Planning Department

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

PLAN COMMISSION
MEETING NOTICE AND AGENDA
Thursday, November 17, 2022
6:00 PM

Common Council Chambers
W240 N3065 Pewaukee Road, Pewaukee, WI 53072

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1. Call to Order and Pledge of Allegiance

2. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit and Site and Building Plans for CFR Engines for Property Located at N8 W22577 Johnson Drive for the Purpose of Constructing a 7,100 Square Foot Building Addition and a 500 Square Foot Chemical Storage Building and Allowing the Storage of Flammable Materials and Substances (PWC 0963999030)

3. Discussion and Action Regarding the Site and Building Plans for Waukesha Gun Club Located at N22 W23170 Watertown Road for the Purpose of Constructing a New Five-Stand Shooting Structure (PWC 0920998 & PWC 0920997)

4. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for Broken Bat Enterprises/Michael Helmuth for Property Located at N8 W22520 Johnson Drive Unit C for the Purpose of Operating an Indoor Baseball Training Facility (PWC 0961997009)

5. Discussion and Action and Public Hearing for Fox Run Development Partners, LLC to Rezone Property Located at N15 W22261 Watertown Road from Rs-1 Single-Family Residential and LC Lowland Conservancy to M-2 Limited Industrial for the Purpose of Constructing an Approximately 55,000 Square Foot Industrial Building (PWC 0960987)

6. Discussion and Action Regarding a Recommendation to the Common Council for a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for the City of Pewaukee for Fox Run Development Partners, LLC for Property Located at N15 W22261 Watertown Road from Office Commercial and Flood Plains, Lowland & Upland Conservancy and Other Natural Areas to Manufacturing/Fabrication/Warehousing (PWC 0960987)

7. Adjournment

Ami Hurd
Deputy Clerk

11/10/2022

NOTICE

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

to above in this notice.

Any person who has a qualifying disability under the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible format must contact the City Planner, Nick Fuchs, at (262) 691-6007 three business days prior to the meeting so that arrangements may be made to accommodate your request.

CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 2.

DATE: November 17, 2022

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit and Site and Building Plans for CFR Engines for Property Located at N8 W22577 Johnson Drive for the Purpose of Constructing a 7,100 Square Foot Building Addition and a 500 Square Foot Chemical Storage Building and Allowing the Storage of Flammable Materials and Substances (PWC 0963999030)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

CFR Engines staff report 11.17.22

CFR Engines narrative

CFR Engines site & building plans

CFR Engines hazardous materials

CFR Engines draft Conditional Use Permit

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 November 17, 2022

Date: November 9, 2022

Project Name: Conditional Use Permit and Site & Building Plan Review

Project Address/Tax Key No.: N8W22577 Johnson Drive/PWC 0963999030

Applicant: Briohn Building Corporation

Property Owner: CFR ENGINES INC

Current Zoning: M-4 Industrial Park

2050 Land Use Map Designation: Manufacturing/Fabrication/Warehousing

Use of Surrounding Properties: M-4 to the north, west, and south and M-2 to the east

Project Description/Analysis:

The applicant filed a Conditional Use Permit and Site & Building Plan Review applications to expand the existing warehouse as well as create a training/conference room, storage building for chemicals, additional parking, and a new patio and trash enclosure on their existing property located at N8W22577 Johnson Drive.

The subject property has an area of approximately 3.53 acres and currently consists of a 22,765 square foot warehouse featuring an at grade overhead door, two loading docks, 38 parking spaces, 500 square foot chemical storage container, and 576 square foot patio. The property is zoned M-4 Industrial Park District and is designated as Manufacturing/Fabrication/Warehousing on the City's Year 2050 Land Use/Transportation Plan map.

Conditional Use Permit

The applicant is seeking a Conditional Use Permit for the utilization of a proposed chemical storage building. The M-4 Industrial Park District refers to the M-1, M-2, & M-3 uses, which allows for the storage of chemicals as a conditional use upon approval by the Plan Commission and Fire Chief. Chief Bierce has reviewed the chemical list and has no objections.

Site Plan

The applicant is proposing a 6,100 square foot warehouse addition which includes two new at grade overhead doors, a 3,000 square foot training/conference room, a 500 square foot pre-fabrication chemical storage container, a 495 square foot patio, and an 843 square foot trash enclosure[1]. The existing split face CMU will be used on the proposed warehouse addition, training/conference room, and pre-fabrication chemical storage container.

[1] At the request of the applicant, as they wanted to begin construction, staff reviewed and approved the trash enclosure separately as a minor site amendment.

The proposed plans also include adding 16 additional parking spaces. All parking spaces are 9’ wide by 20’ long (180 square feet), which complies with the City’s parking standards. In addition, the proposed plans include a new concrete entry sidewalk, new landscape island, new light poles, and a new flagpole with up-lighting.

The subject development complies with all the M-4 District development standards. The proposed structures will result in approximately 45.4% greenspace, which meets with the required 40% minimum greenspace standard of the City’s Zoning Code.

The Landscape Plan consists of 10 Evergreen Trees, 2 Deciduous Trees, and 25 Deciduous Shrubs. An existing Maple Tree currently located where the training/conference room will be transplanted to behind the dumpster enclosure. The Landscape Plan proposes shading around the west side of the dumpster enclosure. The parking lot landscape island will have the similar types and species of plantings as the existing.

The Lighting Plan consists of parking lot lighting, building lighting, and ground lighting. The parking lot lighting includes a light pole in each of the three landscape islands. The light poles have a peak height of 17-feet and are installed on a 2-foot base. The lights also include dimmable fixtures.

Two wall mounted fixtures will be affixed to the building, 12-feet above grade, on the east side of the warehouse addition. One wall mounted light fixture will be placed 10-feet high on the east wall overlooking the patio and one canopy light will be placed on the front canopy to the training/conference room. Lastly, three in-ground lights will be located at the base of the proposed flagpole by the training/conference room entrance. Light levels are 0-0.1 footcandles at the property lines.

Recommendation:

A motion to approve the Conditional Use Permit and Site & Building Plan Review Application submitted by Briohn Building Corporation for the property located at N8W22577 Johnson Dr.

