Ext.pdf

2023 Site and Op Application and partial plans.pdf

VILLAGE OF
PLEASANT
PRAIRIE

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

VIA EMAIL

April 11, 2023

Mr. Harshil Shah
Synergy Hotels, LLC
5752 Hampton Drive
Monclova, OH 43542

Dear Mr. Shah:

The purpose of this letter is to inform you that the following applications were approved by the Village of Pleasant Prairie related to the development for the development of a Home2 Suites hotel on the property located at the corner of 91st Avenue and Prairie Ridge Blvd. within the Prairie Ridge commercial area (Lot 2 of CSM 3032).

On April 10, 2023, the Village Board approved an amendment to the ***Prairie Ridge Hotel/Dance Studio Planned Unit Development*** **(PUD) Ordinance (**see ***attached*** Ord. #23-14).

On April 3, 2023, the Village Plan Commission conditionally approved **Site and Operational Plans, Digital Security Imaging System (DSIS) Agreement and DSIS Access Easement** for the construction and site improvements associated with a Home2 Suites Hotel subject to the following comments and conditions:

Comments:

The Home2 Suites is a four (4) story building that is 59,000 square foot hotel with 86 rooms to be constructed on the 2.3 acre property. The hotel will be owned and operated by Synergy Hospitality LLC, a family-owned business who have been developing and operating hotels for the past 25 years that includes brands like Hilton, Marriott and IHG. The hotel will include the following amenities:

- heated swimming pool
- fitness center
- meeting room for approximately 30-40 people
- outdoor patio with fire pit and seating
- outdoor BBQ grill for guests
- marketplace for basic pantry needs-soda, ready-made snacks, water, ice cream etc.
- full breakfast area for hotel guests
- business area with printer for hotel guests
- full size refrigerator, microwave and dishwasher in rooms

The property is zoned B-2 (PUD), Community Business District with a Planned Unit Development Overlay District, which a hotel is allowed as a permitted use. This development shall comply with the Prairie Ridge PUD Ordinance that allows for limited off-premise signs for the entire commercial development of Prairie Ridge and the aforementioned Prairie Ridge Hotel/Dance Studio PUD Ordinance.

A wetland delineation was completed on the property on August 12, 2019, by Wetland & Waterway Consultants, a Wisconsin Department of Natural Resources (WI DNR) Assured Biologist. These wetlands were determined by the WI DNR to be artificial and exempt from regulations in a letter dated October 26, 2022, and the US Army Corps of Engineers (ACOE) is not taking jurisdiction over the wetlands as indicated in a letter dated November 5, 2019.

The main entrance to the hotel is on the north side of the building, therefore, the main entrance to the site is from a proposed shared access driveway with Lot 1 of CSM 3032 to the north (proposed Fred Astaire dance studio). A second shared driveway access will be from Prairie Ridge Blvd. with an existing access driveway with the Care Animal Hospital. There will be a third new driveway access to 91st Avenue to allow for adequate circulation around the building.
This site provides for 91 on-site parking spaces, including four (4) handicapped accessible parking spaces. The minimum required parking spaces is met pursuant to the PUD Ordinance. The PUD also states that no on-street parking is allowed on Prairie Ridge Blvd. or 91st Avenue and if parking becomes a problem on the property, then owner will need to secure additional parking spaces that could be leased from an adjacent commercial or institutional property.
A Primary Monument Sign will be installed at the shared entrance on 91st Avenue and shall include the street address of the building of "7857 91st Avenue" and is limited to a height of 6 feet and with a maximum display area of 40 square feet pursuant to the PUD Ordinance. The PUD also allows for a Secondary Monument Sign adjacent to the west side of the shared driveway access with Care Animal Hospital from Prairie Ridge Blvd. This secondary sign is limited to a height of 4 feet with a maximum display area of 24 square feet.

A Digital Security Imaging System (DSIS) pursuant to Chapter 410 of the Village Municipal Code is required. The camera coverage plan and camera specifications are required to be approved and will be included as Exhibits to the DSIS Agreement

The hotel development is proposed to begin in Spring of 2023 with the project estimated to be completed in June of 2024.

Conditions:

1. Provide a revised DSIS camera plan-there is a tree that will interfere with the view of the northeast entrance/exit. Either adjust the landscape plan or mount a camera new the entrance/exit that is unconstructive.

2. The Plans were reviewed for compliance with generally accepted engineering practices and Village policies. Although the data has been reviewed, the design engineer is responsible for the thoroughness and accuracy of plans and supplemental data and for their compliance with all State and local codes, ordinances, and procedures. Modifications to the plans, etc. may be required should errors or changed conditions be found at a future date and detailed engineering plans are prepared and reviewed. **The following changes shall be made to the Site and Operational Plans and three (3) complete copies of revised plans shall be submitted for final staff review and approval.** ***To expedite the review process, return this Village Staff Memorandum with notations in the margin for each comment (different color) which explains where the comment has been addressed on the Plan sheet.***

    a. Correct Miranda Steinmetz title in the Government Agency Contacts on the cover page to Planner II and her phone number is 262-925-6711. Also add Carri Borland. Planning/Zoning Technician, 262-925-6717, cborland@pleasantprairiewi.gov under Community Development Department contacts

    b. See ***attached*** comments from the Village Engineer dated March 7, 2023.

    c. See ***attached*** comments from the Village Fire Chief dated January 19, 2023. In particular

        i. Hydrant not depicted as noted in the January 19, 2023 comments.

        ii. Noted the BBQ grill, provide accessible gas shutoff w/ placard in area of grill.

        iii. Noted that pumper pad indent is not feasible, due to utilities.

        iv. All notations and comments are expected as part of the 1/19/2023 Fire & Rescue Department markup.

d. On the Site Data chart on Sheet C-4 include the total square footage of the building.

e. Sign pole details on Sheet C-15 shall be revised to indicate the color of the signposts. They shall be powder coated in either bronze or black to match the light poles. Add color note on all applicable sign details. In addition, note the color of the bollards on the plans. Bollards are not required to be red or yellow but should be bronze of black to match the sign poles. Correct all details on the plan sheets.

f. Primary Monument and Secondary Monument Sign details shall be shown on the plans. These signs shall meet the minimum requirements of the PUD Ordinance.

g. Wall sign details and sizes shall be shown on the plans. Raceways are not allowed for wall signs. Pursuant to the Village Zoning Ordinance the total allowable commercial advertising signage on the building is based on the total square footage of the building (pursuant to the application the building is 59,000 square feet); therefore, the signage shall not exceed 250 square feet and shall meet the requirements of the Village Sign Ordinance.

h. The building elevations plan sheets shall be revised to include additional cultured stone on the north façade where brick is shown at the entry. Correct the plan sheets.

i. Note on Sheet A409 the color of the man-doors and the gated entry to the detached building/garbage enclosure. The gate entrance shall not be wood, it shall be metal fencing or trek deck material to match the color of the door on the attached equipment building which shall be the same color as the doors on the hotel building. In addition, the dumpster details on Sheet A409 reference the metal coping to match the EFIS on the building--there is no EFIS on the building. Correct the note on the plans.

j. The flagpole detail on sheet A410 shall be revised. The concrete base shall not exceed a height of 18" above grade.

k. The fire pit patio area at the main entry shall be enclosed with a fence that provides a barrier (planters/bollards) to prevent a vehicle from entering the seating area. The railings surrounding the outdoor area shall be the same color (bronze), height, material and style. Provide details on the plans.

l. The landscaping plan needs to be revised to include year-round plantings-too many 1-gallon daylilies, annuals and perennials.

m. All man-door exits and entrances shall be attractively and consistently numbered, inside and outside, beginning in the front of the building and moving in a clockwise fashion around the building (Use the same font, size and number placement). The numbering system allows for easy identification of where first responders are needed or the location of a safe entry point. The style, material and color of the numbers shall be the same as the address numbers on the building. Provide details on the plans.

n. All pavement markings shall be the same color (white or yellow) throughout the parking lot and shall be maintained and repainted as needed. Note color on the plans.

o. Parking lot lighting style, height, color and temperature shall be the same as the lot to the north for the proposed Fred Astaire Dance Studio. Verify and update plan as required.

3. **<u>Upon review and staff approval of the revised Site and Operational Plans the following permit application and approval are required to be submitted:</u>**

   a. Proof of ownership shall be provided prior to submittal of permit applications. If a new entity is created, then operational information for the LLC shall be submitted.

   b. The ***attached*** DSIS Agreement and DSIS Access Easement shall be finalized, executed prior to issuance of permits. The Village will record the Easement at the Kenosha County Register of Deeds Office and the required recording and filing fees of ($40) will be added to the permit fees.

   c. Written approval from the Prairie Ridge Commercial Owners Associations including encroachments within their Landscape Easement. **RECEIVED**

   d. Written approval for any work and improvements proposed within a Utility Easement from We Energies. **RECEIVED**

   a. City of Kenosha Airport Height Overlay approval letter. **RECEIVED**

   b. Temporary easements/approvals for the construction of work on the Care Animal Hospital.

   e. An Erosion Control Permit Application with a copy of the WI DNR NOI.

   f. A Village Work in the Right-of-way Permit Application for all work within Prairie Ridge Blvd. and 91st Avenue rights-of-way.

   g. If a temporary development sign listing the project and contractors is proposed, then a sign permit application shall be submitted.

   h. The Commercial Building and Zoning Permit application (for the main building and the detached accessory building), MEP Permit applications and State approved letter and plans. See comments ***attached*** from the Building Inspection Department dated December 21, 2022.

   i. Business License Application and $25 application fee shall be submitted at the same time as the Commercial Building and Zoning Permit application is submitted.

   j. Fence permit application for all site fencing including the garbage enclosure.

   k. Sign permit for any exterior signage. Prior to obtaining Temporary Occupancy the Primary Monument Sign shall be installed and all related sign inspections approved.

4. <u>Upon satisfaction of the above conditions, submittal of the required Erosion Control Permit Application, Commercial Building and Zoning Permit, and prior to work commencing on the site a preconstruction meeting shall be scheduled</u> (see ***attached*** requirements and checklist). The purpose of the preconstruction meeting is to discuss the construction, site logistics, schedule, inspection process and requirements in detail with the owner, engineer, general contractor and the staff inspectors. The Design Engineer of Record shall coordinate, moderate and prepare minutes of the pre-construction meeting at the Village Hall (lower-level auditorium). <u>A meeting with Dr. Brewer at Care Animal Hospital is required to discuss timing, construction schedule as it impacts the share entrance prior to the pre-construction meeting.</u>

5. **Following the pre-construction meeting all necessary permits and fees shall be paid for and permits obtained from the Village Building Inspection Department and construction may commence.**

6. **General comments:**

a. Impact fees shall be paid prior to issuance of the building/zoning permits for the addition. Currently Impact Fees are $1.94 per $1,000 of valuation as determined by the Village Assessing Department.

a. Municipal connection fees shall be paid prior to the connections of building to the sanitary sewer system.

b. The site shall be surrounded with a temporary construction fence; however. emergency access to the construction site shall be provided. The location and access shall be approved by the Village.

c. The hours of construction activity, operating heavy machinery or equipment associated with the grading, erosion control device installation, and overall site development shall be limited to Monday through Friday from 7:00 a.m. to 9:00 p.m. and Saturday and Sunday from 8:00 a.m. to 6:00 p.m.

d. The Village shall approve of the location of all contractor parking and the location of construction trailers parked on the site during construction activities as a part of the Erosion Control Permit. No construction trailers shall be parked in Village rights-of-way and there shall be no construction parking permitted on adjacent public streets. If necessary, arrangements shall be made with a nearby property owner for parking for contractors.

e. On-site (off-street) parking shall be designed to accommodate all site visitors. <u>No on-street parking shall be allowed on any adjacent public street during construction of after the hotel is open for business</u>.

f. **After the installation of the footings and foundations and prior to the setting the walls, an as-built survey as stamped by a Wisconsin Registered Land Surveyor shall be submitted the Community Development Department to verify that the building meets all of the required setbacks.**

g. No use shall be conducted in such a way as to constitute a public or private nuisance or to violate any of the performance standards set out in Section 420-38 of the Village Zoning Ordinance.

h. All pavement markings shall be the same color (white or yellow) throughout the parking lot and shall be maintained and repainted as needed.

i. All signs shall comply with Article X of Chapter 420 of the Village Zoning Ordinance and the approved PUD Ordinances. There shall be no outside banners, strings of pennants, flags, inflatable devices or streamers affixed or attached to the building(s), light poles, ground or landscaping, etc.

j. No sign walkers – persons with costumes or signs strapped, hung, affixed or over their clothes shall walk the properties or public rights-of-way for extended periods of time advertising the businesses, sales or special offers.

k. The property shall not be used for any parking (neither overnight nor during the day) of junked/inoperable/dismantled/unlicensed vehicles. All junked/inoperable/ dismantled/unlicensed vehicles that are parked overnight will be issued citations.

l. All vehicles parked on the property shall be parked in an approved and marked parking space and shall not be used/parked as another form of commercial advertising of the business or use on the property.

m. At no time shall the property be used to sell or advertise any vehicles that are "for sale".

n. No vehicular parking will be permitted in driveways, maneuvering lanes, fire lanes or on landscaped areas.

o. There shall be no semi-truck, cab or trailer, commercial or box truck parking permitted on the site, except for deliveries. No semi-truck guest parking is allowed.

p. The use of semi-trailers, storage units, storage bins, roll-off storage devices (e.g. P.O.D.S., S.A.M.S.) or other trucks, for storage purposes is prohibited.

q. No clothes, furniture or similar donation boxes shall be located on the property.

r. All exterior mechanical units, whether roof-mounted or ground-mounted, shall be screened from the general public's view.

s. Prior to obtaining a Temporary Certificate of Occupancy all required permits and inspections from the Kenosha County Health Department, as applicable, shall be completed.

t. Prior to obtaining a Temporary Certificate of Occupancy, each handicapped parking space shall be appropriately signed and painted on the pavement pursuant to ADA requirements.

u. Prior to obtaining a Temporary Certificate of Occupancy, the DSIS shall be installed, inspected and operational. A low voltage electrical permit for the DSIS shall be obtained prior to installation. Both the Village electrical inspector and Village Technical Services Manager will inspect the installation of the DSIS.

v. Prior to obtaining a Temporary Certificate of Occupancy, all exterior signage shall be permitted, installed and inspected.

w. Prior to obtaining a Temporary Certificate of Occupancy, all required landscaping, including grass growing, plantings and screening for the building, parking areas, transformers and signage shall be installed. A written letter verification and certification shall be provided to the Village by the landscape installer that all building and signage landscaping has been installed in accordance with the approved landscape plan. However, if cold weather conditions prevent installation of a portion of the landscape materials, the developer, owner or occupant shall enter into a written agreement with the Village that specifies the date by which all approved landscaping shall be completed and grants the Village a temporary easement to complete the landscaping if not timely completed and shall deposit with the Village a cash deposit, an irrevocable letter of credit, or other financial assurance approved by the Zoning Administrator to ensure timely completion of all required landscaping; the amount of the financial assurance shall be equal to 110% of the contracted amount to complete the landscaping improvements in order to compensate the Village for the cost of completion of any landscaping improvements not completed within the specified time.

x. Prior to obtaining a Temporary Certificate of Occupancy all man-door exits and entrances shall be attractively and consistently numbered, inside and outside, beginning in the front of the building and moving in a clockwise fashion around the building (Use the same font, size and number location placement). The numbering system allows for easy identification of where first responders are needed or the location of a safe entry point. The style, material and color of the numbers shall be the same as the address numbers on the building.

y. Prior to obtaining a Temporary Certificate of Occupancy all exterior building and site improvements shall be completed and inspected to the Village's satisfaction in accordance with all Zoning Site and Operational Plan approvals.

z. Upon completion of the project and prior to obtaining a Temporary Certificate of Occupancy, one (1) electronic copy of an as-built plan, stamped by a Wisconsin Registered Land Surveyor shall be submitted to the Village to verify that required building, above ground structures including signage and all impervious surfaces meet the minimum setbacks and that all signage and pavement markings were installed per the approve site plans and the grading of the site was completed pursuant to the approved Site and Operational Plans.

aa. Upon completion of the project and prior to obtaining a Temporary Certificate of Occupancy, one (1) electronic copy of the as-built record drawings of all graphical data of all private sewer, water, and storm sewer facilities and underground irrigation systems installed shall be provided to the Village for the Village to update the Village's Geographic Informational System. Information shall conform to the Village's electronic format requirements. In addition, a paper copy prepared and stamped by the Engineer of Record for the project shall be submitted.

bb. This development shall be incompliance with the Village Land Division and Development Control Ordinance, Village Municipal and Zoning Codes, Village Construction Site Maintenance and Erosion Control Ordinance, Kenosha County Ordinances and the State of Wisconsin Statutes.

cc. All Village fees incurred by the Village Community Development Department, the Engineering Department and/or expert Assistants/Consultants/Attorneys required by the Village throughout the development process will be billed directly to the Developer. Such fees shall be paid in a timely manner.

If you have any questions, do not hesitate to contact Peggy Herrick, Assistant Planner/Deputy Zoning Administrator directly at the Village Municipal Building at (262) 925-6716.

Sincerely,

Jean M Werbie-Harris

Jean Werbie-Harris
Community Development Director

Enc. PUD Ordinance Amendment (Ord. #23-14)
Village Engineer comments dated March 7, 2023
Village Fire Chief comments dated January 19, 2023
Draft DSIS Agreement and DSIS Easement
Building Inspection Department comments dated December 21, 2022
Pre-Construction meeting requirements and checklist

cc: Steven C. Mills
Dan Szczap, Bear Development
Mark Eberle, P.E., Nielsen Madsen and Barber

home2 suites site-op and pud amend
CODE2303-002
DEV2212-002z

ORDINANCE # 23-14

ORDINANCE TO AMEND
THE PRIAIRIE RIDGE HOTEL/DANCE STUDIO PLANNED UNIT DEVELOPMENT
PURSUANT TO CHAPTER 420-137 OF THE VILLAGE ZONING ORDINANCE
IN THE VILLAGE OF PLEASANT PRAIRIE,
KENOSHA COUNTY, WISCONSIN

BE IT ORDAINED by the Village Board of Trustees of the Village of Pleasant Prairie, Kenosha County, Wisconsin, to amend the Prairie Ridge Hotel/Dance Studio Planned Unit Development (PUD) Ordinance pursuant to Chapter 420-137 of the Village Zoning Ordinance to read as follows:

Prairie Ridge Hotel/Dance Studio Planned Unit Development

a. It is the intent to develop the properties within Prairie Ridge with a hotel and dance studio (herein after referred to as the "DEVELOPMENT") that will provide for commercial structures, improvements and uses on the property as legally described below in conformity with the adopted Village Comprehensive Plan and in compliance with the basic underlying B-2, Community Business Zoning District with the goal of facilitating development in a fashion that will not be contrary to the general health, safety, economic prosperity, and welfare of the Village. It is the intent that the DEVELOPMENT will have the additional goal to provide for proper maintenance, on a regular basis, of the structures, landscaping, street trees and street terrace areas, sitting areas, parking areas, sidewalks/pedestrian walkways, cross access areas, security cameras, lighting, signage, garbage dumpster enclosures and overall site that promotes an attractive and harmonious commercial area that strives to achieve a commercial/business environment of sustained desirability and economic stability. Furthermore, the DEVELOPMENT will operate as a uniform commercial area with the other surrounding commercial properties located in the Village of Pleasant Prairie as well as avoids unreasonable adverse effects to the property values of the surrounding properties and the surrounding neighborhood.

b. Legal Description: The properties are known as Lots 1 and 2 of CSM 3032 within the Prairie Ridge commercial development and are located in part of the U.S. Public Land Survey Section 8, Township 1 North, Range 22 East in the Village of Pleasant 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 in subsection d. below.

(ii) The DEVELOPMENT shall be in compliance with the Prairie Ridge Commercial Development Declaration of Development Standards and Protective Covenants, and any existing or further amendments.

(iii) The DEVELOPMENT, including but not limited to, the structures, landscaping, street trees and street terrace areas, sitting areas, parking areas, sidewalks/pedestrian walkways, cross access areas, security cameras, lighting, signage, garbage dumpster enclosures and overall site shall be maintained both inside and outside in a neat, presentable, aesthetically pleasing, structurally sound and non-hazardous condition. Maintenance shall be conducted on a regular basis both inside and outside of the buildings and sites.

(iv) All buildings and site modifications (including 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.

(v) All buildings and any future exterior additions, remodeling or alterations to the building within the DEVELOPMENT shall be constructed of the same or

complimentary exterior materials, colors and architectural style to ensure a unified development as approved by the Village.

(vi) The DEVELOPMENT shall comply with all approved Site and Operational Plans on file with the Village.

(vii) The DEVELOPMENT shall comply with the installation and operation of Village approved Digital Security Imaging System (DSIS) system pursuant to Chapter 410 of the Village Municipal Code and in accordance with a DSIS Agreement and DSIS Access Easement for each of the properties.

(viii) The DEVELOPMENT shall comply with all applicable performance standards set forth in Section 420-38 of the Village Zoning Ordinance.

(ix) The DEVELOPMENT shall be operated and maintained in a uniform manner, and shall continue to comply with this PUD, which may be amended from time to time regardless of property ownership. If the DEVELOPMENT, or any portion of the DEVELOPMENT, is sold to another entity(s), the DEVELOPMENT shall continue to operate and be maintained as a unified commercial development.

(x) No land divisions shall be allowed within the DEVELOPMENT, unless approved by the Village.

d. Specific Modifications to the Village Ordinance and Regulations and Specific Requirements for the DEVELOPMENT:

(i) Section 420-119 I and J related to the dimensional and design standards in the B-2 District is amended to read as follows:

I. Dimensional standards. Except as otherwise specifically provided in Chapter 420 of the Village Municipal Code, and without limitation, all uses, sites, the building and structures in this DEVELOPMENT shall comply with the following dimensional standards:

(1) Lot Size: 1.2 acres minimum.

(2) Lot frontage on a public street: 150 feet minimum.

(3) Open space: 30% minimum.

(4) Principal building standards:

(a) Gross floor area: 4,000 square feet minimum and 25,000 square feet maximum, except that the maximum gross floor area for a hotel shall not exceed 70,000 square feet.

(b) Height: 35 feet maximum, except for a hotel which shall not exceed 60 feet.

(c) Setbacks:

[1] Street setback: minimum of 35 feet from and public street.

[2] Side and rear setbacks: 10 feet minimum for Lot 1 and 70 feet minimum for Lot 2.

[3] Wetland setback: 25 feet minimum.

(5) Detached accessory building standards:

(a) One detached accessory building~~s are prohibited~~ is allowed on Lot 2.

(b) The building shall be attached to the garbage dumpster and recycling enclosure and constructed of the stone or brick with man-doors to match the building (same color and design).

(c) The building shall not exceed 250 square feet and shall not exceed a height of 10 feet.

(d) The building shall be setback a minimum of 4 feet from side and rear property lines.

(6) Detached garbage and recycling enclosure standards: one detached garbage and recycling enclosure is allowed per Lot in the DEVELOPMENT provided that the enclosures provide a pedestrian access entrance; that enhanced landscaping and screening as required by the Plan Commission is provided around the enclosure; and that and all other enclosure requirements pursuant to the Zoning Ordinance are met.

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

(1) Number of principal structures per lot: One.

(2) Number of detached accessory building per lot: None.

(3) Number of detached garbage and recycling enclosures per lot: One.

(4) 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 specifically amended by this PUD Ordinance.

(6) Sign requirements pursuant to Article X of Chapter 420 of the Village Municipal Code, unless specifically amended by this PUD Ordinance.

(7) No wooden fences shall be allowed within the development and all other fence requirements pursuant to Article XI of Chapter 420 of the Village Municipal Code shall apply, unless specifically amended 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 plans, any required conditional use permit, any required license and all other applicable provisions of this chapter and of all other Village ordinances and codes.

(ii) Section 420-47 L related to shared driveway access is amended to read as follows:

L. Shared driveway access. Shared driveway access is required between the Lots in the DEVELOPMENT as shown on CSM 3032 and between the adjacent lot to the north (Lot 1 of CSM 2930) and to the adjacent lot to the east (Lot 1 of CSM 2877).

(iii) Section 420-48 L related to the setbacks for parking areas (which includes parking spaces, maneuvering lanes and fire lanes) is amended to read as follows:

L. Setback for parking areas (which includes parking spaces, maneuvering lanes and fire lanes) within the DEVELOPMENT:

(1) Shared access pursuant to Dedicated Ingress-Egress Cross Access and Maintenance Easements shown on the CSM 3032.

(2) Lot 1 shall have a minimum setback of 10 feet to the north property line, 15 feet from the east and south property lines and 35 feet from the west property line adjacent to the public street.

(3) Lot 2 shall have a minimum setback of 4 feet from the north property line, 10 feet from the east property line, ~~and~~ 25 feet from ~~south and~~ the west property line~~s~~ adjacent to the public street~~s~~; and 18 feet from the south property line adjacent to the public street (with written approval from the easement holders).

(iv) Section 420-50 related to minimum off-street parking spaces required for a Hotel on Lot 2 of the DEVELOPMENT is amended to read as follows:

The Hotel on Lot 2 of the DEVELOPMENT shall provide a minimum of 87 parking spaces including four handicapped accessible parking spaces. No on-street parking is allowed on Prairie Ridge Blvd. or 91st Avenue; however, if parking becomes a problem on the property then owner will need to secure additional parking spaces that could be leased from adjacent commercial/institutional property.

(v) Section 420-57 H (2) (g) and (h) related to construction materials for exterior walls of a principal building is amended to read as follows:

(g) The facing materials covering a minimum of 70% (by area) of each exterior elevation of all buildings within the DEVELOPMENT shall consist of standard or queen size bricks with a minimum thickness of two inches; lannon or other stone; or other architectural quality materials as approved by the Plan Commission; provided, that any facing materials shall not be painted or stained, and further provided that the balance of the exterior walls shall be covered with approved decorative accent materials.

(h) Decorative accents (e.g., lintels, wall accent bands, cornice or base elements, parapet walls or other architectural features) covering a minimum of 30% (by area) of each of the exterior elevation of all buildings within the DEVELOPMENT may consist of: standard or queen size bricks with a minimum thickness of two inches covering; lannon stone or other stone; spandrel glass or other architectural quality materials as approved by the Plan Commission; provided, that any parapet walls be constructed of materials that match the building exterior and that brick or stone decorative accents are not painted or stained.

(vi) Section 420-76 T related to requirements for a Primary Monument signs in the DEVELOPMENT are amended to read as follows:

T. Primary monument sign.

(1) Maximum number: one per Lot.

(2) A changeable copy sign, electronic changing message sign or electronic scrolling sign is not permitted as part of the display area.

(3) Maximum area: 40 square feet of display area per face.

(4) Maximum height: 6 feet.

(5) Minimum setback distance: 15 feet from any property line and shall not located within any easements; unless written approval is obtained from the easement holder(s).

(6) The sign on Lot 2 shall be located adjacent to the shared driveway entrance on 91st Avenue.

(6) Shall include the street address of the principal building on the property, including the street number and the name of the street, but such address may be placed on the base of the sign (where they will not count toward the maximum area of the sign display).

(7) Landscaping shall extend a minimum of five feet in every direction from the base or other support structure of the sign and shall not be located within any easements.

(8) Shall be internally illuminated or have ground mounted lights.

(9) Shall be placed on a solid-appearing decorative base which supports a minimum of 75% of the horizontal dimension of the sign display.

(10) The base of the sign shall have a height that does not exceed the vertical dimension of the sign display and shall not extend to either side of the sign display by a distance exceeding 1/2 of the horizontal dimension of the sign display, or extend above the level of the top of the sign display by a distance exceeding 1/2 of the vertical dimension of the sign display.

(vii) Section 420-76 Y related to requirements for a Secondary Monument sign in the DEVELOPMENT are amended to read as follows:

y. Secondary monument sign.

(1) Maximum number: one sign on Lot 2 located adjacent to the shared driveway entrance on Prairie Ridge Blvd.

(2) Maximum height: four feet.

(3) Minimum setback from any public street or highway right-of-way line: 15 feet and not located within any easements on the property; unless written approval is obtained from the easement holder(s).

(4) Maximum area: 24 square feet per face.

(5) Landscaping: three feet in every direction from the sign base.

(6) Shall be internally illuminated or have ground mounted lights and shall not include a changeable copy sign, electronic changing message sign or electronic scrolling sign.

(7) Shall be placed on a solid-appearing decorative base which supports a minimum of 75% of the horizontal dimension of the sign display.

(8) The base of the sign shall have a height that does not exceed the vertical dimension of the sign display and shall not extend to either side of the sign display by a distance exceeding 1/2 of the horizontal dimension of the sign display, or extend above the level of the top of the sign display by a distance exceeding 1/2 of the vertical dimension of the sign display.

e. Amendments

(i) The PUD regulations for said DEVELOPMENT may be amended pursuant to Section 420-13 of the Village Zoning Ordinance.

(ii) The Zoning Administrator has the discretion to approve minor changes, adjustments and additions to this PUD ordinance document without the need for Village Plan Commission and Village Board review and approval.

Adopted this 10th day of April 2023

VILLAGE OF PLEASANT PRAIRIE

John P. Steinbrink
Village President

ATTEST:

Jane C. Snell
Village Clerk

Posted: 4/11/2023

14-Prairie Ridge Hotel-Dance Studio PUD Amend
CODE2303-002

CONSTRUCTION PLANS

for

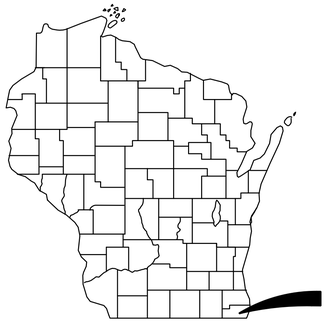
HOME2 SUITES BY HILTON

SITE GRADING, DRAINAGE, UTILITY & PAVEMENT IMPROVEMENTS

VOPP ENGINEERING REVIEW PLAN MARK UP

3/7/23

Village of Pleasant Prairie, Kenosha County, Wisconsin



SHEET INDEX

Plan Sheet	Sheet No.
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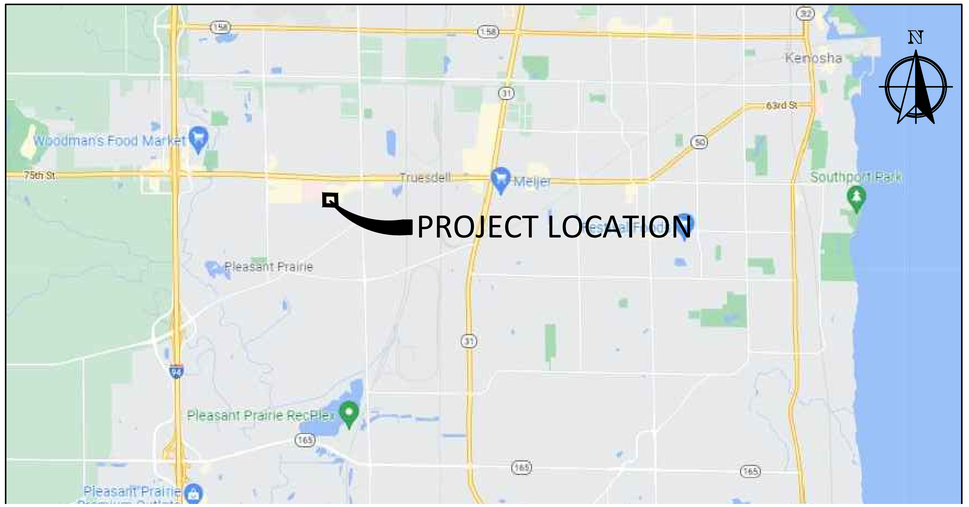
SITE DEMOLITION PLAN	C-3
DIMENSIONED SITE PLAN	C-4
SITE UTILITY PLAN	C-5
STORM SEWER PLAN	C-6
SITE GRADING & EROSION CONTROL PLAN	C-7
PAVEMENT GRADING, MARKING & SIGNAGE PLAN	C-8
TYPICAL SECTIONS & CONSTRUCTION DETAILS	C-9 thru C-15
PROJECT SPECIFICATIONS	C-16
SITE LIGHTING PLAN	E1 thru E5
LANDSCAPE PLAN	L-1 & L-2

DEVELOPER

SYNERGY HOSPITALITY, LLC.
HARSHIL SHAH
5752 HAMPTONS DRIVE
MONCLOVA, OH 43542
PHONE: (419) 461-4801



GOVERNING AGENCY CONTACTS

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9915 39TH STREET
PLEASANT PRAIRIE, WI 53158
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EMAIL: thupp@pleasantprairiewi.gov

LEGEND

Description	Existing	Description	Existing	Proposed
EDGE OF WOODS		WATER SHUT OFF		
DECIDUOUS TREE		WATER MAIN VALVE		
DECIDUOUS TREE REMOVAL		HYDRANT		
CONIFEROUS TREE		WATER MAIN REDUCER		
CONIFEROUS TREE REMOVAL		SANITARY MANHOLE		
BUSH		SANITARY CLEAN OUT		
SOIL BORING	SB 1	STORM MANHOLE		
TELEPHONE BOX	T	CATCH BASIN		
GUY WIRE		LIGHT POLE		
UTILITY POLE		ENDWALL		
GAS VALVE	GV	STORM SEWER	STM	
GAS METER		SANITARY SEWER	SAN	
SEPTIC VENT		WATERMAIN	W	W
ELECTRIC MANHOLE		CONTOURS	650	650
COMMUNICATION MANHOLE		FIRE PROTECTION		FP
WATER MANHOLE				
HVAC UNIT				
UNDERGROUND VAULT				
SECTION CORNER				
MAIL BOX				
GUARD POST				
STREET SIGN				
ELECTRIC PEDESTAL				
ELECTRIC METER				
PAD MOUNT TRANSFORMER				
FOUND IRON PIPE				
SET IRON PIPE				

ADDITIONAL REVIEW COMMENTS:

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

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

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

-THE ENGINEERING DEPARTMENT WILL REQUIRE AN ELECTRONIC PDF OF ALL APPROVED CIVIL ENGINEERING AND STORM WATER PLANS.

-AS-BUILT GRAPHICAL DATA OF ALL PRIVATE SEWER, WATER, AND STORM SEWER FACILITIES SHALL BE PROVIDED TO UPDATE THE VILLAGE'S GEOGRAPHICAL INFORMATION SYSTEM. INFORMATION SHALL CONFORM TO THE VILLAGE'S FORMAT REQUIREMENTS.

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

DISCLAIMER:

THE ENGINEERING PLANS HAVE BEEN REVIEWED FOR CONFORMANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES AND VILLAGE POLICIES. ALTHOUGH THE DATA HAS BEEN REVIEWED, THE DESIGN ENGINEER IS RESPONSIBLE FOR THE THOROUGHNESS AND ACCURACY OF PLANS AND SUPPLEMENTAL DATA AND FOR THEIR COMPLIANCE WITH ALL STATE AND LOCAL CODES, ORDINANCES, AND PROCEDURES. MODIFICATIONS TO THE PLANS, ETC. MAY BE REQUIRED SHOULD ERRORS OR CHANGED CONDITIONS BE FOUND AT A FUTURE DATE.

ABBREVIATIONS

BASE LINE	BL		
LONG CORD OF CURVE	CHD		
CURB AND GUTTER	C&G		
CATCH BASIN	CB		
CENTERLINE	CL		
EDGE OF PAVEMENT	EOP		
FINISHED FIRST FLOOR	FFF		
FINISHED GRADE	FG		
FLOW LINE	FL	RADIUS	R
FLOODPLAIN	FP	RIGHT OF WAY	ROW
ORDINARY HIGH WATER MARK	OHWM	SANITARY SEWER	SAN
TOP OF BANK	TOB	STORM SEWER	STM
TOP OF CURB	TOC	TOP OF FOUNDATION	TOF
TOP OF WALK	TOW	WATER MAIN	WM

UTILITY NOTE

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 THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE THERETO, CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.

THE CIVIL ENGINEERING PLANS.

EROSION CONTROL NOTE

ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE CONSTRUCTION AND SHALL CONFORM TO THESE PLANS AND THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSTRUCTION SITE EROSION CONTROL AND TECHNICAL STANDARDS.

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- UTILITY COORDINATOR

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- WI DEPARTMENT OF NATURAL RESOURCES
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ANAGER

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Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
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Tele: (262)634-5588 Website: www.nmbsc.net

HOME2 SUITES BY HILTON
SITE GRADING, DRAINAGE, UTILITY & PAVEMENT IMPROVEMENTS
FOR
SYNERGY HOSPITALITY, LLC.
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR:	MDE
DRAFTED:	CJS
DATE:	2-22-2023
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DATE:	2-22-2023

2013.0057.06

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ISSUE FOR REVIEW 2-22-2023

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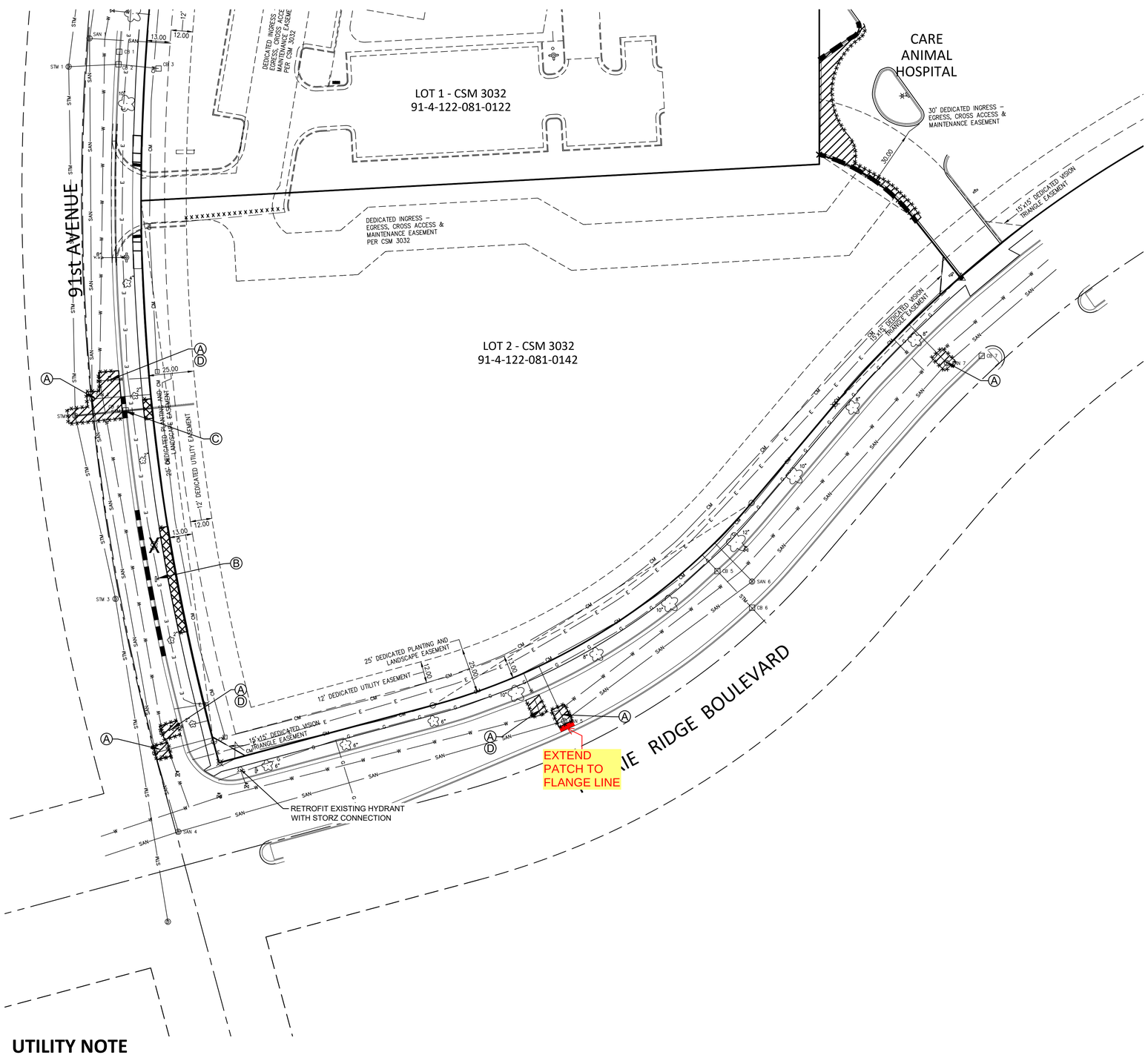

UTILITY NOTE

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DIGGERS HOTLINE
Call 811 or (800) 242-8511
www.DiggersHotline.com

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60' 30' 0' 30' 60'

SCALE 1"=30'

DEMOLITION NOTES

THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL AT A LOCATION APPROVED (BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PAVEMENTS, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLY COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.

THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION, SITE CLEARING, AND DISPOSAL.

THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.

THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE LAND SURVEYOR AND ENGINEER OF RECORD ASSUME NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON-SITE LOCATIONS OF EXISTING UTILITIES.

ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK.

ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CALL DIGGERS HOTLINE AT 1-800-242-8511 A MINIMUM OF 3 WORKING DAYS PRIOR TO EXCAVATION ACTIVITIES TO LOCATE AND MARK ALL UNDERGROUND UTILITIES.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HIRE A PRIVATE UTILITY LOCATING SERVICE TO LOCATE AND MARK ALL UNDERGROUND PRIVATE UTILITIES.

CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH SIGNS, FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE CONSTRUCTION MANAGER. TEMPORARY CLOSURE OF ANY PUBLIC OR PRIVATE ROADWAY OR SIDEWALK SHALL BE APPROVED BY THE AUTHORITY HAVING JURISDICTION.

CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING THE COURSE OF WORK.

PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.

EXISTING ITEMS TO REMAIN INCLUDING, BUT NOT LIMITED TO, SIGNS, UTILITIES, TREES, PAVEMENTS, AND LIGHT POLES SHALL BE CAREFULLY PROTECTED DURING THE DEMOLITION PROCESS. ANY DAMAGE SUSTAINED TO ITEMS TO REMAIN IN PLACE SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE OWNER.

PROPERTY CORNERS AND BENCHMARKS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE OWNER.

CONTRACTOR SHALL LIMIT PAVEMENT REMOVALS TO ONLY THOSE AREAS AS SHOWN ON THESE CONSTRUCTION PLANS OR AS NECESSARY TO COMPLETE THE WORK. CONCRETE SIDEWALK AND CURB & GUTTER IS TO BE REMOVED TO NEAREST JOINT IN ORDER TO ACCOMMODATE PROPOSED IMPROVEMENTS. IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENTS AND OR OTHER IMPROVEMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND REPAIR OF DAMAGED PAVEMENT AND OTHER ITEMS AT NO ADDITIONAL COST TO THE OWNER.

ABANDONMENT OF UTILITIES (WHEN REQUIRED) SHALL BE IN ACCORDANCE WITH SECTION 3.2.24 OF THE "STANDARD SPECIFICATIONS" AND ALL APPLICABLE SECTIONS OF THE VILLAGE ORDINANCES.

IF PREVIOUSLY UNIDENTIFIED HAZARDOUS, CONTAMINATED MATERIALS, OR OTHER ENVIRONMENTAL RELATED CONDITIONS ARE DISCOVERED, STOP WORK IMMEDIATELY AND NOTIFY THE PROJECT CONSTRUCTION MANAGER FOR ACTION TO BE TAKEN. DO NOT RESUME WORK UNTIL SPECIFICALLY AUTHORIZED BY THE CONSTRUCTION MANAGER.

AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ABANDONED, EXCESS, WASTE, STOCKPILED AND SPOIL MATERIAL IN ACCORDANCE WITH SECTION 205.3.12 OF THE "STATE SPECIFICATIONS". THIS WORK SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.

DEMOLITION LEGEND

- SAW-CUT PAVEMENT (FULL DEPTH)
- REMOVE CURB & GUTTER (TO THE NEAREST JOINT)
- REMOVE STORM SEWER
- REMOVE CONCRETE SIDEWALK (TO THE NEAREST JOINT)
- REMOVE ASPHALT PAVEMENT & BASE (EXACT AREA TO BE DETERMINED BY CONTRACTOR)
- TEMPORARILY RELOCATE STREET TREE. REINSTALL UPON COMPLETION OF UTILITIES. FINAL LOCATION PER VILLAGE PUBLIC WORKS.
- Ⓐ EXISTING LATERALS TO BE CAPPED AT THE MAIN AND ABANDONED PER VILLAGE SPECIFICATIONS.
- Ⓑ RELOCATE SPEED LIMIT SIGN AND POST
- Ⓒ REMOVE STORM STRUCTURE
- Ⓓ ABANDON VALVE BOX AS PER VILLAGE SPECIFICATIONS

Nielsen Madsen + Barber
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Tele: (262)634-5588 Website: www.nmbsc.net

HOME2 SUITES BY HILTON
SITE DEMOLITION PLAN
FOR
SYNERGY HOSPITALITY, LLC
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

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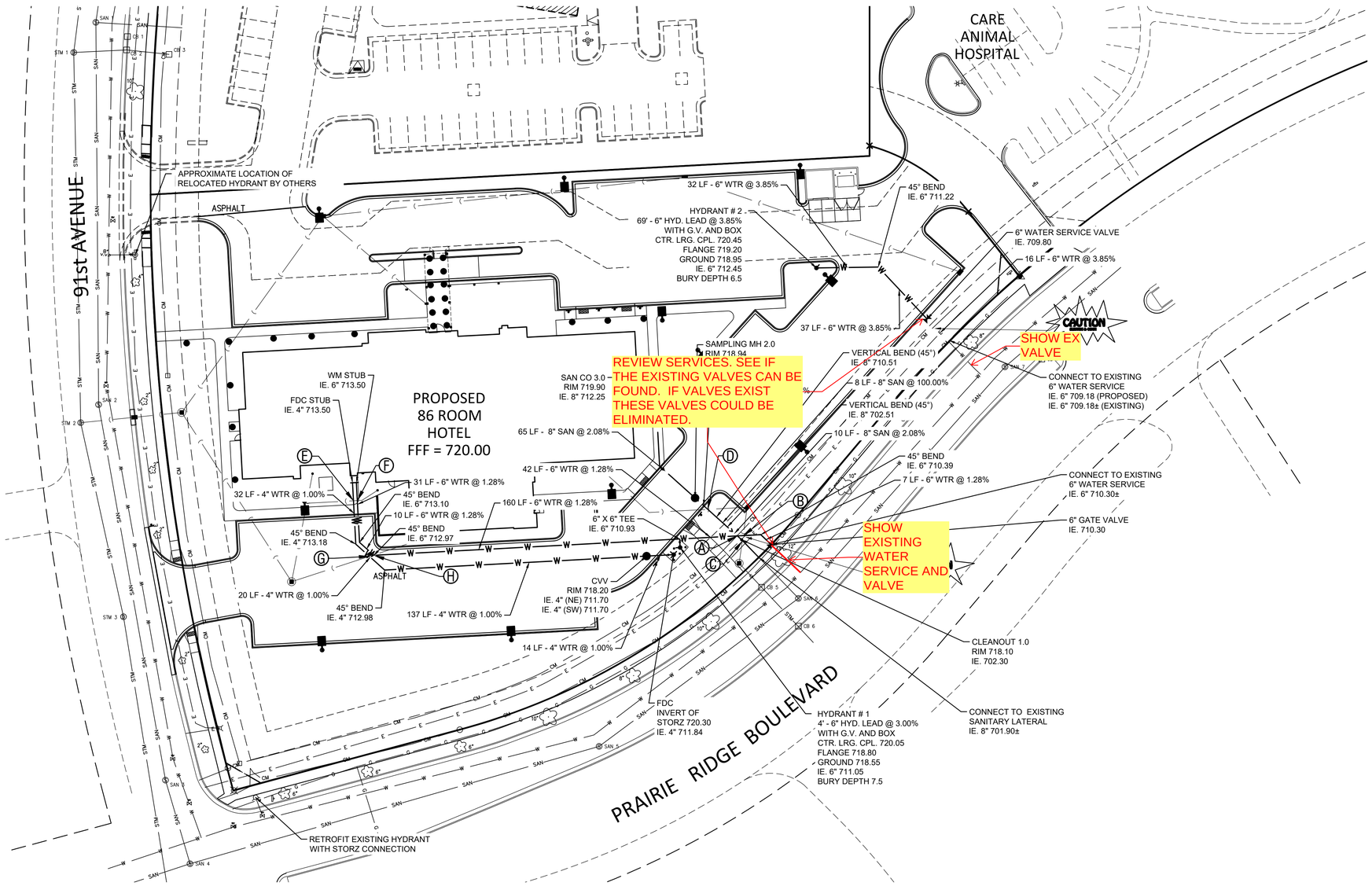

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60' 30' 0' 30' 60'

SCALE 1"=30'

UTILITY CONFLICT RESOLUTION TABLE

LOCATION	UTILITY	BOTTOM OF PIPE	TOP OF PIPE	CLEARANCE
A	6" WTR 8" SAN	710.54 702.37	711.04 703.04	7.50'
B	12" STM 6" WTR	713.90 710.50	714.90 711.00	2.90'
C	12" STM 8" SAN	713.88 702.98	714.88 703.65	10.23'
D	6" STM 8" SAN	714.69 710.71	715.19 711.38	3.31'
E	6" STM 4" WTR	716.16 713.41	716.66 713.74	2.42'
F	6" STM 6" WTR	716.21 713.38	716.71 713.88	2.33'
G	6" STM 4" WTR	715.55 713.08	716.05 713.41	2.14'
H	6" STM 6" WTR	715.08 712.97	715.58 713.47	1.61'

SITE UTILITY PLAN LEGEND

- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING STORM SEWER
- PROPOSED STORM SEWER

DIGGERS HOTLINE
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Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

HOME2 SUITES BY HILTON
SITE UTILITY PLAN
FOR
SYNERGY HOSPITALITY, LLC
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

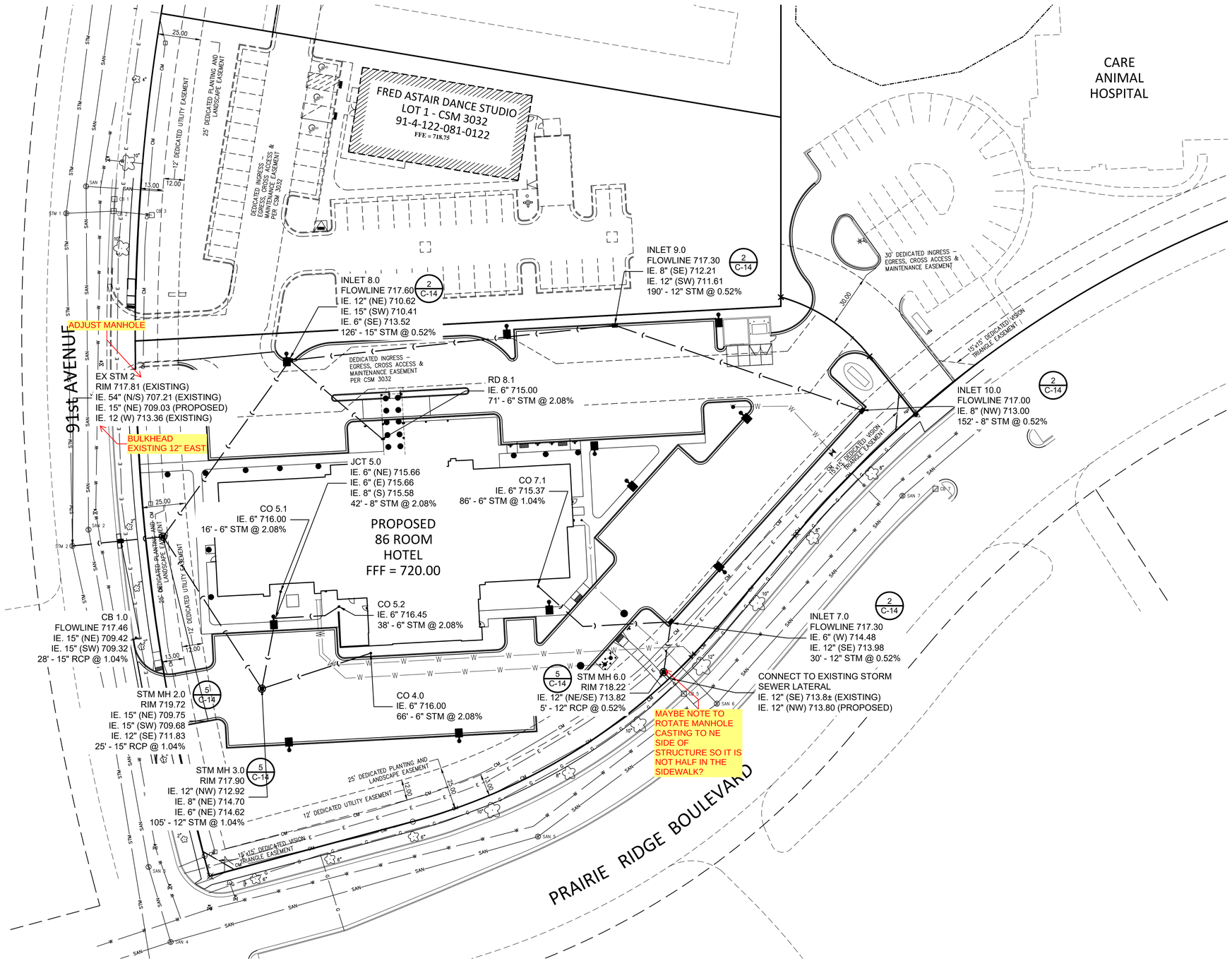
PROJ. MGR: MDE
DRAFTED: CJS
DATE: 2-22-2023
CHECKED: MDE
DATE: 2-22-2023

2013.0057.06

SHEET C-5

ISSUE FOR REVIEW 2-22-2023

Wednesday, February 22, 2023 12:30:47 PM



STORM SEWER SPECIFICATIONS

THE STORM SEWER SYSTEM WAS SIZED ACCORDING TO SPS TABLE 382.36-4 "MAXIMUM CAPACITY OF STORM WATER HORIZONTAL CONVEYANCE PIPING FOR CONCRETE, ASTM C76 AND ASTM C14". ANY MATERIAL APPROVED BY THE VILLAGE OF PLEASANT PRAIRIE AND THE WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES MAY BE USED AT THE SLOPES AND SIZES DESIGNED.

STORM SEWER, ROOF DRAIN AND STORM BUILDING SEWER PIPE AND TUBING MATERIALS SHALL CONFORM TO SPS 384.30 OF THE WISCONSIN ADMINISTRATIVE CODE. REINFORCED CONCRETE PIPE (RCP) AND POLYVINYL CHLORIDE (PVC) MATERIALS SHALL BE SELECTED FROM TABLE 384.30-6. CORRUGATED HIGH DENSITY POLYETHYLENE (HDPE) PIPE MATERIAL (IF SELECTED) SHALL MEET THE REQUIREMENTS OF AASHTO M-252 FOR 4"-10" DIAMETER SIZES AND AASHTO M294 FOR 12"-48" DIAMETER SIZES.

