Planning Department
W239 N2242 Pewaukee Road
Waukesha WI 53188
Phone: 262-691-0770

PLAN COMMISSION
MEETING NOTICE AND AGENDA
Thursday, July 17, 2025
6:00 PM
REVISED
Pewaukee City Hall Common Council Chambers
W240N3065 Pewaukee Road, Pewaukee, WI

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1. Call to Order and Pledge of Allegiance

2. Discussion and Action Regarding Approval of Plan Commission Meeting Minutes

   2.1 October 17, 2024

3. T-Mobile Property Located at N19 W24075 Riverwood Drive as Requested by XEC, Inc. (PWC 0949998010)

   3.1 Discussion and Action Regarding Site and Building Plan Review and Approval of the Installation of a Ten-Foot Tall Security Fence

4. Ronnie and Karen Strand Property Located on Lot 1 of Edgewood Avenue (PWC 0935029)

   4.1 Discussion and Action and Public Hearing to Rezone the Subject Property from B-3 General Business to Rs-7 Single-Family Residential

5. Pewaukee Retail Partners, LLC Property Located at N20 W22951 Watertown Road Suites 107 and 111 as Requested by Hatch Fitness LLC (PWC 0958982004)

   5.1 Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit to Allow a Physical Fitness Facility Within an Existing Tenant Space

6. Waukesha County Parks and Land Use Property Located at W262 N4656 Ryan Road (PWC 0881999001 & PWC 0878998)

   6.1 Discussion and Action and Public Hearing to Rezone the Subject Property from Rs-3 Single-Family Residential and A-1 Agricultural to P-1 Park and Open Space

7. Pewaukee Golf Club Multi-Family Development Located at N12 W26506 Golf Road as Requested by Land by Label (PWC 0941988104 & PWC 0944994)

   7.1 Discussion and Action Regarding Site and Building Plans for Approval of Improvements for a Multi-Family Residential Development (PWC 0944994)

8. Ken Weber Towing Service Property Located at N27 W26560 Prospect Avenue (PWC 0930984001)

   8.1 Discussion and Action Regarding Site and Building Plans for Approval of Landscaping and Fencing on the Property

9. Discussion and Action and Public Hearing for Bielinski Homes to Rezone Property Located at W240 N2687 Pewaukee Road from B-6 Mixed Use Business to Rm-3 Multi-Family Residential (PWC 0924995) - PETITION WITHDRAWN

10. Adjournment

Ami Hurd
Deputy Clerk
Community Development Coordinator
7/14/2025

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/Community Development Director Nick Fuchs, at (262) 691-6007 three business days prior to the meeting so that arrangements may be made to accommodate your request.

In attendance:
Mayor S. Bierce, Alderwoman C. Brown, D. Kiser, D. Linsmeier, and A. Schoenemann.

Also in attendance:
City Planner & Community Development Director N. Fuchs, Administrator S. Klein, Department of Public Works Director M. Wagner, and Deputy Clerk/Community Development Coordinator A. Hurd.

1. Call to Order and Pledge of Allegiance

   Chairman Bierce called the meeting to order at 6:00pm and requested everyone stand for the Pledge of Allegiance.

2. Discussion and Action Regarding Approval of the May 16, 2024 Meeting Minutes

   A motion was made and seconded (D. Kiser, A. Schoenemann) to approve the May 16, 2024 meeting minutes. Motion Passed: 5-For, 0-Against.

3. Discussion and Action Regarding a Certified Survey Map for Cedar Gables to Combine Two Properties Located at N18 W22670 Watertown Road (PWC 0958990005, PWC 0958990006)

   Mr. Fuchs stated the CSM is to combine the two properties into a single parcel. The development was formerly known as Ancient Oaks. There are no changes to the development itself, and the CSM was the next step in the process, as it dedicates the public right-of-way for the road.

   A motion was made and seconded (D. Kiser, A. Schoenemann) to approve the Certified Survey Map for Cedar Gables. Motion Passed: 5-For, 0-Against.

4. Discussion and Action Regarding the Site and Building Plans for KD Glass for Property Located at W227 N4755 Duplainville Road for the Purpose of Residing and Reroofing the Existing Barn (PWC 0866997004)

   Mr. Fuchs stated there is a barn structure on the property to the northeast of the building and KD Glass is looking to reside and reroof it. They would be using a black metal roof and a vertical fiber cement siding. Mr. Fuchs noted staff had no objections to the proposal. The idea is to make it look like a traditional barn.

   Commissioner Brown was under the impression that the barn would match the existing building, and she felt it would look like a sore thumb painted red. Mr. Fuchs clarified that at the time that condition was placed, it was unknown what was going to happen to the structure, but they now want the traditional barn look.

   Chairman Bierce stated he preferred that the barn match the building, but he felt it was a wink and nudge to the City's heritage and was fine with it.

Commissioner Schoenemann stated she did not mind it and felt it looked traditional with quality materials. She felt it would be a big improvement to their property.

A motion was made and seconded (D. Linsmeier, A. Schoenemann) to approve the Site and Building Plans for KD Glass. Motion Passed: 4-For, 1-Against (Brown).

5. Discussion and Action Regarding the Site and Building Plans for Waukesha Gun Club for the Purpose of Constructing a Permanent Five-Stand Shooting Structure for Property Located at N22 W23170 Watertown Road (PWC 0920998)

Mr. Fuchs stated this was the same structure that was reviewed and approved in November of 2022, but the project did not move forward at that time. There are no changes from the last review and the same conditions are in the staff report. They do plan to request to the Council that the stormwater management improvements be prolonged within a two-year timeframe. Mr. Fuchs recommended approval.

Ms. Wagner referred to the stormwater delay and noted it was challenging because this is a very flat site. They have been working with an engineer and struggled to come up with a design and are trying to decide how to move forward. There may be future additions, which would change the impervious area. She felt there would be penalties for not completing it within the timeframe.

Eric, with Waukesha Gun Club, stated the goal was to beautify the property, and they have already added 18 arborvitaes on the sides of two existing buildings. He noted they are trying to replace a temporary structure that is already on the concrete pad with something permanent that looks much better. He also mentioned that they have already pulled out almost a half-acre of old concrete on the property.

Larry Marincic (N30 W22121 Green Road) suggested the City do some negotiating with the hours of operation. He questioned how the contaminated water in the area would impact the stormwater management.

A motion was made and seconded (C. Brown, D. Kiser) to approve the Site and Building Plans for Waukesha Gun Club, contingent on recommending to the Common Council that the stormwater management is completed within two years. Motion Passed: 5-For, 0-Against.

6. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for Autumn Hill Academy for Property Located at N25 W23050 Paul Road for the Purpose of a Proposed Public Charter School (PWC 0917995006)

Mr. Fuchs stated this was a charter school that would initially include grades 6 through 10 and would later add grades 11 and 12. The initial enrollment would be 216 students, and the maximum enrollment would be 360 students. The Plan Commission will need to determine if this is similar and compatible with the B-6 District and the surrounding uses. Mr. Fuchs noted that there are traffic concerns, and he is recommending denial of the application. He stated the applicant has put together a substantial plan to address the parking, traffic, and the number of vehicles entering the property. Staff's biggest concern is that traffic would potentially back up onto Paul Road and Highway F.

It was noted that Pewaukee High School has an Insight Program across the street from this property. Mr. Fuchs added that the property is zoned B-6 and is isolated, and the surrounding properties are zoned M-4. He mentioned that the school would be leasing the building so the building owner will still have to pay property taxes.

Commissioner Brown and Chairman Bierce requested the Sheriff's Lieutenant review the proposal.

Commissioner Schoenemann stated the exit traffic was a concern, but she felt it was more about the internal traffic safety and not about Paul Road or Highway F. She felt the buses would not be able to make the turning radius safely.

Maria Luther, Board Chairperson for Autumn Hill Academy, introduced herself and Jeff Peterson, the head of the school. Mr. Peterson explained the cluster bus stop, which is where a student meets at a central location to get on a bus together, and they plan to have four cluster stops, but potentially up to six. The cluster stops could be located at a park and ride, or a centralized location for students in a specific geographical area.

Ms. Luther noted that they would use a car pass system, which would drastically limit the amount of traffic. They would control how many parking passes are distributed, and they would hold a lottery if the demand is more than available. Ms. Luther stated they are proposing 50 car passes. Parents are only allowed to drop off and pick up on site if they have a car pass, otherwise, they will need to use one of the cluster stops. She noted that buses will enter from the east entry, which is not available to parents. Ms. Luther expected four buses in the first year, and six buses at maximum. They will also offer a 40-minute soft-start to their day so that not every student is coming at the exact same time, and the traffic will naturally be staggered. In the afternoon, the buses will arrive five minutes after dismissal time so that the 50 car passholders can get through the route and be gone before the buses arrive. Ms. Luther then discussed the timing as it relates to cars and buses per minute.

Chairman Bierce felt the estimates were low. Commissioner Brown stated she was worried about school staff having to police this, as it takes away from the teaching. She wanted to see this in a different location in this section with better parking.

Ms. Luther noted that disciplinary measures would be taken for families that ignore and disregard the rules.

Commissioner Linsmeier felt this looked like a good plan and he was not overly concerned with the traffic.

Mr. Fuchs clarified that staff wanted to see the turning radius and movements, and a traffic engineer would need to draw up a plan to show the radius it would take for a bus to turn.

Commissioner Brown stated she wanted to prevent buses from parking on Paul Road or Highway F before they come to the school. She suggested adding that to the list of restrictions. She also suggested including a condition that the driveway on the back end of building be left clear at all times for a fire or EMS lane.

Commissioner Kiser was concerned about the Insight program across the street with 45 kids and the traffic generated from that program and the industrial park traffic. He felt there would be backups on Paul Road and Highway 164 and felt there needed to be another access point to the north.

Commissioner Schoenemann was concerned that most of the classrooms did not have any daylight. She recommended investing in taking down some walls to create classrooms with actual daylight and finding suitable outdoor areas to meet in, if there is no gym.

Ms. Luther summarized that they need to have an engineer complete a turning radius study, limit the student driver parking to 22, and limit the car passes for parents dropping off to 50.

Commissioner Kiser noted that he objected to the entire project. He felt it was a great concept but the wrong spot.

Kerry Chapko (N23 W23800 Talon Court) felt the school would comply with the traffic rules and would prioritize the needs of each unique child.

A motion was made and seconded (C. Brown, D. Linsmeier) to table the Conditional Use Permit for Autumn Hill Academy to the November 21, 2024 Plan Commission meeting for a turning radius exhibit, and adding conditions to limit the parking passes to 22, keeping the west drive lane clear for emergency access, and bus staging and no parking within the public rights-of-way. Motion Passed: 5-For, 0-Against.

7. Discussion Regarding a Conceptual Review for Briohn Building Corp. for the Review of a Proposed Industrial Development for Property Located at N47 W26699 Lynndale Road (PWC 0882999)

Joe Jursenas with Briohn Building Corporation introduced himself and Mike Miksich, and noted they were partnering with Brian and Kevin Kazmierczak. He stated they were attempting to development the Winkleman farm, located north of Highway 16, south of Lynndale Road. The total site is approximately 165 acres with 125 developable acres and approximately 40 acres of undevelopable conservancy, wetlands, lowlands, and floodplain. Mr. Jursenas stated the northwest portion of the site was planned for low-density residential, and there would also be a retail and mixed-use/office aspect on the site. The majority of the site would be used for industrial or light manufacturing.

Commissioner Brown mentioned that she would rather see the road coming to Lindsay Road.

Mr. Jursenas noted that there would be a request for a TIF. He added that there would be some heavy semi-truck traffic, as the buildings would be industrial and include loading docks.

Commissioner Linsmeier felt the use fit this location. Commissioner Schoenemann stated she liked the intent of the project.

Discussion took place regarding the potential truck traffic.

Ms. Wagner noted that there were no utilities in the area, and the closest watermain was in Swan Road, several miles to the east of the subject property. She mentioned that they have had discussions with the Village on various options to bring utilities to the area and they are doing ongoing studies.

No action was taken.

8. Discussion Regarding a Conceptual Review for Bielinski Homes for the Review of a Proposed Multi-Family Residential Development Located at W240 N2687 Pewaukee Road (PWC 0924995)

Mr. Fuchs stated the proposal was for a multi-family development with 52 units, which would likely fit under the Rm-2 zoning district, and the site plan does conform to that district.

John Donovan with Bielinski Homes stated he was proposing 52 townhome-style apartments on the property that would be approximately 1,500 square feet each. He noted they would need to work out a shared agreement with Wisconsin DOT regarding use of the current retention pond on site for runoff. The alternative plan would be to put the retention storage where Building 7 is proposed and thus lose four units. Mr. Donovan added that they would also need to work with the DOT regarding an access point off of Watertown Road to see if there would need to be a turning lane going west into the development.

Mr. Donovan stated the buildings would be six-unit townhome-style buildings with two-car garages. Building 7 is the only four-family building proposed. They would have a stone element in the front and a more traditional architectural design to them.

Chairman Bierce disliked that the units would not be owner-occupied, as there are already plenty of apartments for rent in the area. It was noted that although the City's multi-family code does not discuss ownership, Commissioner Brown noted it was a preference of the Plan Commission and Common Council.

Commissioner Linsmeier felt the biggest difficulty with the property was the exit from River Park Drive onto Highway 164. He felt the people living in the adjacent multi-family area would drive through this property in order to head north on Highway 164 and he felt there would be a lot of traffic.

It was pointed out that when exiting onto Watertown Road, drivers cannot head west and can only go east.

Commissioner Brown stated she wanted to see some stone or brick or some sort of architectural elements on the backside of the buildings. Mr. Donovan added that they would also consider adding some berms to the property, but they would not do heavy landscaping.

Commissioner Schoenemann felt this was the nicest plan the Plan Commission had seen for this property. She stated she liked the density and felt it was an extension of the housing from the south.

Commissioner Kiser did not feel this was the right use for this space. He felt there should be a destination-oriented building in this location.

Ms. Wagner noted that the water main would have to be looped, and sanitary sewer would need to be figured out as it relates to the potential private road. She added that the pond is owned by the DOT and was not built to any standard, so she did not believe it could be used for stormwater purposes.

No action was taken.

9. Adjournment

A motion was made and seconded (D. Kiser, C. Brown) to adjourn the meeting at 8:09pm. Motion Passed: 5-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk/Community Development Coordinator

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 July 17, 2025

Date: June 30, 2025

Project Name: XEC Site & Building Plan Review

Project Address/Tax Key No.: N19W24075 Riverwood Drive/PWC 0949998010

Applicant: XEC Inc.

Property Owner: SQUIRES III WAUKESHA LLC

Current Zoning: B-4 Office District

2050 Land Use Map Designation: Office Commercial

Use of Surrounding Properties: Office to the north, south, east, and west

Project Description/Analysis

The applicant filed a Site & Building Plan Review Application requesting approval to install a security fence upon property located at N19W24075 Riverwood Drive.

The proposed fence is a ten-foot-tall steel security fence and is being placed around ground mechanical equipment on the south side of the building.

Section 340-2.9(B)(5) requires Plan Commission approval of accessory structures located within nonresidential zoning district.

> All accessory structures and uses in multifamily residential and nonresidential districts are permitted as may be allowed within each individual zoning district and with Plan Commission approval of a site and building plan review application for any building or site improvements. Also see § 340-2.10.

Recommendation

A motion to approve the installation of a ten-foot security fence upon property located at N19W24075 Riverwood Drive.

11160 Thompson Ave
Lenexa, KS 66219
913.563.4260
xeccinc.com

June 3, 2025

City of Pewaukee
Attn: Office of Planning & Community Development

SUBJECT: **Pewaukee MSC Security Upgrade**
N19 W24075 Riverwood Drive, Suite 100
Waukesha, WI 53188

Project Narrative for Application for Site and Building Plan Review

On behalf of our client, we are requesting approval to install a new perimeter security fence around critical outdoor cooling and electrical equipment located at an existing data processing facility. This leased facility supports vital operations, and the proposed security enhancements are essential for protecting infrastructure and improving site security.

The facility is used for data processing and supports mission-critical systems that require continuous uptime and robust physical protection. This project is part of a targeted security upgrade and does not involve any change in use or expansion. There are no current future development plans associated with the property.
Scope of work includes:

- Installation of a new partially perimeter security fence with controlled-access gates
- Addition of new security camera systems
- Replacement of select interior doors to enhance internal access control

Permitting for the project was submitted on May 19th and is currently under review. Pending approval, construction is scheduled to begin August 1st, with substantial completion anticipated within 10 weeks.

The estimated value of the proposed exterior security improvements is $100,000.00.

We respectfully submit this narrative as part of the permitting process on behalf of our client and appreciate the board's time and consideration in reviewing this request.

Respectfully,

Akass Bhakta
XEC, Inc.

DRAWING INDEX

G000	COVERSHEET
SS100	SITE SURVEY
AS100	ARCHITECTURAL SITEPLAN
A101 LEVEL 1 FLOOR PLAN	
A500	ARCHITECTURAL SITE DETAILS
E001	ELECTRICAL GENERAL NOTES AND SYMBOLS
E111	ELECTRICAL POWER FIRST FLOOR NEW WORK PLAN
E112	FIRST FLOOR ACCESS CONTROL NEW WORK PLAN
E113	FIRST FLOOR VIDEO SYSTEM NEW WORK PLAN
E501	ELECTRICAL DETAILS
E502	ELECTRICAL DETAILS
E601	ELECTRICAL SCHEDULES
E602	ELECTRICAL SCHEDULES

GENERAL REQUIREMENTS

1. INTENT OF CONTRACT DOCUMENTS IS TO INCLUDE ALL LABOR, MATERIALS, AND SERVICES NECESSARY FOR COMPLETION OF ALL WORK SHOWN PRESCRIBED, OR REASONABLY IMPLIED, BUT NOT LIMITED TO THAT EXPLICITLY INDICATED.
2. BRING OMISSIONS AND CONFLICTS BETWEEN VARIOUS ELEMENTS OF WORK TO ARCHITECT'S ATTENTION IMMEDIATELY UPON DISCOVERY AND PRIOR TO PROCEEDING WITH WORK INVOLVED. NOTIFY OWNER IN WRITING OF ALL CHANGES.
3. OWNER FURNISHED/CONTRACTOR INSTALLED PRODUCTS INCLUDE FOLLOWING: FLOOR AND WALL TILE
4. CONFINE CONSTRUCTION TO AREAS WHERE WORK IS INDICATED. KEEP OTHER OCCUPIED OR USED FACILITIES CLEAR AND AVAILABLE TO OWNER.
5. COORDINATE WITH OWNER DELIVERY OF GOODS AND MATERIALS, ROUTE OF ACCESSIBILITY, AND LOCATION OF TRASH REMOVAL DEVICES.
6. CLEAN AND REMOVE DEBRIS AND SECURE WORK AT END OF EACH WORK DAY.
7. NOTIFY OWNER NOT LESS THAN 2 DAYS PRIOR TO PROPOSED UTILITY INTERRUPTIONS.
8. NOTIFY OWNER NOT LESS THAN 2 DAYS PRIOR TO PROPOSED OPERATIONS RESULTING IN HIGH LEVELS OF NOISE, VIBRATION, ODORS, OR OTHER DISRUPTION TO OWNER'S OPERATION.
9. USE EXISTING WATER, SEWER, AND ELECTRIC POWER SERVICE PERMITTED WITH OUT METERING AND PAYMENT OF USE CHARGES. PROVIDE CONNECTIONS AND EXTENSIONS AS REQUIRED FOR CONSTRUCTION OPERATIONS.
10. COORDINATE SUBMITTAL PREPARATION AND REVIEW WITH CONSTRUCTION SCHEDULE, FABRICATION LEAD-TIMES, OTHER SUBMITTALS, AND ACTIVITIES THAT REQUIRE SEQUENTIAL OPERATIONS. ALLOW 3 WORKING DAYS FOR REVIEW BY ARCHITECT.

GENERAL NOTES:

1. CONSTRUCTION NOTES APPLY TO ALL TRADES. THESE NOTES ARE PROVIDED FOR GENERAL PROJECT INFORMATION AND ARE TO BE APPLIED TO ALL AREAS OF THE PROJECT WHERE WORK IS BEING COMPLETED.
2. ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND ORDINANCES IN FORCE AT TIME OF CONSTRUCTION.
3. DO NOT SCALE DRAWINGS.
4. VERIFY DIMENSIONS IN FIELD. NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERY OF DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND DRAWINGS AND PRIOR TO COMMENCING WITH WORK IN QUESTION.
5. UNLESS NOTED OTHERWISE, PLAN DIMENSIONS ARE AS FOLLOWS:
6. EXTERIOR DIMENSIONS TO FACE OF BRICK AND FACE OF SHIPLAP.
7. INTERIOR DIMENSIONS TO FACE OF FINISH WALL, FURRED OR NOT.
8. INSTALL DOORS NOT LOCATED BY DIMENSION SUCH THAT EDGE OF DOOR FRAME TO FACE OF ADJACENT WALL IS 0'--4" UNLESS DOOR IS SHOWN TIGHT TO WALL, THEN DIMENSION IS 0'-0".
9. PROTECT EXISTING CONSTRUCTION TO REMAIN. REPAIR AND REPLACE MATERIALS TO MATCH EXISTING ADJACENT CONSTRUCTION AND FINISHES TO REMAIN UNLESS NOTED OTHERWISE.
10. EXISTING UTILITIES LOCATIONS PROVIDED BY OWNER. VERIFY EXISTING UTILITY LOCATIONS USING STATE ONE CALL SYSTEM BEFORE CONSTRUCTION STARTS. COORDINATE NEW UTILITY LOCATIONS, CONNECTIONS, AND PENETRATIONS WITH FINDINGS.
11. PRIOR TO PROCEEDING WITH WORK, COORDINATE SIZE AND LOCATION OF ALL OPENINGS AND ROUGH-OUTS THROUGH SLABS, WALLS, CEILINGS, AND ROOFS FOR DUCTS, PIPES, CONDUITS, CABINETS AND EQUIPMENT.
12. COORDINATE ELECTRICAL AND SWITCH LOCATIONS TO AVOID CONFLICTS WITH CASEWORK, DOORS, AND OTHER TRADES.
13. COVER AND PROTECT HVAC SUPPLY/RETURN GRILLES TO PREVENT DUST INFILTRATION INTO HVAC SYSTEM SERVING AREAS OUTSIDE PROJECT EXTENTS.
14. INSTALL JOINT SEALANT AT EXTERIOR SIDE OF JOINTS, SEAMS, CONNECTIONS, OR OPENINGS WHICH WOULD ALLOW WATER OR AIR INFILTRATION UNLESS NOTED OTHERWISE.
15. SEAL PERIMETER JOINTS, PENETRATIONS, VOIDS, AND PERIMETER OF DEVICE WALL BOXES THROUGH INTERIOR GYPSUM BOARD SURFACE OF EXTERIOR WALLS WITH LATEX JOINT SEALANT.

PLAN GENERAL NOTES:

1. BOUNDARY OF PROJECT EXTENTS INDICATED ARE APPROXIMATED TO INCLUDE GENERAL AREAS OF WORK; ACTUAL PROJECT EXTENTS AND STAGING ARE AT DISCRETION OF CONTRACTOR AND AS APPROVED BY OWNER.
2. SIZE WALL INFILL AT EXISTING WALLS TO MATCH EXISTING WALLS. FACE OF NEW FINISH TO BE FLUSH WITH EXISTING FINISHED FACE ON EACH SIDE OF WALL.
3. SEE INTERIOR ELEVATIONS FOR ADDITIONAL FINISH LOCATIONS, EXTENTS, AND INFORMATION
4. PROVIDE TRANSITION PROFILE BETWEEN FLOOR FINISHES.
5. REPAIR, PATCH, AND FINISH EXISTING CONSTRUCTION SCHEDULED TO REMAIN IMPACTED BY DEMOLITION WORK. PROVIDE NEW FINISH AS SCHEDULED TO ENTIRE EXISTING SURFACE IN PLANE WITH NEW CONSTRUCTION TO PROVIDE CONSISTENT FINISH.
6. WHITE COVER PLATES AND DEVICES WHERE INSTALLED ON WHITE-PAINTED GYPSUM BOARD WALLS AND CEILINGS, AND CERAMIC TILE FINISHES.
7. HVAC DIFFUSER FINISHES: WHITE UNLESS OTHERWISE INDICATED.
8. LEVEL FLOOR PRIOR TO FLOORING INSTALLATION.
9. ALL FLOOR MATERIAL CHANGES SHALL OCCUR AT CENTER OF DOOR LEAF.
10. PROVIDE 3 COAT PAINT FINISH - 1 PRIMER AND 2 TOP COATS
11. BASIS OF DESIGN: SHERWIN WILLIAMS, PROMAR 200 ZERO VOC
12. FLAT: CEILING
13. EGG-SHELL: VERTICAL SURFACES.
14. SEMI-GLOSS: AS INDICATED

GENERAL NOTES

VICINITY PLAN

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PROJECT DESCRIPTION

SECURITY UPGRADES TO EXISTING LEASED SWITCH FACILITY. SCOPE TO INCLUDE:
- DOORS AND HARDWARE
- EXTERIOR FENCING WITH PEDESTRIAN GATES
- INTERIOR AND EXTERIOR SECURITY CAMERAS

APPLICABLE CODES

APPLICABLE CODES:
2018 WISCONSIN COMMERCIAL BUILDING CODE AMENDMENTS
- 2015 I.B.C.
- 2015 I.E.C.C.
- 2015 I.M.C.
- 2015 I.F.G.C.
- 2015 I.E.B.C.

GENERAL INFORMATION

OWNER
T-MOBILE
6100 SPRINT PARKWAY
OVERLAND PARK, KS 66251

ARCHITECT
FS&L ARCHITECTS
1600 GENESSEE ST., SUITE 837
KANSAS CITY, MO 64102
(816) 421-4133
ELLEN HAILEY-TRAKAS, AIA

SECURITY
SECURITAS TECHNOLOGY
7442 S TUCSON WAY
CENTENNIAL, CO 80112
(303) 507-0556
ALISE ROTRAMEL

MEP
INSITE GROUP
15 82ND DRIVE, SUITE 30
GLADSTONE, OR 97027
(503) 222-2044
CHRIS WIERMAN

CONTRACTOR
XEC, INC.
11160 THOMPSON AVE
LENEXA, KS 66219
(913) 563-4260
MIKE CLIFFORD

SECURITY UPGRADES

T-MOBILE

WAUKESHA SWITCH

N19 W. 24075 RIVERWOOD DRIVE
1ST FLOOR
WAUKESHA, WI 53072

Rev. #	Description	Date Issued

WISCONSIN
ELLEN C. HAILEY-TRAKAS
A-15548-5
KANSAS CITY, MO
ARCHITECT
5/7/2025

FS&L Architects
ARCHITECTS/PLANNERS
1600 Genessee St., Suite 837, Kansas City, MO 64102
Tel: 816-421-4133

T-Mobile

Waukesha Security Upgrades

N19 W. 24075 RIVERWOOD DRIVE
1ST FLOOR
WAUKESHA, WI 53072

COVER SHEET

G000

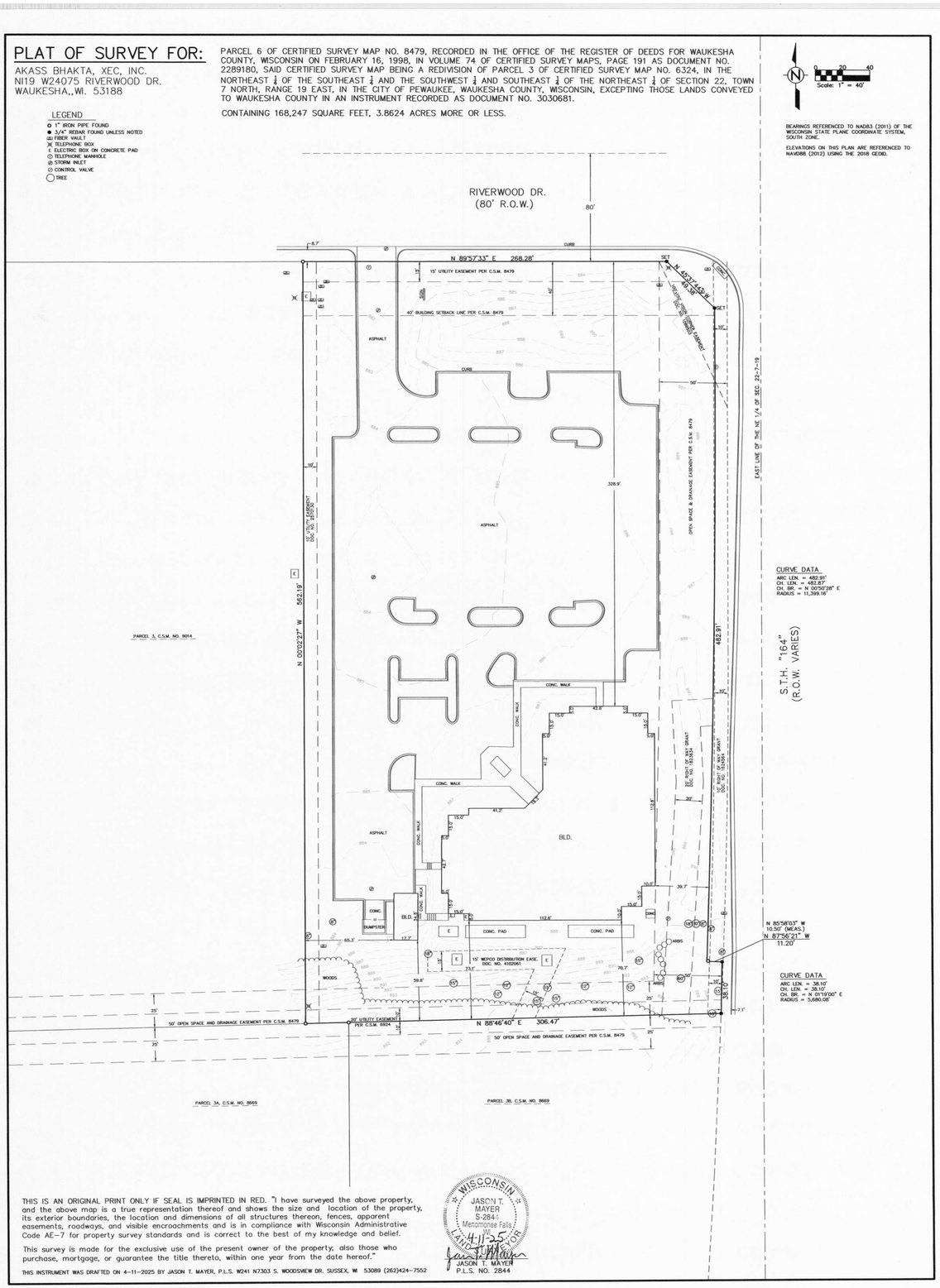
PLAT OF SURVEY FOR:

AKASS BHAKTA, XEC, INC.
NI19 W24075 RIVERWOOD DR.
WAUKESHA,, WI. 53188

PARCEL 6 OF CERTIFIED SURVEY MAP NO. 8479, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAUKESHA COUNTY, WISCONSIN ON FEBRUARY 16, 1998, IN VOLUME 74 OF CERTIFIED SURVEY MAPS, PAGE 191 AS DOCUMENT NO. 2289180, SAID CERTIFIED SURVEY MAP BEING A REDIVISION OF PARCEL 3 OF CERTIFIED SURVEY MAP NO. 6324, IN THE NORTHEAST ¼ OF THE SOUTHEAST ¼ AND THE SOUTHWEST ¼ AND SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 22, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN, EXCEPTING THOSE LANDS CONVEYED TO WAUKESHA COUNTY IN AN INSTRUMENT RECORDED AS DOCUMENT NO. 3030681.

CONTAINING 168,247 SQUARE FEET, 3.8624 ACRES MORE OR LESS.

LEGEND
- ○ 1" IRON PIPE FOUND
- ● 3/4" REBAR FOUND UNLESS NOTED
- FIBER VAULT
- TELEPHONE BOX
- ELECTRIC BOX ON CONCRETE PAD
- TELEPHONE MANHOLE
- STORM INLET
- CONTROL VALVE
- TREE



CURVE DATA
ARC LEN. = 482.91'
CH. LEN. = 482.37'
CH. BR. = N 00°50'28" E
RADIUS = 11,399.16'

CURVE DATA
ARC LEN. = 38.10'
CH. LEN. = 38.10'
CH. BR. = N 01°18'00" E
RADIUS = 5,680.08'

Scale: 1" = 40'

BEARINGS REFERENCED TO NAD83 (2011) OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

ELEVATIONS ON THIS PLAN ARE REFERENCED TO NAVD88 (2012) USING THE 2018 GEOID.

THIS IS AN ORIGINAL PRINT ONLY IF SEAL IS IMPRINTED IN RED. "I have surveyed the above property, and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements, roadways, and visible encroachments and is in compliance with Wisconsin Administrative Code AE-7 for property survey standards and is correct to the best of my knowledge and belief.

This survey is made for the exclusive use of the present owner of the property, also those who purchase, mortgage, or guarantee the title thereto, within one year from the date hereof."

THIS INSTRUMENT WAS DRAFTED ON 4-11-2025 BY JASON T. MAYER, P.L.S. W241 N7303 S. WOODSVIEW DR. SUSSEX, WI 53089 (262)424-7552

WISCONSIN JASON T. MAYER S-2844 Menomonee Falls WI LAND SURVEYOR

4-11-25

JASON T. MAYER
P.L.S. NO. 2844

Rev. #	Description	Date Issued

WISCONSIN ELLEN C. HAILEY-TRAKAS A-15548-5 KANSAS CITY, MO ARCHITECT

5/7/2025

FS&L Architects
ARCHITECTS/PLANNERS
1600 Genessee St., Suite 837, Kansas City, MO 64102
Tel: 816-421-4133

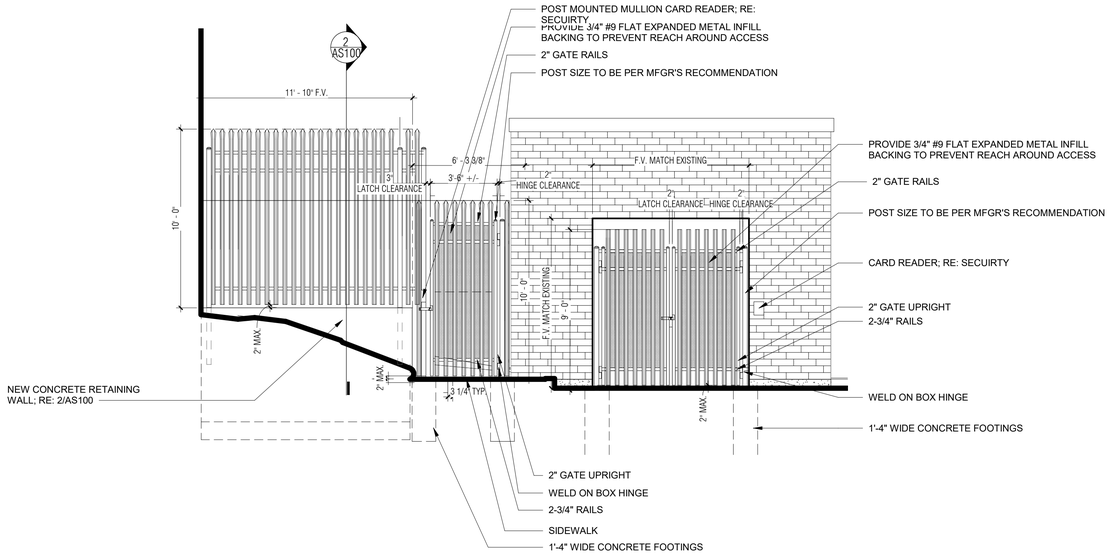
T-Mobile

Waukesha Security Upgrades

N19 W. 24075 RIVERWOOD DRIVE
1ST FLOOR
WAUKESHA, WI 53072

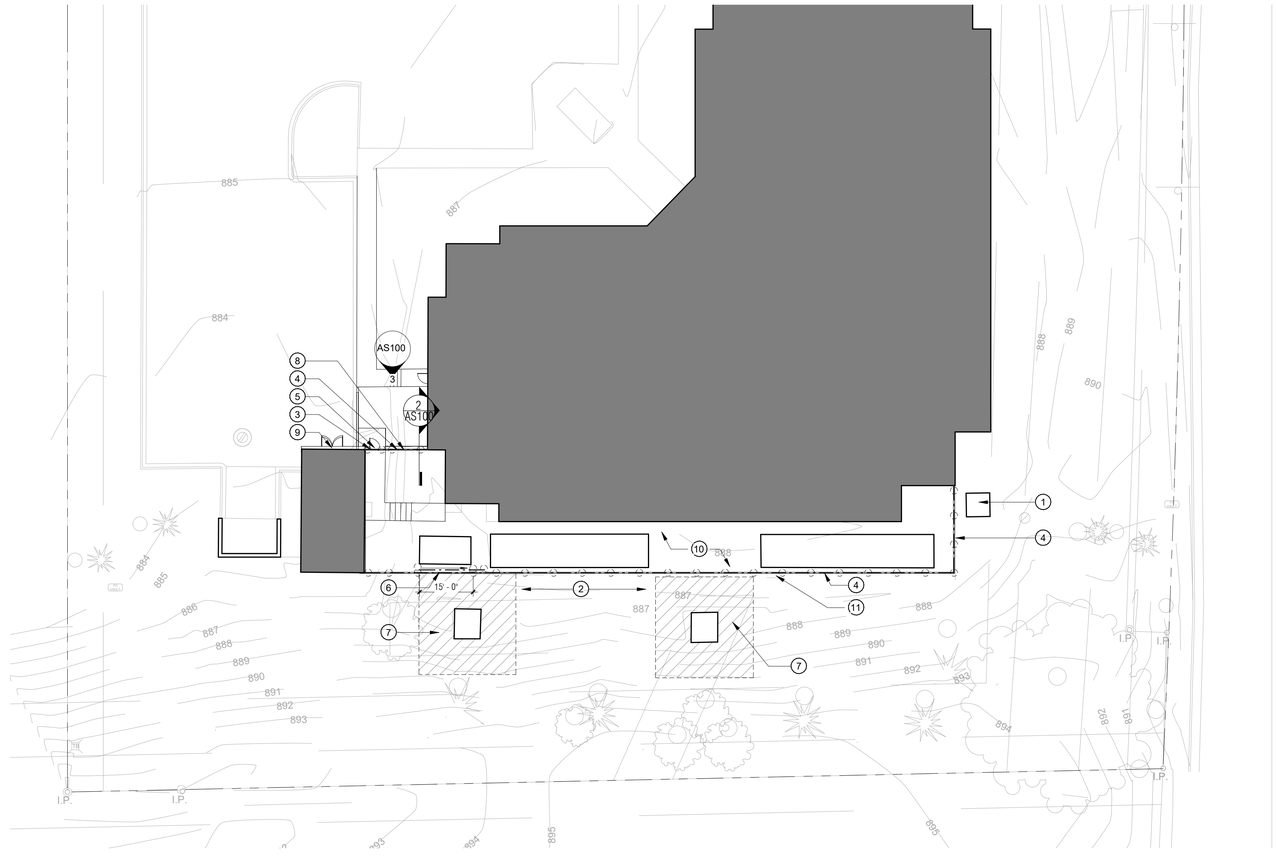
SITE SURVEY

SS 100



3 FENCE AND GATE ELEVATION

1/4" = 1'-0" RE: 2/A101



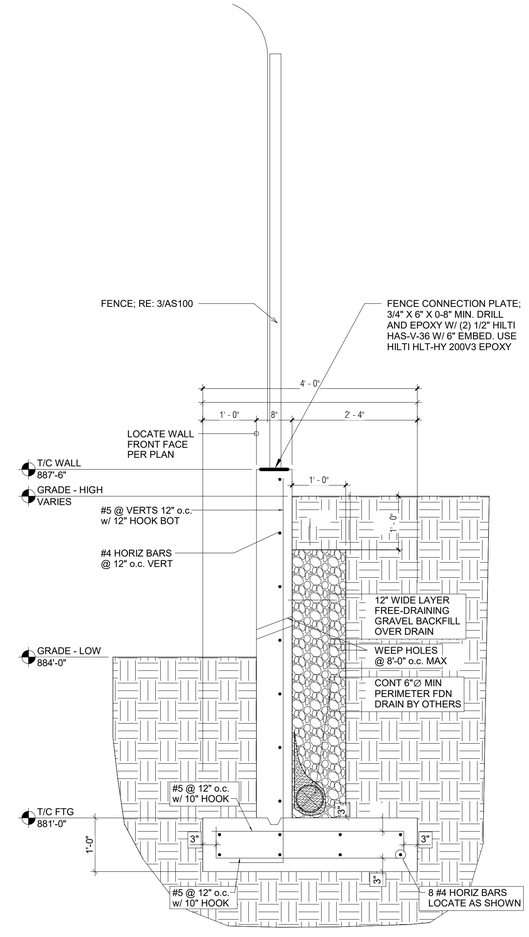
N

1 ARCHITECTURAL SITE PLAN

1" = 20'-0" RE: 1/A350

KEYNOTES

1. EXISTING FIBER ENTRY INTO BUILDING - HYDRO EXCAVATE OR HAND DIG FOR ALL EXCAVATION WORK IN THIS AREA. PROTECT THROUGHOUT CONSTRUCTION
2. INSTALL 'NO TRESPASSING. PRIVATE PROPERTY.' SIGNS ALONG EXISTING PERIMETER FENCE AT 100'-0" SPACING AND AT EACH GATE
3. INSTALL 'ENTER ONLY' SIGN AT EXTERIOR SIDE OF GATE.
4. NEW ORNAMENTAL METAL FENCE AND MOWING STRIP. AMERISTAR IMPASSE II GAUNTLET OR APPROVED EQUAL. RE: A500. HYDRO EXCAVATE OR HAND DIG FOR ALL EXCAVATION WORK IN THIS AREA.
5. NEW PEDESTRIAN GATE AND LATCH ASSEMBLY RE: A500. HYDRO EXCAVATE OR HAND DIG FOR ALL EXCAVATION WORK IN THIS AREA.
6. NEW MANUAL CANTILEVER GATE ASSEMBLY. RE: A500. HYDRO EXCAVATE OR HAND DIG FOR ALL EXCAVATION WORK IN THIS AREA.
7. MAINTAIN 10'-0" CLEARZONE AROUND EXISTING BUILDING TRANSFORMERS
8. SITE RETAINING WALL. RE: 2-AS100
9. REPLACE EXISTING CHAINLINK GATE SYSTEM WITH NEW DOUBLE HINGED GATE AND LATCH ASSEMBLY. RE: 5-A500.
10. INFILL FENCED AREA WITH LANDSCAPE ROCK TO MATCH EXISTING
11. MAINTAIN 4'-0" CLEAR ZONE BOTH SIDES OF NEW FENCE. TYPICAL



2 RETAINING WALL

3/4" = 1'-0" RE: 3/AS100

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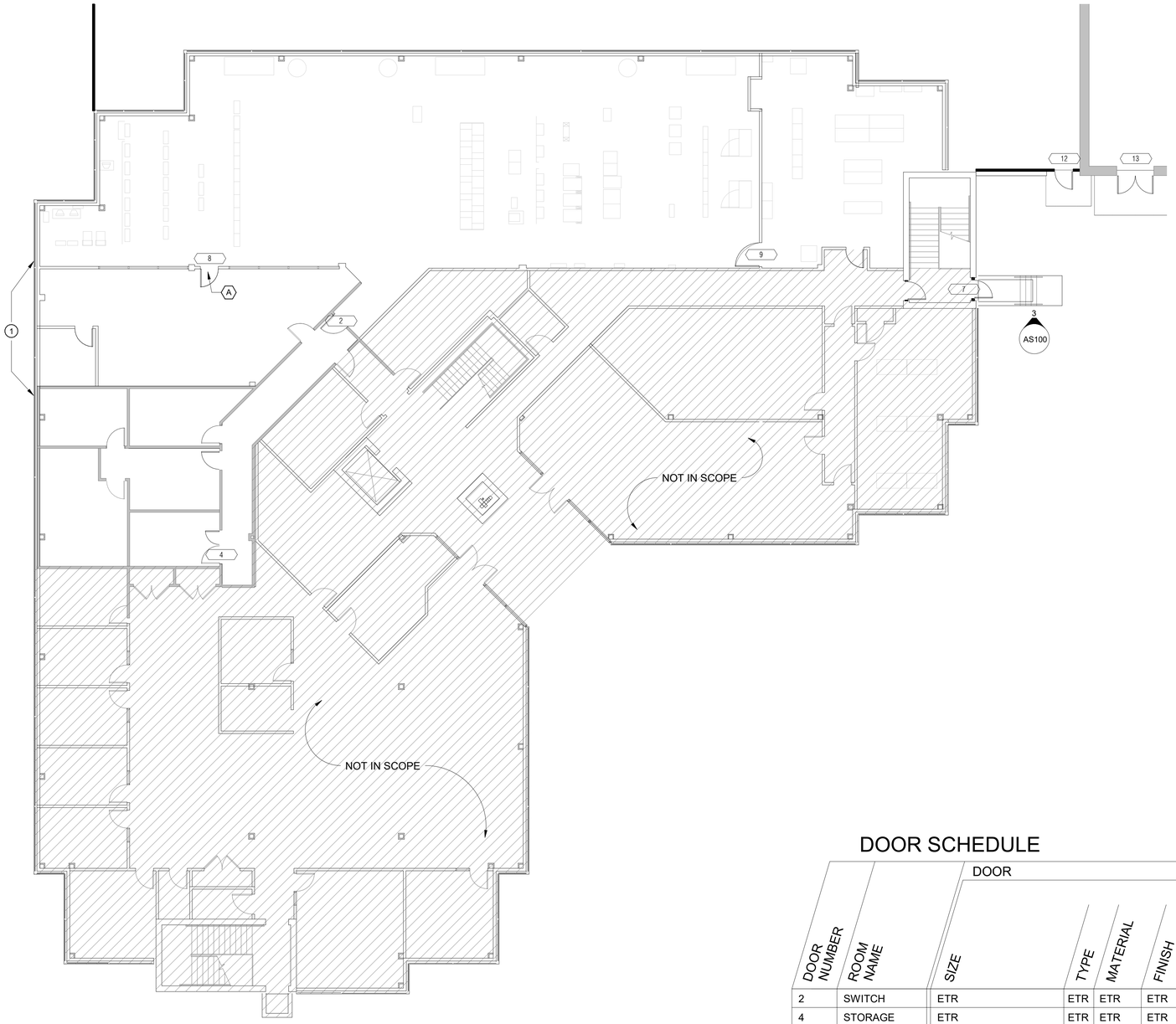
Architectural Site Plan

AS100



N

2 Overall Floor Plan

1" = 10'-0" RE: 1/A350

PLAN GENERAL NOTES:

1. BOUNDARY OF PROJECT EXTENTS INDICATED ARE APPROXIMATED TO INCLUDE GENERAL AREAS OF WORK; ACTUAL PROJECT EXTENTS AND STAGING ARE AT DISCRETION OF CONTRACTOR AND AS APPROVED BY OWNER.
2. SIZE WALL INFILL AT EXISTING WALLS TO MATCH EXISTING WALLS. FACE OF NEW FINISH TO BE FLUSH WITH EXISTING FINISHED FACE ON EACH SIDE OF WALL.
3. SEE INTERIOR ELEVATIONS FOR ADDITIONAL FINISH LOCATIONS, EXTENTS, AND INFORMATION
4. PROVIDE TRANSITION PROFILE BETWEEN FLOOR FINISHES.
5. REPAIR, PATCH, AND FINISH EXISTING CONSTRUCTION SCHEDULED TO REMAIN IMPACTED BY DEMOLITION WORK. PROVIDE NEW FINISH AS SCHEDULED TO ENTIRE EXISTING SURFACE IN PLANE WITH NEW CONSTRUCTION TO PROVIDE CONSISTENT FINISH.
6. WHITE COVER PLATES AND DEVICES WHERE INSTALLED ON WHITE-PAINTED GYPSUM BOARD WALLS AND CEILINGS, AND CERAMIC TILE FINISHES.
7. HVAC DIFFUSER FINISHES: WHITE UNLESS OTHERWISE INDICATED.
8. LEVEL FLOOR PRIOR TO FLOORING INSTALLATION.
9. ALL FLOOR MATERIAL CHANGES SHALL OCCUR AT CENTER OF DOOR LEAF.
10. PROVIDE 3 COAT PAINT FINISH - 1 PRIMER AND 2 TOP COATS
11. BASIS OF DESIGN: SHERWIN WILLIAMS, PROMAR 200 ZERO VOC
12. FLAT: CEILING
13. EGG-SHELL: VERTICAL SURFACES.
14. SEMI-GLOSS: AS INDICATED

DEMOLITION KEYNOTES

(A) REMOVE EXISTING DOOR; PREP FRAME FOR NEW STEEL DOOR INSTALLATION

KEYNOTES

(1) INSTALL ANCHORED BALLISTIC WINDOW FILM WITH TINT

DOOR SCHEDULE GENERAL NOTES:

1. REFER TO REMARKS COLUMN AND DIVISION 08 SPECIFICATIONS FOR TEMPERATURE RISE REQUIREMENTS.
2. STANDARD ABBREVIATIONS FOR DOOR MATERIAL INCLUDE: SW=SOLID WOOD, ALUM=ALUMINUM, HM=HOLLOW METAL, STL=STL
3. INTERIOR HOLLOW METAL DOOR: SDI A250.8, LEVEL 2; METALLIC-COATED, STEEL SHEET; MODEL 2, SEAMLESS.
4. INTERIOR HOLLOW METAL FRAME: METALLIC-COATED STEEL SHEET, MINIMUM THICKESS 0.053 INCH; FULL PROFILE WELD.
5. WALL MOUNT DOORSTOPS, UNLESS NOTED OTHERWISE.
6. PAIRS OF DOORS TO HAVE APPLICABLE ASTRAGALS, FLUSH BOLTS, AND COORDINATORS, UNLESS NOTED OTHERWISE.
7. UNDERCUT DOORS TO CLEAR FLOORING MATERIAL BY 0.25 INCH.
8. HARDWARE FINISH: US26D, SATIN CHROMIUM PLATED.

