

Planning Department

W240N3065 Pewaukee Road
Pewaukee, WI 53072
(262) 691-0770 Fax (262) 691-1798

CANCELLED DUE TO LACK OF A QUORUM

PLAN COMMISSION MEETING NOTICE AND AGENDA

Thursday, March 21, 2019

7:00 PM

Common Council Chambers ~ Pewaukee City Hall
W240 N3065 Pewaukee Road, Pewaukee, WI 53072

-
1. Call to Order and Pledge of Allegiance
 2. Discussion and Action Regarding Approval of Meeting Minutes Dated February 21, 2019
 3. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Klein Dickert to Rezone Property From Rs-2 Single-Family Residential to M-2 Limited Industrial for the Purpose of Developing a New Manufacturing and Office Facility (PWC 0866997001, PWC 0866997002, PWC 0866997003)
 4. Discussion and Action Regarding a Certified Survey Map for Klein Dickert for Property Located at W227 N4755 Duplainville Road for the Purpose of Combining Three Existing Parcels Into a Single Lot (PWC 0866997001, PWC 0866997002, PWC 0866997003)
 5. Discussion and Action Regarding the Site and Building Plans for the Construction of a 54,335 Square Foot Industrial Building for Klein Dickert for Property Located at W227 N4755 Duplainville Road (PWC 0866997001, PWC 0866997002, PWC 0866997003)
 6. Discussion and Action Regarding a Certified Survey Map for NCL Graphics Located at N29 W22960 Marjean Lane for the Purpose of Combining Five Separate Lots Into a Single Parcel (PWC 0914008)
 7. Discussion and Action Regarding the Request of Briohn Building Corporation to Vacate Approximately 0.1320 Acre of City of Pewaukee Right-of-Way and Attach the Entirety to Property Located at W226 N918 Northmound Road For the Purpose of Accommodating the Development of a 131,400 Square Foot Industrial Building (PWC 0962998005)
 8. Discussion and Action Regarding a Preliminary Certified Survey Map for Briohn Building Corporation for Property Located at W226 N918 Northmound Drive for the Purpose of Dedicated the Right-of-Way (PWC 0962998005)
 9. Adjournment

Ami Hurd
Deputy Clerk

3/13/2019

NOTICE

-

It is possible that members of other governmental bodies of the municipality may be in attendance to gather information that may form a quorum. At the above stated meeting, no action will be taken by any governmental body other than the governmental body specifically referred to above in this notice.

Any person who has a qualifying disability under the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible format must contact the City Planner, Nick Fuchs, at (262) 691-0770 three business days prior to the meeting so that arrangements may be made to accommodate your request.

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 2.**

DATE: March 21, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding Approval of Meeting Minutes Dated February 21, 2019

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 3.**

DATE: March 21, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Klein Dickert to Rezone Property From Rs-2 Single-Family Residential to M-2 Limited Industrial for the Purpose of Developing a New Manufacturing and Office Facility (PWC 0866997001, PWC 0866997002, PWC 0866997003)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Klein Dickert Rezoning Petition

Klein Dickert Plan of Operation

Klein Dickert Staff Report

Klein Dickert Cover Letter

CITY OF PEWAUKEE

STATE OF WISCONSIN

WAUKESHA COUNTY

- NOTICE OF ZONING MAP AMENDMENT PUBLIC HEARING -

PLEASE TAKE NOTICE THAT THERE WILL BE A PUBLIC HEARING ON THE PETITION OF: KLEIN DICKERT TO REZONE FROM: RS-2 SINGLE-FAMILY RESIDENTIAL TO: M-2 LIMITED INDUSTRIAL

ALL OF PARCEL 3 OF CERTIFIED SURVEY MAP NO. 8264, AND A PART OF LANDS, ALL IN THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 1, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST ¼ OF SAID SECTION 1; THENCE NORTH 89°09'33" EAST ALONG THE NORTH LINE OF SAID QUARTER SECTION 544.37 FEET TO A POINT ON THE CENTERLINE OF WILHAR ROAD; THENCE SOUTH 00°27'27" EAST ALONG SAID CENTERLINE 680.44 FEET TO THE EXTENSION OF THE NORTH LINE OF SAID PARCEL 3 AND THE POINT OF BEGINNING OF THE LANDS HEREINAFTER DESCRIBED; THENCE NORTH 89°09'33" EAST ALONG SAID NORTH LINE AND ITS EXTENSIONS THEREOF 666.27 FEET TO A POINT ON THE CENTERLINE OF DUPLAINVILLE ROAD; THENCE SOUTH 19°07'32" EAST ALONG SAID CENTERLINE 68.38 FEET TO A POINT; THENCE SOUTH 18°42'19" EAST ALONG SAID CENTERLINE 185.60 FEET TO A POINT ON THE CENTERLINE OF LINDSAY ROAD; THENCE NORTH 89°08'51" WEST ALONG SAID CENTERLINE 746.45 FEET TO A POINT ON THE CENTERLINE OF SAID WILHAR ROAD; THENCE NORTH 00°27'27" WEST ALONG SAID CENTERLINE 219.53 FEET TO THE POINT OF BEGINNING. SAID LAND CONTAINS 162,437 SQUARE FEET OR 3.7290 ACRES.

Common Description: W227 N4755 Duplainville Road

Tax Key Number: PWC 0866997001, PWC 0866997002, PWC 0866997003

This Amendment to the Zoning Map (Change in zoning) is being proposed for the purpose of: combining three parcels into a single parcel in order to develop a new manufacturing and office facility.

THE PUBLIC HEARING will be held at a meeting of the City Plan Commission in the City Hall Common Council Chambers on **Thursday, March 21st, 2019** at or after **7:00 PM**.

Dated this 22nd day of February, 2019.

Kelly Tarczewski,
Clerk/Treasurer, City of Pewaukee

Village Hall 235 Hickory Street Pewaukee, WI 53072 Village Hall - 262-691-5660 Fax - 262-691-5664		BUSINESS PLAN OF OPERATION APPLICATION VILLAGE OF PEWAUKEE			Permit No. Parcel/Tax Key No. PWC 0866997001 PWC 0866997002 PWC 0866007003	
NAME OF PROPOSED BUSINESS: KLEIN DICKERT MILWAUKEE					SU: PWC 0866997002 PWC 0866007003	
SITE ADDRESS: W227 N4755 DUPLAINVILLE RD					City: PEWAUKEE State: WI Zip: 53012	
Business / Operator's Name (Please Print) KLEIN DICKERT JIM LONGLEY		Mailing Address W231 N2837 BONDY CIR EAST - PEWAUKEE, WI 53012		City: PEWAUKEE State: WI Zip: 53012		
		Email Address jlongley@kdglass.com		Phone# 262-650-1200 FEIN # 362707870		
Tenant's Name: (Please Print) KLEIN DICKERT JIM LONGLEY - PRES.		Mailing Address 		City: State: Zip:		
		Email Address 		Phone# FEIN#		
DESCRIPTION OF BUSINESS OPERATION:						
TYPE of BUSINESS: Please Check the appropriate Box for type: ☐ Retail ☐ Wholesale ☐ Office ☐ Institutional ☐ Warehouse/Storage ☐ Other? ☒ Industrial				Description of Business: CUSTOM FABRICATOR OF ALUM. WINDOWS, STOREFRONTS AND CURTAIN WALLS.		
NEW USE? Yes or No? YES or		EXPANSION OF EXISTING USE? Yes or No? NO or		OTHER?		
HOURS of OPERATION: From: 6:00 AM to 5:00 PM				DAYS of OPERATION: MONDAY THRU FRIDAY		
MAXIMUM NUMBER OF EMPLOYEES:		How many Full Time? 40 How many Part Time? 0		CURRENT ZONING: M-2 / PG-2		
Expected Customers per day: 10 MAX				Number of Trucks per day: 2 SEMI DELIVERIES 15 KD SERVICE TRUCKS		
				Number of Autos per day: 50		
PARKING Available Parking/Parking Lot Spaces # 82 Loading Spaces # 2 Is there Overnight Parking? Yes or No Where? EAST & NORTH SIDE OF BLDG.				STORAGE Any Outside Storage? Yes or No Please list type of Storage:		
SEWAGE DISPOSAL BY: Public Sewer X Septic/Holding Tank Storm Water Retention/Detention: Yes or No?		WATER SUPPLY BY: Public Water Main YES Private Well YES Other		SOLID WASTE (trash) DISPOSAL BY: Contract: Self: ADVANCE DISPOSAL Any flammable substances? Yes or No If Yes, where Stored? NA.		
Any Special Equipment/Facilities/Requirements? Yes or No What?						
APPLICANT'S SIGNATURE Jim Longley		APPLICANT'S PRINTED NAME JIM LONGLEY		DATE SIGNED 2/21/19		
PROPERTY OWNER'S SIGNATURE Jim Longley		PROPERTY OWNER'S PRINTED NAME JIM LONGLEY		DATE SIGNED 2/21/19		
APPROVAL CONDITIONS Applicant is responsible to obtain any licenses, permits, certificates or other documents from other agencies of Village Departments. For example: Cigarette and Alcoholic Beverage Licenses must be obtained from the Village Clerk and Building Permits from the Building Inspector. Also, Occupancy of the premises requires approval of this application.						
For Staff ONLY Submitted for Review on: _____ Date: _____ Approval by Zoning Administrator: _____ Date: _____ Approval by Village Planner: _____ Date: _____ SPECIAL REQUIREMENTS/COMMENTS: _____						



Office of the Planner & Community Development Director
W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-0770 Fax (262) 691-1798
fuchs@pewaukee.wi.us

REPORT TO THE PLAN COMMISSION

Meeting of March 21, 2019

Date: March 12, 2019

Project Name: KD Glass rezoning, Certified Survey Map and Site & Building Plans

Project Address/Tax Key No.: Approximately W227N4755 Duplainville Road/PWC0866997001, 0866997002 & 0866997003

Applicant: Klein-Dickert Milwaukee, Inc.

Property Owner: KD Glass LLC

Current Zoning: M-2 Limited Industrial District (PWC0866997001 & 0866997002) and Rd-2 Two-Family Residential District (PWC0866997003)

Proposed Zoning: M-2 Limited Industrial District

2050 Land Use Map Designation: Manufacturing/Fabrication/Warehousing (PWC0866997001 & 0866997002) and Medium Density Residential (6,500 SQ. FT. – 1/2 AC./D.U.) (PWC0866997003)

Use of Surrounding Properties: Town of Lisbon to the north, single-family residential to the south, Canadian National Railroad and vacant agricultural zoned land to the east and single-family residential zoned land to the west

Introduction:

The applicant submitted several applications related to the construction of an industrial building upon three parcels of land located at approximately W227N4755 Duplainville Road. The subject property was formerly occupied by a landscape contractor and contains a single story structure that will remain. The total development site has an area of approximately 10.2365 acres (445,905 square feet).

The two northernmost properties are zoned M-2 Limited Industrial District and designated as Manufacturing/Fabrication/Warehousing on the City's Year 2050 Land Use/Transportation Plan map. The southernmost property is zoned Rd-2 Two-Family Residential District and is designated as Medium Density residential on the City's future land use map.

To accommodate the proposed development, the applicant is requesting:

- approval of a rezoning for the southernmost property (PWC0866997003) from Rd-2 District to M-2 District;
- approval of a Certified Survey Map to combine the three existing parcels into a single lot; and
- approval of site and building plans related to the site plan, landscaping, lighting, storm water management, and architecture;

Note the applicant is also requesting to amend the Comprehensive Master Plan Year 2050 Land Use/Transportation Plan future land use designation of the southernmost property from Medium

Density Residential to Manufacturing/Fabrication/Warehousing. That request is scheduled for the upcoming April 18th Plan Commission meeting and May 6th Common Council meeting. Due to public hearing notice requirements, this item was not able to be placed on this agenda.

This development will be the headquarters of Klein-Dickert Milwaukee, Inc. (d/b/a KD Glass). KD Glass provides glass and glazing products and services. The business use is allowed as a Permitted Use in the M-2 District. KD Glass will operate from 6:00 a.m. to 5:00 p.m., Monday through Friday and anticipates approximately 40 full time employees that will work from this location. It can also be noted that the site contains sufficient area for future expansion. Note any future building or site changes would require separate review and approval at that time.

Project Description/Analysis:

Certified Survey Map (CSM)

The CSM combines the three existing parcels into a single lot. Staff is recommending the following conditions be met to the satisfaction of the City Planner and prior to recording the CSM with the Waukesha County Register of Deeds:

- Per Section 18.0602, the proposed lot lines to be removed shall be labeled as “previous lot line – to be removed.”
- The following information shall be shown on the face of the CSM as required by Section 18.0603b:
 - Setbacks or Building Setback Lines required by the Plan Commission or other City or County Ordinances;
 - Utility, drainage, and access easements; and
 - Date of the CSM.
- A 30-foot wide planting easement shall be illustrated along the south property line per Section 18.0401m(2). The easement shall include a note requiring that the easement be reserved for the planting of trees and shrubs, and the building of structures within the easement is prohibited.
- The Plan Commission Secretary name shall be revised to Brandon Bergman, Secretary.

Existing Storm Water Retention Easements

A previous land division via CSM No. 8264 for the subject properties included three storm water retention easements. This includes a 50-foot easement along the north side of the development, a 70-foot wide easement at the southwest corner of the development and a 70-foot wide easement at the southeast corner.

The applicant has discussed requesting the release of these easements; however, the City has not received an official request, and the proposed CSM contains all three easements.

As the easements along the north property line and at the southeast corner are not needed, staff recommends that the approval of the subject development be conditioned upon the grant by the City and the property owner of a release of the storm water retention easement restriction established by Certified Survey Map No. 8264 recorded May 1, 1997 for the 50-foot wide storm water retention easement along the north property line of property bearing Tax Key No. 0866997001 and the 70-foot wide easement located at the southwest corner of the development upon properties bearing Tax Key

Nos. 0866997003 and 0866997002 , prior to recording the CSM with the Waukesha County Register of Deeds.

The easement within the southwest corner of the property is needed for drainage purposes and staff does not recommend its release, unless that area is accounted for and drains to the proposed retention pond.

CSM No. 8264 states that the storm water easements are intended for retention basins. The proposed development plan includes improvements within the north easement (to be released as conditioned above) and parking and drives within the easement located at the southwest corner of the property (recommended to remain). Staff questions whether any development should occur within these easements other than those improvements related to storm water retention.

As such, staff recommends that the 70-foot wide storm water retention easement be revised to locate all parking and drive areas outside of the easement, prior to recording the Certified Survey Map with the Waukesha County Register of Deeds. This would shorten the length of the easement by approximately 40-feet.

Site and Building Plans

The applicant is proposing a 54,335 square foot building, which includes roughly 48,000 square feet of manufacturing space and 6,000 square feet of office space. The development will result in 35% of the site covered by impervious surfaces and 65% greenspace, which complies with the required 40% minimum greenspace standard per the City's Zoning Code.

The project includes the building, which consists of loading docks and overhead doors along the north, east and west elevations and associated parking, landscaping and lighting, which are further detailed below. In addition, storm water management facilities are proposed and located south of the building, adjacent to Lindsay Road. The detailed storm water management plan is currently under review.

The applicant is proposing two ingress/egress locations from Duplainville Road. The southernmost access is the primary drive that leads to the main parking lot in front of the building. The drive further north is for truck traffic.

Staff has concerns with the northernmost drive to Duplainville Road as traffic backs up on Weyer Road and Duplainville Road due to the railroad tracks at that intersection. As such, staff recommends that the northernmost drive be eliminated and the drive to the south have a width of at least 40-feet at the property line (as approved by the Fire Department).

The applicant has discussed the possibility of a drive location to Wilhar Road. If a drive to Wilhar Road is proposed, the road shall be reconstructed to handle a minimum of a 72,000 pound vehicle or piece of equipment and the road widened to at least 24-feet from Lindsay Road to the drive entrance. Furthermore, access to Wilhar Road is contingent upon Common Council approval to allow for truck traffic on Lindsay Road, which will include the removal of any existing restrictions related to weight limits.

Also note that if the use/occupancy of the facility were to ever change to a retail or sales use, or the hazard classification changes, a second entrance is required.

Additional staff recommendations related to the site plan include:

- Final grading, erosion control and storm water management plans shall be submitted for approval by the Engineering Department prior to any land disturbance activities.
- If there is any overnight parking or storage proposed, a revised site plan shall be submitted, for review and approval by the City Planner, which illustrates areas designated for overnight parking of commercial vehicles, trailers, storage units or any other accessory type structures. All accessory structures and parking areas shall be screened from view. Furthermore, no other outdoor storage of materials or other equipment shall be allowed onsite without Plan Commission review and approval.
- Site and Building plans shall be contingent upon Fire Chief review and approval of the subject development for conformance with Fire Codes and access to the building.
- Site and Building Plans are contingent upon Common Council approval of the proposed Rezoning, Comprehensive Master Plan Amendment, and Certified Survey Map.

Natural Resources:

The applicant is proposing to fill the two wetlands located onsite. According to the applicant, the WDNR has already granted approval for the wetland fill.

It can be noted that the property is not within a SEWRPC environmental corridor and no floodplain exist onsite.

Utilities:

Public sewer and water is available and will serve the subject development. The City received a letter from SEWRPC, dated October 30, 2018, approving the sewer extension.

Parking:

The site plan includes 82 parking spaces, including 3 ADA accessible spaces. This equates to a parking ratio of approximately 1.5 parking spaces per 1,000 square feet of gross floor area. The Zoning Code, as a guideline, suggests one space per two employees in a 12 hour period. With 40 employees, 20 parking spaces would be suggested.

Staff has no objections to the amount of parking provided.

Note that the parking spaces are 9' x 20' (180 square feet) in size, which complies with Zoning Code standards.

Landscaping:

The applicant has provided a preliminary landscape plan, which includes mostly existing landscaping. The applicant has noted that existing nursery stock will be utilized from the previous landscape contractor; however, due to the snow onsite they have not been able to fully inventory those plantings and apply them to a landscape plan.

As such, staff recommends submittal of a detailed landscape plan, for Plan Commission review and approval, prior to issuance of a Building Permit.

Staff has indicated to the applicant that dumpsters, loading areas and truck docks must be screened. In addition, a 30-foot landscape easement along the south property line is recommended on the CSM, and staff noted that particular attention be made within this area to provide a buffer to the existing single-family residential development to the south.

The applicant did not submit a separate “wood growth” plan; however, the survey provided shows existing treed areas of the site and the landscape plan indicates those trees that will remain.

Lighting:

A Lighting Plan has not yet been provided; therefore, staff recommends a detailed lighting plan, including a photometric plan and cut sheets/catalog pages of all light fixtures, shall be submitted for City Planner review and approval prior to the issuance of a Building Permit.

Architecture:

The proposed building exterior consists primarily of painted precast concrete wall panels. The office portion of the building will be constructed of a glass curtain wall system.

The building contains overhead doors on the north, east and west elevations. These areas will be, in part, screened by landscaping; however, staff recommends that decorative doors, such as glass, be utilized or the doors painted to match the building.

Rooftop mechanicals are located on the office portion of the building and are screened by a louver or panel that will be designed to complement the building.

The existing building onsite will be painted to match or complement the new manufacturing facility.

Signage:

Sign plans have not yet been submitted. As shown on the renderings, a wall sign is anticipated above the front entrance. A monument sign adjacent to Duplainville Road may also be proposed in the future.

Signage shall comply with all standards set forth in Section 17.0700 of the City's Zoning Code and require separate review and approval by the City Planner as well as a Sign Permit from the Building Services Department, prior to installation.

Recommendation:

A motion to recommend approval of the proposed rezoning request to rezone the southernmost property (PWC0866997003) from Rd-2 Two-Family Residential District to M-2 Limited Industrial District.

A motion to recommend approval of a 1 Lot Certified Survey Map to combine the three existing parcels into a single lot, subject to the conditions within the Plan Commission staff report dated March 12, 2019.

A motion to approve site and building plans submitted by Klein-Dickert Milwaukee, Inc. for the property located at approximately W227N4755 Duplainville Road, subject to the conditions within the Plan Commission staff report dated March 12, 2019.



STRUCTURAL ENGINEERS
EXPERTISE • INNOVATION • EXCELLENCE

February 21, 2018

Mr. Nick Fuchs
City of Pewaukee
W240 N3065 Pewaukee Road
Pewaukee, WI 53072

Re: (J180605MTB) Klein Dickert New Facility
W227 N4755 Duplainville Rd.

Dear Mr. Fuchs:

This letter will serve as our request to bring the following items before the March 21st Plan Commission meeting in conjunction with the above referenced project.

THE PROJECT

The project consists of the development of a new 54,335 square foot manufacturing and office facility to be located at the corner of Lindsey Road and Duplainville Road in the city of Pewaukee for Klein Dickert of Milwaukee. They will be relocating from their present facility on Roundy Circle East in the city of Pewaukee.

REQUESTED APPROVALS:

(15) 11 x 17 copies of the following including signed applications.

- New CSM – Lot Combination
- Lot Rezoning
- Request for elimination of existing SW Detention Easements
- Sanitary Sewer Extension
- Storm Water Management Plan
- Typical Site, Grading and Utility Plan and Building Submittal

The SWMP as well as the Sanitary Sewer Extension have previously been submitted and are in the review and approval process.

FEES AND PAYMENT INCLUDED:

A check, made out to the "City of Pewaukee" in the amount of \$1,100.00 is included with this submittal for the following agenda items.

CSM -	\$200.00
Rezoning -	\$400.00
<u>Site/Bldg Plan -</u>	<u>\$500.00</u>
Total	\$1,100.00

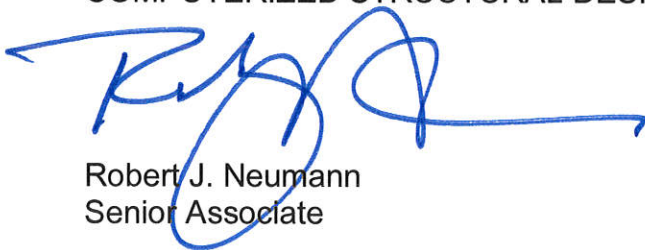
Of note for your reference relative to the site and building submittal, the site lighting and landscaping shown is conceptual. We do not have a final site photometric plan at this time for submittal. We may be able to get this finalized and submitted in the next 7 to 10 days.

The landscaping is shown for conceptual approval also for the following reason. The site was previously leased to a landscape contractor who has left on site their inventory of plants, shrubs and trees for disposal or Klein Dickerts use. We intend to utilize any viable plantings in our final layout, but the time of year does not allow us to verify what exists on site or if it is a healthy plant. We plan to do this in spring and will come back to you for final approval at that time.

Please feel free to call with any questions. We sincerely appreciate the opportunity to submit this proposal on behalf of Klein Dickert and look forward to hearing from you soon.

Sincerely,

COMPUTERIZED STRUCTURAL DESIGN, S.C.



Robert J. Neumann
Senior Associate

Encl:

cc: Jim Longley, KD
file

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 4.**

DATE: March 21, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Certified Survey Map for Klein Dickert for Property Located at W227 N4755 Duplainville Road for the Purpose of Combining Three Existing Parcels Into a Single Lot (PWC 0866997001, PWC 0866997002, PWC 0866997003)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

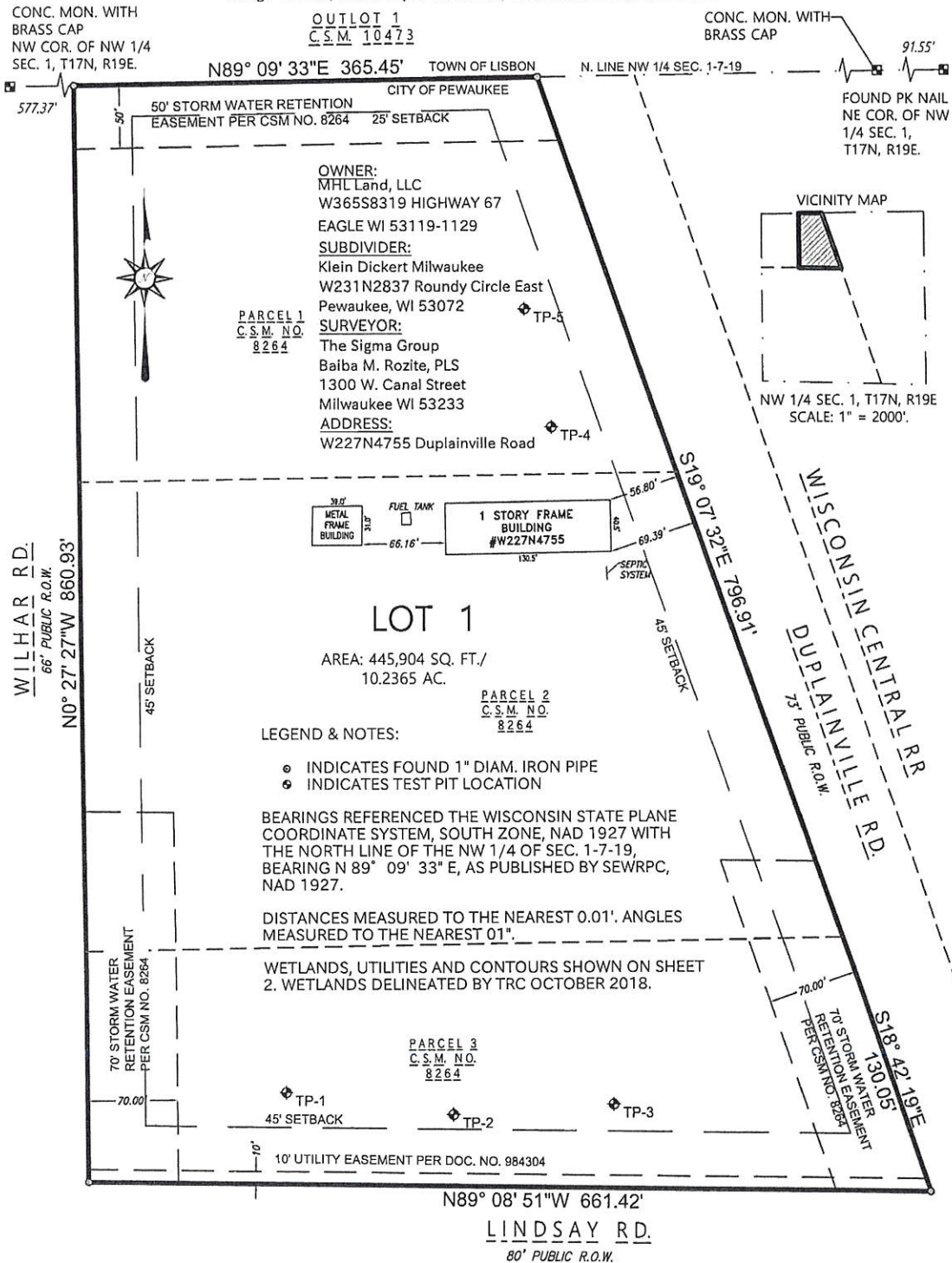
Description

Klein Dickert CSM

Klein Dickert Alta

CERTIFIED SURVEY MAP NO. _____

Parcels 1-3 of Certified Survey Map No. 8264, recorded May 1, 1997 in Volume 72 of Certified Survey Maps on Pages 120 to 123, inclusive as Document No. 2209268, being a division of lands in the Northwest 1/4 of the Northwest 1/4 of Section 1, Town 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.