BRIOHN BUILDING CORPORATION

DESIGN / BUILD CONSTRUCTION

ARCHITECTURAL DESIGN

DEVELOPMENT

PROPERTY MANAGEMENT

September 22, 2022

Applicant's Contact Person:
Briohn Building Corporation
c/o Caitlin LaJoie
3885 N. Brookfield Road, Suite 200
Brookfield, Wisconsin 53045
(262) 790-0500

Property Owner:
CFR Engines
N8W22577 Johnson Drive | Pewaukee, WI 53186
O: 262-501-5998
CFR Engines

RE: Application for Site and Building Plan Review of Proposed 9,600 SF Addition at N8W22577 Johnson Drive, City of Pewaukee, Wisconsin.

To Whom It May Concern:

Please accept this narrative in connection with the proposed project referenced above for Site and Building Plan Review by the City of Pewaukee.

Current Zoning District:
M-4 Industrial Park District

Description of Existing Environmental Features:
Parcel is bound by Johnson Drive to the north, industrial uses to the east, Badger Wire to the south, and Larke Machine to the west. WDNR website shows no delineated wetlands on site and no environmental corridors.
The property is relatively flat with a slope along the southern property line.

Site Data:
Total area is 153,755 SF
Existing Impervious: 63,901 SF |Proposed Impervious: 83,922 SF (54.6%)
Existing Open Area: 90,664 SF | Proposed Open Area: 69,833 SF (45.4%)
Net Impervious: 20,021 SF
Total Parking: 54 total spaces (38 existing + 16 new)

Green space ratio:
Based on the impervious areas noted above, we are indicating a final green space of 69,833 SF/45.4% which is greater than the 40% Minimum Green Space required per ordinance.

3885 N Brookfield Rd Suite 200 Brookfield, WI 53045 262.790.0500 FAX: 262.790.0505 www.briohn.com

BRIOHN BUILDING CORPORATION

DESIGN / BUILD CONSTRUCTION

ARCHITECTURAL DESIGN

DEVELOPMENT

PROPERTY MANAGEMENT

Storm Water Management:
Storm water management and NOI are not required for this addition as the disturbed area (37,029 SF) is less than one acre.

Exterior Building Materials and Landscape:
We propose to construct an addition complementary to the existing building elevations. See building elevations for preliminary material concepts. The landscape design will meet or exceed the ordinance requirement, adequately screen the building from view and enhance the outdoor patio area.

Proposed Use:
The addition will be used to expand the existing warehouse, create a training/conference room, and chemical storage building. Separately, a new trash enclosure was submitted to the City for approval at staff level.

Project Schedule:
We intend to proceed with this project as the pace of municipal approval allows. We are scheduled to submit for state plan review in October 2022, then intend to submit for building permit and engineering final reviews immediately afterward. We anticipate this would have us receiving permits and starting construction at the beginning of December 2022.

We look forward to receiving feedback and collaborating with the City on this proposed development. Please let me know if clarification is needed or there are additional questions.

Thank you,

Caitlin LaJoie
Director of Land Development
clajoie@briohn.com
262-790-0500

3885 N Brookfield Rd Suite 200 Brookfield, WI 53045 262.790.0500 FAX: 262.790.0505 www.briohn.com

PROPOSED ADDITION FOR:

CFR ENGINES, INC.

N8 W 22577 JOHNSON DR
PEWAUKEE, WISCONSIN 53186

JOHNSON DRIVE PERSPECTIVE

PLAN COMMISSION SET
SEPTEMBER 22, 2022

OWNER :

CFR ENGINES, INC.
TEDD ZEBROWSKI
N8 W22577 JOHNSON DR
PEWAUKEE, WI 53186
(262) 501-5998 PHONE

GENERAL CONTRACTOR :

BRIOHN BUILDING CORPORATION
JOE ZANOTTI
3885 N. BROOKFIELD RD., SUITE 200
BROOKFIELD, WISCONSIN 53045
(262) 790-0500 PHONE
(262) 790-0505 FAX

ARCHITECT :

BRIOHN DESIGN GROUP LLC
DOMENICO FERRANTE, AIA
3885 N. BROOKFIELD RD., SUITE 200
BROOKFIELD, WISCONSIN 53045
(262) 790-0500 PHONE
(262) 790-0505 FAX

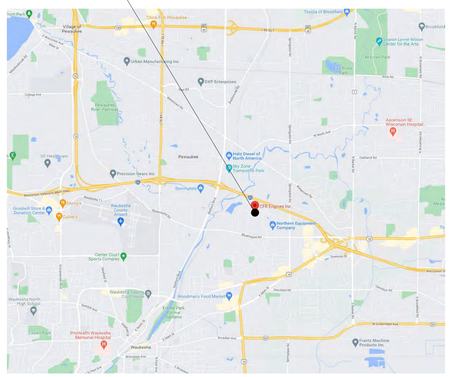
STRUCTURAL ENGINEER:

BRIOHN DESIGN GROUP LLC
CHRIS CLINE, PE
3885 N. BROOKFIELD RD., SUITE 200
BROOKFIELD, WISCONSIN 53045
(262) 790-0500 PHONE
(262) 790-0505 FAX

CIVIL ENGINEER:

CJ ENGINEERING
CHRIS JACKSON, P.E.
9205 W. CENTER ST, SUITE 214
MILWAUKEE, WISCONSIN 53222
(414) 443-1312 PHONE

PROJECT LOCATION:



PROJECT INFORMATION:

BUILDING CODE:
2015 INTERNATIONAL BUILDING CODE WITH WISCONSIN AMENDMENTS SPS 362
2015 INTERNATIONAL EXISTING BUILDING CODE WITH WISCONSIN AMENDMENTS SPS 366
ACCESSIBILITY CODE:
2015 INTERNATIONAL BUILDING CODE WITH WISCONSIN AMENDMENTS SPS 362
2009 ICC/ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
ENERGY CODE:
2015 IECC INTERNATIONAL ENERGY CONSERVATION CODE WITH WISCONSIN AMENDMENTS SPS 363
MECHANICAL CODE:
2015 INTERNATIONAL MECHANICAL CODE WITH WISCONSIN AMENDMENTS SPS 364
PLUMBING CODE:
2014 WISCONSIN PLUMBING CODE SPS 381-387
ELECTRICAL CODE:
2011 NFPA 70 NATIONAL ELECTRICAL CODE WITH WISCONSIN AMENDMENTS SPS316
FIRE CODE:
SPS 314 FIRE PREVENTION