STORM SEWER UNDERDRAIN PIPE SHALL BE IN ACCORDANCE WITH SECTION 612.2.6 OF THE "STATE SPECIFICATIONS." UNDERDRAIN PIPE SHALL BE FURNISHED WITH CLASS 2 PERFORATIONS AND GEOTEXTILE FABRIC (TRENCH WRAP), TYPE "DF" IN ACCORDANCE WITH THE TYPICAL SECTIONS SHOWN ON THE PLANS.

BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE "STANDARD SPECIFICATIONS".

ALL STORM SEWERS INSTALLED IN EXISTING OR PROPOSED PAVED AREAS SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL IN ACCORDANCE WITH TABLE 37, CHAPTER 8.43.4 OF THE "STANDARD SPECIFICATIONS". BACKFILL MATERIAL SHALL EXTEND A MINIMUM OF FIVE FEET (5') OUTSIDE OF THE PAVEMENT LIMITS. TRENCHES RUNNING PARALLEL TO AND LESS THAN FIVE FEET (5') FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE COMPACTED GRANULAR BACKFILL.

A 10-GAUGE TRACER WIRE SHALL BE INSTALLED THE ENTIRE LENGTH OF ALL PRIVATE STORM SEWERS, ROOF DRAINS AND STORM BUILDING SEWER LATERALS PER SPS 382.36(7)(d)10. THE TRACER WIRE SHALL BE EXTENDED TO THE SURFACE WITHIN THE STRUCTURES AND ROOF DRAIN RISERS.

1. WIRE SPLICES SHALL BE IN ACCORDANCE WITH STANDARD ELECTRICAL PRACTICES. ACCEPTABLE WIRE SPLICES ARE BRASS SPLIT BOLTS, DRYCONN WATERPROOF CONNECTORS, SNAP-LOC MODEL LV 9500, OR APPROVED EQUAL. WIRE NUTS ARE NOT ACCEPTABLE

2. BRANCH CONNECTIONS UTILIZING SPLIT BOLTS - SPLICE BRANCH TRACER WIRE TO MAIN TRACER WIRE USING THE FOLLOWING PROCEDURE: BARE TRACER WIRE ON MAIN LINE (DO NOT CUT); CONNECT BRANCH WIRE TO MAIN LINE WITH BRASS SPLIT BOLT; AND SEAL CONNECTION WITH RUBBER ELECTRICAL TAPE AND OVER WRAP WITH TWO LAYER OF POLYETHYLENE ADHESIVE TAPE 1-1/2" WIDE AND 8MM THICK.

3. BRANCH CONNECTIONS UTILIZING OTHER APPROVED CONNECTORS - FOLLOW MANUFACTURER'S RECOMMENDATIONS.

STORM SEWER MANHOLES (MH) AND INLETS (INL) SHALL BE REINFORCED CONCRETE STRUCTURES IN ACCORDANCE WITH VILLAGE OF PLEASANT PRAIRIE SPECIFICATIONS.

ALL STORM SEWERS, MANHOLES AND INLETS SHALL BE CONSTRUCTED WITH WATER AND GAS TIGHT JOINTS IN CONFORMANCE WITH SPS 384.40.

ALL STORM BUILDING LATERALS SHALL BE PROVIDED WITH A CLEANOUT AT THE BUILDING PER SPS 382.35. ALL ROOF DRAIN RISERS AND CLEANOUT STRUCTURES SHALL BE 6" DIAMETER AND INSTALLED WITH A 8" FROST SLEEVE. ALL CLEANOUT STRUCTURES AND ROOF DRAIN FROST SLEEVES SHALL BE SET TO FINISHED YARD GRADE BY THE SITE UTILITY CONTRACTOR. ONLY THE TOP OF THE "SCREW-ON" CAP SHALL BE EXPOSED ADJACENT TO THE BUILDING.

STORM SEWER PLAN LEGEND

STM — EXISTING STORM SEWER

PROPOSED STORM SEWER

DIGGERS HOTLINE
Call 811 or (800) 242-8511
www.DiggersHotline.com

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nmb
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STORM SEWER PLAN
FOR
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VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

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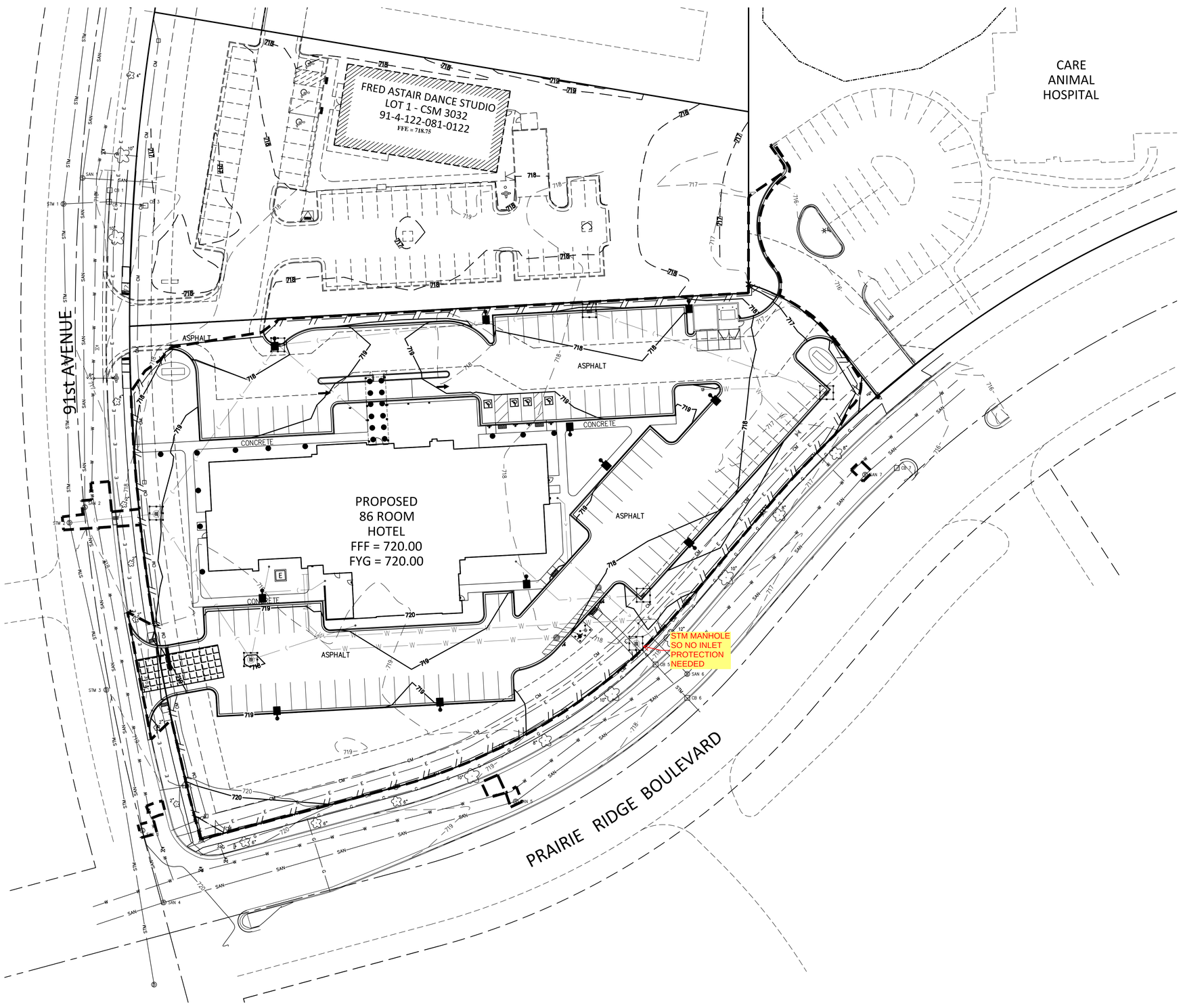
2013.0057.06

SHEET
C-6

ISSUE FOR REVIEW 2-22-2023

Wednesday, February 22, 2023 12:30:52 PM



N

60' 30' 0' 30' 60'

SCALE 1"=30'

SITE GRADING & EROSION CONTROL LEGEND

—692—	EXISTING CONTOURS
—702—	PROPOSED CONTOURS
— — —	LIMITS OF DISTURBANCE (102,343 SF = 2.349 AC)
1 C-9	SILT FENCE
2 C-9	INLET PROTECTION (TYPE "C" UNLESS OTHERWISE SPECIFIED)
3 C-9	STONE TRACKING PAD
804.85	FINISHED YARD GRADE

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SHEET
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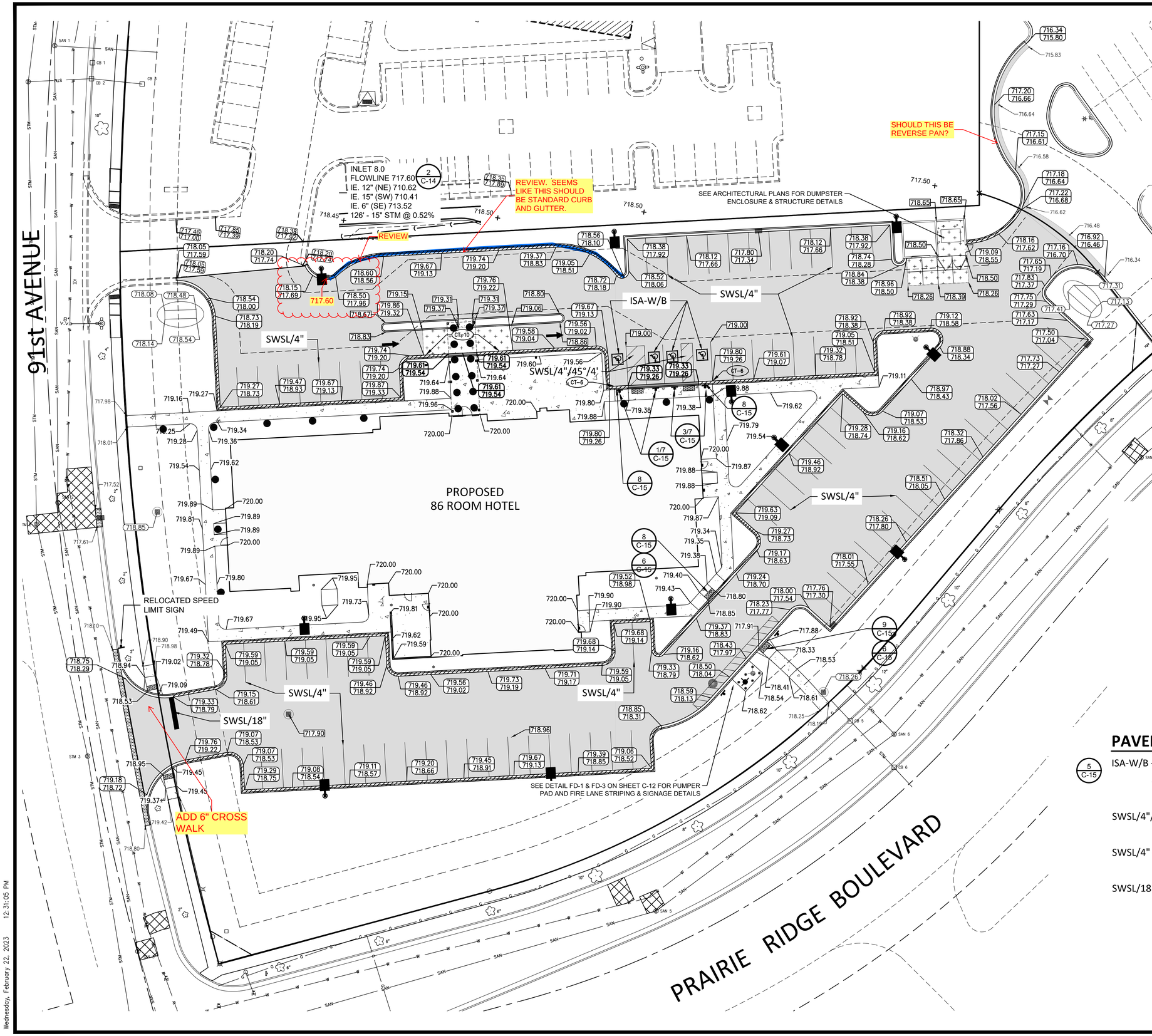
Wednesday, February 22, 2023 12:30:57 PM



N

40' 20' 0' 20' 40'

SCALE 1" = 20'

PAVEMENT GRADING LEGEND

- 804.85 — EXISTING SPOT GRADES
- 804.85 — FINISHED PAVEMENT GRADES
- 804.85 — FINISHED SIDEWALK GRADE
- 804.85 / 804.35 — TOP OF CURB / FINISHED SIDEWALK GRADE / FINISHED CURB FLANGE GRADES
- 804.85 — FINISHED YARD GRADE
- 6 C-13 — 18" VERTICAL FACE, CONCRETE CURB & GUTTER
- 7 C-13 — 18" VERTICAL FACE, REVERSE PAN, CONCRETE CURB & GUTTER
- 8 C-13 — 18" DEPRESSED HEAD, REVERSE PAN, CONCRETE CURB & GUTTER
- 9 C-13 — 30" DEPRESSED HEAD, CONCRETE CURB & GUTTER
- 2 C-13 — CT-1.5 — CURB HEAD TAPER
- 3 C-13 — MEDIUM-DUTY ASPHALT PAVEMENT (4")
- 4 C-13 — LIGHT-DUTY CONCRETE PAVEMENT (5")
- 5 C-13 — HEAVY-DUTY CONCRETE PAVEMENT (8")
- PAVEMENT REPAIR PER VILLAGE SPECIFICATIONS

PAVEMENT MARKING LEGEND

5 C-15 — ISA-W/B - INTERNATIONAL SYMBOL FOR ACCESSIBILITY - WHITE ON BLUE BACKGROUND

SWSL/4"/45°/4' - SINGLE WHITE SOLID LINE / 4" WIDE EACH, 45°, 4' O.C.

SWSL/4" - SINGLE WHITE SOLID LINE / 4" WIDE EACH

SWSL/18" - SINGLE WHITE SOLID LINE / 18" WIDE EACH

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HOME2 SUITES BY HILTON
PAVEMENT GRADING, MARKING & SIGNAGE PLAN
FOR
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VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

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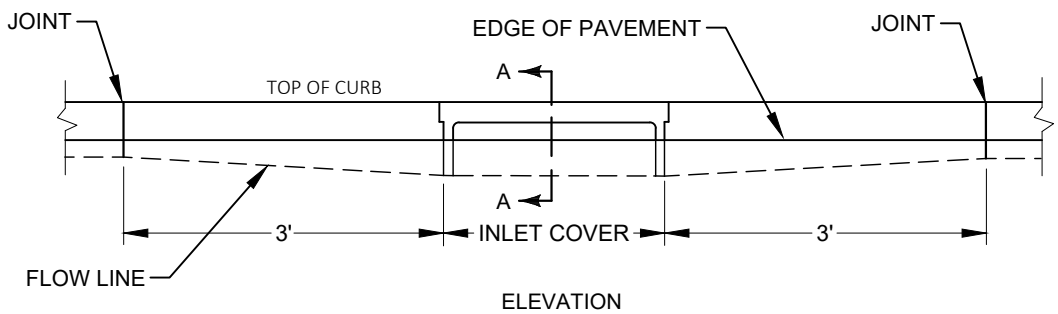
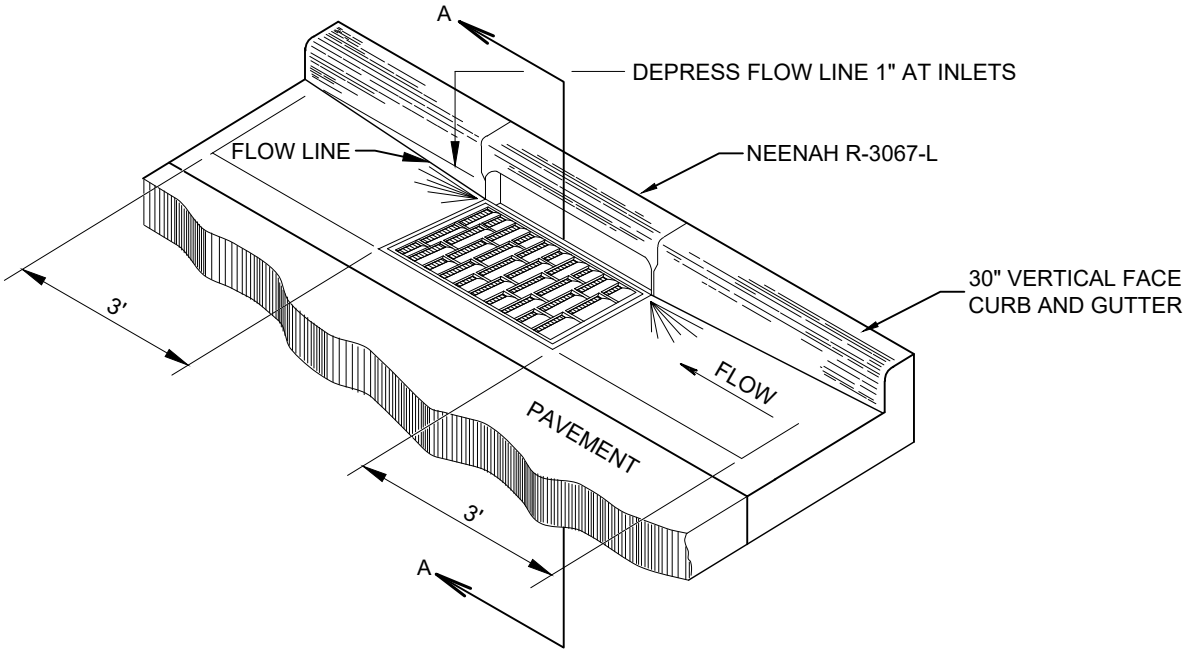
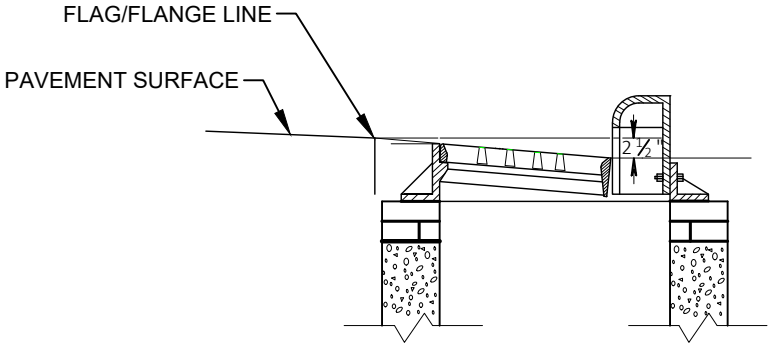
Wednesday, February 22, 2023 12:31:05 PM



ELEVATION

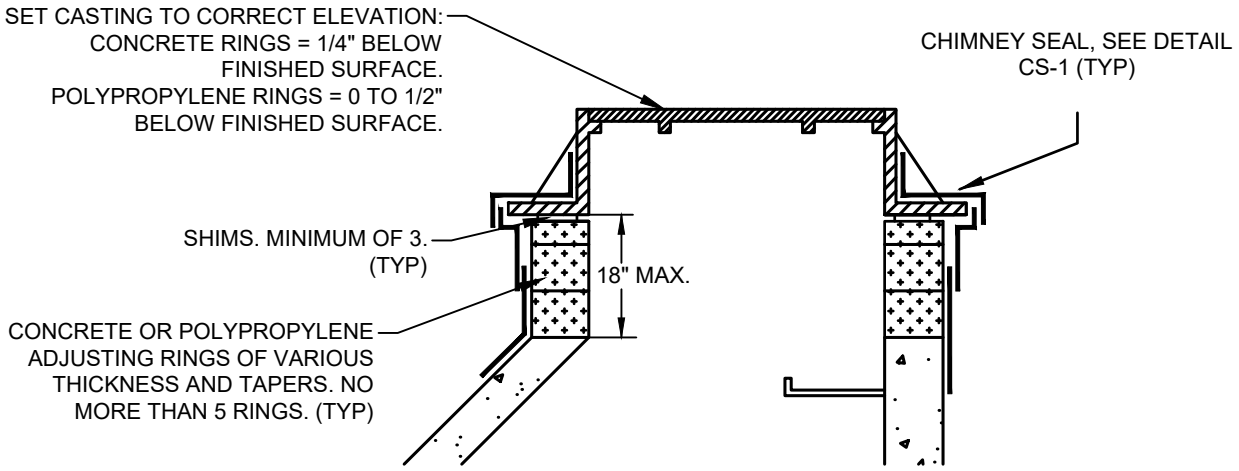




SECTION A-A

ADD DETAIL

VERTICAL FACE CURB & GUTTER AT INLETS	DETAIL: RD - 9.1
DATE: 1-17-23	VILLAGE OF PLEASANT PRAIRIE
APPROVED BY: MATT FINEOUR	KENOSHA COUNTY, WISCONSIN



NOTE:
CHIMNEY SEAL IS REQUIRED ON ALL VILLAGE OWNED SANITARY SEWER, STORM SEWER, FORCE MAIN AND WATER MANHOLES THAT ARE ADJUSTED TO GRADE.

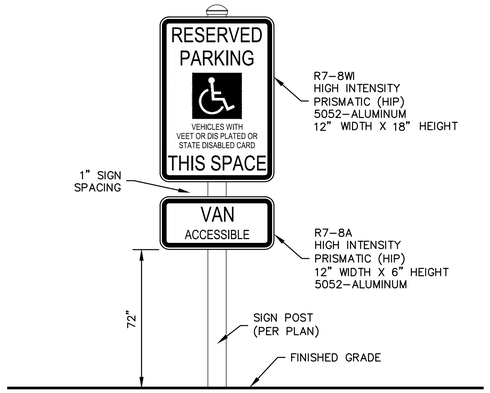
REFER TO VILLAGE STANDARD SPECIFICATIONS VS-0603 MANHOLE AND VALVE BOX ADJUSTMENTS FOR ADDITIONAL REQUIREMENTS.

SCALE: NTS

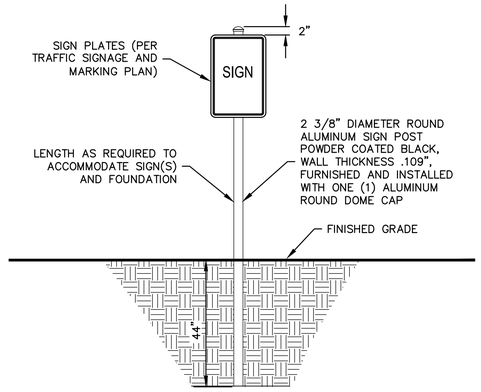
INSTALLATION INSTRUCTIONS:

1. MANHOLES REQUIRING MORE THAN 18-INCHES OF ADJUSTING RINGS SHALL BE RECONSTRUCTED UNLESS APPROVED BY THE VILLAGE.
2. REMOVE MANHOLE CASTING AND ALL EXISTING ADJUSTING RINGS.
3. CLEAN CASTING, MANHOLE AND ADJUSTING RING SURFACES OF ALL LOOSE MATERIAL, MORTAR, SOIL, ETC TO ALLOW OF GOOD ADHESION OF THE SEALANT AND CHIMNEY SEAL.
4. USING ADJUSTING RINGS OF VARIOUS THICKNESS AND TAPERS ADJUST MANHOLE TO THE GREATEST EXTENT POSSIBLE. ADJUSTING RINGS SHALL MATCH THE DIMENSIONS OF THE EXISTING STRUCTURE. EXISTING ADJUSTING RINGS WHICH ARE UNDAMAGED AND CONFORM TO THE REQUIREMENTS OF NEW ADJUSTING RINGS MAY BE REUSED. CASTING SHALL BE PLACED LEVEL WITHIN GRASS AREAS OR MATCH THE SLOPE OF THE ADJACENT FINISHED SURFACE IN ALL OTHER AREAS. ADJUSTING RINGS SHALL BE CONCRETE OR POLYPROPYLENE AS SPECIFIED IN VS-0603. NO MORE THAN 5 ADJUSTING RINGS ARE PERMITTED. INSTALL ADJUSTING RINGS AS DIRECTED BELOW:
   - 4.1. CONCRETE RINGS WITH ONE LINE OF STEEL CENTERED WITHIN THE RING. ADJUSTING RINGS SHALL BE SET WITH BUTYL RUBBER SEALANT TROWELED INTO A 1/4 INCH THICK LAYER OVER THE ENTIRE MATING SURFACE OF THE TOP OF CONE OR FLAT TOP AND ALL ADJUSTING RINGS. THE BUTYL RUBBER SEALANT SHALL BE EZ-STIK OR KENT-SEAL BUTYL BASE SEALANT IN TROWELABLE GRADE OR EQUAL. AFTER PLACING RINGS, MINOR PERMANENT SHIMMING OF THE CASTING TO OBTAIN THE NECESSARY ELEVATION AND SLOPE SHALL BE PERFORMED. SHIMS SHALL HAVE A MINIMUM SURFACE AREA OF 8 SQUARE INCHES AND BE MADE OF STEEL, OR OTHER NON-DEGRADABLE MATERIAL APPROVED BY THE VILLAGE. SHIMS SHALL BE PLACED AT A MINIMUM OF THREE LOCATIONS BETWEEN THE CASTING AND TOP ADJUSTING RING TO PREVENT ROCKING OF THE CASTING. AFTER THE SHIMS HAVE BEEN CORRECTLY PLACED THE CONTRACTOR SHALL THEN TROWEL THE BUTYL RUBBER SEALANT OR NON-SHRINK GROUT, IF APPROVED BY THE VILLAGE, OVER THE MATING SURFACES AND THEN PLACE THE CASTING ONTO THE MANHOL ADD DETAIL E BUTYL OR GROUT BETWEEN THE ADJUSTING RING AND CASTING BY PUSHING, TUCKPOINTING, OR ANY OTHER METHOD, FROM THE OUTSIDE OF THE RINGS IS NOT PERMITTED. CONTRACTOR SHALL TAKE CARE TO PREVENT THE BUTYL RUBBER SEALANT FROM GETTING ON THE INTERIOR SURFACE OF THE RINGS AND FRAME WITHIN THE CHIMNEY.
   - 4.2. POLYPROPYLENE ADJUSTING RINGS SHALL BE PRO-RING™ AS MANUFACTURED BY CRETEX SPECIALTY PRODUCTS, WAUKESHA, WISCONSIN, OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
5. INSTALL CHIMNEY SEAL IN ACCORDANCE WITH VILLAGE STANDARD DETAIL CS-1.

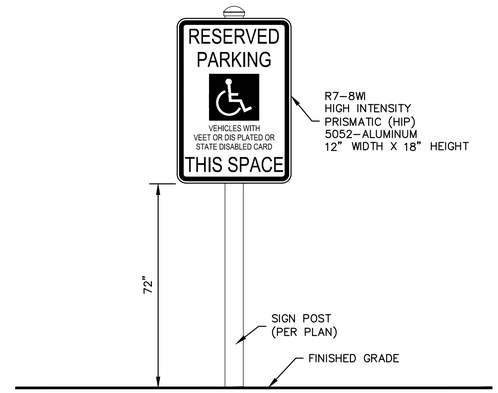
MANHOLE ADJUSTMENT DETAIL	DETAIL: ADJ - 1
DATE: 2-1-23	VILLAGE OF PLEASANT PRAIRIE
APPROVED BY: MATT FINEOUR	KENOSHA COUNTY, WISCONSIN



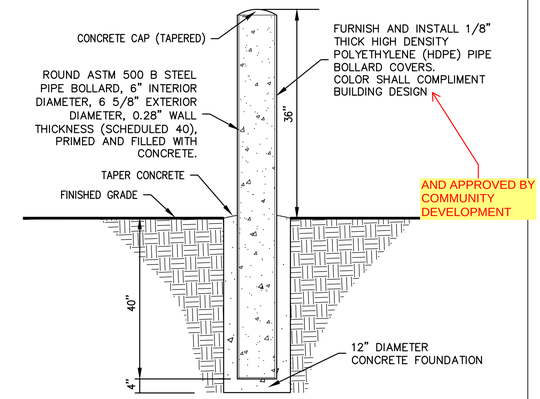
1	ADA "RESERVED PARKING VAN ACCESSIBLE" SIGN DETAIL	N.T.S.



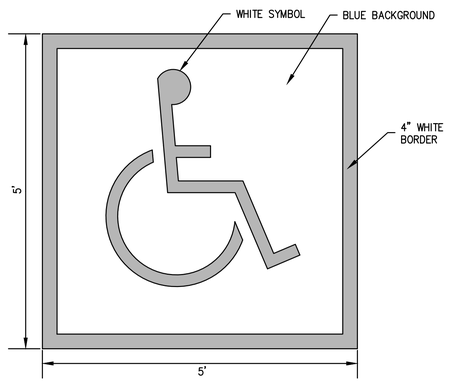
1	ALUMINUM ROUND SIGN POST DETAIL	N.T.S.



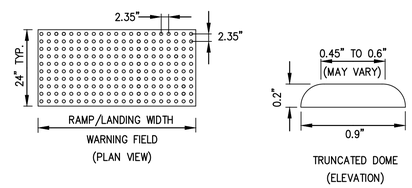
1	ADA "RESERVED PARKING" SIGN DETAIL	N.T.S.



1	6" STEEL PIPE BOLLARD DETAIL	N.T.S.



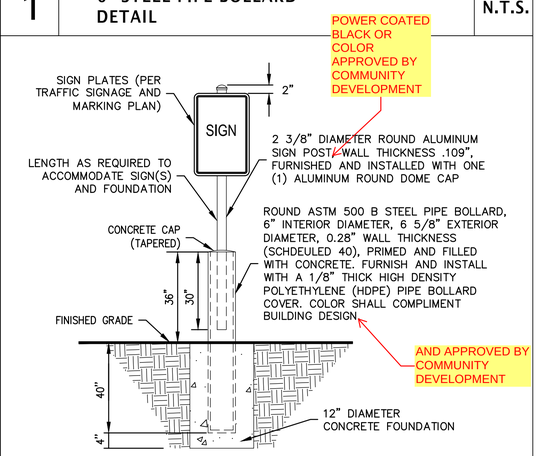
5	PAINTED INTERNATIONAL SYMBOL FOR ACCESSIBILITY DETAIL	N.T.S.



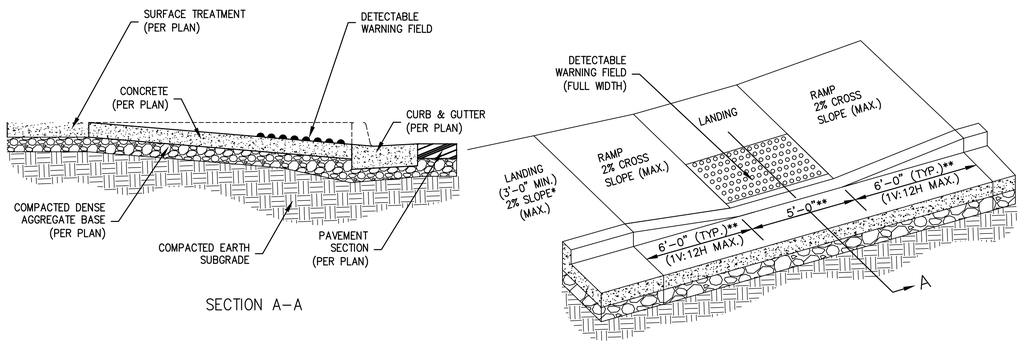
NOTES:

1. THIS WORK WILL CONSIST OF FURNISHING ALL MATERIAL, EQUIPMENT AND LABOR NECESSARY FOR THE PLACEMENT OF DETECTABLE WARNING DEVICES, COMPLETE AND READY FOR SERVICE AT ALL NEW SIDEWALK CURB RAMPS OR WHERE SHOWN ON THE PLAN.
2. DETECTABLE WARNING FIELDS SHALL COMPLY WITH "THE DETECTABLE WARNINGS ON WALKING SURFACES" SECTION OF THE AMERICANS WITH DISABILITIES ACT (TITLE 49 CFR TRANSPORTATION, PART 37.9 STANDARDS FOR ACCESSIBLE TRANSPORTATION FACILITIES, APPENDIX A, SECTION 4.29.2 DETECTABLE WARNINGS ON WALKING SURFACES).
3. DETECTABLE WARNING FIELDS SHALL EXTEND 24 INCHES (610 MM) MINIMUM IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE CURB RAMP FLUSH SURFACE.
   A. THE DETECTABLE WARNING FIELD SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB OR EDGE OF PAVEMENT IS 6 INCHES (150 MM) MINIMUM AND 8 INCHES (205 MM) MAXIMUM FROM THE FACE OF THE CURB OR EDGE OF PAVEMENT.
   B. TRUNCATED DOMES SHALL BE ALIGNED ON A SQUARED GRID, ALIGNED IN ROWS PARALLEL AND PERPENDICULAR TO THE PREDOMINANT DIRECTION OF TRAVEL. DOMES MUST NOT BE SKEWED DIAGONALLY TO THE DIRECT OF TRAVEL.
4. AVAILABLE MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS. MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED IN THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
   A. CAST IN PLACE REPLACEABLE TACTILE WARNING SURFACE TILES AS MANUFACTURED BY ADA SOLUTIONS, INC., CHELMSFORD, MA OR PRE-APPROVED EQUAL.
      i. COLOR OF THE DETECTABLE WARNING FIELD SHALL BE SELECTED BY THE OWNER.
5. SPECIFICATIONS FOR CONCRETE SEALANT AND OTHER RELATED MATERIALS SHALL BE IN STRICT ACCORDANCE WITH THE GUIDELINES SET BY THEIR RESPECTIVE MANUFACTURERS.

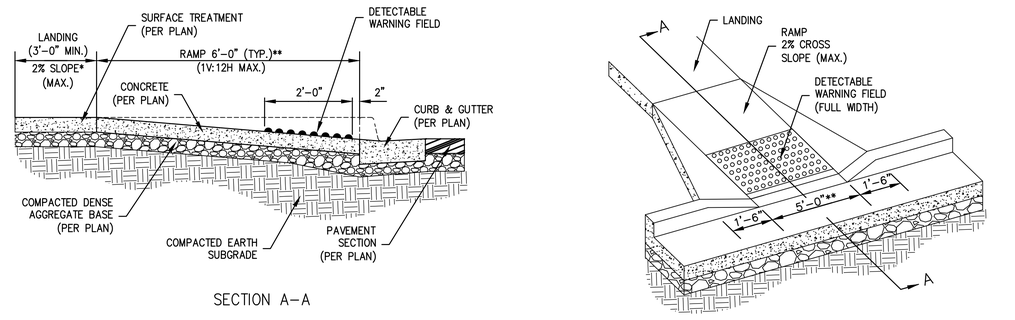
6	DETECTABLE WARNING FIELD DETAIL	N.T.S.



7	ALUMINUM ROUND SIGN POST W/ 6" STEEL PIPE BOLLARD DETAIL	N.T.S.



1	INTEGRAL SIDEWALK (72" TAPER) ACCESSIBLE RAMP DETAIL	N.T.S.



9	CONCRETE CURB AND GUTTER (18" TAPER) ACCESSIBLE RAMP DETAIL	N.T.S.

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

HOME2 SUITES BY HILTON
TYPICAL SECTIONS & CONSTRUCTION DETAILS
FOR
SYNERGY HOSPITALITY, LLC
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR: MDE
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ISSUE FOR REVIEW 2-22-2023

Wednesday, February 22, 2023 12:31:36 PM

Office of the Chief of Fire & Rescue
Craig Roepke

VILLAGE STAFF MEMORANDUM

TO:	Jean Werbie-Harris, Community Development Director
FROM:	Craig Roepke, Chief Fire & Rescue
CC:	Peggy Herrick, Assistant Planner, Community Development
SUBJECT:	Fire Department Review of Home 2 Suites Site & Ops Plan
Permit/Trakit#:	DEV2212-002
DATE:	January 19, 2023

These are Comments/Reviews for the Home 2 Suites Site & Ops Plan.

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

1. This project shall require both an automatic fire sprinkler system and fire alarm detection and notification system applicable to its building and occupancy designations.
2. All FA pull stations shall require covers as noted within.
3. An AED shall be required within this building. Details are within this document. Specific location(s) to be addressed at a later date.
4. Items referenced on the Village Engineering review shall be addressed.
5. Review attached AHJ drawing markup.
6. Each stairwell level shall have an installed hose valve connection.
7. Verify that either elevator car accommodates the AHJs EMS stretcher size.
8. Additional elevator keys to be made available for Knox Box contents. To include at minimum, “drop-key”, Fireman’s service key, other related keys that may operate lights or fan. This may be dependent on the car manufacturer. This is in addition to the code required elevator key box contents. This can be refined as the project progresses.
9. Review session with elevator installation staff to instruct how to safely deenergize the elevator systems in the event of entrapment.
10. Discuss & review pumper pad bump out as shown.
11. Identify Roof access means – additional placarding will likely be required to nomenclate doors that lead to roof.
12. Identify any canopies at front entrance and their clearance height.
13. Additional comments may be forthcoming as new or revised project information becomes available.

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

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

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

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

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

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

FIRE ALARM AND SPRINKLER PLANS ARE A SEPARATE SUBMITTAL TO THE FIRE DEPARTMENT. FIRE PROTECTION SUBMITTALS SHALL BE BROKEN INTO AN UNDERGROUND SUBMITTAL AND AN ABOVE GROUND SUBMITTAL. THESE SUBMITTALS MAY BE SUBMITTED SIMULTANEOUSLY AS ONE PACKET.

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

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

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

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

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

3. **Gates / Barriers:**
   a. Any gates or barriers that are employed or installed on a private roadway or access shall have a

minimum width clearance of sixteen (16) feet. Builder/developer to identify any other gate widths and obtain written AHJ variance approval.

b. Gates or barriers that are locked must have the ability for the AHJ to remove, unlock or disable either manually or automatically the securing mechanism to open or raise the gate or barrier. Builder/developer to identify methodology of such mechanisms.

c. Any barrier or gate that raises vertically at a pivot point to allow for passage must provide for at least 90 degrees of clearance from the ground to the bottom of the gate or barrier.

d. Gates or barriers that raise vertically shall have a minimum vertical clearance of 13'6".

e. There shall be a manufacture endorsed mechanism or process to secure the gate or barrier in the open position without utilizing personnel or ad-hoc methods to maintain an open condition.

f. There shall be Knox padlocks, Knox key switches, or other AHJ approved devices on all gates on site. The Fire & Rescue Department will review the proper placement and operation of the Knox system locks & Boxes.

g. The gate or barrier access on premise shall be readily identifiable and in contrast to fencing by the AHJ.

h. Based on the project details main access or emergency gates will likely require a "Click-to-Enter" system or similar; see website click2enter.net

4. **Combination Water Sizing Confirmation:** The owner shall provide a letter from the sprinkler designer affirming that the combination water main is sized appropriately for both domestic use and fire sprinkler protection demand. This will typically include the designer's license stamp on the document.

5. **Compliance**: A letter shall be submitted to the Fire & Rescue Department prior to receiving a building permit, stating that the project will comply with all requirements addressed within this document. This document shall be received prior to holding any pre-construction meeting.

6. **Required Licenses:** A Wisconsin licensed fire protection contractor and/or sprinkler fitter must install any and all dedicated fire protection underground fire mains and aboveground fire protection as defined in WI SPS 305 subchapter V

7. **Review and Comments:** the Fire Department will review and comment on the following areas outlined below.

A. Site and Operational Permits

1. Site accessibility (Plans provided do not specific clearances or distances)
2. Fire Pump Location
3. Pumper Pad
4. Fire hydrant spacing

B. Conditional Use and Operational

1. Standpipe outlet locations .
2. Fire alarm pull stations
3. Emergency and Exit Lighting
4. Fire extinguishers

8. **Plan Review, Permits and Fees**

a. The plans for the fire protection underground, aboveground, fire alarm system, and/or special suppression systems shall be submitted to the AHJ for review;

b. It is common and typically recommended that the protection underground and aboveground (Sprinklers) are split into separate reviews in the interest of time and construction.

c. Electronic submittals are now in place. This will aide in reducing the response time for approval notifications.

d. The Village will use an independent fire safety consultant for review of all fire protection plans submitted.

i. Standard review periods are 21 business days

ii. Expedited reviews at 10 business days are available for an extra cost.

iii. Plan review times begin the day after the plans are received by the contract reviewer.

e. Contacting the third-party reviewer directly for submission is not allowed. Subsequent design questions and clarification dialogue is permissible.

f. An approved & stamped AHJ review must be completed before any permits will be issued and before construction may begin.

g. A submittal is not considered permitted or an approved plan.

h. Acquiring WI State approved plans is not an alternative to bypass the AHJ permitting process.

i. A Building Department Low voltage permit must also be secured by the fire alarm installer.

j. Applications & assistance can be found at https://www.pleasantprairiewi.gov

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

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

   a. Fire Protection Plans for Underground and Aboveground
   b. Fire Alarm System Plans
   c. Kitchen (Ansul™ or similar) Hood Systems Plans
   d. Clean Agent systems such as HFC-125, Sapphire™ agents or similar

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

10. **Occupancy:**

    a. All fire and life safety requirements must be in place and operational prior to any building being occupied.

    b. No occupancy inspections shall be scheduled until all life-safety systems are complete.

    c. Key life safety systems include: Fire sprinkler system, Fire alarm system, Fire extinguishers, Emergency Lighting, and any additional requirements determined by both the Fire Department and/or the Village Building inspection department.

    d. AEDs as required are in place.

    e. Building access keys and related interior access methods must be in place.

11. **Hazardous Occupancies**: Should there be identified hazard occupancies with this project, the Fire & Rescue Department will need more than the typical four week time period to review potential Hazardous Occupancies. The owner must contact the Fire & Rescue Department as soon as possible to begin the review process.

12. **Exterior Doors:** All outside doors shall have access to the interior. Such as a lock and handle provided at each door.

13. **AED:** The owner may be required to acquire and install one or more public access Automatic External Defibrillator (AED) onsite for employee and public use in the event of a sudden cardiac arrest. It is suggested that during the construction phase that a location(s) be identified so that options for recessed cabinets may be determined.

14. **Storage:** Maximum height, width and aisle ways and egress pathways must be maintained and will be enforced. The same concerns apply to the storage of quantities of combustibles (plastics and cardboard) and other storage of flammable liquids or chemicals must also be properly identified, placarded and stored.

15. **Severe Weather Shelter:** The architect shall identify the area within each building or structure that can be used as a “severe weather shelter” or “safe haven” during severe weather such as a tornado. That area will be identified with signage.

16. **Door Numbering:** Each exterior door shall be sequentially numbered.
    a. Shall consist of a 4" reflective number in a color that is contrasting to the door color.
    b. Numbering shall be in an increasing sequence and located in the upper right-hand portion of the door.
    c. The starting numbering point shall be the front entrance or determined in the field and approved by the AHJ prior to completing.
    d. Door numbering shall also be identified on the interior on the upper corner of the Handle side
17. **Door numbering – Internal:** in multi-unit residential dwelling buildings a numbering scheme shall be devised so that locations of a room are intuitively expected. Each room shall have a unique number assignment.
18. **On Premise Secure Key System:**
    a. Knox Company Rapid Entry System, "Knox Boxes" shall be provided for the building. The Knox Boxes shall be Model 4400, other models may be permissible with written AHJ approval.
    b. Knox Boxes are ordered through the AHJ.
    c. **Recessed mounted key boxes;** Wherever possible recessed key boxes should be utilized
    d. Two sets of all keys (Master, fire alarm pull station, annunciator, elevator, etc.) shall be placed within each installed box on premise. This includes key cards, FOBs or other electronic media used to access both interior and exterior doors. Key sets should be labelled and organized into two distinct ringed sets.
    e. Height of Knox Box is five (5) feet from finished ground to top of box. Review drawing cut sheet for specific details.
    f. Details on installation location can be found on the Village website or requested through the contact within this document.
    g. If this is an existing facility, the Knox Boxes should be adjusted to meet the current height installation requirement.
    h. Refer to the Project Supplement Guide for height and location installation.
19. **Fire Extinguishers:** Shall meet NFPA 10 (Portable Fire Extinguishers) for the specific use of the building and be in sufficient number. Final approval, of fire extinguisher locations and quantity, will not be given until occupancy is taken, to see how a tenant furnishes the space. The company providing the fire extinguishers shall submit a letter to the Fire and Rescue Department stating the locations and size of the extinguishers are in compliance with NFPA 10.
20. **Emergency and Exit Lighting:** Exit and Emergency Lighting shall be provided and shall have a backup methodology allowed by applicable codes. Combination EM/Exit units are acceptable. An emergency generator and transfer switch designed for such uses eliminates the need for EM lighting battery backup. These circuits shall be clearly labeled as applicable. Emergency lighting testing and photometrics shall be required and will also be reviewed by the Village building inspection department.
21. **Sprinkler System:**
    a. The building shall be equipped with an "automatic fire sprinkler system". The systems shall be designed and constructed to the current relevant edition of *NFPA 13x, Automatic Fire Sprinklers and the Village of Pleasant Prairie Ordinance 180-16, Automatic Fire Sprinklers*. Confirm NFPA edition with the Fire Department prior to system design.
    b. Fire Risers shall be durably labeled with the system and/or riser identification. NFPA 13 [2016]25.5 & 25.6. Fire risers shall have their system number affixed to the vertical riser pipe in a contrasting color that is easily identified from a distance. Number sizes at minimum shall be 4 inches.
    c. Outside/exterior building Riser Control Valves: Where installed, outside control valves shall be durably labeled with the associated system or riser that it controls. Control valves shall be electrically monitored and/or locked as required by code.

d. Outside yard valves such as PIVs or OS&Y valves shall be locked with chain and/or commercially breakable locks. Those keys shall also be made available and placed in the respective Knox key boxes.

e. The use of underground fire valves in the roadway, placed in "buffalo boxes" or similarly depicted enclosures shall be specifically identified and approved by the AHJ. Pavement markings identifying valves shall be required and maintained. Valve handles or "Tee" Handles or valve key, to control such valves shall be made available and kept on-site for fire personnel.

f. Hydrant flow test values for sprinkler design purposes shall be no older than one year from the above ground (sprinkler) fire submittal date.

g. If exterior building riser valves are in place in raised loading dock areas, they shall be accessible by dock platform stairs so that valves can be accessed and operated in a safe manner.

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

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

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

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

24. **Existing On-Premise Hydrants**: For properties with existing hydrants; Hydrants shall be evaluated and re-painted per AHJ specifications. At minimum, the designated FDC hydrant shall be retro-fitted with a Storz connection per Village specifications. Any Yard hydrant may be required to Storz retro-fitted based on-site review.

25. **Fire Protection Loop:** As applicable for building type or unless otherwise approved in writing by the AHJ, a fire protection (hydrant) loop shall be required as part of the overall fire protection systems as outlined in §180-16(K)(5).

26. **Fire Hydrant Acceptance**: Prior to the fire sprinkler system connection to any new water mains (including water mains, fire hydrants, laterals leading to the building and risers) must be hydrostatically tested and flushed according to National Fire Protection Association (NFPA) code standard 24 and witnessed by the Fire Chief or designee.

27. **Fire Hydrant Colors**: The following hydrant color scheme shall be adopted;

a. Any non-pressurized private hydrant shall be painted solid Blue. (Sherman Williams Blue Chip (SW6959) (Mueller Caution Blue F63RXL9667) in color, both barrel and caps. These fire hydrants are owned by the property owner and shall be maintained by the owner or tenant if identified in the lease agreement. This would include at minimum the FDC pumper pad hydrant.

b. Yard fire hydrants are located on a fire loop fed by a fire pump and shall be painted a solid yellow color, both barrel and caps. These fire hydrants are owned by the property owner and shall be maintained by the owner or tenant if identified in the lease agreement. Existing hydrants to re-paint using Mueller Yellow (Sherwin-Williams Safety Yellow SW4084). New factory Hydrants using Mueller Yellow (Sherwin-Williams Polane F63YL14).

c. Municipal fire hydrants located in the easement property, road right-of-way, shall be solid red in color, both barrel and caps. These fire hydrants are the owned by the municipality have jurisdiction

and will be maintained by their respective organization. Paint color Mueller Red Sherwin Williams Polane F63RL15

d. Hydrants with Storz connections; do not paint the Storz portion of the hydrant.

e. Existing building with remodel or expansion projects shall re-paint all on premise hydrants to the current color scheme standard. Refer to the Project Supplement Guide for hydrant details.

28. **Fire hydrant / water main flushing:** The AHJ shall coordinate the flushing of all new water mains, fire hydrants, laterals leading to the building and risers with both the sub-contractors responsible, the Village of Pleasant Prairie Engineering Department, Fire & Rescue Department and the Water Utility Department, prior to seeking a "clean water sample" on this site. Water valves within the right-of-way shall only be operated by Village DPW employees.

29. **Pumper Pad:**

a. A municipally fed fire hydrant and fire department connection (FDC) combination is defined to be a "pumper pad".

b. See Fire hydrant Color scheme for FDC hydrant.

c. The FDC shall comprise of a 30 degree angled 5" Storz connection unless otherwise approved by the fire department in writing.

d. Both the hydrant and FDC shall between 18" and 23" above finished grade as a pair. Both the FDC connection and hydrant pumper nozzle shall face perpendicular to the curb or roadway.

e. There shall be dedicated space for a fire engine to have unobstructed access to the pumper pad.

f. Wall mounted FDCs may be an option dependent on project details. AHJ written approval required.

g. Both the Fire Department Sprinkler connection and the fire hydrant shall be installed remote from the building and located a minimum distance from the building equal to the highest wall. Any variances shall be approved by the AHJ in writing.

h. The pumper pad shall be free of vegetation, plant, shrubs, or other obstructions at least 5 feet on each side.

i. The fire hydrant shall be located no more than five (5) feet from the roadway and the Fire Department sprinkler connection shall be placed no more than five (5) feet from the fire hydrant.

j. The Fire Department connection shall be constructed along with an underground drain with access for inspection. In cases where there is an accessible basement, the FDC drip/valve assembly may be located inside the basement. Should this situation present itself, written AHJ approval shall be required to utilize this arrangement.

k. The area around the pumper pad shall be comprised of a hard surface such as asphalt or concrete.

l. The pumper pad area shall have posted; signage and pavement markings as identified in detail FD-1 & FD-3 cut sheets.

m. Bollards shall not obstruct access to either the FDC or hydrant pumper nozzle.

n. Refer to the Village specification drawing FD-1for the pumper pad design.

o. Existing FDCs shall be retro-fitted to the 5" Storz connection. The Siamese connection of any FDC shall be removed.

30. **Bollards:**

a. Shall be placed near fire hydrants, remote post indicator valves (PIV) and Fire Department connection(s) that are subject to damage.

b. Bollards shall be six (6) inches in diameter. Bollards shall not obstruct charged fire hoses.

c. It is recommended that the Fire Department approve the location of the bollard(s) before final placement is made.

d. Refer to detail FD-2 cut sheet.

31. **Hydrant Identification and Truck/vehicle parking:** In locations that maintain semi-trailer or related parking where the trailer/vehicle may hide or inhibit access to a hydrant, shall be visibly marked and maintained prohibiting using that space. See Fire Dept. Project Supplement Guide for detailed diagram.

32. **Fire Lane & Pavement Markings:** As required by the AHJ & project details, fire lane signage and pavement markings shall be required. Refer to Project Supplement Guide for pavement requirements.

33. **Standpipes:**

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

    b. The building protection system shall be equipped with standpipes that shall consist of 2-½ inch NST valve, capable of delivering 250 GPM, at 75 PSI measured at the standpipe valve.

    c. No 1-1/2" cap reductions are required.

    d. Other standpipe configurations may be permissible with written AHJ approval.

    e. Standpipe installation/location should be aware of other obstructions such as electrical outlets, light switches, fire alarm pull stations, and electrical boxes that typically reside in this general location. This concern is to avoid unsafe operation of the standpipe and surrounding devices.

34. **Pump Room / Riser Room Door:**

    a. The exterior door that accesses either the fire pump or riser room shall be labeled in the following manner outlined below

        i. At the center upper 1/3 of the door, utilizing 4" reflective RED or WHITE block lettering contrasting to the door color, with the following title.

        ii. "FIRE PUMP ROOM" or "FIRE RISER ROOM", respective for the type of existing room.

    b. Other notification or placarding may be required based on facility or structure complexity.

    c. This door shall have a Knox-Box installed adjacent to the door. The specific location heights and details are documented in the Project Supplement Guide attachment.

    d. Hearing Protection; for facilities with fire pumps, hearing protection, either ear muffs, or ear plugs shall be provided by the tenant or owner.

35. **MSDS / SDS Station:**

    a. Within the pump or riser room locate a (SDS) Safety Data Sheet Station in a conspicuous and accessible location. The station shall be labelled so to be readily identified.

    b. Products used for maintenance, production or stored within the facility shall have their SDS information located at this SDS station.

    c. The SDS information shall be organized in such manner that access to product information is intuitive.

    d. The contents of the SDS station shall be updated and/or reviewed at least annually by the building owner or active tenant. A dated record log shall be kept with the SDS station indicating such review.

    e. Other SDS station or electronic options per AHJ approval.

36. **Strobe Light(s):**

    a. All strobe lights required below shall meet Village specifications as found in section 180-16(m) of the Sprinkler Ordinance. The lens color shall be RED.

    b. A strobe light and 8" dome bell shall be provided, visible from the pumper pad to indicate a waterflow alarm condition.

    c. If the building has a fire pump, an additional strobe light shall be required and installed adjacent to the waterflow alarm and activated when the fire pump is running.

d. Both notification devices above (b & c) shall be labeled appropriately as "WATERFLOW" and "PUMP RUN" below the respective devices. In instances where only one strobe is required, no signage is required. There may be situations where signage may be waived.

e. A strobe light shall be provided and installed vertically at each riser location on the exterior of the building. No bell or signage is required. In instances where two or more risers are located at one location, only one exterior strobe is required. The strobe shall activate on any one riser waterflow.

f. The heights of all strobe lights shall be sufficient to seen above standard semi-trailer heights or other obstructions applicable to the structure type or purpose.

g. Standard Strobe notifications devices (white strobe) used for the interior are not valid for exterior use. Verbal To Occupy or VTO shall not be granted should interior devices be utilized.

h. Specific locations and layout typically are discussed with the AHJ and it is understood that various building finishes may impact exact locations.

i. A separate Project Supplement Guide document is available to provide visual detail supporting the above requirements.