THE SIGMA GROUP
Single Source. Sound Solutions.

www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

PROJECT NUMBER 17945 DRAFTED BY BMR. 9-20-2018, REV. 9-26-19

Sheet 1 of 6

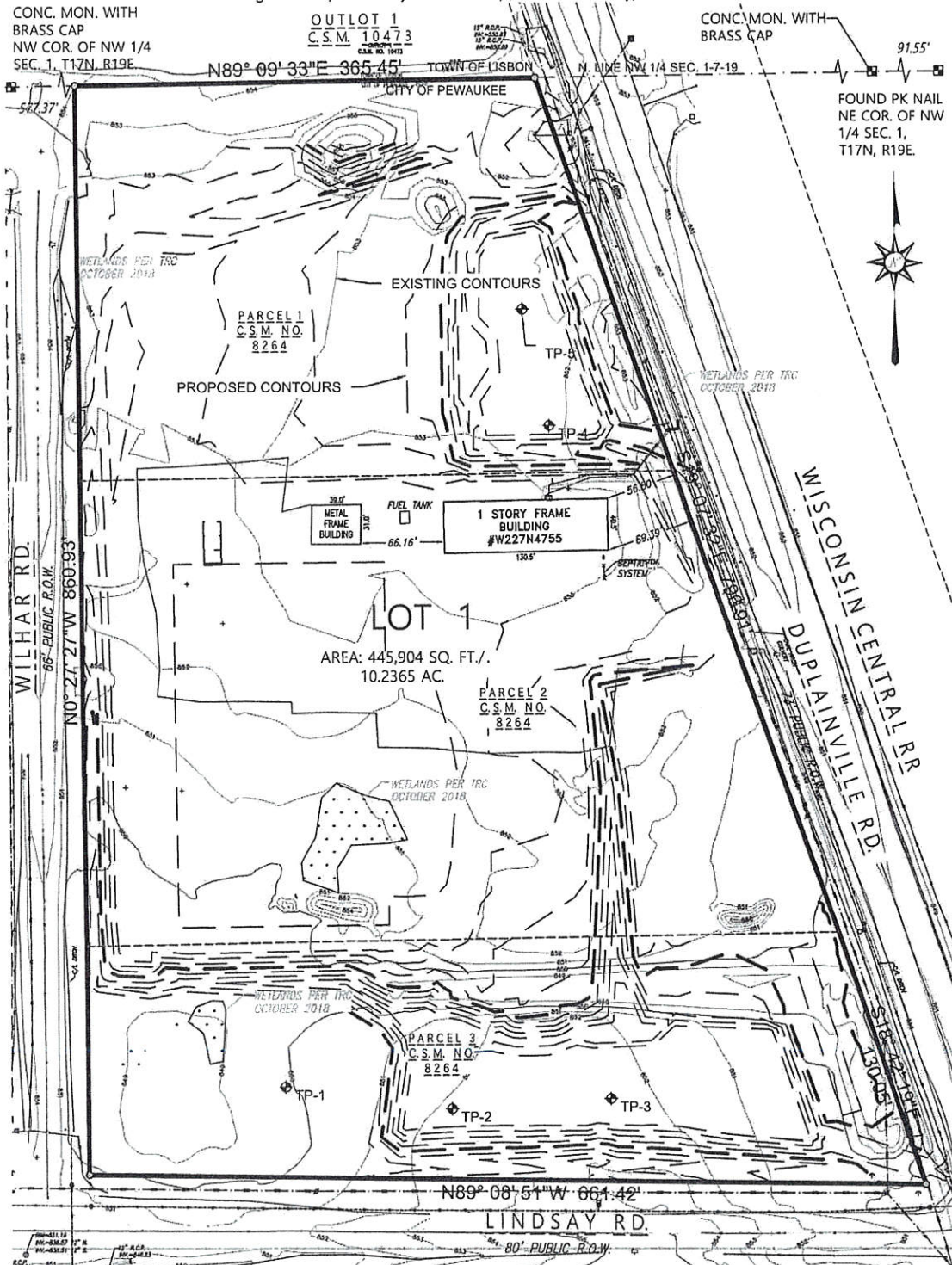
Parcels 1-3 of Certified Survey Map No. 8264, recorded May 1, 1997 in Volume 72 of Certified Survey Maps on Pages 120 to 123, inclusive as Document No. 2209268, being a division of lands in the Northwest 1/4 of the Northwest 1/4 of Section 1, Town 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

CONC. MON. WITH
BRASS CAP
NW COR. OF NW 1/4
SEC. 1, T17N, R19E.

OUTLOT 1
C. S. M. 10473

CONC. MON. WITH-
BRASS GAP

FOUND PK NAIL
NE COR. OF NW
1/4 SEC. 1,
T17N, R19E.

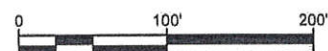


THE SIGMA GROUP
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Milwaukee, WI 53233
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PROJECT NUMBER 17945 DRAFTED BY BMR. 9-20-2018, REV. 2-26-19

GRAPHIC SCALE



Sheet 2 of 6

CERTIFIED SURVEY MAP NO. _____

Parcels 1-3 of Certified Survey Map No. 8264, recorded May 1, 1997 in Volume 72 of Certified Survey Maps on Pages 120 to 123, inclusive as Document No. 2209268, being a division of lands in the Northwest 1/4 of the Northwest 1/4 of Section 1, Town 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
):SS
MILWAUKEE COUNTY)

I, BAIBA M. ROZITE, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped all of Parcels 1-3 of Certified Survey Map No. 8264, recorded May 1, 1997 in Volume 72 of Certified Survey Maps on Pages 120 to 123, inclusive as Document No. 2209268, being a division of lands in the Northwest 1/4 of the Northwest 1/4 of Section 1, Town 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

Said parcel contains 445,904 square feet or 10.2365 acres of land, more or less.

THAT I have made the survey, land division, and map by the direction of the owner of said land.

THAT the map is a correct representation of all exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the City of Pewaukee Land Division Ordinance in surveying, dividing and mapping the same.

_____(SEAL)
Baiba M. Rozite, Professional Land Surveyor S-2351

CERTIFIED SURVEY MAP NO. _____

Parcels 1-3 of Certified Survey Map No. 8264, recorded May 1, 1997 in Volume 72 of Certified Survey Maps on Pages 120 to 123, inclusive as Document No. 2209268, being a division of lands in the Northwest 1/4 of the Northwest 1/4 of Section 1, Town 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

OWNER'S CERTIFICATE

MHL Land, LLC, a Wisconsin limited liability company, as Owner, hereby certifies that said MHL Land, LLC caused the land described on this map to be surveyed, divided and mapped as represented on this map.

MHL Land, LLC further certifies that this map is required by s. 236.10 or 236.12 to be submitted to the following for approval or objection: The City of Pewaukee.

WITNESS the hand and seal of said owner this ____ day of _____, 20 ____.

In the presence of:

MHL Land, LLC, printed name & title

STATE OF WISCONSIN)

)SS

_____ COUNTY)

Personally came before me this ____ day of _____, 20 ____, the above-named _____ to me known to be the same person who executed the foregoing instrument and acknowledged the same.

(SEAL) NOTARY PUBLIC *signature*, STATE OF WISCONSIN

notary printed name

MY COMMISSION EXPIRES _____.

THE SIGMA GROUP
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Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

PROJECT NUMBER 17945 DRAFTED BY BMR. 9-20-2018, REV. 2-26-19

Sheet 4 of 6

CERTIFIED SURVEY MAP NO. _____

Parcels 1-3 of Certified Survey Map No. 8264, recorded May 1, 1997 in Volume 72 of Certified Survey Maps on Pages 120 to 123, inclusive as Document No. 2209268, being a division of lands in the Northwest 1/4 of the Northwest 1/4 of Section 1, Town 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

CONSENT OF CORPORATE MORTGAGEE

FOUNDATIONS BANK, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this map, and does hereby consent to the above certificates of **MHL Land, LLC**, owners.

IN WITNESS WHEREOF, the said **FOUNDATIONS BANK**, has caused these presents to be signed by

_____, its President, and countersigned by _____ its Vice President

at _____, Wisconsin, and its corporate seal to be hereunto affixed this

_____ day of _____, 20_____.

In the presence of:

FOUNDATIONS BANK

President

Date

Vice President

Date

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 20_____, _____, President, of the above-named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such President of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(SEAL) _____ NOTARY PUBLIC *signature*, STATE OF WISCONSIN

notary printed name

MY COMMISSION EXPIRES _____.

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 20_____, _____, Vice President, of the above-named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Vice President of Commercial Lending of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(SEAL) _____ NOTARY PUBLIC *signature*, STATE OF WISCONSIN

notary printed name

MY COMMISSION EXPIRES _____.

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

CERTIFIED SURVEY MAP NO. _____

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CITY OF PEWAUKEE PLAN COMMISSION CERTIFICATE OF APPROVAL

APPROVED BY THE PLAN COMMISSION OF THE CITY OF PEWAUKEE ON THIS ____ DAY OF _____, 20____.

STEVE BIERCE, CHAIRMAN

HARLAN CLINKENBEARD, RECORDING SECRETARY

CITY OF PEWAUKEE COMMON COUNCIL CERTIFICATE OF APPROVAL

APPROVED BY THE COMMON COUNCIL OF THE CITY OF PEWAUKEE ON THIS ____ DAY OF _____, 20____, BY RESOLUTION NO. _____.

STEVE BIERCE, MAYOR
CITY OF PEWAUKEE

KELLY TARCZEWSKI, CLERK/TREASURER
CITY OF PEWAUKEE

TITLE COMMITMENT

This was prepared based on First American Title Insurance Company Commitment No. 218043374, dated June 13, 2018, which lists the following easements and/or restrictions from schedule B.1:

- 3, 4, 5 & 7 visible evidence shown, if any.
- 1, 2, 6 & 8 not survey related.
9. Holding Tank Agreement recorded June 30, 1997 as Document No. 2225743. Affects property by location, general in nature. (Address listed wrong in the legal description of the property).
10. Holding Tank Agreement recorded May 27, 1997 as Document No. 2216281. Affects Parcel 2 of CSM 8264, general in nature.
11. Agreement of Permission for a Temporary Waste Water Collection System and Holding Tank recorded May 27, 1997 as Document No. 2216280. Affects Parcel 2 of CSM 8264, general in nature.
12. Easement for Public Utilities disclosed by instrument recorded on February 10, 1977 as Document No. 994304. Affects property by location, shown.
13. Sanitary Easement recorded December 6, 1976 as Document No. 977255. Affects property by location, general in nature, blanket type.

FLOOD NOTE

According to the flood insurance rate map of the County of Waukesha, Community Panel No. 55133C0202G, effective date of November 5, 2014, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

MUNICIPAL ZONING

The zoning information noted below is taken from the municipal code ordinance. It does not reflect all zoning restrictions that may apply. It is not intended to be used in lieu of a comprehensive zoning report as stated in ALTA Table A Item 6(p) nor to be relied on for site development purposes.

Municipal Code: Sec. 17.0424.
Site is zoned: M-1 (Limited Industrial District)
Maximum lot area: 45 acres
Side setback: 25 feet
Rear setback: 25 feet
Maximum building height: 35 feet (Principal Building)
Maximum building height: 18 feet (Accessory Building)

LAND AREA

The land area of the subject property is 445,905 square feet or 10.2365 acres.

TABLE "A" ITEMS

11. Utility lines are shown from visible surface evidence, municipal plans and from plans and markings provided by Diggers Hotline, the One-Call Utility Marking System (Wisconsin Statute 182.0175), Ticket Number 20180301566 & 20180301909.

PARKING SPACES

There are no parking spaces marked on this site.

NOTE

Vertical datum is based on National Geodetic Vertical Datum of 1929.

ALTANSPS
LAND TITLE SURVEY

CLIENT
The Sigma Group

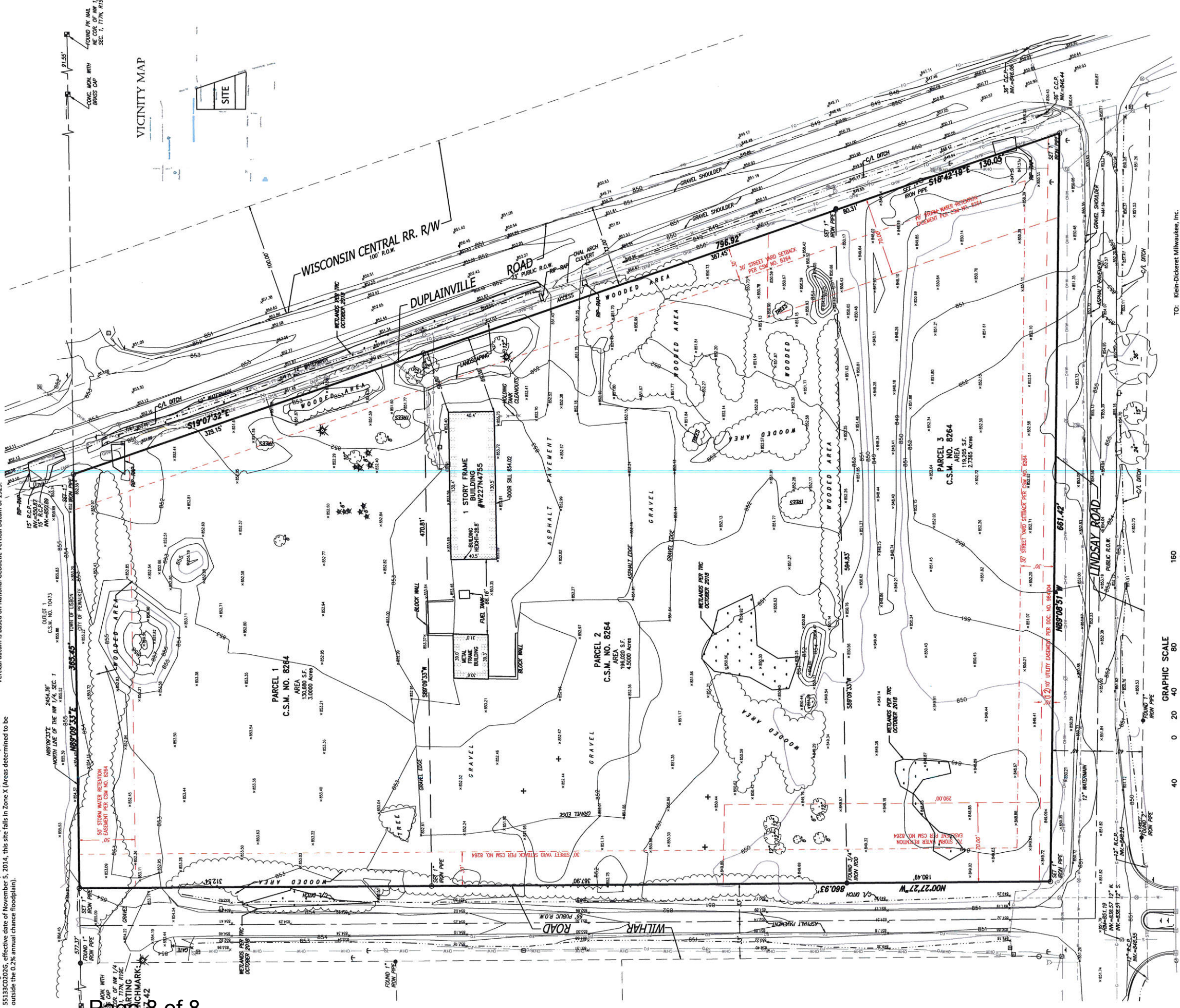
SITE ADDRESS
W227M755 Duplainville Road, City of Pewaukee, Waukesha County, Wisconsin.

LEGAL DESCRIPTION

Parcel 1.3 of Certified Survey Map No. 8264, recorded May 1, 1997 in Volume 72 of Certified Survey Maps on Pages 120 to 123, inclusive as Document No. 2209286, being a division of lands in the Northwest 1/4 of the Northwest 1/4 of Section 1, Town 7 North, Range 13 East, in the City of Pewaukee, Waukesha County, Wisconsin.

BASIS OF BEARINGS

Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone), in which the North line of the NW 1/4 bears N89°09'33"E.



LEGEND

- INDICATES FOUND: IRON PIPE, SANITARY MANHOLE, SAND CHASED CROSS, SANITARY MANHOLE, SEPTIC TANK ACCESS COVER, M.I.S. MANHOLE, CUBIN MANHOLE, INLET (ROUND), INLET (SQUARE), STORM SEWER END SECTION, GAS VALVE, WATER VALVE
- INDICATES FOUND: IRON PIPE, SANITARY MANHOLE, SAND CHASED CROSS, SANITARY MANHOLE, SEPTIC TANK ACCESS COVER, M.I.S. MANHOLE, CUBIN MANHOLE, INLET (ROUND), INLET (SQUARE), STORM SEWER END SECTION, GAS VALVE, WATER VALVE
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TO: Klein-Dickert Milwaukee, Inc.
First American Title Insurance Company

This is to certify that this map or plan and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTANSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 7(a), 7(c), 8, 9, 11, 18, 20, 21 and 22 of Table A thereof. The field work was completed on August 28, 2018.

Date of Map: August 29, 2018.

Donald C. Chaput
Professional Land Surveyor
Registration Number S-1316

CHAPUT
LAND SURVEYS

This document is an instrument of professional service and may be protected by the Uniform Work Product doctrine or attorney-client privilege. The information herein is confidential. WISCONSIN, WI 53004
www.chaputlandsurveys.com
Drawing No. 20180829ALT-2981-F&R

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 5.**

DATE: March 21, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding the Site and Building Plans for the Construction of a 54,335 Square Foot Industrial Building for Klein Dickert for Property Located at W227 N4755 Duplainville Road (PWC 0866997001, PWC 0866997002, PWC 0866997003)

BACKGROUND:

FINANCIAL IMPACT:

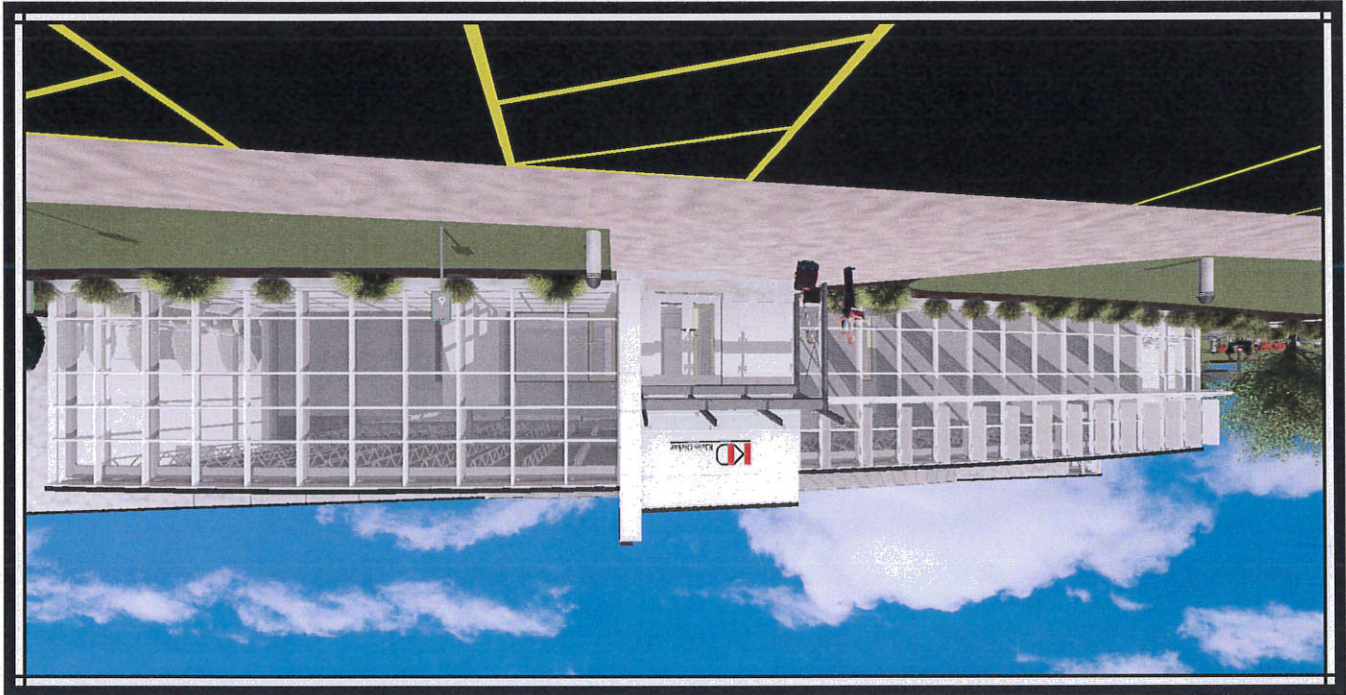
RECOMMENDED MOTION:

ATTACHMENTS:

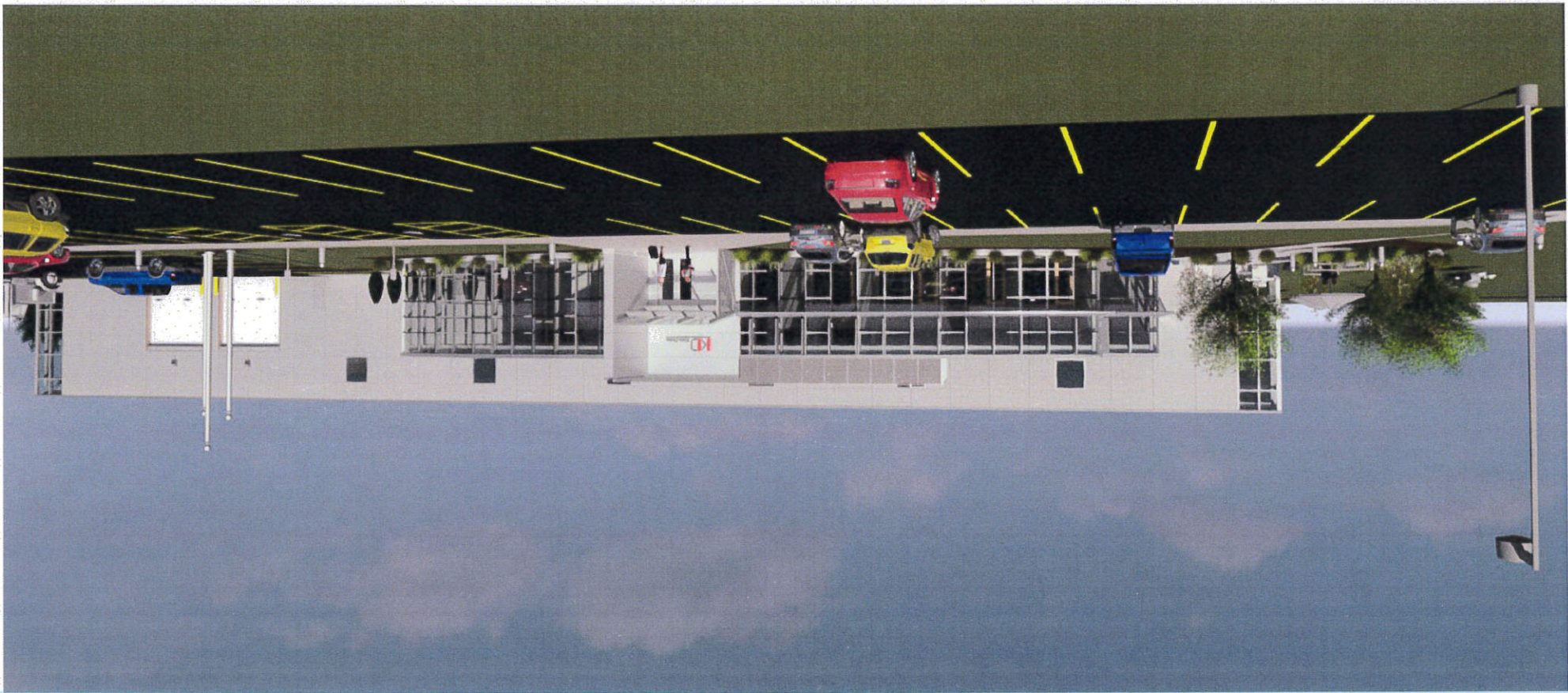
Description

Klein Dickert Site & Building Plans

Klein Dickert Revised Site Plan



KLEIN DICKERT MILWAUKEE
KD NEW PEWAUKEE FACILITY
W227N4755 DUPLAINVILLE RD
PEWAUKEE, WI 53072



PROJECT DATA	
LOT AREA TOTAL	445,905 SQ FT
GROUND FLOOR AREA	54,335 SQ FT
PERCENTAGE PERMITTED	M-2 ZONING 50%
IMPERVIOUS SURFACE	157,221 SQ FT 35%
GREEN SPACE	288,684 SQ FT 65%
PERCENTAGE PERMITTED	M-2 ZONING 30%
GOVERNING CODE	WISCONSIN ADMINISTRATIVE CODE (2015 INTERNATIONAL BUILDING CODE)
OCCUPANCY	F-2 & B-1
CONSTRUCTION TYPE	III-B
FULLY SPRINKLERED	NFPA 13
(UNLIMITED AREA)	

CIVIL

C001	SITE SURVEY
C002	SITE UTILITY - EROSION CONTROL PLAN
C100	SITE PLAN
C200	GRADING PLAN
C300	UTILITY PLAN
C301	PUBLIC UTILITY SANITARY SEWER EXTENSION
C302	PRIVATE WATER
C400	DETAILS
C401	EROSION CONTROL DETAILS
C500	SPECIFICATIONS
C501	SPECIFICATIONS

SITE DEVELOPMENT

DD1.0	PRESENTATION SITE PLAN
DD2.0	PARTIAL ENLARGED SITE/LANDSCAPE PLAN
DD2.1	OVERALL GROUND FLOOR PLAN
DD2.2	ENLARGED GROUND FLOOR PLAN - OFFICE AREA
DD3.0	PRESENTATION ELEVATIONS
DD3.1	ENLARGED OFFICE EAST ELEVATION



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DENVER
5600 S. Quebec St., Suite 1100
Greenwood Village, CO 80111
P: (303) 662-0665



KLEIN DICKERT MILWAUKEE
KD NEW PEWAUKEE FACILITY
W227N4755 DUPLAINVILLE RD
PEWAUKEE, WI 53072

REV	DESCRIPTION	DATE	BY
T1	TITLE SHEET		

PLAN COMMISSION SUBMITTAL - FEBRUARY 21, 2019

CSD INC.
DESIGNED BY: JINWOOCHOI
CHECKED BY: KIM
DATE: 12.21.2018
SHEET NO.: 1

DATE: 9/5/18

PROJECT NO: 17945

CHECKED BY: CTC

APPROVED BY: JBL

SHEET NO.: C001

DRAWING NO. 17945 SITE SURVEY.DWG

DRAWN BY: SMM

NO REVISION DATE BY

SITE SURVEY

PEWAUKEE MANUFACTURING BUILDING

W 227 N 4755 DUPAINVILLE ROAD

PEWAUKEE, WISCONSIN

www.thesignagroup.com

1300 West Canal Street

Milwaukee, WI 53233

Phone: 414-643-4200

Fax: 414-643-4210

Single Source. Sound Solutions.

