Planning Department
W240 N3065 Pewaukee Road
Pewaukee WI 53072
Phone: 262-691-0770

PLAN COMMISSION
MEETING NOTICE AND AGENDA
Thursday, April 16, 2026
6:00 PM
REVISED
Pewaukee City Hall Common Council Chambers
W240N3065 Pewaukee Road, Pewaukee, WI

---

1. Call to Order and Pledge of Allegiance

2. Items for Discussion and Possible Action

   2.1 Discussion and Action Regarding the Site and Building Plans for ICAP Development for a Multi-Tenant Medical Office Building Located at W240 N2687 Pewaukee Road (PWC 0924995)

   2.2 Discussion and Action and Public Hearing Regarding an Accessory Structure Zoning Code Amendment to Revise Section 340-2.9(B)(1)(a) Related to the Size and Quantity of Accessory Structures Allowed on Residential Properties

   2.3 Discussion and Action Regarding a Temporary Use Application for Lake Pewaukee Sanitary District to Keep a Temporary Trailer on Their Property Located at N25 W27675 Prospect Avenue During Construction (PWC 0935981)

3. Adjournment

Ami Hurd
Deputy Clerk
Community Development Coordinator
April 13, 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 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.

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 April 16, 2025

Date: April 7, 2026

Project Name: ICAP Development Site & Building Plan Review

Project Address/Tax Key No.: W240N2687 Pewaukee Road / PWC 0924995

Applicant: Ben Anderson, ICAP Development

Property Owner: ENVENTURE GROUP LLC

Current Zoning: B-6 Mixed-Use Business District

2050 Land Use Map Designation:

Use of Surrounding Properties:

Introduction

The applicant, ICAP Development, filed a Site & Building Plan Review Application for a multi-tenant commercial development located at W240N2687 Watertown Road.

The applicant describes anticipated uses as multi-service medical offices and clinics. The B-6 District allows Permitted uses as listed within the B-4 and B-5 districts if there is no outside storage of equipment, materials, or vehicles. The B-6 District also allows, as a Conditional Use, those uses listed in the B-4 and B-5 districts with outside storage as well as "[a]ny retail, service or office use that is compatible with those uses listed above as determined by the Plan Commission." Individual uses will be subject to Business Plan of Operation or Conditional Use Permit applications depending upon the specific use and allowance within the B-6 District.

Generally speaking, the uses listed within the project narrative are allowed in the B-6 District as permitted or conditional uses. The narrative lists "day hospital" as a potential use. This use will need to be reviewed in detail as hospitals are allowed within the I-1 District.

At their November 20, 2025, meeting, the Plan Commission reviewed a Conceptual Review Application for this development and discussed the property being rezoned to B-4. The applicant did not submit a rezoning application and is proposing the development under the B-6 District.

Project Description/Analysis

The 6.484-acre property is currently vacant and zoned B-6 Mixed Use Business District. The property is located on the southwest corner of Watertown Plank Road and Pewaukee Road (Hwy 164). The proposed development consists of a 35,000 square foot multi-tenant building for the initial phase of the project.

A future phase is noted within the project narrative and shown on the site plan. The future phase illustrates a second, approximately 20,000 square foot building. The eventual buildout of Phase 2 will

result in about 51% of the site remaining greenspace, in compliance with the city's minimum 40% greenspace standard. Phase 2 will require separate review of a Site & Building Plan Review Application.

Access includes ingress/egress from River Park Drive as well as Watertown Road. The applicant has noted that they have been in contact and shared plans with Waukesha County. The County will ultimately approve the access location and design at Watertown Road.

The site plan includes 164 parking spaces, which are a minimum of 180 square feet in accordance with the zoning ordinance. The Zoning Code suggests a parking ratio of seven spaces per doctor. However, it is unknown at this time how many doctors may be present once the building is fully occupied. Moreover, the number of doctors in the long-term may change as tenants move in and out of the building.

Staff found that other common recommended parking ratios for medical office buildings is one space per 250 square feet of gross floor area or 4.5 parking spaces per 1,000 square feet of gross floor area. Considering these two ratios, the recommended number of parking spaces would be 140 or 156, respectively. Staff does not object to the quantity of parking provided.

Related to parking and landscaping, the Plan Commission should consider the following regulations within the city's zoning ordinance:

- Section 340-4.22G(3) – "All parking and loading areas shall be adequately screened as determined by the Plan Commission."

- Section 340-4.22I(3) – "Parking and loading areas and any permitted outside storage areas shall be appropriately screened from view of the general motoring public."

- Section 340-8.1B. – "The location of off-street parking shall be on the same lot or parcel as the principal 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 is proposing parking within 50 feet of the multi-family residential properties to the south and west. A detailed Landscape Plan is included within the packet materials for review.

The Lighting Plan provided includes both site and building lighting. Lights are full cutoff and are dimmable, if necessary. A photometric plan has been provided for review.

The building materials are shown as a mix of masonry, phenolic panels[1], and metal panels. The roofline of the building varies with a height of 17 feet and 22 feet, and a peak height of 24 feet. Rooftop mechanicals are positioned behind and screened by the taller parapet walls.

[1] Phenolic panels are a flat panel based on thermosetting resins, homogenously reinforced with wood fibers and manufactured under high pressure and temperature. Using special techniques, the panels have an integrated, decorative surface with pigmented resins. The resultant properties make the product particularly suitable for a wide range of exterior applications. Phenolic panels are resistant to weather and sun and because it is closed pore, it does not attract dirt. Cleaning

The plans provided include a multi-tenant monument sign and wall signage on the building. *Staff recommends that signs be subject to separate staff review of a Sign Permit*.

Staff also recommends that the approval be contingent upon Engineering Department approval of final grading, erosion control, utilities, and storm water management plans, prior to land disturbance.

Recommendation

Staff recommends approval of the Site & Building Plan Review Application for Phase 1 of the proposed medical office development located at W240N2687 Pewaukee Road.

is easy and inexpensive. ("Phenolic Panels," accessed November 10, 2025, http://www.architecturalpanelsystems.com/phenolic-panels/).

April 3, 2026

Nick Fuchs
Planner & Community Development Director
City of Pewaukee

SUBJECT: Site & Building Plan Review Submittal
W240N2687 Pewaukee Rd.
Pewaukee, WI 53072

Project Location:

The vacant 6.484-acre lot commonly known as W240N2687 Pewaukee Rd (Parcel ID: PWC 0924995). The legal description of the site is LOT 1 CERT SURV 7545 VOL 64/202 REC AS DOC# 2008170 PT SE1/4 & NE1/4 SEC 15 & PT NE1/4 SEC 22 T7N R19E :: EX DOC# 3092187 :: DOC# 4227761 (the "Property"). The Property is an undeveloped lot along the HWY 164 corridor between I-94 to the south and Capitol Drive to the north. The Property is surrounded by a multitude of uses including residential, senior living, and professional offices. The Applicant currently has a contractual agreement with the owner to purchase the Property for the purpose of developing the Project (defined below).

Project Narrative:

ICAP Development (the "Applicant") seeks to construct a multi-tenant, multi-service medical office building on the Property (the "Project"). The single-story building will be anchored by Moreland ENT, a regional medical provider that has been involved in the Waukesha County community for over 50 years, and the building will be designed to accommodate an additional 3-5 medical office users. The Project may also include a future expansion that may include a second building, as conceptually shown on the site plan.

The proposed Project may provide the full spectrum of healthcare services including (a) medical offices, medical clinics and uses related to the provision of medical services, including without limitation, dental care, optical care, physical therapy, physical fitness and health centers, occupational therapy, clinical uses, labs, diagnostic testing, outpatient departments of a hospital, specialty care, primary care, urgent care, mental and behavioral health services, and a day hospital (b) community and social service uses, including without limitation, counseling, therapy, child advocacy services and foster care services, (c) general offices, and (d) any accompanying ancillary uses reasonably related to medical uses, social service uses, or general office uses (including, without limitation, retail sales of prosthetics and/or other products that are related to the medical use).

Scope of Project:

The proposed Project includes the following improvements to the Property:

- An approximately 35,000sq. ft. multi-tenant medical office building.
- A 159-stall parking lot.
- An onsite storm water retention pond.
- A future phase of an approximately 20,000 SF medical office building.
- The exterior of the proposed building consists of a mixture of materials including masonry, architectural panels and glass which is meant to complement the surrounding buildings along this corridor. Additionally, brick detailing, roofline changes, and window features add further interest to the building design.

Included in this submittal are the following documents for reference:

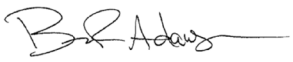
(i) Site Plans showing all proposed improvements to the Property.
(ii) Grading/erosion control plan.
(iii) Preliminary storm water management plan.
(iv) Landscaping & lighting plan.

(v) The exterior elevations for the proposed building.
(vi) Renderings of the proposed building including preliminary signage locations.

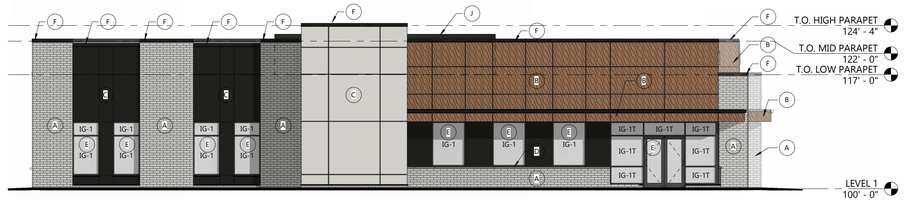
Schedule:
Applicant desires to begin development on the Property immediately upon receiving all site and building approvals from the City of Pewaukee and other authorities having jurisdiction. The Project is estimated to be fully open and operational by late-2027.

Request:
ICAP Development is very excited to present the proposed Project to the City of Pewaukee Planning Staff and respectfully requests review of the Project and Building.

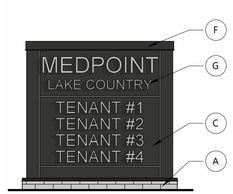
Respectfully Submitted,



Brian R Adamson
ICAP Development LLC



SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



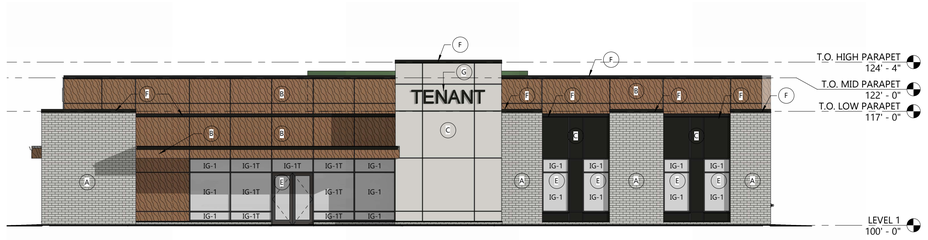
MONUMENT SIGN
SCALE: 1/4" = 1'-0"

KEYED EXTERIOR ELEVATIONS - CITY	
TAG #	DESCRIPTION
A	BRICK MASONRY UNITS
B	WOOD GRAIN - PHENOLIC PANEL
C	SOLID COLOR METAL PANEL
D	MASONRY SILL
E	THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM
F	PREFINISHED ALUMINUM COPING
G	PROPOSED TENANT SIGNAGE LOCATION
H	PROPOSED FIRE DEPARTMENT CONNECTION LOCATION
J	ROOFTOP MECHANICAL EQUIPMENT SCREENED BY TALL SECTIONS OF PARAPET
K	STAINED CEDAR SIDING ON GATE, COLOR TO MATCH BUILDING WOOD

GLAZING KEY

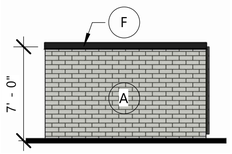
	IG-1 & IG-1T	INSULATED CLEAR VISION GLAZING
	IG-2 & IG-2T	INSULATED SPANDREL GLAZING

EAST ELEVATION
SCALE: 3/32" = 1'-0"

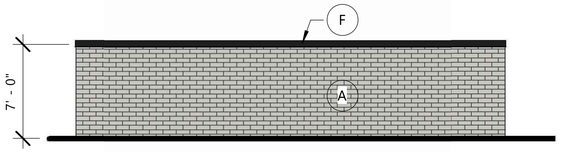


NORTH ELEVATION
SCALE: 3/32" = 1'-0"

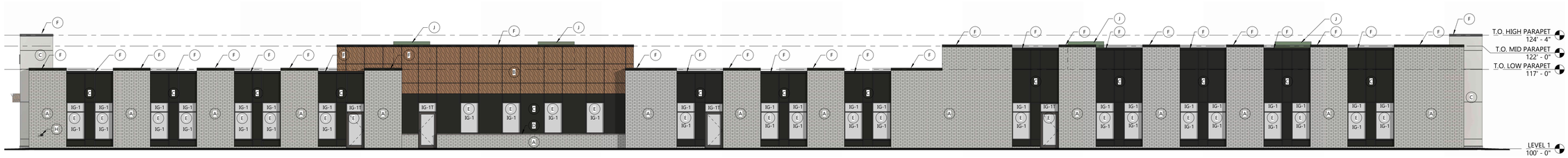
TRASH ENCLOSURE - EAST
SCALE: 3/32" = 1'-0"



TRASH ENCLOSURE - NORTH
SCALE: 3/32" = 1'-0"



TRASH ENCLOSURE - WEST
SCALE: 3/32" = 1'-0"



WEST ELEVATION
SCALE: 3/32" = 1'-0"

ICAP DEVELOPMENT

Artistic and/or computer renderings are not a contractual representation of the finished product and GROTH Design Group makes no warranties and representations that the depictions of such renderings will be replicated in the finished product. Client acknowledges and agrees that the terms of the contract, not the renderings shall control.

GROTH Design Group

PERSPECTIVE LOOKING NORTHWEST

ICAP DEVELOPMENT

Artistic and/or computer renderings are not a contractual representation of the finished product and GROTH Design Group makes no warranties and representations that the depictions of such renderings will be replicated in the finished product. Client acknowledges and agrees that the terms of the contract, not the renderings shall control.

GROTH Design Group

PERSPECTIVE LOOKING WEST

ICAP DEVELOPMENT

Artistic and/or computer renderings are not a contractual representation of the finished product and GROTH Design Group makes no warranties and representations that the depictions of such renderings will be replicated in the finished product. Client acknowledges and agrees that the terms of the contract, not the renderings shall control.

GROTH Design Group

PERSPECTIVE LOOKING SOUTHWEST

ICAP DEVELOPMENT

Artistic and/or computer renderings are not a contractual representation of the finished product and GROTH Design Group makes no warranties and representations that the depictions of such renderings will be replicated in the finished product. Client acknowledges and agrees that the terms of the contract, not the renderings shall control.

GROTH Design Group

PERSPECTIVE LOOKING SOUTHWEST WITH MONUMENT SIGN

ICAP DEVELOPMENT

Artistic and/or computer renderings are not a contractual representation of the finished product and GROTH Design Group makes no warranties and representations that the depictions of such renderings will be replicated in the finished product. Client acknowledges and agrees that the terms of the contract, not the renderings shall control.

GROTH Design Group

PLAN COMMISSION
04.17.2026

ICAP DEVELOPMENT - PEWAUKEE MEDICAL OFFICE BUILDING

PERSPECTIVE LOOKING SOUTHEAST

ICAP DEVELOPMENT

Artistic and/or computer renderings are not a contractual representation of the finished product and GROTH Design Group makes no warranties and representations that the depictions of such renderings will be replicated in the finished product. Client acknowledges and agrees that the terms of the contract, not the renderings shall control.

GROTH Design Group

PERSPECTIVE LOOKING NORTHEAST

ICAP DEVELOPMENT

Artistic and/or computer renderings are not a contractual representation of the finished product and GROTH Design Group makes no warranties and representations that the depictions of such renderings will be replicated in the finished product. Client acknowledges and agrees that the terms of the contract, not the renderings shall control.

GROTH Design Group

ICAP MEDICAL OFFICE DEVELOPMENT

SITE DEVELOPMENT PLANS

CITY OF PEWAUKEE, WISCONSIN

GENERAL NOTES

1. THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.

   -STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, 6TH EDITION (SSSWCW)
   -THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION
   -WDNR STORMWATER RUNOFF TECHNICAL STANDARDS.
   -WISDOT PAL APPROVED EROSION CONTROL MEASURES LIST, LATEST EDITION.
   -CITY OF PEWAUKEE TECHNICAL STANDARDS.

2. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.

3. EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, AN APPROVED EROSION CONTROL PLAN WILL BE PROVIDED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY IMPLEMENTING THE APPROVED PLAN.

4. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.

5. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION (CALL DIGGERS HOTLINE AT 800-242-8511). COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

6. EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.

7. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

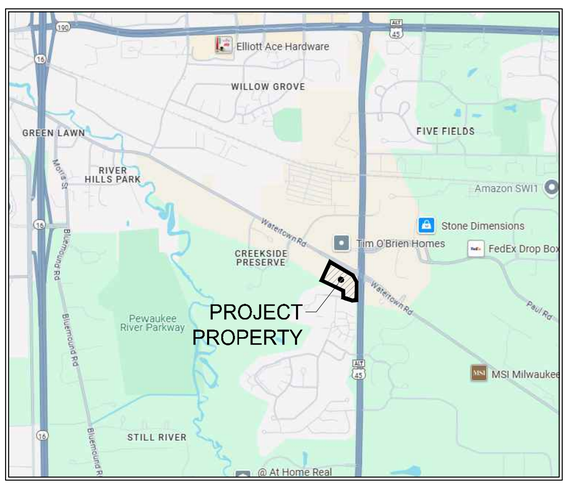
8. ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.

9. ALL TRENCHING SHALL BE PERFORMED ACCORDING TO OSHA STANDARDS.

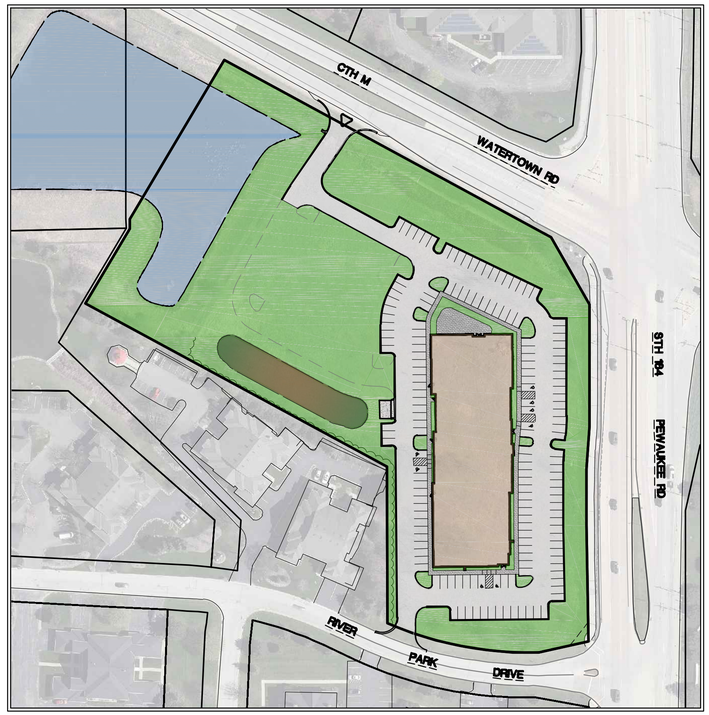
10. ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.

11. THE CONTRACTOR SHALL CLEAN ALL ADJACENT STREETS OF ANY SEDIMENT OR DEBRIS BY SWEEPING BEFORE THE END OF THE WORKING DAY OR AS REQUIRED BY THE CITY OF PEWAUKEE.

12. THE CONTRACTOR MUST AND IS REQUIRED TO NOTIFY THE CITY OF PEWAUKEE SEWER AND WATER UTILITY A MINIMUM OF 48 HOURS IN ADVANCE OF WATER MAIN FILLING, WATER MAIN FLUSHING, WATER MAIN TESTING AND WATER MAIN CONNECTIONS. NO CONNECTION SHALL BE MADE TO THE EXISTING WATER SYSTEM UNTIL SAFE SAMPLES FROM THE NEW MAIN HAVE BEEN OBTAINED.



LOCATION MAP
NOT TO SCALE



SITE PLAN
SCALE: 1" = 100'

ENGINEER / SURVEYOR:
TRIO ENGINEERING, LLC
19035 W. CAPITOL DRIVE SUITE 200
BROOKFIELD, WISCONSIN 53045
PHONE: (262) 790-1480
FAX: (262) 790-1481

DEVELOPER:
ICAP DEVELOPMENT
1830 N. HUBBARD ST., #700
MILWAUKEE, WI 53212
PHONE: (262) 352-1499

SHEET INDEX

WISCONSIN Matthew J. BAILEY E-42533 OCONOMOWOC PROFESSIONAL ENGINEER

TRIO DESIGN • LAND SURVEYING CIVIL ENGINEERING
19035 W. CAPITOL DR., SUITE 200
BROOKFIELD, WI 53045
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

PROJECT:
ICAP MEDICAL OFFICE DEVELOPMENT
CITY OF PEWAUKEE, WISCONSIN
BY: ICAP DEVELOPMENT
1830 N. HUBBARD ST.
MILWAUKEE, WI 53212

REVISION HISTORY

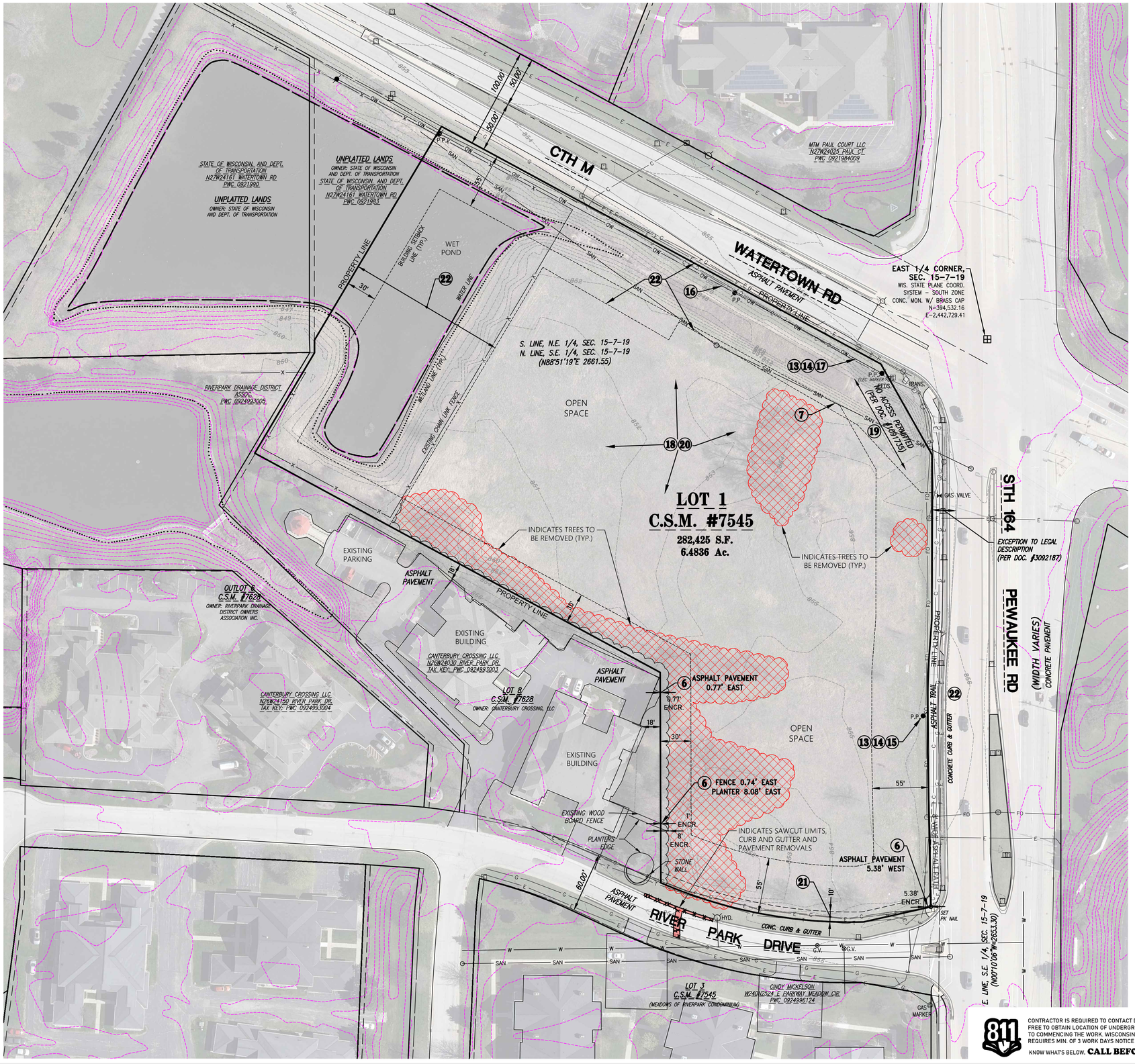
DATE	DESCRIPTION
02/20/26	PRELIMINARY SUBMITTAL
03/31/26	PRELIMINARY SUBMITTAL

DATE:
MARCH 31, 2026

JOB NUMBER:
25-42-1269

DESCRIPTION:
COVER SHEET

SHEET
T1.0



EASEMENTS, EXCEPTIONS, ETC.: SCHEDULE B-II

PER: CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO.: CO-16607
COMMITMENT DATE: AUGUST 6, 2025

(6) – Any encroachments, encumbrance, violation, variation, or adverse circumstance affecting Title that would be disclosed by an accurate and complete land survey of the Land.

(7) – Easement(s) or claims of Easement(s) not shown by the public records. (Possible Sanitary Sewer Easement).

(13) – Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Wisconsin Telephone Company, recorded on January 18, 1916, as Document No. 91835. (Document describes maintaining a line of poles along Highway. C.T.H. "M" has line of poles as shown. S.T.H. "164" has one pole as shown on the property).

(14) – Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Wisconsin Telephone Company, recorded on June 28, 1920, as Document No. 112561. (Document describes maintaining a line of poles along Highway. C.T.H. "M" has line of poles as shown. S.T.H. "164" has one pole as shown on the property).

(15) – Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to The Milwaukee Electric Railway and Light Company, recorded on April 12, 1928, as Document No. 158904. (Document describes maintaining a line of poles along Highway known as "Section Line Road". Assuming that Highway is now S.T.H. "164", there is one pole as shown on the property).

(16) – Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Wisconsin Telephone Company and American Telephone and Telegraph Company, recorded on September 18, 1942, as Document No. 251748. (Easement description vague but describes line of poles 26' South of centerline of Highway. Current half R/W width of C.T.H. "M" is 33' which would put line of poles within current R/W. Current line of poles located outside of R/W as shown).

(17) – Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Wisconsin Electric Power Company, recorded on January 14, 1954, as Document No. 391436. (Document describes right to maintain line of poles located in the Southeast 1/4 of Section 15. Does not give specifics to actual location).

(18) – Possible charges and/or assessments by reason of an order of the Town Board of the Town of Pewaukee establishing Sanitary District No. 3 of the Town of Pewaukee, Waukesha County, Wisconsin, as disclosed by resolution recorded December 6, 1976 on Reel 213, Image 323, as Document No. 977265, none due and payable.

(19) – Access Restriction and limitation as set forth in Deed recorded May 23, 1979 as Document No. 1091735. (Document describes one access location permitted along S.T.H "164" per described area. Assuming that the one access location described is now "River Park Drive". Document describes two access locations permitted along C.T.H. "M" for the Surveyed Property and abutting properties to the Northwest spanning 900' from the intersection of the two highways).

(20) – Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document entitled Declaration of Covenants, Conditions and Restrictions for River Park Drainage District Town of Pewaukee, Waukesha County, Wisconsin, recorded on August 14, 1995, as Document No. 2058740.

(21) – Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Wisconsin Electric Power Company and Wisconsin Bell, Inc., d/b/a Ameritech-Wisconsin, recorded on August 30, 1996, as Document No. 2153667.

(22) – Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Waukesha County, recorded on October 30, 2003, as Document No. 3092187. As affected by Quit Claim Deed recorded September 16, 2009 as Document No. 3693436.

LEGAL DESCRIPTION:

Lot 1 of Certified Survey Map No. 7545, recorded November 18, 1994 in Volume 64 of Certified Survey Maps on Pages 202 to 209 as Document No. 2008170, part of the Southwest 1/4, Southeast 1/4, Northeast 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 15 and the Southeast 1/4 of the Northeast 1/4 of Section 15 and the Northeast 1/4 and Northwest 1/4 of the Northeast 1/4 of of Section 22, Town 7 North, Range 19 East, in the City of Pewaukee, County of Waukesha, State of Wisconsin.

EXCEPTING therefrom that part conveyed by Deed recorded as Document No. 3092187.

Tax Key No.: PWC 0924.995
Address: W240 N2687 Pewaukee Road

0 25 50 100
SCALE: 1" = 50' (22"X34")
SCALE: 1" = 100' (11"X17")

LEGEND:

850	– EXISTING CONTOUR
SAN	– EXISTING SANITARY SEWER
	– EXISTING SANITARY MANHOLE
W	– EXISTING WATER MAIN
	– EXISTING HYDRANT
ST	– EXISTING STORM SEWER
	– EXISTING STORM MANHOLE
	– EXISTING STORM INLET
	– EXISTING TRANSFORMER
	– EXISTING ELECTRIC PEDESTAL
	– EXISTING TELEPHONE PEDESTAL
	– EXISTING CATV PEDESTAL
	– EXISTING POWER POLE

811 CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0175 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE. KNOW WHAT'S BELOW. **CALL BEFORE YOU DIG.**

NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

WISCONSIN MATTHEW A. BAILEY E-46533 OCONOMOWOC, WI PROFESSIONAL ENGINEER

TRIO DESIGN • LAND SURVEYING CIVIL ENGINEERING
19035 W. CAPITOL DR., SUITE 200
BROOKFIELD, WI 53045
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

PROJECT:
ICAP MEDICAL OFFICE DEVELOPMENT
CITY OF PEWAUKEE, WISCONSIN
BY: ICAP DEVELOPMENT
1830 N. HUBBARD ST.
MILWAUKEE, WI 53212

REVISION HISTORY

DATE	DESCRIPTION
02/20/26	PRELIMINARY SUBMITTAL
03/31/26	PRELIMINARY SUBMITTAL

DATE:
MARCH 31, 2026

JOB NUMBER:
25-42-1269

DESCRIPTION:
EXISTING SITE PLAN

SHEET
C1.0

X:\2025\25-42-1269 ICAP PEWAUKEE & WATERTOWN ROAD - PEWAUKEE\DRAWINGS\CONSTRUCTION PLANS\CIVIL PLANS_ICAP MEDICAL OFFICES.DWG

SCALE: 1" = 40' (22"X34")
SCALE: 1" = 80' (11"X17")

PAVEMENT NOTE:
ALL PAVEMENT SHALL COMPLY WITH SECTION 17.0601c. OF THE CITY OF PEWAUKEE ZONING CODE.

SITE DATA

PROPERTY ZONING:	B-6
SETBACKS:	
STREET ADJACENT:	55 ft.
PARCEL ADJACENT:	30 ft.
PAVED AREAS:	10 ft.
PARKING/LOADING FROM R.O.W.:	30 ft.
PARKING FROM RESIDENTIAL (SCREENED):	20 ft.
PARKING FROM RESIDENTIAL (UNSCREENED):	50 ft.
WETLANDS:	25 ft.
LOT AREA REQUIREMENTS:	
MAX. BUILDING AREA:	35% of lot area
MAX. IMPERVIOUS AREA:	60% of lot area
PROPOSED LOT AREA DATA:	
TOTAL LOT AREA:	282,425 S.F. (6.48 Acres)
BUILDING AREA:	
PHASE 1	32,133 S.F. (0.74 Acres) - 11.4% of Lot
PHASE 2	10,120 S.F. (0.23 Acres) - 3.6% of Lot
TOTAL	42,253 S.F. (0.97 Acres) - 15.0% of Lot
PAVEMENT AREA:	
PHASE 1	76,640 S.F. (1.76 Acres) - 27.1% of Lot
PHASE 2	19,222 S.F. (0.44 Acres) - 6.8% of Lot
TOTAL	95,862 S.F. (2.20 Acres) - 33.9% of Lot
IMPERVIOUS AREA:	
PHASE 1	108,773 S.F. (2.50 Acres) - 38.5% of Lot
PHASE 2	29,342 S.F. (0.67 Acres) - 10.4% of Lot
TOTAL	138,115 S.F. (3.17 Acres) - 48.9% of Lot
OPEN SPACE AREA:	
PHASE 1	173,652 S.F. (3.99 Acres) - 61.5% of Lot
PHASE 2	144,310 S.F. (3.31 Acres) - 51.1% of Lot
PARKING DATA:	
MIN. PARKING SPACE AREA:	180 ft.
SUGGESTED PARKING SPACES:	7 per doctor
PROPOSED PARKING SPACES:	164 SPACES

LEGEND:

- 850 – EXISTING CONTOUR
- SAN – EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- W – EXISTING WATER MAIN
- EXISTING HYDRANT
- ST – EXISTING STORM SEWER
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- EXISTING TRANSFORMER
- EXISTING ELECTRIC PEDESTAL
- EXISTING TELEPHONE PEDESTAL
- EXISTING CATV PEDESTAL
- EXISTING POWER POLE
- PROPOSED SANITARY SEWER (PRIVATE)
- PROPOSED SANITARY SEWER (PUBLIC)
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER MAIN (PRIVATE)
- PROPOSED WATER MAIN (PUBLIC)
- PROPOSED HYDRANT
- PROPOSED WATER VALVE
- PROPOSED STORM SEWER
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- PROPOSED STORM END SECTION
- PROPOSED REJECT CURB & GUTTER

811 CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0175 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE. KNOW WHAT'S BELOW. **CALL BEFORE YOU DIG.**

NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

WISCONSIN MATTHEW J. BAILEY E-46533 OCONOMOWOC, WI PROFESSIONAL ENGINEER

TRIO DESIGN • LAND SURVEYING CIVIL ENGINEERING
19035 W. CAPITOL DR., SUITE 200
BROOKFIELD, WI 53045
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

PROJECT:
ICAP MEDICAL OFFICE DEVELOPMENT
CITY OF PEWAUKEE, WISCONSIN
BY: ICAP DEVELOPMENT
1830 N. HUBBARD ST.
MILWAUKEE, WI 53212

REVISION HISTORY

DATE	DESCRIPTION
02/20/26	PRELIMINARY SUBMITTAL
03/31/26	PRELIMINARY SUBMITTAL

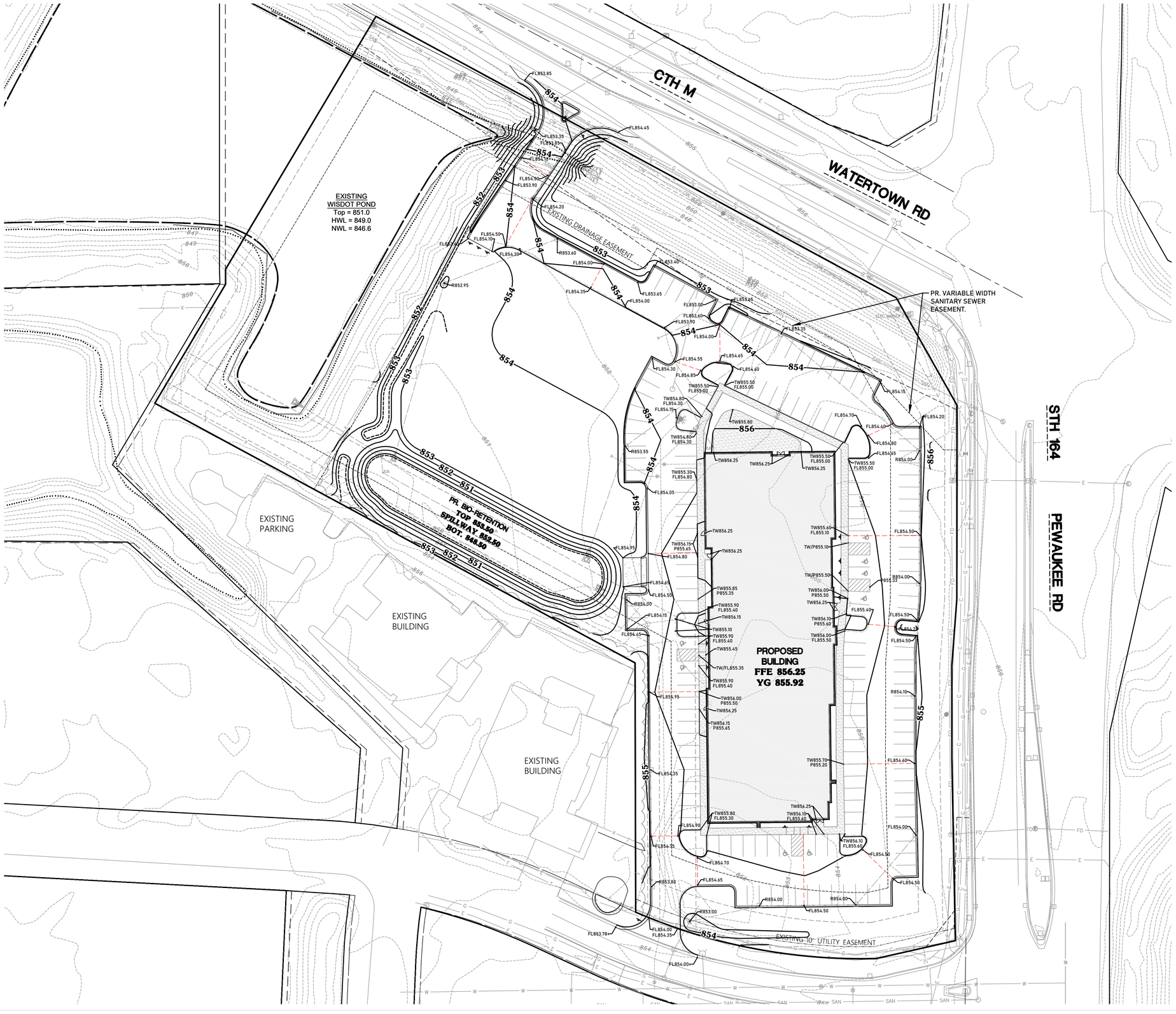
DATE:
MARCH 31, 2026

JOB NUMBER:
25-42-1269

DESCRIPTION:
PROPOSED SITE PLAN

SHEET
C1.1

X:\2025\25-42-1269 ICAP PEWAUKEE & WATERTOWN ROAD - PEWAUKEE\DRAWINGS\CONSTRUCTION PLANS\CIVIL PLANS_ICAP MEDICAL OFFICES.DWG



"AMERICANS WITH DISABILITIES ACT" (ADA) MINIMAL REQUIRMENTS:

1. GENERAL CONTRACTOR TO BECOME FAMILIAR WITH AND APPLY THE ADA MINIMAL REQUIREMENTS AND REPORT TO ENGINEER ANY DISCREPANCIES BEFORE CONSTRUCTION.
2. THE MINIMUM CLEAR WIDTH OF AN ACCESSIBLE ROUTE PER CODE IS 36".
3. ALL PROPOSED SIDEWALKS SHALL HAVE A MAXIMUM OF 2.0% CROSS SLOPE AND A MAXIMUM OF 5.0% RUNNING SLOPE.
4. THE GENERAL CONTRACTOR/CONTRACTOR SHALL MEASURE THE SUBGRADE AND ACROSS FORMS PRIOR TO INSTALLATION OF ASPHALT OR CONCRETE IMPROVEMENTS TO ASSURE THE FINAL IMPROVEMENTS WILL MEET THESE MINIMAL ADA REQUIREMENTS. ANY DISCREPANCIES SHALL BE REPORTED TO THE CIVIL ENGINEER PRIOR TO INSTALLATION OF THE IMPROVEMENTS.

RAMPS

5. AN ACCESSIBLE ROUTE WITH A RUNNING SLOPE GREATER THAN 1:20 (5.00%) IS A RAMP AND SHALL COMPLY WITH THE RAMP REQUIREMENTS.
6. AN ACCESSIBLE ROUTE MAY CROSS OPEN PAVEMENT OR FOLLOW A RAMP AS REQUIRED BY SITE-SPECIFIC CONDITIONS. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE ACROSS OPEN PAVEMENT MUST NOT EXCEED 1:20 (5.00%), WITH A CROSS SLOPE NOT EXCEEDING 1:50 (2.00%). SLOPES EXCEEDING 1:20 (5.00%), BUT LESS THAN 1:12 (8.33%), CONSTITUTE RAMPS AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS, RISE AND RUN LIMITS, ETC.) AS DETAILED ON THE CIVIL AND ARCHITECTURAL PLANS. NO RAMP SHALL HAVE A RUNNING SLOPE EXCEEDING 1:12 (8.33%), NOR HAVE A CROSS SLOPE EXCEEDING 1:50 (2.00%).

CURB RAMPS

7. A CURB RAMP SHALL BE PROVIDED WHEREVER AN ACCESSIBLE ROUTE CROSSES A CURB.
8. CURB RAMPS HAVE A MAXIMUM RISE OF 6", MAXIMUM SLOPE OF 1:12 (8.33%) AND DO NOT REQUIRE HANDRAILS.
9. IF A CURB RAMP IS LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP, OR WHERE IT IS NOT PROTECTED BY HANDRAILS, OR GUARDRAILS, IT SHALL HAVE FLARED SIDES; THE MAXIMUM SLOPE OF THE FLARE SHALL BE 1:10 (10.00%).

GRADING PLAN NOTES:

1. IN ALL LOCATIONS WHERE ELEVATIONS ARE SHOWN AS ±, THE ELEVATION HAS BEEN DETERMINED USING INTERPOLATED EXISTING SURVEY GRADES. CONTRACTOR SHALL VERIFY ALL EXISTING MATCH GRADES PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS WITHIN THE PROXIMITY OF THESE INTERPOLATED GRADES. IF DISCREPANCIES ARE PRESENT CONTRACTOR SHALL REPORT THEM TO THE DESIGN ENGINEER FOR VERIFICATION OF PROPOSED SLOPES PRIOR TO INSTALLATION OF PROPOSED IMPROVEMENTS. DESIGN ENGINEER IS NOT RESPONSIBLE FOR SLOPES OF PROPOSED IMPROVEMENTS BASED ON THESE ± GRADES WITHOUT CONFIRMATION OF EXISTING ELEVATIONS AT TIME OF CONSTRUCTION.
2. OVERALL SITE MUST BE GRADED TO WITHIN 4" OF FINAL GRADE PRIOR TO THE ELECTRICAL INSTALLATION.

SPOT ELEVATION LABEL KEY:

FL = FLANGE
R = RIM
HP = HIGH POINT
P = PAVEMENT

NOTE: IF NO PREFIX IS PROVIDED, THE LABEL "GROUND" CAN BE ASSUMED.