37. **Fire Alarm System:** The system shall be designed and constructed to the NFPA 72 code-set. Confirm NFPA edition with the Fire Department prior to system design.

a. **Definitions:** For the purposes of this document; an **Alarm** condition requires primary notification to the AHJ dispatch center. A **Supervisory** condition does not notify the AHJ dispatch center.

b. **Addressable & Device point Transmission**: The system shall be addressable, having the ability to identify and display device points at the FACP. The system shall be so configured to transmit the device point(s) to the supervising station and shall provide the device point description or equivalent of that information detail to the Communications Center (AHJ's dispatch or PSAP) during the conveyance/reporting of the alarm signal. Systems that only provide basic Alarm, Supervisory, or Trouble transmissions are not permitted.

c. **Installation:** Installation of the Fire Alarm System shall be in accordance with NFPA 70 – The National Electrical Code and applicable local building codes and practices. A Village Low-voltage permit is also required.

d. **Combination Systems:** Systems combining burglar or security and fire alarm systems shall not be allowed. The Fire Alarm system shall be separate from both a security or burglar system.

e. **Manual Fire Alarm Pull Stations:** Shall be located at a minimum, immediately adjacent to each exterior door. Any additional exterior doors will be required to meet this requirement. The pull station shall not be placed in the area of the door, but immediately adjacent to the door jamb. Pull stations shall require a key or set screw to reset the device. No glass rods devices will be allowed. Reset tools shall be made available (2) for each Knox Box location, plus 4 additional.

f. **Manual Pull Stations – Protective Covers**: In retail and similar business occupancies where the potential exists for an increase of nuisance alarms, protective covers shall be installed with the pull stations to aide in the reduction of accidental and malicious activations. The AHJ may also require installation of protective covers for any project based on plan review findings. See additional details in the Project Supplement Guide.

g. **Pull Stations and Audiovisual Alarms:** Shall be installed per ADA requirements.

h. **Smoke and Heat Detection:** Shall be installed as required.

i. **Tamper Switches:** Shall be installed as required.

j. **PIV & Exterior Valves:** Shall be monitored by the Fire Alarm system or locked as applicable in Code. Exterior wall mounted riser valves shall be durably labeled with the system that it controls. Labels/placards shall be affixed to the wall directly above the valve control.

k. **Strobe & Bell:** Strobe light and Bell devices shall be identified and documented on the submitted Fire Alarm plan submittal. It is understood that typically this work is completed by the electrical contractor and not part of the alarm plan per say.

l. **Duct Detectors:** Duct detectors shall be programmed as a Supervisory condition, not as an Alarm condition unless pre-approved by the AHJ or required by Code.

m. **Fire Pump Run:** A fire pump run condition shall be treated as an Alarm condition.

n. **Fire Alarm Plans Location:** There shall be a designated location for a set of as-built fire alarm plans near the FACP per NFPA 72.

o. **FACP Nomenclature:** Confirmation of nomenclature shall be discussed between the Fire Department and the fire alarm program technician prior to any inspections. Nomenclature programming download or document (xlsx/csv) to be provided to the AHJ no less than 72 hours prior to any scheduled inspections. Nomenclature device descriptions shall incorporate building door numbering whenever feasible.

p. **Initiating Devices Labeling:** All initiating devices e.g.: pull stations, smoke detectors, tampers, etc shall be labeled with the FA device point or number that matches the system nomenclature programmed. The font/letters shall be at least 14pt and/or of such size that they are visible based on accessibility to the device. (e.g.: ceiling initiating devices may require a larger font size). Labeling shall be in a contrasting color as to the surface that the label is affixed to.

q. **Annunciator Panel:** The annunciator panel (FAAP) type shall be approved by the AHJ. The FAAP shall display alarm, trouble and supervisory conditions along with the device point and description and be capable of full function (Silence, reset). Locations for FAAP(s) shall be identified in the AHJ plan review and documented on the approved system drawing. The FAAP shall either require no key or keyed activation. FAAP models that require a password will be accepted.

r. **Transmission of Fire Alarms.** The method of transmission to supervising station shall be documented within the submittal and approved by the AHJ. (e.g. RF Radio/Mesh network, cellular, VOIP, MFVN, or other approved technologies allowed by code.)

s. **FACP Main Panel:** There will be one main fire alarm panel within a building. The system will not be split into two or multiple fire alarm panels interconnected together. (Example: West wing is one panel; East wing is a different panel). Written AHJ approval shall be required for large facilities to tie-in large systems by technology methods.

t. **FACP Breaker Disconnect Lock:** Where required, provide commercial locking device similar to: https://www.tclifesafety.com/space-age-elock-fa-fire-lockout-kit.html NFPA 72 [2016] 10.6.5.2

u. **FACP Location:** The main fire alarm panel shall be located in the fire pump or riser room. Any other location shall be identified in advance and in writing. The AHJ shall review and approve. Any deviation shall be conveyed in writing by the AHJ prior to any submitted plans or construction.

v. **Fire Alarm Map:** An "as-is" drawing of the fire alarm system shall be provided and posted in the riser or pump room of the building. The drawing shall have at minimum, the initiating device numbers, locations, and door numbering scheme on the posted drawing. The size of the drawing shall be at least 22"x34" (ANSI D) in size and no larger than 34"x44" (ANSI E). In multi-floor projects, each floor shall be a separate page. The maps shall either be mounted on a wall within the pump/riser room or reliably hung and removable off the wall. Maps shall be laminated. An electronic copy shall also be provided to the AHJ in PDF format. Refer to the Project Supplement Guide for further details.

w. **Supervising Station:** The Fire Alarm Control Panel (FACP) shall transmit all alarm, trouble and supervisory signals to a supervising station as defined by NFPA 72, that is certified by Underwriters Laboratories (UL) and/or Factory Mutual (FM) and approved by the Fire & Rescue Department. The owner shall provide such documentation for approval. The supervising station shall utilize the **Alarm reporting** number listed for the conveyance of all alarm signals.

38. **Public Safety Contact Numbers**:

PUBLC SAFETY PROVIDERS

Fire Suppression & Rescue Services	Pleasant Prairie Fire & Rescue
EMS & Medical	Pleasant Prairie Fire & Rescue

Law Enforcement	Pleasant Prairie Police
PHONE NUMBERS	
Emergency	911
Alarm Reporting	**(262) 694-1402**
Dispatch Non-emergency	(262) 694-7105
Fire Dept. Business	(262) 694-8027

39. **All Hazards Notification System:** Should the owner or tenant plan on the installation of an in-building all hazards notification system (fire, weather, active threat, etc), the fire department shall be made aware and the system shall meet all NFPA 72 requirements.

40. **Public Safety Radio Coverage**: Provide for adequate radio coverage to public safety service workers, including but not limited to firefighters, and law enforcement officers. For purpose of this section, adequate radio coverage shall include all of the following:

    a) a minimum signal strength of -101 dBm available in 95% of the area of each floor of the building when transmitted from the Public Safety Radio Communications System and;

    b) A minimum signal strength of -101 dBm received at the Public Safety Radio Communications System when transmitted from 95% of the area of each floor of the building, via portable radio with public safety microphone.

    c) Channel Performance Criterion (CPC): CPC is the minimum performance level in a faded channel, per TSB-88, clause 4.2. TSB-88 is a "Telecommunications Systems Bulletin" published by the TIA, Telecommunications Industry Association. The performance level is rated using "Delivered Audio Quality". Industry standard DAQ definitions are shown in Table 1.

    d) DAQ level of three (3) is the minimum performance level which shall be attainable by public safety radio systems in 95% of the area of each floor of a building, via portable radio with public safety microphone

Table 1 - Delivered Audio Quality Definitions

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

Testing Procedures:

A. Initial Tests. Public safety employees or their designees will perform initial tests. A Certificate of Occupancy shall not be issued to any new structure if the building fails to comply with this section.

B. Annual Tests. Fire Department personnel in conjunction with inspection procedures will conduct annual tests.

Amplification Systems Allowed

1. Buildings and structures which cannot independently support the required level of radio coverage shall be equipped with any of the following in order to achieve the required adequate radio coverage: a radiating cable system or an internal multiple antenna system with or without FCC type accepted signal booster amplifiers as needed. The installation of equipment as indicated above cannot be detrimental to the operation of the Public Safety Radio System.

2. In the event that a signal booster is employed it shall meet the following minimum requirements:
   a. be fully encased within a dust resistant case;
   b. be contained in a National Electrical Manufacturer's Association (NEMA) 4-type waterproof cabinet;
   c. battery systems used for the emergency power source shall be contained in a NEMA 4-type waterproof cabinet;
   d. the signal booster system and battery system shall be electrically supervised and monitored by a supervisory service, or shall sound an audible signal at a constantly attended location;
   e. Have FCC certification prior to installation.

Supported Channels

The Public Safety Radio system shall support the following channels:

1. Fire frequency – VHF - analog
2. Police frequency – VHF – P25
3. Secondary Tactical channel – VHF – Analog

Actual frequency details to be provided as the project progresses.

Secondary Power

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

Field Testing

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

Documentation & Drawings

Provide "as-built" system and antenna drawings in an electronic PDF format.

41. **Final Inspection:** The General Contractor shall be responsible to provide or confirm from the MEPs that the following system related documents have been delivered to the AHJ throughout the project and before a final occupancy scheduled:

    a. **100% Completion Letters** – Shall be delivered on company letterhead and stamped or signed by an authorized agent of the organization. Letters shall include at minimum, the project name, address, and scope of work description, along with an authorized signatory of the organization. Email message statements are not acceptable.

        1. The fire protection contractor shall provide the AHJ with a letter (upon completion of the sprinkler work) stating the sprinkler and protection systems, or portion thereof, are "100% operational and built according to the AHJ stamped plan design", Village Ordinance, 180-16 N if modifications are made to the system, as-built plans shall be provided.

        2. The fire alarm contractor shall also provide the AHJ with a letter (upon completion of the fire alarm work) stating the fire alarm system, or portion thereof, is "100% operational and built according to the approved AHJ stamped design" if modifications are made to the system, as-built plans shall be provided.

3. The contractor responsible for any fire protection (fire loop or FDC) underground and/or FDC connection/pumper pad construction shall also provide the AHJ with a letter (upon completion of the underground work) stating the underground fire protection (piping) system, or portion thereof, is “100% operational and built according to the approved AHJ stamped design” if modifications are made to the system, as-built plans shall be provided.

b. Contract copy with fire alarm central monitoring station.

c. UL and/or FM certificate(s) for the contracted fire alarm central monitoring station.

d. Fire protection underground flushing documents.

e. Underground and fire sprinkler (Wet & Dry) hydrostatic test certificates.

f. Clean Agent System documentation as applicable.

g. Copies of the fire sprinkler operational test certificates.

h. Copies of the fire alarm test documents. – Record of Completion

i. Copies of other related system documents such as, hood/duct, smoke, etc…

j. The Pleasant Prairie Fire and Rescue Department shall have all information needed for our pre-fire plan prior to occupancy.

k. Provide in an electronic PDF format, floor plans and fire protection (Sprinkler/Fire Alarm) plans for the building in an as-built condition.

l. System drawings of the fire alarm and fire sprinkler system shall be placed in the fire pump or riser room, near the fire alarm control panel as outlined in their respective system comments (above). An electronic copy of each system shall be provided in PDF format

m. AED is in place as required at such time that the occupancy inspection is conducted.

n. A copy of the Emergency Plan must be submitted to the Fire & Rescue Department before occupancy.

###

2023/;v01

Standard Hydrant Detail
Standard FDC Detail
Bollard Placement Detail
Fire Lane Marking and Signing-Model
Hydrant Color Detail
Mueller Hydrant Storz Retro-fit Information
Knox Box Series 4400 Detail
Knox Box Placement Guideline
Door Numbering & Labeling
Strobe Placement Guideline
Strobe Placement Example Picture
Strobe: Federal 131ST
Strobe: Whelen ISB Series
Sprinkler/Fire Alarm Map Detail
Truck / Hydrant Parking Pavement Markings
Fire Pull Station Protective Cover
Click-2-Enter Gate Access

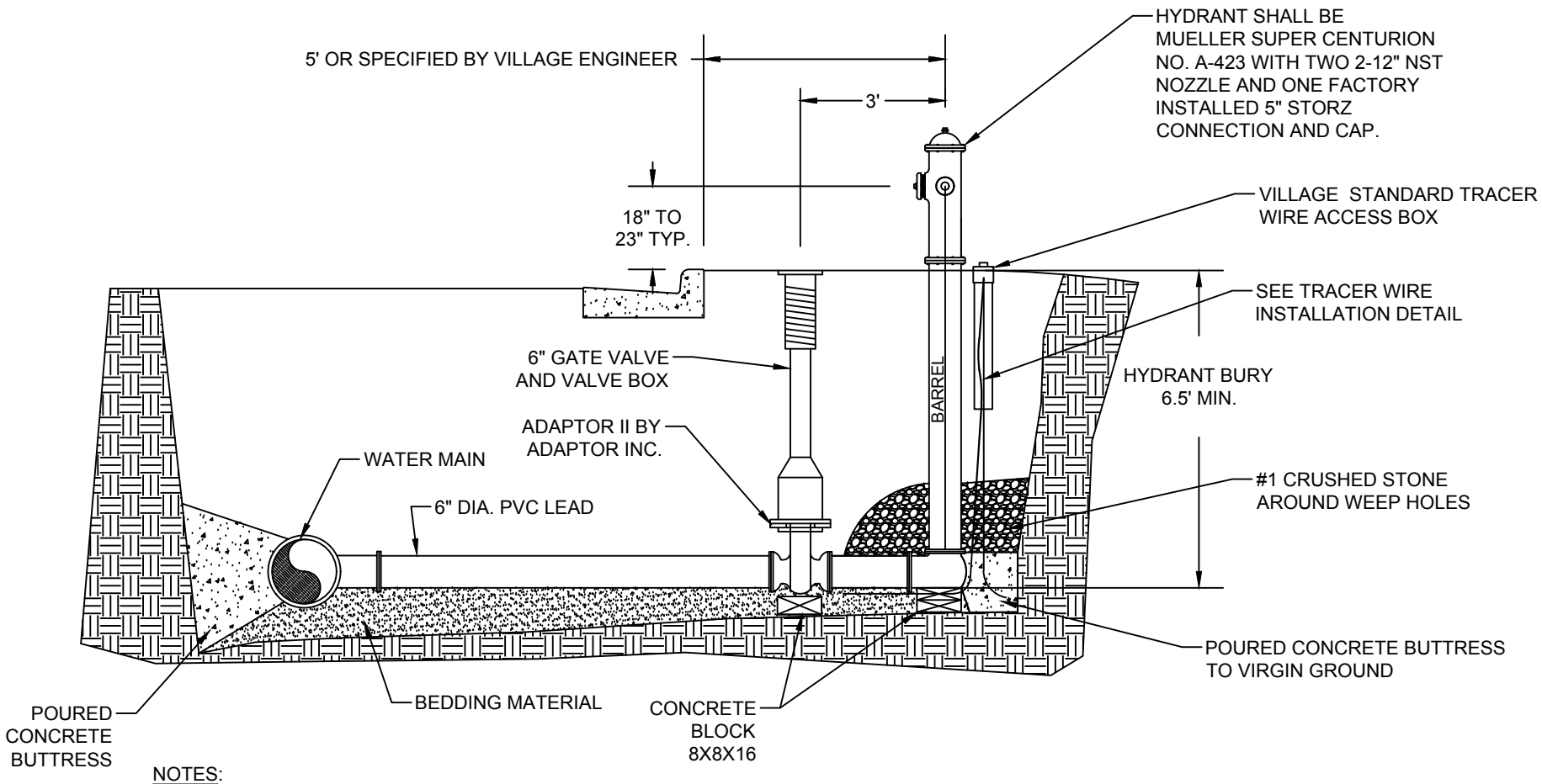
Reference Web Links

Pleasant Prairie Website

Pleasant Prairie Engineering page

Pleasant Prairie Fire Department page

Pleasant Prairie Village Ordinances



NOTES:

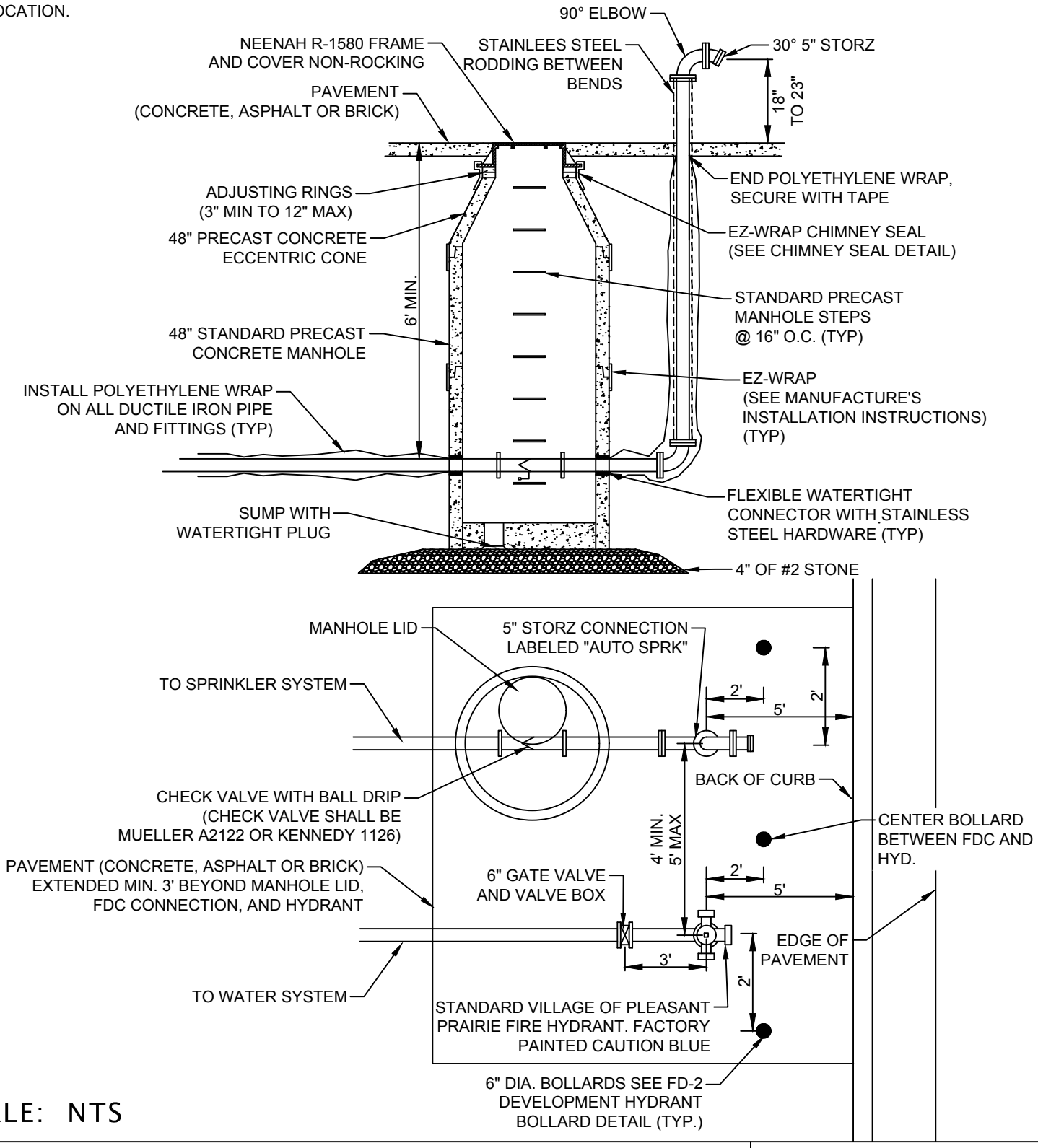
1. MECHANICAL JOINTS FROM TEE TO VALVE AND FROM VALVE TO HYDRANT SHALL BE RESTRAINED WITH MEGALUGS AND STAINLESS STEEL BOLTS.
2. ALL FASTENERS SHALL BE STAINLESS STEEL.
3. HYDRANT EXTENSIONS ARE NOT PERMITTED
4. ALL HYDRANTS, EXCLUDING STORZ CONNECTION, SHALL BE FACTORY PAINTED WITH EPOXY AS IDENTIFIED BELOW:
   A. PUBLIC (VILLAGE) HYDRANTS SHALL BE MUELLER RED - SHERWIN WILLIAMS POLANE F63RL15
   B. PRIVATE HYDRANTS ON VILLAGE SYSTEM PRESSURE SHALL BE CAUTION BLUE - SHERWIN WILLIAMS POLANE F63RXL9667
   C. PRIVATE PRESSURED HYDRANTS ON FIRE LOOPS SHALL BE MUELLER YELLOW - SHERWIN WILLIAMS POLANE F63YL14
5. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR WATER MAIN CONSTRUCTION

SCALE: NTS

STANDARD HYDRANT ASSEMBLY	DETAIL: W - 1
DATE: 8-19-19	VILLAGE OF PLEASANT PRAIRIE
APPROVED BY: MATT FINEOUR	KENOSHA COUNTY, WISCONSIN

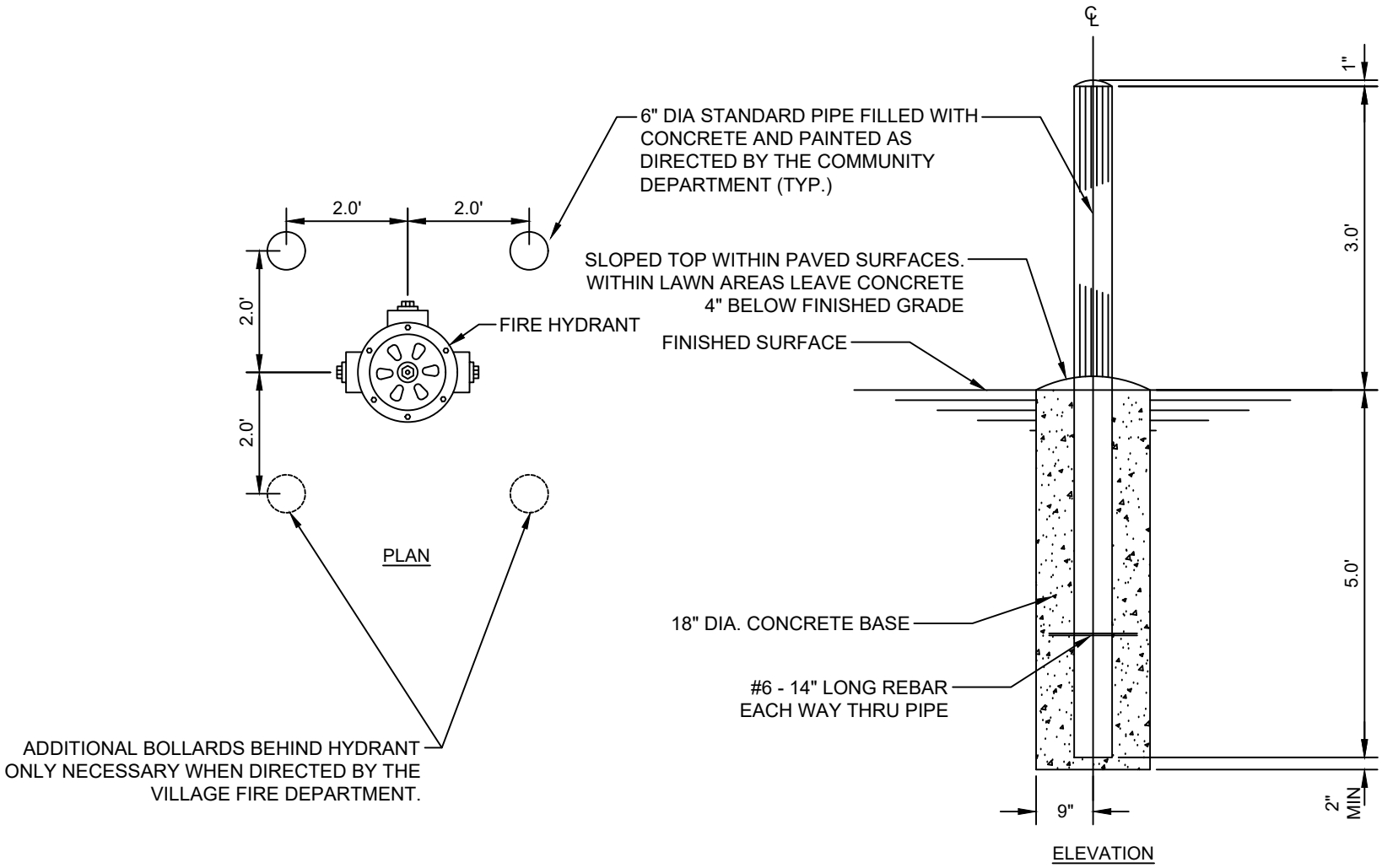
NOTE:

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



SCALE: NTS

PUMPER PAD FDC DETAIL	DETAIL: FD - 1
DATE: 8-19-19	VILLAGE OF PLEASANT PRAIRIE
APPROVED BY: C. ROEPKE	KENOSHA COUNTY, WISCONSIN



NOTES:

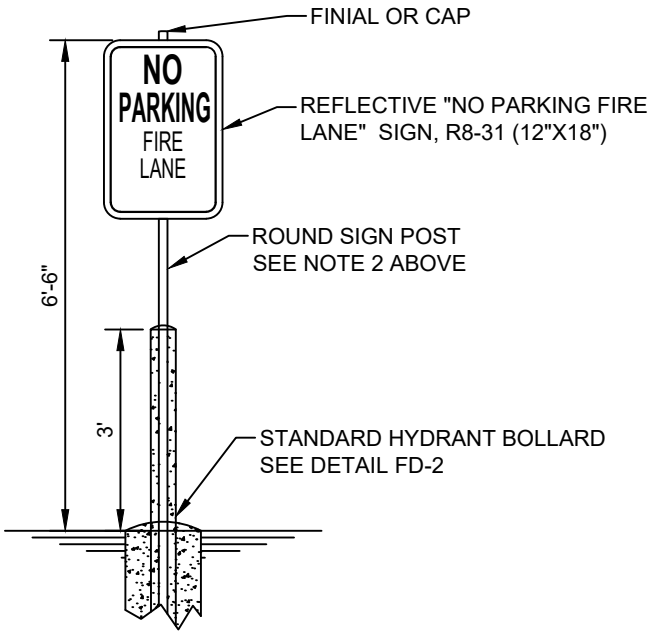
1. USE WITHIN DEVELOPMENTS WHERE HYDRANT MAY BE DAMAGED BY A VEHICLE, ADJACENT TO PARKING AREAS, OR AS DIRECTED BY FIRE DEPARTMENT.
2. HYDRANTS ALONG ROADWAYS, FIRE LANES AND DRIVE ISLES DO NOT TYPICALLY REQUIRE BOLLARDS.
3. HYDRANTS REQUIRING BOLLARDS SHALL BE NOTED AND THE BOLLARD LOCATIONS SHOWN ON PLANS.

SCALE: NTS

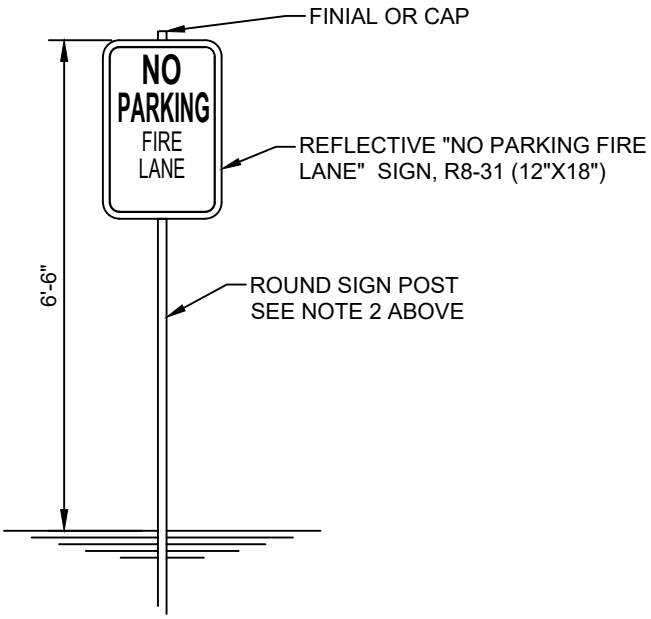
DEVELOPMENT HYDRANT BOLLARD	DETAIL: FD - 2
DATE: 4-8-22	VILLAGE OF PLEASANT PRAIRIE
APPROVED BY: C. ROEPKE	KENOSHA COUNTY, WISCONSIN

NOTES:

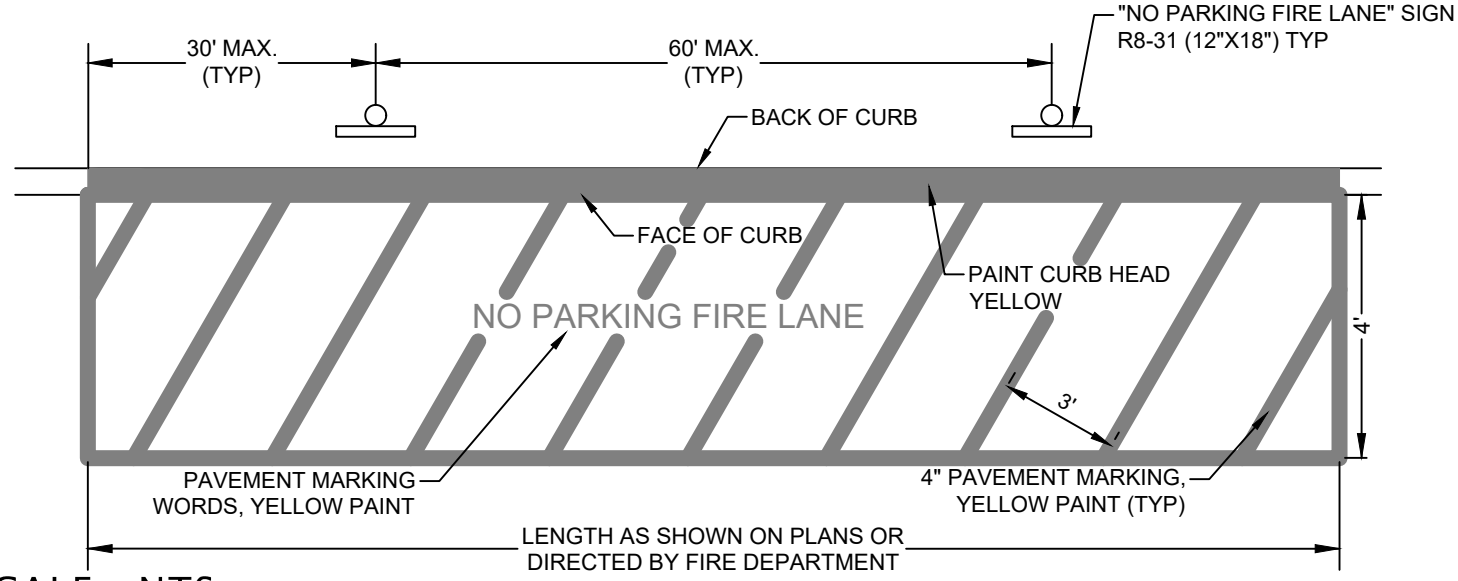
1. SIGNS SHALL BE SPACED NOT GREATER THAN SIXTY (60) FEET APART. NO PART OF THE FIRE LANE SHALL BE FURTHER THAN 30 FEET FROM A SIGN.
2. SIGNS SHALL BE MOUNTED ON ROUND 2-3/8" DIAMETER GALVANIZED STEEL POSTS POWDER COATED BLACK, DARK BRONZE OR OTHER COLOR APPROVED BY THE VILLAGE COMMUNITY DEVELOPMENT DEPARTMENT.
3. THE MINIMUM HEIGHT, MEASURED VERTICALLY FROM THE TOP OF THE SIGN TO THE TOP OF THE CURB, OR IN THE ABSENCE OF CURB, MEASURED VERTICALLY FROM THE TOP OF THE SIGN TO THE ELEVATION OF THE NEAR EDGE OF THE TRAVELED WAY SHALL BE 6'-6".
4. WHERE A CURB IS PROVIDED, TOP AND FACE SHALL BE PAINTED YELLOW. PAVEMENT MARKING STRIPES SHALL BE YELLOW, FOUR INCHES (4") WIDE AND EXTENDING OUTWARD TO A WIDTH OF FOUR (4) FEET FROM CURB FACE WITH THREE (3) FEET BETWEEN EACH STRIPE.
5. YELLOW PAVEMENT MARKING LETTERS NOT LESS THAN FOUR (4) INCHES IN HEIGHT AND NOT LESS THAN TWO (2) INCHES IN WIDTH WITHIN THE STRIPING (BETWEEN THE POSTED SIGNS) TO READ "NO PARKING FIRE LANE".
6. SIGNS AND PAINTING ARE TO BE MAINTAINED BY THE PROPERTY OWNER.



SIGN ON HYDRANT BOLLARD



SIGN ON STANDARD POST



SCALE: NTS

FIRE LANE MARKING AND SIGNING	DETAIL: FD - 3
DATE: 4-8-22	VILLAGE OF PLEASANT PRAIRIE
APPROVED BY: C. ROEPKE	KENOSHA COUNTY, WISCONSIN

VILLAGE OF PLEASANT PRAIRIE HYDRANT COLOR QUICK-SHEET	
All hydrants shall be Mueller Super Centurion A-423 with two 2-1/2" NST nozzle outlets and one factory installed 5" Storz connection and cap. The entire hydrant shall be painted except the Storz connection. The hydrant shall be one of the following three colors;	
RED Hydrants that are non-pressurized or referred to as at "city" pressure and are in the right of way, managed by the municipality.	Existing hydrants to re-paint using Mueller Red (Sherwin-Williams KEM400 F75RH1). New factory Hydrants using Mueller Red (Sherwin-Williams Polane F63YL15).
BLUE Hydrants that are on private property and are non-pressurized or referred to as at "city" pressure. These are maintained by the property or tenant owner.	Existing hydrants to re-paint using Mueller Blue (Sherman Williams Blue Chip SW6959). New factory Hydrants using Mueller Blue (Sherwin-Williams Polane F63RXL9667).
YELLOW Hydrants that are pressurized, typically behind a fire pump on a fire loop. These are maintained by the property or tenant owner.	Existing hydrants to re-paint using Mueller Safety Yellow (Sherwin-Williams SW4084). New factory Hydrants using Mueller Yellow (Sherwin-Williams Polane F63YL14).
For Village standard detail specifications on hydrants see: Engineering Dept WaterMain W-1	

Rev 01/2020;csr

MUELLER® FIRE HYDRANT
STORZ
Pumper Connections

Quick-Connect / Full Pressure Rating

Mueller Centurion hydrants (traditional or Modern styles), can be ordered with an integral, Mueller designed and manufactured Storz connection on the pumper nozzle. The connection is also available separately to retrofit hydrants in the field. Making our own Storz connection means your Centurion hydrants remain '100% Mueller' for assurance of reliability.

The Mueller Storz connection allows the fire department to connect its pumper hose to the hydrant with a quick, quarter-turn action. The action is fast and smooth so fire fighters can get to their tasks quickly without the thread alignment, cross threading, or leakage problems sometimes associated with threaded connections.

The Mueller Storz option is available for 4" and 5" pumper nozzles on any Centurion 200™, 250™, or Modern hydrant. Mueller hydrants retain their UL Approval, FM Listing, AWWA Compliance and published pressure rating when ordered with the Storz option. Hydrants are also compliant with NFPA 1963. To order, specify Storz size, and locking or non-locking caps.

Mueller Storz retrofit Part# 287305 for 5 Inch Storz - Locking caps

Storz retrofit Contractor Information:

Joe Kuhaupt
Wisconsin Hydrant Repair
414.550.9475
wisconsinhydrantrepair@gmail.com

Mueller Regional Rep
Bob Boyer

bboyer@muellerwp.com
262.689.6530

For more information, contact your local authorized Mueller Distributor, Mueller Sales Representative, or call our Customer Service Center at 1-800-423-1323.

>>ALWAYS VERIFY YOUR HYDRANT STYLE/MFG BEFORE PROCEEDING<<

Mueller Co.
Smart Move™

Mueller Co.
633 Chestnut St., Suite 1200
Chattanooga, TN 37450
www.muellercompany.com
moreinfo@muellercompany.com

Phone: 1.423.209.4800
Toll Free: 1.800.423.1323
Canada: 1.705.719.9965
International: 1.423.490.9555

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Form 12272 - Rev 11/15

KNOXVAULT® 4400
SINGLE LOCK MODEL

The KnoxVault 4400 is a secure, high capacity key lock box trusted by first responders, property owners, and universities. Store up to 50 keys, access cards and/or emergency plans to quickly gain rapid emergency access to large business and industrial facilities and campuses.

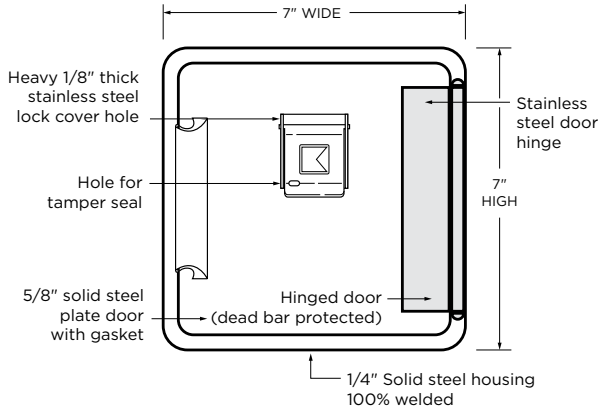
Available in 3 colors:

Black | Aluminum | Dark Bronze

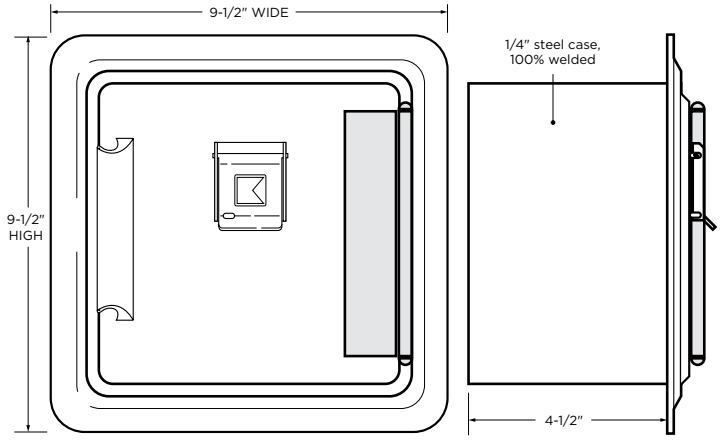
WEIGHT:
Surface Mount - 28 lbs
Recessed Mount - 29 lbs

DIMENSIONS:
Surface Mount Body - 7"H x 7"W x 5"D
Recessed Mount Flange - 9 1/2"H x 9 1/2"W

SURFACE MOUNT - FRONT VIEW



RECESS MOUNT - FRONT VIEW **SIDE VIEW**



FEATURES

- Large capacity, storing up to a 50 keys. Access cards, entry items, emergency planning documents, and FDC Keywrench may also fit in interior compartment but will reduce max key quantity.
- Built Knox-Rugged and secure: UL 1037, UL 1610, UL 1332, UL 437
- Finished with Knox-Coat® to protect four times better than standard powder coat
- Extreme weather-resistant door gasket

BENEFITS

- Allows rapid property access
- Reduces property damage
- Prevents forced entry into buildings
- Minimizes first responder injury
- Compliant to National Fire Code (NFPA, IFC, IBC)

OPTIONS

- Knox Tamper Alert connects to building's alarm system for extra security
- Mount types: Recessed and Surface
- 3 color options: Black, Aluminum, Dark Bronze
- Dual lock configuration

ACCESSORIES

- Multi-Purpose Switch for use on electrical doors, gates and other electrical equipment
- Recess Mounting Kit for new concrete or masonry construction
- Public Safety Labels
- Tag-Out Tamper Seals
- Key Tags
- Key Rings

ORDERING SPECIFICATIONS

To insure procurement and delivery of the KnoxVault 4400, it is suggested that following specification paragraph is used:

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

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

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

Finish: Knox-Coat® proprietary finishing process

Color: Black, Dark Bronze or Aluminum

P/N: KnoxVault 4400 (mfr's cat. ID)

Mfr's Name: KNOX COMPANY

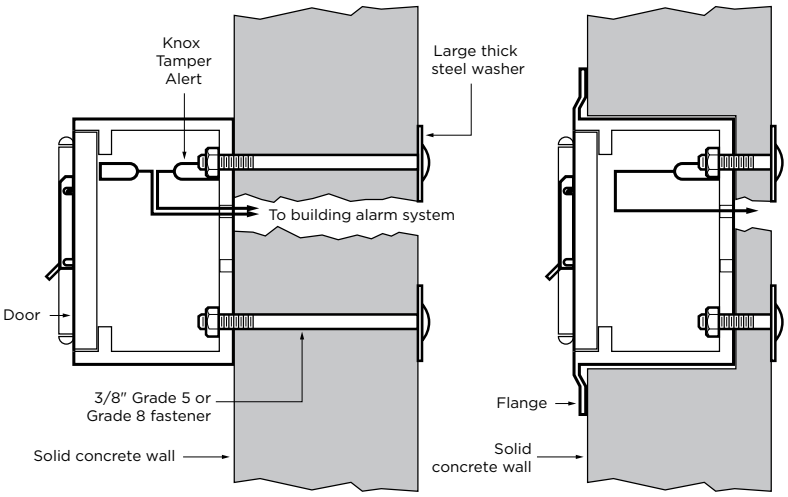
©Knox Company. All rights reserved.

KNOXVAULT® 4400
SINGLE LOCK MODEL

GENERAL MOUNTING INSTRUCTIONS

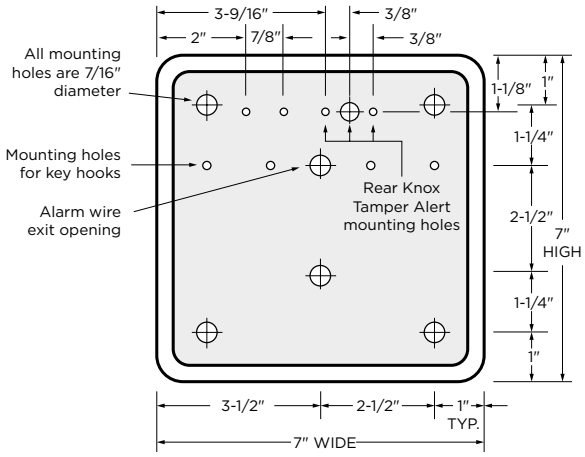
Suggested minimum mounting height, 6 feet above ground.

ATTENTION: KnoxVault is a very strong device that MUST be mounted properly to ensure maximum security and resist physical attack.



KnoxVault 4400 Surface Mount **KnoxVault 4400 Recessed Mount**

INSIDE VIEW



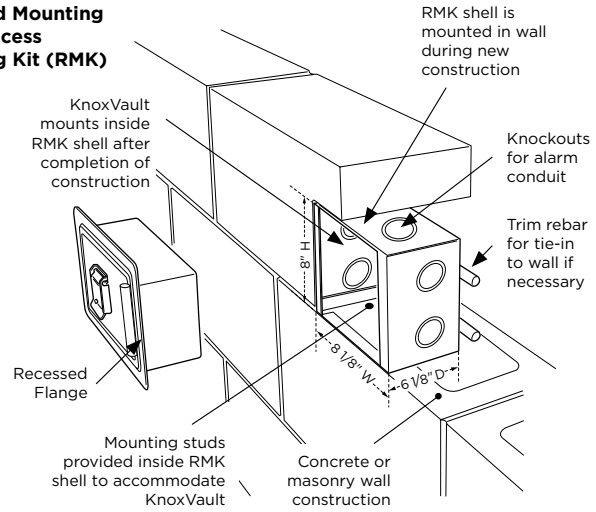
RECESS MOUNTING KIT AND INSTALLATION INSTRUCTIONS

The Recess Mounting Kit (RMK) includes shell housing and mounting hardware, which may only be used for recessed models to cast-in-place within new concrete or masonry construction. The KnoxVault is mounted into the shell housing after construction is completed.

RECESS MOUNTING KIT DIMENSIONS

Rough-in Dimensions:
8-1/2"H x 8-1/2"W x 7"D

Recessed Mounting Using Recess Mounting Kit (RMK)



IMPORTANT:
Care should be taken to ensure the front of the Recess Mounting Kit (RMK) shell housing, including the cover plate and screw heads, is flush with the wall. The RMK must be plumbed to ensure vertical alignment of the vault.

ABOUT KNOX COMPANY

Over forty years ago, a unique concept in rapid access for emergency response was born. The KnoxBox®, a high-security key lock box, was designed to provide rapid access for emergency responders to reduce response times, minimize injuries and protect property from forced entry.

Today, one revolutionary lock box has grown into a complete system providing rapid access for public safety agencies, industries, military, and property owners across the world. The Knox Company is trusted by over 14,000 fire departments, law enforcement agencies, and governmental entities.

KNOX COMPANY
1601 W. DEER VALLEY RD
PHOENIX, AZ 85027

T. 800.552.5669
F. 623.687.2290

KNOXBOX.COM
INFO@KNOXBOX.COM

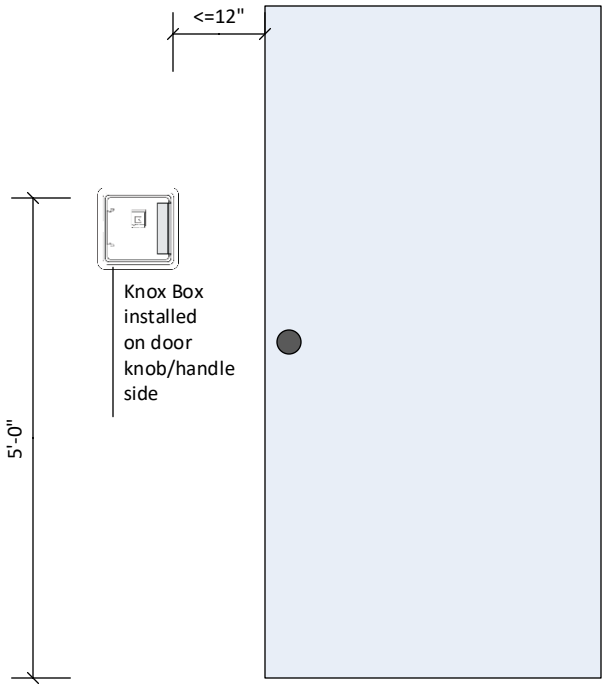
Knox Box Placement Guide

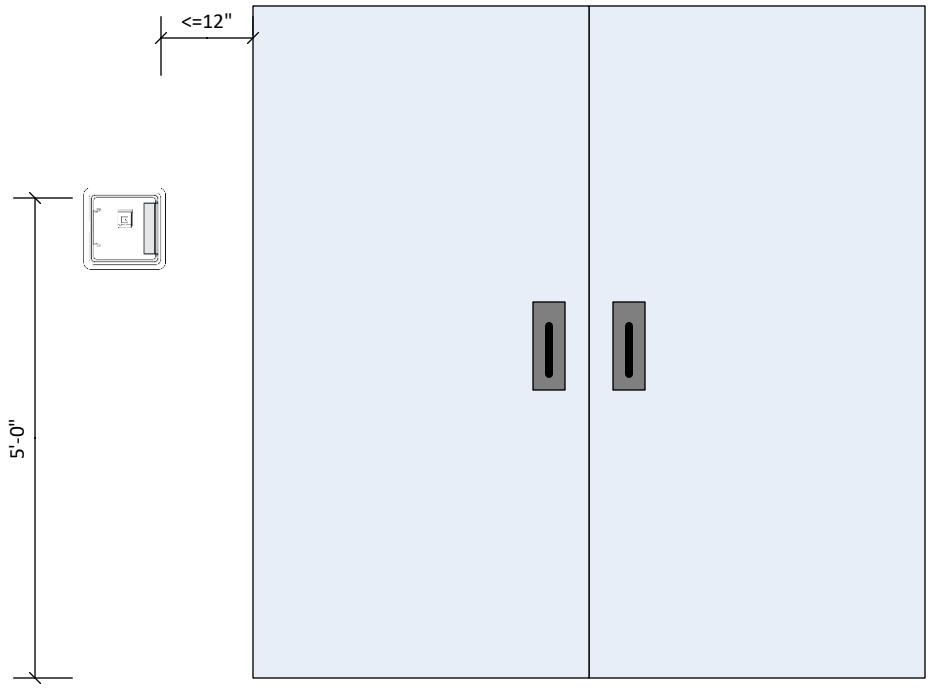
Pleasant Prairie Fire & Rescue
8044-88th Avenue
Pleasant Prairie, WI 53158

firerescue@pleasantprairiewi.gov
262.694.8027
Https://pleasantprairiewi.gov

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

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





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

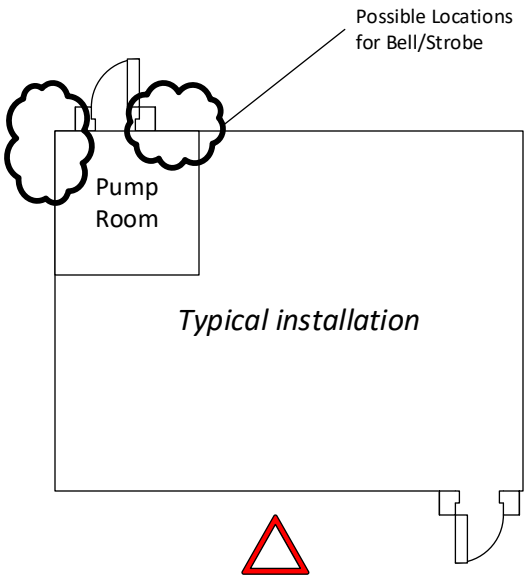
Consult Fire Department prior to installations that may not fit typical locations and/or doorways.

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

Strobe Placement Guideline

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

firerescue@pleasantprairie.gov
262.694.8027
Web: pleasantprairiewi.gov

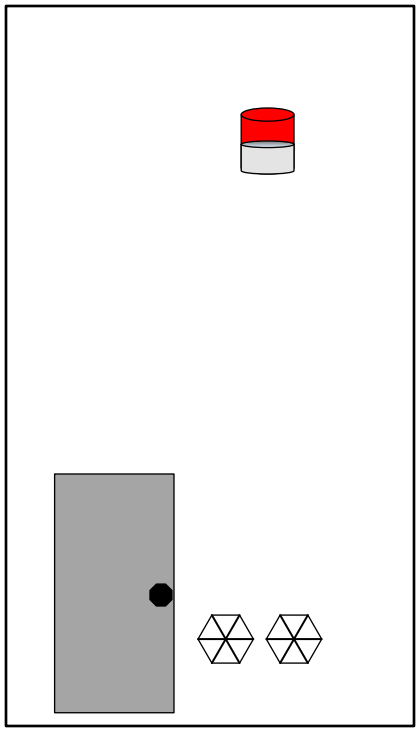


This guide is a supplement to the Fire dept. comments supplied for your project. Please review the specific comments as they relate to your project.

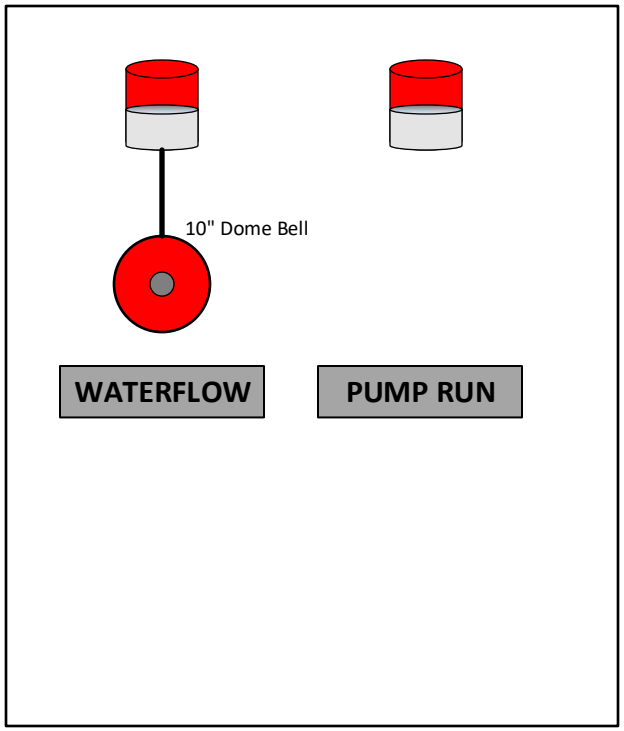
Strobe Light Options
Federal 131DST or 131ST
Whelen ISB120

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

SIDE VIEW



Waterflow & Pump Run Visual Detail

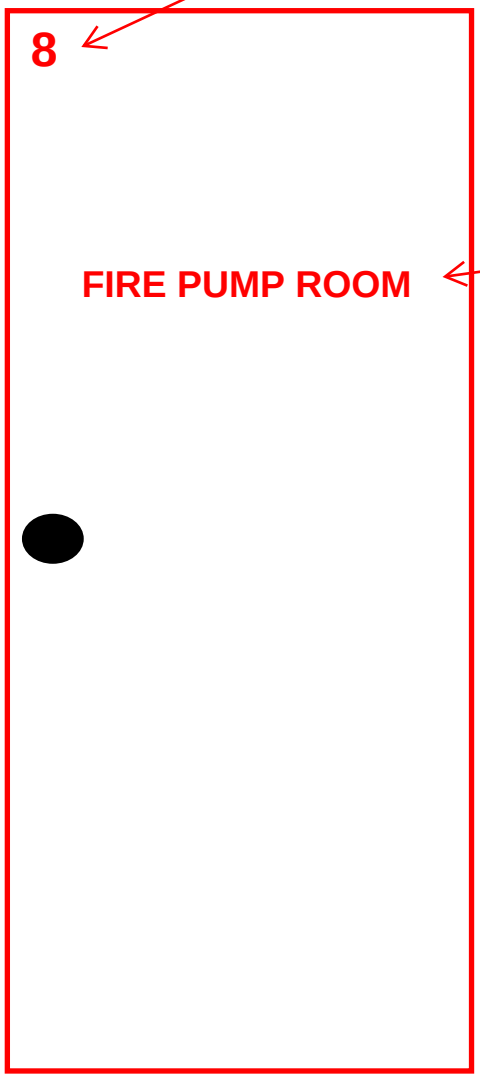


Locate near pump or riser room door. Place so that devices can be seen from Pumper Pad

Strobe Placement		SIZE	FSCM NO	DWG NO	REV
DRAWN	CRAIG ROEPKE			STROBE / BELL PLACEMENT GUIDELINE	B
ISSUED	1/16/2018	SCALE	Not to Scale	SHEET	1 OF 1

DOOR NUMBERING AND LABEL EXAMPLE

-NUMBER 4" MIN.
-CONTRASTING COLOR TO THE DOOR
-NUMBERED ON INTERIOR AND EXTERIOR



DOOR LABELING
-MIN. 4" LETTERING
-CONTRASTING COLOR TO DOOR
-LOCATE UPPER 1/3 OF DOOR

DOOR LABEL VARIATIONS - EXAMPLES

FIRE PUMP ROOM

FIRE PUMP ROOM / FACP

EAST RISER ROOM

EAST RISER ROOM

ACCESS TO FIRE PUMP

FACP ROOM

Pump / Riser Room Strobe Example

Starfire® Strobe Warning Lights

Models 131ST and 131DST

OUR BRIGHTEST MEDIUM DUTY STROBE LIGHT

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

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

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

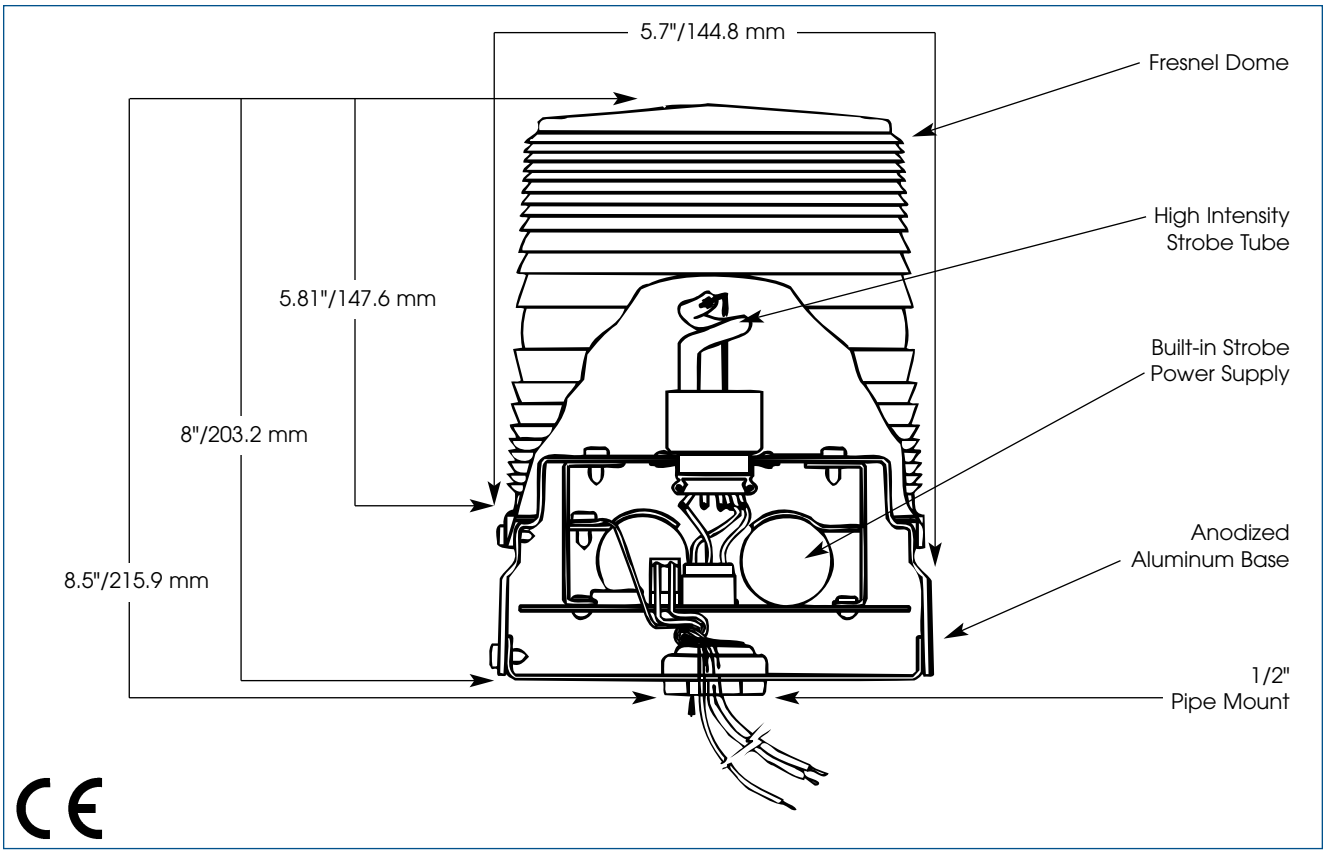
Starfire strobe warning lights contain their own strobe power supply in the base of the light. The strobe flash tube is mounted in an eight-pin octal socket base. The fresnel dome stands up to impact and abuse and is available in amber, blue, clear, green and red. The base of the light is made of corrosion-resistant anodized aluminum. Each Starfire model comes with a standard 1/2-inch pipe mount. An optional magnetic mount or surface mount can be ordered.