THESIGNAGROUP

GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

3. DRAWING IS BASED ON FIELD SURVEY COMPLETED BY CHAPUT LAND SURVEYS IN MARCH 2018.

4. DATUM FOR THE PROJECT SURVEY IS NGVD 29 DATUM. BENCHMARK FOR THE PROJECT SURVEY IS THE CONC. MON. WITH BRASS CAP AT THE NW CORNER OF NW 1/4 SEC. 1, T17N, R19E WITH ELEVATION OF 857.42.

LEGEND:

GRAPHIC SCALE

0 40 80

SECTION 1/4 SECTION LINE

P.L. PROPERTY LINE

EASEMENT

WIRE FENCE

TREE LINE

OVERHEAD WIRE

ELECTRIC

BURIED ELECTRIC

TELEPHONE

FIBER OPTIC

CABLE TV

SANITARY SEWER

STORM SEWER

WATER MAIN

GAS

EXISTING CONTOUR

INDICATES FOUND 1" IRON PIPE

INDICATES SET 1" IRON PIPE

INDICATES FOUND CHISELED CROSS

SANITARY MANHOLE

SANITARY CLEANOUT OR VENT

SEPTIC TANK ACCESS COVER

M.I.S. MANHOLE

UNKNOWN MANHOLE

STORM MANHOLE

INLET (ROUND)

INLET (SQUARE)

CURB INLET

STORM SEWER END SECTION

GAS VALVE

HYDRANT

WATER VALVE

WATER SERVICE CURB STOP

WELL HEAD

STAND PIPE

WALL INDICATOR VALVE

POST INDICATOR VALVE

LIGHT POLE

SPOTLIGHT LIGHT

UTILITY POLE

GUY WIRE

ELECTRIC MANHOLE

ELECTRIC FEEDSTAL

ELECTRIC METER

TELEPHONE MANHOLE

CABLE PEDESTAL

CONTROL BOX

FIBER OPTIC SIGN

TRAFFIC LIGHT

COMMUNICATION MANHOLE

BOLLARD

SOIL BORING/MONITORING WELL

WATER SURFACE

WETLANDS FLAG

MARSH

FLAGPOLE

PARKING METER

SIGN

RAILROAD CROSSING SIGNAL

MAILBOX

HANDICAP SPACE

CONIFEROUS TREE

DECIDUOUS TREE

PEWAUKEE MANUFACTURING BUILDING

W 227 N 4755 DUPAINVILLE ROAD

PEWAUKEE, WISCONSIN

Sheet List Table

Sheet Number	C001
Sheet Title	SITE SURVEY
EROSION CONTROL PLAN	C002
SITE PLAN	C100
GRADING PLAN	C200
UTILITY PLAN	C300
PUBLIC SANITARY SEWER EXTENSION	C301
PRIVATE WATER	C302
DETAILS	C400
EROSION CONTROL DETAILS	C401
SPECIFICATIONS	C500
C501	

NO SYMBOLS TO BE USED FOR FIELD SURVEY DATA

NO SYMBOLS TO BE USED FOR FIELD SURVEY DATA

TOLL FREE

1-800-242-8311

CALL DIGGERS HOTLINE

ILLUM. AREA 250-1181

GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

3. DRAWING IS BASED ON FIELD SURVEY COMPLETED BY CHAPUT LAND SURVEYS IN MARCH 2018.

4. DATUM FOR THE PROJECT SURVEY IS NGVD 29 DATUM. BENCHMARK FOR THE PROJECT SURVEY IS THE CONC. MON. WITH BRASS CAP AT THE NW CORNER OF NW 1/4 SEC. 1, T17N, R19E WITH ELEVATION OF 857.42.

LEGEND:

GRAPHIC SCALE

0 40 80

SECTION 1/4 SECTION LINE

P.L. PROPERTY LINE

EASEMENT

WIRE FENCE

TREE LINE

OVERHEAD WIRE

ELECTRIC

BURIED ELECTRIC

TELEPHONE

FIBER OPTIC

CABLE TV

SANITARY SEWER

STORM SEWER

WATER MAIN

GAS

EXISTING CONTOUR

INDICATES FOUND 1" IRON PIPE

INDICATES SET 1" IRON PIPE

INDICATES FOUND CHISELED CROSS

SANITARY MANHOLE

SANITARY CLEANOUT OR VENT

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M.I.S. MANHOLE

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PEWAUKEE MANUFACTURING BUILDING

W 227 N 4755 DUPAINVILLE ROAD

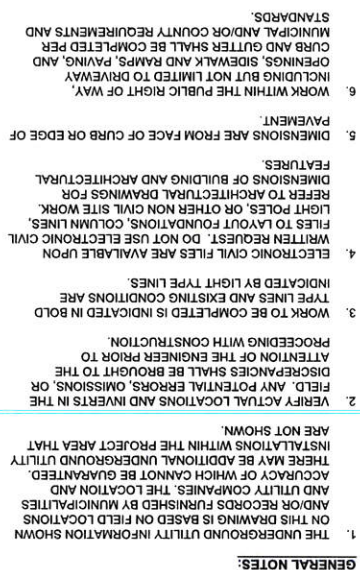
PEWAUKEE, WISCONSIN

Page 3 of 19

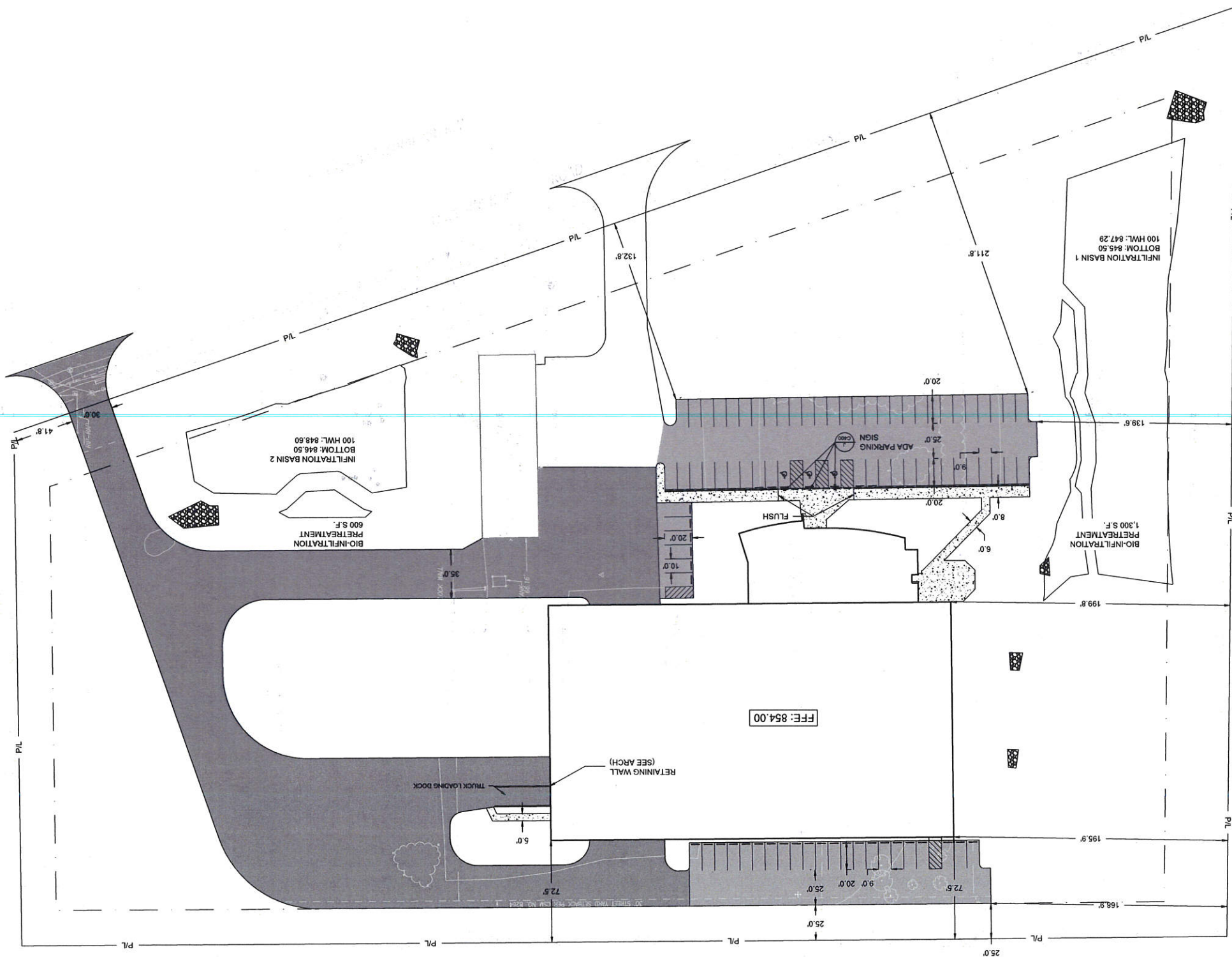
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MILW. AREA 259-1181



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LEGEND:



PEWAUKEE MANUFACTURING BUILDING
W 227 N 4755 DUPLAINVILLE ROAD
PEWAUKEE, WISCONSIN

SITE PLAN

CALL DIGGERS HOTLINE
1-800-242-8511



WISCONSIN CENTRAL RR. R/W

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON RECORDS FURNISHED BY MUNICIPALITIES AND COMPANIES THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
6. WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMP, PAVED AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.
7. EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

PROPOSED ASPHALT SPOT GRADE	
PROPOSED CURB & GUTTER SPOT GRADE 7% TOP OF CURB GRADE FL. TOP OF CURB GRADE	
PROPOSED CONTOUR	
EXISTING CONTOUR	
CURB & GUTTER (REJECT)	
CURB & GUTTER (ACCEPT)	
TRASH ENCLOSURE	
ASPHALT SURFACE	
CONCRETE PAVEMENT	
5" THICK CONCRETE WALK	

LEGEND:



**PEWAUKEE MANUFACTURING BUILDING
W 227 N 4755 DUPPLAINVILLE ROAD
PEWAUKEE, WISCONSIN**

GRADING PLAN

C200

DRAWING NO. 17945 GRADING PLAN.DWG	SMM	DATE:	9/5/18	PROJECT NO:	17945	CHECKED BY:	CTC	APPROVED BY:	JBL	SHEET NO.:
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NO. REVISION	DATE BY
--------------	---------

THE SIGMA GROUP
Single Source, Sound Solutions.
www.thesigmagroup.com
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

UTILITY PLAN

PEWAUKEE MANUFACTURING BUILDING
W 227 N 4755 DUPLAINVILLE ROAD
PEWAUKEE, WISCONSIN

C300

DRAWING NO. 17945 UTILITY PLAN.DWG
DRAWN BY: SMM
DATE: 9/5/16
PROJECT NO. 17945
CHECKED BY: CTC
APPROVED BY: JBL
SHEET NO.

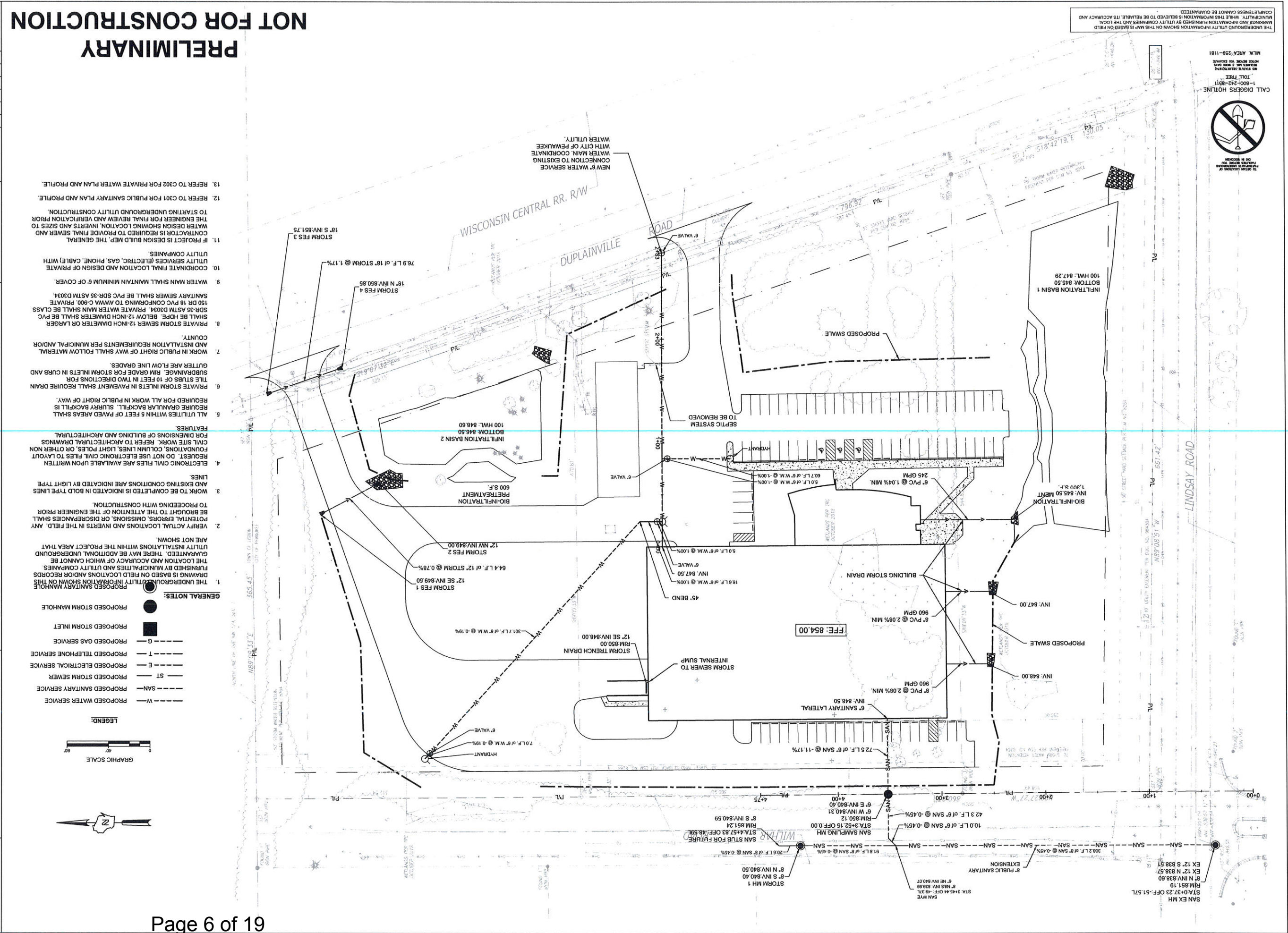
NO. REVISION

DATE BY

THL SIGMA

Single Source. Sound Solutions. GROUP

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Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210



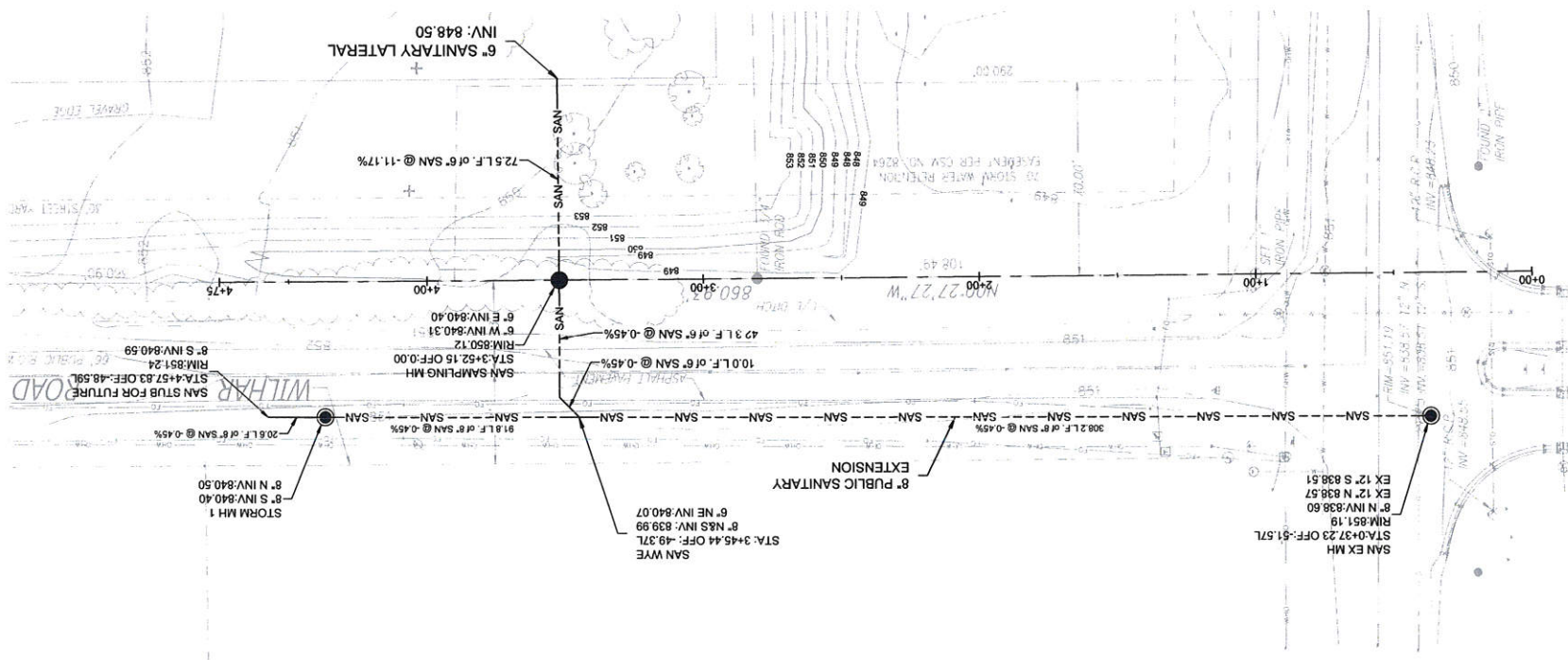
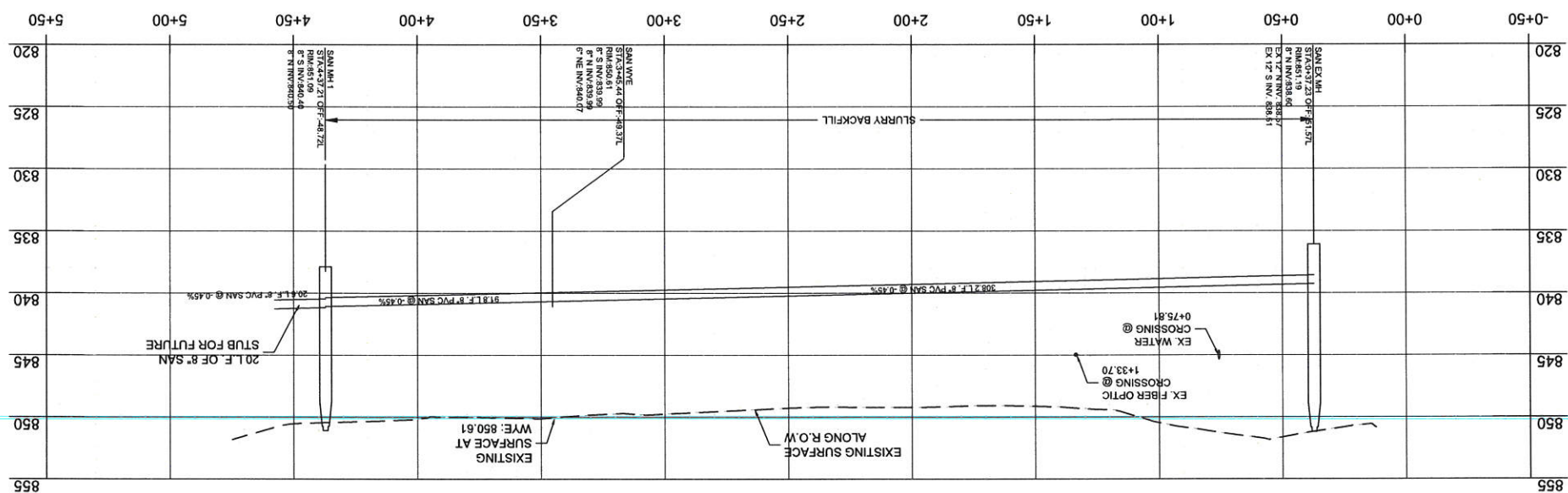
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MILW. AREA 259-1181



C301

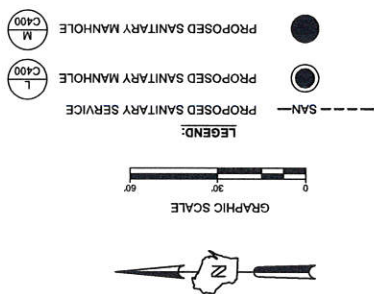
NO. REVISION	DATE BY
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PROFILE VERTICAL SCALE: 1" = 6'
PROFILE HORIZONTAL SCALE: 1" = 30'



1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF PEWAAKEE TECHNICAL STANDARDS AND STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
2. CONTRACTOR TO RESTORE ROW TO MATCH EXISTING CONDITIONS IN ACCORDANCE WITH CITY OF PEWAAKEE REQUIREMENTS.
3. CONTRACTOR TO DEVELOP TRAFFIC CONTROL AND PHASING PLAN FOR REVIEW AND APPROVAL BY CITY OF PEWAAKEE.
4. CONTRACTOR TO SCHEDULE INSPECTION OF WORK WITH CITY OF PEWAAKEE.
5. INSTALL TRACER WIRE OVER NEW SEWER IN ACCORDANCE WITH CITY OF PEWAAKEE TECHNICAL STANDARDS.
6. VERTICAL DATUM IS BASED ON NEW 20 BENCHMARK FOR AT NW CORNER OF NW 1/4, SECTION 1, T7N, R19E HAVING AN ELEVATION OF 657.42.

GENERAL NOTES:



**PEWAUKEE MANUFACTURING BUILDING
W 227 N 4755 DUPLAINVILLE ROAD
PEWAUKEE, WISCONSIN**

PUBLIC SANITARY SEWER EXTENSION



CALL DIGGERS HOTLINE
1-800-242-8511

TOLL FREE

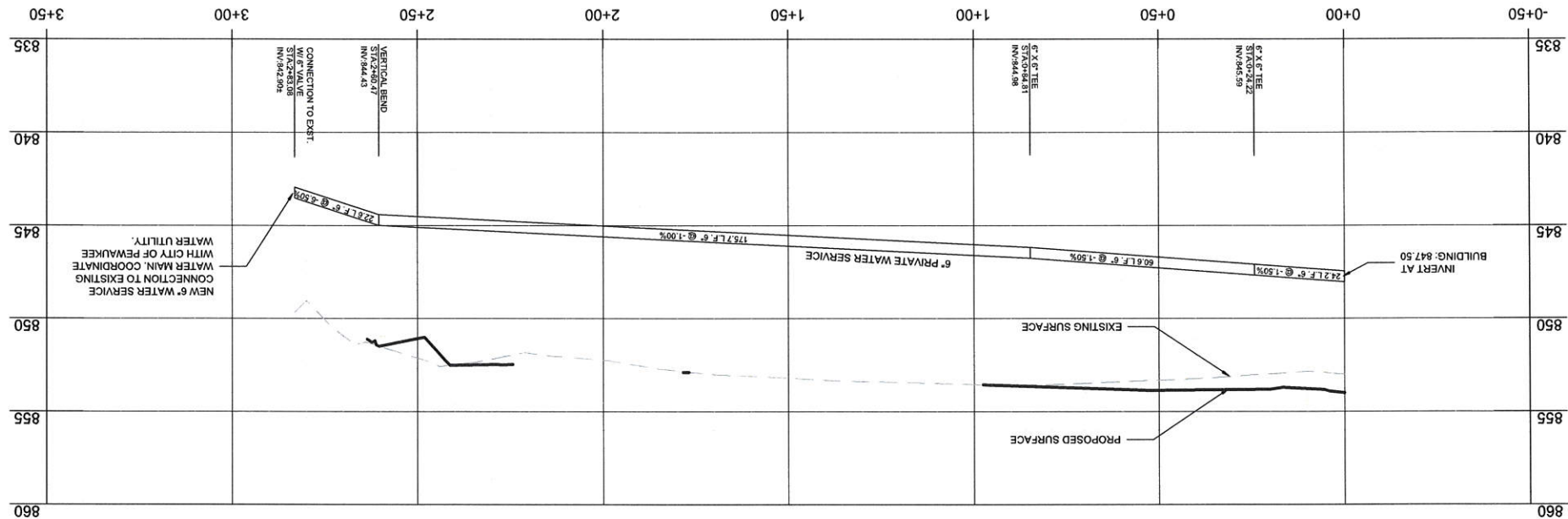
NO EXISTING UTILITIES
SHOWN WITHIN 2 FEET
OF PROPOSED WATER SERVICE

M.L.W. AREA 256-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD
MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL
MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND
COMPLETENESS CANNOT BE GUARANTEED.