OCCUPANCY:	PRIMARY	B (OFFICE/BUSINESS)
	SECONDARY	S-1 (MODERATE HAZARD STORAGE)
		F-1 (MODERATE HAZARD FACTORY INDUSTRIAL)
		H-3 (HIGH HAZARD STORAGE)
ZONING:	M-4 INDUSTRIAL PARK	
CLASS OF CONSTRUCTION:	TYPE 2B	
SPRINKLER SYSTEM:	NFPA13	
FLOOR LEVELS:	1	
NUMBER OF STORIES	1	
BUILDING AREA:	EXISTING FOOTPRINT	23,894 SF
	ADDITION	9,186 SF (+500 SF CHEMICAL STORAGE BUILDING)
	TOTAL	33,580 SF
PARKING:	EXISTING PARKING	38 CAR PARKING STALLS (2 HC STALLS)
	ADDITIONAL STALLS	+ 16 CAR PARKING STALLS (TOTAL 54 STALLS) (INCLUDING 2 ADDITIONAL HC STALLS)

NOTE:
ALL MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SPRINKLER ENGINEERING BY DESIGN-BUILD CONTRACTORS

SHEET INDEX

Sheet Number	Sheet Name
0 - GENERAL	
T1.1	TITLE SHEET - BUILDING ADDITION
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C2.0	GRADING AND UTILITY PLAN
C3.0	EROSION CONTROL PLAN
C4.0	FIRE DEPARTMENT ACCESS PLAN
2 - LANDSCAPING	
L1.0	OVERALL LANDSCAPE PLAN
L1.1	ENLARGED LANDSCAPE PLAN
L1.2	LANDSCAPE NOTES & DETAILS
4 - ARCHITECTURAL	
A0.1	SITE PLAN - BUILDING ADDITION
A1.0	OVERALL FLOOR PLAN
A4.0	ROOF PLAN
A5.0	EXTERIOR ELEVATIONS
A5.1	ENLARGED EXTERIOR ELEVATIONS
7 - ELECTRICAL	
E1.0	EXTERIOR PHOTOMETRIC LIGHTING PLAN
E2.0	EXTERIOR LIGHTING CUT SHEETS

BRIOHN
DESIGN GROUP
3885 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD WISCONSIN 53045-1950
(262) 790-0500 PHONE
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SHEET TITLE
TITLE SHEET - BUILDING ADDITION

CFR ENGINES ADDITION
CFR ENGINES, INC.
N8 W22577 JOHNSON DR
PEWAUKEE, WI 53186

Revision

Date

JOB: 3245
DRAWN: NS
CHECKED: DF
DATE: 09/22/2022
SHEET:
T1.1

NORTHWEST CORNER AERIAL - ENTIRE SITE

SOUTHWEST CORNER AERIAL

SOUTHWEST CORNER PERSPECTIVE

JOHNSON DRIVE ENTRY PERSPECTIVE

NORTHWEST CORNER PERSPECTIVE

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SHEET TITLE
RENDERS

CFR ENGINES ADDITION
CFR ENGINES, INC.
N8 W22577 JOHNSON DR
PEWAUKEE, WI 53186

Revision

Date

JOB: 3245
DRAWN: NS
CHECKED: DF
DATE: 09/22/2022
SHEET:
T2.0

civil design and consulting
9205 W. Center Street
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Milwaukee, WI 53222
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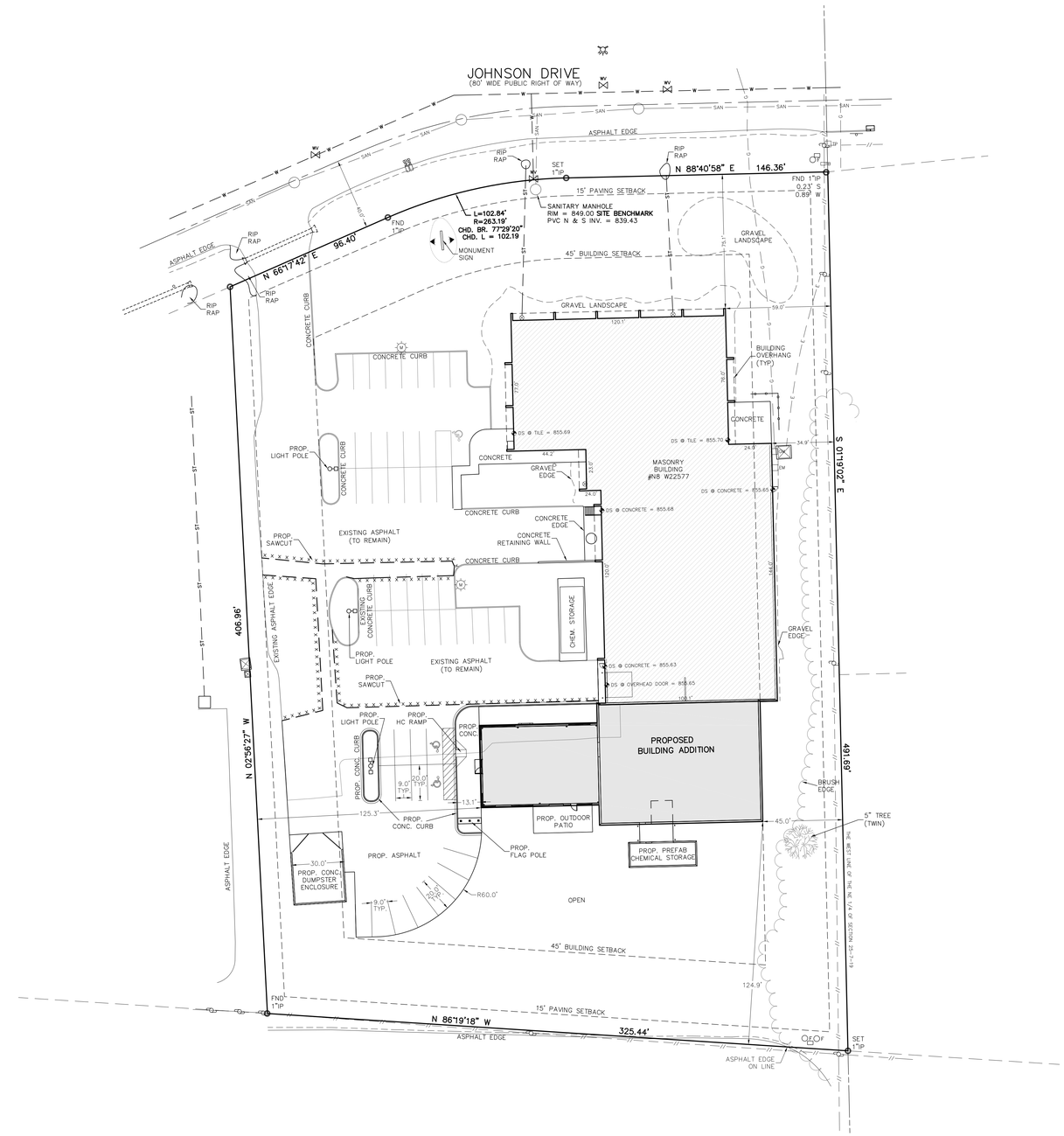
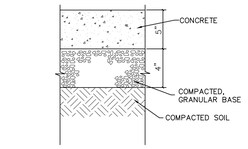
www.cj-engineering.com