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

Model	Voltage	Operating Current	Flash Rate/ Minute	Candlepower Peak[1]	Candlepower ECP[2]	Mount[4]
131DST	012-024VDC	4.50-2.10 amps	80[3]	1,000,000	1,200	1/2" Pipe
131DST	120VAC	0.60 amps	80[3]	1,000,000	1,200	1/2" Pipe
131DST	240VAC	0.30 amps	80[3]	1,000,000	1,200	1/2" Pipe
131ST	012-024VDC	2.75-1.25 amps	80	2,000,000	1,000	1/2" Pipe
131ST	120VAC	0.60 amps	80	2,000,000	1,000	1/2" Pipe
131ST	240VAC	0.30 amps	80	2,000,000	1,000	1/2" Pipe

[1] Peak candlepower is the maximum light intensity generated by a flashing light during its light pulse
[2] ECP (Effective Candlepower) is the intensity that would appear to an observer if the light were burning steadily
[3] Double Flash
[4] Magnet and surface mount kits available

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



SPECIFICATIONS

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

* Optimal hours under ideal conditions.

RATINGS

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

HOW TO ORDER

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

REPLACEMENT PARTS

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

WHELEN®
ENGINEERING COMPANY, INC

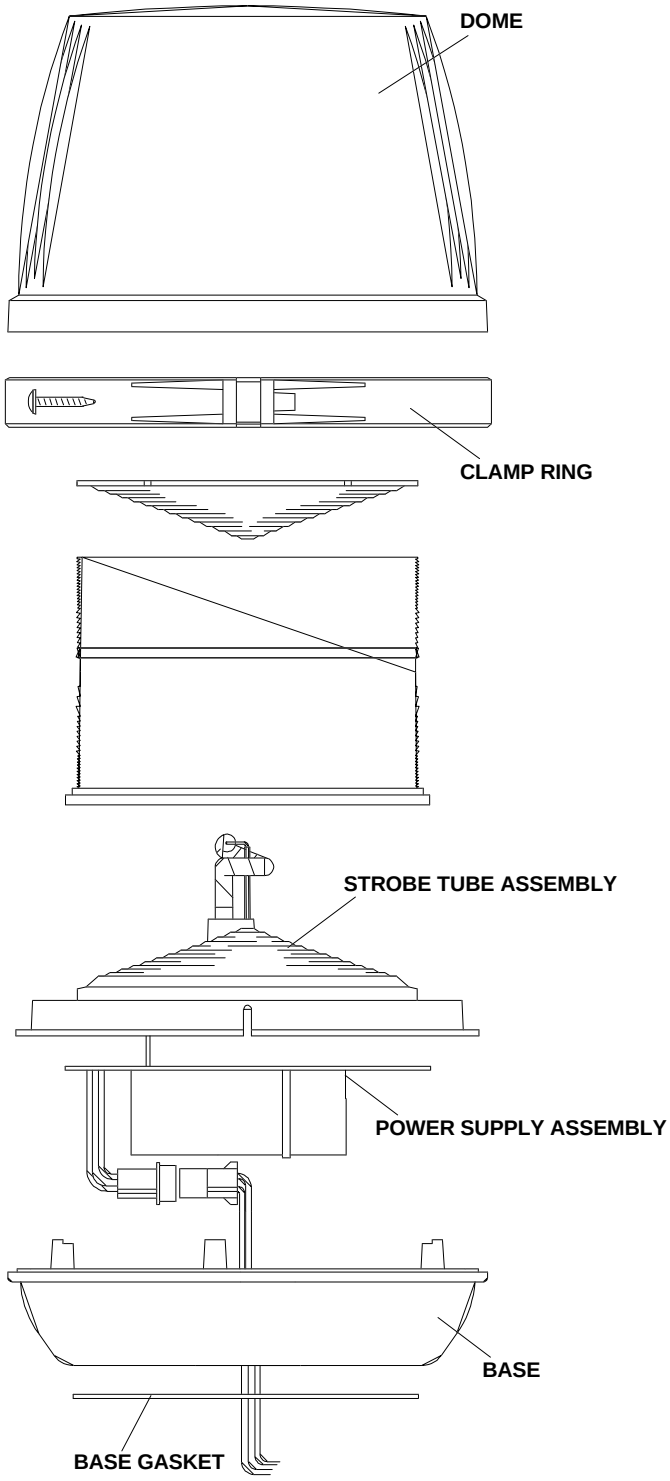
Route 145, Winthrop Road
Chester, CT 06412-0684
TELEPHONE: (860) 526-9504
TOLL FREE: 1-800-637-4736
FACSIMILE: (860) 526-4784

Doc No. 04-0113078-01

ISB SERIES

STROBE LIGHT BEACONS

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



SEE OTHER SIDE OF PAGE FOR REPLACEMENT PARTS LISTING.

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

REPLACEMENT PARTS LISTING FOR ISB SERIES STROBES

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February 8, 1996. 13078

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

MOUNTING INSTRUCTIONS

PERMANENT MOUNT

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

1. Remove the clamp ring, remove the optic dome and disassemble the strobe as shown in the drawing.

2. Locate the three dimples in the base casting and drill three mounting holes. Drill and deburr a hole for the power wires.

3. Place the base gasket between the base and mounting surface. Route the strobe power wires through the gasket and the mounting hole. Mount the base with three screws.

4. Connect the power wires to the power source.

5. Re-assemble the strobe. Make sure that the wires are not pinched.

PIPE MOUNT

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

1. Feed the power source cable through the pipe and connect the cable to the ISB Series strobe.

2. Screw the strobe to the pipe threads. Make sure that the wires are not pinched or severely twisted.

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

WIRING INSTRUCTIONS

MODEL ISB24

1. Connect the RED wire to the positive DC voltage (+).

2. Connect the BLACK wire to DC ground (-).

MODEL ISB120

1. Connect the GREEN wire to the AC service green wire (ground).

2. Connect the BLACK wire to the AC service black wire (hot).

3. Connect the WHITE wire to the AC service white wire (neutral).

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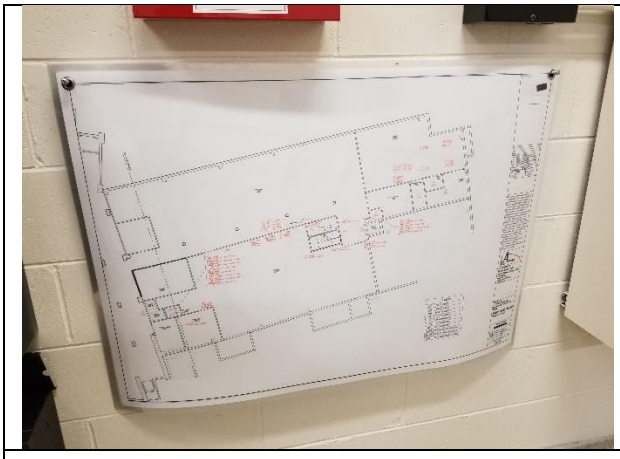
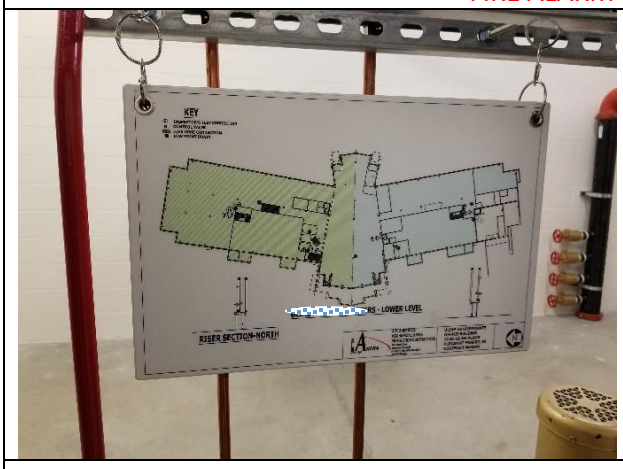
February 6, 1996.

Sprinkler & Fire Alarm Map Detail



FIRE ALARM DEVICE MAPS



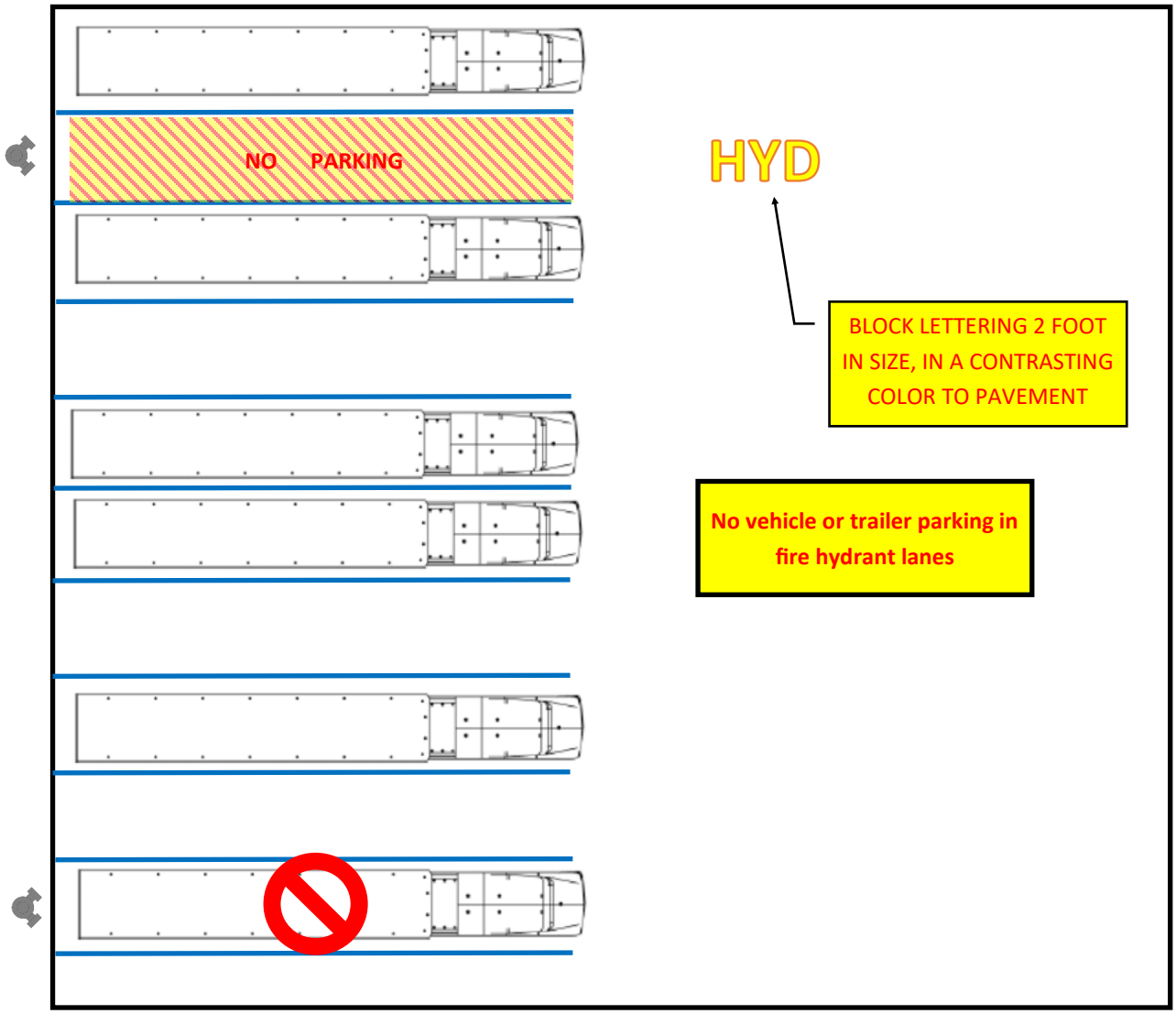
FIRE SPRINKLER ZONE MAPS

DURABLE TAG/PLACARDS

sprinklermapdetail.docx

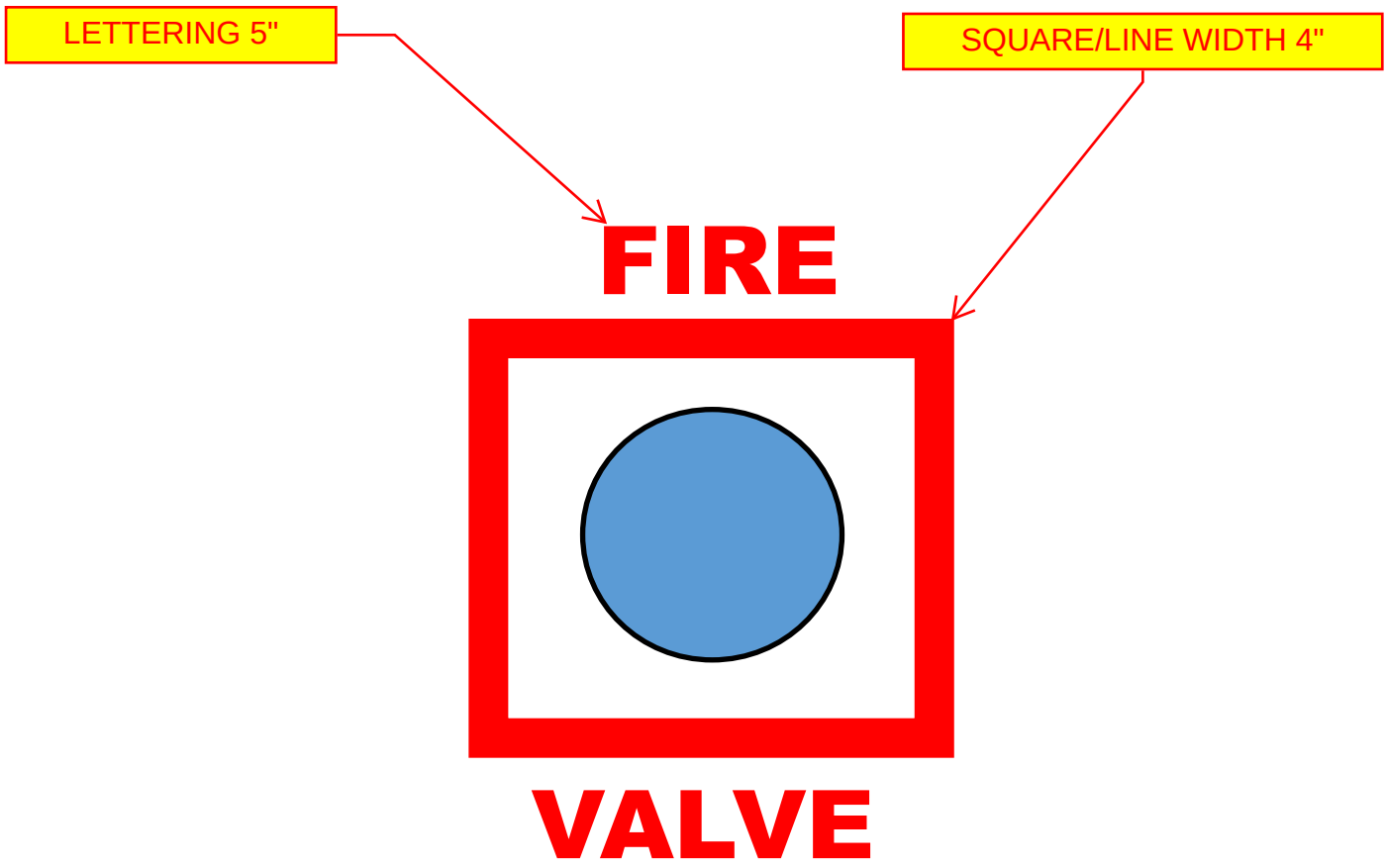
Hydrant Truck Vehicle parking Pavement Markings

Project Guide



This guide depicts a truck parking yard that has fire hydrants along the curb. No Truck parking is allowed that would obstruct access and use to a hydrant. Pavement markings shall be provided as shown. The lane shall be diagonally stripped and lettered in a manner similar as shown. The “HYD” designation shall be placed as shown to allow a visual notification of a “Hydrant lane” that may be obscured by adjacent trucks. Lettering size shall be proportional as depicted in the drawing.

VALVE PAVEMENT MARKING EXAMPLE



To be utilized when underground pavement fire valves are used.

Access as Quick as CLICK... You're in!

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Life Safety is Absolute

Technical Features of The NEW Click2Enter-I.V4

- LARGE FREQUENCY CAPACITY— 100 CHANNELS
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- SOFTWARE INTERFACE FOR EASY PROGRAMMING
- OPERATES IN SUB-ZERO TEMPERATURES
- CAPABLE OF OPERATING WITH CTCSS (PL & DPL) PRIVATE LINE CODING
- BRIGHT ACTIVATION AND POWER LED'S
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- RELAYS CAN BE INDEPENDENTLY CONTROLLED VIA CHIP FIRMWARE
- ACTIVATION HISTORY DATA LOGGING FOR EXPORT TO COMPUTER FILE
- ENCLOSURE NEMA 4X RATED
- REFLECTIVE FRONT IDENTIFICATION LABEL TO SUPPORT FASTER NIGHTTIME IDENTIFICATION

To Learn More Visit: www.click2enter.net

No cost to the public safety agency, because they already posses the access control device [KEY]— Their own radio transceiver.

Don't risk untimely delays during an emergency response. Every second counts so forcing the emergency responder to STOP their vehicle to enter a code, activate a key, or not get in at all can have a catastrophic outcome.

Operate both gates and doors for a comprehensive overlay emergency access response.

Features and benefits of the NEW Click2Enter-I.V4:

- ✪ Mutual Aid Control
- ✪ Stealth Operation
- ✪ Improved Response Time
- ✪ Officer Safety Friendly
- ✪ Provides Increased Security Over Light & Siren Systems

STI STOPPER II®

STI-1100

c UL us
ADA Compliant
BSA NY CITY BOARD OF STANDARDS
SEE REVERSE

PRODUCT OVERVIEW

This protective cover has been helping to stop false fire alarms around the world for more than 40 years, without restricting legitimate alarms. All models offer excellent protection against physical damage (both accidental and intentional) and several against severe environments both inside and out. It is ideal for schools, colleges, hospitals, nursing homes, stores, hotels and public buildings of almost every kind where there is a threat of false alarms.

HOW IT WORKS

Stopper II consists of a clear, tamperproof, tough polycarbonate shield and frame, but the line includes models with the option of a piezo horn, spacer and gaskets. The cover accommodates most manual pull stations. When the Stopper II with horn is lifted to gain access to the protected alarm, a piercing self-contained 95 or 105 dB warning horn (at one foot) sounds. Immediate attention is drawn to the area and a prankster will either run or be caught. The cover is connected to the frame by a cable. When the cover is lifted, it drops off of the frame and a horn will sound (models with horn) until the cover is snapped back onto the frame or for the life of the battery.

KEY FEATURES

General Information

- Proven effective for more than 40 years in helping stop false fire alarms without restricting legitimate alarms.
- Can be used as a guard against physical damage to a manual pull station, with or without the optional warning horn.
- Three year guarantee against breakage of polycarbonate in normal use (one year on electro mechanical and electronic components).

Design

- Larger sizes and surface mounted pull stations accommodated with STI-3100 conduit spacer.
- Weather models have closed cell gaskets.
- The Stopper II design is a registered trademark of Safety Technology International, Inc.

Construction

- UL Listed to U.S. and Canadian safety standards (also for custom labeling).

Installation

- When covering a pull station outside, UL requires stations to be listed for outdoor use.
- Typical working properties of polycarbonate are -40° to 250°F (-40° to 121°C).

Electronics

- Power source is a 9V DC alkaline battery included on standard Stopper II (remote powered unit available).

Options

- Optional horn has a choice of 95 or 105 dB at one foot.
- Standard red units have “In Case of Fire...” label unless specified with “NR” (no label) or “CR” (custom label).

STI Stopper II®

Dimensions and Technical Information

MODELS AVAILABLE

Stopper II® Models Indoor Use

STI-1100*★	With horn for flush mount
STI-1130*★	With horn and spacer
STI-1200*★	Without horn flush mount
STI-1230*★	Without horn with spacer

Weather Stopper® with gaskets (Indoor/Outdoor rated)

STI-1150*	With horn flush mount and gaskets
STI-1155*	With horn surface mount and gaskets
STI-1250*	Without horn flush mount and gaskets
STI-3150*★	Without horn surface mount and gaskets

Accessories

KIT-316	Louvers for STI-3100
KIT-H19015	Two 3/32" Allen wrenches
KIT-M02002	Clear Frame for Stopper II Series
STI-1102	Replacement horn for cover with alarm
STI-1280	Backplate
STI-3002	Weather gasket
STI-3003	Conduit gasket
STI-3004	Rigid conduit gasket
STI-3100	2" conduit spacer with a frame, ½" or ¾" conduit entry
STI-3104	2" conduit spacer with ½" or ¾" conduit entry (includes one ¾" conduit entry gasket)

Add -NR for no label on horn housing
Add -CR for custom label on horn housing (2 lines/40 characters max. each line)
Add -FR for French lab

★ Available in a 6-pack (STI-1100 & STI-1130 also in a 12-pack)

APPROVALS & WARRANTY

TESTING

It has been tested and approved or listed by:

- UL/cUL Listed No. S2466
- For fire alarm applications, UL38 requires outdoor listed stations for outdoor use
- State of California (obtain local fire marshal approval)
- MEA 49-00-E (STI-1200)
- Flush models ADA Compliant. Surface models ADA Compliant for operation
- Weather Stopper® versions designed to meet the requirements of IP54.
- The indoor/outdoor rated station covers, when mounted on a smooth surface, provide a rain tight seal similar to a 3R enclosure rating.

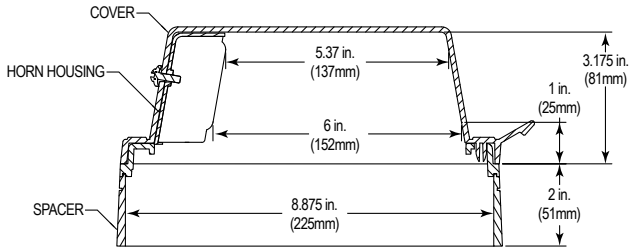
WARRANTY

Three year guarantee against breakage of polycarbonate in normal use (one year on electro mechanical and electronic components).

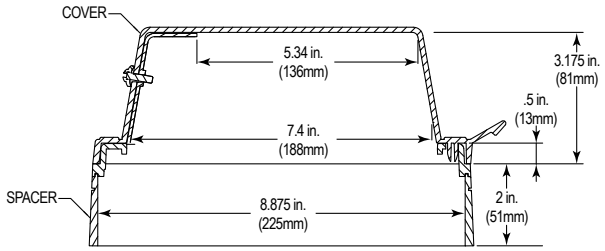
IMPORTANT NOTICE

Stopper II "FIRE" models are intended to be used in areas where the incidence of false fire alarms from manual pull stations is high or has proven to be a serious problem. Any disadvantage of this device is more than balanced when one considers the consequences of false fire alarms, especially if fire service personnel and equipment are responding to a false fire alarm when they are needed for a real fire somewhere else. Add to this the disruption to the facility when false alarms occur. If you have, or may have, a problem with false fire alarms or physical/weather damage to your fire alarm activation devices, the Stopper II could prove invaluable.

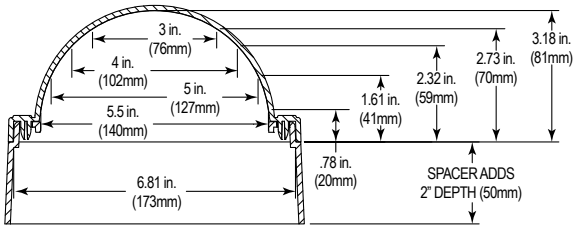
*WARNING: ⚠For RC models: UL Listing does not permit relay contacts to connect to the fire alarm or a life safety function. The power supply for horns, according to UL Listing, cannot be connected to a UL Listed fire alarm system. For electrical specifications see install book. RC models contain one set of Form "C" dry contacts. Contacts rated 30 VAC/VDC 1 amp.



SIDE VIEW
MODELS WITH HORN (STI-1100 Series)



SIDE VIEW
MODELS WITHOUT HORN (STI-3150 Series)



ALL MODELS END VIEW

EXTERNAL DIMENSIONS:
- Flush 7.2 W x 10.2 H x 3.3 D in. (183x259x84mm)
- Surface 7.2 W x 10.2 H x 5.5 D in. (183x259x140mm)

Safety Technology International

2306 Airport Road
Waterford, MI
48327, USA
info@sti-usa.com
www.sti-usa.com
Tel:248-673-9898

Taylor House
34 Sherwood Rd., Bromsgrove,
Worcs., B60 3DR, England
info@sti-emea.com
www.sti-emea.com
Tel: +44 (0) 1527 520 999

Unit 7A Lockheed Avenue
Airport Business Park
Waterford X91 HWF2 Ireland

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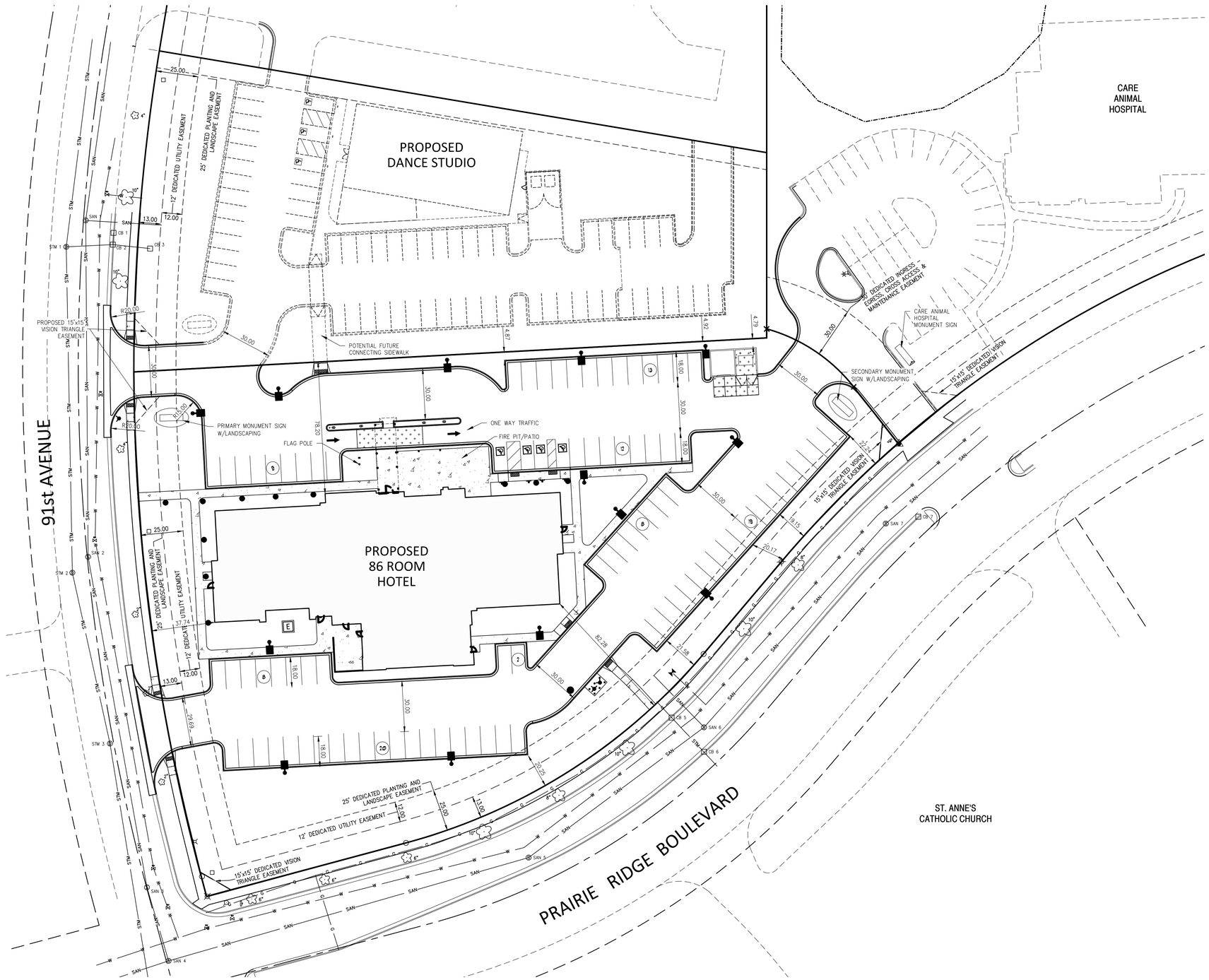

60' 30' 0' 30' 60'

SCALE 1"=30'

SITE DATA

IMPERVIOUS SURFACE CALCULATIONS

HOTEL	
TOTAL PARCEL AREA	101,016 S.F. = 2.319 AC
EXISTING IMPERVIOUS SURFACE AREA	0 S.F. = 0.00 AC (0.0%)
EXISTING GREEN SPACE AREA	101,016 S.F. = 2.319 AC (100%)
PROPOSED BUILDING/ENCLOSURE	16,806 S.F.
PROPOSED IMPERVIOUS SURFACE AREA	66,655 S.F. = 1.530 AC (65.9%)
PROPOSED GREEN SPACE AREA	34,361 S.F. = 0.789 AC (34.1%)

ON-SITE PARKING

HOTEL	
PROPOSED ON-SITE PARKING	87 SPACES
PROPOSED ADA PARKING	4 SPACES
TOTAL PARKING	91 SPACES

BUILDING INFORMATION

HOTEL	
BUILDING FOOTPRINT	15,967 S.F.
BUILDING HEIGHT	55 FEET
BUILDING STORIES	4
HOTEL ROOMS	86

DIGGERS HOTLINE
Call 811 or (800) 242-8511
www.DiggersHotline.com

UTILITY NOTE

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 THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

HOME2 SUITES BY HILTON
DIMENSIONED SITE PLAN
FOR
SYNERGY HOSPITALITY, LLC
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR:	MDE
DRAFTED:	CJS
DATE:	12-8-2022
CHECKED:	JJC
DATE:	12-8-2022

2013.0057.06

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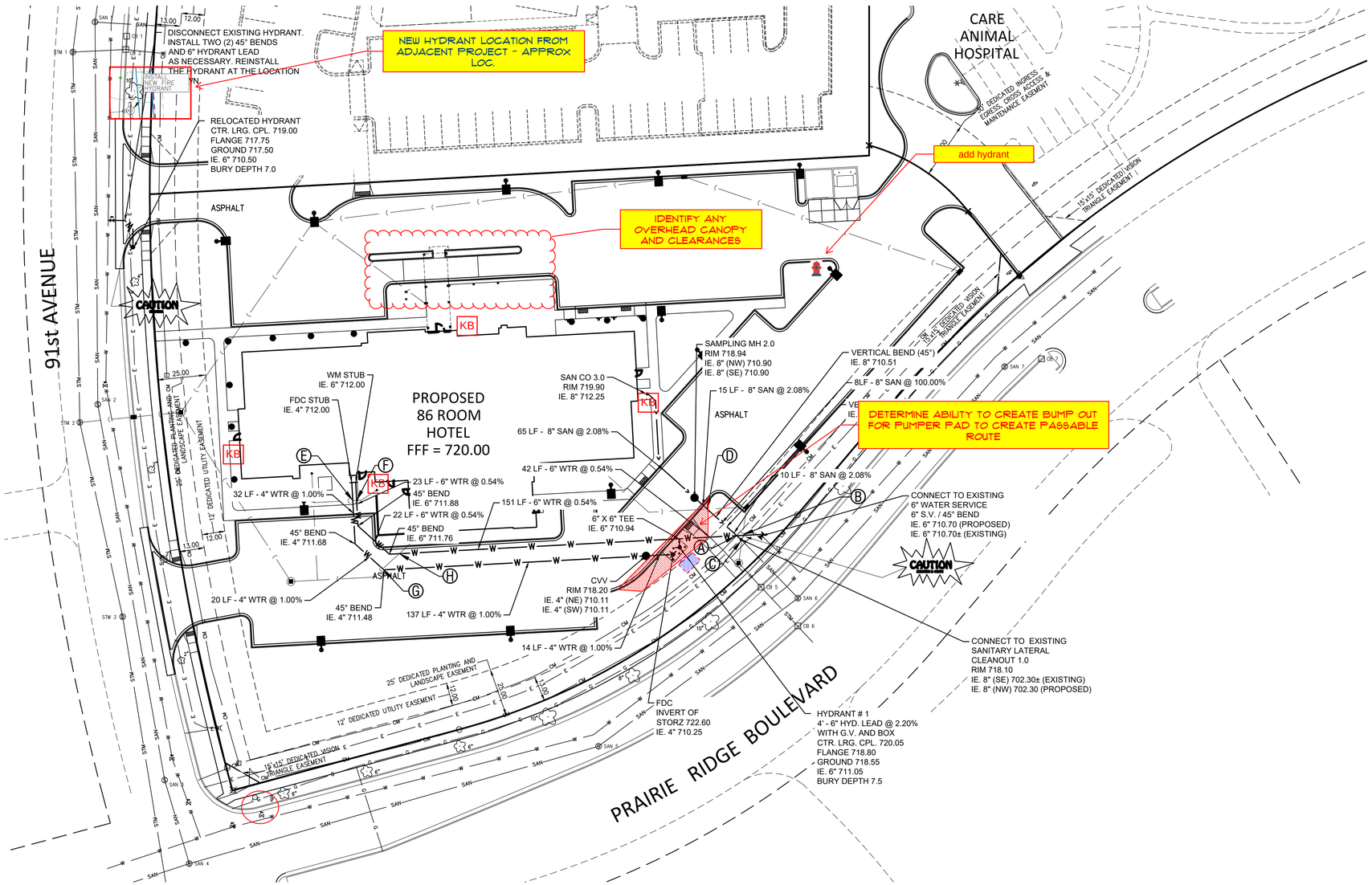
FIRE DEPARTMENT MARKUP
1/20/2023



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60' 30' 0' 30' 60'

SCALE 1"=30'

UTILITY CONFLICT RESOLUTION TABLE

LOCATION	UTILITY	BOTTOM OF PIPE	TOP OF PIPE	CLEARANCE
A	6" WTR 8" SAN	710.78 702.37	711.32 703.04	7.74'
B	12" STM 6" WTR	713.90 710.80	714.90 711.30	2.64'
C	12" STM 8" SAN	713.88 702.98	714.88 703.65	10.23'
D	6" STM 8" SAN	714.69 710.71	715.19 711.38	3.31'
E	6" STM 4" WTR	714.90 711.90	715.40 712.24	2.66'
F	6" STM 6" WTR	714.94 711.95	715.44 712.45	2.49'
G	6" STM 4" WTR	714.38 711.49	714.88 711.82	2.56'
H	6" STM 6" WTR	714.62 711.73	715.12 712.23	2.39'

SITE UTILITY PLAN LEGEND

- SAN — EXISTING SANITARY SEWER
- < — PROPOSED SANITARY SEWER
- W — EXISTING WATER MAIN
- W — PROPOSED WATER MAIN
- STM — EXISTING STORM SEWER
- (— PROPOSED STORM SEWER

DIGGERS HOTLINE
Call 811 or (800) 242-8511
www.DiggersHotline.com

UTILITY NOTE

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HOME2 SUITES BY HILTON
SITE UTILITY PLAN
FOR
SYNERGY HOSPITALITY, LLC
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NO.	REVISION	BY	DATE

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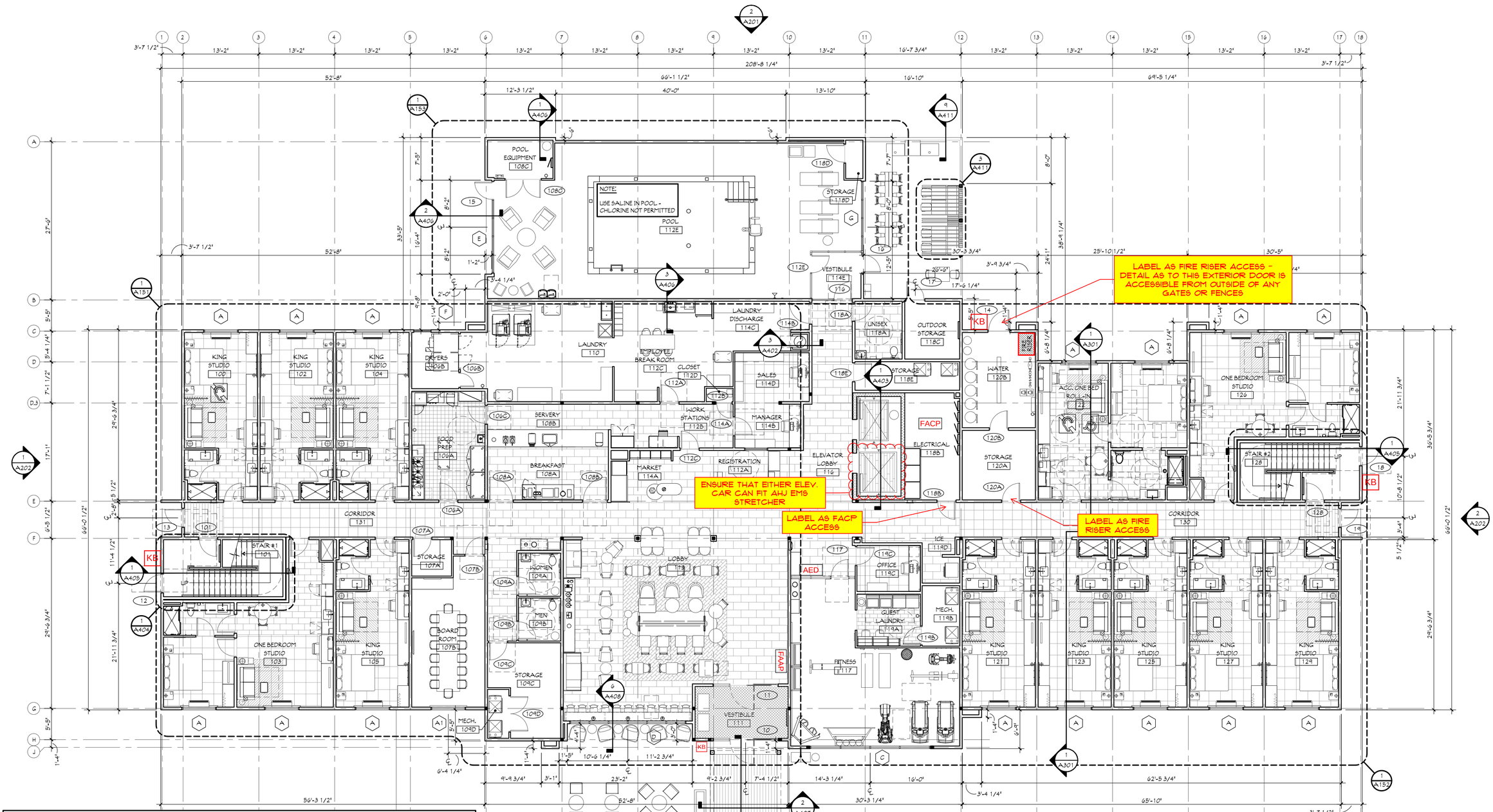


1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOTE:
STANDARDS REQUIRE THAT THE FIRE SPRINKLER SYSTEM IS ZONED BY FLOOR, NECESSITATING HORIZONTAL DISTRIBUTION OF SPRINKLER PIPING

ROOM MATRIX

*(9) HEARING IMPAIRED - (4) HANDICAP AND (1) ROLL-IN SHOWER

	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	TOTAL	SHEET NUMBER
KING STUDIO	9	11	12	12	44	A501
ACCESSIBLE KING STUDIO	0	0	0	1	1	A502
DOUBLE QUEEN STUDIO	0	9	9	9	27	A503
ACCESSIBLE DOUBLE QUEEN STUDIO	0	1	1	0	2	A504
ONE BEDROOM STUDIO	2	2	2	2	8	A505
ONE BEDROOM STUDIO 'B'	0	0	1	1	2	A506
ACC. ONE BEDROOM STUDIO ROLL-IN	1	0	0	0	1	A507
ACCESSIBLE ONE BEDROOM STUDIO	0	1	0	0	1	A508
TOTAL GUEST ROOMS	12	24	25	25	86	
TOTAL SQUARE FOOTAGE	16,060	14,368	14,368	14,368	59,164	

GENERAL NOTES

-ALTHOUGH DRAWINGS ARE DRAWN TO SCALE, THE ACCURACY OF THE DRAWING CANNOT BE GUARANTEED DUE TO DISCREPANCIES IN THE METHODS OF REPRODUCTION. DO NOT SCALE DRAWINGS. USE ONLY FROM DIMENSIONED PLANS.

-ALL DIMENSIONS, ROUGH OPENING SIZES, AND ELEVATION HEIGHTS MUST BE FIELD VERIFIED BY THE CONTRACTOR. THE ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY DIMENSIONAL ERRORS. ANY DISCREPANCIES MUST BE BROUGHT TO THEIR ATTENTION PRIOR TO CONSTRUCTION.

MICHAEL L. MAUST ARCHITECT

These drawings are the property of Michael L. Maust and may not be reprinted, copied or used in any manner without the expressed written consent of Michael L. Maust

SHEET SIZE 24x36

Home2 Suites

PLEASANT PRAIRIE , WI

REVISIONS :

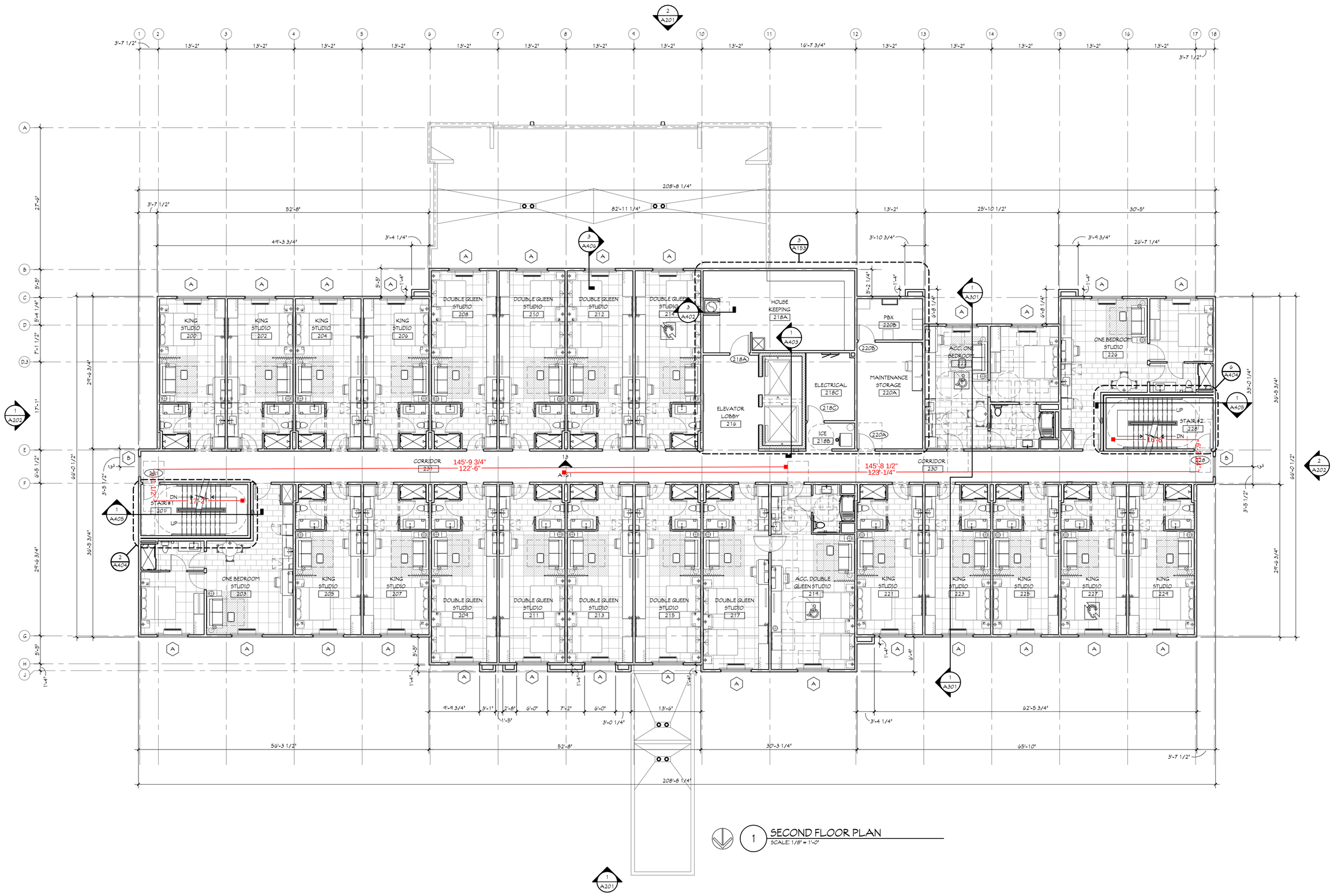
PRELIMINARY - NOT FOR CONSTRUCTION

DATE : 06/08/22

JOB NO. : MA5-22-XXX

NAME: FIRST FLOOR PLAN

SHEET: A101



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

GENERAL NOTES

-ALTHOUGH DRAWINGS ARE DRAWN TO SCALE, THE ACCURACY OF THE DRAWING CANNOT BE GUARANTEED DUE TO DISCREPANCIES IN THE METHODS OF REPRODUCTION. DIMENSIONS SHOULD BE SOUGHT FROM DIMENSIONED PLANS.

-ALL DIMENSIONS, ROUGH OPENING SIZES, AND ELEVATION MARKS MUST BE FIELD VERIFIED BY THE CONTRACTOR. ARCHITECT IS NOT RESPONSIBLE FOR AND NOTIFIED OF ANY DIMENSIONAL DISCREPANCIES. THE CONTRACTOR MUST BRING ANY DISCREPANCY TO THEIR ATTENTION PRIOR TO CONSTRUCTION.

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SHEET SIZE 24x36

Home2 Suites

PLEASANT PRAIRIE , WI

REVISIONS:

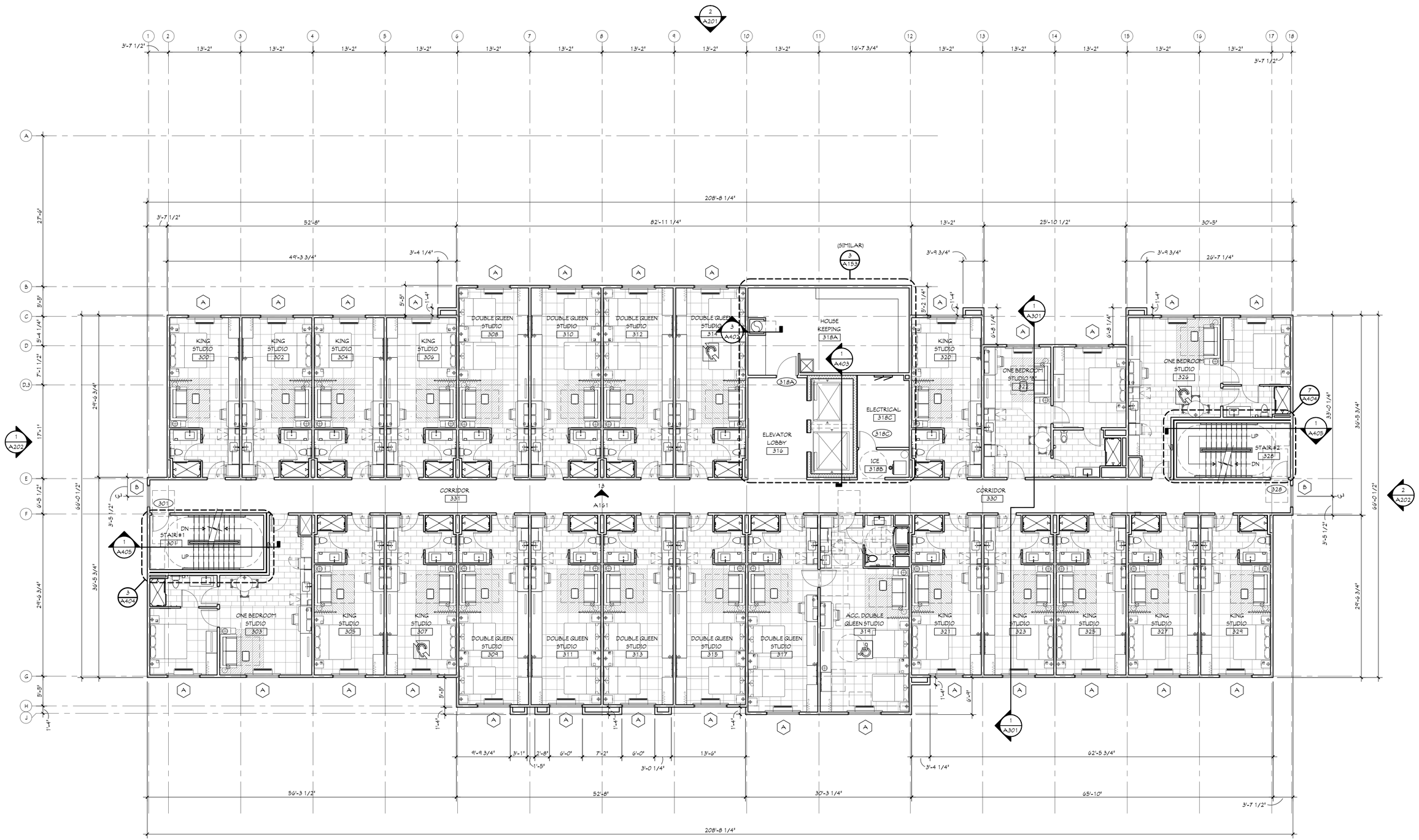
PRELIMINARY - NOT FOR CONSTRUCTION

DATE: 06/08/22

JOB NO.: MAS-22-XXX

NAME: SECOND FLOOR PLAN

SHEET: A102



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

GENERAL NOTES

-ALTHOUGH DRAWINGS ARE DRAWN TO SCALE, THE ACCURACY OF THE DRAWING CANNOT BE GUARANTEED DUE TO DISCREPANCIES IN THE METHODS USED IN REPRODUCTION. DIMENSIONS SHOULD BE ONLY FROM DIMENSIONED PLANS.

-ALL DIMENSIONS, ROUGH OPENING SIZES, AND ELEVATION MARKERS MUST BE FIELD VERIFIED BY THE CONTRACTOR. ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY DIMENSIONAL DISCREPANCIES. ANY DISCREPANCIES MUST BE BROUGHT TO THEIR ATTENTION PRIOR TO CONSTRUCTION.