N

0 20 40 80

SCALE: 1" = 40' (22"X34")
SCALE: 1" = 80' (11"X17")

LEGEND:

850	– EXISTING CONTOUR
	– PROPOSED CONTOUR
P871.20	– PROPOSED SPOT ELEVATION
	– PROPOSED FLOW ARROW
YARD 850.0	– PROPOSED YARD GRADE
GAR 842.0	– PROPOSED GARAGE GRADE
FFE 842.0	– FINISHED FLOOR ELEVATION
	– PROPOSED OVERLAND FLOW ROUTE

811 CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE. KNOW WHAT'S BELOW. **CALL BEFORE YOU DIG.**

NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

WISCONSIN
MATTHEW M. BAILEY
E-40533
OCONOMOWOC, WI
PROFESSIONAL ENGINEER

TRIO
DESIGN • LAND SURVEYING
CIVIL ENGINEERING
19035 W. CAPITOL DR., SUITE 200
BROOKFIELD, WI 53045
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

PROJECT:
ICAP MEDICAL OFFICE DEVELOPMENT
CITY OF PEWAUKEE, WISCONSIN
BY: ICAP DEVELOPMENT
1830 N. HUBBARD ST.
MILWAUKEE, WI 53212

REVISION HISTORY

DATE	DESCRIPTION
02/20/26	PRELIMINARY SUBMITTAL
03/31/26	PRELIMINARY SUBMITTAL

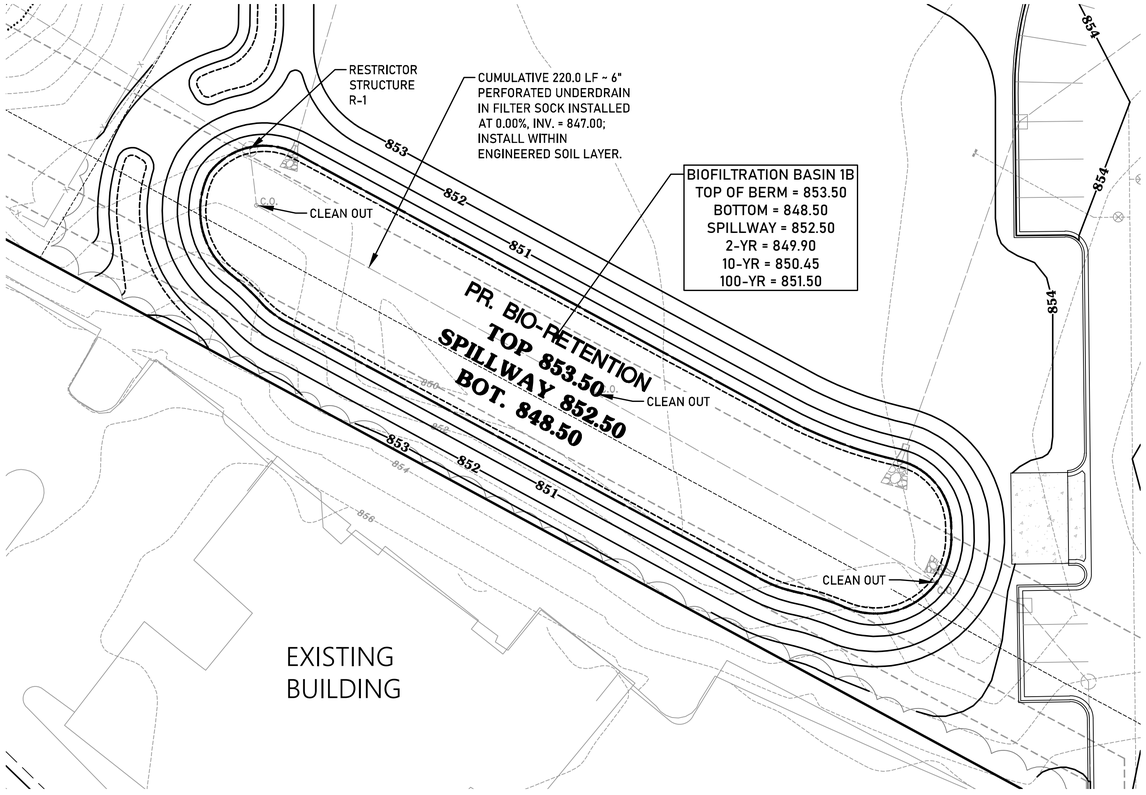
DATE:
MARCH 31, 2026

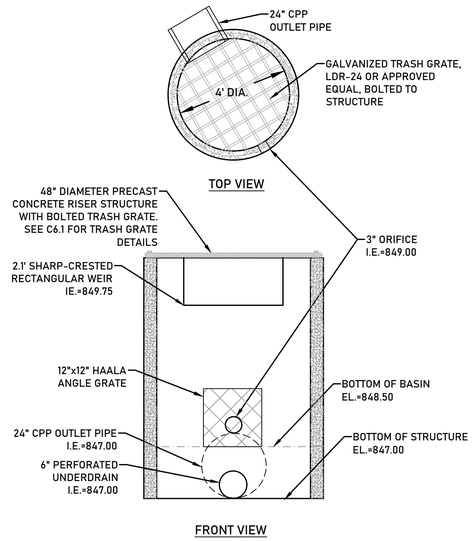
JOB NUMBER:
25-42-1269

DESCRIPTION:
GRADING & DRAINAGE PLAN

SHEET
C2.0

X:\2025\25-42-1269 ICAP PEWAUKEE & WATERTOWN ROAD - PEWAUKEE\DRAWINGS\CONSTRUCTION PLANS\CIVIL PLANS_ICAP MEDICAL OFFICES.DWG





RESTRICTOR STRUCTURE R-1 DETAIL
NOT TO SCALE

BIORETENTION BASIN NOTES

ENGINEERED SOIL COMPOSITION:
PLANTING MIXTURE SHALL CONSIST OF A MIXTURE OF 70 TO 85% SAND AND 15 TO 30% COMPOST IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1004, BIORETENTION FOR INFILTRATION. THE PERCENTAGES ARE BASED ON VOLUME. SPECIAL ATTENTION SHOULD BE GIVEN TO PLANT SELECTION WHEN THE PERCENTAGE OF SAND EXCEEDS 75%.

THE SAND COMPONENT SHALL BE USDA COARSE SAND (0.02 TO 0.04 INCH DIAMETER), PRE-WASHED TO REMOVE CLAY AND SILT PARTICLES, AND WELL-DRAINED OR DRY PRIOR TO MIXING. SAND CONSISTING OF DOLOMITE OR CALCIUM CARBONATE MAY ALSO BE USED.

THE COMPOST COMPONENT SHALL MEET THE REQUIREMENTS OF WDNR SPECIFICATION S100, COMPOST.

BIO-RETENTION PLANTINGS:
SIDE SLOPES OF THE BIO-RETENTION DEVICES SHALL BE PLANTED WITH DOT #20 SEED MIX AND THE BOTTOM OF THE BIO-RETENTION DEVICES SHALL BE PLANTED WITH DOT #70A SEED MIX OR APPROVED EQUIVALENT.

STORAGE LAYER:
THE GRAVEL SHALL MEET THE COARSE AGGREGATE #2 AND OTHER SPECIFICATIONS OF WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5, 2003 EDITION, OR AN EQUIVALENT AS APPROVED BY THE ADMINISTERING AUTHORITY. GRAVEL SHALL BE DOUBLE-WASHED.

A LAYER OF SAND MAY BE USED IN LIEU OF GRAVEL TO FORM THE STORAGE LAYER. SEE SAND SPECIFICATION NOTED UNDER ENGINEERED SOIL COMPOSITION.

UNDERDRAIN PIPE PROTECTION:
THE UNDERDRAIN PIPE SHALL BE PROTECTED FROM CLOGGING BY USE OF FILTER FABRIC OR A FILTER SOCK. IF THE STORAGE LAYER IS SAND, A FILTER SOCK SHALL BE USED. A COVER OF PEA GRAVEL MAY ALSO BE USED.

FILTER FABRIC - FILTER FABRIC SHALL COVER THE UNDERDRAIN PIPE AND SHALL NOT EXTEND LATERALLY FROM EITHER SIDE OF THE PIPE MORE THAN TWO FEET. THE FABRIC SHALL MEET THE SPECIFICATIONS OF WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 645.2.4, SCHEDULE TEST B, 2003 EDITION, OR AN EQUIVALENT APPROVED BY THE ADMINISTRATING AUTHORITY.

FILTER SOCK - THE OPENINGS IN THE FILTER SHALL BE SMALL ENOUGH TO PREVENT SAND PARTICLES FROM ENTERING THE UNDERDRAIN PIPE. THE FLOW RATE OF THE FABRIC SHALL BE CAPABLE OF PASSING WATER AT A RATE EQUAL TO OR GREATER THAN THE FLOW RATE CAPACITY OF THE TOTAL COMBINED PERFORATIONS IN THE UNDERDRAIN PIPE. IN ADDITION, THE FABRIC SHALL MEET THE OTHER REQUIREMENTS OF WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 612.2.8(1-3), 2003 EDITION, OR AN EQUIVALENT APPROVED BY THE ADMINISTERING AUTHORITY.

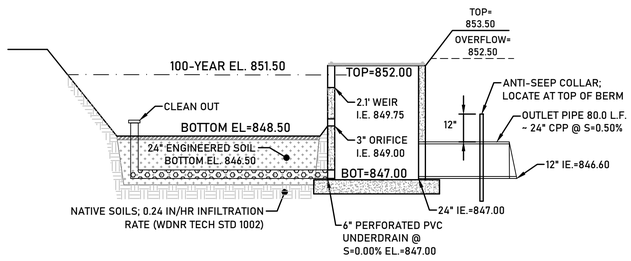
0 10 20 40
SCALE: 1" = 20' (22"X34")
SCALE: 1" = 40' (11"X17")

LEGEND:

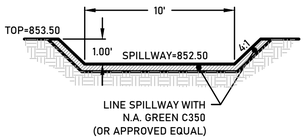
850	– EXISTING CONTOUR
	– PROPOSED CONTOUR
P871.20	– PROPOSED SPOT ELEVATION
	– PROPOSED FLOW ARROW
YARD 850.0	– PROPOSED YARD GRADE
GAR 842.0	– PROPOSED GARAGE GRADE
FFE 842.0	– FINISHED FLOOR ELEVATION
	– PROPOSED OVERLAND FLOW ROUTE

811 CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
KNOW WHAT'S BELOW. **CALL BEFORE YOU DIG.**

NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.



BIOFILTRATION BASIN 1B
NO SCALE



OVERFLOW SPILLWAY
NO SCALE

12"x12" ANGLE GRATE BY HAALA INDUSTRIES
(OR APPROVED EQUAL)

TWO-PIECE ANTI-SEEP COLLAR NOTES:
- ANTI-SEEP COLLAR MATERIAL SHALL MATCH OUTLET PIPE MATERIAL.
- ANTI-SEEP COLLARS SHALL BE 1/4" POLYETHYLENE SHEETS WITH COLLAR FOR PIPE; DIMENSIONS SHALL BE AS NOTED ON THE DETAIL.
- INSTALL ANTI-SEEP COLLARS PER MANUFACTURER SPECIFICATIONS.

WISCONSIN
MATTHEW J. BAILEY
E-40533
OCONOMOWOC, WI
PROFESSIONAL ENGINEER

TRIO
DESIGN • LAND SURVEYING
CIVIL ENGINEERING
19035 W. CAPITOL DR., SUITE 200
BROOKFIELD, WI 53045
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

PROJECT:
ICAP MEDICAL OFFICE DEVELOPMENT
CITY OF PEWAUKEE, WISCONSIN
BY: ICAP DEVELOPMENT
1830 N. HUBBARD ST.
MILWAUKEE, WI 53212

REVISION HISTORY

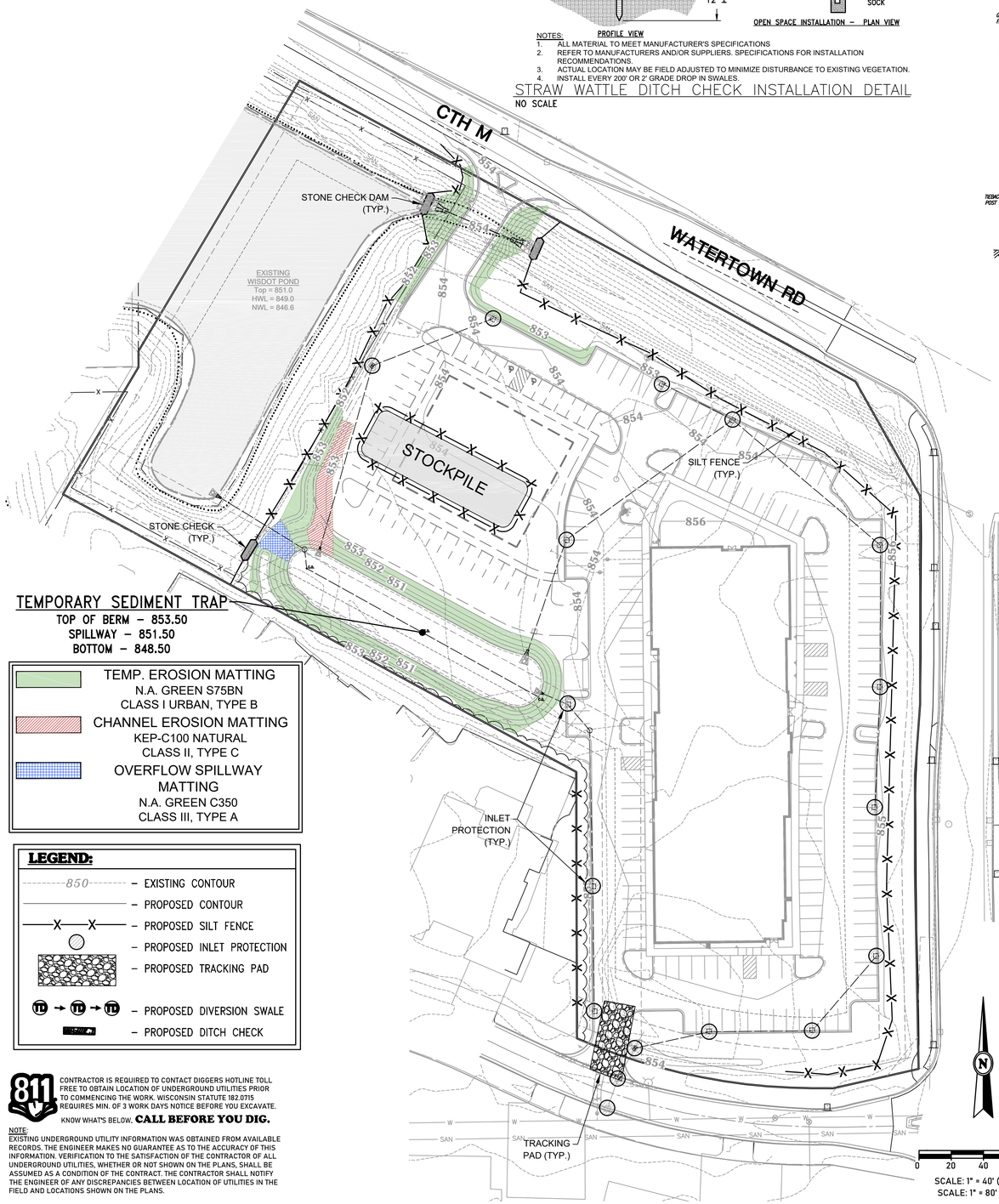
DATE	DESCRIPTION
02/20/26	PRELIMINARY SUBMITTAL
03/31/26	PRELIMINARY SUBMITTAL

DATE:
MARCH 31, 2026

JOB NUMBER:
25-42-1269

DESCRIPTION:
POND PLAN

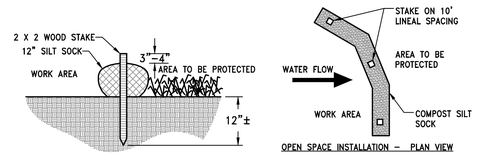
SHEET
C2.1



X:\2025\25-42-1269 ICAP PEWAUKEE & WATERTOWN ROAD - PEWAUKEE\DRAWINGS\CONSTRUCTION PLANS\CIVIL PLANS_ICAP MEDICAL OFFICES.DWG

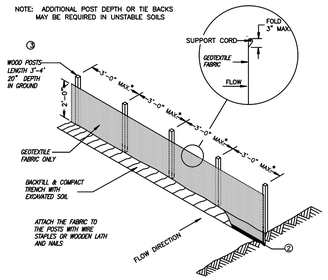
811 CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE. KNOW WHAT'S BELOW. **CALL BEFORE YOU DIG.**

NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

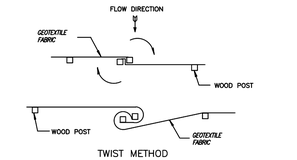


NOTES:
1. ALL MATERIAL TO MEET MANUFACTURER'S SPECIFICATIONS
2. REFER TO MANUFACTURERS AND/OR SUPPLIERS. SPECIFICATIONS FOR INSTALLATION RECOMMENDATIONS.
3. ACTUAL LOCATION MAY BE FIELD ADJUSTED TO MINIMIZE DISTURBANCE TO EXISTING VEGETATION.
4. INSTALL EVERY 200' OR 2' GRADE DROP IN SWALES.

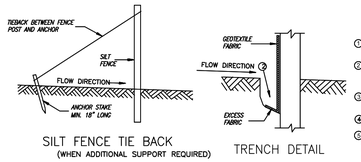
STRAW WATTLE DITCH CHECK INSTALLATION DETAIL
NO SCALE



SILT FENCE



JOINING TWO LENGTHS OF SILT FENCE ⑤



GENERAL NOTES

① HORIZONTAL BRACE REQUIRED WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.

② TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.

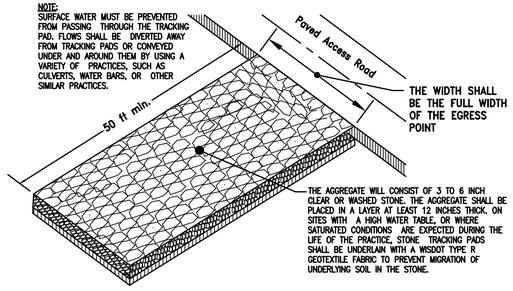
③ WOOD POSTS SHALL BE A MINIMUM SIZE OF 1," X 1," OF OAK OR HICKORY.

④ SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.

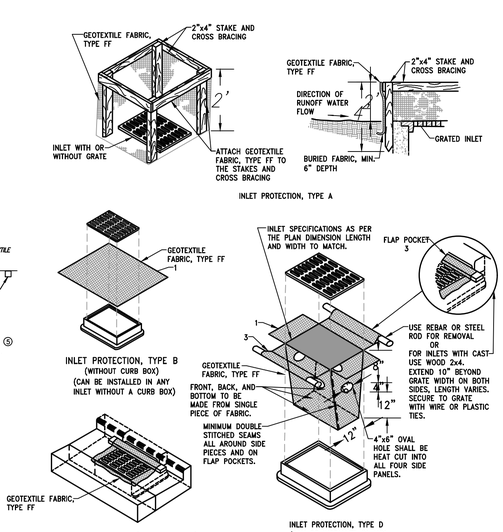
⑤ CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS; A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B) HOOK THE END OF EACH SILT FENCE LENGTH.

This drawing based on Wisconsin Department of Transportation Standard Detail Drawing 8 E 9–6.

SILT FENCE INSTALLATION DETAIL
NO SCALE



CONSTRUCTION ENTRANCE DETAIL
NO SCALE



GENERAL NOTES:

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

1. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

2. FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

3. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

INSTALLATION NOTES:

TYPE B & C
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OT OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE D
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

INLET PROTECTION DETAIL
NO SCALE

LATE SEASON STABILIZATION NOTES:
THE OBJECTIVE IS TO STABILIZE THE SITE WITH 70% VEGETATIVE COVERAGE OF ALL PERVIOUS DISTURBED AREAS BEFORE THE END OF THE GROWING SEASON. THIS WILL BE DONE BY SEEDING OF ALL DISTURBED AREAS WITH PERMANENT VEGETATION BY SEPTEMBER 15, 2022. IF THIS DEADLINE IS MISSED, THEN STABILIZATION WILL BE COMPLETED BY:
1. SEEDING OF ALL DISTURBED AREAS WITH TEMPORARY SEED MIX (OATS, WINTER WHEAT, ANNUAL RYE) BY OCTOBER 15. PERMANENT SEED MIX MUST THEN BE IMPLEMENTED BY JUNE 1 OF THE FOLLOWING YEAR.
2. IF THE OCTOBER 15 DEADLINE IS MISSED, COVERAGE OF ALL DISTURBED AREAS BY NOVEMBER 1 WITH:
   a. TOPSOIL, SEED, AND THE MATERIAL CALLED FOR ON THIS PLAN. WHERE TOPSOIL, SEED, AND EROSION CONTROL MATTING IS CALLED FOR.
   b. TOPSOIL, SEED, AND TYPE A SOIL STABILIZER FROM THE WDOT PRODUCT ACCEPTABILITY LIST OR OTHER METHOD APPROVED BY THE VILLAGE ENGINEER FOR ALL AREAS WHERE SEED, TOPSOIL, AND MULCH IS CALLED FOR ON THIS PLAN.
3. IF THE NOVEMBER 1 DEADLINE HAS BEEN MISSED, AND THE VILLAGE ENGINEER HAS DETERMINED THAT IT IS INFEASIBLE TO PLACE TOPSOIL, THE PERMIT APPLICANT SHALL:
   a. APPLY TYPE A SOIL STABILIZER FROM THE WDOT PRODUCT ACCEPTABILITY LIST TO ALL DISTURBED AREAS.
   b. INSTALL DITCH CHECKS IN ALL DITCHES WITH SLOPE GREATER THAN 0.5% AT INTERVALS SUCH THAT THE TOP OF THE DOWNHILL DITCH CHECK IS AT THE ELEVATION OF THE FOOT OF THE UPHILL DITCH CHECK. DITCH CHECKS SHALL BE EITHER:
      i. TRIANGULAR FOAM-CORE
      ii. STONE INSTALLED PER THE WDNR TECHNICAL STANDARD
      iii. COMPOST-FILLED TUBES, OR
      iv. A COMPARABLE PRODUCT AS APPROVED BY THE VILLAGE ENGINEER.

WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSERVATION PRACTICE STANDARD:

1052 - NON-CHANNEL EROSION MAT
1056 - SILT FENCE
1060 - STORM INLET PROTECTION FOR CONSTRUCTION SITES
1062 - DITCH CHECK
1057 - STONE TRACKING PAD AND TIRE WASHING
1058 - MULCHING FOR CONSTRUCTION SITES
1059 - TEMPORARY SEEDING

CONSTRUCTION SEQUENCE PLAN
1. APPLY FOR NECESSARY PERMITS (EROSION CONTROL, NOTICE OF INTENT, ETC.)
2. PRE-CONSTRUCTION MEETING.
3. INSTALL TRACKING PADS AND SILT FENCE AROUND THE PERIMETER OF THE SITE.
4. CONSTRUCT TEMPORARY SEDIMENT TRAP AND DIVERSION BERMS.
5. STRIP TOPSOIL AND STOCKPILE INITIAL TOPSOIL IN DESIGNATED AREAS. SEED AND STABILIZE STOCKPILES IMMEDIATELY UPON COMPLETION OF STOCKPILING.
   5.1. All EXPOSED SOIL AREAS NOT DISTURBED FOR UP TO SEVEN DAYS MUST BE IMMEDIATELY RESTORED WITH SEED AND MULCH.
6. CLEAR AND GRUB SITE AS NECESSARY.
7. ROUGH GRADE SITE.
8. BEGIN BUILDING CONSTRUCTION.
9. INSTALL SANITARY AND WATER SERVICES. COMPLETE ALL TESTING AND CONTACT VILLAGE PRIOR TO CONNECTING TO EXISTING MAINS. NOTE THAT THIS STEP MAY BEGIN CONCURRENT WITH ROUGH GRADING ONCE THE UTILITY AREAS HAVE BEEN GRADED TO SUBGRADE.
10. INSTALL STORM SEWER. AND ASSOCIATED EROSION CONTROL MEASURES PER EROSION CONTROL PLAN. NOTE THAT THIS STEP MAY BEGIN CONCURRENT WITH SANITARY SEWER INSTALLATION.
11. FINISH GRADE THE SITE. NOTE THAT THIS STEP MAY OCCUR CONCURRENT WITH STORM SEWER INSTALLATION.
12. INSTALL STONE BASE COURSE, CONSTRUCT CURB, AND PLACE BINDER COURSE PAVEMENT. NOTE THAT THIS STEP MAY BEGIN CONCURRENT WITH FINISH GRADING.
13. RESPREAD 6" OF TOPSOIL AND PLACE SEED (WDNR TECH STD. 1059), MULCH (WDNR TECH STD. 1058), MATTING (WDNR TECH STD. 1052 & 1053) AND OTHER SITE STABILIZERS AS NEEDED. NOTE THAT THIS STEP MAY BEGIN CONCURRENT WITH FINISH GRADING AND ROAD CONSTRUCTION. ALSO NOTE THAT ANY AREAS, SUCH AS POND SLOPES, THAT ARE FINISH GRADED AND TOPSOILED SHALL BE SEEDED, MULCHED AND/OR MATTED IMMEDIATELY AFTER TOPSOIL IS PLACED. TEMPORARY SILT TRAP TO BE CONVERTED TO BIO-FILTRATION BASIN.
14. FINAL SURFACE OF ROADS/DRIVEWAYS.
15. LATE SEASON (AFTER OCTOBER 15) STABILIZATION NOTES:
   15.1. ALL AREAS THAT WILL REMAIN DISTURBED AFTER OCTOBER 15 MUST BE TEMPORARY SEEDED AS OF THAT DATE.
   15.2. ANY FINAL SITE STABILIZATION THAT OCCURS AFTER OCTOBER 15 MAY REQUIRE CONTRACTOR TO COVER DISTURBED AREAS WITH THE ANIONIC FORM OF POLYACRYLAMIDE (PAM), PER WDNR TECHNICAL STANDARD 1050 AND WisDOT PAL LIST. CONTRACTOR SHALL COORDINATE WITH VILLAGE ENGINEER AND WDNR FOR LATE SEASON STABILIZATION REQUIREMENTS.
16. REMOVE CONSTRUCTION EROSION CONTROL MEASURES AFTER SITE IS STABILIZED (SUBSTANTIALLY VEGETATED) AND ALL CONSTRUCTION IS COMPLETE.
17. CLEAN OUT SEDIMENT FROM SEDIMENT TRAP AND BRING BIO-RETENTION BASIN TO FINAL SPECIFICATIONS.
18. PREPARATION OF ASBUILT SURVEY AND RECORD DRAWINGS, AND SUBMITTAL TO VILLAGE.
19. REMOVE REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.
20. FILE N.O.T. WITH DNR ONCE 70% STABILIZATION IS COMPLETE.

EROSION CONTROL NOTES:
1. ALL EROSION CONTROL METHODS SHALL BE INSTALLED IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS AND CITY OF PEWAUKEE MUNICIPAL CODE, STANDARDS, AND REQUIREMENTS.
2. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
3. EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, THE CONTRACTOR MAY BE REQUIRED TO SUBMIT AN EROSION AND SEDIMENT CONTROL PLAN, DETAILING SPECIFIC MEASURES THAT WILL BE USED IN THE VARIOUS STAGES OF CONSTRUCTION FOR APPROVAL BY THE ENGINEER.
4. IMPLEMENTATION: THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL AFTER INITIAL EROSION AND SEDIMENT CONTROL DEVICES ARE IN PLACE AND APPROVED BY THE ENGINEER.
5. EROSION CONTROL MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
   A. DIVERT UPSTREAM RUNOFF FROM FLOWING THROUGH THE CONSTRUCTION SITE
   B. PROTECT DOWNSTREAM OR ADJACENT WATERWAYS AND WETLANDS WITH SILT FENCE.
   C. DELAY STRIPPING TOPSOIL UNTIL REQUIRED FOR CONSTRUCTION.
   D. PLACE SILT FENCE OR EROSION CONTROL BALES IN DITCHES AND OTHER DRAINAGE WAYS TO COLLECT SEDIMENT AND TO SLOW THE VELOCITY OF RUNOFF.
   E. PROTECT STORM SEWER INLETS AND THE UPSTREAM END OF CULVERTS WITH SILT FENCE OR EROSION CONTROL BALES (SEE DETAIL SHEET C5.1).
   F. PROMPT REMOVAL OF EXCAVATED MATERIAL.
   G. PROPER STORAGE OF BACKFILL AND BEDDING MATERIALS INCLUDING PLACING SILT FENCE OR EROSION CONTROL BALES ON THE DOWNSLOPE SIDES OF SPOIL PILES.
   H. CONSTRUCTION OF TRACKING PAD TO CONSTRUCTION SITE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO ROADWAYS.
   I. PROMPT (SAME DAY) CLEANUP OF MATERIAL TRACKED ONTO ADJACENT STREETS.
   J. TIMELY RESTORATION OF DAMAGE SURFACE AREAS.
   K. ALL AREAS THAT WILL REMAIN DISTURBED AFTER OCTOBER
   L. MUST BE TEMPORARY SEEDED AS OF THAT DATE.
6. TEMPORARY EROSION CONTROL MEASURES.
   A. THE CONTRACTOR SHALL CONSTRUCT TEMPORARY EROSION CONTROL MEASURES, WHERE EROSION IS LIKELY TO BE A PROBLEM, PRIOR TO BEGINNING WORK ON THOSE SECTION(S) OF THE PROJECT. TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL AFTER PERMANENT EROSION CONTROL, SUCH AS SEEDING OR SODDING, HAS BEEN ESTABLISHED.
   B. IN THE EVENT THE PERMANENT EROSION CONTROL MEASURES ARE NOT FULLY IMPLEMENTED IN CURRENT CONSTRUCTION SEASON, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY TEMPORARY EROSION CONTROL MEASURES UNTIL AFTER PERMANENT MEASURES HAVE BEEN COMPLETED IN THE FOLLOWING YEAR.
7. ALL EXPOSED SOIL AREAS NOT DISTURBED FOR UP TO SEVEN DAYS MUST BE IMMEDIATELY RESTORED WITH SEED AND MULCH.
8. INSTALL SILT FENCE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DETAILS
9. EROSION CONTROL INSPECTION AND MAINTENANCE
   A. INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER SITE RECEIVES 0.5" OF RAIN IN A 24-HOUR PERIOD DURING CONSTRUCTION.
   B. REPAIR OR REPLACE EROSION CONTROLS THAT ARE DAMAGED OR FAILING.
10. ALL AREAS TO BE SEEDED AND MULCHED SHALL USE WDOT SEED MIXTURE NO. 20. MULCH SHALL APPLIED PER WDOT SPECIFICATIONS USING METHOD B FOR PLACEMENT.

WISCONSIN
MATTHEW M. BAILEY
E-40533
OCONOMOWOC, WI
PROFESSIONAL ENGINEER

TRIO
DESIGN • LAND SURVEYING
CIVIL ENGINEERING
19035 W. CAPITOL DR., SUITE 200
BROOKFIELD, WI 53045
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

PROJECT:
ICAP MEDICAL OFFICE DEVELOPMENT
CITY OF PEWAUKEE, WISCONSIN
BY: ICAP DEVELOPMENT
1830 N. HUBBARD ST.
MILWAUKEE, WI 53212

REVISION HISTORY

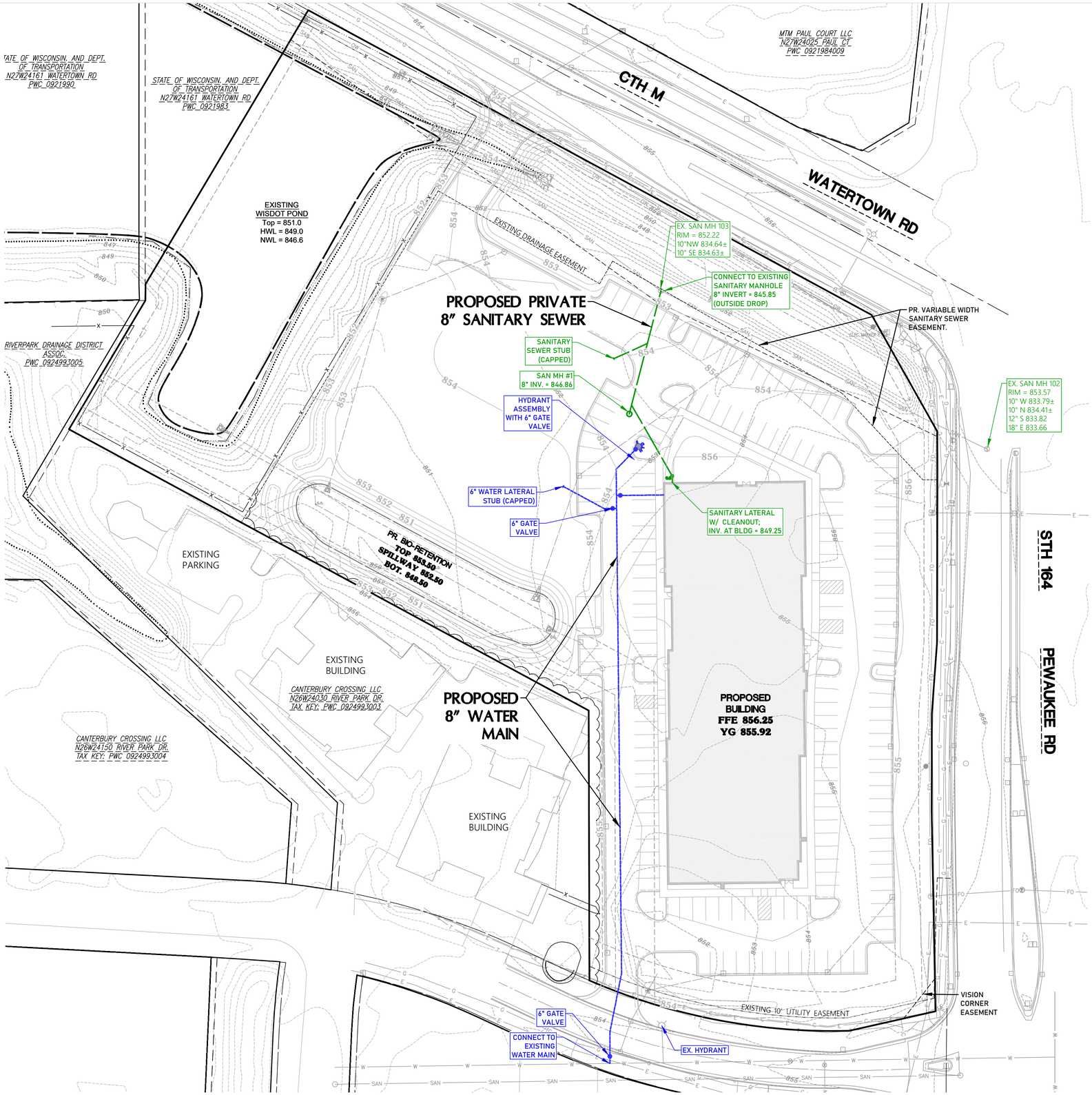
DATE	DESCRIPTION
02/20/26	PRELIMINARY SUBMITTAL
03/31/26	PRELIMINARY SUBMITTAL

DATE:
MARCH 31, 2026

JOB NUMBER:
25-42-1269

DESCRIPTION:
EROSION CONTROL PLAN

SHEET
C3.0



SANITARY SEWER

- ALL PVC SEWER PIPE SHALL MEET THE REQUIREMENTS SET FORTH IN SECTION 8.10.0 (SSSWCW).
- ALL SANITARY SEWER LATERALS (OUTSIDE OF BUILDINGS) SHALL BE MADE OF GASKETED PVC FITTINGS MEETING ASTM D-3034, SDR 35.
- PLASTIC RINGS ARE TO BE USED FOR ALL SANITARY MANHOLE FRAME ADJUSTMENTS.
- WHERE COVER OVER SANITARY SEWER DOES NOT MEET A MINIMUM OF 6', INSULATION TO BE PROVIDED.
- TRACER WIRE IS REQUIRED FOR ALL SANITARY SEWER LATERALS.

WATERMAIN

- ALL PVC WATERMAIN CONSTRUCTED AS PART OF THIS PLAN SHALL BE PVC, C-900, CLASS 150 (DR18), UNLESS OTHERWISE NOTED. PVC PIPE SHALL HAVE PUSH-ON JOINTS WITH RUBBER GASKET.
- HYDRANTS SHALL BE SET AT 2 FT. BEHIND THE BACK OF CURB, WITH THE NOZZLE ELEVATION 2' ABOVE TOP OF CURB.
- ALL WATERMAINS (AND SERVICES) CALLED FOR ON THESE PLANS ARE TO BE INSTALLED WITH CLASS "B" BEDDING AS SPECIFIED IN CH. 4.3.0, LAYING OF WATERMAIN, AND FILE NO. 36, PART VII (SSSWCW). ALL WATERMAIN INSTALLED WITHIN THE CITY OF PEWAUKEE RIGHT OF WAY SHALL BE BEDDED IN SAND.

TRACER WIRE NOTE

- CONTRACTOR SHALL INSTALL PLASTIC COATED TRACER WIRE (10 TO 14 GAUGE SOLID COPPER, OR COPPER COATED STEEL WIRE) PER SPS 382.30(11)(H). PLASTIC WIRE MAY BE TAPED TO PLASTIC DRAIN PIPE. IF ATTACHED, THE TRACER SHALL BE SECURED EVERY 6 TO 20 FEET AND AT ALL BENDS. TRACER WIRE SHALL HAVE ACCESS POINTS AT LEAST EVERY 300 FEET.

LEGEND:

- 850 – EXISTING CONTOUR
- SAN – EXISTING SANITARY SEWER
- W – EXISTING WATER MAIN
- ST – EXISTING STORM SEWER
- – PROPOSED SANITARY SEWER (PRIVATE)
- SAN – PROPOSED SANITARY SEWER (PUBLIC)
- ○ – PROPOSED SANITARY MANHOLE
- – PROPOSED WATER MAIN (PRIVATE)
- W – PROPOSED WATER MAIN (PUBLIC)
- – PROPOSED HYDRANT
- – PROPOSED WATER VALVE
- – PROPOSED STORM SEWER
- ○ – PROPOSED STORM MANHOLE
- □ – PROPOSED STORM INLET
- – PROPOSED STORM END SECTION

N

0 20 40 80

SCALE: 1" = 40' (22"X34")
SCALE: 1" = 80' (11"X17")

811 CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE. KNOW WHAT'S BELOW. **CALL BEFORE YOU DIG.**

NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

WISCONSIN
ANDREW M. BAILEY
E-40533
OCONOMOWOC, WI
PROFESSIONAL ENGINEER

TRIO
DESIGN • LAND SURVEYING
CIVIL ENGINEERING
19035 W. CAPITOL DR., SUITE 200
BROOKFIELD, WI 53045
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

PROJECT:
ICAP MEDICAL OFFICE DEVELOPMENT
CITY OF PEWAUKEE, WISCONSIN
BY: ICAP DEVELOPMENT
1830 N. HUBBARD ST.,
MILWAUKEE, WI 53212

REVISION HISTORY

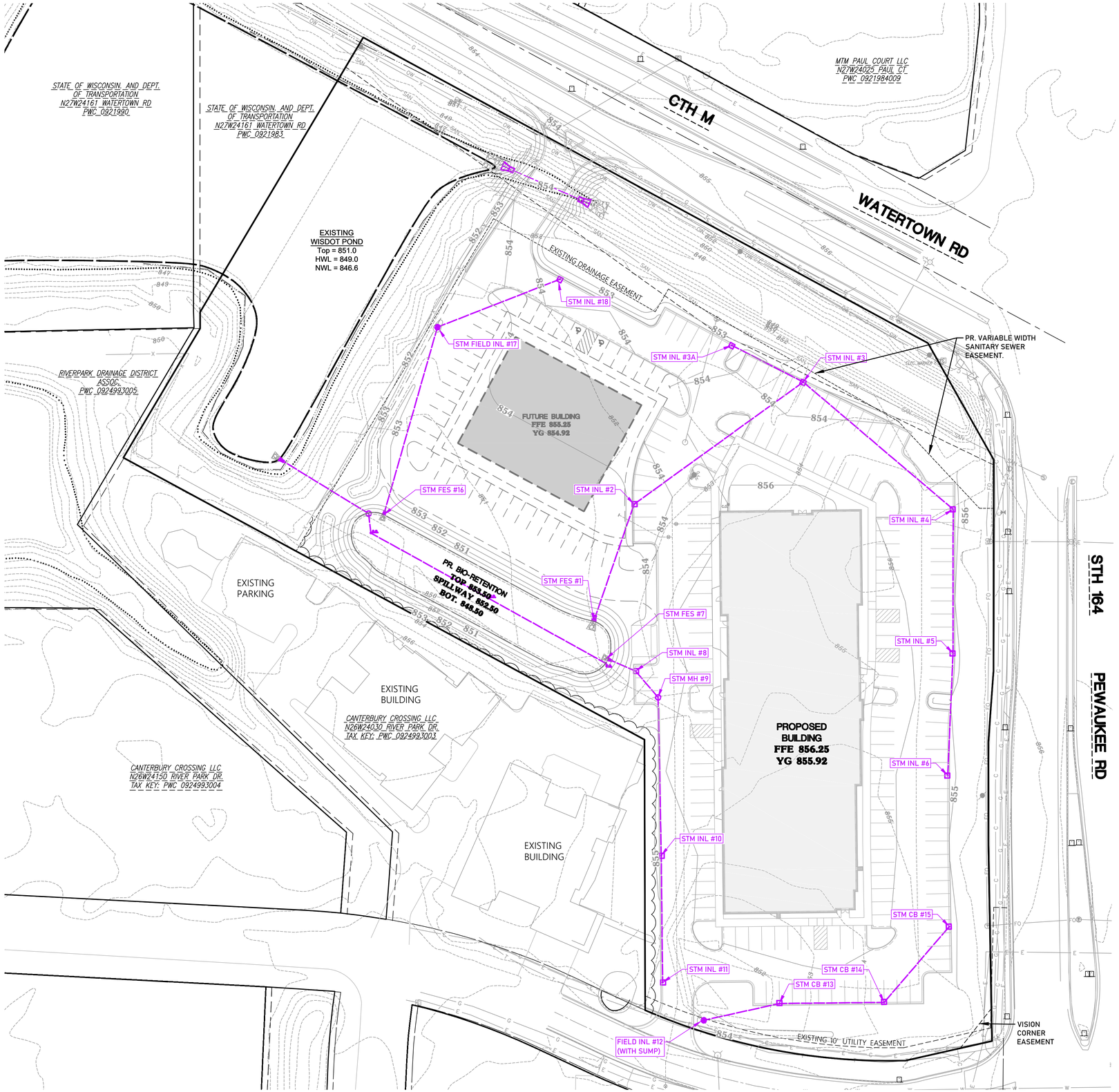
DATE	DESCRIPTION
02/20/26	PRELIMINARY SUBMITTAL
03/31/26	PRELIMINARY SUBMITTAL

DATE:
MARCH 31, 2026

JOB NUMBER:
25-42-1269

DESCRIPTION:
SANITARY & WATER PLAN

SHEET
C4.0



LEGEND:

850	– EXISTING CONTOUR
SAN	– EXISTING SANITARY SEWER
W	– EXISTING WATER MAIN
ST	– EXISTING STORM SEWER
	– PROPOSED SANITARY SEWER (PRIVATE)
SAN	– PROPOSED SANITARY SEWER (PUBLIC)
	– PROPOSED SANITARY MANHOLE
	– PROPOSED WATER MAIN (PRIVATE)
W	– PROPOSED WATER MAIN (PUBLIC)
	– PROPOSED HYDRANT
	– PROPOSED WATER VALVE
	– PROPOSED STORM SEWER
	– PROPOSED STORM MANHOLE
	– PROPOSED STORM INLET
	– PROPOSED STORM END SECTION

STORM SEWER NOTES

STORM SEWER
- ALL PVC STORM SEWER PIPE SHALL BE ASTM D-3034, SDR 35. SCHEDULE 40 PIPE SHALL BE INSTALLED FOR ALL PIPE WITHIN THE PROPOSED BUILDING FOOTPRINT, PER MANUFACTURER SPECIFICATIONS.
- HDPE STORM SEWER PIPE SHALL BE HIGH DENSITY POLYETHYLENE SMOOTH-WALL INTERIOR CORRUGATED PIPE & SHALL BE AS MANUFACTURED BY ADS OR EQUAL, WITH WATER TIGHT JOINTS, HAVING A MANNING "N" VALUE OF 0.012, OR EQUAL.
- ALL STORM SEWER PIPING SPECIFIED ON THE PLAN AS R.C.P. SHALL MEET SECTION 8.6.0 (SSSWCW)
- RCP STORM SEWER CLASSES:
  12" DIA. RCP STORM SEWER SHALL BE CL-V
  15" DIA. RCP STORM SEWER SHALL BE CL-IV
- CONNECT TO BUILDING STORM SEWER CONVEYANCE PIPING PER SPS 382 SPECIFICATIONS AND REQUIREMENTS.

TRENCH BACKFILL
- SPOIL BACKFILL MAY BE USED FOR UTILITY TRENCHES CONTINGENT ON TESTING AND APPROVAL BY THE CITY OF PEWAUKEE. ALL SPOIL BACKFILL TO BE USED MUST MEET THE STATE OF WISCONSIN SPECIFICATIONS FOR UTILITY BACKFILL.
- BACKFILL WITHIN 5' OF PUBLIC RIGHT OF WAY SHALL BE SLURRY.

NOTE:
WHEREVER "±" APPEARS, THE ELEVATION PROVIDED HEREIN IS AN ESTIMATION AND TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. IF DISCREPANCIES ARE FOUND, CONTRACTOR TO NOTIFY ENGINEER.