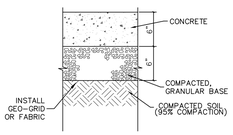
CFR ENGINES

N8 W22577 JOHNSON DR. PEWAUKEE, WISCONSIN





CONCRETE SIDEWALK
NOT TO SCALE



CONCRETE PAVEMENT
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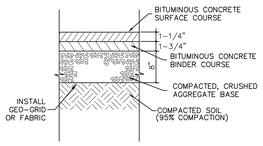

ASPHALT PAVEMENT
NOT TO SCALE

SITE AREAS

EXISTING IMPERVIOUS AREA = 63,901 S.F. (1.467 ACRES)
EXISTING OPEN SPACE = 90,664 S.F. (2.081 ACRES)

PROPOSED IMPERVIOUS AREA = 83,922 S.F. (1.927 ACRES) [54.6%]
PROPOSED OPEN SPACE = 69,833 S.F. (1.603 ACRES) [45.4%]

NET IMPERVIOUS = 20,021 S.F. (0.460 ACRES)

TOTAL SITE AREA = 153,755 S.F. (3.530 ACRES)

DISTURBED AREA = 37,029 S.F. (0.850 ACRES)

PROPOSED SURFACE PARKING

14 REGULAR CUSTOMER SPACES
2 HANDICAPPED SPACES (ADA COMPLIANT)

16 TOTAL PROPOSED SPACES

NOTES:

1. STORM WATER MANAGEMENT AND NOI ARE NOT REQUIRED FOR THIS PROJECT SINCE THE DISTURBED AREA IS UNDER 1.0 ACRES.

GRAPHIC SCALE
30 0 15 30 60
1 inch = 30 ft

CJE NO.: CJE2226R3
SEPTEMBER 21, 2022

www.DiggersHotline.com
DIGGERS HOTLINE
DIAL 811 OR (800) 242-8511

SITE PLAN C1.0

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Milwaukee, WI 53222
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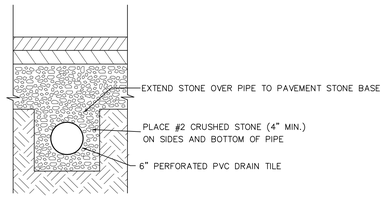
www.cj-engineering.com

CFR ENGINES

N8 W22577 JOHNSON DR. PEWAUKEE, WISCONSIN



DRAIN TILE SECTION

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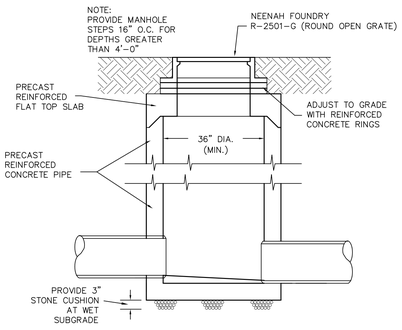

PRECAST STORM INLET

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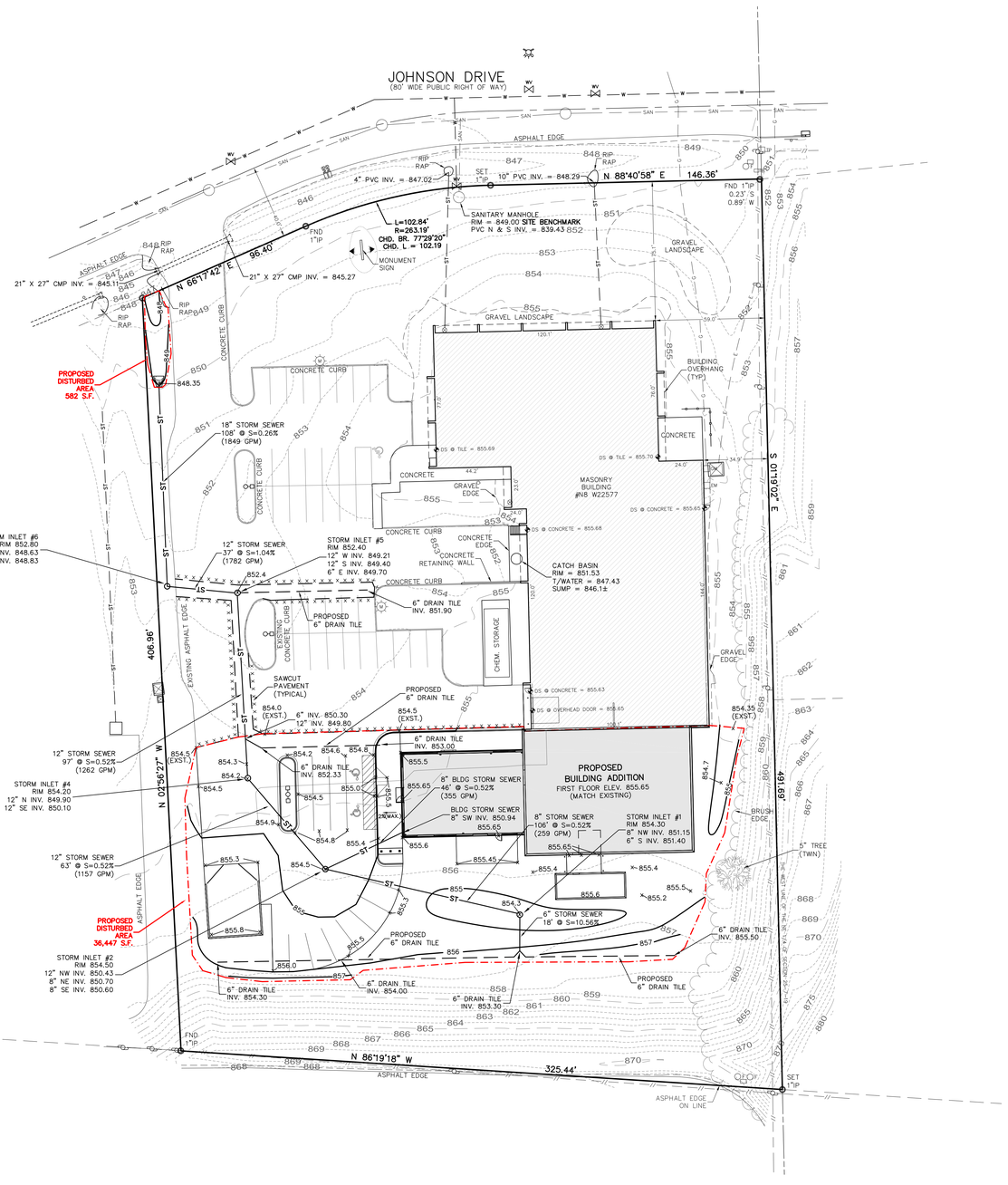