DOOR SCHEDULE

		DOOR				FRAME			DETAIL				
DOOR NUMBER	ROOM NAME	SIZE	TYPE	MATERIAL	FINISH	TYPE	MATERIAL	FINISH	JAMB	HEAD	HARDWARE SET	FIRE RATING	REMARKS
2	SWITCH	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	SPECS	-	#1
4	STORAGE	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	SPECS	-	#1, 4
7	STORAGE	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	SPECS	-	#1, 3
8	SWITCH	3'-0" x 7'-0" x 1-3/4"	A1	HM	PT-3	1	STL	PT-3	ETR	ETR	SPECS	F.V.	#2
9	SWITCH	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	SPECS	-	#1
12	EQUIP. YARD	3'-0" x 10'-0"	PER MANUFACTURER			PER MANUFACTURER			PER MANUF.		SPECS		
13	GENERATOR	F.V. MATCH EXISTING	PER MANUFACTURER			PER MANUFACTURER			PER MANUF.		SPECS	-	

DOOR SCHEDULE REMARKS

1. ASSES EXISTING HARDWARE. REUSE ALL PARTS IN WORKING ORDER. REPLACE ANY DAMAGED PARTS PER SPECIFICATIONS
2. F.V. EXISTING DIMENSIONS. NEW DOOR TO MATCH EXISTING OPENING
3. REPAIR DOOR CLOSURE.
4. PROVIDE LATCH PROTECTION.

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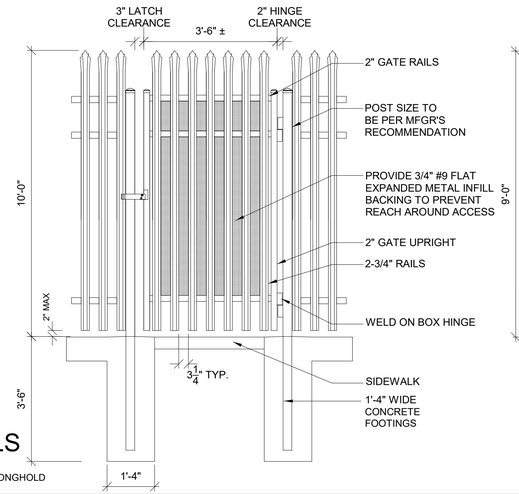
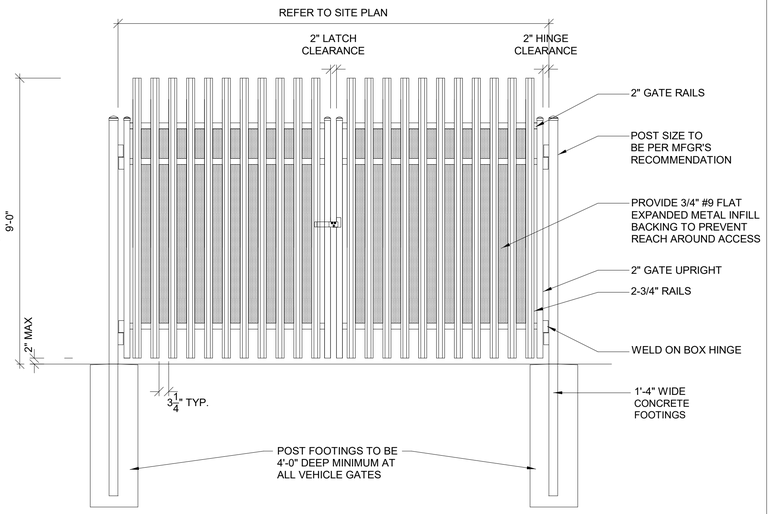
Level 1 Floor Plan

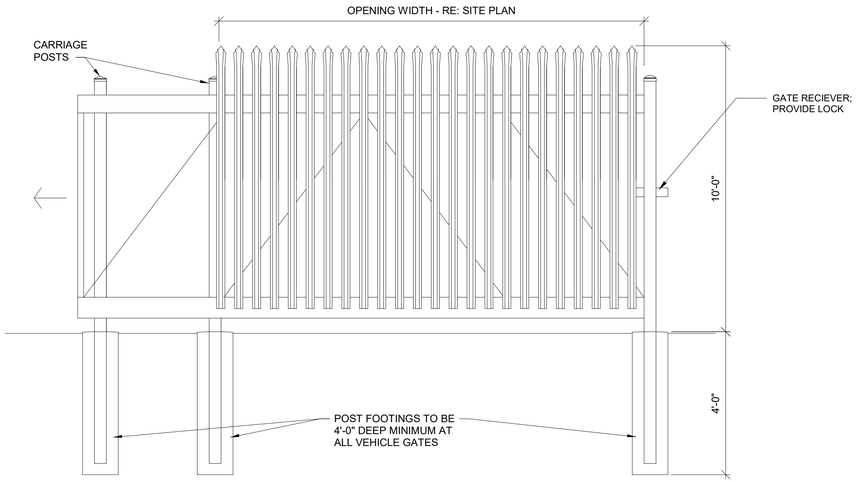
A101



TYPICAL GATE DETAILS

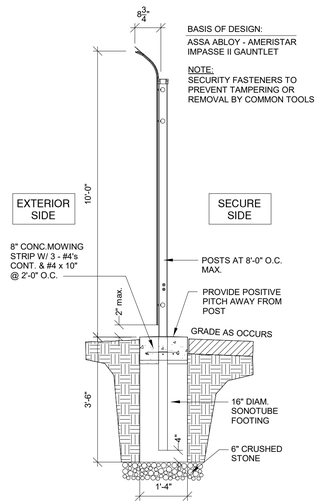
BASIS OF DESIGN: AMERISTAR IMPASSE II - GUANTLET
BASIS OF DESIGN DOUBLE: AMERISTAR IMPASSE II - STRONGHOLD

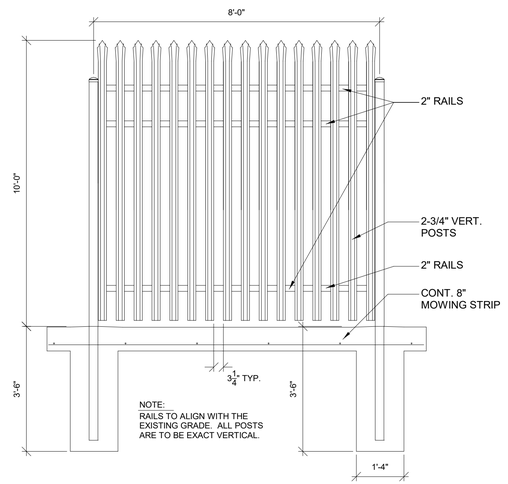




TYPICAL SLIDING GATE DETAILS

BASIS OF DESIGN: AMERISTAR TRANSPORT TRAVERSE IS - GUANTLET





TYPICAL FENCE DETAILS

BASIS OF DESIGN: AMERISTAR IMPASSE II - GUANTLET

PERIMETER SECURITY FENCING AND GATES – GENERAL NOTES

1. VERIFY WITH GATE MANUFACTURER FOR FOOTING SIZES AND DEPTHS
2. PROVIDE PERIMETER FENCING SYSTEM PER DETAILS AND PLANS. FENCE TYPE TO BE AMERISTAR IMPASSE II - GUANTLET OR APPROVED EQUAL, MINIMUM HEIGHT 10'-0" UNLESS NOTED OTHERWISE.
3. SET FENCE POSTS IN CONCRETE FOOTINGS SIZED AND DEPTH PER MANUFACTURER STANDARD DETAILS. TOP OF CONCRETE TO SLOPE AWAY FROM POST TO SHED WATER.
4. GATES TO MATCH FENCE CONSTRUCTION AND FINISH. PROVIDE MANUALOR AUTOMATED OPERATION PER PLANS. AUTOMATED GATES TO BE COORDINATED WITH ELECTRICAL AND SECURITY TRADES FOR POWER AND CONTROLS.
5. PROVIDE TAMPER-RESISTANT HINGES, LATCHES, LOCKS, AND CLOSERS FOR ALL GATES. CONFIRM LOCATIONS AND HARDWARE VIA SHOP DRAWINGS.
6. ALL METAL COMPONENTS TO RECEIVE POWDER-COATED FINISH. COLOR TO BE BLACK, UNLESS NOTED OTHERWISE.
7. INSTALL FENCE PLUMB AND TRUE WITH TYPICAL MAXIMUM CLEARANCE OF 2" FROM FINISH GRADE TO BOTTOM OF FENCE. CONFIRM FINAL ALIGNMENT IN FIELD.
8. VERIFY LOCATION OF ALL UNDERGROUND UTILITIES USING STATE ONE CALL SYSTEM PRIOR TO EXCAVATION. COORDINATE FENCE LINE TO AVOID EXISTING UTILITIES, DRAINAGE STRUCTURES, AND TREE PROTECTION ZONES.
9. PEDESTRIAN GATES TO COMPLY WITH ADA REQUIREMENTS. PROVIDE MINIMUM CLEAR OPENING WIDTHS, ACCESSIBLE HARDWARE, AND MANEUVERING CLEARANCES.
10. COORDINATE LOCATIONS FOR ANY SECURITY LIGHTING, CAMERAS, OR SIGNAGE TO BE MOUNTED ON OR NEAR FENCING WITH OWNER PRIOR TO INSTALLATION.
11. SUBMIT SHOP DRAWINGS INDICATING DIMENSIONS, MATERIALS, HARDWARE, AND CONNECTIONS FOR ALL FENCING AND GATE COMPONENTS. OBTAIN APPROVAL PRIOR TO FABRICATION.
12. INSTALL "NO TRESPASSING" SIGNAGE ON ALL SIDES OF THE FENCE; SPACED NO MORE THAN 100 FEET APART
13. MAINTAIN 4'-0" CLEARZONE ON BOTH SIDES TO PREVENT UNAUTHORIZED ACCESS UNLESS NOTED OTHERWISE.
14. LANDSCAPING NEAR THE PERIMETER SHOULD BE KEPT LOW TO MAINTAIN CLEAR LINE OF SIGHT

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Architectural Site Details

A500

ELECTRICAL SYMBOLS

	EXISTING 1'x4' LIGHT FIXTURE
	1'x4' LIGHT FIXTURE TO BE REMOVED.
"A"	1'x 4', FLUORESCENT LIGHT FIXTURE WITH FIXTURE TYPE DESIGNATION.
"A"	EMERGENCY 1'x 4', FLUORESCENT LIGHT FIXTURE WITH FIXTURE TYPE DESIGNATION.
	EXISTING 2'x4' LIGHT FIXTURE
	2'x4' LIGHT FIXTURE TO BE REMOVED
"A"	2'x 4', FLUORESCENT LIGHT FIXTURE WITH FIXTURE TYPE DESIGNATION.
"A"	EMERGENCY 2'x 4', FLUORESCENT LIGHT FIXTURE WITH FIXTURE TYPE DESIGNATION.
"EM"	EMERGENCY LIGHT WITH FIXTURE TYPE DESIGNATION.
"A"	COMBINATION EMERGENCY LIGHT AND EXIT LIGHT WITH FIXTURE TYPE DESIGNATION.
	EMERGENCY LIGHT FIXTURE.
	SURFACE MOUNTED 120 VAC EXIT LIGHT.
	LED TYPE EXIT EMERGENCY LIGHT FIXTURE.
$	LIGHT SWITCH, TOGGLE TYPE, SINGLE POLE, 20 AMP, 120-277 VOLT AC, HUBBELL CAT. NO. HBL1221W
$3	3-WAY LIGHT SWITCH, TOGGLE TYPE, 20 AMP, 120-277 VOLT AC, HUBBELL CAT. NO. HBL1223W
$4	4-WAY LIGHT SWITCH, TOGGLE TYPE, 20 AMP, 120-277 VOLT AC, HUBBELL CAT. NO. HBL1224
$WP	WEATHERPROOF LIGHT SWITCH, 20A, 120-277 VOLT AC, HUBBELL CAT. NO. HBL1221GY.
$M	FRACTIONAL HORSEPOWER MANUAL STARTER, 20A, 120 VOLT AC.
$DLV	DIGITAL LOW VOLTAGE SWITCH WATTSTOPPER LMDM-101 OR APPROVED EQUAL.
LC	LIGHTING ROOM CONTROLLER. WATTSTOPPER LMRC-102 OR APPROVED EQUAL.
DT	DUAL TECHNOLOGY OCCUPANCY SENSOR. WATTSTOPPER LMDC-100 OR APPROVED EQUAL.
P	PHOTOELECTRIC TYPE SMOKE DETECTOR.
S	IONIZATION TYPE SMOKE DETECTOR.
U	UNDERFLOOR SMOKE DETECTOR.
D	DUCT MOUNTED SMOKE DETECTOR.
TS	TEST SWITCH.
	FIRE ALARM CONTROL RELAY.
PB	PULL BOX.
F	FIRE ALARM PULL STATION, MOUNTED 4'-0" A.F.F.
F	FIRE ALARM SPEAKER-HORN. MOUNTED 6'-8" A.F.F.
F	FIRE ALARM STROBE DEVICE. MOUNTED 6'-8" A.F.F.
F	FIRE ALARM SPEAKER-HORN/STROBE DEVICE. MOUNTED 6'-8" A.F.F.
FACP	FIRE ALARM CONTROL PANEL
RAP	FIRE ALARM REMOTE ANNUNCIATOR PANEL
	PANELBOARD
	CONTROL PANEL.
TCP	TEMPERATURE CONTROL PANEL
60/3/35/3R	DISCONNECT SWITCH - "60/3/40/3R" DENOTES AMPERES/POLES/FUSE/ENCLOSURE NEMA RATING. NF= NON-FUSED, CB= CIRCUIT BREAKER (40/3/CB).
	COMBINATION MOTOR STARTER/DISCONNECT SWITCH.
	DUPLEX CONVENIENCE RECEPTACLE
WP	WEATHER PROOF, GROUNDING TYPE DUPLEX RECEPTACLE WITH GROUND FAULT INTERRUPTER, 20 AMP AC, 125 VOLT, NEMA 20-R, HEAVY DUTY, HUBBELL CAT. NO. GF5362GY.
GFI	GROUNDING TYPE DUPLEX RECEPTACLE WITH GROUND FAULT INTERRUPTER, 20 AMP, 120 VOLT AC, NEMA 5-20 R, HEAVY DUTY, HUBBEL CAT. NO. GF5362GY.
	FOURPLEX CONVENIENCE RECEPTACLE
	SPECIALTY RECEPTACLE. NOTES DESIGNATE CONFIGURATION.
	MOTOR.
	MOTOR STARTER.
	TRANSFORMER.
VSC	VARIABLE SPEED CONTROLLER
VSD	VARIABLE SPEED DRIVE.
J J	JUNCTION BOX.
	END OF LINE RESISTOR.
C	CAMERA
C	CARD ACCESS
D D	DOOR SWITCH
S	ELECTRIC STRIKE
TO	EMERGENCY TRANSFER DEVICE BODINE GTD20

ELECTRICAL SYMBOLS

	CONDUIT AND CIRCUITRY TO BE REMOVED.
	BRANCH CIRCUIT WIRING RUN IN CONCEALED CONDUIT WHERE POSSIBLE.
	BRANCH CIRCUIT CONDUCTORS: GROUND, NEUTRAL, HOT (OR SWITCHED HOT) #12 THHN IN 3/4"C (MINIMUM UNO)
3 9LD	BRANCH CIRCUIT HOME RUN WITH PANELBOARD DESIGNATION AND CIRCUIT BREAKER No.
	BRANCH CIRCUIT UNDERFLOOR/BELOW GRADE CONDUIT
	#18 SHIELDED TWISTED (U.N.O.)
	24VDC MOISTURE DETECTOR POWER
	LIGHTNING PROTECTION SYSTEM ROOF CONDUCTOR
	GROUNDING SYSTEM CONDUCTOR (BELOW GRADE)
	GROUNDING THERMOWELD CONNECTION (BELOW GRADE)
	BOLTED GROUND CONNECTION (BELOW GRADE)
	AIR TERMINAL FOR LIGHTNING PROTECTION SYSTEM
	GROUND ROD
	TERMINAL BLOCK (BY OTHERS)
R	RELAY COIL
K	KIRK KEY INTERLOCK
	NORMALLY OPEN CONTACTS
	NORMALLY CLOSED CONTACTS
	SWITCH
	FIXED BOLT-ON CIRCUIT BREAKER
	DRAW OUT (RACK OUT) CIRCUIT BREAKER
	EARTH GROUND
	TRANSFORMER
E	ELECTRICALLY OPERATED BREAKER
HG	HARMONIC SILENCER. APPROVED MANUFACTURER IS "APPLIED ENERGY".
CM	CONTROL MODULE
CR	DOOR SECURITY CARD READER.
DC	DOOR CONTACT
DM	MULTIFUNCTION DIGITAL METERING MONITOR
DO	DOOR OPERATOR
EL	ELECTRIFIED LOCKSET WITH INTERNAL EXIT REQUEST.
EB	EXIT PUSH BUTTON
GM	GAS MONITOR
INT	INTERCOMM
VSGR	VOLTAGE STABILIZING GROUND REFERENCE. APPROVED MANUFACTURER IS "APPLIED ENERGY".
SPD	SURGE PROTECTION DEVICE
	TELEPHONE OUTLET.
	DATA OUTLET
FS	120VAC FIRE/SMOKE DAMPER. PROVIDE CONDUIT AND WIRING TO EACH DAMPER. PROVIDE SNAP SWITCH AT EACH DAMPER. SEE PANEL SCHEDULES.
##	PLAN NOTE DESIGNATION.
	CONNECT TO EXISTING
CU X	EQUIPMENT DESIGNATION.
2 E10	SECTION/ELEVATION REFERENCE NUMBER. SECTION/ELEVATION SHEET NUMBER

ELECTRICAL NOTATIONS

ARF	ABOVE RAISED FLOOR.
AFF	ABOVE FINISHED FLOOR.
E	EXISTING
MOP	METHOD OF PROCEDURE
UNO	UNLESS NOTED OTHERWISE
ICC	INDEPENDENT CONTROLS CONTRACTOR
TSP	TWISTED SHIELDED PAIR
I/C	INDICATES SINGLE CONDUCTOR CABLE.
"A"	THESE LETTERS ADJACENT TO ANY SYMBOL INDICATES DEVICE BOTTOM TO BE MOUNTED 4" ABOVE COUNTERTOP BACKSPLASH.
"GFI"	THESE LETTERS ADJACENT TO ANY SYMBOL INDICATES GROUND FAULT INTERRUPTER.
"AG"	THESE LETTERS ADJACENT TO ANY SYMBOL INDICATES GROUND FAULT INTERRUPTER AND DEVICE TO BE MOUNTED 4" ABOVE COUNTERTOP BACKSPLASH.
"IG"	THESE LETTERS ADJACENT TO ANY SYMBOL INDICATES ISOLATED GROUND DEVICE.
"TL"	THESE LETTERS ADJACENT TO ANY SYMBOL INDICATES LOCKING OR TWIST-LOCK TYPE DEVICE.
"WP"	THESE LETTERS ADJACENT TO ANY SYMBOL INDICATES WEATHER-PROOF ENCLOSURE.
"WG"	THESE LETTERS ADJACENT TO ANY SYMBOL INDICATES GROUND FAULT INTERRUPTER AND WEATHERPROOF ENCLOSURE.
"XP"	THESE LETTERS ADJACENT TO ANY SYMBOL INDICATES EXPLOSION-PROOF ENCLOSURE.
60"	DIMENSIONS ADJACENT TO ANY SYMBOL INDICATES MOUNTING HEIGHT TO CENTERLINE OF DEVICE.
RE:1E2	REFERENCE DESIGNATION SHEET NUMBER DETAIL/PLAN NUMBER

DEFINITIONS:

1. TO "FURNISH" IS TO SUPPLY AND DELIVER TO THE PROJECT SITE READY FOR UNLOADING, THE FURNISHER SHALL COORDINATE DELIVERY AND NEGOTIATE UNLOADING WITH INSTALLER, UNLESS STATED OTHERWISE, FURNISHED PRODUCTS AND MATERIALS SHALL BE NEW.
2. TO "INSTALL" IS TO UNLOAD, UNPACK, ASSEMBLE, ERECT, PLACE, ANCHOR, APPLY, WORK TO DIMENSION, FINISH, CURE, PROTECT, CLEAN, INTERFACE TO SERVICES, AND OTHERWISE MAKE COMPLETE AND READY FOR INTENDED USE.
3. TO "PROVIDE" IS TO "FURNISH" AND "INSTALL" AS DEFINED ABOVE.
4. TO "REINSTALL" IS TO CLEAN, REFURBISH TO FULL FUNCTIONALITY, REASSEMBLE, ERECT, PLACE, ANCHOR, FINISH, PROTECT, INTERFACE TO SERVICES, AND OTHERWISE MAKE COMPLETE AND READY FOR INTENDED USE.
5. TO "SALVAGE" IS TO REMOVE BY DECONSTRUCTING IN A CONTROLLED MANNER LEAVING PRODUCT OR MATERIAL UNDAMAGED AND READY FOR REUSE. BEFORE PROCEEDING WITH SALVAGE OPERATION, INSPECT CONDITION AND TEST FUNCTIONALITY OF PRODUCTS AND MATERIALS TO BE SALVAGED; AND INSPECT CONDITION OF ADJACENT PRODUCTS AND SURFACES NOT SLATED FOR DEMOLITION. REPORT EXISTING DEFICIENCIES OR DAMAGE AND WAIT FOR RESPONSE BEFORE PROCEEDING. IF DAMAGED WHILE SALVAGING, PRODUCT OR MATERIAL SHALL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
6. TO "DEMOLISH" OR "DEMO" IS TO REMOVE WITHOUT REGARD TO CONDITION OF PRODUCT OR MATERIAL, AND RECYCLE OR LAWFULLY DISPOSE OFF-SITE AS WASTE. CONTRACTOR MAY OPT TO SALVAGE AND TAKE OWNERSHIP, BUT THE ADDITIONAL COSTS ASSOCIATED WITH SALVAGE EFFORT SHALL BE BORNE BY CONTRACTOR. BEFORE PROCEEDING WITH DEMOLITION OPERATION, INSPECT CONDITION OF ADJACENT PRODUCTS AND SURFACES NOT SLATED FOR DEMOLITION. REPORT EXISTING DAMAGE AND WAIT FOR RESPONSE BEFORE PROCEEDING. IF DAMAGED DURING DEMOLITION, ADJACENT PRODUCTS AND SURFACES SHALL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
7. TO "CUT" IS TO REMOVE IN-PLACE CONSTRUCTION AS NECESSARY FOR EXECUTION OF SPECIFIED OR INDICATED WORK.
8. TO "PATCH" IS TO FIT, REPAIR AND REFINISH CONSTRUCTION AS NECESSARY FOR RESTORATION TO ORIGINAL CONDITIONS, AND FIRE AND SMOKE RATING.
9. "DUCTWORK" AND A "DUCT" IS A COMPLETE SYSTEM FOR CONTAINING AND DISTRIBUTING AIR INCLUDING RIGID AND FLEXIBLE DUCTS, FITTINGS, CONNECTORS, DAMPERS, VANES, EXTRACTORS, SEALS, SEALANT, GASKETS, PENETRATION SEALING SYSTEMS, INSULATION, VAPOR BARRIERS, JACKETING, HANGERS, SUPPORTS, FASTENERS, ANCHORS, PAINT, AND LABELS AS SPECIFIED IN SPECIFICATIONS, INDICATED ON DRAWINGS OR REQUIRED BY APPLICABLE CODES AND STANDARDS FOR THE LOCATION AND APPLICATION.
10. TO "DUCT" IS TO PROVIDE "DUCTWORK" OR A "DUCT" AS DEFINED ABOVE.
11. WITH RESPECT TO DUCTWORK DEMOLITION, THE "SOURCE" FOR A LOAD IS THE CONNECTION, FITTING, TAP, DIVIDED FLOW BRANCH, AND SO FORTH THAT ORIGINATES THE DUCT DEDICATED TO EXCLUSIVELY SERVING THE SPECIFIC LOAD.
12. "PIPING" AND A "PIPE" IS A COMPLETE SYSTEM FOR CONTAINING AND DISTRIBUTING FLUIDS INCLUDING PIPES, TUBES, HOSES, FITTINGS, CONNECTORS, COUPLINGS, VALVES, SEALS, SEALANTS, GASKETS, PENETRATION SEALING SYSTEMS, INSULATION, VAPOR BARRIERS, JACKETING, HANGERS, CLAMPS, SUPPORTS, FASTENERS, ANCHORS, PAINT, AND LABELS AS SPECIFIED IN SPECIFICATIONS, INDICATED ON DRAWINGS OR REQUIRED BY APPLICABLE CODES AND STANDARDS FOR THE LOCATION AND APPLICATION.
13. TO "PIPE" IS TO PROVIDE "PIPING" OR A "PIPE" AS DEFINED ABOVE.
14. WITH RESPECT TO PIPING DEMOLITION, THE "SOURCE" FOR A LOAD IS THE FITTING, TAP, MANIFOLD, AND SO FORTH THAT ORIGINATES THE PIPE DEDICATED TO EXCLUSIVELY SERVING THE SPECIFIC LOAD.
15. "CIRCUITRY" AND A "CIRCUIT" IS A COMPLETE SYSTEM FOR CONVEYING ELECTRICITY INCLUDING CONDUCTORS, WIRES, CABLES, CONNECTORS, SPLICES, LUGS, CONDUIT, RACEWAYS, FITTINGS, COUPLINGS, PULL BOXES, SWITCHES, CIRCUIT BREAKERS, PENETRATION SEALING SYSTEMS, HANGERS, CLAMPS, SUPPORTS, FASTENERS, ANCHORS, PAINT, AND LABELS AS SPECIFIED IN SPECIFICATIONS, INDICATED ON DRAWINGS OR REQUIRED BY APPLICABLE CODES AND STANDARDS FOR THE LOCATION AND APPLICATION.
16. TO "CIRCUIT" IS TO PROVIDE "CIRCUITRY" OR A "CIRCUIT" AS DEFINED ABOVE.
17. WITH RESPECT TO POWER CIRCUITRY DEMOLITION, THE "SOURCE" FOR A LOAD IS THE OVER-CURRENT PROTECTION DEVICE OR TAP THAT ORIGINATES THE CIRCUIT DEDICATED TO EXCLUSIVELY SERVING THE SPECIFIC LOAD.

DEMOLITION, CUTTING, PATCHING AND PENETRATIONS:

1. EXISTING EQUIPMENT, APPLIANCES, DEVICES, DUCTWORK, PIPING, CONDUIT, CIRCUITRY, AND SO FORTH NOT BEING REUSED SHALL BE DEMOLISHED IN THEIR ENTIRETY BACK TO SOURCE. DEMOLISH CONDUITS AND BOXES LEFT EMPTY BY THE REMOVAL OF THEIR CIRCUITRY. CIRCUIT BREAKERS NO LONGER REQUIRED SHALL BE LABELED AS SPARES. CAP OR OTHERWISE COVER UNUSED BOX AND PANEL OPENINGS.
2. REMOVE OR MODIFY EXISTING EQUIPMENT, APPLIANCES, DEVICES, DUCTWORK, PIPING, CONDUIT, CIRCUITRY, AND SO FORTH AS REQUIRED TO ACCOMMODATE CONSTRUCTION. REINSTALL AND RECONNECT AFFECTED EXISTING-TO-REMAIN SYSTEMS.
3. NEATLY CUT AND SEAL OPENINGS AND PENETRATIONS FOR AN AIR-TIGHT ASSEMBLY.
4. PATCH AND PAINT PENETRATIONS AND FLAWS RESULTING FROM OR REVEALED BY THE REMOVAL OF EQUIPMENT, APPLIANCE, DEVICES, DUCTWORK, PIPING, AND SO FORTH WITH MATERIALS MATCHING ADJACENT SURFACE.
5. PROVIDE ESCUTCHEON PLATES AT FINISHED WALL PIPING AND CONDUIT PENETRATIONS.
6. SEAL EXTERIOR PENETRATIONS WEATHER TIGHT.
7. MAINTAIN ALL FIRE-RATED ASSEMBLIES.

EQUIPMENT:

1. EQUIPMENT SHALL BE LISTED BY A NATIONALLY RECOGNIZED TESTING LABORATORY APPROVED BY OSHA.
2. THE CONTRACTOR SHALL STORE AND PROTECT FROM DAMAGE ALL EQUIPMENT AND MATERIALS AFTER DELIVERY TO THE JOB SITE. COVER WITH WATERPROOF, TEAR-RESISTANT, HEAVY TARP OR POLYETHYLENE PLASTIC AS REQUIRED TO PROTECT FROM PLASTER, DIRT, PAINT, WATER, OR PHYSICAL DAMAGE.
3. INSTALL EQUIPMENT WHILE MAINTAINING CLEARANCES AS RECOMMENDED BY MANUFACTURER AND REQUIRED BY APPLICABLE CODES AND STANDARDS.
4. FOREIGN SYSTEMS CANNOT BE LOCATED WITHIN EQUIPMENT SPACE DEDICATED TO ELECTRICAL SWITCHBOARDS, SWITCHGEAR, PANELBOARDS, AND MOTOR CONTROL CENTERS. FOREIGN SYSTEMS MAY BE LOCATED ABOVE THIS EQUIPMENT WHERE EQUIPMENT IS PROTECTED FROM CONDENSATION, LEAKS AND BREAKS. REFER TO NEC 110.26(E).
5. PROVIDE CONNECTIONS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND APPLICABLE CODES AND STANDARDS. COORDINATE CONNECTION REQUIREMENTS FOR FINAL EQUIPMENT SELECTIONS WITH OTHER AFFECTED TRADES.
6. VERIFY FINAL CONNECTION SIZES WITH OWNER PROVIDED EQUIPMENT AND PROVIDE REQUIRED ISOLATION VALVES, CHECK VALVES, UNIONS, GAUGES, AND SO FORTH FOR A COMPLETE INSTALLATION.
7. PROVIDE NECESSARY HARDWARE FOR A COMPLETE WORKING INSTALLATION OF EQUIPMENT, APPLIANCE, DEVICES, DUCTWORK, PIPING, CIRCUITRY, AND SO FORTH.
8. PROVIDE ELECTRICAL CIRCUITS AND OVER-CURRENT PROTECTION IN ACCORDANCE WITH MANUFACTURER'S NAMEPLATE.
9. MATCH TYPE, SIZE AND MATERIAL OF EXISTING PIPING, DEVICES, AND SO FORTH, WHERE APPLICABLE.
10. PROVIDE ENGRAVED PLASTIC LAMINATE NAMEPLATES ON ALL NEW EQUIPMENT. SURVEY BUILDING TO ENSURE THAT NAMES ARE UNIQUE AND CONSISTENT WITH EXISTING CONVENTIONS. POWERED EQUIPMENT SHALL CONTAIN SOURCE POWER IDENTIFICATION INDICATIONS ON NAMEPLATE (PANELBOARD/SWITCHBOARD AND CIRCUIT DESIGNATION).

CONDUIT COLOR CODING:

1. ALL ELECTRICAL CONDUIT, RACEWAYS, AND JUNCTION BOXES SHALL BE CONTINUOUSLY PAINTED WITH COLOR CODING TO MEET T-MOBILE STANDARDS AS FOLLOWS:
   - RED - FIRE ALARM AND MONITORING
   - ORANGE - FIBER OPTIC SYSTEMS
   - YELLOW - HIGH/MEDIUM VOLTAGE (ABOVE 600V)
   - GREEN - NON-METALLIC / GROUND
   - BLUE - LOW VOLTAGE WIRE INCLUDING BMS
   - PURPLE - SECURITY
   - CRITICAL POWER AND/OR FIBER CONDUIT ENCASEMENT CONCRETE SHALL BE COLORED RED. ALL ENCASEMENT SHALL BE COVERED WITH MARKER TAPE.

GENERAL NOTES:

1) THE SYMBOLS SHOWN ON THIS SHEET ARE A COMPLETE LIST OF SYMBOLS USED BY InSite Group, Inc. AND NOT ALL SYMBOLS OR ABBREVIATIONS MAY BE USED ON THIS PROJECT.

COMPLIANCE:

1. APPLICABLE CODES, STANDARDS AND REGULATIONS:
   - A. ADA STANDARDS FOR ACCESSIBLE DESIGN
   - B. OSHA 29 CFR 1910 - OCCUPATIONAL SAFETY AND HEALTH STANDARDS
   - C. OSHA 29 CFR 1926 - SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION
   - D. EPA 40 CFR 82 - PROTECTION OF STRATOSPHERIC OZONE
   - E. 2015 WISCONSIN BUILDING CODE (IBC AMENDED)
   - F. 2015 WISCONSIN ENERGY CODE (IECC AMENDED)
   - G. 2015 WISCONSIN MECHANICAL CODE (IMC AMENDED)
   - H. WISCONSIN PLUMBING CODE
   - I. 2015 WISCONSIN FIRE CODE (IFC AMENDED)
   - J. 2017 WISCONSIN ELECTRICAL CODE (NFPA 70 (NEC) AMENDED)
   - K. FCIA FIRESTOP MANUAL OF PRACTICE
2. PERFORM WORK IN ACCORDANCE WITH THE ABOVE AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCALLY ADOPTED CODES, STANDARDS AND REGULATIONS.
3. THE RESULTING FACILITY SHALL BE A SAFE WORK PLACE IN CONFORMANCE WITH OSHA 29 CFR 1910.
4. DRAWINGS ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT GENERAL SCOPE OF PROJECT.
5. DRAWINGS, SPECIFICATIONS, REFERENCED STANDARDS, AND SO FORTH ARE COMPLIMENTARY OF ONE ANOTHER. IN THE EVENT OF CONFLICTING REQUIREMENTS, THE ARCHITECT/ENGINEER SHALL BE CONTACTED FOR RESOLUTION.
6. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS. NOTIFY AE PROJECT MANAGER OF ANY DISCREPANCIES. DRAWINGS ARE DIAGRAMMATIC AND DO NOT SHOW ALL OFFSETS, BENDS, ELBOWS, AND SO FORTH WHICH MAY BE REQUIRED FOR PROPER INSTALLATION OF WORK. PROVIDE ADDITIONAL BENDS AND OFFSETS AS REQUIRED TO COMPLETE WORK AT NO ADDITIONAL COST TO OWNER.
7. EACH BIDDER SHALL INSPECT SITE FOR EXISTING CONDITIONS. FAILURE TO OBTAIN SUCH KNOWLEDGE SHALL NOT RELIEVE THE SUCCESSFUL BIDDER OF RESPONSIBILITY FOR ACCOMMODATIONS WITH THESE CONDITIONS AND PERFORMING WORK UNDER THIS CONTRACT.
8. INCLUDE IN BID AND PAY PERMITTING COSTS ASSOCIATED WITH WORK.

ELECTRICAL POWER AND COMMUNICATIONS:

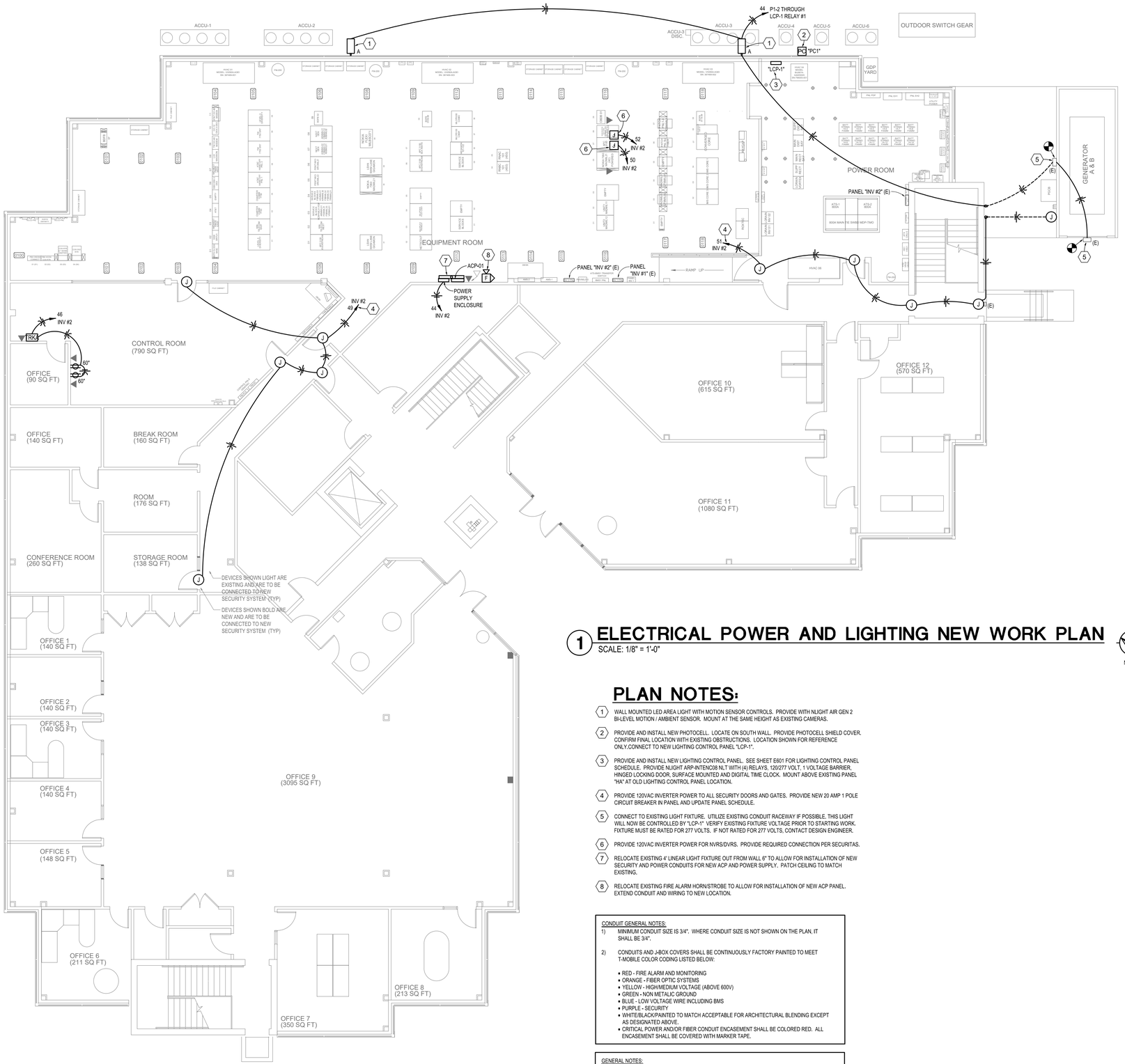
1. ELECTRICAL INSTALLATIONS SHALL BE IN COMPLIANCE WITH NEC.
2. EXISTING CIRCUIT ROUTING AND ITS SIZES ARE SHOWN FOR REFERENCE ONLY. FIELD VERIFY EXACT ROUTING AND ACTUAL SIZES.
3. FIELD DETERMINE EXACT ROUTING OF CIRCUITS. MOUNT CIRCUITS FROM STRUCTURE ABOVE AS HIGH AS POSSIBLE UNLESS NOTED OTHERWISE.
4. ROUTE CIRCUITS PARALLEL OR PERPENDICULAR TO BUILDING LINES.
5. PROVIDE CIRCUITS AS FOLLOWS:
   - A. INTERIOR:
     - CONDUCTORS: COPPER TYPE THHN/THWN-2, 600 VOLT, WET- AND DRY-RATED TO 90 DEGREES C (194 DEGREES F) WITH THERMOPLASTIC INSULATION AND NYLON JACKET
     - CONDUIT: EMT, CONCEALED WHERE PRACTICAL
     - FITTINGS: COMPRESSION ONLY
   - B. EXTERIOR:
     - CONDUCTORS:
       - a. COPPER TYPE THHN/THWN-2, 600 VOLT, WET- AND DRY-RATED TO 90 DEGREE C (167 DEGREES F) WITH THERMOPLASTIC INSULATION AND NYLON JACKET
       - b. COPPER TYPE XHHW-2, 600 VOLT, WET- OR DRY RATED TO 90 DEGREE C (167 DEGREES F) WITH CROSS-LINKED POLYETHYLENE INSULATION
     - CONDUIT: IMC OR RMC
   - C. UNDERGROUND:
     - CONDUCTORS:
       - a. COPPER TYPE THHN/THWN-2, 600 VOLT, WET- AND DRY-RATED TO 90 DEGREE C (167 DEGREES F) WITH THERMOPLASTIC INSULATION AND NYLON JACKET
       - b. COPPER TYPE XHHW-2, 600 VOLT, WET- AND DRY-RATED TO 90 DEGREE C (167 DEGREES F) WITH CROSS-LINKED POLYETHYLENE INSULATION
     - CONDUIT: SCHD-40 PVC
   - D. CONTROL POWER AND SIGNALING:
     - COPPER CONDUCTORS SIZES NO. 16 AND 18 AWG: TYPE TFFN, 600 VOLT, 90 DEGREES C (194 DEGREES F) THERMOPLASTIC INSULATED
     - CONDUIT: EMT, IMC, OR RMC
     - FITTINGS: COMPRESSION ONLY
9. MINIMUM CONDUIT SIZE IS 3/4".
10. PROVIDE PULL BOXES AND CONDUIT BODIES SO THAT A NO MORE THAN THE EQUIVALENT OF FOUR QUARTER BENDS (360 DEGREES TOTAL) EXISTS BETWEEN PULL POINTS.
11. CAP OR OTHERWISE COVER UNUSED OPENINGS IN PANELS, BOXES AND ENCLOSURES.
12. PROVIDE UPDATED CIRCUIT REGISTRIES FOR AFFECT PANELBOARDS. REGISTRIES SHALL BE TYPEWRITTEN WITH PLASTIC COVER ON BACK SIDE OF BREAKER ACCESS DOOR.
13. COORDINATE POWER REQUIREMENTS AND FINAL LOCATIONS OF ALL EQUIPMENT, DEVICES, AND SO FORTH WITH FINAL EQUIPMENT SELECTION AND PROVIDE ALL NECESSARY DEVICES ALLOWING FOR END TERMINATIONS OR CONNECTIONS.
14. WHETHER DEPICTED OR NOT, PROVIDE A MEANS OF DISCONNECTION FOR AND WITHIN SITE OF AIR CONDITIONING AND REFRIGERATION EQUIPMENT, APPLIANCES, FIXED HEATING EQUIPMENT, INDUSTRIAL EQUIPMENT, MOTORS, MOTOR STARTERS, STORAGE BATTERIES, TRANSFORMERS, UPS'S AND VFD,'S, PLUG CORDS SERVE AS A MEANS OF DISCONNECTION. MEANS OF DISCONNECTION ARE TYPICALLY FUSED SAFETY SWITCHES, BUT THEY MAY ALSO BE ENCLOSED CIRCUIT BREAKERS AND INTERRUPT-RATED NON-FUSED SWITCHES.
15. PROVIDE FIRESTOPPING AT ALL FIRE WALL PENETRATIONS. COMPLY WITH "FIRESTOPPING SYSTEMS" ARTICLE IN BISCI'S "TELECOMMUNICATIONS DISTRIBUTION METHODS MANUAL.
16. INSTALL GROUNDING ACCORDING TO THE "GROUNDING, BONDING, AND ELECTRICAL PROTECTION" CHAPTER IN BICSI'S "TELECOMMUNICATIONS DISTRIBUTION METHODS MANUAL.
17. TESTS AND INSPECTIONS OF LOW VOLTAGE CABLING.
    - 17.1. VISUALLY INSPECT JACKET MATERIALS FOR NRTL CERTIFICATION MARKINGS. INSPECT CABLING TERMINATIONS IN COMMUNICATIONS EQUIPMENT ROOMS FOR COMPLIANCE WITH COLOR-CODING FOR PIN ASSIGNMENTS, AND INSPECT CABLING CONNECTIONS FOR COMPLIANCE WITH TIA-568-C.1.
    - 17.2. VISUALLY INSPECT CABLE PLACEMENT, CABLE TERMINATION, GROUNDING AND BONDING, EQUIPMENT AND PATCH CORDS, AND LABELING OF ALL COMPONENTS.
    - 17.3. TEST ALL CABLING FOR DC LOOP RESISTANCE, SHORTS, OPENS, INTERMITTENT FAULTS, AND POLARITY BETWEEN CONDUCTORS. TEST OPERATION OF SHORTING BARS IN CONNECTION BLOCKS. TEST CABLES AFTER TERMINATION BUT NOT CROSS-CONNECTION.
      - 17.3.1. TEST INSTRUMENTS SHALL MEET OR EXCEED APPLICABLE REQUIREMENTS IN TIA-568-C.2. PERFORM TESTS WITH A TESTER THAT COMPLIES WITH PERFORMANCE REQUIREMENTS IN "TEST INSTRUMENTS (NORMATIVE)" ANNEX, COMPLYING WITH MEASUREMENT ACCURACY SPECIFIED IN "MEASUREMENT ACCURACY (INFORMATIVE)" ANNEX, USE ONLY TEST CORDS AND ADAPTERS THAT ARE QUALIFIED BY TEST EQUIPMENT MANUFACTURER FOR CHANNEL OR LINK TEST CONFIGURATION.
      - 17.3.2. DATA FOR EACH MEASUREMENT SHALL BE DOCUMENTED. DATA FOR SUBMITTALS SHALL BE PRINTED IN A SUMMARY REPORT THAT IS FORMATTED SIMILARLY TO TABLE 10.1 IN BICSI'S "TELECOMMUNICATIONS DISTRIBUTION METHODS MANUAL." OR SHALL BE TRANSFERRED FROM THE INSTRUMENT TO THE COMPUTER, SAVED AS TEXT FILES, PRINTED, AND SUBMITTED.
      - 17.3.3. NONCONFORMING WORK:
        - 17.3.3.1. END-TO-END CABLING WILL BE CONSIDERED DEFECTIVE IF IT DOES NOT PASS TESTS AND INSPECTIONS.
        - 17.3.3.2. REMOVE AND REPLACE CABLING WHERE TEST RESULTS INDICATE THAT THEY DO NOT COMPLY WITH SPECIFIED REQUIREMENTS.

