



Office of Building Services
W240 N3065 Pewaukee Road
Pewaukee WI 53072
Phone: 262-691-0770

**ZONING BOARD OF APPEALS
MEETING NOTICE AND AGENDA
Wednesday, January 7, 2026
6:00 PM**

Pewaukee City Hall Common Council Chambers
W240N3065 Pewaukee Road, Pewaukee, WI

1. Call to Order and Pledge of Allegiance
2. Old Business
 - 2.1 **DETERMINATION** regarding the **Verges** Public Hearing originally held on Wednesday, November 19, 2025 for a variance from Section 340.2.9B(2)(C)[1] and Section 340-2.9B(2)(C)[5] for the installation of a fence with a minimum height of eight feet located up to the property line and partly within the front yard upon the property located at N27 W27397 Woodland Drive (PWC 0933-103)
3. PUBLIC HEARING
 - 3.1 **PUBLIC HEARING**, Discussion and Possible Action Regarding the Request of **American Transmission Company, LLC** for a variance from Section 340-4.26F to allow placement of mechanical equipment including a chiller plant and dry cooler with a minimum setback of approximately 27-feet from the rear property line, opposed to the required 45-foot setback of the M-4 Industrial Park District, upon the property located at W234 N2000 Ridgeview Parkway Court, Waukesha WI 53188 (PWC 095-983)
4. Adjournment

Kelly Tarczewski
Clerk/Treasurer
January 2, 2026

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 Clerk/Treasurer, Kelly Tarczewski, at (262) 691-0770 three business days prior to the meeting so that arrangements may be made to accommodate your request.



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 BOARD OF ZONING APPEALS

Meeting of November 19, 2025

Date: November 10, 2025

Project Name: Verges/Hulen Fence Variance

Project Address/Tax Key No.: N27W27397 Woodland Drive / PWC 0933103

Applicants: Geoff Verges and Jennifer Verges-Hulen

Property Owner: GEOFF T VERGES AND JENNIFER M HULEN

Zoning: Rs-7-Single Family Residential 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.

Project Description/Analysis

The applicant filed a Variance Application requesting a variance from Section 340-2.9B(2)(C)[1], Section 340-2.9B(2)(C)[2] and Section 340-2.9B(2)(C)[5] to allow for a fence with a maximum height of eight feet located up to the property line and partly within the front yard.

Section 340-2.9B(2)(C)[1] requires a maximum height of six feet for fences within a residential zoning district. The applicant is proposing a portion of the fence to have a maximum height of eight feet. The applicant has indicated this is for privacy reasons due to the proximity of their home and their neighbor's home to the east.

Section 340-2.9B(2)(C)[2] only allows decorative style fencing, not exceeding three feet in height, to be located in the front yard. The applicant is on a double frontage lot, which does allow the fence within the rear yard of the property; however, it may still not extend into the front yard. In this case, the fence extends beyond the house towards both Woodland Drive and Ash Street. The applicant has noted the fence location is for privacy and issues with the neighbor's driveway extending onto their property.

Section 340-2.9B(2)(C)[5] requires a minimum setback of two feet from the property line. This is to allow for maintenance of the fence. The applicant is proposing to place the fence up to their property line. The applicant has indicated that the two-foot setback cannot be met due to their home setback.

The Board of Zoning Appeals must review the application materials provided as well as Section 17.1007 of the City's Zoning Code (below), which outlines the factors the Board must consider in determining whether to grant or deny a variance request.

17.1007 FINDINGS (Rep. & Rec. 14-14)

No variance to the provisions of this Ordinance shall be granted by the Board unless it finds beyond a reasonable doubt that all the following facts and conditions exist and so indicates such in the minutes of its proceedings:

- a. Preservation of Intent: No variance shall be granted that is not consistent with the purpose and intent of the regulations for the district in which the development is located. No variance shall have the effect of permitting a use in any district that is not a stated permitted principal use, permitted accessory use, or permitted conditional use in that particular district.
- b. Exceptional Circumstances: There must be exceptional, extraordinary, or unusual circumstances or conditions applying to the lot or parcel, structure, use, or intended use that do not apply generally to other properties or uses in the same district, and the granting of the variance should not be of so general or recurrent nature as to suggest that the Ordinance should be changed.
- c. Economic or Financial Hardship and Self-Imposed Hardship Not Grounds for Variance: No variance shall be granted on the basis of economic/ financial gain or loss. Self-imposed hardships shall not be considered as grounds for the granting of a variance.
- d. Preservation of Property Rights: The variance must be necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same district and same vicinity.
- e. Absence of Detriment: No variance shall be granted that will create substantial detriment to adjacent property or that will materially impair or be contrary to the purpose and spirit of this Ordinance or the public interest.
- f. Additional Requirements in Floodplain District: No variance in or related to a floodplain* shall be granted where:
 - (1) A change in the boundaries or elevation of the base flood floodplain (F-1 District) would result.
 - (2) A lower degree of flood protection than a point two (2) feet above the 100-year recurrence interval base flood for the particular area would result.
 - (3) Any action contrary to the provisions of Chapter NR-116 of the Wisconsin Administrative Code would result. (See sub-section 17.0435 and WisDNR requirements)
 - (4) The lot or parcel is larger than one-half acre and is not contiguous to existing structures constructed below the regional (base) flood elevation.
 - (5) No good or sufficient cause can be shown; greater than a minimum relief is necessary; there is increased risk to public safety or nuisances; rescue and relief costs would be increased; and, it is contrary to the purposes of this ordinance.
 - (6) Such variance would allow alteration of an historical structure and/or use.
- g. When a floodplain variance is granted, the Board shall notify the applicant in writing that it may increase risks to life and property and flood insurance premiums could increase up to \$25.00 per \$100.00 per coverage. A copy shall be maintained with the variance record.

Recommendation:

In consideration of whether to grant or deny the subject variance request, it should be noted that fences are a permitted use within single-family residential zoning districts and the location of the home and two-foot setback requirement precludes the applicant from having a fence on the east side of their property.

Staff finds that there may be factors that, when considered collectively, are unique to this property and request. The property is a double frontage lot with an existing structure with nonconforming setbacks

limiting the location and placement of the fence two feet from the property line. Also, the existing driveway on the neighbor's property encroaches onto the applicant's property, creating less separation between these two properties than typically allowed.

As such, staff recommends approval of the variance request from Section 340-2.9B(2)(C)[5] to allow a six-foot-tall fence to be installed up to the property line with a minimum five-foot setback from the street property line adjacent to Ash Street.

Staff recommends denial of the variance request from Section 340-2.9B(2)(C)[1] and Section 340-2.9B(2)(C)[2], thus requiring the fence to have a maximum height of six feet and to not extend closer to Woodland Drive than the home.

The recommended location is also shown below as a black dashed line.



Consideration should also be given to public comments heard at the public hearing.



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fuchs@pewaukee.wi.us

APPLICATION FOR VARIANCE REQUEST

TO THE HONORABLE MAYOR AND ZONING BOARD OF APPEALS OF THE CITY OF PEWAUKEE,
WAUKESHA COUNTY, WISCONSIN

The undersigned hereby petitions the Zoning Board of Appeals of the City of Pewaukee, Waukesha County,
Wisconsin requesting a variance from: _____

N27 W27397 Woodland Drive, Pewaukee, WI (Verges) to N27 W27391 Woodland Drive, Pewaukee, WI (Starck) - - -

Legal description of property – Please attach.

Common property description or name: Residential

Property Address: N27W27397 Woodland Dr Tax Key Number(s): 444 PWC 0933103

Property owner(s) (Full Legal Name): Geoff Verges Jennifer Verges (Hulen)

Owner's Address: N27W27397 Woodland Dr City/State/Zip: Pewaukee/WI/53072

Phone: (262) 442-8496 Email: vegas492@yahoo.com

Applicant (Full Legal Name):

Name: Geoff Verges

Company: _____

Address: N27W27397 Woodland Dr

City/State/Zip: Pewaukee/WI/53072

Phone: (262) 442-8496

Email: vegas492@yahoo.com

Contact Person (Full Legal Name):

Name: Geoff Verges

Company: _____

Address: N27W27397 Woodland Dr

City/State/Zip: Pewaukee/WI/53072

Phone: (262) 442-8496

Email: vegas492@yahoo.com

Variance 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:
 - ☐ \$400.00
 - ☐ Note costs for publication, notice and all attorney fees related to the project shall be paid by the applicant and will be invoiced separately
- ☐ Five (5) complete collated sets of Application materials to include:
 - ☐ A written project narrative detailing the request and site & building improvements.
 - ☐ Scaled drawings, as may be applicable, including, but not limited to; a site plan, building elevations, colored renderings, and natural resource delineations.
- ☐ Variance Findings Form
- ☐ All application materials provided in a digital format (Adobe PDF). Materials may be submitted on a USB Flash Drive or emailed to tarczewski@pewaukee.wi.us.
- ☐ Note twelve (12) additional sets of plans will be required for the Zoning Board of Appeals 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.

(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): _____

SIGN AND DATED this 7th day of October, 2025.

PROPERTY OWNER'S SIGNATURE: _____

NAME & TITLE (PRINT): _____

SIGN AND DATED this 7th day of October, 2025.

PROPERTY OWNER'S SIGNATURE: _____

NAME & TITLE (PRINT): _____

SIGN AND DATED this 6th day of October, 2025.

City Staff-

RECEIVED at City Hall by: _____ on _____

Fee paid: \$ _____ Date: _____



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VARIANCE FINDINGS FORM

It is recommended that this form be completed and submitted as part of all variance requests.

Date: _____

Property Owner: Geoff Verges

Property Address: N27W27397 Woodland Dr

Section 17.1007 states, "No variance to the provisions of this Ordinance shall be granted by the Board unless it finds beyond a reasonable doubt that all the following facts and conditions exist and so indicates such in the minutes of its proceedings:

- a. Preservation of Intent: No variance shall be granted that is not consistent with the purpose and intent of the regulations for the district in which the development is located. No variance shall have the effect of permitting a use in any district that is not a stated permitted principle use, permitted accessory use, or permitted conditional use in that particular district.

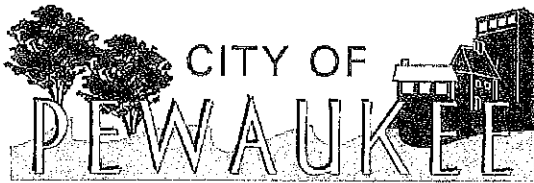
- b. Exceptional Circumstances: There must be exceptional, extraordinary, or unusual circumstances or conditions applying to the lot or parcel, structure, use, or intended use that do not apply generally to other properties or uses in the same district, and the granting of the variance should not be of so general or recurrent nature as to suggest that the Ordinance should be changed.

- see attached - lot ~~encroachment~~ encroachment

- c. Economic or Financial Hardship and Self-Imposed Hardship Not Grounds for Variance: No variance shall be granted on the basis of economic/ financial gain or loss. Self-imposed hardships shall not be considered as grounds for the granting of a variance.

- d. Preservation of Property Rights: The variance must be necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same district and same vicinity.

- see attached Privacy / Safety



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- e. Absence of Detriment: No variance shall be granted that will create substantial detriment to adjacent property or that will materially impair or be contrary to the purpose and spirit of this Ordinance or the public interest.

- f. Additional Requirements in Floodplain District: No variance in or related to a floodplain* shall be granted where:
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 - (3) Any action contrary to the provisions of Chapter NR-116 of the Wisconsin Administrative Code would result. (See sub-section 17.0435 and WisDNR requirements)
 - (4) The lot or parcel is larger than one-half acre and is not contiguous to existing structures constructed below the regional (base) flood elevation.
 - (5) No good or sufficient cause can be shown; greater than a minimum relief is necessary; there is increased risk to public safety or nuisances; rescue and relief costs would be increased; and, it is contrary to the purposes of this ordinance.
 - (6) Such variance would allow alteration of an historical structure and/or use.

- g. When a floodplain variance is granted, the Board shall notify the applicant in writing that it may increase risks to life and property and flood insurance premiums could increase up to \$25.00 per \$100.00 per coverage. A copy shall be maintained with the variance record.

We are requesting a variance to allow us to put a fence on our property line between us and Phil and Sue Starck. Our address is N27 W27397 Woodland Drive, their address is N27 W27391 Woodland Drive.

This variance should fall under exceptional circumstances as well as preservation of property rights.

Exceptional circumstances due to how the properties set up next to each other.

Preservation of property rights because the typical zoning rules are difficult to apply to these older Pewaukee residences.

We are requesting the variance in regards to where the fence can go as well as the height of part of the fence.

The issue concerning the placement of the fence on the property line is three fold.

- 1) Proximity.

The Starck's have had the property surveyed and the results are not contested. The Starck driveway encroaches onto the Verges land, on some parts, by over 2.5 feet.

These are older Pewaukee residences. The homes are very close to one another. As such, the Starck driveway encroaches onto the Verges property. There is a direct need to make a distinction between the two properties.

This has led to much confusion over package and food delivery.

Sue Starck has complained multiple times about delivery drivers using her driveway to deliver our food. We have put up address signs, we have told drivers to call us ahead of delivery, but alas, nothing works quite right. We abandoned efforts for food delivery to our residence.

For the most part, we even have personal packages delivered at work as opposed to having them go to our home.

We have a Ring Doorbell camera. On many occasions over the past year we have video evidence of Phil Starck trespassing onto our porch to retrieve some package. Packages we were not even able to see.

We cannot do a two foot off-set as the fence would go inside of our side porch as well as end up on the concrete walkway down to the house.

Because of the encroachment and how the two properties set up, we wish the fence to go right on the property line.

2) Basic privacy.

The Starck's have installed cameras on their garage that can look right into the primary bedroom window. They have installed another camera that looks into the living room of our house.

The Starck's also have dusk to dawn lights on their garage which shine light into the primary bedroom of our house.

Because the cameras can look into our bedroom and living room, we request a variance to allow an 8 foot fence, only where it is needed to block the view of the camera as well as next to the side porch where there is a very clear and distinct drop in land level, so the 8 foot part there will create the privacy needed for both properties.

3) Safety.

The dog that resides with the Starck's attacked and bit Geoff Verges on 1/1/2023. The bite broke skin through the sweatshirt. Geoff had to go to the hospital, was on antibiotics and in physical therapy for weeks after the event. The event is on file with the Police Department. It should be noted that the dog was walking on the Starck driveway, on a leash and overpowered its' owners to attack Geoff on his property.

The dog wears a muzzle when it is outside and around their grandchildren.

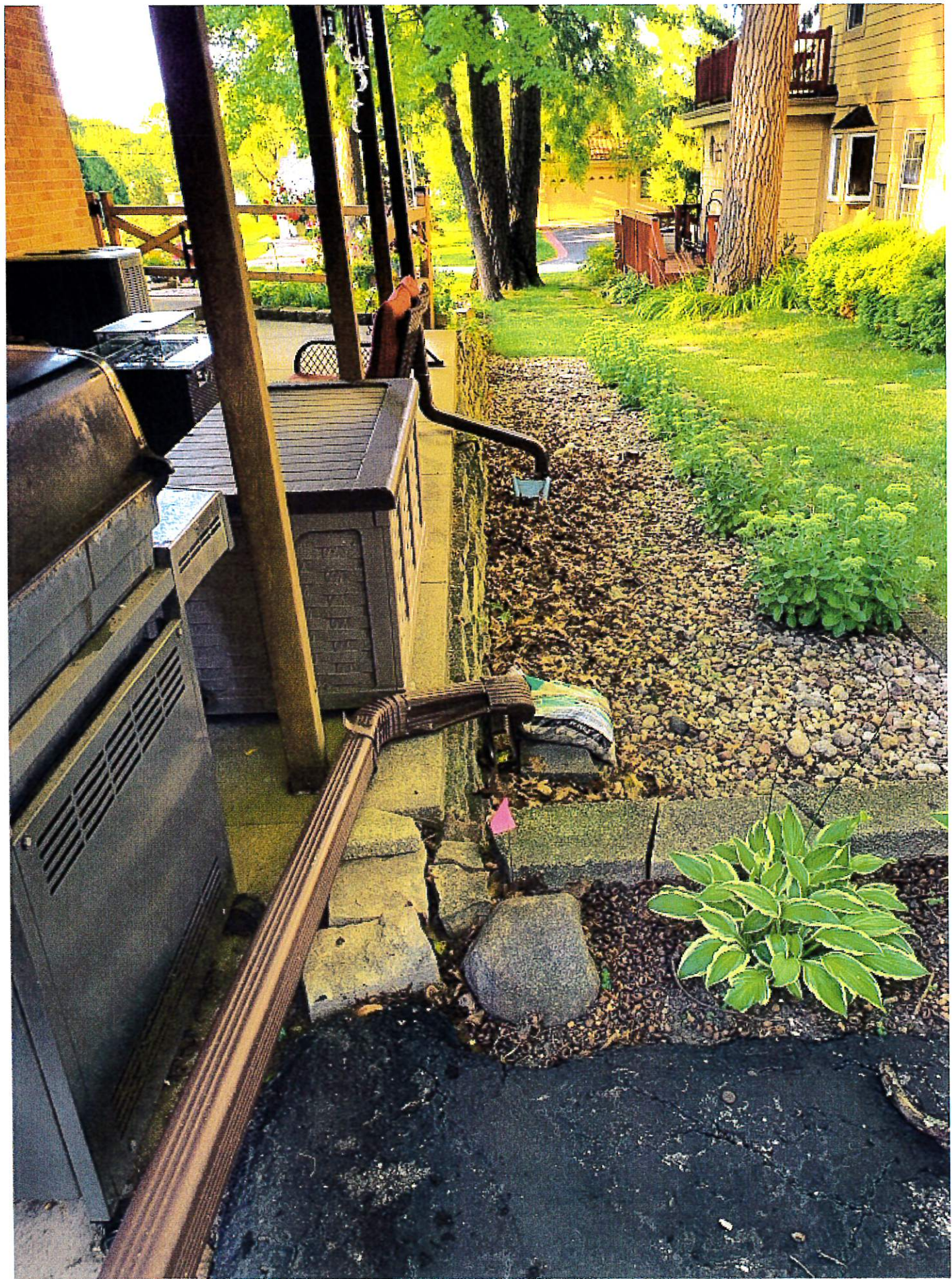
We feel that that a fence will provide great safety against a dog that can overpower its' owners when on a leash.