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SHEET SIZE 24x36

Home2 Suites

PLEASANT PRAIRIE , WI

REVISIONS:

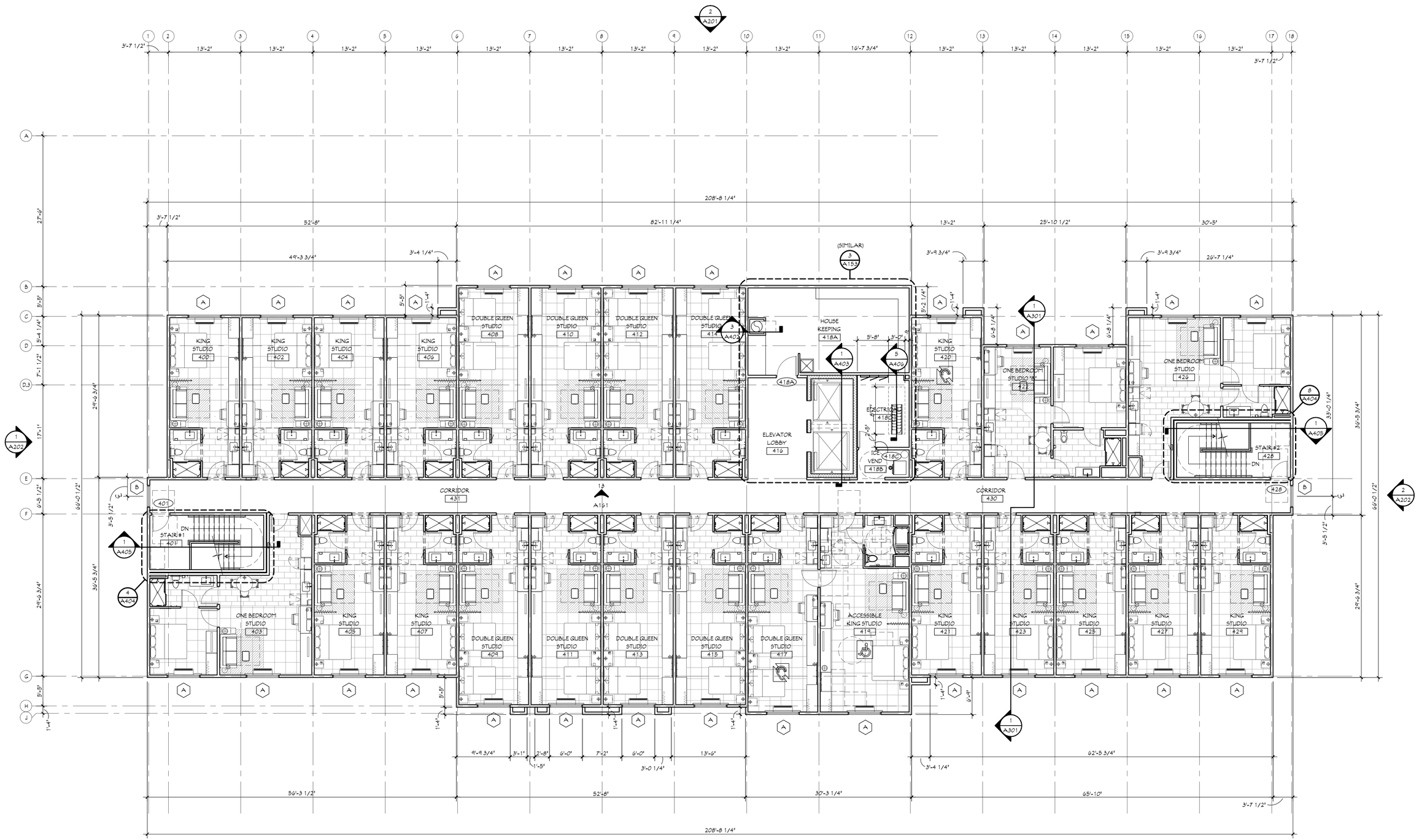
PRELIMINARY - NOT FOR CONSTRUCTION

DATE: 06/08/22

JOB NO.: MAS-22-XXX

NAME: THIRD FLOOR PLAN

SHEET: A103



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

GENERAL NOTES

-ALTHOUGH DRAWINGS ARE DRAWN TO SCALE, THE ACCURACY OF THE DRAWING CANNOT BE GUARANTEED DUE TO DISCREPANCIES IN THE METHODS OF REPRODUCTION. THEREFORE, DIMENSIONS SHOULD BE TAKEN FROM DIMENSIONED PLANS.

-ALL DIMENSIONS, ROUGH OPENINGS SIZES, AND ELEVATION MANAGER MUST BE FIELD VERIFIED BY THE GENERAL CONTRACTOR. ANY DISCREPANCIES SHALL NOT BE HELD RESPONSIBLE FOR ANY DIMENSIONAL ERRORS. ANY DISCREPANCIES SHALL BE BROUGHT TO THEIR ATTENTION PRIOR TO CONSTRUCTION.

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SHEET SIZE 24x36

Home2 Suites

PLEASANT PRAIRIE , WI

REVISIONS:

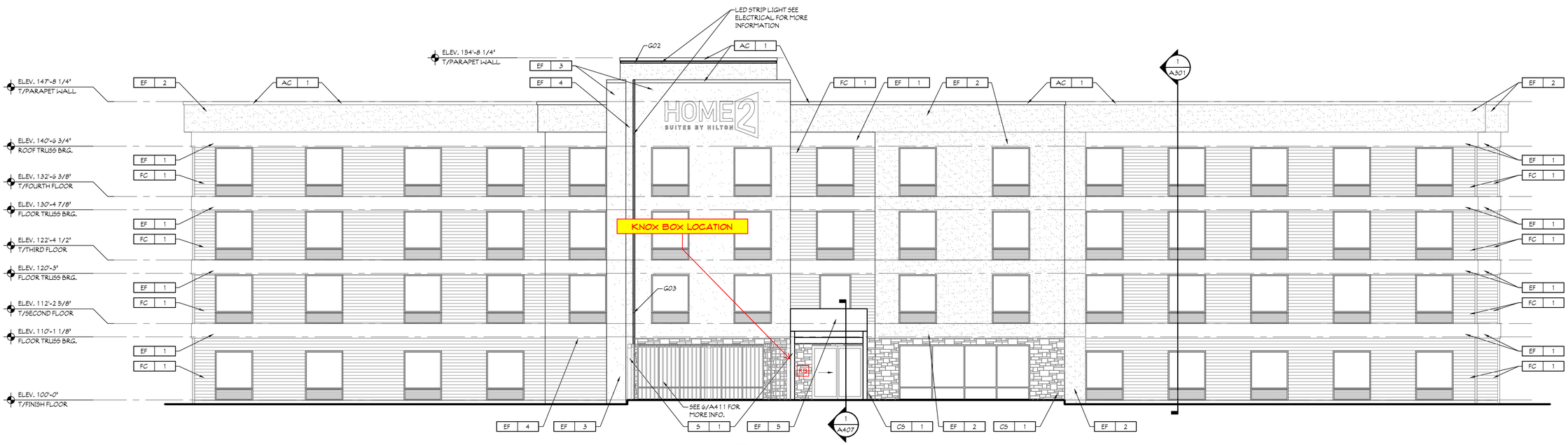
PRELIMINARY - NOT FOR CONSTRUCTION

DATE: 06/08/22

JOB NO.: MAS-22-XXX

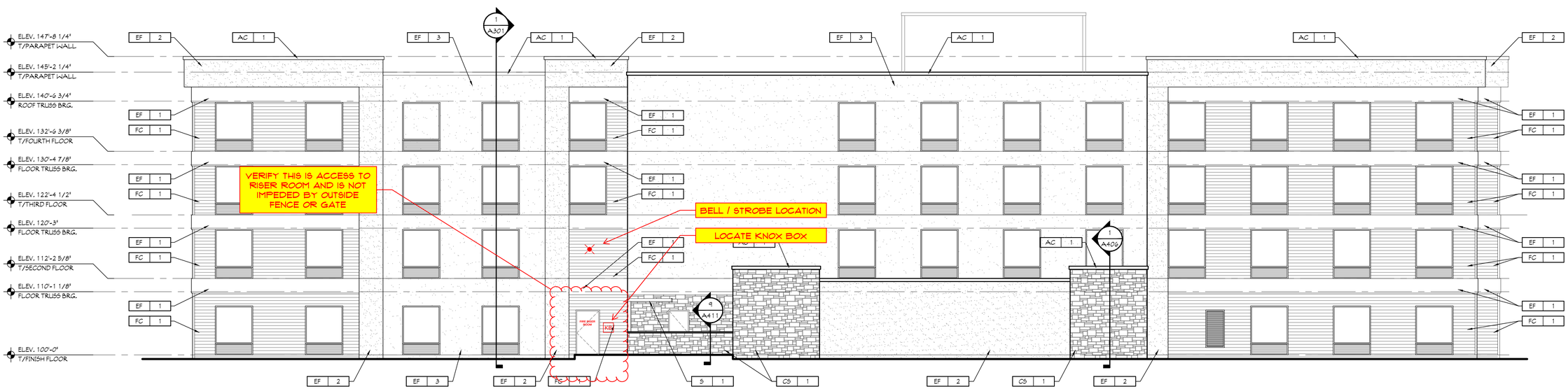
NAME: FOURTH FLOOR PLAN

SHEET: A104



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

MATERIAL LEGEND	
AC-1:	ALUMINUM COPING TO MATCH SURROUNDING FINISH
CS-1	CULTURE STONE COLOR TO MATCH PAINT; 2110-30 SADDLE SOAP
EF-1:	1 1/2" MINIMUM EIFS SYSTEM, PAINT; 2168-20 PUMPKIN CREAM
EF-2:	1 1/2" MINIMUM EIFS SYSTEM, PAINT; OC-32 TAPESTRY BEIGE
EF-3:	1 1/2" MINIMUM EIFS SYSTEM, PAINT; 2134-10 RIVER ROCK
EF-4:	1 1/2" MINIMUM EIFS SYSTEM, PAINT; 398 FLOWER POWER
EF-5:	1 1/2" MINIMUM EIFS SYSTEM, PAINT; OC-17 WHITE DOVE
FC-1:	FIBER CEMENT FINISH 1, PAINT; 2110-30 SADDLE SOAP
S-1:	PAINTED HSS STEEL, PAINT; OC-17 WHITE DOVE
ALL PAINT COLORS ARE BY BENJAMIN MOORE AND TO BE VERIFIED WITH OWNER BEFORE SELECTING	
-ALL MECHANICAL GRILLES AND LOUVERS TO BE PAINTED TO MATCH THE SURROUNDING MATERIAL COLOR	



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL NOTES

-ALTHOUGH DRAWINGS ARE DRAWN TO SCALE, THE ACCURACY OF THE DRAWING CANNOT BE GUARANTEED DUE TO DISCREPANCIES IN THE METHODS OF REPRODUCTION. DIMENSIONS SHOULD BE SOUGHT FROM DIMENSIONED PLANS.

-ALL DIMENSIONS, ROUGH OPENING SIZES, AND ELEVATION HEIGHTS MUST BE FIELD VERIFIED BY THE GENERAL CONTRACTOR. THE ARCHITECT WILL NOT BE HELD RESPONSIBLE FOR ANY DIMENSIONAL ERRORS OR OMISSIONS UNLESS THEY ARE BROUGHT TO THEIR ATTENTION PRIOR TO CONSTRUCTION.

MICHAEL L. MAUST ARCHITECT

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SHEET SIZE 24x36

Home2 Suites

PLEASANT PRAIRIE , WI

REVISIONS:

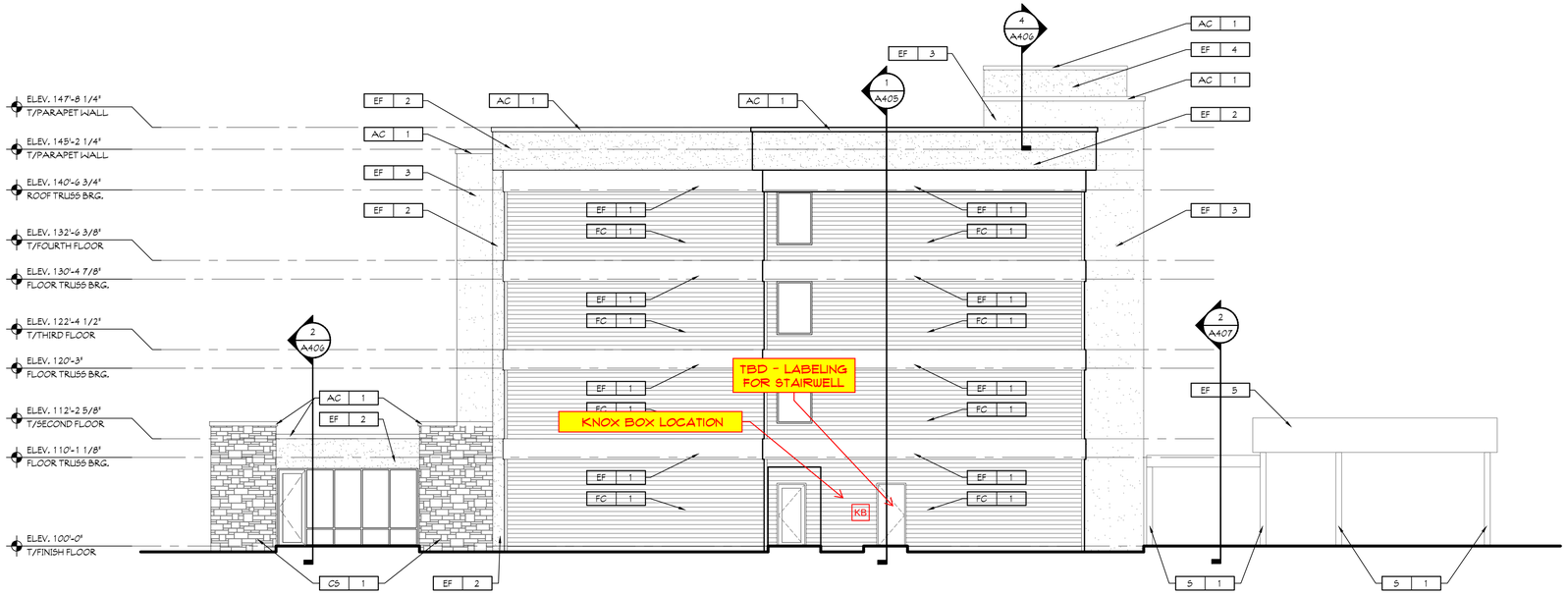
PRELIMINARY - NOT FOR CONSTRUCTION

DATE: 06/08/22

JOB NO.: MAS-22-XXX

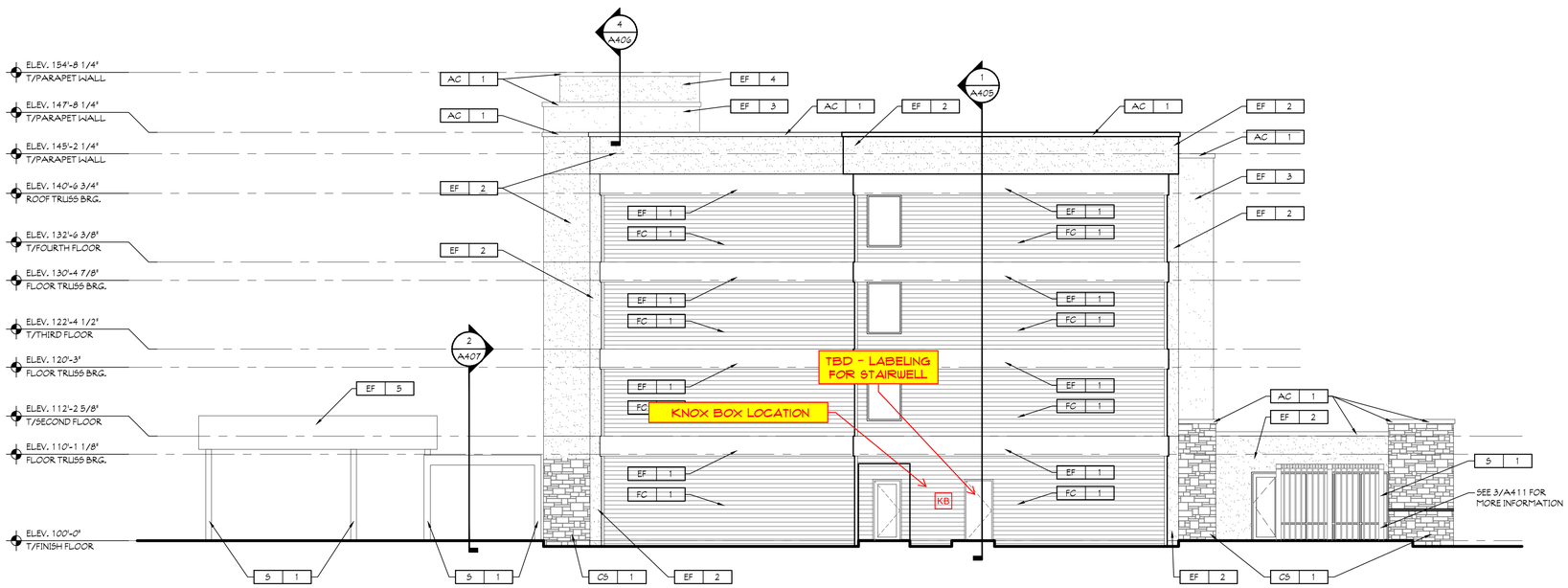
NAME: EXTERIOR ELEVATIONS

SHEET: A201



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

MATERIAL LEGEND	
AC-1:	ALUMINUM COPING TO MATCH SURROUNDING FINISH
CS-1	CULTURE STONE COLOR TO MATCH PAINT: 2110-30 SADDLE SOAP
EF-1:	1 1/2" MINIMUM EIFS SYSTEM, PAINT: 2168-20 PUMPKIN CREAM
EF-2:	1 1/2" MINIMUM EIFS SYSTEM, PAINT: OC-32 TAPESTRY BEIGE
EF-3:	1 1/2" MINIMUM EIFS SYSTEM, PAINT: 2134-10 RIVER ROCK
EF-4:	1 1/2" MINIMUM EIFS SYSTEM, PAINT: 348 FLOWER POWER
EF-5:	1 1/2" MINIMUM EIFS SYSTEM, PAINT: OC-17 WHITE DOVE
FC-1:	FIBER CEMENT FINISH 1, PAINT: 2110-30 SADDLE SOAP
S-1:	PAINTED HSS STEEL, PAINT: OC-17 WHITE DOVE
ALL PAINT COLORS ARE BY BENJAMIN MOORE AND TO BE VERIFIED WITH OWNER BEFORE SELECTING	
-ALL MECHANICAL GRILLES AND LOUVERS TO BE PAINTED TO MATCH THE SURROUNDING MATERIAL COLOR	



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL NOTES

-ALTHOUGH DRAWINGS ARE DRAWN TO SCALE, THE ACCURACY OF THE DRAWING CANNOT BE GUARANTEED DUE TO DISCREPANCIES IN THE METHODS OF REPRODUCTION. THEREFORE, DIMENSIONS SHOULD BE TAKEN FROM DIMENSIONED PLANS.

-ALL DIMENSIONS, ROUGH OPENING SIZES, AND ELEVATION HEIGHTS MUST BE FIELD VERIFIED BY THE CONTRACTOR. ANY DISCREPANCIES FOUND MUST BE REPORTED TO THE ARCHITECT. THE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR ANY DIMENSIONAL DISCREPANCIES FOUND AFTER THE FACT, UNLESS THEY HAVE BEEN BROUGHT TO THEIR ATTENTION PRIOR TO CONSTRUCTION.

MICHAEL L. MAUST ARCHITECT

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SHEET SIZE 24x36

Home2 Suites

PLEASANT PRAIRIE , WI

REVISIONS:

PRELIMINARY - NOT FOR CONSTRUCTION

DATE: 06/08/22

JOB NO.: MAS-22-XXX

NAME: EXTERIOR ELEVATIONS

SHEET: A202

AGREEMENT REGARDING DIGITAL SECURITY IMAGING SYSTEM ("DSIS") BETWEEN THE VILLAGE OF PLEASANT PRAIRIE, SYNERGY HOTELS LLC (OWNER), AND HOME 2 SUITES (TENANT)

THIS AGREEMENT regarding the Digital Security Imaging System (DSIS) (hereinafter referred to as the "Agreement"), is entered into this ____ day of _____, 2023, by and between the VILLAGE OF PLEASANT PRAIRIE, WISCONSIN, a Wisconsin municipal corporation with offices located at 9915 39th Avenue, Pleasant Prairie, Wisconsin 53158 (referred to as the "Village"), Synergy Hotels LLC, with an address of 5752 Hamptons Drive Monclova, OH 43542, (referred to as "Landowners"). In this Agreement, the Landowners of the property are also referred to as the "Owners" and Home 2 Suites, with an address of 7857 91st Avenue, Pleasant Prairie, WI 53158 (referred to as the "Tenant").

WITNESSETH:

WHEREAS, the real estate commonly known as 7857 91st Avenue in the Village, referenced in this Agreement, is also legally described in **Exhibit A** and is recorded in the Office of the Register of Deeds for Kenosha County, Wisconsin. The real estate is Lot 2 of Certified Survey Map No. 3032, a redivision of Certified Survey Map No. 2930 Part of the Northeast One Quarter Section Eight (8), Township One (1) North, Range Twenty-two (22) East of the Fourth Principal Meridian, in the Village of Pleasant Prairie, Kenosha County, Wisconsin, identified as Village Tax Parcel Number 91-4-122-081-0142 and is known as the "Owner's Property" in this Agreement; and

WHEREAS, the Owners are proposing to use the property to construct a 59,000 square foot, 4-story, 86 room Home 2 Suites Hotel with an indoor pool, outdoor patio/fire pit seating areas with 87 regular parking spaces and 4 accessible parking stalls; and

WHEREAS, The Property is presently zoned B-2, Community Business District with a Planned Unit Development Overlay District (PUD). The **PUD Ordinance #22-33 (Exhibit B)** allows for the site to operate as a hotel. The PUD was adopted by the Village Board of Trustees (the "Village Board") on November 28, 2022; and

WHEREAS, the Village Plan Commission conditionally approved the **Site and Operational Plans** for the 59,000 square foot, 4-story, 86 room Home 2 Suites Hotel with an indoor pool, outdoor patio/fire pit seating area on the Owner's Property on April 3, 2023 subject to conditions, one of which was the execution of this Agreement and the installation and operation of a Digital Security Imaging System (DSIS) for the Property; and

WHEREAS, the Village has asserted, and the Owner agreed, that the development of the Owner's property will require additional security provisions pursuant to Village regulations in order to maintain a safe and enjoyable

experience for customers and for the protection of the Owner's and their personal property, equipment and inventory; and

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

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

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

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

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

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

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

1. Video Surveillance and Easement Requirements. As a pre-condition to the Village granting any future verbal or written building

occupancy permits or approvals required by the Owner for the hotel to be occupied, the Owner shall install, make operable and usable to the satisfaction of the Village, the on-site DSIS for security surveillance purposes. The DSIS shall be the system described in **Exhibit C** which was created pursuant to the proposal prepared by ClearCom by Chad Schulman, MBA, (262) 898-2020, chad.schulman@clearcominc.com for the Owners with the plans and video surveillance hardware specifications dated January 31, 2023, which is incorporated herein by reference. The Owner will hire a qualified contractor who shall obtain the required low voltage electrical permit and install the DSIS. During the installation of the DSIS as provided herein, the Village shall have the right to inspect the DSIS at the Owner's expense. After the installation, Village inspection and system testing is complete, and if it meets with the approval of the Village, the Village shall notify the Owner of the Village's acceptance of the DSIS. The Owner agreed to sign and deliver to the Village copies of any and all documents (e.g. DSIS installation and warranty information, copies of paid invoices for the work performed, copies of contractor lien waivers and an as-built drawing of the DSIS) that are reasonably requested by the Village to confirm such installation and operation of the DSIS to the Village. The DSIS shall be installed with at least a one (1) year warranty from the manufacturer and installer. The Owner shall be solely responsible for the costs for the purchase and installation and the subsequent ongoing maintenance of the DSIS.

In the event that the Owner alters the building, adds on to the building or otherwise changes or increases the development on their Property, such Owner shall be responsible for installing, at the Owner's sole expense, such additional cameras and other exterior DSIS as the Village determines are necessary and appropriate to carry out the purposes of this Agreement. Should the Village deem that trees or other landscaping completely or partially interfere with the camera views, then the Owner shall remedy at their expense, the concern by either relocating the camera(s) to a new Village approved location or by pruning/altering the landscaping. The initial DSIS system installed in accordance with **Exhibit C** and any future additions to such system as exterior building alterations or changes within the development or new or additional development takes place on the Owners' Property, shall all be referred to as the "DSIS" for purposes of this Agreement.

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

(i) The DSIS shall provide for surveillance of the exterior building perimeters including front, rear and side entrance areas, walkways, other common areas and parking lots, driveway entrances and outdoor patio/fire pit seating areas within the development. The DSIS as described in **Exhibit C** shall adequately cover the Owner's Property as the Village deems reasonably necessary. If any changes or expansions are made to any portion of the Property, the determination as to the number and type of cameras which are reasonably necessary for the Village's surveillance needs shall rest within the reasonable discretion of the Village. All parties acknowledge it is the intent of the parties that the DSIS camera equipment

will be located on the Property attached via non-penetrating building mounts, or upon parking lot light poles and light standards, as shown on **Exhibit C**. Any DSIS equipment added after any change to the Landowner's site shall be in the sole discretion of the Village. Landowners will utilize its best efforts to ensure that the DSIS is as aesthetically tasteful and architecturally harmonious as reasonably possible. Without limiting the discretion of the Village under this Paragraph, the parties agree that any cameras and systems which are consistent with those contained in **Exhibit C** are aesthetically tasteful, architecturally harmonious and satisfactory to all parties.

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

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

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

(v) All digital video recorded by such system shall be archived locally on the D/NVR in a management secured area on the property for a period of not less than 30 days. The Village shall have the right to be able to immediately download the digital video from the site for public safety purposes directly through the Internet Protocol (IP) transmission via the Village's area-wide data network and shall also be provided a "real time", "live look" surveillance capability via that same network. The Village Police and IT Departments shall have log-in and download capabilities to the DSIS "live-look" system on the property, independent of the Owner's personnel. Verified software security keys and logins shall be provided to the Village Police and IT Departments to provide immediate access to both "real time" access as well as historical video as required. The DSIS shall also be capable of exporting exact duplicates of the recordings to removable media in a standard commercial format, the native video file format and the database file with proper player/codec. All output formats must maintain accurate aspect ratios

consistent with the original recording. All output formats shall contain accurate time and date stamps.

(vi) The Owner shall grant a permanent Access Easement to the Village allowing access and maintenance rights, if the Owner fails to maintain the DSIS, to all such systems, equipment, devices and areas associated with the DSIS. The Village shall have the right, but not the obligation, to maintain the DSIS system at the financial cost of the Owner. All expenses incurred by the Village for the maintenance of the DSIS shall be paid to the Village by the Owner within thirty (30) business days following written demand by the Village. At the time of the execution of this Agreement by the Owner, the Owner shall also execute the recordable Access Easement document attached hereto as **Exhibit D** and incorporated herein by reference.

b. Costs for the Video Surveillance System.

(i) The Owner shall have exclusive ownership and sole responsibility for the installation, operation, monitoring and maintenance of the DSIS. The Owner further covenants to operate and maintain the DSIS in good condition and repair. The Owner shall be responsible for the: (a) costs of installation, (b) internet connection for the DSIS with a static IP address assigned to the DSIS connection (c) inspection, equipment maintenance, repairs, insurance, and replacement and upgrading of the DSIS as necessary with such upgrading as needed being only for a reasonably comparable replacement of any equipment then being used in the DSIS, and (d) notifying the Village's Police Department and IT Department within seven (7) days whenever an Owner, or agents, have changed, modified, or updated the connection, configuration, password or other facet that would prohibit the Village from being able to access the DSIS.

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

c. Termination. The Owner may not terminate the DSIS at any time without prior written approval and notice from the Village. The Owner shall notify the Village Police Department Dispatch Center via the telephone and by U.S. mail to the persons as noted below in Section 2.f. of this document, whenever the DSIS is inoperable or the DSIS is unusable due to maintenance or testing. The Owner shall notify the Village IT Department immediately when there is a change in internet providers, access codes, or other issue that would impact the Village ability to access the system. Further, if the DSIS is deemed by the Village as being inoperable or unusable for a time period in excess of 30 days without notification to the Village, the Owner shall be deemed to be in violation of Section 410 of the Village Code.

2. Miscellaneous.

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

b. Attorney Fees and Interest. If either party defaults in the performance or observation of any of the terms, conditions, covenants or obligations contained in this Agreement and the complaining party places the enforcement of all or any part of this Agreement in the hands of an attorney, of if that party incurs any fees or out-of-pocket costs in any litigation, negotiation or transaction, the party that substantially prevails in any such dispute shall be reimbursed for its actual attorneys' fees and costs incurred thereby, whether or not litigation is actually commenced. Any sums not paid when due, including without limitation any maintenance fee, shall, in addition to all other amounts owed under this Agreement or applicable law, accrue interest from the due date as a penalty. The penalty is 1.5% per month on the unpaid balance with an additional 10% penalty if placed on the tax roll.

c. CCTV Video Release Statement. The Village agrees not to release any digital video recorded by the DSIS, nor any portions thereof, to the news media without providing prior notice to the Owner contact listed below, including the date, time, and information regarding the incident which the video pertains to.

The Village agrees that neither digital video recorded by the DSIS, nor any portions thereof, will be released to the news media or any third-party, except as a part of the criminal justice system, to the Police Department employees of the Village as part of an investigation, and as otherwise required by applicable law, without prior investigation and proper due diligence conducted by the Village or its employees or contractors. The Owner shall cooperate with the Village in conducting any investigation involving such digital video or of the matter which constitutes the substance of the criminal investigation. The terms of this paragraph shall apply to all digital video recorded by the DSIS and obtained or used by any employee or agent of the Village.

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

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

be affected thereby, but rather shall be enforced to the greatest extent permitted by law.

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

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

If to the Owner:

Synergy Hotels LLC
Harshil Shah
5752 Hamptons Drive
Monclova, OH 43542
shahharshil3@gmail.com
Phone: (419) 461-4801

If to the Tenant:

Home 2 Suites
Harshil Shah
7857 91st Avenue
Pleasant Prairie, WI 53158
shahharshil3@gmail.com
Phone: (419) 461-4801

If to the Village:

Village of Pleasant Prairie
Attn: Village Administrator
9915 39th Avenue
Pleasant Prairie, WI 53158
VillageAdmin@pleasantprairiewi.gov
Phone: (262) 925-6721

And to the Village:

Village of Pleasant Prairie
Community Development Director
Attn: Jean M. Werbie-Harris
9915 39th Avenue
Pleasant Prairie, WI 53158
Jwerbie-harris@pleasantprairiewi.gov
Phone: (262) 925-6717

And to the Village:

Village of Pleasant Prairie Police Department
Attn: David Smetana, Police Chief
8600 Green Bay Road
Pleasant Prairie, WI 53158
dsmetana@pleasantprairiewi.gov
Phone: (262) 694-7353

And to the Village:

Village of Pleasant Prairie
Attn: Ryan Marquart, Communications & Systems Administrator
8600 Green Bay Road
Pleasant Prairie, WI 53158
rmarquart@pleasantprairiewi.gov
Phone: (262) 948-8915

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

i. Ordinance. The DSIS program under this Agreement shall be deemed to be sufficient to meet the current requirements set forth in Chapter 420-145, Village Zoning Ordinance Conditional Use Permit provisions and Chapter 410, Village Security Ordinance provisions of the Village Municipal Code.

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

k. Liens. Notwithstanding the provisions of this Agreement, the Owner shall pay promptly all persons furnishing labor or materials with respect to any work performed by the Owner or its contractors on or about any Owner's Property. If any mechanic's or other liens shall at any time be filed

against any Owner's Property by reason of work, labor, services or materials performed or furnished, or alleged to have been performed or furnished, the Owners shall forthwith cause the same to be discharged of record or bonded.

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

IN WITNESS WHEREOF, Harshil Shah, the Managing Partner of Synergy Hotels LLC, has executed this DSIS Agreement on this _____ day of _____, 2023.

SYNERGY HOTELS LLC

By:_____
Harshil Shah
Managing Partner

STATE OF _____)
) SS
COUNTY OF_____)

This instrument was acknowledged before me in _____(city), ____(state) on _____ ___, 2023, by Harshil Shah, the Managing Partner of Synergy Hotels LLC.

_____
Signature of Notary

_____
Printed Name of Notary Public

Notary Public, _____County,
State of _____
My Commission (expires) on:_____
(is permanent):_____

(additional signatures on next page)

IN WITNESS WHEREOF, Harshil Shah, the Tenant of Home 2 Suites, has executed this DSIS Agreement on this _____ day of _____, 2023.

Home 2 Suites

By:_____
Harshil Shah
Tenant

STATE OF _____)
) SS
COUNTY OF_____)

This instrument was acknowledged before me in _____(city), ____(state) on _____ ___, 2023, by Harshil Shah, the Tenant of Home 2 Suites.

_____
Signature of Notary

_____
Printed Name of Notary Public

Notary Public, _____County,
State of _____
My Commission (expires) on:_____
(is permanent):_____

(additional signatures on next page)

VILLAGE OF PLEASANT PRAIRIE, WISCONSIN:

By:

_____
Name: John P. Steinbrink
Title: Village President

ATTEST:

_____
Name: Jane C. Snell
Title: Village Clerk

STATE OF WISCONSIN)
) SS:
KENOSHA COUNTY)

This Agreement was acknowledged before me in Pleasant Prairie, WI on _____ ___, 2023 by John P. Steinbrink and Jane C. Snell as the duly authorized President and Clerk, respectfully, of the Village of Pleasant Prairie, a Wisconsin municipal corporation.

_____
Signature of Notary Public

_____
Typed or Printed Name of Notary Public

Notary Public, Kenosha County, State of Wisconsin
My Commission expires: _____
(is permanent):_____

This instrument drafted by:
Jean M. Werbie-Harris
Community Development Director
9915 39th Avenue
Pleasant Prairie, WI 53158
262-925-6717

EXHIBIT A

LEGAL DESCRIPTION

Lot 2 of Certified Survey Map No. 3032, a redivision of Certified Survey Map No. 2930 Part of the Northeast One Quarter Section Eight (8), Township One (1) North, Range Twenty-two (22) East of the Fourth Principal Meridian, in the Village of Pleasant Prairie, Kenosha County, Wisconsin.

Tax Parcel Number: 91-4-122-081-0142

EXHIBIT B

VILLAGE PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE #23-__
(Attached hereto)

EXHIBIT C

DSIS PLAN, HARDWARE DETAILS AND NARRATIVE
[Attached hereto]

EXHIBIT D

ACCESS EASEMENT
[Attached hereto]

DSIS ACCESS EASEMENT

This ACCESS EASEMENT is entered into this _____ day of _____, 20__ by and between the Grantor, Synergy Hotels LLC (the "Landowner"), and the Grantee, the VILLAGE OF PLEASANT PRAIRIE (the "Easement Holder").

RECITALS

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

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

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

Recording Area

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

Parcel Identification Number:
91-4-122-081-0142

D. The Easement Holder acknowledges and agrees that Synergy Hotels LLC will utilize the Landowner's Property for the construction of a 59,000 square foot, 4-story, 86 room Home 2 Suites Hotel with an indoor pool, outdoor patio/fire pit seating areas with 87 regular parking spaces and 4 accessible parking spaces. The hotel will be located at 7857 91st Avenue in the Village of Pleasant Prairie.

GRANT OF ACCESS EASEMENT

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

1. Grant of Easement. The Landowner hereby grants and conveys to the Easement Holder, its contractors and agents, a perpetual, non-exclusive, rent-free,

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

2. Use of Access Easement. The purpose of the Access Easement is to provide for the installation, operation and maintenance of a DSIS in accordance with a Security Agreement entered into between the parties dated on or about _____ ___, 20__ (the "Agreement"), the terms and conditions of which are hereby incorporated in this Access Easement. Nothing in this Access Easement is intended to prohibit use of the Access Easement area by the Landowner, provided such use does not materially interfere with the use of the Access Easement by the Easement Holder. The Easement Holder agrees that it will not materially interfere with the normal operation and use of the Landowner's Property by the Landowner, through its inspection and access of the DSIS equipment.

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

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

5. Damage to Easement Property. The Easement Holder shall be responsible for any damage that it may cause to the Easement Property. The Easement Holder shall promptly make all needed repairs, promptly after such damage, restoring the Easement Property to its condition prior to the damage. The Landowner shall promptly make any needed repairs to the Landowner's Property and the DSIS equipment that the Landowner may damage.

6. Obstructions to Use of the Easement Property. The Easement Holder may not utilize the Easement Property in a way that materially interferes with its use by any other person permitted to use it. The Easement Holder acknowledges and agrees that the Landowner's use of the Landowner's Property may include if permitted by the Village, outdoor activities that may occur on the Landowner's Property, however, such

uses shall be approved by the Village and shall not be considered an obstruction or impediment to the Access Easement. Furthermore, the Easement Holder acknowledges and agrees that the Landowner has the right to modify and construct new improvements on the Landowner's Property, albeit with the necessary permits, and if said improvements interfere with use of the Access Easement by the Easement Holder, then the Landowner shall bear all costs and responsibility to relocate the DSIS equipment or modify its use of the Easement Property.

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

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

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

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

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

10. Successors. All of the terms, covenants, conditions, and obligations set forth in this Access Easement and the Agreement shall inure to the benefit of and bind the Landowner and Easement Holder, and their respective personal representatives, heirs,

successors, transferees, assigns, and all future owners of the Landowner's property this Access Easement and the Agreement shall continue as a servitude running in perpetuity with the Landowner's Property.

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

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

13. Attorneys Fees and Interest. If any party defaults in the performance or observation of any of the terms, conditions, covenants or obligations contained in this Access Easement and the complaining party places the enforcement of all or any part of this Access Easement in the hands of an attorney, of if that party incurs any fees or out-of-pocket costs in any litigation, negotiation or transaction, the party that substantially prevails in any such dispute shall be reimbursed for its actual attorneys' fees and costs whether or not litigation is actually commenced. Any sums not paid when due, including without limitation any maintenance fee, shall, in addition to all other amounts owed under this Agreement or applicable law, accrue interest from the due date as a penalty. The penalty is 1.5% per month on the unpaid balance with an additional 10% penalty if placed on the tax roll.

(Signatures are on the next pages)

IN WITNESS WHEREOF, Harshil Shah with Synergy Hotels LLC, its Managing Partner, has executed this Access Easement this _____ day of _____, 20___.

LANDOWNER: Synergy Hotels LLC

_____
Harshil Shah
Managing Partner

STATE OF _____)
) SS
COUNTY OF _____)

This instrument was acknowledged before me in _____(city) ____(state), _____(zip) on _____ ___, 20___, by Harshil Shah, Owner of Synergy Hotels LLC.

_____
Signature of Notary Public

_____
Typed or Printed Name of Notary Public

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

(Additional signatures are on the next page)

CONSENT OF MORTGAGEE

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

Dated: _____ _____, 2023.

_____

By: _____
Name: _____
Title: _____

ACKNOWLEDGMENT

STATE OF _____)
) SS:
_____COUNTY)

This instrument was acknowledged before me on _____ ____, 2023 by _____, (Name) the _____ (Title) of the _____ (Bank).

_____
Signature of Notary Public

_____
Type or Print Name of Notary Public

Notary Public, State of _____
My commission expires: _____

(Additional signatures are on the next page)

VILLAGE OF PLEASANT PRAIRIE, WISCONSIN:

By: _____

Name: John P. Steinbrink
Title: Village President

ATTEST:

_____

Name: Jane C. Snell
Title: Village Clerk

STATE OF WISCONSIN)
) SS:
KENOSHA COUNTY)

This Agreement was acknowledged before me in Pleasant Prairie, WI on _____ ____, 20___ by John P. Steinbrink and Jane C. Snell as duly authorized Village President and Village Clerk, respectfully, of the Village of Pleasant Prairie, a Wisconsin municipal corporation.

_____
Signature of Notary Public

_____
Typed or Printed Name of Notary Public
Notary Public: Kenosha County,
State of Wisconsin
My Commission expires on: _____

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

EXHIBIT A

Legal Description of Landowner's Property

Lot 2 of Certified Survey Map No. 3032, a redivision of Certified Survey Map No. 2930 Part of the Northeast One Quarter Section Eight (8), Township One (1) North, Range Twenty-two (22) East of the Fourth Principal Meridian, in the Village of Pleasant Prairie, Kenosha County, Wisconsin.

Tax Parcel Number 91-4-122-081-0142

Office of the Building Inspection Superintendent
Sandro Perez

Village Staff Memorandum

To: Jean Werbie-Harris, Community Development Director

From: Sandro Perez, Building Inspection Superintendent

Subject: Home 2 Suites

Date: December 21, 2022

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1. Building Inspection Department information:
   Hours: Mon-Fri, 7:30am-4:30pm.
   Phone# 262-694-9304
   Email: buildinginspection@plprairiewi.com

2. Permit applications can be found online at pleasantprairiewi.gov

3. Inspections are performed Mon- Fri 8:00am-3:30pm except electrical inspections; those are Tuesdays & Thursdays only, 48hr notice is required to schedule an inspection. Final occupancy inspections require coordination with multiple departments and staff members therefore a minimum of 72 hour notice is required, all MEP final inspections must be completed prior to scheduling the VTO inspection. Note: you must call and speak with a Building Inspection Department representative if no one answers leave voicemail with permit number type of inspection and desired date we will return your call and confirm the appointment.

4. We are currently inspecting to the 2015 IBC, IEBC, IMC, IECC, IFGC, 2009 ANSI A117.1, 2017 NEC (including state addendums) and WI. Plumbing code SPS 381-386.

5. Submit all applicable plans (Building, HVAC, Fire Suppression, Fire Detection, Conveyance, Plumbing, etc.) to the state for plan review (DSPS). Be aware state plan reviews currently have long lead times, plan accordingly. The state approval letter is not a permit to construct, local permits required prior to construction.

6. Building Inspection Department will issue permits once we receive the applicable state approval letter, plans and permit application. The following are required permits for construction: Utility (sanitary, water and storm), Early Footing and Foundation, Building, HVAC, Plumbing, Electrical and Low Voltage Electrical. No work shall commence prior to issuance of applicable permit.

7. Submit emergency egress lighting plan and energy compliance worksheets form SBD 10512 to Building Inspection Department with building plans at time of permit submittal.

8. Fire alarm systems require plan review and permit from Fire Department and Low Voltage electrical permit from Building Inspection Department.

9. Any building fire protection loop and combination water main will require approval by the Fire Department prior to issuance of exterior water plumbing permit.

10. Fire alarm systems and fire protection loops will require inspections by both the Fire Department and Building Inspection Department.

11. All state approved drawing must be available on site for inspector review during inspections. Proof of permit shall also be on site.

12. A ufer ground is required per 2015 NEC, this will be inspected during foundation pour.

13. All required equipment per 2017 NEC must be "LISTED" by a nationally recognized testing laboratory.

14. All required equipment per 2017 NEC shall have an SCCR rating and available fault current calculation documentation provided to confirm compliance.

15. Provide adequate accessible parking per Ch.11 of the 2015 IBC and closest to accessible entrance.

16. Be aware of the new plumbing line recirculation and insulation code for public lavatories per 2015 IECC

17. Any tradesmen requiring state license will be "carded" on the jobsite for compliance.

18. Village of Pleasant Prairie recommends all exterior lighting to be LED, 3000K "Dark Sky" compliant or equivalent. Lighting over 3000K and no more than 5000K shall be downward facing and anti-glare. No spillover of lighting beyond lot lines is allowed.

19. All equipment, materials, etc. shall be rated for the environment in which it is installed.

20. Contact me with any questions on plan submittal, permitting or inspection process.

Village of Pleasant Prairie
Preconstruction Meeting Requirements

(Rev. 3/19/2021)

In order to hold a complete and comprehensive preconstruction meeting the following must be completed. Failure to have all the necessary information, or missing key individuals from the meeting, may result in the meeting being canceled and the meeting rescheduled for a later date.

Project name

Preconstruction meeting date, time, and location set by the Village

Prior to the preconstruction meeting compete the following:

1. Prepare the preconstruction meeting agenda. A sample agenda will be provided by the Village but must be modified by the Owner or Design Engineer of Record to suit the proposed project.

- ☐ **Completed**

2. Send meeting invites with the preconstruction meeting agenda a minimum of 7 days prior to the scheduled meeting.

- ☐ **Owner**
- ☐ **Design engineer of record**
- ☐ **Project superintendent**
- ☐ **Site excavator**
- ☐ **Underground utility contractor**
- ☐ **General contractor**
- ☐ **Erosion control contractor**
- ☐ **Builder**
- ☐ **Utility companies (e.g., We Energies, Spectrum, AT&T, ATC), if applicable**
- ☐ **WI DOT, if applicable**
- ☐ **Kenosha County, if applicable**
- ☐ **WI DNR, if applicable**
- ☐ **Applicable trades**
- ☐ **Others necessary for construction**

The following is required at the preconstruction meeting unless otherwise approved by the Village Community Development Department. Missing information or key individuals may result in the meeting being rescheduled:

1. Attendance is required by:

- ☐ Owner
- ☐ Design engineer of record
- ☐ Project superintendent
- ☐ Site excavator
- ☐ Underground utility contractor
- ☐ General contractor
- ☐ Erosion control contractor
- ☐ Builder
- ☐ Kenosha County, if applicable
- ☐ WI DOT, if applicable
- ☐ Applicable trades
- ☐ Others necessary for construction

2. Meeting minutes will be taken by the Owner or Engineer. Within 72 hours of the meeting the minutes shall be distributed to all attendees.

3. Attendee sign in sheet — ☐ Provided

4. Legible construction schedule (typically 11"x17") — ☐ 1 copy for each attendee

5. Site logistics plans – show the following: construction staging areas, temporary construction fence locations (gates shall be daisy chained locked with F & R Knox lock), directional signage locations, trailer locations, driveway access locations, road travel path/route for construction vehicles, and security cameras for entrance to the site/site trailers and other areas as identified by the Police Chief, on-site contractor parking, gravel access road, truck travel routes to the site, proposed hours of operation, etc. — ☐ 1 copy for each attendee

6. Final plans - 1 full size set and a reduced size set for all attendees

- ☐ 1 full size plan set
- ☐ 11"x17" plan set for all attendees

7. Permits and approvals (e.g., DNR NOI, DSPS permits, wetland permits, right of way permits) Village permits will be issued following the preconstruction meeting. — ☐ 1 copy for each attendee

8. List of emergency contact 24/7 information and business cards – Owner, Design Engineer of Record, Project Superintendent for this project, Site Excavator, Underground Utilities Contractor, and General Contractor.

☐ **1 copy for each attendee**

☐

Village of Pleasant Prairie
Preconstruction Meeting Scheduling Requirements

(Rev. 5/6/2021)

Prior to scheduling the preconstruction meeting all of the following information must be provided. Meetings will be scheduled no less than 2 weeks after receiving this completed form and required information. All information shall be submitted as one complete package. Construction shall start within 2 weeks following the preconstruction meeting.

Project name

Desired preconstruction meeting date

Anticipated construction start date

Provide 1 paper copy and a link to the website where the below required information can be downloaded. Physical thumb drives, DVDs, CDs, etc. cannot be accepted.

1. Property ownership verification (e.g., Kenosha County GIS printout, tax bill, deed). Property must be owned by the applicant prior to the preconstruction meeting.

2. Final Site and Operational Plans sets associated with the project which have address all Village comments (e.g., public improvements, civil site, building).

3. State DSPS commercial plan review approval letters (e.g., building, HVAC, interior plumbing, and exterior plumbing plans for underground private utilities (water, storm and sewer).

4. General Contractor's site logistics plans – construction staging areas, temporary construction fence locations (gates shall be daisy chained locked with F & R Knox lock), directional signage locations, trailer locations, driveway access locations, road travel path for construction vehicles, and security cameras for entrance to the site/site trailers and other areas as identified by the Police Chief, on-site contractor parking, gravel access road, truck travel routes to the site, proposed hours of operation, etc.

5. Construction Schedule. ☐ Attached and provided in the above link

6. Project Emergency Contact List. ☐ Attached and provided in the above link

7. Itemized projects costs and corresponding contracts in AIA format for those improvements requiring a letter of credit, cash on deposit, or bond.

8. All WI DNR and USACE permits (e.g., Notice of Intent, wetlands, waterways, utility extensions).

9. All Railroad, Kenosha County, WI DOT right of way permits (e.g., work in the right of way, utility, driveway connection, detours).

10. All other federal, State, or County permits or approvals as may be required for the project.

11. Village Conditional Use Permit.

12. Village Erosion Control Permit application signed and notarized by the property owner.

13. Village Work in the Right of Way Permit application.

14. Village electrical permit application for temporary electrical for trailers, lighting and cameras.

15. Village temporary signage permit application and plan.

16. Executed Village Digital Security Imaging Systems (DSIS) agreement and easements.

17. Recorded plat, CSM, and/or easements.

RECEIVED
JAN 29 2024
PLEASANT PRAIRIE

Synergy Hotels LLC

1301 West Road,

Sturtevant, WI 53177

Date: 01/22/2024

Subject: Extension on the approved plans for Home2 Suites

To,

Village of Pleasant Prairie

9915 39th AVENUE

Pleasant Prairie, WI 53158

Respected members of planning authority,

We would like to request the extension on the approval given by the Village on April 11th 2023 for the construction of Home2 Suite hotel. We are in pursuit for finance on the project. Due to the market conditions we are yet to get any positive response from local financial institution backing the project for financing. However, we have purchased the said land last year and are fully committed to develop the project in the near future.

Hence, requesting you to provide 2-year extension from the date of approval. (Permit expiring on date April 11th 2025).

Thank you,

Harshil Shah

(Managing Partner, for Synergy Hotels LLC)

Site and Operational Plan Application

(requiring Plan Commission approval)

Community Development Department
9915 39th Avenue
Pleasant Prairie WI 53158
Phone: 262.925.6717
Email: communitydevelopment@plprairie.com

APPROVAL REQUESTED		TYPE OF WORK	
☑	Final Site and Operational Plan	☑	New Building(s)
☐	Preliminary Site and Operational Plan for Mass Grading	☐	Building Addition
☐	Preliminary Site and Operational Plan for Underground Utilities	☐	Building Alteration
☐	Conditional Use Permit	☐	New Tenant
☑	Digital Security Imaging System (DSIS Agreement or Easement)		

GENERAL INFORMATION

Business Name Home2Suite	
Property Location/Address 91st Ave and Parairie Ridge Blvd	Tax Parcel Number(s) Part of 91-4-122-081-0122
Current Zoning B2 (PUD)	Proposed Zoning (if applicable) N/A
Projected Start Date: 4-15-23	Projected Occupancy Date: 6-1-24

Detailed Description of Proposed Project and Use included with this application

4-story, 86 room Home2 Suites Hotel with 87 regular parking spaces and 4 accessible parking stalls.

Detailed Description of Company

Synergy Hospitality LLC is a family owned business and our group is in the business of hotel developments and operations of hotels since last 25 years. We construct, develop and manage our hotels in brands like Hilton, Marriott and IHG as a group.

SELECT ONE OPTION

☐	Relocation of business from:	☑	New Building(s)
☐	New location of business in Pleasant Prairie	☐	Building Addition
☐	Expansion/change to existing business in Pleasant Prairie	☐	Building Alteration
☐	New start up business	☐	New Tenant

SITE INFORMATION

	Gross site area (ac.)		
sq. ft.			
101,023	Gross site area	sq. ft.	
0	Wetland area to remain	N/A	Wetland area to be filled
N/A	Floodplain area to remain	N/A	Floodplain area to be filled
N/A	Other environmental areas to remain	N/A	Other environmental areas to be filled
		%	
68,696	Impervious area	62	% of impervious area
32,327	Open Space/Landscape area	38	% of open space area

PROPOSED BUILDING INFORMATION

sq. ft.		ft.	
59,000	Building 1-total area	55	Building 1-height
	Building 2-total area		Building 2-height
	Building 3-total area		Building 3-height
	Building 4-total area		Building 4-height
	Building 5-total area		Building 5-height
	Tenant area		
	Addition area		Addition--height

PROPOSED PARKING

87	Number of regular parking spaces
4	Number of handicapped accessible parking spaces
0	Number of semi-truck parking spaces (not including positions behind dock doors)
91	**Total number of parking spaces**
0	**Total number of dock doors**

ANTICIPATED VEHICLE TRIPS

180	Average daily **automobile** trips (to and from)
270	Maximum daily **automobile** trips (to and from)
1	Average daily **truck** trips (to and from)
2	Maximum daily **truck** trips (to and from)

PUBLIC FACILITES INFORMATION

Check all that apply

☑	The property is serviced by public sanitary sewer
☑	The property is serviced by public water
☑	The building is or will be serviced by fire sprinklers

Maximum number of gallons/minute of water expected to be used per day is: 150-160 GPM at Peak

OPERATIONAL INFORMATION

24 Hours	Hours open to the public
24 Hours	Hours employees on site
7 AM to 5 PM	Delivery hours

EMPLOYMENT INFORMATION

0	Existing Full-time employees				
10	Proposed Full-time employees to be added with this proposed project				
0	Existing Part-time employees				
4	Proposed Part-time employees to be added with this proposed project				
Number of Shifts	3 Shift				
Employees 1st shift	7	Employees 2nd shift	5	Employees 3rd shift	2
8	Largest number of employees on site at any one time				

OCCUPANCY TYPE-FOR ANY PROPERTY ZONED MANUFACTURING

Occupancy Type pursuant to the Use and Occupancy Classification specified in Chapter 3 of the 2006 International Building Code (2006 IBC). Include all that apply and associate square footage for each classification:

☐	Factory Group F-1 moderate-hazard		sq.ft
☐	Factory Group F-2 low-hazard		sq.ft
☐	Storage Group S-1 moderate-hazard		sq.ft
☐	Storage Group S-2 low-hazard		sq.ft
☐	Business Group B		sq.ft
☐	High-Hazard Group H		sq.ft
☐	Other		sq.ft

ADDITIONAL INFORMATION

Types and quantities of goods and materials to be made, used or stored on site:
It is a hotel, hence products used by the guest will be stored.

Types of equipment or machinery to be used on site:
Typical Equipment required to operate and maintain a Hotel.

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

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

Methods of providing site and building security other than the Village Police Department:
We will have CCTV cameras and security systems we use for security.

Description of the methods to be used to maintain all buildings, structures, site improvements and sites in a safe, structurally sound, neat, well-cared-for and attractive condition:
We will have maintanace team for the hotel as well as cleaning crew for maintaining and for cleanliness of the hotel as per the brand standard (Hilton).

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

We dont see any adverse impacts to the neighboring properties once the construction is completed. It will be a Hilton franchise hotel which will add to the area in a good way.

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

WDNR NOI	Yet to apply
DSPS General Plumbing	Yet to apply
Village of Pleasant Prairie Permits	Yet to apply

MINIMUM SUBMITTAL REQUIREMENTS

See Article IX of Chapter 420 of Village Municipal Code for specific requirements for each plan)

Provide 3 full size plan sets and a pdf of all documents

☑	Title sheet
☑	Survey
☑	Site plan
☑	Grading and drainage plans
☑	Building plans
☑	Lighting plan
☑	Landscape and open space plan
☑	Signage plan
☑	Industrial waste survey
☑	Digital security imaging system information per Chapter 410 of Village Municipal Code, if applicable

The Village may require additional information be submitted to ensure that all Village requirements and ordinances are being met. Two or more plans may be combined, provided that all of the information submitted on the combined plan is clearly legible, but in no case shall the combined plans fail to show any of the information required for each individual plan.