PRIVATE WATERMAIN PROFILE

PROFILE VERTICAL SCALE: 1" = 4'
PROFILE HORIZONTAL SCALE: 1" = 20'



PRELIMINARY NOT FOR CONSTRUCTION

2019-2-8

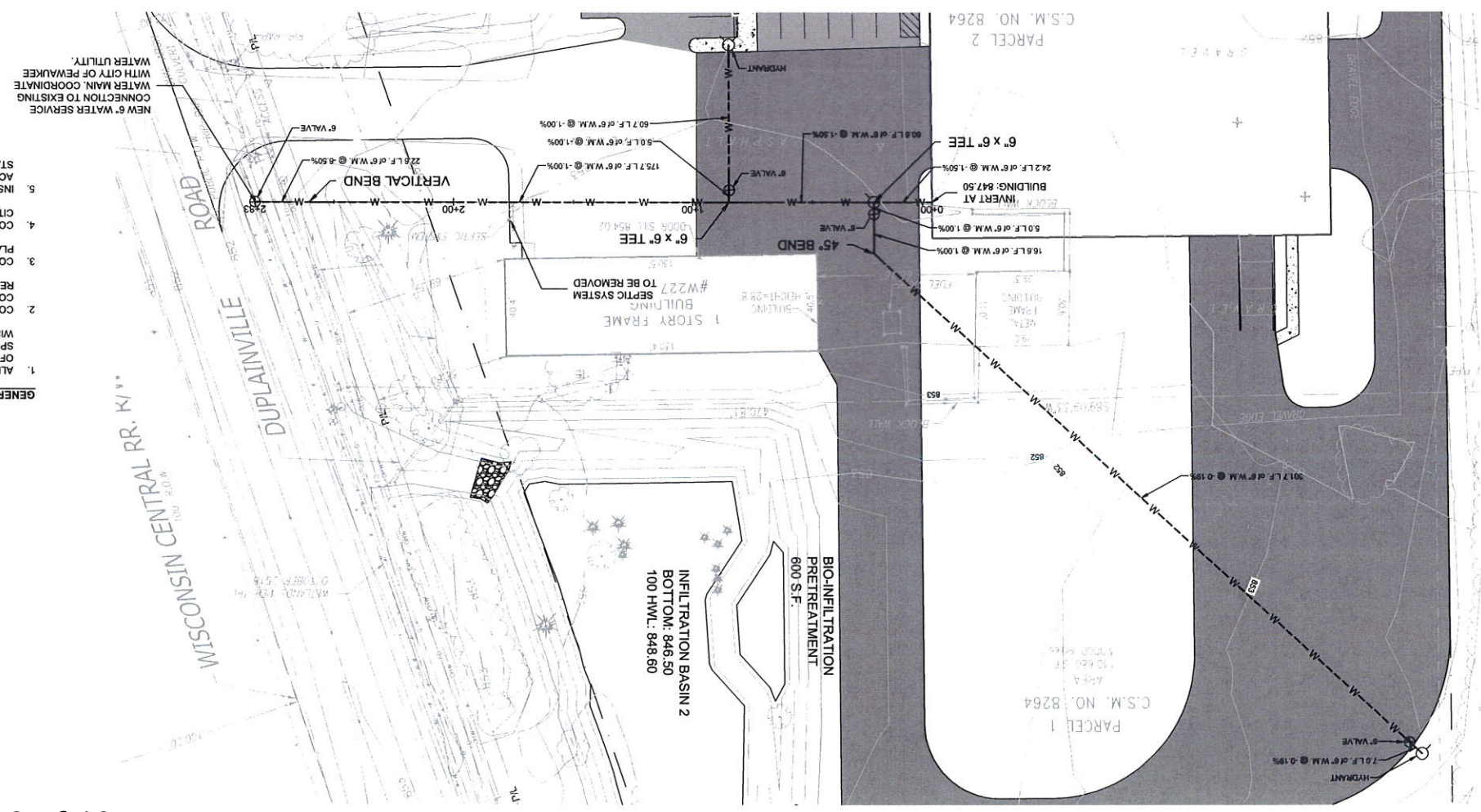
DRAWING NO. 17945 UTILITY PLAN.DWG	DRAWN BY: SMM	DATE: 9/5/18	PROJECT NO: 17945	CHECKED BY: CTC	APPROVED BY: JBL	SHEET NO.: C302
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PEWAUKEE MANUFACTURING BUILDING W 227 N 4755 DUPLAINVILLE ROAD PEWAUKEE, WISCONSIN	PRIVATE WATER
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- GENERAL NOTES:**
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF PEWAUKEE TECHNICAL STANDARDS AND STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
 2. CONTRACTOR TO RESTORE ROW TO MATCH EXISTING CONDITIONS IN ACCORDANCE WITH CITY OF PEWAUKEE REQUIREMENTS.
 3. CONTRACTOR TO DEVELOP TRAFFIC CONTROL AND PHASING PLAN FOR REVIEW AND APPROVAL BY CITY OF PEWAUKEE.
 4. CONTRACTOR TO SCHEDULE INSPECTION OF WORK WITH CITY OF PEWAUKEE.
 5. INSTALL TRACER WIRE OVER NEW WATERMAIN IN ACCORDANCE WITH CITY OF PEWAUKEE TECHNICAL STANDARDS.

--- W --- PROPOSED WATER SERVICE

LEGEND:



Single Source: Sound Solutions
www.sigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210



NO. REVISION	DATE BY
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7

FOR SEWER AND WATER.

1. CONSTRUCT MANHOLE IN ACCORDANCE WITH FILE NO. 12 OF THE STATE STANDARD SPECIFICATIONS

2. ADJUST FRAME TO GRADE WITH CONCRETE RINGS OF VARIABLE THICKNESS. MAXIMUM RING HEIGHT

3. CENTERED WITHIN THE RING, WHERE NECESSARY RINGS SHALL BE GROOVED TO RECEIVE STEEL

4. CONCRETE AND REINFORCEMENT STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM

5. 10N-402.

6. JOINTS SHALL BE WATER-TIGHT AND SHALL BE MADE USING FLEXIBLE RUBBER TYPE GASKETS.

7. AREA OF CIRCUMFERENCE/INCH OF STEEL SHALL BE 12 SQ. INCH PER LINEAL FOOT MIN.

8. 7' OF BEDDING TOP UNDER BASE

9. 1' OF SANDY MATERIAL SHALL BE PROVIDED WITH EXTERNAL CHIMNEY SEALS AND SELF-SEALING

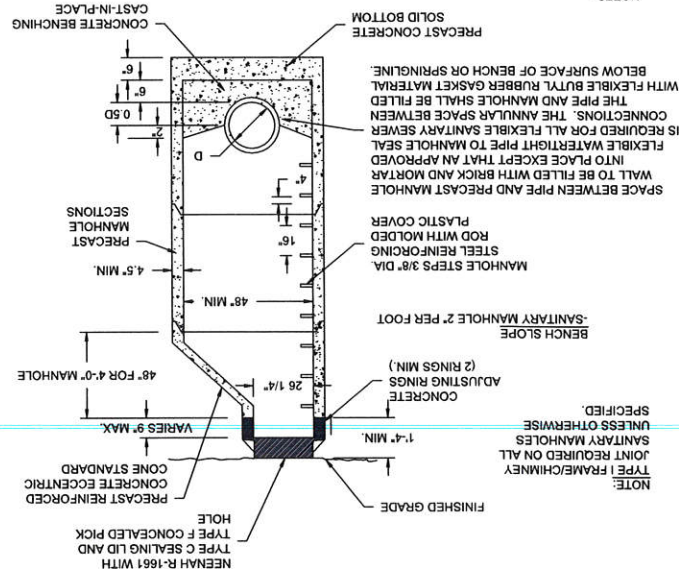
10. LIDS WITH CONCEALED PICK HOLES.

11. UNLESS NOTED ON THE PLANS, THE CONTRACTORS IS RESPONSIBLE FOR ALL MANHOLE SIZING AND

12. SHALL PROVIDE A SHOP DRAWING TO THE SIGMA GROUP, INC. BEFORE THEY ARE RELEASED FOR

13. PRODUCTION.

NOTES:



NOTE: TYPE I FRANK
POINT REQU
ANITARY M
UNLESS OTH
PECIFIED.

NOT TO SCALE

NOTE:
BIOM-PLANTATION BASIN SHALL NOT BE BROUGHT
ONLINE UNTIL AREA REPAIRING TO THE BASIN HAS
ACHIEVED 90% STABILIZATION FROM EROSION (I.E.
DO NOT PLACE ENGINEERED SOIL UNTIL SITE BEEN
(STABILIZED).

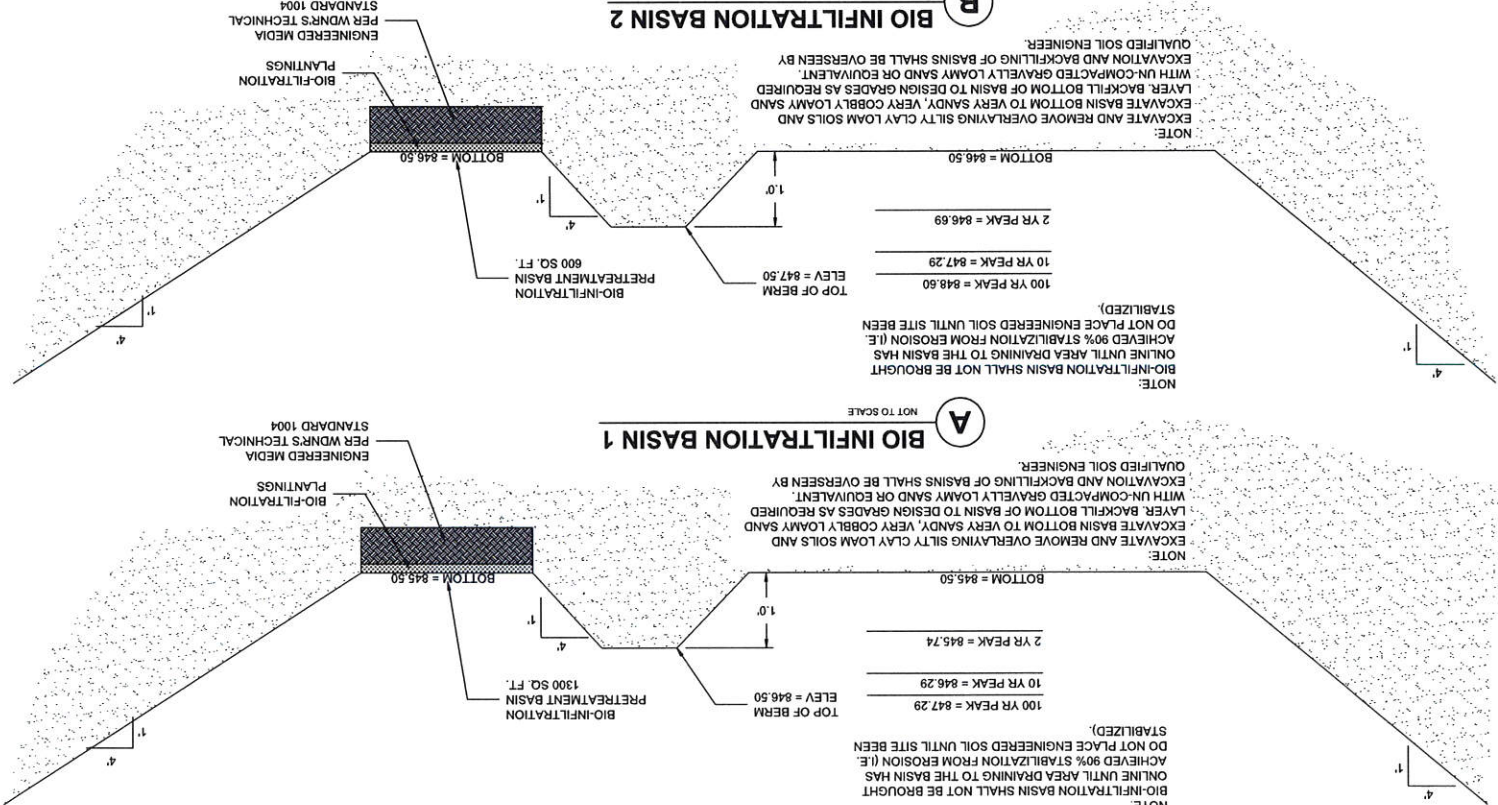
100 YR PEAK = 848.60
10 YR PEAK = 847.29
2 YR PEAK = 846.69

BOTTOM = 846.50

1.0'±

TOP OF BERM
ELEV = 847.50

EXCAVATE AND REMOVE OVERLYING SILTY CLAY LOAM SOILS AND
LAYERS BACKFILL BOTTOM OF BASIN TO DESIGN GRADES AS REQUIRE
WITH UN-COMPACTED GRAVELLY LOAMY SAND OR EQUIVALENT.
QUALIFIED SOIL ENGINEER.

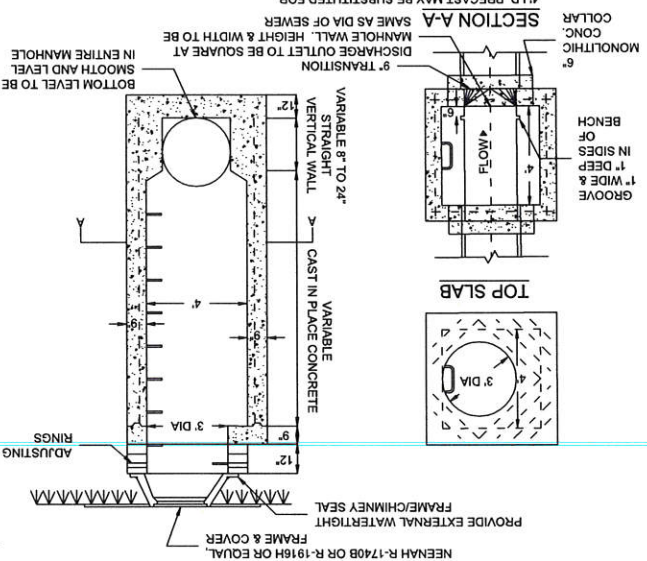


W

NOTES:
1. SAMPLING & GAUGE MANHOLE SHALL CONFORM TO THE LATEST VERSION OF THE "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN", FILE NO. 23

NOT TO SCALE

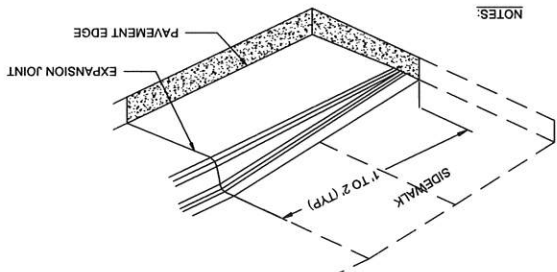
D. PRECAST MAY BE SUBSTITUTED FOR
IMPLYING MHS ON BUILDING LATERAL
D. MONOLITHIC MAY BE SUBSTITUTED
R GAUGING MHS ON MUNICIPAL SEWERS



H

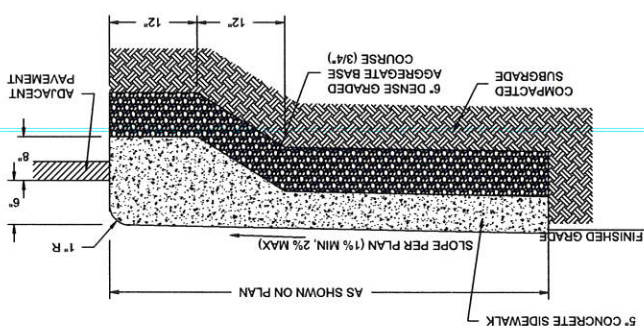
IF SIDEWALK IS ADJACENT TO CURB TAPER, TAPER SHALL BE EXTENDED TO 10' TO MAINTAIN 5% MAX SLOPE ON WALK FOR ADA ACCESS

NOTES:



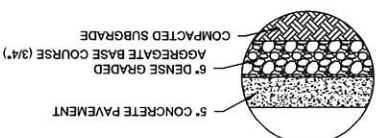
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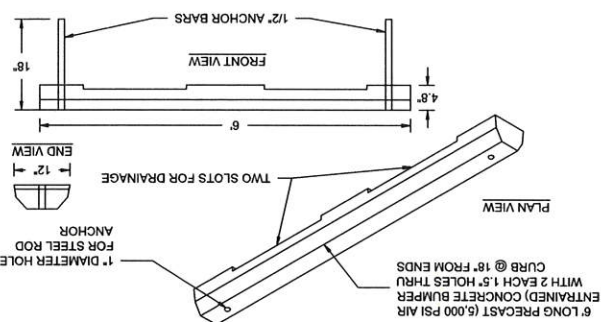
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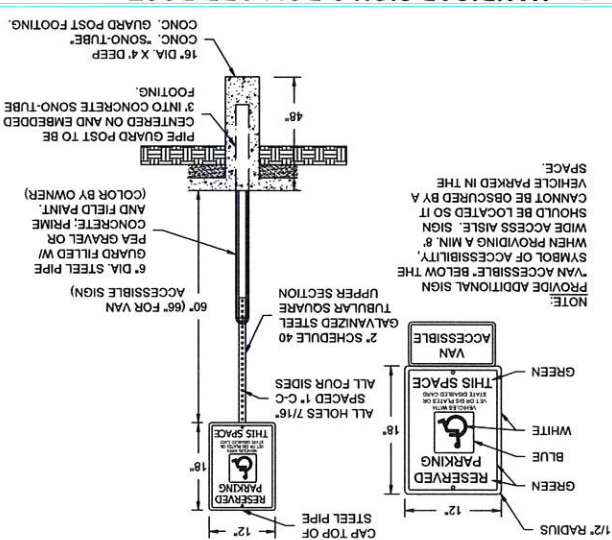
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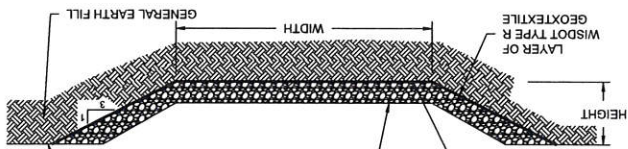
NOT TO SCALE



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NOT TO SCALE

EMERGENCY SPILLWAY CONSTRUCTION INFORMATION					
WET DETENTION POND	TOP OF BERM (FT)	CREST ELEVATION (FT)	WIDTH (FT)	HEIGHT (FT)	100-YEAR HWL (FT)
BASIN 1	850.00	849.00	20	1	847.29
BASIN 2	851.00	850.00	20	1	848.60



PEWAUKEE MANUFACTURING BUILDING
W 227 N 4755 DUPLAINVILLE ROAD
PEWAUKEE, WISCONSIN

DETAILS

NO. REVISION	DATE BY
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EROSION CONTROL DETAILS

THE SIGMA GROUP
Single Source, Sound Solutions.

CONSTRUCTION SEQUENCE FOR EROSION CONTROL INCLUDES:

- | | |
|-----|--|
| 25. | TEMPORARY SEEDING IS NOT COMPLETED BY OCTOBER 15TH, APPLY SOIL STABILIZERS AND DORMANT SEED TO DISTURBED AREA PER WDMR TECHNICAL STANDARD 1059. INSPECT ANNUAL RYE GRASS PERMANENT SEEDING PRIOR TO SEPTEMBER 15TH, THEN DISTURBED AREAS SHALL BE TEMPORARILY SEEDED WITH AN ANNUAL RYE GRASS PERMANENT SEEDING PRIOR TO SEPTEMBER 15TH. IF ADEQUATE TIME IS NOT AVAILABLE TO APPLY PERMANENT SEEDING PRIOR TO SEPTEMBER 15TH, WHERE THE TEMPORARY SEEDING MUST OCCUR PRIOR TO OCTOBER 15TH. |
| 24. | PERMANENT TURF SEEDING OF DISTURBED AREA MUST OCCUR PRIOR TO SEPTEMBER 15TH. IF ADEQUATE TIME IS NOT AVAILABLE TO APPLY PERMANENT SEEDING PRIOR TO SEPTEMBER 15TH, WHERE THE TEMPORARY SEEDING MUST OCCUR PRIOR TO OCTOBER 15TH. |
| 23. | CONTRACTOR SHALL MAINTAIN SILT KITS ON-SITE. |
| 22. | WASH WATER FROM VEHICLES AND WHEEL WASHING SHALL BE CONTAINED AND TREATED PRIOR TO DISCHARGE. |
| 21. | CONTRACTOR SHALL, TO THE EXTENT POSSIBLE, MINIMIZE COMPACTION OF TOPSOIL AND PRESERVE TOPSOIL IN GREENSPACE AREAS. |
| 20. | CONTRACTOR SHALL, TO THE EXTENT POSSIBLE, MINIMIZE DISTURBANCE OF EXISTING VEGETATION DURING CONSTRUCTION. |
| 19. | KEEP A COPY OF THE EROSION CONTROL PLAN ON SITE. |
| 18. | IMPROVE SEEDING PRACTICES TO AVOID EXCESSIVE SOIL COMPACTION. |
| 17. | REPAIR ANY SILTATION OR EROSION DAMAGE TO ADJOINING SURFACES AND DRAINAGEWAYS RESULTING FROM LAND DEVELOPMENT OR LAND DISTURBING ACTIVITIES. |
| 16. | OBTAIN PERMISSION FROM THE LOCAL MUNICIPALITY HAVING JURISDICTION PRIOR TO MODIFYING THE EROSION CONTROL PLAN. |
| 15. | NOTIFY THE LOCAL MUNICIPALITY HAVING JURISDICTION WITHIN TWO WORKING DAYS OF COMMENCING ANY LAND DEVELOPMENT OR LAND DISTURBING ACTIVITY. |
| 14. | BE REMOVED. |
| 13. | WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY PRACTICES, SUCH AS FILTER FABRIC FENCES, STRAW BALES, SEDIMENT AND SEDIMENT TRAPS, FOUND IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS SHALL BE REMOVED. |
| 12. | FILES SHALL BE STABILIZED BY MULCHING, VEGETATIVE COVER, TRAPS OR OTHER MEANS. |
| 11. | STRAW BALE OR FILTER FABRIC FENCES SHALL BE PLACED ON THE DOWN SLOPE SIDE OF THE FILES. IF REMAINING FOR MORE THAN THIRTY DAYS, CHANNEL, STRAW BALE OR FILTER FABRIC FENCES SHALL BE LOCATED A MINIMUM OF TWENTY-FIVE FEET FROM ANY DOWNSLOPE ROAD, LAKE, STREAM, WETLAND, OR DRAINAGE SOLID OR DIRT STORAGE FILES SHALL BE LOCATED A MINIMUM OF TWENTY-FIVE FEET FROM ANY DOWNSLOPE ROAD, LAKE, STREAM, WETLAND, OR DRAINAGE CHANNEL. |
| 10. | REQUIRED AS PART OF THE FINAL SITE STABILIZATION. |
| 9. | ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN OR MORE DAYS SHALL BE STABILIZED BY TEMPORARY OR PERMANENT SEEDING, MULCHING, SODDING, COVERING WITH TAPES, OR EQUIVALENT PRACTICE FOUND IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS. IF REQUIRED AS PART OF THE FINAL SITE STABILIZATION, SEEDING OR SODDING SHALL BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION. |
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| 22. | WASH WATER FROM VEHICLES AND WHEEL WASHING SHALL BE CONTAINED AND TREATED PRIOR TO DISCHARGE. |
| 21. | CONTRACTOR SHALL, TO THE EXTENT POSSIBLE, MINIMIZE COMPACTION OF TOPSOIL AND PRESERVE TOPSOIL IN GREENSPACE AREAS. |
| 20. | CONTRACTOR SHALL, TO THE EXTENT POSSIBLE, MINIMIZE DISTURBANCE OF EXISTING VEGETATION DURING CONSTRUCTION. |
| 19. | KEEP A COPY OF THE EROSION CONTROL PLAN ON SITE. |
| 18. | IMPROVE SEEDING PRACTICES TO AVOID EXCESSIVE SOIL COMPACTION. |
| 17. | REPAIR ANY SILTATION OR EROSION DAMAGE TO ADJOINING SURFACES AND DRAINAGEWAYS RESULTING FROM LAND DEVELOPMENT OR LAND DISTURBING ACTIVITIES. |
| 16. | OBTAIN PERMISSION FROM THE LOCAL MUNICIPALITY HAVING JURISDICTION PRIOR TO MODIFYING THE EROSION CONTROL PLAN. |
| 15. | NOTIFY THE LOCAL MUNICIPALITY HAVING JURISDICTION WITHIN TWO WORKING DAYS OF COMMENCING ANY LAND DEVELOPMENT OR LAND DISTURBING ACTIVITY. |
| 14. | BE REMOVED. |
| 13. | WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY PRACTICES, SUCH AS FILTER FABRIC FENCES, STRAW BALES, SEDIMENT AND SEDIMENT TRAPS, FOUND IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS SHALL BE REMOVED. |
| 12. | FILES SHALL BE STABILIZED BY MULCHING, VEGETATIVE COVER, TRAPS OR OTHER MEANS. |
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| 9. | ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN OR MORE DAYS SHALL BE STABILIZED BY TEMPORARY OR PERMANENT SEEDING, MULCHING, SODDING, COVERING WITH TAPES, OR EQUIVALENT PRACTICE FOUND IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS. IF REQUIRED AS PART OF THE FINAL SITE STABILIZATION, SEEDING OR SODDING SHALL BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION. |
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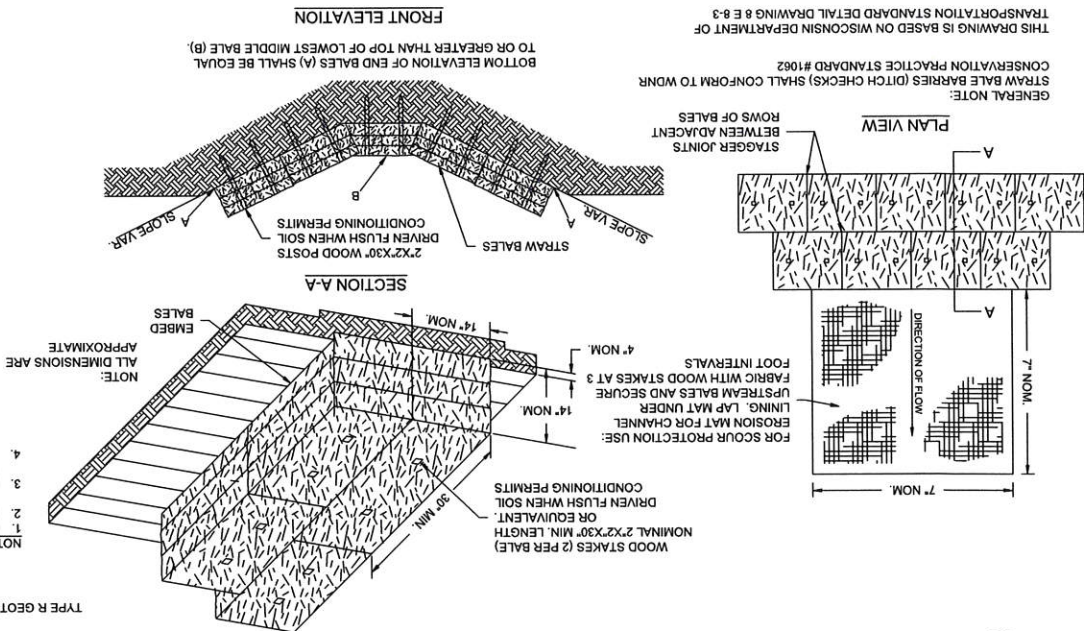
EROSION MATTING: WDNR TS-1052 **(B)** NOT TO SCALE

- NOTES:**
1. EROSION MATTING SHALL CONFORM TO NDPRN CONSERVATION PRACTICE STANDARD #1052.
2. INSTALL PER MANUFACTURER'S SPECIFICATIONS.