SCALE: 1" = 40' (22"X34")
SCALE: 1" = 80' (11"X17")

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0175 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE. KNOW WHAT'S BELOW. **CALL BEFORE YOU DIG.**

NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

WISCONSIN
MATTHEW J. BAILEY
E-40533
OCONOMOWOC, WI
PROFESSIONAL ENGINEER

DESIGN • LAND SURVEYING
TRIO
CIVIL ENGINEERING

19035 W. CAPITOL DR., SUITE 200
BROOKFIELD, WI 53045
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

PROJECT:
ICAP MEDICAL OFFICE DEVELOPMENT
CITY OF PEWAUKEE, WISCONSIN
BY: ICAP DEVELOPMENT
1830 N. HUBBARD ST.
MILWAUKEE, WI 53212

REVISION HISTORY

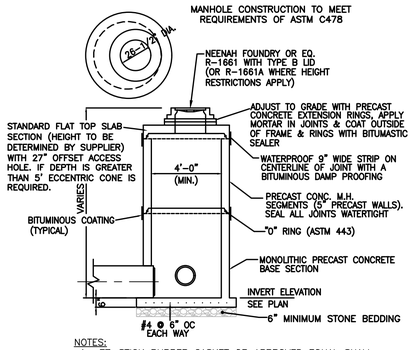
DATE	DESCRIPTION
02/20/26	PRELIMINARY SUBMITTAL
03/31/26	PRELIMINARY SUBMITTAL

DATE:
MARCH 31, 2026

JOB NUMBER:
25-42-1269

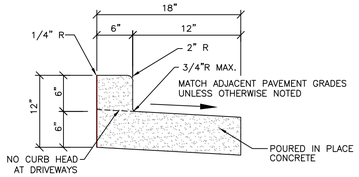
DESCRIPTION:
STORM SEWER PLAN

SHEET
C4.1

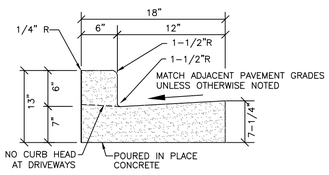


NOTES:
1. EZ-STICK RUBBER GASKET OR APPROVED EQUAL SHALL BE PLACED AT ALL JOINTS BETWEEN ADJUSTING RINGS.
2. MINIMUM OF 2", MAXIMUM OF 14" OF ADJUSTING RINGS.
3. CLEAN UNDERSIDE OF ADJUSTING RINGS OR CAST IRON FRAME AND SET IN PLACE.
4. TUCK POINT MORTAR INTO ANNULAR CRACK AND BACK PLASTER INSIDE AND OUTSIDE OF JOINTS.
5. MEET REQUIREMENTS OF ASTM C478.

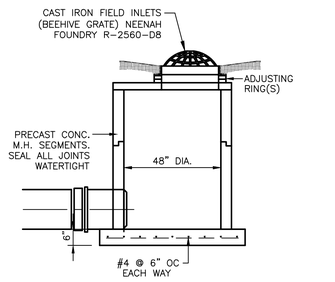
STORM MANHOLE DETAIL
NO SCALE



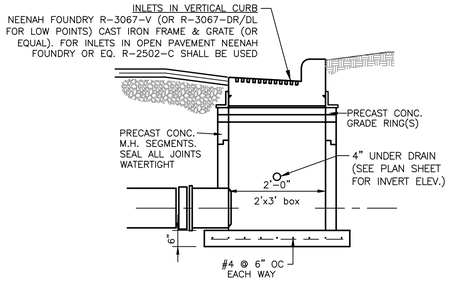
18" REJECT CURB & GUTTER DETAIL
NO SCALE



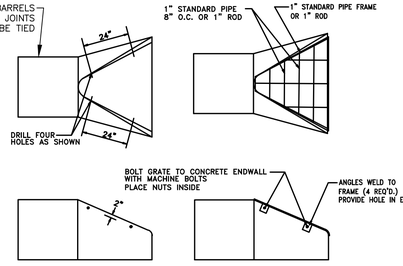
18" CONCRETE CATCH CURB & GUTTER
NO SCALE

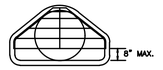


STORM SEWER FIELD INLET DETAIL
NO SCALE

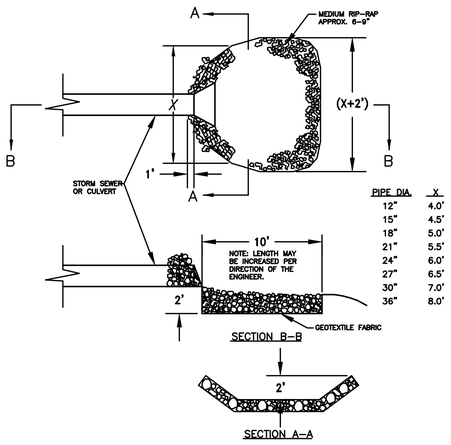


STORM SEWER INLET
NO SCALE



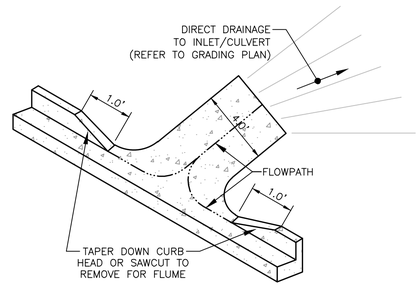


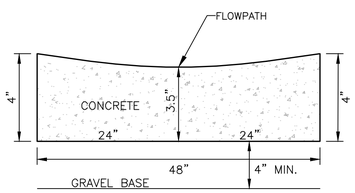
PIPE GRATE DETAIL
NO SCALE



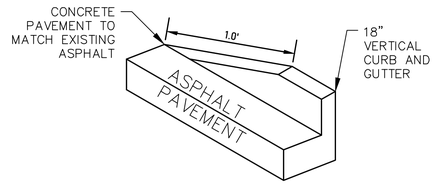
PIPE DIA.	X
12"	4.0'
15"	4.5'
18"	5.0'
21"	5.5'
24"	6.0'
27"	6.5'
30"	7.0'
36"	8.0'

RIP-RAP DETAIL

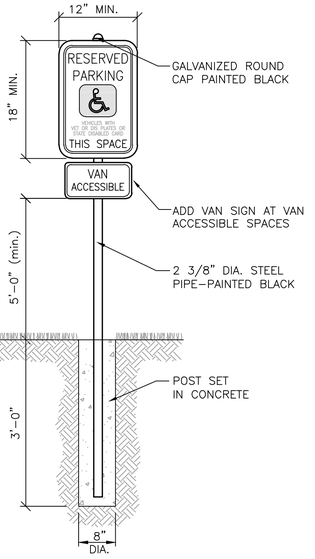




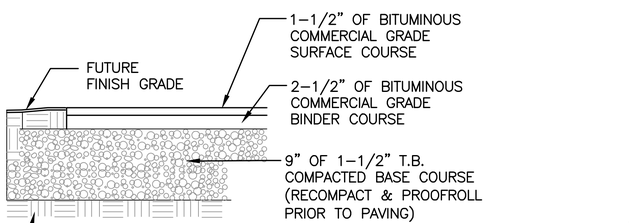
CONCRETE FLUME DETAIL
NO SCALE



CURB TAPER DETAIL
NO SCALE

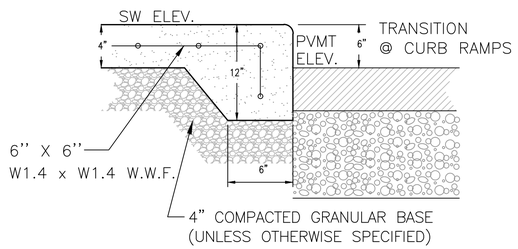


HANDICAP SIGNAGE DETAIL
NO SCALE

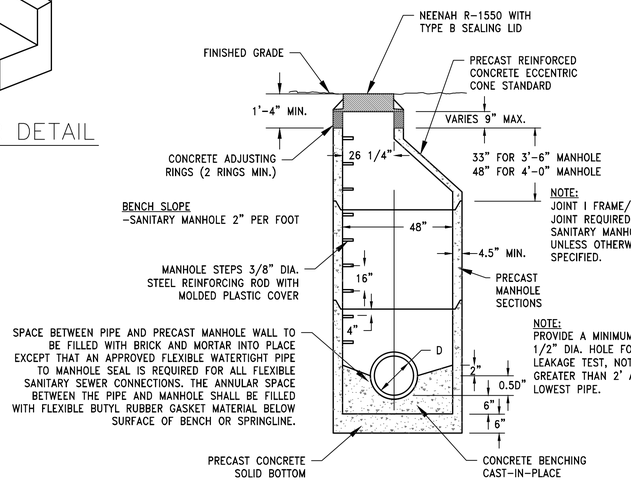


NOTE: ALL AGGREGATE PROVIDED MUST COMPLY WITH "SECTION 305 DENSE GRADED BASE" OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION

PARKING LOT ASPHALT PAVING DETAIL
NO SCALE



INTEGRAL SIDEWALK & BARRIER CURB
(WHERE SIDEWALK ADJOINS DRIVEWAYS/PARKING AREAS) NO SCALE



NOTES:
1. CONSTRUCT MANHOLE IN ACCORDANCE WITH FILE NO. 12 OF THE STATE STANDARD SPECIFICATIONS FOR SEWER AND WATER.
2. ADJUST FRAME TO GRADE WITH CONCRETE RINGS OF VARIABLE THICKNESS. MAXIMUM RING HEIGHT=6", MINIMUM RING HEIGHT=2". CONCRETE RINGS SHALL BE REINFORCED WITH ONE LINE OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY RINGS SHALL BE GROOVED TO RECEIVE STEP.
3. CONCRETE AND REINFORCEMENT STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION C-478.
4. JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING MORTAR, FLEXIBLE PLASTIC GASKETS OR RUBBER TYPE GASKETS FOR STORM MANHOLES.
5. AREA OF CIRCUMFERENTIAL STEEL = 0.12 SQ. INCH PER LINEAL FOOT MIN.
6. 3" OF BEDDING STONE UNDER BASE REQUIRED ON WET SUB-GRADE.
7. ALL SANITARY MANHOLES SHALL BE PROVIDED WITH EXTERNAL CHIMNEY SEALS AND SELF-SEALING LIDS WITH CONCEALED PICK HOLES.

MANHOLE SIZES (UNLESS OTHERWISE NOTED)

PIPE DIA. [D]	MANHOLE DIA.	WALL THICKNESS
8" THRU 27"	3'-6"	4 1/2"
30"	4'-0"	5"
36"	5'-0"	6"
42"	6'-0"	7"

*ALL PUBLIC MANHOLES SHALL BE A MIN. OF 48" DIA.

PRECAST SANITARY SEWER MANHOLE DETAIL
NO SCALE

WISCONSIN
MATTHEW J. BAILEY
E-41533
OCONOMOWOC, WI
PROFESSIONAL ENGINEER

TRIO
DESIGN • LAND SURVEYING
CIVIL ENGINEERING
19035 W. CAPITOL DR., SUITE 200
BROOKFIELD, WI 53045
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

PROJECT:
ICAP MEDICAL OFFICE DEVELOPMENT
CITY OF PEWAUKEE, WISCONSIN
BY: ICAP DEVELOPMENT
1830 N. HUBBARD ST.
MILWAUKEE, WI 53212

REVISION HISTORY

DATE	DESCRIPTION
02/20/26	PRELIMINARY SUBMITTAL
03/31/26	PRELIMINARY SUBMITTAL

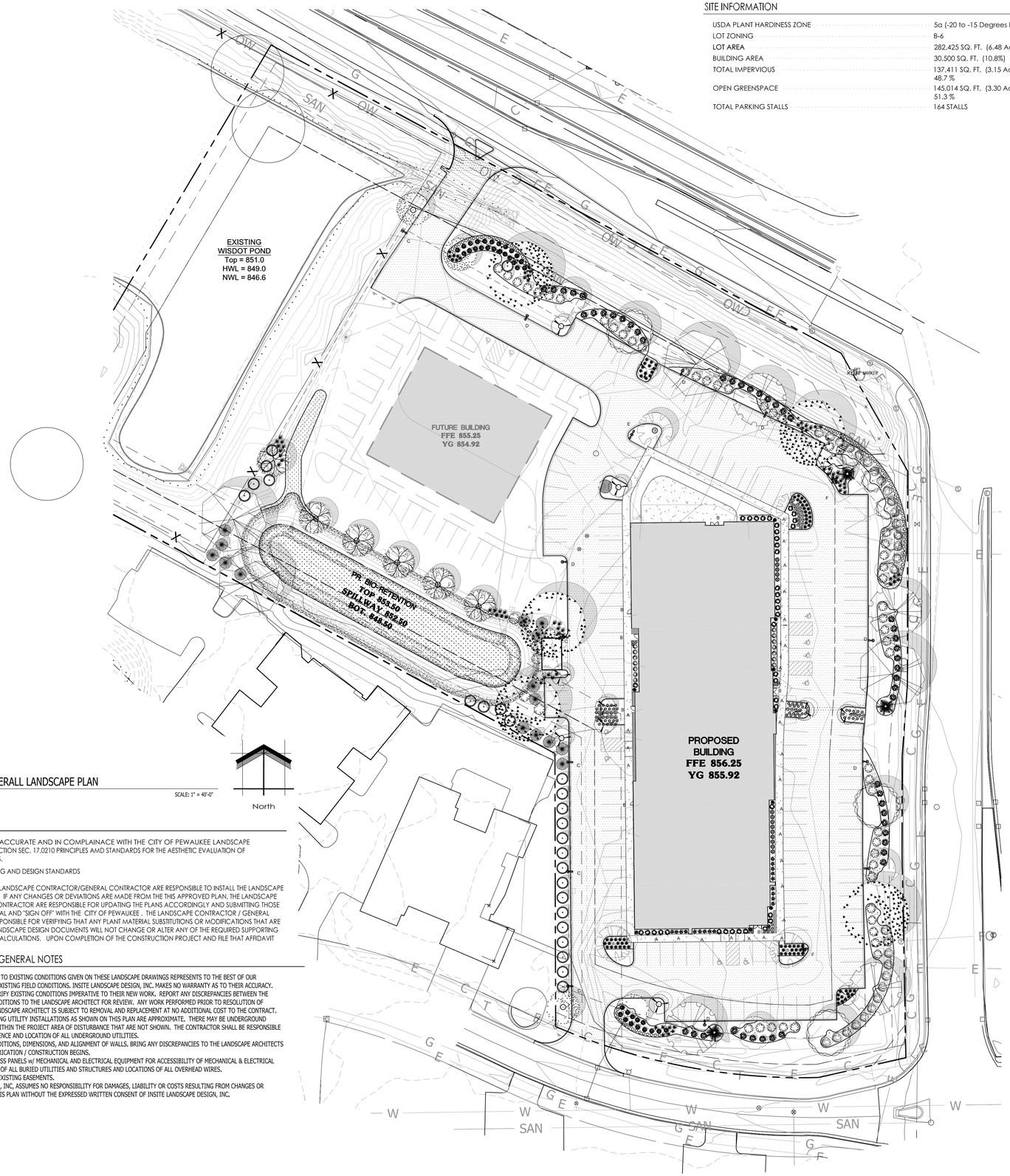
DATE: MARCH 31, 2026

JOB NUMBER: 25-42-1269

DESCRIPTION: CONSTRUCTION DETAILS

SHEET C5.0

X:\2025\25-42-1269 ICAP PEWAUKEE & WATERTOWN ROAD - PEWAUKEE\DRAWINGS\CONSTRUCTION PLANS\CIVIL PLANS_ICAP MEDICAL OFFICES.DWG



1 PROPOSED OVERALL LANDSCAPE PLAN

SCALE: 1" = 40'-0"

SITE INFORMATION

USDA PLANT HARDINESS ZONE	5a (-20 to -15 Degrees F)
LOT ZONING	B-6
LOT AREA	282,425 SQ. FT. (6.48 Acres)
BUILDING AREA	30,500 SQ. FT. (10.8%)
TOTAL IMPERVIOUS	137,411 SQ. FT. (3.15 Acres) 48.7 %
OPEN GREENSPACE	145,014 SQ. FT. (3.30 Acres) 51.3 %
TOTAL PARKING STALLS	164 STALLS

DESIGN COMPLIANCE:

THIS LANDSCAPE PLAN IS ACCURATE AND IN COMPLAINACE WITH THE CITY OF PEWAUKEE LANDSCAPE REQUIREMENTS SET FOR IN SECTION SEC. 17.0210 PRINCIPLES AMD STANDARDS FOR THE AESTHETIC EVALUATION OF SITE AND BUILDING PROJECTS.

SEC. 17.0210d SITE PLANNING AND DESIGN STANDARDS

CONTRACTOR NOTE: THE LANDSCAPE CONTRACTOR/GENERAL CONTRACTOR ARE RESPONSIBLE TO INSTALL THE LANDSCAPE AS PER THE APPROVED PLAN. IF ANY CHANGES OR DEVIATIONS ARE MADE FROM THE THIS APPROVED PLAN, THE LANDSCAPE CONTRACTOR / GENERAL CONTRACTOR ARE RESPONSIBLE FOR UPDATING THE PLANS ACCORDINGLY AND SUBMITTING THOSE REVISED PLANS FOR APPROVAL AND "SIGN OFF" WITH THE CITY OF PEWAUKEE . THE LANDSCAPE CONTRACTOR / GENERAL CONTRACTOR ARE ALSO RESPONSIBLE FOR VERIFYING THAT ANY PLANT MATERIAL SUBSTITUTIONS OR MODIFICATIONS THAT ARE MADE TO THE APPROVED LANDSCAPE DESIGN DOCUMENTS WILL NOT CHANGE OR ALTER ANY OF THE REQUIRED SUPPORTING LANDSCAPE REQUIREMENT CALCULATIONS. UPON COMPLETION OF THE CONSTRUCTION PROJECT AND FILE THAT AFFIDAVIT WITH THE CITY OF PEWAUKEE

EXISTING CONDITIONS GENERAL NOTES

1. INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE LANDSCAPE DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE ACTUAL EXISTING FIELD CONDITIONS. INSITE LANDSCAPE DESIGN, INC. MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IMPERATIVE TO THEIR NEW WORK. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW. ANY WORK PERFORMED PRIOR TO RESOLUTION OF DISCREPANCIES BY THE LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACT.
2. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE, THERE MAY BE UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA OF DISTURBANCE THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.
3. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS.
4. VERIFY LOCATION OF ACCESS PANELS w/ MECHANICAL AND ELECTRICAL EQUIPMENT FOR ACCESSIBILITY OF MECHANICAL & ELECTRICAL ITEMS. VERIFY LOCATIONS OF ALL BURIED UTILITIES AND STRUCTURES AND LOCATIONS OF ALL OVERHEAD WIRES.
5. VERIFY LOCATION OF ALL EXISTING EASEMENTS.
6. INSITE LANDSCAPE DESIGN, INC, ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF INSITE LANDSCAPE DESIGN, INC.

LANDSCAPE PLAN GENERAL NOTES

PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE GROWTH.

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 LOCATIONS. 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 UTILITIES ON THE SITE PRIOR TO COMMENCING. COORDINATE WITH OWNER BEFORE AND DURING CONSTRUCTION. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY LANDSCAPE CONTRACTOR AT NO COST TO OWNER.
2. ALL PLANTINGS SPECIFIED FOR THE ICAP DEVELOPMENT PROJECT PLANTING TABLES SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1 2014 AND ANSI STANDARDS FOR PLANTING 2012.
3. ALL DEVIATIONS FROM THE APPROVED ICAP DEVELOPMENT PROJECT PLANS SHALL BE NOTED ON THE RECORD DRAWINGS BY THE CONTRACTOR AND MAY BE EXECUTED ONLY WITH PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNER.
4. ALL PLANTS MUST BE BID AND SELECTED PER THE SPECIES SPECIFIED ON THE PLANS. ANY SPECIES SUBSTITUTIONS MUST BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT. THE SIZES OF PLANT MATERIAL LISTED HEREIN IS A MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, IF EXCESSIVE PRUNING REDUCES THE CROWN THE PLANT SHALL BE REPLACED.
5. PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
6. ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOPSOILED 3" DEEP (MIN.) AND SHALL BE SODDED/SEEDED WITH SPECIFIED LAWN GRASS. LANDSCAPE CONTRACTOR SHALL INCLUDE COST PER SQUARE YARD FOR ADDITIONAL SEED OPERATIONS AS MAY BE POSSIBLY REQUIRED TO REESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE DONE BY OTHERS.
7. CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIAL.
8. QUANTITIES ON PLANT MATERIALS LIST ARE FOR CONVENIENCE OF BIDDING ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS AND COVERAGE OF ALL AREAS DELINEATED. THE PLANS ARE TO SUPERSEDE THE PLANT LIST IN ALL CASES.
9. CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING, ALL AREAS, QUANTITIES MATERIALS SHOULD BE FIELD VERIFIED WITH SITE CONDITION.
10. WHERE DISCREPANCIES OCCUR BETWEEN THE LANDSCAPE PLANS AND/OR ARCHITECTURAL AND/OR THE CIVIL DRAWINGS (AND ANY OTHER SITE DRAWINGS) THE DISCREPANCIES MUST BE BROUGHT TO THE LANDSCAPE ARCHITECTS ATTENTION FOR COORDINATION AND RESOLUTION.
11. ALL DISEASED, NOXIOUS OR INAPPROPRIATE MATERIALS SHALL BE REMOVED FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.
12. GENERAL CONTRACTOR SHALL LEAVE THE SITE 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 APPROVAL.
14. FINISH GRADES FOR SHRUB AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO LSP1.5 FOR FURTHER INFORMATION.
15. ALL PERENNIAL, ANNUAL AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANTING. TILL THE FOLLOWING MATERIALS INTO EXISTING TOPSOIL TO A DEPTH OF APPROXIMATELY 8". A DEPTH OF 12" IN TREE PITS. PROPORTIONS AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXISTING SOIL. REFER TO LSP1.5 FOR FURTHER INFORMATION.
   PER EVERY 100 SQUARE FEET ADD: ONE - 2 CUBIC FOOT BALE OF PEAT MOSS, 2 POUNDS OF 5 -10 -5 GARDEN FERTILIZER, 1/4 CUBIC YARD OF COMPOSTED MANURE OR OTHER COMPOSTED, ORGANIC MATERIAL.
16. ALL SHRUBS TO BE POCKET PLANTED WITH A 50/50 MIX OF COMPOSTED, ORGANIC MATERIAL AND EXISTING SOIL. INSTALL TOPSOIL INTO ALL BEDS AS NEEDED TO ACHIEVE PROPER GRADE. REMOVE ALL EXCESSIVE GRAVEL, CLAY AND STONES. REFER TO LSP1.5 FOR FURTHER INFORMATION.
17. PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT ROOT FLARE. BACK FILL HOLE WITH 2/3 EXISTING TOPSOIL AND ORGANIC SOIL AMENDMENTS SPECIFIED IN NOTE 15. AVOID ANY AIR POCKETS. DISCARD ANY GRAVEL CLAY OR STONES. REFER TO LSP1.5 FOR FURTHER INFORMATION.
18. ALL TREES TO BE INSTALLED, STAKED AND GUYED ACCORDING TO DETAILS. REFER TO ANSI STANDARDS FOR PLANTING 2012 AND DETAILS ON LSP1.5 FOR FURTHER INFORMATION.
19. PROVIDE A 4'-0" - 5'-0" DIAMETER MULCH RING AT THE ROOT BALL FLARE OF ALL LAWN TREES.
20. ALL PLANTINGS TO BE WATERED AT THE TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED.
21. WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TREE RINGS ARE TO RECEIVE A MINIMUM OF 2" - 3" DRESSING OF SHREDDED HARDWOODM OAK BARK MULCH SHAVINGS FREE OF GROWTH, WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE OR GERMINATION INHIBITING INGREDIENTS. LANDSCAPE CONTRACTOR TO PROVIDE A SAMPLE TO OWNER FOR APPROVAL. CONTRACTOR TO TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO LSP1.5 FOR FURTHER INFORMATION.
22. LAWN INSTALLATION: CONTRACTOR TO FURNISH AND PREPARE TOPSOIL (3" MIN) AND SEED BED (REMOVE ALL STONES 1" OR LARGER), APPLY STARTER FERTILIZER AND SEED UNIFORMLY. PROVIDE A MULCH COVERING SUITABLE TO GERMINATE AND ESTABLISH TURF. EROSION CONTROL MESH SHOULD BE USED IN SWALES AND STEEP GRADES WHERE APPLICABLE. METHODS OF INSTALLATION MAY VARY AT THE DISCRETION OF CONTRACTOR. IT IS HIS/HER RESPONSIBILITY TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TURF. IF STRAW MULCH IS USED AS A COVERING, A TACKIFIER MAY BE NECESSARY TO AVOID WIND DAMAGE.
23. **DELUXE 50 GRASS SEED MIX REINDER'S (800) 785-3301**
    20% KENTUCKY BLUE GRASS
    15% NEWPORT KENTUCKY BLUE GRASS
    15% SR 2100 Kentucky Bluegrass
    25% Creeping Red Fescue
    15% Replicator Perennial Ryegrass
    10% Fiesta 4 Perennial Ryegrass
    APPLY AT A RATE OF 200 POUNDS PER ACRE. REFER TO SUPPLIERS SPECIFICATIONS & INSTALLATION CUT SHEETS FOR FURTHER FORMATION
24. DURING THE INITIAL "30 DAY MAINTENANCE PERIOD" THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE AND ON-GOING PLEASANT VISUAL ENVIRONMENT WHEREAS ANY PLANT WHICH IS NOT RESPONDING TO TRANSPLANTING OR THRIVING SHALL IMMEDIATELY BE REPLACED. NEW LAWNS SHALL BE WATERED AND REPAIRED AND WEEDS MUST CONSTANTLY BE REMOVED, NO EXCEPTIONS WILL BE GRANTED.
    MAINTENANCE NOTE:
    MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN REQUIRED LANDSCAPING IN ACCORDANCE WITH THE MUNICIPALITY'S PROPERTY MAINTENANCE CODE AND AN APPROVED MAINTENANCE PLAN. THE MAINTENANCE MUST INCLUDE, AT A MINIMUM, METHODS FOR PROVIDING THE FOLLOWING:
    - NECESSARY IRRIGATION (IF REQUIRED)
    - INTEGRATED PEST MANAGEMENT,
    - PROPER FERTILIZATION
    - TREE CARE AND PRUNING, SHRUB TIP CLIPPING AND SHAPING AS REQUIRED
    - REPLACEMENT OF LOST VEGETATION, AND ALL DISEASED, DAMAGED, OR DEAD MATERIAL WILL BE REPLACED BY THE END OF THE FOLLOWING PLANTING SEASON IN PERPETUITY.
    - WEED MANAGEMENT AND BED CARE.
25. ALL NEWLY PLANTED TREES AND SHRUBS ARE TO RECIEVE AN APPLICATION OF AN ANTI-TRANSPIRANT SPRAY THAT WILL EFFECTIVELY REDUCE THE WATER LOSS OF TRANSPIRATION OF PLANT MATERIAL AND REDUCE THE STRESS OF TRANSPLANTATION. IT IS RECOMENDED AS PART OF THE ONGOING MAINTENANCE THAT ANY BROADLEAF EVERGREEN AND CONIFEROUS TREE AND SHRUBS (EXCLUDING ARBORVITAE) RECIEVE AN APPLIATION OF AN ANTI-DESICANT SPRAY TO REDUCE THE LOSS OF MOISTURE DUE TO WINTER DESICCATION.
26. MAINTENANCE. THE OWNER SHALL TEND AND MAINTAIN ALL PLANT MATERIALS IN A HEALTHY GROWING CONDITION AS PER THE APPROVED PLAN. PLANTINGS SHALL BE REPLACED WHEN NECESSARY AND KEPT FREE FROM REFUSE & DEBRIS. ALL PLANTING MATERIAL WHICH IS DYING OR DAMAGED BEYOND RECOVERY SHALL BE REPLACED WITHIN SIX (6) MONTHS OR BY THE NEXT PLANTING SEASON, WHICHEVER COMES FIRST.
27. LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS TO BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.

TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERS HOT LINE

WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE [NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS]

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONIN CALL THE MILWAUKEE UTILITY ALERT NETWORK www.Diggershotline.com (800) 242-8511 OR

811 Know what's below. Call before you dig.

InSite LANDSCAPE DESIGN, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF InSite LANDSCAPE DESIGN, INC.

InSite LANDSCAPE DESIGN
Landscape Consulting
& Master Planning Design Sevices
11525 W. North Avenue, Suite 1B
Wauwatosa, WI 53226
Tel (414) 476-1204
www.insitedesigninc.com
mdavis@insitedesigninc.com

Project:

ICAP DEVELOPMENT

Hwy 164 & Watertown Road
Pewaukee, WI

Issuance and Revisions:

Date	Number	Description
02/20/26		Client Review Submittal
02/25/26		Plan Commission Submittal
04/03/26		Revisions based on Site and Building Changes

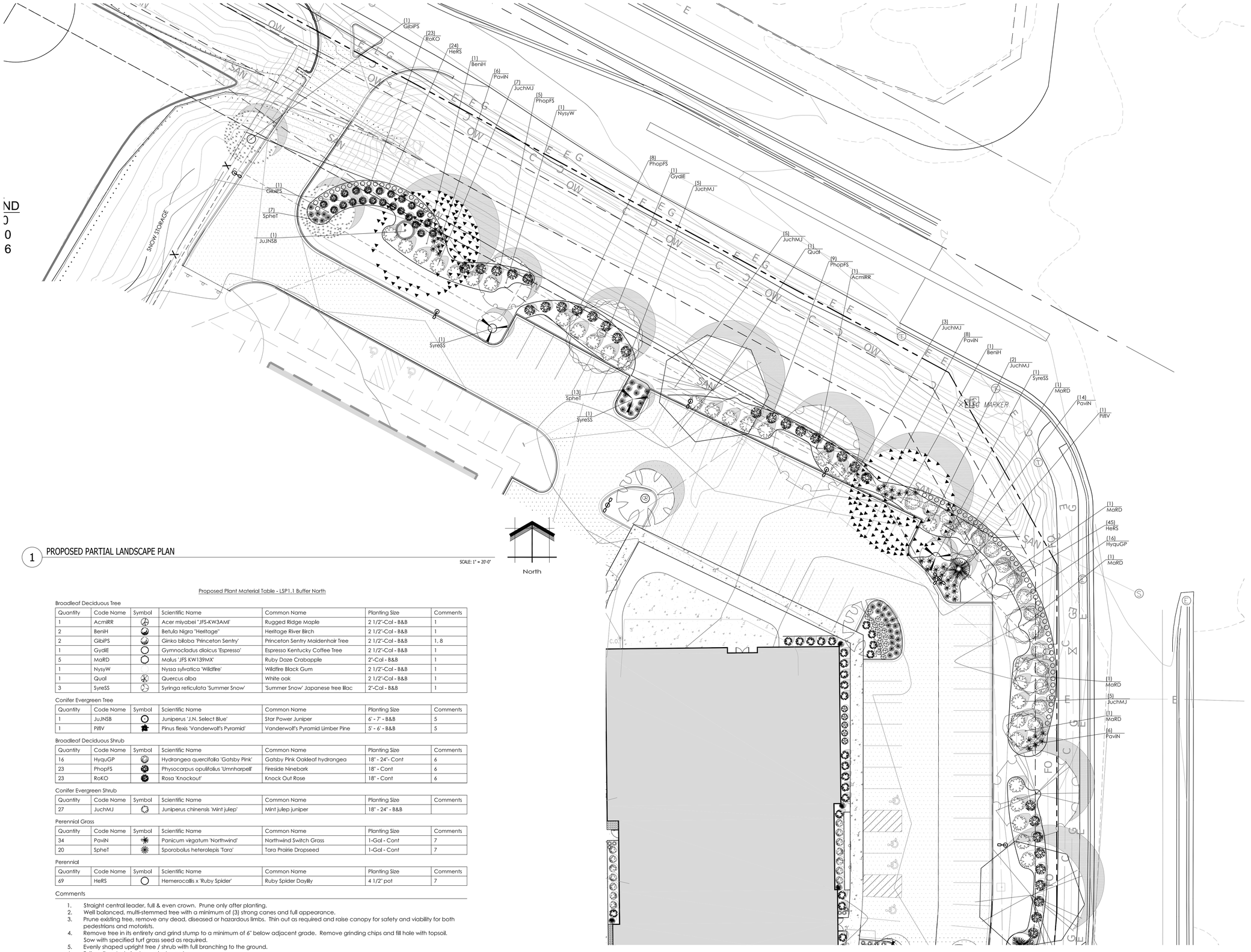
Sheet Title:

PROPOSED OVERALL PROJECT LANDSCAPE PLAN AND GENERAL NOTES

Date of Drawing:	04/03/26
Scale:	1" = 40'-0"
Drawn By:	MCD
Job Number:	L26-010
Sheet Number:	LSP1.0

NOT FOR CONSTRUCTION - PRELIMINARY - FOR ESTIMATING AND REVIEW ONLY- DO NOT SCALE THESE DRAWINGS-
These progress documents reflect progress & intent & may be subject to change, including additional notes and detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

L26-010 - ICAP DEVELOPMENT - 04/03/2026



1 PROPOSED PARTIAL LANDSCAPE PLAN

SCALE: 1" = 20'-0"

North

Proposed Plant Material Table - LSP1.1 Buffer North

Broadleaf Deciduous Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
1	AcmiRR		Acer miyabei 'JFS-KW3AMI'	Rugged Ridge Maple	2 1/2"-Cal - B&B	1
2	BeniH		Betula Nigra "Heritage"	Heritage River Birch	2 1/2"-Cal - B&B	1
2	GibiPS		Ginko biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	2 1/2"-Cal - B&B	1, 8
1	GydiE		Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffee Tree	2 1/2"-Cal - B&B	1
5	MaRD		Malus 'JFS KW139MX'	Ruby Daze Crabapple	2"-Cal - B&B	1
1	NysyW		Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	2 1/2"-Cal - B&B	1
1	Qual		Quercus alba	White oak	2 1/2"-Cal - B&B	1
3	SyreSS		Syringa reticulata 'Summer Snow'	'Summer Snow' Japanese tree lilac	2"-Cal - B&B	1

Conifer Evergreen Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
1	JuJNSB		Juniperus 'J.N. Select Blue'	Star Power Juniper	6' - 7' - B&B	5
1	PiflV		Pinus flexis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	5' - 6' - B&B	5

Broadleaf Deciduous Shrub

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
16	HyquGP		Hydrangea quercifolia 'Gatsby Pink'	Gatsby Pink Oakleaf hydrangea	18" - 24"- Cont	6
23	PhopFS		Physocarpus opulifolius 'Umnharpell'	Fireside Ninebark	18" - Cont	6
23	RoKO		Rosa 'Knockout'	Knock Out Rose	18" - Cont	6

Conifer Evergreen Shrub

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
27	JuchMJ		Juniperus chinensis 'Mint julep'	Mint julep juniper	18" - 24" - B&B	

Perennial Grass

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
34	PaviN		Panicum virgatum 'Northwind'	Northwind Switch Grass	1-Gal - Cont	7
20	SpheT		Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	1-Gal - Cont	7

Perennial

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
69	HeRS		Hemerocallis x 'Ruby Spider'	Ruby Spider Daylily	4 1/2" pot	7

Comments

1. Straight central leader, full & even crown. Prune only after planting.
2. Well balanced, multi-stemmed tree with a minimum of (3) strong canes and full appearance.
3. Prune existing tree, remove any dead, diseased or hazardous limbs. Thin out as required and raise canopy for safety and viability for both pedestrians and motorists.
4. Remove tree in its entirety and grind stump to a minimum of 6" below adjacent grade. Remove grinding chips and fill hole with topsoil. Sow with specified turf grass seed as required.
5. Evenly shaped upright tree / shrub with full branching to the ground.
6. Full, well rooted plant, evenly shaped.
7. Full, well rooted plant.
8. Male only

InSite Landscape Design

Landscape Consulting
& Master Planning Design Sevices

11525 W. North Avenue, Suite 1B
Wauwatosa, WI 53226
Tel (414) 476-1204
www.insitedesigninc.com
mdavis@insitedesigninc.com

Project:

ICAP
DEVELOPMENT

Hwy 164 & Watertown Road
Pewaukee, WI

Issuance and Revisions:

Date	Number	Description
02/20/26		Client Review Submittal
02/25/26		Plan Commission Submittal
04/03/26		Revisions based on Site and Building Changes

Sheet Title:

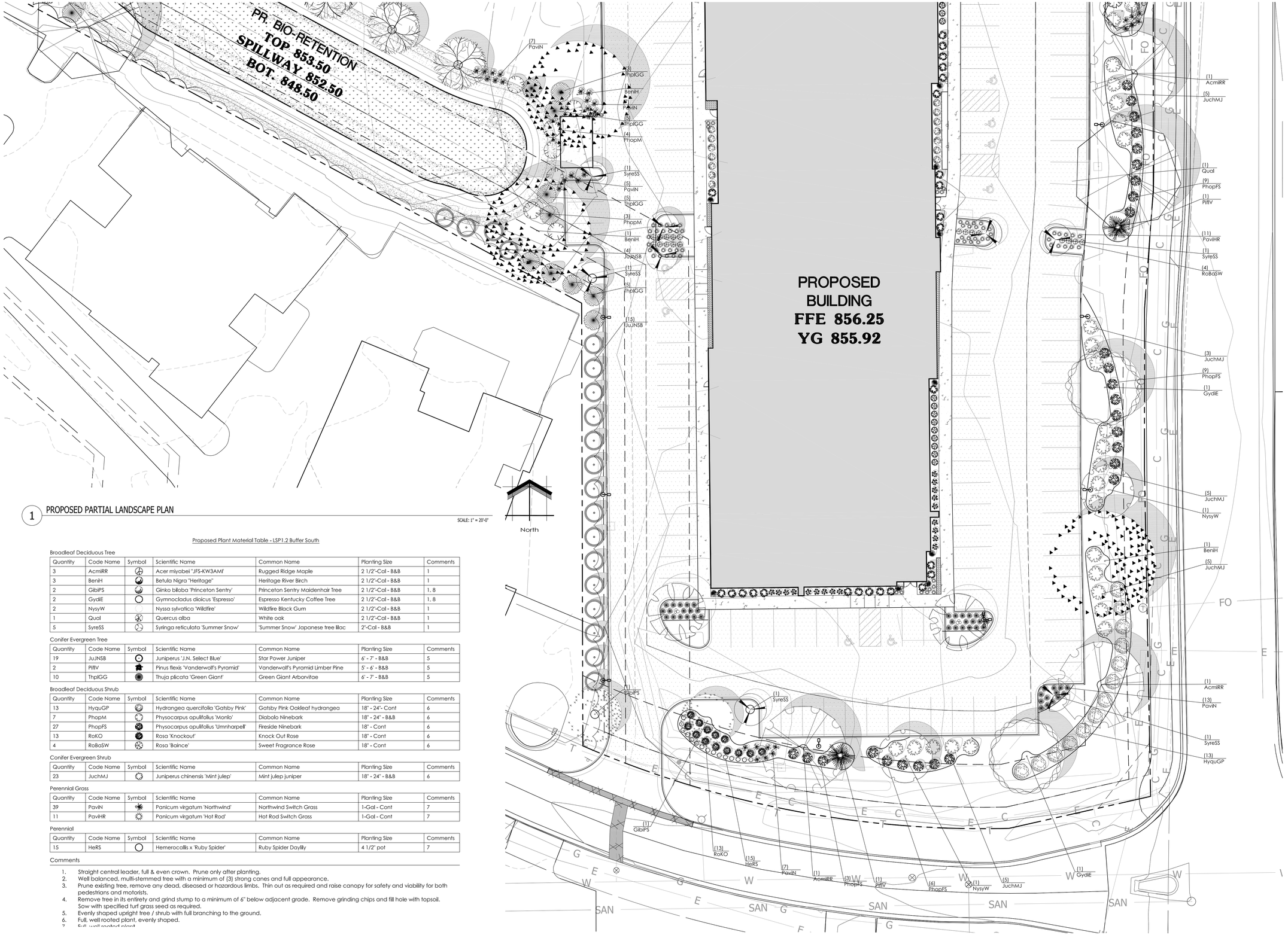
PROPOSED PARTIAL
LANDSCAPE PLAN,
AND PLANT MATERIAL TABLE

Date of Drawing:	04/03/26
Scale:	1" = 20'-0"
Drawn By:	MCD
Job Number:	L26-010
Sheet Number:	LSP1.1

NOT FOR CONSTRUCTION - PRELIMINARY - FOR ESTIMATING AND REVIEW ONLY- DO NOT SCALE THESE DRAWINGS-

These progress documents reflect progress & intent & may be subject to change, including additional notes and detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

L26-010 - ICAP DEVELOPMENT - 04/03/2026



1 PROPOSED PARTIAL LANDSCAPE PLAN

SCALE: 1" = 20'-0"

Proposed Plant Material Table - LSP1.2 Buffer South

Broadleaf Deciduous Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
3	AcmiRR		Acer miyabei "JFS-KW3AMI'	Rugged Ridge Maple	2 1/2"-Cal - B&B	1
3	BeniH		Betula Nigra "Heritage"	Heritage River Birch	2 1/2"-Cal - B&B	1
2	GlbiPS		Ginko biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	2 1/2"-Cal - B&B	1, 8
2	GydiE		Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffee Tree	2 1/2"-Cal - B&B	1, 8
2	NysyW		Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	2 1/2"-Cal - B&B	1
1	Qual		Quercus alba	White oak	2 1/2"-Cal - B&B	1
5	SyreSS		Syringa reticulata 'Summer Snow'	'Summer Snow' Japanese tree lilac	2"-Cal - B&B	1

Conifer Evergreen Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
19	JuJNSB		Juniperus 'J.N. Select Blue'	Star Power Juniper	6' - 7' - B&B	5
2	PiflV		Pinus flexis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	5' - 6' - B&B	5
10	ThplGG		Thuja plicata 'Green Giant'	Green Giant Arborvitae	6' - 7' - B&B	5

Broadleaf Deciduous Shrub

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
13	HyquGP		Hydrangea quercifolia 'Gatsby Pink'	Gatsby Pink Oakleaf hydrangea	18" - 24"- Cont	6
7	PhopM		Physocarpus opulifolius 'Monlo'	Diabolo Ninebark	18" - 24" - B&B	6
27	PhopFS		Physocarpus opulifolius 'Umnharpell'	Fireside Ninebark	18" - Cont	6
13	RoKO		Rosa 'Knockout'	Knock Out Rose	18" - Cont	6
4	RoBaSW		Rosa 'Balince'	Sweet Fragrance Rose	18" - Cont	6

Conifer Evergreen Shrub

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
23	JuchMJ		Juniperus chinensis 'Mint julep'	Mint Julep juniper	18" - 24" - B&B	6

Perennial Grass

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
39	PaviN		Panicum virgatum 'Northwind'	Northwind Switch Grass	1-Gal - Cont	7
11	PaviHR		Panicum virgatum 'Hot Rod'	Hot Rod Switch Grass	1-Gal - Cont	7

Perennial

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
15	HeRS		Hemerocallis x 'Ruby Spider'	Ruby Spider Daylily	4 1/2" pot	7

Comments

1. Straight central leader, full & even crown. Prune only after planting.
2. Well balanced, multi-stemmed tree with a minimum of (3) strong canes and full appearance.
3. Prune existing tree, remove any dead, diseased or hazardous limbs. Thin out as required and raise canopy for safety and viability for both pedestrians and motorists.
4. Remove tree in its entirety and grind stump to a minimum of 6" below adjacent grade. Remove grinding chips and fill hole with topsoil. Sow with specified turf grass seed as required.
5. Evenly shaped upright tree / shrub with full branching to the ground.
6. Full, well rooted plant, evenly shaped.
7. Full, well rooted plant.