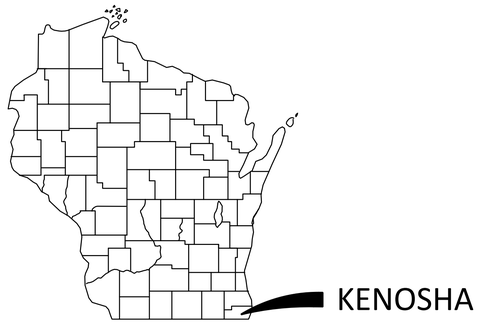
REQUIRED SIGNATURES

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

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

PROPERTY OWNER	APPLICANT
Print Owners Name Steven C. Mills IRA	Company Name Synergy Hospitality LLC
Print Name of Signatory Steven C. Mills	Print Name of Signatory Harshil Shah
Signature	Signature
Mailing Address 4015 80th St	Mailing Address 5752 Hamptons Drive
City/State/ZIP Kenosha, WI 53142	City/State/ZIP Monclova, OH 43542
Phone (262) 842-0556	Phone (419) 461-4801
Email	Email shahharshil3@gmail.com
Date	Date 12/01/2022

CONSTRUCTION PLANS
for
HOME2 SUITES BY HILTON
SITE GRADING, DRAINAGE, UTILITY & PAVEMENT IMPROVEMENTS
for
SYNERGY HOSPITALITY, LLC.
Village of Pleasant Prairie, Kenosha County, Wisconsin



SHEET INDEX

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DIMENSIONED SITE PLAN	C-4
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PAVEMENT GRADING, MARKING & SIGNAGE PLAN	C-8
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PROJECT SPECIFICATIONS	C-16
SITE LIGHTING PLAN	E1 thru E5
LANDSCAPE PLAN	L-1 & L-2

DEVELOPER

SYNERGY HOSPITALITY, LLC.
HARSHIL SHAH
5752 HAMPTONS DRIVE
MONCLOVA, OH 43542
PHONE: (419) 461-4801

GOVERNING AGENCY CONTACTS

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

- ADMINISTRATION
ERIC RINDFLEISCH
- VILLAGE ADMINISTRATOR
OFFICE: (262) 925-6721
EMAIL: erindfleisch@pleasantprairiewi.gov

THOMAS SHIRCEL
- ASSISTANT VILLAGE ADMINISTRATOR
OFFICE: (262) 925-6721
EMAIL: tshircel@pleasantprairiewi.gov

- COMMUNITY DEVELOPMENT DEPARTMENT
JEAN WERBIE-HARRIS
- COMMUNITY DEVELOPMENT DIRECTOR
OFFICE: (262) 925-6718
EMAIL: jwerbie-harris@pleasantprairiewi.gov

PEGGY HERRICK
- ASSISTANT PLANNER AND ZONING ADMINISTRATOR
OFFICE: (262) 925-6716
EMAIL: pherrick@pleasantprairiewi.gov

MIRANDA STEINMETZ
- ADMINISTRATIVE COORDINATOR/PLANNER I
OFFICE: (262) 925-6716
EMAIL: msteinmetz@pleasantprairiewi.gov

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

KURT DAVIDSEN, P.E.
- ASSISTANT VILLAGE ENGINEER
OFFICE: (262) 925-6728
EMAIL: kdavidsen@pleasantprairiewi.gov

MONICA YUHAS
- ENGINEERING SECRETARY
OFFICE: (262) 925-6729
EMAIL: myuhas@pleasantprairiewi.gov

- BUILDING INSPECTION DEPARTMENT
SANDRO PEREZ
- BUILDING INSPECTION SUPERINTENDENT
OFFICE: (262) 694-9304
DIRECT: (262) 925-6722
EMAIL: sperez@pleasantprairiewi.gov

DONALD KOEHNE
- BUILDING INSPECTOR
OFFICE: (262) 694-9304
EMAIL: dkoehne@pleasantprairiewi.gov

MICHAEL KAPRELIAN
- BUILDING INSPECTOR
OFFICE: (262) 694-9304
EMAIL: mkaprelian@pleasantprairiewi.gov

PLEASANT PRAIRIE FIRE AND RESCUE DEPARTMENT
CRAIG ROEPKE
- CHIEF OF FIRE AND RESCUE
OFFICE: (262) 694-8027
EMAIL: fireresc ue@pleasantprairiewi.gov

AARON LONGRIE
- ASSISTANT FIRE CHIEF
OFFICE: (262) 694-8027
EMAIL: alongrie@pleasantprairiewi.gov

PLEASANT PRAIRIE PUBLIC WORKS
TOM HUPP
- PUBLIC WORKS DIRECTOR
ROGER PRANGE MUNICIPAL BUILDING
8600 GREEN BAY ROAD
OFFICE: (262) 925-6768
EMAIL: thupp@pleasantprairiewi.gov

LEGEND

Description	Existing	Description	Existing	Proposed
EDGE OF WOODS		WATER SHUT OFF		
DECIDUOUS TREE		WATER MAIN VALVE		
DECIDUOUS TREE REMOVAL		HYDRANT		
CONIFEROUS TREE		WATER MAIN REDUCER		
CONIFEROUS TREE REMOVAL		SANITARY MANHOLE		
BUSH		SANITARY CLEAN OUT		
SOIL BORING	SB 1	STORM MANHOLE		
TELEPHONE BOX	T	CATCH BASIN		
GUY WIRE		LIGHT POLE		
UTILITY POLE		ENDWALL		
GAS VALVE	GV	STORM SEWER	STM	
GAS METER		SANITARY SEWER	SAN	
SEPTIC VENT		WATERMAIN	W	
ELECTRIC MANHOLE		CONTOURS	650	650
COMMUNICATION MANHOLE		FIRE PROTECTION		FP
WATER MANHOLE		UTILITY CROSSING		
HVAC UNIT		DITCH OR SWALE		
UNDERGROUND VAULT		CULVERT	12" CMP	12" CMP
SECTION CORNER		RAILROAD TRACKS		
MAIL BOX		FENCE	X	X
GUARD POST		NO VEHICULAR ACCESS		
STREET SIGN		UNDERGROUND ELECTRIC	E	
ELECTRIC PEDESTAL		UNDERGROUND GAS MAIN	G	
ELECTRIC METER		UNDERGROUND COMMUNICATIONS	CM	
PAD MOUNT TRANSFORMER		SILT FENCE	//	
FOUND IRON PIPE		OVERHEAD ELECTRIC	OHE	
SET IRON PIPE		FORCE MAIN	\	

DIGGERS HOTLINE
Call 811 or (800) 242-8511
www.DiggersHotline.com

PRE-CONSTRUCTION NOTE

PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING (OWNER'S REPRESENTATIVE, OWNER'S ENGINEER, GENERAL CONTRACTOR, VILLAGE ENGINEER, VILLAGE BUILDING INSPECTOR, FIRE AND RESCUE INSPECTOR, IT/DSIS INSPECTOR AND ZONING ADMINISTRATOR) MUST BE HELD AT THE VILLAGE'S OFFICES. THE PRE-CONSTRUCTION MEETING SHALL BE COORDINATED, SCHEDULED, AND MODERATED BY THE DESIGN ENGINEER OF RECORD.

UTILITY NOTE

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 THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE THERETO, CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.

BENCH MARKS

1. TOP NUT OF HYDRANT NEAR NW PROPERTY CORNER.
ELEVATION: 720.28

2. TOP NUT OF HYDRANT AT NE CORNER OF 91st AVENUE & PRAIRIE RIDGE BLVD.
ELEVATION: 722.77

VILLAGE COORDINATION NOTE

EACH CONTRACTOR SHALL HAVE COPY OF THE VILLAGE APPROVED PLANS, PROJECT MANUAL, AND THE VILLAGE CONSTRUCTION SPECIFICATIONS ON-SITE DURING TIMES OF CONSTRUCTION. THE CONSTRUCTION SPECIFICATIONS ARE AN INTEGRAL PART OF THE CIVIL ENGINEERING PLANS.

EROSION CONTROL NOTE

ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE CONSTRUCTION AND SHALL CONFORM TO THESE PLANS AND THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSTRUCTION SITE EROSION CONTROL AND TECHNICAL STANDARDS.

ABBREVIATIONS

BASE LINE	BL	INVERT ELEVATION	IE
LONG CORD OF CURVE	CHD	LENGTH OF CURVE	ARC
CURB AND GUTTER	C&G	MANHOLE	MH
CATCH BASIN	CB	NORMAL WATER LEVEL	NWL
CENTERLINE	CL	POINT OF CURVATURE	PC
EDGE OF PAVEMENT	EOP	POINT OF TANGENCY	PT
FINISHED FIRST FLOOR	FFF	TANGENCY OF CURVE	TAN
FINISHED GRADE	FG	POINT OF VERTICAL INTERSECTION	PVI
FLOW LINE	FL	RADIUS	R
FLOODPLAIN	FP	RIGHT OF WAY	ROW
ORDINARY HIGH WATER MARK	OHWM	SANITARY SEWER	SAN
TOP OF BANK	TOB	STORM SEWER	STM
TOP OF CURB	TOC	TOP OF FOUNDATION	TOF
TOP OF WALK	TOW	WATER MAIN	WM

PUBLIC UTILITY CONTACTS

AMERICAN TRANSMISSION COMPANY
BRIAN MCGEE
OFFICE: (262) 506-6895
EMAIL: bmcgee@atcllc.com
EMERGENCY NUMBER: (800) 972-5341

- AT&T
BRENT LEWIS
OFFICE: (262) 636-0549
EMAIL: bl521d@att.com

- TDS TELECOM
SOUTHEAST WISCONSIN
OFFICE: (877) 483-7142

- WEC ENERGY GROUP
JOEL BUROW
- CEM MANAGER
OFFICE: (414) 221-3192
EMAIL: joel.burrow@wecenergygroup.com

- SPECTRUM
STEVE CRAMER
- UTILITY COORDINATOR
OFFICE: (414) 277-4045
EMAIL: steve.cramer@twcable.com

ROBERT TUNUTA
- UTILITY COORDINATOR

OFFICE: (414) 277-4205
DIRECT: (414) 758-5688
EMAIL: tunuta@charter.net

- WE-ENERGIES
ALLIE KLAWINSKI
- SR. SERVICE MANAGER
OFFICE: (262) 552-3227
EMAIL: allie.klawinski@we-energies.com

MICHAEL BAKER
- CUSTOMER SERVICE MANAGER
OFFICE: (262) 886-7041
EMAIL: michael.baker@we-energies.com

HUSSAIN BIYAWERWALA
- SENIOR ENGINEER
OFFICE: (262) 886-7074
EMAIL: hussain.biyawerwala@we-energies.com

BRANDON ERTS
- GAS ENGINEERING
OFFICE: (414) 221-3654
EMAIL: brandon.erts@we-energies.com

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

- WI DEPARTMENT OF NATURAL RESOURCES
TRAVIS SCHROEDER
- WATER MANAGEMENT SPECIALIST
OFFICE: (262) 574-1071
EMAIL: travis.schroeder@wisconsin.gov

PETER WOOD
- WATER RESOURCES ENGINEER
OFFICE: (262) 884-2360
EMAIL: peter.wood@wisconsin.gov

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

HOME2 SUITES BY HILTON
SITE GRADING, DRAINAGE, UTILITY & PAVEMENT IMPROVEMENTS
FOR
SYNERGY HOSPITALITY, LLC.
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR:	MDE
DRAFTED:	CJS
DATE:	2-22-2023
CHECKED:	MDE
DATE:	2-22-2023

2013.0057.06

SHEET
C-1

ISSUE FOR REVIEW 2-22-2023

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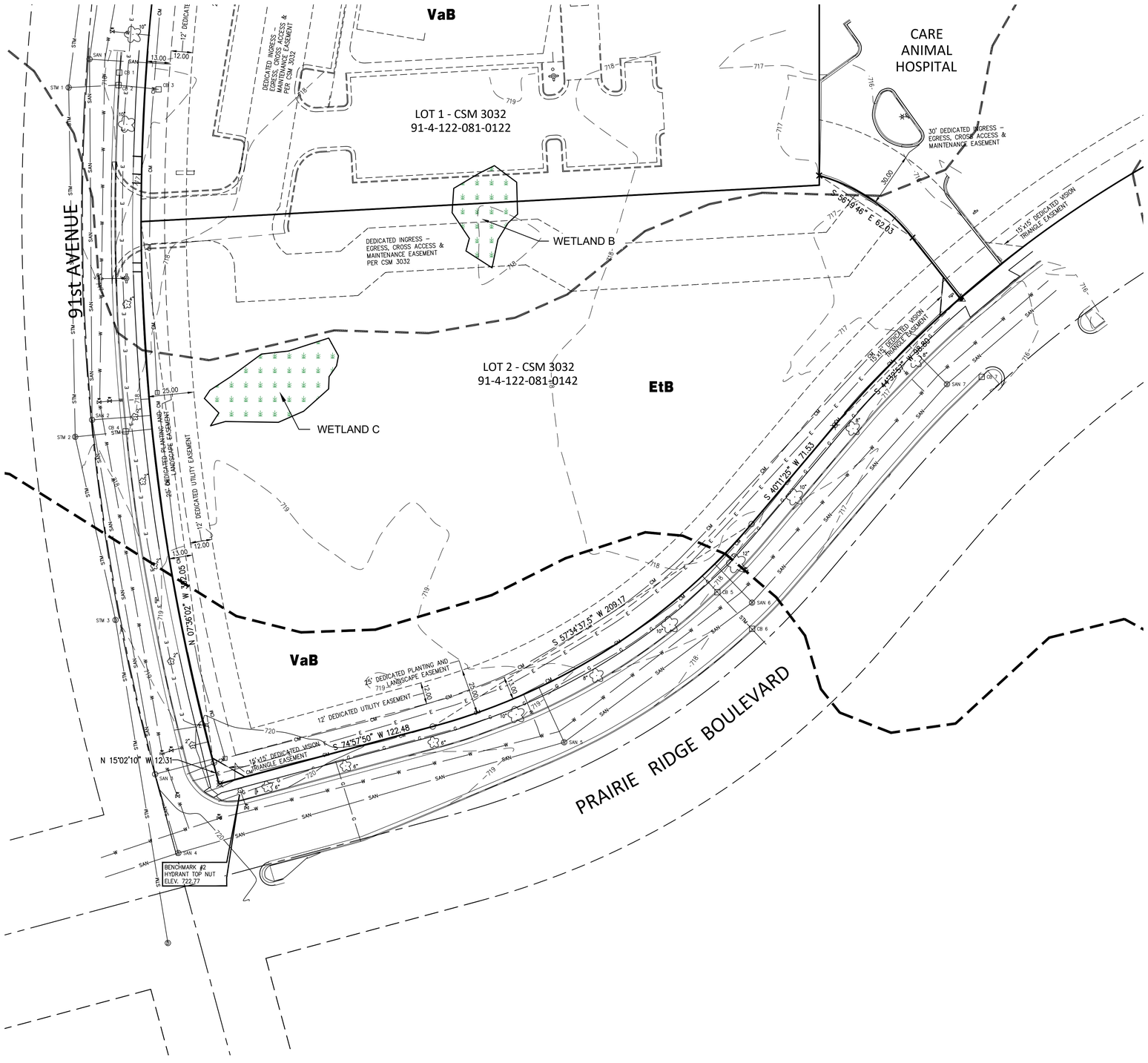

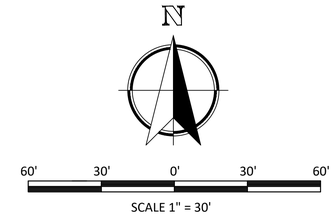

EXISTING UTILITY DATA

STM 1
RIM 716.03
IE. 54" N/S 707.73
IE. 18" E 710.78
IE. 24" NW 709.68

STM 2
RIM 717.81
IE. 54" N/S 707.21
IE. 12" E 712.96
IE. 12" W 713.36

STM 3
RIM 718.90
IE. 54" N/S 706.70
IE. NW (CAN'T REACH)

CB 1
RIM 715.68
IE. 12" S 711.28

CB 2
RIM 715.72
IE. 12" N 711.12
IE. 18" E 711.12
IE. 18" W 711.02

CB 3
RIM 716.53
IE. 18" N 711.23
IE. 18" E 711.23
IE. 18" W 711.18

CB 4
RIM 717.46
IE. 12" E 713.36
IE. 12" W 713.31

CB 5
RIM 717.37
IE. 12" N 713.67
IE. 12" S 713.57

CB 6
RIM 717.34
IE. 12" N 713.34
IE. 12" S 713.29

CB 7
RIM 716.00
IE. 12" S 712.30

SAN 1
RIM 716.22
IE. 10" N/S 705.97
IE. 8" E 706.27

SAN 2
RIM 717.85
IE. 10" N/S 705.05
IE. 8" E 705.25

SAN 3
RIM 719.75
IE. 10" N/S 704.05
IE. 8" E 704.35

SAN 4
RIM 720.54
IE. 10" E/W 703.29
IE. 10" S 703.34
IE. 10" N 703.39

SAN 5
RIM 718.64
IE. 10" E/W 702.29
IE. 8" N 702.39

SAN 6
RIM 717.76
IE. 10" E/W 701.71
IE. 8" N 701.86

SAN 7
RIM 716.56
IE. 10" E/W 700.96
IE. 8" N 701.16

HYDRIC SOILS

Elliott Silty Clay Loam (EtB)
Varna Silt Loam (VaB)

WETLAND NOTE

WETLANDS WERE DELINEATED BY DAVE MEYER OF WETLAND & WATERWAY CONSULTING, LLC. ON AUGUST 12, 2019.

WETLANDS B AND C WERE DETERMINED TO BE "ARTIFICIAL IN NATURE" BY THE WDNR PER EXE-SE-2022-03712, AND ARE EXEMPT FROM STATE PERMITTING.

US ACOE IS NOT TAKING JURISDICTION OVER THE WETLANDS AS INDICATED IN WRITING ON NOVEMBER 5TH, 2019

NOTES

BEARING BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1927.

ALL ELEVATIONS REFER TO NATIONAL GEODETIC DATUM OF 1929.

DIGGERS HOTLINE
Call 811 or (800) 242-8511
www.DiggersHotline.com

LEGEND

STORM MANHOLE	SANITARY MANHOLE	LIGHT POLE	1-1/4" IRON PIPE FOUND
CATCH BASIN	SANITARY SEWER	SOIL BORING	1" IRON PIPE FOUND
STORM SEWER	HYDRANT	GAS MAIN	CHISEL "X" FOUND
ELECTRIC PEDESTAL	WATER VALVE	COMMUNICATION BOX	3/4" REBAR FOUND
ELECTRIC LINE	WATER MAIN	COMMUNICATION LINE	"PK" NAIL FOUND
MAILBOX	DECIDUOUS TREE	SIGN	WETLANDS

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

HOME2 SUITES BY HILTON
EXISTING CONDITIONS
FOR
SYNERGY HOSPITALITY, LLC
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR: MDE
DRAFTED: CJS
DATE: 2-22-2023
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2013.0057.06

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C-2

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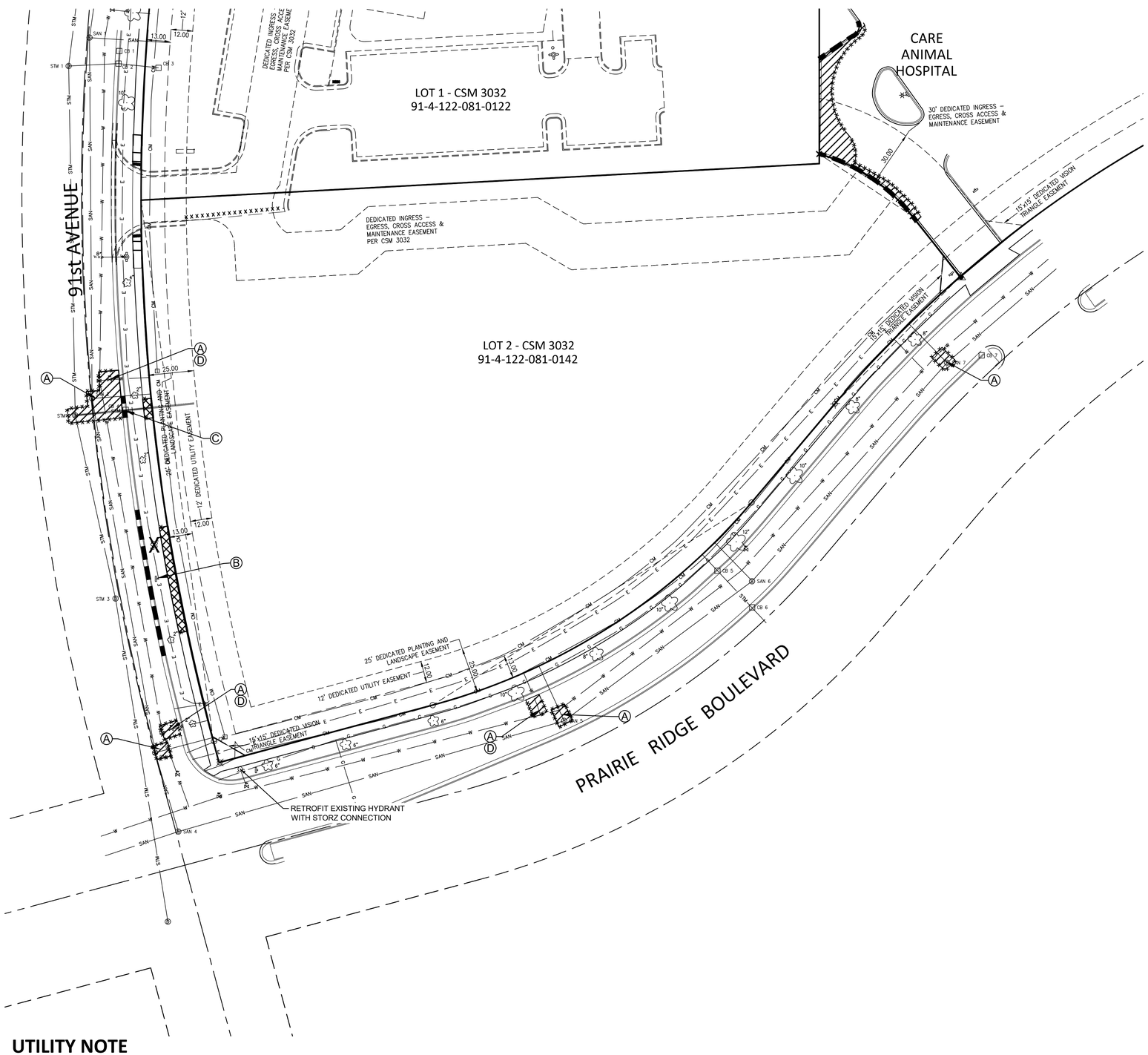

UTILITY NOTE

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DIGGERS HOTLINE
Call 811 or (800) 242-8511
www.DiggersHotline.com

N

60' 30' 0' 30' 60'

SCALE 1"=30'

DEMOLITION NOTES

THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL AT A LOCATION APPROVED (BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PAVEMENTS, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLY COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.

THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION, SITE CLEARING, AND DISPOSAL.

THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.

THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE LAND SURVEYOR AND ENGINEER OF RECORD ASSUME NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON-SITE LOCATIONS OF EXISTING UTILITIES.

ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK.

ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CALL DIGGERS HOTLINE AT 1-800-242-8511 A MINIMUM OF 3 WORKING DAYS PRIOR TO EXCAVATION ACTIVITIES TO LOCATE AND MARK ALL UNDERGROUND UTILITIES.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HIRE A PRIVATE UTILITY LOCATING SERVICE TO LOCATE AND MARK ALL UNDERGROUND PRIVATE UTILITIES.

CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH SIGNS, FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE CONSTRUCTION MANAGER. TEMPORARY CLOSURE OF ANY PUBLIC OR PRIVATE ROADWAY OR SIDEWALK SHALL BE APPROVED BY THE AUTHORITY HAVING JURISDICTION.

CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING THE COURSE OF WORK.

PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.

EXISTING ITEMS TO REMAIN INCLUDING, BUT NOT LIMITED TO, SIGNS, UTILITIES, TREES, PAVEMENTS, AND LIGHT POLES SHALL BE CAREFULLY PROTECTED DURING THE DEMOLITION PROCESS. ANY DAMAGE SUSTAINED TO ITEMS TO REMAIN IN PLACE SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE OWNER.

PROPERTY CORNERS AND BENCHMARKS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE OWNER.

CONTRACTOR SHALL LIMIT PAVEMENT REMOVALS TO ONLY THOSE AREAS AS SHOWN ON THESE CONSTRUCTION PLANS OR AS NECESSARY TO COMPLETE THE WORK. CONCRETE SIDEWALK AND CURB & GUTTER IS TO BE REMOVED TO NEAREST JOINT IN ORDER TO ACCOMMODATE PROPOSED IMPROVEMENTS. IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENTS AND OR OTHER IMPROVEMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND REPAIR OF DAMAGED PAVEMENT AND OTHER ITEMS AT NO ADDITIONAL COST TO THE OWNER.

ABANDONMENT OF UTILITIES (WHEN REQUIRED) SHALL BE IN ACCORDANCE WITH SECTION 3.2.24 OF THE "STANDARD SPECIFICATIONS" AND ALL APPLICABLE SECTIONS OF THE VILLAGE ORDINANCES.

IF PREVIOUSLY UNIDENTIFIED HAZARDOUS, CONTAMINATED MATERIALS, OR OTHER ENVIRONMENTAL RELATED CONDITIONS ARE DISCOVERED, STOP WORK IMMEDIATELY AND NOTIFY THE PROJECT CONSTRUCTION MANAGER FOR ACTION TO BE TAKEN. DO NOT RESUME WORK UNTIL SPECIFICALLY AUTHORIZED BY THE CONSTRUCTION MANAGER.

AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ABANDONED, EXCESS, WASTE, STOCKPILED AND SPOIL MATERIAL IN ACCORDANCE WITH SECTION 205.3.12 OF THE "STATE SPECIFICATIONS". THIS WORK SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.

DEMOLITION LEGEND

- SAW-CUT PAVEMENT (FULL DEPTH)
- REMOVE CURB & GUTTER (TO THE NEAREST JOINT)
- REMOVE STORM SEWER
- REMOVE CONCRETE SIDEWALK (TO THE NEAREST JOINT)
- REMOVE ASPHALT PAVEMENT & BASE (EXACT AREA TO BE DETERMINED BY CONTRACTOR)
- TEMPORARILY RELOCATE STREET TREE. REINSTALL UPON COMPLETION OF UTILITIES. FINAL LOCATION PER VILLAGE PUBLIC WORKS.
- (A) EXISTING LATERALS TO BE CAPPED AT THE MAIN AND ABANDONED PER VILLAGE SPECIFICATIONS.
- (B) RELOCATE SPEED LIMIT SIGN AND POST
- (C) REMOVE STORM STRUCTURE
- (D) ABANDON VALVE BOX AS PER VILLAGE SPECIFICATIONS

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

HOME2 SUITES BY HILTON
SITE DEMOLITION PLAN
FOR
SYNERGY HOSPITALITY, LLC
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

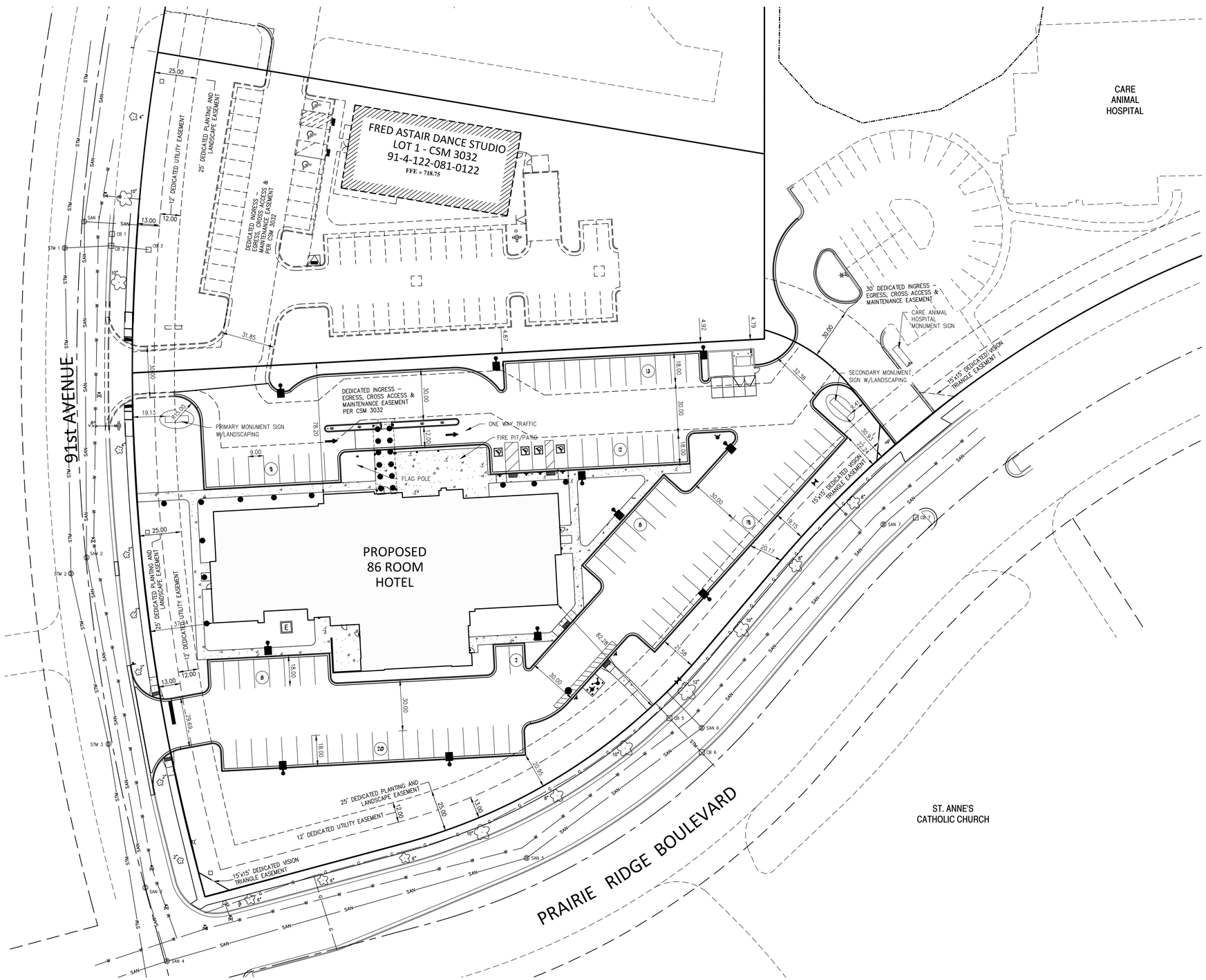
PROJ. MGR:	MDE
DRAFTED:	CJS
DATE:	2-22-2023
CHECKED:	MDE
DATE:	2-22-2023

2013.0057.06

SHEET
C-3

ISSUE FOR REVIEW 2-22-2023

Wednesday, February 22, 2023 12:30:37 PM



N

60' 30' 0' 30' 60'

SCALE 1"=30'

SITE DATA

IMPERVIOUS SURFACE CALCULATIONS

HOTEL	
TOTAL PARCEL AREA	101,026 S.F. = 2.319 AC
EXISTING IMPERVIOUS SURFACE AREA	0 S.F. = 0.00 AC (0.0%)
EXISTING GREEN SPACE AREA	101,026 S.F. = 2.319 AC (100%)
PROPOSED BUILDING/ENCLOSURE	16,865 S.F.
PROPOSED IMPERVIOUS SURFACE AREA	66,902 S.F. = 1.536 AC (66.2%)
PROPOSED GREEN SPACE AREA	34,124 S.F. = 0.783 AC (33.8%)

ON-SITE PARKING

HOTEL	
PROPOSED ON-SITE PARKING	87 SPACES
PROPOSED ADA PARKING	4 SPACES
TOTAL PARKING	91 SPACES

BUILDING INFORMATION

HOTEL	
BUILDING FOOTPRINT	16,132 S.F.
BUILDING HEIGHT	55 FEET
BUILDING STORIES	4
HOTEL ROOMS	86

DIGGERS HOTLINE
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www.DiggersHotline.com

UTILITY NOTE

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HOME2 SUITES BY HILTON
DIMENSIONED SITE PLAN
FOR
SYNERGY HOSPITALITY, LLC
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

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ISSUE FOR REVIEW 2-22-2023

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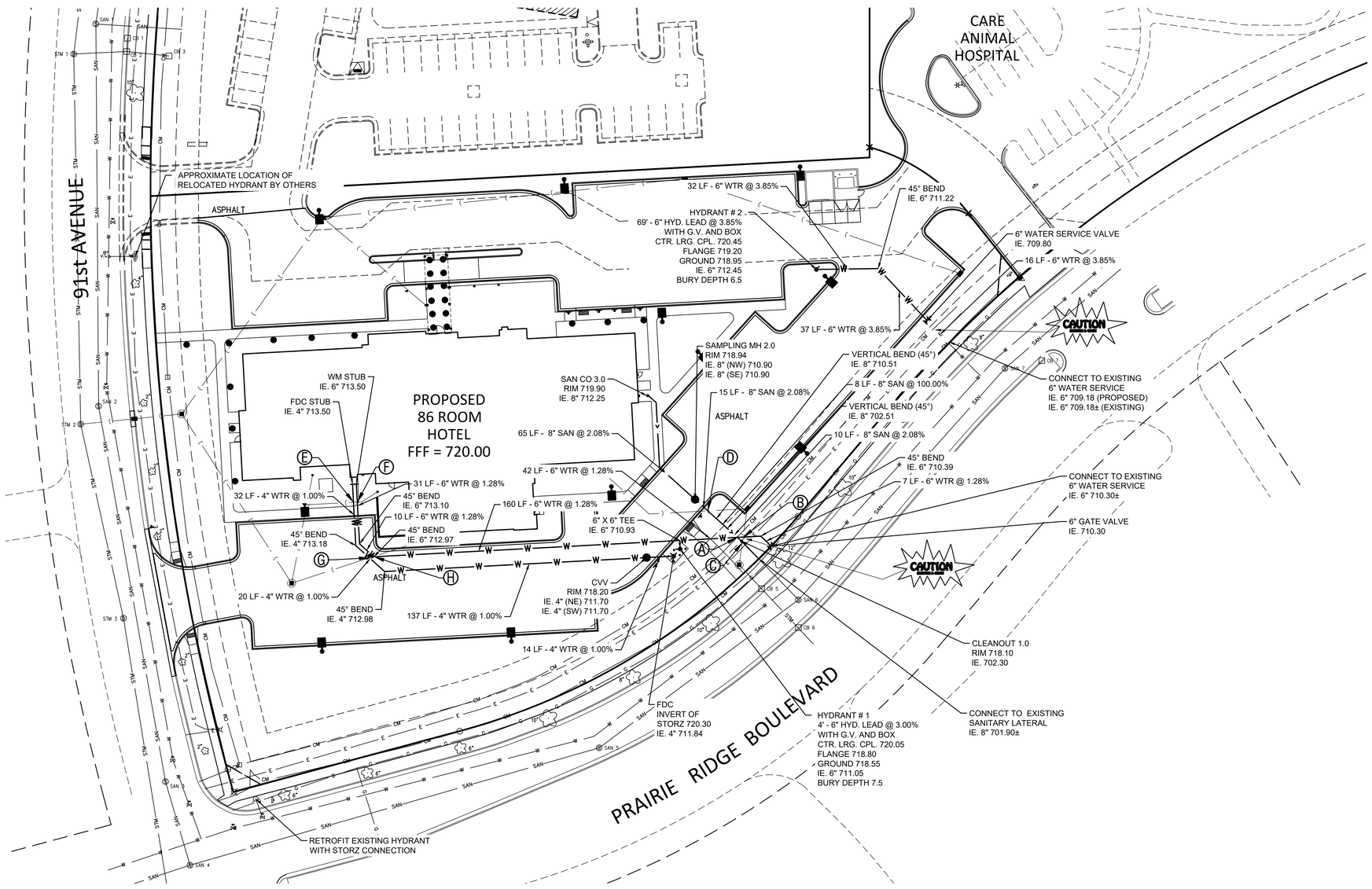

N

60' 30' 0' 30' 60'

SCALE 1"=30'

UTILITY CONFLICT RESOLUTION TABLE

LOCATION	UTILITY		BOTTOM OF PIPE	TOP OF PIPE	CLEARANCE
A	6"	WTR	710.54	711.04	7.50'
	8"	SAN	702.37	703.04	
B	12"	STM	713.90	714.90	2.90'
	6"	WTR	710.50	711.00	
C	12"	STM	713.88	714.88	10.23'
	8"	SAN	702.98	703.65	
D	6"	STM	714.69	715.19	3.31'
	8"	SAN	710.71	711.38	
E	6"	STM	716.16	716.66	2.42'
	4"	WTR	713.41	713.74	
F	6"	STM	716.21	716.71	2.33'
	6"	WTR	713.38	713.88	
G	6"	STM	715.55	716.05	2.14'
	4"	WTR	713.08	713.41	
H	6"	STM	715.08	715.58	1.61'
	6"	WTR	712.97	713.47	

SITE UTILITY PLAN LEGEND

- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING STORM SEWER
- PROPOSED STORM SEWER

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SITE UTILITY PLAN
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VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

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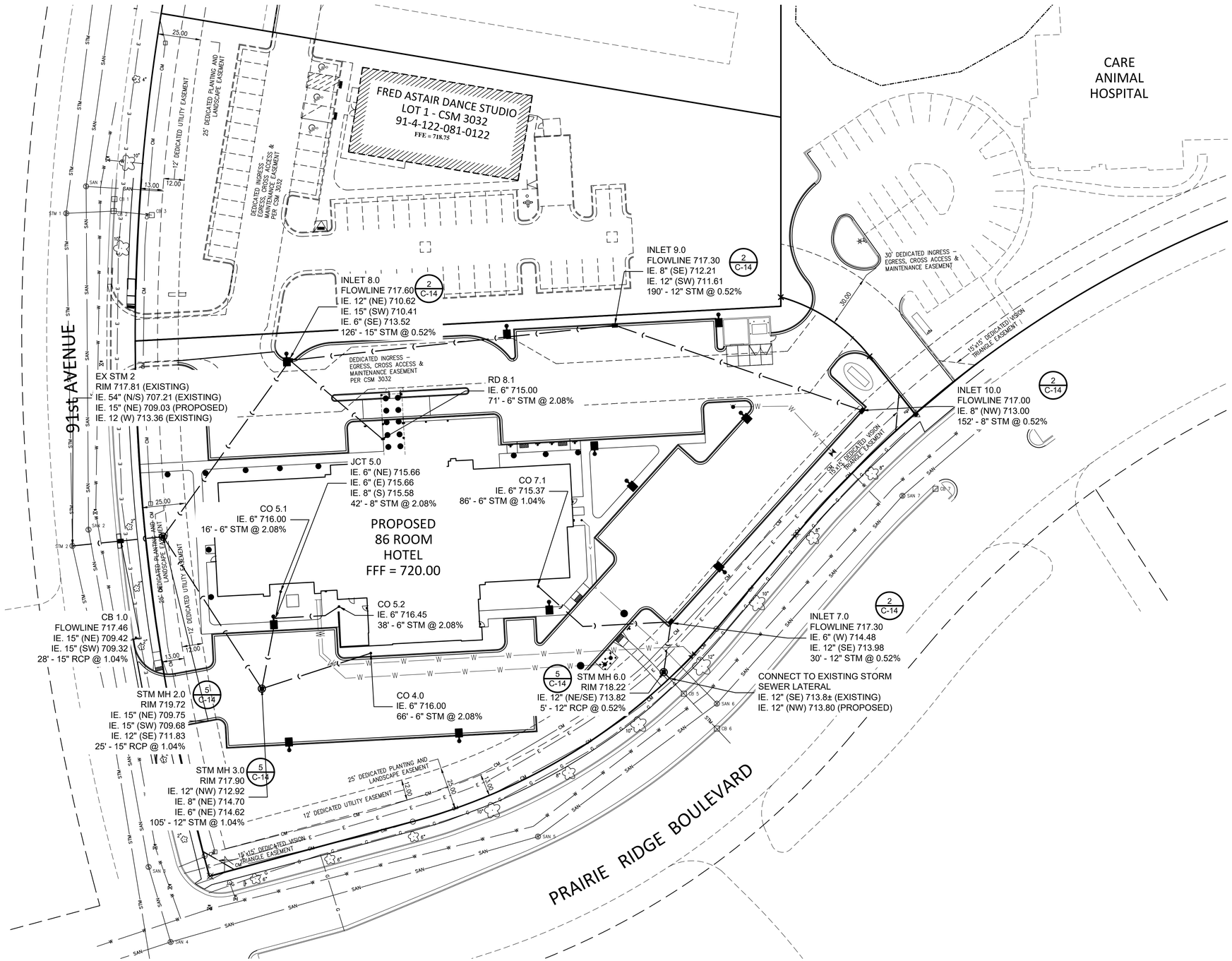

STORM SEWER SPECIFICATIONS

THE STORM SEWER SYSTEM WAS SIZED ACCORDING TO SPS TABLE 382.36-4 "MAXIMUM CAPACITY OF STORM WATER HORIZONTAL CONVEYANCE PIPING FOR CONCRETE, ASTM C76 AND ASTM C14". ANY MATERIAL APPROVED BY THE VILLAGE OF PLEASANT PRAIRIE AND THE WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES MAY BE USED AT THE SLOPES AND SIZES DESIGNED.

STORM SEWER, ROOF DRAIN AND STORM BUILDING SEWER PIPE AND TUBING MATERIALS SHALL CONFORM TO SPS 384.30 OF THE WISCONSIN ADMINISTRATIVE CODE. REINFORCED CONCRETE PIPE (RCP) AND POLYVINYL CHLORIDE (PVC) MATERIALS SHALL BE SELECTED FROM TABLE 384.30-6. CORRUGATED HIGH DENSITY POLYETHYLENE (HDPE) PIPE MATERIAL (IF SELECTED) SHALL MEET THE REQUIREMENTS OF AASHTO M-252 FOR 4"-10" DIAMETER SIZES AND AASHTO M294 FOR 12"-48" DIAMETER SIZES.

STORM SEWER UNDERDRAIN PIPE SHALL BE IN ACCORDANCE WITH SECTION 612.2.6 OF THE "STATE SPECIFICATIONS." UNDERDRAIN PIPE SHALL BE FURNISHED WITH CLASS 2 PERFORATIONS AND GEOTEXTILE FABRIC (TRENCH WRAP), TYPE "DF" IN ACCORDANCE WITH THE TYPICAL SECTIONS SHOWN ON THE PLANS.

BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE "STANDARD SPECIFICATIONS".

ALL STORM SEWERS INSTALLED IN EXISTING OR PROPOSED PAVED AREAS SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL IN ACCORDANCE WITH TABLE 37, CHAPTER 8.43.4 OF THE "STANDARD SPECIFICATIONS". BACKFILL MATERIAL SHALL EXTEND A MINIMUM OF FIVE FEET (5') OUTSIDE OF THE PAVEMENT LIMITS. TRENCHES RUNNING PARALLEL TO AND LESS THAN FIVE FEET (5') FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE COMPACTED GRANULAR BACKFILL.

A 10-GAUGE TRACER WIRE SHALL BE INSTALLED THE ENTIRE LENGTH OF ALL PRIVATE STORM SEWERS, ROOF DRAINS AND STORM BUILDING SEWER LATERALS PER SPS 382.36(7)(d)10. THE TRACER WIRE SHALL BE EXTENDED TO THE SURFACE WITHIN THE STRUCTURES AND ROOF DRAIN RISERS.

1. WIRE SPLICES SHALL BE IN ACCORDANCE WITH STANDARD ELECTRICAL PRACTICES. ACCEPTABLE WIRE SPLICES ARE BRASS SPLIT BOLTS, DRYCONN WATERPROOF CONNECTORS, SNAP-LOC MODEL LV 9500, OR APPROVED EQUAL. WIRE NUTS ARE NOT ACCEPTABLE

2. BRANCH CONNECTIONS UTILIZING SPLIT BOLTS - SPLICE BRANCH TRACER WIRE TO MAIN TRACER WIRE USING THE FOLLOWING PROCEDURE: BARE TRACER WIRE ON MAIN LINE (DO NOT CUT); CONNECT BRANCH WIRE TO MAIN LINE WITH BRASS SPLIT BOLT; AND SEAL CONNECTION WITH RUBBER ELECTRICAL TAPE AND OVER WRAP WITH TWO LAYER OF POLYETHYLENE ADHESIVE TAPE 1-1/2" WIDE AND 8MM THICK.

3. BRANCH CONNECTIONS UTILIZING OTHER APPROVED CONNECTORS - FOLLOW MANUFACTURER'S RECOMMENDATIONS.

STORM SEWER MANHOLES (MH) AND INLETS (INL) SHALL BE REINFORCED CONCRETE STRUCTURES IN ACCORDANCE WITH VILLAGE OF PLEASANT PRAIRIE SPECIFICATIONS.

ALL STORM SEWERS, MANHOLES AND INLETS SHALL BE CONSTRUCTED WITH WATER AND GAS TIGHT JOINTS IN CONFORMANCE WITH SPS 384.40.

ALL STORM BUILDING LATERALS SHALL BE PROVIDED WITH A CLEANOUT AT THE BUILDING PER SPS 382.35. ALL ROOF DRAIN RISERS AND CLEANOUT STRUCTURES SHALL BE 6" DIAMETER AND INSTALLED WITH A 8" FROST SLEEVE. ALL CLEANOUT STRUCTURES AND ROOF DRAIN FROST SLEEVES SHALL BE SET TO FINISHED YARD GRADE BY THE SITE UTILITY CONTRACTOR. ONLY THE TOP OF THE "SCREW-ON" CAP SHALL BE EXPOSED ADJACENT TO THE BUILDING.

STORM SEWER PLAN LEGEND

STM — EXISTING STORM SEWER

PROPOSED STORM SEWER

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STORM SEWER PLAN
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VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

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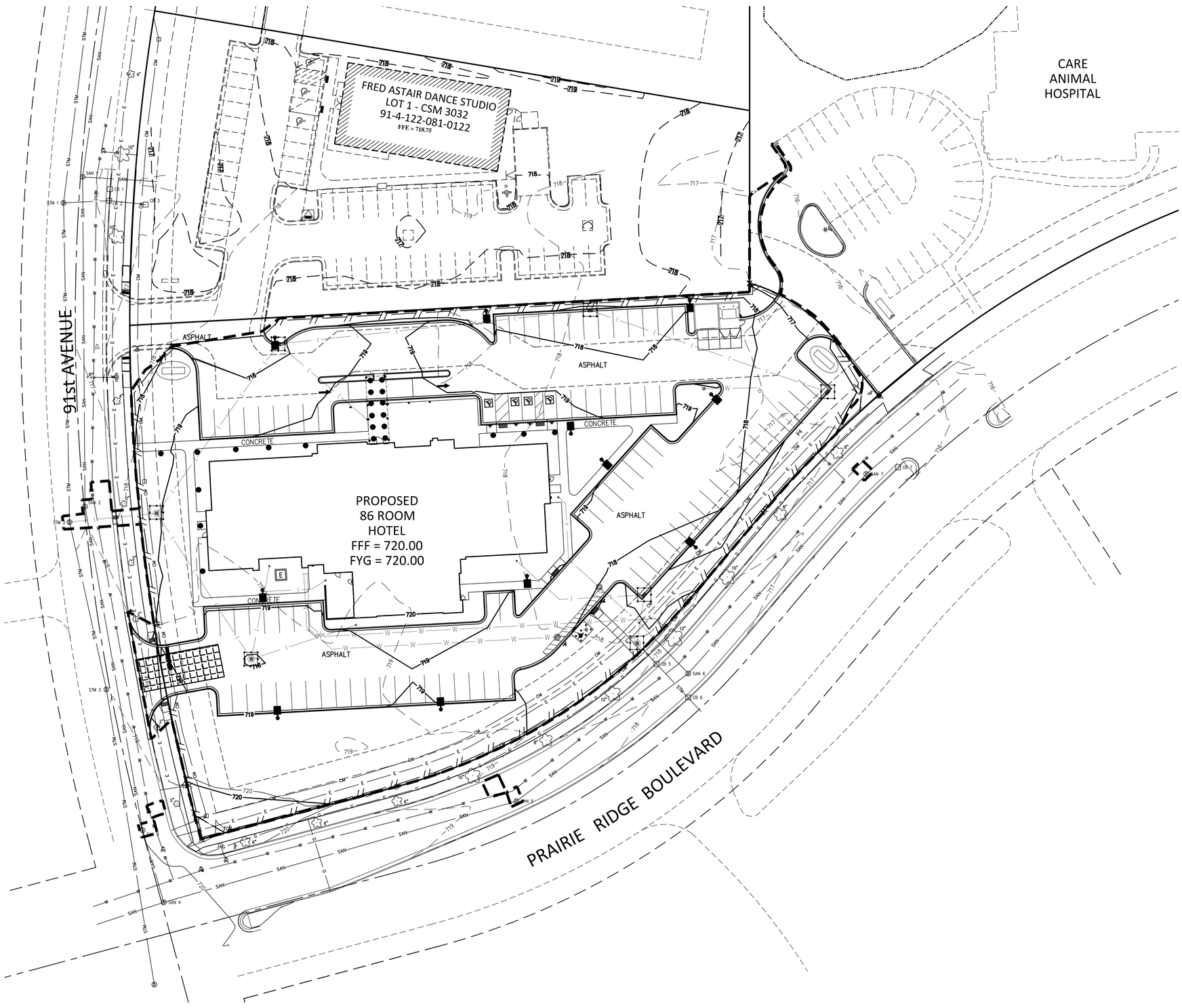

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60' 30' 0' 30' 60'

SCALE 1"=30'

SITE GRADING & EROSION CONTROL LEGEND

—692—	EXISTING CONTOURS
—702—	PROPOSED CONTOURS
— — —	LIMITS OF DISTURBANCE (102,343 SF = 2.349 AC)
1 C-9	SILT FENCE
2 C-9	INLET PROTECTION (TYPE "C" UNLESS OTHERWISE SPECIFIED)
3 C-9	STONE TRACKING PAD
804.85	FINISHED YARD GRADE

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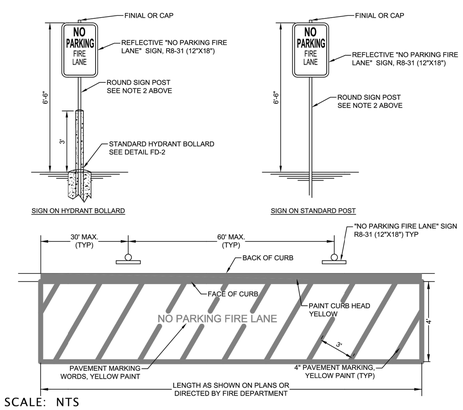
Wednesday, February 22, 2023 12:30:57 PM

NOTES:
1. SIGNS SHALL BE SPACED NOT GREATER THAN SIXTY (60) FEET APART. NO PART OF THE FIRE LANE SHALL BE FURTHER THAN 30 FEET FROM A SIGN.
2. SIGNS SHALL BE MOUNTED ON ROUND 2-3/8" DIAMETER GALVANIZED STEEL POSTS POWDER COATED BLACK, DARK BRONZE OR OTHER COLOR APPROVED BY THE VILLAGE COMMUNITY DEVELOPMENT DEPARTMENT.
3. THE MINIMUM HEIGHT, MEASURED VERTICALLY FROM THE TOP OF THE SIGN TO THE TOP OF THE CURB, OR IN THE ABSENCE OF CURB, MEASURED VERTICALLY FROM THE TOP OF THE SIGN TO THE ELEVATION OF THE NEAR EDGE OF THE TRAVELED WAY SHALL BE 6'-6".
4. WHERE A CURB IS PROVIDED, TOP AND FACE SHALL BE PAINTED YELLOW. PAVEMENT MARKING STRIPES SHALL BE YELLOW, FOUR INCHES (4") WIDE AND EXTENDING OUTWARD TO A WIDTH OF FOUR (4) FEET FROM CURB FACE WITH THREE (3) FEET BETWEEN EACH STRIPE.
5. YELLOW PAVEMENT MARKING LETTERS NOT LESS THAN FOUR (4) INCHES IN HEIGHT AND NOT LESS THAN TWO (2) INCHES IN WIDTH WITHIN THE STRIPING (BETWEEN THE POSTED SIGNS) TO READ "NO PARKING FIRE LANE".
6. SIGNS AND PAINTING ARE TO BE MAINTAINED BY THE PROPERTY OWNER.

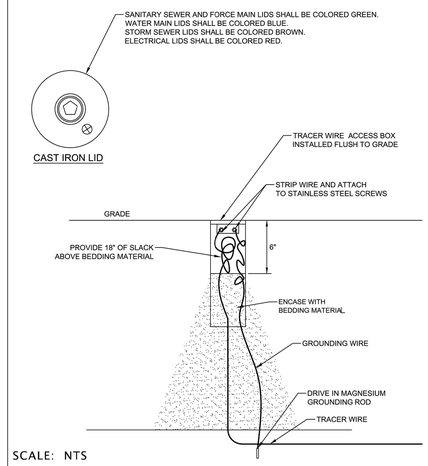


SCALE: NTS

FIRE LANE MARKING AND SIGNING — DETAIL: FD - 3

DATE: 4-8-22 — APPROVED BY: C. ROEPKE — VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NOTES
1. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR TRACER WIRE.

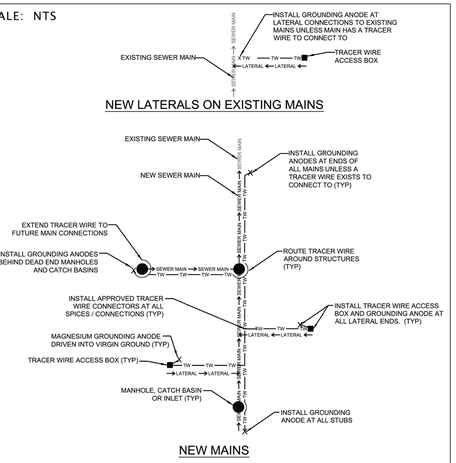


SCALE: NTS

TRACER WIRE ACCESS BOX — DETAIL: TW - 1

DATE: 12-17-18 — APPROVED BY: MATT FINEOUR — VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

SCALE: NTS

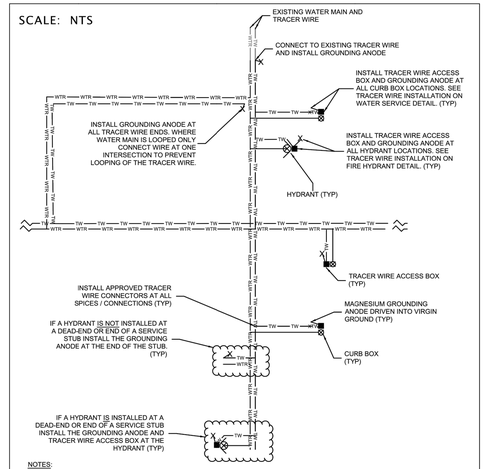


NOTES:
1. REFER TO SPECIFICATIONS FOR TRACER WIRE.
2. TRACER WIRE SHALL BE TAPED TO MAIN AND LATERALS. WIRE IS SHOWN OFF MAIN AND LATERALS FOR CLARITY.
3. RUN GROUND WIRE DOWN RISERS IF APPLICABLE.