NOTES:

1. ALL STORM SEWER MATERIALS AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (STANDARD SPECIFICATIONS), WISCONSIN ADMINISTRATIVE PLUMBING CODE AND THE CITY OF PEWAUKEE REQUIREMENTS.

2. ALL TRENCHES IN PAVEMENT AREAS SHALL HAVE GRAVEL BACKFILL IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS SECTION 8.43.4 AND PER FILE NO.4 COMPACTED SECTION (CLASS "B" BEDDING).

3. UNLESS OTHERWISE LABELED ON THE PLAN:
   STORM SEWER: PVC ASTM D3034 OR ADS-HDPE

4. EXISTING SANITARY AND WATER LATERALS TO THE EXISTING BUILDING SHALL SERVE THE PROPOSED ADDITION.

LEGEND

- 855 — EXISTING CONTOUR
- 856 — PROPOSED CONTOUR
- x 856.5 — PROPOSED ELEVATION
- ST — EXISTING STORM SEWER
- ST — PROPOSED STORM SEWER
- SAN — EXISTING SANITARY SEWER
- SAN — PROPOSED SANITARY SEWER
- W — EXISTING WATER MAIN
- W — PROPOSED WATER MAIN
- G — BURIED GAS MAIN
- OVER HEAD WIRE
- E — BURIED ELECTRIC
- PROPOSED SAWCUT

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GRAPHIC SCALE
0 15 30 60
1 inch = 30 ft

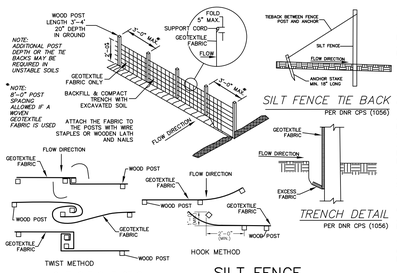
CJE NO.: CJE2226R3
SEPTEMBER 21, 2022

GRADING AND UTILITY PLAN C2.0

civil design and consulting
9205 W. Center Street
Suite 214
Milwaukee, WI 53222
PH. (414) 443-1312
www.cj-engineering.com

CFR ENGINES

N8 W22577 JOHNSON DR. PEWAUKEE, WISCONSIN



JOINTING TWO LENGTHS OF SILT FENCE
PER DNR CPS (1056)

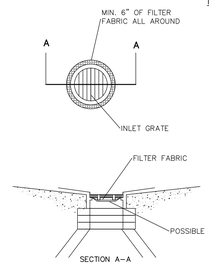
SILT FENCE TIE BACK
PER DNR CPS (1056)

TRENCH DETAIL
PER DNR CPS (1056)

SILT FENCE
PER WDNR TECHNICAL STANDARD 1056
NOT TO SCALE
1

CONSTRUCTION SPECIFICATIONS
PER DNR CPS (1056)

1. CONSTRUCTION SILT FENCE AROUND THE DISTURBED AREAS AS SHOWN ON EROSION CONTROL PLAN, TO PREVENT SEDIMENT FROM BEING WASHED INTO THE DRAINAGE SYSTEM
2. LOCATE POSTS PER DNR CPS (1056)
3. WHEN JOINTS ARE NECESSARY REFER, TO DNR CPS (1056)
4. FILTER FABRIC TO BE OF NYLON, POLYESTER, PROPYLENE OR ETHYLENE YARN WITH EXTRA STRENGTH – 50 LB./LIN. IN. (MIN.) – AND WITH A FLOW RATE OF AT LEAST 0.3 GAL./SQ. FT./MIN. FABRIC SHOULD CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS.
5. THE FILTER FABRIC SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF FABRIC IN A 4" X 6" TRENCH
6. THE FILTER FABRIC SHALL BE STAPLED AND/OR NAILED TO THE UPSLOPE SIDE OF THE POSTS.
7. POST TO BE 1 1/8" X 1 1/8" HICKORY OR OAK, 3 FEET LONG, SPACED A MAXIMUM OF 3 FEET APART.
8. USE WIRE REINFORCEMENT IN UNSTABLIZED MINOR SWALES, DITCHES AND DIVERSIONS.
9. USE WISDOT APPROVED SILT FENCE

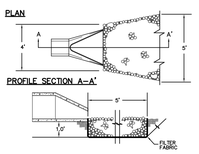


INLET GRATE SCREEN CONSTRUCTION SPECIFICATIONS

1. REMOVE INLET GRATE AND PLACE A SINGLE SHEET OF FILTER FABRIC ACROSS THE OPENING. THE FABRIC SHOULD EXTEND AT LEAST 6" BEYOND THE INLET OPENING. A REINFORCING MATERIAL MAY BE REQUIRED TO PREVENT SAGGING.
2. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR AT A DEPTH OF 1". EXTREME CARE SHALL BE TAKEN NOT TO SPILL ACCUMULATED SEDIMENT INTO INLET, WHEN CLEANING OR REPLACING FILTER FABRIC.
3. FILTER FABRIC SHALL HAVE THE FOLLOWING PROPERTIES:
   A. GRAB STRENGTH: 100LBS. (ASTM D-3786)
   B. MULLEN BURST: 200 PSI (ASTM D-3786)
   C. EQUIVALENT OPENING SIZE: BETWEEN 50 AND 140 FOR SOILS WITH MORE THAN 15 PERCENT BY WEIGHT PASSING A NO. 200 SIEVE. BETWEEN 20 AND 50 FOR SOILS WITH LESS THAN 15 PERCENT BY WEIGHT PASSING A NO. 200 SIEVE.
   D. WATER FLOW RATE OF 10 GAL/MIN./SQ.FT. AT 50 MM CONSTANT HEAD (ASTM D-4491)
   E. ULTRA VIOLET RADIATION STABILITY OF 90% F. IF SUPPORT NETTING IS REQUIRED, NETTING SHALL BE AN INDUSTRIAL POLYPROPYLENE WITH A 3/4 INCH SPACING OR EQUIVALENT.