In summation, we wish to separate the properties and give each other privacy and safety. The driveway of the Starck residence is currently making this difficult due to its' position next to the lot line, as are the cameras pointed at our house.

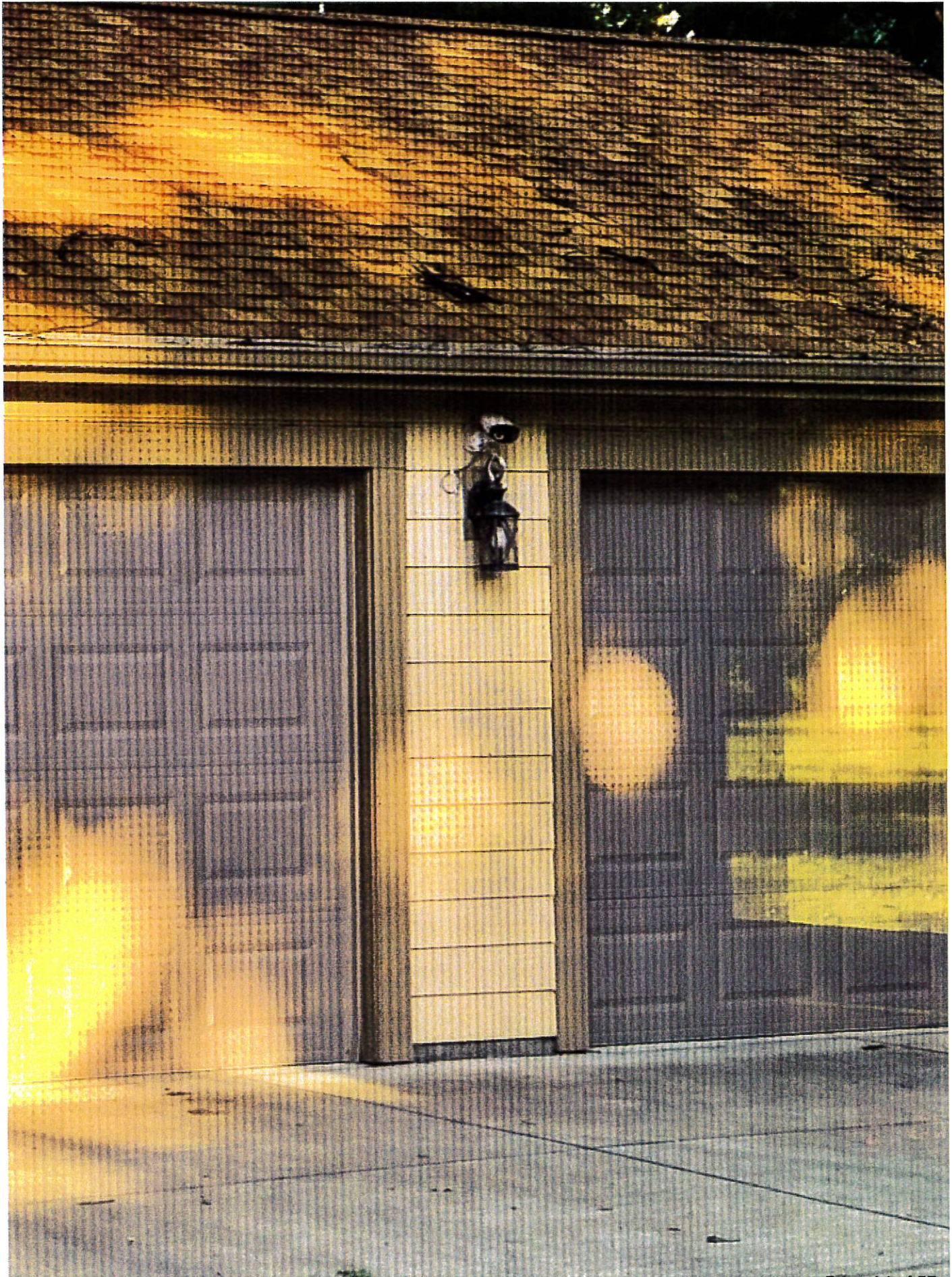
To help with this process, we have picked out a maintenance free fence that closely matches their color scheme. It will be finished on both sides. It should compliment the look of both properties as well as provide the privacy and security that both properties should enjoy.

Pictures of the property lines, cameras and dog bite are included.









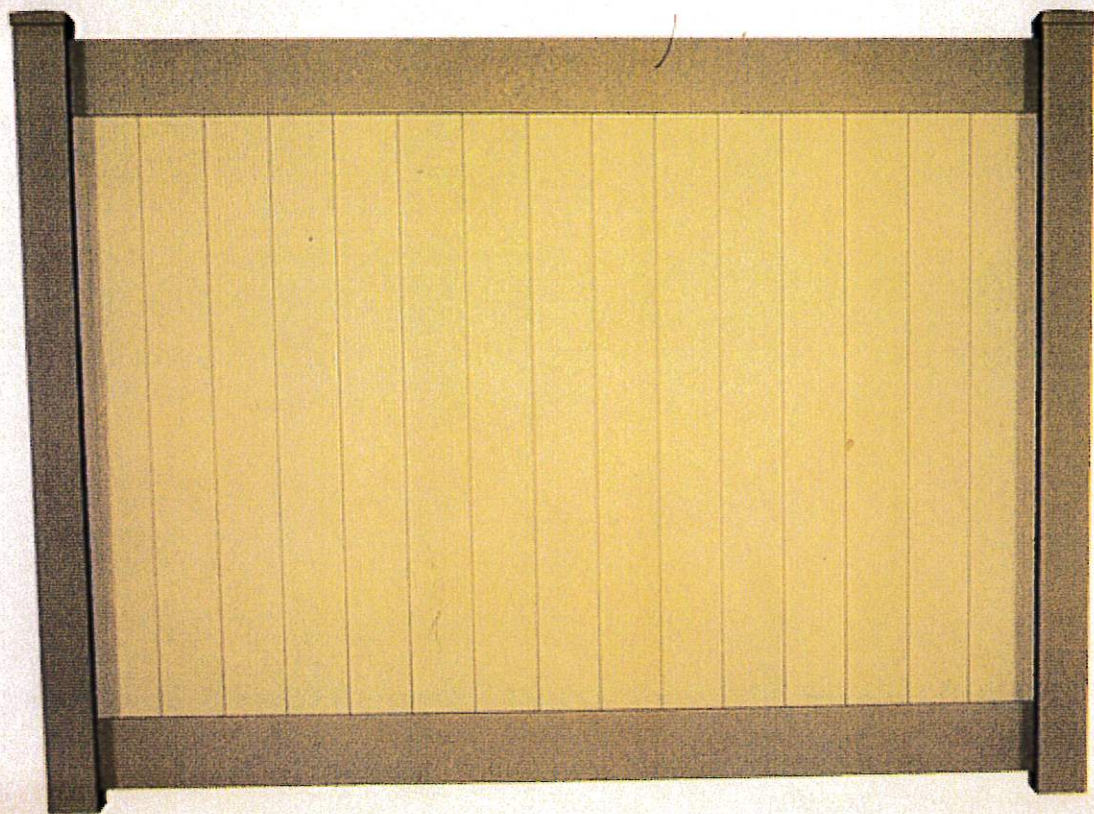




00:06 / 00:24



Thu Jun 26



7:49



Verges



Draw

Select
Object/
Line

Zoom/
Pan

Delete
Object/
Line

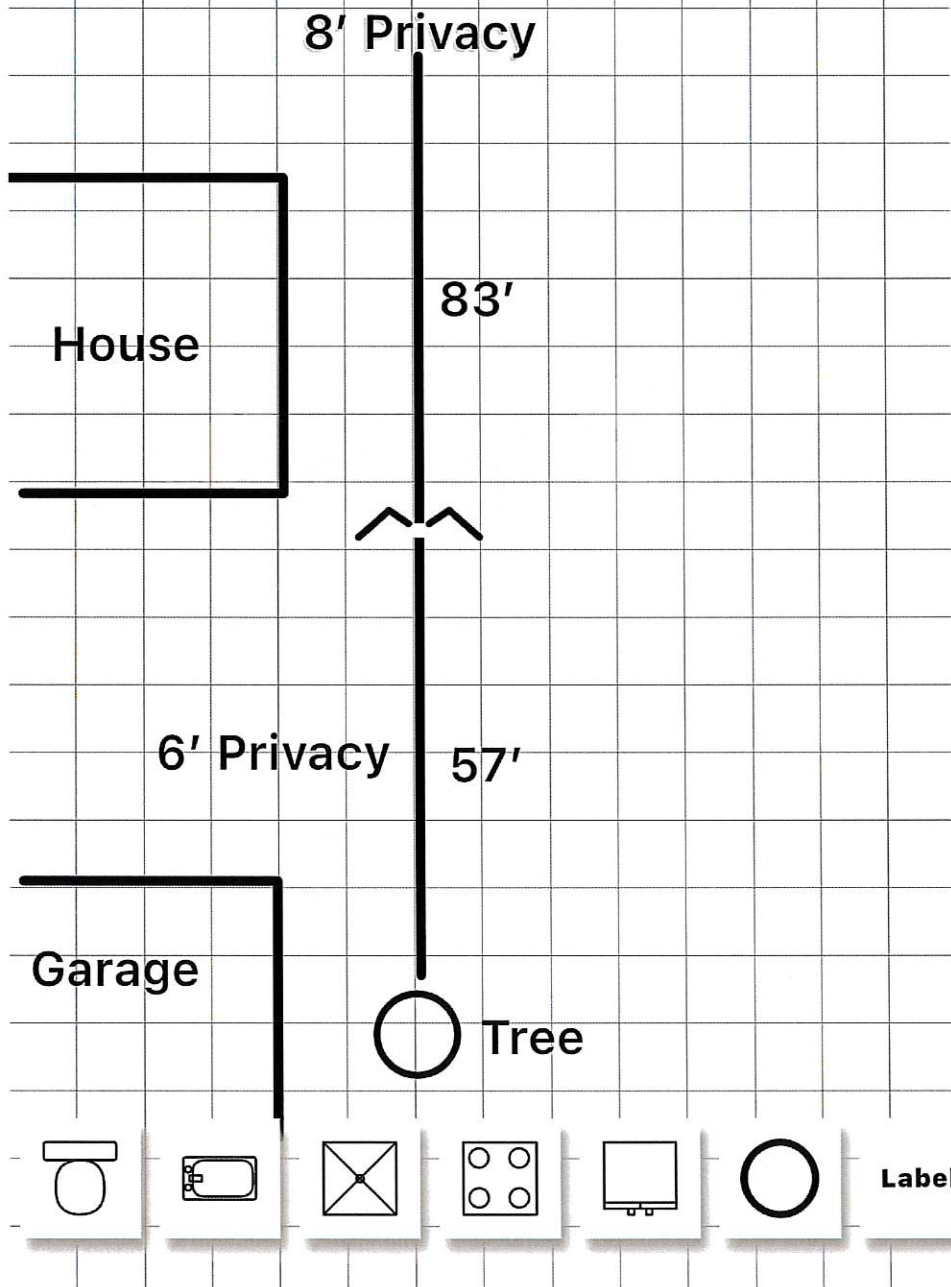
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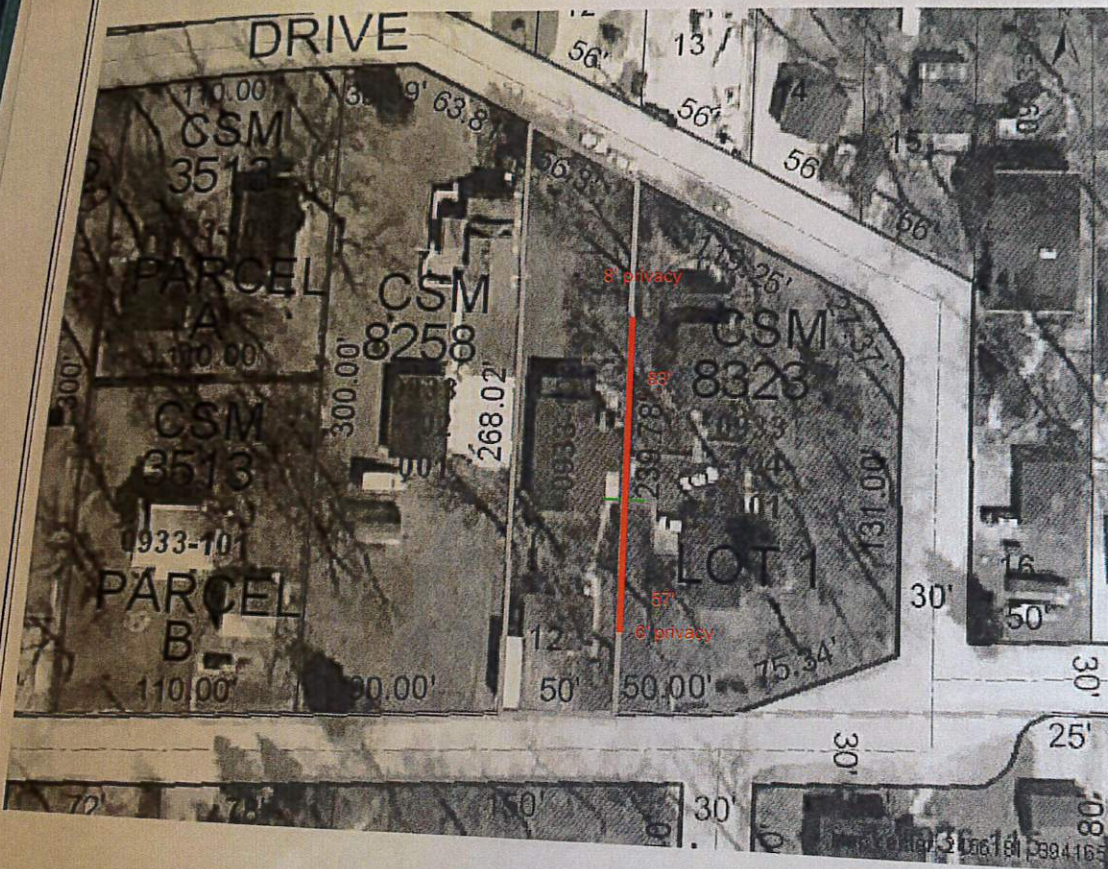
Rotate
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Zip: 53072-4366

Borrower: Vergas/Hulen
Property Address: N27 W27397 Woodland Drive
City: Pewaukee
Lender: Waterstone Mortgage Corporation