COORDINATION AND HYGIENE:

1. THE AGREEMENT BETWEEN THE CONTRACTOR AND THE OWNER IS A SINGLE-PRIME CONTRACT. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE SCOPE OF WORK, INCLUDING ANY REQUIRED COORDINATION WITH SUBCONTRACTORS. THE CONSTRUCTION DOCUMENTS AND ARCHITECT/ ENGINEER DO NOT DELINEATE BETWEEN SUBCONTRACTORS RESPONSIBILITY, AND ANY INFERENCE TO DIVISION OF WORK IS A SUGGESTION ONLY. NEITHER THE OWNER NOR THE ARCHITECT/ENGINEER WILL OFFER ANY OPINIONS OR PROPOSED RESOLUTION CONCERNING ASSIGNMENT OF WORK TO SUBCONTRACTORS. IN THE EVENT OF MISSING OR CONFLICTING SCOPE PROVIDED BY THE CONTRACTOR OR ANY SUBCONTRACTORS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK.
2. THE OWNER AND ENGINEER ARE NOT RESPONSIBLE FOR THE CONTRACTOR'S SAFETY PRECAUTIONS, MEANS, METHODS, TECHNIQUES, CONSTRUCTION SEQUENCES, OR PROCEDURES REQUIRED TO PERFORM THEIR WORK.
3. SAFELY EXECUTE THIS WORK IN ACCORDANCE WITH OSHA 29 CFR 1926.
4. PROVIDE A FIRE WATCH IN ACCORDANCE WITH NFPA-101 WHERE THE FIRE ALARM OR FIRE SUPPRESSION SYSTEM IS OUT OF SERVICE. COORDINATE SPECIFICS WITH OWNER.
5. OBTAIN A HOT-WORK PERMIT FROM OWNER AND PROVIDE FIRE WATCH FOR WELDING, CUTTING, AND BRAZING PROCEDURES IN ACCORDANCE WITH OSHA 29 CFR 1910.252.
6. CONTRACTOR WILL NOT BE PERMITTED TO USE ANY OWNER PROVIDED TELEPHONE OR INTERNET SERVICES. CONTRACTOR MUST FURNISH THESE UTILITIES IF NEEDED. CONTRACTOR WILL BE ALLOWED TO USE 120V UTILITY POWER RECEPTACLES WITH PRIOR APPROVAL FROM OWNER. CONTRACTOR SHALL UTILIZE EXTENSION CORDS WITH GFCI PROTECTION.
7. HAZARDOUS-MATERIAL ABATEMENTS SHALL BE COORDINATED WITH OWNER.
8. COORDINATE WORK SCHEDULE WITH OWNER. PERFORM WORK DURING OWNER APPROVED WORK WINDOW.
9. COORDINATE OUTAGES WITH OWNER. SUBMIT REQUESTS FOR ALL PLANNED OUTAGES BEFORE START OF PROJECT. WORK SHALL BE EXECUTED IN A MANNER THAT MINIMIZES QUANTITY AND DURATION OF OUTAGES THAT AFFECT CURRENT OCCUPANTS AND THEIR OPERATIONS. FOR EACH INDIVIDUAL UTILITY SERVICE, CONSOLIDATE ALL WORK REQUIRING ITS OUTAGE INTO A SINGLE SHUTDOWN EVENT. SCHEDULE OUTAGES AFTER HOURS OR ON WEEKENDS, UNLESS APPROVED IN ADVANCE BY OWNER.
10. COORDINATE WORK WITH ALL OTHER TRADES.
11. REPRESENTATIVES FROM APPLICABLE TRADES SHALL ASSIST EQUIPMENT MANUFACTURERS WITH SET-UP, TESTING, AND CLEAN-UP ACTIVITIES.
12. MAINTAIN AREAS FREE OF DEBRIS ACCUMULATION. CONSTRUCTION WASTE MUST BE CLEANED UP DAILY.

SUBSTITUTIONS AND SUBMITTALS:

1. DESIGN DOCUMENTS WERE BASED UPON INDICATED, SCHEDULED AND SPECIFIED PRODUCTS. WHILE SUBSTITUTIONS MAY BE ACCEPTED, ANY CHANGES, POSSIBLY BORNE BY OTHER TRADES, THAT BECOME NECESSARY AS A RESULT OF THE SUBSTITUTION AND THE ASSOCIATED COSTS SHALL BE FULLY BORNE BY THE CONTRACTOR AND MUST BE INCLUDED IN THEIR BID.
2. "EQUAL" OR "APPROVED EQUAL" SUBSTITUTIONS SHALL BE SUBMITTED AND APPROVED BY THE ENGINEER / ARCHITECT.
3. SUBSTITUTION REQUESTS MUST BE HIGHLIGHTED IN BID AND CLEARLY IDENTIFIED AS SUBSTITUTIONS. SUBMIT RFI TO ARCHITECT IF PROPOSED SUBSTITUTION REQUIRES ARCHITECTURAL CHANGES TO ACCOMMODATE SUBSTITUTION A



1 ELECTRICAL POWER AND LIGHTING NEW WORK PLAN

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

NORTH 0 8' 16'

PLAN NOTES:

1. WALL MOUNTED LED AREA LIGHT WITH MOTION SENSOR CONTROLS. PROVIDE WITH NLIGHT AIR GEN 2 BI-LEVEL MOTION / AMBIENT SENSOR. MOUNT AT THE SAME HEIGHT AS EXISTING CAMERAS.
2. PROVIDE AND INSTALL NEW PHOTOCELL. LOCATE ON SOUTH WALL. PROVIDE PHOTOCELL SHIELD COVER. CONFIRM FINAL LOCATION WITH EXISTING OBSTRUCTIONS. LOCATION SHOWN FOR REFERENCE ONLY.CONNECT TO NEW LIGHTING CONTROL PANEL "LCP-1".
3. PROVIDE AND INSTALL NEW LIGHTING CONTROL PANEL. SEE SHEET E601 FOR LIGHTING CONTROL PANEL SCHEDULE. PROVIDE NLIGHT ARP-INTENC08 NLT WITH (4) RELAYS, 120/277 VOLT, 1 VOLTAGE BARRIER, HINGED LOCKING DOOR, SURFACE MOUNTED AND DIGITAL TIME CLOCK. MOUNT ABOVE EXISTING PANEL "HA" AT OLD LIGHTING CONTROL PANEL LOCATION.
4. PROVIDE 120VAC INVERTER POWER TO ALL SECURITY DOORS AND GATES. PROVIDE NEW 20 AMP 1 POLE CIRCUIT BREAKER IN PANEL AND UPDATE PANEL SCHEDULE.
5. CONNECT TO EXISTING LIGHT FIXTURE. UTILIZE EXISTING CONDUIT RACEWAY IF POSSIBLE. THIS LIGHT WILL NOW BE CONTROLLED BY "LCP-1". VERIFY EXISTING FIXTURE VOLTAGE PRIOR TO STARTING WORK. FIXTURE MUST BE RATED FOR 277 VOLTS. IF NOT RATED FOR 277 VOLTS, CONTACT DESIGN ENGINEER.
6. PROVIDE 120VAC INVERTER POWER FOR NVRS/DVRS. PROVIDE REQUIRED CONNECTION PER SECURITAS.
7. RELOCATE EXISTING 4' LINEAR LIGHT FIXTURE OUT FROM WALL 6" TO ALLOW FOR INSTALLATION OF NEW SECURITY AND POWER CONDUITS FOR NEW ACP AND POWER SUPPLY. PATCH CEILING TO MATCH EXISTING.
8. RELOCATE EXISTING FIRE ALARM HORN/STROBE TO ALLOW FOR INSTALLATION OF NEW ACP PANEL. EXTEND CONDUIT AND WIRING TO NEW LOCATION.

CONDUIT GENERAL NOTES:

1) MINIMUM CONDUIT SIZE IS 3/4". WHERE CONDUIT SIZE IS NOT SHOWN ON THE PLAN, IT SHALL BE 3/4".

2) CONDUITS AND J-BOX COVERS SHALL BE CONTINUOUSLY FACTORY PAINTED TO MEET T-MOBILE COLOR CODING LISTED BELOW:

- RED - FIRE ALARM AND MONITORING
- ORANGE - FIBER OPTIC SYSTEMS
- YELLOW - HIGH/MEDIUM VOLTAGE (ABOVE 600V)
- GREEN - NON METALIC GROUND
- BLUE - LOW VOLTAGE WIRE INCLUDING BMS
- PURPLE - SECURITY
- WHITE/BLACK/PAINTED TO MATCH ACCEPTABLE FOR ARCHITECTURAL BLENDING EXCEPT AS DESIGNATED ABOVE.
- CRITICAL POWER AND/OR FIBER CONDUIT ENCASEMENT SHALL BE COLORED RED. ALL ENCASEMENT SHALL BE COVERED WITH MARKER TAPE.

GENERAL NOTES:

1) CONTRACTOR TO DEMOLISH ALL UN-USED (OLD) CABLING AND CONDUIT SERVING DEVICES ON THIS SHEET ONCE THE NEW SECURITY SYSTEM HAS BEEN STARTED UP, TESTED AND DEVICES CUT OVER.

ISSUANCES

ISSUE	DATE	DESCRIPTION	DRAFTER
	5.5.2025	BID SET	DAB

WISCONSIN CHARLES C. WEIMERT E-45630 TUALATIN OR 5/5/25 PROFESSIONAL ENGINEER

PERMIT/BID SET

InSite Group
DEDICATION. DESIRE. INTEGRITY.
KANSAS CITY - (816) 228-3377
3540 NE Ralph Powell Rd., Ste. B, Lee's Summit, MO 64064
PORTLAND - (503) 222-2044
15 82nd Drive, Ste. 30, Gladstone, OR 97027
ISG PROJECT NUMBER: 24-7860-0

FS&L Architects
ARCHITECTS/PLANNERS
1600 Genessee St., Suite 837, Kansas City, MO 64102
Tel: 816-421-4133

DRAFTER DB	DATE 5/5/2025
CHKD BY CW	DATE
ENGR CW	DATE
APPROVED BY	DATE
APPROVED BY	DATE
RELEASE NUMBER	

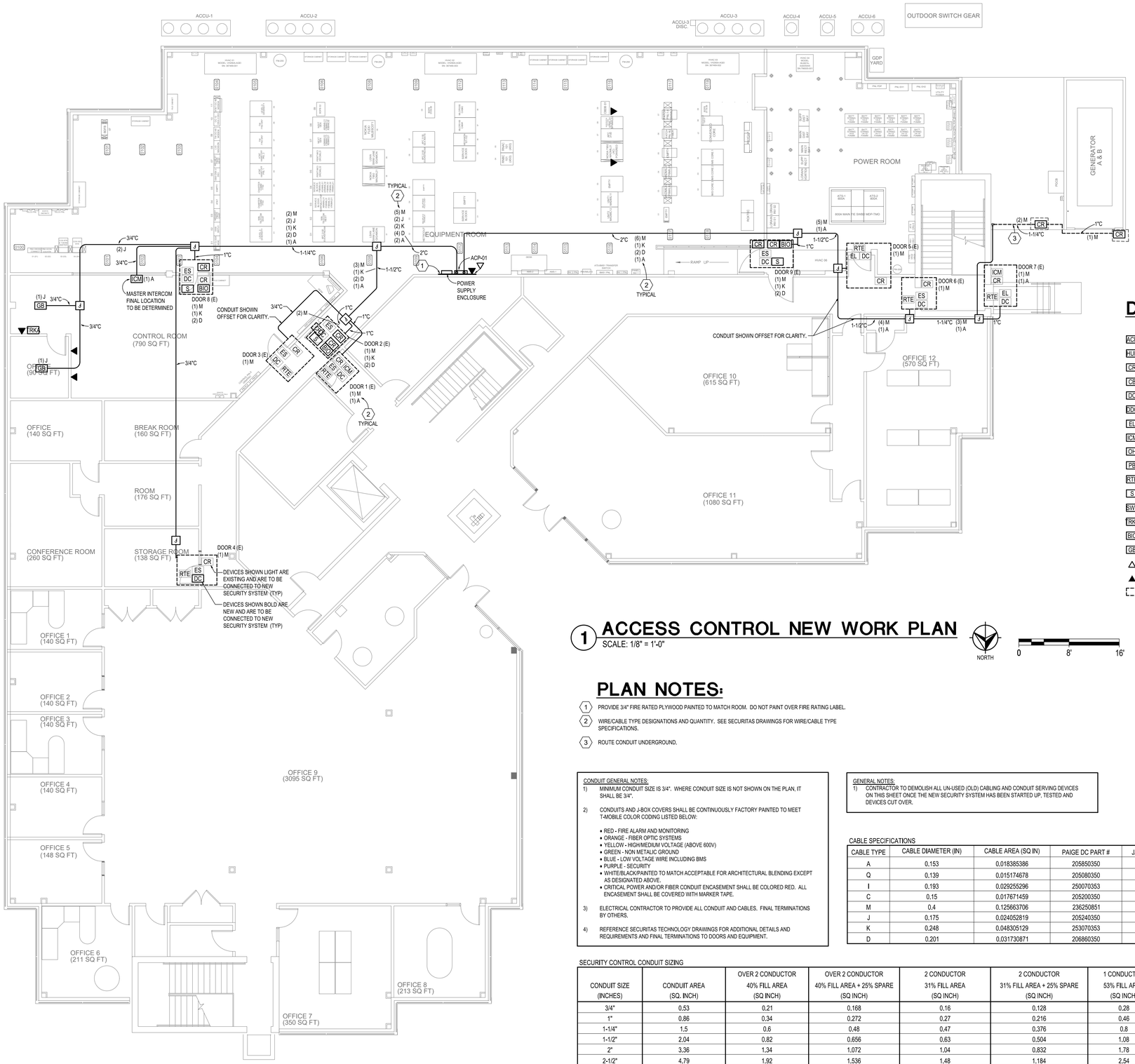
T-MOBILE
WAUKESHA SWITCH BUILDING
SECURITY SYSTEM UPGRADES

N19 W 24075 RIVERWOOD DRIVE
SUITE 100
WAUKESHA, WI 53188

SHEET TITLE
ELECTRICAL
POWER FIRST FLOOR
NEW WORK PLAN

SHEET E111 | WIMSCWAUKN

ISSUANCES			
ISSUE	DATE	DESCRIPTION	DRAFTER
	5.5.2025	BID SET	DAB



DRAWING LEGEND:

NEW ACCESS CONTROL EQUIPMENT

- ACP ACCESS CONTROL PANEL
- HUB ACTIVE THREAT BUTTON
- CR CARD READER
- CB CRASH BAR / PANIC BAR
- DC DOOR CONTACT
- DBX DOOR BELL CONTACT
- EL ELECTRIC MORTISE LOCK
- ICM INTERCOM
- OH OVERHEAD DOOR CONTACT
- PB PUSH BUTTON DOOR RELEASE
- RTE REQUEST TO EXIT MOTION SENSOR (REX)
- S SIREN / SOUNDER
- SW1 SWITCH
- RK TRAKA ENCLOSURE
- BIO BIOMETRIC READER
- GB GLASS BREAK
- △ TELEPHONE OUTLET - RJ11 CONNECTION TO PHONE SYSTEM, ROUTE 3/4" CONDUIT TO PHONE SYSTEM.
- ▲ COMPUTER / DATA OUTLET - CAT 5E CONNECTION TO NETWORK, ROUTE 3/4" CONDUIT TO PHONE SYSTEM.
- DEVICE TO BE REMOVED

1 ACCESS CONTROL NEW WORK PLAN

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

NORTH

0 8' 16'

PLAN NOTES:

1. PROVIDE 3/4" FIRE RATED PLYWOOD PAINTED TO MATCH ROOM. DO NOT PAINT OVER FIRE RATING LABEL.
2. WIRE/CABLE TYPE DESIGNATIONS AND QUANTITY. SEE SECURITAS DRAWINGS FOR WIRE/CABLE TYPE SPECIFICATIONS.
3. ROUTE CONDUIT UNDERGROUND.

CONDUIT GENERAL NOTES:

1) MINIMUM CONDUIT SIZE IS 3/4". WHERE CONDUIT SIZE IS NOT SHOWN ON THE PLAN, IT SHALL BE 3/4".

2) CONDUITS AND J-BOX COVERS SHALL BE CONTINUOUSLY FACTORY PAINTED TO MEET T-MOBILE COLOR CODING LISTED BELOW:

- RED - FIRE ALARM AND MONITORING
- ORANGE - FIBER OPTIC SYSTEMS
- YELLOW - HIGH/MEDIUM VOLTAGE (ABOVE 600V)
- GREEN - NON METALIC GROUND
- BLUE - LOW VOLTAGE WIRE INCLUDING BMS
- PURPLE - SECURITY
- WHITE/BLACK/PAINTED TO MATCH ACCEPTABLE FOR ARCHITECTURAL BLENDING EXCEPT AS DESIGNATED ABOVE.
- CRITICAL POWER AND/OR FIBER CONDUIT ENCASEMENT SHALL BE COLORED RED. ALL ENCASEMENT SHALL BE COVERED WITH MARKER TAPE.

3) ELECTRICAL CONTRACTOR TO PROVIDE ALL CONDUIT AND CABLES. FINAL TERMINATIONS BY OTHERS.

4) REFERENCE SECURITAS TECHNOLOGY DRAWINGS FOR ADDITIONAL DETAILS AND REQUIREMENTS AND FINAL TERMINATIONS TO DOORS AND EQUIPMENT.

GENERAL NOTES:

1) CONTRACTOR TO DEMOLISH ALL UN-USED (OLD) CABLING AND CONDUIT SERVING DEVICES ON THIS SHEET ONCE THE NEW SECURITY SYSTEM HAS BEEN STARTED UP, TESTED AND DEVICES CUT OVER.

CABLE SPECIFICATIONS

CABLE TYPE	CABLE DIAMETER (IN)	CABLE AREA (SQ IN)	PAIGE DC PART #	JACKET COLOR	CABLE DESCRIPTION (ALL CABLES TO BE PLENUM RATED)
A	0.153	0.018385386	205850350	PINK	20AWG, 4 CONDUCTOR UNSHIELDED
Q	0.139	0.015174678	205080350	PINK	22 AWG, 4 CONDUCTOR UNSHIELDED
I	0.193	0.029255296	250070353	BLUE	24 AWG, 4 UNSHIELDED TWISTED PAIR CATEGORY 5E
C	0.15	0.017671459	205200350	PINK	18 AWG, 2 CONDUCTOR UNSHIELDED
M	0.4	0.125663706	236250851	PINK	MULTICONDUCTOR CABLE INCLUDING A, C, D AND Q CABLE TYPES
J	0.175	0.024052819	205240350	PINK	18 AWG, 4 CONDCUTOR UNSHIELDED
K	0.248	0.048305129	253070353	BLUE	23 AWG, 4 UNSHIELDED TWISTED PAIR CATEGORY 6
D	0.201	0.031730871	206860350	PINK	20 AWG, 8 CONDUCTOR OVERALL SHIELDED

SECURITY CONTROL CONDUIT SIZING

CONDUIT SIZE (INCHES)	CONDUIT AREA (SQ. INCH)	OVER 2 CONDUCTOR 40% FILL AREA (SQ INCH)	OVER 2 CONDUCTOR 40% FILL AREA + 25% SPARE (SQ INCH)	2 CONDUCTOR 31% FILL AREA (SQ INCH)	2 CONDUCTOR 31% FILL AREA + 25% SPARE (SQ INCH)	1 CONDUCTOR 53% FILL AREA (SQ INCH)	1 CONDUCTOR 53% FILL AREA + 25% SPARE (SQ INCH)
3/4"	0.53	0.21	0.168	0.16	0.128	0.28	0.224
1"	0.86	0.34	0.272	0.27	0.216	0.46	0.368
1-1/4"	1.5	0.6	0.48	0.47	0.376	0.8	0.64
1-1/2"	2.04	0.82	0.656	0.63	0.504	1.08	0.864
2"	3.36	1.34	1.072	1.04	0.832	1.78	1.424
2-1/2"	4.79	1.92	1.536	1.48	1.184	2.54	2.032
3"	7.38	2.95	2.36	2.26	1.808	3.91	3.128
4"	12.72	5.09	4.072	3.94	3.152	6.74	5.392

THE ACCESS CONTROL CONDUIT SIZING TABLE UTILIZES THE 25% SPARE COLUMNS ABOVE TO ALLOW FOR FUTURE CABLE INSTALLATIONS.

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T-Mobile

T-MOBILE
WAUKESHA SWITCH BUILDING
SECURITY SYSTEM UPGRADES

N19 W 24075 RIVERWOOD DRIVE
SUITE 100
WAUKESHA, WI 53188

SHEET TITLE
FIRST FLOOR
ACCESS CONTROL
NEW WORK PLAN

SHEET E112 | WIMSCWAUKN

ISSUANCES			
ISSUE	DATE	DESCRIPTION	DRAFTER
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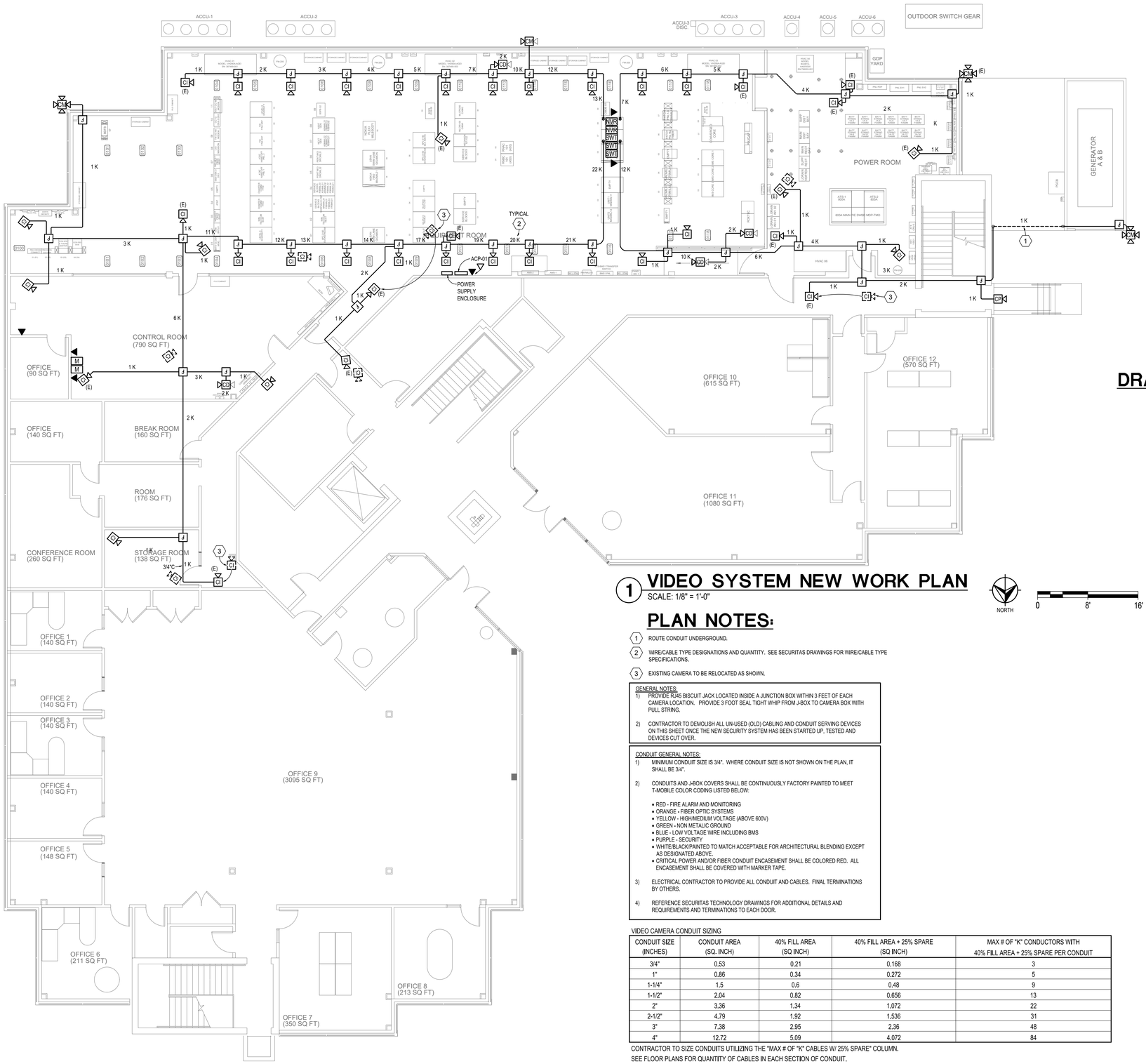

1 VIDEO SYSTEM NEW WORK PLAN

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

NORTH

0 8' 16'

DRAWING LEGEND:

NEW VIDEO SYSTEM EQUIPMENT

- M — CCTV MONITOR
- NVR — NETWORK VIDEO RECORDER
- SWT — SWITCH
- Px — CAMERA POLES
- DI — INDOOR FIXED MINI DOME
- DO — OUTDOOR FIXED MINI DOME
- DP — PANORAMIC IP CAMERA
- DM — MULTI SENSOR IP CAMERA
- DS — DUAL SENSOR IP CAMERA
- (E) DI — DEVICE TO BE REMOVED/DEMOLISHED UNLESS NOTED TO BE RELOCATED.

PLAN NOTES:

1. ROUTE CONDUIT UNDERGROUND.
2. WIRE/CABLE TYPE DESIGNATIONS AND QUANTITY. SEE SECURITAS DRAWINGS FOR WIRE/CABLE TYPE SPECIFICATIONS.
3. EXISTING CAMERA TO BE RELOCATED AS SHOWN.

GENERAL NOTES:

1) PROVIDE RJ45 BISCUIT JACK LOCATED INSIDE A JUNCTION BOX WITHIN 3 FEET OF EACH CAMERA LOCATION. PROVIDE 3 FOOT SEAL TIGHT WHIP FROM J-BOX TO CAMERA BOX WITH PULL STRING.

2) CONTRACTOR TO DEMOLISH ALL UN-USED (OLD) CABLING AND CONDUIT SERVING DEVICES ON THIS SHEET ONCE THE NEW SECURITY SYSTEM HAS BEEN STARTED UP, TESTED AND DEVICES CUT OVER.

CONDUIT GENERAL NOTES:

1) MINIMUM CONDUIT SIZE IS 3/4". WHERE CONDUIT SIZE IS NOT SHOWN ON THE PLAN, IT SHALL BE 3/4".

2) CONDUITS AND J-BOX COVERS SHALL BE CONTINUOUSLY FACTORY PAINTED TO MEET T-MOBILE COLOR CODING LISTED BELOW:

- RED - FIRE ALARM AND MONITORING
- ORANGE - FIBER OPTIC SYSTEMS
- YELLOW - HIGH/MEDIUM VOLTAGE (ABOVE 600V)
- GREEN - NON METALIC GROUND
- BLUE - LOW VOLTAGE WIRE INCLUDING BMS
- PURPLE - SECURITY
- WHITE/BLACK/PAINTED TO MATCH ACCEPTABLE FOR ARCHITECTURAL BLENDING EXCEPT AS DESIGNATED ABOVE.
- CRITICAL POWER AND/OR FIBER CONDUIT ENCASEMENT SHALL BE COLORED RED. ALL ENCASEMENT SHALL BE COVERED WITH MARKER TAPE.

3) ELECTRICAL CONTRACTOR TO PROVIDE ALL CONDUIT AND CABLES. FINAL TERMINATIONS BY OTHERS.

4) REFERENCE SECURITAS TECHNOLOGY DRAWINGS FOR ADDITIONAL DETAILS AND REQUIREMENTS AND TERMINATIONS TO EACH DOOR.

VIDEO CAMERA CONDUIT SIZING

CONDUIT SIZE (INCHES)	CONDUIT AREA (SQ. INCH)	40% FILL AREA (SQ INCH)	40% FILL AREA + 25% SPARE (SQ INCH)	MAX # OF "K" CONDUCTORS WITH 40% FILL AREA + 25% SPARE PER CONDUIT
3/4"	0.53	0.21	0.168	3
1"	0.86	0.34	0.272	5
1-1/4"	1.5	0.6	0.48	9
1-1/2"	2.04	0.82	0.656	13
2"	3.36	1.34	1.072	22
2-1/2"	4.79	1.92	1.536	31
3"	7.38	2.95	2.36	48
4"	12.72	5.09	4.072	84

CONTRACTOR TO SIZE CONDUITS UTILIZING THE "MAX # OF "K" CABLES W/ 25% SPARE" COLUMN.
SEE FLOOR PLANS FOR QUANTITY OF CABLES IN EACH SECTION OF CONDUIT.

CABLE SPECIFICATIONS

CABLE TYPE	CABLE DIAMETER (IN)	CABLE AREA (SQ IN)	PAIGE DC PART #	JACKET COLOR	CABLE DESCRIPTION (ALL CABLES TO BE PLENUM RATED)
K	0.248	0.048305129	253070353	BLUE	23 AWG, 4 UNSHIELDED TWISTED PAIR CATEGORY 6

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T-Mobile

T-MOBILE
WAUKESHA SWITCH BUILDING
SECURITY SYSTEM UPGRADES

N19 W 24075 RIVERWOOD DRIVE
SUITE 100
WAUKESHA, WI 53188

SHEET TITLE: FIRST FLOOR VIDEO SYSTEM NEW WORK PLAN

SHEET E113 | WIMSCWAUKN

ISSUANCES			
ISSUE	DATE	DESCRIPTION	DRAFTER
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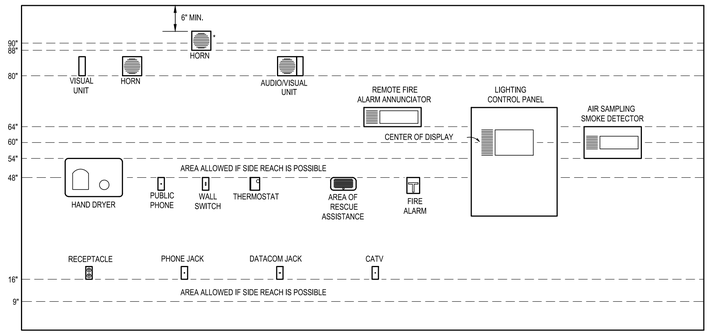
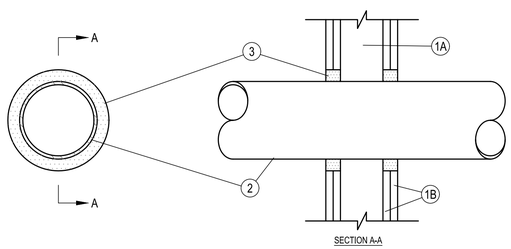


1 TYPICAL ELECTRICAL DEVICE MOUNTING HEIGHTS

SCALE: NONE

F Ratings - 1 and 2 Hr (See Items 1 and 3)
T Rating - 0 Hr
L Rating At Ambient - Less Than 1 CFM/Sq Ft
L Rating At 400 F - 4 CFM/Sq Ft



FIRESTOP DETAIL NOTES:

1. WALL ASSEMBLY - THE 1 OR 2 HR FIRE-RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL U300 OR U400 SERIES WALL AND PARTITION DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:

   A. STUDS - WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS OR STEEL CHANNEL STUDS. WOOD STUDS TO CONSIST OF NOM 2 BY 4 IN. LUMBER SPACED 16 IN. OC. STEEL STUDS TO BE MIN 2-1/2 IN. WIDE AND SPACED MAX 24 IN. OC. WHEN STEEL STUDS ARE USED AND THE DIAMETER OF OPENING EXCEEDS THE WIDTH OF STUD CAVITY, THE OPENING SHALL BE FRAMED ON ALL SIDES USING LENGTHS OF STEEL STUD INSTALLED BETWEEN THE VERTICAL STUDS AND SCREW-ATTACHED TO THE STEEL STUDS AT EACH END. THE FRAMED OPENING IN THE WALL SHALL BE 4 TO 6 IN. WIDER AND 4 TO 6 IN. HIGHER THAN THE DIAMETER OF THE PENETRATING ITEM SUCH THAT, WHEN THE PENETRATING ITEM IS INSTALLED IN THE OPENING, A 2 TO 3 IN. CLEARANCE IS PRESENT BETWEEN THE PENETRATING ITEM AND THE FRAMING ON ALL FOUR SIDES.

   B. GYPSUM BOARD* - 5/8 IN. THICK, 4 FT WIDE WITH SQUARE OR TAPERED EDGES. THE GYPSUM BOARD TYPE, THICKNESS, NUMBER OF LAYERS, FASTENER TYPE AND SHEET ORIENTATION SHALL BE AS SPECIFIED IN THE INDIVIDUAL U300 OR U400 SERIES DESIGN IN THE UL FIRE RESISTANCE DIRECTORY. MAX DIAMETER OF OPENING IS 32-1/4 IN. FOR STEEL STUD WALLS. MAX DIAMETER OF OPENING IS 14-1/2 IN. FOR WOOD STUD WALLS. THE F RATING OF THE FIRESTOP SYSTEM IS EQUAL TO THE FIRE RATING OF THE WALL ASSEMBLY.

2. THROUGH-PENETRANTS - ONE METALLIC PIPE, CONDUIT OR TUBING TO BE INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRESTOP SYSTEM. THE ANNULAR SPACE SHALL BE MIN 0 IN. TO MAX 2-1/4 IN. PIPE MAY BE INSTALLED WITH CONTINUOUS POINT CONTACT. PIPE, CONDUIT OR TUBING MAY BE INSTALLED AT AN ANGLE NOT GREATER THAN 45 DEGREES FROM PERPENDICULAR. PIPE, CONDUIT OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES, CONDUITS OR TUBING MAY BE USED:

   A. STEEL PIPE - NOM 30 IN DIAMETER (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE.

   B. IRON PIPE - NOM 30 IN. DIAMETER (OR SMALLER) CAST OR DUCTILE IRON PIPE.

   C. CONDUIT - NOM 4 IN DIAMETER (OR SMALLER) STEEL ELECTRICAL METALLIC TUBING OR 6 IN. DIAMETER STEEL CONDUIT.

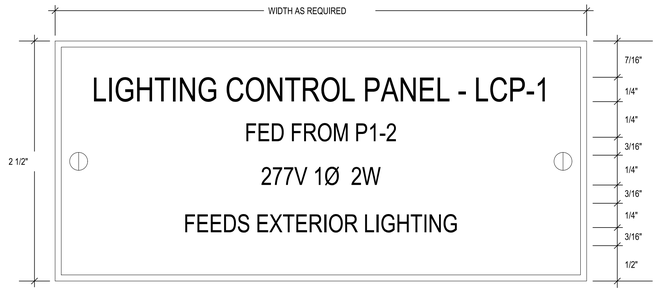
   D. COPPER TUBING - NOM 6 IN. DIAMETER (OR SMALLER) TYPE L (OR HEAVIER) COPPER TUBING.

   E. COPPER PIPE - NOM 6 IN. DIAMETER (OR SMALLER) REGULAR (OR HEAVIER) COPPER PIPE.

3. FILL, VOID OR CAVITY MATERIAL* - SEALANT - MIN 5/8 IN. THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH BOTH SURFACES OF WALL. AT THE POINT OR CONTINUOUS CONTACT LOCATIONS BETWEEN PIPE AND WALL, A MIN 1/2 IN. DIAMETER BEAD OF FILL MATERIAL SHALL BE APPLIED AT THE PIPE WALL INTERFACE ON BOTH SURFACES OF WALL.

2 ELECTRICAL CONDUIT FIRESTOP PENETRATION DETAIL

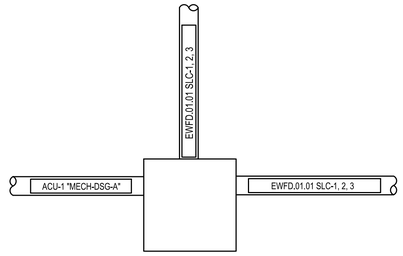
NOT TO SCALE



DETAIL NOTES
1. SEE SPECIFICATIONS FOR ADDITIONAL NAMEPLATE INFORMATION. 2. REWORD NAMEPLATE FOR FIELD CONDITIONS.

5 EXTERIOR LIGHTING CONTROL PANEL PLACARD DETAIL

SCALE: NOT TO SCALE



ALL POWER, BAS AND CONTROL WIRING SHALL BE INSTALLED IN CONDUIT. PROVIDE CONDUIT LABELING AT ALL LOCATIONS WHERE CONDUITS ENTER OR LEAVE JUNCTION BOXES, PULL BOXES, CONTROL PANELS, CONTROL DEVICES, WALLS, FLOORS, ELECTRICAL EQUIPMENT, MECHANICAL EQUIPMENT, ETC., AND AT MAXIMUM 30' INTERVALS IN BETWEEN BOXES AND DEVICES. PROVIDE PANEL NAME, MODULE NAME, AND CIRCUIT NAME. LABELS SHALL BE VISIBLE FROM FLOOR WHERE POSSIBLE.

3 TYPICAL CONDUIT LABELING DETAIL

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T-MOBILE
WAUKESHA SWITCH BUILDING
SECURITY SYSTEM UPGRADES

N19 W 24075 RIVERWOOD DRIVE
SUITE 100
WAUKESHA, WI 53188

ELECTRICAL DETAILS

SHEET TITLE

SHEET E501 | WIMSCWAUKN

ISSUANCES			
ISSUE	DATE	DESCRIPTION	DRAFTER
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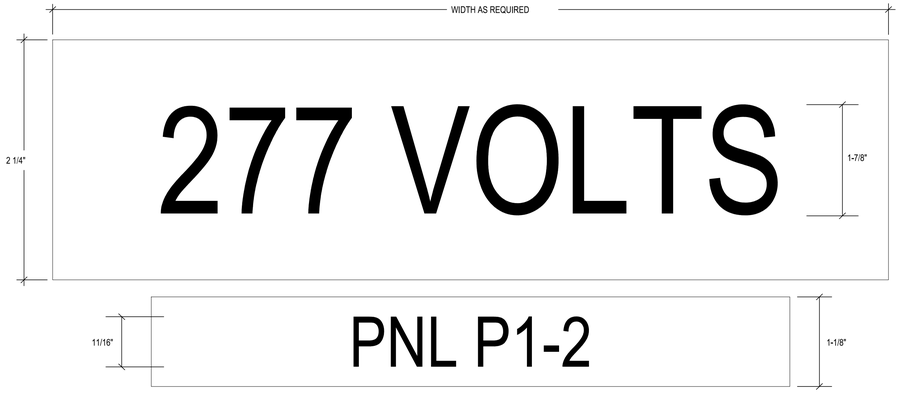
DETAIL NOTES
1. SEE SPECIFICATIONS FOR ADDITIONAL NAMEPLATE INFORMATION. 2. DETAILS ABOVE SPECIFIC OF BRADY PRODUCTS LABELING.

1 COUNDUIT IDENTIFICATION DETAIL

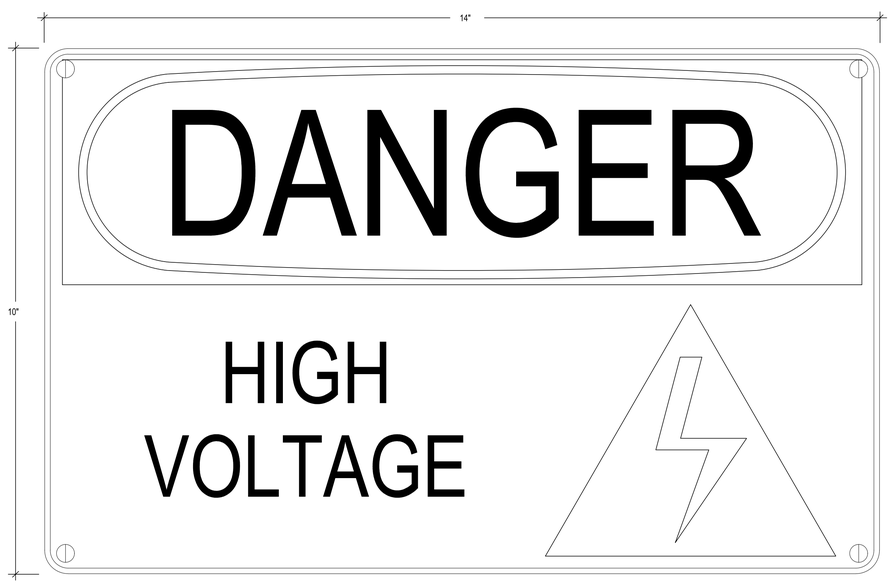
SCALE: NOT TO SCALE



DETAIL NOTES
1. SEE SPECIFICATIONS FOR ADDITIONAL NAMEPLATE INFORMATION. 2. DETAILS ABOVE SPECIFIC OF BRADY PRODUCTS LABELING. 3. SELF STICK ARC FLASH LABELS SHALL BE PROVIDED BY THE A/E FOR ALL SWITCHGEAR, SWITCHBOARDS, PANELBOARDS, DISCONNECTS, ATS, MTS, AND OTHER ELECTRICAL EQUIPMENT RATED 100A AND LARGER. THIS SHALL BE INSTALLED BY THE CONTRACTOR.

2 JUNCTION BOX IDENTIFICATION DETAIL

SCALE: NOT TO SCALE



DETAIL NOTES
1. SEE SPECIFICATIONS FOR ADDITIONAL NAMEPLATE INFORMATION. 2. REWORD NAMEPLATE FOR FIELD CONDITIONS.

3 DANGER IDENTIFICATION DETAIL

SCALE: NOT TO SCALE

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T-MOBILE
WAUKESHA SWITCH BUILDING
SECURITY SYSTEM UPGRADES

N19 W 24075 RIVERWOOD DRIVE
SUITE 100
WAUKESHA, WI 53188

ELECTRICAL DETAILS

SHEET TITLE

SHEET E502 | WIMSCWAUKN

ISSUANCES			
ISSUE	DATE	DESCRIPTION	DRAFTER
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LIGHTING FIXTURE SCHEDULE

MARK	MANUFACTURER	FIXTURE DESCRIPTION	MODEL NUMBER	MOUNTING TYPE	MOUNTING HEIGHT (FT)	FINISH	LAMP QTY	LAMP TYPE	LAMP CODE	LAMP W/LAMP	LAMP CRI	LAMP CT	LUMENS	VOLTS	WATTS	NOTES
A	LITHONIA LIGHTING	AREA LIGHT	DSXO LED P3 40K 80CRI T3M MVOLT WBA NLTAIR2 PIRHN DDBXD	WALL	11 AFG	DARK BRONZE	N/A	LED	N/A	N/A	80	4000K	4000	UNV	69.0	1

NOTES:
1) COORDINATE AND CONFIRM FINAL LIGHT FIXTURE FINISH WITH ARCHITECT PRIOR TO ORDERING LIGHT FIXTURE.