NOTE:
INSTALL IN ALL STORM INLETS AND CATCH BASINS LOCATED WITHIN AND ADJACENT TO THE CONSTRUCTION AREA

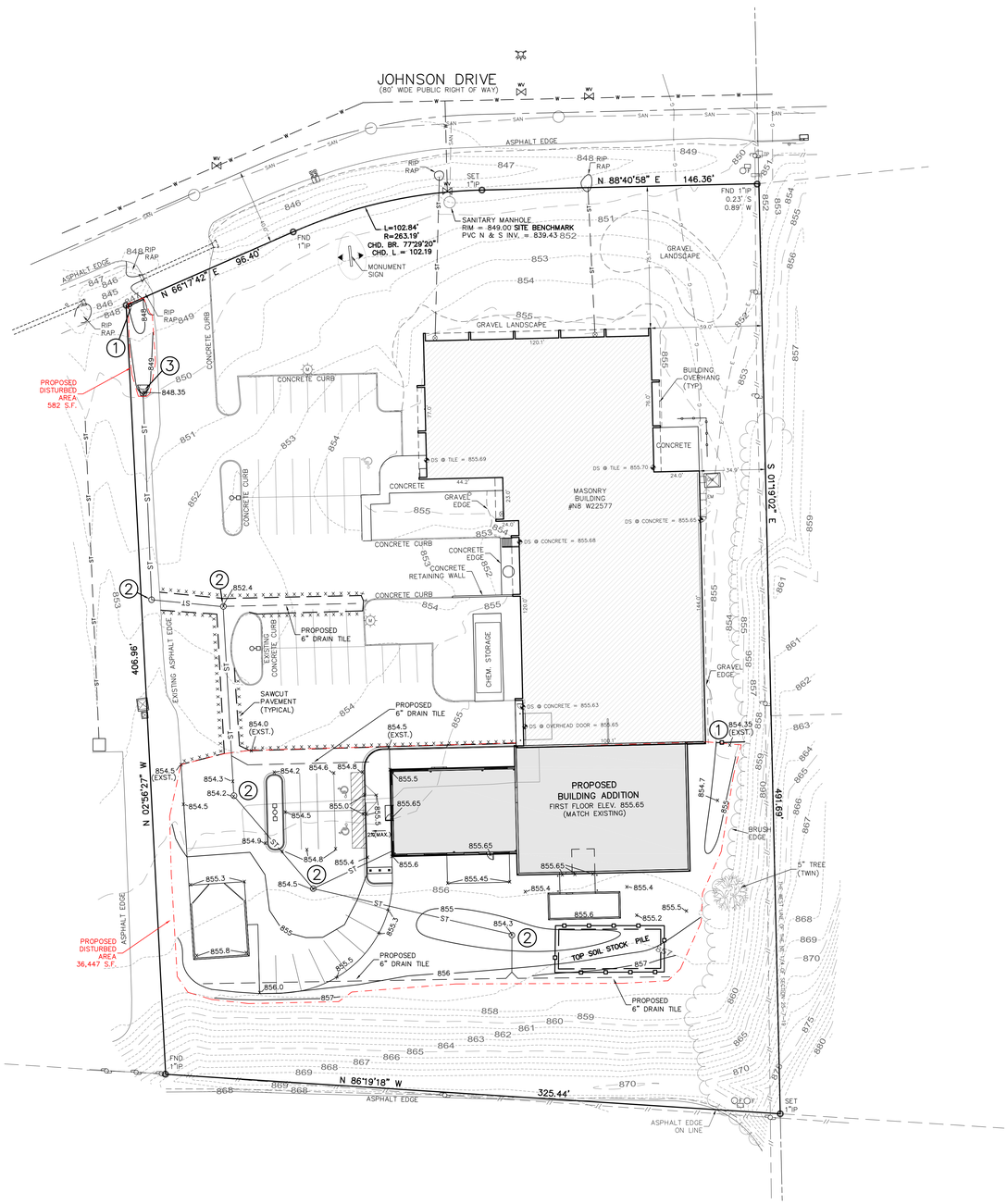
INLET GRATE SCREEN
PER WDNR TECHNICAL STANDARD 1060
NOT TO SCALE
2



CONSTRUCTION SPECIFICATIONS

1. EXCAVATE BELOW CHANNEL OUTLET AND WIDEN CHANNEL TO THE REQUIRED RIP RAP THICKNESS FOR EACH APRON. FOUNDATION TO BE CUT TO ZERO GRADE AND SMOOTHED.
2. PLACE FILTER CLOTH ON BOTTOM AND SIDES OF PREPARED FOUNDATION. ALL JOINTS TO OVERLAP A MINIMUM OF 1.0'.
3. EXERCISE CARE IN RIP RAP PLACEMENT TO AVOID DAMAGE TO FILTER FABRIC.
4. PLACE RIP RAP ON ZERO GRADE – TOP OF RIP RAP TO BE LEVEL WITH EXISTING OUTLET – NO OVERFALL AT ENDS.
5. RIP RAP TO BE HARD, ANGULAR, WELL GRADE STONE OF 5" TO 8" DIA.
6. IMMEDIATELY AFTER CONSTRUCTION, STABILIZE ALL DISTURBED AREAS WITH VEGETATION.