InSite Landscape Design

Landscape Consulting
& Master Planning Design Sevices

11525 W. North Avenue, Suite 1B
Wauwatosa, WI 53226
Tel (414) 476-1204
www.insitedesigninc.com
mdavis@insitedesigninc.com

Project:

ICAP
DEVELOPMENT

Hwy 164 & Watertown Road
Pewaukee, WI

Issuance and Revisions:

Date	Number	Description
02/20/26		Client Review Submittal
02/25/26		Plan Commission Submittal
04/03/26		Revisions based on Site and Building Changes

Sheet Title:

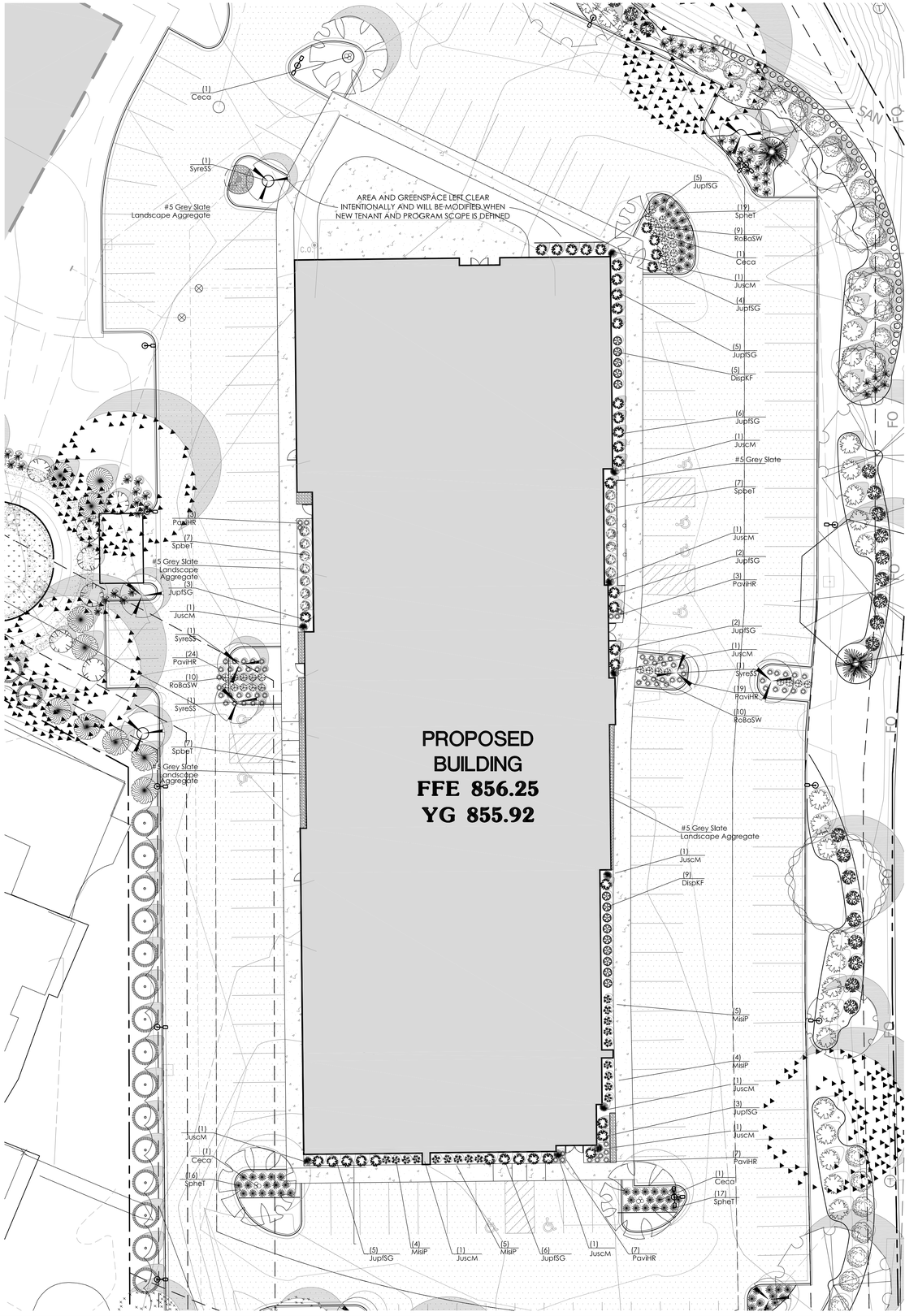
PROPOSED PARTIAL
LANDSCAPE PLAN,
AND PLANT MATERIAL TABLE

Date of Drawing:	04/03/26
Scale:	1" = 20'-0"
Drawn By:	MCD
Job Number:	L26-010
Sheet Number:	LSP1.2

NOT FOR CONSTRUCTION - PRELIMINARY - FOR ESTIMATING AND REVIEW ONLY- DO NOT SCALE THESE DRAWINGS-

These progress documents reflect progress & intent & may be subject to change, including additional notes and detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

L26-010 - ICAP DEVELOPMENT - 04/03/2026



1 PROPOSED PARTIAL LANDSCAPE PLAN

SCALE: 1" = 20'-0"

North

Proposed Plant Material Table - LSP1.3 Foundation/Interior

Broadleaf Deciduous Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
5	Ceca		Cercis canadensis	Eastern redbud	10' - 12' - Clump B&B	2
0	FasyPF		Fagus sylvatica 'Purple Fountain'	Purple Fountain Beech	1 1/2" Cal - B&B	1
4	SyreSS		Syringa reticulata 'Summer Snow'	'Summer Snow' Japanese tree lilac	2"-Cal - B&B	1

Broadleaf Deciduous Shrub

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
14	DispKF		Diervilla x splendens 'Kodiak Fresh'	Kodiak Fresh Bush Honeysuckle Diervilla	18" - Cont	6
0	HypaSS		Hydrangea paniculata 'SMHPCW'	Strawberry Shake Hydrangea	18" - Cont	6
23	RoBaSW		Rosa 'Baince'	Sweet Fragrance Rose	18" - Cont	6
14	SpbeT		Spiraea betulifolia 'Tor'	Tor Birchleaf Spirea	18" - Cont	6

Conifer Evergreen Shrub

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
10	JuscM		Juniperus scopulorum 'Medora'	Medora Juniper	3' - 4' - B&B	5
39	JupISG		Juniperus x pfizeriana 'MonSan'	Sea of Gold Juniper	18" - 24" - B&B	6

Perennial Grass

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
38	MisiP		Miscanthus sinensis 'Purpuracens'	Purple Silver Grass	1-Gal - Cont	7
58	PaviHR		Panicum virgatum 'Hot Rod'	Hot Rod Switch Grass	1-Gal - Cont	7
0	PaviN		Panicum virgatum 'Northwind'	Northwind Switch Grass	1-Gal - Cont	7
54	SpheT		Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	1-Gal - Cont	7

Comments

1. Straight central leader, full & even crown. Prune only after planting.
2. Well balanced, multi-stemmed tree with a minimum of (3) strong canes and full appearance.
3. Prune existing tree, remove any dead, diseased or hazardous limbs. Thin out as required and raise canopy for safety and viability for both pedestrians and motorists.
4. Remove tree in its entirety and grind stump to a minimum of 6" below adjacent grade. Remove grinding chips and fill hole with topsoil. Sow with specified turf grass seed as required.
5. Evenly shaped upright tree / shrub with full branching to the ground.
6. Full, well rooted plant, evenly shaped.
7. Full, well rooted plant.
8. Male only

InSite Landscape Design

Landscape Consulting
& Master Planning Design Sevices

11525 W. North Avenue, Suite 1B
Wauwatosa, WI 53226
Tel (414) 476-1204
www.insitedesigninc.com
mdavis@insitedesigninc.com

Project:

ICAP DEVELOPMENT

Hwy 164 & Watertown Road
Pewaukee, WI

Issuance and Revisions:

Date	Number	Description
02/20/26		Client Review Submittal
02/25/26		Plan Commission Submittal
04/03/26		Revisions based on Site and Building Changes

Sheet Title:

PROPOSED PARTIAL LANDSCAPE PLAN, AND PLANT MATERIAL TABLE

Date of Drawing:	04/03/26
Scale:	1" = 20'-0"
Drawn By:	MCD
Job Number:	L26-010

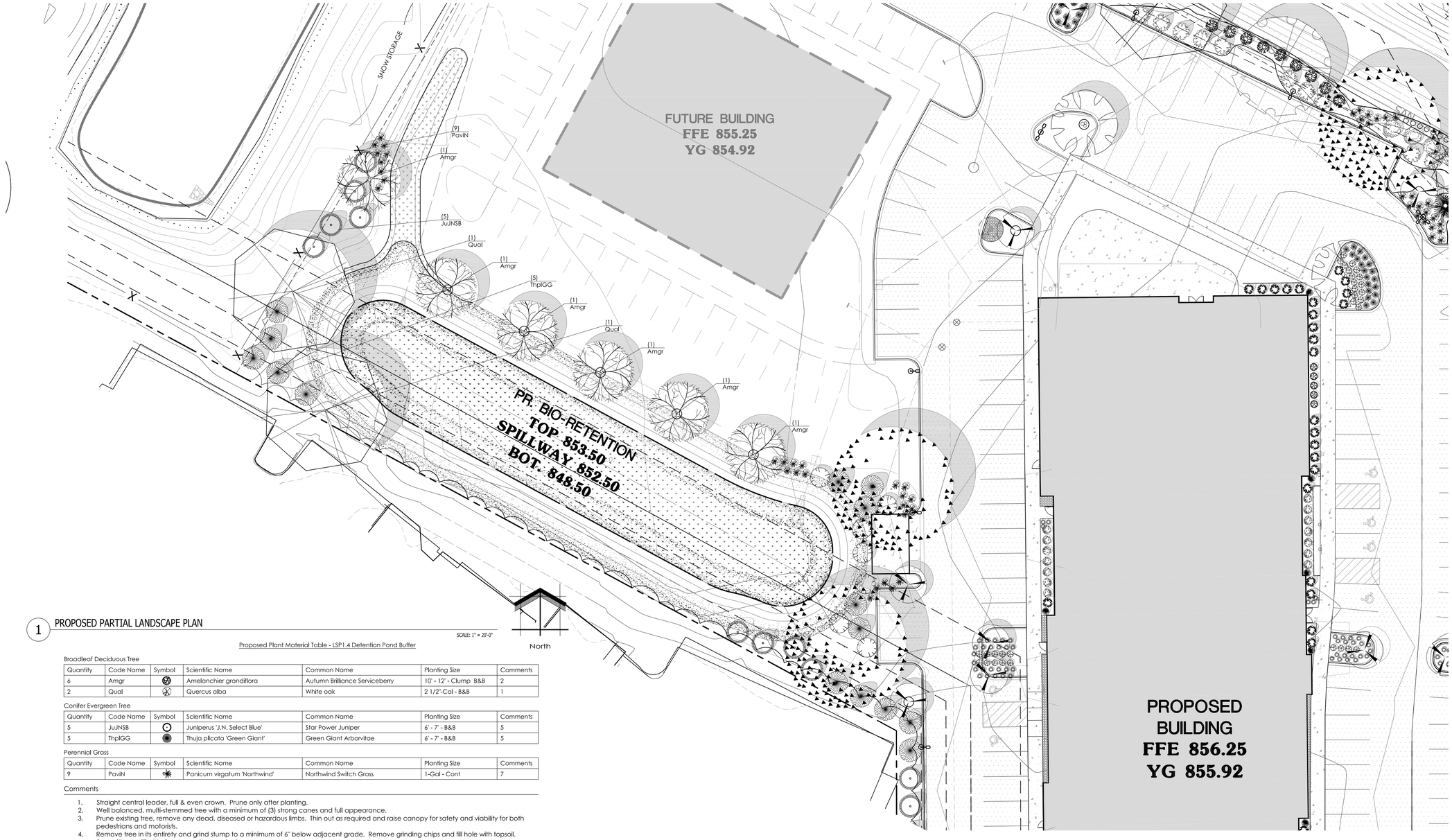
Sheet Number:

LSP1.3

NOT FOR CONSTRUCTION - PRELIMINARY - FOR ESTIMATING AND REVIEW ONLY- DO NOT SCALE THESE DRAWINGS-

These progress documents reflect progress & intent & may be subject to change, including additional notes and detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

L26-010 - ICAP DEVELOPMENT - 04/03/2026



1 PROPOSED PARTIAL LANDSCAPE PLAN

SCALE: 1" = 20'-0"

Proposed Plant Material Table - LSP1.4 Detention Pond Buffer

Broadleaf Deciduous Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
6	Amgr		Amelanchier grandiflora	Autumn Brilliance Serviceberry	10' - 12' - Clump B&B	2
2	Qual		Quercus alba	White oak	2 1/2"-Cal - B&B	1

Conifer Evergreen Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
5	JuJNSB		Juniperus 'J.N. Select Blue'	Star Power Juniper	6' - 7' - B&B	5
5	ThplGG		Thuja plicata 'Green Giant'	Green Giant Arborvitae	6' - 7' - B&B	5

Perennial Grass

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
9	PavIN		Panicum virgatum 'Northwind'	Northwind Switch Grass	1-Gal - Cont	7

Comments

1. Straight central leader, full & even crown. Prune only after planting.
2. Well balanced, multi-stemmed tree with a minimum of (3) strong canes and full appearance.
3. Prune existing tree. remove any dead, diseased or hazardous limbs. Thin out as required and raise canopy for safety and viability for both pedestrians and motorists.
4. Remove tree in its entirety and grind stump to a minimum of 6" below adjacent grade. Remove grinding chips and fill hole with topsoil. Sow with specified turf grass seed as required.
5. Evenly shaped upright tree / shrub with full branching to the ground.
6. Full, well rooted plant, evenly shaped.
7. Full, well rooted plant.
8. Male only

Stormwater Management Areas

Upper Third of the Bowl - Economy Prairie Seed Mix Storm Water Management Pond area from Cardno

Quantity	Symbol	Supplier	Type
7,600 sq. ft. VERIFY		Cardno	Economy Prairie Seed Mix - mixture contains 7 native permanent grass/ sedge species and 15 native forb species. Apply at 10 PLS pounds per acre. Refer to cut sheets for mix specifics and installation instructions.

lower Two-Thirds of the Bowl - Stormwater Prairie Seed Mix @ Storm Water Management Pond area from Cardno

Quantity	Symbol	Supplier	Type
8,500 sq. ft. VERIFY		Cardno	Stormwater Prairie Seed Mix - mixture contains 10 of 12 native permanent grass/ sedge species and 12 of 16 native forb species. Refer to cut sheets for mix specifics and installation instructions.

Prairie Seed Mix @ Drainage Swale from Agrecol

Quantity	Symbol	Supplier	Type
1,100 sq. ft. VERIFY		Agrecol	Native Prairie Swale Enhancement Seed Mix - mixture contains 2 native permanent grass/ sedge species and 13 native forb species. Refer to cut sheets for mix specifics and installation instructions.

INFILTRATION BASIN CONSTRUCTION & RESTORATION NOTES

1. THE PERMANENT INFILTRATION BASIN SHALL BE CONSTRUCTED AS PART OF THE INITIAL CONSTRUCTION PROJECT.
2. ONCE CONSTRUCTION OF A PERMANENT INFILTRATION BASIN BEGINS, THE INFILTRATION BASIN BOTTOM SHALL BE CORDONED OFF OR SOMEHOW DESIGNATED AS BEING PROTECTED FROM COMPACTION FROM HEAVY EQUIPMENT.
3. TOPSOIL & OVERBURDEN SHALL BE OVER-EXCAVATED AS NECESSARY TO EXPOSE SANDY SOILS SUITABLE FOR STORMWATER INFILTRATION, AS VERIFIED BY THE GEOTECHNICAL ENGINEER.
   3.1. A POST CONSTRUCTION INFILTRATION TEST IS REQUIRED FOR EACH BAY OF THE INFILTRATION BASIN, WITH RESULTS PROVIDED TO TO THE DESIGN ENGINEER.
4. BASIN CONSTRUCTION SHALL BE SUSPENDED IN PERIODS OF RAINFALL AND SNOWMELT AND SHALL REMAIN SUSPENDED IF PONDED WATER IS PRESENT.
5. PROVIDE COMPOST MIXTURE PER PLAN TO THE IDENTIFIED BOTTOM INFILTRATION AREAS. THE COMPOST COMPONENT SHALL MEET THE REQUIREMENTS OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES SPECIFICATIONS S100 - COMPOST. EXISTING SOILS IN COMPOSTED AREAS SHALL BE HELD 3" LOW, 3" OF COMPOST SHALL BE ADDED BRINGING TO FINAL GRADE, AFTER PLACEMENT OF COMPOST PROVIDE 12" DEEP TILL.
6. REFER TO THE LANDSCAPE PLAN FOR FINAL SPECIFICATIONS AND INFORMATION FOR INFILTRATION BASIN PLANTINGS, STABILIZATION, ETC. ANY INFORMATION SHOWN ON THE SITE CIVIL PLANS RELATED TO PLANTINGS/EXPOSED SOILS/INFILTRATION ZONES/ETC. SHALL BE SUPERCEDED BY THE LANDSCAPE PLAN. ALL SIDE SLOPES 4:1 OR GREATER SHALL BE PROVIDED WITH CLASS I, TYPE A EROSION MATTING.
7. DURING CONSTRUCTION, INFILTRATION BASIN MAY REQUIRE PERIODIC REMOVAL OF SEDIMENT ACCUMULATED IN THE BOTTOM OF THE BASIN. THIS IS NECESSARY TO KEEP THE INFILTRATION BASINS INFILTRATING AT A HIGHER RATE; IMPORTANT TO THIS SITE THAT IS REQUIRED TO INFILTRATE 100% OF ALL RUNOFF. SEDIMENT REMOVED FROM BASIN BOTTOMS SHALL BE PLACED IN AN AREA UPSLOPE OF A WET FOREBAY.
8. REFER TO THE STORM WATER MANAGEMENT PRACTICE MAINTENANCE AGREEMENT FOR POST-CONSTRUCTION MAINTENANCE ACTIVITIES, INCLUDING MAINTENANCE OF THE INFILTRATION BASINS.

SITE CLEARING / GRADING NOTE:
TREE CANOPY PROTECTION AREAS IDENTIFIED ON THIS PLAN REPRESENT INDIVIDUAL TREES AND/OR MASSINGS OF TREES AND UNDERSTORY PLANT MATERIAL THAT ARE TO BE PRESERVED AND ARE DESIGNATED / IDENTIFIED AS ENVIRONMENTALLY SENSITIVE OR SIGNIFICANT. NO CLEARING, GRADING AND FILL ACTIVITY IS PERMITTED IN THESE AREAS MUST BE IN KEEPING WITH RESTRICTIONS ESTABLISHED AT THE TIME OF PLAN APPROVAL. TREE PROTECTION FENCING SHALL BE ERECTED ADJACENT TO ALL TCPAS PRIOR TO SITE DISTURBANCE. REFER TO 4/LSP1.10 FOR ADDITIONAL INFORMATION REGARDING THE INSTALLATION OF THE TREE PROTECTION FENCING.
THIS PLAN REPRESENTS PORTIONS OF THE SITE THE DEVELOPER HAS DESIGNATED TO BE LEFT UNDISTURBED DURING THE DEVELOPMENT OF ROADWAYS, UTILITIES, AND SIMILAR INFRASTRUCTURE.
THE SITE SHALL BE DEVELOPED IN ACCORDANCE WITH THE WOODLAND PRESERVATION AREAS DELINEATED ON THE SITE PLAN AND RELATED NOTES. ANY MODIFICATION OF WOODLAND PRESERVATION AREAS REQUIRES NOTIFICATION OF CITY OF NEW BERLIN STAFF AND APPROVAL PRIOR TO CONSTRUCTION.
NO GRADING OR LANDSCAPE CONSTRUCTION SHALL OCCUR BEYOND THE LIMITS OF THE EROSION CONTROL FENCING OR PROPERTY LINES

INSTALLER NOTE:
ANY AND ALL FINAL STREET LOCATIONS MUST BE COORDINATED WITH ALL BURIED UTILITIES. TREE SHOULD BE PLANTED A MINIMUM OF 10'-0" AWAY FROM A BURIED UTILITY OR STRUCTURE.

InSite Landscape Design
Landscape Consulting
& Master Planning Design Sevices
11525 W. North Avenue, Suite 1B
Wauwatosa, WI 53226
Tel (414) 476-1204
www.insitedesigninc.com
mdavis@insitedesigninc.com

Project:

ICAP DEVELOPMENT

Hwy 164 & Watertown Road
Pewaukee, WI

Issuance and Revisions:

Date	Number	Description
02/20/26		Client Review Submittal
02/25/26		Plan Commission Submittal
04/03/26		Revisions based on Site and Building Changes

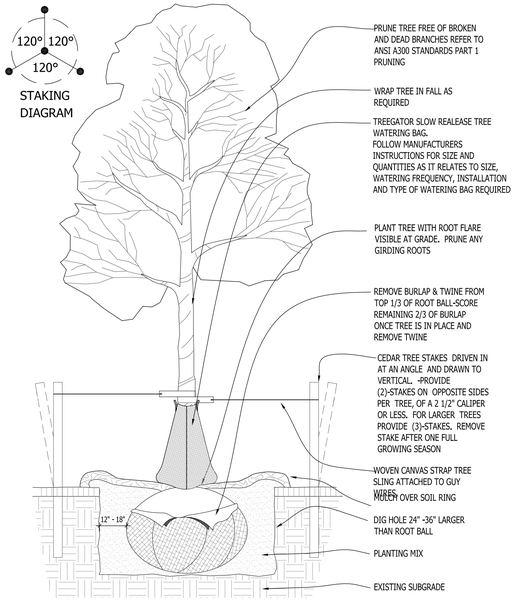
Sheet Title:

PROPOSED PARTIAL LANDSCAPE PLAN, AND PLANT MATERIAL TABLE

Date of Drawing:	04/03/26
Scale:	1" = 20'-0"
Drawn By:	MCD
Job Number:	L26-010
Sheet Number:	LSP1.4

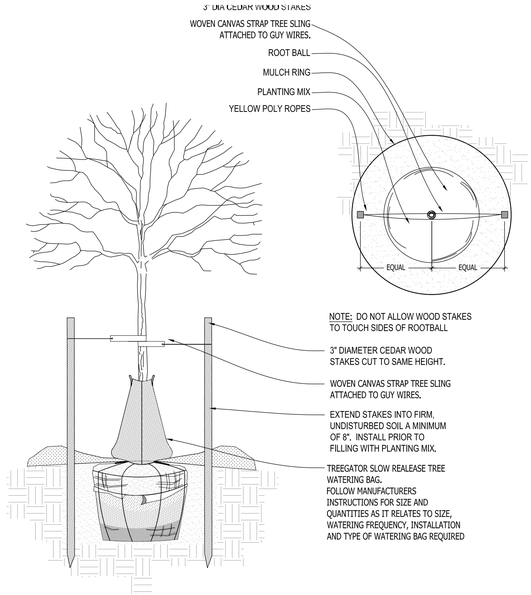
NOT FOR CONSTRUCTION - PRELIMINARY - FOR ESTIMATING AND REVIEW ONLY- DO NOT SCALE THESE DRAWINGS-
These progress documents reflect progress & intent & may be subject to change, including additional notes and detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

L26-010 - ICAP DEVELOPMENT - 04/03/2026



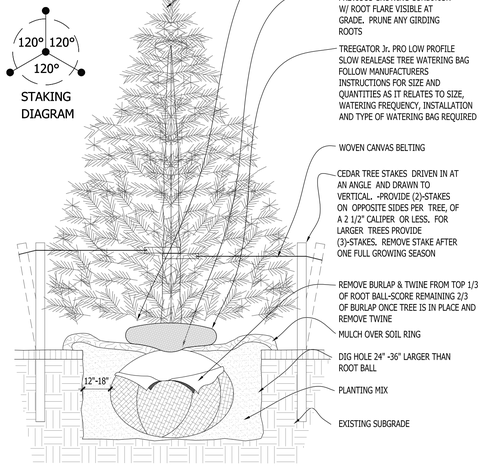
1 DECIDUOUS TREE PLANTING DETAIL

SCALE: NONE



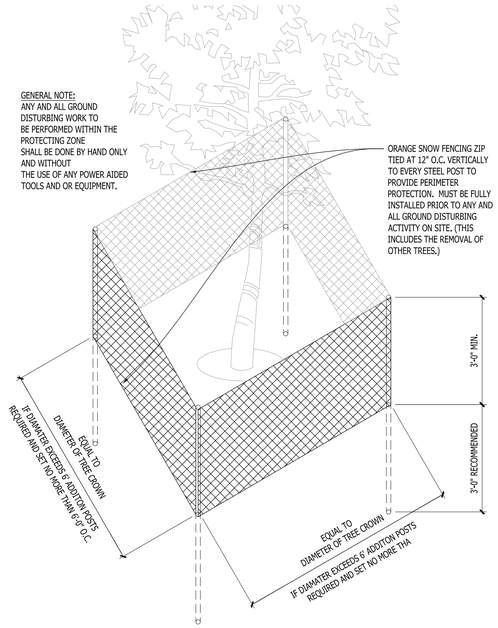
2 DECIDUOUS TREE STAKING
PARKING ISLAND/RESTRICTED AREAS

SCALE: NONE



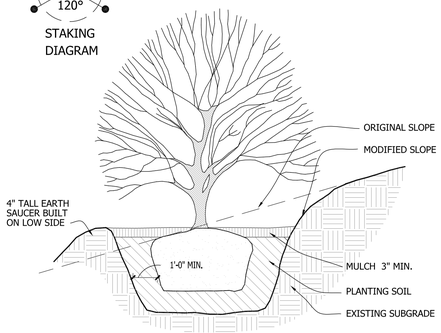
3 CONIFEROUS TREE PLANTING DETAIL

SCALE: NONE



4 EXISTING TREE PROTECTION DETAIL

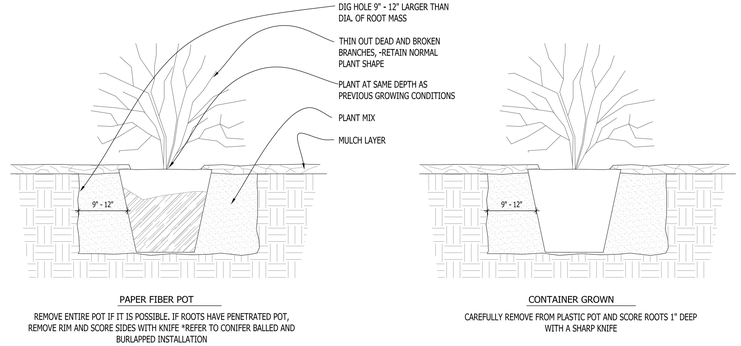
SCALE: NONE



5 SLOPE PLANTING DETAIL

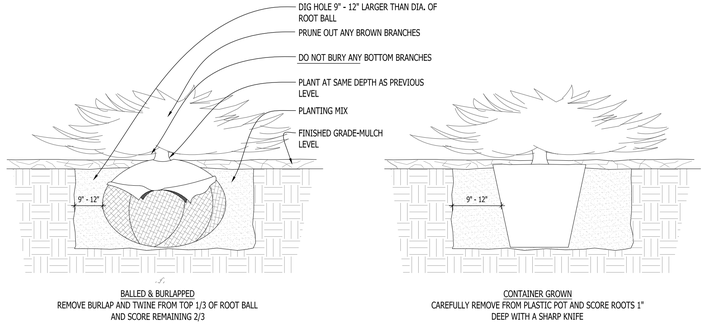
SCALE: NONE

REFER TO TYPICAL DECIDUOUS TREE DETAIL FOR STAKING



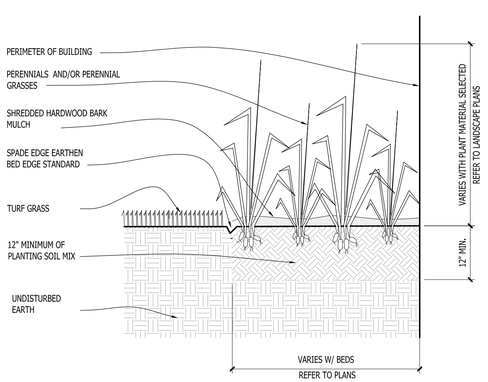
6 DECIDUOUS SHRUB PLANTING DETAIL

SCALE: NONE



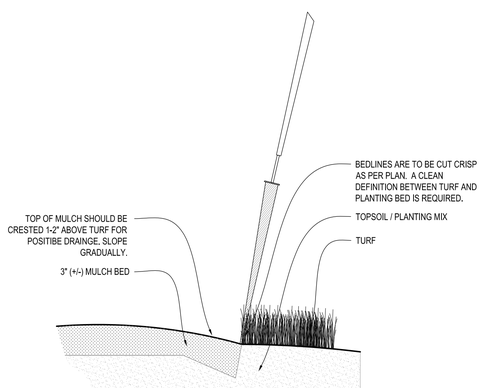
7 CONIFEROUS SHRUB PLANTING DETAIL

SCALE: NONE



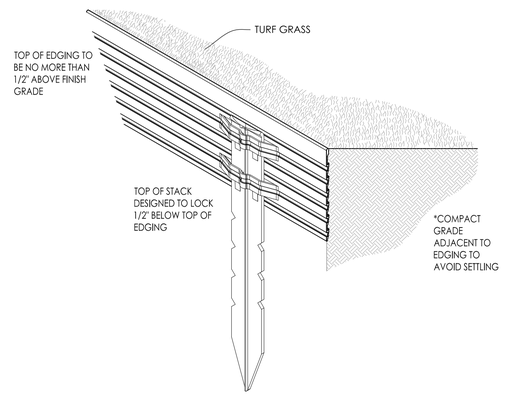
8 PERENNIAL BED PLANTING DETAIL

SCALE: NONE



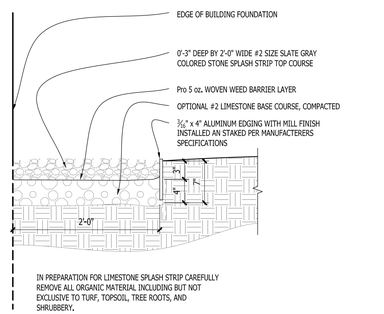
9 SPADE EDGE PLANT BED EDGE DETAIL

SCALE: NONE



10 METAL LANDSCAPE EDGING DETAIL

SCALE: 1/2" = 1'-0"



11 COMPACTED GRAVEL SPLASH STRIP

SCALE: 1" = 1'-0"

InSite LANDSCAPE DESIGN
Landscape Consulting & Master Planning Design Sevices
11525 W. North Avenue, Suite 1B
Wauwatosa, WI 53226
Tel (414) 476-1204
www.insitedesigninc.com
mdavis@insitedesigninc.com

Project:

ICAP DEVELOPMENT

Hwy 164 & Watertown Road
Pewaukee, WI

Issuance and Revisions:

Date	Number	Description
02/20/26		Client Review Submittal
02/25/26		Plan Commission Submittal
04/03/26		Revisions based on Site and Building Changes

Sheet Title:

PROPOSED LANDSCAPE PLAN, PLANTING DETAILS

Date of Drawing:	04/03/26
Scale:	As Noted
Drawn By:	MCD
Job Number:	L26-010

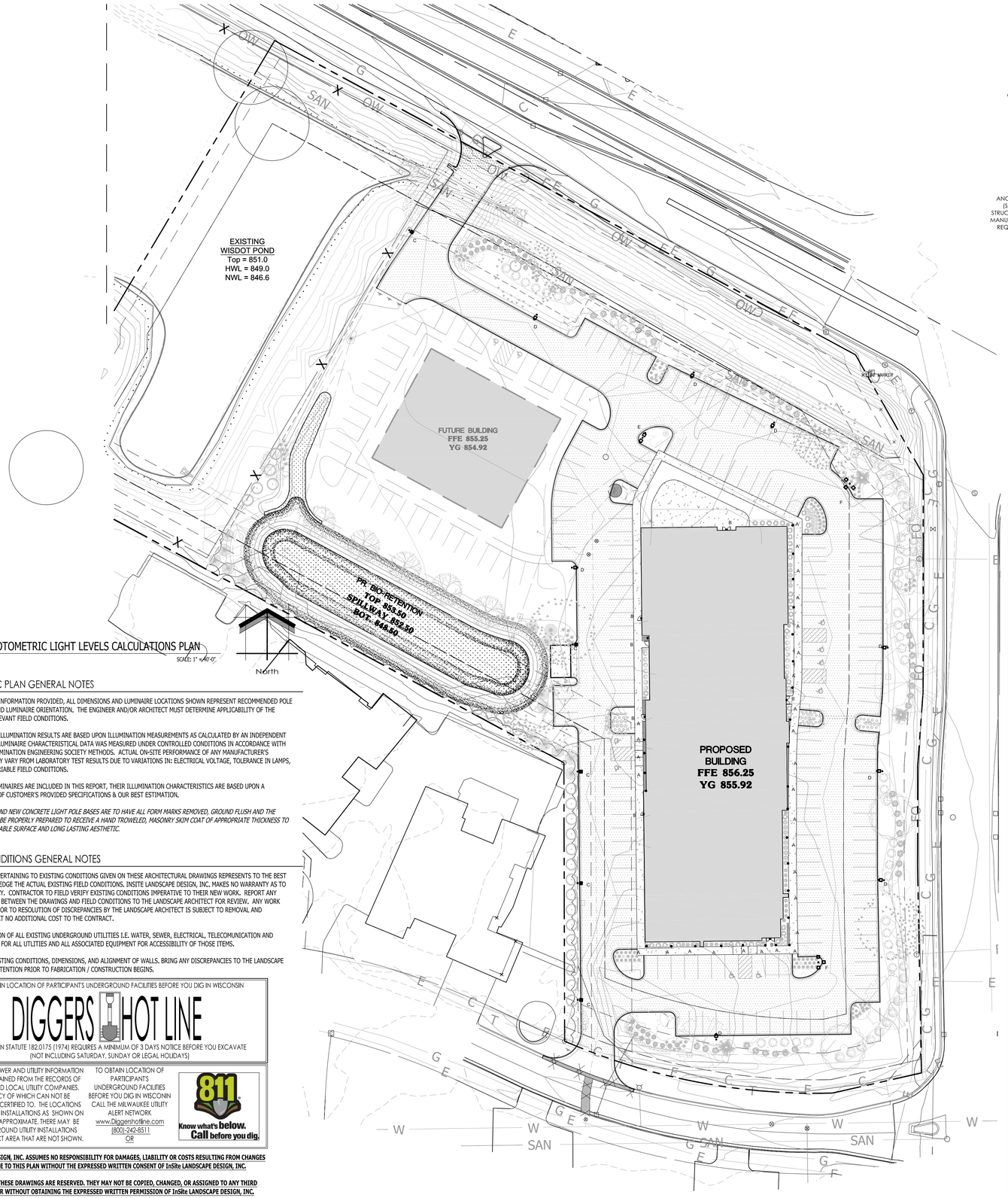
Sheet Number:

LSP1.5

NOT FOR CONSTRUCTION - PRELIMINARY - FOR ESTIMATING AND REVIEW ONLY- DO NOT SCALE THESE DRAWINGS-

These progress documents reflect progress & intent & may be subject to change, including additional notes and detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

L26-010 - ICAP DEVELOPMENT - 04/03/2026



1 PROPOSED PHOTOMETRIC LIGHT LEVELS CALCULATIONS PLAN

SCALE: 1" =40'-0"

PHOTOMETRIC PLAN GENERAL NOTES

1. BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POLE PLACEMENTS AND LUMINAIRE ORIENTATION. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO RELEVANT FIELD CONDITIONS.
2. THE DEPICTED ILLUMINATION RESULTS ARE BASED UPON ILLUMINATION MEASUREMENTS AS CALCULATED BY AN INDEPENDENT LABORATORY. LUMINAIRE CHARACTERISTICAL DATA WAS MEASURED UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH APPROVED ILLUMINATION ENGINEERING SOCIETY METHODS. ACTUAL ON-SITE PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY FROM LABORATORY TEST RESULTS DUE TO VARIATIONS IN: ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.
3. IF EXISTING LUMINAIRES ARE INCLUDED IN THIS REPORT, THEIR ILLUMINATION CHARACTERISTICS ARE BASED UPON A COMBINATION OF CUSTOMER'S PROVIDED SPECIFICATIONS & OUR BEST ESTIMATION.
4. *ALL EXISTING AND NEW CONCRETE LIGHT POLE BASES ARE TO HAVE ALL FORM MARKS REMOVED, GROUND FLUSH AND THE SURFACE IS TO BE PROPERLY PREPARED TO RECEIVE A HAND TROWELED, MASONRY SKIM COAT OF APPROPRIATE THICKNESS TO ACHIEVE A DURABLE SURFACE AND LONG LASTING AESTHETIC.*

EXISTING CONDITIONS GENERAL NOTES

1. INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE ARCHITECTURAL DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE ACTUAL EXISTING FIELD CONDITIONS. INSITE LANDSCAPE DESIGN, INC. MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IMPERATIVE TO THEIR NEW WORK. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW. ANY WORK PERFORMED PRIOR TO RESOLUTION OF DISCREPANCIES BY THE LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACT.
2. VERIFY LOCATION OF ALL EXISTING UNDERGROUND UTILITIES I.E. WATER, SEWER, ELECTRICAL, TELECOMUNICATION AND ACCESS PANELS FOR ALL UTLITIES AND ALL ASSOCIATED EQUIPMENT FOR ACCESSIBILITY OF THOSE ITEMS.
3. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

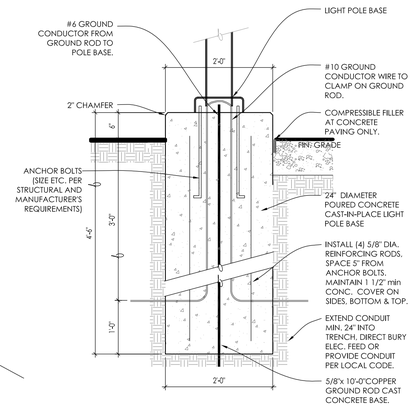
DIGGERS HOT LINE

WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

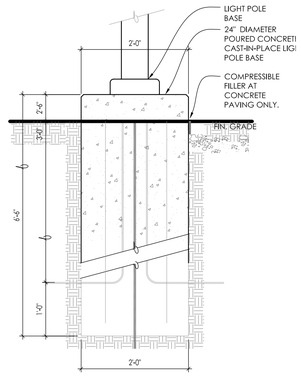
TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONIN CALL THE MILWAUKEE UTILITY ALERT NETWORK www.Diggersholline.com (800)-242-8511 OR

811 Know what's below. Call before you dig.



2 BOULEVARD LIGHT POLE BASE - SECTION

SCALE: 3/4"=1'-0"



3 BOULEVARD LIGHT POLE BASE - ELEVATION

SCALE: 3/4"=1'-0"

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
⊕	A	27	XHYP3-360-LED-30--350-NW-UE	XHYP3		XHYP3-360-LED-30-350-NW-UE.IES	Absolute	1.00	34
▭	B	7	EWLS02 4000K WITH EMERGENCY BATTERY BACK UP ON	EWLS02 WALL PACK	LEDs	EWLS02_EMB B_740.ies	Absolute	1.00	0
▦	C	5	EACL01_D3AW740 _____ WITH ELS--EAC-ABL-BLCK	EACL AREA LIGHT	LEDs	EACL01_D3AW740_____-ELS-EAC-ABL-BLCK.ies	Absolute	1.00	73
⌂	D	8	EACL01_H4AF750 _____	EACL AREA LIGHT	LEDs	EACL01_H4AF750_____.ies	Absolute	1.00	153
⌂	E	1	EACL01_H4AF750 _____	EACL AREA LIGHT	LEDs	EACL01_H4AF750_____.ies	Absolute	1.00	306
⁘	F	2	EACL01_F4AF750 _____ WITH ELS--EAC-ABL-BLCK	EACL AREA LIGHT	LEDs	EACL01_F4AF750_____-ELS-EAC-ABL-BLCK.ies	Absolute	1.00	366

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.0 fc	15.9 fc	0.0 fc	N / A	N / A

LUMINAIRE NOTES

1. FIXTURE "C" (5) IS A NEW POLE LOCATION w/ NEW POST TOP FIXTURE w/ FULL CUTOFF HOUSE SIDE SHIELDING (SINGLE HEAD AND TENON). FIXTURES ARE TO BE INSTALLED ON A NEW 2'-6" TALL REINFORCED POURED CONCRETE FOUNDATION AND NEW 16'-0" SQUARE BLACK POLE .
2. FIXTURE "D" (8) IS A NEW POLE LOCATION w/ NEW FORWARD THROW POST TOP FIXTURE w/ FULL CUTOFF HOUSE SIDE SHIELDING (SINGLE HEAD AND TENON). FIXTURES ARE TO BE INSTALLED ON A NEW 2'-6" TALL REINFORCED POURED CONCRETE FOUNDATION AND NEW 16'-0" SQUARE BLACK POLE .
5. FIXTURE "E" (1) IS A NEW POLE LOCATION w/ NEW FORWARD THROW POST TOP FIXTURE (DOUBLE HEAD AND TENONS). FIXTURES ARE TO BE INSTALLED ON A NEW 2'-6" TALL REINFORCED POURED CONCRETE FOUNDATION AND NEW 16'-0" SQUARE BLACK POLE .
6. FIXTURE "F" (2) IS A NEW POLE LOCATION w/ NEW FORWARD THROW POST TOP FIXTURE (TRIPLE HEAD AND TENONS). FIXTURES ARE TO BE INSTALLED ON A NEW 2'-6" TALL REINFORCED POURED CONCRETE FOUNDATION AND NEW 16'-0" SQUARE BLACK POLE .
7. FIXTURE "A" (27) IS A NEW BOLLARD LOCATION TO BE INSTALLED ON A NEW 0'-6" TALL REINFORCED POURED CONCRETE FOUNDATION.
8. ALL PROPOSED FIXTURE HEADS ARE TO BE DARK-SKY COMPLIANT AND HAVE HARDWARE WITH IESNA FULL CUTOFF HOUSE SIDE SHIELDING WHERE REQUIRED. NEW PROPOSED POLE MOUNTED FIXTURES (HEADS AND TENONS) FINISH IS TO MATCH EXISTING W/ OPTIONAL PHOTOCELL CONTROL.
9. ALL NEW CONCRETE LIGHT POLE BASES ARE TO HAVE ALL EXPOSED FORM MARKS REMOVED, GROUND FLUSH AND THE SURFACE IS TO BE PROPERLY PREPARED TO RECEIVE A HAND TROWELED, MASONRY SKIM COAT OF APPROPRIATE THICKNESS TO ACHIEVE A DURABLE SURFACE AND LONG LASTING AESTHETIC.
10. ALL NEW PROPOSED AREA LIGHT POLES SHALL BE LOCATED 3-0" FROM BACK OF CURB TO THE EDGE OR FACE OF THE REINFORCED LIGHT POLE BASE. UNLESS NOTED OTHERWISE.
11. INSTALLATION CONTRACTOR TO REFER TO ELECTRICAL PLANS FOR CONDUIT ROUTING OF LIGHT POLES AND SIGNAGE LIGHTING CONTROL AND WIRING.
12. CONTRACTOR TO REFER TO REINFORCED LIGHT POLE BASE SECTION AND DETAIL FOR FURTHER INFORMATION.
13. PROPOSED POLE MOUNTED FIXTURES (HEADS AND TENONS) ARE TO HAVE A BLACK FINISH w/ OPTIONAL PHOTOCELL CONTROL.
14. ***ALL EXTERIOR FIXTURES, BOTH BUILDING MOUNTED AND POLE FIXTURES SHALL BE DESIGNED AND INSTALLED SUCH THE THE LIGHT EMITTED FROM THE LUMINARE AT AN ANGLE OF 90 DEGREES ROM VERTICAL (OR MORE) AND NO LIGHT SHALL TRESPASS ACROSS PARCEL BOUNDARIES INTO ADJACENT LOST, BUILDINGS OR STREETS IN EXCESS OF 1.0 FOOT CANDLE OR GREATER.***
15. ALL BUILDING MOUNTED LIGHT FIXTURES ARE TO BE COORDINATED WITH THE ARCHITECTURAL ELEVATIONS FOR EXACT MOUNTING HEIGHTS AND LOCATIONS.
16. FOR PURPOSES OF CALCULATING THE SITE POLE LIGHTING AND PHOTOMETRIC OUTPUT LUMINAIRE WERE PLACED AT 8'-0", 9'-0" AND 12'-0" ABOVE FINISHED FLOOR ELEVATION AND ALL BUILDING MOUNTED FLOOD LIGHTS COORDINATED WITH THE ARCHITECTURAL ELEVATIONS AND PLACED AT HEIGHTS SPECIFIED ON THE BUILDING ELEVATIONS.

THIS LIGHTING PLAN REPRESENTS ILLUMINATION LEVELS ARE CALCULATED VALUES INCLUDE DIRECT AND INTER-REFLECTED COMPONENT AND ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LED'S AND OTHER MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LEDS AND OTHER VARIABLE FIELD CONDITIONS. CALCULATIONS DO NOT INCLUDE OBSTRUCTIONS SUCH AS BUILDINGS CURBS, LANDSCAPING, OR ANY OTHER ARCHITECTURAL ELEMENTS UNLESS NOTED.