PANELBOARD SCHEDULE: P1-2 (EXISTING)

NF	PANELBOARD TYPE						FEEDER ENTRANCE:		PANEL LOCATION:
277/480	VOLTAGE	3	PHASE	4	WIRE		MAIN BREAKER		TOP	SEE PLANS
250	AMP MAIN BUS					X	MAIN LUGS		BOTTOM	FEEDER CABLE:
1	NEMA ENCLOSURE				200% RATED NEUTRAL		FEED THRU LUGS	MOUNT:		
	RMS SYMMETRICAL AMPS @				VOLTS		SUB-FEED BREAKER		SURFACE	SOURCE:
3/14/25	DATE				COPPER BUSSING		SOLID NEUTRAL		FLUSH	

POLE #	SERVICE	VA LOAD A	VA LOAD B	VA LOAD C	LOAD TYPE	WIRE SIZE	C.B. TRIP	C.B. POLE	C.B TRIP	C.B POLE	WIRE SIZE	LOAD TYPE	VA LOAD A	VA LOAD B	VA LOAD C	SERVICE	POLE #
43	VAV 119						20	3	**20**	**1**	**12**	**L**	**133**			**EXTERIOR LIGHTS (NEW)**	44
45	-						-	-	20	1						SPARE	46
47	-						-	-	20	1						SPARE	48
49	SPARE						20		20	1						SPARE	50
51	SPARE						20		20	1						SPARE	52
53	SPARE						15	3	20	1						SPARE	54
55							-	-	20	1						SPARE	56
57							-	-	20	1						SPARE	58
59	SPARE						30	3	60	3						TEMP AC UNIT	60
61							-	-	-	-						-	62
63							-	-	-	-						-	64
65	SPARE						30	3	60	3						TEMP AC UNIT	66
67							-	-	-	-						-	68
69							-	-	-	-						-	70
71	SPARE						30	3	20	3						VERDIGRIS	72
73							-	-	-	-						-	74
75							-	-	-	-						-	76
77	SPARE						30	3	60	3						SPARE	78
79							-	-	-	-						-	80
81							-	-	-	-						-	82
83	SPARE						20	1	20	1						SPARE	84
		0	0	0									133	0	0		

CONNECTED VA/PH (LESS FEED THRU & SUB FEED): A - 133 B - 0 C - 0
CONNECTED VA/PH FROM FEED THRU AND SUB FEED: A - B - C -
TOTAL CONNECTED VA/PH: A - 133 B - 0 C - 0

LOAD TYPE	CODE DEMAND REQUIREMENTS	CONNECTED VA THIS PANEL	CONNECTED VA SUB PNLS	CONNECTED VA TOTAL	DEMAND VA	MIN. CODE VA (1.25 x CONT.)
LIGHTING (NEC 220.42)	100%	133		133	133	166
RECEPTACLES (NEC 220.44)	1st 10,000VA + 1/2 x REMAINING	0		0	0	0
LARGEST MOTOR (NEC 430,24)	1.25 x LARGEST FLA	0		0	0	0
REMAINING MOTORS (NEC 430,24)	100% REMAINING MOTORS	0		0	0	0
HEATING (NEC 220,51)	100%	0		0	0	0
KITCHEN EQUIPMENT (NEC 220,56)	VARIES (SEE CODE SECTION)	0		0	0	0
WATER HEATER (NEC 220,14(A))	100%	0		0	0	0
MISC. (NEC 220,14(A))	100%	0		0	0	0
SPARE	0.25 x CODE MIN.VA					42
TOTAL LOADS		133	0	133	133	208
	SIZING LOAD			0 AMPS		

LOW VOLTAGE WIRE #18-22 AWG CABLE TERMINATION

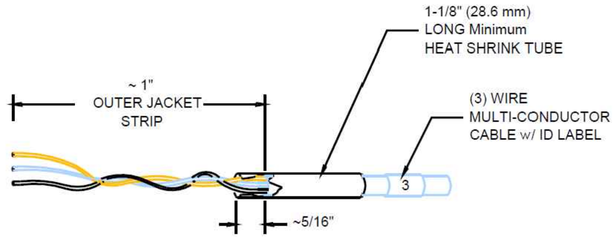
Typical Function	Wire Color
+24VDC	RED
SIGNAL	WHITE
COMMON	BLACK
SIGNAL	BLUE
SWITCH SIGNAL(CHANNEL 1)	WHITE w/ BLUE STRIPE
SWITCH SIGNAL(CHANNEL 2)	BLUE w/ WHITE STRIPE
0-10V DIMMING SIGNAL	VIOLET
0-10V COMMON	GREY
3-WAY TRAVELER	YELLOW
3-WAY TRAVELER	YELLOW w/ BLACK STRIPE

OPTIONAL CONDUCTORS AS REQUIRED PER APPLICATION

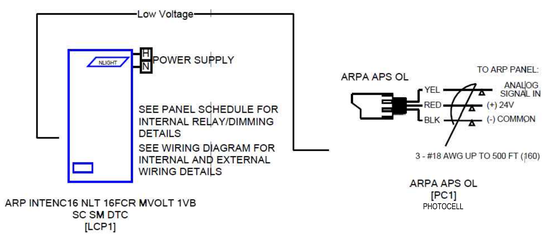
Cable termination requirements :

1. **Strip off outer jacket - approximately 1-1/2"** (37.6 mm)
2. **Fit a piece of 1-1/8" (28.6 mm) long heat s**hrink tube over the cable extending out 1/4" (8.25 mm) from outer jacket
3. **Terminate approximately 1/2" (12.2 mm)** from end of conductors - maximum untwist of conductors to **terminations is 1/2" (12.2 mm) - trim excess** leads
4. **Shrink tubing and add appropriate id label** to the cable at the end of the heat shrink tube

MAXIMUM LENGTH OF ANY RUN FROM INITIAL TO END DEVICE IS 1800 FEET.
NUMBER OF LOW VOLTAGE CONDUCTORS MAY VARY DEPENDING ON LOW VOLTAGE SWITCHING OR DIMMING APPLICATIONS
PLEASE SEE CUT SHEETS OR TYPICAL WIRING DIAGRAMS FOR NUMBER OR LOW VOLTAGE CONDUCTORS REQUIRED



1 LOW VOLTAGE WIRE #18-22 AWG CABLE TERMINATION
NOT TO SCALE

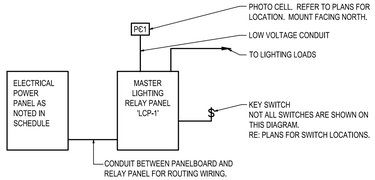


2 LOW VOLTAGE WIRE #18-22 AWG CABLE TERMINATION
NOT TO SCALE

LIGHTING CONTROL PANEL SCHEDULE "LCP-1"

PANEL NAME: RELAY PANEL 'LCP-1' | PANEL TYPE ☒ MAIN ☐ REMOTE
LOCATION: SEE PLANS | MOUNTING ☒ SURFACE ☐ FLUSH

RELAY No.	PANEL BOARD & CIRCUIT No.	LOAD (VA)	DESCRIPTION	TIME CONTROL	LOCAL SWITCH	MASTER SWITCH	PHOTOCELL CONTROL	COMMENTS
1	P1-2-44	-	EXTERIOR SOUTH WALL MOUNTED LIGHTS	Y	N	-	Y	-
2	-	-	SPARE	Y	N	-	Y	-
3	-	-	SPARE	Y	N	-	Y	-
4	-	-	SPARE	Y	N	-	Y	-



2 LIGHTING CONTROL RISER DIAGRAM
NOT TO SCALE

LIGHTING CONTROL REQUIREMENTS:
1. ALL EXTERIOR LIGHTING SHALL BE CONTROLLED PER THE LOCAL BUILDING CODE.
2. EXTERIOR LIGHTING SHALL BE AUTOMATICALLY TURNED OFF WHEN ADEQUATE DAYLIGHT IS PRESENT AND SATISFIES THE LIGHTING NEEDS.
3. BUILDING FAÇADE AND LANDSCAPE LIGHTING (UL1, UL-2, UL-3) SHALL BE AUTOMATICALLY SHUT OFF NOT LATER THAN ONE HOUR AFTER BUSINESS CLOSING TO NOT EARLIER THAN ONE HOUR BEFORE BUSINESS OPENING.
4. THE EXTERIOR LIGHTING CONTROL PANEL SHALL HAVE TIME SWITCH CONTROLS THAT INCLUDE A CLOCK THAT IS NOT LESS THAN 7 DAYS, SHALL BE CAPABLE OF BEING SET FOR SEVEN DIFFERENT DAY TYPES PER WEEK, SHALL INCORPORATE AN AUTOMATIC HOLIDAY SETBACK FEATURE AND SHALL HAVE PROGRAM BACKUP CAPABILITIES THAT PREVENT LOSS OF PROGRAM AND TIME SETTINGS FOR NOT LESS THAT 10 HOURS, IF POWER IS INTERUPTED.
5. THE LIGHTING CONTROL SYSTEM SHALL BE COMMISSIONED.

BASIS OF DESIGN PRODUCTS:

LIGHTING CONTROL PANEL "LCP-1":
ARP INTENC08 NLT 4FCR MVOLT 1VB
SC SM DTC
ACUITY RELAY PANEL. INCLUDE INT AND ENC.
08-SIZE, NLIGHT, 4-FIELD CONFIGURABLE RELAYS,
120-277V, 1 VOLTAGE BARRIER, SCREW COVER,
SURFACE MOUNT, DTC

PHOTOCELL "PC1":
ARPA APS OL
ACUITY RELAY PANEL ACCESSORY, ANALOG
SENSOR, OUTDOOR

NLIGHT SYSTEM NOTES:

EVERY NLIGHT ENABLED DEVICE (INCLUDING NLIGHT EANABLED FIXTURES) IS FURNISHED WITH (1) PERMANENTLY ADHERED ID TAG AND (1) MATCHING, PARTIALLY ADHERED ID TAG TO BE PLACED ON THE RISER DIAGRAM SHEET, OR THE LIGHTING CONTROL LAYOUT SHEET, PROVIDED AS PART OF AN NLIGHT SUBMITTAL. THIS SHALL BE DONE DURING INSTALLATION AND PRIOR TO FACTORY STARTUP, FAILURE TO COMPLY MAY RESULT IN STARTUP DELAYS AND ADDITIONAL COSTS AT THE CONTRACTOR'S EXPENSE. DO NOT PLACE DEVICE ID STICKERS ON FLOOR PLAN UNLESS REQUIRED TO EXECUTE NFLOORPLAN SERVICES. REFERENCE NFLOORPLAN SERVICE NOTES ON THIS SHEET FOR SPECIFIC REQUIREMENTS.

ONE RELAY PACK OR NLIGHT ENABLED FIXTURE IS NEEDED PER CIRCUIT/ZONE TO BE CONTROLLED AND CAN RESIDE WITHIN SENSORS, WALLPODS, OR RELAY PACKS. POWER PACK PLACEMENT ON DRAWINGS IS FOR COUNTING ONLY; FINAL PLACEMENT IS UP TO DISCRETION OF CONTRACTOR/ENGINEER. PLEASE RECHECK COUNTS TO VERIFY THE NUMBER OF RELAYS NEEDED TO SWITCH ALL DESIRED LOADS.

BRIDGES, RELAYS, POWER PACKS, WALLPODS, AND SENSORS ON DRAWINGS WERE PLACED WITH INFORMATION PROVIDED AT TIME OF DESIGN. ADDITIONAL BRIDGES AND/OR SENSORS MAY BE REQUIRED DEPENDING ON BUILDING CHANGES, FINAL PARTITION HEIGHT/PLACEMENT, FURNITURE PLACEMENT, EQUIPMENT HEIGHT/PLACEMENT AND SHELVING HEIGHT/PLACEMENT.

THE LAYOUT OF THE NETWORK BACKBONE (BRIDGES AND GATEWAYS) HAS BEEN PLACED IN A SEPARATE TREE DIAGRAM AND NOT ON THE ACTUAL LAYOUT. FINAL PLACEMENT OF THE BRIDGE(S) AND GATEWAY(S) DEVICES SHALL BE AT THE CONTRACTOR/ENGINEER DISCRETION.

ALL DEVICES HAVE RJ-45 FEMALE PORTS. MAKING NETWORK CONTROL CABLES IS REQUIRED, T568B TERMINATIONS ARE RECOMMENDED. IT IS IMPERATIVE THAT ALL NETWORK CONTROL CABLES BE TESTED WITH A LAN CABLE TESTER TO VERIFY PROPER TERMINATIONS.

DAISY-CHAINED DEVICES SHOULD BE POWERED UP AND WORKING ON DEFAULT PROGRAMMING PRIOR TO CONNECTION TO BRIDGE OR GATEWAYS.

LOW VOLTAGE NETWORK CONTROL CABLE (CAT5/5E/6) RUNS FOR LOCAL ZONES. HOMERUNS AND BACKBONE SHOULD BE WHITE WITH CABLES LABELED.

CONTRACTOR TO VERIFY BLINK/DIAGNOSTIC CODES (VISIT HTTP://NLIGHTCONTROLS.COM/WP-CONTENT/UPLOADS/NLIGHT_POCKET_GUIDE.PDF) WHEN CONNECTING GATEWAYS/BRIDGES TO ZONES.

MAXIMUM CABLE LENGTH FROM START DEVICE TO END DEVICE IS 1500' INCLUDING HOMERUN TO BRIDGE DEVICE, IF PRESENT. MANUFACTURER IS NOT RESPONSIBLE FOR SYSTEMS EXCEEDING CABLING PARAMETERS.

PERMIT/BID SET

InSite Group
DEDICATION. DESIRE. INTEGRITY.
KANSAS CITY - (816) 228-3377
3540 NE Ralph Powell Rd., Ste. B, Lee's Summit, MO 64064
PORTLAND - (503) 222-2044
15 82nd Drive, Ste. 30, Gladstone, OR 97027
ISG PROJECT NUMBER: 24-7860-0

FS&L Architects
ARCHITECTS/PLANNERS
1600 Genessee St., Suite 837, Kansas City, MO 64102
Tel: 816-421-4133

DRAFTER	DATE
DB	5/5/2025
CHKD BY	DATE
CW	
ENGR	DATE
CW	
APPROVED BY	DATE
APPROVED BY	DATE
RELEASE NUMBER	

T-Mobile
WAUKESHA SWITCH BUILDING
SECURITY SYSTEM UPGRADES

N19 W 24075 RIVERWOOD DRIVE
SUITE 100
WAUKESHA, WI 53188

ELECTRICAL SCHEDULES

SHEET TITLE

SHEET E601 | WIMSCWAUKN

ISSUANCES			
ISSUE	DATE	DESCRIPTION	DRAFTER
	5.5.2025	BID SET	DAB

PANELBOARD SCHEDULE: INV-2 (EXISTING)

NQ	PANELBOARD TYPE						FEEDER ENTRANCE:		PANEL LOCATION:
120/208	VOLTAGE	3	PHASE	4	WIRE	X	100	MAIN BREAKER		TOP	SEE PLANS
100	AMP MAIN BUS							MAIN LUGS		BOTTOM	FEEDER CABLE:
1	NEMA ENCLOSURE			200% RATED NEUTRAL				FEED THRU LUGS	MOUNT:		
	RMS SYMMETRICAL AMPS @			VOLTS				SUB-FEED BREAKER		SURFACE	SOURCE:
4/28/25	DATE			COPPER BUSSING				SOLID NEUTRAL		FLUSH	

POLE #	SERVICE	VA LOAD A	VA LOAD B	VA LOAD C	LOAD TYPE	WIRE SIZE	C.B. TRIP	C.B. POLE	C.B TRIP	C.B POLE	WIRE SIZE	LOAD TYPE	VA LOAD A	VA LOAD B	VA LOAD C	SERVICE	POLE #
1	MAIN						100	3	20	1						CONTROL RM RECEP.	2
3	-						-	-	20	1						CONTROL RM RECEP.	4
5	-						-	-								DO NOT USE	6
7	CONTROL ROOM RECP.						20	1	20	2						VERDIGRIS	8
9	CONTROL ROOM RECEP.						20	1	-	-						-	10
11	DO NOT USE															DO NOT USE	12
13	CONTROL ROOM RECEP.						20	1	20	1						EAST CONF, TV	14
15	CONTROL ROOM RECEP.						20	1	20	1						RR116,00 TWIST LOCK	16
17	DO NOT USE															DO NOT USE	18
19	CONTROL ROOM RECEP.						20	1	20	1						RR116,08 OUTLET	20
21	CONTROL RM GENERAC PNL						20	1	30	1						RR116,03 TWIST LOCK	22
23	DO NOT USE															DO NOT USE	24
25	CABINET 116,00						30	2	20	1						CONTROL RM RECEP.	26
27	CABINET 116,00						-	-	20	1						RR101 AND 102	28
29	DO NOT USE															DO NOT USE	30
31	CABINET 116,07						30	2	20	1						RR116,01 AND 116,02	32
33	-						-	-	20	1						ATS-2 CONTROL PWR	34
35	DO NOT USE															DO NOT USE	36
37	RR114,06,09						20	1	40	2						ATS-BMS TRNFR SW	38
39	RR100,02 OUTLET						20	1	-	-						-	40
41	DO NOT USE															DO NOT USE	42
43	SPARE						20	1	**20**	**1**	**12**	**MI**	**500**			**SECURITY ACP-1 (NEW)**	44
45	NETWORK SW CRU 1,2,3						20	1	**20**	**1**	**12**	**MI**		**500**		**SEC TRKA, MON (NEW)**	46
47	DO NOT USE															DO NOT USE	48
49	**SECURITY DOORS (NEW)**	**250**			**MI**	**12**	**20**	**1**	**20**	**1**	**12**	**MI**	**500**			**SECURITY NVR (NEW)**	50
51	**SECURITY DOORS (NEW)**		**250**		**MI**	**12**	**20**	**1**	**20**	**1**	**12**	**MI**		**500**		**SECURITY NVR (NEW)**	52
53	DO NOT USE															DO NOT USE	54
		250	250	0									1000	1000	0		

CONNECTED VA/PH (LESS FEED THRU & SUB FEED)	A - 1250	B - 1250	C - 0
CONNECTED VA/PH FROM FEED THRU AND SUB FEED	A -	B -	C -
TOTAL CONNECTED VA/PH	A - 1250	B - 1250	C - 0

LOAD TYPE	CODE DEMAND REQUIREMENTS	CONNECTED VA THIS PANEL	CONNECTED VA SUB PNLS	CONNECTED VA TOTAL	DEMAND VA	MIN. CODE VA (1.25 x CONT.)
LIGHTING (NEC 220.42)	100%	0		0	0	0
RECEPTACLES (NEC 220.44)	1st 10,000VA + 1/2 x REMAINING	0		0	0	0
LARGEST MOTOR (NEC 430.24)	1.25 x LARGEST FLA	0		0	0	0
REMAINING MOTORS (NEC 430.24)	100% REMAINING MOTORS	0		0	0	0
EXISTING PANEL LOAD	100%	1370		1370	1370	1713
KITCHEN EQUIPMENT (NEC 220.56)	VARIES (SEE CODE SECTION)	0		0	0	0
WATER HEATER (NEC 220.14(A))	100%	0		0	0	0
MISC. (NEC 220.14(A))	100%	2500		2500	2500	2500
SPARE	0 x CODE MIN.VA					0
TOTAL LOADS		3870	0	3870	3870	4213
SIZING LOAD		20 AMPS				

PERMIT/BID SET

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T-Mobile

T-MOBILE
WAUKESHA SWITCH BUILDING
SECURITY SYSTEM UPGRADES

N19 W 24075 RIVERWOOD DRIVE
SUITE 100
WAUKESHA, WI 53188

ELECTRICAL SCHEDULES

SHEET TITLE

SHEET E602 | WIMSCWAUKN

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 July 17, 2025

Date: June 27, 2025

Project Name: Strand Rezoning

Project Address/Tax Key No.: PWC 0935029

Applicant: Ronnie Strand

Property Owner: Ronnie & Karen Strand

Current Zoning: B-3 General Business District and SO Shoreland Overlay District

2050 Land Use Map Designation: Medium Density Residential (6,500 Sq. Ft. - 1/2 Ac. / D.U.)

Use of Surrounding Properties: Single-family residential to the north, south, east, and west

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Project Description/Analysis

The applicant filed a Rezoning Application requesting approval to change the zoning of the property bearing Tax Key No. PWC 0935029 from B-3 General Business District to Rs-7 Single-Family Residential District.

The property is surrounded by B-3 District zoning to the north, east, and west. There is also a Rs-6 District zoned property to the east. To the south is a Rm-3 District zoned property. The surrounding uses consist of single-family residential homes. Note the B-3 District permits "Existing residential structures and any conforming and compatible residential additions."

The future land use designation of this property is Medium Density Residential, which is shown as orange on the map below. This is the same designation of the adjacent properties to the north, east and west. The property to the south is designated as Retail/Service Commercial.

The property has an area of 5,585 square feet. The Rs-7 District allows existing parcels to be placed in the district when no other residential districts are appropriate. The Rs-7 District is meant for older areas of development particularly surrounding Pewaukee Lake and within the shoreland areas of the city. As such, the requested rezoning is compatible with the Rs-7 District.

The development of this parcel in the future is subject to the Rs-7 District and Shoreland Overlay District standards. These standards will be further reviewed upon submission of a development plan; however, staff finds that a single-family home is feasible. With that said, the lot is substandard relative to lot size and the applicant may consider applying for a variance related to setbacks and lot coverage.

A private well will be needed for water and the applicant will be required to contact the Lake Pewaukee Sanitary District for sanitary sewer service.

Recommendation

Recommendation of approval to change the zoning of the property bearing Tax Key No. PWC 0935029 from B-3 General Business District to Rs-7 Single-Family Residential District.

Mayor and Common Council of City of Pewaukee

Nick Fuchs – Development Director
W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone: 262.691.0770
fuchs@pewaukee.wi.us

Dear Mayor & Common Council:

I am writing this request to ask for the rezoning of the property we purchased last year. The lot we bought in Pewaukee is currently listed as B3 and we would like the council to change it to Rs-7 zoning to make it ready for residential building.

Address is: Lot1 Edgewood Avenue Pewaukee WI 53072.
Legal Description: Lot S 39 and 40 of the Plat of Edgewood station. A subdivision of part of the southwest ¼ of Section 18. Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin. Excepting and reserving therefrom those portions of said lots conveyed by warranty deeds on 314252, 311640 and 313000. Containing 5,585 square feet, .01282 Acres more or less.

We would also like to know what kind of resident homes you can build on the property once changed. Are there any restrictions? Our plan is to build a vacation home so we can visit family and friends.
We thank you in advance. Included in this digital PDF are the following:

1. Application Form
2. Application Fee
3. Written Project Narrative
4. Rezoning Exhibit
5. Legal Description of proposed zoning changes
6. Building and Site Plans – Survey
7. Application Material – emailed to hurd@pewaukee.wi.us

Sincerely,
Ronnie and Karen Strand

Strand – Pewaukee Lot

Re-Zoning Exhibit (Existing – B3)

** Need Well

Re-Zoning Exhibit (Proposed – Rs7)

** Need Well / Adhere to Shoreland Overlay District

Strand – Pewaukee Lot

** Issue / Adhere to Shoreland Overlay District

Structure including eaves, setback from side lot line 10

Structure setback from ROW of other public roads 30

ISSUE: Rs7 and Shoreland Overlay District – Different setbacks

Solution: Variance for Shoreland Overlay setbacks to adhere to Rs7

Number of Bedrooms Per Dwelling Unit	Minimum Total Area (square feet)	Minimum First Floor Area (square feet)
1	1,100	900
2	1,200	900
3	1,300	900
4 or more	1,400	900

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Phone (262) 691-0770 Fax (262) 691-1798
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REPORT TO THE PLAN COMMISSION

Meeting of July 17, 2025

Date: June 27, 2025

Project Name: Hatch Fitness Conditional Use

Project Address/Tax Key No.: N20W22951 Watertown Road, Suites 107 and 111/PWC 0958982004

Applicant: Emily Gerlach, Hatch Fitness

Property Owner: PEWAUKEE RETAIL PARTNERS LLC

Current Zoning: B-6 Mixed Use Business District and LC Lowland Conservancy District

2050 Land Use Map Designation: Retail/Service Commercial

Use of Surrounding Properties: Kwik Trip and Accent On Dance Studios to the north, M-2 zoned property to the south, M-1 zoned property to the east, and County Highway F and vacant land to the west.

Project Description and Analysis

The applicant filed a Conditional Use Permit requesting approval of a physical fitness facility to occupy existing tenant spaces located at N20W22951 Watertown Road, Suites 107 and 111. Hatch Fitness serves those 18 years or older with a focus on older adults, specializing in chronic conditions and disabilities.

The tenant space has an area of 4,783 square feet. The proposed hours of operations are Monday through Friday, 8:00 a.m. to 7:30 p.m. and Saturday from 8:00 a.m. to 1:00 p.m. According to the applicant, the business will have two full-time employees and between ten and twelve part-time staff. The site contains about eighty-two parking spaces, which are shared by all tenants.

The applicant is not proposing any exterior site or building modifications other than signage. It is anticipated that the applicant would propose an illuminated wall sign for the business. Any proposed signage will require staff review of a Sign Permit Application.

The property is zoned B-6 Mixed Use Business District. Note there is also LC Lowland Conservancy District along the rear or south property line.

The B-6 District allows permitted and conditional uses as allowed within the B-4 and B-5 Districts as well as “Any retail, service or office use that is compatible with those uses listed above as determined by the Plan Commission.”

It can also be noted that the B-6 Mixed Use Business District “is intended to provide for the orderly and attractive grouping of buildings which encompass more than one type of nonindustrial business use which are compatible from a traffic, density and general use standpoint.”

The B-4 District generally permits office use. The district intent states:

> "The B-4, Office District is intended to provide for Individual or limited office, professional, and special service uses where the office activity would be compatible with neighborhood residential uses and not necessarily exhibit the intense activity of other business districts."

The B-5 District generally permits auto sales and services type uses as well as building supply stores, motels and hotels, restaurants, transit stations, and commercial kennels. The B-5 District intent is below for review.

> "The B-5, Highway Business District is intended to provide for the orderly and attractive grouping at appropriate locations along principal highway routes of those businesses and customer service establishments which are logically related to and dependent upon highway traffic or which are specifically designed to serve the needs of such traffic."

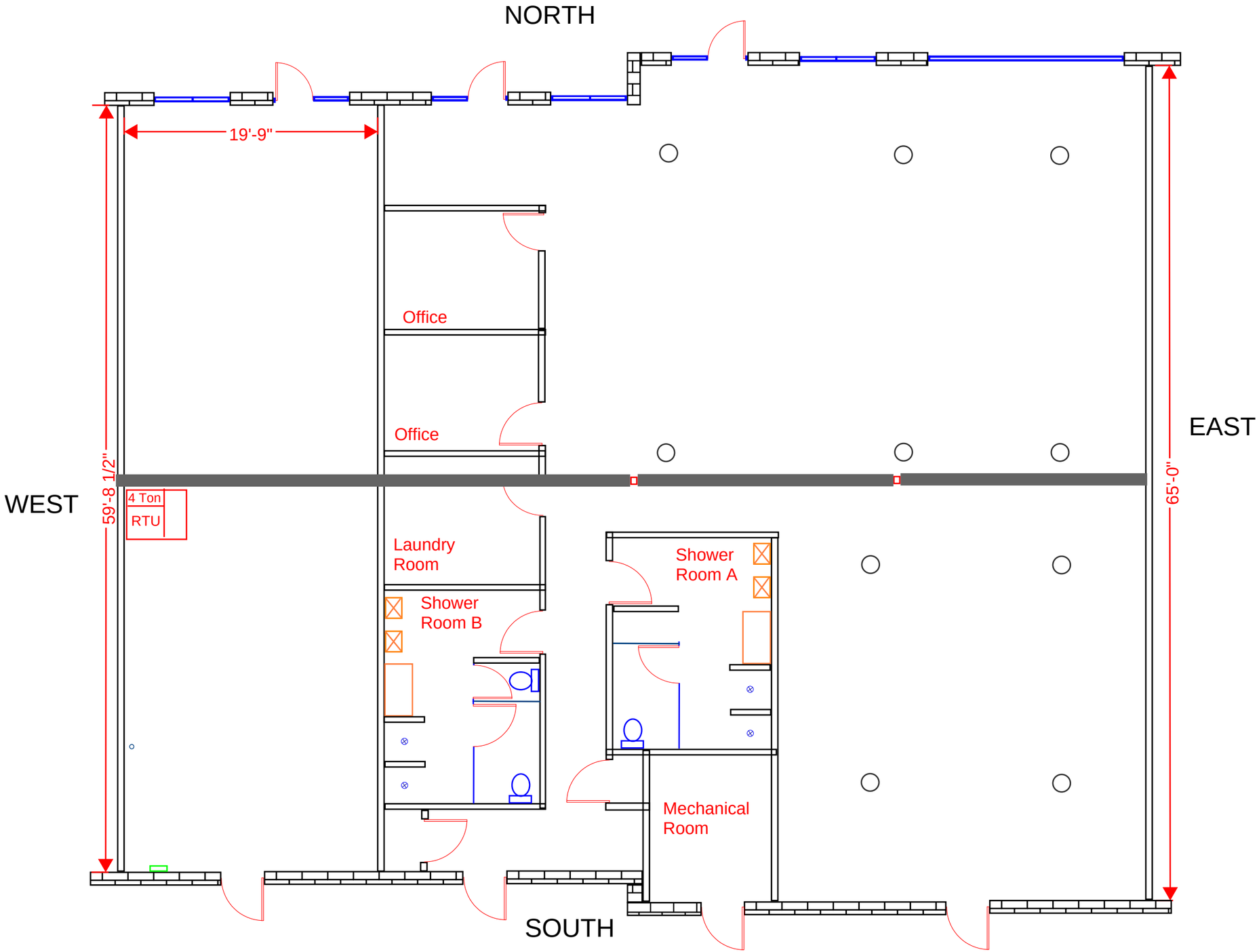
It can further be noted that 2017 Act 67 made changes regarding Conditional Use Permits (see requirements below). The applicant has provided detailed information related to the proposed business use for Plan Commission and Common Council consideration.

(de) *Conditional use permits.*
1. In this paragraph:
a. "Conditional use" means a use allowed under a conditional use permit, special exception, or other special zoning permission issued by a city, but does not include a variance.
b. "Substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.
2.
a. If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the city ordinance or those imposed by the city zoning board, the city shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.
b. The requirements and conditions described under subd. 2. a. must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the city relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The city's decision to approve or deny the permit must be supported by substantial evidence.
3. Upon receipt of a conditional use permit application, and following publication in the city of a class 2 notice under ch. 985, the city shall hold a public hearing on the application.
4. Once granted, a conditional use permit shall remain in effect as long as the conditions upon which the permit was issued are followed, but the city may impose conditions such as the permit's duration, transfer, or renewal, in addition to any other conditions specified in the zoning ordinance or by the city zoning board.
5. If a city denies a person's conditional use permit application, the person may appeal the decision to the circuit court under the procedures contained in par. (e) 10.

Recommendation

Staff recommends approval of the proposed Conditional Use Permit for Hatch Fitness located at N20W22951 Watertown Road, Suites 107 and 111.

EXISTING LAYOUT



EXISTING AND NEW FLOOR FINISHES

NORTH

WEST

EAST

SOUTH

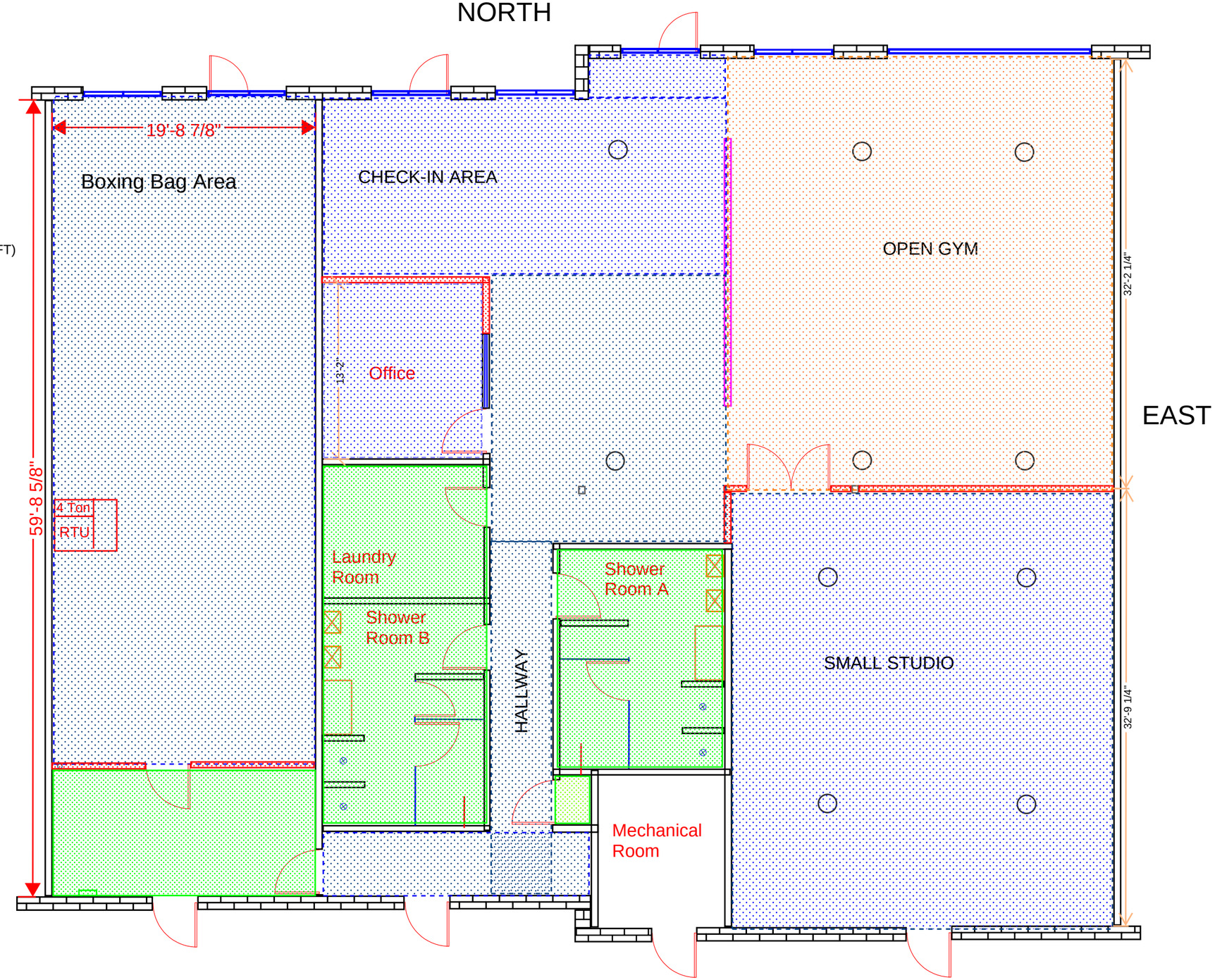
Existing rubber mat to stay

New LVT type material (Approx. 3,038 SQ FT)

Sealed Concrete

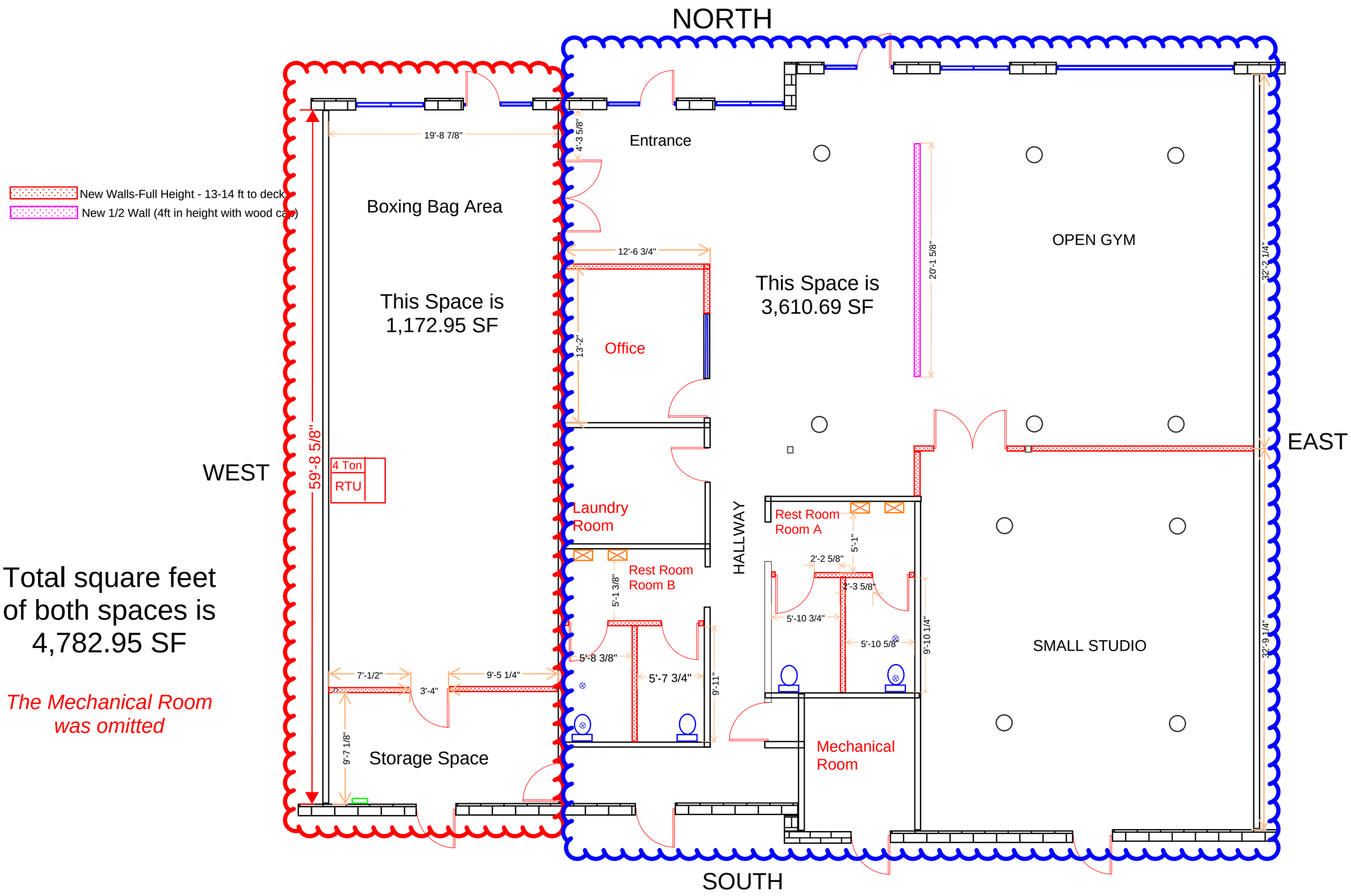
New Walls-Full Height - 13-14 ft to deck

New 1/2 Wall (4ft in height with wood cap)



A2.0

NEW LAYOUT WITH DIMENSIONS



Total square feet of both spaces is 4,782.95 SF

The Mechanical Room was omitted

A3.0

BOXING SPACE
WALLS:
1-East Wall - Insulation in walls from floor to deck. Deck is at 14ft.
2-East Wall - Install Drywall, Tape & Finish the wall.
3-South Wall - New Wall - Frame, Drywall (Both Sides), Tape and Finish this wall.
DOOR-GLASS
1-This door will need to have a panic hardware
DOOR
1-Install a new door and frame so the employees can pass through from one space to the other. This is in the South East corner of the sapce
BASE:
1-Rubber Black Base (4") Provide and Install
CEILING:
1-Ceiling gets Dry-fall Paint - Black
MECHANICAL:
1-Provide and Install spiral ductwork. The ductwork gets painted black as well.
FLOORING:
1-The floor gets a LVT - See sheet A2.0
PAINT:
1-All walls get painted - except brick ones - Color TBD
2-All new ductwork new gets painted
ELECTRICAL
1-Provide lighting for the space
2-Provide any emergency lights and exit signs per code

OFFICE
WALLS
1-All walls will get repainted (Patch & Paint)
2-New 4" rubber base on all walls
FLOORING:
1-The carpet squares in office need to be removed - slab prepped for new LVT Type flooring
CEILING:
1-Rework the ceiling grid
MECHANICAL:
1-No SOW
ELECTRICAL
1-Reconfigure the electrical outlets and data runs
PLUMBING
No SOW

ENTRANCE-HALLWAYS
WALLS
1-All walls will get repainted (Patch & Paint)
2-Build two new walls for the larger office #2
3-Rework the studs and drywall from the removal of the two shower room doors.
4-Remove the two shower room doors and frames
5-New 4" rubber base on all walls
DOORS:
1-Front door will be reworked to create a larger door and smaller side lite
2-Double doors and frame between the Boxing area and the entrance (3-0 x 7-0 Doors)
3-Remove the glass and door in Office #1
4-3-0 x7-0 Door and Frame between the Boxing Storage room and the Hallway to the fitness gym.
FLOORING:
1-Carpet squares in office need to be removed - slab prepped for new LVT Type flooring
2-The removal of the existing rubber floor - See A2.0 for flooring SOW
CEILING:
No SOW
MECHANICAL:
1-No SOW
PLUMBING
1-No SOW

LAUNDRY ROOM
WALLS
1-All walls will get repainted (Patch & Paint)
2-New 4" rubber base on all walls
FLOORING:
1-No SOW
CEILING:
1-No SOW
MECHANICAL:
1-No SOW
ELECTRICAL
1-No SOW

OPEN GYM
WALLS
1-All walls will get repainted (Patch & Paint)
2-New half wall (4ft) with a wood cap
2-East wall has a rubber material on it. This remains on the wall, just in the "Open Gym" area
DOOR-GLASS
1-This door will need a panic hardware on it.
FLOORING:
1-The existing rubber floor stays
2-New 4" rubber cover base where applicable
CEILING:
1-No SOW
MECHANICAL:
1-No SOW
ELECTRICAL
1-Look at the existing lights and see what type and watts the bulbs are
2-May need to add more lights - provide an option to brighten up the space
PLUMBING
1-No SOW

ROOM SCOPES OF WORK

SMALL STUDIO
WALLS
1-All walls will need some patching
2-East wall has a rubber material on it. This material needs to be removed. you may want to cut out the drywall up 4ft and remove and replace.
3-Tape and Finish the drywall.
4-East wall will receive blocking for a ballet bar. The entire length of the wall. Height TBD
5-New North and West walls going to deck - Tape and Finish
6-Install Insulation
7-The existing West wall will need to have the drywall removed up to 4ft so you can add blocking
8-Install blocking for the ballet bar - Height TBD
9-Tape and Finish the new drywall
FLOORING:
1-The existing rubber floor needs to be remove
2-Prep floor to receive the new LVT product
3-New 4" rubber cover base where applicable
PAINT
1-All walls will get a fresh coat of paint, except the block-Brick walls
CEILING:
1-No SOW
MECHANICAL:
1-No SOW
ELECTRICAL
1-Look at the existing lights and see what type and watts the bulbs are
2-May need to add more lights - provide an option to brighten up the space
PLUMBING
1-No SOW

TOILET ROOMS “A” AND “B”
WALLS 1-New walls to create 4 new toilet rooms up to deck – Add insulation in walls
2-Purchase and install 4 new frames, doors, and hardware for these 4-toilet room.
3-Tape and finish these new walls
4-All walls will be patched ready for paint
5-Remove all the wall tile (black). This may require or be easier to just cut these sections for walls and add new drywall
6-Install toilet room accessories
FLOORING: 1-Remove all black floor tiles.
2-Prep floor to get ready for polishing/sealing PAINT 1-All walls will get a fresh coat of paint. Color yet TBD
CEILING: 1-Remove tile and grid to allow new walls for toilet rooms
2-Install new and adjust old ceiling grid and tiles – Add new if needed.
MECHANICAL: 1-Install new exhaust fans for each of the toilet rooms. Maybe have them duct into the existing larger fans duct work.
2- Adjust the location for the supply and return grills – May have to add one or two.
ELECTRICAL 1-Adjust and maybe add light fixtures in these 4 new toilet rooms
2-Wire up the 4 new exhaust fans
PLUMBING 1-Remove all plumbing accessories and fixtures
2-Save the toilets and sinks for future use.
3-We want to use one of the existing showers drains for a future toilet – If code will allow.
4-Install the toilets and sinks in new locations per revised plans.

ROOM SCOPES OF WORK

A5.0

Property Detail Report

N20W22951 WATERTOWN RD WAUKESHA WI 53186

Owner Information

Owner Name 1	PEWAUKEE RETAIL PARTNERS LLC	Owner Name 2	--
		Mailing Address	2550 UNIVERSITY AVE W # 3055 SAINT PAUL MN 55114
Owner Type	--	Vesting Code	CO
Vesting Code Desc	COMPANY OR CORPORATION		

Location Information

Legal Description

UNIT 1 PEWAUKEE CROSSINGS CONDOMINIUM & UNDIV INTEREST IN THE COMMON AREAS CREATED UNDER DECLARATION RECORDED AS DOC #4436009

County	WAUKESHA	Parcel No. (APN)	PWC 0958982004
FIPS Code	55133	Alternative APN	--
Census Trct/Blk	201201/1	Legal Book/Page	--
Twnshp-Rnge-Sect	07N-19E-24	Map Reference	--
Legal Land Lot	1	School District	Waukesha School District
Legal Block	--	Subdivision	PEWAUKEE CROSSINGS CONDOMINIUM

Last Market Sale Information

Recording Date	2003/08/21 00:00:00	New Construction	--
Sale Date	2003/08/21 00:00:00	1st Mtg Amount	$320,000
Sale Price	$300,000	1st Mtg Type	COMMERCIAL
Price Per SF	--	1st Mtg Doc. No.	3049372
Price Per Acre	$136,986	Sale Doc. No.	3049371
Deed Type	WARRANTY DEED/DEED OF TRUST	Transfer Doc. No.	--
		Sale Type	INSURED NON-RESIDENTIAL GRANT DEED
Seller Name	NOVAK, ROBERT J	Title Company	--
Lender	SUNSET BANK & SAVINGS		

Last Transfer of Ownership

Recording Date	--	Book Number	--
Doc. Number	--	Page Number	--
Doc. Type	--		

Prior Sale Information

Recording Date	--	Sale Type	--
Sale Date	--	Transfer Doc. No.	--
Sale Price	--	New Construction	--
Sale Doc. No.	--	Title Company	--
Seller Name	--	Lender	--

Property Characteristics

Building Area	--	Total Rooms	--
No. of Units	--	Bedrooms	--
No. of Stories	--	Bathrooms	0
Year Built	--	Basement	--
Condition	--	Basement Area	--
Construction	--	Heat Type	--
Roof Type	--	Air Cond. Type	--
Roof Material	--	Fireplace	--
Parking Spaces	--		

Site Information

Zoning	--	Assessor Acreage	2.19
County Use Code	2	Calculated Acreage	3.5
County Use Code Desc.	COMMERCIAL, MERCANTILE	Assessed Lot SF	95,396
Land Use Code	2000	Calculated Lot SF	152,530
Land Use Desc.	COMMERCIAL (GENERAL)	Assessor Lot W/D	0 / 0
Land Use Category	COMMERCIAL (RETAIL)	Topography	--

Tax and Value Information

Tax Year	2024	Improvement Value	$1,218,800
Property Tax	$17,352	Improvement %	77.09%
Tax Rate Code	--	Market Value Year	2024
Tax Exemption	--	Total Market Value	$2,055,000
Assessed Year	2024	Land Market Value	--
Assessed Value	$1,581,000	Market Imprv. Value	--
Land Value	$362,200	AVM Value	--

Hazard Information

Flood Zone	--	Flood Panel	55133C0212H
Flood Panel Date	10/19/2023	Wetland Type	Freshwater Emergent Wetland
Wetland Classification	PEM1F		

Redefine Possible.