OUTLET PROTECTION FOR ENDSECTION
NOT TO SCALE
3



NOTES:

1. DISTURBED AREA = 37,029 S.F. (0.850 ACRES)
2. TOTAL SITE AREA = 153,755 S.F. (3.530 ACRES)
3. INSTALL SILT FENCE PRIOR TO ANY LAND DISTURBANCE.
4. BASED ON LOCATION AND TYPE OF LAND DISTURBANCE, NO TRACKING PAD IS NEEDED. NO SEDIMENT IS ALLOWED TO BE TRACKED ONTO THE PUBLIC ROAD. ANY SEDIMENT SHALL BE CLEANED UP BY THE END OF EACH DAY.

LEGEND

855	EXISTING CONTOUR
856	PROPOSED CONTOUR
x 856.5	PROPOSED ELEVATION
ST	EXISTING STORM SEWER
ST	PROPOSED STORM SEWER
SAN	EXISTING SANITARY SEWER
SAN	PROPOSED SANITARY SEWER
W	EXISTING WATER MAIN
W	PROPOSED WATER MAIN
G	BURIED GAS MAIN
OHW	OVER HEAD WIRE
E	BURIED ELECTRIC
X X X X X X X X X X	PROPOSED SAWCUT
	PROPOSED SILT FENCE

www.DiggersHotline.com
DIGGERS HOTLINE
DIAL 811 OR (800) 242-8511

CONSTRUCTION SCHEDULE

1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2. INSTALL SILT FENCE.
3. STRIP AND STOCK PILE TOP SOIL. SURROUND TOP SOIL STOCK PILE WITH SILT FENCE AND TEMP. STABILIZE. LOCATION OF STOCK PILE TO BE DETERMINED BY CONTRACTOR.
4. ROUGH GRADE SITE.
5. BEGIN BUILDING ADDITION CONSTRUCTION.
6. INSTALL PROPOSED UTILITIES.
7. INSTALL INLET GRATE SCREENS IN ALL NEW STORM INLETS.
8. INSTALL OUTLET PROTECTION.
9. INSTALL BASE COURSE OF PAVEMENT.
10. FINAL GRADE SLOPES AND TOPSOIL CRITICAL SLOPES; VEGETATE AND MAT ALL DISTURBED AREAS.
11 ALL EROSION CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL, NEEDED REPAIRS WILL BE PERFORMED IMMEDIATELY.
12. AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND VEGETATE THE DISTURBED AREAS.

MAINTENANCE PLAN

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY ½" RUNOFF-PRODUCTION RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
2. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES ABOUT 0.5 FT. DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
3. ALL SEEDED AREAS WILL BE WATERED, FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
4. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING BEFORE THE END OF EACH DAY.

TEMPORARY STABILIZATION METHODS

TEMPORARY SEEDING:
DURING GROWING SEASON (MAY 2 – OCTOBER 31) TEMPORARY SEEDING (COVER CROP) TO BE USED FOR TEMPORARY STABILIZATION DURING SITE CONSTRUCTION.

Species	Lbs/Acre	Percent Purity
Oats	131	98
Cereal Rye	131*	97
Winter Wheat	131*	95
Annual Ryegrass	80*	97

* Fall Seeding

LAND APPLICATION OF ADDITIVES:
DURING NONGROWING SEASON (NOVEMBER 1 – MAY 1) CONTRACTOR TO PROVIDE TYPE B SOIL STABILIZER DURING SITE CONSTRUCTION. STABILIZER TO BE POLYACRYLAMIDE (PAM) PER LATEST WDOT PAL (UPDATED 11/2/2017) – SEE WDNR TECHNICALSTANDARD 1050.

STABILIZATION SHOULD BE COMPLETED WITHIN 7 DAYS OF ESTABLISHING FINAL GRADE OR THAT WILL OTHERWISE EXIST FOR MORE THAN 14 DAYS.

GRAPHIC SCALE
30 0 15 30 60
1 inch = 30 ft

CJE NO.: CJE2226R3
SEPTEMBER 21, 2022

EROSION CONTROL PLAN C3.0

cj engineering
civil design and consulting
9205 W. Center Street
Suite 214
Milwaukee, WI 53222
PH. (414) 443-1312
www.cj-engineering.com

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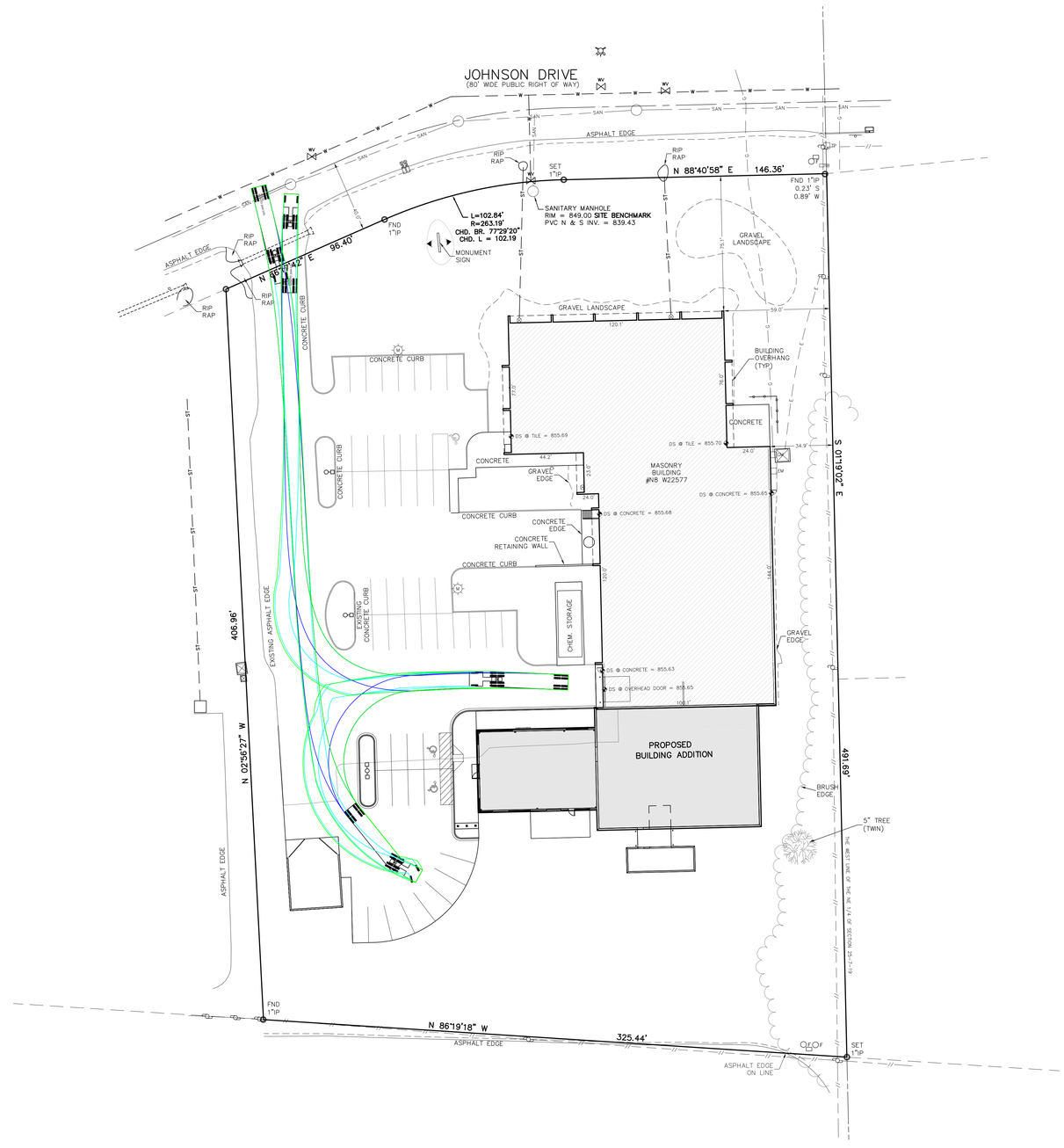
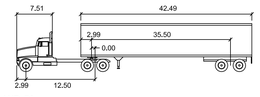