InSite LANDSCAPE DESIGN

Landscape Consulting
& Master Planning Design Sevices

11525 W. North Avenue, Suite 1B
Wauwatosa, WI 53226
Tel (414) 476-1204
www.insitedesigninc.com
mdavis@insitedesigninc.com

Project:

ICAP DEVELOPMENT

Hwy 164 & Watertown Road
Pewaukee, WI

Issuance and Revisions:

Date	Number	Description
02/20/26		Client Review Submittal
02/25/26		Plan Commission Submittal
04/03/26		Revisions based on Site and Building Changes

Sheet Title:

PROPOSED SITE LIGHTING PLAN
GENERAL NOTES,
AND LIGHT FIXTURE TABLE

Date of Drawing:	04/03/26
Scale:	1" = 20'-0"
Drawn By:	MCD
Job Number:	L26-010
Sheet Number:	PHO1.1

NOT FOR CONSTRUCTION - PRELIMINARY - FOR ESTIMATING AND REVIEW ONLY- DO NOT SCALE THESE DRAWINGS-
These progress documents reflect progress & intent & may be subject to change, including additional notes and detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

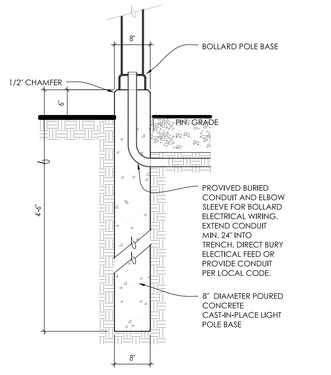
L26-010 - ICAP DEVELOPMENT - 04/03/2026

EXISTING
WISDOT POND
Top = 851.0
HWL = 849.0
NWL = 846.6

FUTURE BUILDING
FFE 855.50
YG 854.92

RETENTION
953.50
852.50
850

1 PROPOSED PARTIAL PHOTOMETRIC LIGHT LEVELS CALCULATIONS PLAN
SCALE: 1" = 20'-0"



2 BOLLARD BASE - SECTION
SCALE: 3/4"=1'-0"

InSite LANDSCAPE DESIGN
Landscape Consulting
& Master Planning Design Sevices
11525 W. North Avenue, Suite 1B
Wauwatosa, WI 53226
Tel (414) 476-1204
www.insitedesigninc.com
mdavis@insitedesigninc.com

Project:

ICAP DEVELOPMENT

Hwy 164 & Watertown Road
Pewaukee, WI

Issuance and Revisions:

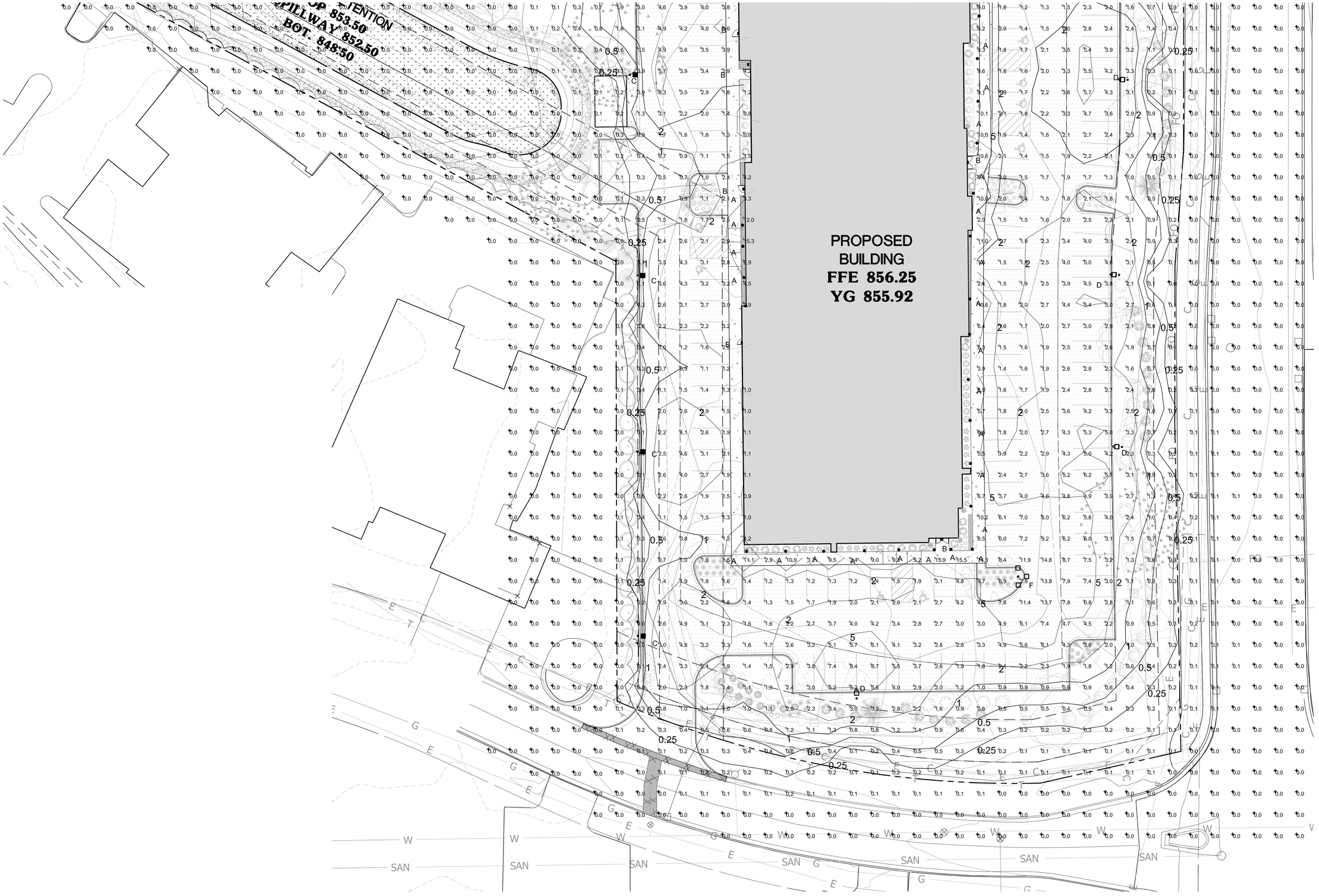
Date	Number	Description
02/20/26		Client Review Submittal
02/25/26		Plan Commission Submittal
04/03/26		Revisions based on Site and Building Changes

Sheet Title:

PROPOSED PARTIAL PHOTOMETRIC LIGHT LEVEL CALCULATIONS PLAN

Date of Drawing:	04/03/26
Scale:	1" = 20'-0"
Drawn By:	MCD
Job Number:	L26-010
Sheet Number:	PHO1.2

NOT FOR CONSTRUCTION - PRELIMINARY - FOR ESTIMATING AND REVIEW ONLY- DO NOT SCALE THESE DRAWINGS-
These progress documents reflect progress & intent & may be subject to change, including additional notes and detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.



1 PROPOSED PARTIAL PHOTOMETRIC LIGHT LEVELS CALCULATIONS PLAN

SCALE: 1" = 20'-0"

North

InSite Landscape Design

Landscape Consulting
& Master Planning Design Sevices

11525 W. North Avenue, Suite 1B
Wauwatosa, WI 53226
Tel (414) 476-1204
www.insitedesigninc.com
mdavis@insitedesigninc.com

Project:

ICAP DEVELOPMENT

Hwy 164 & Watertown Road
Pewaukee, WI

Issuance and Revisions:

Date	Number	Description
02/20/26		Client Review Submittal
02/25/26		Plan Commission Submittal
04/03/26		Revisions based on Site and Building Changes

Sheet Title:

PROPOSED PARTIAL PHOTOMETRIC LIGHT LEVEL CALCULATIONS PLAN

NOT FOR CONSTRUCTION - PRELIMINARY - FOR ESTIMATING AND REVIEW ONLY- DO NOT SCALE THESE DRAWINGS-
These progress documents reflect progress & intent & may be subject to change, including additional notes and detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

Date of Drawing:	04/03/26
Scale:	1" = 20'-0"
Drawn By:	MCD
Job Number:	L26-010

Sheet Number:

PHO1.3

EVOLVE

CUSTOMER NAME
PROJECT NAME
DATE TYPE
CATALOG NUMBER

EACL® Series
LED Area Light/Compact Low Wattage

Current's EAL Series of Area Light
Luminaires offer a wide range of optical patterns, color temperatures, lumen packages, and mounting configurations to optimize area light applications, as well as provide versatility in lighting design within the same form factor.

Construction

Housing:	Die-cast aluminum housing with integral heat sink for maximum heat transfer
Paint:	Corrosion resistant polyester powder paint, minimum 2.0 mil thickness Standard = Black, Dark Bronze Gray, White (RAL & custom colors available) Optional coastal finish available.
Weight:	18 lbs (8.16 kg) Max depending on configuration

Optical System

Lumens:	2,900 - 20,400
Distribution:	Asymmetric Forwarc Type IV Asymmetric Wide Type III Asymmetric Narrow/Auto Type II
Efficacy:	123 - 143 LPW
CCT:	3000K, 4000K, 5000K
CRI:	≥70

Electrical

Input Voltage:	120-277V & 347-480V
Input Frequency:	50/60Hz
Power Factor:	> 90% at rated watts
Total Harmonic Distortion:	< 20% at rated watts

Surge Protection*

TYPICAL (120 STIMES)	ENHANCED (40 STIMES)
☐ 6kV/3kA*	☐ 10kV/5kA*

*Per ANSI C136.2-2015

Warranty

☐ 5 Year (Standard)

Lumen Maintenance

Projected Lxx per IES TM-21-11 at 25°C

LUMEN CODES	LXX(10K) @ HOURS		
	25,000 HR	50,000 HR	60,000 HR
A2, A3, A4, B2, B3, B4, C2, C3, C4D2, D3, D4, E2, E3, E4, F2, F3, F4	L94	L90	L88
H2,H3, H4	L97	L96	L96

Note: Projected Lxx based on LM80 (≥ 10,000 hour testing). Accepted industry tolerances apply to initial luminous flux and lumen maintenance measurements.

Luminaire Ambient Temperature Factor

AMBIENT TEMP (°C)	INITIAL FLUX FACTOR	AMBIENT TEMP (°C)	INITIAL FLUX FACTOR
10	1.02	30	0.99
20	1.01	40	0.98
25	1.00	50	0.97

Ratings

Operating Temperature:	-40°C to 50°C
Vibration:	3G vibration per ANSI C136.31-2018
LM-79:	Testing in accordance with IESNA Standards

Controls

Dimming:	Standard - 0-10V ☐ Optional - DALI (Option U) ☐
Sensors:	Photo Electric Sensors (PE) available ☐ LightGrid and Daintree Compatible

DLC LISTED

Not all product variations listed on this page are DLC qualified. Visit www.designlights.org/search to confirm qualifications.

1 GE EVOLVE EACL SERIES AREA LUMINARIES

EVOLVE

EACL® Series
LED Area Light/Compact Low Wattage

CUSTOMER NAME
PROJECT NAME
DATE TYPE
CATALOG NUMBER

Ordering Information

EACL	01	0	F4	AF	7	50	N	D	D1	GRAY	
PROD. ID	GEN	VOLTAGE	OPTIC CODE	DISTRIBUTION	CRI (MIN)	CCT	DIMMING[2]	CONTROLS	MOUNTING ARM	COLOR	OPTIONS
E = Evolve AC = Compact Area Light L = Low Voltage	01	0 = 120-277V[1] H = 347-480V[1] 1 = 120V 2 = 208V 3 = 240V 4 = 277V 5 = 480V D = 347V	Ax= 3000 lm Bx=5000 lm Cx=7500 lm Dx=10000 lm Ex=10000 lm Fx=13500 lm Gx=19000 lm Hx=20000 lm	AF = Asymmetric Forward AW = Asymmetric Wide AN = Asymmetric Narrow/Auto	7 = 70	30 = 3000K[4] 40 = 4000K 50 = 5000K	N = Dimming thru PE receptacle D = External Dimming 1[0]-5ft cable X = No External Dimming Leads	1 = None A = ANSI 7-pin PE receptacle (no control) D = ANSI 7-pin PE receptacle with shorting cap pinned[5] E = ANSI C136.41 7-pin with Non-Dimming PE Control[6]	D1 = Integral Slip-Fitter for 1.25"-2" Pipe (Width OD = 2.375 in. OD)[7] D1 = Universal Mounting Arm, fitted for round or square pole mounting[7] K1 = Knuckle Slipfitter for 1.9 in.- 2 in. OD Tenon[8][9] S1 = Knuckle Slipfitter for 2.3in. - 2.6in OD Tenon[8][9] V1 = Knuckle Wall Mount.[8]	GRAY = Gray BLCK = Black DKBZ = Dark Bronze WHITE = White	F = Fusing HR = Motion Sensor w/ LightGrid H2 = Motion Sensor (Standlone)[9] H4 = Motion Sensor (Wattstopper) J = cULCanada L = Tool-Less Entry SL = Enhanced Surge Protection (10kV/5kA) U = DALI dimming[3] V = 3-Position Terminal Block Y = Coastal Finish* XXX = Special Options

[1] Not Available with Fusing, Must Choose a Discrete Voltage with "F" Option Code
[2] Note Standard Dimming is 0-10V
[3] PE Control only available for 120-277V, 347V or 480V Discrete Voltage.
[4] Supplied with 0ft leads
[5] Supplied with 1[0]1 ft Cable
[6] Restricted Aiming Angle of 0-45°
[7] Compatible with LightGrid Wireless Control Nodes, Not Compatible with Motion Sensor Control
[8] H2 Sensor is not available in High Voltage (347V, 480V or 347-480V)
[9] Recommended for installations within 750 feet from coast. Leadtime varies, check with factory.
[10] Select 3000K CCT for IDA approved fixtures.

EVOLVE

EACL® Series
LED Area Light/Compact Low Wattage

CUSTOMER NAME
PROJECT NAME
DATE TYPE
CATALOG NUMBER

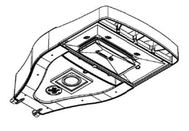
OPTICAL CODE	DIST CODE	CLASSIFICATION	TYPICAL LUMENS		TYPICAL SYSTEM WATTAGE		BUG RATING	
			3000K	4000K &5000K	120-277V	347-480V	3000K	4000K &5000K
A4	AF	TYPE IV	2900	2900	31	23	B1-U0-G1	B1-U0-G1
B4			4900	4900	36	38	B1-U0-G1	B1-U0-G1
C4			7300	7300	55		B1-U0-G2	B1-U0-G2
D4			9800	9800	73		B2-U0-G2	B2-U0-G2
E4			12300	12300	95		B2-U0-G2	B2-U0-G2
F4			14700	14700	103		B2-U0-G2	B2-U0-G2
H4			19000	19000	163		B3-U0-G3	B3-U0-G3
A3	AW	TYPE II	2900	3000	21	23	B1-U0-G1	B1-U0-G1
B3			4900	5100	36	38	B1-U0-G1	B1-U0-G1
C3			7400	7400	55		B1-U0-G2	B1-U0-G2
D3			9900	10200	73		B2-U0-G2	B2-U0-G2
E3			12400	12700	95		B2-U0-G2	B2-U0-G2
F3			14900	15300	102		B2-U0-G2	B2-U0-G2
H3			19000	20400	163		B3-U0-G2	B3-U0-G2
A2	AN	TYPE II	2900	3000	21	23	B1-U0-G1	B1-U0-G1
B2			4900	5000	36	38	B1-U0-G1	B1-U0-G1
C2			7300	7500	55		B2-U0-G1	B2-U0-G2
D2			9800	10100	73		B2-U0-G2	B2-U0-G2
E2			12300	12600	95		B2-U0-G2	B2-U0-G2
F2			14700	15100	102		B3-U0-G2	B3-U0-G3
H2			19800	20200	163		B3-U0-G3	B3-U0-G3

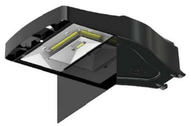
For additional information on Non-Shielded and Shielded EACL IES files, please refer to LED.com

EVOLVE

EACL® Series
LED Area Light/Compact Low Wattage

CUSTOMER NAME
PROJECT NAME
DATE TYPE
CATALOG NUMBER





PE Accessories (To Be Order Separately)

SAP NUMBER	PART NUMBER	DESCRIPTION
93139152	WANS - 277	ANSI 3K-41 Dimming PE Daintree Enable, 105-305v
93139363	WANS - 480	ANSI 3K-41 Dimming PE Daintree Enable, 312-530v
93029237	PED-MV-LED-7	ANSI/C136.41 Dimming PE, 120-277V
93029238	PED-347-LED-7	ANSI C136.41 Dimming PE, 347V
93029239	PED-480-LED-7	ANSI C136.41 Dimming PE, 480V

SAP NUMBER	PART NUMBER	DESCRIPTION
28299	PECDTL	STANDARD 120-277V
28294	PECDTL	STANDARD 480V
80458	PECDTL	STANDARD 347V
73291	90CL-PEC1	Sharting cap

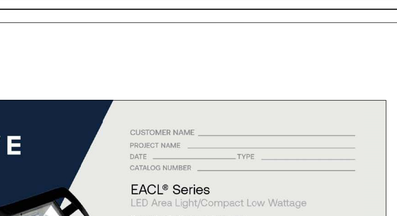
Back Light Shied

SHIELD ORIENTATIONS	CUTOFF DISTANCE	SHIELD ORDER LOGIC
Back	Long	EL5-EACL-REL-BLCK

2 GE EVOLVE EACL SERIES LUMINARIES SHEILDING

EVOLVE

EACL Series Luminaires
Shielding Specification & Ordering Guide

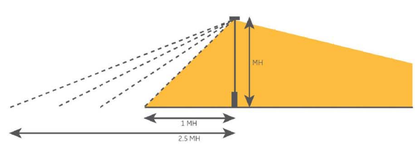


The next evolution of the **Evolve**® LED Area Light delivers even better trespass control. Current's exclusive reflective optical ring design produces superior vertical illuminance and efficiently directs the light without wasteful and unwelcomed light spill into neighboring properties. Due to the extensive variation of parking lot configurations coupled with tightening ordinances,

Current now offers a full array of shielding to accommodate challenging sites.

The shielding options available for the Evolve® Area Light focus on the following applications:

- Left & Right Cutoff
- Front Cutoff
- Backlight Control & B-U-G Improvement



Within each of the shielding families, there are multiple shielding cutoff levels that are categorized in mounting height (MH) increments. Current accommodates cutoff distance from the pole from 1MH to 2.5 MH in 0.5 MH increments. The shields that are listed are for the most common applications. Please contact the manufacturer if your need is not listed.

All shields can be installed easily in the field. The next evolution of the Evolve® LED Area Light and shielding options will help you meet any parking lot challenge.

3 GE EVOLVE EACL SERIES LUMINARIES SHEILDING

EVOLVE

SSSE Series Poles
Square | Straight | Steel

Project Name
Date Type
Notes

APPLICATIONS
Lighting installations for side and top mounting of luminaires with effective projected area (EPA) not exceeding maximum allowable loading of the specified pole in its installed geographic location.

CONSTRUCTION

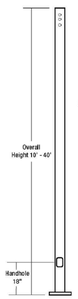
Shaft:	One-piece straight steel with square cross section, flat sides and minimum 0.23" radius on all corners. Minimum yield of 46,000 psi (ASTM-A500, Grade B). Longitudinal weld seam to appear flush with shaft side wall. Steel base plate with axial bolt circle slots welded to pole shaft having minimum yield of 36,000 psi (ASTM A36)
Base Cover:	Two-piece square aluminum base cover included standard
Pole Cap:	Pole shaft supplied with removable cover when applicable. Tenon and post-top configurations also available
Hand Hole:	Rectangular 3x5 steel hand hole frame (2.38" x 4.38" opening). Mounting provisions for grounding lug located behind gasketed cover
Anchor Bolts:	Four galvanized anchor bolts provided per pole with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per bolt for leveling
Anchor Bolt Part Numbers:	• 3/4 x 30 x 3 — TAB-30-M38 • 1 x 36 x 4 — TAB-36-M38

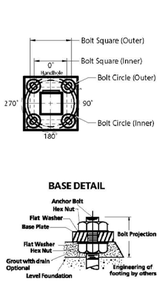
FINISH

- Durable thermoset polyester powder coat paint finish with nominal 3.0 mil thickness
- Powder paint prime applied over "white metal" steel substrate cleaned via mechanical shot blast method
- Decorative finish coat available in multiple standard colors; Custom colors available: RAL number preferable

10 DAY - EVOLVE EXPRESS SHIP PROGRAM

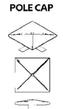
- Ships in 10 days
- Limit of 15 poles



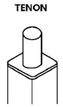


BASE DETAIL

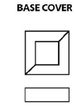
POLE CAP



TENON



BASE COVER



4 GE EVOLVE SSSE SERIES POLES

EVOLVE

SSSE Series Poles
Square | Straight | Steel
Ordering Information

Project Name
Date Type
Notes

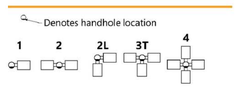
Example: SSSE25-40A-2-E2-DKBZ-UL

SSSE	20	40	B		E2	GRAY	
SERIES	HEIGHT	SHAFT	THICKNESS	MOUNTING	POLE DRILLING	FINISH	OPTIONS
SSSE = Evolve Square Straight Steel Pole	**10** - 10 Ft. **12** - 12 Ft. **14** - 14 Ft. **16** - 16 Ft. **18** - 18 Ft. **20** - 20 Ft. **25** - 25 Ft. **30** - 30 Ft. **35** - 35 Ft. **40** - 40 Ft.	**40**-4" Square **40**-4" Square **40**-4" Square **40**-4" Square **40**-4" Square **50**-5" Square **60**-5" Square **40**-4" Square **50**-5" Square **60**-5" Square **40**-4" Square **50**-5" Square **60**-6" Square **60**-6" Square	**A**-0.125" **A**-0.125" **A**-0.125" **B** - .188" **A**-0.125" **B** - .188" **B** - .188" **A**-0.125" **B** - .188" **B** - .188" **A**-0.125" **B** - .188" **B** - .188" **A**-0.125" **B** - .188" **C** - .25" **B** - .188" **C** - .25" **B** - .188" **B** - .188"	1 = Single arm mount 2 = Two fixtures at 180° 2L = Two fixtures at 90° 3T = Three fixtures at 90° 3Y = Three fixtures at 120° 4 = Four fixtures at 90° **TA**[2] = Tenon (2.38" OD x 4" Tall) **TB**[2] = Tenon (2.88" OD x 4" Tall) **TC**[2] = Tenon (3.5" OD x 6" Tall) **TR**[1] = Removable Tenon (2.38" x 4") **OT** = Open Top (includes pole cap)	**E2** = Evolve Square Pole **UDP07**[3] = 1/8in HDW rango 1.69 - 2.24 **UDP02**[3] = 1/2in HDW rango 1.69 - 2.24 **UDP03**[3] = 1/4in HDW rango 2.25 - 2.99 **UDP04**[3] = 1/2in HDW rango 2.88 - 2.99 **UDP05**[3] = 1/8in HDW rango 3.00 - 3.75 **UDP06**[3] = 5/16in HDW rango 3.00 - 3.75 **UDP07**[3] = 1/8in HDW rango 3.76 - 4.49 **UDP08**[3] = 5/16in HDW rango 3.76 - 4.49 **UDP09**[3] = 1/8in HDW rango 4.50 - 5.49 **UDP10**[3] = 5/16in HDW rango 4.50 - 5.49 **UDP11**[3] = 3/8in HDW rango 5.50 - 6.00 **UDP12**[3] = 5/16in HDW rango 5.50 - 6.00	**DKBZ** – Dark Bronze **BLCK** = Black **GRAY** = Gray ** Contact factory for custom color options*	**GFI**[4] = 20 Amp GFCI Receptacle and Cover **EHH**[4] = Extra Handhole **C05**[5] = 0.5" Coupling **C07**[5] = 0.75" Coupling **C20**[5] = 2" Coupling **MPB**[6] = Mid-pole Luminaire Bracket **VM1** = 1st mode vibration damper **VM2**[6] = 2nd mode vibration damper **LAB** = Less Anchor Bolts **UL** = UL Certified

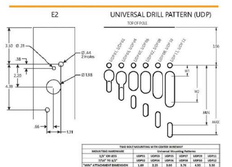
NOTES:
1. Removable tenon used in conjunction with side arm mounting. Field specify desired arm.
2. Specify option location using MOUNTING ORIENTATION logic shown on this page.
3. Not available with VM1 = Mode Vibration Damper
4. VM1 recommended on poles 20' and taller with EPA of less than 1. Field installed.
5. UDP allow mounting of most popular fixtures on the market
6. Factory installed.

Indicates availability in the **EXS 10 Day Evolve Express Ship Program**

MOUNTING ORIENTATION



DRILL PATTERNS



ACCESSORIES- ORDER SEPARATELY

CATALOG NUMBER	DESCRIPTION
VM1*	1st mode vibration damper
VM2SXX*	2nd mode vibration damper

***XX** = 08 for 8', 12 for 12', 15 for 16', 20 for 20', and 24 for 24'.
Note: Field installed through handhole.

EVOLVE

SSSE Series Poles
Square | Straight | Steel
Ordering Information

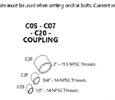
Project Name
Date Type
Notes

CATALOG NUMBER	HEIGHT		NOMINAL SHAFT DIMENSIONS	WALL THICKNESS	BOLT CIRCLE (SUGGESTED)	BOLT CIRCLE (RANGE)	BOLT SQUARE (RANGE)	BASE PLATE SQUARE	ANCHOR BOLT SIZE	BOLT PROJECTION	POLE WEIGHT
	FEET	METERS									
SSSE10-40A	10	3.0	4" square	0.125"	9"	8"-10"	5.66"-7.07"	9"	3/4"x30"x3"	3.5	77
SSSE12-40A	12	3.7	4" square	0.125"	9"	8"-10"	5.66"-7.07"	9"	3/4"x30"x3"	3.5	90
SSSE14-40A	14	4.3	4" square	0.125"	9"	8"-10"	5.66"-7.07"	9"	3/4"x30"x3"	3.5	103
SSSE16-40A	16	4.9	4" square	0.125"	9"	8"-10"	5.66"-7.07"	9"	3/4"x30"x3"	3.5	116
SSSE18-40A	18	5.5	4" square	0.125"	9"	8"-10"	5.66"-7.07"	9"	3/4"x30"x3"	3.5	129
SSSE20-40A	20	6.1	4" square	0.125"	9"	8"-10"	5.66"-7.07"	9"	3/4"x30"x3"	3.5	142
SSSE25-40A	25	7.6	4" square	0.125"	9"	8"-10"	5.66"-7.07"	9"	3/4"x30"x3"	3.5	175
SSSE14-40B	14	4.3	4" square	.188"	11"	10"-12"	7.07"-8.48"	10.50"	3/4"x30"x3"	3.5	152
SSSE16-40B	16	4.9	4" square	.188"	11"	10"-12"	7.07"-8.48"	10.50"	3/4"x30"x3"	3.5	171
SSSE18-40B	18	5.5	4" square	.188"	11"	10"-12"	7.07"-8.48"	10.50"	3/4"x30"x3"	3.5	798
SSSE20-40B	20	6.1	4" square	.188"	11"	10"-12"	7.07"-8.48"	10.50"	3/4"x30"x3"	3.5	209
SSSE25-40B	25	7.6	4" square	.188"	11"	10"-12"	7.07"-8.48"	10.50"	3/4"x30"x3"	3.5	257
SSSE25-40B	25	7.6	4" square	.188"	11"	10"-12"	7.07"-8.48"	10.50"	3/4"x30"x3"	3.5	304
SSSE16-50B	16	4.9	5" square	.188"	13"	10.25"-13.25"	7.25"-9.37"	11.50"	1"x36"x4"	4.5	219
SSSE18-50B	18	5.5	5" square	.188"	13"	10.25"-13.25"	7.25"-9.37"	11.50"	1"x36"x4"	4.5	248
SSSE20-50B	20	6.1	5" square	.188"	13"	10.25"-13.25"	7.25"-9.37"	11.50"	1"x36"x4"	4.5	267
SSSE25-50B	25	7.6	5" square	.188"	13"	10.25"-13.25"	7.25"-9.37"	11.50"	1"x36"x4"	4.5	327
SSSE30-50B	30	9.1	5" square	.188"	13"	10.25"-13.25"	7.25"-9.37"	11.50"	1"x36"x4"	4.5	387
SSSE25-50C	25	7.6	5" square	.25"	13"	10.25"-13.25"	7.25"-9.37"	11.50"	1"x36"x4"	4.5	427
SSSE30-50C	30	9.1	5" square	.25"	13"	10.25"-13.25"	7.25"-9.37"	11.50"	1"x36"x4"	4.5	507
SSSE20-60B	20	6.1	6" square	.188"	12"	11.00"-13.25"	7.81"-9.37"	12.25"	1"x36"x4"	5.0	329
SSSE25-60B	25	7.6	6" square	.188"	12"	11.00"-13.25"	7.81"-9.37"	12.25"	1"x36"x4"	5.0	404
SSSE30-60B	30	9.1	6" square	.188"	12"	11.00"-13.25"	7.81"-9.37"	12.25"	1"x36"x4"	5.0	479
SSSE35-60B	35	10.7	6" square	.188"	12"	11.00"-13.25"	7.81"-9.37"	12.25"	1"x36"x4"	5.0	554
SSSE40-60B	40	12.2	6" square	.188"	12"	11.00"-13.25"	7.81"-9.37"	12.25"	1"x36"x4"	5.0	629

NOTES:
1. Factory supplied templates must be used when setting anchor bolts. Current will deny any claims for incorrect anchorage placement resulting from failure to use factory supplied templates and anchor bolts.

EHH - EXTRA HANDHOLE

C05 - C07 - C20 - COUPLING



VM1 - VIBRATION DAMPER 1ST MODE

Field installed Pole Top damper designed to reduce pole top deflection or sway. VM1 is recommended for pole systems 20' and taller with a total EPA of 1.0 or less.

VM2 - VIBRATION DAMPER 2ND MODE

Factory installed, internal damper designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration.

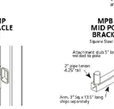
VM2SXX - VIBRATION DAMPER 2ND MODE

- VM2508 – 8'
- VM2512 – 12'
- VM2516 – 16'
- VM2520 – 20'
- VM2524 – 24'

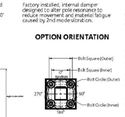
Field installed, internal damper designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration.

GFI – 20 AMP GFCI RECEPTACLE & COVER

MPB - MID POLE BRACKET



OPTION ORIENTATION



Follow the logic below when ordering. Receive specific options. For multi-options, indicate in orientation (or relative) sec its Regards (or Nee).
Example:
Option C01 should be ordered as: SSE20-40A-2-E2-EXIT-C01-D 15 12" coupling on the handhole (area side of pole). To feet up from the pole. Read 'E' looking request between option. Consult factory for other configurations.

InSite Landscape Design
Landscape Consulting & Master Planning Design Sevices
11525 W. North Avenue, Suite 1B
Wauwatosa, WI 53226
Tel (414) 476-1204
www.insitedesigninc.com
mdavis@insitedesigninc.com

Project:

ICAP DEVELOPMENT

Hwy 164 & Watertown Road
Pewaukee, WI

Issuance and Revisions:

Date	Number	Description
02/20/26		Client Review Submittal
02/25/26		Plan Commission Submittal
04/03/26		Revisions based on Site and Building Changes

Sheet Title:

PROPOSED SITE / AREA LIGHT FIXTURES

Date of Drawing: 04/03/26
Scale: NONE
Drawn By: MCD
Job Number: L26-010
Sheet Number:

PH01.4

NOT FOR CONSTRUCTION - PRELIMINARY - FOR ESTIMATING AND REVIEW ONLY- DO NOT SCALE. THESE DRAWINGS-
These progress documents reflect progress & intent & may be subject to change, including additional notes and detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

L26-010 - ICAP DEVELOPMENT - 04/03/2026

LED SPEC GRADE BOLLARD (XHYP3)

DOE LIGHTING FACTS
Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific catalog strings.

US & Int'l. patents pending

SMARTTEC™ ENERGY SAVING FEATURES:

DRIVER - State-of-the-art driver technology designed specifically for LSI LED light sources provides unsurpassed system efficiency, control, and protection. Components are fully encased in potting material for IP68 moisture resistance. Driver complies with IEC and FCC standards.

OPTIONAL INTERNAL MOTION SENSOR - Doppler motion sensor activates switching of luminaire light levels. High level light is activated when passerby enters target zone and increased to full bright in 2-3 seconds. Low light level (30% of maximum drive current) is activated when target zone is absent of motion activity for 4 minutes and is gradually ramped down (7 seconds) to low level to allow eyes time to adjust. Sensor detection range is 360 degrees horizontal x average of 25' - 30'.

DUAL BEAM OPTICS - Utilizes two separate LED arrays to provide more uniform illumination - proprietary to LSI. Results in unprecedented fixture spacing, while providing great uniformity.

EXPECTED LIFE - Minimum 60,000 to 100,000 hours depending upon the ambient temperature of the installation location. See LSI website for specific guidance.

LEDS - 16 or 30 select high-brightness LEDs in Cool White (5000K) or Neutral White (4000K) color temperature, 70 CRI.

REFLECTOR/DISTRIBUTION - 360° or 180° distribution.

EMERGENCY OPTIONS - Integral emergency battery-back-up options are available. BB option operates in 0°C to 60°C ambient temperature and CWBB operates in -20°C to 60°C ambient temperature. When primary AC power failure occurs, both options battery operate 10 LEDs in upper ring aperture for a minimum of 90 minutes and exceed NFPA-Life Safety Code requirements for means of egress lighting.

LOWER HOUSING - One-piece, heavy-walled, extruded aluminum, .322" thick for vandal resistance. Various heights are available in 6" increments starting at 30" (maximum height is 60"). Lower housing attaches to cast aluminum base plate with four stainless steel roll pins.

CROWN ASSEMBLY - Flat or domed, heavy cast aluminum. For added security against vandals, crown attaches to lower housing with four captive, concealed ¼" x 20 Allen-head screws.

LENS - 2 one piece heavy walled borosilicate lenses are recessed .764" and protected by three cast ribs for vandal resistance. Exposed portion of top lens is only .934" tall with the lower lens being only 1.831" tall.

BASE PLATE - Extra thick, ½" cast T6 treated aluminum base is conversion coated and black powder coated for corrosion resistance.

OPTIONAL ROUGHNECK REINFORCEMENT - .375" thick zinc plated, steel base plate with welded U shaped reinforcement. 3/8" diameter 302 stainless steel roll pins with 10,000 lb. shear load.

ANCHOR BOLTS - Anchor bolts are 3/8"x10" long heavy duty galvanized steel. Four (4) are furnished.

ELECTRICAL - Universal voltage power supply (120-277 VAC 50/60HZ). 347-480V also available. 350 mA standard. Surge protector meets IEEE C62.41.2-2002, Scenario 1 Location Category C.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F).

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

SHIPPING WEIGHT - 50 lbs.

LISTING - Listed to U.S. and Canadian standards. Suitable for wet locations.

LIGHT OUTPUT - XHYP

	Description	# of LEDS	Full Output Lumens	Full Output Watts	Dimmed Lumens	Dimmed Watts
Cool White	XHYP3-360	30	1690	34	692	12
Cool White	XHYP3-180	16	950	20	401	7
Cool White	XHYP3-360-30-BB	10	748	20	—	—
Neutral White	XHYP3-360	30	1599	34	—	—
Neutral White	XHYP3-180	16	856	20	—	—
Neutral White	XHYP3-360-30-BB	10	—	—	—	—
	350mA - Standard					

LED Chips are frequently updated therefore values may increase.

This product, or selected versions of this product, meet the standards listed below. **Please consult factory for your specific requirements.**

IP65 ARRA Funding Compliant Intertek Suitable for wet locations CE

Project Name ____ Fixture Type ____
Catalog # ____

10/21/15
©2015
LSI INDUSTRIES INC.

LED SPEC GRADE BOLLARD (XHYP3)

PRODUCT ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XHYP3 360 LED 30 350 NW UE BRZ FT IMS**

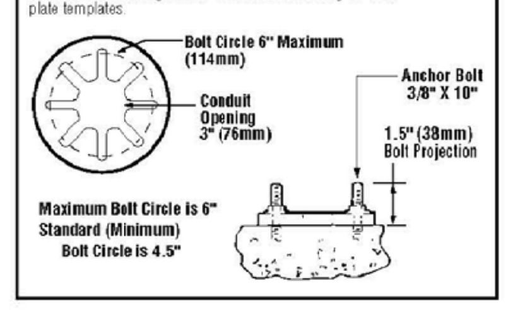
Prefix	Distribution	Light Source	# of LEDS	Drive Current	Color Temp	Input Voltage	Finish	Top	Options
XHYP3 - LED Hyperion	360° / 180°	LED	30 / 16	350 - 350mA	CW - Cool White (5000K) NW - Neutral White (4000K)	UE - Universal Electronic (120-277) 347-480	BRZ - Bronze BLK - Black PLP - Platinum Plus WHT - White GPT - Graphite SVG - Satin Verde Green MSV - Metallic Silver	FT - Flat Top DT - Dome Top	H - XX (Specify Height)[1] GFR - GFI Duplex Receptacle LAB - Less Anchor Bolts IMS - Integral Motion Sensor[6] PCI 120 - 120v Button Type Photocell PCI 208-277 - 208 - 277v Button Type Photocell PCI 347 - 347 Button Type Photocell RN - Rough Neck Heavy Duty Mtg. Plate[5] BB - Battery Backup[2,3,4] CWBB - Cold Weather Battery Backup[2,3,4] LPC - Lens Protector Casting painted black

1- Standard height is 42" for FT and 45" for DT. Non-standard heights are available in 6" increments. Minimum height is 30". Maximum height is 60".
2- Not available with 180° Distribution
3- Battery Backup & Cold Weather Battery Backup minimum height is 36"
4- Battery Backup & Cold Weather Battery Backup is only available in 120 -277v.
5- Rough Neck option must be entered at time of original order. Can't be switched in field.
6- Not CE marked.

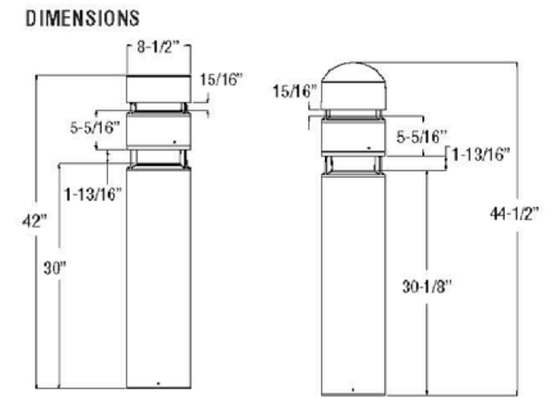
ACCESSORIES
ABKIT - Anchor Bolt Kit (BVR) 3/8" x 10" - Galvanized

BASE DETAIL

Note: Base plate dimensions may change without notice. Do not use for setting anchor bolts. Consult factory for base plate templates.



DIMENSIONS



Project Name ____ Fixture Type ____
Catalog # ____

10/21/15
©2015
LSI INDUSTRIES INC.

1 LSI (XHYP3) LED BOLLAD

EVOLVE

CUSTOMER NAME ____
PROJECT NAME ____
DATE ____ TYPE ____
CATALOG NUMBER ____

EWLS L Series
LED Wall Pack

The Evolve® LED L Series Wall Pack (EWLS), The Evolve LED L-Series Wall Pack, EWLS, is a designed replacement for 50W to 250W HID, while offering significant energy savings in a long-life LED wall pack. Two-screw housing design enables a fast and simplified installation. The low-watt Egress package is designed to meet recommended illuminance requirements for egress applications such as side and rear exit doors in commercial buildings. Available with Emergency Battery Backup option.

Construction

Housing:	Aluminum die cast enclosure. Integral heat sink for maximum heat transfer
Lens:	Impact resistant tempered glass
Paint:	Corrosion resistant polyester powder paint, minimum 2.0 mil thickness Color: Black, Dark Bronze, Gray & White (RAL & custom colors available) Optional = Coastal Finish
Weight:	8.5lbs (4 kg)

Optical System

Lumens:	1,700 to 7,000
Distribution:	Asymmetric Forward
Efficacy:	117- 148 LPW
CCT:	2700, 3000K, 4000K, 5000K
CRI:	≥70

Electrical

Input Voltage:	120-277V & 347V
Input Frequency:	50/60Hz
Power Factor:	> 90% at rated watts
Total Harmonic Distortion:	≤ 20% at rated watts

Surge Protection

Surge Protection	10kV/5kA (Standard) 3kV/1.5kA (EMBB)

*Per ANSI C136.2-2016

Lumen Maintenance

Projected Lxx per IES TM-21-11 at 25°C

LUMEN CODES	DISTRIBUTION	LXX(10K) @ HOURS 25,000 HR	50,000 HR	60,000 HR
17, 25 & 40	AF	L99	L99	L99
70	AF	L94	L87	L85

Note: Projected Lxx based on LM80 (≥ 10,000 hour testing). Accepted industry tolerances apply to initial luminous flux and lumen maintenance measurements.

Luminaire Ambient Temperature Factor

AMBIENT TEMP (°C)	INITIAL FLUX FACTOR	AMBIENT TEMP (°C)	INITIAL FLUX FACTOR
10	1.02	30	0.99
20	1.01	40	0.98
25	1.00	50	0.97

Ratings

Operating Temperature:	-40°C to 50°C
Vibration:	3G per ANSI C136.31-2010
LM-79:	Testing in accordance with IESNA Standards

Controls

Dimming:	Standard - 0-10V
Sensors:	Photo Electric Sensors (PE) available Motion Sensor

Warranty

☐ 5 Year (Standard)

Emergency Battery Backup

Provides reliable emergency operations when there is a loss to normal power, supported by Independent Secondary Battery.

- Hold-Up Time: 90 minutes @ 1,400 lumens.
- Meet egress light level and uniformity requirements
- Not available in 347V
- Operating Temperature (for EMBB models) 0° to 40°C
- 3kV/1.5kA surge protection for EMBB models.

Not all product variations listed on this page are DLC qualified. Visit www.designlights.org/search to confirm qualifications.

DLC LISTED · IP66 Optical · RoHS · UL LISTED · UL CERTIFIED · UL1598

Current LED.com

Page 1 of 5 (Rev 06/27/23) OLP3127-Evolve EWLS Wall Pack Spec Sheet_R04

EVOLVE
EWLS L Series
LED Wall Pack

CUSTOMER NAME ____
PROJECT NAME ____
DATE ____ TYPE ____
CATALOG NUMBER ____

Ordering Information

EWLS02 0 40 AF 70 40 N 3 CB DKBZ

PROD. ID	GEN	VOLTAGE	OPTIC CODE	DISTRIBUTION	CRI (MIN)	CCT	DIMMING	PE FUNCTION	MOUNTING	COLOR	OPTIONS
E = Evolve W = Wallpack LS = L-Series	02	0 = 120-277V 1 = 120V[1] 2 = 208V[1] 3 = 240V[1] 4 = 277V[1] 8 = 120-240V[10] D = 347V[1]	17 = 1,700 lm[2] 25 = 2,500 lm 40 = 4,000 lm 70 = 7,000 lm	AF = Asymmetric Forward	7 = 70	27 = 2700K[3] 30 = 3000K[3] 40 = 4000K 50 = 5000K	N = No External Dimming Leads D = External Dimming Leads[5]	1 = None 3 = Button PE[7]	CB = Conduit Box Mount[4] FM = Flush Mount	BLCK = Black DKBZ = Dark Bronze GRAY = Gray	EMBB = Emergency Battery Backup[5,6] H = Motion Sensor (Wattstopper)[6,8,9] XXX = Special Options W = Non-Graphical White Box

[1] Specify single voltage if Button PE option is selected
[2] Optic code 17 - Not offered in 120-277V, use 120 240V
[3] Select 2700K or 3000K CCT for IDA approved units
[4] Must be selected when ordering with Button PE, Motion Sensor, 347V or Emergency Battery Backup
[5] Not available with motion sensor
[6] Not available in 347V
[7] Button PE not available with EMBB. Button PE not available with H Motion Sensor. Motion sensor includes dusk-to-dawn control as well as motion control.
[8] WS FSIR-100 (Sku# 197634) needed for programming sensor.
[9] Must select Controls "N" with Motion Sensor "H"

OPTIC CODE	DISTRIBUTION	TYPICAL INITIAL LUMENS 2700K	3000K	4000K/5000K	TYPICAL SYSTEM WATTAGE 120-277V	347V	BUG RATINGS 2700K-5000K B-U-G
17	AF	1400	1600	1700	12	14	B1-U0-G0
25	AF	2200	2400	2500	17	19	B1-U0-G1
40	AF	3500	3800	4000	27	29	B1-U0-G1
70	AF	6100	6700	7000	52	54	B2-U0-G1
EMBB	-	1300	1400	1400	-	-	B1-U0-G0

For additional information on EWLS IES files, please refer to LED.com

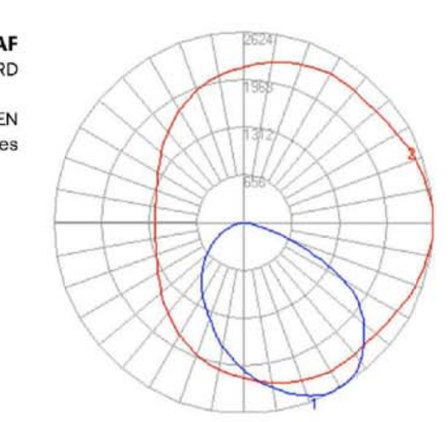
Current LED.com

Page 2 of 5 (Rev 06/27/23) OLP3127-Evolve EWLS Wall Pack Spec Sheet_R04

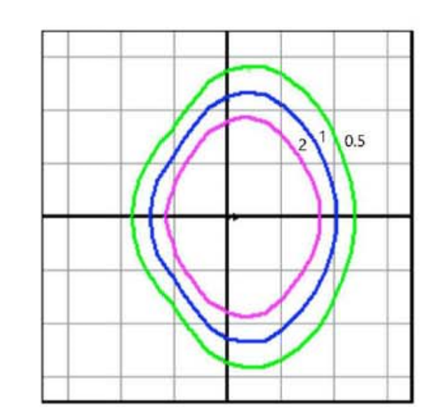
EVOLVE
EWLS L Series
LED Wall Pack

CUSTOMER NAME ____
PROJECT NAME ____
DATE ____ TYPE ____
CATALOG NUMBER ____

70AF
ASYMMETRIC FORWARD
7000 LUMEN
EWLS02_70AF750___-120-277V.ies

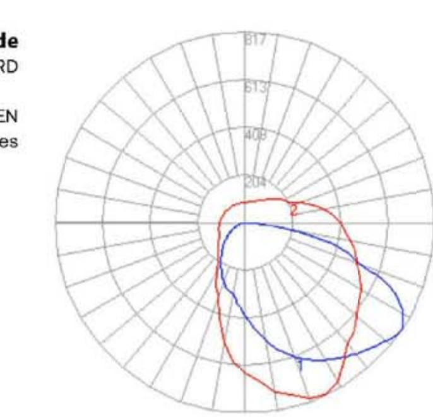


— Vertical plane through horizontal angle of Max. Cd at 0°
— Horizontal cone through vertical angle of Max. Cd at 27°

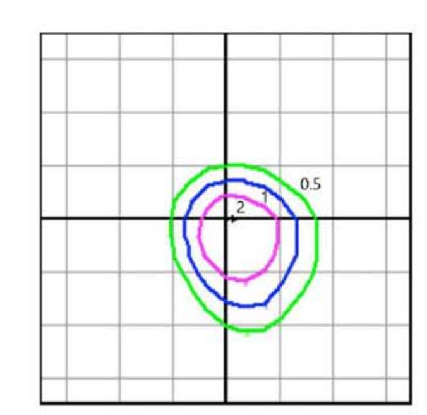


- Mounting Height at 10'
- Initial Footcandle at Grade
- Light Level: 0.5fc, 1fc, 2fc

EMBB Mode
ASYMMETRIC FORWARD
1400 LUMEN
EWLS02_EMBB___.ies



— Vertical plane through horizontal angle of Max. Cd at 295°
— Horizontal cone through vertical angle of Max. Cd at 55°



- Mounting Height at 10'
- Initial Footcandle at Grade
- Light Level: 0.5fc, 1fc, 2fc

Current LED.com

Page 3 of 5 (Rev 06/27/23) OLP3127-Evolve EWLS Wall Pack Spec Sheet_R04

2 GE EVOLVE EWLS SERIES WALL PACK LUMINARIE

INSITE LANDSCAPE DESIGN
Landscape Consulting & Master Planning Design Sevices
11525 W. North Avenue, Suite 1B
Wauwatosa, WI 53226
Tel (414) 476-1204
www.insitedesigninc.com
mdavis@insitedesigninc.com

Project:
ICAP DEVELOPMENT
Hwy 164 & Watertown Road
Pewaukee, WI

Issuance and Revisions:

Date	Number	Description
02/20/26		Client Review Submittal
02/25/26		Plan Commission Submittal
04/03/26		Revisions based on Site and Building Changes

Sheet Title:
PROPOSED BUILDING MOUNTED LIGHT FIXTURES

Date of Drawing:	04/03/26
Scale:	NONE
Drawn By:	MCD
Job Number:	L26-010
Sheet Number:	PHO1.5

NOT FOR CONSTRUCTION - PRELIMINARY - FOR ESTIMATING AND REVIEW ONLY- DO NOT SCALE THESE DRAWINGS-
These progress documents reflect progress & intent & may be subject to change, including additional notes and detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

L26-010 - ICAP DEVELOPMENT - 04/03/2026

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

Date:	March 24, 2026
To:	ICAP Development
From:	Nick Fuchs, Planner & Community Development Director
RE:	Staff Comments - Site & Building Plan Review

Comments and Recommendations:

Below are comments and recommendations for the proposed development application for property located at W240N2687 Pewaukee Road (Tax Key No. PWC 0924995).