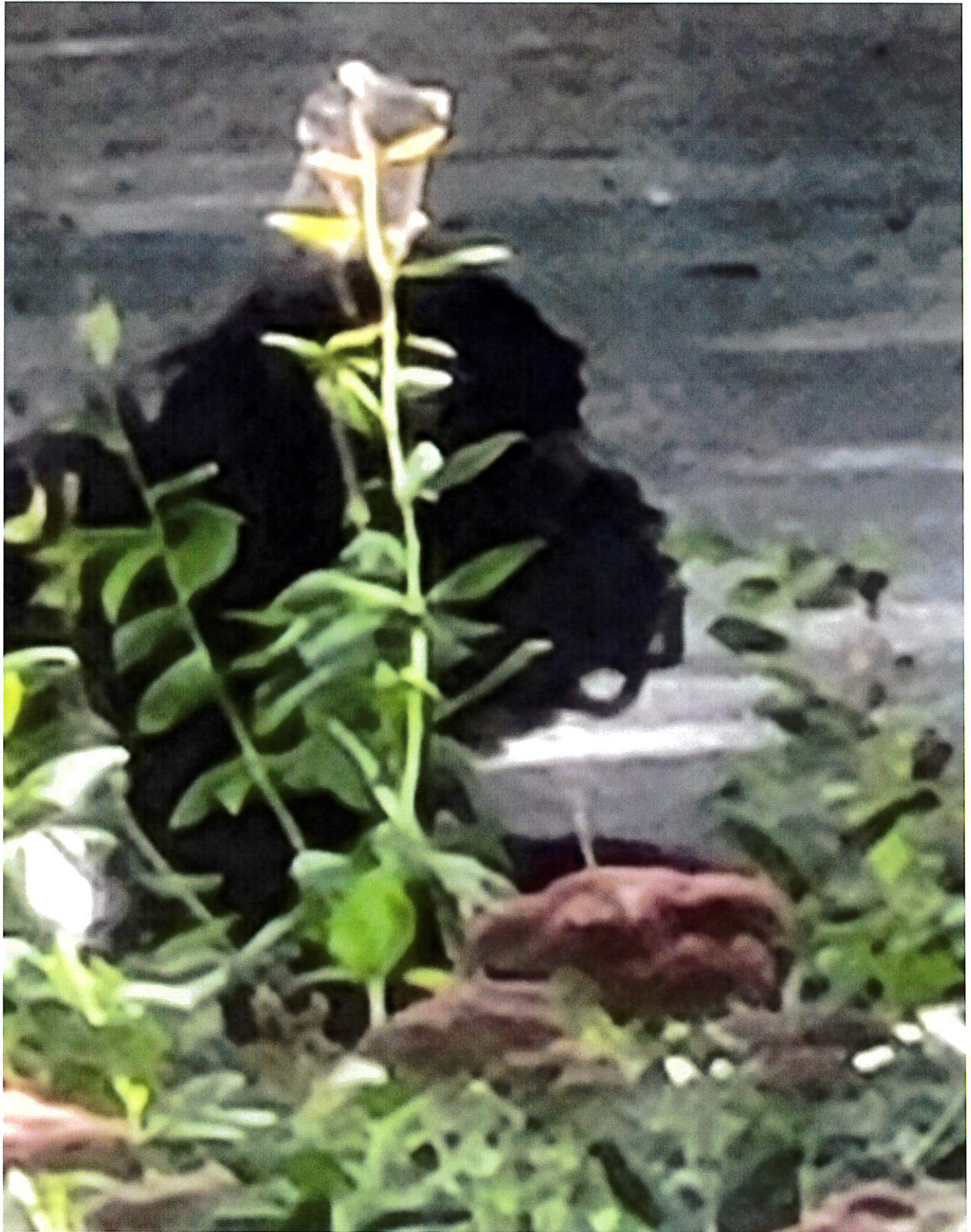
State: WI



CLOSING DOCUMENTS/MORTGAGE 8-6-08

4690 Lannon Road, Brookfield, Wisconsin 53072-1638 262 424-7717





Prepared for:

Geoff Verges
N27W27397 Woodland Dr
Pewaukee, WI 53072
vegas492@yahoo.com
(262) 442-8496

June 26, 2025

No. 44462

Revamp Fence & Deck - Freeport | Jordan Luedeking
29 E. Stephenson St., Freeport, IL 61032
P: (844) 209-9843 | jordan@revampfence.com
www.revampfence.com

Summary

As our valued customer, we want to be sure you have complete information about the installation of your fence, railing or deck and are in agreement with our installation methods and our right to access your property. Our goal is to avoid problems and provide a quick, quality installation service with great communication.

1. There are some underground items that only the homeowner can identify. The utility companies do not mark these and the installation professional is not responsible for damage to any unmarked items.
 - a. Underground Sprinkler Lines, Underground Water Lines, Underground Electric, French Drains or any electrical, water or cable locations where your utilities in your city do not provide marking services.
2. Homeowner is responsible for the location of the fence. If you cannot find the property line markers it is recommended that you have a survey done. We are not responsible for the costs of moving or removing fences where the property line has not been properly located.
3. Our install team will need access to an exterior electrical outlet and a water faucet. Please secure all pets prior to our installation teams arrival.
4. We do request that you be present at the start of the installation. Typically our crews arrive between 7am-9am.
5. Our company is not responsible for any damage or soiling to driveways, walkways, walls, gardens, fresh grading sod, shrubbery, patios, etc. resulting from gaining access or performing work in the same proximity.
6. While digging postholes of at least two feet we may encounter a hard dig condition. Hard dig is the use of a jackhammer or auger outside of our normal no dig system. There is a \$150 charge per hard dig hole.
7. Our company is not responsible for ground settling for any reason. Settling is commonly caused by high underground water tables, poor drainage, inadequate backfill at the time of construction, and loose non-compacted soil.
8. Payment Terms upon signing the contract are 40% down. The remaining balance of 60% is due the day of the installation.
9. Our company is not responsible for drilling into unknown unstable concrete during a railing, fence or deck installation.
10. See Gate Warranty
11. Home Owner agrees to allow before and after pictures for use of marketing purposes.
12. Call 844-4FENCENOW for any service related questions.
13. Customer understands that all deposits are non-refundable beyond the 3 day right of rescission due to fabrication and manufacture of the fence, deck, or railing beginning.
14. In the event any balance is referred to collections or an attorney who is not a full-time employee of the company, the customer agrees to pay the costs of the collection and/or reasonable attorney fees.

Privacy Fence



Privacy Fence

Quantity

1

Measurement

140 (Linear Ft)

Notes

Footage: 140

Color:

Finance Company Used:

County/Township:

Msc Notes:

Plat Survey

A majority of fence permits will require a plat survey as well as a site plan. If you do not have a plat survey we can obtain a new survey for your property at a cost of \$995. Expect a permit and project delay if you do not have your plat survey at the time of sale.

Post Color

Khaki

Post Cap Color

Khaki

Post Cap Style

New England

In-Fill Panel

Almond

Rail Color

Khaki

Rail Pickets

N/A

Gates

N/A

Fence Height

8 Feet

Fence Style

Privacy

Estimate Start Date

30-60 days pending permit/survey

Estimate End Date

30-60 days pending permit/survey

HOA Approval Required

No

Lot Type

Through Lot

Form of Payment

ACH/Check/Credit Card

Finance Company

N/A

4'-5'-8' upgrade fence



Quantity

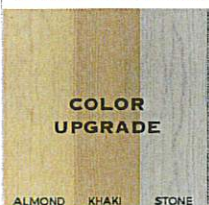
83

Selected Option

8'

4'-5'-8' upgrade fence

Almond/Khaki/Stone Upgrade



Quantity

1

Almond/Khaki/Stone Upgrade

Fence Permit



Quantity

1

Fence Permit

End Post



Quantity

2

End Post

Line Post



Quantity

18

Line Post

Price: ~~\$11,985.00~~ \$10,187.25

Discounts

60% OFF Installation



Discount

15.00%

Pricing

Subtotal:	\$11,985.00
Discount:	\$1,797.75
Grand Total:	\$10,187.25
Deposit Amount:	\$4,075.00
Balance Due:	\$6,112.25

All applicable discounts and promos have been applied.

Projects cancelled/rescheduled without a 14 day a will have a \$500 fee applied and will not be rescheduled until paid

No changes can be made to scope of work within 14 days of estimated install date.

Changes made to project inside 14 days of install will have a \$500 fee applied.

Non-Refundable Deposit due upon signing. Balance due upon completion

Please initial next to the following statements to indicate that you have read, understand, and agree to them:

The customer understands that they are responsible for any permitting required for a fence or deck project on their property. All municipalities are different and it is the customers responsibility to determine if they need one.

SV

All fences are custom built and cancellations beyond the normal 3 day right of recission will not be accepted. Furthermore all deposits are non-refundable and the customer will be responsible for up to 50% of the contracted cost of the project beyond the 3-day right of recession.

SV

I agree that the payment method used for my deposit payment may be securely kept on file to process the final payment for the remaining balance due immediately upon job completion. I understand that it is recommended that I, or someone else that I designate, be present at the job site upon completion to inspect and ensure everything is completed to my satisfaction. If nobody is present upon job completion, payment will still be processed for the remaining balance.

SV

We have the right to move/adjust the project up to 18.5" to 24.5" based on where the utility markings are as required by state law.

SV

Private utility lines on a homeowners property not owned and maintained by the utility companies will not be marked. Example of this would private gas lines to a grill or electricity to a detached garage." It is the home owners responsibility to mark any private utility lines. Revamp Companies Brands will not be responsible for the lines or any damage caused to them.

SV

If Revamp Fence & Deck is pulling the permit on behalf of the customer, the customer gives consent to Revamp Fence & Deck to sign on behalf of said customer for any permit application requirements.

SV

WARRANTY

The warranty of the project: Residential Limited Lifetime Warranty

The Revamp Companies Fence & Deck system warrants their rigid vinyl extrusions to be the finest quality available and to be superior for exterior fence and railing applications. Revamp warrants that their rigid vinyl extrusions will not chip, peel, blister, rot or corrode when used in accordance with Revamp fabrication, installation, care & maintenance instructions and guidelines.

Revamp does not warrant against normal weathering conditions. Normal weathering will cause any surface to gradually fade or darken. Normal weathering includes, but is not limited to, color change (uniform fading), impact reduction and shrinkage.

This warranty is for the lifetime of the product from the date of manufacture and is non-transferable. Should any defective material be found during the warranty period, Revamp will replace the defective material. Warranty does not apply to parts and accessories such as caps, hinges, latches, support posts.

Exclusions: Solar Lights

Solar Lights have a 1-year warranty from the original date of the contract. All other warranty or services on solar lights will need to be directed to LMT-MERCER GROUP. Please change the battery prior to calling for warranty service or purchasing a new one.

WI RESIDENTS NOTICE OF LIEN RIGHTS:

As required by the Wisconsin Construction Lien Law, claimant hereby notifies owner that persons or companies performing, furnishing, or procuring labor, services, materials, plans or specifications for the construction on owner's land may be lien rights on owner's land and buildings if not paid. Those entitled to lien rights, in addition to the undersigned claimant, are those who contract directly with the owner or those who give the owner notice within 60 days after they first perform, furnish, or procure labor, services, materials, plans or specifications for the construction. Accordingly, owner probably will receive notices from those who perform, furnish, or procure labor, services, materials, plans or specifications for the construction, and should give a copy of each notice received to the mortgage lender, if any. Claimant agrees to cooperate with the owner and the owner's lender, if any, to see that all potential lien claimants are duly paid.

Applies to all Backyard Vinyl, Revamp Fence & Deck, and The Vinyl Outlet Locations

X

Geoff Verges

Geoff Verges

X

Jordan Luedeking

Company Authorized Signature

REVAMP
COMPANIES

\$60
gift **CARD**



- Limit 1 per customer.
- Must be claimed after installation is complete and project is paid in full.
- Delivered via email only.
- Must be installed within 90 days

After installation is complete claim your gift card at
www.revampcompanies.com/giftcard

**Gift Card will be delivered via TEXT MESSAGE
within 45 days after submission.**

REVAMP COMPANIES

Notice of Cancellation

DATE OF TRANSACTION: _____ (as shown on contract) _____

YOU MAY CANCEL THIS TRANSACTION WITHOUT ANY PENALTY OR OBLIGATION, WITHIN THREE (3) BUSINESS DAYS FROM THE ABOVE DATE. IF YOU CANCEL, ANY PROPERTY TRADED IN, ANY PAYMENTS MADE BY YOU UNDER THE CONTRACT OR SALE AND ANY NEGOTIABLE INSTRUMENT EXECUTED BY YOU WILL BE RETURNED WITHIN TEN (10) BUSINESS DAYS FOLLOWING RECEIPT BY THE SELLER OF YOUR CANCELLATION NOTICE, AND ANY SECURITY INTEREST ARISING OUT OF THE TRANSACTION WILL BE CANCELLED. IF YOU CANCEL, YOU MUST MAKE AVAILABLE TO THE SELLER AT YOUR RESIDENCE IN SUBSTANTIALLY AS GOOD CONDITION AS WHEN RECEIVED, ANY GOODS DELIVERED UNDER THIS CONTRACT OR SALE; OR YOU MAY, IF YOU WISH, COMPLY WITH THE INSTRUCTIONS OF THE SELLER REGARDING RETURN SHIPMENT OF THE GOODS AT THE SELLER'S EXPENSE AND RISK. IF YOU DO MAKE THE GOODS AVAILABLE TO THE SELLER AND THE SELLER DOES NOT PICK THEM UP WITHIN TWENTY DAYS OF THE DATE OF CANCELLATION, YOU MAY RETAIN OR DISPOSE OF THE GOODS WITHOUT ANY FURTHER OBLIGATION. IF YOU FAIL TO MAKE THE GOODS AVAILABLE TO THE SELLER, OR IF YOU AGREE TO RETURN THE GOODS TO THE SELLER AND FAIL TO DO SO, THEN YOU REMAIN LIABLE FOR THE PERFORMANCE OF ALL OBLIGATIONS UNDER THE CONTRACT.

TO CANCEL THIS TRANSACTION, MAIL OR DELIVER A SIGNED AND DATED COPY OF THIS CANCELLATION NOTICE OR ANY OTHER WRITTEN NOTICE TO:

NAME OF SELLER: _____

AT THE ADDRESS OF SELLER OR SELLER'S PLACE OF BUSINESS

NOT LATER THAN MIDNIGHT OF THIS DATE (3 business days from cancellation) __/__/__

I HEREBY CANCEL THIS TRANSACTION:

CONSUMER'S SIGNATURE: _____

DATE: _____

CONSUMER'S NAME: _____

CONSUMER'S EMAIL ADDRESS: _____

REVAMP COMPANIES

Notice of Cancellation

DATE OF TRANSACTION: _____ (as shown on contract) _____

YOU MAY CANCEL THIS TRANSACTION WITHOUT ANY PENALTY OR OBLIGATION, WITHIN THREE (3) BUSINESS DAYS FROM THE ABOVE DATE. IF YOU CANCEL, ANY PROPERTY TRADED IN, ANY PAYMENTS MADE BY YOU UNDER THE CONTRACT OR SALE AND ANY NEGOTIABLE INSTRUMENT EXECUTED BY YOU WILL BE RETURNED WITHIN TEN (10) BUSINESS DAYS FOLLOWING RECEIPT BY THE SELLER OF YOUR CANCELLATION NOTICE, AND ANY SECURITY INTEREST ARISING OUT OF THE TRANSACTION WILL BE CANCELLED. IF YOU CANCEL, YOU MUST MAKE AVAILABLE TO THE SELLER AT YOUR RESIDENCE IN SUBSTANTIALLY AS GOOD CONDITION AS WHEN RECEIVED, ANY GOODS DELIVERED UNDER THIS CONTRACT OR SALE; OR YOU MAY, IF YOU WISH, COMPLY WITH THE INSTRUCTIONS OF THE SELLER REGARDING RETURN SHIPMENT OF THE GOODS AT THE SELLER'S EXPENSE AND RISK. IF YOU DO MAKE THE GOODS AVAILABLE TO THE SELLER AND THE SELLER DOES NOT PICK THEM UP WITHIN TWENTY DAYS OF THE DATE OF CANCELLATION, YOU MAY RETAIN OR DISPOSE OF THE GOODS WITHOUT ANY FURTHER OBLIGATION. IF YOU FAIL TO MAKE THE GOODS AVAILABLE TO THE SELLER, OR IF YOU AGREE TO RETURN THE GOODS TO THE SELLER AND FAIL TO DO SO, THEN YOU REMAIN LIABLE FOR THE PERFORMANCE OF ALL OBLIGATIONS UNDER THE CONTRACT.

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I HEREBY CANCEL THIS TRANSACTION:

CONSUMER'S SIGNATURE: _____

DATE: _____

CONSUMER'S NAME: _____

CONSUMER'S EMAIL ADDRESS: _____

REVAMP COMPANIES

Notice of Cancellation

DATE OF TRANSACTION: _____ (as shown on contract) _____

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AT THE ADDRESS OF SELLER OR SELLER'S PLACE OF BUSINESS

NOT LATER THAN MIDNIGHT OF THIS DATE (3 business days from cancellation) __/__/__

I HEREBY CANCEL THIS TRANSACTION:

CONSUMER'S SIGNATURE: _____

DATE: _____

CONSUMER'S NAME: _____

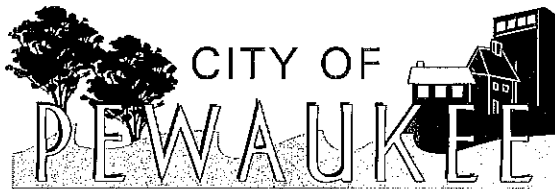
CONSUMER'S EMAIL ADDRESS: _____

Document Details

Title Contract No. 44462
File Name Contract-44462-1356411.pdf
Document ID 1a571b332fd24d7ca1d6490bf8928834
Fingerprint 190563e8214c8827c4a4be4fa7c73acc
Status Completed

Document History

Document Created	Document Created by Eversign Prod (eversignprod@builderprime.com) Fingerprint: e747d72c5921186256104b3c45f4d676	Jun 26 2025 11:15PM UTC
E-Mail Validation Waived	E-Mail Validation waived by account owner.	Jun 26 2025 11:15PM UTC
Document Viewed	Document Viewed by Geoff Verges (vegas492@yahoo.com) IP: 174.192.137.12	Jun 26 2025 11:15PM UTC
Document Signed	Document Signed by Geoff Verges (vegas492@yahoo.com) IP: 174.192.137.12 	Jun 26 2025 11:22PM UTC
Document Viewed	Document Viewed by Jordan Luedeking (jordan@revampfence.com) IP: 174.192.137.12	Jun 26 2025 11:22PM UTC
Document Signed	Document Signed by Jordan Luedeking (jordan@revampfence.com) IP: 174.192.137.12 	Jun 26 2025 11:22PM UTC
Document Completed	This document has been completed. Fingerprint: 190563e8214c8827c4a4be4fa7c73acc	Jun 26 2025 11:22PM UTC



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

APPLICATION FOR VARIANCE REQUEST

TO THE HONORABLE MAYOR AND ZONING BOARD OF APPEALS OF THE CITY OF PEWAUKEE,
WAUKESHA COUNTY, WISCONSIN

The undersigned hereby petitions the Zoning Board of Appeals of the City of Pewaukee, Waukesha County,
Wisconsin requesting a variance from: _____

The M-4 District setbacks requirements. The M-4 district reference that all structures, storage areas and fences must be at least 45-feet from any property boundary. As such, a variance is required to encroach into that area. We are requesting to put equipment pads within 45-feet of the property line.