A boutique fitness center for adults, specializing in active agers and those with chronic health conditions.

Petition for Conditional Use

N20 W22951 Watertown Rd

Suites 107 & 111

About Hatch.

Hatch Fitness is a boutique fitness facility serving those who are 18 years of age and older, but specializing in special populations, including active older adults. Over our years of experience, we have identified a substantial gap in the specific focus on the needs, both physical and cognitive, within these groups; even though there is a rising demographic due to an aging population, earlier diagnosis, and increasing awareness of the positive impact condition-specific fitness can have on quality of life and symptom mitigation. We will provide a space that will accommodate a myriad of pathways to fit individuals goals from not only a health and/or ability related perspective, but also from a one-on-one to group experience preference. Through the execution of innovative programs rooted in evidence-based exercises, paired with highly skilled and trained staff, we will deliver an unprecedented approach to health management.

With careful, detailed, and intentional planning, we will be ready to hit the ground running, at full speed, the moment we open our doors to the community. We have built in a reasonable ramp-up period throughout the first year of operation with the anticipation of breaking-even financially by the end of month twelve. Our overall business objective is to become a strong-hold within the community both for health and well-being, as well as in philanthropy.

Mission statement.

We believe that health and wellness are for everyone, regardless of ability or medical condition. Our mission is to provide a safe, welcoming, accessible, and inclusive space where all individuals can thrive and improve their well-being. Through expert guidance, innovative programs and specialized training we aim to improve the quality of life for every member to create lasting and positive change.

Owner Information.

AMY STRONG

Amy Strong is dedicated to health and fitness in all facets of her life. After raising her kids, Amy pursued and received her Certificate in Health Coaching from the Institute for Integrative Nutrition. She started her own health coaching business, Health Sugar Wellness, and empowered people through nutrition for 2 years.

In 2016, Amy's father was diagnosed with Parkinson's Disease, which set her on a path to becoming a Rock Steady Boxing Coach. Amy joined Neuro Path Wellness first as a volunteer and then became a Certified Rock Steady Boxing Coach in 2019. She has served as a coach and the Rock Steady Program Administrator for the past 6 years.

Amy has extensive volunteer experience. She has spearheaded numerous fundraising events at Brookfield Academy, La Casa in Waukesha and the Sharon Lynne Wilson Center. She also volunteered for the Midwest Athletes Against Childhood Cancer (MACC Fund), Ronald McDonald House, Wisconsin Parkinson's Association and in Rock Steady Boxing classes.

Amy's lifelong interest in fitness and nutrition has led her to researching and implementing new approaches in her classes and life. She has seen first-hand the positive effect of exercise on chronic conditions and has run numerous workshops and support groups focusing on Parkinson's, nutrition and brain health. Amy is passionate about enacting change and empowering people to live better.

Amy holds a BA from Kenyon College and certifications in Health Coaching, Rock Steady Boxing, Group Fitness, Inclusive Fitness and HeartCode BLS.

EMILY GERLACH

Emily Gerlach started her career in the financial services industry. Two years after her youngest child's birth, Emily changed directions and pursued a career in health and fitness, receiving her Personal Training Certificate from the National Academy of Sports Medicine. Emily spent the next 8 years working for a local YMCA as a personal trainer and group exercise instructor, culminating in a promotion to Assistant Fitness Director. Throughout her time at the YMCA, she worked extensively with the active older adult population. After leaving the Y, she joined the team at Neuro Path Wellness in November of 2023 serving as a Front Office Specialist, Certified Personal Trainer and Rock Steady Boxing Coach.

As a former girl scout herself, Emily felt called to give back to her community by volunteering to organize and operate a program for middle through high school aged girls at a volunteer-lead camp for the Girl Scouts of America for 5 years. She has also volunteered for the Salvation Army and Special Olympics.

Through many years of varied experiences, Emily has found her passion in the health and fitness industry. Her dedication to train through functional fitness to achieve an improved quality of life is what fuels her desire to find new and innovative ways for client success, regardless of ability level or chronic condition. She finds joy in helping others discover their strength within when they may struggle to see it on their own.

Emily holds a Personal Training Certification paired with Mental Toughness and Senior Fitness Specializations from the National Academy of Sports Medicine (NASM). She is also certified in Mat Pilates (SCW), TRX Suspension Training (TRX), and CPR/AED BLS (AHA).

At a glance.

Our boutique gym, Hatch Fitness,, will be dedicated to serving active older adults, as well as those living with chronic conditions and disabilities, such as Parkinson's disease and dementia. Our mission is to improve the quality of life for our members through specialized fitness programs tailored to their unique needs. By integrating evidence-based exercises, highly trained staff, and a supportive community, our gym will provide a safe and welcoming environment for physical and cognitive wellness.

Services Offered:

- Group fitness
- Small Group Training
- One-on-One Personal Training
- Educational Events (nutrition, fall prevention, self defense)
- Social Events (community building activities and philanthropy)

Purposed Operating Hours

- Monday-Friday 8am-7:30pm

- Saturday 8am-1pm

Number of Staff

- Full-time = 2

- Part-time = 10-12

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

PETITION FOR CONDITIONAL USE

TO THE HONORABLE MAYOR AND COMMON COUNCIL OF THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

The undersigned hereby petitions the Common Council of the City of Pewaukee, Waukesha County, Wisconsin for a Conditional Use Permit for the purpose of: A BOUTIQUE FITNESS CENTER FOR ADULTS ONLY SPECIALIZING IN THOSE WITH CHRONIC HEALTH CONDITIONS, DISABILITIES, AND ACTIVE AGERS.

Legal description of property – Please attach.

Common property description or name: unit 1 Pewaukee Crossing Condo & Und'v Interest (see attached)

Property Address: N20W22951 Watertown Rd. Tax Key Number(s): 0958982004

Property owner(s) (Full Legal Name): Pewaukee Retail Partners, LLC.

Owner's Address: 2550 University Ave. W #3055 City/State/Zip: Saint Paul, MN 55114

Phone: 612-382-3403 Email: matt@amkprop.com

Applicant (Full Legal Name):

Name: EMILY GERLACH

Company: HATCH FITNESS, LLC

Address: W183S8622 SUE MARIE LN.

City/State/Zip: MUSKEGO, WI 53150

Phone: (262) 844-8079

Email: EGERLACH16@GMAIL.COM

Contact Person (Full Legal Name):

Name: EMILY GERLACH

Company: HATCH FITNESS, LLC

Address: W183S8622 SUE MARIE LN.

City/State/Zip: MUSKEGO, WI 53150

Phone: (262) 844-8079

Email: EGERLACH16@GMAIL.COM

Conditional Use submittals must include and be accompanied by the following:

- ☐ This Application form accurately completed with original signatures.
- ☐ Application Filing Fee, payable to the City of Pewaukee:
  - o $400.00, plus cost for publication, notice and all attorney fees related to project
- ☐ Five (5) complete collated sets of Application materials to include:
  - o A written project narrative detailing the request, business/use operational information, future development plans, site and building improvements, tentative development schedule, and estimated project value.
  - o Scaled drawings, as may be applicable, including, but not limited to; a site plan, grading/erosion control plan, preliminary storm water management plan, landscape plan, lighting plan, building elevations, colored renderings, sign details and natural resource delineations.
- ☐ All application materials provided in a digital format (Adobe PDF). Materials may be submitted on a USB Flash Drive or emailed to hurd@pewaukee.wi.us.
- ☐ Note twelve (12) additional sets of plans will be required for Plan Commission following staff review of the initial submittal. These plans should be revised in response to staff comments as may be necessary.

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The applicant and property owner(s) hereby certify that:

1) all statements and other information submitted as part of this application are true and correct to the best of applicant's and property owner(s)' knowledge;
2) the applicant and property owner(s) has/have read and understand all information in this application; and
3) the applicant and property owner(s) agree that any approvals based on representations made by them in this Application and its submittal, and any subsequently issued building permits or other type of permits, may be revoked without notice if there is a breach of such representation(s) or any condition(s) of approval.

By execution of this application, the property owner(s) authorize the City of Pewaukee and/or its agents to enter upon the subject property(ies) between the hours of 7:00 a.m. and 7:00 p.m. daily for the purpose of inspection while the application is under review. The property owner(s) grant this authorization even if the property has been posted against trespassing pursuant to Wis. Stat. §943.13.

(The applicant's signature must be from a Managing Member if the business is an LLC, or from the President or Vice President if the business is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the property owner's signature[s] below. If more than one, all of the owners of the property must sign this Application).

PETITIONER'S/APPLICANT'S SIGNATURE: _____

NAME & TITLE (PRINT): EMILY GERLACH, OWNER

SIGN AND DATED this 22 day of MAY, 2025.

PROPERTY OWNER'S SIGNATURE: _____

NAME & TITLE (PRINT): Matthew Klein Partner

SIGN AND DATED this 27 day of May, 2025.

PROPERTY OWNER'S SIGNATURE: _____

NAME & TITLE (PRINT): _____

SIGN AND DATED this _____ day of _____, _____.

City Staff-

RECEIVED at City Hall by: _____ on _____

Fee paid: $_____. Date: _____.

A COVENANT
REGARDING THE ISSUANCE OF A
CONDITIONAL USE PERMIT
BY THE
CITY OF PEWAUKEE

TAX KEY NUMBER(S) OR PARCEL(S) INVOLVED:

CONDITIONAL USE PERMIT: NO. CUP-25-7-1

__PWC 0958982004__

Recording area

Name & Return Address

City of Pewaukee
W240N3065 Pewaukee Rd
Pewaukee, WI 53072

LEGAL DESCRIPTION:

UNIT 1 PEWAUKEE CROSSINGS CONDOMINIUM & UNDIV INTEREST IN THE COMMON AREAS CREATED UNDER DECLARATION RECORDED AS DOC #4436009 :: LOCATED IN LOT 1 CSM #10295 VOL 97/229 PT NW1/4 & SW1/4 OF NW1/4 SEC 24 T7N R19E

PERSON(S), AGENT(S) OR CORPORATION(S) PETITIONING FOR PERMIT:

Hatch Fitness, LLC

WHEREAS, It is understood by all parties to this covenant that Section 62.23 of WIS. Statutes prescribes the legal basis for the granting of a conditional use permit by a City and Chapter 17 of the City Codes and Ordinances provides for the issuance of such permits as well as the standards by which all such uses will be measured; and,

WHEREAS, The City Plan Commission has held a meeting on July 17, 2025; has reviewed the various elements of the petitioner's proposal; and has recommended that a Conditional Use Permit be granted to the above-named petitioner for the property/parcel identified above; and,

WHEREAS, The City Common Council held a public hearing meeting on August 4, 2025.

NOW, THEREFORE, let it be known that the City Common Council by its action on August 4, 2025 has, hereby, granted a Conditional Use Permit for the following use(s):

Operating a fitness center for adults only specializing in those with chronic health conditions, disabilities, and active agers.

FURTHER, such approved use of the above designated parcel(s) are hereby allowed based on the following conditions being continually met:

No conditions.

The parties hereto, namely the City of Pewaukee and the Equitable Owner of the property for which this conditional use has been sought, set their signatures or the signatures of their representatives below, thereby agreeing to the provisions and conditions set forth in this covenant.

_____
Attest:

_____
Kelly Tarczewski
City Clerk

_____
Signature of equitable owner

_____
Date

_____
Steve Bierce
Mayor, City of Pewaukee

_____
Date

State of Wisconsin
County of Waukesha

Signed or attested before me on _____, 2025 by Steve Bierce, Mayor and Kelly Tarczewski, Clerk.

(Seal)

_____
Ami Hurd
My Commission expires _____

This instrument was drafted by Ami Hurd, Deputy Clerk

DRAFT

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 July 17, 2025

Date: June 27, 2025

Project Name: Waukesha County Rezoning

Project Address/Tax Key No.: Approximately W262N4656 Ryan Road/PWC 088199900 l and PWC 0878998

Applicant: WAUKESHA COUNTY AND PARKS & LAND USE

Property Owner: WAUKESHA COUNTY AND PARKS & LAND USE

Current Zoning: Rs-3 Single Family Residential District (Tax Key No. 0881999900 I) and A- I Agricultural District (Tax Key No. 0878998)

2050 Land Use Map Designation: Public or Private Park and Recreation

Use of Surrounding Properties: Waukesha County land to the north, agricultural property and single- family residential to the south, Waukesha County and agricultural land to the east and the Christian Education Leadership Academy to the west

Project Description/Analysis:

The applicant has filed a Rezoning Application requesting to change the zoning of property located at W262N4656 Ryan Road (PWC 0881999001) from Rs-3 Single-Family Residential District to P-1 Park and Open Space District and property bearing Tax Key No. 0878998 from A-1 Agricultural District to P-1 Park and Open Space District.

Both properties are designated as Public or Private Park and Recreation on the City' s Year 2050 Land Use/Transportation Plan map. As such, the proposed zoning is consistent with the City's Comprehensive Master Plan.

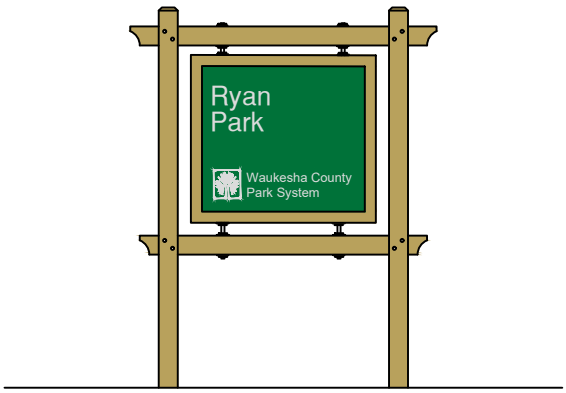
The P-1 District requires the minimum lot area below. The Rs-3 District parcel is slightly over 5-acres. The A-1 property is about 40-acres.

> Lot area and width.
> (I) Lots in the P-1 District shall provide sufficient area for any principal structure or accessory structures as well as necessary off-street parking and loading areas.
> (2) Lots shall not be less than 80 feet in width at the principal street access.

Following the rezoning, the County intends to apply for a Sign Permit to install a Ryan Park sign adjacent to Ryan Road. Sign plans have been included with their submission.

Recommendation:

A motion to approve the proposed rezoning of property located at W262N4656 Ryan Road (PWC 0881999001) from Rs-3 Single-Family Residential District to P-1 Park and Open Space District and property bearing Tax Key No. 0878998 from A- I Agricultural District to P-1 Park and Open Space District.



ELEVATION

Entrance Sign Rendering

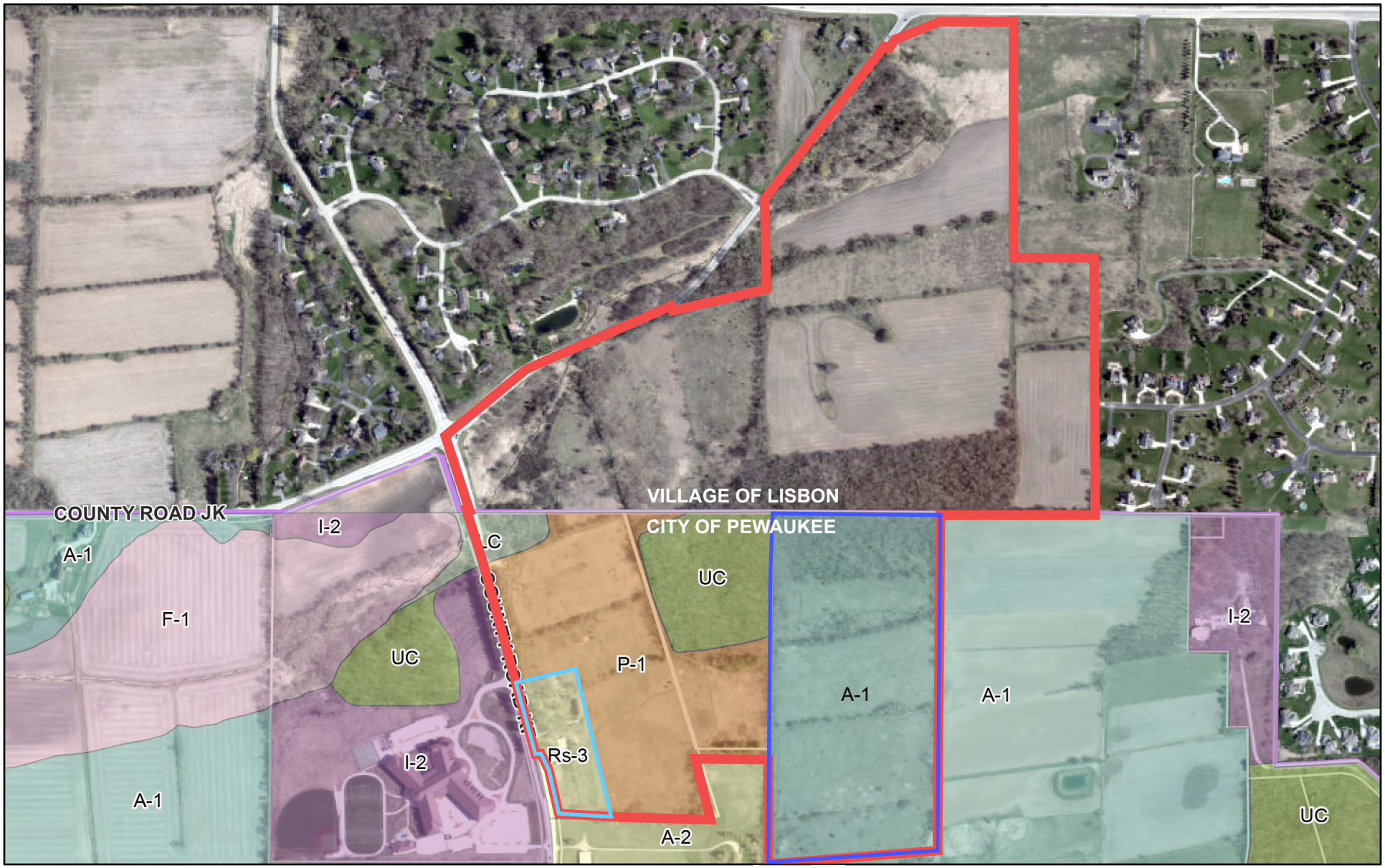
Waukesha County
Park System

1/4" = 1'-0"

Waukesha Co. CADD Sheet - NEW-ENGLISH-PLAN-PROF Drawing File: 2025-03-11 RYA Secondary Entrance Sign.dwg

REZONING EXHIBIT

City of Pewaukee



Legend

- Ryan Park boundary
- A-1
- A-2
- F-1
- I-2
- LC
- P-1
- Rs-2
- Rs-3
- UC
- Tax Parcels
- Municipal boundary

Property boundary (Parcel 1) being proposed for a rezoning district map amendment from Rs-3 Single-Family Residential District to P-1 Park and Recreation District

Legal description of property: PT NE1/4 SEC 5 T7N R19E COM CTR HY KF 20 FT S OF SWLY COR OF BARN N TO PT 130 FT N OF NE COR OF HOME E TO PT 20 FT E OF SHED S TO S PROPERTY LI W TO CTR HY N TO BGN 5 AC DOC# 3778144

Property boundary (Parcel 2) being proposed for a rezoning district map amendment from A-1 Agricultural District to P-1 Park and Recreation District

Legal description of property: W1/3 OF NW1/4 SEC 4 T7N R19E EX CS 17/96 37 AC REM R225/689 (RYAN PARK)

1:12,000

0 400 800 1,600 ft

0 120 240 480 m

SEWRPC, Maxar, WC Land Information Office, WLIP, SEWRPC, Ayres Associates

Paul Farrow
County Executive

Dale R. Shaver
Director

Waukesha County—

Department of Parks and Land Use

PETITION FOR A REZONING DISTRICT MAP AMENDMENT

Legal Description of Property—Parcel 1: PT NE1/4 SEC 5 T7N R19E COM CTR HY KF 20 FT S OF SWLY COR OF BARN N TO PT 130 FT N OF NE COR OF HOME E TO PT 20 FT E OF SHED S TO S PROPERTY LI W TO CTR HY N TO BGN 5 AC DOC# 3778144

Legal Description of Property—Parcel 2: W1/3 OF NW1/4 SEC 4 T7N R19E EX CS 17/96 37 AC REM R225/689 (RYAN PARK)

Project Narrative: This petition for a rezoning district map amendment seeks to rezone two parcels—parcel 1 to be rezoned from Rs-3 Single-Family Residential zoning district to P-1 Park and Recreation zoning district and parcel 2 to be rezoned from A-1 Agricultural zoning district to P-1 Parks and Recreation zoning district. Both parcels are part of Ryan Park, an undeveloped Waukesha County Park located at W262 N4656 Ryan Road. Ryan Park encompasses 217.1 acres of open agricultural fields, prairie, and a large, wooded area with maintained trails for active and passive recreation.

Parcel 1 to be rezoned consists of 5.2-acres. There is a small gravel parking lot and trailhead for park users. This is the only existing entrance into the park. This land is already used for park purposes.

Parcel 2 to be rezoned consists of 39.7-acres. This land has a history of agricultural farming. In 2007, Waukesha County entered this land into the Conservation Reserve Program (CRP) with a 10-year contract. The CRP is a voluntary program designed to convert sensitive agricultural land into vegetation cover with conservation plans in order to improve water quality, control soil erosion, enhance wildlife, and contribute to overall environmental health and sustainability. Since the CRP contract end in 2017, there have been no cropland leases in Parcel 2 or the City of Pewaukee portion of the park. Waukesha County seeks to maintain this land as naturalized and used for park purposes.

The rezoning of these parcels is compatible with surrounding uses including the larger Ryan Park context consisting of predominantly Park and Recreation zoning districts. The rezoning to Park and Recreation district aligns with its definition to provide areas where active and passive recreation needs, both public and private, can be met without undue disturbance of natural resources and adjacent uses. The intention is to keep Ryan Park as an undeveloped park for now.

Park System
515 W Moreland Blvd., AC 230 • Waukesha, Wisconsin 53188-3878
Phone: (262) 548-7790 • Fax: (262) 896-8071 • www.waukeshacountyparks.com

Future site improvements include a permanent ground sign along Ryan Road upon the issuance of a permit—see attachments for more information.

Link to CRP Program: Conservation Reserve Program (CRP) | Farm Service Agency

LAND INFORMATION SYSTEMS DIVISION

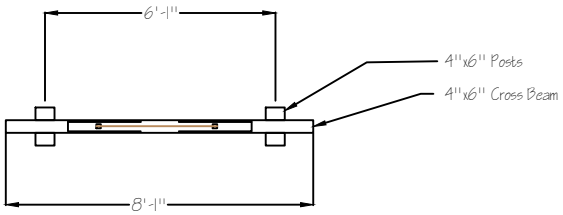
Waukesha County GIS Map

0 800.00 Feet

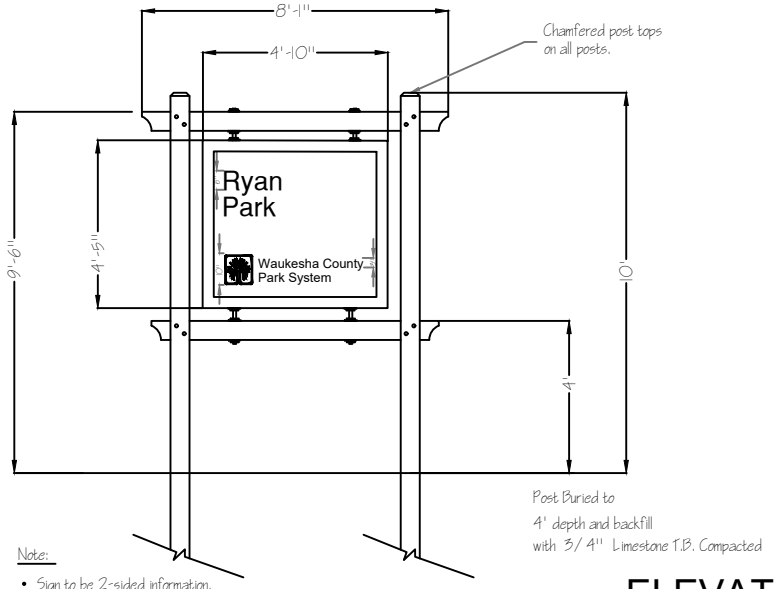
Notes:

The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or orther official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.

Printed: 5/17/2023



PLAN VIEW



Note:

- Sign to be 2-sided information.
- Letters, borders, and logo to be routed, green and white sign plastic.
- All lumber to be pressure-treated cedar tone.

ELEVATION

Entrance Sign

Waukesha County
Park System

1/4" = 1'-0"

Waukesha Co. CADD Sheet - NEW-ENGLISH-PLAN-PROF Drawing File: 2025-03-11 RYA Secondary Entrance Sign.dwg

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REPORT TO THE PLAN COMMISSION

Meeting of July 17, 2025

Date: July 11, 2025

Project Name: Land by Label Pewaukee Golf Club/Willow Run Redevelopment

Project Address/Tax Key No.: Approximately N12W26506 Golf Road / PWC 0944994 & 0941988104

Applicant: Emily Cialdini, Land by Label

Property Owner: MEADOWBROOK VILLAGE LLC (PWC 0941988104) and VARIN/WILLOW RUN LLC (PWC 0944994)

Current Zoning: Rs-6 Single-Family Residential District and LC Lowland Conservancy District (PWC 0941988104) and Rm-3 Multiple-Family Residential District, Rs-6 Single-Family Residential District, P-1 Park and Open Space District, and LC Lowland Conservancy District (PWC 0944994)

2050 Land Use Map Designation: Medium Density Residential (6,500 Sq. Ft. - 1/2 Ac. / D.U.) and Floodplains, Lowland, & Upland Conservancy and Other Natural Areas (PWC 0941988104) and High Density Residential (< 6,500 Sq. Ft. / D.U.), Medium Density Residential (6,500 Sq. Ft. - 1/2 Ac. / D.U.), Public or Private Park and Recreation, and Floodplains, Lowland, & Upland Conservancy and Other Natural Areas (PWC 0944994)

Use of Surrounding Properties: Prairie Grass Living Apartments and vacant land to the north, Meadowbrook Village condominiums and City of Waukesha and I-94 to the south, City of Waukesha to the east and Meadowbrook Village and Spice Creek condominiums to the west

---

Project Description/Analysis

At their May 15, 2025, meeting, the Plan Commission recommended approval of comprehensive master plan amendments, rezonings, conditional use permits, and certified survey maps for the redevelopment of the Pewaukee Golf Club. These applications were approved at the June 2, 2025, Common Council meeting.

The Plan Commission also took no action on two Site & Building Plan Review Applications: one for the multi-family portion of the development and the other for the condominium portion of the development. The Plan Commission wanted more time to review these plans in detail.

The applicant has provided revised plans, including a cover letter indicating the revisions made since the May 15th submission.

Recommendation
Staff recommends approval of the two Site & Building Plan Review Applications, subject to the conditions bolded and italicized in the May 15, 2025, Plan Commission staff report as well as the condition below:

1. *The single-family residential portion of the development is subject to separate review and approval of Pre-Preliminary, Preliminary, and Final plat applications. The single-family residential street layout and lot design is shown for reference only and not part of this approval*.

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 May 15, 2025

Date: May 8, 2025

Project Name: Land by Label Pewaukee Golf Club/Willow Run Redevelopment

Project Address/Tax Key No.: Approximately N12W26506 Golf Road / PWC 0944994 & 0941988104

Applicant: Emily Cialdini, Land by Label

Property Owner: MEADOWBROOK VILLAGE LLC (PWC 0941988104) and VARIN/WILLOW RUN LLC (PWC 0944994)

Current Zoning: Rm-3 Multiple-Family Residential District (PWC 0941988104) and P-1 Park and Open Space District, F-1 Floodplain District, and LC Lowland Conservancy District (PWC 0944994)

2050 Land Use Map Designation: High Density Residential (< 6,500 Sq. Ft. / D.U.) and Floodplains, Lowland, & Upland Conservancy and Other Natural Areas (PWC 0941988104) and Public or Private Park and Recreation and Floodplains, Lowland, & Upland Conservancy and Other Natural Areas (PWC 0944994)

Use of Surrounding Properties: Prairie Grass Living Apartments and vacant land to the north, Meadowbrook Village condominiums and City of Waukesha and I-94 to the south, City of Waukesha to the east and Meadowbrook Village and Spice Creek condominiums to the west

INTRODUCTION

The applicant has applied for several applications to accommodate a proposed mixed-use residential development consisting of multi-family apartments, condominiums, single-family residential housing, and a privately owned park upon 161 acres of land consisting of a 19-acre vacant property bearing Tax Key No. 0941988104 and the approximately 142-acre Pewaukee Golf Club property located at N12W26506 Golf Road.

The subject proposal was previously before the Plan Commission for conceptual reviews at their December 21, 2023, and February 20, 2025, meetings.

REZONING AND COMPREHENSIVE MASTER PLAN AMENDMENT

The applicant is requesting to subdivide and rezone the property to allow for each proposed use of the development.

The 19-acre vacant property is proposed to be changed as follows:

- Comprehensive Master Plan Amendment
    - *From* High Density Residential (< 6,500 Sq. Ft. / D.U.) and Floodplains, Lowland, & Upland Conservancy and Other Natural Areas

    - *to* Medium Density Residential (6,500 Sq. Ft. - 1/2 Ac. / D.U.) and Floodplains, Lowland, & Upland Conservancy and Other Natural Areas.
- Rezoning
    - *From* Rm-3 Multiple-Family Residence District
    - *to* Rs-6 Single-Family Residential District and LC Lowland Conservancy District

The Pewaukee Golf Club property is proposed to be amended as follows:

- Comprehensive Master Plan Amendment
    - *From* Public or Private Park and Recreation and Floodplains, Lowland, & Upland Conservancy and Other Natural Areas and Water
    - *to* High Density Residential (< 6,500 Sq. Ft. / D.U.), Medium Density Residential (6,500 Sq. Ft. - 1/2 Ac. / D.U.), Public or Private Park and Recreation, and Floodplains, Lowland, & Upland Conservancy and Other Natural Areas.
- Rezoning
    - *From* P-1 Park District, F-1 Floodplain District, and LC Lowland Conservancy District
    - *to* Rm-3 Multiple-Family Residential District, Rs-6 Single-Family Residential District, P-1 Park and Open Space District, and LC Lowland Conservancy District

CONDITIONAL USE/RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD)

The applicant has submitted two Conditional Use Permit Applications; one for the single-family and condominium use and the other for the multi-family use.

Single-Family/Condominiums
This application includes portions of both properties, to be zoned Rs-6 District, which consists of the condominium development and the single-family residential subdivision.

The applicant is requesting the conditional use residential planned unit development (PUD) option to allow for lot and space areas of 9,000 square feet and a width of 70-feet. Again, this would be for both the condominium portion of the development and the single-family residential subdivision. The applicant has indicated a maximum of 160 single-family lots.

If the Plan Commission is concerned about density or lot sizes, conditions may include the residential portion of the development does not exceed a specific number of lots. The Plan Commission may also require this portion of the development to comply with the conventional Rs-6 density standard of 3.49, which would require 12,500 square foot lots.

Also note that the applicant has indicated that they plan to retain and rent out the single-family detached condominiums.

Multi-Family
The multi-family residential apartments are located on the northernmost portion of the Pewaukee Golf Club property. The Conditional Use residential planned unit development (PUD) option allows having more than eight units within an individual building.

The multi-family development includes four 19-unit buildings, nine 23-unit buildings, 12 detached garage structures, and a clubhouse and swimming pool. This is a total of 283 units.

OTHER USES

The developer intends to retain the remaining portion of the golf course property for park and open space use. As such, this area is proposed to be rezoned to the P-1 District.

According to the applicant, improvements include a natural playground and walking trails as shown on the attached Trail Exhibit. Trail surfacing and width details have not been provided.

Note the use of this land is limited to those Permitted Uses listed within the P-1 Park and Open Space District. Any proposed use in the future is subject to separate review and use approval by the City.

Staff recommends that a connection be provided to the Lake Country Trail, which the applicant has indicated is planned.

The applicant has indicated that the land will be open to the public; however, it is not currently designated as such on the CSM. If open to the public, staff finds that parking should be provided for visitors and the general public. The applicant has indicated that they do not wish to provide parking and that visitors may utilize the Lake Country Recreational Trail Head parking.

This existing parking lot contains 22 parking spaces. Considering the size of this area, *staff recommends submission of a revised site plan, subject to staff review and approval, providing a minimum of fifteen parking spaces adjacent to the 4 Season Willow Run Trail, or a quantity as recommended by the Plan Commission*.

CERTIFIED SURVEY MAPS

Two CSMs have been submitted for this project. One CSM encompasses the Pewaukee Golf Club property. This CSM creates three lots and one outlot. Lot 1 consists of the multi-family portion of the development. Lots 2 and 3 comprise of the land planned for single-family residential development. Outlot 1 contains the privately held park land.

The second CSM primarily consists of the smaller Meadowbrook Village parcel with the inclusion of a small portion of the Pewaukee Golf Club property. This CSM also contains three lots and one outlot. Lots 1, 2, and 3 will all be utilized for the condominium portion of the development. The outlot contains a storm water management pond.

Note these are Preliminary CSMs for review as they contain public street dedications. If approved, the applicant will need to return to the Plan Commission and Common Council with final CSMs for review and approval.

SITE & BUILDING PLAN REVIEW

The entire project will consist of a maximum of 470 dwelling units as outlined below.

- Multi-Family Apartments: 283 dwelling units

- Condominium Units: 27 dwelling units
- Single-Family: up to 160 dwelling units

Access
The plans include a public road extending north from Golf Road to the cul de sac on Fieldhack Drive. This road abuts the multi-family portion of the development, which includes private drives. Roads within the single-family residential subdivision would also be public.

It should be noted that residents along Milkweed Lane and Fieldhack Drive have contacted the city speaking in opposition of this connection. The applicant is proposing a gate at Fieldhack Drive to restrict traffic and address these concerns. *Staff recommends eliminating the gate at the Fieldhack Drive connection*.

Staff finds that a through street would provide improved traffic flow and distribute traffic more evenly by allowing, for example, traffic from the Prairie Grass Living Apartments to utilize the new public street to Golf Road, greatly reducing traffic from this development traveling on Milkweed Lane and Fieldhack Drive.

A through street would also provide better connectivity for the area, including better walkability and biking, not only from a connectivity perspective, but also considering safety and emergency access to a development of this size.

Staff recommends that the existing stubbed drive to this property from Milkweed Lane be removed and returned to greenspace.

TIA
The TIA anticipates that the majority of traffic will utilize the main road through the development to Golf Road and a relatively low amount of traffic is expected to utilize Milkweed Lane from Fieldhack Drive.

Recommendations include:
- Provide a cross-access connection within the site to Fieldhack Drive at a location just north of Milkweed Lane.
- Golf Road/CTH DR & Pewaukee Golf Club Drive
    - Provide a dedicated right-turn lane into the site on the east approach.
    - Construct an eastbound bypass lane along the south side of Golf Road at the main roadway connection.
- Golf Road/CTH DR & Grandview Boulevard/CTH T
    - Consider adjusting signal timings.

With the above recommendations, the TIA states that there will not be a change to the level of service at full build out. Its final conclusion states, “All movements at the study area intersections are expected to operate safely and efficiently through the opening year with the full build out of the development and the modifications identified in this TIA.”

It is recommended that the applicant comply with all recommendations within the Traffic Impact Analysis memorandum related to the "Development," unless otherwise directed by the Plan Commission.

Natural Resources
The property contains wetlands, associated wetland setbacks, a stream and shore buffer, and SEWRPC Primary and Secondary Environmental Corridor areas. A large portion of the site is zoned F-1 Floodplain District, which the Wisconsin Department of Natural Resources confirmed is not mapped floodplain. The wetlands were delineated in 2024 by Chad Fradette, who is a WDNR Assured Delineator.

The applicant provided a map illustrating wetlands that will be filled and requested for exemption. This includes filling about 27 wetland areas totaling approximately 5.19-acres. Additionally, about 3.94 acres of Environmental Corridor will be disturbed. *Wisconsin Department of Natural Resources approval of wetland exemptions shall be granted prior to any land disturbance and impacts to wetlands onsite*. If the WDNR does not approve certain wetland impacts, the applicant will be required to revise the site layout.

Staff recommends SEWPRC Environmental Corridor delineations be completed prior to land disturbance activities. According to the applicant, they have contacted SEWRPC regarding the proposed project.

All improvements shall be located outside of remaining natural resources onsite including wetland boundaries and the 25-foot wetland setback.

Landscaping – Condominiums & Multi-Family
The Landscape Plan consists of 113 shade trees, 26 ornamental trees, 92 evergreens, and 1,020 shrubs. It can be noted that the applicant added plantings as recommended by staff.

Mechanical Plan
The applicant is utilizing fencing to screen ground mechanical equipment. *All mechanicals shall be screened from public view as approved by the City Planner*.

Signage
Ground signs are anticipated adjacent to Golf Road and entering into the multi-family area. *Signs shall be subject to Section 17.0700 of the Zoning Code and staff review of sign permits*.

Multi-Family Development
The multi-family portion of the development consists of 283 dwelling units on about 32.77-acres for a gross density of 8.38 units per acre. The site plan includes four 19-unit buildings and nine 23-unit buildings.

This portion of the site contains 2.08 acres of natural resources, resulting in a net density of 9.22, which is in conformance with the Rm-3 District maximum allowed density of 12 units per net acre.

The proposed building height is 32-feet for the apartment buildings, 17.5-feet for the clubhouse, and 16-feet for the detached garages, which are all in conformance with the Rm-3 District. The minimum floor area standards are also met.

Parking – Multi-Family
The Rm-3 District suggests a minimum parking ratio of one and one-half off-street parking spaces provided for each efficiency, one-bedroom, or two-bedroom units and two and one-half off-street parking spaces provided for each three or more bedroom units, or as determined practical by the Plan Commission.

The development includes:

- 140 one-bedroom units
- 117 two-bedroom units
- 26 three-bedroom units

This results in 451 parking spaces being recommended.

The site plan includes 168 parking spaces within detached garages, 243 surface parking spaces, and 117 attached garages. There are also 20 parking spaces adjacent to the clubhouse. This is a total of 548 parking spaces.

Parking spaces are 9’ x 20’ (180 square feet), in compliance with zoning code standards.

Lighting – Multi-Family
Staff has no objections to the lighting or light levels provided. Light poles have a peak height of 12 feet, in compliance with the city maximum allowed height of 20-feet.

Architecture – Multi-Family
The multi-family buildings primarily consist of vertical and horizontal siding in multiple colors with wood framing as an accent material.

Fire Department Recommendation – Multi-Family
The Fire Department recommends that the attics of the multi-family buildings include a sprinkler system. Alternatively, the separation distance between buildings may be increased as recommended by the Fire Chief.

The Fire Department indicated that designing buildings with flat roofs may be an alternative as well; however, staff and the Plan Commission would need to review this as a significant design change to the buildings.

Condominiums
Again, the condominium portion of the development consists of 27 dwelling units along publicly dedicated roads.

Considering the number of units and proposed lot sizes, all lots provide more than 9,000 square feet per unit in conformance with the CUP PUD standard.

The applicant has included four building types. Two 2-story options and two ranch style buildings. These will be mixed throughout the development. Note the proposed living areas are in compliance with Rs-6 District minimums.

The table below summarizes the building options, bedrooms, and floor area.

Building Type	**Number of Bedrooms**	**First Floor Square Footage**	**Second Floor Square Footage**	**Total Square Feet**
Ranch, Option A	2	1,210	NA	1,210
Ranch, Option B	2	1,419	NA	1,419
2-Story, Option A	3	1,176	544	1,720
2-Story, Option B	4	1,082	1,072	2,154

Parking – Condominiums
The condominium units include two car-attached garages. The buildings are also setback 30-feet from the street property line, leaving sufficient room for parking in front of the garages on the driveways.

Lighting - Condominiums
Only low-level residential style decorative lighting is anticipated for the condominium buildings.

Architecture – Condominium
The condominium buildings consist of cement board lap siding of different colors. An elevation of the ranch style unit was not provided but is anticipated to consist of similar building materials.

Single-Family
The applicant has indicated that there would be a maximum of 160 single-family dwelling units upon this 66-acre portion of the site. Density, lot size and width, and other zoning and land division standards will be reviewed at the time the Preliminary Plat is submitted. All Rs-6 District conditional use and planned development district standards must be met as well as land division requirements.

Under the Rs-6 planned unit development option, lots could be a minimum of 9,000 square feet with a minimum 70-foot lot width.

Note that the street and lot layout is likely to change.

Engineering Conditions of Approval

The Engineering Department will need to complete a full review of detailed civil engineering plans. As such, *staff recommends approval be subject to the following items being addressed, prior to issuance of a Building Permit:*

1. *Note that final grading, erosion control and storm water management plans will require Engineering Department approval prior to any land disturbance.*
2. *Engineering Department approval of detailed utility plans.*

RECOMMENDATION

Staff recommends approval of the subject applications to allow the development of a mixed-use residential development upon properties located at approximately N12W26506 Golf Road / PWC 0944994 & 0941988104.

LAND By LABEL
DEVELOPMENT CO.

July 1, 2025

Nick Fuchs
Planning Manager
City of Pewaukee
W240 N3065 Pewaukee Road
Pewaukee, WI 53072

RE: Updated Submittal – Site, Landscape, and Architectural Plans for Willow Run Apartments

Dear Mr. Fuchs,

Enclosed under cover of this letter, please find updated plans for Site, Landscape, and Architectural review by the Plan Commission for the proposed garden-style apartment development at Willow Run.

These revised plans reflect feedback received from both City staff and the Plan Commission. Key updates incorporated into the design include:

- Updated building types to include a 21-unit building and a 25-unit building, each with 8 attached garages. This modification allowed us to eliminate one building entirely, resulting in increased building separation (per Fire Chief request) and a more efficient site layout. The development now includes a total of 280 units, down from 283.
- Reduced overall parking counts to 490 stalls, per Plan Commission recommendation. At 1.75 stalls per unit, we believe this is sufficient parking to meet operational parking needs. We are also depicting and requesting an additional 96 surface parking stalls and 22 surface stalls should we find additional parking is needed to serve the apartments in the future.
- Addition of street trees along the private drive to enhance internal streetscape character.
- Expanded pedestrian trail connectivity within the garden-style development and to the regional trail network within the preserved natural resource area, including a connection to the Lake Country Trail.
- Garage doors updated to a lighter beige color to better complement the architectural palette.
- Courtyard landscaping revised to provide an open mowed green space for resident use and community gathering.
- Added 15 parking stalls along the public road to serve as public parking for users of the adjacent natural resource area and trail network.

638 Milwaukee Street
Delafield, Wisconsin 53018
262-315-4627

landbylabel.com

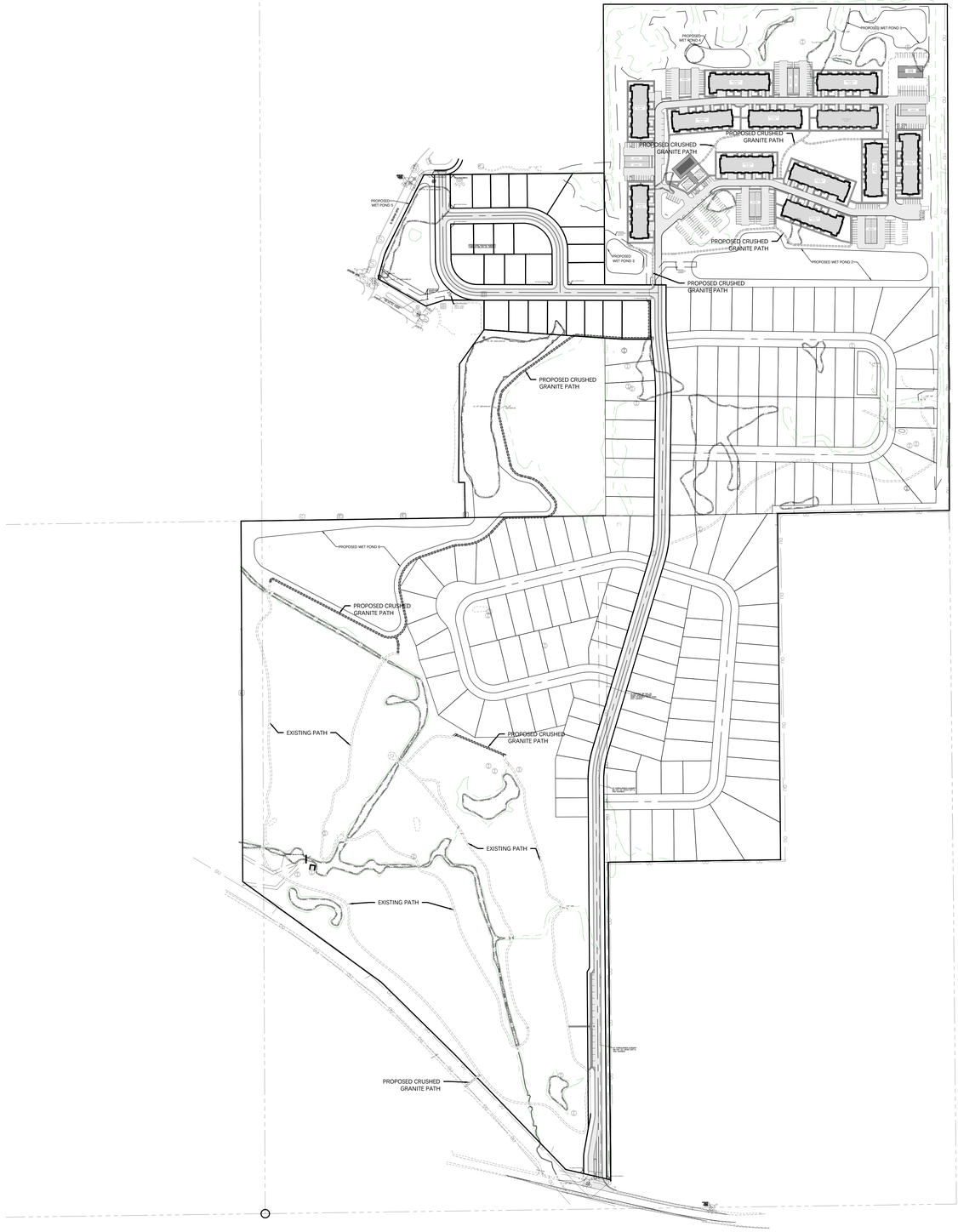
LAND By LABEL
DEVELOPMENT CO.