E RIP-RAP DISCHARGE APRON
NOT TO SCALE

-
- EXISTING GROUND SURFACE AT EDGE
- RIP-RAP 1.5' MIN.
- GEOTEXTILE FABRIC
- NOTES:
1. INSTALL RIP-RAP WHERE SHOWN ON PLANS.
 2. FOR PERMANENT POOL (W/ET) DETENTION BASINS, EXTEND RIP-RAP FROM OUTFALL TO AT LEAST 10 FEET BEYOND THE NORMAL WATER LEVEL.
 3. RIP-RAP SHALL BE MEDIUM RIP-RAP PER WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.
 4. GEOTEXTILE FABRIC SHALL BE TYPE R PER WISDOT STANDARD SPECIFICATIONS PER HIGHWAY AND STRUCTURE CONSTRUCTION.



CONSTRUCTION ENTRANCE/
EXIT DETAIL: WDNR TS-1057

-

(A) SILT FENCE: WDNR TS-1056

1. WOODEN FRAME OR EQUIVALENT AT TOP OF
SILT FENCE SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP
TO BURY AND ANCHOR THE GEOTEXTILE FABRIC.
& FOLD MATERIAL TO FIT TRENCH AND BACKFILL &
COMPACT TRENCH WITH EXCAVATED SOIL.
2. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1-1/2"
X 1-1/2" OF OAK OR HICKORY
3. SILT FENCE TO EXTEND ACROSS THE TOP OF THE
PIPE.
4. CONSTRUCT SILT FENCE FROM A CONTINUOUS
ROLL, IF POSSIBLE, BY CUTTING LENGTHS TO AVOID
JOINTS. IF A JOINT IS NECESSARY USE ON THE
FOLLOWING TWO METHODS: (A) OVERLAP THE ENDS
OF THE ROLL BY 6" AND SECURE WITH 16 D NAILS.
(B) BUTT THE ENDS TOGETHER AND SECURE WITH 16 D NAILS.
5. STANDARD DETAIL DRAWING
- GENERAL NOTES
SILT FENCE SHALL
CONFORM TO WNR
CONSTRUCTION PRACTICE
STANDARD #1050
- THIS DRAWING IS BASED ON
WISCONSIN DEPARTMENT
OF TRANSPORTATION
STANDARD #1050
- 8 E 9-6
- TRENCH DETAIL
- POST AND ANCHOR
SILT FENCE
FLOW DIRECTION
EXCESS FABRIC
GEOTEXTILE FABRIC
- (WHEN ADDITIONAL SUPPORT REQUIRED)
- SILT FENCE TIE BACK
ANCHOR STAKE
MIN. 18" LONG
FLOW DIRECTION
SILT FENCE

JOINING TWO LENGTHS OF SILT FENCE

-

TWIST METHOD

-

NOT FOR CONSTRUCTION

PRELIMINARY

1	ALL EARTH WORK SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER PRESENTED IN THE SITE GEOGRAPHICAL REPORT, AND THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. THE RECOMMENDATIONS, IN CASE OF CONFLICT
2	CONTRACTOR SHALL PROVIDE MATERIAL TEST REPORTS FROM A QUALIFIED TESTING AGENCY INDICATING TEST RESULTS FOR CLASSIFICATION
3	ACCORDING TO ASTM D2487 AND LABORATORY COMPACTION CURVES ACCORDING TO ASTM D 1557 FOR EACH ON-SITE AND OFF-SITE SOIL MATERIAL PROPOSED FOR FILL AND BACKFILL.
4	CONTRACTOR SHALL PROVIDE PREEXCAVATION PHOTOS OR VIDEOS SHOWING EXISTING CONDITIONS OF ADJOINING STRUCTURES AND SITE IMPROVEMENTS THAT MIGHT BE MISCONSTRUCTED AS DAMAGE CAUSED BY EARTHWORK OPERATIONS.
5	OLD BUILDING FOUNDATIONS, BUILDING REMNANTS OR UNSURFACED BACKFILL MATERIAL SHALL BE COMPLETELY REMOVED FROM WITHIN AND A MINIMUM OF 10 FEET BEYOND THE NEW BUILDING PAD AREAS. THE RESULTING EXCAVATION SHALL BE BACKFILLED WITH COMPACTED SUBGRADE WITHIN PROPOSED PARKING AND GREENSPACE AREAS. BASEMENT SLABS LOCATED BELOW 2 FEET FROM PLANNED SUBGRADE ELEVATION MAY BE LEFT IN PLACE BUT SHALL BE BROKEN INTO MAXIMUM 6 INCH PIECES TO FACILITATE DRAINAGE.
6	SANITARY SOILS FOR FILL: ASTM D 2487 SOIL CLASSIFICATION GROUPS GW, GP, GM, SW, SP, SM OR ON A COMBINATION OF THESE OTHERS DETECTORIAL MATERIAL OR ANY OTHER GROUP OR COMBINATION OF GROUPS APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.
7	UNSATURATED SOILS FOR FILL: ASTM D 2487 SOIL CLASSIFICATION GROUPS CC, SC, CL, ML, CL, CH, MH, OH, PT AND PT ACCORDING TO ASTM D 2487 OR A COMBINATION OF THESE OTHERS DETECTORIAL MATERIAL AND HAVE A MAXIMUM PARTICLE SIZE LESS THAN 3 INCHES. CLAY FILLS SHALL HAVE A LIQUID LIMIT OF LESS THAN 49 AND PLASTICITY INDEX BETWEEN 11 AND 25.
8	CRUSHED STONE, NATURAL OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND OR ASTM D 2940; WITH AT LEAST 90 PERCENT PASSING A 1-1/2-INCH (37.5MM) SIEVE AND NOT MORE THAN 12 PERCENT PASSING A NO. 200 SIEVE OR ANY OTHER SIZE NOT ACCEPTED FOR ENGINEERING FILL BY THE PROJECT GEOTECHNICAL ENGINEER. ENGINEER FILL SHALL BE FREE OF ORGANIC, FROZEN, OR OTHER DETECTORIAL MATERIAL AND HAVE A MAXIMUM PARTICLE SIZE LESS THAN 3 INCHES. CLAY FILLS SHALL HAVE A LIQUID LIMIT OF LESS THAN 49 AND PLASTICITY INDEX BETWEEN 11 AND 25.
9	CRUSHED STONE, NATURAL OR CRUSHED SAND AND CONFORMING TO THE REQUIREMENTS OF SECTION 8.4.2 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
10	ENGINEERED FILL: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND OR ASTM D 2940; WITH AT LEAST 90 PERCENT PASSING A 1-1/2-INCH (37.5MM) SIEVE AND NOT MORE THAN 12 PERCENT PASSING A NO. 200 SIEVE OR ANY OTHER SIZE NOT ACCEPTED FOR ENGINEERING FILL BY THE PROJECT GEOTECHNICAL ENGINEER. ENGINEER FILL SHALL BE FREE OF ORGANIC, FROZEN, OR OTHER DETECTORIAL MATERIAL AND HAVE A MAXIMUM PARTICLE SIZE LESS THAN 3 INCHES. CLAY FILLS SHALL HAVE A LIQUID LIMIT OF LESS THAN 49 AND PLASTICITY INDEX BETWEEN 11 AND 25.
11	BEDDING COURSE FOR SEWER AND WATER SERVICE: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, NATURAL OR CRUSHED SAND AND CONFORMING TO THE REQUIREMENTS OF SECTION 8.4.2 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
12	PIPE COVER MATERIAL: CONFORM TO SECTION 8.4.3 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
13	PIPE COVER MATERIAL: CONFORM TO SECTION 8.4.3 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
14	SHORING, SHEETING AND BRACING: SHORE, BRACE OR SLOPE BANKS OF EXCAVATION TO PROTECT WORKMEN, BANKS, ADJACENT PAVING, FLOODING PROJECT SITE AND SURROUNDING AREA.
15	CONTRACTOR SHALL PROVIDE PREEXCAVATION PHOTOS OR VIDEOS SHOWING EXISTING CONDITIONS OF ADJOINING STRUCTURES AND SITE IMPROVEMENTS THAT MIGHT BE MISCONSTRUCTED AS DAMAGE CAUSED BY EARTHWORK OPERATIONS.
16	CONTRACTOR SHALL PROVIDE PREEXCAVATION PHOTOS OR VIDEOS SHOWING EXISTING CONDITIONS OF ADJOINING STRUCTURES AND SITE IMPROVEMENTS THAT MIGHT BE MISCONSTRUCTED AS DAMAGE CAUSED BY EARTHWORK OPERATIONS.
17	CONTRACTOR SHALL PROVIDE PREEXCAVATION PHOTOS OR VIDEOS SHOWING EXISTING CONDITIONS OF ADJOINING STRUCTURES AND SITE IMPROVEMENTS THAT MIGHT BE MISCONSTRUCTED AS DAMAGE CAUSED BY EARTHWORK OPERATIONS.
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SPECIFICATIONS

PEWAUKEE MANUFACTURING BUILDING
W 227 N 4755 DUPLAINVILLE ROAD
PEWAUKEE, WISCONSIN

EARTH MOVING:

SITE WATER SERVICE CONT.:

SANITARY SEWERAGE:

- | | |
|----|---|
| 23 | CLEAN AND DISINFECT WATER SERVICE PIPING IN ACCORDANCE WITH SPS CHAPTER 82.40(I) AND MWMA 0651. |
| 22 | CONDUCT HYDROSTATIC TESTS IN ACCORDANCE WITH CHAPTER 4.15.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. |
| 21 | PVC PIPING GASKETED JOINTS - USING JOINING MATERIALS ACCORDING TO MWMA 0900. CONSTRUCT JOINTS WITH ELASTOMERIC SEALS AND LUBRICANTS ACCORDING TO ASTM D2774 OR ASTM D3139 AND PIPE MANUFACTURER'S WRITTEN INSTRUCTIONS. |
| 20 | DUCTILE-IRON PIPING, RUBBER GASKETED JOINTS IN ACCORDANCE WITH SECTION 4.2 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. |
| 19 | INSTALL TRACER WIRE FOR NON-METALLIC WATER SERVICES IN ACCORDANCE WITH SPS SECTION 302.40(J)(K), TRACER WIRE INSULATION COLOR SHALL BE BLUE FOR POTABLE WATER SERVICE PIPING. |

STORM DRAINAGE:

1. ALL PRIVATE SEWER SINKER WORK SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (PPS) PLUMBING CODE - CHAPTERS SP3 382 AND SP3 384 AND LOCAL MUNICIPAL REQUIREMENTS.
2. ALL PUBLIC SANITARY SEWER WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND LOCAL MUNICIPAL REQUIREMENTS.
3. PVC SEWER PIPE AND FITTINGS- ASTM 3034, SDR 35, WITH BELL-AND-SPOUT ENDS WITH RUBBER GASKETED JOINTS IN CONFORMANCE WITH CHAPTER 8.10.0 OF THE STANDARD SPECIFICATIONS AND LOCAL MUNICIPAL REQUIREMENTS.
4. STANDARD SPECIFICATIONS AND CONFORMING TO FILE NOS. 12, 13 AND 15 OF THE STANDARD SPECIFICATIONS, DRAINAGE AND DEPTH AS INDICATED ON PLANS, MANHOLE SIZES TO BE VERIFIED BY CONTRACTOR AND SHOP DRAWINGS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO ORDERING STRUCTURES.
5. MANHOLES DEEPER THAN FOUR FEET SHALL BE PROVIDED WITH MANHOLE STEPS CONFORMING TO SECTION 8.40.0 OF THE STANDARD SPECIFICATIONS.
6. SEWERS SHALL BE INSTALLED IN CONFORMANCE WITH SECTION 2.0 OF THE STANDARD SPECIFICATIONS. INSTALL PROPER SIZE INCREASERS, REDUCERS AND COUPLERS WHERE DIFFERENT SIZES OR MATERIALS OF PIPES AND FITTINGS ARE CONNECTED.
7. INSTALL TRACER PIPE OVER NON-METALLIC PIPING IN ACCORDANCE WITH SPS SECTION 382.300(C)(1)(M) AND 382.307(M).
8. PIPE JOINT CONSTRUCTION: FOLLOW PIPING MANUFACTURER'S RECOMMENDATIONS. JOIN PIPE (SEWER PIPE) ACCORDING TO ASTM D321 AND ASTM D 3212 FOR ELASTOMERIC GASKET JOINTS. JOIN DISMILLARY PIPE MATERIALS WITH NONPRESSURE-TYPE, FLEXIBLE COUPLINGS.
9. PROVIDE AND INSTALL CLEANOUTS IN ACCORDANCE WITH SPS CHAPTER 382.35. INSTALL CLEANOUTS AND RISER EXTENSIONS FORM TOP LOADING CLASSIFICATION CLEANOUTS IN EARLY ON UNPAVED FOOT PATHWAYS AREAS. USE HEAVY DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN PAVED FOOT PATHWAYS AREAS. SET CLEANOUT FRAMES AND COVERS IN PAVEMENT AREAS FLUSH WITH PAVEMENT SURFACE.
10. CLASS B COMPACTED TRENCH SECTION (FILE NO. 4.0 OF STANDARD SPECIFICATIONS) SHALL BE UTILIZED, BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.43.0 OF THE STANDARD SPECIFICATIONS.
11. TRENCH BACKFILL MATERIAL SHALL BE GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF THE STANDARD SPECIFICATIONS AND WITHIN FIVE FEET OF PAYMENT AREAS, COMPACTED SPILL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS MAY BE USED BENEATH LANDSCAPE AREAS.
12. MANHOLE INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 5.0 OF THE STANDARD SPECIFICATIONS. SET MANHOLE RIMS TO REPLACE LEAVING PIPE USING NEW PIPE MATERIALS AND REPEAT TESTING UNTIL LEAKAGE IS WITHIN ALLOWANCES SPECIFIED.
13. NEW PIPE MATERIALS. TEST NEW BUILDING SEWER IN ACCORDANCE WITH SECTION 5.4.0 OF THE STANDARD SPECIFICATIONS.
14. SECTION 2.6.10 OF THE STANDARD SPECIFICATIONS, REPLACE ANY PIPE SECTION NOT PASSING THE DEFLECTION TESTING USING DISPLACEMENT OR OTHER DAMAGE HAS OCCURRED. CONDUCT DEFLECTION TESTING OF INSTALLED PIPE IN ACCORDANCE WITH LINE AFTER INSTALLATION OF SEWER PIPE CLEAN ALL DEBRIS FROM SEWER AND INSPECT INTERIOR OF PIPING TO DETERMINE WHETHER THERE IS ANY DAMAGE INDICATED ON PLANS.
15. MANHOLE INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 5.0 OF THE STANDARD SPECIFICATIONS. SET MANHOLE RIMS TO REPLACE LEAVING PIPE USING NEW PIPE MATERIALS AND REPEAT TESTING UNTIL LEAKAGE IS WITHIN ALLOWANCES SPECIFIED.
16. ALL PRIVATE SEWER SINKER WORK SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (PPS) PLUMBING CODE - CHAPTERS SP3 382 AND SP3 384 AND LOCAL MUNICIPAL REQUIREMENTS.

SITE WATER SERVICE:

1. COMPLY WITH STANDARDS OF STATE PLUMBING CODE (SPS CH. 392, 394), LOCAL WATER UTILITY REQUIREMENTS AND STANDARDS OF APPLICABLE JURISDICTION FOR PIPE-SUPPRESSION AND WATER SERVICE PIPING INCLUDING MATERIALS, FITTINGS, APPURTENANCES, INSTALLATION, TESTING, SERVICE TAPS, ETC. IN CASE OF CONFLICT BETWEEN THESE SPECIFICATIONS AND STATE PLUMBING CODE OR LOCAL JURISDICTIONAL AUTHORITY, STATE PLUMBING CODE AND LOCAL JURISDICTIONAL AUTHORITY REQUIREMENTS PREVAIL.

6. BONDING STRAPS TO

- DO NOT INTERRUPT SERVICE TO FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED BY OWNERS OF SUCH FACILITIES AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY WATER OR OTHER UNLINES SERVICE.
- WATER SERVICE PIPING MAY BE EITHER DUCTILE IRON WATER PIPE OR PVC WATER PIPE AS ALLOWED BY THE LOCAL WATER UTILITY.
 - DUCTILE IRON WATER PIPE CONFORMING TO THE REQUIREMENTS OF THE AMERICAN NATIONAL STANDARD FOR DUCTILE IRON PIPE, CENTRIFUGALLY CAST, AWWA C151/A21.51 - LATEST REVISION AND REQUIREMENTS OF CHAPTER 8.18.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
 - CLASS 52
 - CEMENT MORTAR LINING AND INTERNAL AND EXTERNAL BITUMINOUS COATS IN ACCORDANCE WITH SECTION 518.0 OF AWWA C151.
 - PUSH-ON GASKET PIPE
 - PLAIN RUBBER GASKETS
 - BONDING STRAPS TO PROVIDE ELECTRICAL CONDUCTIVITY WITHOUT FIELD TESTING
 - JOINTS FOR DUCTILE IRON PIPE JOINTS SHALL BE RUBBER GASKET JOINTS, CONFORM TO THE REQUIREMENTS OF AMERICAN NATIONAL STANDARD FOR DUCTILE IRON PRESSURE PIPE AND FITTINGS (ANSI/AWWA C111/A21.11 - LATEST EDITION)

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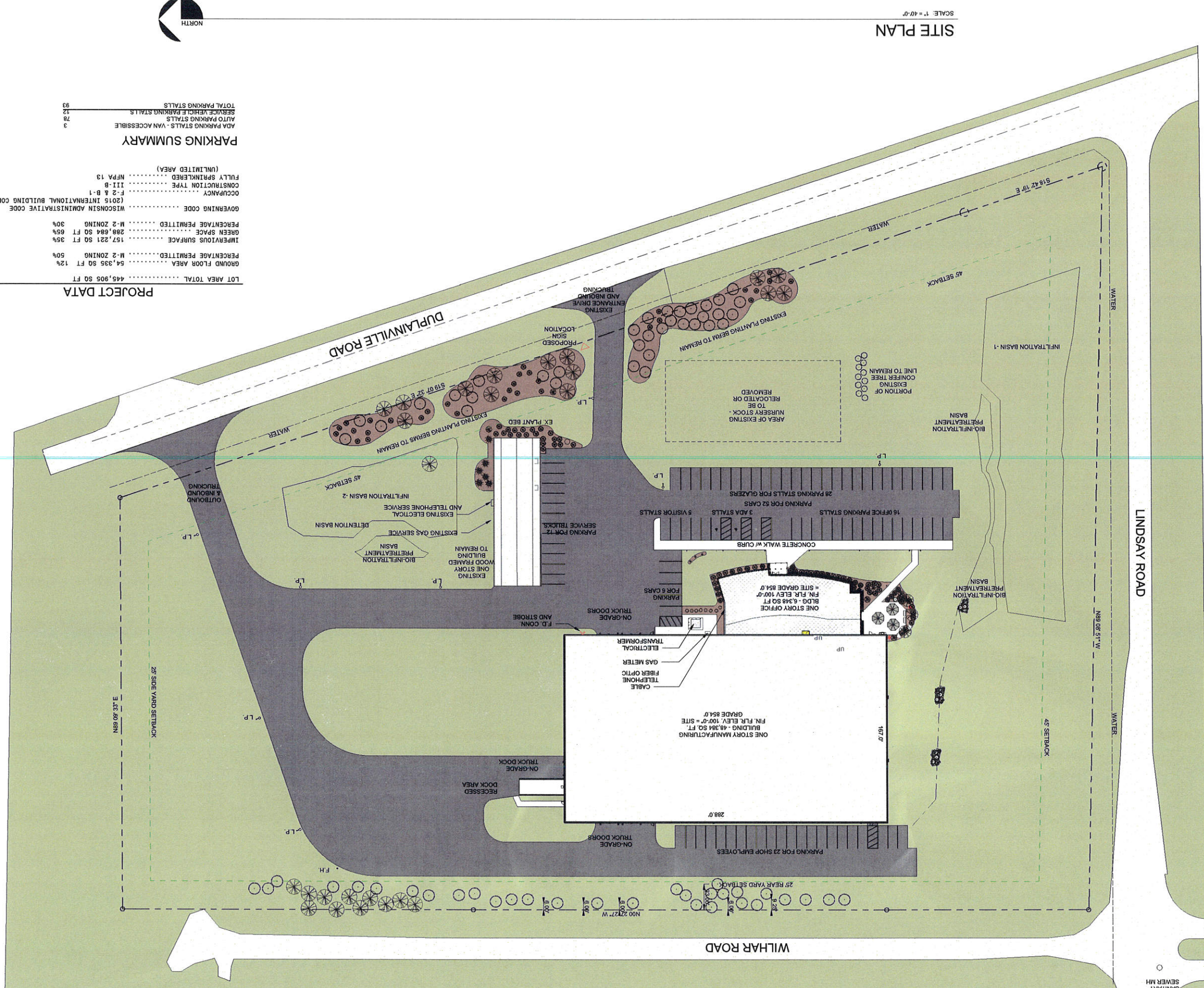
9. VALVE BOXES: CAST IRON CONFORMING TO ASTM DESIGNATION A-48, CLASS 20 AND STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
10. FIRE HYDRANTS: TO MEET LOCAL STANDARDS.
11. WATER MAIN CONNECTION: TAP WATER MAIN WITH SIZE AND LOCATION INDICATED ON PLAN IN ACCORDANCE WITH LOCAL WATER UTILITY REQUIREMENTS. COORDINATE CONNECTION WITH LOCAL WATER UTILITY.
12. GENERAL WATER PIPE INSTALLATION: IN ACCORDANCE WITH CHAPTER 4.20 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
13. INSTALL DUCTILE-IRON, WATER-SERVICE PIPING ACCORDING TO AWWA C600 AND CHAPTER 4.40 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
14. ALL DUCTILE IRON PIPE SHALL BE ENCASED IN POLYETHYLENE PER AWWA C105, LATEST EDITION AND IN ACCORDANCE WITH CHAPTER 4.4.4 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. ALL JOINTS AND FITTINGS SHALL

WISCONSIN, LATEST ED.

15. INSTALL PVC AWWA PIPE ACCORDING TO ASTM F644 AND AWWA M23 AND CHAPTER 4.60 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
16. INSTALL THRUST RESTRAINT AT ALL OPEN FITTINGS USING MECHANICAL JOINT RESTRAINTS. CONCRETE THRUST BLOCKS MAY ONLY BE USED IF ALLOWED BY LOCAL WATER UTILITY.
17. INSTALL WATER SERVICE PIPING SUCH THAT THERE IS A MINIMUM OF 6" OF COVER OVER THE TOP OF THE WATER SERVICE PIPING.
18. BEDDING AND COVER FOR WATER SERVICE PIPING SHALL BE IN ACCORDANCE WITH SECTION 4.3.3 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. LATEST EDITION ON-SITE. BACKFILL IN ACCORDANCE WITH SECTION 4.6.4 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. LATEST EDITION ON-SITE.