Legal description of property – Please attach.

Common property description or name: American Transmission Company

Property Address: W234N2000 RIDGEVIEW PARKWAY CT **Tax Key Number(s):** PWC 0953983

Property owner(s) (Full Legal Name): American Transmission Company, LLC

Owner's Address: PO BOX 47, WAUKESHA, WI 53187-0047 **City/State/Zip:** _____

Phone: 262-506-6700 **Email:** jschmidt2@atcllc.com

Applicant (Full Legal Name):

Name: Patrick Finn, PE

Company: The Sigma Group

Address: 1300 W Canal Street

City/State/Zip: Milwaukee/WI/53233

Phone: 414-688-9479

Email: pfinn@thesigmagroup.com

Contact Person (Full Legal Name):

Name: Joseph Schmidt, PE

Company: ATC

Address: W234N2000 RIDGEVIEW PARKWAY CT

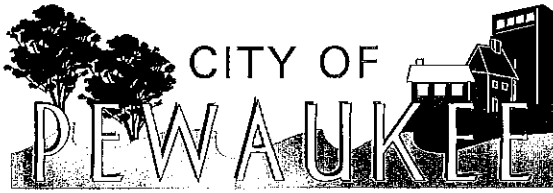
City/State/Zip: Pewaukee/WI/53188

Phone: 262-506-6111

Email: jschmidt2@atcllc.com

Variance 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:
 - ☐ \$400.00
 - ☐ Note costs for publication, notice and all attorney fees related to the project shall be paid by the applicant and will be invoiced separately
- ☐ Five (5) complete collated sets of Application materials to include:
 - ☐ A written project narrative detailing the request and site & building improvements.
 - ☐ Scaled drawings, as may be applicable, including, but not limited to; a site plan, building elevations, colored renderings, and natural resource delineations.
- ☐ Variance Findings Form
- ☐ All application materials provided in a digital format (Adobe PDF). Materials may be submitted on a USB Flash Drive or emailed to tarczewski@pewaukee.wi.us.
- ☐ Note twelve (12) additional sets of plans will be required for the Zoning Board of Appeals 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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W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-0770
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fuchs@pewaukee.wi.us

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.

(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): _____

SIGN AND DATED this _____ day of _____, _____.

PROPERTY OWNER'S SIGNATURE: Scott Herbst

NAME & TITLE (PRINT): Scott Herbst Vice President, Security and Response

SIGN AND DATED this 18th day of November, 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: _____.



Office of the Planner & Community Development Director
W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-0770
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VARIANCE FINDINGS FORM

It is recommended that this form be completed and submitted as part of all variance requests.

Date: 11/17/2025 Property Owner: American Transmission Company, LLC
Property Address: W234N2000 RIDGEVIEW PARKWAY CT

Section 17.1007 states, "No variance to the provisions of this Ordinance shall be granted by the Board unless it finds beyond a reasonable doubt that all the following facts and conditions exist and so indicates such in the minutes of its proceedings:

- a. Preservation of Intent: No variance shall be granted that is not consistent with the purpose and intent of the regulations for the district in which the development is located. No variance shall have the effect of permitting a use in any district that is not a stated permitted principle use, permitted accessory use, or permitted conditional use in that particular district.

Understood. Are request to variance does not impact the intent of the M-4 district.

- b. Exceptional Circumstances: There must be exceptional, extraordinary, or unusual circumstances or conditions applying to the lot or parcel, structure, use, or intended use that do not apply generally to other properties or uses in the same district, and the granting of the variance should not be of so general or recurrent nature as to suggest that the Ordinance should be changed.

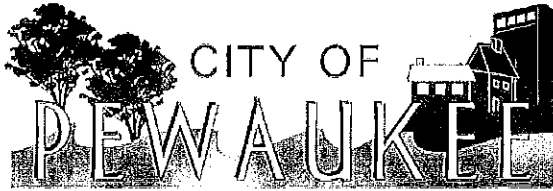
The proposed project involves the replacement of aging infrastructure for the two chiller plants that support the System Operations Center (SOC). The existing air-cooled equipment associated with the current chilled water plants is mounted inside partially enclosed rooms within the current SOC building footprint. The physical size and operating clearances prevent us from utilizing the same space within the building footprint for the new equipment. Because of this, we are forced to relocate this equipment outside of the building as reflected in the documents provided. We are seeking to modify the setback requirement from 45 feet to 28 feet to address the encroachment by this new equipment.

- c. Economic or Financial Hardship and Self-Imposed Hardship Not Grounds for Variance: No variance shall be granted on the basis of economic/ financial gain or loss. Self-imposed hardships shall not be considered as grounds for the granting of a variance.

Understood. The reason for the setback variance request is not due to financial hardship. The proposed equipment is required to be a certain distance from the building by code and manufacturers requirements.

- d. Preservation of Property Rights: The variance must be necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same district and same vicinity.

Understood. We do not believe that others properties will be impacted by this proposed project. There are natural barriers of trees and a hill between the proposed equipment and the adjacent industrial property.



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Pewaukee, Wisconsin 53072
Phone (262) 691-0770
Fax (262) 691-1798
fuchs@pewaukee.wi.us

-
- e. Absence of Detriment: No variance shall be granted that will create substantial detriment to adjacent property or that will materially impair or be contrary to the purpose and spirit of this Ordinance or the public interest.

Understood. We do not believe that the proposed project will create a detriment to adjacent properties.

- f. Additional Requirements in Floodplain District: No variance in or related to a floodplain* shall be granted where:
- (1) A change in the boundaries or elevation of the base flood floodplain (F-1 District) would result.
 - (2) A lower degree of flood protection than a point two (2) feet above the 100-year recurrence interval base flood for the particular area would result.
 - (3) Any action contrary to the provisions of Chapter NR-116 of the Wisconsin Administrative Code would result. (See sub-section 17.0435 and WisDNR requirements)
 - (4) The lot or parcel is larger than one-half acre and is not contiguous to existing structures constructed below the regional (base) flood elevation.
 - (5) No good or sufficient cause can be shown; greater than a minimum relief is necessary; there is increased risk to public safety or nuisances; rescue and relief costs would be increased; and, it is contrary to the purposes of this ordinance.
 - (6) Such variance would allow alteration of an historical structure and/or use.

Understood. We are not requesting any variance related to the floodplain

- g. When a floodplain variance is granted, the Board shall notify the applicant in writing that it may increase risks to life and property and flood insurance premiums could increase up to \$25.00 per \$100.00 per coverage. A copy shall be maintained with the variance record.

Understood. We are not requesting any variance related to the floodplain

November 14, 2025

Office of the Planner & Community Development Director
W240 N3065 Pewaukee Road
Pewaukee WI 53072

Dear City of Pewaukee Zoning Board members

I am writing to formally request a variance for the setback requirements set forth in the City of Pewaukee Municipal Code, Section 17.0426-M-4, Industrial Park District for the property located at ATC Headquarters, W234 N2000 Ridgeview Pkwy Ct., Waukesha, WI 53188. We are involved in a project to replace the aging infrastructure for the two chiller plants that support their Secured Operating Center (SOC). The existing air-cooled equipment associated with their current chilled water plants is mounted inside partially enclosed rooms within the current SOC building footprint. The physical size and operating clearances prevent us from utilizing the same space within the building footprint for the new equipment. Because of this, we are forced to relocate this equipment outside of the building as reflected in the documents provided. I am seeking to modify the setback requirement from 45 feet to 28 feet to address the encroachment by this new equipment.

This modification will allow me to address the replacement of the aging infrastructure and ensure that they can maintain operation of their chilled water systems to support the critical function of their operation. ATC does have plans in the future to design and install a hardened structure to surround this air-cooled equipment, but there is no timeline for this to occur. I believe that granting this variance will not adversely affect the surrounding commercial properties.

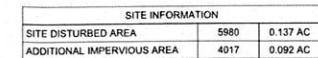
I have attached both Civil and Mechanical site plans along with equipment cut sheets to help illustrate my request. I appreciate your consideration of my application and look forward to your favorable response.

Thank you for your attention to this matter.

Sincerely,
RING & DuCHATEAU, LLP
Consulting Engineers

Frank Lopez

Frank Lopez
Project Manager



LEGEND:

 CONCRETE PAD (SEE STRUCTURAL PLANS FOR DETAILS)

 PROPOSED FENCE

structures, employee parking, signs, storage areas, and fences shall be sited not less than 45 feet from the right-of-way of a street, road, highway, park boundary, not less than 45 feet from any other parcel boundary, not less than 50 feet from another building and not less than 75 feet from the designated 100 year recurrence interval (base flood) floodplain of all navigable streams and bodies of water and 25 feet from any designated wetland. Loading docks or areas shall be located not less than 100 feet from the right-of-way of a street, road, highway, park boundary, not less than 45 feet from any other parcel boundary, not less than 50 feet from another building and not less than 75 feet from the designated 100 year recurrence interval (base flood) floodplain of all navigable streams and bodies of water and 25 feet from any designated wetland.

GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCAL GOVERNMENT ACCEPTS NO LIABILITY FOR THE ACCURACY THEREOF. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATION WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY DISCREPANCIES, CORRECTIONS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND CONDITIONS TO BE OBSERVED BY LIGHT TYPE LINES.
4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST! DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, CULMIN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. ALWAYS USE THE UTILITY CATALOG DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
6. WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPAS, PAVING AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPALITY AND STATE REQUIREMENTS AND STANDARDS.
7. EARTHWORK SHALL BE IN ACCORDANCE WITH GEO/TECHNICAL ENGINEER'S RECOMMENDATIONS.

PRELIMINARY - NOT FOR CONSTRUCTION

[illegible]

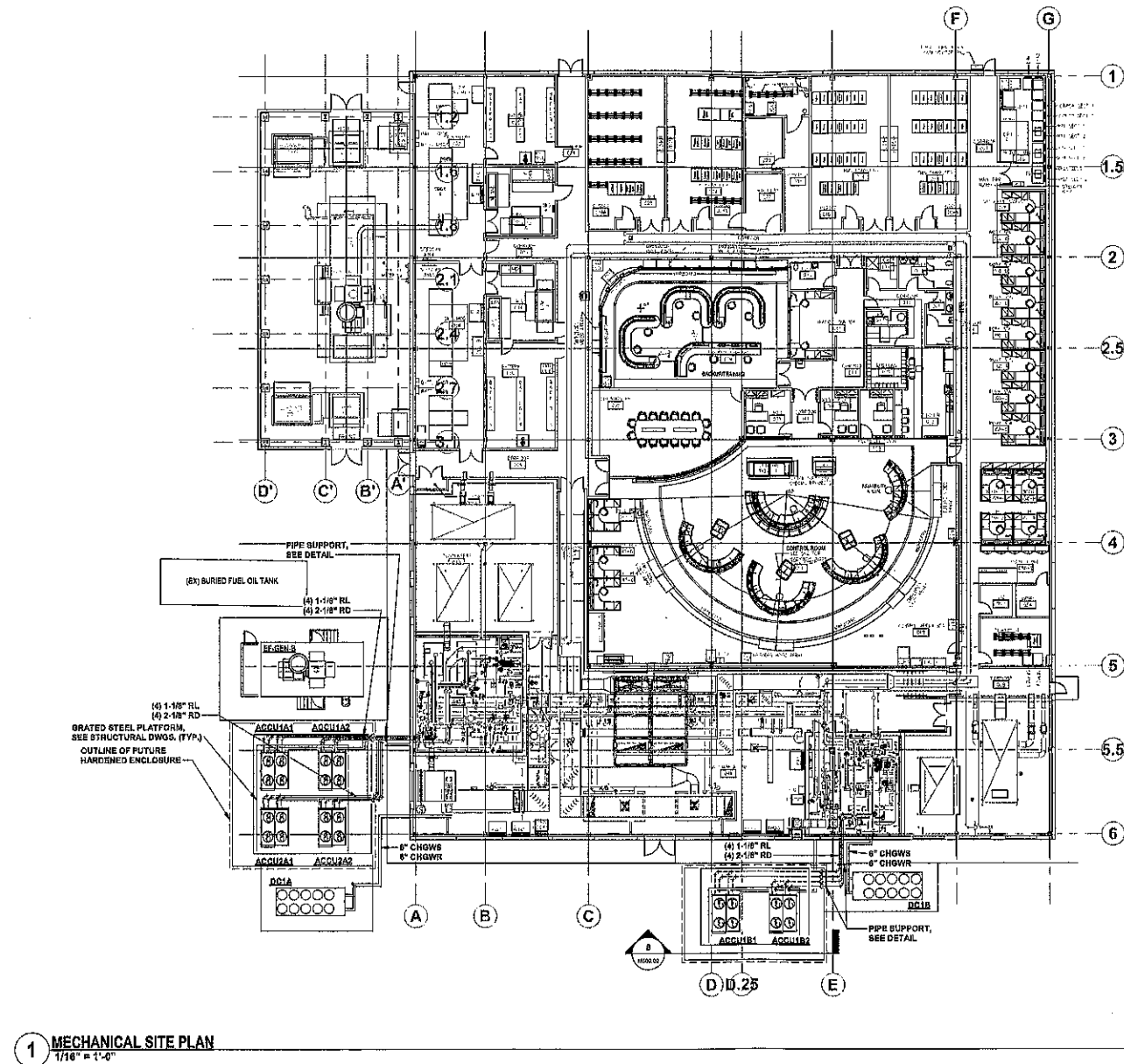
RUBING & DUCHATEAU
CONSULTING ENGINEERS
17400 West Capitol Drive
Brookfield, WI 53045
301 South Blount Street, Suite 101
Madison, WI 53703
Phone: 414.778.1700
Fax: 414.778.2393
E-Mail: rdu@rubingdu.com

SIGMA
GROUP
1500 West Canal Street
Milwaukee, WI 53233
Phone: 414.643.4200
E-Mail: @sigmagroup.com

PE
161 North Broadway
Milwaukee, WI 53202
Phone: 414.278.6060
Fax: 414.278.6061
E-Mail: @placeneers.com

ATC
HEADQUARTERS
W234 N2000 Ridgeway Pkwy Ct.
Waukegan, WI 53188

- BURIED FUEL OIL STORAGE TANK (WORK PERFORMED BY PETROLEUM EQUIPMENT UNDER SEPARATE CONTRACT WITH ATC).
1. MOBILIZE TO SITE.
 2. SAW CUT AND REMOVE CONCRETE AROUND EXISTING MANHOLES.
 3. REMOVE EXISTING MANHOLES.
 4. FURNISH AND INSTALL (2) 44" MANHOLES AND (3) 18" MANHOLES WITH COMPOSITE LID AND STAINLESS-STEEL RIMS AND SKIRTS.
 5. FURNISH AND INSTALL FAIRFIELD INDUSTRIES STAINLESS-STEEL SPILL CONTAINER.
 6. FURNISH AND INSTALL (1) NEW OVERFILL LIMITING VALVE.
 7. FURNISH AND INSTALL (1) 12" MONITORING WELL MANHOLE.
 8. POUR CONCRETE BACK TO GRADE.