We appreciate your time in reviewing our updated materials and look forward to presenting these updated plans at the upcoming Plan Commission meeting. Please don't hesitate to reach out with any questions or if additional information is needed.

Sincerely,

Emily Cialdini
VP Development
Land By Label

638 Milwaukee Street
Delafield, Wisconsin 53018
262-315-4627



OVERALL CIVIL SITE PLAN

SCALE: 1"= 200'
200' 0 200' 400'
NORTH

EXCEL
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100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED MIXED RESIDENTAL DEVELOPMENT FOR:
WILLOW RUN
PEWAUKEE • WISCONSIN

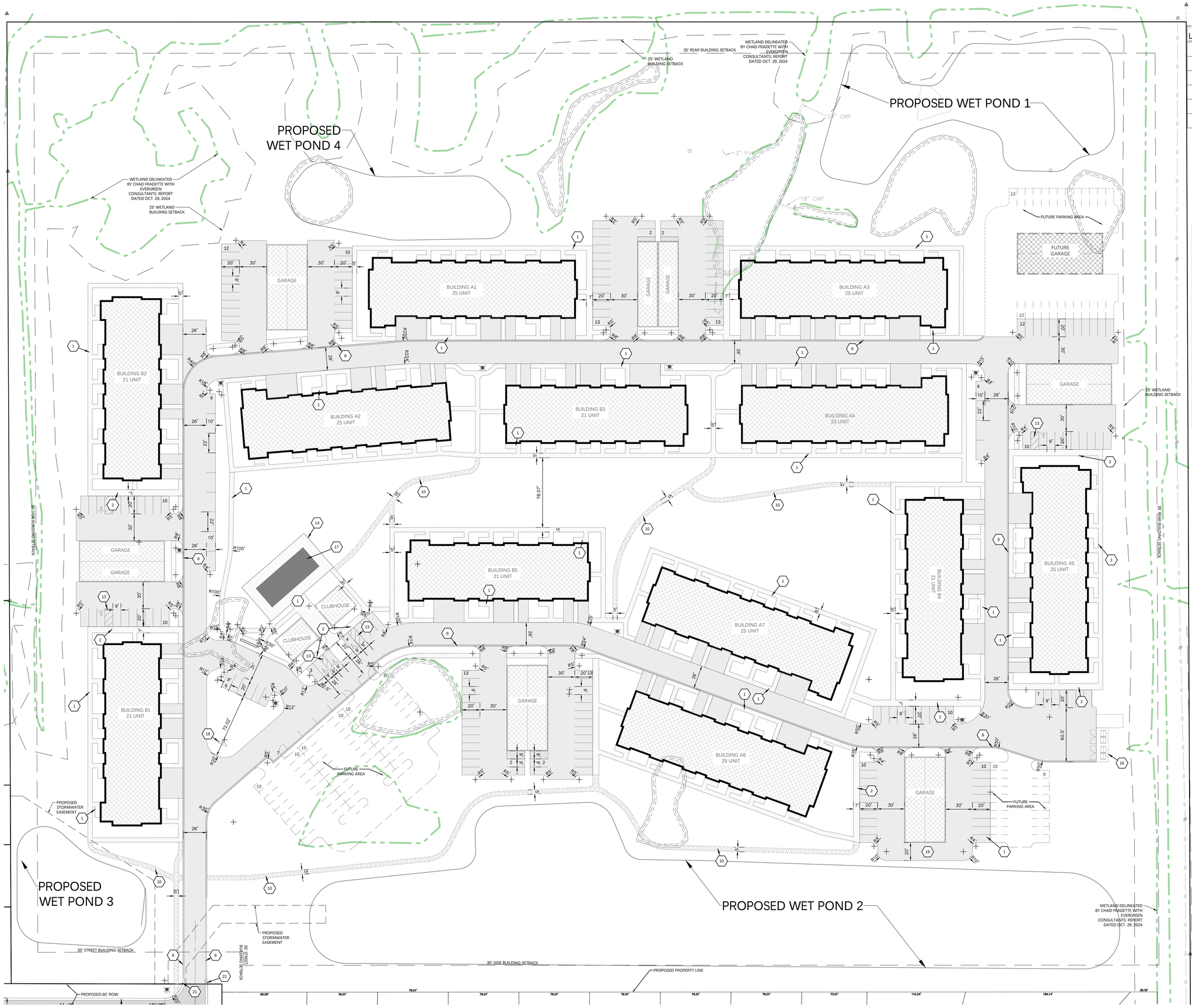
PROFESSIONAL SEAL

PRELIMINARY DATES
JAN 22, 2025
MAR. 7, 2025
MAR. 28, 2025
MAY 2, 2025
JULY 2, 2025

NOT FOR CONSTRUCTION

JOB NUMBER
240299700

SHEET NUMBER
C1.1



LEGEND:

HATCH	PAVEMENT SECTION	HATCH	PAVEMENT SECTION
	STANDARD ASPHALT		HEAVY DUTY CONCRETE
	HEAVY DUTY ASPHALT		LOADING DOCK CONCRETE
	SIDEWALK CONCRETE		DUMPSTER PAD / APRON CONCRETE
	LIGHT DUTY CONCRETE		
	INVERTED CURB & GUTTER		SHEDDING CURB & GUTTER

KEYNOTES

1	CONCRETE WALK (SEE DETAIL)
2	RAISED WALK (SEE DETAIL)
5	30" MOUNTABLE CURB AND GUTTER PER CITY OF PEWAUKEE STANDARDS
7	18" CURB & GUTTER (SEE DETAIL)
8	18" MOUNTABLE CURB & GUTTER (SEE DETAIL)
9	GATE. FINAL DESIGN TO BE COORDINATED WITH FIRE DEPARTMENT AND CITY OF PEWAUKEE
10	CRUSHED GRANITE WALKING PATH
13	HANDICAP STALL & STRIPING PER STATE CODES
14	METAL FENCE (SEE ARCH PLANS FOR DETAILS)
16	DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
17	POOL (SEE ARCH PLANS FOR DETAILS)
18	PROPOSED MONUMENT SIGN
19	MAINTENANCE/ CAR WASH STATION
21	CURB TAPER TRANSITION FROM 18" - 30" IN 5'

MULTIFAMILY INFORMATION:

PARKING REQUIRED: 1.5 SPACES PER 1 AND 2 BEDROOM UNIT AND 2.5 SPACES PER 3 OR MORE BEDROOM UNITS (444 SPACES REQ.)

PARKING PROVIDED:
- 96 GARAGE STALLS ATTACHED TO BUILDING
- 96 STALLS IN FRONT OF BUILDING ATTACHED GARAGES
- 96 DETACHED GARAGE STALLS
- 181 EXTERNAL SPACES (6 H.C. ACCESSIBLE)
- 469 TOTAL PARKING STALLS

HANDICAP STALLS REQUIRED: 6, HANDICAP STALLS PROVIDED: 6

SCALE: 1"= 40'

CIVIL SITE PLAN AREA A

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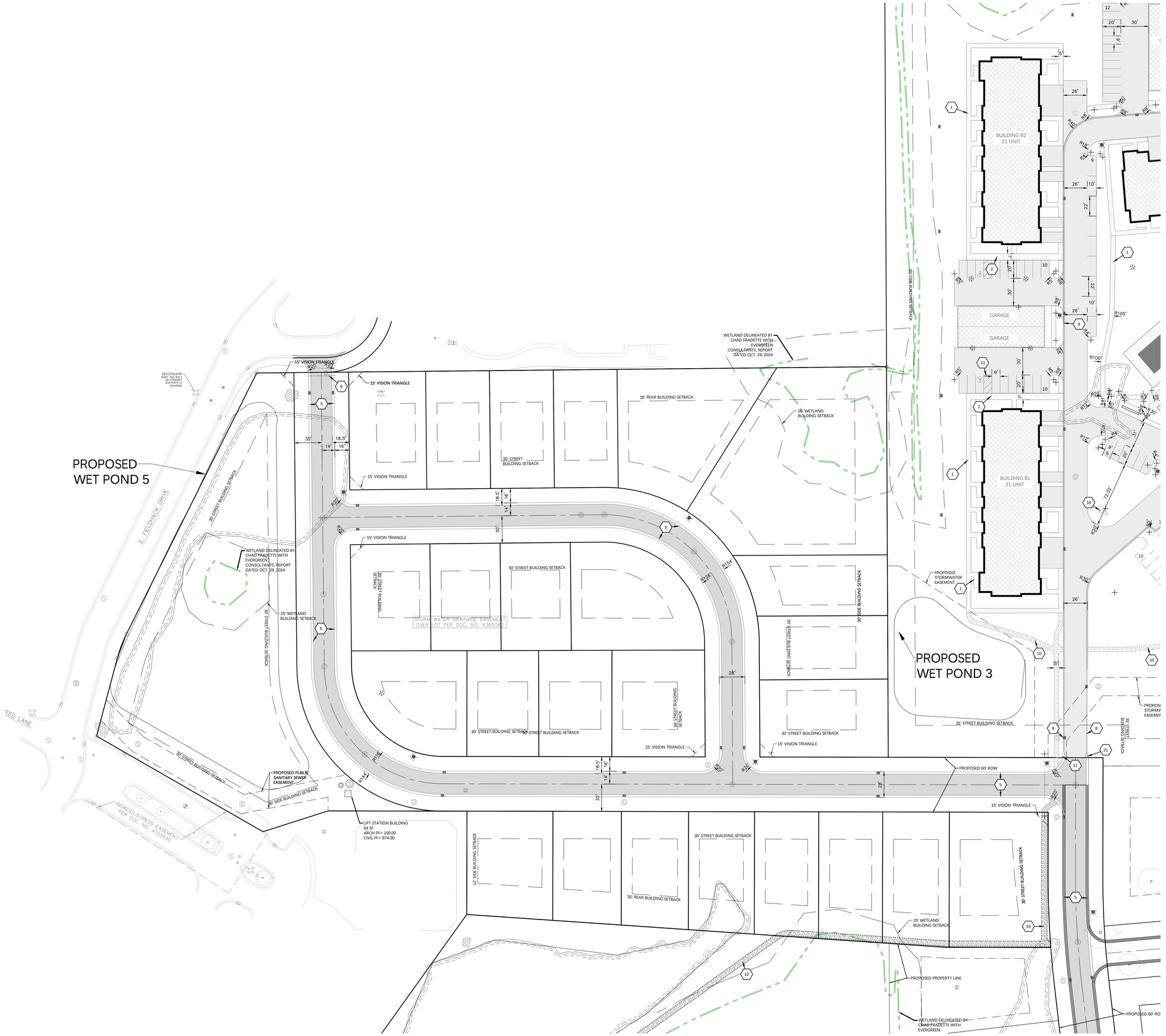

LEGEND:

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	HEAVY DUTY ASPHALT		LOADING DOCK CONCRETE
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21	CURB TAPER TRANSITION FROM 18" - 30" IN 5'

SCALE: 1"= 40'

NORTH

40' 0 40' 80'

CIVIL SITE PLAN AREA B

EXCEL
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SCALE: 1"= 40'

NORTH

40' 0 40' 80'

CIVIL SITE PLAN AREA C

EXCEL

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NORTH

CIVIL SITE PLAN AREA D

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17	POOL (SEE ARCH PLANS FOR DETAILS)
18	PROPOSED MONUMENT SIGN
19	MAINTENANCE/ CAR WASH STATION
21	CURB TAPER TRANSITION FROM 18" - 30" IN 5'

LEGEND:

HATCH	PAVEMENT SECTION	HATCH	PAVEMENT SECTION
	STANDARD ASPHALT		HEAVY DUTY CONCRETE
	HEAVY DUTY ASPHALT		LOADING DOCK CONCRETE
	SIDEWALK CONCRETE		DUMPSTER PAD / APRON CONCRETE
	LIGHT DUTY CONCRETE		
	INVERTED CURB & GUTTER		SHEDDING CURB & GUTTER

SCALE: 1"= 40'
40' 0 40' 80'
NORTH

CIVIL SITE PLAN AREA E

EXCEL
Always a Better Plan
100 Camelot Drive
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920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED MIXED RESIDENTAL DEVELOPMENT FOR:
WILLOW RUN
PEWAUKEE • WISCONSIN

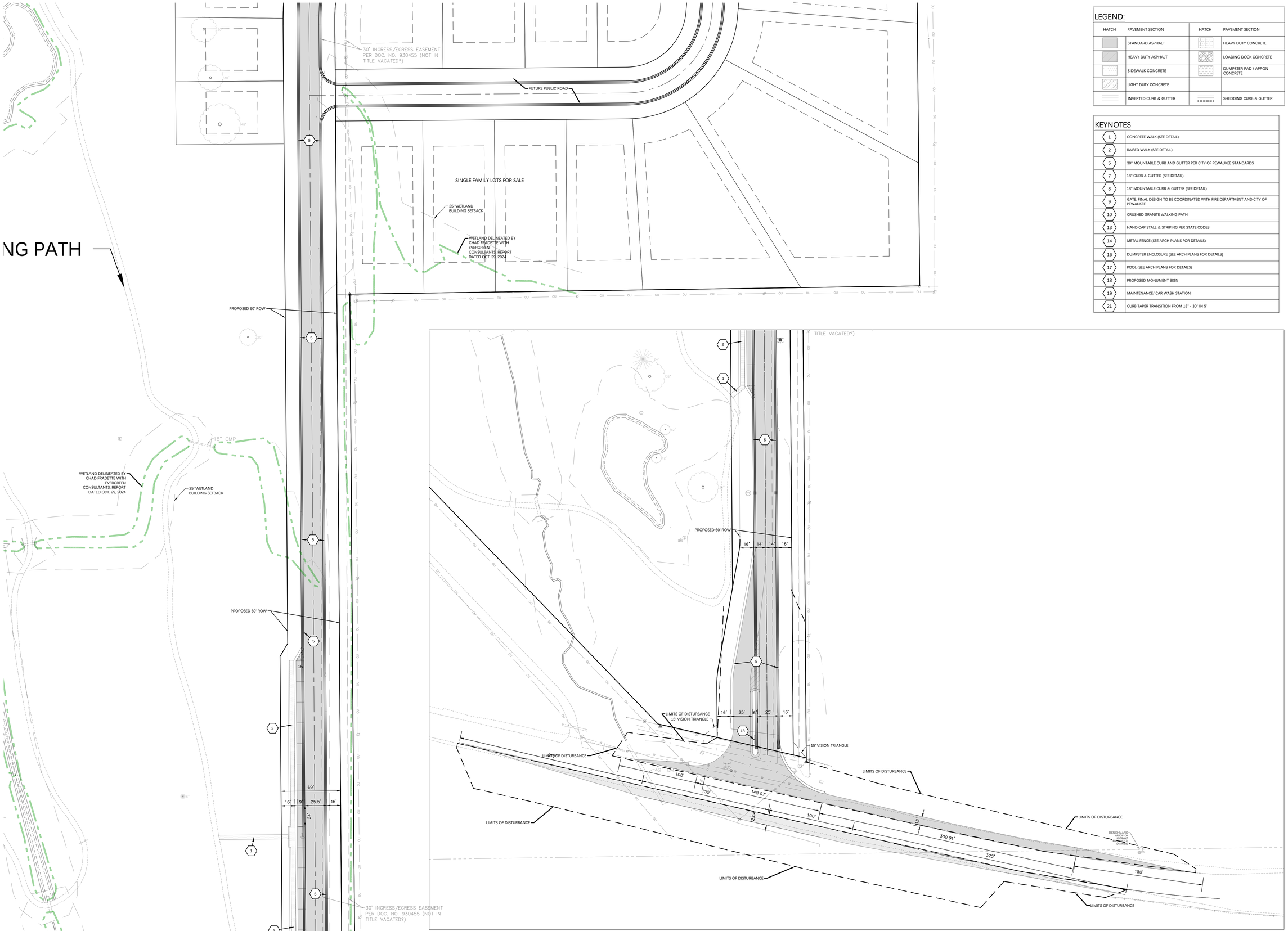
PROFESSIONAL SEAL

PRELIMINARY DATES
JAN 22, 2025
MAR. 7, 2025
MAR. 28, 2025
MAY 2, 2025
JULY 2, 2025

NOT FOR CONSTRUCTION

JOB NUMBER
240299700

SHEET NUMBER
C1.1E



LEGEND:

HATCH	PAVEMENT SECTION	HATCH	PAVEMENT SECTION
	STANDARD ASPHALT		HEAVY DUTY CONCRETE
	HEAVY DUTY ASPHALT		LOADING DOCK CONCRETE
	SIDEWALK CONCRETE		DUMPSTER PAD / APRON CONCRETE
	LIGHT DUTY CONCRETE		
	INVERTED CURB & GUTTER		SHEDDING CURB & GUTTER

KEYNOTES

1	CONCRETE WALK (SEE DETAIL)
2	RAISED WALK (SEE DETAIL)
5	30" MOUNTABLE CURB AND GUTTER PER CITY OF PEWAUKEE STANDARDS
7	18" CURB & GUTTER (SEE DETAIL)
8	18" MOUNTABLE CURB & GUTTER (SEE DETAIL)
9	GATE. FINAL DESIGN TO BE COORDINATED WITH FIRE DEPARTMENT AND CITY OF PEWAUKEE
10	CRUSHED GRANITE WALKING PATH
13	HANDICAP STALL & STRIPING PER STATE CODES
14	METAL FENCE (SEE ARCH PLANS FOR DETAILS)
16	DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
17	POOL (SEE ARCH PLANS FOR DETAILS)
18	PROPOSED MONUMENT SIGN
19	MAINTENANCE/ CAR WASH STATION
21	CURB TAPER TRANSITION FROM 18" - 30" IN 5'

SCALE: 1"= 40'

NORTH

40' 0 40' 80'

CIVIL SITE PLAN AREA F

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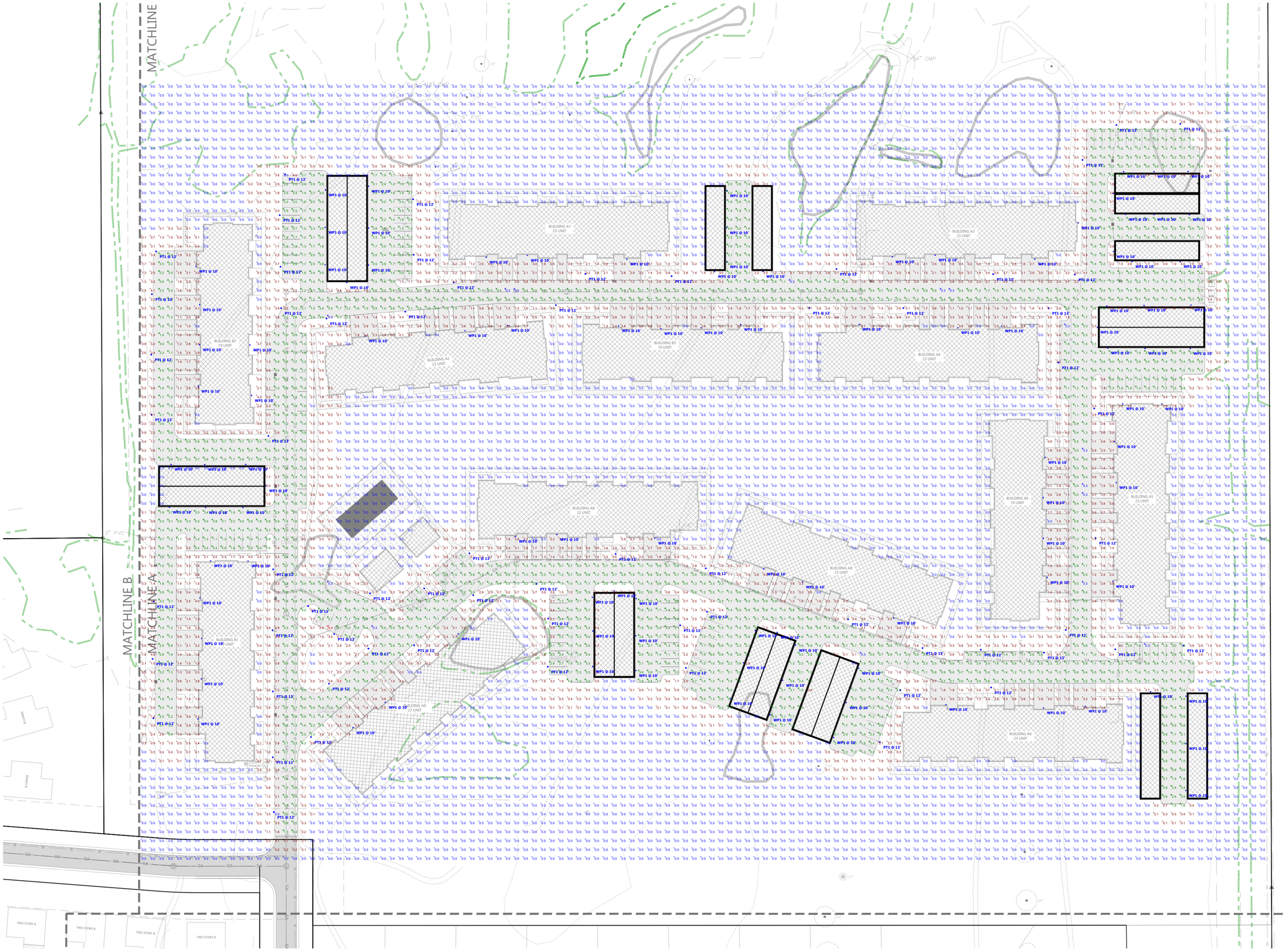

SCALE: 1" = 40'

NORTH

CIVIL SITE PHOTOMETRIC PLAN & DETAILS

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PROJECT INFORMATION

PROPOSED MULTI-FAMILY DEVELOPMENT FOR:
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PEWAUKEE • WISCONSIN

PROFESSIONAL SEAL

PRELIMINARY DATES
DEC. 13, 2024
MAR. 28, 2025

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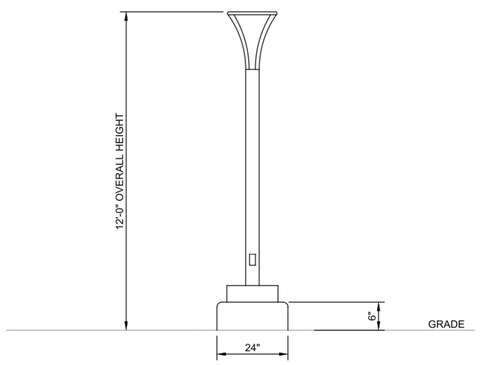
JOB NUMBER
240299700

SHEET NUMBER
C3.1



LIGHT POLE DETAIL

NO SCALE

Statistics

Description	Symbol	Max	Min	Max/Min	Avg/Min	Avg
PARKING LOT/DRIVE WAY	+	4.4 fc	0.3 fc	14.7:1	5.7:1	1.7 fc
Calc Zone #2	+	4.5 fc	0.0 fc	N/A	N/A	0.7 fc

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Wattage
	WP1	107	Lithonia Lighting	WDGE2 LED P3 30K 70CRI TFTM	WDGE2 LED WITH P3 - PERFORMANCE PACKAGE, 3000K, 70CRI, TYPE FORWARD THROW MEDIUM OPTIC	1	3317	1	32.1375	
	PT1	65	LIGMAN	FOR-20001-T3-W30	Forrey Medium post top luminaires	1	4403	1	47.6	

WDGE2 LED

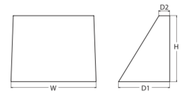
Architectural Wall Sconce
Precision Refractive Optic

Catalog Number
Notes
Type

Use this area to record over the page to note or reference the luminaire.

Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: (without options) 13.5 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

ds design select — Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details.

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	--	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,800	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI T3M MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE2 LED	P0[1]	27K 2700K	70CRI[2]	TFTS Type I Short	MVOLT	Shipped included
	P1[1]	30K 3000K	80CRI	T2M Type II Medium	347[3]	SRM Surface mounting bracket
	P2[1]	40K 4000K	LW[2] Limited Wavelength	T3M Type III Medium	480[3]	ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[4]
	P3[1]	50K 5000K		T4M Type IV Medium		
	P4[1]	AMBP Amber		TFTM Forward Throw Medium		

Shipped separately	
AWS	3.5inch Architectural wall spacer[5]
PBBW	Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available[5]

Options		Finish	
E10WH	Emergency battery backup, Certified in CA Title 20 MAE(90) (10W, 0°C min)	DDBXD	Dark bronze
E20WC	Emergency battery backup, Certified in CA Title 20 MAE(90) (18W, -20°C min)	DBLXD	Black
PE	Photocell, Button Type[6]	DNAXD	Natural aluminum
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[7]	DWHXD	White
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.	DSSTXD	Sandstone
CCE	Coastal Construction[7]	DDBTXD	Textured dark bronze
		DBLBXD	Textured black
		DNATXD	Textured natural aluminum
		DWHGXD	Textured white
		DSSTXD	Textured sandstone

Standalone Sensors/Controls
PIR — Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.
PIRH — Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.
PIR1FC3V — Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.
PIRH1FC3V — Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.

Networked Sensors/Controls
NLSAIR2 PIR — Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights.
NLSAIR2 PIRH — Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights.
NLSAIREM2 PIR — Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights.
NLSAIREM2 PIRH — Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights.

See page 4 for out of box functionality.

LITHONIA LIGHTING — COMMERCIAL OUTDOOR — One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

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WDGE2 LED
Rev. 07/08/24

UFOR-20001

Forrey 9 Post Top No Lens

LIGMAN LIGHTING USA

48w COB
4815 Lumens

IP65
Suitable for wet locations

IK08
Impact Resistant (Vandal-Resistant)

EPA - 1.86

Weight - 46.3 lbs

POLE NOT INCLUDED

Tenon Detail

Construction

Aluminum
Less than 0.1% copper content – Marine Grade 6060 extruded LM6 aluminum body that is pre-treated with a nickel and zinc phosphate and then powder coated with a 4.9mil thick paint finish ensuring high corrosion resistance. Marine grade 316 stainless steel fasteners.

Pre-paint
6 step degrease and phosphate process that includes desoiling and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive, Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal Improvement
LM6 aluminum is selected for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Lighman Lighting USA ensures that the LED and other thermals have critical temperatures kept to ensure maximum light luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

IP65 Rating
IK - UV - G3

Finishing
All LM6 aluminum products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Lighman products can withstand harsh environments. Rated for use in natatoriums.

Inspired by Nature Finishes
The Inspired by nature finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it's almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire surface of the part, so that the wood grain effect cannot be removed by normal rubbing, chipping, or scratching.

The Coating Process
After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non-porous PVC film which has the wood grain pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a complete thermo print and then transferred into a customized oven. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a vivid timber look on aluminum remains.

Wood grain coating can create beautiful wood-looking products of any sort. There are over 300 combinations of designs available to us. Wood grains can be made with different colors, designs, etc.

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

Added Benefits:
• Resistance to salt-acid-room, accelerated aging
• Boiling water, lime and condensed water resistant
• Resistant to UV, Chemical, Industrial, Anti-Scratch
• Super durable (UV-related)
• TGIC free (non-toxic)

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti-Seize Screw Holes
All screw holes are provided with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Optics & LED:
Precise optic design provides exceptional light control and precise distribution of light.
LED CRI: > 80

Lumen – Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

High efficiency meets the classic form factor. Complete range of decorative lighting solutions, offering multiple beam distributions and superior efficacies.

A decorative range of post top luminaires, designed to complement the Forrey pendant, bollard and wall mount with options of having no lens or a high impact UV stabilized opal lens. This decorative lantern provides a symmetrical light distribution using high output COB LED.

Color temperature 2700K, 3000K, 3500K and 4000K, LED CRI >80 and life time 50,000 Hours. High pressure die-cast marine grade LM6 aluminum body that is pre-treated with a nickel and zinc phosphate and then powder coated with a 4.9mil thick paint finish ensuring high corrosion resistance. Marine grade 316 stainless steel fasteners.

Durable memory retentive silicone rubber gasket and clear high impact naturally UV stabilized acrylic lens. Anodized high purity aluminum reflector. This luminaire is provided prewired with power cord to the handhole to simplify installation.

To meet International Dark Sky criteria, 3000k or warmer LEDs must be selected.

For Opal Lens, see UFOR-20011

Additional Options (Consult Factory For Pricing)

HSS
House Side Shield

PHSS
Perforated House Side Shield

Lighman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.

CIVIL SITE ELECTRICAL DETAILS

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED MIXED RESIDENTAL DEVELOPMENT FOR:
WILLOW RUN
PEWAUKEE • WISCONSIN

PROFESSIONAL SEAL

PRELIMINARY DATES
DEC. 13, 2024
MAR. 28, 2025

NOT FOR CONSTRUCTION

JOB NUMBER
240299700

SHEET NUMBER
C3.2

OVERALL PLANT SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	PLANTED SIZE	ROOT
SHADE TREES					
	Sienna Glenn Maple	Acer x freemanii 'Sienna'	13	2" CAL.	CONT.
	River Birch	Betula nigra	13	2" CAL.	CONT.
	Wisconsin Red Musclewood	Carpinus caroliniana 'Wisconsin Red'	5	2" CAL.	CONT.
	Shademaster Honeylocust	Gleditsia triacanthos 'Shademaster'	9	2" CAL.	CONT.
	Swamp White Oak	Quercus bicolor	15	2" CAL.	CONT.
	Sweet Street Linden	Tilia americana 'Kromm'	12	2" CAL.	CONT.
ORNAMENTAL TREES					
	Allegheny Serviceberry	Amelanchier laevis	11	6' HT.	CONT.
	Coralburst Crabapple	Malus x 'Coralcole'	15	1 1/2" CAL.	CONT.
	Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'	13	1 1/2" CAL.	CONT.
EVERGREEN TREES					
	Mountbatten Juniper	Juniperus chinensis 'Mountbatten'	10	6' HT.	CONT.
	White Spruce	Picea glauca	30	6' HT.	CONT.
	Shear-less Dream White Pine	Pinus strobus 'J-4 Select'	26	6' HT.	CONT.
DECIDUOUS SHRUBS					
	Iroquois Beauty Black Chokeberry	Aronia melanocarpa 'Morton'	106	18" HT.	CONT.
	Yuki Snowflake Deutzia	Deutzia x 'NCDX1'	76	18" HT.	CONT.
	Bobo Hydrangea	Hydrangea paniculata 'ILVOBO'	140	18" HT.	CONT.
	Little Devil Ninebark	Physocarpus opulifolius 'Donna May'	153	18" HT.	CONT.
	Gold Mound Spirea	Spiraea japonica 'Gold Mound'	233	18" HT.	CONT.
	Dark Horse Weigela	Weigela florida 'Dark Horse'	107	18" HT.	CONT.

EVERGREEN SHRUBS					
	Scallywag Holly	Ilex x meserviae 'MonNieves'	175	18" HT.	CONT.
	Kallay's Compact Pfitzer Juniper	Juniperus chinensis 'Kallay's Compact'	55	18" HT.	CONT.
	Everlow Yew	Taxus x media 'Everlow'	77	18" HT.	CONT.
PERENNIALS					
	Montrose White Calamint	Calamintha nepeta 'Montrose White'	153	1 GAL.	POT
	Rosy Returns Daylily	Hemerocallis 'Rosy Returns'	162	1 GAL.	POT
	Dolce Wildberry Coral bells	Heuchera 'Wildberry'	72	1 GAL.	POT
	Great Expectations Hosta	Hosta 'Great Expectations'	146	1 GAL.	POT
	Cat's Pajamas Catmint	Nepeta 'Cat's Pajamas'	131	1 GAL.	POT
	American Gold Rush Rudbeckia	Rudbeckia x 'American Gold Rush'	134	1 GAL.	POT
	Autumn Fire Sedum	Sedum spectabile 'Autumn Fire'	219	1 GAL.	POT
	Sky Blue Aster	Symphyotrichum oolentangiense	104	1 GAL.	POT
ORNAMENTAL GRASSES					
	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	426	1 GAL.	POT
	Heavy Metal Switch Grass	Panicum virgatum 'Heavy Metal'	158	1 GAL.	POT
	Tara Prairie Dropseed Grass	Sporobolus heterolepis 'Tara'	163	1 GAL.	POT

GENERAL NOTES:

- NORTHERN AND EASTERN TREELINE TO BE PRESERVED WHEN POSSIBLE

HATCH KEY:

HATCH	LANDSCAPE MATERIAL
	SEEDED MOWN LAWN
	NO MOW SEEDED LAWN

PROPOSED WET POND 4

PROPOSED WET POND 1

BUILDING A1
25 UNIT

BUILDING A3
25 UNIT

GARAGE

BUILDING B2
21 UNIT

BUILDING A2
25 UNIT

BUILDING B3
21 UNIT

BUILDING A4
23 UNIT

BUILDING B5
21 UNIT

BUILDING A7
25 UNIT

BUILDING B4
21 UNIT

BUILDING A5
25 UNIT

CLUBHOUSE

BUILDING B1
21 UNIT

BUILDING A6
25 UNIT

PROPOSED WET POND 3

PROPOSED WET POND 2

11+00

12+00

SCALE: 1"= 40'
40' 0 40' 80'
NORTH

CIVIL LANDSCAPE AND RESTORATION DETAIL PLAN - AREA A

EXCEL
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920-926-9800
excelengineer.com

PROJECT INFORMATION

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MAR 7, 2025
MAR 27, 2025
APR 30, 2025
JULY 2, 2025

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JOB NUMBER
240299700

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L1.1A

WILLOW RUN - MULTIFAMILY

W26506 GOLF ROAD, PEWAUKEE, WI 53072

PLAN COMMISSION SET

ISSUE DATE - JULY 7, 2025

SHEET INDEX

ARCHITECTURAL

PC-00	TITLE SHEET AND PROJECT INFORMATION
PC-01	OVERALL SITE PLAN
PC-01.1	TRAIL EXHIBIT
PC-02	ARCHITECTURAL SITE PLAN
PC-03	GARDEN STYLE 25 FLOOR PLANS
PC-04	GARDEN STYLE 25 EXTERIOR ELEVATIONS
PC-05	GARDEN STYLE PERSPECTIVE
PC-06	GARDEN STYLE 21 FLOOR PLANS
PC-07	GARDEN STYLE 21 EXTERIOR ELEVATIONS
PC-08	GARDEN STYLE 21 PERSPECTIVE
PC-09	CLUBHOUSE - FLOOR PLAN
PC-10	CLUBHOUSE - ELEVATIONS
PC-11	CLUBHOUSE PERSPECTIVE
PC-13	MAIL KIOSK, TRASH ENCLOSURE - PLANS & ELEVATIONS

CIVIL / LANDSCAPING

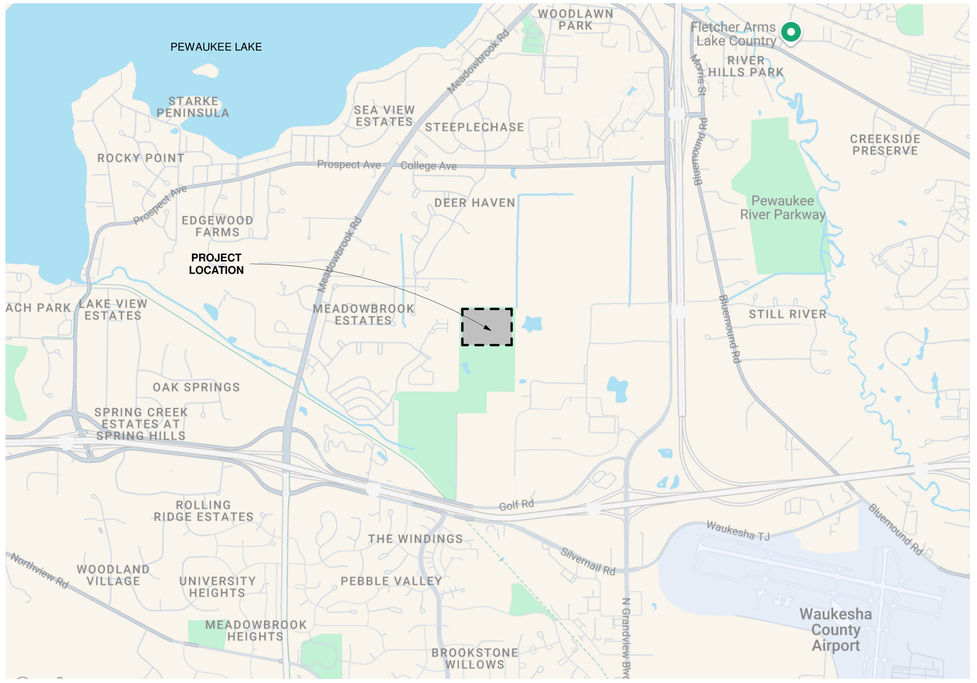
C1.1	OVERALL SITE PLAN
C1.1A	OVERALL SITE PLAN - AREA A
C1.1B	OVERALL SITE PLAN - AREA B
C1.1C	OVERALL SITE PLAN - AREA C
C1.1D	OVERALL SITE PLAN - AREA D
C1.1E	OVERALL SITE PLAN - AREA E
C1.1F	OVERALL SITE PLAN - AREA F
C3.1	SITE PHOTOMETRIC PLAN
C3.2	SITE ELECTRICAL DETAILS
L1.1A	LANDSCAPE AND RESTORATION DETAIL PLAN - AREA A

ARCHITECT
RINKA, INC.
756 N. MILWAUKEE STREET
SUITE 250
MILWAUKEE, WI 53202
(414) 431-8101

OWNER
LAND BY LABEL DEVELOPMENT CO
638 MILWAUKEE STREET
DELAFIELD, WI 53018
(262) 315-4627

CIVIL - LANDSCAPE ENGINEER & SITE LIGHTING
EXCEL ENGINEERING
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
(920) 322-1661

CONCEPTUAL RENDERING



PROJECT LOCATION MAP

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756 North Milwaukee Street, Suite 250
Milwaukee, Wisconsin 53202
p 414.431.8101

△ Revisions

ARCHITECTURAL COMMISSION

WILLOW RUN - MULTIFAMILY

W26506 GOLF ROAD, PEWAUKEE, WI 53072

Date Issued: 7/07/2025

RINKA project #: 23070

Sheet Title

TITLE SHEET AND PROJECT INFORMATION

Sheet # PC-00

1 OVERALL SITE PLAN
1" = 200'-0"

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WILLOW RUN - MULTIFAMILY

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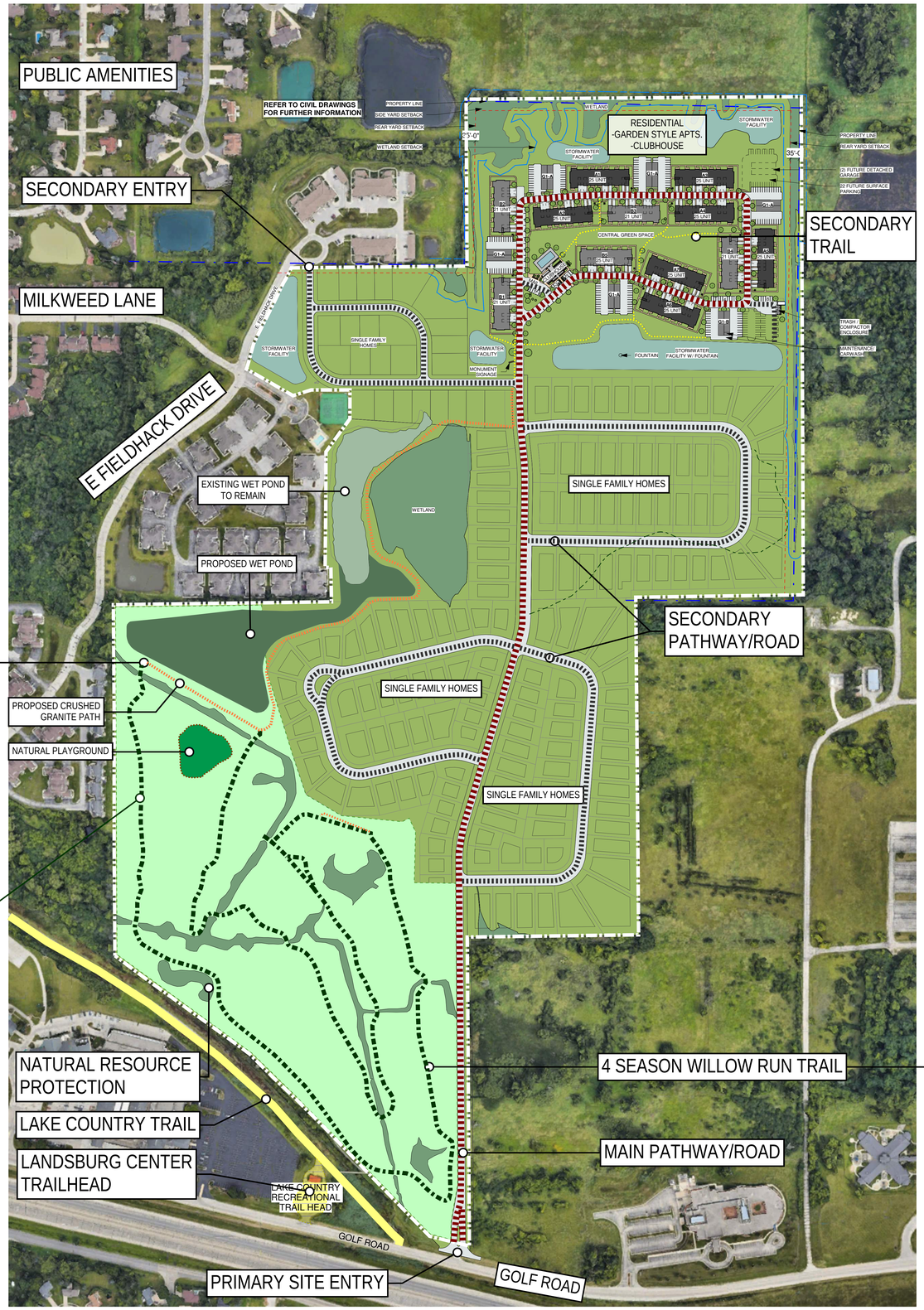
Date Issued: 7/07/2025

RINKA project #: 23070

Sheet Title

OVERALL SITE PLAN

Sheet # PC-01



1 OVERALL SITE PLAN - TRAIL EXHIBIT
1" = 200'-0"

N

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△ Revisions

ARCHITECTURAL COMMISSION

WILLOW RUN - MULTIFAMILY

W26506 GOLF ROAD, PEWAUKEE, WI 53072

Date Issued: 7/07/2025

RINKA project #: 23070

Sheet Title

TRAIL EXHIBIT

Sheet # PC-01.1

ARCHITECTURAL SITE PLAN NOTES

1. REFER TO CIVIL DRAWINGS FOR SITE GRADING & ELEVATION INFORMATION

1 SITE PLAN - PLAN COMMISSION
1" = 50'-0"

TOTAL UNIT MATRIX

TYPE	BEDROOM	BATHROOM	TOTAL
A1	0	1	12
A2	0	1	12
A3	1	1	31
A3*	1	1	19
A4	1	1	31
A4*	1	1	31
A5-G	1	1	5
A6	1	1	5
B1*-G	2	2	12
B1-G	2	2	12
B2	2	2	12
B2*-G	2	2	12
B3-G	2	2	12
B4	2	2	12
B4*-G	2	2	12
B5-G	2	2	7
B6-G	2	2	12
B7	2	2	7
C1-G	3	2	12
C2	3	2	12
			280

UNIT MIX

TYPE	%	TOTAL
Jr	8.6%	24
1 Bed	43.6%	122
2 Bed	39.3%	110
3 Bed	8.6%	24
		280

GS BUILDINGS

TYPE	QTY.	TOTAL
21 UNIT	5	105
25 UNIT	7	175
		280

MINIMUM SUGGESTED PARKING STALLS PER ZONING ORDINANCE NO. 22-08 (17.0416G)

TYPE	COUNT	PARKING RATIO	STALLS
JR	24	1.5	36
1 BED	122	1.5	183
2 BED	110	1.5	165
3 BED	24	2.5	60
			444

DEVELOPER TARGETED PARKING STALLS

UNIT COUNT	PARKING RATIO	STALLS
280	1.75	**490**

PARKING STALLS PROVIDED

DETATCHED GARAGE	95
ATTACHED GARAGE	96
GARAGE APRON	96
SURFACE STALLS	183
CLUBHOUSE STALLS	20
	490

FUTURE PARKING STALLS

DETATCHED GARAGE	16
SURFACE	62
	78

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WILLOW RUN - MULTIFAMILY

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Date Issued: 7/07/2025

RINKA project #: 23070

Sheet Title

ARCHITECTURAL SITE PLAN

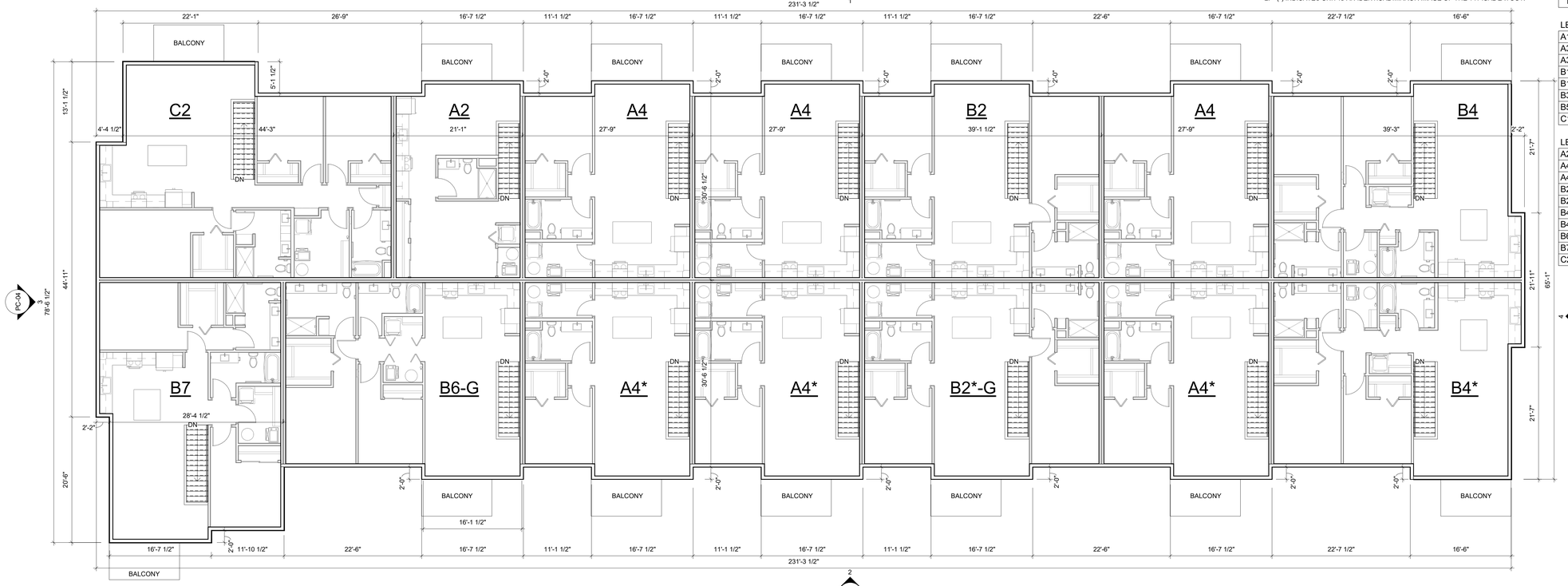
Sheet # PC-02

GENERAL NOTES: FLOOR PLANS

1. DIMENSIONS TAKEN FROM OUTSIDE FACE OF EXTERIOR SHEATHING.
2. (*) INDICATES UNIT IS AN IDENTICAL MIRROR IMAGE OF THE TYPICAL LAYOUT.