1. Please dimension a typical parking space size on the site plan in addition to the note stating a minimum size of 180 square feet. Updated on Sheet C1.1
2. In the Site Data Table on Sheet C1.1, please separate and list the greenspace proposed for both Phase 1 and Phase 2 of the development as well as the total. Updated on Sheet C1.1
3. The B-6 District requires a minimum paving setback of 10 feet from all property boundaries. The district also requires a minimum 30-foot parking and loading setback from all street rights-of-way. Please illustrate these setbacks on the site plan and eliminate any encroachments. Updated on Sheet C1.1
4. Was the access to Watertown Road discussed with Waukesha County? Was a traffic impact analysis recommended or completed? Trio Engineering, our civil engineering firm for this project, spoke to the County multiple times on the previous project for this site and the County was fine with a right in right out but will require an abbreviated TRA. Trio shared our site plan with the County but has not received feedback.
5. How will rooftop mechanicals be screened from public view? Rooftop mechanical units will be placed in the two sections of the building where the tall parapet returns. As seen in the renderings the units will not be visible from any point onsite.
6. Please provide trash enclosure details including wall height and materials. See updated packet for trash enclosure elevations/materials.
7. Please confirm how many parking spaces are provided. The site plan indicates 163 and the landscape plan states 169. Please revise accordingly. There are 164 stalls.
8. Please provide an overall planting schedule on the Landscape Plan for the entire site. InSite Landscape Design updated plans accordingly.
9. Please confirm that the lighting provided is in conformance with height and wattage standards of Section 340-2.10D(6) of the zoning code. InSite Landscape Design confirmed lighting is in line with code.
10. Are the lights dimmable? Special attention should be given to the lighting on the west side of the building—not only in terms of footcandle levels, but also regarding glare and the visibility of the light source from nearby residential properties. Lighting adjacent to the residential uses should be minimized as much as possible. All exterior fixtures, both building mounted and pole fixtures shall be dsigned and installed such the light emitted from the luminaire at an angle of 90 degrees from vertical (or more) and no light shall trespass across parcel boundaries into adjacent lot, buildings or streets in excess of 1.0 foot candle or greater. The lights are dimmable.

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

11. The Lighting Plan is difficult to read at 11x17. It is recommended that light locations and the zero footcandles notations be in color to make them more visible. Alternatively, full sized lighting plans may be provided with the Plan Commission submission. InSite had challenges with their settings but were able to make 0.0 more bold to show that we are within the range and do not have light trespass that exceeds the ordinance.
12. Section 340-8.1B. requires that off-street parking be no closer than 50 feet to a residential district lot line unless completely screened from view, in which case the distance may be reduced to 20 feet. I do not see a dimension on the site plan; however, please revise as may be necessary. Trio added dimensions to site plan on Sheet C1.1
13. Please be more specific regarding the masonry proposed for the building. Is this brick? Masonry on the building will be of Utility Brick Veneer.

ICAP

City of Pewaukee, Wisconsin

Preliminary

Stormwater Management Plan

Prepared by:

Trio Engineering LLC
4100 N. Calhoun Road
Brookfield, Wisconsin 53005
Contact: Josh Pudelko, P.E.
Telephone: (262) 790-1480
Email: info@trioeng.com

Sound Stormwater Design LLC
Contact: Jayme Sisel, P.E.
Telephone: (414) 286-4739
Email: jayme.sisel@soundstormwater.com

February 20, 2026

TABLE OF CONTENTS

APPENDICES

Figures

Introduction

ICAP is a proposed medical office facility on a 6.49-acre parcel located at W240 N2687 Pewaukee Road in the City of Pewaukee, Waukesha County, Wisconsin. Refer to Figure 1 for the general location of the project site.

This report documents the design computations for pre-development and post-development conditions and presents a plan for stormwater management that meets the requirements of the City of Pewaukee and the Wisconsin Department of Natural Resources (WDNR).

Owner/ Developer

The owner, developer, and responsible entity for installation and maintenance of the stormwater management practices:

ICAP Development
1830 N. Hubbard Street, Suite 700
Milwaukee, Wisconsin 53212
Contact: Ben Anderson
Email: ben.anderson@icap-dev.com
Phone: (262) 352-1499

Design Requirements

The following design standards have been used to develop the stormwater management plan for the ICAP project:

- City of Pewaukee Stormwater Management Ordinance: Chapter 180, Erosion Control and Stormwater Management

- Wisconsin Department of Natural Resources (WDNR) Technical Standards, NR151, and NR216

- Summary of design requirements:
    - Peak Discharge:
        - The peak flow discharge rates of stormwater runoff from the site under the post-development site conditions shall not exceed the rates under the pre-development conditions for the 1, 2, 10, and 100-yr, 24-hr design storms.
    - Water Quality (Total Suspended Solids):
        - Reduce to the maximum extent practicable the total suspended solids load by 80% for new development sites, based on an average annual rainfall, as compared to no runoff management controls.
    - Infiltration: For moderate impervious developments:
        - Infiltrate sufficient runoff volume so that the post-development infiltration volume is at least 75 percent of pre-development infiltration volume, based on an average annual rainfall.

- No more than 2 percent of the post-construction site is required as an effective infiltration area.

Analysis Overview

The Stormwater Management Plan for the ICAP development has been designed in accordance with the City of Pewaukee and all applicable state requirements. Pre-development and post-development stormwater runoff conditions for the site were analyzed for**:** runoff volume, peak volume, discharge, detention basin storage capacity required, outlet structure and storm sewer system requirements. The software package used for modeling and analysis was HydroCAD Version 10.10 software by HydroCAD Software Solutions. HydroCAD uses NRCS methods to generate runoff and pond routing hydrographs. The model's capabilities include modeling simple drainage basins, combining hydrographs to determine runoff and storage requirements, and detention basin and outlet structure sizing.

MSE3 rainfall distributions were used for modeling the 1, 2, 10 and 100-year, 24-hour storm events. The corresponding rainfall data used for modeling was taken from the National Oceanic and Atmospheric Administration (NOAA) Atlas 14 Precipitation Frequency Tables for Wisconsin Counties and is shown in the following table.

TABLE 1
Design Rainfall Values

Storm Recurrence Interval	24-hour Rainfall Depths
1-year	2.38 inches
2-year	2.69 inches
10-year	3.80 inches
100-year	6.17 inches

Soil types for the site were determined from NRCS Soil Survey for Waukesha County. The Soil Survey identifies the soils at the site as a mix of Type B Soils (Hochheim soils), Type B/D Soils (Lamartine silt loam), and Type D Soils (Hochheim loam). Based on the variability of the soils, a hydrologic soil group B and D were used to determine runoff curve numbers for the site. Refer to Appendix D for details.

Pre-Development Watershed Description

The project site encompasses approximately 6.49-acres and is currently vacant grassland. Surface drainage flows west towards an existing wet detention pond owned and operated by the WDOT, and to the south towards municipal storm sewer inlets in River Park Drive. The entire site is tributary to the Pewaukee River.

Land cover types, drainage boundaries and flow paths are shown on Figure 2, Pre-Development Conditions Plan. The following table summarizes the results of the stormwater model for pre-development conditions. Detailed hydrological computations are included in Appendix A.

TABLE 2
Pre-Development Conditions

Subarea, or Junction	Description	Area (acres)	Imp. Area (acres)	CN Value	Time of Conc. (minutes)	Peak Flow Rate (cfs)			
						1-year	2-year	10-year	100-year
1	Subarea	3.83	0.27	70	18	1.40	2.09	5.14	13.21
2	Subarea	1.52	0.04	60	14	0.10	0.22	1.06	3.91
1L	**Total Outflow**	**5.35**	**0.31**	**67**	**-**	**1.47**	**2.31**	**6.18**	**17.09**

Post-Development Site Drainage Description

The proposed development includes the construction of a medical office facility as well as placeholders for a future building and parking lot expansion. Stormwater management for the development will be provided by one (1) bioretention basin. The proposed development plan will disturb approximately 4.79 acres of area and will result in a net increase in impervious area of approximately 3.24 acres.

Figure 3, Post-Development Conditions Plan, shows the proposed land cover, grading, drainage boundaries, flow paths, and proposed site and stormwater management improvements. The following table summarizes the results of the hydrologic analysis for post-development conditions. Detailed hydrological computations are included in Appendix B.

TABLE 3
Post-Development Conditions

Subarea, or Junction	Description	Area (acres)	Imp. Area (acres)	CN Value	Time of Conc. (minutes)	Peak Flow Rate (cfs)			
						1-year	2-year	10-year	100-year
1	Subarea	4.39	3.17	90	11	9.19	10.92	17.18	30.49
1B	Basin	-	-	-	-	0.33	0.79	4.32	14.08
2	Subarea	0.39	0.03	81	6	0.60	0.76	1.36	2.75
3	Subarea	0.57	0.35	86	12	0.94	1.14	1.91	3.60
1L	**Total Outflow**	**5.35**	**3.55**	**89**	**-**	**1.46**	**1.84**	**5.20**	**17.06**

Stormwater Detention Basin Design & Summary

The stormwater management plan proposes one (1) bioretention basin as the primary means of stormwater management for the site. The following table summarizes the detention system routing analysis for post-development conditions. Details of the stormwater management facilities are included in Appendix B.

TABLE 4
Routing Analysis Summary

Basin 1B	Basin Outlet Control:
	0.24 inch/hour native infiltration rate (1002 Table 2)
Basin Details:	6-inch diameter underdrain at I.E. 847.00
Bottom elevation = 846.50	3-inch diameter orifice at I.E. 849.00
Top of engineered soil elevation = 848.50	2.1-foot sharp-crested weir at elevation 849.75
10-foot spillway elevation = 852.50	48-inch horizontal grate at elevation 852.00
Top of berm elevation = 853.50	24-inch dia. outlet pipe at I.E. 847.00

	1-year Storm	2-year Storm	10-year Storm	100-year Storm
Peak Inflow (cfs)	9.19	10.92	17.18	30.49
Peak Outflow (cfs)	0.33	0.79	4.32	14.08
Max Water Surface Elev.	849.69	849.90	850.45	851.50
Max Storage Volume (ac-ft)	0.35	0.40	0.53	0.80

Peak Discharge Summaries

The stormwater management system will maintain post-development peak discharge rates to be no greater than pre-development discharge rates for the 1, 2, 10, and 100-year, 24-hour design storms. This is in accordance with the City of Pewaukee's stormwater discharge criteria. The following table compares the results of the analysis from a peak discharge standpoint.

TABLE 5
Comparison of Peak Discharge

Total Outflow (Link 1L)

	Pre-Development		Post-Development
1-year	1.47 cfs	>	1.46 cfs
2-year	2.31 cfs	>	1.84 cfs
10-year	6.18 cfs	>	5.20 cfs
100-year	17.09 cfs	>	17.06 cfs

Water Quality

The Waukesha County requires new development sites to be designed to remove 80 percent of TSS, based on an average annual rainfall as compared to no runoff management controls. Stormwater quality was analyzed using SLAMM Version 10.5.0 software, developed by Robert Pitt and John Voorhees. The results of the winSLAMM analysis indicate that approximately 80.2 percent of TSS will be removed from stormwater as a result of one (1) bioretention basin and four (4) sumped catch basins. In addition, approximately 71.8 percent of total phosphorus will be removed. Detailed computations are included in Appendix C.

Infiltration

The City of Pewaukee requires low imperviousness developments to infiltrate sufficient runoff volume so that the post-development infiltration volume is at least 75% of the pre-development infiltration volume, based on an average annual rainfall. However, no more than 2% of the project site is required as an effective infiltration area.

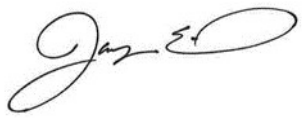
The development plan will disturb approximately 4.79 acres of area. In accordance with the City's ordinance, the maximum effective infiltration area required is approximately 0.10 acres (2% of the project site). The proposed bioretention basin will provide a total effective infiltration area of approximately 0.18 acres which exceeds the 2% requirement. Based on this, the site meets the requirements for infiltration.

Conclusion

The proposed development will maintain compliance with the City of Pewaukee and the WDNR's requirements for control of stormwater quantity, quality, and infiltration. We request, on behalf of owner, approval of this Stormwater Management Plan to allow for construction of the ICAP development.

Prepared by:

SOUND STORMWATER DESIGN LLC



Jayme Sisel, P.E.

FIGURES

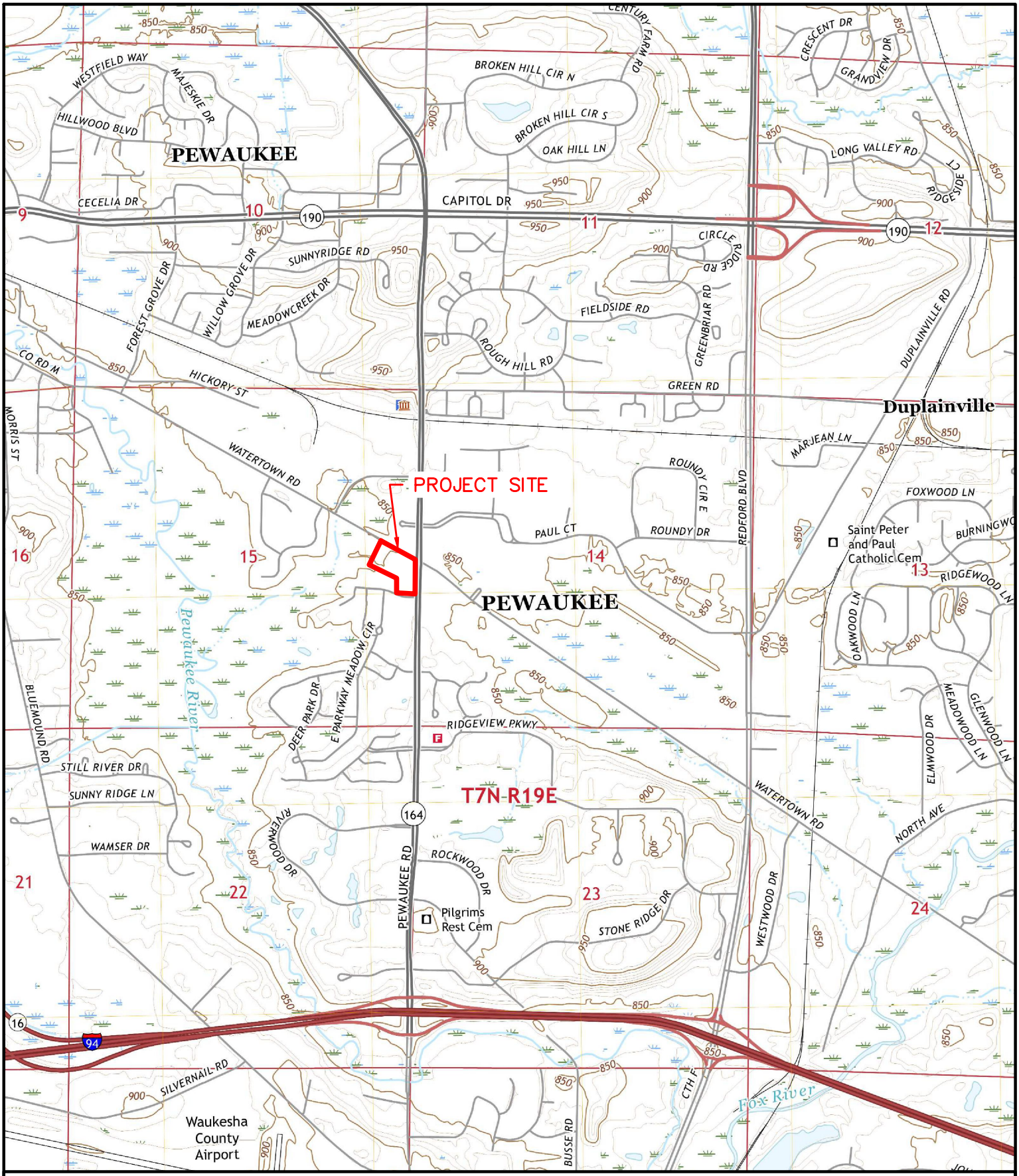


FIGURE 1

SITE LOCATION MAP

ICAP

W240 N2687 PEWAUKEE RD
PEWAUKEE, WI

SOUND STORMWATER DESIGN

WATERTOWN ROAD

SUBAREA 1

SUBAREA 2

PEWAUKEE ROAD

0 20' 40' 80'
SCALE: 1" = 40'

LEGEND

—DRAINAGE BOUNDARY

—Tc LINE

SOUND STORMWATER DESIGN

Copper Oaks Ct.
Muskego, WI 53150
414.286.4739
jayme.sisel@soundstormwater.com

CLIENT:
ICAP DEVELOPMENT
1830 N. HUBBARD STREET, SUITE 700
MILWAUKEE, WISCONSIN 53212

PROJECT TITLE:
ICAP
W240 N2687 PEWAUKEE ROAD
PEWAUKEE, WISCONSIN

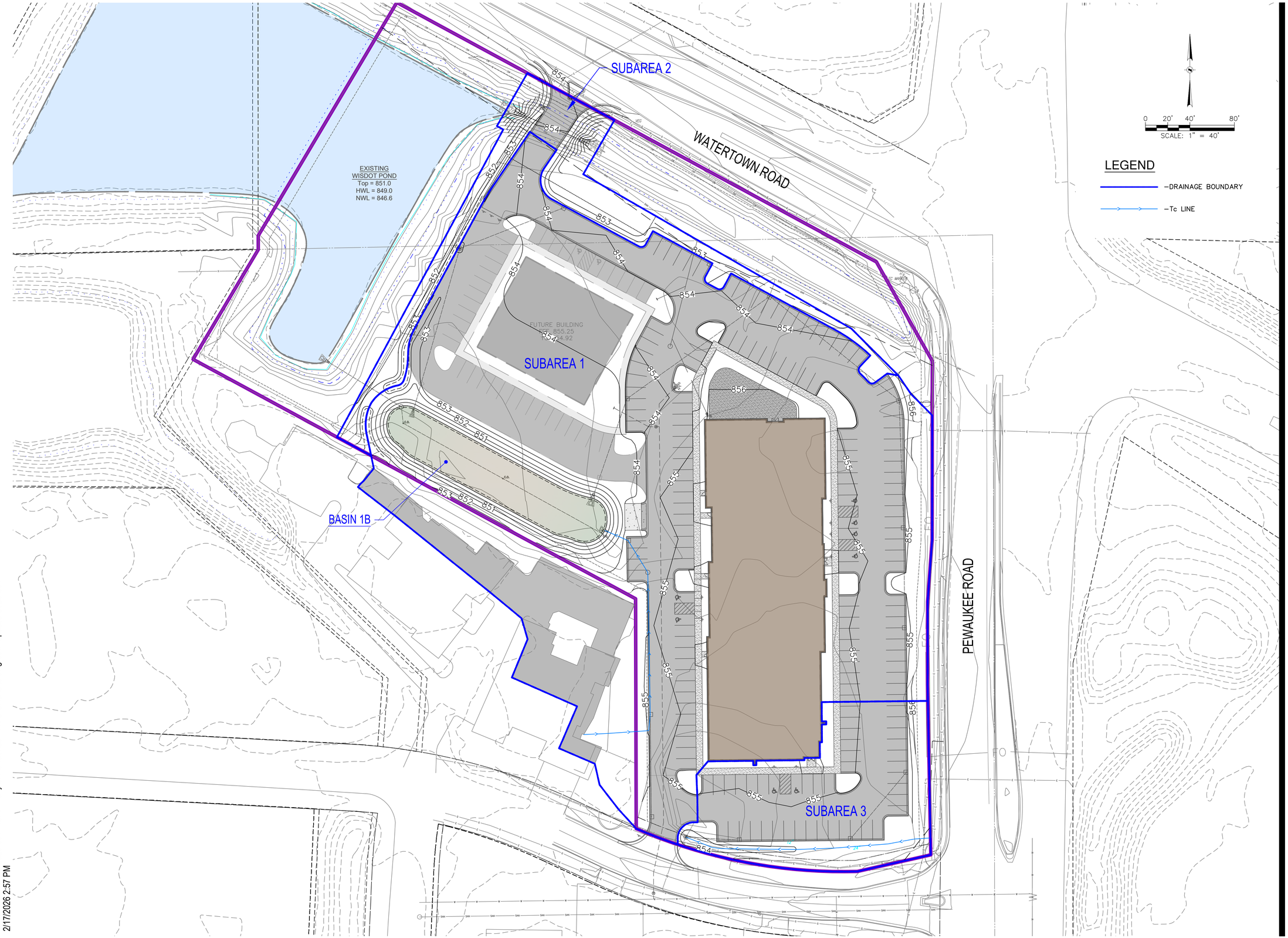
DATE: 02-07-20

JOB NO: 2020-002

SHEET TITLE:
PRE-DEVELOPMENT CONDITIONS PLAN

FIGURE:
2

C:\Data\Jobs\2026\2026-004 - ICAP - City of Pewaukee - TRIO\CAD\Site\dwg\00\Existing-2026-004
2/17/2026 2:57 PM



C:\Data\Jobs\2026\2026-004 - ICAP - City of Pewaukee - TRIO\CAD\Site\dwg\00\Proposed-2026-004
2/17/2026 2:57 PM

SOUND STORMWATER DESIGN

Copper Oaks Ct.
Muskego, WI 53150
414.286.4739
jayme.sisel@soundstormwater.com

CLIENT:
ICAP DEVELOPMENT
1830 N. HUBBARD STREET, SUITE 700
MILWAUKEE, WISCONSIN 53212

PROJECT TITLE:
ICAP
W240 N2687 PEWAUKEE ROAD
PEWAUKEE, WISCONSIN

DATE: 02-07-20

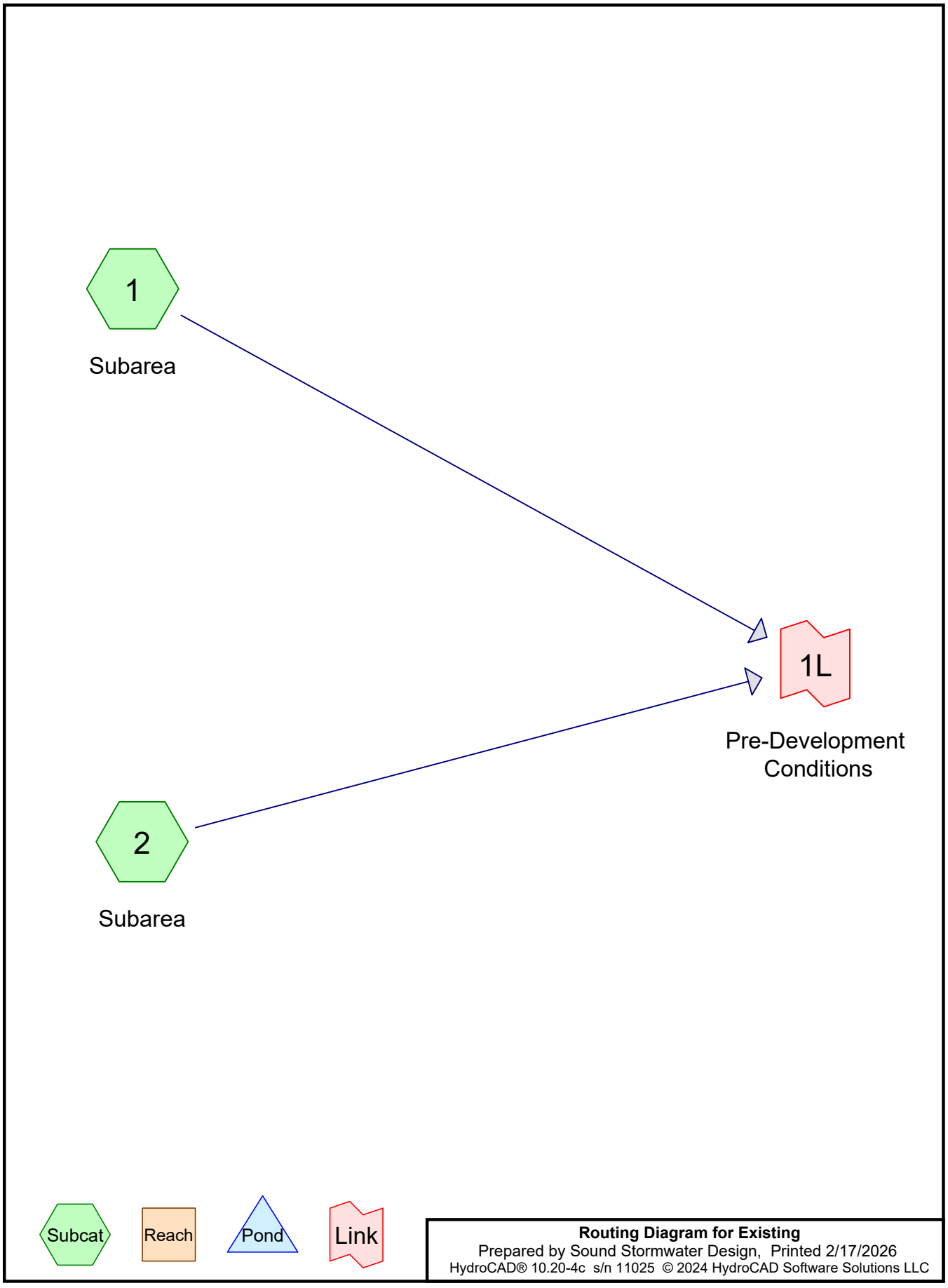
JOB NO: 2020-002

SHEET TITLE:
POST-DEVELOPMENT CONDITIONS PLAN

FIGURE:
3

APPENDIX A

Pre-Development Hydrologic Analysis



Routing Diagram for Existing
Prepared by Sound Stormwater Design, Printed 2/17/2026
HydroCAD® 10.20-4c s/n 11025 © 2024 HydroCAD Software Solutions LLC

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1 yr	MSE 24-hr	3	Default	24.00	1	2.38	2
2	2 yr	MSE 24-hr	3	Default	24.00	1	2.69	2
3	10 yr	MSE 24-hr	3	Default	24.00	1	3.80	2
4	100 yr	MSE 24-hr	3	Default	24.00	1	6.17	2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.310	98	offsite impervious (1, 2)
0.240	61	offsite lawn, B soils (1, 2)
0.010	80	offsite lawn, D soils (1)
1.480	55	pre-development, B soils (1, 2)
3.310	70	pre-development, D soils (1, 2)
5.350	**67**	**TOTAL AREA**

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1: Subarea Runoff Area=3.830 ac 7.05% Impervious Runoff Depth>0.40"
Flow Length=615' Slope=0.0100 '/' Tc=17.9 min CN=70 Runoff=1.40 cfs 0.127 af

Subcatchment2: Subarea Runoff Area=1.520 ac 2.63% Impervious Runoff Depth>0.14"
Flow Length=320' Tc=14.4 min CN=60 Runoff=0.10 cfs 0.018 af

Link 1L: Pre-DevelopmentConditions Inflow=1.47 cfs 0.145 af
Primary=1.47 cfs 0.145 af

Total Runoff Area = 5.350 ac Runoff Volume = 0.145 af Average Runoff Depth = 0.33"
94.21% Pervious = 5.040 ac 5.79% Impervious = 0.310 ac

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1: Subarea Runoff Area=3.830 ac 7.05% Impervious Runoff Depth>0.55"
Flow Length=615' Slope=0.0100 '/' Tc=17.9 min CN=70 Runoff=2.09 cfs 0.175 af

Subcatchment2: Subarea Runoff Area=1.520 ac 2.63% Impervious Runoff Depth>0.23"
Flow Length=320' Tc=14.4 min CN=60 Runoff=0.22 cfs 0.029 af

Link 1L: Pre-DevelopmentConditions Inflow=2.31 cfs 0.204 af
Primary=2.31 cfs 0.204 af

Total Runoff Area = 5.350 ac Runoff Volume = 0.204 af Average Runoff Depth = 0.46"
94.21% Pervious = 5.040 ac 5.79% Impervious = 0.310 ac

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1: Subarea Runoff Area=3.830 ac 7.05% Impervious Runoff Depth>1.20"
Flow Length=615' Slope=0.0100 '/' Tc=17.9 min CN=70 Runoff=5.14 cfs 0.382 af

Subcatchment2: Subarea Runoff Area=1.520 ac 2.63% Impervious Runoff Depth>0.67"
Flow Length=320' Tc=14.4 min CN=60 Runoff=1.06 cfs 0.084 af

Link 1L: Pre-DevelopmentConditions Inflow=6.18 cfs 0.466 af
Primary=6.18 cfs 0.466 af

Total Runoff Area = 5.350 ac Runoff Volume = 0.466 af Average Runoff Depth = 1.05"
94.21% Pervious = 5.040 ac 5.79% Impervious = 0.310 ac

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1: Subarea Runoff Area=3.830 ac 7.05% Impervious Runoff Depth>2.94"
Flow Length=615' Slope=0.0100 '/' Tc=17.9 min CN=70 Runoff=13.21 cfs 0.937 af

Subcatchment2: Subarea Runoff Area=1.520 ac 2.63% Impervious Runoff Depth>2.03"
Flow Length=320' Tc=14.4 min CN=60 Runoff=3.91 cfs 0.257 af

Link 1L: Pre-DevelopmentConditions Inflow=17.09 cfs 1.195 af
Primary=17.09 cfs 1.195 af

Total Runoff Area = 5.350 ac Runoff Volume = 1.195 af Average Runoff Depth = 2.68"
94.21% Pervious = 5.040 ac 5.79% Impervious = 0.310 ac

Summary for Subcatchment 1: Subarea

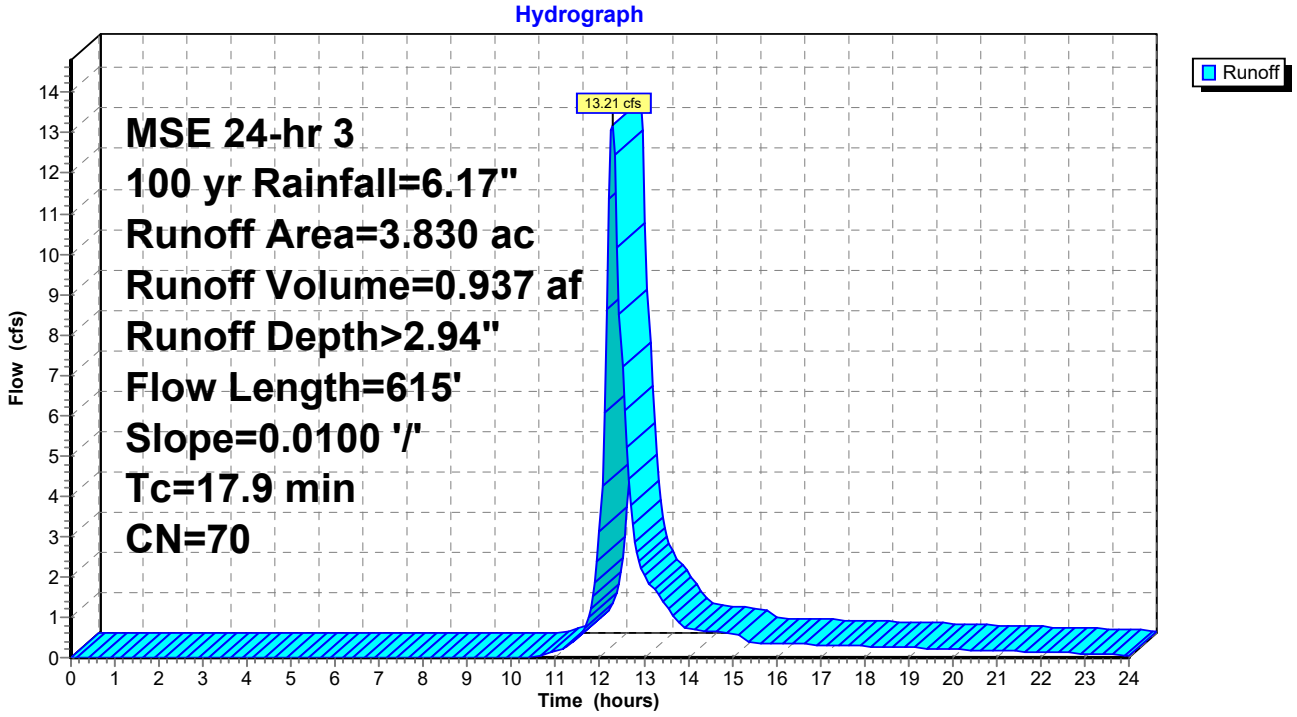
Runoff = 13.21 cfs @ 12.28 hrs, Volume= 0.937 af, Depth> 2.94"
Routed to Link 1L : Pre-Development Conditions

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100 yr Rainfall=6.17"

	Area (ac)	CN	Description
*	0.490	55	pre-development, B soils
*	2.920	70	pre-development, D soils
*	0.140	61	offsite lawn, B soils
*	0.010	80	offsite lawn, D soils
*	0.270	98	offsite impervious
	3.830	70	Weighted Average
	3.560		92.95% Pervious Area
	0.270		7.05% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.6	100	0.0100	0.13		**Sheet Flow,** Range n= 0.130 P2= 2.70"
5.3	515	0.0100	1.61		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
17.9	615	Total			

Subcatchment 1: Subarea



Summary for Subcatchment 2: Subarea

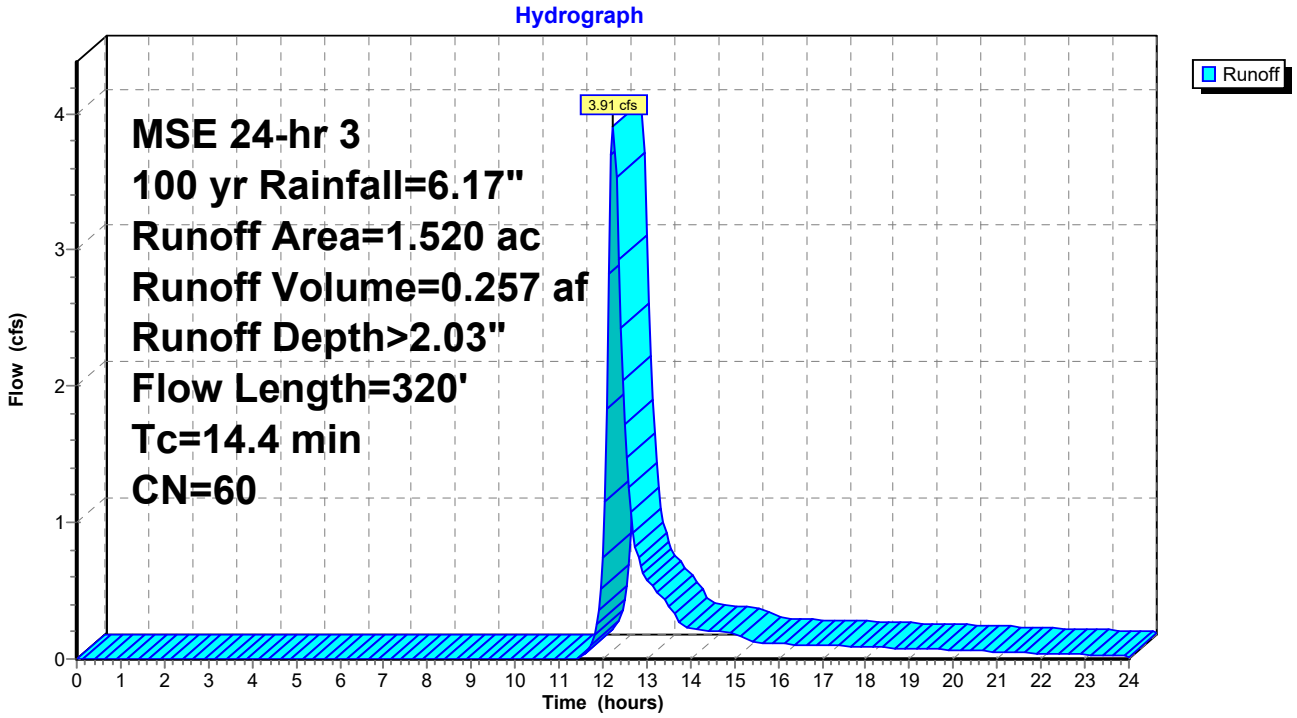
Runoff = 3.91 cfs @ 12.24 hrs, Volume= 0.257 af, Depth> 2.03"
Routed to Link 1L : Pre-Development Conditions

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100 yr Rainfall=6.17"

	Area (ac)	CN	Description
*	0.990	55	pre-development, B soils
*	0.390	70	pre-development, D soils
*	0.100	61	offsite lawn, B soils
*	0.040	98	offsite impervious
	1.520	60	Weighted Average
	1.480		97.37% Pervious Area
	0.040		2.63% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.6	100	0.0100	0.13		**Sheet Flow,** Range n= 0.130 P2= 2.70"
1.1	105	0.0100	1.61		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
0.7	115	0.0300	2.79		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
14.4	320	Total			

Subcatchment 2: Subarea

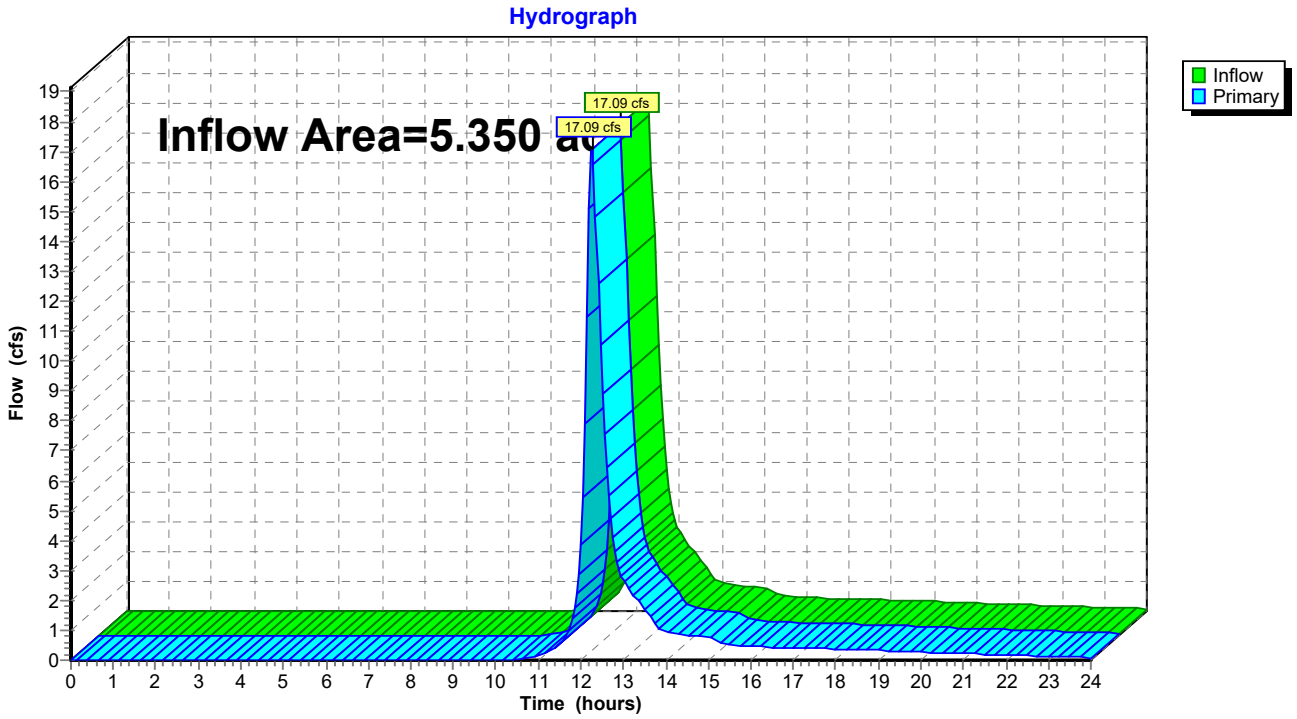


Summary for Link 1L: Pre-Development Conditions

Inflow Area = 5.350 ac, 5.79% Impervious, Inflow Depth > 2.68" for 100 yr event
Inflow = 17.09 cfs @ 12.27 hrs, Volume= 1.195 af
Primary = 17.09 cfs @ 12.27 hrs, Volume= 1.195 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 1L: Pre-Development Conditions



Events for Subcatchment 1: Subarea

Event	Rainfall (inches)	Runoff (cfs)	Volume (acre-feet)	Depth (inches)
1 yr	2.38	1.40	0.127	0.40
2 yr	2.69	2.09	0.175	0.55
10 yr	3.80	5.14	0.382	1.20
100 yr	**6.17**	**13.21**	**0.937**	**2.94**