REV	DATE	DESCRIPTION OF ISSUE
1	12/08/25	BID DOCUMENTS

PROJECT TITLE
**ATC PEWAUKEE
S.O.C. CHILLER
PLANTS "A" & "B"
MODIFICATIONS**

SHEET NAME
**MECHANICAL
SITE PLAN**

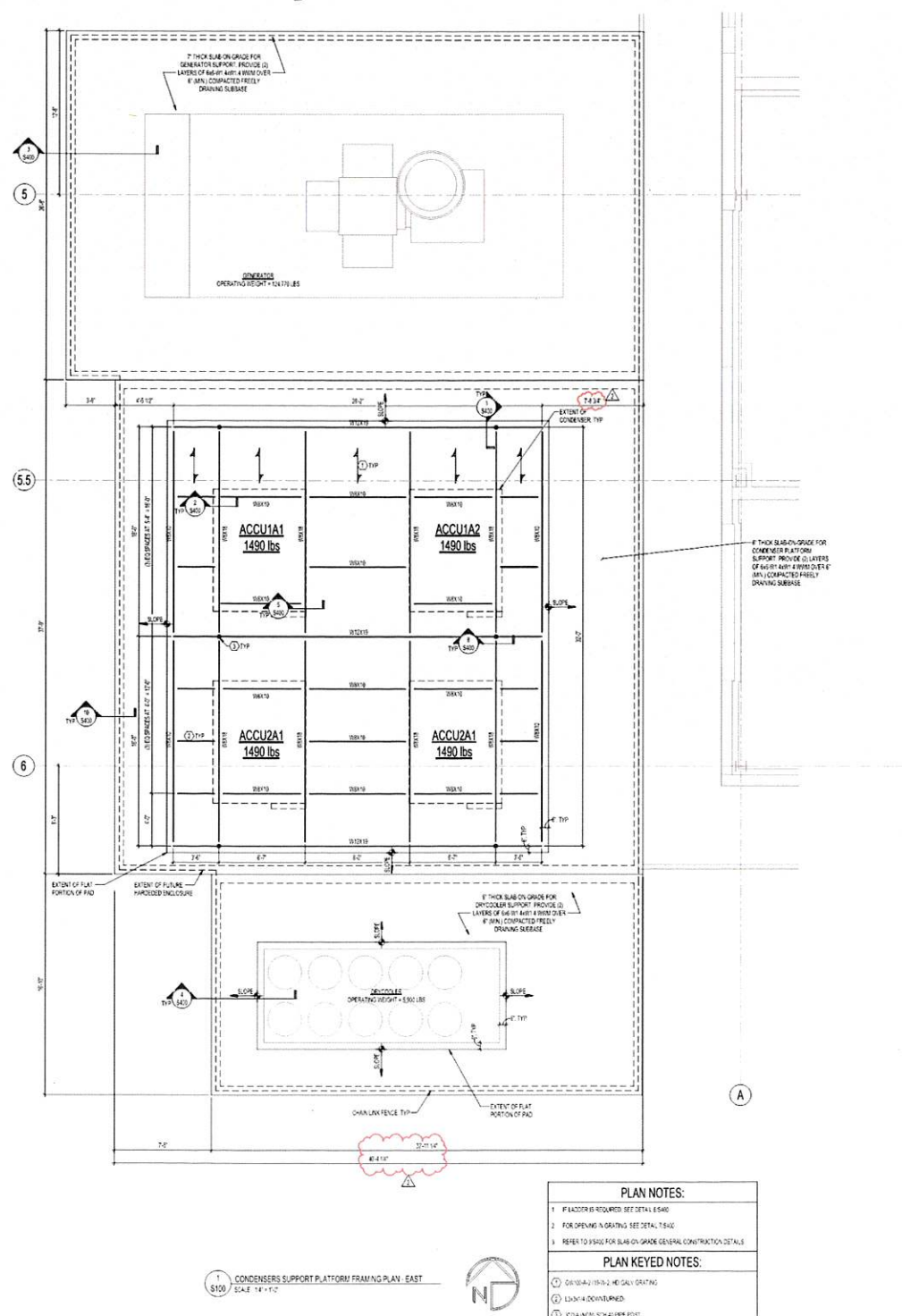
DRAW
MRT

APPROVED
FLL

DATE
December 08, 2025

RAD PROJECT NO.
224144.00

SHEET



- [illegible]

- [illegible]

MATERIAL SPECIFICATIONS						
UNLESS NOTED OTHERWISE, THE FOLLOWING MATERIALS SHALL BE USED: REFER TO MATERIALS, NOTES AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.						
CONCRETE MATERIALS AND QUALITY						
TYPE OF CONSTRUCTION	COMPRESSIVE STRENGTH (psi) (ASTM C39)	SPECIAL QUALITY	EXPOSURE CATEGORIES		WARMUP	AIR CONTENT
			F	Y		
FOOTINGS	3,000	1400				
CONCRETE SLABS	4,000	1400	F1		0.50	6%
GRADE BEAMS	4,000	1400	F1		0.50	6%
EXTERIOR SLAB ON GRADE	4,000	1400	F2		0.45	6%
EXTERIOR SLAB ON JOIST	4,000	1400	F3		0.4	6%
INTERIOR SLAB ON JOIST	4,000	1400	F3	C1	0.4	6%
INTERIOR SLAB ON WALL	4,000	1400	F3		0.4	6%
CONCRETE MATERIALS AND SPECIAL MATERIALS						
1. CONCRESSION SUPPLIER SHALL BE IN FULL AND COMPLETE COMPLIANCE WITH THE EXPOSURE CATEGORIES COLUMN.						
2. MAXIMUM AGGREGATE SIZE FOR ALL GRADES IS 3/4" INCHES (CONCRESSION SHALL BE 1" INCHES).						
3. PROVIDE AN ADEQUATE AIR CONTENT FOR EACH EXPOSURE CATEGORY. INDICATED ABOVE. TOLERANCE OF AN AIR CONTENT OF DELIVERED CONCRESSION SHALL BE ± 0.05 PERCENT.						
4. CONCRESSION SUPPLIER AND FINISHER SHALL COMPLY WITH THE PROVISIONS OF 19 PROPOSED MINNEAPOLIS UNDERGROUND WATER CONTROL ACT, CHAPTER 100.01, MINNEAPOLIS ORDINANCE 100.01, MINNEAPOLIS ORDINANCE 100.02, MINNEAPOLIS ORDINANCE 100.03, MINNEAPOLIS ORDINANCE 100.04, MINNEAPOLIS ORDINANCE 100.05, MINNEAPOLIS ORDINANCE 100.06, MINNEAPOLIS ORDINANCE 100.07, MINNEAPOLIS ORDINANCE 100.08, MINNEAPOLIS ORDINANCE 100.09, MINNEAPOLIS ORDINANCE 100.10, MINNEAPOLIS ORDINANCE 100.11, MINNEAPOLIS ORDINANCE 100.12, MINNEAPOLIS ORDINANCE 100.13, MINNEAPOLIS ORDINANCE 100.14, MINNEAPOLIS ORDINANCE 100.15, MINNEAPOLIS ORDINANCE 100.16, MINNEAPOLIS ORDINANCE 100.17, MINNEAPOLIS ORDINANCE 100.18, MINNEAPOLIS ORDINANCE 100.19, MINNEAPOLIS ORDINANCE 100.20, MINNEAPOLIS ORDINANCE 100.21, MINNEAPOLIS ORDINANCE 100.22, MINNEAPOLIS ORDINANCE 100.23, MINNEAPOLIS ORDINANCE 100.24, MINNEAPOLIS ORDINANCE 100.25, MINNEAPOLIS ORDINANCE 100.26, MINNEAPOLIS ORDINANCE 100.27, MINNEAPOLIS ORDINANCE 100.28, MINNEAPOLIS 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MINNEAPOLIS ORDINANCE 107.23, MINNEAPOLIS ORD						

2. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY STRUCTURAL ENGINEER OF ANY CONFLICTS WITH CONSTRUCTION DOCUMENTS.
3. REMOVE AND REPLACE AND/OR MODIFY ALL EXISTING CONSTRUCTION ARCHITECTURAL, STRUCTURAL, ELECTRICAL AND MECHANICAL AS REQUIRED IN ORDER TO PLACE NEW STRUCTURAL WORK SHOWN ON THE CONSTRUCTION DOCUMENTS. ONLY MODIFY STRUCTURAL COMPONENTS WHERE DETAILED ON CONSTRUCTION DOCUMENTS.
4. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND CONSTRUCTION SEQUENCE IN ORDER TO AVOID THE RISK OF COLLISION AND INTERFERENCE DURING CONSTRUCTION. USINGS AND METHODS OF CONSTRUCTION, THIS INCLUDE BUT IS NOT LIMITED TO: SHORING, TRAPPING, BRACING, ETC. CONTRACTOR SHALL DESIGN AND PROVIDE ALL SHORING REQUIRED TO SUPPORT EXISTING CONSTRUCTION AND NEW CONSTRUCTION AS REQUIRED TO BUILD THIS PROJECT.

CLASS 'B' TENSION LAP SPlice LENGTHS (INCHES)									
Bar Size	F-60,000 psi		F-65,000 psi		F-70,000 psi		F-75,000 psi		Notes
	1010	1015	1010	1015	1010	1015	1010	1015	
#3	22	28	18	24	17	22	16	21	NOTES: 1. SEE A308, C-1, C-2, C-3, C-4, C-5, C-6, C-7, C-8, C-9, C-10, C-11, C-12, C-13, C-14, C-15, C-16, C-17, C-18, C-19, C-20, C-21, C-22, C-23, C-24, C-25, C-26, C-27, C-28, C-29, C-30, C-31, C-32, C-33, C-34, C-35, C-36, C-37, C-38, C-39, C-40, C-41, C-42, C-43, C-44, C-45, C-46, C-47, C-48, C-49, C-50, C-51, C-52, C-53, C-54, C-55, C-56, C-57, C-58, C-59, C-60, C-61, C-62, C-63, C-64, C-65, C-66, C-67, C-68, C-69, C-70, C-71, C-72, C-73, C-74, C-75, C-76, C-77, C-78, C-79, C-80, C-81, C-82, C-83, C-84, C-85, C-86, C-87, C-88, C-89, C-90, C-91, C-92, C-93, C-94, C-95, C-96, C-97, C-98, C-99, C-100, C-101, C-102, C-103, C-104, C-105, C-106, C-107, C-108, C-109, C-110, C-111, C-112, C-113, C-114, C-115, C-116, C-117, C-118, C-119, C-120, C-121, C-122, C-123, C-124, C-125, C-126, C-127, C-128, C-129, C-130, C-131, C-132, C-133, C-134, C-135, C-136, C-137, C-138, C-139, C-140, C-141, C-142, C-143, C-144, C-145, C-146, C-147, C-148, C-149, C-150, C-151, C-152, C-153, C-154, C-155, C-156, C-157, C-158, C-159, C-160, C-161, C-162, C-163, C-164, C-165, C-166, C-167, C-168, C-169, C-170, C-171, C-172, C-173, C-174, C-175, C-176, C-177, C-178, C-179, C-180, C-181, C-182, C-183, C-184, C-185, C-186, C-187, C-188, C-189, C-190, C-191, C-192, C-193, C-194, C-195, C-196, C-197, C-198, C-199, C-200, C-201, C-202, C-203, C-204, C-205, C-206, C-207, C-208, C-209, C-210, C-211, C-212, C-213, C-214, C-215, C-216, C-217, C-218, C-219, C-220, C-221, C-222, C-223, C-224, C-225, C-226, C-227, C-228, C-229, C-230, C-231, C-232, C-233, C-234, C-235, C-236, C-237, C-238, C-239, C-240, C-241, C-242, C-243, C-244, C-245, C-246, C-247, C-248, C-249, C-250, C-251, C-252, C-253, C-254, C-255, C-256, C-257, C-258, C-259, C-260, C-261, C-262, C-263, C-264, C-265, C-266, C-267, C-268, C-269, C-270, C-271, C-272, C-273, C-274, C-275, C-276, C-277, C-278, C-279, C-280, C-281, C-282, C-283, C-284, C-285, C-286, C-287, C-288, C-289, C-290, C-291, C-292, C-293, C-294, C-295, C-296, C-297, C-298, C-299, C-300, C-301, C-302, C-303, C-304, C-305, C-306, C-307, C-308, C-309, C-310, C-311, C-312, C-313, C-314, C-315, C-316, C-317, C-318, C-319, C-320, C-321, C-322, C-323, C-324, C-325, C-326, C-327, C-328, C-329, C-330, C-331, C-332, C-333, C-334, C-335, C-336, C-337, C-338, C-339, C-340, C-341, C-342, C-343, C-344, C-345, C-346, C-347, C-348, C-349, C-350, C-351, C-352, C-353, C-354, C-355, C-356, C-357, C-358, C-359, C-360, C-361, C-362, C-363, C-364, C-365, C-366, C-367, C-368, C-369, C-370, C-371, C-372, C-373, C-374, C-375, C-376, C-377, C-378, C-379, C-380, C-381, C-382, C-383, C-384, C-385, C-386, C-387, C-388, C-389, C-390, C-391, C-392, C-393, C-394, C-395, C-396, C-397, C-398, C-399, C-400, C-401, C-402, C-403, C-404, C-405, C-406, C-407, C-408, C-409, C-410, C-411, C-412, C-413, C-414, C-415, C-416, C-417, C-418, C-419, C-420, C-421, C-422, C-423, C-424, C-425, C-426, C-427, C-428, C-429, C-430, C-431, C-432, C-433, C-434, C-435, C-436, C-437, C-438, C-439, C-440, C-441, C-442, C-443, C-444, C-445, C-446, C-447, C-448, C-449, C-450, C-451, C-452, C-453, C-454, C-455, C-456, C-457, C-458, C-459, C-460, C-461, C-462, C-463, C-464, C-465, C-466, C-467, C-468, C-469, C-470, C-471, C-472, C-473, C-474, C-475, C-476, C-477, C-478, C-479, C-480, C-481, C-482, C-483, C-484, C-485, C-486, C-487, C-488, C-489, C-490, C-491, C-492, C-493, C-494, C-495, C-496, C-497, C-498, C-499, C-500, C-501, C-502, C-503, C-504, C-505, C-506, C-507, C-508, C-509, C-510, C-511, C-512, C-513, C-514, C-515, C-516, C-517, C-518, C-519, C-520, C-521, C-522, C-523, C-524, C-525, C-526, C-527, C-528, C-529, C-530, C-531, C-532, C-533, C-534, C-535, C-536, C-537, C-538, C-539, C-540, C-541, C-542, C-543, C-544, C-545, C-546, C-547, C-548, C-549, C-550, C-551, C-552, C-553, C-554, C-555, C-556, C-557, C-558, C-559, C-560, C-561, C-562, C-563, C-564, C-565, C-566, C-567, C-568, C-569, C-570, C-571, C-572, C-573, C-574, C-575, C-576, C-577, C-578, C-579, C-580, C-581, C-582, C-583, C-584, C-585, C-586, C-587, C-588, C-589, C-590, C-591, C-592, C-593, C-594, C-595, C-596, C-597, C-598, C-599, C-600, C-601, C-602, C-603, C-604, C-605, C-606, C-607, C-608, C-609, C-610, C-611, C-612, C-613, C-614, C-615, C-616, C-617, C-618, C-619, C-620, C-621, C-622, C-623, C-624, C-625, C-626, C-627, C-628, C-629, C-630, C-631, C-632, C-633, C-634, C-635, C-636, C-637, C-638, C-639, C-640, C-641, C-642, C-643, C-644, C-645, C-

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|---|-------------------|
| PIPE | GRADE B |
| ALL OTHER ROLLED SHAPES ASTM A588 | GRADE B |
| STRUCTURAL CONVECTORS HOT ROLLED GALVANIZED TYPICAL | |
| HIGH STRENGTH BOLTS ASTM F1554 TYPE 1, TYPICAL | GROUP A (150 KSI) |
| HIGH STRENGTH BOLTS ASTM F1554 TYPE 1, BENEATH NUTS | GROUP B (100 KSI) |
| NUTS ASTM A563 | |
| WASERS ASTM A563 | |
| WELDING ELECTRODES | |
| STRUCTURAL STEEL | E70X |