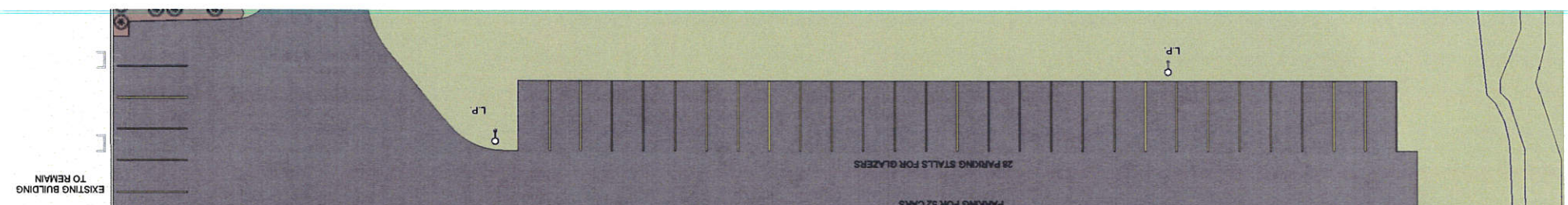
1. THE COMPOSITION, PLACING AND CONSTRUCTION OF ASPHALTIC PAVEMENTS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460, 465, AND 475 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION (WISDOT STANDARD SPECIFICATIONS).		2. CONTRACTOR SHALL PROVIDE PRODUCT DATA FOR EACH TYPE OF PRODUCT INDICATED - INCLUDE TECHNICAL DATA AND TESTED PERFORMANCE PROPERTIES; JOB-MIX DESIGNS; CERTIFICATION THAT MIX MEETS OR EXCEEDS WISDOT STANDARD SPECIFICATIONS; AND MATERIAL CERTIFICATIONS COMPLIANCE WITH WISDOT STANDARD SPECIFICATIONS.		3. MANUFACTURER QUALIFICATIONS: MANUFACTURER SHALL BE REGISTERED WITH AND APPROVED BY THE DOT OF THE STATE IN WHICH PROJECT IS LOCATED.		4. ENVIRONMENTAL LIMITATIONS: DO NOT APPLY ASPHALT MATERIALS IF BASE COURSE IS WET OR EXCESSIVELY DAMP OR IF THE FOLLOWING CONDITIONS ARE NOT MET: APPLY TACK COAT WHEN AMBIENT TEMPERATURE IS ABOVE 50 DEGREES FAHRENHEIT AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35 DEGREES FAHRENHEIT FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION; PLACE ASPHALTIC CONCRETE SURFACE COURSE WHEN TEMPERATURE IS ABOVE 40 DEGREES FAHRENHEIT; BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30 DEGREES FAHRENHEIT AND RISING; PROCEED WITH PAVEMENT MARKING ONLY ON CLEAN, DRY SURFACES. DO NOT APPLY BELOW THE MINIMUM PAVEMENT TEMPERATURE AS RECOMMENDED BY THE MANUFACTURER.		5. AGGREGATES SHALL BE IN ACCORDANCE WITH SECTION 460.2.2 OF THE WISDOT STANDARD SPECIFICATIONS.		6. ASPHALT MATERIALS SHALL BE IN ACCORDANCE WITH CHAPTER 455 OF THE WISDOT STANDARD SPECIFICATIONS.		7. PAVEMENT MARKING PAINT: PROVIDE PAINT FROM THE WISCONSIN DEPARTMENT OF TRANSPORTATION'S APPROVED PRODUCTS LIST. COLOR SHALL BE WHITE UNLESS INDICATED OTHERWISE ON PLANS.		8. HOT-MIX ASPHALT: ASPHALTIC BINDER COURSE AND SURFACE COURSE SHALL BE MIXTURE E-1 FOR REGULAR DUTY PAVEMENT AND E-1 FOR HEAVY DUTY PAVEMENT COMPLYING WITH THE WISDOT STANDARD SPECIFICATIONS.		9. AGGREGATE BASE COURSE BENEATH PAVEMENTS: SHALL BE 1-1/4" DENSE GRADED BASE COURSE CONFORMING TO SECTION 305 OF THE WISDOT STANDARD SPECIFICATIONS.		10. PAVEMENT PLACEMENT GENERAL: ASPHALT CONCRETE PAVING EQUIPMENT, WEATHER LIMITATIONS, JOB-MIX FORMULA, MIXING, CONSTRUCTION METHODS, COMPACTION, FINISHING, TOLERANCE AND PROTECTION SHALL CONFORM TO THE REQUIREMENTS OF THE APPROPRIATE SECTIONS OF THE WISDOT STANDARD SPECIFICATIONS.		11. PREPARE AND PROOF-ROLL SUBGRADES AND AGGREGATE BASE COURSE AS OUTLINED IN EARTH MOVING SPECIFICATIONS PRIOR TO PLACEMENT OF ASPHALT PAVEMENTS.		12. SWEEP LOOSE GRANULAR PARTICLES FROM SURFACE OF AGGREGATE BASE COURSE PRIOR TO PAVEMENT PLACEMENT. DO NOT DISLodge OR DISTURB AGGREGATE EMBEDDED IN COMPACTED SURFACE OF BASE COURSE.		13. SPREAD AND FINISH ASPHALTIC MIXTURE IN ACCORDANCE WITH SECTION 450.3.2.5 OF THE WISDOT STANDARD SPECIFICATIONS. PAVEMENT THICKNESSES SHALL BE AS INDICATED ON THE PLANS.		14. FORMING HIGH SPOTS: FILL DEPRESSIONS WITH HOT-MIX ASPHALT TO PREVENT SEGREGATION OF MIX; USE SUITABLE HAND TOOLS TO SMOOTH PROMPTLY CORRECT SURFACE IRREGULARITIES IN PAVING COURSE BEHIND PAYER. USE SUITABLE HAND TOOLS TO REMOVE EXCESS MATERIAL FROM HIGH SPOTS.		15. COMPACT ASPHALTIC PAVEMENT IN ACCORDANCE WITH SECTION 450.3.2.6 OF THE WISDOT STANDARD SPECIFICATIONS.		16. PROTECTION: AFTER FINAL ROLLING, DO NOT PERMIT VEHICULAR TRAFFIC ON PAVEMENT UNTIL IT HAS COOLED AND HARDENED. ERECT BARRICADES TO PROTECT PAVING FROM TRAFFIC UNTIL MIXTURE HAS COOLED ENOUGH NOT TO BECOME MARKED.		17. THICKNESS TOLERANCE: COMPACT EACH COURSE TO PRODUCE THE THICKNESS INDICATED WITHIN PLUS/MINUS 1/8 INCH FOR BINDER COURSE AND PLUS 1/4 INCH FOR SURFACE COURSE. NO MINUS.		18. SURFACE SMOOTHNESS TOLERANCE: COMPACT EACH COURSE TO PRODUCE A SURFACE SMOOTHNESS WITHIN THE FOLLOWING TOLERANCES SURFACE COURSE: 1/8 INCH. REMOVE AND REPLACE ALL HUMPS OR DEPRESSIONS EXCEEDING THE SPECIFIED TOLERANCES.		19. DO NOT APPLY PAVEMENT-MARKING PAINT UNTIL LAYOUT, COLORS, AND PLACEMENT HAVE BEEN VERIFIED WITH ENGINEER.		20. APPLY MARKINGS TO A DRY SURFACE FREE FROM FROST, REMOVE DUST, DIRT, OIL, GREASE, GRAVEL, DEBRIS OR OTHER MATERIAL THAT MAY PREVENT BONDING TO THE PAVEMENT.		21. APPLY PAINT AS THE MANUFACTURER SPECIFIES WITH MECHANICAL EQUIPMENT TO PRODUCE PAVEMENT MARKINGS OF DIMENSIONS INDICATED, WITH UNIFORM, STRAIGHT EDGES. APPLY AT MANUFACTURER'S RECOMMENDED RATES AT A MINIMUM RATE OF 17.6 GALLONS/MILE FOR A CONTINUOUS 4" LINE.		22. TESTING AGENCY: CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS AND TO PREPARE TEST REPORTS.		BIOTILTRATION BASIN:		1. BIOTILTRATION BASIN SHALL BE CONSTRUCTED IN GENERAL ACCORDANCE WITH WDNr TECHNICAL STANDARD 1004; BIORETENTION FOR INFILTRATION AND THESE SPECIFICATIONS.		2. ENGINEERED SOIL MIX SHALL CONSIST OF A MIX OF 70 TO 85% SAND AND 15 TO 30% COMPOST BASED ON VOLUME. SAND SHALL MEET THE REQUIREMENTS FOR FINE AGGREGATE SAND SPECIFIED SECTION 501.2.5.4 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION OR MEET ASTM C33 (FINE AGGREGATE CONCRETE SAND).		3. PRIOR TO PLACEMENT IN THE BIOTILTRATION BASIN, THE ENGINEERED SOIL SHALL BE PREMIXED AND THE MOISTURE CONTENT SHALL BE LOW ENOUGH TO PREVENT CLUMPING AND COMPACTION DURING PLACEMENT.		4. THE ENGINEERED SOIL SHALL BE PLACED IN MULTIPLE LIFTS, EACH APPROXIMATELY 12 INCHES IN DEPTH.		5. ENGINEERED SOIL MIX SHALL BE FREED OF ROCKS, STUMPS, ROOTS, BRUSH OR OTHER MATERIAL OVER ONE INCH IN DIAMETER. NO OTHER MATERIALS SHALL BE MIXED WITH THE PLANTING SOIL THAT MAY BE HARMFUL TO PLANT GROWTH OR BE A HINDRANCE TO PLANTING OR MAINTENANCE.		6. ENGINEERED SOIL AND GRAVEL SHALL BE IN ACCORDANCE WITH THE LATEST WDNr TECHNICAL STANDARD 1004.		7. PEA GRAVEL SHALL BE GRADED SUCH THAT MINIMUM PARTICLE SIZE IS LARGE ENOUGH TO PREVENT FALLING THROUGH PERFORATIONS OF THE UNDERDRAIN PIPE.		8. BIOTILTRATION BASIN DRAIN PIPE: 6-INCH SCHEDULE 40 PVC PIPE MEETING PERFORATION REQUIREMENTS OF AASHTO M278 HIGHWAY UNDERDRAIN SPECIFICATIONS WITH 3/8" PERFORATIONS ON 6" CENTERS WITH 4 HOLES PER ROW.		9. BEEHIVE INLET: BEEHIVE R-2561, OR EQUAL.		10. RISER STRUCTURE: 36" DIAMETER PRECAST CATCH BASIN STRUCTURE WITH 24" TOP OPENING TO ACCOMMODATE BEEHIVE INLET. IN GENERAL, ACCORDANCE WITH FILE NO. 26 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.		11. GRAVEL STORAGE LAYER (IF INDICATED ON PLANS): COURSE AGGREGATE #2 IN ACCORDANCE WITH SECTION 501.2.5.4 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.		12. FILTER FABRIC: GEOTEXTILE FABRIC IN ACCORDANCE WITH SECTION 645.2.4 OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION.		13. EXCAVATE TO GRADES AS INDICATED ON PLANS.		14. CONSTRUCT TEMPORARY DIVERSION SWALES OR PROVIDE OTHER MEANS AS NECESSARY TO PREVENT CONSTRUCTION SITE RUNOFF FROM DISTURBED AREAS, AND RUNOFF FROM Pervious AREAS WHICH HAVE NOT YET BEEN STABILIZED, FROM ENTERING THE BIORETENTION AREA.		15. CONSTRUCTION SHALL BE SUSPENDED DURING PERIODS OF RAINFALL OR SNOWMELT. CONSTRUCTION SHALL REMAIN SUSPENDED IF PONDED WATER IS PRESENT OR IF RESIDUAL SOIL MOISTURE CONTRIBUTES SIGNIFICANTLY TO THE POTENTIAL FOR SOIL SMEARING, CLUMPING OR OTHER FORMS OF COMPACTION.		16. 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ANY SEDIMENT ACCUMULATED IN THE BASIN DUE TO CONSTRUCTION ACTIVITIES SHOULD BE REMOVED AND THE ENGINEERED SOIL SHALL BE DEEP TILLED PRIOR TO PLANTING.		20. IMPERVIOUS LINER SHALL BE 45 MIL FIRESTONE EPDM (GSI PRODUCTS), OR 30 MIL PVC (GSI PRODUCTS), OR EQUAL.	
1. THE COMPOSITION, PLACING AND CONSTRUCTION OF ASPHALTIC PAVEMENTS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460, 465, AND 475 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION (WISDOT STANDARD SPECIFICATIONS).		2. CONTRACTOR SHALL PROVIDE PRODUCT DATA FOR EACH TYPE OF PRODUCT INDICATED - INCLUDE TECHNICAL DATA AND TESTED PERFORMANCE PROPERTIES; JOB-MIX DESIGNS; CERTIFICATION THAT MIX MEETS OR EXCEEDS WISDOT STANDARD SPECIFICATIONS; AND MATERIAL CERTIFICATIONS COMPLIANCE WITH WISDOT STANDARD SPECIFICATIONS.		3. MANUFACTURER QUALIFICATIONS: MANUFACTURER SHALL BE REGISTERED WITH AND APPROVED BY THE DOT OF THE STATE IN WHICH PROJECT IS LOCATED.		4. ENVIRONMENTAL LIMITATIONS: DO NOT APPLY ASPHALT MATERIALS IF BASE COURSE IS WET OR EXCESSIVELY DAMP OR IF THE FOLLOWING CONDITIONS ARE NOT MET: APPLY TACK COAT WHEN AMBIENT TEMPERATURE IS ABOVE 50 DEGREES FAHRENHEIT AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35 DEGREES FAHRENHEIT FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION; PLACE ASPHALTIC CONCRETE SURFACE COURSE WHEN TEMPERATURE IS ABOVE 40 DEGREES FAHRENHEIT; BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30 DEGREES FAHRENHEIT AND RISING; PROCEED WITH PAVEMENT MARKING ONLY ON CLEAN, D																																																																													

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF KLEIN DICKERT MILWAUKEE, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KLEIN DICKERT MILWAUKEE, INC. THE USER OF THESE PLANS AND SPECIFICATIONS AGREES TO HOLD KLEIN DICKERT MILWAUKEE, INC. HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY KLEIN DICKERT MILWAUKEE, INC. OR ITS EMPLOYEES, AGENTS, OR SUBCONTRACTORS, IN CONNECTION WITH THE USE OF THESE PLANS AND SPECIFICATIONS. THE USER OF THESE PLANS AND SPECIFICATIONS AGREES TO HOLD KLEIN DICKERT MILWAUKEE, INC. HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY KLEIN DICKERT MILWAUKEE, INC. OR ITS EMPLOYEES, AGENTS, OR SUBCONTRACTORS, IN CONNECTION WITH THE USE OF THESE PLANS AND SPECIFICATIONS.



SITE PLAN
SCALE: 1" = 40'-0"

PROJECT DATA	
LOT AREA TOTAL	445,905 SQ. FT.
GROUND FLOOR AREA	54,395 SQ. FT.
PERCENTAGE PERMITTED	M-2 ZONING 50%
IMPERVIOUS SURFACE	157,221 SQ. FT.
GREEN SPACE	288,684 SQ. FT.
PERCENTAGE PERMITTED	M-2 ZONING 30%
GOVERNING CODE	
WISCONSIN ADMINISTRATIVE CODE	(2015 INTERNATIONAL BUILDING CODE)
OCCUPANCY	
F-2 & B-1	III-B
CONSTRUCTION TYPE	III-B
FULLY SPRINKLERED	NFPA 13
(UNLIMITED AREA)	
PARKING SUMMARY	
ADA PARKING STALLS - VAN ACCESSIBLE	3
AUTO PARKING STALLS	12
SEMI-TRUCK STALLS	12
TOTAL PARKING STALLS	27



SCALE: 1" = 20'-0"

QTY	SYM.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	QTY
6	BS	BUXUS SEMPERVIRENS	JUSTIN BROWERS BOXWOOD	18" SPRD	B&B	-
7	UA	ULMUS AMERICANA PRINETON	AUTUMN BLAZE MAPLE TRIUMPH ELM	4" DBH. B&B	B&B	-
6	PG	PCEA GLAUCA DENSAVA	BLACK HILLS SPRUCE	8' HGT	B&B	-
6	AL	AMELANCHIER LAEVIS	SERVICEBERRY	2" DBH.	B&B	-
6	PP	PICNYCNOCYLAVUS DIKUCS	NORWAY SPRUCE	10-12' HGT	B&B	-
3	GD	GYGANCIOVLAVUS DIKUCS	KENTUCKY COFFEETREE	10-12' DBH	B&B	-
-	AG	ACER GYNALA	MAIOR MAPLE	2-21' DBH	B&B	-
-	TR	TAMARIX RAMOISSISIMA	SHOWY TAMARX	18" SPD	B&B	-
12	SJ	SPIREAL JAPONICA *GOLDMOUND*	GOLDMOUND SPREA	18" SPD	B&B	-
2	SA	SYRINGA MANDENSIS JAPONICA	JAPANESE PLAO TREE	9' HGT	B&B	-
10	JM	JUNIPERUS CHINENSIS MANERY	GREEN JUNIPER	5' HGT	B&B	-
8	VC	VBERNUM CARLESII	MAYFLOWER VERNUM	3' HGT	B&B	-
18	CS	CORNUS STOLONIFERA	VARIEGATED DOGWOOD	24"	B & B	-
4	SB	SPIRAEA BULATLADA	ANTHONY WATERER SPIREA	18"SPD	B&B	-
12	EA	EUNOMYRS ALTIUS COMPACTA	DWARF BURNING BUSH	4" HT.	B&B	-
1	JC	JUNIPERUS CHINENSIS AUREA	GOLDTP JUNIPER	24"SPD	B&B	-
20	JG	JUNIPERUS CHINENSIS ROBUSTA GREEN	ROBUSTA GREEN JUNIPER	5' HGT	B&B	-
3	OR	QUERCUS RUBRA	NORTHERN RED OAK			-
8	CA	CALAMA GROSSTS ACUTHILOFA	FEATHER REED GRASS			-
14	HS	HELCIOTRACHON SEMPEVIRENS SAPHIRSPRUDEL KARLFORSTER	BLUE OAT GRASS			-

PLANT LIST

1	CLIMAX TREE
2	TALL DECIDUOUS TREE
3	MEDIUM DECIDUOUS TREE
4	LOW DECIDUOUS TREE
5	TALL EVERGREEN TREE
6	MEDIUM EVERGREEN TREE
7	LOW EVERGREEN TREE
8	TALL DECIDUOUS SHRUB
9	MEDIUM DECIDUOUS SHRUB
10	LOW DECIDUOUS SHRUB
11	MEDIUM EVERGREEN SHRUB
12	LOW EVERGREEN SHRUB
13	GROUND COVER
14	PERENNIALS
15	ANNUALS

TRAFFIC

DBH	QUARTER AT BRANCH HEIGHT (4" & ABOVE GROUND)
DBH	TRUNK AND BRANCH
sp	SPREAD (QUARTER CIRC. DIAM.)
sp	SPREAD (QUARTER CIRC. DIAM.)
sp	SPREAD (QUARTER CIRC. DIAM.)
height	HEIGHT
notes	DECOGNITIVE ADDRESS (GATE STONE, SIGN CHAIN)
notes	(PROVIDE SAMPLE FOR OWNERS APPROVAL PRIOR TO INSTALLATION)
notes	BOUNDARY WALL, 24" DIA. TYP. SMALLER STONES AS REQUIRED TO FILL IN VOIDS
notes	5" VINYL COMMERCIAL EDGING, BUILD TOP, T-BOTTOM

KEY

KEY

TRAIT	
1.	CLIMAX TREE
2.	TALL DECIDUOUS TREE
3.	MEDIUM DECIDUOUS TREE
4.	TALL DECIDUOUS TREE
5.	TALL EVERGREEN TREE
6.	MEDIUM EVERGREEN TREE
7.	TALL EVERGREEN TREE
8.	TALL DECIDUOUS SHRUB
9.	MEDIUM DECIDUOUS SHRUB
10.	TALL DECIDUOUS SHRUB
11.	MEDIUM EVERGREEN SHRUB
12.	LOW EVERGREEN SHRUB
13.	GROUND COVER
14.	HERBACEOUS
15.	ANNUALS

ALT

22	ALL TREES IN LAWNS SHALL HAVE A 4" 5-DIAMETER MULCH RING
21	SUBMIT SHOP DRAWINGS AND DETAILS FOR THE RETAINING WALLS
20	SCAFFOLDING SHALL BE DISMANTLED TO A DEPTH OF 4' WHERE TOPSOIL IS SCHEDULED DURING FINE GRADING ELIMINATE MEN AND LOW SPOTS
19	EVEN IF THE BUREAU IS DEGRADED, UNWATER TOP 12" OF DIRT
18	MATERIAL PRE-APPROVED BY OWNER PLANNING METHOD SOIL THEN TILL AGAIN IN THE EVENING IF WATER IS STILL IN THE HOLE AFTER 24 HOURS USE DETAIL 18/505 OR EVALUATING DRAINAGE - DIG A HOLE 10 TO 12" DEEP, TILL IT WITH WATER EVERY 10 MINUTES DURING THE DAY TO WEIL THE AREAS WITHIN THE ROW AND ADVANCE PROGRESSIVE DISBURSED BY CONSTRUCTION ACTIVITY
17	THE CONSTRUCTION LIMITS EXTEND BEYOND PROPERTY LINES TO INCLUDE
16	THIS CONTRACTOR ASSUMES RESPONSIBILITY FOR EROSION CONTROL UNTIL PLANTS ARE ESTABLISHED
15	ON SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL, USE EROSION CONTROL NETTING APPROPRIATE TO THE PLANT TYPE AND DRAINAGE ENOUGH TO RETAIN THE PLANTS ARE ESTABLISHED
14	DO NOT USE LIMESTONE ROCK WHEN A STONE MULCH IS SPECIFIED ON THE DRAWING
13	DO NOT PLACE ROCK OR CLEAR PLASTIC BELOW THE MULCH
12	USE A WEED BARRIER IN PLANTING BEDS UNLESS NOTED OTHERWISE. DO NOT PROVIDE 3" SHREDED BARK AND WEED BARRIER UNDER ALL PLANTING AREAS UNLESS NOTED OTHERWISE. DO NOT
11	PROVIDE A COMMERCIAL GRADE UV RESISTANT PLASTIC EDGING AROUND ALL PLANTING BEDS AND BETWEEN BEDS. SPACING: 12 INCHES MINIMUM. 12 INCHES MINIMUM. 12 INCHES MINIMUM. 12 INCHES MINIMUM. 12 INCHES MINIMUM.
10	BLUEGRASS AND/OR SHALL BE PER UNIVERSITY EXTENSION SPECIFICATIONS (4 IN. 5 LBS. PER 1000 SQUARE FEET)
9	THE TOPSOIL SHALL BE SCREENED AND CONTAIN NO STONEL, ROOTS, ROCKS, NON-SOL MATERIALS OR TOXIC MATERIALS. PROVIDE THE FOLLOWING DEPTHS OF LIGHTLY COMPACTED TOPSOIL:
8	1. SEEDING AREAS - 4 INCHES MINIMUM 2. BROADCAST AREAS - 3 INCHES MINIMUM 3. COVERED AREAS - 2 INCHES MINIMUM
7	ORNAMENTAL TREES WITH NARROW FOLKS (LESS THAN 30 DEGREES) WILL NOT BE ACCEPTED
6	DECIDUOUS SHADE TREES OR CONIFEROUS TREES WITH DOUBLE LEADERS WILL NOT BE ACCEPTED
5	LEAVE IDENTIFICATION TAGS ON PLANTS FINAL INSPECTION
4	ALL TREES AND SHRUBS TO BE NO 1 GRADE NURSERY STOCK
3	PLANTS FIELD GROWN IN FABRIC CONTAINERS ARE AN ACCEPTABLE ALT. TO B&B
2	WARRANTY BEGINS AT THE TIME OF PLANTING OR SUBSTANTIAL COMPLETION, WHICHEVER IS LATER THE REPLACEMENT PLANTS SHALL BE GUARANTEED FOR ONE YEAR FROM THE TIME OF THE REPLACEMENT PLANTING. REPLACEMENT SHALL BE MAKING THE PLANTS BE REPLACED AT THE EARLIEST OPPORTUNITY TREES, SHRUBS, VINES, GRASS AND COVER AND DECIDUOUS TREES SHALL BE GUARANTEED FOR ONE YEAR UNLESS NOTED OTHERWISE IN RECORDS TO THE DRAWINGS AND DETAILS OF THE PLANT IN
1	READ THE SPECIFICATIONS FOR ADDITIONAL INFORMATION

GENERAL LANDSCAPE NOTES



[illegible][illegible]

OVERALL GROUND FLOOR PLAN

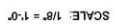


Page 15 of 19





STRUCTURAL ENGINEERS
EXPERTISE • INNOVATION • EXCELLENCE
cad-eag.com
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8989 N Port Washington Rd
Milwaukee, WI 53217
P: (414) 351 5588
DENVER
5600 S Quebec St., Suite 110D
Greenwood Village, CO 80111
P: (303) 662 0665



ENLARGED OFFICE EAST ELEVATION

KD NEW PEWAUKEE FACILITY
W227N4755 DUPLAINVILLE RD
PEWAUKEE, WI 53072

PLAN COMMISSION SUBMITTAL - FEBRUARY 21, 2019

REV	DESCRIPTION	DATE	BY
-----	-------------	------	----

ENLARGED

ELEVATION

EAST

DD3.1

© COPYRIGHT 2018 COMPUTERIZED STRUCTURAL DESIGN S.C.
Plot Date: 3/13/2019 12:35:58 PM



KD NEW PEWAUKEE FACILITY
W227N4755 DUPLAINVILLE RD
PEWAUKEE, WI 53072

PARKING SUMMARY	
ADA PARKING STALLS - VAN ACCESSIBLE	3
AUTO PARKING STALLS	78
SERVICE VEHICLE PARKING STALLS	12
TOTAL PARKING STALLS	93

BID SET No. 2 - NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE	BY
-----	-------------	------	----

SHEET TITLE:

PRESENTATION SITE
PLAN

CSD No: J180605MTB DATE: 12.21.2018
CHECKED BY: SHEET No:

DD1.0

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 6.**

DATE: March 21, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Certified Survey Map for NCL Graphics Located at N29 W22960 Marjean Lane for the Purpose of Combining Five Separate Lots Into a Single Parcel (PWC 0914008)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

NCL Graphics CSM

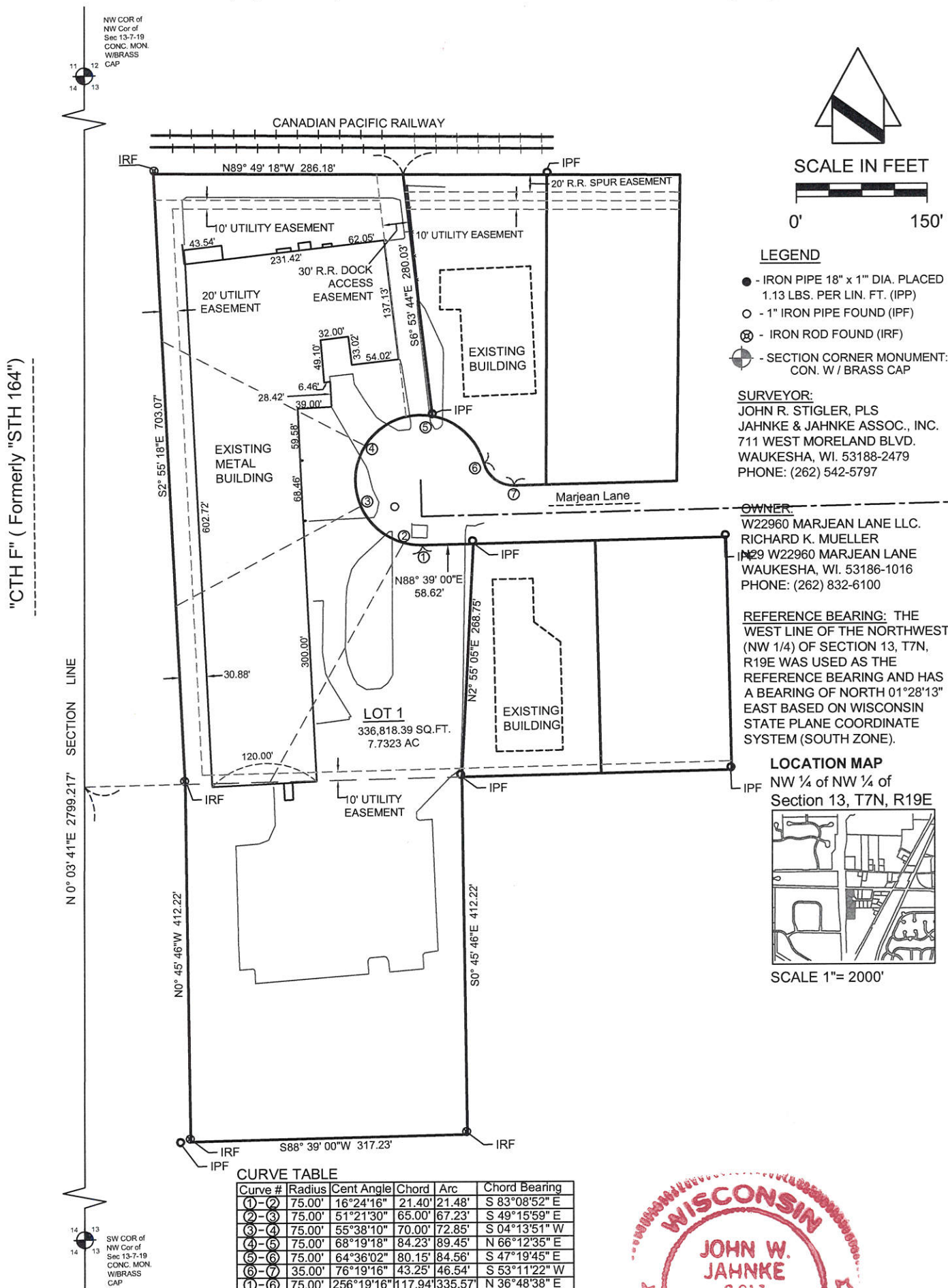
NCL Graphics Staff Report

CERTIFIED SURVEY MAP NO. _____

Sheet 1 of 4

Part of NW 1/4 of the NW 1/4 Sections 13, Town 7 North, Range 19 East
CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

Includes all of Lots 5, 6, 7 and 8, R & D INDUSTRIAL PARK and abutting unplatted lands.