Events for Subcatchment 2: Subarea

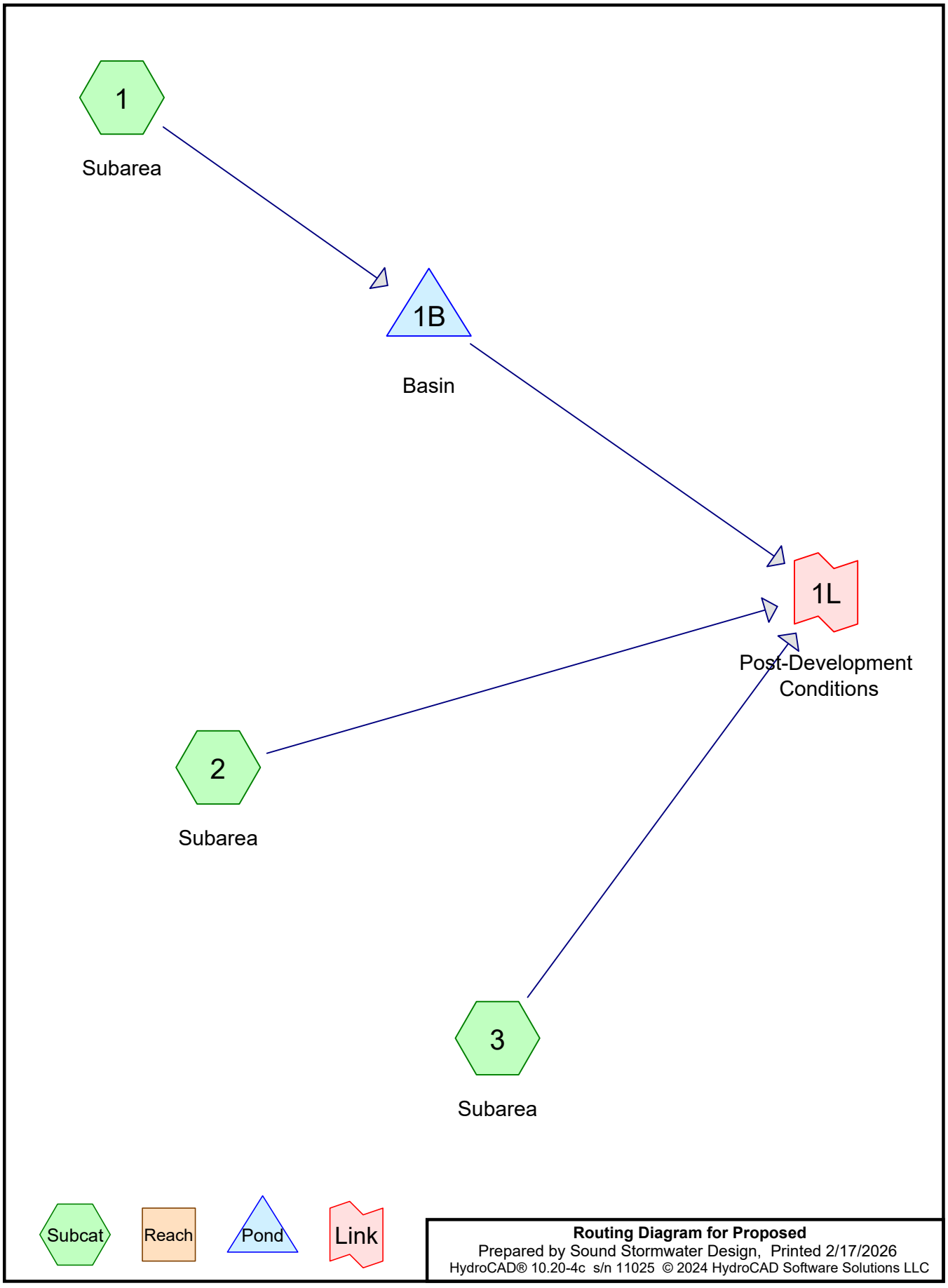
Event	Rainfall (inches)	Runoff (cfs)	Volume (acre-feet)	Depth (inches)
1 yr	2.38	0.10	0.018	0.14
2 yr	2.69	0.22	0.029	0.23
10 yr	3.80	1.06	0.084	0.67
100 yr	**6.17**	**3.91**	**0.257**	**2.03**

Events for Link 1L: Pre-Development Conditions

Event	Inflow (cfs)	Primary (cfs)	Elevation (feet)
1 yr	1.47	1.47	**0.00**
2 yr	2.31	2.31	0.00
10 yr	6.18	6.18	0.00
100 yr	**17.09**	**17.09**	0.00

APPENDIX B

Post-Development Hydrologic Analysis


1
Subarea
1B
Basin
1L
Post-Development
Conditions
2
Subarea
3
Subarea
Subcat
Reach
Pond
Link
Routing Diagram for Proposed
Prepared by Sound Stormwater Design, Printed 2/17/2026
HydroCAD® 10.20-4c s/n 11025 © 2024 HydroCAD Software Solutions LLC

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1 yr	MSE 24-hr	3	Default	24.00	1	2.38	2
2	2 yr	MSE 24-hr	3	Default	24.00	1	2.69	2
3	10 yr	MSE 24-hr	3	Default	24.00	1	3.80	2
4	100 yr	MSE 24-hr	3	Default	24.00	1	6.17	2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.640	98	future impervious (1)
2.600	98	impervious (1, 2, 3)
0.560	61	lawn, B soils (1, 3)
0.990	80	lawn, D soils (1, 2, 3)
0.310	98	offsite impervious (1)
0.240	61	offsite lawn, B soils (1)
0.010	80	offsite lawn, D soils (1)
5.350	**89**	**TOTAL AREA**

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1: Subarea Runoff Area=4.390 ac 72.21% Impervious Runoff Depth>1.42"
Flow Length=260' Tc=11.0 min CN=90 Runoff=9.19 cfs 0.521 af

Subcatchment2: Subarea Runoff Area=0.390 ac 7.69% Impervious Runoff Depth>0.86"
Tc=6.0 min CN=81 Runoff=0.60 cfs 0.028 af

Subcatchment3: Subarea Runoff Area=0.570 ac 61.40% Impervious Runoff Depth>1.15"
Flow Length=225' Tc=11.8 min CN=86 Runoff=0.94 cfs 0.054 af

Pond 1B: Basin Peak Elev=849.69' Storage=0.348 af Inflow=9.19 cfs 0.521 af
Discarded=0.08 cfs 0.080 af Primary=0.33 cfs 0.227 af Outflow=0.41 cfs 0.307 af

Link 1L: Post-DevelopmentConditions Inflow=1.46 cfs 0.310 af
Primary=1.46 cfs 0.310 af

Total Runoff Area = 5.350 ac Runoff Volume = 0.603 af Average Runoff Depth = 1.35"
33.64% Pervious = 1.800 ac 66.36% Impervious = 3.550 ac

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1: Subarea Runoff Area=4.390 ac 72.21% Impervious Runoff Depth>1.70"
Flow Length=260' Tc=11.0 min CN=90 Runoff=10.92 cfs 0.622 af

Subcatchment2: Subarea Runoff Area=0.390 ac 7.69% Impervious Runoff Depth>1.08"
Tc=6.0 min CN=81 Runoff=0.76 cfs 0.035 af

Subcatchment3: Subarea Runoff Area=0.570 ac 61.40% Impervious Runoff Depth>1.40"
Flow Length=225' Tc=11.8 min CN=86 Runoff=1.14 cfs 0.066 af

Pond 1B: Basin Peak Elev=849.90' Storage=0.395 af Inflow=10.92 cfs 0.622 af
Discarded=0.08 cfs 0.084 af Primary=0.79 cfs 0.314 af Outflow=0.87 cfs 0.397 af

Link 1L: Post-DevelopmentConditions Inflow=1.84 cfs 0.415 af
Primary=1.84 cfs 0.415 af

Total Runoff Area = 5.350 ac Runoff Volume = 0.724 af Average Runoff Depth = 1.62"
33.64% Pervious = 1.800 ac 66.36% Impervious = 3.550 ac

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1: Subarea Runoff Area=4.390 ac 72.21% Impervious Runoff Depth>2.73"
Flow Length=260' Tc=11.0 min CN=90 Runoff=17.18 cfs 0.998 af

Subcatchment2: Subarea Runoff Area=0.390 ac 7.69% Impervious Runoff Depth>1.95"
Tc=6.0 min CN=81 Runoff=1.36 cfs 0.064 af

Subcatchment3: Subarea Runoff Area=0.570 ac 61.40% Impervious Runoff Depth>2.36"
Flow Length=225' Tc=11.8 min CN=86 Runoff=1.91 cfs 0.112 af

Pond 1B: Basin Peak Elev=850.45' Storage=0.525 af Inflow=17.18 cfs 0.998 af
Discarded=0.09 cfs 0.092 af Primary=4.32 cfs 0.660 af Outflow=4.40 cfs 0.752 af

Link 1L: Post-DevelopmentConditions Inflow=5.20 cfs 0.835 af
Primary=5.20 cfs 0.835 af

Total Runoff Area = 5.350 ac Runoff Volume = 1.174 af Average Runoff Depth = 2.63"
33.64% Pervious = 1.800 ac 66.36% Impervious = 3.550 ac

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1: Subarea Runoff Area=4.390 ac 72.21% Impervious Runoff Depth>5.01"
Flow Length=260' Tc=11.0 min CN=90 Runoff=30.49 cfs 1.833 af

Subcatchment2: Subarea Runoff Area=0.390 ac 7.69% Impervious Runoff Depth>4.04"
Tc=6.0 min CN=81 Runoff=2.75 cfs 0.131 af

Subcatchment3: Subarea Runoff Area=0.570 ac 61.40% Impervious Runoff Depth>4.57"
Flow Length=225' Tc=11.8 min CN=86 Runoff=3.60 cfs 0.217 af

Pond 1B: Basin Peak Elev=851.50' Storage=0.800 af Inflow=30.49 cfs 1.833 af
Discarded=0.11 cfs 0.105 af Primary=14.08 cfs 1.440 af Outflow=14.19 cfs 1.545 af

Link 1L: Post-DevelopmentConditions Inflow=17.06 cfs 1.788 af
Primary=17.06 cfs 1.788 af

Total Runoff Area = 5.350 ac Runoff Volume = 2.181 af Average Runoff Depth = 4.89"
33.64% Pervious = 1.800 ac 66.36% Impervious = 3.550 ac

Summary for Subcatchment 1: Subarea

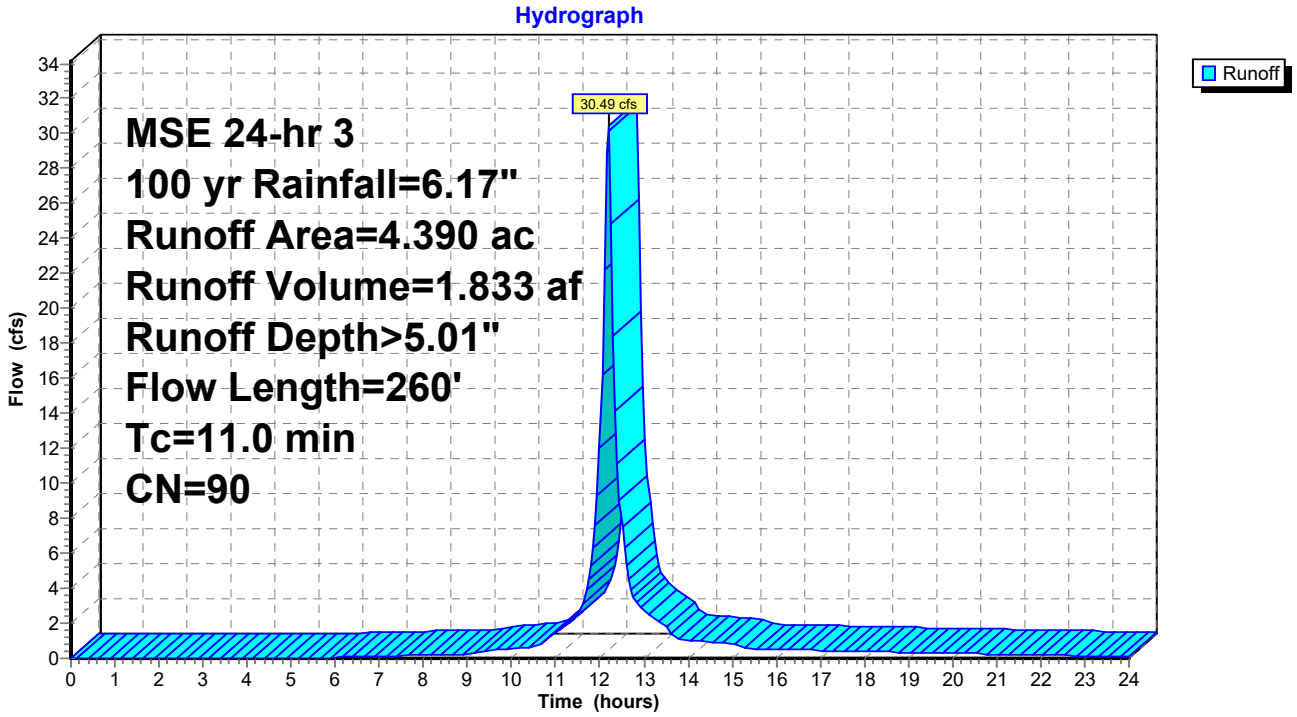
Runoff = 30.49 cfs @ 12.18 hrs, Volume= 1.833 af, Depth> 5.01"
Routed to Pond 1B : Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100 yr Rainfall=6.17"

	Area (ac)	CN	Description
*	0.400	61	lawn, B soils
*	0.240	61	offsite lawn, B soils
*	2.220	98	impervious
*	0.640	98	future impervious
*	0.570	80	lawn, D soils
*	0.010	80	offsite lawn, D soils
*	0.310	98	offsite impervious
	4.390	90	Weighted Average
	1.220		27.79% Pervious Area
	3.170		72.21% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.3	60	0.0200	0.10		**Sheet Flow,** Grass: Dense n= 0.240 P2= 2.70"
0.1	15	0.0100	2.03		**Shallow Concentrated Flow,** Paved Kv= 20.3 fps
0.6	185		5.00		**Direct Entry, Pipe**
11.0	260	Total			

Subcatchment 1: Subarea



Summary for Subcatchment 2: Subarea

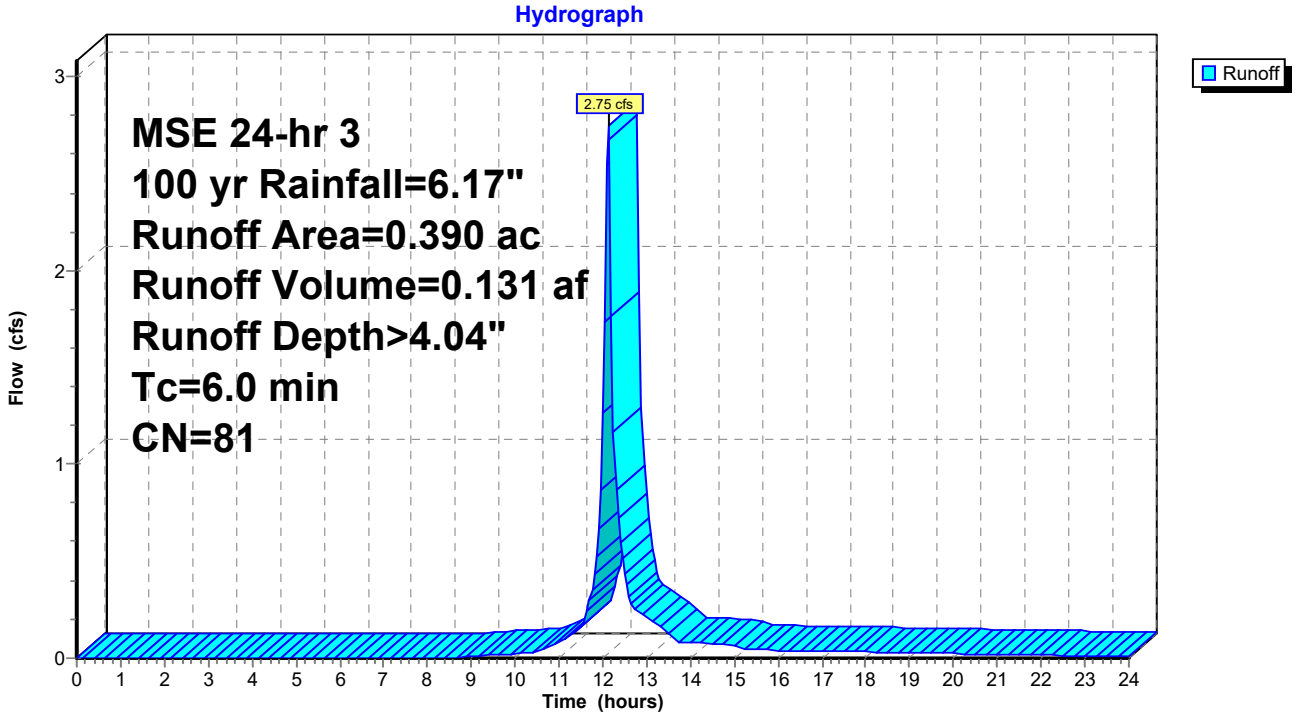
Runoff = 2.75 cfs @ 12.13 hrs, Volume= 0.131 af, Depth> 4.04"
Routed to Link 1L : Post-Development Conditions

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100 yr Rainfall=6.17"

	Area (ac)	CN	Description
*	0.030	98	impervious
*	0.360	80	lawn, D soils
	0.390	81	Weighted Average
	0.360		92.31% Pervious Area
	0.030		7.69% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 2: Subarea



Summary for Subcatchment 3: Subarea

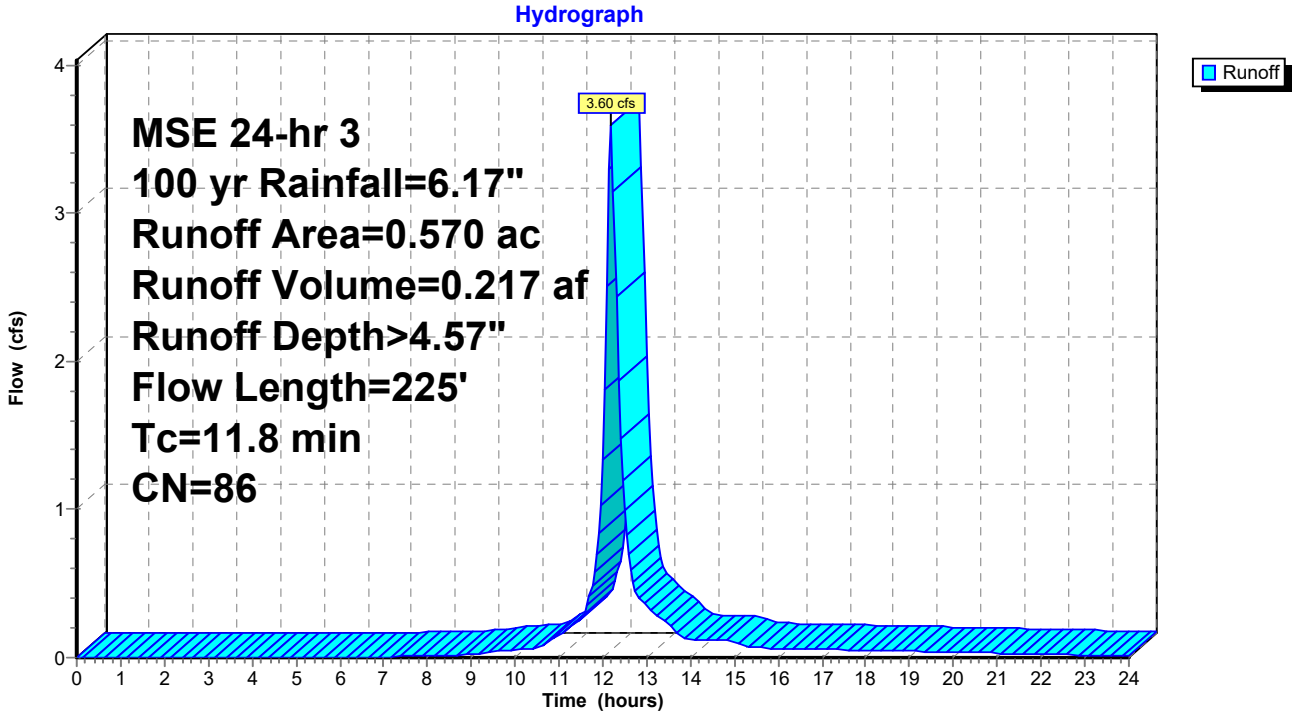
Runoff = 3.60 cfs @ 12.19 hrs, Volume= 0.217 af, Depth> 4.57"
Routed to Link 1L : Post-Development Conditions

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100 yr Rainfall=6.17"

	Area (ac)	CN	Description
*	0.160	61	lawn, B soils
*	0.350	98	impervious
*	0.060	80	lawn, D soils
	0.570	86	Weighted Average
	0.220		38.60% Pervious Area
	0.350		61.40% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.0	15	0.0800	0.13		**Sheet Flow,** Grass: Dense n= 0.240 P2= 2.70"
7.8	30	0.0100	0.06		**Sheet Flow,** Grass: Dense n= 0.240 P2= 2.70"
2.0	180	0.0100	1.50		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
11.8	225	Total			

Subcatchment 3: Subarea



Summary for Pond 1B: Basin

Inflow Area = 4.390 ac, 72.21% Impervious, Inflow Depth > 5.01" for 100 yr event
Inflow = 30.49 cfs @ 12.18 hrs, Volume= 1.833 af
Outflow = 14.19 cfs @ 12.36 hrs, Volume= 1.545 af, Atten= 53%, Lag= 10.3 min
Discarded = 0.11 cfs @ 12.36 hrs, Volume= 0.105 af
Primary = 14.08 cfs @ 12.36 hrs, Volume= 1.440 af
Routed to Link 1L : Post-Development Conditions

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 851.50' @ 12.36 hrs Surf.Area= 0.289 ac Storage= 0.800 af

Plug-Flow detention time= 126.8 min calculated for 1.545 af (84% of inflow)
Center-of-Mass det. time= 74.0 min (850.8 - 776.8)

Volume	Invert	Avail.Storage	Storage Description
#1	846.50'	1.507 af	**Custom Stage Data (Conic)** Listed below (Recalc)

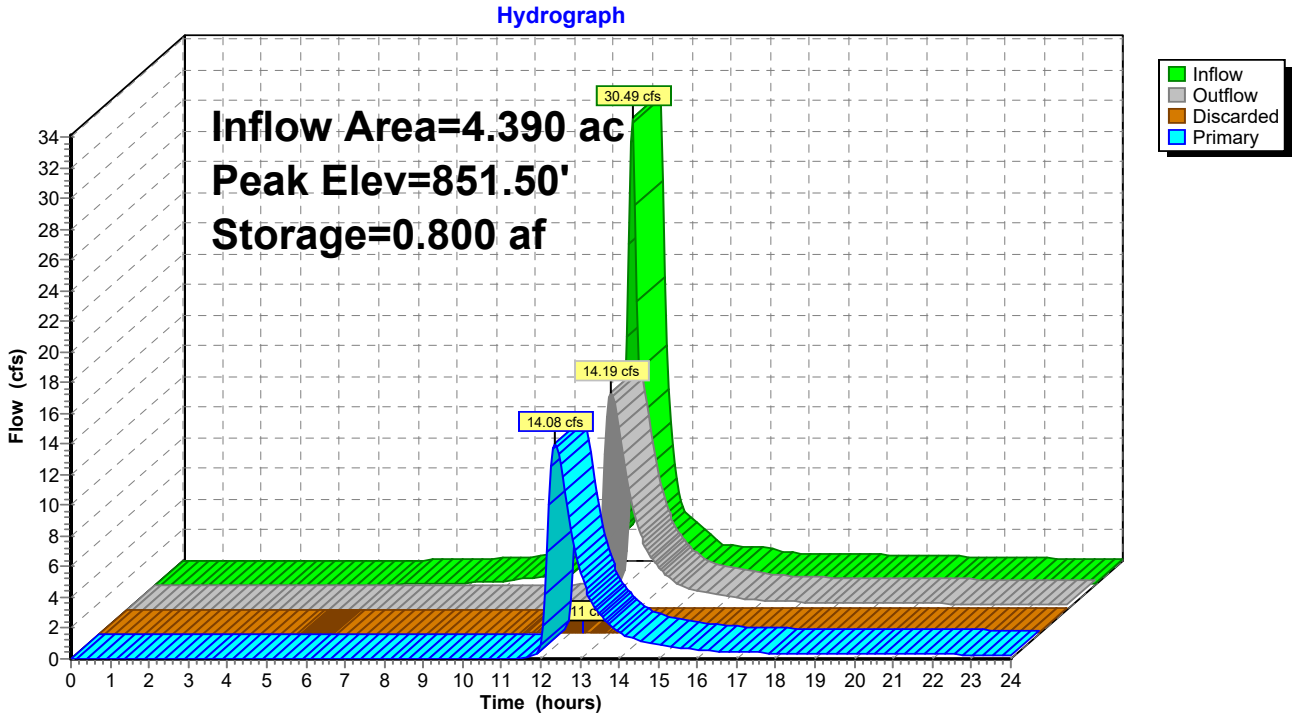
Elevation (feet)	Surf.Area (acres)	Voids (%)	Inc.Store (acre-feet)	Cum.Store (acre-feet)	Wet.Area (acres)
846.50	0.180	0.0	0.000	0.000	0.180
847.00	0.180	30.0	0.027	0.027	0.184
848.00	0.180	30.0	0.054	0.081	0.191
848.50	0.180	30.0	0.027	0.108	0.194
849.00	0.200	100.0	0.095	0.203	0.215
850.00	0.230	100.0	0.215	0.418	0.246
851.00	0.260	100.0	0.245	0.663	0.277
852.00	0.320	100.0	0.289	0.952	0.338
853.00	0.390	100.0	0.354	1.307	0.408
853.50	0.410	100.0	0.200	1.507	0.429

Device	Routing	Invert	Outlet Devices
#1	Primary	847.00'	**24.0" Round Culvert** L= 80.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 847.00' / 846.60' S= 0.0050 '/' Cc= 0.900 n= 0.011, Flow Area= 3.14 sf
#2	Discarded	846.50'	**0.240 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 840.00'
#3	Device 1	847.00'	**6.0" Round UNDERDRAIN** L= 220.2' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 847.00' / 847.00' S= 0.0000 '/' Cc= 0.900 n= 0.012, Flow Area= 0.20 sf
#4	Device 3	848.50'	**3.600 in/hr Exfiltration over Surface area above 848.50'** Conductivity to Groundwater Elevation = 840.00' Excluded Surface area = 0.180 ac
#5	Device 1	849.00'	**3.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#6	Device 1	849.75'	**2.1' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)
#7	Device 1	852.00'	**48.0" Horiz. Grate** C= 0.600 Limited to weir flow at low heads
#8	Primary	852.50'	**10.0' long + 0.2 '/' SideZ x 10.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Discarded OutFlow Max=0.11 cfs @ 12.36 hrs HW=851.50' (Free Discharge)
└**2=Exfiltration** (Controls 0.11 cfs)

Primary OutFlow Max=14.06 cfs @ 12.36 hrs HW=851.50' TW=0.00' (Dynamic Tailwater)
├**1=Culvert** (Passes 14.06 cfs of 28.30 cfs potential flow)
├**3=UNDERDRAIN** (Passes 0.45 cfs of 0.77 cfs potential flow)
└**4=Exfiltration** (Controls 0.45 cfs)
├**5=Orifice/Grate** (Orifice Controls 0.36 cfs @ 7.42 fps)
├**6=Sharp-Crested Rectangular Weir** (Weir Controls 13.24 cfs @ 4.32 fps)
├**7=Grate** (Controls 0.00 cfs)
└**8=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 1B: Basin

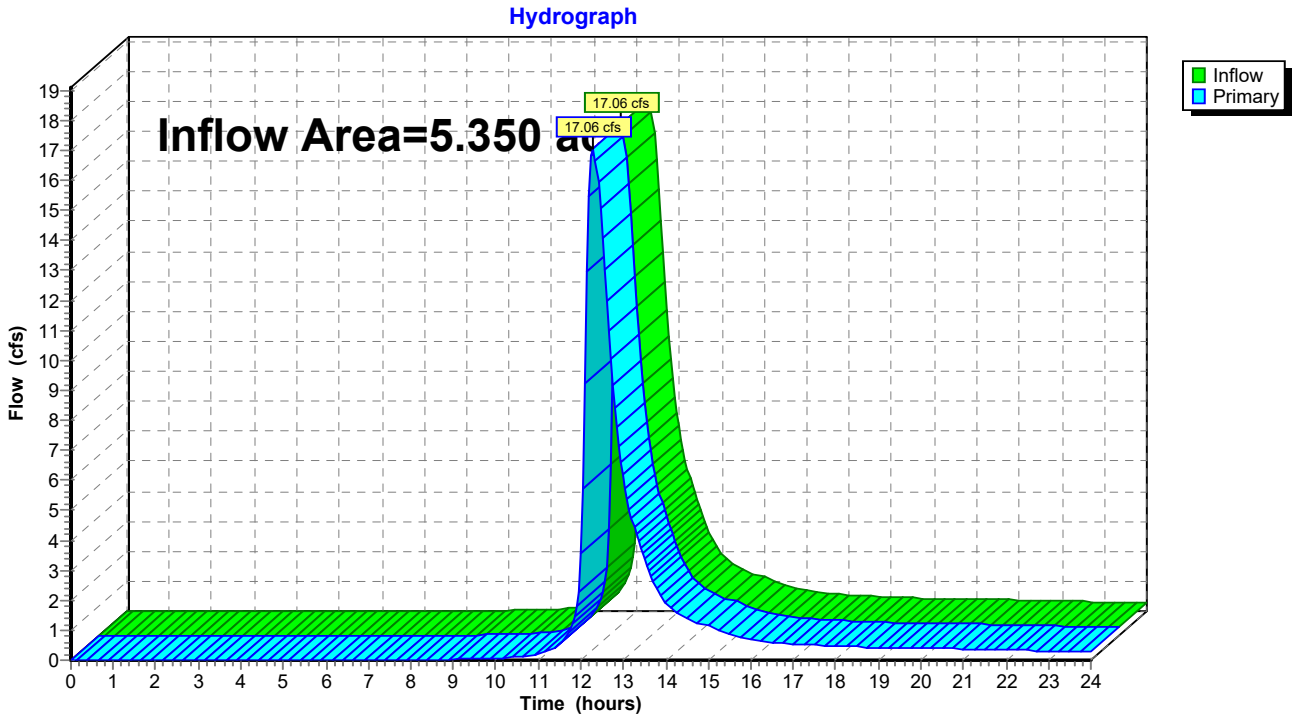


Summary for Link 1L: Post-Development Conditions

Inflow Area = 5.350 ac, 66.36% Impervious, Inflow Depth > 4.01" for 100 yr event
Inflow = 17.06 cfs @ 12.29 hrs, Volume= 1.788 af
Primary = 17.06 cfs @ 12.29 hrs, Volume= 1.788 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 1L: Post-Development Conditions



Events for Subcatchment 1: Subarea

Event	Rainfall (inches)	Runoff (cfs)	Volume (acre-feet)	Depth (inches)
1 yr	2.38	9.19	0.521	1.42
2 yr	2.69	10.92	0.622	1.70
10 yr	3.80	17.18	0.998	2.73
100 yr	**6.17**	**30.49**	**1.833**	**5.01**

Events for Subcatchment 2: Subarea

Event	Rainfall (inches)	Runoff (cfs)	Volume (acre-feet)	Depth (inches)
1 yr	2.38	0.60	0.028	0.86
2 yr	2.69	0.76	0.035	1.08
10 yr	3.80	1.36	0.064	1.95
100 yr	**6.17**	**2.75**	**0.131**	**4.04**

Events for Subcatchment 3: Subarea

Event	Rainfall (inches)	Runoff (cfs)	Volume (acre-feet)	Depth (inches)
1 yr	2.38	0.94	0.054	1.15
2 yr	2.69	1.14	0.066	1.40
10 yr	3.80	1.91	0.112	2.36
100 yr	**6.17**	**3.60**	**0.217**	**4.57**

Events for Pond 1B: Basin

Event	Inflow (cfs)	Outflow (cfs)	Discarded (cfs)	Primary (cfs)	Elevation (feet)	Storage (acre-feet)
1 yr	9.19	0.41	0.08	0.33	849.69	0.348
2 yr	10.92	0.87	0.08	0.79	849.90	0.395
10 yr	17.18	4.40	0.09	4.32	850.45	0.525
100 yr	**30.49**	**14.19**	**0.11**	**14.08**	**851.50**	**0.800**

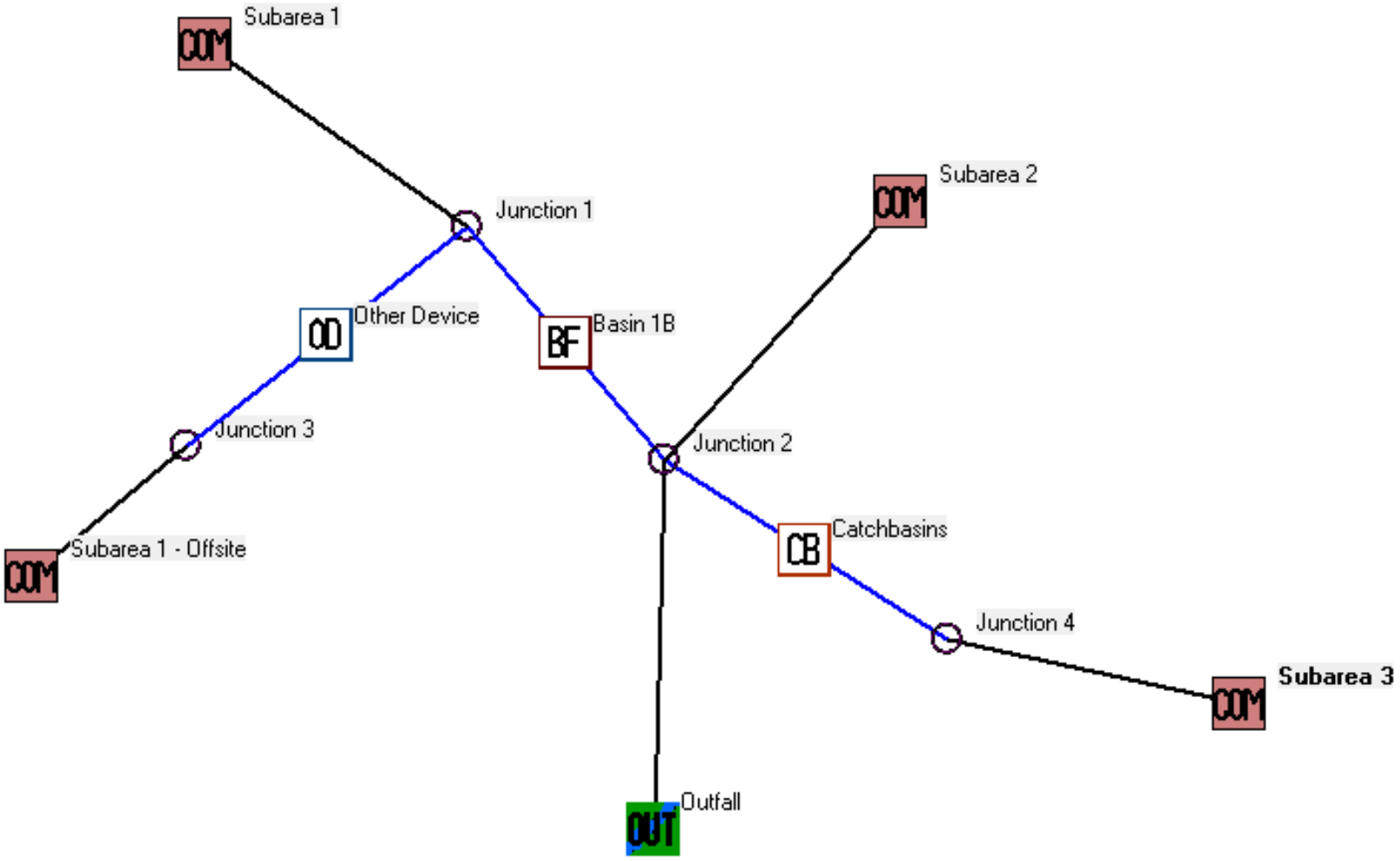
Events for Link 1L: Post-Development Conditions

Event	Inflow (cfs)	Primary (cfs)	Elevation (feet)
1 yr	1.46	1.46	**0.00**
2 yr	1.84	1.84	0.00
10 yr	5.20	5.20	0.00
100 yr	**17.06**	**17.06**	0.00

APPENDIX C

Treatment Analysis

Treatment Analysis



SLAMM for Windows Version 10.5.0

Data file name: C:\Data\Jobs\2026\2026-004 - ICAP - City of Pewaukee - TRIO\Project_Information\Calcs\SLAMM\Proposed.mdb
Data file description:
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Milwaukee WI 1969.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
If Other Device Pollutant Load Reduction Values = 1, Off-site Pollutant Loads are Removed from Pollutant Load % Reduction calculations
Seed for random number generator: -42
Start of Winter Season: 12/06 End of Winter Season: 03/28
Model Run Start Date: 01/05/69 Model Run End Date: 12/31/69
Date of run: 02-17-2026 Time of run: 14:18:32
Total Area Modeled (acres): 5.350
Years in Model Run: 0.99

	Runoff Volume (cu ft)	Percent Runoff Volume Reduction	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Total of all Land Uses without Controls:	282914	-	92.53	1634	-
Outfall Total with Controls:	161866	42.79%	31.99	323.2	80.22%
Annualized Total After Outfall Controls:	164115			327.7	

Pollutant	Concentration - No Controls	Concentration - With Controls	Conc. Units	Pollutant Yield No Controls	Pollutant Yield With Controls	Pol. Yield Units	Percent Reduction
Particulate Solids	92.53	31.99	mg/L	1634	323.2	lbs	80.22 %
Total Phosphorus	0.2602	0.1285	mg/L	4.595	1.298	lbs	71.75 %

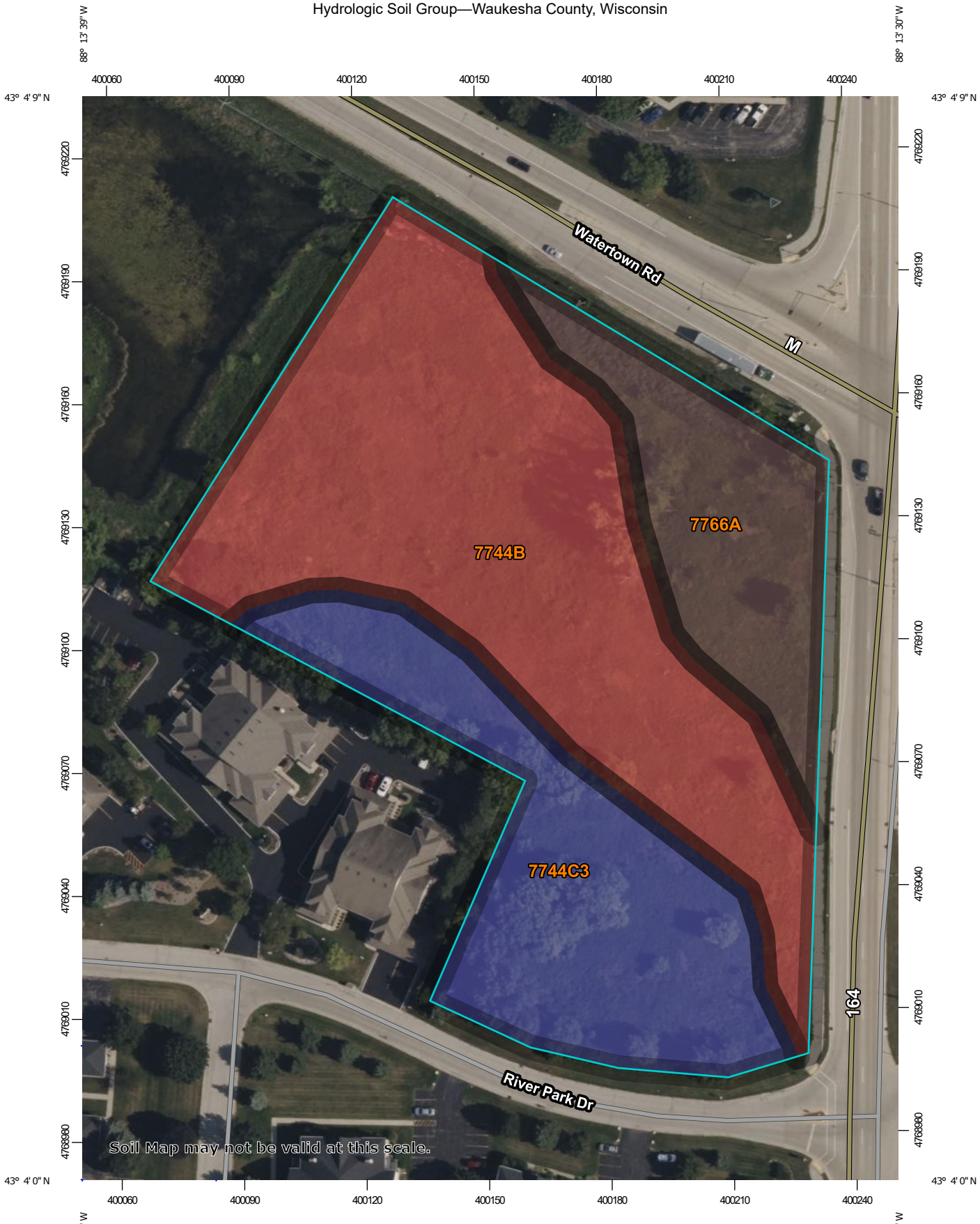
```
Data file name:  C:\Data\Jobs\2026\2026-004 - ICAP - City of Pewaukee - TRIO\Project_Information\Calcs\SLAMM\Proposed.mdb
WinSLAMM Version 10.5.0
Rain file name:  C:\WinSLAMM Files\Rain Files\WisReg - Milwaukee WI 1969.RAN
Particulate Solids Concentration file name:  C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name:  C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Residential Street Delivery file name:  C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name:  C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name:  C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name:  C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name:  C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name:  C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance:  False
Pollutant Relative Concentration file name:  C:\WinSLAMM Files\WI_GEO03.ppdx
Source Area PSD and Peak to Average Flow Ratio File:  C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
If Other Device Pollutant Load Reduction Values = 1, Off-site Pollutant Loads are Removed from Pollutant Load % Reduction calculations
Seed for random number generator:  -42
Study period starting date:  01/05/69       Study period ending date:  12/31/69
Start of Winter Season:  12/06              End of Winter Season:  03/28
Date:  02-17-2026                           Time:  10:01:51
Site information:

LU# 1 - Commercial:  Subarea 1     Total area (ac):  3.830
     1 - Roofs 1:  0.800 ac.    Pitched    Connected    Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
     2 - Roofs 2:  0.230 ac.    Pitched    Connected    Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
     13 - Paved Parking 1:  1.300 ac.    Connected    Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
     14 - Paved Parking 2:  0.330 ac.    Connected    Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
     31 - Sidewalks 1:  0.120 ac.    Connected    Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
     32 - Sidewalks 2:  0.080 ac.    Connected    Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
     51 - Small Landscaped Areas 1:  0.570 ac.    Normal Clayey    Low Density    Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
     52 - Small Landscaped Areas 2:  0.400 ac.    Normal Silty    Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 2 - Commercial:  Subarea 2     Total area (ac):  0.390
     13 - Paved Parking 1:  0.030 ac.    Connected    Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
     57 - Undeveloped Areas 1:  0.360 ac.    Normal Clayey    Low Density    Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 3 - Commercial:  Subarea 3     Total area (ac):  0.570
     13 - Paved Parking 1:  0.320 ac.    Connected    Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
     31 - Sidewalks 1:  0.030 ac.    Connected    Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
     51 - Small Landscaped Areas 1:  0.060 ac.    Normal Clayey    Low Density    Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
     52 - Small Landscaped Areas 2:  0.160 ac.    Normal Silty    Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 4 - Commercial:  Subarea 1 - Offsite     Total area (ac):  0.560
     1 - Roofs 1:  0.170 ac.    Pitched    Disconnected    Normal Silty    Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
     13 - Paved Parking 1:  0.140 ac.    Disconnected    Normal Silty    Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
     51 - Small Landscaped Areas 1:  0.010 ac.    Normal Clayey    Low Density    Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
     52 - Small Landscaped Areas 2:  0.240 ac.    Normal Silty    Source Area PSD File: C:\WinSLAMM Files\NURP.cpz


      Control Practice 1:  Other Device CP# 1 (DS) - Other Device
         Fraction of drainage area served by device (ac) = 1.00
         Particulate Concentration reduction fraction = 1.00
         Filterable Concentration reduction fraction = 1.00
```

```
   Runoff volume reduction fraction = 0

Control Practice 2:  Biofilter CP# 1 (DS) - Basin 1B
   1.  Top area (square feet) =  17859
   2.  Bottom aea (square feet) =  7797
   3.  Depth (ft):   7
   4.  Biofilter width (ft) - for Cost Purposes Only:   10
   5.  Infiltration rate (in/hr) =  0.24
   6.  Random infiltration rate generation?  No
   7.  Infiltration rate fraction (side):   0.001
   8.  Infiltration rate fraction (bottom):   1
   9.  Depth of biofilter that is rock filled (ft) 0.5
   10.  Porosity of rock filled volume =  0.33
   11.  Engineered soil infiltration rate:   3.6
   12.  Engineered soil depth (ft) =  1.5
   13.  Engineered soil porosity =  0.27
   14. Percent solids reduction due to flow through engineered soil =  80
   15. Biofilter peak to average flow ratio =  3.8
   16. Number of biofiltration control devices =  1
   17. Particle size distribution file:  Not needed - calculated by program
   18. Initial water surface elevation (ft):   0
        Soil Data                        Soil Type Fraction in Eng. Soil
       User-Defined Media Type                  1.000
        Saturation water content (Porosity) =   0
        Field capacity (fraction) =   0
        Permanent Wilting Point (fraction) =   0
        Infiltration rate (in/hr) =   3.6
        Biofilter Outlet/Discharge Characteristics:
       Outlet type:  Sharp Crested Weir
              1.  Weir length (ft):   2.1
              2.  Invert elevation above datum (ft):   3.25
       Outlet type:  Broad Crested Weir
              1.  Weir crest length (ft):   10
              2.  Weir crest width (ft):   10
              3.  Height of datum to bottom of weir opening:   6
       Outlet type:  Vertical Stand Pipe
              1.  Stand pipe diameter (ft):   4
              2.  Stand pipe height above datum (ft):   5.5
       Outlet type:  Surface Discharge Pipe
              1.  Surface discharge pipe outlet diameter (ft):   0.25
              2.  Pipe invert elevation above datum (ft):   2.5
              3.  Number of surface pipe outlets:   1
       Outlet type:  Drain Tile/Underdrain
              1.  Underdrain outlet diameter (ft):   0.5
              2.  Invert elevation above datum (ft):   0.5
              3.  Number of underdrain outlets:   1

Control Practice 3:  Catchbasin Cleaning CP# 1 (DS) - Catchbasins
   1.  Fraction of area served by catchbasins = 1.00
   2.  Number of catchbasins =  4
   3.  Average sump depth below catchbasin outlet invert (feet) =  3
   4.  Depth of sediment in catchbasin sump at beginning of study period (ft) =  0
   5.  Typical outlet pipe diameter (ft) =  1
```

6. Typical outlet pipe Mannings n = 0.013
7. Typical outlet pipe slope (ft/ft) = 0.02
8. Typical catchbasin sump surface area (square feet) = 16
9. Total catchbasin depth (feet) = 8
10. Inflow hydrograph peak to average flow ratio = 3.8
11. Leakage rate through sump bottom (in/hr) = 0
12. Catchbasin Critical Particle Size File Name: Not needed - calculated by program

APPENDIX D

Soil Survey Map



Map Scale: 1:1,290 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 15 30 60 90

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Waukesha County, Wisconsin
Survey Area Data: Version 4, Sep 10, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 4, 2022—Sep 13, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
7744B	Hochheim loam, 2 to 6 percent slopes	D	2.7	53.1%
7744C3	Hochheim soils, 6 to 12 percent slopes, severely eroded	B	1.5	28.5%
7766A	Lamartine silt loam, 0 to 3 percent slopes	B/D	0.9	18.3%
Totals for Area of Interest			**5.2**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Office of the Planner & Community Development

W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-0770, Fax (262) 691-1798

REPORT TO THE PLAN COMMISSION

Meeting of April 16, 2026

Date: March 18, 2026

Project Name: Accessory Structure Zoning Code Amendment

Project Address/Tax Key No.: City-wide

Applicant: City of Pewaukee Department of Community Development

Project Description

In 2022, the city amended accessory structure and use standards. This change included each individual residential lot being allowed, specifically, one accessory structure up to 1,200 square feet and a second smaller accessory structure up to 200 square feet. The intent was to allow for a detached garage as well as a smaller shed structure.