#	DATE	DESCRIPTION
1	12.08.2025	BID DOCUMENTS
2	12.23.2025	ADDENDUM 02

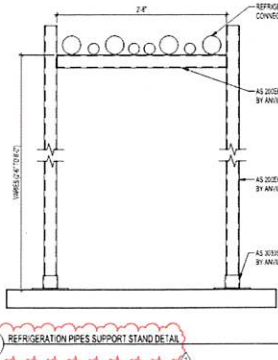
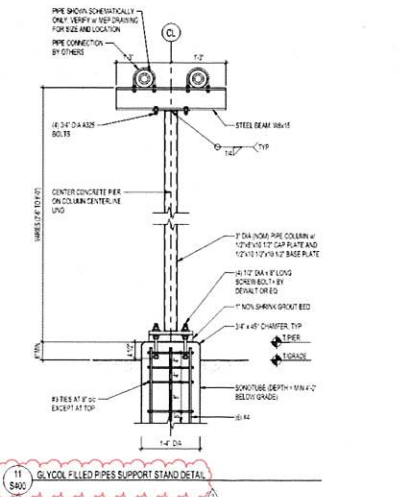
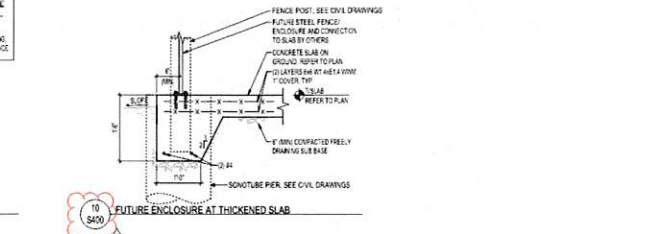
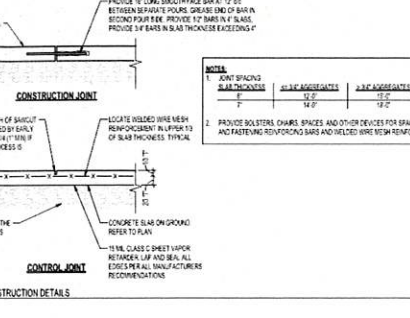
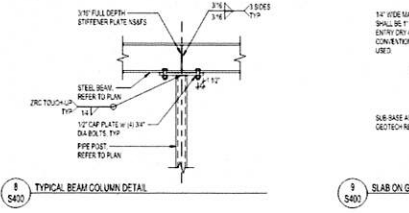
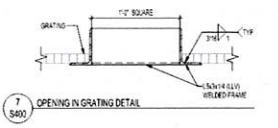
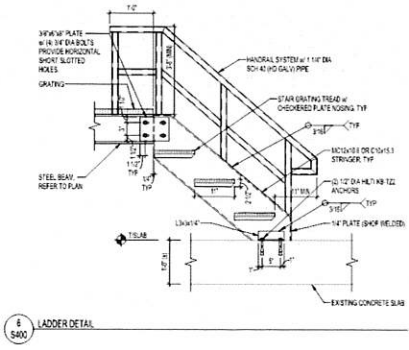
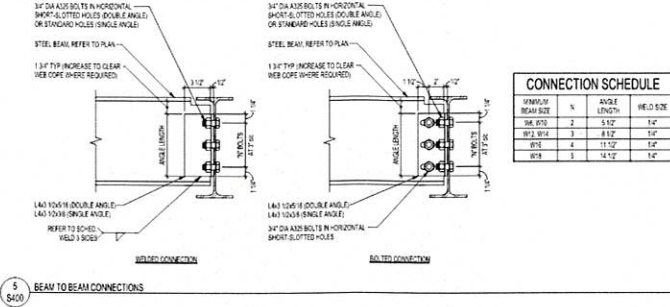
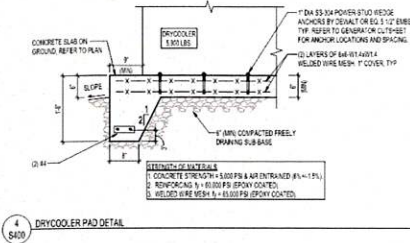
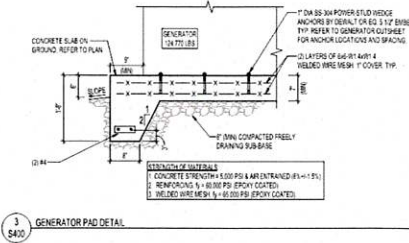
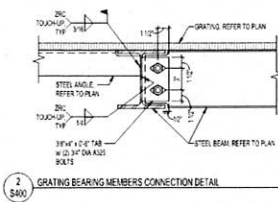
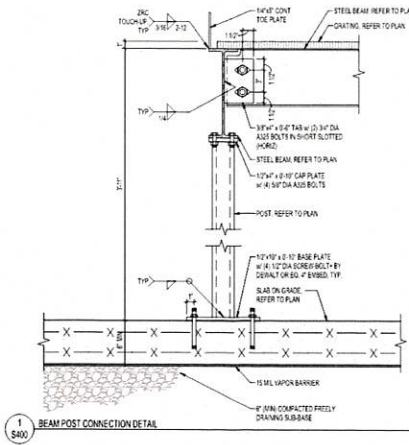
ATC CHILLER UPGRADE AND GENERATOR B

ISSUE DATE:	12-08-2022
PE PROJECT:	25068

GENERAL NOTES AND STRUCTURAL PLANS

SCALE: AS NOTED
DRAWN BY: PE
CHECKED BY: PE

ISSUANCES AND REVISIONS:		
#	DATE	DESCRIPTION
1	12.08.2025	ISS DOCUMENTS
2	12.23.2025	ADDENDUM #2



ATC CHILLER UPGRADE AND
GENERATOR B

EXTERIOR AIR COOLED
CONDENSING
UNITS



HNE04A036 - SUBMITTAL

Project Name:	ATC CHILLER PLANT "A" & "B" MODIFICATIONS
Quote ID:	-
Submitted For:	-
Submitted By:	Multistack
Identity #:	-

Project Location:	W234 N2000 RIDGEVIEW PKWY WAUKESHA, WI 53188
Item #:	1000
Submitted On:	04/11/2025
Submitted From:	-
Tag:	ACCU1A1, ACCU1A2, ACCU2A1, ACCU2A2, ACCU1B1, ACCU1B2

PRELIMINARY NOT FOR CONSTRUCTION

☐ For Record

☐ For Approval

By: _____

Date: _____

General Product Information

Product Family:	HNE	Circuiting:	50/50
Motor Type:	VSEC	Number of Fans:	4
Motor Horsepower:	2.68	Fan Blade Diameter:	31.5
Motor RPM:	1140	Fins Per Inch:	10
Voltage: (Volts/Ph/Hz)	460/3/60	Ambient Temperature: (°F)	105
Refrigerant Type:	R454B	Altitude: (ft)	381

Technical Information

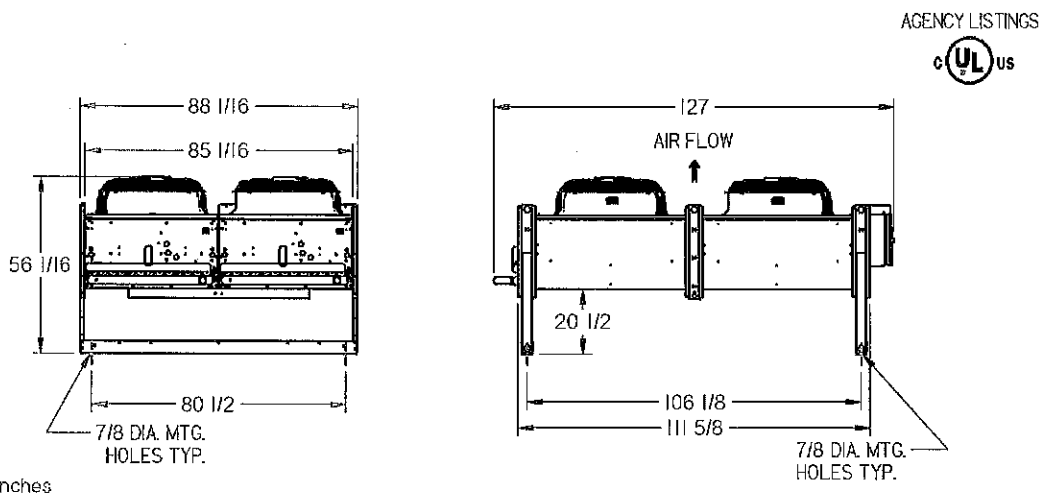
Condensation Specification Data

CFM	FLA	MCA	MOPD	Unit kW	Connections (in)	Max Number of Feeds	Total No. of Spare Feeds	Approx. Net Weight (lbs)	Unit Sound data (dBA at 10')
41,800	14	15	20	8	2 @ 2-1/8	56	0.0	1,490	78.3

Circuiting Details

Circuit No.	Circuit Name	Application Capacity* (BTU/H)	SST (°F)	Refrigerant	Condensing Temp (°F)	Compressor Type	THR (BTU/H)	No of Feeds	Actual TD (°F)	Actual Condensing Temp (°F)
1	CIR 1	273,417	23	R454B	127	Suction Cooled	352,594	28	22	127
2	CIR 2	273,417	23	R454B	127	Suction Cooled	352,594	28	22	127

Dimensional Drawing(s)





Project Name:		Project Location:	
Quote ID:	-	Item #:	1000
Submitted For:	-	Submitted On:	04/11/2025
Submitted By:	Multistack	Submitted From:	-
Identify #:	-	Tag:	-

Standard Features

RELIABLE & DURABLE

- ALUMINUM HOUSING FOR AN ATTRACTIVE APPEARANCE AND CORROSION PROTECTION WITH PAINTED GALVANIZED STEEL, OR GALVANIZED STEEL AS AN OPTION
- WEATHER RESISTANT CONTROL PANEL WITH FACTORY-MOUNTED THROUGH-THE-DOOR DISCONNECT
- COATED STEEL FAN GUARDS FOR OPTIMUM CORROSION PROTECTION
- MODELS UP TO 3 FANS IN LENGTH USE 3/8" DIAMETER TUBES TO MINIMIZE REFRIGERANT CHARGE. MODELS WITH 4 OR MORE FANS IN LENGTH USE 1/2" DIAMETER TUBES TO MINIMIZE REFRIGERANT PRESSURE DROP.
- FLOATING TUBE COIL DESIGN VIRTUALLY ELIMINATES TUBE SHEET LEAKS
- 2 YEAR PRODUCT WARRANTY AND COIL INCLUDES A 6 YEAR LEAK WARRANTY
- 3 YEAR WARRANTY ON EC MOTORS

PERFORMANCE & CONSTRUCTION

- EC MOTOR, SWEEP FAN BLADE AND VENTURE INCORPORATING INTEGRATED VARIABLE SPEED TECHNOLOGY
- INTERNAL BAFFLES PROVIDED BETWEEN ALL FAN CELLS
- SIDE ACCESS PANELS FOR EASE OF CLEANING COILS

Options

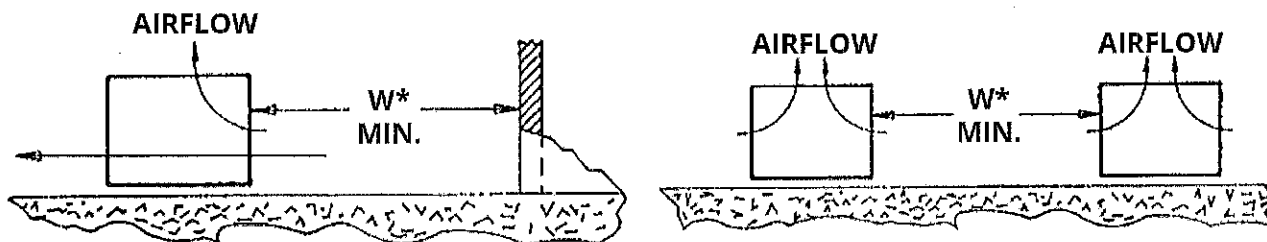
Mounted Options

- MOTOR DETAILS - VSEC
- COIL SELECTION - 4 ROW, 10 FPI, ALUMINUM
- CABINET MATERIAL - ALUMINUM W/ SIDE ACCESS
- VOLTAGE SELECTION - 460 - 3 - 60
- DISCONNECT SELECTION - NON-FUSED DISCONNECT
- MOTOR PROTECTION - STANDARD
- PACKAGING SELECTION - SHRINK WRAP
- BRAND LABEL OPTION - CHANDLER
- CIRCUITING - 4 ROW, TWO CIRCUITS
- LEG SELECTION - CHANNEL LEG, 20" CLEARANCE
- MOTOR SELECTION - 1030RPM, EC, 480/3/60
- FAN CONTROL - PROPORTIONAL PRES FOR EC
- ELECTRIC BOX - SINGLE WIDE E-BOX

System Options

Description	Quantity
UL COMPONENTS & GRILLS FOR R454B APPLICATION	1
CIRCUITS TO OPERATE INDEPENDENTLY OF ONE ANOTHER	1
JCI P352 PN4 CONTROLLER WITH A WORKING RANGE OF 240-600 PSI TRANSDUCER FOR R454B	1

Minimum Unit Clearances



Notes

* Capacities shown are Application Capacities reflecting nominal operation at 10°F TD. For models within the scope of the DOE AWEF (Annual Walk-In Energy Factor) standard, the Net Capacity is determined by the AHRI 1250 test method. DOE will publish this compliance data at www.regulations.doe.gov



Liebert Products & Service

World Headquarters
United States

1050 Dearborn Drive, P.O. Box 29186
Columbus, Ohio 43229
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EXTERIOR AIR COOLED
DRYCOOLERS

PRELIMINARY NOT FOR CONSTRUCTION

10 Fan Drycooler

Job Name	ATC CHILLER PLANT "A" & "B" MODIFICATIONS	
Model	D0HX150AG136A00	
Quantity	2 DC-1A AND DC-1B	
Date	10/31/2025	
Invoice #		
Purchaser		
P.O. #		
Tag #		
Submitted By	Jon Burkhardt	CDP, Inc.

10-Fan Drycooler

10 FAN DRYCOOLER ENGINEERING SPECIFICATION SHEET

Project Name: ATC 10-Fan Drycooler

Date: 10/31/2025

Reference No.: CPQ-737157

Submitted By: Jon Burkhardt

Model Number: D0HX150AG136A00

Quantity: 2

ELECTRICAL SUPPLY REQUIREMENTS

Drycooler: 460Volt, 3Phase, 60Hertz

Full Load Amps: 35

Wire Sizing Amps: 36

Overcurrent Protection Device: 45

DRYCOOLER

- **Model/Motor Type: 0: Standard**
- **Unit Control: X: Fan cycling controls With Current Sensing Relays**
- **Coil Guard: G: Coated wire guards**
- **Coil Circuits: 136 circuits Full**
- **Aluminum Fin (Std.)**
- **Glycol Type: 45% Propylene Glycol**
- **Design Entering Fluid Temp: 48°F**
- **Design Leaving Fluid Temp: 38°F**
- **Drycooler Design Ambient: 28.3°F**
- **Flow Rate: 307 GPM**
- **Design Capacity: 1,323,454 BTUH**
- **Drycooler Pressure Drop: 21.1 Feet of Water**
- **Drycooler Volume: 92.8 Gallons**
- **Sound: 72 dBA (sound pressure measured at 5 feet height, 30 feet from the unit)**

ETO:

ETO Number: DC-2096-29

ETO Desc: Special Features Applied To 10 Fan Drycooler Models 120 Or 150.

**Variant Desc: (10) Stages Of Fan Cycling Via Customer Contact Closure and (10) Ten Current Sensor Relays,
(1) One Current Sensor Relay For Each Fan Motor.**

Table 2.1 Drycooler Performance Data

Model No.	Hz	Total Heat Rejection* @25°F (3.9°C) ITD	Flow Rate		Pressure Drop			No. of Internal Circuits	No. & Size of Connections (Inlet)	No. & Size of Connections (Outlet)	No. of Fans	Air Flow		Sound	Internal Volume		Shipping Weight	
		Btu/h	kW	gpm	lps	ft of Water	kPa					cfm	cmh	dBA**	Gal	L	Lbs	Kg
120	60	1,172,000	343	136	8.6	27.2	81.2	68	2@2.625	2@2.625	10	74160	126000	65	92.8	351	5100	2313
		1,447,000	424	272	17.2	15.8	47.1	136	2@4.125	2@4.125	10	74160	126000	65	92.8	351	5100	2313
		1,579,000	463	544	34.3	15.1	45.1	272	2@4.125	2@4.125	10	74160	126000	65	92.8	351	5100	2313
		1,287,000	377	136	8.6	27.3	81.5	68	2@2.625	2@2.625	10	99030	168250	72	92.8	351	5100	2313
150	60	1,703,000	499	272	17.2	15.8	47.1	136	2@4.125	2@4.125	10	99030	168250	72	92.8	351	5100	2313
		1,924,000	564	544	34.3	15.1	45.1	272	2@4.125	2@4.125	10	99030	168250	72	92.8	351	5100	2313
150	50	1,218,000	357	136	8.6	27.3	81.5	68	2@2.625	2@2.625	10	82450	140090	69	92.8	351	5100	2313
		1,541,000	452	272	17.2	15.8	47.1	136	2@4.125	2@4.125	10	82450	140090	68	92.8	351	5100	2313
		1,703,000	499	544	34.3	15.1	46.1	272	2@4.125	2@4.125	10	82450	140090	68	92.8	351	5100	2313

* Ratings based on using 40% ethylene glycol @ 95°F (35°C) entering air, 120°F (48.9°C) entering glycol; 2 gpm (.13 l/s) circ.

** Sound data is for sound pressure measured @ 5 ft. (1.5m) height, 30 ft.(9.1 m) from the unit.

Drycooler Program Results

ubeside Fluid Is 45 Propylene Glycol Solution
rycooler Model: DNT 150A136 Optional Circuiting
ower Required: 460 Volts,3PH,60HZ
ach Unit has: 10 Fans & Motors @ 2 hp FLA = 34
lectrical Controls Provided - Fan Cycling

Air Side Data

CFM: 99030.0
ntering Air Temperature (F): 28.3
aving Air Temperature (F): 40.6

Fluid Side Data

PM: 307.0
ntering Fluid Temperature (F): 48.0
aving Fluid Temperature (F): 38.0
ressure Drop (ft water): 21.1

Capacities (BTU/hr)

otal Requested: 1320000
alculated per Unit: 1323454

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Locations

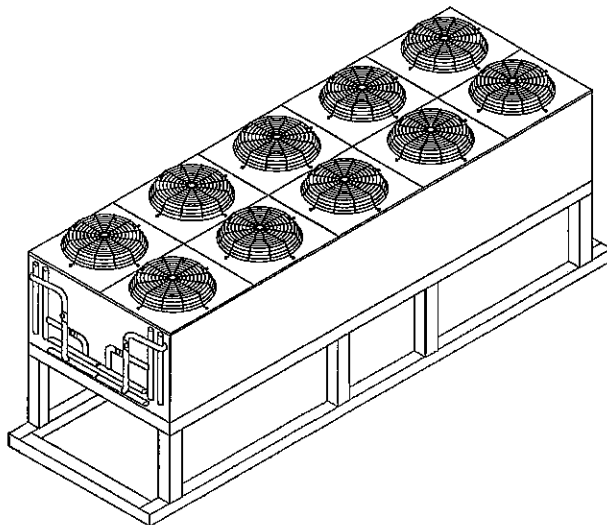
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LIEBERT 10-FAN DRYCOOLER

STANDARD FEATURES



STANDARD FEATURES

COIL Coil is constructed of copper tubes in a staggered tube pattern. Tubes are expanded into continuous, corrugated aluminum type fins. The fins have full depth fin collars completely covering the copper tubes which are connected to heavy wall type L headers. Inlet coil connector tubes pass through relieved holes in the tube sheet for maximum resistance to piping strain and vibration. Coil maximum operating pressure is 150 PSIG (1035kPa). Coils are factory leak tested, then sealed for cleanliness.