CERTIFIED SURVEY MAP NO. _____

Sheet 2 of 4

Part of the NW ¼ of the NW ¼ of Section 13, T7N, R19E
CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

Includes all of Lots 5, 6, 7, and 8, R & D INDUSTRIAL PARK and abutting unplatted lands

SURVEYOR'S CERTIFICATE:

I, John W. Jahnke, professional land surveyor, being duly sworn on oath, hereby depose and say that I have surveyed, divided and mapped the following land bounded and described as follows:

Lots 5, 6, 7, and 8, R & D Industrial Park, being a part of the Northwest ¼ of Section 13, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin.

ALSO

All that part of the Northwest ¼ and the Southwest ¼ of the Northwest ¼ of Section 13, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin, which is bounded and described as follows: Beginning at the southwest corner of Lot 6 in R & D Industrial Park, being a subdivision of a part of the Northwest ¼ of the Northwest ¼ and the Northeast ¼ of the Northwest ¼ of Section 13, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin; thence North 88°39'00" East along the South line of said Subdivision 317.23 feet to a point; thence South 00°45'46" East 412.22 feet to a point; thence South 88°39'00" West 317.23 feet to a point on the Easterly line of County Trunk Highway "F", formerly State Trunk Highway 164; thence North 00°45'46" West 412.22 feet to the point of beginning. Containing 336,818.39 square feet (7.7323 acres) of land.

I further certify that I have made such survey, land division and map by the direction of the owners of said land; that such map is a correct representation of the exterior boundaries of the land surveyed and map thereof made; and that I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes pertaining to Certified Survey Maps (Section 236.34) and the regulations of the City of Pewaukee in surveying, dividing and mapping the same.



John W. Jahnke
JOHN W. JAHNKE – Wis. Reg. No. S-917

STATE OF WISCONSIN)ss
WAUKESHA COUNTY)

The above certificate subscribed and sworn to me this 22th day of December, 2018.

My commission expires

Peter A. Muehl
Peter A. Muehl

– NOTARY PUBLIC



OWNER: W22960 MARJEAN LANE LLC

Instrument drafted by John W. Jahnke

P.S. Pewaukee 3536

CERTIFIED SURVEY MAP NO. _____

Sheet 3 of 4

Part of the NW ¼ of the NW ¼ of Section 13, T7N, R19E
CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

Includes all of Lots 5, 6, 7, and 8, R & D INDUSTRIAL PARK and abutting unplatted lands

OWNER'S CERTIFICATE:

W22960 MARJEAN LANE, LLC, duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that it caused the land described on this map to be surveyed, divided and mapped as represented on this map. It also certifies that this Certified Survey Map is required to be submitted to the following for approval: City of Pewaukee

W22960 MARJEAN LANE LLC

Richard K. Mueller
RICHARD K. MUELLER - MEMBER

STATE OF WISCONSIN)ss
WAUKESHA COUNTY)

Personally came before me this 1st day of FEBRUARY, 2019, the above named RICHARD K. MUELLER, of the above named Limited Liability Company, to me known to be the one who executed the foregoing instrument and to me known to be such Member, and acknowledged that they executed the foregoing instrument as such member as the deed of said Limited Liability Company, by its authority.

My commission expires permanently

[Signature]
NOTARY PUBLIC -

CONSENT OF CORPORATE MORTGAGEE:

WESTBURY BANK, a corporation duly organized and existing by virtue of the laws of the State of WISCONSIN, mortgagee of the above described land, consents to the surveying, dividing and mapping of the land described in the foregoing affidavit of John W. Jahnke, surveyor, and consents to the above certificate of RICHARD K. MUELLER, owner.

WESTBURY BANK

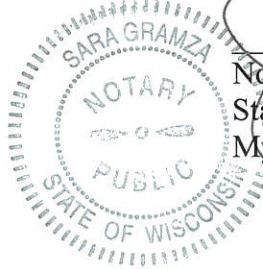
Joseph G. Schaefer
Joseph G. Schaefer - Senior Vice President

STATE OF)ss
COUNTY OF)

Personally came before me this 11 day of February, 2019 Joseph G. Schaefer of the above named Westbury Bank, to me known as the person who executed the foregoing instrument, and to me known to be the Senior Vice President of the Westbury Bank and acknowledged that they executed the foregoing instrument as such officer as the deed of _____ by it authority.



John W. Jahnke
JOHN W. JAHNKE - Wis. Reg. No. S-917
Dated this 27th day of DECEMBER, 2018



Sara Gramza
Notary Public - Sara Gramza
State of Wisconsin
My commission expires 03-26-22

OWNER: W22960 MARJEAN LANE LLC

Instrument drafted by John W. Jahnke

P.S. Pewaukee 3536

CERTIFIED SURVEY MAP NO. _____

Sheet 4 of 4

Part of the NW ¼ of the NW ¼ of Section 13, T7N, R19E

CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

Includes all of Lots 5, 6, 7, and 8, R & D INDUSTRIAL PARK and abutting unplatted lands

PLAN COMMISSION APPROVAL:

Approved by the Plan Commission, City of Pewaukee, this _____ day of _____, 201__.

STEVE BIERCE – CHAIRMAN

MICHAEL HASSLINGER – SECRETARY

COMMON COUNCIL APPROVAL:

Approved by the Common Council, City of Pewaukee, this _____ day of _____, 201__.

STEVE BIERCE – MAYOR

KELLY TARCZEWSKI – CLERK/TREASURER



John W. Jahnke
JOHN W. JAHNKE, Wis. Reg. No. S-917
Dated this 27th day of DECEMBER, 2018

OWNER: W22960 MARJEAN LANE LLC

Instrument drafted by John W. Jahnke

P.S. Pewaukee 3536



Office of the Planner & Community Development Director
W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-0770 Fax (262) 691-1798
fuchs@pewaukee.wi.us

REPORT TO THE PLAN COMMISSION

Meeting of March 21, 2019

Date: March 12, 2019

Project Name: NCL Graphic Specialties Certified Survey Map

Project Address/Tax Key No.: approximately N29W22960 Marjean Lane /Tax Key Nos. 0914008, 0914007, 0914006, 0914005 and 0914973001

Applicant: NCL Graphic Specialties, Inc.

Property Owner: W22960 Marjean Lane LLC

Current Zoning: M-2 Limited Industrial District

Proposed Zoning: Same

2050 Land Use Map Designation: Manufacturing/Fabrication/Warehousing

Use of Surrounding Properties: CP Rail System to the north and industrial to the south, east and west

Project Description

At their November 15, 2018 meeting, the Plan Commission approved site and building plans for NCL Graphic Specialties, Inc. to allow for the rebuilding of a portion of the existing building that was damaged by fire, subject to combining the five existing parcels into a single lot per Section 18.0602 of the City's Land Division Ordinance.

As required by that approval, the applicant has submitted a certified survey map to combine the five separate lots that consist of the total development site of NCL Graphic and Specialties into a single parcel.

With approval of the CSM, a 7.73-acre parcel will be created and parking and building setback issues resulting from the interior property lines will be eliminated.

All properties are currently zoned M-2 Limited Industrial District, so split zoning is not an issue.

Recommendation

A motion recommending approval of a 1 Lot Certified Survey Map combining the five existing properties located at approximately N29W22960 Marjean Lane, bearing Tax Key Nos. 0914008, 0914007, 0914006, 0914005 and 0914973001, subject to the following conditions being met to the satisfaction of the City Planner and prior to recording the CSM with the Waukesha County Register of Deeds:

1. Per Section 18.0602, the proposed lot lines to be removed shall be labeled as "previous lot line – to be removed."

2. The following information shall be shown on the face of the CSM as required by Section 18.0603b:
 - a. Setbacks or Building Setback Lines required by the Plan Commission or other City or County Ordinances;
 - b. A Required Preliminary CSM shall include existing and proposed contours as set forth in Section 18.0601
3. The Plan Commission secretary name shall be corrected to Brandon Bergman, Secretary.
4. Properties not being created by the CSM shall be outlined in a lighter dashed line, opposed to a bold line matching the Lot 1 boundary. Specifically these adjacent lots must be identified as Lot 3, 4, 9 and 10 of the R & D Industrial Park subdivision plat.
5. The owner address shall be relocated on Sheet 1 to not overlap with “IPF.”

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 7.**

DATE: March 21, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding the Request of Briohn Building Corporation to Vacate Approximately 0.1320 Acre of City of Pewaukee Right-of-Way and Attach the Entirety to Property Located at W226 N918 Northmound Road For the Purpose of Accommodating the Development of a 131,400 Square Foot Industrial Building (PWC 0962998005)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Briohn Northmound ROW Vacation Request

Briohn Northmound ROW Vacation Exhibit A

Briohn Northmound ROW Vacation Exhibit B

Briohn Northmound ROW Vacation Site

Briohn Northmound ROW Vacation Resolution

Briohn Northmound ROW Vacation Staff Report

January 21, 2019

Nick Fuchs
Planner & Community Development Director
City of Pewaukee
W240 N3065 Pewaukee Road
Pewaukee, WI 53072

Re: Northmound Drive – Road Vacation
BBC Northmound, LLC Project

Dear Mr. Fuchs,

This letter is being written to request that the City of Pewaukee vacate a portion of the undeveloped Northmound Drive right-of-way. Northmound Drive is located in the Northwest Quarter (NW 1/4) of Section 25, Town 7 North, Range 19 East, generally north of Bluemound Road (CTH JJ) and south of I-94.

Northmound Drive extends northerly off of Eastmound and Westmound Drives and the first 245 feet of Northmound Drive has previously been constructed. This portion of Northmound Drive serves the properties located at W226 N900 Eastmound Drive and W227 N937 Westmound Drive. The northern 400 feet of Northmound Drive was dedicated as part of Certified Survey Map No. 9037 recorded on August 28, 2000. This portion of the road was never constructed. There is an existing driveway (17.5' +/- wide) in the right-of-way that serves the City wellhouse on Lot 1 of Certified Survey Map No. 7099.

BBC Northmound, LLC is proposing to construct a 131,400 square foot building on the property located on the east side of Northmound Drive. The proposal is to construct a cul-de-sac at the end of the existing road. This cul-de-sac will provide access to the new building, to the Pewaukee Sanitary District wellhouse, and right-of-way frontage to the Payne & Dolan property on the west side of Northmound Drive. The cul-de-sac will be developed to City standards. With this proposed road layout, a portion of Northmound Drive can be vacated and that portion is the portion being requested with this letter.

The City of Pewaukee has a Street Right-of-Way Vacation Process and, in the process, it notes that the applicant shall obtain signatures of the property owners abutting the proposed vacated areas and owners within 2650' on the subject road. In this case, there are three property owners that abut the proposed vacated areas and two other property

owners that have properties on Northmound Drive. Attached to this letter are the signatures of the owners, in support of the requested street vacation.

Please contact me if you should have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Johnson', with a large, stylized flourish extending to the right.

Roger W. Johnson
Managing Member
Silver Creek Apartments
20711 Watertown Rd
Suite A
Waukesha, WI 53186

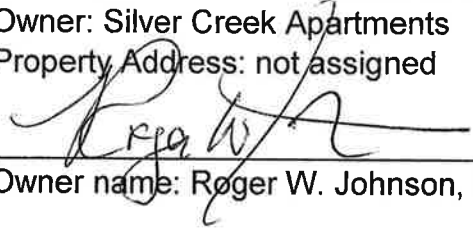
Properties abutting the proposed vacated Northmound Drive:

Tax Key Number: PWC 0962998004
Owner: City of Pewaukee Sanitary District #3
Property Address: not assigned

Owner name:

Date: _____

Tax Key Number: PWC 0962998005
Owner: Silver Creek Apartments
Property Address: not assigned



Owner name: Roger W. Johnson, Managing Member

Date: 1/22/2019

Properties also located on Northmound Drive:

Tax Key Number: PWC 0963999028
Owner: Nagawicka View Dairy Farm Inc
Property Address: W226 N900 Eastmound Drive



Owner name:

Date: 1-22-19

Tax Key Number: PWC 0963999027
Owner: Nagawicka View Dairy Farm Inc
Property Address: W227 N937 Westmound Drive

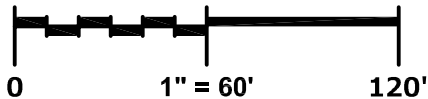


Owner name:

Date: 1-22-19



GRAPHICAL SCALE (FEET)



LOT 1
C.S.M. NO. 11653
TAX KEY #
PWC0962995008
OWNER: PAYNE
& DOLAN INC

LOT 19
C.S.M. NO. 3996

SHEET 1 OF 2

S89°12'34"E
14.05'

NORTHMOUND DRIVE

NORTHMOUND DRIVE

LOT 1
C.S.M. NO. 7099
TAX KEY #
PWC0962998004
OWNER: PEWAUKEE
SANITARY DISTRICT #3

DIS=107.47' ((R) 108.08')(CSM 9037)
RAD=80.00'
CHD=99.57' ((R) 100.04')(CSM 9037)
CB=S14°34'11"E ((R) S14°47'05"E)
(CSM 9037)

VACATED
NORTHMOUND
DRIVE
5,750 SQ. FT.
0.1320 ACRES

N00°55'01"E 191.67'

PROPOSED RIGHT-OF-WAY LINE

S23°54'59"W
104.01'
((R) N23°54'53"E)
(CSM 9037)

P.O.B.

LOT 1
C.S.M. NO. 9037
TAX KEY #
PWC0962998005
OWNER: SILVER CREEK
APARTMENTS

NE CORNER, NW 1/4 SEC. 25, T7N, R19E
(FOUND CONC. MON. W/ BRASS CAP)

EXISTING RIGHT-OF-WAY LINE
N00°55'01"E 191.30'

EXISTING RIGHT-OF-WAY LINE

N89°12'34"W 959.72'
((R) N89°12'34"W (CSM 7099 & 9037))
((R) N89°12'48"W (CSM 3902 & 3997))

LOT 20
C.S.M. NO. 3997

SE CORNER, NW 1/4 SEC. 25, T7N, R19E
(FOUND CONC. MON. W/ BRASS CAP)

1185.75'
EAST LINE OF THE NW 1/4 SEC. 25, T7N, R19E
S01°18'46"E 2646.02' MEASURED
1460.27'



EXHIBIT

PINNACLE ENGINEERING GROUP

15850 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005

Page 5 of 10

WWW.PINNACLE-ENGR.COM

02/19/19

PLAN | DESIGN | DELIVER

PEG JOB#1174.00

LEGAL DESCRIPTION OF VACATED NORTHMOUND DRIVE:

Being a part of the Northeast 1/4 of the Northwest 1/4 of Section 25, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin, described as follows:

Commencing at the northeast corner of the Northwest 1/4 of said Section 25; thence South 01° 18' 46" East along the east line of said Northwest 1/4, 1185.75 feet; thence North 89° 12' 34" West, 959.72 feet to the east right of way line of Northmound Drive; thence North 00°55'01" East along said east right of way line, 191.30 feet to the Point of Beginning;

Thence continuing North 00°55'01" East, 191.67 feet; thence South 89°12'34" East, 14.05 feet to the aforesaid east right of way line and a point on a curve; thence southeasterly 107.47 feet along the arc of said curve to the right and said east right of way line, whose radius is 80.00 feet and whose chord bears South 14°34'11" East, 99.57 feet; thence South 23°54'59" West along said east right of way line, 104.01 feet to Point of Beginning.

Said lands containing 5,750 square feet (0.1320 acres) of Northmound Drive to be vacated.

SHEET 2 OF 2



EXHIBIT

PINNACLE ENGINEERING GROUP

15850 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005

Page 6 of 10

WWW.PINNACLE-ENGR.COM

02/19/19

PLAN | DESIGN | DELIVER

PEG JOB #1174.00

LEGAL DESCRIPTION OF VACATED NORTHMOUND DRIVE:

Being a part of the Northeast 1/4 of the Northwest 1/4 of Section 25, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin, described as follows:

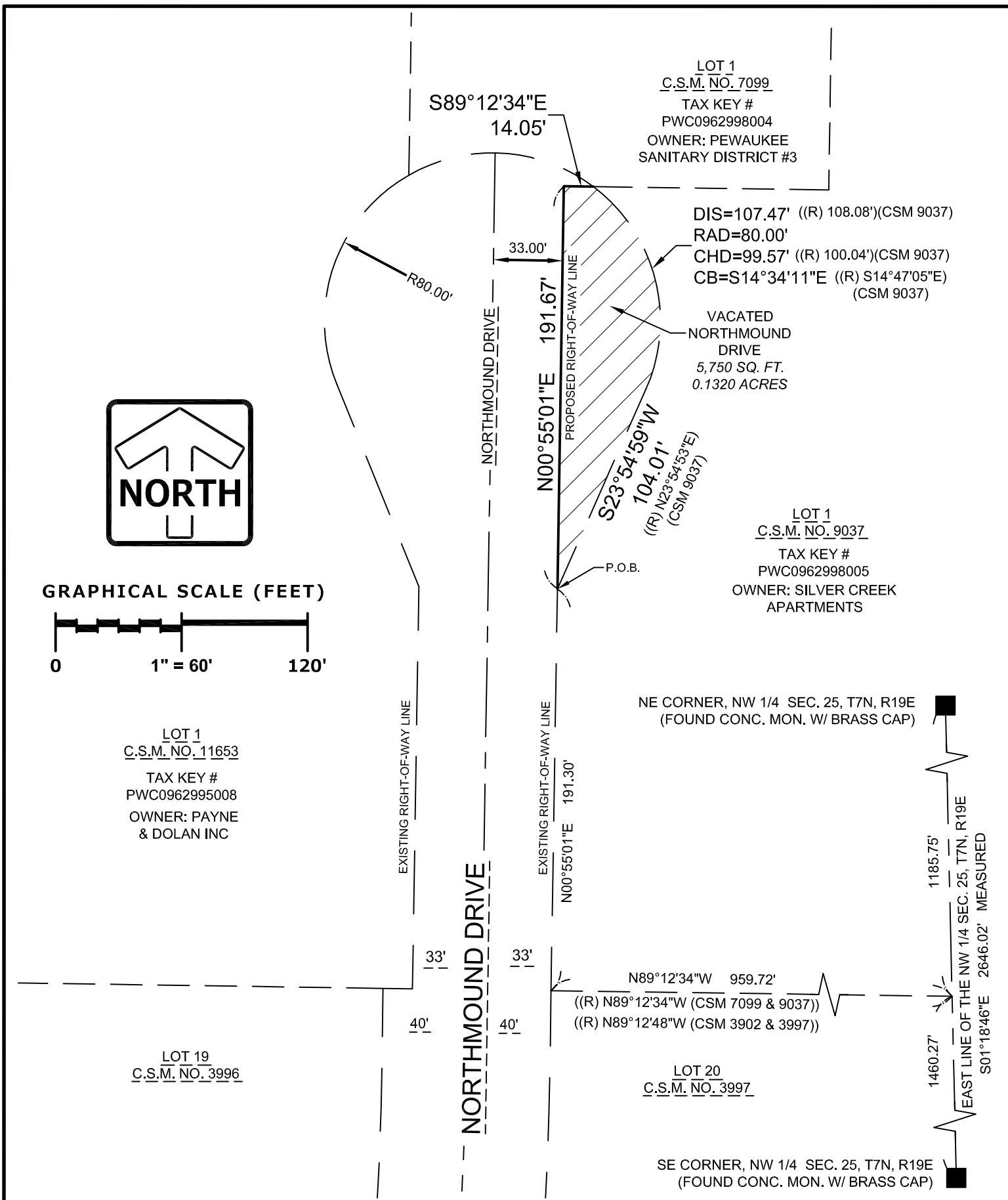
Commencing at the northeast corner of the Northwest 1/4 of said Section 25; thence South 01° 18' 46" East along the east line of said Northwest 1/4, 1185.75 feet; thence North 89° 12' 34" West, 959.72 feet to the east right of way line of Northmound Drive; thence North 00°55'01" East along said east right of way line, 191.30 feet to the Point of Beginning;

Thence continuing North 00°55'01" East, 191.67 feet; thence South 89°12'34" East, 14.05 feet to the aforesaid east right of way line and a point on a curve; thence southeasterly 107.47 feet along the arc of said curve to the right and said east right of way line, whose radius is 80.00 feet and whose chord bears South 14°34'11" East, 99.57 feet; thence South 23°54'59" West along said east right of way line, 104.01 feet to Point of Beginning.

Said lands containing 5,750 square feet (0.1320 acres) of Northmound Drive to be vacated.



Exhibit B





SITE PLAN

$$T'' = 100'$$


RESOLUTION NO. __-__

A RESOLUTION TO VACATE APPROXIMATELY 0.1320 ACRE OF RIGHT-OF-WAY CONSISTING OF A PORTION OF A PLANNED CUL-DE-SAC, WHICH EXTENDS ALONG THE EAST SIDE OF NORTHMOUND DRIVE, GENERALLY LOCATED SOUTH OF INTERSTATE 94 AND NORTH OF EASTMOUND DRIVE, DIRECTLY ADJACENT TO PROPERTY LOCATED AT W226N918 NORTHMOUND DRIVE BEARING TAX KEY NO. 0962-998-005, PROPERTY BEARING TAX KEY NO. 0962-998-004, AND PROPERTY LOCATED ALONG THE WEST SIDE OF NORTHMOUND DRIVE AT N5W23000 BLUEMOUND ROAD BEARING TAX KEY NO. 0962-995-008

WHEREAS, the Common Council of the City of Pewaukee finds that the public interest requires that approximately 0.1320 acre of right-of-way consisting of a portion of a planned cul-de-sac, which extends along the east side of Northmound Drive, generally located south of Interstate 94 and north of Eastmound Drive, directly adjacent to property located at W226N918 Northmound Drive bearing Tax Key No. 0962-998-005 (Silver Creek Apartments, owner), property bearing Tax Key No. 0962-998-004 (Sanitary District #3, owner), and property located along the west side of Northmound Drive at N5W23000 Bluemound Road bearing Tax Key No. 0962-995-008 (Payne & Dolan, Inc., owner) be discontinued, pursuant to Wis. Stat. § 66.1003(4); and

WHEREAS, such portion of the approximately 0.1320 acre of right-of-way consisting of a portion of a planned cul-de-sac, which extends along the east side of Northmound Drive, generally located south of Interstate 94 and north of Eastmound Drive, directly adjacent to property located at W226N918 Northmound Drive bearing Tax Key No. 0962-998-005 (Silver Creek Apartments, owner), property bearing Tax Key No. 0962-998-004 (Sanitary District #3, owner), and property located along the west side of Northmound Drive at N5W23000 Bluemound Road bearing Tax Key No. 0962-995-008 (Payne & Dolan, Inc., owner) is more particularly described upon Exhibit A annexed hereto and the map annexed hereto as Exhibit B; and

WHEREAS, notice of pendency of proceedings to vacate the subject property was submitted to the Office of the Register of Deeds for Waukesha County on _____, 2019, by way of a copy of this Resolution as introduced, for recording as may be required pursuant to Wis. Stat. § 840.11; and

WHEREAS, this Resolution was first introduced before the Common Council of the City of Pewaukee at its regular meeting on March 18, 2019; and

WHEREAS, the Common Council scheduled a Public Hearing upon this Resolution pursuant to Wis. Stat. § 66.1003(4)(b) for May 20, 2019; with notice of such hearing being published as a Class III notice in the Official City Newspaper, with the first publication date being April 28, 2019; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Pewaukee, Wisconsin, that pursuant to the authority vested in the Common Council by Wis. Stat. § 66.1003(4)(b), that the portion of the approximately 0.1320 acre of right-of-way consisting of a portion of a planned cul-de-sac, which extends along the east side of Northmound Drive, generally located south of Interstate 94 and north of Eastmound Drive, directly adjacent to property located at W226N918 Northmound Drive bearing Tax Key No. 0962-998-005 (Silver Creek Apartments, owner), property bearing Tax Key No. 0962-998-004 (Sanitary District #3, owner), and property located along the west side of Northmound Drive at N5W23000 Bluemound Road bearing Tax Key No. 0962-995-008 (Payne & Dolan, Inc., owner) as described upon Exhibit A and Exhibit B annexed hereto and incorporated herein, be and the same is hereby discontinued and vacated.