Following a recent review of a proposed accessory structure, staff finds that the allowed size and quantity requirements are overly restrictive and specific, and particularly problematic for those properties with existing detached accessory structures under the maximum size, but over 200 square feet.

For example, the property located at N4W27039 Northview Road has an existing detached accessory structure/garage that is roughly 650 square feet. The property also has a smaller structure that is about 384 square feet. This creates a nonconforming situation as the smaller building is over 200 square feet, even though the total square footage is less than what is potentially allowed.

This property owner is proposing to raze the 650 square foot accessory structure and replace it with a 1,200 square foot accessory structure; however, the 384 square foot accessory building counts as the larger building as it is greater than 200 square feet.

To resolve this issue, staff is proposing to permit a total aggregate square footage for residential properties with a maximum number of buildings. With that, there would be more flexibility of square footage between buildings.

A tracked change version of the proposed amendment is attached for review.

The proposed ordinance retains the maximum size of a building at 1,200 square feet but allows a total allowance of 1,500 square feet. Therefore, in the example above, the owner may keep the 384 square foot structure and construct a second structure up to 1,116 square feet.

The Plan Commission may also consider whether the maximum number of structures allowed should be two or more. The ordinance is currently drafted to allow a maximum of two structures

Office of the Planner & Community Development

W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-0770, Fax (262) 691-1798

per lot. It should also be noted that for properties greater than 2.5 acres, owners are allowed up to 2,400 square feet of structures, which is consistent with the current ordinance.

Recommendation

Staff recommends approval of the proposed text amendment to Section 340-2.9B.(1)(a) related to the quantity of accessory structures allowed.

STATE OF WISCONSIN **CITY OF PEWAUKEE** **WAUKESHA COUNTY**

ORDINANCE NO. 26-XX

An Ordinance to Repeal and Recreate Section 340-2.9B(1)(a) of the Zoning Code of the City of Pewaukee

WHEREAS; the Plan Commission held a public hearing on April 16, 2026 and determined certain updates and revisions were necessary to Section 340-2.9B(1)(a) of the Zoning Code of the City of Pewaukee; and

NOW THEREFORE, it is ordained by the Common Council of the City of Pewaukee that Section 340-2.9B(1)(a) of the Zoning Code is hereby amended to read as follows:

SECTION 1.

(a) Quantity.

[1] In no case shall more than two accessory structures be permitted on any residential lot.

[2] The aggregate total floor area of any accessory structure used for residential purposes shall not exceed the maximum area set forth in the table below.

[3] The maximum floor area of any individual accessory structure used for residential purposes shall not exceed the maximum area set forth in the table below.

	Column 1	Column 2
Lot Size	Aggregate Total Floor Area Max	Accessory Building Floor Area Max
Less than 2.5 acres	1,500 SF	1,200 SF
2.5 acres or greater	2,400 SF	2,400 SF

SECTION II. Severability

The several sections of this Ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision and shall not affect the validity of any other provisions, sections or portions thereof of the Ordinance. The remainder of the Ordinance shall remain in full force and effect. Any other

ordinances whose terms conflict with the provisions of this Ordinance are hereby repealed as to those terms that conflict.

SECTION III. Effective Date

This ordinance shall become effective upon its passage and publication/posting.

Dated this ____ day of _____, 2026

CITY OF PEWAUKEE

_____
Steve Bierce, Mayor

Attest:

_____
Kelly Tarczewski, City Clerk/Treasurer

Published and/or posted this ____ day of _____, 2026.

§ 340-2.9. Use restrictions. [Amended 9-19-2022 by Ord. No. 22-19; 1-15-2024 by Ord. No. 24-04; 10-7-2024 by Ord. No. 24-14]

The following use restrictions and regulations shall apply:

A. Principal uses. Only those principal uses as specified in zoning district regulations set forth herein, their essential services, and the following uses shall be permitted in that zoning district. Principal residential units located within a residential zoning district may not be used for retail or service commercial, institutional or industrial purposes except for an approved home occupation as defined in § 340-16.2 or a community-based residential facility (CBRF), and such residential units may not be rented or leased by the owner or occupant to a second party for a period of time less than 28 consecutive days. (Also see the definition of "residential unit" in § 340-16.2.)

B. Accessory uses and structures are permitted in any district, but not until their principal use and/or structure is present or under construction and a building or zoning permit is obtained. No accessory structures shall contain or constitute a separate dwelling or residential unit. Accessory structures attached to a principal structure by a breezeway or other like structure are not considered attached for the purpose of this section. Lean-tos and other roofed projections exceeding three feet shall be included in area calculations. Accessory uses and structures include, but are not limited to, storage structures, parking structures and areas, gardening use and structures, private swimming pools, pool houses, cabanas, private emergency shelters, children play structures, greenhouses, sheds, decks, patios, gazebos, porches, boathouses, solar panels, fences, compost bins, sport courts, and animal shelters.

(1) All accessory structures in single-family and two-family residential districts shall comply with the following standards, unless otherwise specified under Subsection B(2), Detailed standards for certain residential accessory structures and uses:

(a) Quantity.

[1] In no case shall more than two accessory buildings be permitted on any residential lot.~~Each residential lot shall be allowed no more than:~~

[2] The aggregate total floor area of any accessory building used for residential purposes may be constructed in accordance with the following table.

[3] The maximum floor area of any individual accessory structure used for residential purposes shall not exceed the maximum area set forth in the table below.

	Column 1	Column 2
Lot Size	Aggregate Total Floor Area Max	Accessory Building Floor Area Max
Less than 2.5 acres	1,500 SF	1,200 SF
2.5 acres or greater	2,400 SF	2,400 SF

~~[1]~~

Formatted: Not Expanded by / Condensed by

Formatted: Font: 12 pt

Formatted: Font: 12 pt

Formatted: List Paragraph

Formatted: Centered

Formatted Table

Formatted: Centered

Formatted: Centered

Formatted: Centered

Formatted: Font: 12 pt

Formatted: Normal, No bullets or numbering

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 April 16, 2026

Date: April 14, 2026

Project Name: Lake Pewaukee Sanitary District (LPSD) Temporary Use

Project Address/Tax Key No.: N25W27675 Prospect Avenue / PWC 0935981

Applicant: Lake Pewaukee Sanitary District

Property Owner: LAKE PEWAUKEE SANITARY DISTRICT

Current Zoning: Rs-1 Single-Family Residential District, UC Upland Conservancy District, and F-1 Floodplain District

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

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

Project Description/Analysis

The applicant, Lake Pewaukee Sanitary District (LPSD), filed a Temporary Use Application requesting approval of temporary operations and a job trailer upon property located at N25W27675 Prospect Avenue.

LPSD recently received approval of building additions and site improvements at their current location at N25W27534 Oak Street (PWC 0935979001). LPSD is now proposing to temporarily move operations while the current facility is under construction.

LPSD plans to locate a 12’ x 60’ trailer that will be used for office space and meetings. The applicant provided a detailed narrative regarding use and the activities that will occur on this property.

This use is not a specifically listed temporary use within Section 340-2.9C. of the Zoning Code. As such, it is subject to Plan Commission review and approval. It can be noted that all temporary uses must comply with the following standards, unless otherwise approved by the Plan Commission.

a) Location. No temporary structure shall encroach upon City property, City rights-of-way, neighboring property, or sidewalks or be placed in the street.
b) Setbacks. Temporary structures, regardless of size, shall be located a minimum of:
    1) Five feet from any public easement.
    2) Ten feet from any other structures (principal or accessory).
    3) Twenty-five feet from a wetland.
    4) Seventy-five feet from a 100-year floodplain boundary or ordinary high-water mark of a navigable waterway.
c) Height. A temporary structure shall have a maximum height of 19 feet.
d) Use. Temporary uses are not accessory uses and may not be used as permanent or temporary storage units or as signs or sign supporting structures.

e) Expiration. All temporary uses are limited to 30 days per calendar year unless otherwise specified below or as may be approved by the Plan Commission.

The proposed temporary use conforms to these standards, except the applicant is requesting use of the site and trailer during the entire duration of construction. *Staff recommends that the Temporary Use for LPSD shall expire on December 31, 2027, unless extended by the Plan Commission*.

Recommendation

Staff recommends approval of the Temporary Use for LPSD, subject to an expiration date of December 31, 2027.

Lake Pewaukee Sanitary District

Narrative for a Temporary Use Job Trailer

April 14th, 2026

To The City of Pewaukee Plan Commission:

PURPOSE

The Lake Pewaukee Sanitary District originally proposed the new administration building and the new lift station #13 at N25 W27675 Prospect Avenue in the City of Pewaukee. This would have allowed the current operations to occur as it is today until the new building and lift stations were completed then a simple switchover could have been completed in a day or two.

Due to public outcry and lack of support the District proceeded to plan the remodeling of the existing administration office and lift station #13 at their current location. The District also combined the 2 projects into 1 in an effort to secure WDNR funding and lower interest rates, which was successful. The issue that arises is that now the District needs to relocate to allow the remodeling to occur. Most of the files and equipment will be at the construction site in a large construction trailer but the employees and their personal vehicles will need to be off the construction site and their duties will be temporarily at the N25W27675 Prospect Avenue site. (See Temporary Trailer maps enclosed).

DAILY ACTIVITY

The daily activity on this temporary site will only be 4-5 sewer staff meeting in the morning at 7:00 am. This equates to 5 personal vehicles parked at the trailer for the day. Our Clerk will add 1 vehicle to that at 8 a.m. After the daily plan is scheduled, two employees will take a work pick-up truck out for the day marking diggers hotlines and checking sewer lift stations until 3:30 pm. Two employees will be out in the F-550 flushing the sewer system until 3:30 pm. A few employees come back for lunch typically at 12:30 to 1:00 pm. Two of these employees will not be on site when the lake operations starts and ends (May 1 to Oct 31st). The Clerk and the District manager will be on site most of the day during the week.

No active large dump trucks (30 yds) or lake barges will be coming or going from this temporary site. only work pick up trucks and personal employee vehicles. One sewer flushing truck (F-550) with a water tank on back will come and go daily during the summer months.

HOURS OF OPERATION

The District schedule hours are 7:00 am until 3:30 pm Monday – Friday. Typically there is no overtime spent unless there is a sewer emergency. So, the site would be typically vacant after 3:30 pm in the evening until 7:00 am the next day and vacant all weekend unless a sewer emergency was occurring. The District Manager does have extra hours here and there early mornings at 6:30 and sometime till 4 or 5pm. This extra work means 1 vehicle and 1 person at the trailer during off hours.

A monthly meeting of the commissioners would take place on the 4th Tuesday of the month from 6:00 pm to typically 8:00 pm. Our accountant and attorney attend so this would equate to typically 7 people and 7 cars. Public attendance, although it rarely occurs, may be 2 or 3 of the monthly meetings with no more than 5 citizens attending. Should a large group be anticipated, we could rent out the public library for that meeting.

TRAFFIC

Currently there is traffic in and out almost daily as there are trailer mounted generators, pumps, lawn equipment, tractor, etc. inside the existing garage. Over the last 10 years or more the district has had to run to the site and grab emergency generators and other equipment at all hours to power lift stations during power outages. Although we have never heard a single complaint from any neighbors over the past 10+ years, we are aware that the site of a job trailer will spark interest. A simple explanation of why we are temporarily at this location and the fact that once the upgrading of the existing building is complete the job trailer will go away and the site will return to its present and historical use (same as the last 10 years).

LIGHTS

The District only works at night if there is a sewer emergency issue or the Monthly Commission Meeting. Should an incident occur it typically would just be grabbing a work truck parked behind the garage and taking it to a lift station site. No lights except in the garage or the back of the garage would be used, in fact no outdoor lights exist nor will they be added except if the trailer has a small wall sconce that is above the door that would only be used to get in and out of the office door. No lights will be left on at night.

NOISE

There won't be any pumps or generator noise other than during a sewer emergency or power failure just like there has been for the past 10 years. A generator would provide power for the SCADA system (sewer alarm system), telephones and heat so the trailer and plumbing does not freeze. This generator would be parked behind the trailer and garage down the hill, muffling any noise.

The District is ready and willing to take any calls that are related to the use and we will reply with a courteous respectful answer indicating that we will be returning to our normal office location at the end of Oak Street, down the hill and out of site.

If you have any questions, we would be happy to answer them at any time. We will be present at the plan commission meeting as well for any further discussions.

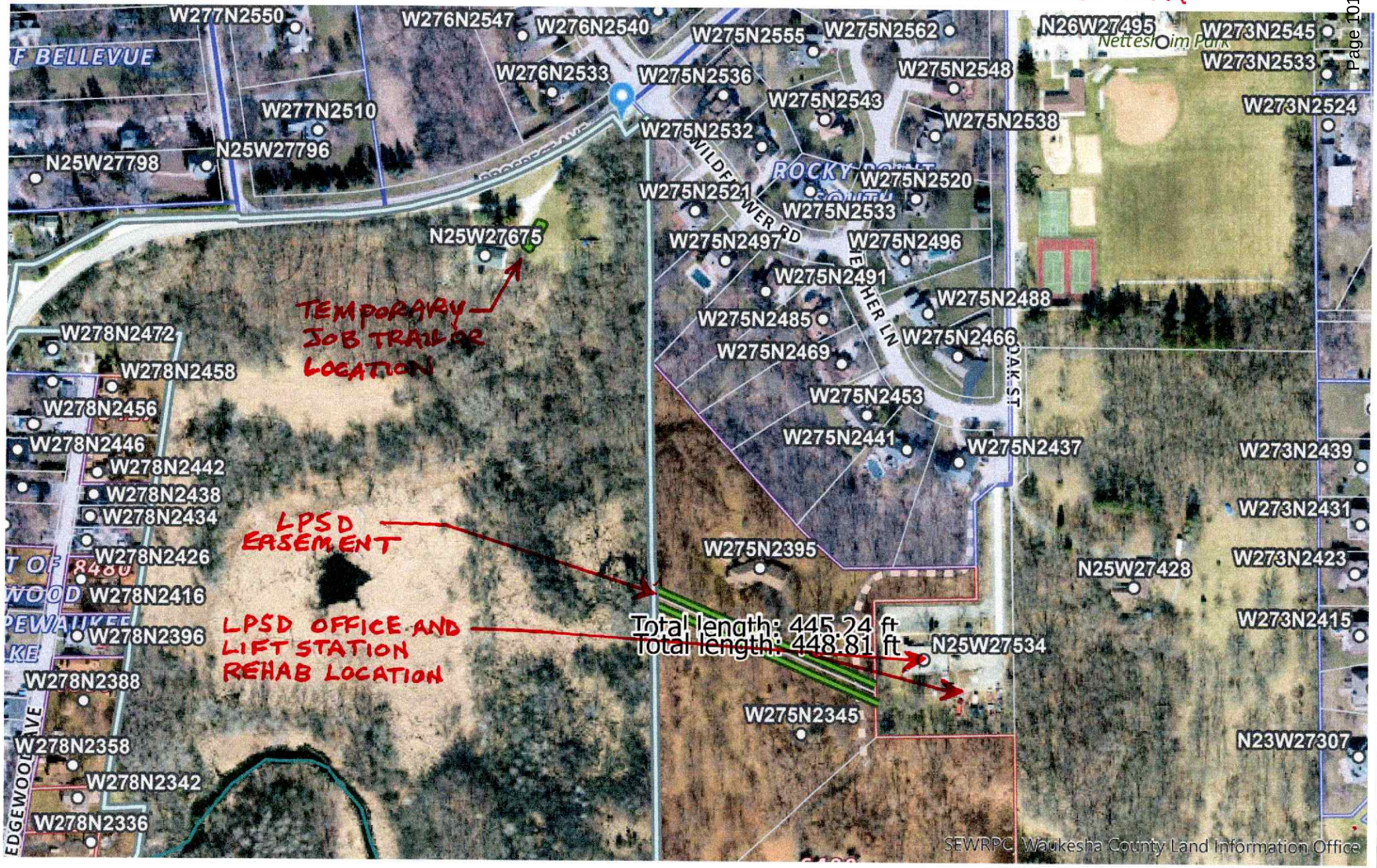
Thank you

Respectfully,

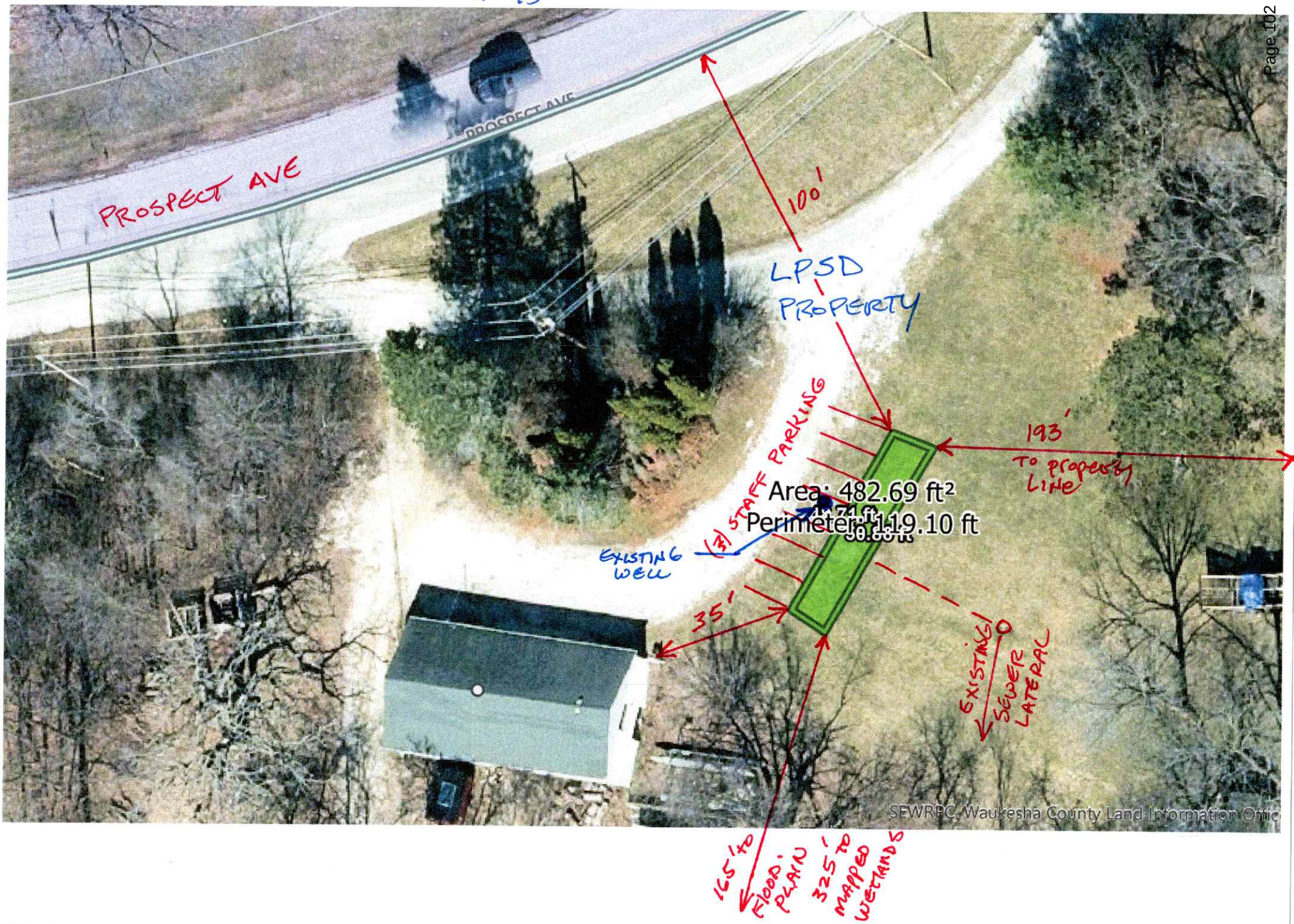
Lake Pewaukee Sanitary District

LAKE PEWAUKEE SANITARY DISTRICT

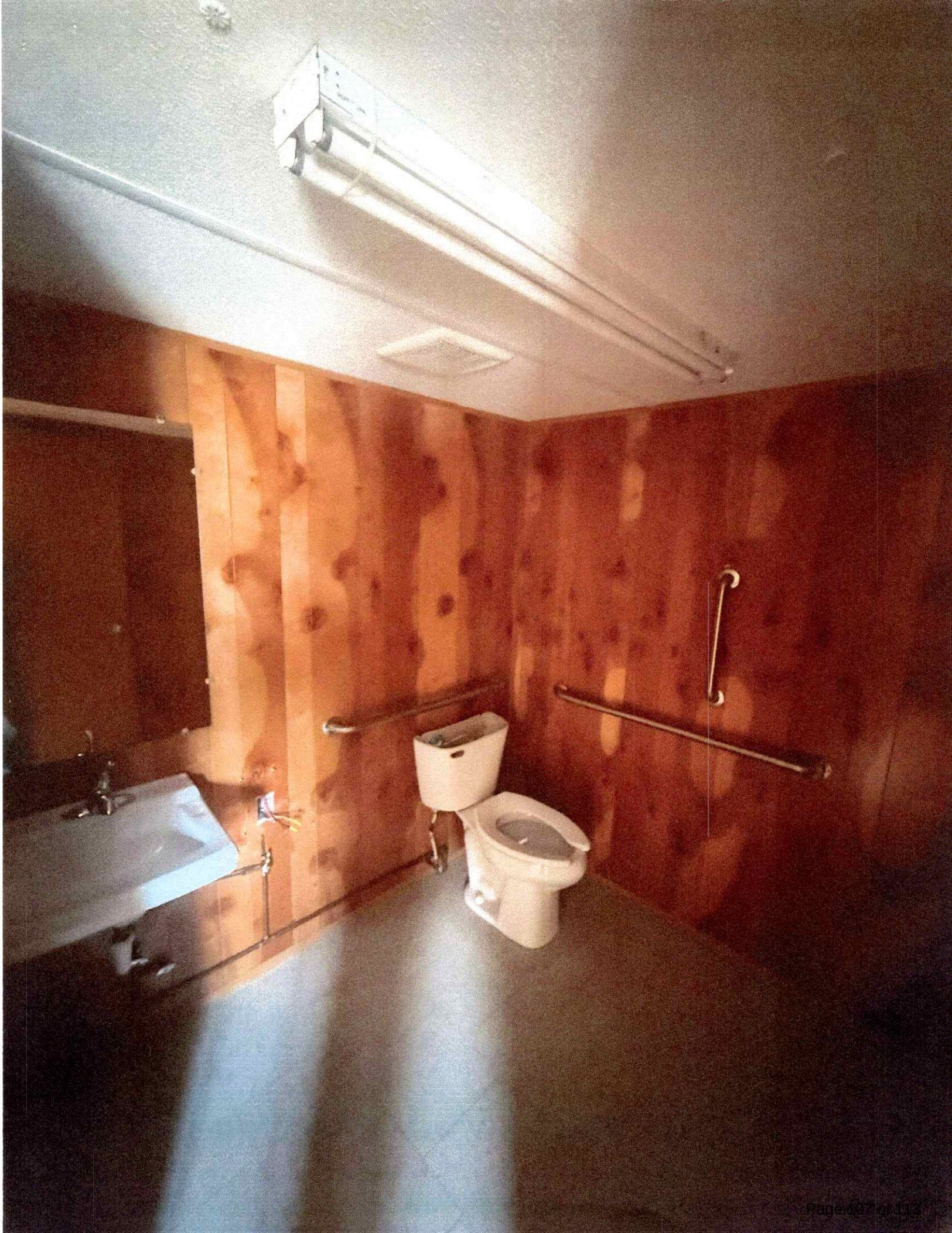
TEMPORARY CONSTRUCTION JOB TRAILOR/OFFICE LOCATION MAP

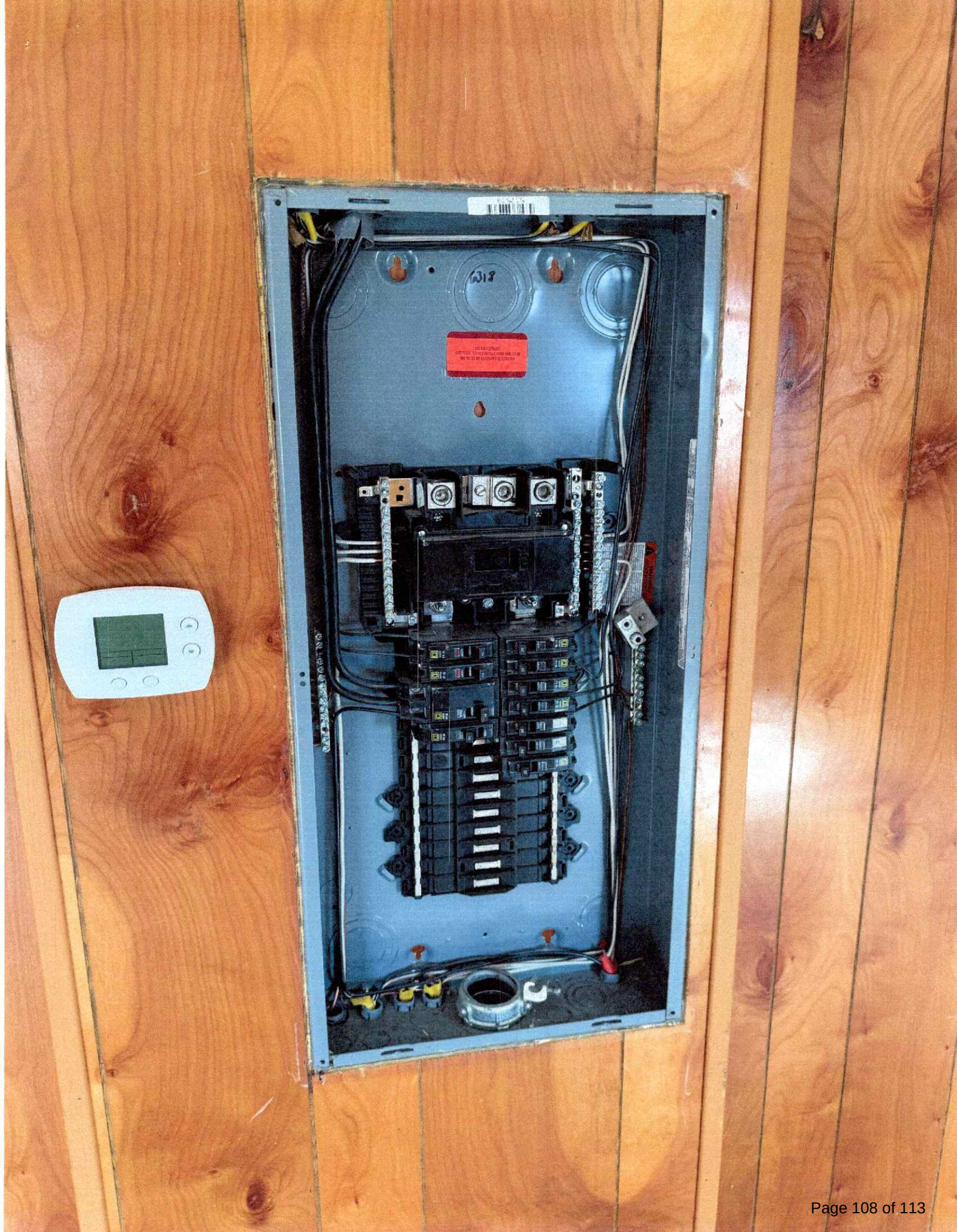


LPSD JOB/OFFICE TRAILOR LOCATION (TEMPORARY)




DACCO
DaccoTrailers.com
800•236•8518
6318





BARD MANUFACTURING CO.,INC. - 1914 RANDOLPH DRIVE, BRYAN, OHIO 43506 U.S.A.

MODEL	(1) APPROVED HEATER PACKAGE	VAC	HZ	PH	(2) SINGLE CIRCUIT MINIMUM CIRCUIT AMPACITY	(2) SINGLE CIRCUIT MAX. FUSE OR CKT. BREAKER	(2) DUAL CIRCUIT MINIMUM CIRCUIT AMPACITY CKT.A/CKT.B	(2) DUAL CIRCUIT MAX. FUSE OR CKT. BREAKER CKT.A/CKT.B
		230/208	60	1	29	35	N/A	N/A
( )N36A2-A00	NONE	230/208	60	1	29	35	N/A	N/A
( )N36A2-A05	WHCB-05A	230/208	60	1	32	35	N/A	N/A
( )N36A2-A05	EHWA03-A05B	230/208	60	1	42	50	N/A	N/A
( )N36A2-A08	EHWA03-A08B	230/208	60	1	58	60	58/26	60/30
( )N36A2-A08	EHWA03-A10B	230/208	60	1	84	90	N/A	N/A
( )N36A2-A10	EHWA03-A15B	230/208	60	1	58	60	58/26	60/30
(X)N36A2-A15	EHWA05-AXH	230/208	60	1	84	90		
( )N36A2-AXH	EHWA03-AXK	230/208	60	1				
( )N36A2-AXK								

SHORT-CIRCUIT CURRENT: 5KA RMS SYMMETRICAL

BRANCH CIRCUIT SELECT CURRENT 18.0 OPERATING VOLTAGE RANGE: 197 VAC MIN. 253 VAC MAX.

ASSEMBLED IN THE U.S.A.

SERIAL NUMBER 309H193664357-02

SUITABLE FOR OUTDOOR USE ALL MOTORS ARE THERMALLY PROTECTED

-- ELECTRICAL RATINGS --

	VAC	HZ	PH	HP	FLA	LRA	RLA
COMPRESSOR	230/208	60	1	1/5	2.1	112/112	15.3/17.2
OUTDOOR MOTOR	230/208	60	1	1/3	2.2	(OPTIONAL)	
INDOOR MOTOR	230/208	60	1		2.2		
MERV-A3A				KW	FLA		
HEATER PACKAGE							
EHWA03-A05B	240/208	60	1	5/3.75	20.8/18.1		
EHWA03-A08B	240/208	60	1	8/6	33.3/28.8		
EHWA03-A10B-AXH	240/208	60	1	10/7.5	41.6/36.2		
EHWA03-A15B-AXK	240/208	60	1	15/11.25	62.5/54.1		

-- FACTORY REFRIGERANT --

FACTORY CHARGED R410A: 69 OZ. DESIGN PRESSURE PSIG 448 HIGH 236 LOW

-- CLEARANCES --

UNIT CASING SUITABLE FOR 0 INCH CLEARANCE.

OUTLET DUCT CLEARANCE 1/4 INCH MINIMUM FOR AT LEAST FIRST 3 FEET OF DUCT. REFER TO INSTALLATION INSTRUCTIONS FOR ADDITIONAL CLEARANCE INFORMATION. MAXIMUM OUTLET AIR TEMPERATURE: 200 DEG. F.

THIS MODEL HAS BEEN TESTED AT STATIC PRESSURES FROM 0 TO .5 IN. WATER COLUMN. CONSULT INSTALLATION INSTRUCTIONS FOR MAXIMUM PERMITTED STATIC PRESSURE FOR SPECIFIC EQUIPMENT APPLICATION.

INSTALLER: WHEN INSTALLING OPTIONAL BARD HEATER PACKAGE: PERMANENTLY MARK THIS SERIAL PLATE TO SHOW THE INSTALLED HEATER PACKAGE.

(1) ONLY BARD HEATER PACKAGES LISTED ABOVE ARE SUITABLE FOR USE WITH THIS UNIT. USE OF ANY OTHER HEATER PACKAGE VOIDS WARRANTY AND COULD CAUSE SAFETY HAZARD.

(2) FOR HAZARDOUS VOLTAGE (HACR TYPE PER NEC OR EQUIVALENT)

COMPLIES WITH THE EFFICIENCY REQUIREMENTS OF ASHRAE/IESN 90.1-2010 AND IS CERTIFIED TO ARI STANDARD 390-2003 (SINGLE PACKAGE VERTICAL UNITS)

COMMERICAL PRODUCT - NOT INTENDED FOR RESIDENTIAL APPLICATIONS.

5253-039-1697

Conforms to Standard for Safety Heating and Cooling Equipment ANSI/UL 1995/CSA 22.2 No. 236-05

c ETL us intertek 3158040

ARI CERTIFIED

PRICE QUOTATION
#Q26168PE

DACCO INC OF WISCONSIN
P O BOX 675 • JACKSON WI 53037
262-677-9081 • 800-236-8518
www.daccotrailers.com

LAKE PEWAUKEE SANITARY DISTRICT
ATTN: TOM
N25 W27534 OAK STREET
PEWAUKEE WI 53072

PH 262-691-4485
tkoepp@lakepewaukee.org

DATE	APRIL 01, 2026
YOUR INQUIRY DATED	APRIL 01, 2026
PROPOSED SHIPPING DATE	AS REQUIRED – SUBJECT TO AVAILABILITY
TERMS	NET PAID BY THE 10TH
SALESPERSON	JONAH KRECKLOW
TO BE SHIPPED VIA	DACCO

Here is our quotation on the goods named, subject to the conditions noted:

CONDITIONS: The prices and terms on this quotation are not subject to verbal changes or other agreements unless approved in writing by the Home Office of the Seller. All quotations and agreements are contingent upon strikes, accidents, fires, availability of materials and all other causes beyond our control. Prices are based on costs and conditions existing on date of quotation and are subject to change by the Seller before final acceptance.

Typographical and stenographic errors are subject to correction. Purchaser agrees to accept either overage or shortage not in excess of ten percent to be charged for pro-rata. Purchaser assumes liability for patent and copyright infringement when goods are made to Purchaser's specifications. When quotation specifies material to be furnished by the purchaser, ample allowance must be made for reasonable spoilage and material must be of suitable quality to facilitate efficient production.

Conditions not specifically stated herein shall be governed by established trade customs. Terms inconsistent with those stated herein which may appear on Purchaser's formal order will not be binding on the Seller.

	THE FOLLOWING RATE IS BASED ON A 3 MONTH MINIMUM DURATION		
1	12X60 MOBILE OFFICE TRAILER (12X56 BODY) WITH ADA RESTROOM ----------		
	MONTHLY RENTAL RATE ----------	$ 1,035.00	
	* DELIVERY TO PEWAUKEE WI ----------	700.00	
	* RETURN FEE ----------	700.00	
	OPTIONS		
	OSHA STAIRWAY EACH PER MONTH ----------	75.00	EACH
	BLOCK & LEVEL TRAILER ON A FLAT LEVEL SURFACE ----------	650.00	
	DACCO ANCHOR IN 8 LOCATIONS *(INCLUDES TIE DOWN KIT)* ----------	1,200.00	

TIE DOWN CHARGES WHEN INSTALLED ARE FOR INSTALLATION ONLY

In order to facilitate anchoring at time of delivery, Customer is responsible for properly marking all buried utilities & obstructions where the trailer is to be placed prior to being delivered. Ground anchor and strap removal is the responsibility of the customer when disconnecting the trailer utilities, prior to trailer pick-up.

Ground anchor removal, if done by DACCO and conditions permit, will be charged at our current anchor removal rate at time of pick-up. DACCO will not be responsible for pavement or ground restoration.

DACCO DOES NOT CHARGE A TRAILER TEAR-DOWN OR CLEAN-UP FEE
STATE OF WI TRANSPORT PERMITS INCLUDED IN THE ABOVE PRICING
LOCAL TRANSPORT PERMITS IF REQUIRED WILL BE ADDITIONAL
DACCO OFFERS A TRUE CALENDAR BILLING CYCLE
***** ALL RATES ARE PLUS TAX *****

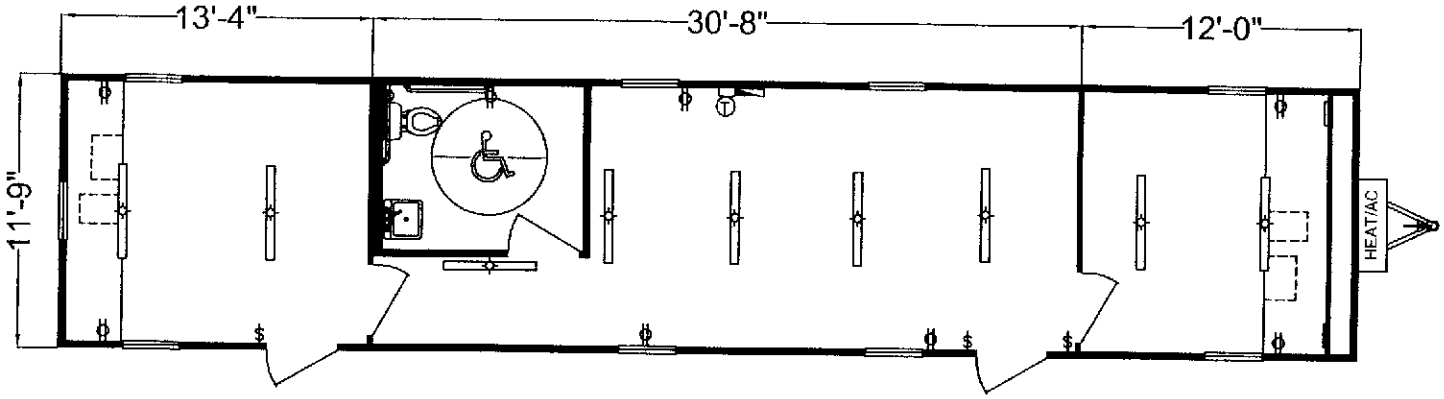
* AN ADDITIONAL FUEL SURCHARGE MAY BE APPLIED

QUOTE VALID FOR 30 DAYS

BY: Jonah Krecklow

DACCO

DACCO INC OF WISCONSIN
www.daccotrailers.com
800-236-8518



12X60 MOBILE OFFICE
(12X56 BODY)
COLONIAL & BROWN
SCALE: 1/8"=1'
1/1/16

PRICE QUOTATION
#Q26168PE

DACCO INC OF WISCONSIN
P O BOX 675 • JACKSON WI 53037
262-677-9081 • 800-236-8518
www.daccotrailers.com

LAKE PEWAUKEE SANITARY DISTRICT
ATTN: TOM
N25 W27534 OAK STREET
PEWAUKEE WI 53072

PH 262-691-4485
tkoepp@lakepewaukee.org

DATE	APRIL 01, 2026
YOUR INQUIRY DATED	APRIL 01, 2026
PROPOSED SHIPPING DATE	AS REQUIRED – SUBJECT TO AVAILABILITY
TERMS	NET PAID BY THE 10TH
SALESPERSON	JONAH KRECKLOW
TO BE SHIPPED VIA	DACCO

Here is our quotation on the goods named, subject to the conditions noted:

CONDITIONS: The prices and terms on this quotation are not subject to verbal changes or other agreements unless approved in writing by the Home Office of the Seller. All quotations and agreements are contingent upon strikes, accidents, fires, availability of materials and all other causes beyond our control. Prices are based on costs and conditions existing on date of quotation and are subject to change by the Seller before final acceptance.

Typographical and stenographic errors are subject to correction. Purchaser agrees to accept either overage or shortage not in excess of ten percent to be charged for pro-rata. Purchaser assumes liability for patent and copyright infringement when goods are made to Purchaser's specifications. When quotation specifies material to be furnished by the purchaser, ample allowance must be made for reasonable spoilage and material must be of suitable quality to facilitate efficient production.

Conditions not specifically stated herein shall be governed by established trade customs. Terms inconsistent with those stated herein which may appear on Purchaser's formal order will not be binding on the Seller.

THE FOLLOWING RATE IS BASED ON A 3 MONTH MINIMUM DURATION

1	12X60 MOBILE OFFICE TRAILER (12X56 BODY) WITH ADA RESTROOM ----------		
	MONTHLY RENTAL RATE ----------	$ 1,035.00	X 12 = 12,420.00
	* DELIVERY TO PEWAUKEE WI ----------	700.00	
	* RETURN FEE ----------	700.00	
	OPTIONS		
	OSHA STAIRWAY EACH PER MONTH ----------	75.00	EACH
	BLOCK & LEVEL TRAILER ON A FLAT LEVEL SURFACE ----------	650.00	
	DACCO ANCHOR IN 8 LOCATIONS *(INCLUDES TIE DOWN KIT)* ----------	1,200.00	

TIE DOWN CHARGES WHEN INSTALLED ARE FOR INSTALLATION ONLY

In order to facilitate anchoring at time of delivery, Customer is responsible for properly marking all buried utilities & obstructions where the trailer is to be placed prior to being delivered. Ground anchor and strap removal is the responsibility of the customer when disconnecting the trailer utilities, prior to trailer pick-up.

Ground anchor removal, if done by DACCO and conditions permit, will be charged at our current anchor removal rate at time of pick-up. DACCO will not be responsible for pavement or ground restoration.

PLUMBING HOOK UP - LATERAL — $3,000 ?
PUMP, PRESSURE TANK, WIRING — $3,000 ?
ELECTRICAL HOOK UP - — $2,000 ?

$6,000

DACCO DOES NOT CHARGE A TRAILER TEAR-DOWN OR CLEAN-UP FEE
STATE OF WI TRANSPORT PERMITS INCLUDED IN THE ABOVE PRICING
LOCAL TRANSPORT PERMITS IF REQUIRED WILL BE ADDITIONAL
DACCO OFFERS A TRUE CALENDAR BILLING CYCLE
***** ALL RATES ARE PLUS TAX *****

TOTAL $23,745.00

* AN ADDITIONAL FUEL SURCHARGE MAY BE APPLIED

QUOTE VALID FOR 30 DAYS

BY: Jonah Krecklow