GARDEN STYLE 25 - UNIT MATRIX

UNIT TYPE	NET SF	BEDROOM	BATHROOM	QTY.
LEVEL 01				
A1	541 SF	0	1	1
A3	759 SF	1	1	3
A3*	759 SF	1	1	2
B1*-G	1,089 SF	2	2	1
B1-G	1,089 SF	2	2	1
B3-G	1,109 SF	2	2	1
B5-G	1,097 SF	2	2	1
C1-G	1,407 SF	3	2	1
LEVEL 02				
A2	630 SF	0	1	1
A4	827 SF	1	1	3
A4*	827 SF	1	1	3
B2	1,164 SF	2	2	1
B2*-G	1,164 SF	2	2	1
B4	1,185 SF	2	2	1
B4*-G	1,185 SF	2	2	1
B6-G	1,164 SF	2	2	1
B7	1,172 SF	2	2	1
C2	1,482 SF	3	2	1
				25



2 GS 25 - LEVEL 02 FLOOR PLAN
1/8" = 1'-0"

1 GS 25 - LEVEL 01 FLOOR PLAN
1/8" = 1'-0"

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RINKA project #: 23070

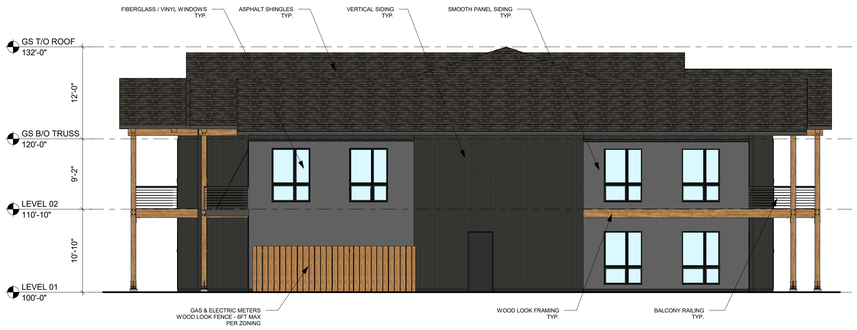
Sheet Title

GARDEN STYLE 25 FLOOR PLANS

Sheet # PC-03

EXTERIOR MATERIALS

- VERTICAL SIDING
- SMOOTH PANEL SIDING
- SMOOTH PANEL SIDING
- ASPHALT SHINGLES
- WOOD LOOK FRAMING
- VERTICAL SIDING
- HORIZONTAL LAP SIDING



4 SIDE ELEVATION

3 SIDE ELEVATION

2 BACK ELEVATION

1 FRONT ELEVATION

25 UNIT ELEVATIONS

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GARDEN STYLE 25 EXTERIOR ELEVATIONS

Sheet # PC-04

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Sheet Title

GARDEN STYLE PERSPECTIVE

Sheet # PC-05

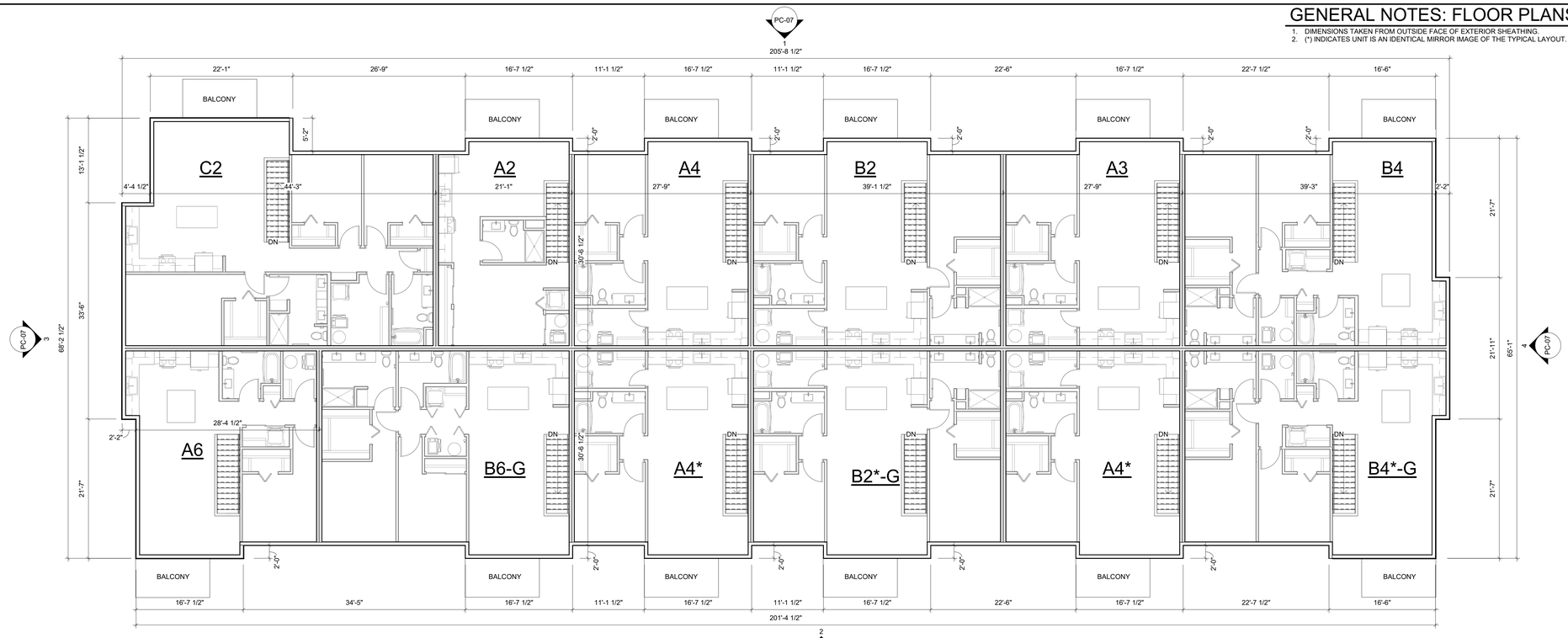
GENERAL NOTES: FLOOR PLANS

1. DIMENSIONS TAKEN FROM OUTSIDE FACE OF EXTERIOR SHEATHING.
2. (*) INDICATES UNIT IS AN IDENTICAL MIRROR IMAGE OF THE TYPICAL LAYOUT.

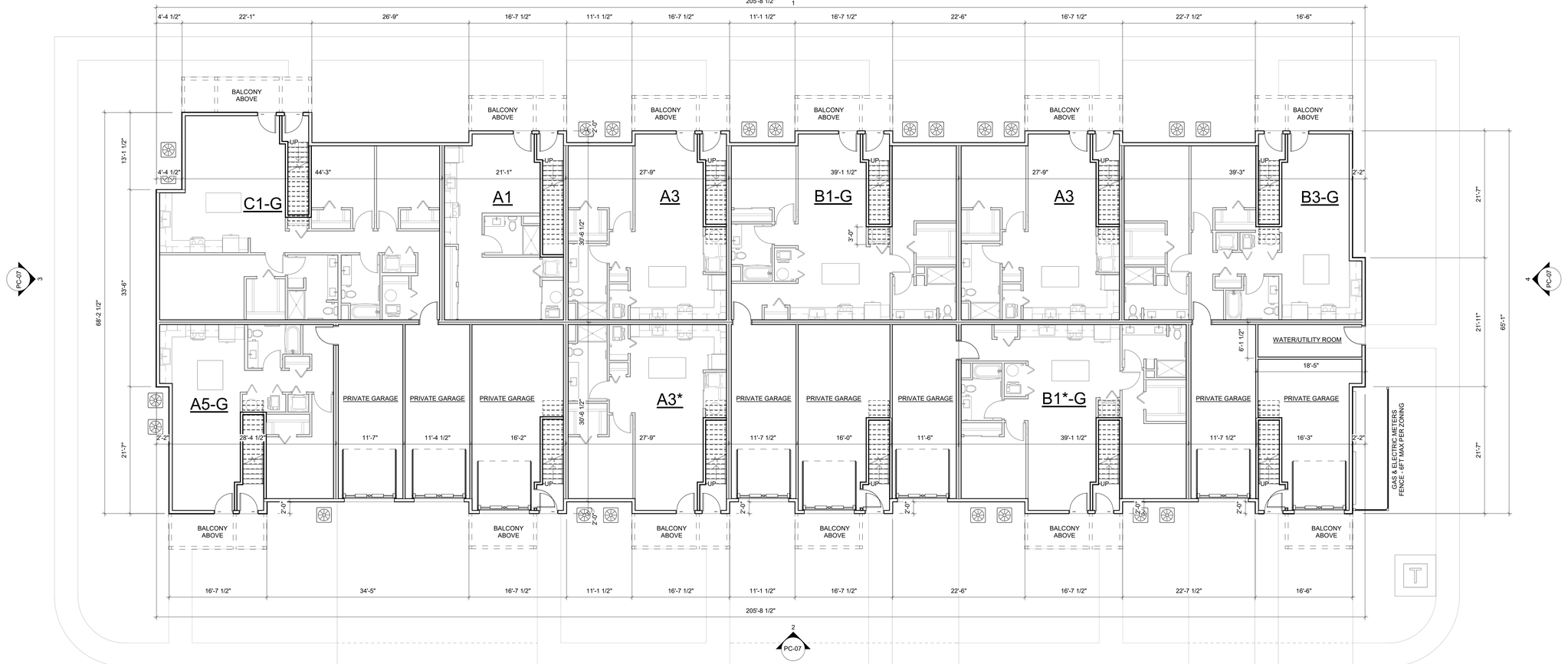
GARDEN STYLE 21 UNIT MATRIX

UNIT TYPE	NET SF	BEDROOM	BATHROOM	QTY.
LEVEL 01				
A1	541 SF	0	1	1
A3	759 SF	1	1	2
A3*	759 SF	1	1	1
A5-G	790 SF	1	1	1
B1*-G	1,089 SF	2	2	1
B1-G	1,089 SF	2	2	1
B3-G	1,109 SF	2	2	1
C1-G	1,406 SF	3	2	1
LEVEL 02				
A2	630 SF	0	1	1
A4	827 SF	1	1	2
A4*	827 SF	1	1	2
A6	865 SF	1	1	1
B2	1,164 SF	2	2	1
B2*-G	1,164 SF	2	2	1
B4	1,185 SF	2	2	1
B4*-G	1,185 SF	2	2	1
B6-G	1,164 SF	2	2	1
C2	1,482 SF	3	2	1

21



2 GS 21 - LEVEL 02 FLOOR PLAN
1/8" = 1'-0"



1 GS 21 - LEVEL 01 FLOOR PLAN
1/8" = 1'-0"

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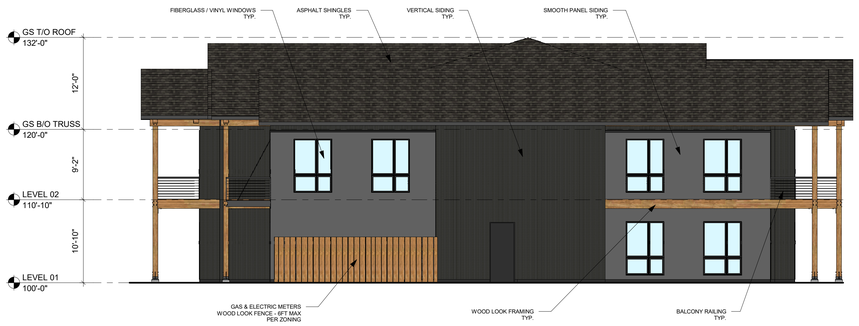
Sheet Title

GARDEN STYLE 21 FLOOR PLANS

Sheet # PC-06

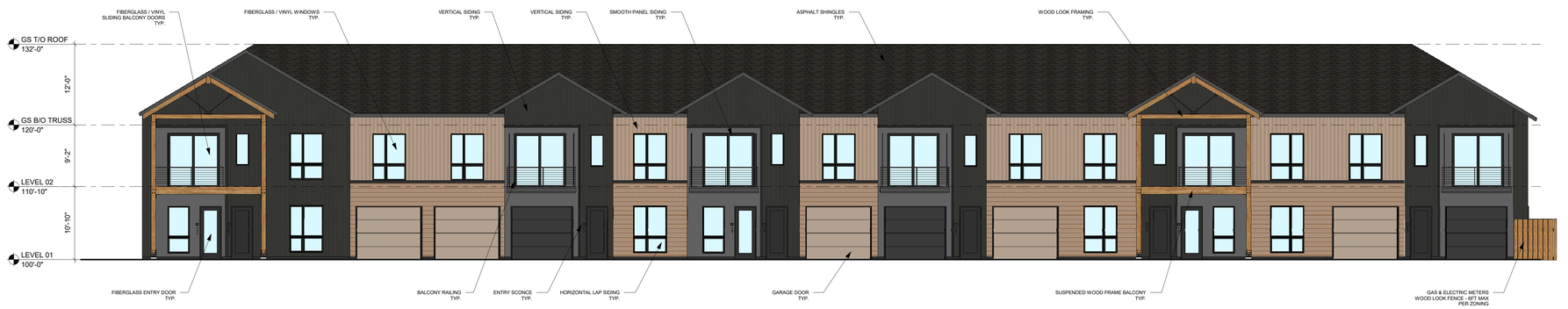
EXTERIOR MATERIALS

- VERTICAL SIDING
- SMOOTH PANEL SIDING
- SMOOTH PANEL SIDING
- ASPHALT SHINGLES
- WOOD LOOK FRAMING
- VERTICAL SIDING
- HORIZONTAL LAP SIDING



4 SIDE ELEVATION

3 SIDE ELEVATION



2 BACK ELEVATION

1 FRONT ELEVATION

21 UNIT ELEVATIONS

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Sheet Title

GARDEN STYLE 21 EXTERIOR ELEVATIONS

Sheet # PC-07

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Sheet Title

GARDEN STYLE 21 PERSPECTIVE

Sheet # PC-08

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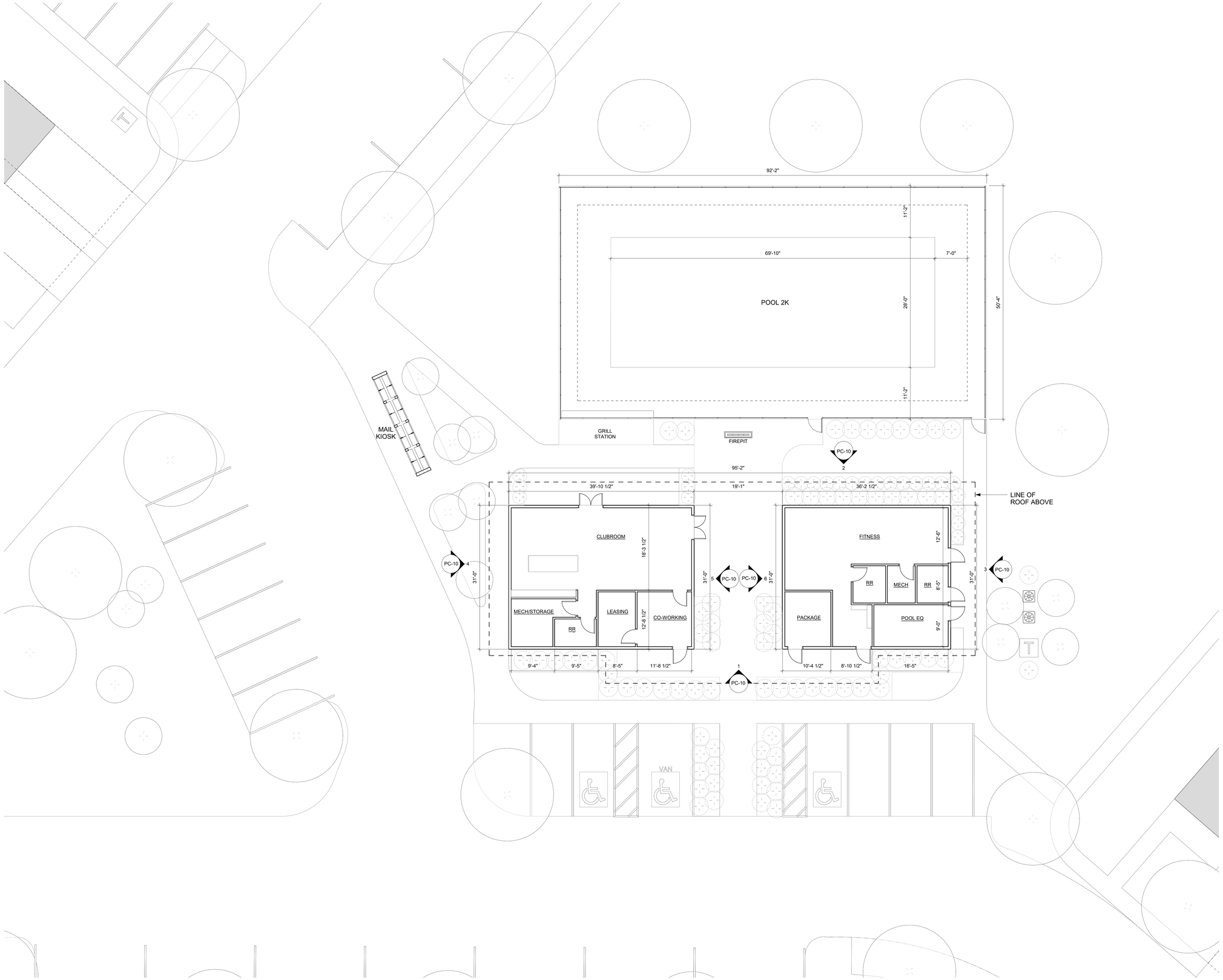

1 CLUBHOUSE FLOOR PLAN
1/8" = 1'-0"

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WILLOW RUN - MULTIFAMILY

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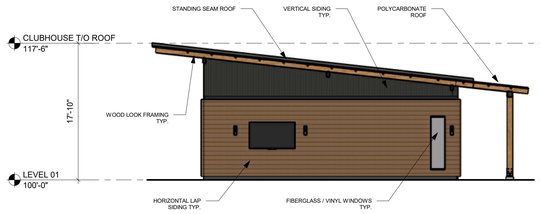
Sheet Title

CLUBHOUSE - FLOOR PLAN

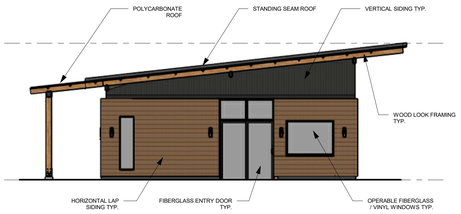
Sheet # PC-09

EXTERIOR MATERIALS

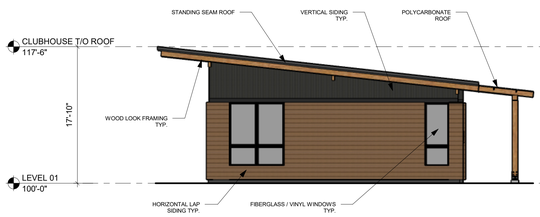
- VERTICAL SIDING
- STANDING SEAM ROOF
- WOOD LOOK FRAMING
- POLYCARBONATE ROOF
- HORIZONTAL LAP SIDING
- METAL PANEL



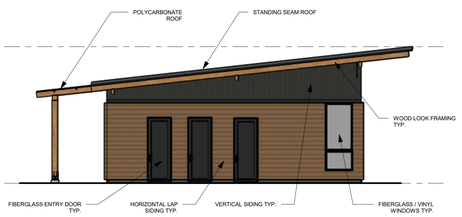
6 COURTYARD ELEVATION



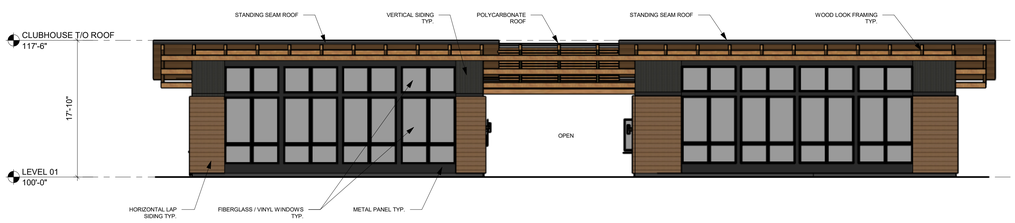
5 COURTYARD ELEVATION



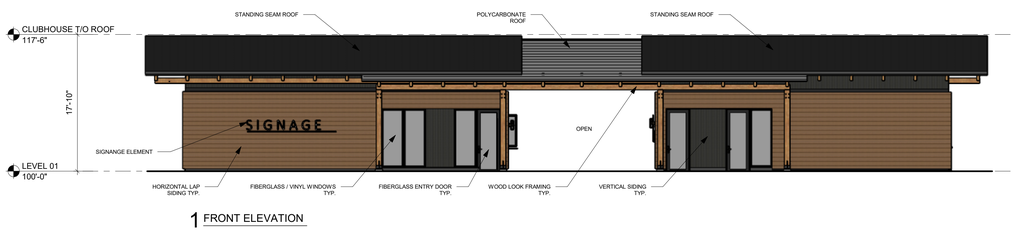
4 SIDE ELEVATION



3 SIDE ELEVATION



2 BACK ELEVATION



1 FRONT ELEVATION

CLUBHOUSE ELEVATIONS

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Sheet Title

CLUBHOUSE - ELEVATIONS

Sheet # PC-10

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HORIZONTAL SIDING

FIBERGLASS / VINYL WINDOWS

STANDING SEAM ROOF

WOOD LOOK FRAMING

POLYCARBONATE ROOF

FIBERGLASS ENTRY DOOR

VERTICAL SIDING

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Sheet Title

CLUBHOUSE PERSPECTIVE

Sheet # PC-11

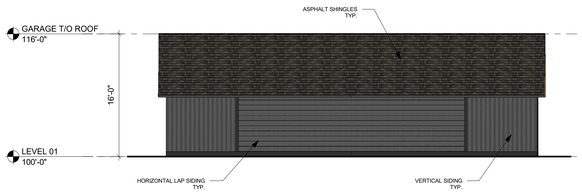
EXTERIOR MATERIALS

HORIZONTAL LAP SIDING

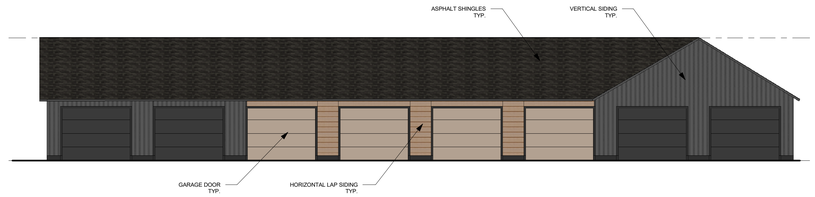
ASPHALT SHINGLES

VERTICAL SIDING

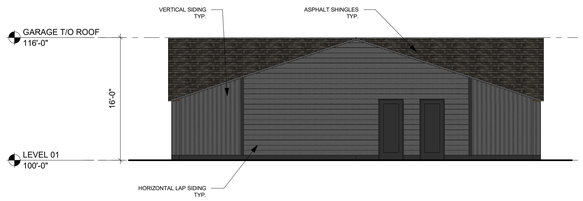
HORIZONTAL LAP SIDING



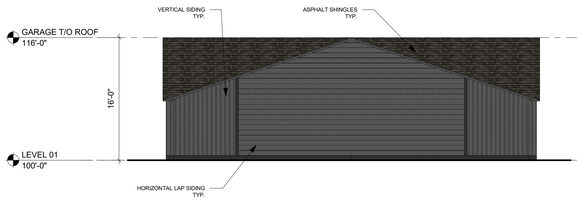
7 SIDE ELEVATION



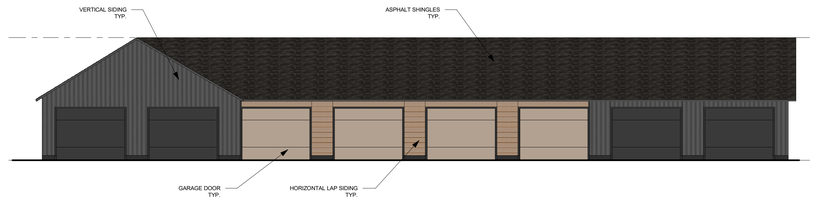
6 BACK ELEVATION



5 SIDE ELEVATION

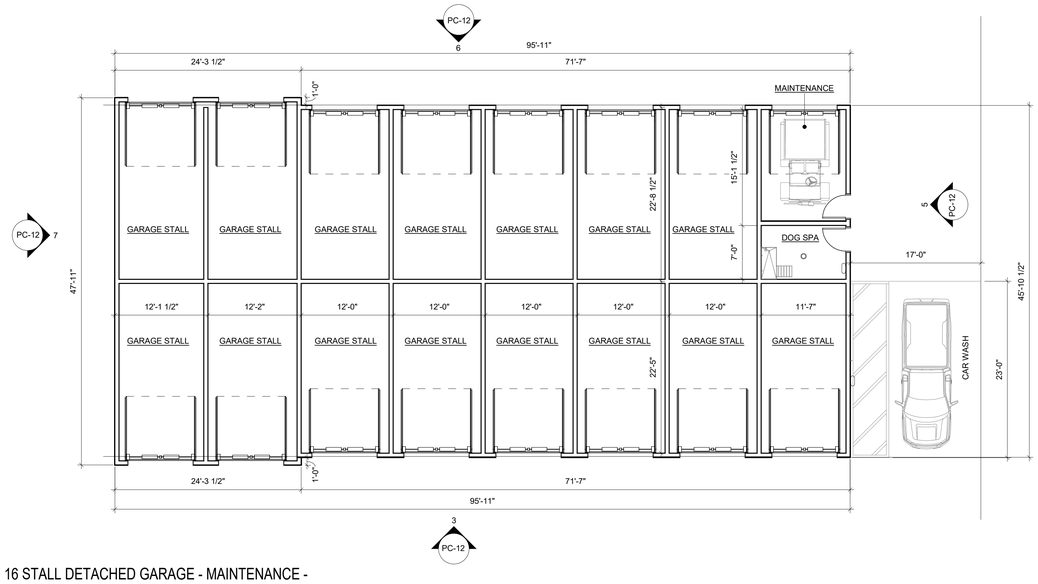


4 SIDE ELEVATION

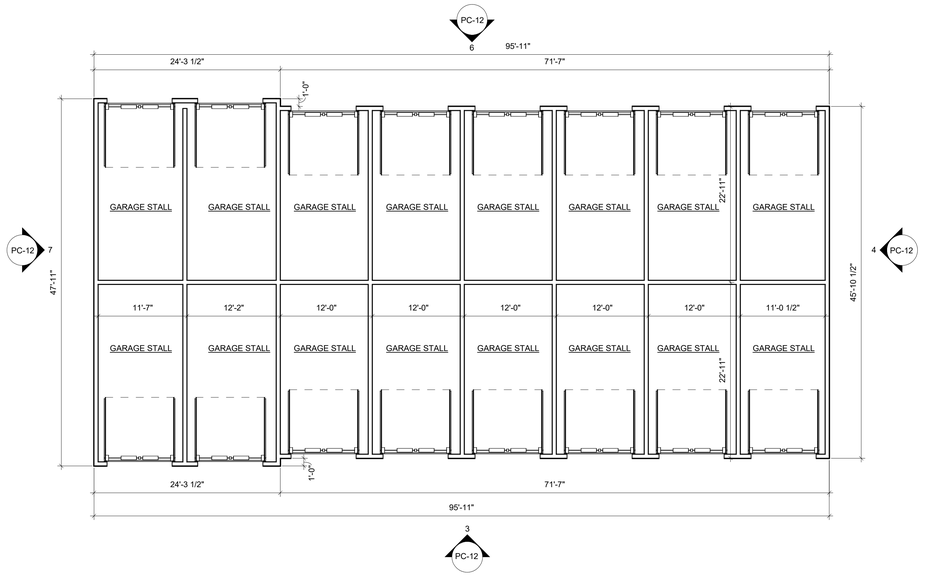


3 FRONT ELEVATION

DETACHED GARAGE ELEVATIONS



16 STALL DETACHED GARAGE - MAINTENANCE - DOG SPA - CAR WASH
2 1/8" = 1'-0"



1 16 STALL DETACHED GARAGE
1/8" = 1'-0"

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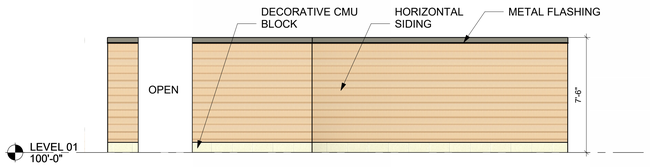
RINKA project #: 23070

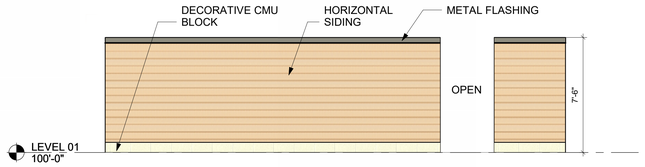
Sheet Title

DETACHED GARAGE - G1 PLAN & ELEVATION

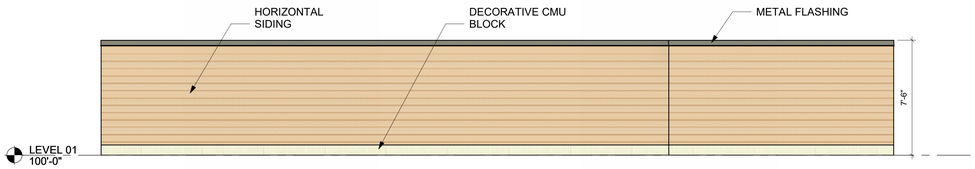
Sheet # PC-12



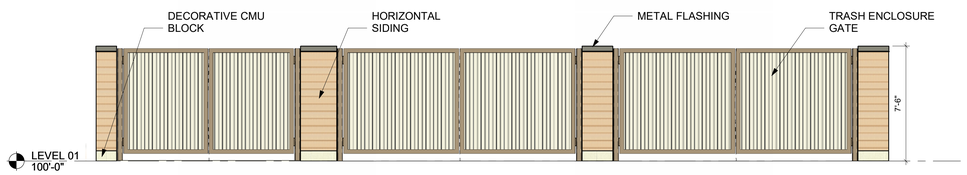
10 TRASH ENCLOSURE ELEVATION 4
1/4" = 1'-0"



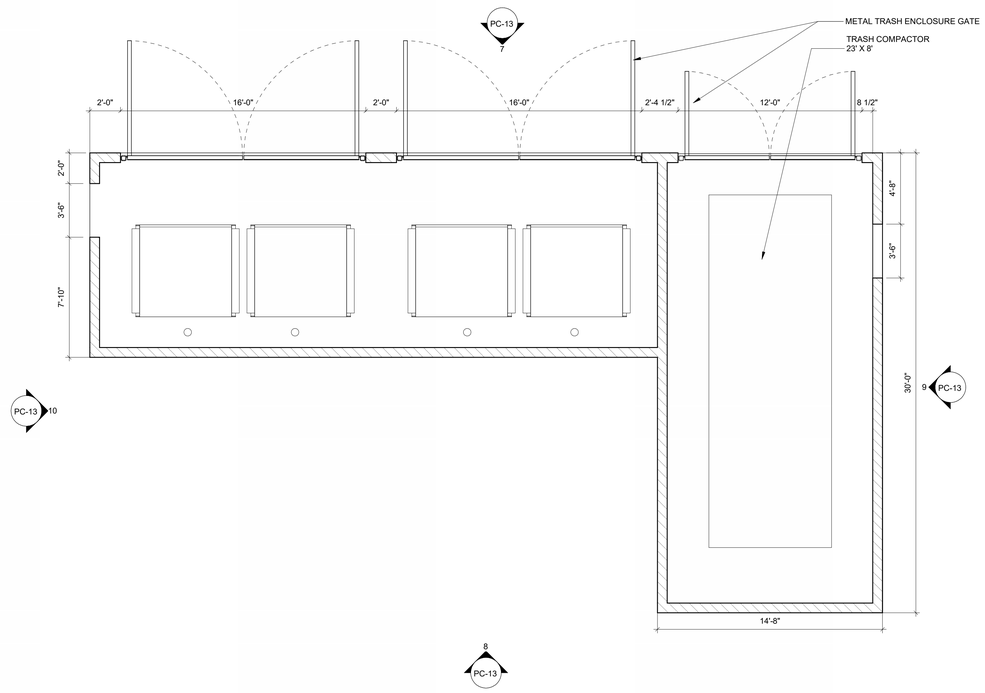
9 TRASH ENCLOSURE ELEVATION 3
1/4" = 1'-0"



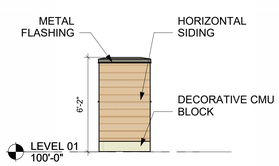
8 TRASH ENCLOSURE ELEVATION 2
1/4" = 1'-0"



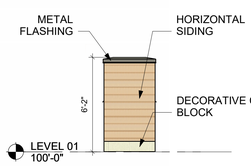
7 TRASH ENCLOSURE ELEVATION 1
1/4" = 1'-0"



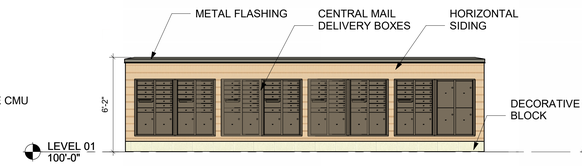
6 TRASH ENCLOSURE PLAN
1/4" = 1'-0"



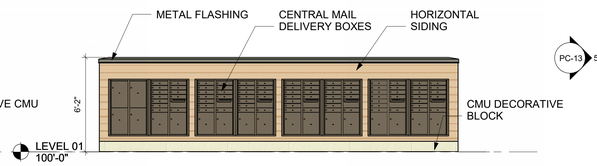
5 MAIL KIOSK ELEVATION 4
1/4" = 1'-0"



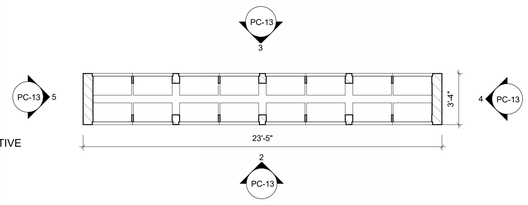
4 MAIL KIOSK ELEVATION 3
1/4" = 1'-0"



3 MAIL KIOSK ELEVATION 2
1/4" = 1'-0"



2 MAIL KIOSK ELEVATION 1
1/4" = 1'-0"



1 MAIL KIOSK PLAN
1/4" = 1'-0"

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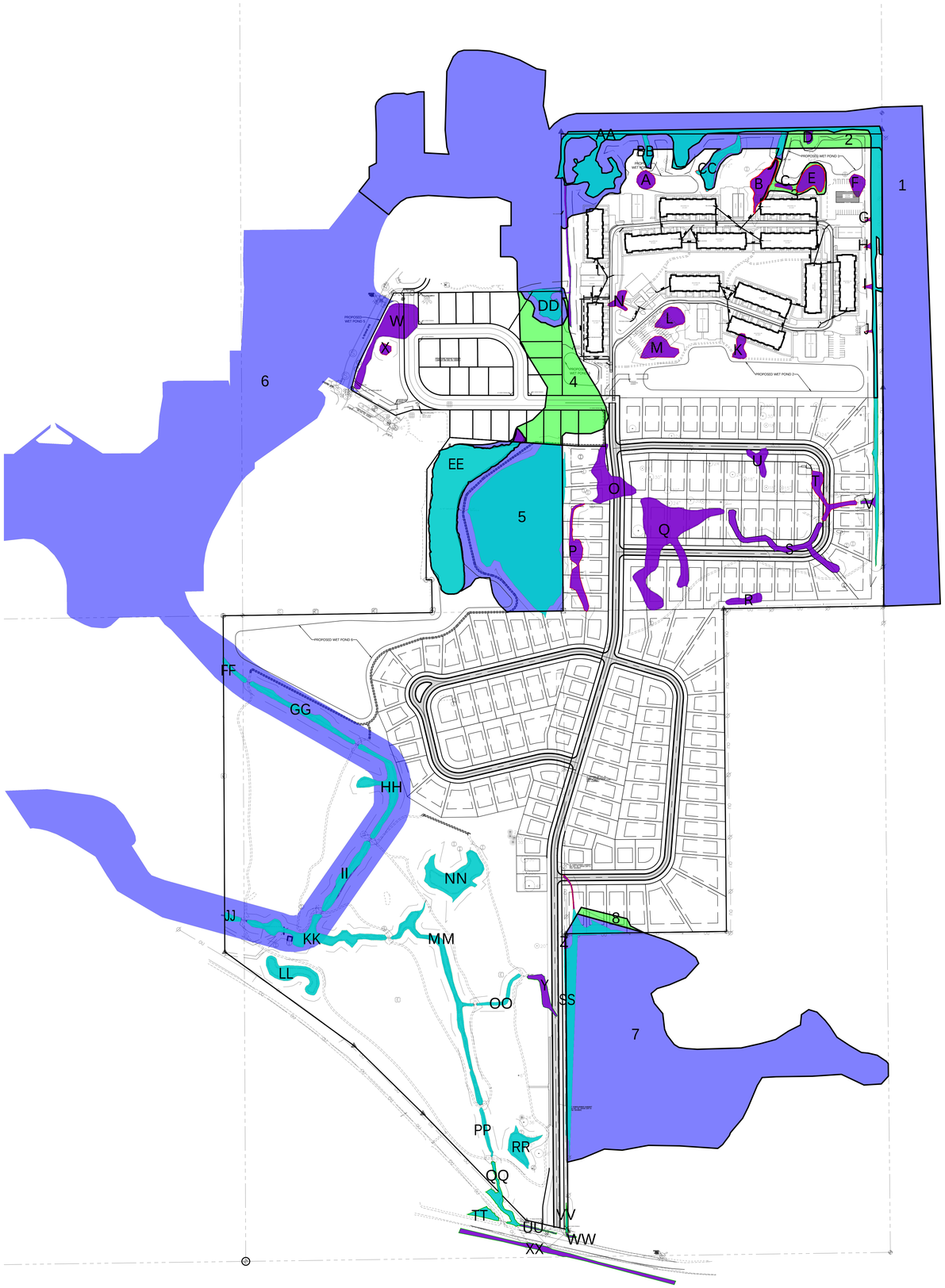
RINKA project #: 23070

Sheet Title

MAIL KIOSK, TRASH ENCLOSURE - PLANS & ELEVATIONS

Sheet # PC-13



LEGEND:

	WETLAND/ POND PROPOSED TO BE FILLED/ DISTURBED - 5.19 AC FILLED/ DISTURBED.
	WETLAND/ POND TO BE PROTECTED
	ENVIRONMENTAL COORIDOR TO BE FILLED/ DISTURBED - 3.94 AC DISTURBED
	ENVIRONMENTAL COORIDOR TO BE PROTECTED

WETLAND FILL AREAS

WETLAND	AREA (SF)
A	4307
B	10301
C	1018
D	1353
E	9135
F	3996
G	197
H	345
I	414
J	196
K	3807
L	7402
M	9155
N	3083
O	18426
P	11884
Q	56825
R	4110
S	1422
T	7306
U	4890
V	1060
W	24248
X	1619
Y	4899
Z	500
AA	91817
BB	3014
CC	9788
DD	9707
EE	92107
FF	2194
GG	11518
HH	16589
II	10564
JJ	1683
KK	22426
LL	14067
MM	23466
NN	24225
OO	3386
PP	3058
QQ	6053
RR	9300
SS	36796
TT	3334
UU	909
VV	645
WW	368
XX	13695

CORRIDOR AREAS

CORRIDOR	AREA (SF)
1	1131899
2	24962
3	18192
4	121209
5	253476
6	1778721
7	618321
8	7392

SCALE: 1"= 200'
200' 0 200' 400'
NORTH

WETLAND/ POND FILL EXHIBIT

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED MIXED RESIDENTAL DEVELOPMENT FOR:
WILLOW RUN
PEWAUKEE • WISCONSIN

PROFESSIONAL SEAL

PRELIMINARY DATES
MAR. 28, 2025
MAY 2, 2025
JULY 2, 2025

NOT FOR CONSTRUCTION

JOB NUMBER
240299700

SHEET NUMBER
WF

LEGEND:

	POTENTIAL AJD, ARTIFICIAL AND/ OR NON-FEDERAL EXEMPTION
	POTENTIAL AJD, ARTIFICIAL EXEMPTION POSSIBLY REQULATED WATERWAY
	POTENTIAL AJD, NON-FEDERAL EXEMPTION
	REGULATED WETLANDS
	WATERWAY AND REGULATED WETLANDS
	PRIMARY ENVIRONMENTAL CORRIDOR
	SECONDARY ENVIRONMENTAL CORRIDOR
	ISOLATED NATURAL RESOURCE AREA
	APPROVED JURISDICTIONAL DETERMINATION (AJD) RECEIVED FROM USACE

SCALE: 1"= 200'
200' 0 200' 400'
NORTH

EXISTING WETLAND/ POND EXHIBIT

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED MIXED RESIDENTAL DEVELOPMENT FOR:
WILLOW RUN
PEWAUKEE • WISCONSIN

PROFESSIONAL SEAL

PRELIMINARY DATES
DEC 13, 2024
MAR. 28, 2025
MAY 2, 2025
JULY 2, 2025

NOT FOR CONSTRUCTION

JOB NUMBER
240299700

SHEET NUMBER
W

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 July 17, 2025

Date: July 10, 2025

Project Name: Ken Weber Towing

Project Address/Tax Key No.: N27W26560 Prospect Avenue/0930984002

Applicant: Ken Weber Towing

Property Owner: SUNDANCE LAND CO INC and FIRST BAPTIST CHURCH OF PEWAUKEE

Current Zoning: B-5 Highway Business District

2050 Land Use Map Designation: Retail/Service Commercial

Use of Surrounding Properties: Single-family residential to the north and west, single-family residential and a BP gas station to the south, and multi-family residential to the east.

Project Description/Analysis

The applicant filed a Site & Building Plan Review Application to allow for tree removal, the construction of a drive, fence, and installation of landscaping for property located at N27W26560 Prospect Avenue.

It is also anticipated that the applicant may request to further pave the fenced in portion of the site in the future. *Staff recommends that paving be allowed via staff review and approval of a Minor Site Plan Amendment*. Note the paving will only be approved if the 40% minimum greenspace standard is met as well as all paving setbacks and any other applicable zoning requirements.

In October 2024, the applicant received approval of a comprehensive master plan amendment, rezoning, and certified survey map to acquire a portion of the adjacent Crossroads Church property.

The applicant is now proposing to improve the newly acquired land with landscaping and fencing and eventual paving of a larger outside storage area.

Below is a staff recommendation that was included with the approval of the CSM. The applicant is requesting that the fence be placed 20-feet from the side and rear property lines, creating a 20-foot landscape bufferyard, opposed to the 40-foot width initially recommended and approved. The Plan Commission may allow for a lesser bufferyard in consideration of the specific proposal, fencing and landscaping.

> "Considering the adjacent single-family residential uses, staff recommends that a 40-foot bufferyard be established adjacent to abutting residentially zoned and used properties. The bufferyard shall be shown on the CSM with restrictions stating that this area shall be preserved unless otherwise approved by the Plan Commission. The bufferyard shall be reserved for plantings only; no structures or impervious surfaces shall be allowed."

The proposed fence is eight feet tall. *Staff recommends that the fence be a minimum of 20-feet from the side and rear property lines and a minimum of 30-feet from the front/street property line*. Note the 20-foot setback, with appropriate screening, complies with Section 17.0601b. (below).

> The location of off-street parking shall be on the same lot or parcel as the principle use and no industrial, commercial, institutional or park parking stall shall be closer than 50 feet to a residential district lot line, except in residential districts unless the parking stall is completely screened from view by use of a wall, decorative fence or dense evergreen landscape materials, in which case the distance may be reduced to 20 feet.

The applicant has begun removing dead, dying and diseased trees from the property. Staff did not recommend a wood growth plan or tree survey of the property as the Zoning Code requires a wood growth plan for development sites encompassing two or more dwelling units or more than four acres. The Ken Weber Towing property is approximately 2.5-acres.

The B-5 District requires a minimum 15-foot side yard and 25-foot rear yard setback.

Note the Plan Commission may require increased setbacks per Section 17.0207a.(1) of the City's Zoning Code.