BE IT FURTHER RESOLVED, that the City Clerk be and the same is hereby directed to record a copy of this Resolution with the Register of Deeds for Waukesha County.

Passed and adopted this _____ day of _____, 2019.

FOR THE COMMON COUNCIL OF THE CITY OF
PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

ATTEST:

Steve Bierce, Mayor

Kelly Tarczewski, Clerk/Treasurer



Office of the Planner & Community Development Director
W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-0770 Fax (262) 691-1798
fuchs@pewaukee.wi.us

REPORT TO THE PLAN COMMISSION

Meeting of March 21, 2019

Date: March 12, 2019

Project Name: Briohn Building Corporation Northmound Industrial Site

Project Address/Tax Key No.: W226N918 Northmound Drive/PWC0962998005

Applicant: Briohn Building Corporation

Property Owner: Silver Creek Apartments

Current Zoning: M-2 Limited Industrial District

Proposed Zoning: Same

2050 Land Use Map Designation: Manufacturing / Fabrication / Warehousing

Use of Surrounding Properties: I-94 to the north, industrial to the south and east and institutional to the west

Introduction/Project Description

Attached is a request to vacate approximately 0.1320 acre (5,570 square feet) of City of Pewaukee right-of-way consisting of a portion of a planned cul-de-sac, which extends along the east side of Northmound Drive, generally located south of Interstate 94 and north of Eastmound Drive, directly adjacent to property located at W226N918 Northmound Drive bearing Tax Key No. 0962-998-005 (Silver Creek Apartments, owner), property bearing Tax Key No. 0962-998-004 (Sanitary District #3, owner), and property located along the west side of Northmound Drive at N5W23000 Bluemound Road bearing Tax Key No. 0962-995-008 (Payne & Dolan, Inc., owner).

Northmound Drive is currently improved from Eastmound Drive, extending north approximately 260-feet where the pavement then narrows and continues north for about 400-feet to the Sanitary District #3 parcel. The full cul-de-sac, however, is not improved.

The applicant and property owner of the subject parcel are requesting to attach the entirety of the vacated right-of-way to the property at W226N918 Northmound Drive to accommodate the development of a 131,400 square foot industrial building. The developer is essentially proposing to shift the cul-de-sac bulb further south to better suit their development.

The attached application and materials further detail the request and illustrates the location of the subject right-of-way to be vacated. The submittal also includes a Preliminary CSM that illustrates the dedication of right-of-way for the proposed Northmound cul-de-sac.

Process/Next Steps

At their March 4, 2018 meeting, the Common Council reviewed the proposed right-of-way vacation and directed that the request be forwarded to the Plan Commission for review and recommendation. Note that the Council is scheduled to introduce the resolution and set the public hearing date at their March 18th meeting.

Following the March 21st Plan Commission meeting, the Council will then hold a public hearing and will ultimately approve or deny the request.

Recommendation

A motion to recommend approval of the right-of-way vacation consisting of a portion of a planned cul-de-sac, which extends along the east side of Northmound Drive, generally located south of Interstate 94 and north of Eastmound Drive, directly adjacent to property located at W226N918 Northmound Drive bearing Tax Key No. 0962-998-005 (Silver Creek Apartments, owner), property bearing Tax Key No. 0962-998-004 (Sanitary District #3, owner), and property located along the west side of Northmound Drive at N5W23000 Bluemound Road bearing Tax Key No. 0962-995-008 (Payne & Dolan, Inc., owner).

A motion recommending approval of a Preliminary Certified Survey Map for property located at W226N918 Northmound Drive.

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 8.**

DATE: March 21, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Preliminary Certified Survey Map for Briohn Building Corporation for Property Located at W226 N918 Northmound Drive for the Purpose of Dedicating the Right-of-Way (PWC 0962998005)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Briohn Northmound ROW Vacation CSM

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 1 of Certified Survey Map No. 9037 and a part of vacated Northmound Drive, being a part of the Northeast 1/4 of the Northwest 1/4 of Section 25, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin.

Subject Property
Zoning: M-2
Tax Key Number:
PWT 0962-998-005

LOT 20
C.S.M. NO. 3997
OWNER: NAGAWICKI
VIEW DAIRY FARM INC

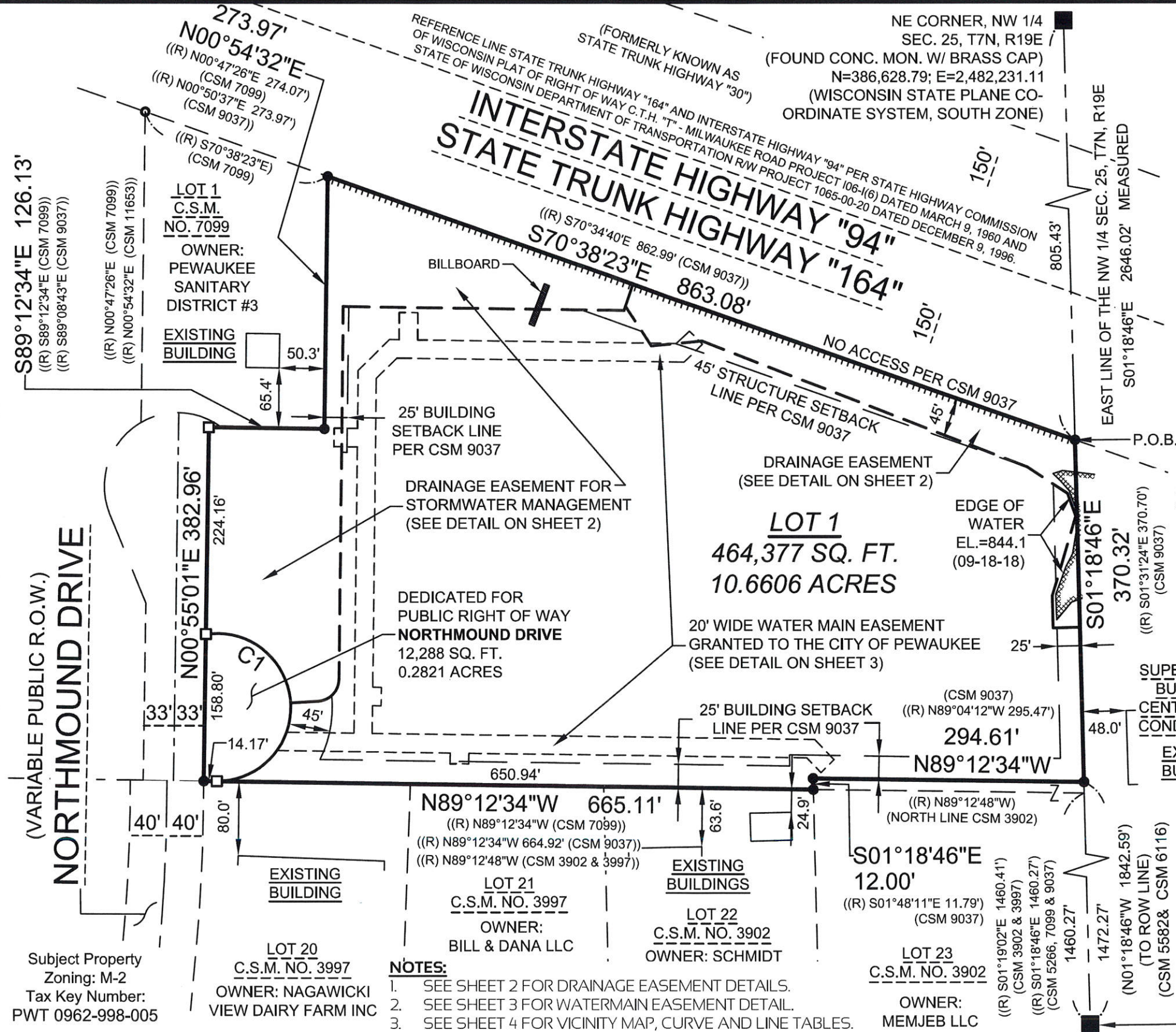
NOTES:

1. SEE SHEET 2 FOR DRAINAGE EASEMENT DETAILS.
2. SEE SHEET 3 FOR WATERMAIN EASEMENT DETAIL.
3. SEE SHEET 4 FOR VICINITY MAP, CURVE AND LINE TABLES.

LOT 21
C.S.M. NO. 3997
OWNER:
BILL & DANA LLC

LOT 22
C.S.M. NO. 3902
OWNER: SCHMIDT

LOT 23
C.S.M. NO. 3902
OWNER:
MEMJEB LLC



DATE: JANUARY 10, 2019
REVISED: FEBRUARY 19, 2019

LEGEND:

- Denotes Found 1" Iron Pipe
- Denotes Found 3/4" Iron Rod
- Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
- (R) - Denotes "Recorded As"
- CSM - Denotes "Certified Survey Map"
- ROW - Denotes "Right of Way"
- Denotes No Access

GRAPHICAL SCALE (FEET)



Prepared for:
BBC Northmound, LLC
3885 N. Brookfield Road, Suite 200
Brookfield, WI 53045

Prepared By:

PINNACLE ENGINEERING GROUP

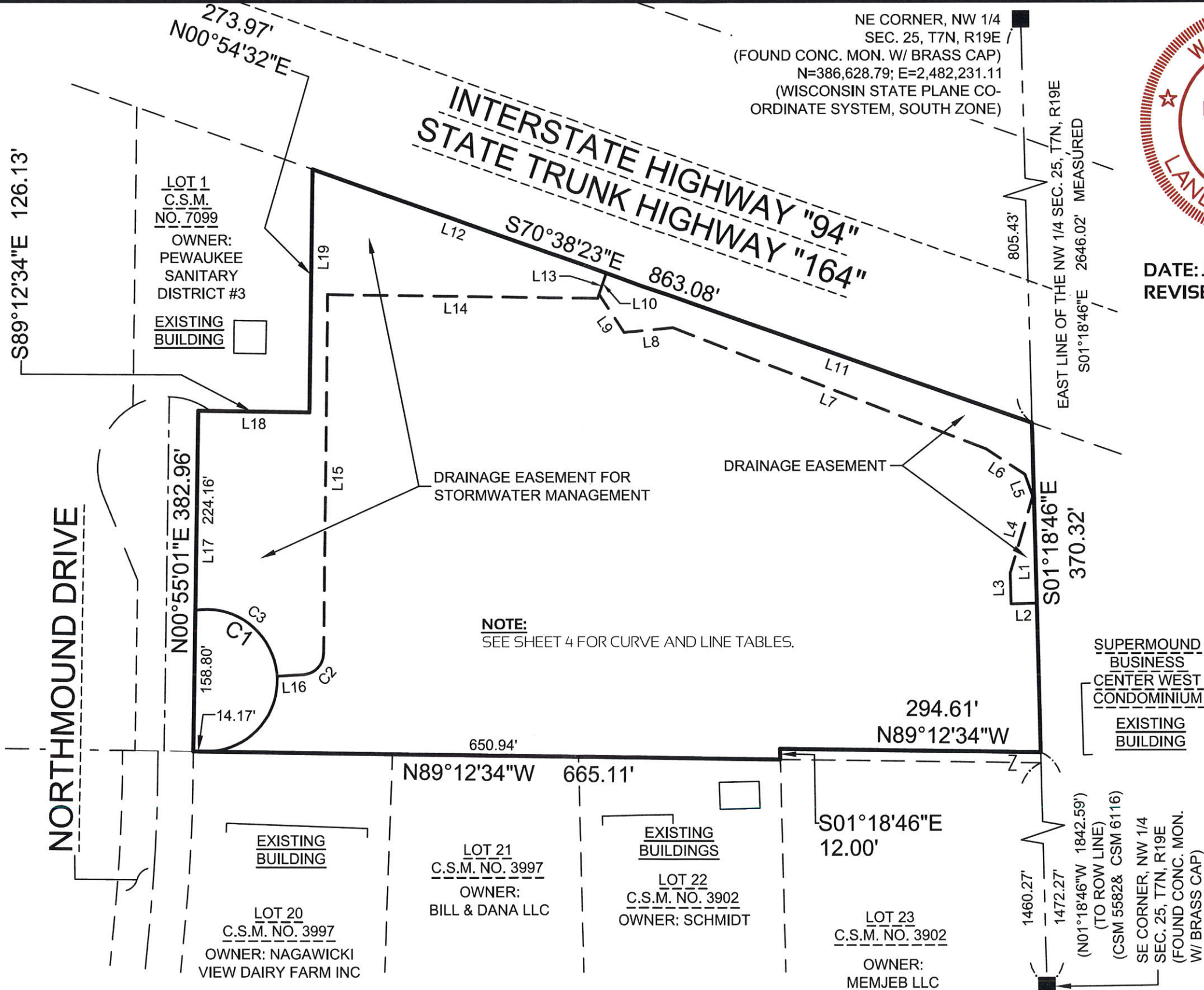
15850 BLUEMOUND ROAD 1 SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

PEG JOB#1174.00
SHEET 1 OF 7

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 1 of Certified Survey Map No. 9037 and a part of vacated Northmound Drive, being a part of the Northeast 1/4 of the Northwest 1/4 of Section 25, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin.



DATE: JANUARY 10, 2019
REVISED: FEBRUARY 19, 2019



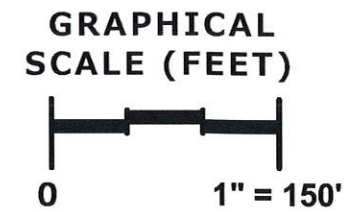
Prepared for:
BBC Northmound, LLC
3885 N. Brookfield Road, Suite 200
Brookfield, WI 53005

Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

PEG JOB#1174.00
SHEET 2 OF 7

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

Being all of Lot 1 of Certified Survey Map No. 9037 and a part of vacated Northmound Drive, being a part of the Northeast 1/4 of the Northwest 1/4 of Section 25, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin.



Prepared for:
BBC Northmound, LLC
3885 N. Brookfield Road, Suite 200
Brookfield, WI 53045

Prepared By:

PINNACLE ENGINEERING
15850 BLUEMOUND ROAD 1 SUITE
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This

PEG JOB#1174.00
SHEET 3 OF 7

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 1 of Certified Survey Map No. 9037 and a part of vacated Northmound Drive, being a part of the Northeast 1/4 of the Northwest 1/4 of Section 25, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin.

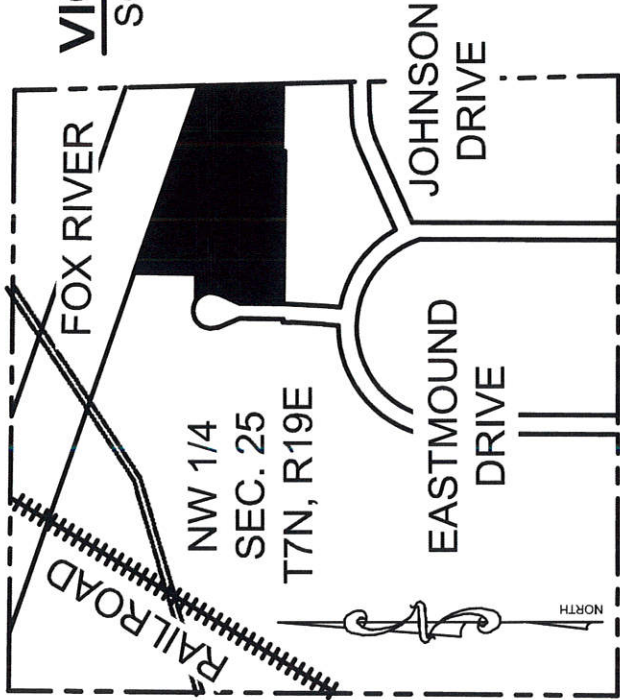
CURVE TABLE						
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN TANGENT OUT
C1	265.22'	80.00'	189°57'08"	N04°11'08"W	159.40'	N89°12'34"W S80°50'18"W
C2	35.94'	24.00'	085°48'06"	S43°41'29"W	32.68'	S00°47'26"W S86°35'32"W
C3	133.70'	80.00'	095°45'15"	N51°17'05"W	118.67'	N03°24'28"W S80°50'18"W
C4	76.65'	80.00'	054°53'36"	N63°20'38"E	73.75'	S89°12'34"E N35°53'50"E
C5	22.53'	80.00'	016°08'06"	N27°49'47"E	22.45'	N35°53'50"E N19°45'44"E

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S01°18'46"E	203.08'
L2	S88°41'14"W	29.14'
L3	N01°18'46"W	35.00'
L4	N16°37'07"E	90.00'
L5	N20°04'29"W	26.00'
L6	N56°36'13"W	52.25'
L7	N68°52'22"W	379.40'
L8	S84°33'08"W	55.21'
L9	N33°52'30"W	51.91'
L10	N19°21'37"E	25.29'
L11	S70°38'23"E	510.35'
L12	S70°38'23"E	352.73'
L13	S19°21'37"W	30.17'
L14	N89°12'34"W	306.13'
L15	S00°47'26"W	404.00'
L16	S86°35'32"W	30.05'
L17	N00°55'01"E	224.16'

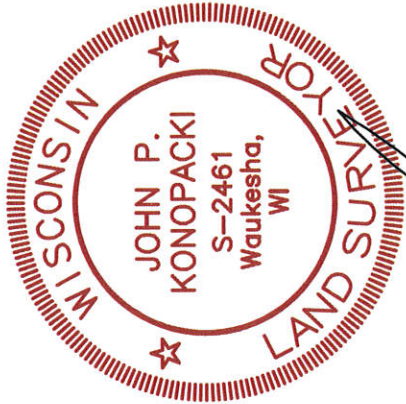
LINE TABLE		
LINE NO.	BEARING	DISTANCE
L18	S89°12'34"E	126.13'
L19	N00°54'32"E	273.97'
L20	S89°12'34"E	73.34'
L21	N00°47'26"E	310.00'
L22	N89°12'34"W	25.50'
L23	N00°47'26"E	20.00'
L24	S89°12'34"E	25.50'
L25	N00°47'26"E	62.86'
L26	N45°47'26"E	48.28'
L27	S89°12'34"E	10.43'
L28	N00°47'26"E	29.50'
L29	S89°12'34"E	20.00'
L30	S00°47'26"W	29.50'
L31	S89°12'34"E	283.29'
L32	N45°47'26"E	19.29'
L33	S44°12'34"E	20.00'
L34	S45°47'26"W	27.58'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L35	N89°12'34"W	313.72'
L36	S45°47'26"W	31.72'
L37	S00°47'26"W	334.57'
L38	S89°12'34"E	9.50'
L39	S00°47'26"W	20.00'
L40	N89°12'34"W	9.50'
L41	S00°47'26"W	30.00'
L42	S89°12'34"E	482.78'
L43	S44°12'34"E	30.41'
L44	S45°47'26"W	20.00'
L45	N44°12'34"W	22.12'
L46	N89°12'34"W	369.49'
L47	S00°47'26"W	11.50'
L48	N89°12'34"W	20.00'
L49	N00°47'26"E	11.50'
L50	N89°12'34"W	188.55'

INTERSTATE HIGHWAY "94"
STATE TRUNK HIGHWAY "164"



VICINITY MAP
SCALE 1"=1000'



Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD 1 SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

DATE: JANUARY 10, 2019
REVISED: FEBRUARY 19, 2019

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 1 of Certified Survey Map No. 9037 and a part of vacated Northmound Drive, being a part of the Northeast 1/4 of the Northwest 1/4 of Section 25, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

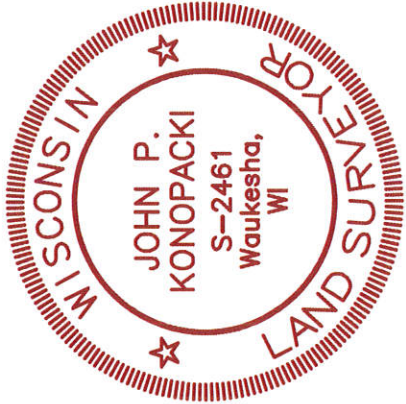
That I have surveyed, mapped and divided Lot 1 of Certified Survey Map No. 9037, as recorded in the Register of Deeds office for Waukesha County as Document No. 2586540 on August 28, 2000, and a part of vacated Northmound Drive, being a part of the Northeast 1/4 of the Northwest 1/4 of Section 25, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin, described as follows:

Commencing at the northeast corner of the Northwest 1/4 of said Section 25;
Thence South 01° 18' 46" East along the east line of said Northwest 1/4, 805.43 feet to the south right of way line of Interstate Highway "94" and the Point of Beginning;

Thence continuing South 01° 18' 46" East along said east line, 370.32 feet;
Thence North 89° 12' 34" West, 294.61 feet;
Thence South 01° 18' 46" East, 12.00 feet;
Thence North 89° 12' 34" West along the south line of Certified Survey Map No. 7099, 665.11 feet to the east right of way line of Northmound Drive;
Thence North 00°55'01" East along said east right of way line, 382.96 feet to the south line of Lot 1 of Certified Survey Map No. 7099;
Thence South 89° 12' 34" East along said south line, 126.13 feet to the east line of said Lot 1;
Thence North 00° 54' 32" East along said east line, 273.97 feet to the aforesaid south right of way line of Interstate Highway "94";
Thence South 70° 38' 23" East along said south right of way line, 863.08 feet to the Point of Beginning.

Dedicating the Westerly portion of subject property as graphically shown for public right of way purposes.
Containing 472,932 square feet (10.8570 acres) of land Gross and 460,644 square feet (10.5749 acres) of land Net more or less.
That I have made such survey, land division and map by the direction of BBC NORTHMOUND, LLC, owner of said land.
That such plat is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.
That I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes and the City of Pewaukee Land Division Ordinance surveying and mapping the land with in the certified survey map.

Date: JANUARY 10, 2019
Revised: FEBRUARY 19, 2019



John P. Konopacki
Professional Land Surveyor S-2461

NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Right of Way widths and locations are based on State Trunk Highway "164" and Interstate Highway "94" State Highway Commission of Wisconsin Plat of Right of Way C.T.H. "T" - Milwaukee Road Project 106-1(6) dated March 9, 1960 and State of Wisconsin Department of Transportation R/W Project 1065-00-20 dated December 9, 1996.
- Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The east line of the Northwest 1/4 of Section 25, Township 7 North, Range 19 East has a bearing of S01°18'46"E.
- Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55133C0212G dated NOVEMBER 05, 2014. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- Wetlands delineated by Heartland Ecological Group Inc. September 2018.
- Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Reference Benchmark: Concrete monument with brass cap at the northeast corner of the Northwest 1/4 Section 25, Town 7 North, Range 19 East, Elevation = 833.38.

Prepared By:

PINNACLE ENGINEERING GROUP

15850 BLUEMOUND ROAD | SUITE 210

BROOKFIELD, WI 53005

OFFICE: (262) 754-8888

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 1 of Certified Survey Map No. 9037 and a part of vacated Northmound Drive, being a part of the Northeast 1/4 of the Northwest 1/4 of Section 25, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin.

OWNER'S CERTIFICATE OF DEDICATION

BBC NORTHMOUND, LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, mapped and dedicated as represented on this certified survey map.

BBC NORTHMOUND, LLC, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

1. City of Pewaukee

IN WITNESS WHEREOF, the said BBC NORTHMOUND, LLC has caused these presents to be signed by (name - print) _____, (title) _____, at _____ County, Wisconsin, on this _____ day of _____, 2019.

In the presence of: BBC NORTHMOUND, LLC

Name (signature) - Title _____

STATE OF WISCONSIN) COUNTY) SS

Personally came before me this _____ day of _____, 2019, (name) _____, of the above named BBC NORTHMOUND, LLC, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ (title) of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability, by its authority.

Notary Public _____
Name: _____
State of Wisconsin _____
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, mapping and dedication of the land described in the foregoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

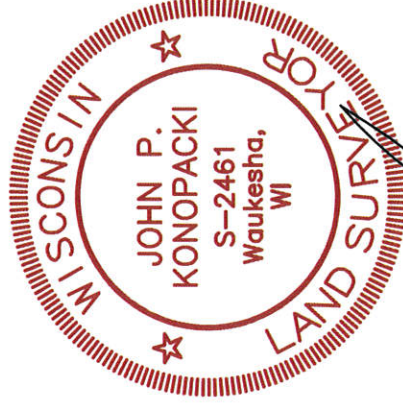
IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____, its President, and its corporate seal to be hereunto affixed this _____ day of _____, 2019.

Date _____ President _____

STATE OF WISCONSIN) COUNTY) SS

Personally came before me this _____ day of _____, 2019, _____, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

Notary Public _____
Name: _____
State of Wisconsin _____
My Commission Expires: _____



DATE: JANUARY 10, 2019
REVISED: FEBRUARY 19, 2019

Prepared By: **PINNACLE ENGINEERING GROUP**
15850 BLUEMOUND ROAD 1 SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 1 of Certified Survey Map No. 9037 and a part of vacated Northmound Drive, being a part of the Northeast 1/4 of the Northwest 1/4 of Section 25, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin.

PLAN COMMISSION APPROVAL

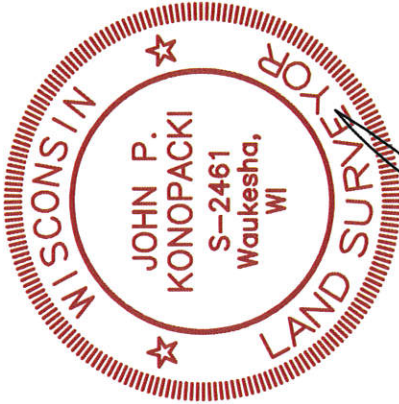
Approved by the Plan Commission of the City of Pewaukee, Wisconsin, on this _____ day of _____, 2019.

Date _____
Steve Bierce, Chairman
Date _____
Secretary

COMMON COUNCIL APPROVAL

Approved by the Common Council of the City of Pewaukee, Wisconsin, on this _____ day of _____, 2019.

Date _____
Steve Bierce, Mayor
Date _____
Kelly Tarczewski, City Clerk - Treasurer



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