FANS Blades are constructed of zinc plated steel or aluminum with a maximum diameter of 30 inches (762 mm) and secured to the fan shaft by a keyway and flat. Fan guards are heavy gauge, close meshed, steel wire with corrosion resistant finish. Fans are factory balanced and tested before shipment.

FAN MOTORS Are provided with rain slingers, permanently lubricated bearings, and individual built-in overload protection. The direct drive fan motors shall be mounted in a heavy gauge basket type mount.

HOUSING The drycooler is constructed of galvanized steel and divided into individual fan sections by full width baffles. Structural support members are heavy gauge G90 galvanized steel for strength and corrosion resistance. Rigging holes are located in the base for hoisting the unit into position. Wire guards, constructed of coated wire, in 1" x 4" pattern, are mounted to protect the exposed vertical coil surface.

ELECTRICAL CONTROL All electrical connections shall be provided in a weatherproof enclosure. The enclosure shall be integral with the drycooler for pleasing appearance as well as functional protection. Fan cycling model drycooler senses fluid temperature to cycle fans in three steps to control leaving fluid temperature. Current sensing relays are provided with customer connection to monitor change in motor current to detect possible motor/fan failure.

UNIT DISCONNECT SWITCH A locking disconnect is factory installed and wired in enclosed control section.

LIEBERT 10-FAN DRYCOOLER

OPTIONAL FEATURES

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QUIET-LINE includes the same features as the standard 10 fan drycooler, except that it has 8 pole motors in lieu of 6 pole motors for lower sound levels and reduced capacity. Not available for 50 Hz or 575 Volt models.

ALUMINUM GRILLES are used for unit aesthetic and general mechanical security purposes. The aluminum grilles extend from the base of the unit and protect the exposed coil sides.

PRE-COATED FIN STOCK provides pre-coated coil fins for added protection in corrosive environments.

PHENOLIC COATED COIL provides baked phenolic coated coil for added protection in corrosive environments.

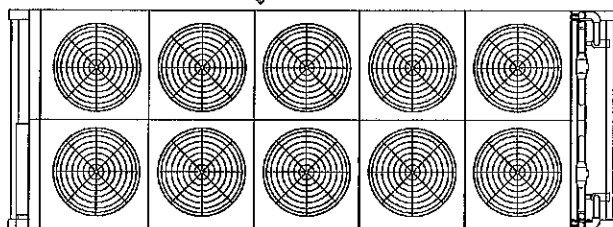
COPPER FIN/COPPER TUBE COIL provides coil constructed of copper fins and copper tubes.

TEAO MOTORS includes totally enclosed motors in lieu of standard motors. For use in industrial applications. Not available for Quiet-Line or 575 Volt models.

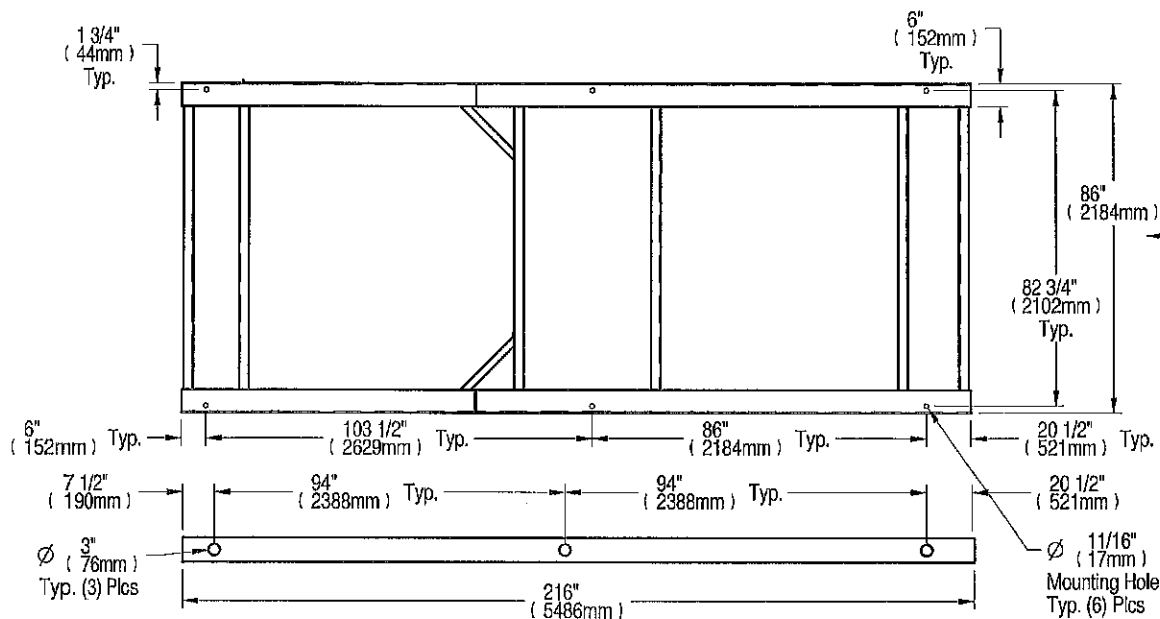
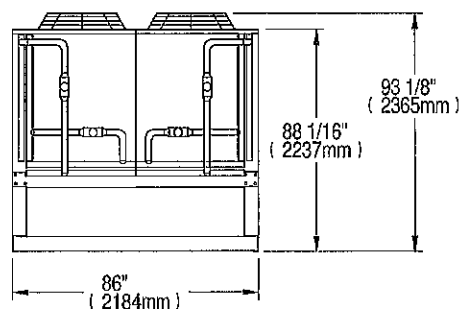
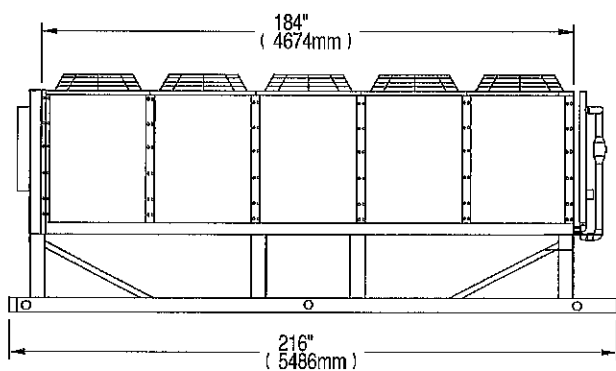
LIEBERT 10-FAN DRYCOOLER

CABINET & ANCHOR DIMENSIONAL DATA

Air Flow Side & Bottom



Air Flow Side & Bottom



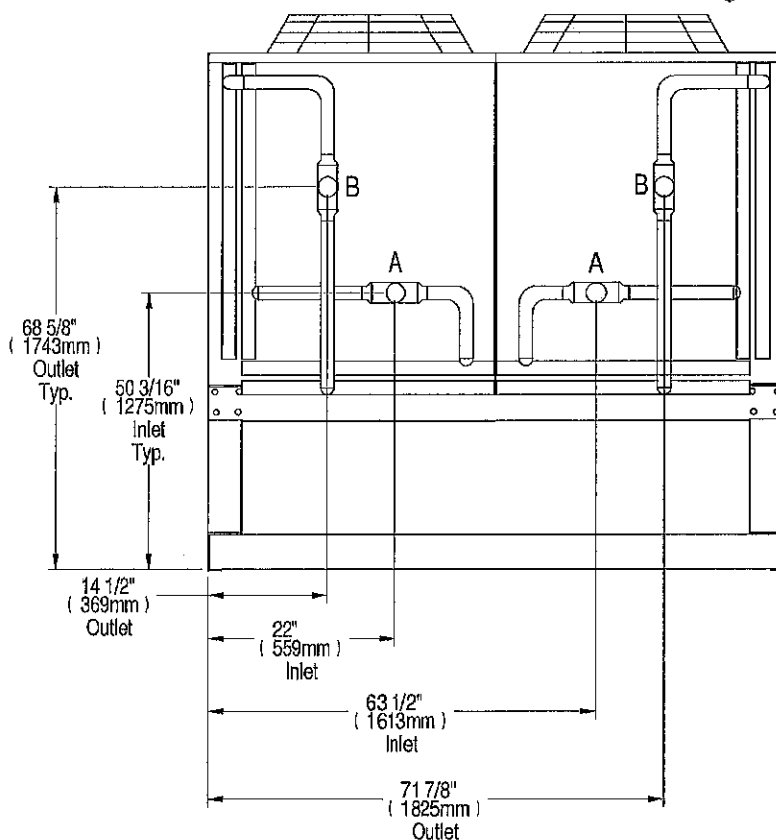
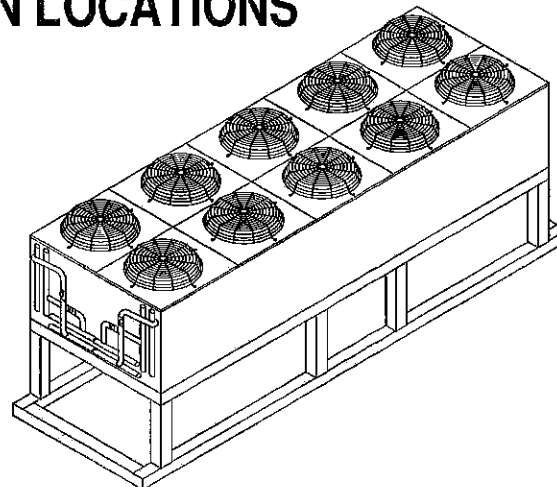
Unit
Anchor
Plan

MODEL NO.	CFM (CMH) 60Hz.	CFM (CMH) 50Hz.	COIL INTERNAL VOL. GAL (L)	NET WEIGHT LBS. (KG)
D0H*150**068				
D0H*150**136	99,030 (168,250)	82,450 (140,080)		
D0H*150**272			92.8 (351)	5,100 (2,313)
DGH*120**068				
DGH*120**136	74,160 (126,000)	N/A		
DGH*120**272				



LIEBERT 10-FAN DRYCOOLER

PRIMARY CONNECTION LOCATIONS



MODEL NO.	NO. OF INTERNAL CIRCUITS	NO. OF INLETS	NO. OF OUTLETS	CONNECTION SIZES (ODS) in. (mm)	
				(A) INLET	(B) OUTLET
D0H*150**068	68	2	2	2-5/8 (67)	2-5/8 (67)
D0H*150**136	136			4-1/8 (105)	4-1/8 (105)
D0H*150**272	272			2-5/8 (67)	2-5/8 (67)
DGH*120**068	68			4-1/8 (105)	4-1/8 (105)
DGH*120**136	136			2-5/8 (67)	2-5/8 (67)
DGH*120**272	272			4-1/8 (105)	4-1/8 (105)

Notes:

1. All piping dimensions have $\pm 1"$ (25 mm) tolerance.

LIEBERT 10-FAN DRYCOOLER

CLEARANCE DIMENSIONAL DATA

FIG. A

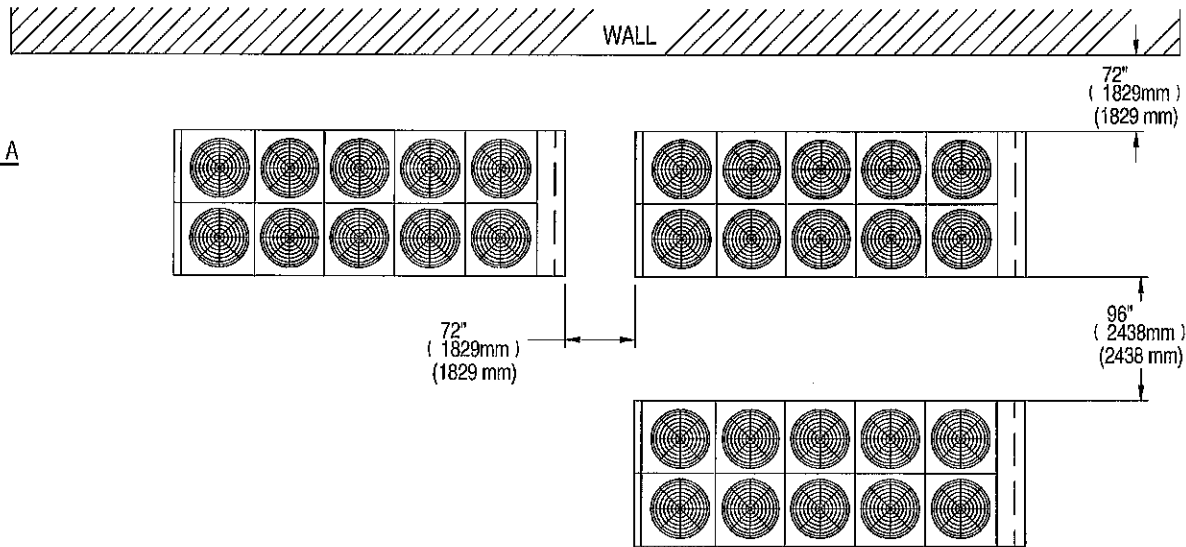


FIG. B
Single Pit
(See Note 2)

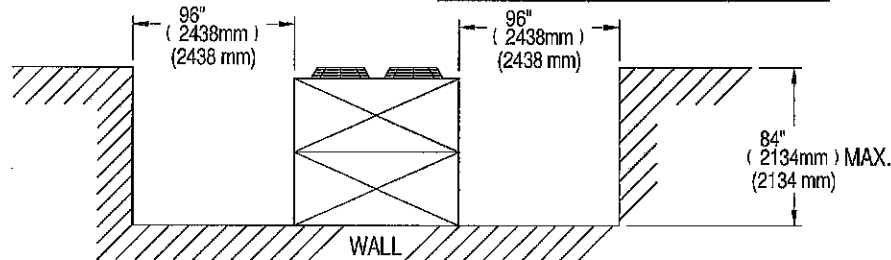


FIG. C
Double Pit
(See Note 2)

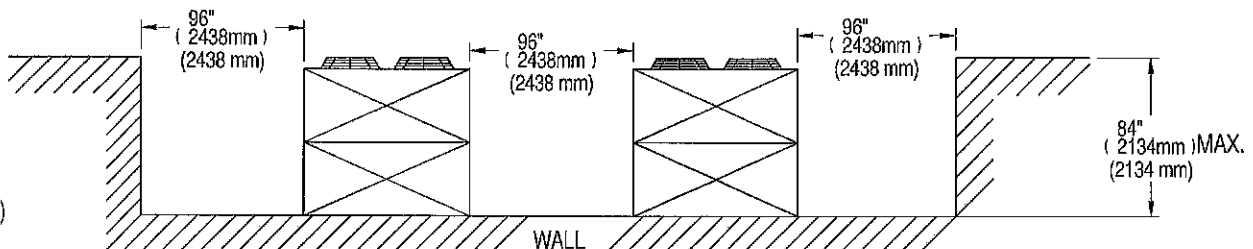
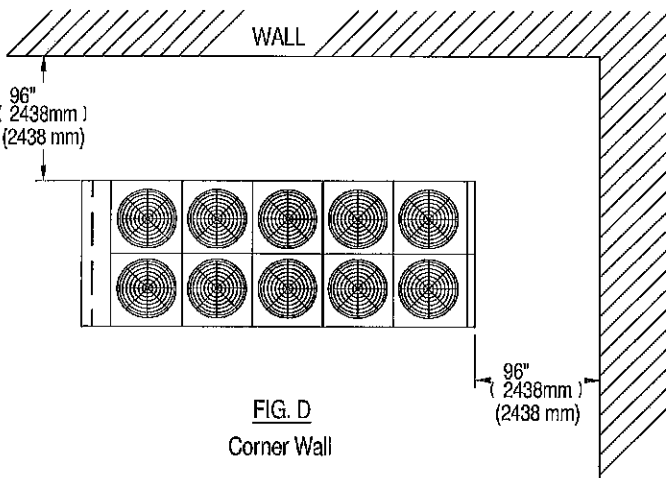