> Compliance with all other provisions of this Ordinance, such as lot width and area, yards, height, parking, loading, traffic, and highway access shall be required of all uses. Variances may only be granted as provided in Section 17.1000 of this ordinance. Conditions such as landscaping, architectural design, type of construction, flood-proofing, anchoring of structures, construction commencement and completion dates, sureties, lighting, fencing, landscape screening, operational control, hours of operation, improved traffic circulation, deed restrictions, highway access restrictions, increased yards, or parking requirements, may be required by the Plan Commission upon its finding that such regulation or restrictions are necessary to fulfill the purpose and intent of this ordinance

Recommendation

A motion to approve the Site & Building Plan Review Application for Ken Weber Towing located at N27W26560 Prospect Avenue.

1 PROJECT OVERVIEW

2 VICINITY MAP
SCALE: NTS

GENERAL NOTES:

WOODLAND CLEAN UP AND NEIGHBORING PROPERTY PROTECTION.

1. THE EXISTING WOODLAND AREA SHALL BE SELECTIVELY CLEANED AND MAINTAINED TO ENHANCE SITE SAFETY AND AESTHETICS. THIS INCLUDES THE CAREFUL REMOVAL OF TRASH, DEBRIS, DEAD ANIMALS, HAZARDOUS MATERIALS, INVASIVE UNDERBRUSH, AND DEAD OR HAZARDOUS TREES, WHICH SHALL BE CUT FLUSH TO THE GROUND OR REMOVED ENTIRELY AS NEEDED. ALL CLEANING AND DEMOLITION ACTIVITIES SHALL BE PERFORMED WITH CARE TO PRESERVE THE NATURAL WOODLAND, EXISTING TREES, AND NATIVE VEGETATION. NATURAL ENVIRONMENTS SHALL BE PROTECTED TO THE GREATEST EXTENT POSSIBLE.
2. DURING ALL OPERATIONS, NEIGHBORING PROPERTIES SHALL BE RESPECTED. NO DAMAGE, DISTURBANCE, OR ENCROACHMENT BEYOND PROPERTY LINES IS PERMITTED.
3. *ANY EXISTING OR FUTURE ENCROACHMENTS FROM ADJACENT PROPERTIES SHALL BE DOCUMENTED, AND ANY RESPONSIBILITY FOR THEIR REMOVAL OR ASSOCIATED DAMAGES SHALL LIE WITH THE RESPONSIBLE PARTY.*
4. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.
5. WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES.
6. ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.

LANDSCAPE PLAN GENERAL NOTES:

1. AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE ELECTRIC, GAS TELEPHONE, WATER, SEWER AND CABLE TELEVISION COMPANIES, UTILITIES OR ENTITIES. REVIEW WITH OWNER'S REPRESENTATIVE SITE MECHANICAL, SITE ELECTRICAL AND LIGHTING, SITE GRADING AND DRAINAGE, SITE IRRIGATION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATION. RECORD SET OF INFORMATION THE SAME AS IN POSSESSION OF OWNER'S REPRESENTATIVE. ALSO REVIEW OWNER'S "MARK SETS" OF ALL OF THESE DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNER. MARK ALL SUCH UTILITY ON THE SITE PRIOR TO COMMENCING. COORDINATE WITH OWNER BEFORE AND DURING CONSTRUCTION. REPAIR ANY DAMAGE TO ANY SYSTEM THAT I CAUSED BY LANDSCAPE CONTRACTOR AT NO COST TO OWNER.
2. ALL PLANTINGS SPECIFIED WITHIN THESE DOCUMENTS TO COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1-2014 AND ANSI STANDARDS FOR PLANTING 2012.
3. ANY DISCREPANCIES FROM THE APPROVED DOCUMENT PLANS SHALL BE RECORDED ON THE RECORD DRAWINGS BY THE CONTRACTOR AND CAN ONLY BE IMPLEMENTED WITH PRIOR WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. VERBAL AGREEMENTS WILL NOT BE CONSIDERED. A FORMAL CHANGE ORDER MUST BE REQUESTED AND APPROVED.
4. ALL PLANTS ARE REQUIRED TO CONFORM TO THE SPECIFIED SPECIES INDICATED ON THE PLANS, AND ANY SUBSTITUTIONS MUST RECEIVE WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT. THE SIZES OF PLANT MATERIAL LISTED ARE CONSIDERED THE MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, IF EXCESSIVE PRUNING REDUCES THE CROWN THE PLANT SHALL BE REPLACED.
5. ANY PUBLIC ACCESS TO CONSTRUCTION ON SITE MUST BE IDENTIFIED WITH BANNERS AND PROTECTED WITH BARRIERS.
6. ALL DISTURBED AREAS DURING CONSTRUCTION AND THOSE NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREES MUST BE TOPSOILED 3" DEEP (MIN.) AND SHALL BE SODDED/SEEDED WITH SPECIFIED LAWN GRASS. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE COST PER SQUARE YARD FOR ANY ADDITIONAL SEED OPERATIONS REQUIRED TO REESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY HAVE BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE CAUSED BY OTHERS.
7. THE CONTRACTOR BEARS THE RESPONSIBILITY OF PROVIDING ALL THE NECESSARY MATERIALS, TOOLS, EQUIPMENT, LABOR AND PLANTS FOR THE APPROPRIATE PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIALS.
8. THE PLANT MATERIALS LISTED ARE PROVIDED FOR THE CONVENIENCE OF BIDDING PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL PLANTS INDICATED WITHIN THESE DOCUMENTS ARE PRESENT AND THAT ALL DESIGNATED AREAS ARE ADEQUATELY COVERED. THE LANDSCAPE PLANS TAKE PRECEDENCE OVER THE PLANT LIST IN ALL CIRCUMSTANCES.
9. THE CONTRACTOR BEARS THE RESPONSIBILITY FOR ALL ESTIMATING AND BIDDING TASKS, ENCOMPASSING ALL AREAS AND QUANTITIES OF MATERIALS. IT IS IMPERATIVE THAT THESE ESTIMATION ARE FIELD VERIFIED WITH ALL EXISTING AND FUTURE SITE CONDITIONS.
10. IN CASE OF ANY INCONSISTENCIES BETWEEN THE LANDSCAPE PLANS, ARCHITECTURE PLANS, CIVIL DRAWINGS, AND ALL OTHER SITE DRAWINGS, IT IS IMPERATIVE TO NOTIFY THE LANDSCAPE ARCHITECT FOR COORDINATION AND RESOLUTION.
11. ALL CONTAMINATED, HARMFUL, OR UNSUITABLE MATERIALS MUST BE REMOVED FROM THE DESIGNATED SITE BEFORE CONSTRUCTION COMMENCES AND THROUGHOUT THE MAINTENANCE PHASE.
12. GENERAL CONTRACTOR SHALL LEAVE THE SITE AND ALL RELATED AREAS FREE OF CONSTRUCTION DEBRIS.
13. ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND REVIEWED WITH OWNER'S REPRESENTATIVE FOR FINAL WRITTEN APPROVAL.
14. THE FINISH GRADES FOR ALL SHRUB AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO L1.3 FOR FURTHER INFORMATION.
15. PRIOR TO PLANTING, ALL PERENNIALS, ANNUAL AND GROUND COVER AREAS TO RECEIVE A BLENDED OF ORGANIC SOIL AMENDMENTS.
16. ALL SHRUBS TO BE POCKET PLANTED WITH A 50:50 MIX OF COMPOSTED, ORGANIC MATERIAL AND EXISTING SOIL. TOPSOIL SHALL BE INSTALLED INTO ALL BEDS AS NEEDED TO ACHIEVE THE DESIRED GRADE. ANY EXCESSIVE GRAVEL, CLAY, STONES AND ANOTHER FOREIGN MATERIAL SHALL BE REMOVED.
17. PLANT ALL TREES SLIGHTING HIGHER THAN FINISHED GRADE AT ROOT FLARE. FILL REMAINING HOLE WITH (1) EXISTING TOPSOIL AND ORGANIC SOIL AMENDMENTS. AVOID ANY AIR POCKETS. ANY EXCESSIVE GRAVEL, CLAY, STONES AND ANOTHER FOREIGN MATERIAL SHALL BE REMOVED.
18. ALL TREES TO BE INSTALLED, STAKED AND GUYED ACCORDING TO DETAILS OR PLANT/MANUAL SPECIFICATIONS.
ALL TREES AND PLANTINGS TO RECEIVE AT LEAST 4'-0" TO 5'-0" DIAMETER MULCH RING AT THE ROOT BALL FLARE AS REQUIRED, REFER TO DETAILS OR PLANT/MANUAL SPECIFICATIONS.
19. ALL PLANTINGS TO BE WATERED AT THE TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED.
20. WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TREE RINGS MUST RECEIVE A MINIMUM OF 2" -3" DRESSING OF SHREDDED HARDWOOD OAK BARK MULCH SHAVINGS. MULCH SHALL BE FREE OF GROWTH, WEEDS, FOREIGN MATTER, ANYTHING DETRIMENTAL TO PLANT LIFE OR GERMINATION INHIBITING INGREDIENTS.
21. LAWN INSTALLATION: CONTRACTOR TO FURN AND PREPARE TOP SOIL (3" MIN) AND SEED BED (REMOVE ALL STONES LARGER THAN 1") APPLY STARTER FERTILIZER AND SEED UNIFORMLY. TO ENSURE PROPER GERMINATION AND ESTABLISHMENT OF TURF, A SUITABLE MULCH COVERING SHALL BE PROVIDED. IN AREAS WITH SWALES AND STEEP GRADES, EROSION CONTROL MESH SHOULD BE USED AS NECESSARY. THE METHODS OF INSTALLATION MAY VARY AT THE DISCRETION OF THE CONTRACTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, AND HIGH-QUALITY TURF. IF STAR MULCH IS USED AS A COVER, A TACKIFIER MAY BE NECESSARY TO PREVENT WIND DAMAGE.
22. ALL NEWLY PLANTED TREES AND SHRUBS ARE TO RECEIVE AN APPLICATION OF ANTI-TRANSPARENT SPRAY THAT EFFECTIVELY REDUCE THE WATER LOSS OF TRANSPIRATION OF PLANT MATERIAL AND REDUCE THE STRESS OF TRANSPLANTATION. AS PART OF THE ONGOING MAINTENANCE, IT IS ADVISABLE TO APPLY AN ANTIDESICCANT SPRAY TO ANY BROADLEAF EVERGREEN AND CONIFEROUS TREES AND SHRUBS (EXCLUDING ANSORVINA) TO PREVENT MOISTURE LOSS DURING WINTER DESICCATION.
23. MAINTENANCE: THE OWNER IS RESPONSIBLE FOR TENDING AND MAINTAINING ALL PLANT MATERIALS IN A HEALTHY, GROWING CONDITION ACCORDING TO THE APPROVED PLANT. IF NECESSARY, THE OWNER SHALL REPLACE THE PLANTINGS AND ENSURE THEY ARE FREE FROM REFUSE AND DEBRIS AT THEIR OWN EXPENSE. ANY PLANTING MATERIAL THAT IS DYING OR DAMAGED BEYOND RECOVERY MUST BE REPLACED WITHIN SIX MONTHS OR BY NOVEMBER, THE NEXT PLANTING SEASON, WHICHEVER OCCURS FIRST.
24. THE LANDSCAPE/SITE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE POSITIONS OF THE CURRENT TREES AND SHRUBS THAT ARE TO BE PRESERVED AND CLEARLY LABEL THEM USING MARKING TAPE AND CONSTRUCTION FENCE. REFER TO DETAILS OR PLANT MANUAL SPECIFICATIONS AS NEEDED.
25. ALTERNATE BID: A PROPOSAL FOR A DESIGN IRRIGATION SYSTEM THAT INCLUDES AN OVERLAPPING ZONE SPRINKLER HEAD SYSTEM FOR ALL LAWN AND ISLAND AREAS, AS WELL AS A DRIP SYSTEM FOR ALL FOUNDATION PLANTING AREAS.

OWNER/CLIENT

KEN WEBER
N27W26560 PROSPECT AVE.
PEWAUKEE, WI 53072

SITE INDEX

L1.0	COVER SHEET
L1.1	MAINTENANCE PLAN
L1.2	LANDSCAPING PLANS
L1.3	LANDSCAPE DETAILS
L1.4	LANDSCAPE DETAILS
L1.5	LANDSCAPE RENDERS

BLAZE LANDSCAPE CONTRACTING, INC.
W340 S6615 HWY. 67 EAGLE, WI 53119
262.363.6363 FAX 262.363.6364
LANDSCAPE DESIGN-BUILD-MAINTENANCE

KEN WEBER

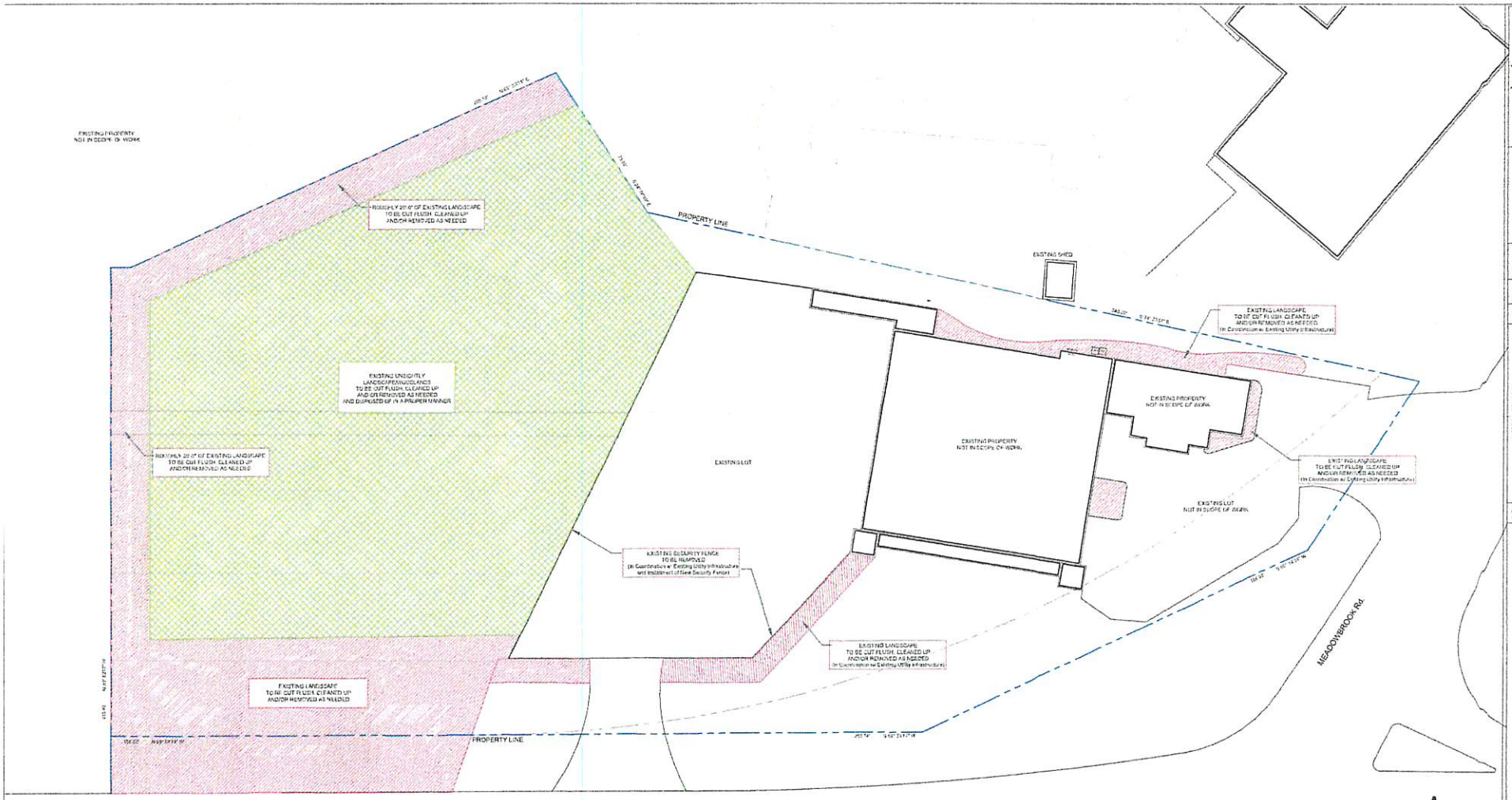
NO.	REVISION	BY	CHKD	DATE
01	CONSEL PUD HEARING	RS		7.2.25

KEN WEBER TRUCK SERVICE
N27W26560 Prospect Ave.
Pewaukee, WI 53072

SITE PLAN	024-2525-00
DRAWN BY	RS
DATE	7.2.2025

COVER SHEET

SHEET NO.
L1.0
OF 6



1 LANDSCAPE MAINTENANCE PLAN
SCALE: 1"= 20'-0"

LANDSCAPE NOTES:

1. THE EXISTING WOODLAND AREA SHALL BE ESTABLISHED, CLEARED AND MAINTAINED TO DAYLIGHT SITE EDGE AND KEPT FREE OF DEBRIS, TRASH, DEFINE DEAD WOOD, & ANY OTHER UNDESIRABLE MATERIALS. STRUCTURAL HAZARDOUS TREES AS WELL AS INVASIVE VEGETATION SHALL BE CUT FLUSH TO THE GROUND OR REMOVED ENTIRELY, AS NEEDED. ALL DEBRIS FROM AND CLEARING ACTIVITIES SHALL BE DISPOSED OF IN A LEGAL MANNER. CONSULT WITH CONTRACTOR REGARDING THE EXTENT OF THE INTERIOR WOODLAND. EXISTING HEALTHY TREES AND NATIVE VEGETATION SHALL BE PROTECTED TO THE GREATEST EXTENT POSSIBLE.
2. ALL VEGETATION FROM WITHIN WILL BE RESPECTED BY MAINTENANCE WORK AND CLEANUP ACTIVITIES. CARE SHALL BE TAKEN TO AVOID DAMAGE, DISTURBANCE, OR UNNECESSARY REMOVAL OF NATIVE VEGETATION. SHRUBS, ANY EXISTING OR FUTURE ENVIRONMENTAL FEATURES FROM NATURAL AREA BOUNDARIES. NOTED THAT THE CONTRACTOR SHALL BE DISCIPLINED, AND OTHERWISE RESPONSIBLE FOR ANY UNNECESSARY REMOVAL OR DAMAGE DONE, AND IS WITH THE ENTITY RESPONSIBLE FOR THE SPECIFIC TRADE.

LEGEND:

- PROPERTY BOUNDARY
- EXISTING STRUCTURE
- EXISTING LANDSCAPING TO BE CUT FLUSH, TREATED AND/OR REMOVED AS NEEDED
- EXISTING LANDSCAPING TO BE PRESERVED, TRIMMED, AND MAINTAINED UP AS NEEDED

BLAZE LANDSCAPE CONTRACTING, INC.

KEN WEBER

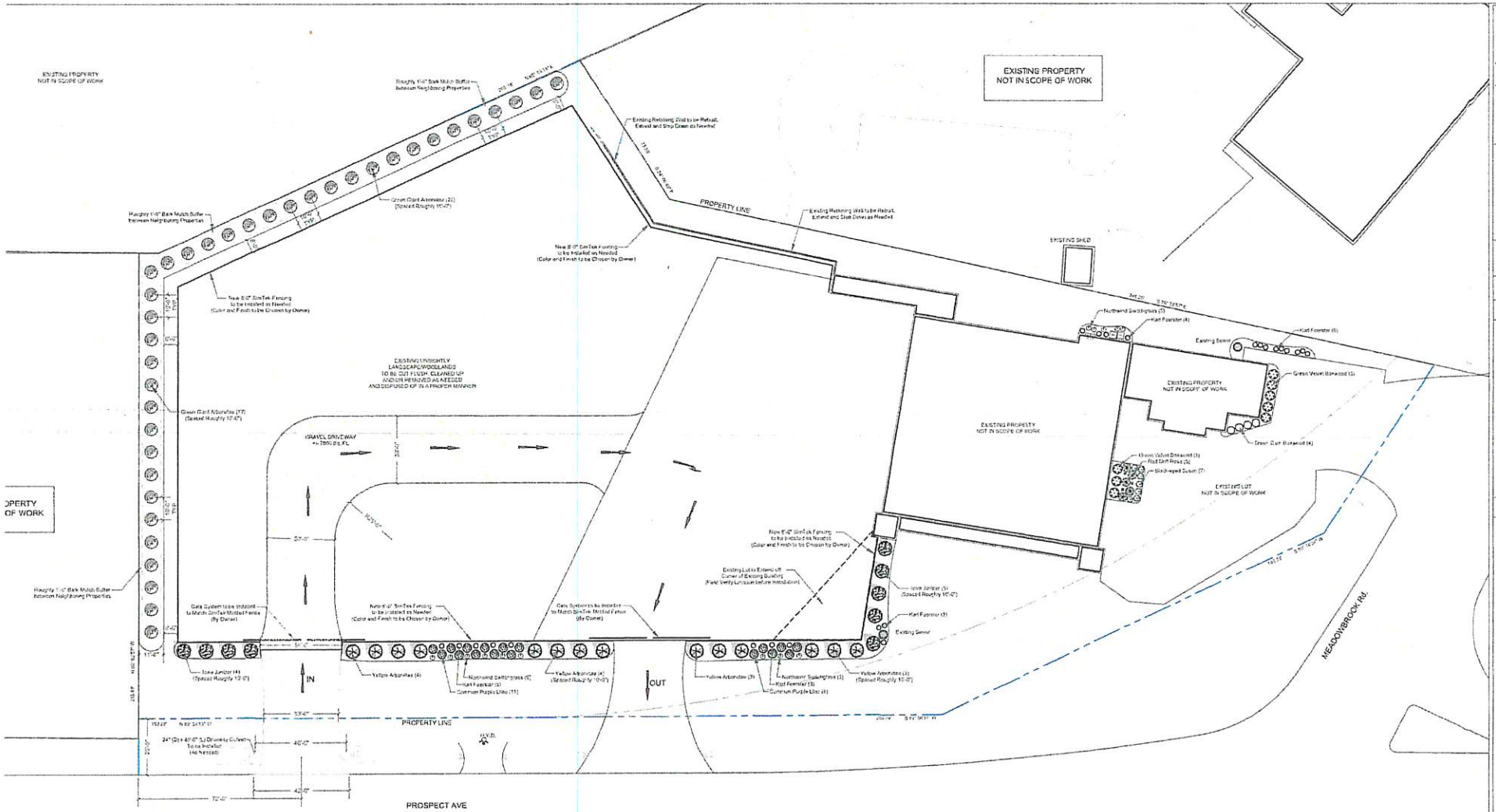
NO.	DESCRIPTION	BY	CHKD	DATE
1	REVISED PER COMMENTS	KS		7.9.2025

KEN WEBER TRUCK SERVICE
N27W26660 Prospect Ave.
Pewaukee, WI 53072

SITE PLAN	SP-2025-05
DRAWN BY	RS
DATE	5.2.2025

MAINTENANCE PLAN

SHEET NO.
L1.1
OF 6



LANDSCAPE PLAN CONSTRUCTION NOTES:

1. PLANTING BED MULCH (MIN. 2"-3") WITH 3" OF DOUBLE SHREDDED HARDWOOD BARK MULCH. TAKE CARE AT INSTALLATION NOT TO DAMAGE OR LOOSEN PLANTS.
2. EARTHEN BED EDGE (REQUIRED AT LANDSCAPE STONE, TYPICAL ALL PLANT MATERIAL BEDS) WITH 3/4" OF DOUBLE SHREDDED HARDWOOD BARK MULCH. REFER TO DETAILS, NOTES, IN MANUAL SPECIFICATIONS FOR ALL OTHER INFORMATION.
3. NEW 6'-0" SIMTEK MOLDED DRIFTWOOD FENCE TO BE INSTALLED. LOCATE AND STAKE FENCE IN FIELD FOR OWNER APPROVAL PRIOR TO INSTALLATION.

Symbol:	Qty:	Botanical Name:	Common Name:	Container/Size:
Evergreen Trees:				
	37	Thuja Standishii x Plicata	Green Giant Arborvitae	5'-6'-B&B
	9	Juniperus Chinensis 'Juniper'	Iowa Juniper	8'-10'-B&B
	14	Thuja occidentalis	Yellow Arborvitae	8'-10'-B&B
Symbol:	**Qty:**	**Botanical Name:**	**Common Name:**	
Broadleaf Deciduous Shrubs:				
	5	Rosa hybrid 'Meigalpio'	Red Drift Rose	18"-24"-5 Gal
	17	Syringa Vulgaris	Common Purple Lilac	18"-24"-5 Gal

Symbol:	Qty:	Botanical Name:	Common Name:	
Evergreen Shrubs:				
	8	Buxus 'Green Velvet'	Green Velvet Boxwood	18"-24"-5 Gal
	4	Buxus 'Green Gem'	Green Gem Boxwood	18"-24"-5 Gal
Symbol:	**Qty:**	**Botanical Name:**	**Common Name:**	**Container/Size:**
Perennial Grass:				
	24	Calamagrostis x acutiflora	Karl Foerster	1 Gal-Cont
	14	Panicum Virgatum	Northwind Switchgrass	1 Gal-Cont
Symbol:	**Qty:**	**Botanical Name:**	**Common Name:**	**Container/Size:**
Perennials:				
	7	Rudbeckia Hirta	Black-eyed Susan	1 Gal-Cont

1 LANDSCAPING PLAN
SCALE: 1" = 20'-0"

BLAZE LANDSCAPE CONTRACTING, INC

KEN WEBER

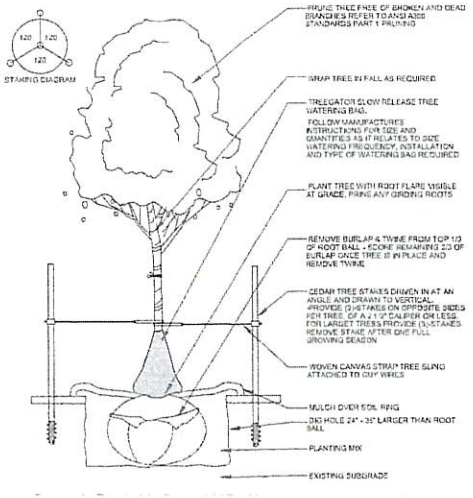
NO.	DESCRIPTION	BY	CHKD	DATE
01	CONSULTANT REVIEW	MS	MS	7.1.2025

KEN WEBER TRUCK SERVICE
N27W26560 Prospect Ave.
Pewaukee, WI 53072

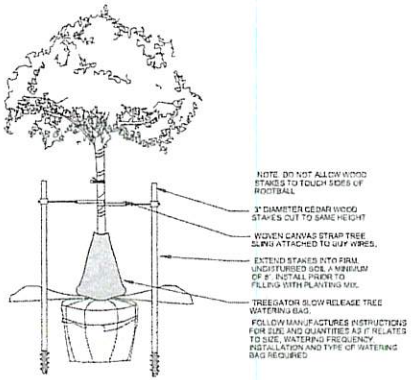
SITE PLAN 024-2025-45
DRAWN BY MS
DATE 7.1.2025

LANDSCAPING PLAN

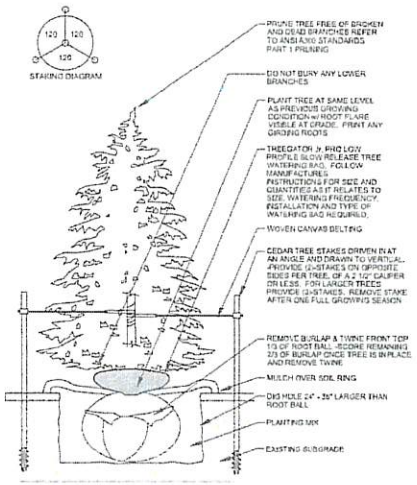
SHEET NO.
L1.2
OF 6



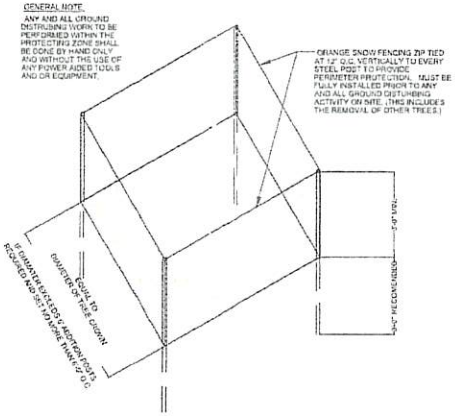
1 DECIDUOUS TREE PLANTING DETAIL
SCALE: NTS



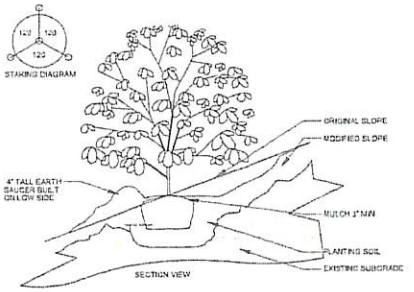
DECIDUOUS TREE STAKING
2 PARKING ISLAND/RESTRICTED AREAS
SCALE: NTS



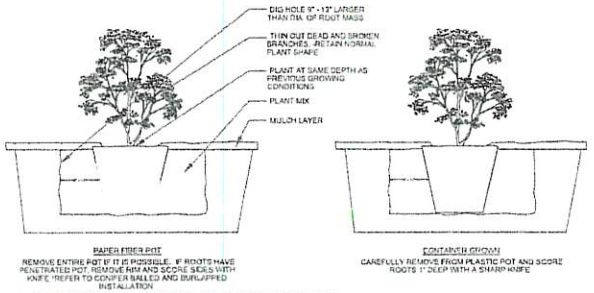
3 CONIFEROUS TREE PLANTING DETAIL
SCALE: NTS



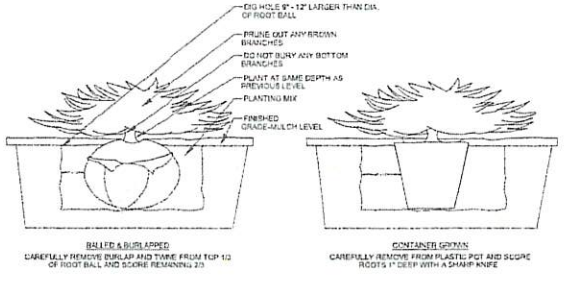
4 EXISTING TREE PROTECTION DETAIL
SCALE: NTS



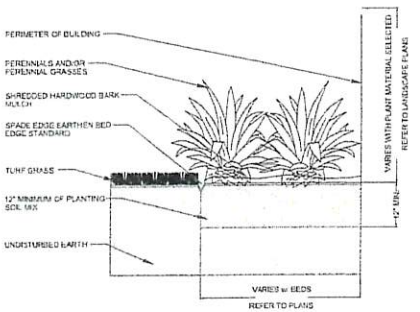
5 SLOPE PLANTING DETAIL
SCALE: NTS



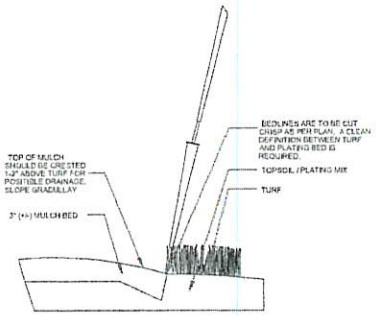
6 DECIDUOUS SHRUB PLANTING DETAIL
SCALE: NTS



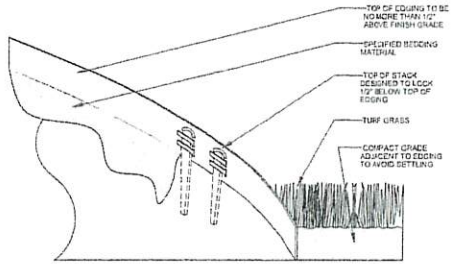
7 CONIFEROUS TREE PLANTING DETAIL
SCALE: NTS



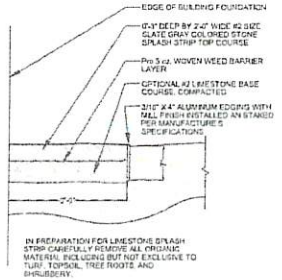
8 PERENNIAL BED PLANTING DETAIL
SCALE: NTS



9 SPADE EDGE-PLANT BED EDGE DETAIL
SCALE: NTS



10 METAL LANDSCAPE EDGING DETAIL
SCALE: NTS



11 COMPACTED GRAVEL SPLASH STRIP
SCALE: NTS

BLAZE LANDSCAPE CONTRACTING, INC.
KEN WEBER

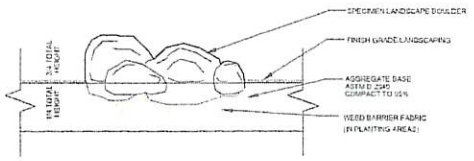
NO.	BY	CHKD	DATE
EST.	RL		12-2-25
1 GRAVEL FOR FEDEX			
HISTORIC FILE COPY			

KEN WEBER TRUCK SERVICE
N27W26560 Prospect Ave.
Pewaukee, WI 53072

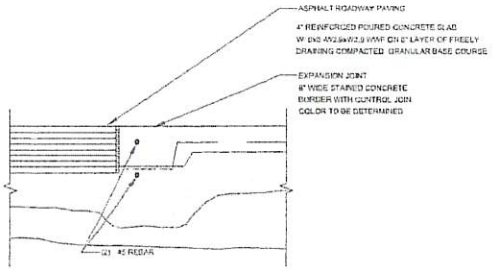
SITE PLAN 028-2525-00
DRAWN BY: PS
DATE: 12.2025

LANDSCAPING DETAILS

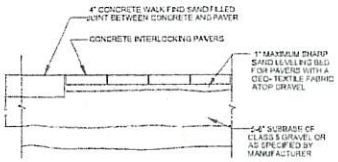
SHEET NO.
L1.3
OF 6



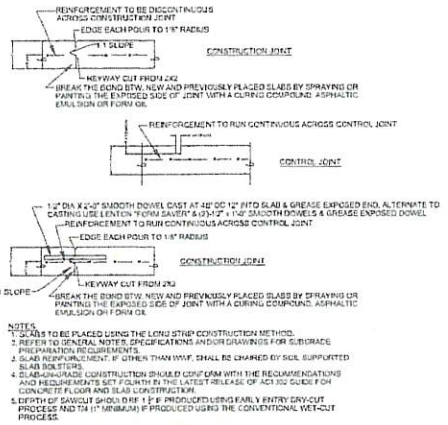
1 TYPICAL BOULDER INSTALLATION
SCALE: NTS



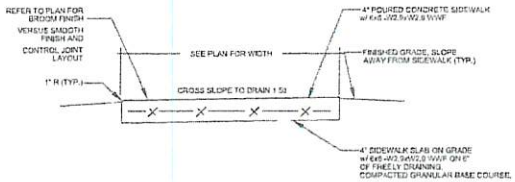
2 CONCRETE SIDEWALK / ASPHALT JUNCTURE
SCALE: NTS



3 INTERLOCKING PAVER DETAIL
SCALE: NTS



4 CONCRETE SLAB-ON-GRADE JOINT DETAILS
SCALE: NTS

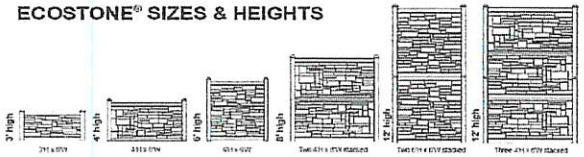


5 CONCRETE SIDEWALK
SCALE: NTS

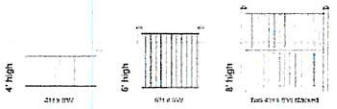
PANELS & POSTS SIZES

- Panels come in 3'H x 6'W, 6'H x 6'W, and 4'H x 8'W
- All panels contain high-grade galvanized steel in both top and bottom rails
- Panel heights cannot be modified; however, panels can be cut to any custom width
- Our panels have been engineered to allow stacking to create 8' and 12' high walls
- Posts come in 8.5' and 12' heights and have a five-inch outer diameter
- All posts contain full-length, internally molded, steel stiffeners for optimum strength
- Posts are made from 50% recycled polyethylene plastic
- For a 12' high fence, we supply metal I-beams with matching plastic post sleeves

ECOSTONE® SIZES & HEIGHTS



ASHLAND™ SIZES & HEIGHTS



6 SIMTEK MOLDED FENCE DETAIL
SCALE: NTS

COLOR OPTIONS GRANITE & WOOD GRAINS

Request a sample
Contact SimTek Fence
simtekinfo@certainteed.com
www.certainteed.com

7 SIMTEK MOLDED FENCE DETAIL
SCALE: NTS

BLAZE LANDSCAPE CONTRACTING, INC.
KEN WEBER

NO	DESCRIPTION / REVISION	BY	CHKD	DATE
1	ISSUED FOR PERMITS	KS	KS	7.5.2023

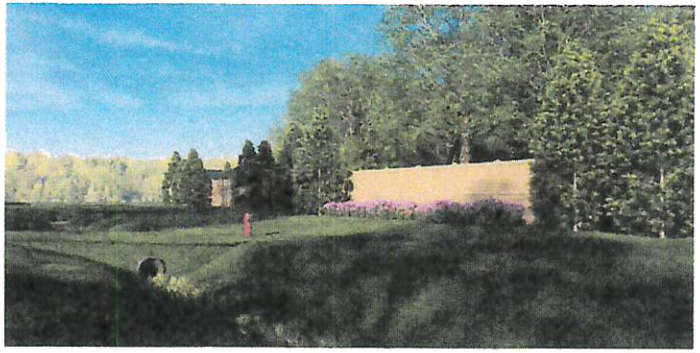
KEN WEBER TRUCK SERVICE
N27W26560 Prospect Ave.
Pewaukee, WI 53072

SITE PLAN	23-2501-01
DESIGN BY	KS
DATE	5.2.2023

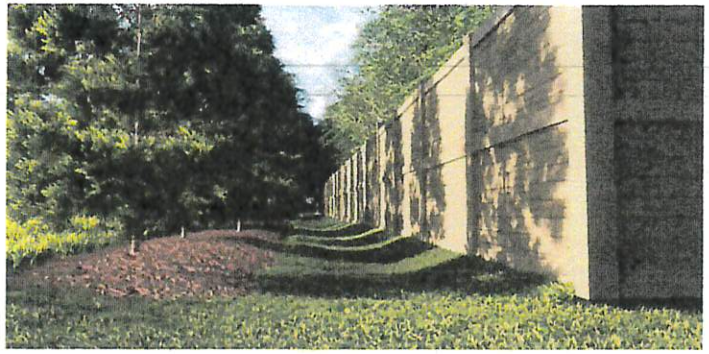
LANDSCAPING DETAILS

SHEET NO.
L1.4
OF 6

1 CONCEPTUAL RENDER
FOR ILLUSTRATION PURPOSES ONLY



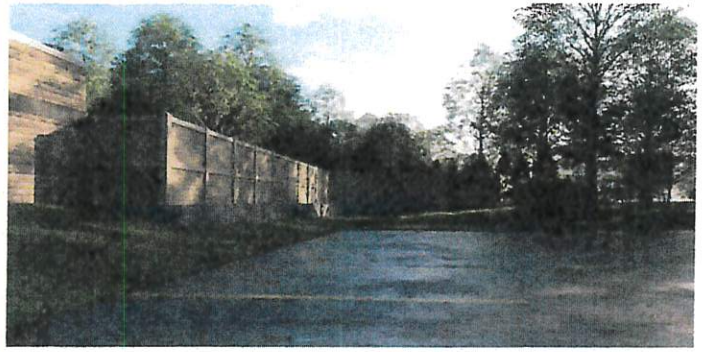
2 CONCEPTUAL RENDER
FOR ILLUSTRATION PURPOSES ONLY



3 CONCEPTUAL RENDER
FOR ILLUSTRATION PURPOSES ONLY

4 CONCEPTUAL RENDER
FOR ILLUSTRATION PURPOSES ONLY

5 CONCEPTUAL RENDER
FOR ILLUSTRATION PURPOSES ONLY



6 CONCEPTUAL RENDER
FOR ILLUSTRATION PURPOSES ONLY

BLAZE
LANDSCAPE CONTRACTING, INC

KEN WEBER

NO.	REVISION / ISSUANCE	BY	CHKD	DATE
01	PLANNING PATH ADDED	MS		12.2025

KEN WEBER TRUCK SERVICE
N27W26560 Prospect Ave.
Pewaukee, WI 53072

SITE PLAN 0526-2025-01
DRAWN BY MS
DATE 12.2025

RENDERS

SHEET NO.
L1.5
OF 6

EXISTING PROPERTY
NOT IN SCOPE OF WORK

Roughly 1'-6" Bark Mulch Buffer between Neighboring Properties

205.19' N 66° 53'11" E

10'-0" TYP

Existing Retaining Wall to be Rebuilt, Extend and Step Down as Needed

73.90' S 54° 06'05" E

PROPERTY LINE

Green Giant Arborvitae (20) (Spaced Roughly 10'-0")

Roughly 1'-6" Bark Mulch Buffer between Neighboring Properties

6'-0"

10'-0" TYP

New 6'-0" SimTek Fencing to be Installed as Needed (Color and Finish to be Chosen by Owner)

New 6'-0" SimTek Fencing to be Installed as Needed (Color and Finish to be Chosen by Owner)

EXISTING PROPERTY
NOT IN SCOPE OF WORK

EXISTING SHED

348.20' S 79° 33'57" E

Northwind Switchgrass (5)

Karl Foerster (4)

Existing Sewer

Karl Foerster (9)

Green Velvet Boxwood (5)

EXISTING UNSIGHTLY
LANDSCAPE/WOODLANDS
TO BE CUT FLUSH, CLEANED UP
AND/OR REMOVED AS NEEDED
AND DISPOSED OF IN A PROPER MANNER

Green Giant Arborvitae (17) (Spaced Roughly 10'-0")

GRAVEL DRIVEWAY
+/- 7000 Sq. Ft.

30'-0"

R25'-0"

EXISTING PROPERTY
NOT IN SCOPE OF WORK

EXISTING PROPERTY
NOT IN SCOPE OF WORK

Green Velvet Boxwood (3)

Red Drift Rose (5)

Black-eyed Susan (7)

Green Gem Boxwood (4)

EXISTING LOT
NOT IN SCOPE OF WORK

New 6'-0" SimTek Fencing to be Installed as Needed (Color and Finish to be Chosen by Owner)

Existing Lot to Extend off Corner of Existing Building (Field Verify Location before Installation)

Iowa Juniper (5) (Spaced Roughly 10'-0")

Karl Foerster (3)

Existing Sewer

188.58' S 69° 14'34" W

MEADOWBROOK Rd.

Roughly 1'-6" Bark Mulch Buffer between Neighboring Properties

Gate System to be Installed to Match SimTek Molded Fence (By Owner)

New 6'-0" SimTek Fencing to be Installed as Needed (Color and Finish to be Chosen by Owner)

Gate System to be Installed to Match SimTek Molded Fence (By Owner)

Iowa Juniper (4) (Spaced Roughly 10'-0")

Yellow Arborvitae (4)

Northwind Switchgrass (6)

Karl Foerster (5)

Common Purple Lilac (11)

Yellow Arborvitae (4) (Spaced Roughly 10'-0")

IN

OUT

Yellow Arborvitae (3)

Northwind Switchgrass (3)

Karl Foerster (3)

Common Purple Lilac (6)

Yellow Arborvitae (3) (Spaced Roughly 10'-0")

N 89° 54'13" W 150.28'

PROPERTY LINE

205.74' S 89° 56'17" W

24" (D) x 40'-0" (L) Driveway Culvert To be Installed (As Needed)

H.W.D.

33'-0"

40'-0"

42'-0"

72'-0"

PROSPECT AVE

LANDSCAPE PLAN CONSTRUCTION NOTES:

1. PLANTING BED MULCH AREA. DRESS WITH 3"-4" OF CHOCOLATE ENVIRO BARK MULCH. TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS.
2. EARTHEN BED EDGE (SHOVEL POINT) LANDSCAPE EDGE. TYPICAL ALL PLANT MATERIAL AREAS. DRESS WITH 3"-4" OF CHOCOLATE ENVIRO BARK MULCH. REFER TO GENERAL NOTES OR MANUAL SPECIFICATIONS FOR FURTHER INFORMATION.
3. NEW 6'-0" SIMTEK MOLDED SECURITY FENCE TO BE INSTALLED. COLOR AND STYLE TO BE CHOSEN BY OWNER AND APPROVED PRIOR TO INSTALLATION.

Symbol:	Qty:	Botanical Name:	Common Name:	Container/Size:
Evergreen Trees:				
	37	Thuja Standishii x Plicata	Green Giant Arborvitae	5'-6'-B&B
	9	Juniperus Chinensis 'Juniper'	Iowa Juniper	8'-10'-B&B
	14	Thuja occidentalis	Yellow Arborvitae	8'-10'-B&B

Symbol:	Qty:	Botanical Name:	Common Name:	
Broadleaf Deciduous Shrubs:				
	5	Rosa hybrid 'Meigalpio'	Red Drift Rose	18"-24"-5 Gal
	17	Syringa Vulgaris	Common Purple Lilac	18"-24"-5 Gal

Symbol:	Qty:	Botanical Name:	Common Name:	
Evergreen Shrubs:				
	8	Buxus 'Green Velvet'	Green Velvet Boxwood	18"-24"-5 Gal
	4	Buxus 'Green Gem'	Green Gem Boxwood	18"-24"-5 Gal

Symbol:	Qty:	Botanical Name:	Common Name:	Container/Size:
Perennial Grass:				
	24	Calamagrostis x acutiflora	Karl Foerster	1 Gal-Cont
	14	Panicum Virgatum	Northwind Switchgrass	1 Gal-Cont

Symbol:	Qty:	Botanical Name:	Common Name:	Container/Size:
Perennials:				
	7	Rudbeckia Hirta	Black-eyed Susan	1 Gal-Cont

1 LANDSCAPING PLAN
SCALE: 1"= 20'-0"

N

BLAZE
LANDSCAPE CONTRACTING, INC.
LANDSCAPE CONSULTING AND MASTER PLANNING DESIGN SERVICES
W68 N625 MARCY ROAD, MEQUONSET FALLS W. 53097
TELEPHONE (262) 242-6622 FAX (262) 242-6623

KEN WEBER

NO	HISTORY / REVISION	BY	CHKD	DATE
001	GRAVEL PATH ADDED	RS		7.9.2025

KEN WEBER TRUCK SERVICE
N27W26560 Prospect Ave.
Pewaukee, WI 53072

SITE PLAN:	028-2025-05
DRAWN BY:	RS
DATE:	5.2.2025

LANDSCAPING PLAN

SHEET NO
L1.2
OF 6