TRACER WIRE INSTALLATION ON SANITARY & STORM SEWERS — DETAIL: TW - 2

DATE: 3-2-22 — APPROVED BY: MATT FINEOUR — VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

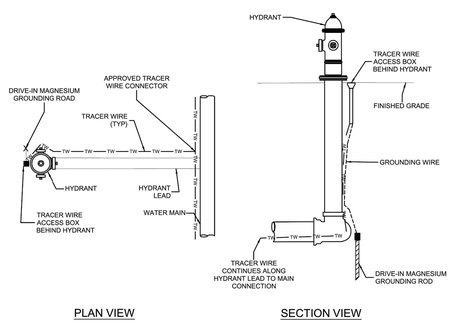
SCALE: NTS



NOTES:
1. REFER TO SPECIFICATIONS FOR TRACER WIRE.
2. CONNECT TO EXISTING TRACER WIRE AT ONLY ONE LOCATION UNLESS OTHERWISE DIRECTED BY THE VILLAGE.
3. TRACER WIRE SHALL BE TAPED TO MAIN AND SERVICES. WIRE IS SHOWN OFF PIPES FOR CLARITY.
4. TAKE CARE TO PREVENT LOOPS IN TRACER WIRE. LOOPING OF WIRE CAN MAKE THE WIRE DIFFICULT TO TRACE.

TRACER WIRE INSTALLATION ON WATER MAIN — DETAIL: TW - 3

DATE: 12-17-18 — APPROVED BY: MATT FINEOUR — VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

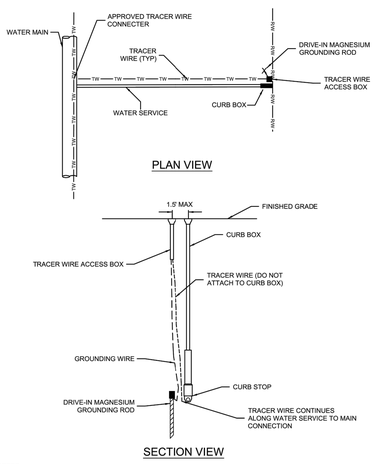


NOTES:
1. REFER TO SPECIFICATIONS FOR TRACER WIRE.
2. TRACER WIRE SHALL BE TAPED TO MAIN, LEAD AND HYDRANT. WIRE IS SHOWN OFF PIPES FOR CLARITY.
3. INSTALL GROUNDING ANODE BY DRIVING INTO VIRGIN GROUND AT THE HYDRANT SHOE.
4. TRACER WIRE ACCESS BOX SHALL BE INSTALLED DIRECTLY BEHIND ALL FIRE HYDRANTS.

SCALE: NTS

TRACER WIRE INSTALLATION ON FIRE HYDRANT — DETAIL: TW - 4

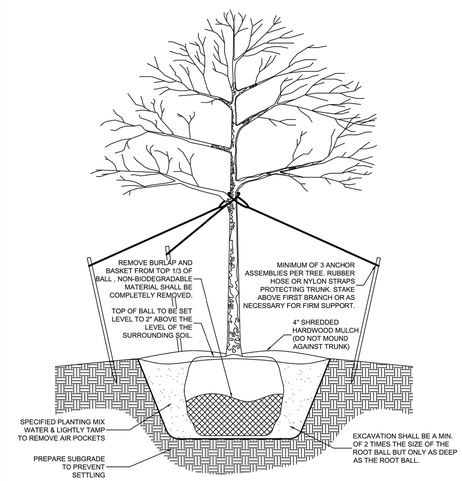
DATE: 12-17-18 — APPROVED BY: MATT FINEOUR — VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN



NOTES:
1. REFER TO SPECIFICATIONS FOR TRACER WIRE.
2. TRACER WIRE SHALL BE TAPED TO MAIN AND SERVICES. WIRE IS SHOWN OFF PIPES FOR CLARITY.
3. INSTALL GROUNDING ANODE BY DRIVING INTO VIRGIN GROUND AT THE CURB STOP.

TRACER WIRE INSTALLATION ON WATER SERVICE — DETAIL: TW - 5

DATE: 12-17-18 — APPROVED BY: MATT FINEOUR — VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

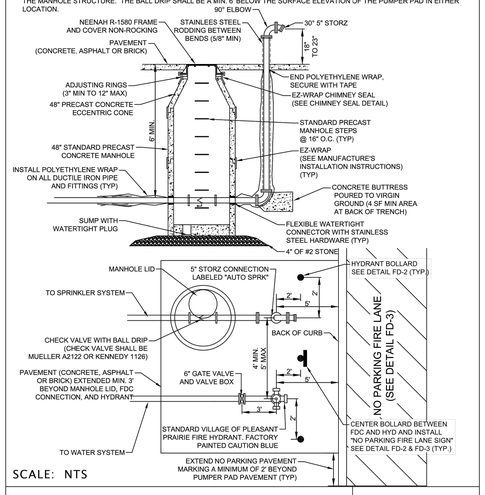


SCALE: NTS

STREET TREE PLANTING DETAIL — DETAIL: L - 1

DATE: 11-11-15 — APPROVED BY: MATT FINEOUR — VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

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



SCALE: NTS

PUMPER PAD FDC DETAIL — DETAIL: FD - 1

DATE: 9-10-20 — APPROVED BY: C. ROEPKE — VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

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TYPICAL SECTIONS & CONSTRUCTION DETAILS
FOR
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VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

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ISSUE FOR REVIEW 2-22-2023

Wednesday, February 22, 2023 12:31:21 PM

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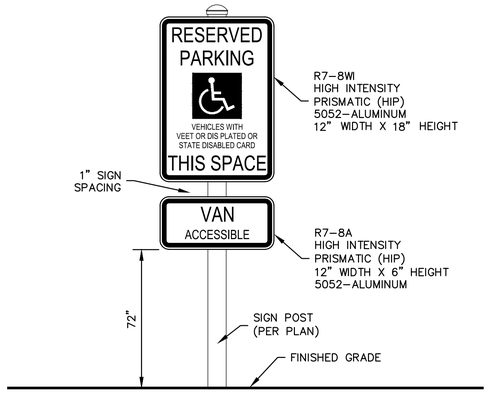
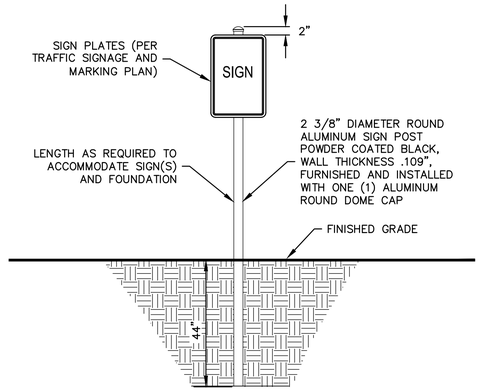
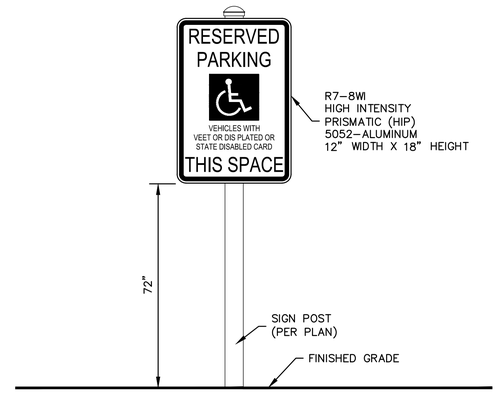


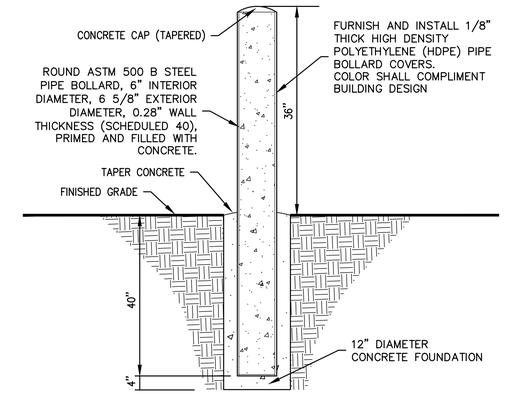
1	ADA "RESERVED PARKING VAN ACCESSIBLE" SIGN DETAIL	N.T.S.



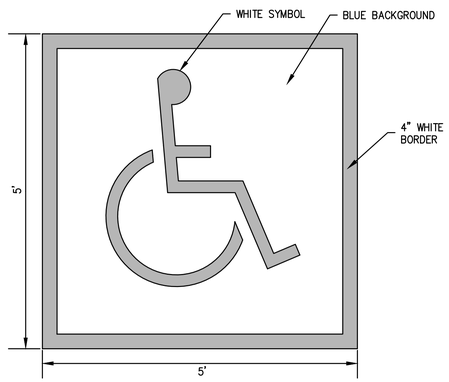
1	ALUMINUM ROUND SIGN POST DETAIL	N.T.S.



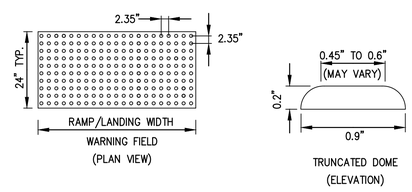
1	ADA "RESERVED PARKING" SIGN DETAIL	N.T.S.



1	6" STEEL PIPE BOLLARD DETAIL	N.T.S.



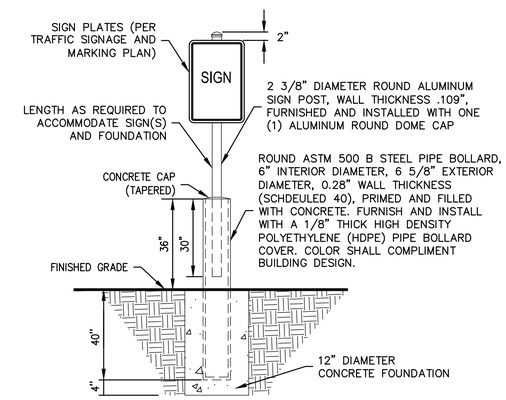
5	PAINTED INTERNATIONAL SYMBOL FOR ACCESSIBILITY DETAIL	N.T.S.



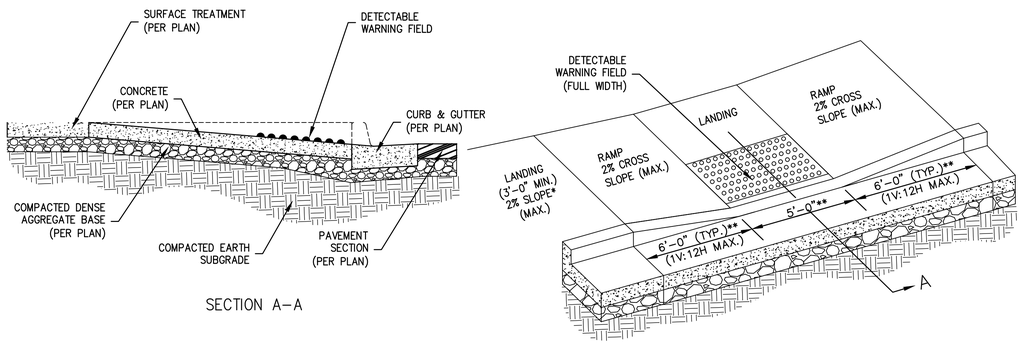
NOTES:

1. THIS WORK WILL CONSIST OF FURNISHING ALL MATERIAL, EQUIPMENT AND LABOR NECESSARY FOR THE PLACEMENT OF DETECTABLE WARNING DEVICES, COMPLETE AND READY FOR SERVICE AT ALL NEW SIDEWALK CURB RAMPS OR WHERE SHOWN ON THE PLAN.
2. DETECTABLE WARNING FIELDS SHALL COMPLY WITH "THE DETECTABLE WARNINGS ON WALKING SURFACES" SECTION OF THE AMERICANS WITH DISABILITIES ACT (TITLE 49 CFR TRANSPORTATION, PART 37.9 STANDARDS FOR ACCESSIBLE TRANSPORTATION FACILITIES, APPENDIX A, SECTION 4.29.2 DETECTABLE WARNINGS ON WALKING SURFACES).
3. DETECTABLE WARNING FIELDS SHALL EXTEND 24 INCHES (610 MM) MINIMUM IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE CURB RAMP FLUSH SURFACE.
   A. THE DETECTABLE WARNING FIELD SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB OR EDGE OF PAVEMENT IS 6 INCHES (150 MM) MINIMUM AND 8 INCHES (205 MM) MAXIMUM FROM THE FACE OF THE CURB OR EDGE OF PAVEMENT.
   B. TRUNCATED DOMES SHALL BE ALIGNED ON A SQUARED GRID, ALIGNED IN ROWS PARALLEL AND PERPENDICULAR TO THE PREDOMINANT DIRECTION OF TRAVEL. DOMES MUST NOT BE SKEWED DIAGONALLY TO THE DIRECT OF TRAVEL.
4. AVAILABLE MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS. MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED IN THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
   A. CAST IN PLACE REPLACEABLE TACTILE WARNING SURFACE TILES AS MANUFACTURED BY ADA SOLUTIONS, INC., CHELMSFORD, MA OR PRE-APPROVED EQUAL.
      i. COLOR OF THE DETECTABLE WARNING FIELD SHALL BE SELECTED BY THE OWNER.
5. SPECIFICATIONS FOR CONCRETE SEALANT AND OTHER RELATED MATERIALS SHALL BE IN STRICT ACCORDANCE WITH THE GUIDELINES SET BY THEIR RESPECTIVE MANUFACTURERS.

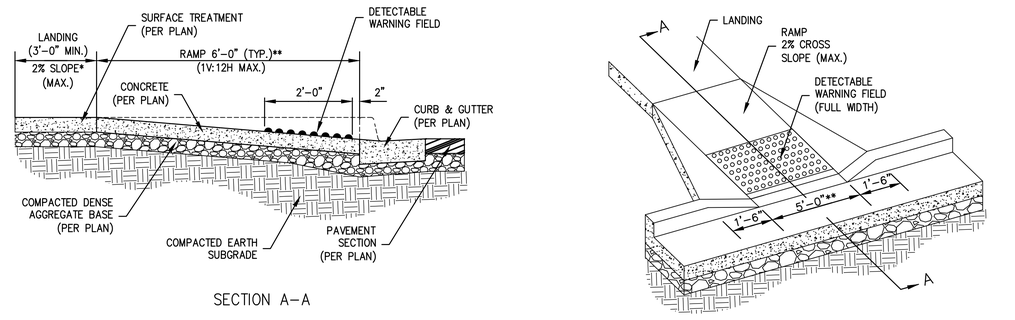
6	DETECTABLE WARNING FIELD DETAIL	N.T.S.



7	ALUMINUM ROUND SIGN POST W/ 6" STEEL PIPE BOLLARD DETAIL	N.T.S.



1	INTEGRAL SIDEWALK (72" TAPER) ACCESSIBLE RAMP DETAIL	N.T.S.



9	CONCRETE CURB AND GUTTER (18" TAPER) ACCESSIBLE RAMP DETAIL	N.T.S.

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

HOME2 SUITES BY HILTON
TYPICAL SECTIONS & CONSTRUCTION DETAILS
FOR
SYNERGY HOSPITALITY, LLC
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

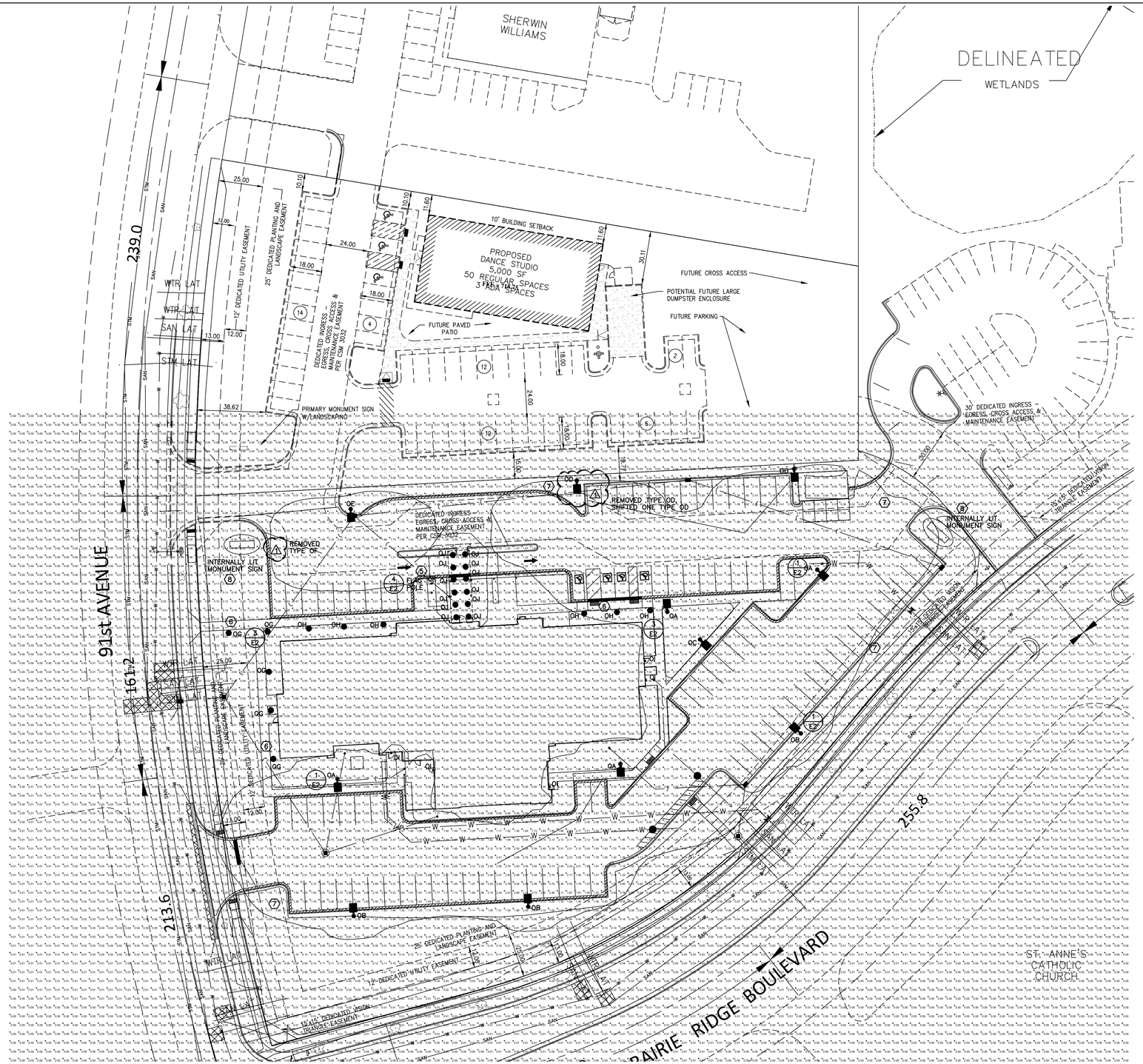
PROJ. MGR:	MDE
DRAFTED:	CJS
DATE:	2-22-2023
CHECKED:	MDE
DATE:	2-22-2023

2013.0057.06

SHEET
C-15

ISSUE FOR REVIEW 2-22-2023

Wednesday, February 22, 2023 12:31:36 PM



1 SITE PHOTOMETRICS
1" = 30'
0 30'

N W E S

LIGHTING DISTRIBUTION (FOOT–CANDLES)						
AREA	AVERAGE	MAXIMUM	MINIMUM	MAX/MIN	AVG/MIN	NOTES
NORTH PARKING LIGHTING	1.60	3.93	.34	11.6:1	4.71:1	
SOUTH PARKING LIGHTING	2.2	3.6	.6	6.0:1	3.7:1	
ENTRY CANOPY	28.4	32.6	17.9	1.8:1	1.6:1	

SHEET NOTES

1. GENERAL NOTE: FOOT CANDLES SHOWN WITH 1.00 LIGHT LUMEN DEPRECIATION FACTOR.
2. GENERAL NOTE: LIGHT COLOR TEMPERATURE IS 5000K.
3. GENERAL NOTE: EXTERIOR LIGHTING SHALL BE CONTROLLED BY PHOTOCELL, TIME CLOCK AND CONTACTORS, AN ASTRONOMICAL TIME CLOCK AND LIGHTING CONTACTORS OR A LIGHTING CONTROL PANEL WITH ASTRONOMICAL TIME CLOCK FUNCTION AND TEN HOUR MINIMUM BATTERY BACK UP WITH PHOTOCELL INPUT. CONTROLS SHALL BE DESIGNED TO MEET STATE AND IECC ENERGY CODES.
4. GENERAL NOTE: VERIFY BUILDING VOLTAGES FOR LIGHTING CIRCUITS.
5. FLAG LIGHT SHALL BE 5' MINIMUM FROM FLAG POLE.
6. TYPICAL: CENTER OF BOLLARD SHALL BE 2' FROM SIDEWALK.
7. CONTOUR LINE FOR .5 FC AT 4' ABOVE GRADE SHOWN FOR REFERENCE.
8. PROVIDE CONDUIT AND CIRCUIT TO EACH INTERNALLY LIT SIGN. MONUMENT SIGN TO HAVE SEPARATE DUSK TO DAWN CONTROL. SEE DETAIL 5 ON SHEET E2 FOR TRENCHING.

WISCONSIN
DAVID L. HANSON
E-27325
KENOSHA WI
2/22/23
PROFESSIONAL ENGINEER

SHEET INDEX

E1 SITE LIGHTING PLAN
E2 LIGHT FIXTURE SCHEDULE, DETAILS
E3 LIGHT FIXTURE CUT SHEETS
E4 LIGHT FIXTURE CUT SHEETS
E5 LIGHT FIXTURE CUT SHEETS, ENERGY CALCULATIONS

REVISIONS

REV	DATE	DESCRIPTION	BY
1	2/22/23	DELETED POLE OF, ONE NORTH OD POLE	
2	–	–	
3			
4			
5			

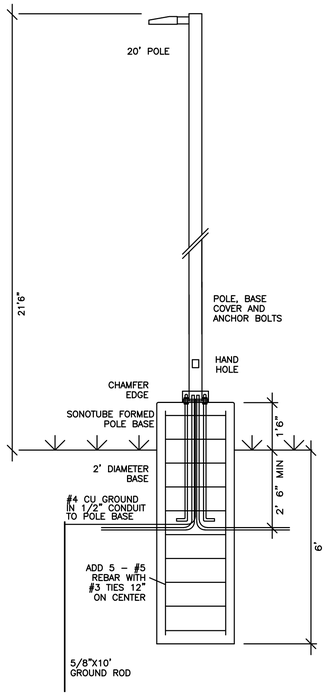
DAVID L. HANSON AND ASSOCIATES, INC.
6402 32ND AVE.
KENOSHA, WI 53142
(262) 654-2010

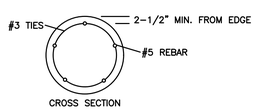
DATE: 12/6/22

BY: DLH

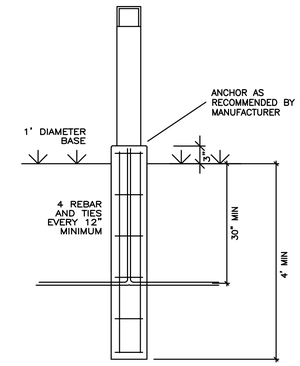
PROJECT
HOME 2 SUITES BY HILTON
SYNERGY HOSPITALITY, LLC
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

SHEET
E1
OF 5

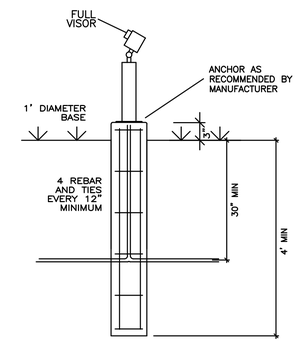




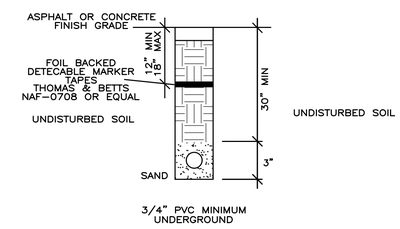
1 TYPICAL 20' LIGHT POLE BASE



3 BOLLARD DETAIL



4 FLAG LIGHT STANCHION DETAIL



5 TYPICAL TRENCHING DETAIL

2 ⚠ NO DETAIL

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MFG.	CATALOG NO.	VOLTAGE	NO.	LAMP	BALLAST/DRIVER	TOTAL FIXTURE LBS	POLE (MAX. FIXTURE LBS @ 90 MPH)	TOTAL FIXTURE EPA	MAX POLE EPA (90MPH WIND)	LINE AMPS	WATTS	MOUNT	NOTES
OA	SINGLE TYPE III AREA LIGHT ON 20' POLE	LITHONIA	DSX0 LED-P5-50K-70CRI-T3M-MVOLT-SPA-DDBXD	–	1	LED, 5,000K, 12,326 LUMENS, 137 LPW	700mA LED	23	167	.44	6.7	.75/.43/.38/.33/.19	89	18" HIGH CONCRETE BASE/20' POLE	1,2,3
OB	SINGLE TYPE III AREA LIGHT WITH HOUSESIDE SHIELD ON 20' POLE	LITHONIA	DSX0 LED-P5-50K-70CRI-T3M-MVOLT-SPA-HS-DDBXD	–	1	LED, 5,000K, 12,326 LUMENS, 137 LPW	700mA LED	23	167	.44	6.7	.75/.43/.38/.33/.19	89	18" HIGH CONCRETE BASE/20' POLE	1,2,3
OC	SINGLE TYPE IV AREA LIGHT ON 20' POLE	LITHONIA	DSX0 LED-P5-50K-70CRI-T4M-MVOLT-SPA-DDBXD	–	1	LED, 5,000K, 12,510 LUMENS, 139 LPW	700mA LED	23	167	.44	6.7	.75/.43/.38/.33/.19	89	18" HIGH CONCRETE BASE/20' POLE	1,2,3
OD	SINGLE TYPE III AREA LIGHT WITH BACKLIGHT CONTROL ON 20' POLE	LITHONIA	DSX0 LED-P5-50K-70CRI-BLC3-MVOLT-SPA-DDBXD	–	1	LED, 5,000K, 8,966 LUMENS, 99 LPW	700mA LED	23	167	.44	6.7	.75/.43/.38/.33/.19	89	18" HIGH CONCRETE BASE/20' POLE	1,2,3
⚠1 DELETE OF OE	SINGLE TYPE IV AREA LIGHT WITH BACKLIGHT CONTROL ON 20' POLE	LITHONIA	DSX0 LED-P5-50K-70CRI-BLC4-MVOLT-SPA-HS-DDBXD	–	1	LED, 5,000K, 9,260 LUMENS, 103 LPW	700mA LED	23	167	.44	6.7	.75/.43/.38/.33/.19	89	18" HIGH CONCRETE BASE/20' POLE	1,2,3
OG	BOLLARD WITH SYMMETRIC DISTRIBUTION	LITHONIA	RADB LED-P3-50K-SYM-MVOLT-BTT-BCF-DDBXD/RADBAB U/RK1RADB BCKIT(DDBXD) U	–	1	LED, 5,000K, 1,146 LUMENS, 85 LPW	LED	–	–	–	–	.11/.07/.06/.05	13	3" HIGH CONCRETE BASE	1,2,4
OH	BOLLARD WITH ASYMMETRIC DISTRIBUTION	LITHONIA	RADB LED-P3-50K-ASY-MVOLT-BTT-BCF-DDBXD/RADBAB U/RK1RADB BCKIT(DDBXD) U	–	1	LED, 5,000K, 1,038 LUMENS, 77 LPW	LED	–	–	–	–	.11/.07/.06/.05	13	3" HIGH CONCRETE BASE	1,2,4
OI	SHIELDED WALL PACK WITH EMERGENCY BATTERY PACK	LITHONIA	WPX1 LED P1-50K-MVOLT-E14WC-DDBXD	–	1	LED, 5,000K, 1,602 LUMENS, 145 LPW	LED	–	–	–	–	.44/.25/.22/.19	11	SURFACE	1,2
OJ	6" LED WET LOCATION DOWNLIGHT	LITHONIA	LDN6-50/20-L06-AR-LD-MVOLT-GZ10	–	1	LED, 5,000K, 2,006 LUMENS, 89.1 LPW	LED	–	–	–	–	.20	22.5	RECESSED	2,7
OK	FLAG FLOOD	LITHONIA	DSXF2 LED-P3-50K-70CRI-NSP-MVOLT-IS-FV(FULL VISOR)-DDBXD/AFSTM-DDBXD	–	1	LED, 5,000K, 11,715 LUMENS, 117 LPW	LED	–	–	–	–	.85/.49/.42/.36/.21	100	SLIPFITTER/STANCHION	1,2,6

1. DARK BRONZE.
2. VERIFY VOLTAGE AT BUILDING PANELS TO PROVIDE CIRCUITS TO LIGHTS.
3. INCLUDE 20', .120" THICK, DARK BRONZE, 4" SQUARE STRAIGHT STEEL POLE (LITHONIA SSS-20-4C-DM19AS-DDBXD).
4. 41.5" STANDARD HEIGHT. INCLUDE RADAB U ANCHOR BOLTS. INCLUDE RK1RADB BCKIT(DDBXD) U BASE COVER AND BOLT CAPS.
5. INCLUDE 12', .120" THICK, DARK BRONZE, 4" SQUARE STRAIGHT STEEL POLE (LITHONIA SSS-12-4C-DM19AS-DDBXD).
6. INCLUDE AFSTM-DDBXD STANCHION MOUNT WITH WIRE ACCESS COVER.
7. CLEAR TRIM COLOR.

SHEET INDEX

E1 SITE LIGHTING PLAN
E2 LIGHT FIXTURE SCHEDULE, DETAILS
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REVISIONS

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2	–	–	
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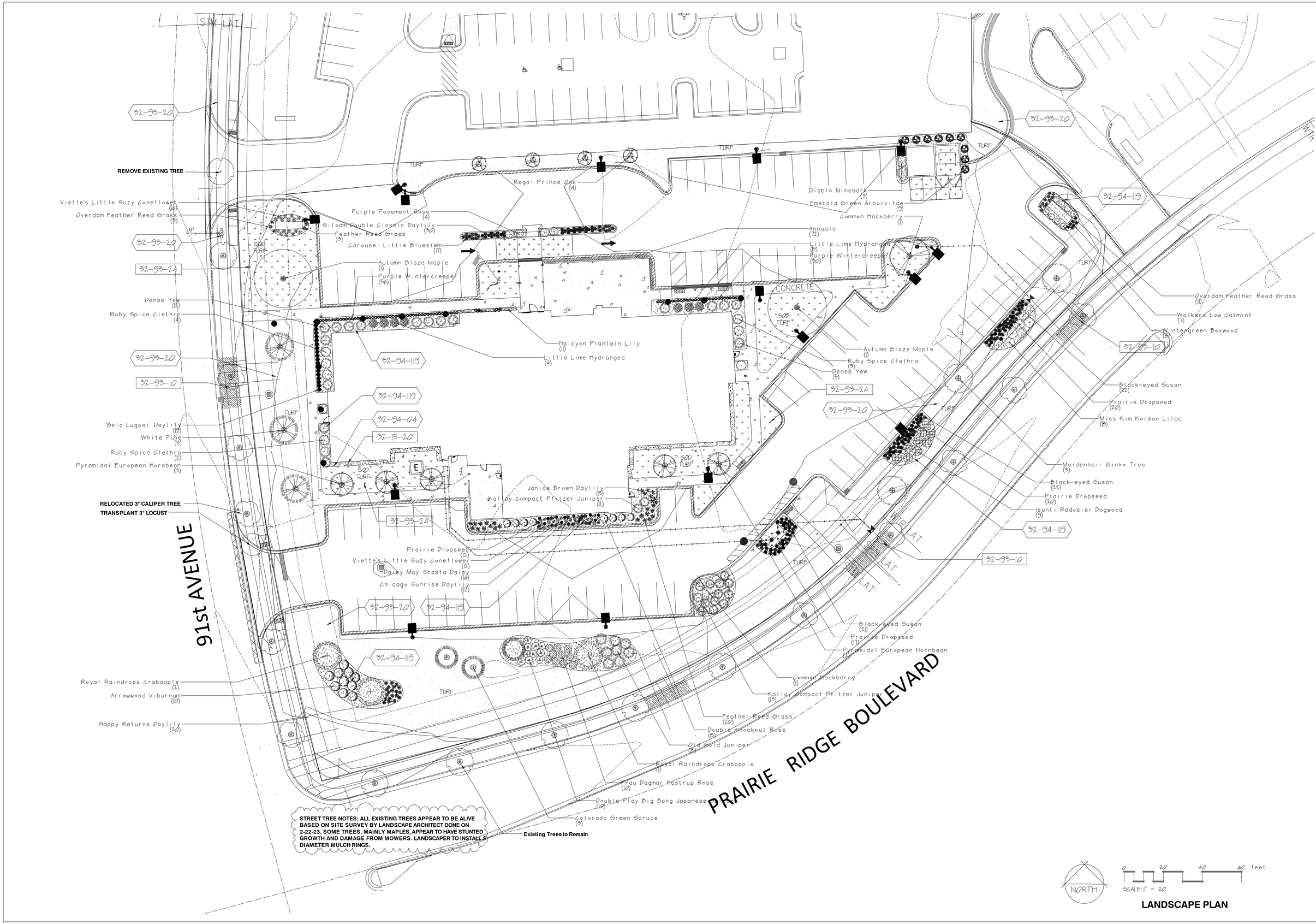
DAVID L. HANSON AND ASSOCIATES, INC.
6402 32ND AVE.
KENOSHA, WI 53142
(262) 654-2010

DATE: 12/6/22

BY: DLH

PROJECT
HOME 2 SUITES BY HILTON
SYNERGY HOSPITALITY, LLC
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

SHEET E2 OF 5



LANDSCAPE PLAN

DIGGERS HOTLINE 162
Call 811 or (800) 242-8511
www.DiggersHotline.com

THOMAS NORDLOH ASSOCIATES
Landscape Architecture & Project Management
4111 Taft Rd, Kenosha Wi 53142

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TNA Landscape Architecture & Project Management

No.	Revision/Issue	Date
1		
2		
3		
4		

HOME2SUITES
PLEASANT PRAIRIE, WISCONSIN
LANDSCAPE PLAN

Thomas H. Nordloh
Landscape Architect
Reg # 057-000624

Project: 20221105
Date: 2-22-23
Scale:

Sheet
L-1.0

GENERAL LANDSCAPE NOTES;

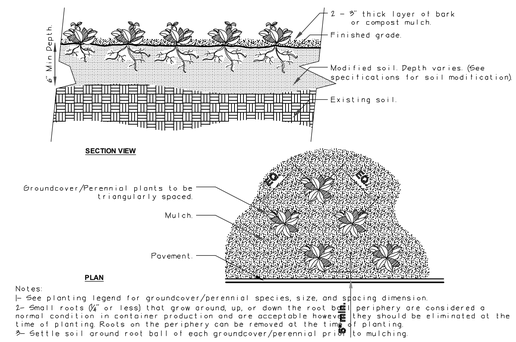
1. Topsoil return to depth of 4" minimum is by excavating contractor. Berms (if applicable) are by others. Returned topsoil to have no rock larger than 1", construction debris and/or roots in the soil. Contact general contractor if soil is not acceptable for proper plant growth.
2. Always contact Diggers Hotline (800-242-8511) or JULIE 811 (or 1-800-892-0123) before proceeding with any work.
3. Landscape contractor is required to visit the site and review all civil plans related to the project. The civil plans take precedence over the landscape plans.
4. Plant material to be of the highest quality available and should not include # 2 grade trees, evergreens or shrubs. Landscape contractor is to verify plant quantities Labeled plants have precedence over the plant table. Verify quantity with a hand takeoff of the plan. Any substitutions of plant type, quantity or size must be approved by city forester..
5. Planting beds shall receive a 3" layer of high quality non-dyed shredded hardwood mulch. 3' diameter tree rings shall be installed around all trees and evergreens in the turf areas. Perennial and annual beds shall receive between a 1-2" layer of shredded bark mulch.
6. Spade cut plant beds and tree rings with a 4" deep shovel cut.
7. Perennial and annual beds to have a 2" layer of compost mulch incorporated 6" deep into the planting bed before installation of plants.
8. Seeded lawn areas to have high quality Bluegrass seed blend for sunny areas, shade areas to have a Bluegrass and Fescue blend of seed. See civil plans for turf restoration. Apply a 10-10-10 starter fertilizer after turf has germinated. Follow manufactures direction on fertilizer application rates.
9. Sodded turf (if applicable) to be installed in staggered fashion with tight joints. Sod to be rolled and watered to a depth of 3-4" immediately upon laying of the turf. Stake sod on slopes of less than 3:1 grade. Peat sod is not acceptable.
10. Erosion blanket shall be installed on seeded slopes with a grade of 3:1 or less. 90 day single net, double net or Turf Reinforcement Mats shall be installed per the required use. Follow manufactures stapling guidelines to ensure proper stabilization. Install erosion blanket for dormant seed applications (after November 1st) or mid-summer installations or where ever applicable to promote healthy turf establishment.
11. Landscape contractor is responsible to maintain the site for a period of 45 days after substantial completion of project. This will include watering, mowing of turf areas as needed, weeding plant beds, maintaining a clean site and other activities to ensure proper growth of the landscape.
12. If an irrigation system is not installed a temporary irrigation system shall be set up for a period of 30 days to water lawn areas. Install drip irrigation for plant beds. Install timers that will enable the new turf areas to receive enough water to properly germinate seed. Owner to provide access to water from outside of building to facilitate proper watering. Seed areas may require additional time for proper establishment
13. Warranty of plants, trees, evergreens, shrubs shall be for a period of 18 months from date of substantial completion. Perennials, ornamental grasses, annuals shall be guaranteed for one (1) growing season. One replacement will be required of each dead plant at the end of the warranty period.

PLANT SCHEDULE

TREES	COMMON NAME	SIZE	CONTAINER	QTY
Acer freemanii 'Autumn Blaze'	Autumn Blaze Maple	2.5" Cal.	B&B	2
Carpinus betulus 'Fastigiata'	Pyramidal European Hornbean	2.5" Cal.	B&B	5
Celtis occidentalis	Common Hackberry	2.5" Cal.	B&B	2
Ginkgo biloba 'Autumn Gold' TM	Maidenhair Ginko Tree	2.5" Cal.	B&B	3
Malus x 'Royal Raindrops'	Royal Raindrops Crabapple	2.5" Cal.	B&B	3
Quercus x warei 'Regal Prince'	Regal Prince Oak	2.5" Cal.	B&B	4
EVERGREEN TREES	**COMMON NAME**	**SIZE**	**CONTAINER**	**QTY**
Picea pungens 'Colorado Green'	Colorado Green Spruce	6'		3
Pinus strobus	White Pine	6'		3
Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	5'	B&B	9
SHRUBS	**COMMON NAME**	**SIZE**	**CONTAINER**	**QTY**
Clethra alnifolia 'Ruby Spice'	Ruby Spice Clethra	5 gal		9
Cornus sericea 'Isanti'	Isanti Redosier Dogwood	3'		9
Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	3 gal		7
Physocarpus opulifolius 'Diablo'	Diablo Ninebark	3'		3
Rosa rugosa 'Frau Dagmar Hastrup'	Frau Dagmar Hastrup Rose	3 gal		10
Rosa rugosa 'Purple Pavement'	Purple Pavement Rose	3 gal		4
Rosa x 'Double Knockout Radtko'	Double Knockout Rose	3 gal		8
Seasonal Annual Color-By Owner	Annuals	4" pot		72
Spiraea japonica 'Tracy'	Double Play Big Bang Japanese Spiraea	5 gal		10
Syringa pubescens 'Miss Kim'	Miss Kim Korean Lilac	5 gal		8
Viburnum dentatum 'Arrowwood'	Arrowwood Viburnum	3'		10
ANNUALS/PERENNIALS	**COMMON NAME**	**SIZE**	**CONTAINER**	**QTY**
Euonymus coloratus	Purple Wintercreeper	Qt Pot		86
Hemerocallis x 'Bela Lugosi'	'Bela Lugosi' Daylily	1 gal		19
Hemerocallis x 'Chicago Sunrise'	Chicago Sunrise Daylily	1 gal		12
Hemerocallis x 'Happy Returns'	Happy Returns Daylily	1 gal		20
Hemerocallis x 'Janice Brown' TM	Janice Brown Daylily	1 gal		8
Hemerocallis x 'Siloam Double Classic' TM	Siloam Double Classic Daylily	1 gal		30
Hosta x 'Halcyon'	Halcyon Plantain Lily	1 gal.		11
Leucanthemum x superbum 'Daisy Duke' TM	Daisy May Shasta Daisy	1 gal		16
Nepeta x faassenii 'Walkers Low'	Walkers Low Catmint	1 gal		7
Rudbeckia fulgida speciosa 'Viette's Little Suzy'	Viette's Little Suzy Coneflower	1 gal		28
Rudbeckia fulgida sullivantii 'Goldsturm'	Black-eyed Susan	1 gal		65
GRASSES	**COMMON NAME**	**SIZE**	**CONTAINER**	**QTY**
Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal.		23
Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass	1 gal		14
Schizachyrium scoparium 'Carousel'	Carousel Little Bluestem	1 gal		17
Sporobolus heterolepis 'Tara'	Prairie Dropseed	1 gal		69
SHRUB EVERGREENS	**COMMON NAME**	**SIZE**	**CONTAINER**	**QTY**
Buxus microphylla 'Wintergreen'	Wintergreen Boxwood	18-24"	B&B	8
Juniperus chinensis 'Kallays Compact'	Kallay Compact Pfitzer Juniper	5 gal		15
Juniperus chinensis 'Old Gold'	Old Gold Juniper	5 gal		8
Taxus x media 'Densiformis'	Dense Yew	24"	B&B	17

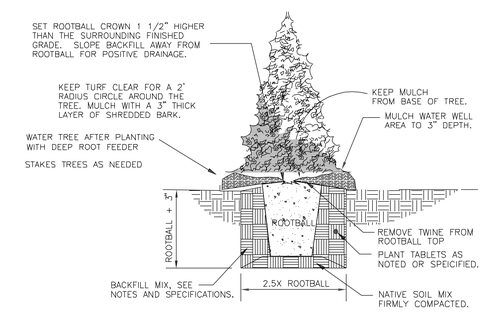
REFERENCE NOTES SCHEDULE

SYMBOL	AGGREGATE SURFACE DESCRIPTION	QTY
32-15-20	COMPOSTED GRANITE MULCH, 4" THICKNESS OVER WEED FABRIC	338 s f
SYMBOL	**PLANTING DESCRIPTION**	**QTY**
32-93-10	SEED AND STRAW MULCH. USE REINDARS PREMIUM 60 SEED MIX, INSTALL AT RECOMMENDED RATES. FERTILIZE AT 1/2 RATE WITH 10-10-10 AFTER SEED HAS GERMINATED	703 s f
32-93-20	REINDARS PREMIUM 60 TURF-SEED AND ON SHORT TERM EROSION BLANKET. INSTALL PER MANUFACTURERS GUIDELINES. STAPLES MUST BE FULLY INSTALLED IN THE GROUND. BENT OVER STAPLES WILL NOT BE ACCEPTED	22,051 s f
32-93-25	BLUEGRASS SOD, MINERAL BASED ONLY, PEAT SOD IS NOT PERMITTED	6,217 s f
SYMBOL	**PLANTING ACCESSORIES DESCRIPTION**	**QTY**
32-94-04	EDGE, ALUMINUM EDGING, 16' LENGTH NON PAINTED	176 l f
32-94-119	SHREDDED BARK MULCH, 3-4" DEPTH	6,160 s f
32-94-136	3' DIAMETER MULCH TREE RING	36
32-95-01	EDGE, SHOVEL CUT BED EDGE, 4" DEPTH-SEE DETAIL	654 l f

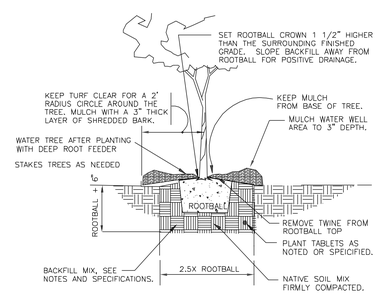


Notes:
1- See planting legend for groundcover/perennial species, size, and spacing dimension.
2- Small roots (¼" or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periphery can be removed at the time of planting.
3- Settle soil around root ball of each groundcover/perennial prior to mulching.

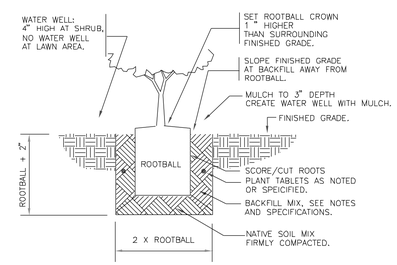
104 GROUNDCOVER AND PERENNIAL DETAIL
3/4" = 1'-0"



102 EVERGREEN PLANTING DETAIL
1" = 1'-0"



100 TREE PLANTING DETAIL
1" = 1'-0"



103 SHRUB PLANTING
1" = 1'-0"

LANDSCAPE SCHEDULES AND DETAILS

DIGGERS HOTLINE 163
Call 811 or (800) 242-8511
www.DiggersHotline.com

THOMAS NORDLOH ASSOCIATES
Landscape Architecture & Project Management
4111 Taft Rd, Kenosha Wi 53142

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TNA Landscape Architecture & Project Management

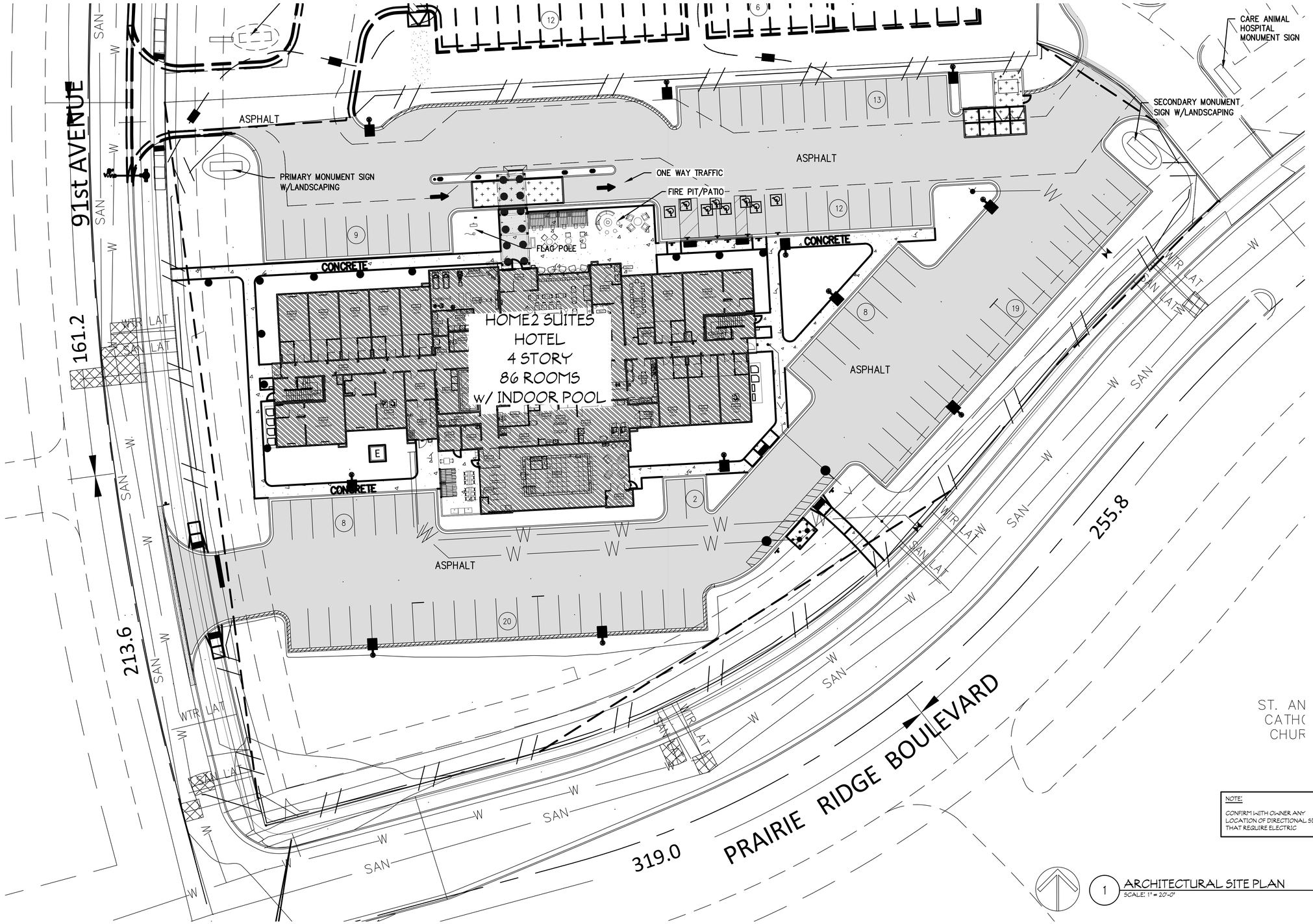
No.	Revision/Issue	Date
1		
2		
3		
4		

HOME2SUITES
PLEASANT PRAIRIE, WISCONSIN
LANDSCAPE PLAN

Thomas H. Nordloh
Landscape Architect
Reg. # 057-000624

Project: 20221105
Date: 2-22-23
Scale:

Sheet
L-2.0



NOTE:

CONFIRM WITH OWNER ANY LOCATION OF DIRECTIONAL SIGNS THAT REQUIRE ELECTRIC

1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"

GENERAL NOTES

-ALTHOUGH DRAWINGS ARE DRAWN TO SCALE, THE ACCURACY OF THE DRAWING CANNOT BE GUARANTEED DUE TO DISCREPANCIES IN THE METHODS OF REPRODUCTION. DO NOT SCALE DRAWINGS. USE ONLY FIGURED DIMENSIONS.

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MICHAEL L. MAUST ARCHITECT

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SHEET SIZE 24x36

Home2 Suites

PLEASANT PRAIRIE , WI

REVISIONS:

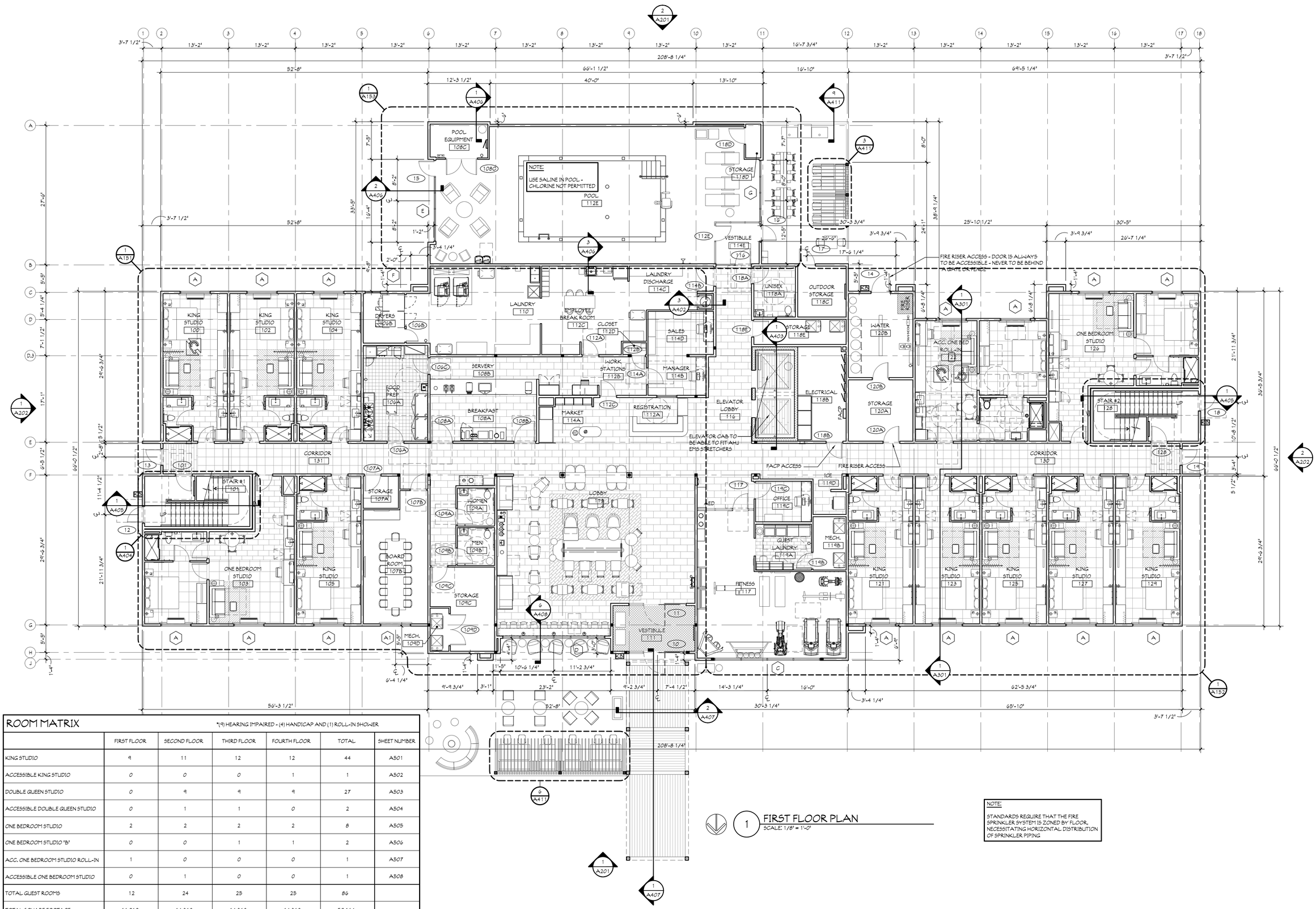
PRELIMINARY - NOT FOR CONSTRUCTION

DATE: 02/28/23

JOB NO.: MAS-22-XXX

NAME: ARCHITECTURAL SITE PLAN

SHEET: C101



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

ROOM MATRIX

*(9) HEARING IMPAIRED - (4) HANDICAP AND (1) ROLL-IN SHOWER

	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	TOTAL	SHEET NUMBER
KING STUDIO	9	11	12	12	44	A501
ACCESSIBLE KING STUDIO	0	0	0	1	1	A502
DOUBLE QUEEN STUDIO	0	9	9	9	27	A503
ACCESSIBLE DOUBLE QUEEN STUDIO	0	1	1	0	2	A504
ONE BEDROOM STUDIO	2	2	2	2	8	A505
ONE BEDROOM STUDIO 'B'	0	0	1	1	2	A506
ACC. ONE BEDROOM STUDIO ROLL-IN	1	0	0	0	1	A507
ACCESSIBLE ONE BEDROOM STUDIO	0	1	0	0	1	A508
TOTAL GUEST ROOMS	12	24	25	25	86	
TOTAL SQUARE FOOTAGE	16,060	14,368	14,368	14,368	59,164	

NOTE:

STANDARDS REQUIRE THAT THE FIRE SPRINKLER SYSTEM IS ZONED BY FLOOR, NECESSITATING HORIZONTAL DISTRIBUTION OF SPRINKLER PIPING

GENERAL NOTES

-ALTHOUGH DRAWINGS ARE DRAWN TO SCALE, THE ACCURACY OF THE DRAWING CANNOT BE GUARANTEED DUE TO DISCREPANCIES IN THE METHODS OF REPRODUCTION. DIMENSIONS SHOULD BE OBTAINED FROM DIMENSIONED PLANS.