FIG. D
Corner Wall

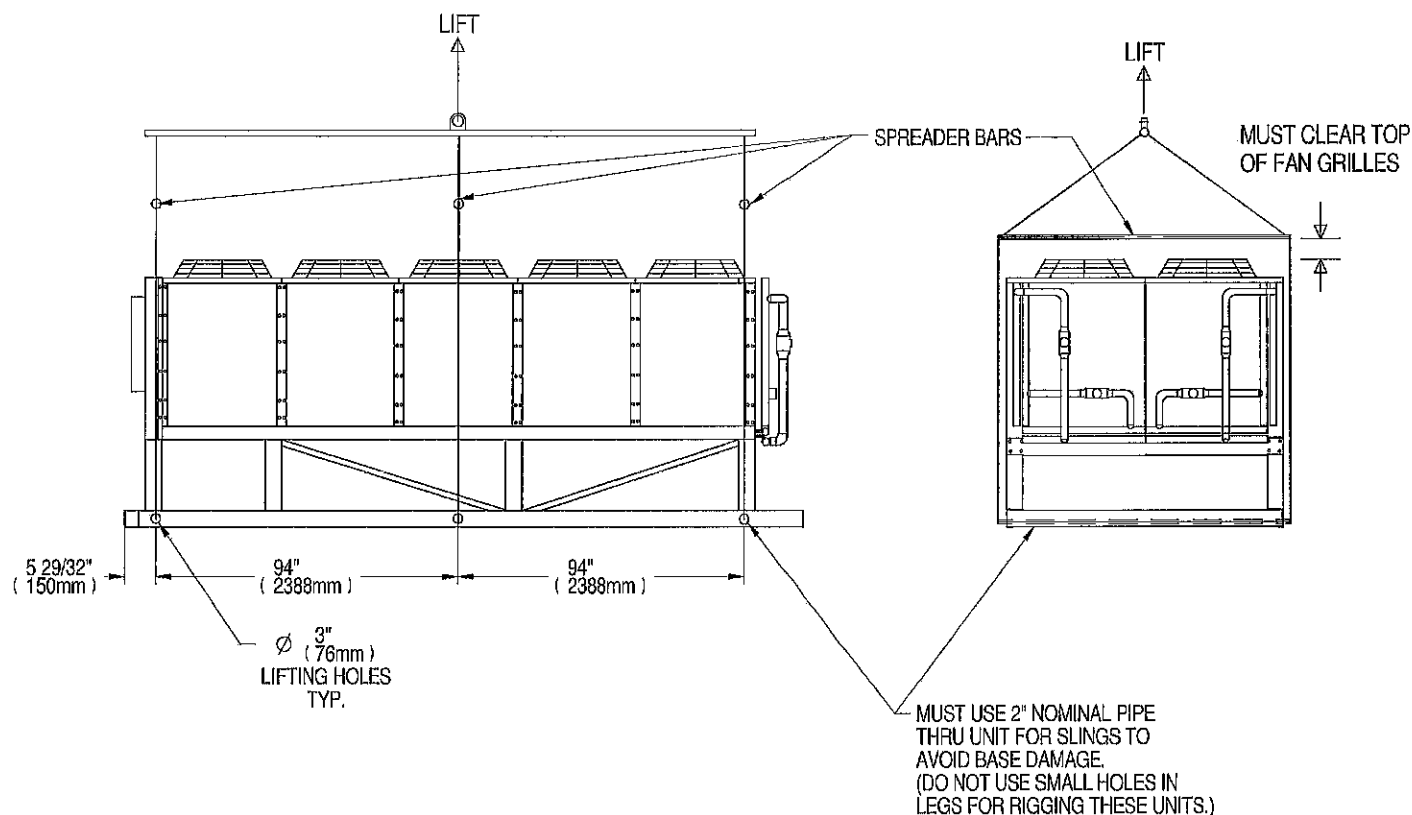


Notes:

1. All dimensions are minimal unless otherwise noted.
2. Pit installations are not recommended. Re-circulation of hot discharge air in combination with surface air turbulence cannot be predicted. Hot air re-circulation will severely affect unit efficiency and can cause high pressure trips or fan motor temperature trips. Supplier will not be responsible for ducting fans to a higher level to alleviate the above mentioned conditions.

LIEBERT 10-FAN DRYCOOLER

RIGGING INSTRUCTIONS

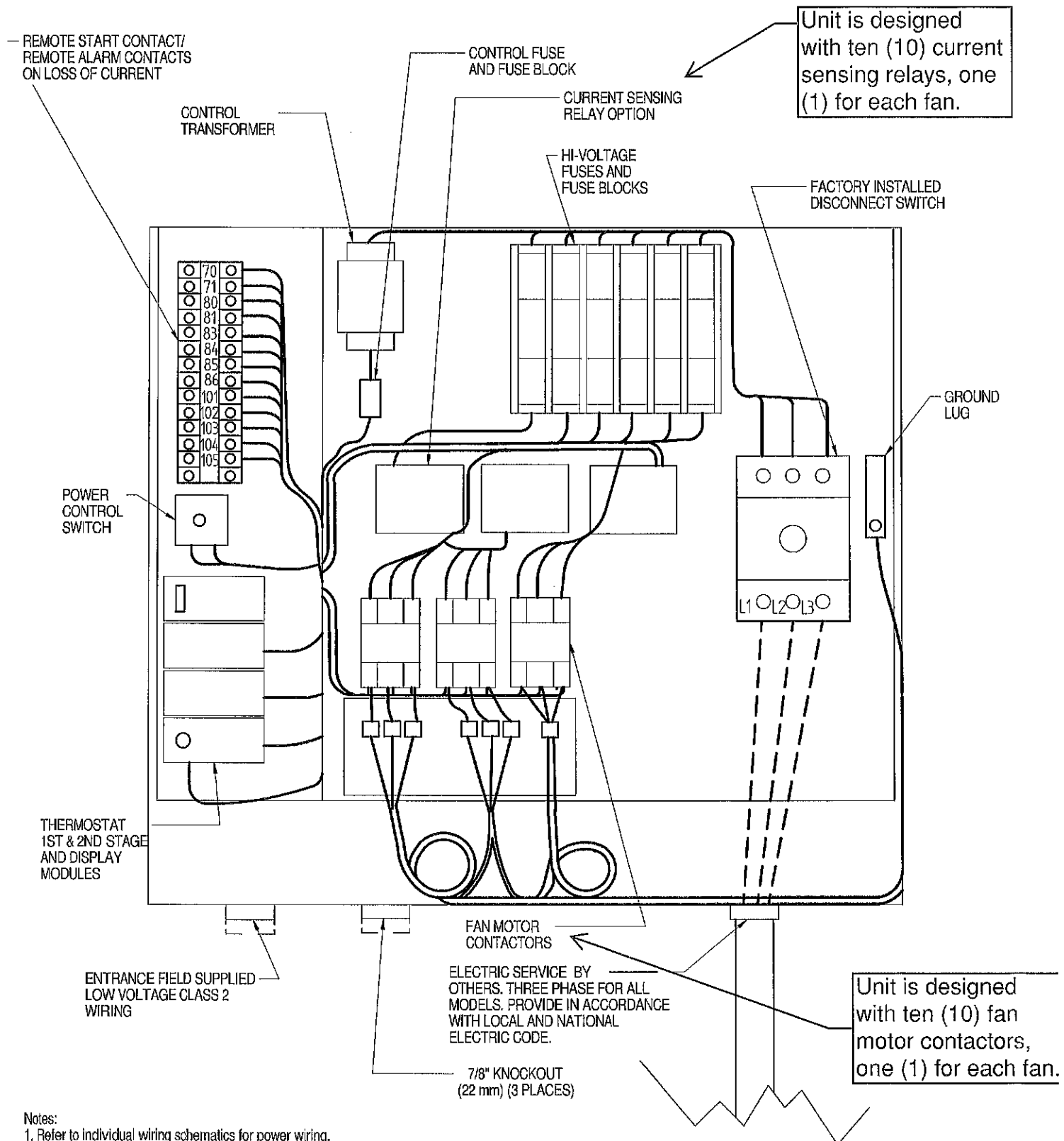


NOTES:

1. FOR DETAILED RIGGING INSTRUCTIONS, PLEASE REFER TO USER MANUAL AND UNIT LABELS.

LIEBERT 10-FAN DRYCOOLER

ELECTRICAL FIELD CONNECTIONS



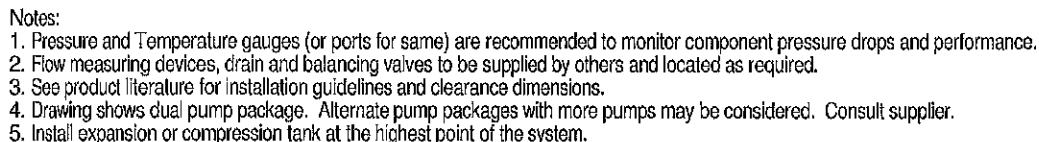
Notes:
1. Refer to individual wiring schematics for power wiring.

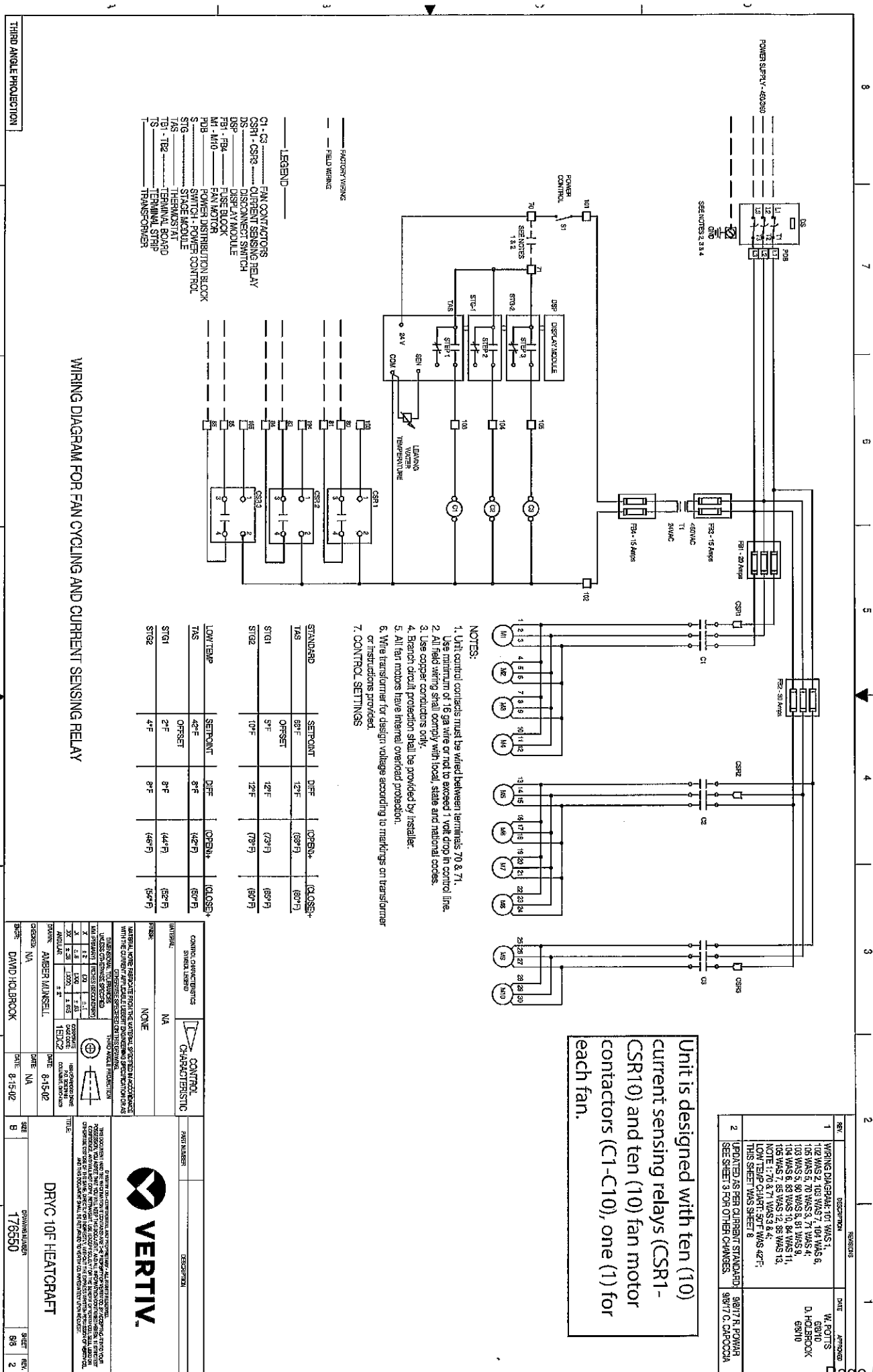
TYPICAL LOW VOLT WIRING DIAGRAM

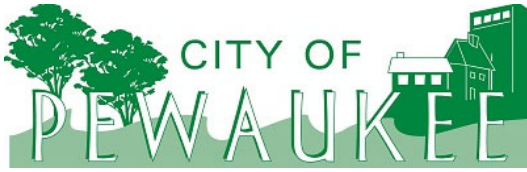


- REV: 1
REV DATE: 3/17
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TYPICAL PIPING DIAGRAM







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REPORT TO THE BOARD OF ZONING APPEALS

Meeting of January 7, 2026

Date: January 2, 2026

Project Name: American Transmission Company Variance

Project Address/Tax Key No.: W234N2000 Ridgeview Parkway Court / PWC 0953983

Applicant: American Transmission Company

Property Owner: AMERICAN TRANSMISSION COMPANY LLC

Zoning: M-4 Industrial Park District

2050 Land Use Map Designation: Manufacturing/Fabrication/Warehousing

Use of Surrounding Properties: Industrial properties and zoning to the north, south, east, and west.

Project Description/Analysis

The applicant filed a Variance Application requesting approval of a variance from Section 340-4.26F. to allow placement of mechanical equipment including a chiller plant and drycooler with a minimum setback of approximately 27-feet from the rear property line, opposed to the required 45-foot setback of the M-4 Industrial Park District.

Section 340-4.26F. requires a 45-foot setback for all structures, employee parking, signs, storage areas, and fences. The city's zoning ordinance defines a structure as "[a]ny man-made object with form, shape and utility, either permanently or temporarily attached to, placed upon or set into the ground, streambed or lake bed, including but not limited to roofed and walled buildings, gas or liquid storage tanks, bridges, dams and culverts."

The applicant has indicated that the existing equipment needs to be replaced and due to its size and operating clearances are no longer able to utilize the same space. The applicant has indicated that they plan to enclose this equipment in the future but are not proposing that at this time.

The Board of Zoning Appeals must review the application materials provided as well as Section 17.1007 of the City's Zoning Code (below), which outlines the factors the Board must consider in determining whether to grant or deny a variance request.

17.1007 FINDINGS (Rep. & Rec. 14-14)

No variance to the provisions of this Ordinance shall be granted by the Board unless it finds beyond a reasonable doubt that all the following facts and conditions exist and so indicates such in the minutes of its proceedings:

- a. Preservation of Intent: No variance shall be granted that is not consistent with the purpose and intent of the regulations for the district in which the development is located. No variance shall have the effect of permitting a use in any district that is not a

- stated permitted principal use, permitted accessory use, or permitted conditional use in that particular district.
- b. **Exceptional Circumstances:** There must be exceptional, extraordinary, or unusual circumstances or conditions applying to the lot or parcel, structure, use, or intended use that do not apply generally to other properties or uses in the same district, and the granting of the variance should not be of so general or recurrent nature as to suggest that the Ordinance should be changed.
 - c. **Economic or Financial Hardship and Self-Imposed Hardship Not Grounds for Variance:** No variance shall be granted on the basis of economic/ financial gain or loss. Self-imposed hardships shall not be considered as grounds for the granting of a variance.
 - d. **Preservation of Property Rights:** The variance must be necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same district and same vicinity.
 - e. **Absence of Detriment:** No variance shall be granted that will create substantial detriment to adjacent property or that will materially impair or be contrary to the purpose and spirit of this Ordinance or the public interest.
 - f. **Additional Requirements in Floodplain District:** No variance in or related to a floodplain* shall be granted where:
 - (1) A change in the boundaries or elevation of the base flood floodplain (F-1 District) would result.
 - (2) A lower degree of flood protection than a point two (2) feet above the 100-year recurrence interval base flood for the particular area would result.
 - (3) Any action contrary to the provisions of Chapter NR-116 of the Wisconsin Administrative Code would result. (See sub-section 17.0435 and WisDNR requirements)
 - (4) The lot or parcel is larger than one-half acre and is not contiguous to existing structures constructed below the regional (base) flood elevation.
 - (5) No good or sufficient cause can be shown; greater than a minimum relief is necessary; there is increased risk to public safety or nuisances; rescue and relief costs would be increased; and, it is contrary to the purposes of this ordinance.
 - (6) Such variance would allow alteration of an historical structure and/or use.
 - g. When a floodplain variance is granted, the Board shall notify the applicant in writing that it may increase risks to life and property and flood insurance premiums could increase up to \$25.00 per \$100.00 per coverage. A copy shall be maintained with the variance record.

Recommendation:

Considering the existing screening, use and location of adjacent buildings, staff recommends approval of the subject variance.