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SHEET SIZE 24x36

Home2 Suites

PLEASANT PRAIRIE , WI

REVISIONS :

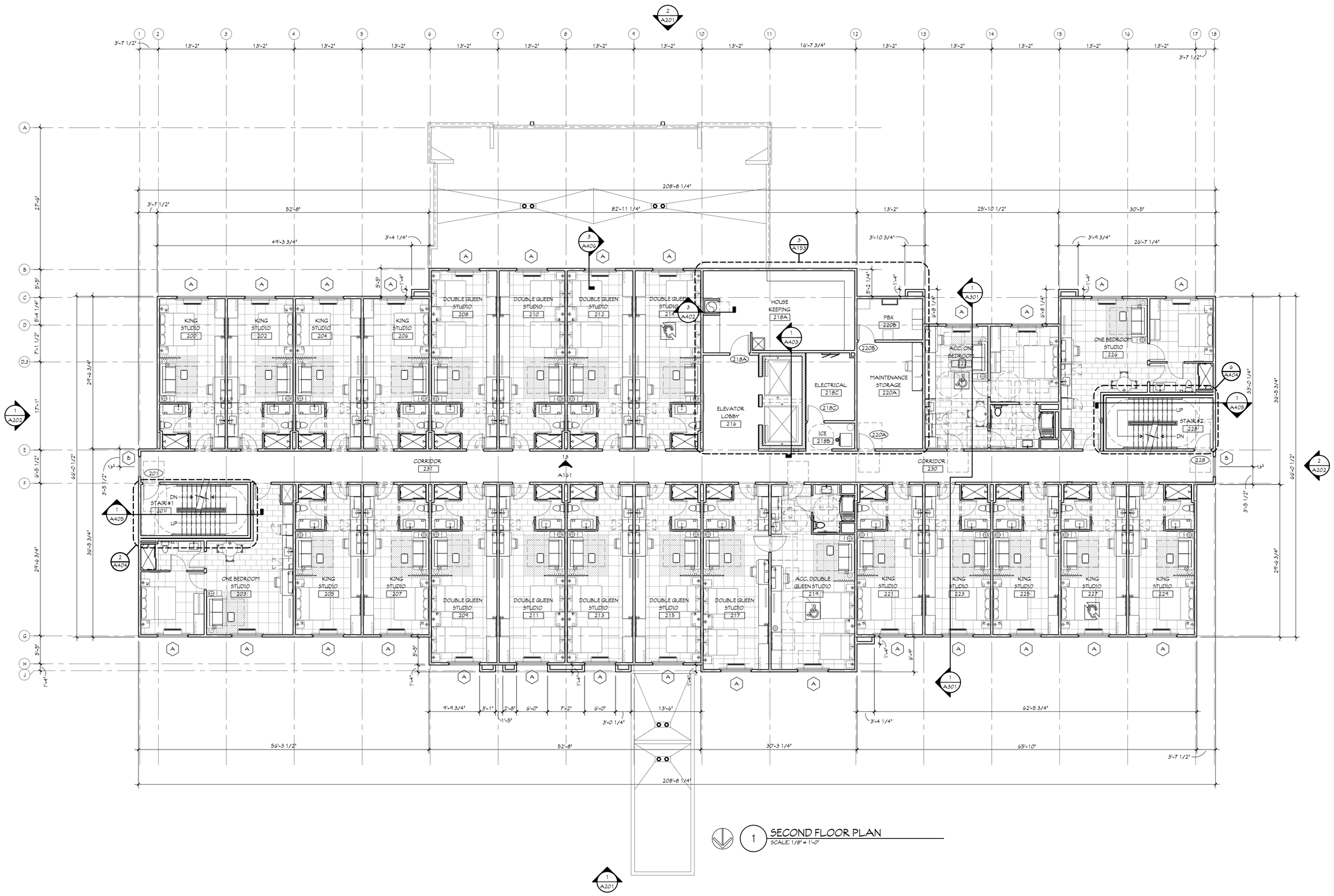
PRELIMINARY - NOT FOR CONSTRUCTION

DATE : 06/08/22

JOB NO. : MAS-22-XXX

NAME: FIRST FLOOR PLAN

SHEET: A101



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

GENERAL NOTES

-ALTHOUGH DRAWINGS ARE DRAWN TO SCALE, THE ACCURACY OF THE DRAWING CANNOT BE GUARANTEED DUE TO DISCREPANCIES IN THE METHODS OF REPRODUCTION. DIMENSIONS SHOULD BE SOUGHT FROM DIMENSIONED PLANS.

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SHEET SIZE 24x36

Home2 Suites

PLEASANT PRAIRIE , WI

REVISIONS:

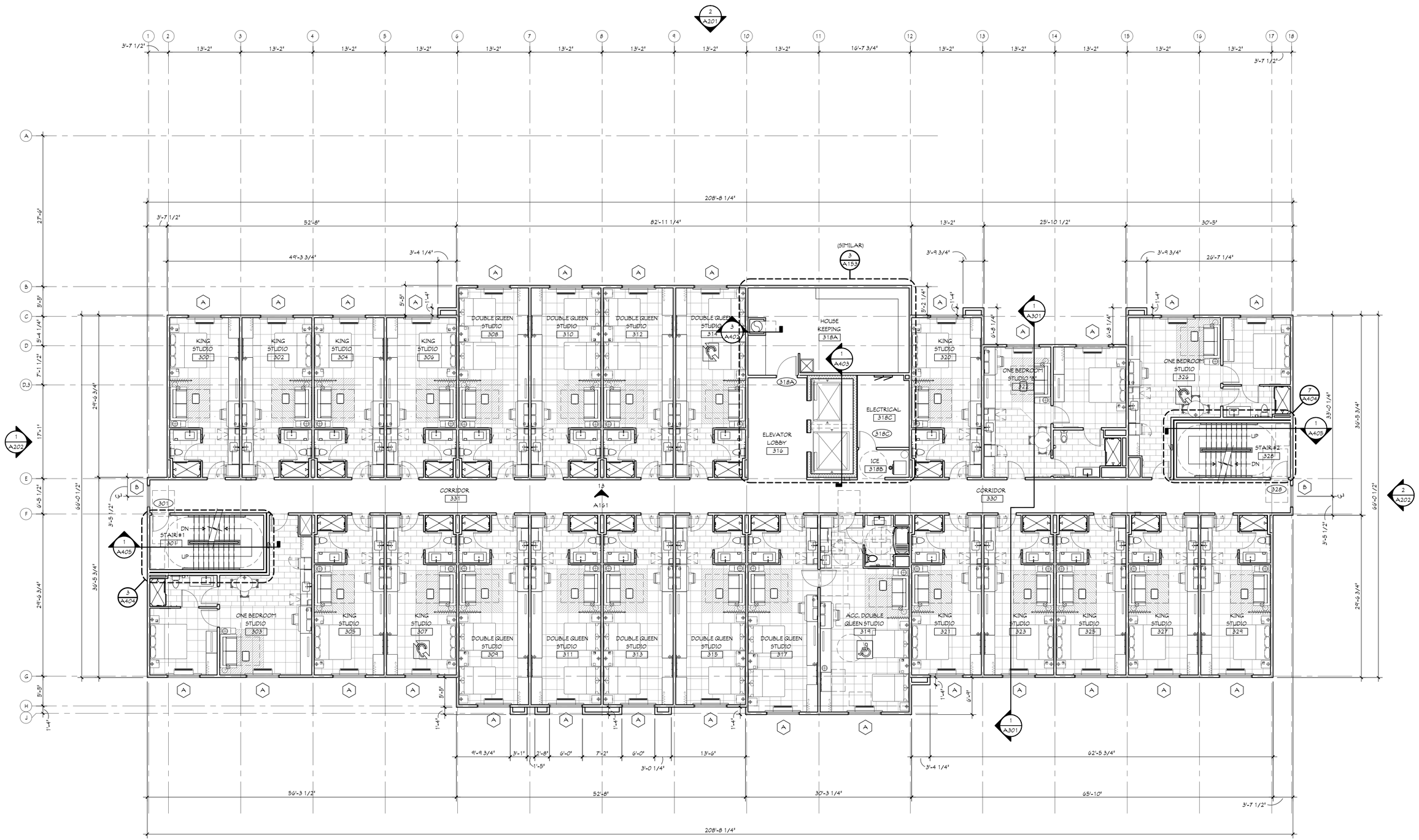
PRELIMINARY - NOT FOR CONSTRUCTION

DATE: 06/08/22

JOB NO.: MAS-22-XXX

NAME: SECOND FLOOR PLAN

SHEET: A102



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

GENERAL NOTES

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SHEET SIZE 24x36

Home2 Suites

PLEASANT PRAIRIE , WI

REVISIONS:

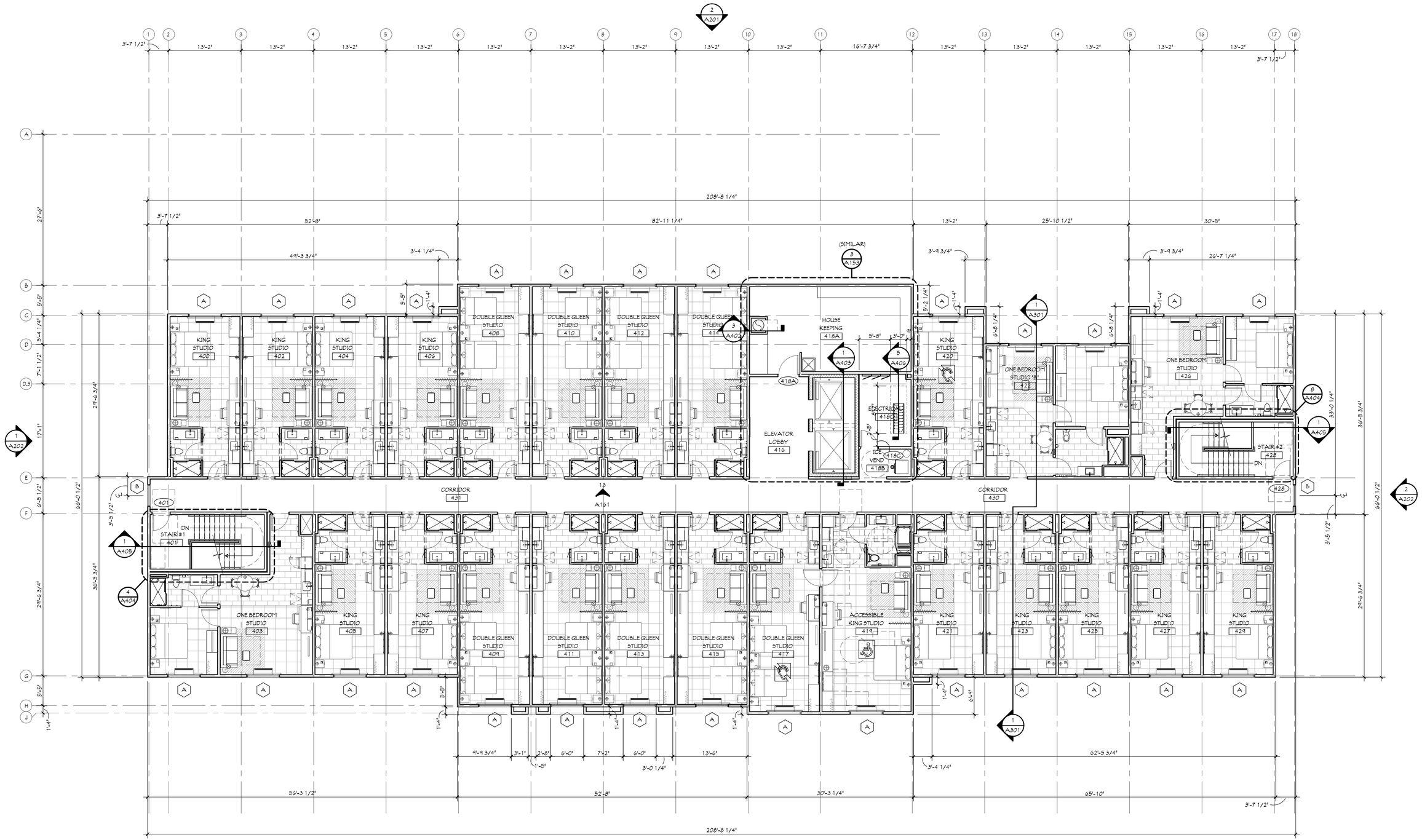
PRELIMINARY - NOT FOR CONSTRUCTION

DATE: 06/08/22

JOB NO.: MAS-22-XXX

NAME: THIRD FLOOR PLAN

SHEET: A103



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

GENERAL NOTES

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SHEET SIZE 24x36

Home2 Suites

PLEASANT PRAIRIE , WI

REVISIONS:

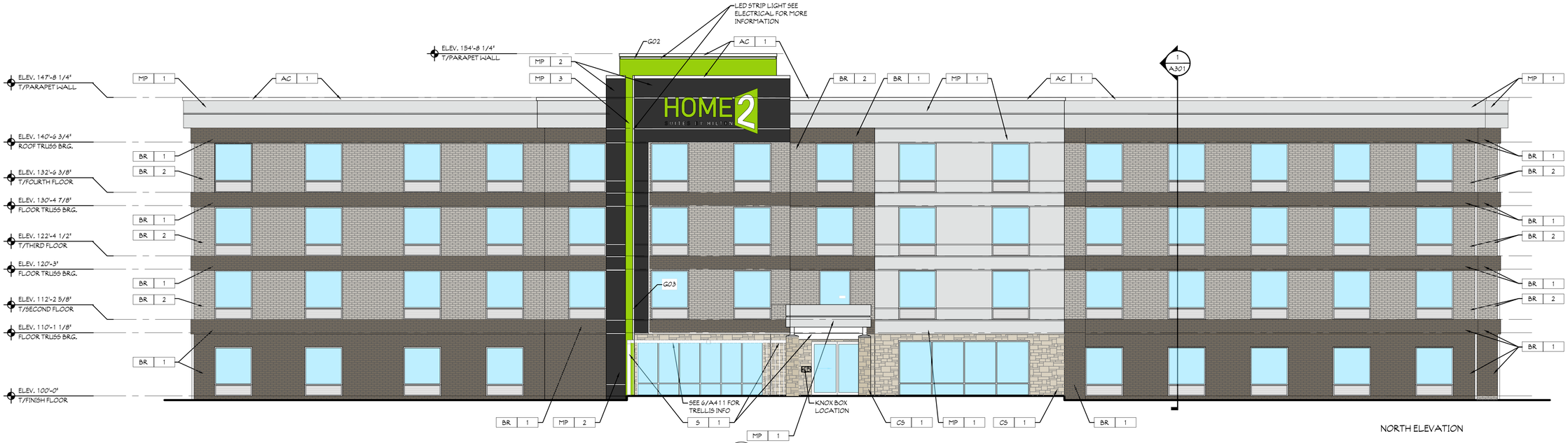
PRELIMINARY - NOT FOR CONSTRUCTION

DATE: 06/08/22

JOB NO.: MAS-22-XXX

NAME: FOURTH FLOOR PLAN

SHEET: A104



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

MATERIAL LEGEND	
AC-1:	ALUMINUM COPING TO MATCH SURROUNDING FINISH
CS-1	CULTURED STONE 'COBBLEFIELD' COLOR 'GRAY'
MP-1:	METAL PANEL SYSTEM, COLOR: MATCH 'WHITE DOVE'
MP-2:	METAL PANEL SYSTEM, COLOR: MATCH 'JET BLACK'
MP-3:	METAL PANEL SYSTEM, COLOR: MATCH 'FLOWER POWER'
BR-1:	BRICK - BELDEN - COLOR 'ANCHOR GRAY VELOUR'
BR-2:	BRICK - BELDEN - COLOR 'BEACON VELOUR'
S-1:	PAINTED HSS STEEL, PAINT: OC-17 WHITE DOVE
ALL PAINT COLORS ARE BY BENJAMIN MOORE AND TO BE VERIFIED WITH OWNER BEFORE SELECTING	
-ALL MECHANICAL GRILLES AND LOUVERS TO BE PAINTED TO MATCH THE SURROUNDING MATERIAL COLOR	

BR-2: BRICK - BELDEN - COLOR 'BEACON VELOUR'

BR-1: BRICK - BELDEN - COLOR 'ANCHOR GRAY VELOUR'

CS-1 CULTURED STONE 'COBBLEFIELD' COLOR 'GRAY'

SOUTH ELEVATION

9,872 SF OVERALL
- 2,112 SF GLAZING
= 7,760 SF FINISHES

780 SF MP 1	10%
2,875 SF BRICK	37%
1,814 SF BRICK	23%
1,297 SF MP 2	16%
514 SF STONE	8%
480 SF MISC	6%

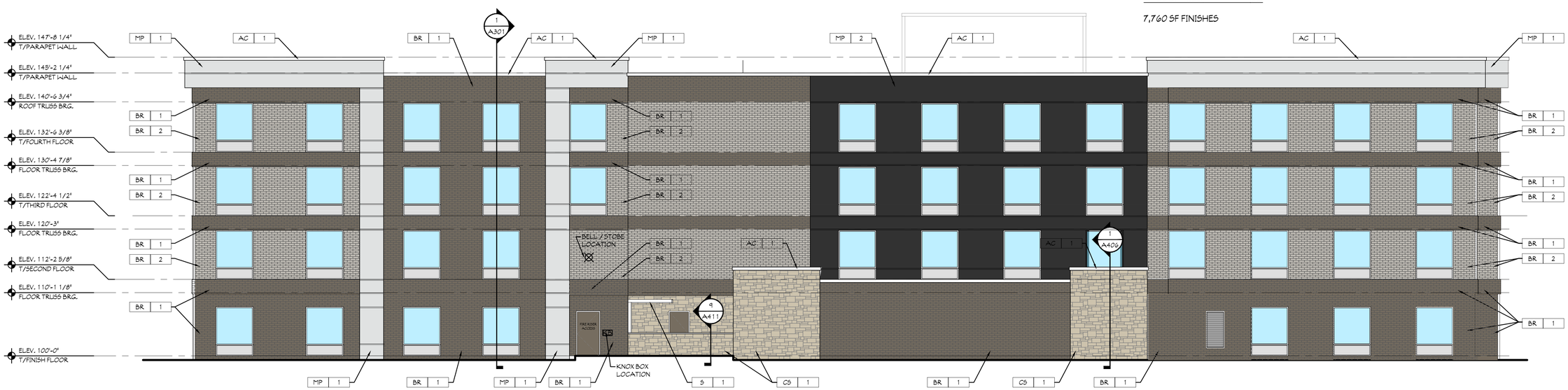
7,760 SF FINISHES

NORTH ELEVATION

10,104 SF OVERALL
- 2,886 SF GLAZING
= 7,218 SF FINISHES

1,512 SF MP 1	20%
2,848 SF BRICK	39%
2,120 SF BRICK	29%
168 SF MP 2	7%
125 SF MP 3	2%
207 SF STONE	2%
158 SF MISC	1%

7,218 SF FINISHES



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL NOTES

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SHEET SIZE 24x36

Home2 Suites

PLEASANT PRAIRIE , WI

REVISIONS :

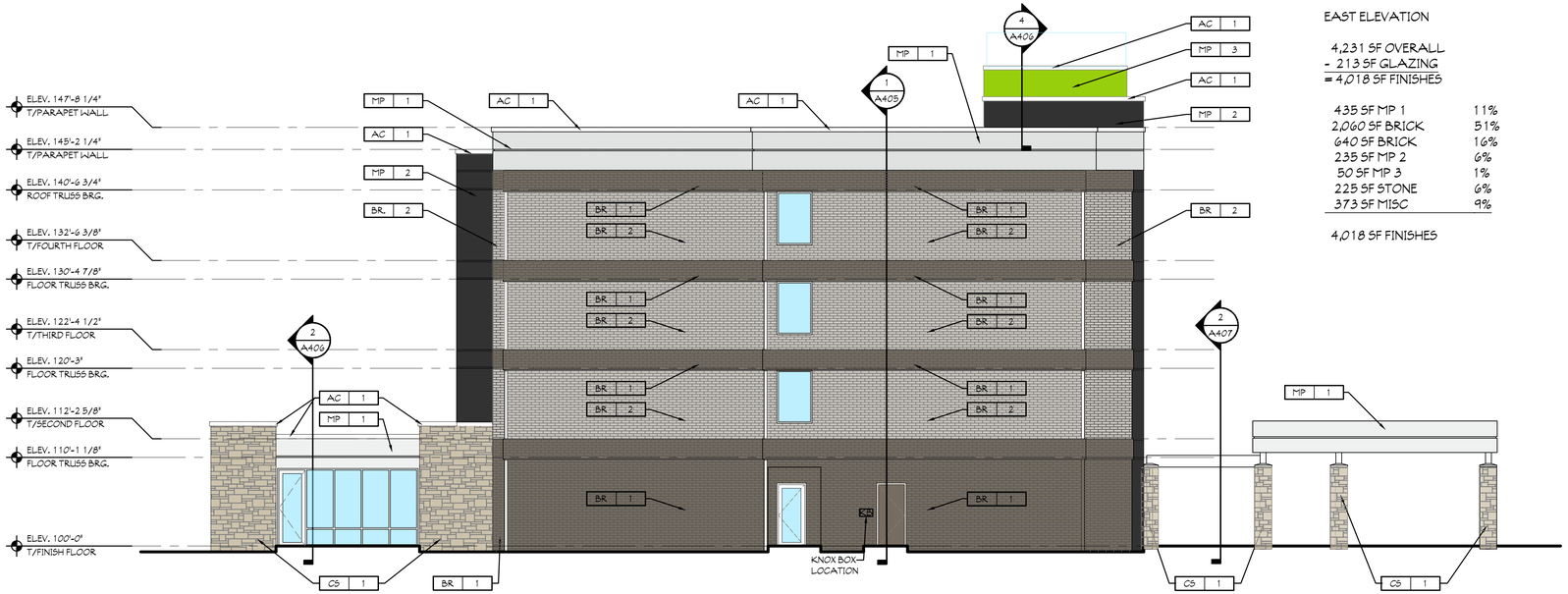
PRELIMINARY - NOT FOR CONSTRUCTION

DATE : 06/08/22

JOB NO. : MA5-22-XXX

NAME: EXTERIOR ELEVATIONS

SHEET: A201



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

EAST ELEVATION

4,231 SF OVERALL
- 213 SF GLAZING
= 4,018 SF FINISHES

435 SF MP 1	11%
2,060 SF BRICK	51%
640 SF BRICK	16%
235 SF MP 2	6%
50 SF MP 3	1%
225 SF STONE	6%
373 SF MISC	9%

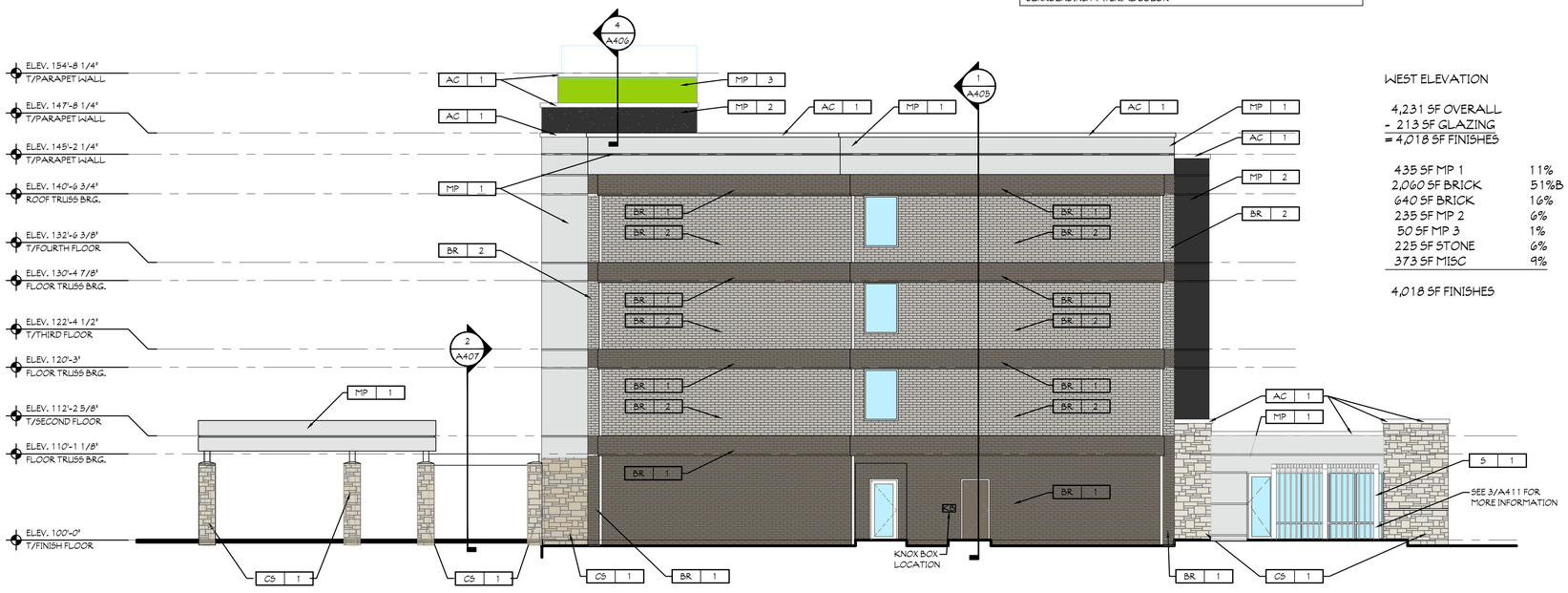
4,018 SF FINISHES

MATERIAL LEGEND	
AC-1:	ALUMINUM COPING TO MATCH SURROUNDING FINISH
CS-1	CULTURED STONE 'COBBLEFIELD' COLOR 'GRAY'
MP-1:	METAL PANEL SYSTEM, COLOR: MATCH 'WHITE DOVE'
MP-2:	METAL PANEL SYSTEM, COLOR: MATCH 'JET BLACK'
MP-3:	METAL PANEL SYSTEM, COLOR: MATCH 'FLOWER POWER'
BR-1:	BRICK - BELDEN - COLOR 'ANCHOR GRAY VELOUR'
BR-2:	BRICK - BELDEN - COLOR 'BEACON VELOUR'
S-1:	PAINTED HSS STEEL, PAINT: OC-17 WHITE DOVE
ALL PAINT COLORS ARE BY BENJAMIN MOORE AND TO BE VERIFIED WITH OWNER BEFORE SELECTING	
-ALL MECHANICAL GRILLES AND LOUVERS TO BE PAINTED TO MATCH THE SURROUNDING MATERIAL COLOR	

BR-2: BRICK - BELDEN - COLOR 'BEACON VELOUR'

BR-1: BRICK - BELDEN - COLOR 'ANCHOR GRAY VELOUR'

CS-1 CULTURED STONE 'COBBLEFIELD' COLOR 'GRAY'



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

WEST ELEVATION

4,231 SF OVERALL
- 213 SF GLAZING
= 4,018 SF FINISHES

435 SF MP 1	11%
2,060 SF BRICK	51%B
640 SF BRICK	16%
235 SF MP 2	6%
50 SF MP 3	1%
225 SF STONE	6%
373 SF MISC	9%

4,018 SF FINISHES

GENERAL NOTES

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SHEET SIZE 24x36

Home2 Suites

PLEASANT PRAIRIE , WI

REVISIONS :

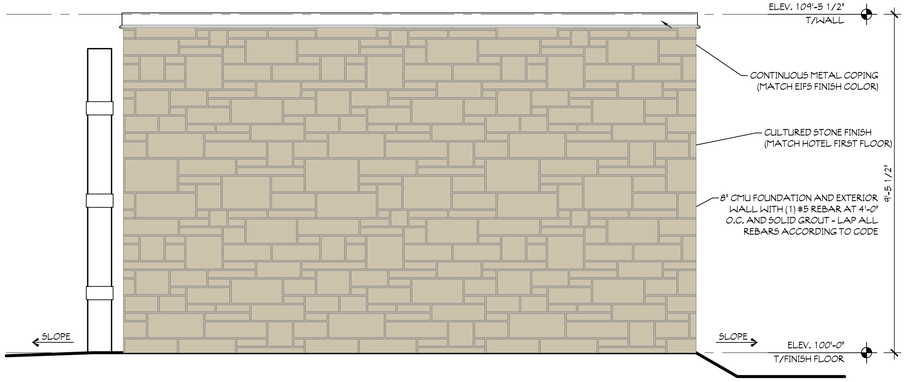
PRELIMINARY - NOT FOR CONSTRUCTION

DATE : 06/08/22

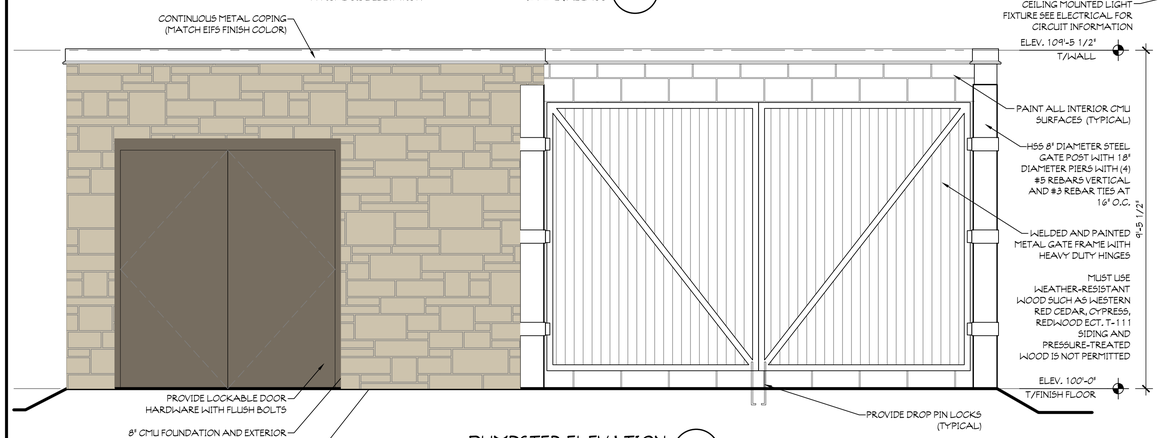
JOB NO. : MAS-22-XXX

NAME:
EXTERIOR ELEVATIONS

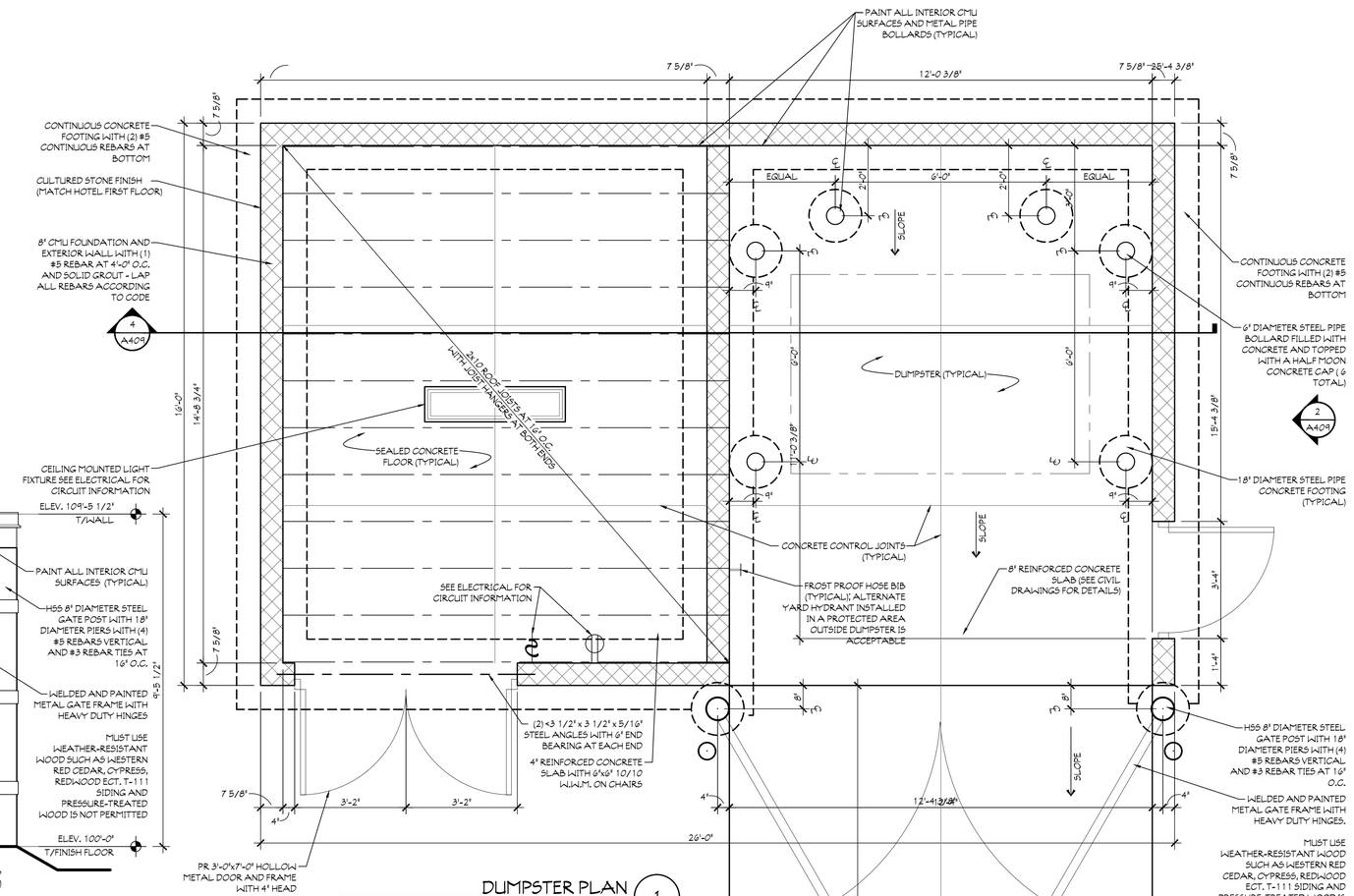
SHEET:
A202



DUMPSTER ELEVATION (2)
TYPICAL SIDE ELEVATION — SCALE: 1/2" = 1'-0"

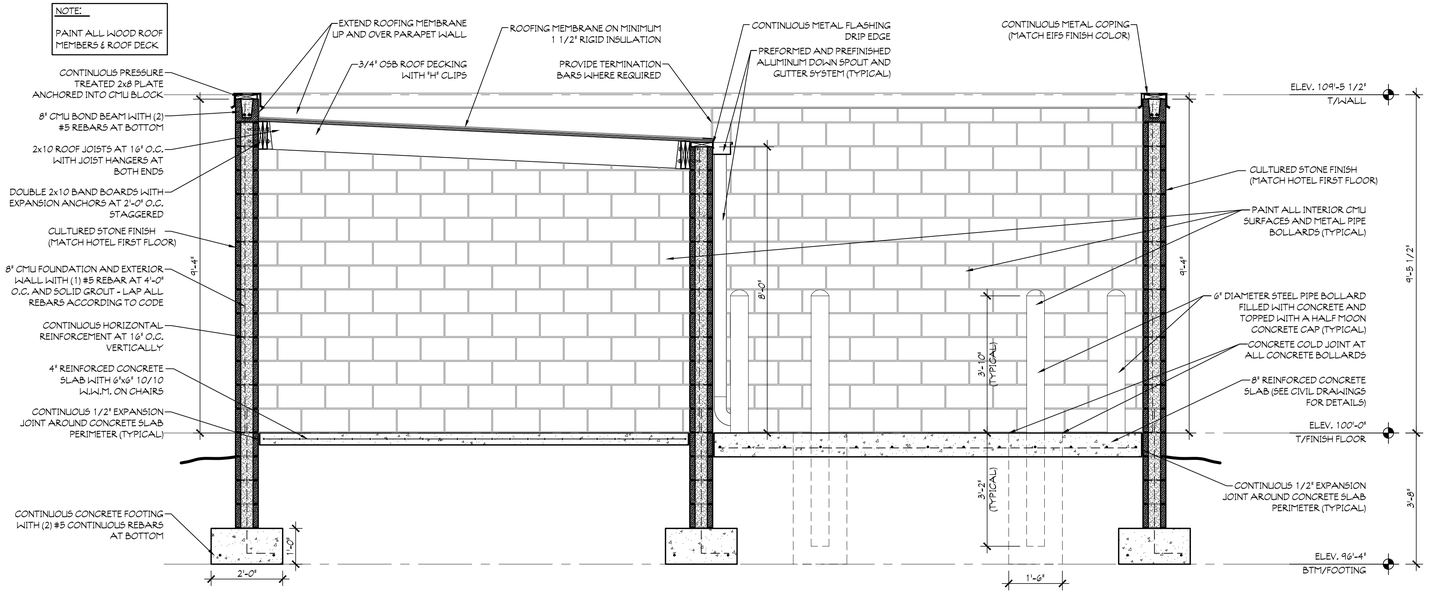


DUMPSTER ELEVATION (3)
GATE ELEVATION — SCALE: 1/2" = 1'-0"



DUMPSTER PLAN (1)
(SEE SITE PLAN) — SCALE: 1/2" = 1'-0"

NOTE:
PAINT ALL WOOD ROOF MEMBERS & ROOF DECK



DUMPSTER SECTION (4)
SCALE: 1/2" = 1'-0"

GENERAL NOTES

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ALL DIMENSIONS, ROUGH OPENING SIZES, AND ELEVATION HEIGHTS MUST BE FIELD VERIFIED BY THE GENERAL CONTRACTOR. THE ARCHITECT IS NOT TO BE HELD RESPONSIBLE FOR ANY DIMENSIONAL ERRORS. ANY DISCREPANCIES MUST BE BROUGHT TO THEIR ATTENTION PRIOR TO CONSTRUCTION.

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SHEET SIZE 24x36

Home2 Suites

PLEASANT PRAIRIE , WI

REVISIONS:

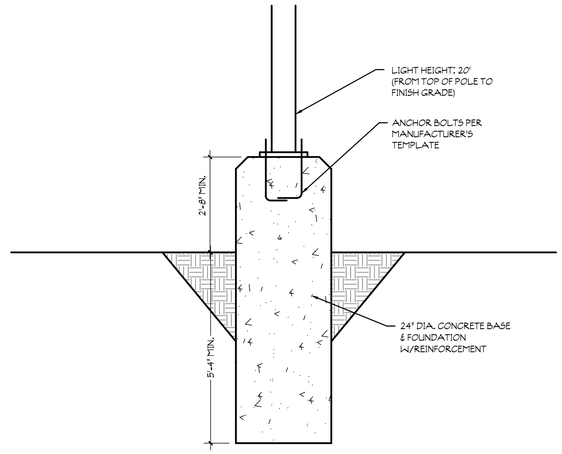
PRELIMINARY - NOT FOR CONSTRUCTION

DATE: 06/08/22

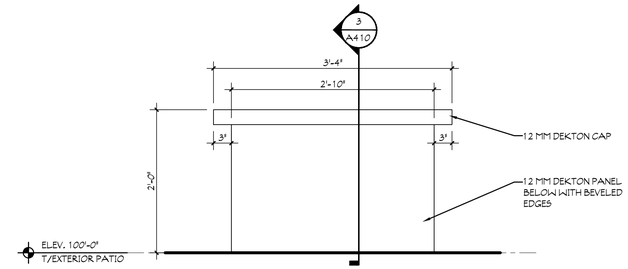
JOB NO.: MAS-22-XXX

NAME: DUMPSTER PLAN, SECTION AND ELEVATIONS

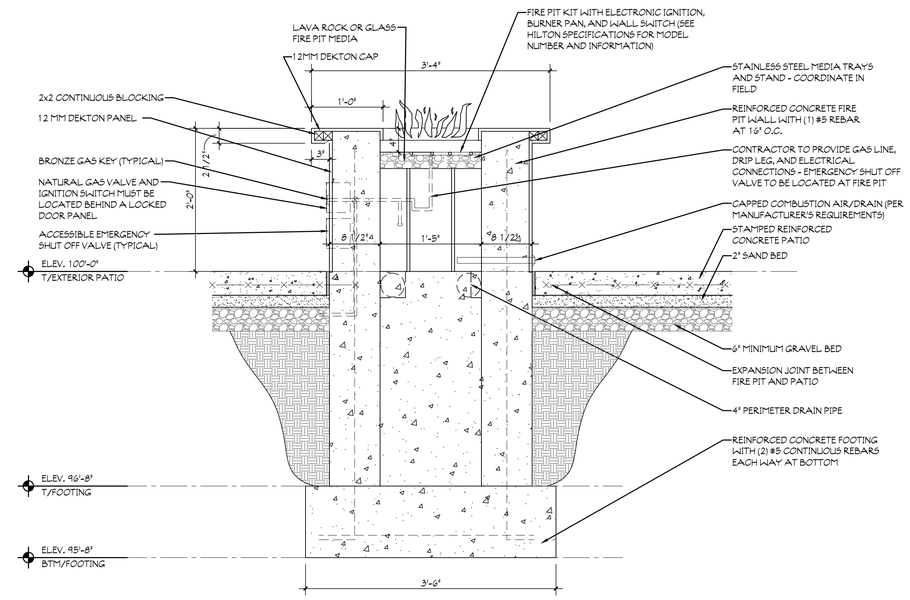
SHEET: A409



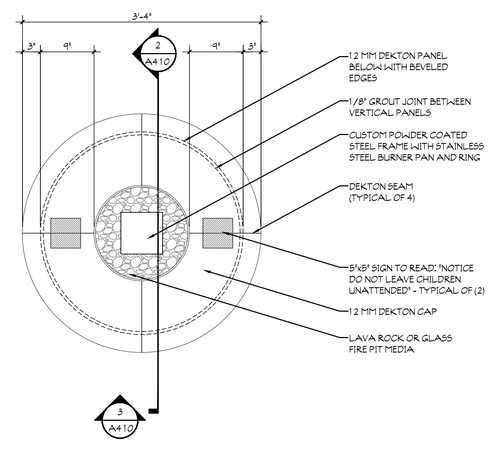
4 FLAG POLE BASE DETAIL
SCALE: 1" = 1'-0"



3 FIRE PIT ELEVATION
SCALE: 1" = 1'-0"



2 FIREPIT SECTION
SCALE: 1" = 1'-0"



NOTE:

GAS SHUTOFF LOCATION PER LOCAL CODE - PROVIDE ELECTRONIC IGNITION SWITCH WITH (1) HOUR TIMER (LOCATION PER LOCAL CODE)

1 FIRE PIT PLAN
SCALE: 1" = 1'-0"

GENERAL NOTES

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MICHAEL L. MAUST
ARCHITECT

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SHEET SIZE 24x36

Home2
Suites

PLEASANT PRAIRIE , WI

REVISIONS :

PRELIMINARY - NOT
FOR CONSTRUCTION

DATE : 06/08/22

JOB NO. : MAS-22-XXX

NAME:
FIRE PIT PLAN, SECTION,
AND ELEVATION

SHEET:
A410

Z:\Maust Jobs 2022_Mas-22-No Project #'s\Prairie, WI - Home2\Floor Plans\Plans\19-138A410.dwg, 1/25/2023 12:39:55 PM,
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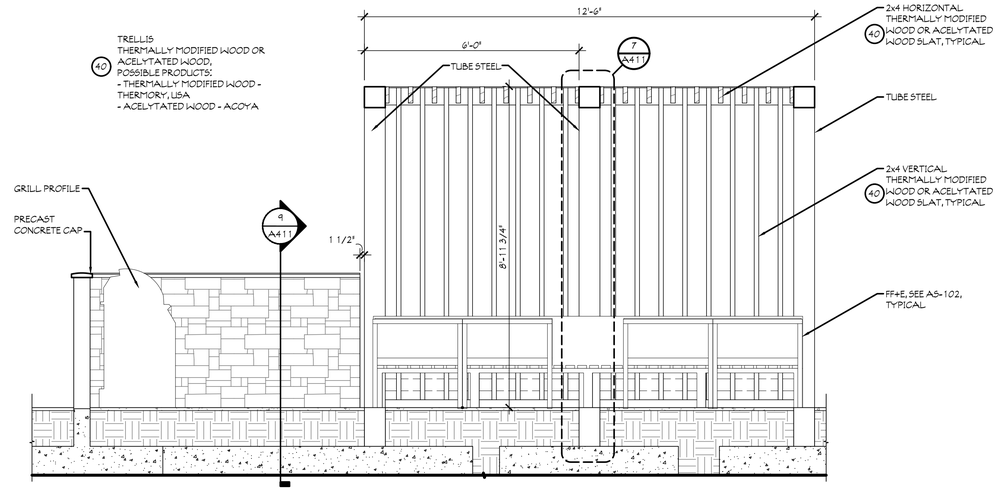
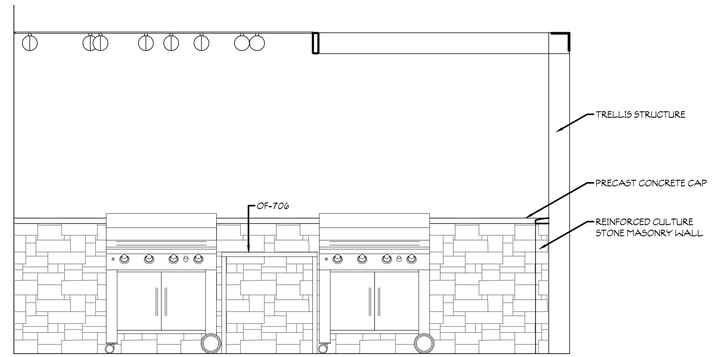
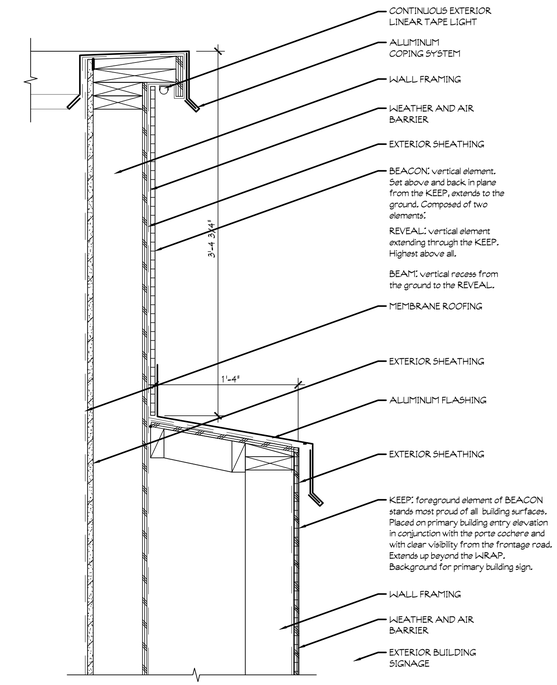


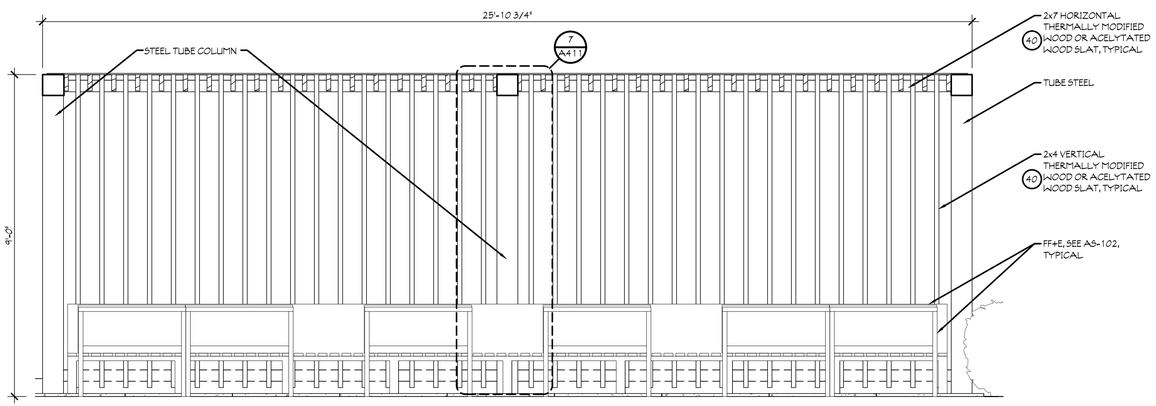
3 SECTION - GRILLING PATIO
SCALE: 1/2" = 1'-0"



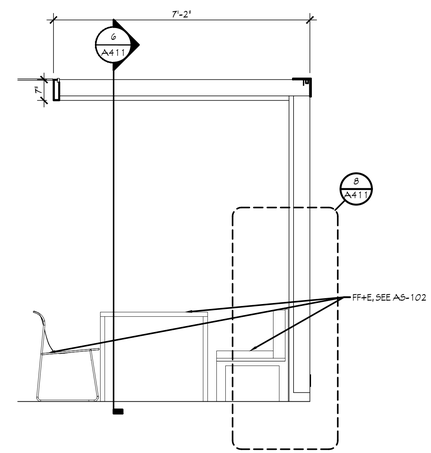
2 ELEVATION - PATIO GRILLS
SCALE: 1/2" = 1'-0"



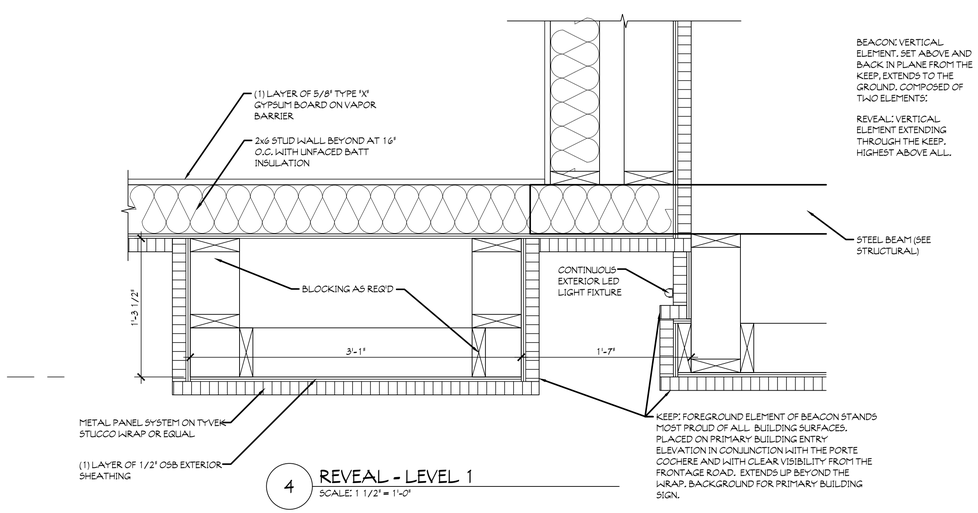
1 BEACON TO KEEP
SCALE: 1 1/2" = 1'-0"



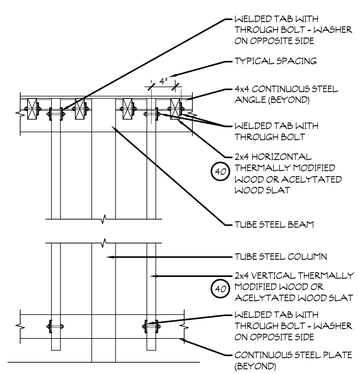
6 SECTION - FRONT TRELLIS
SCALE: 1/2" = 1'-0"



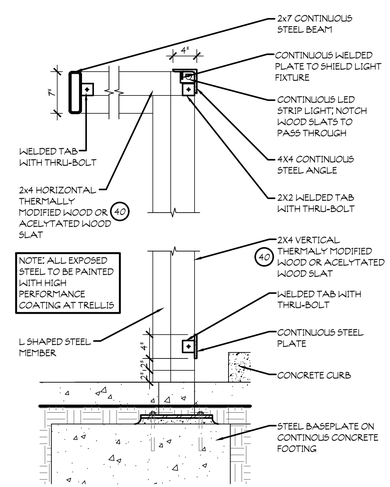
5 SECTION - TRELLIS
SCALE: 1/2" = 1'-0"



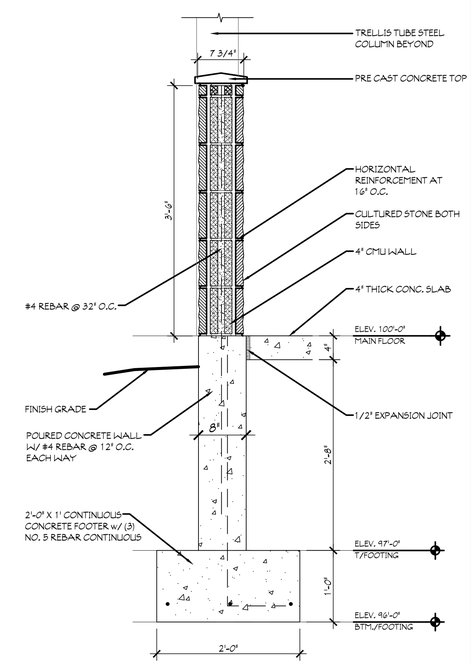
4 REVEAL - LEVEL 1
SCALE: 1 1/2" = 1'-0"



7 TRELLIS - SLAT CONNECTIONS
SCALE: 1" = 1'-0"



8 TRELLIS - DETAIL
SCALE: 1" = 1'-0"



9 BRICK MASONRY WALL SECTION
SCALE: 1" = 1'-0"

GENERAL NOTES

-ALTHOUGH DRAWINGS ARE DRAWN TO SCALE, THE ACCURACY OF THE DRAWING CANNOT BE GUARANTEED DUE TO DISCREPANCIES IN THE METHODS AND MATERIALS OF CONSTRUCTION. DO NOT SCALE FROM DIMENSIONED PLANS.

-ALL DIMENSIONS, ROUGH OPENING SIZES, AND ELEVATION HANGERS MUST BE FIELD VERIFIED BY THE GENERAL CONTRACTOR. THE ARCHITECT WILL NOT BE HELD RESPONSIBLE FOR ANY DIMENSIONAL ERRORS, OMISSIONS, OR DISCREPANCIES. PLEASE BRING THEM TO THE ATTENTION PRIOR TO CONSTRUCTION.

MICHAEL L. MAUST ARCHITECT

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SHEET SIZE 24x36

Home2 Suites

PLEASANT PRAIRIE , WI

REVISIONS :

PRELIMINARY - NOT FOR CONSTRUCTION

DATE : 06/08/22

JOB NO.: MA5-22-XXX

NAME: EXTERIOR DETAILS & TRELLIS

SHEET:

A411

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