LEGEND

- FRONT WHEEL PATH
- REAR WHEEL PATH
- VEHICLE BODY OVERHANG



WB-50
NOT TO SCALE

Feet

Tractor Width	: 8.01	Lock to Lock Time	: 6.0 s
Trailer Width	: 8.50	Steering Angle	: 17.7 deg
Tractor Track	: 8.01	Articulating Angle	: 70.0 deg
Trailer Track	: 8.50		

WB-50 VEHICLE DETAIL
NOT TO SCALE

GRAPHIC SCALE
30 0 15 30 60
1 inch = 30 ft

CFR ENGINES

N8 W22577 JOHNSON DR. PEWAUKEE, WISCONSIN

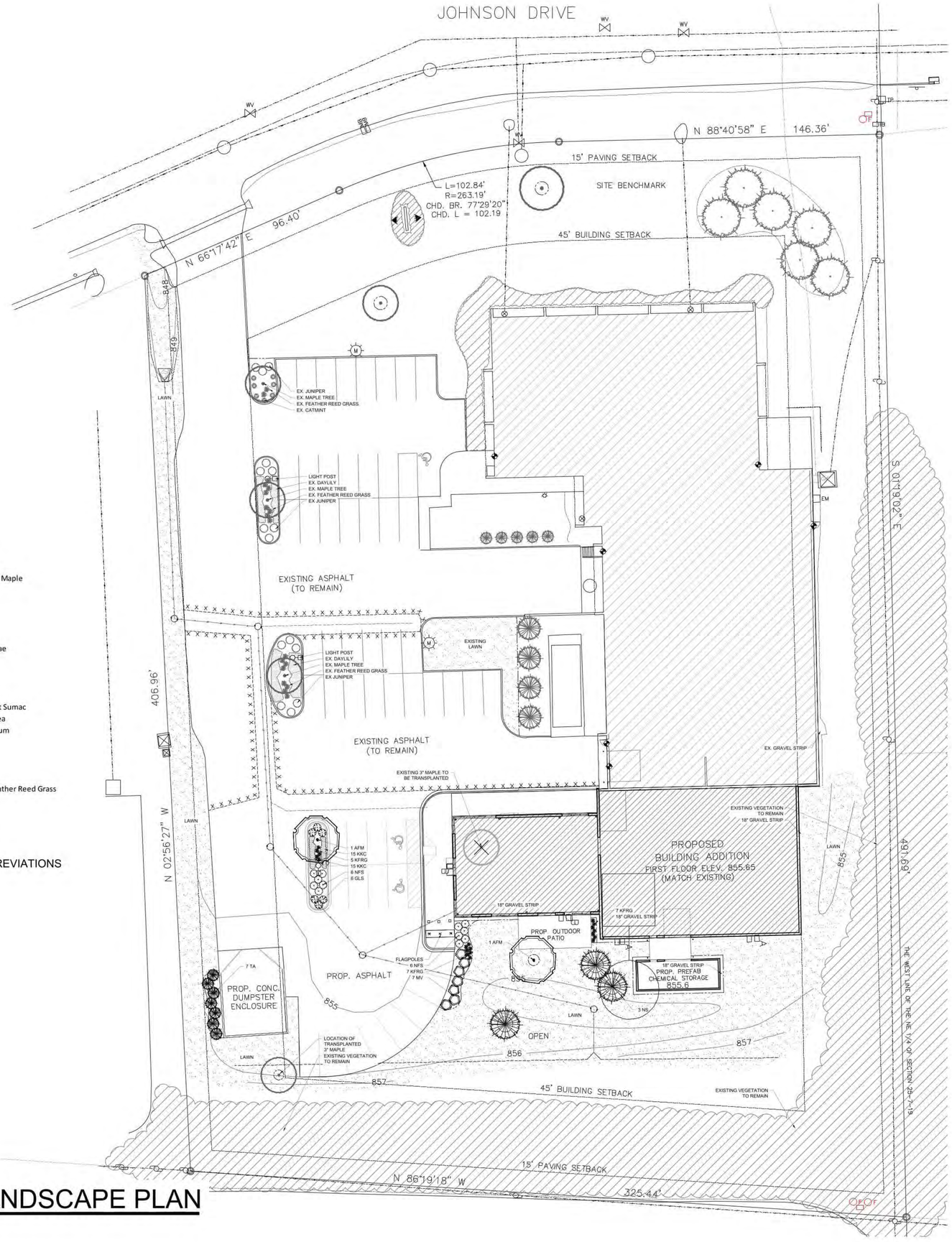
CJE NO.: CJE2226R3
SEPTEMBER 21, 2022

FIRE DEPARTMENT ACCESS PLAN C4.0

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

DIGGERS HOTLINE

CALL DIGGERS HOTLINE
811 or 1-800-242-8511
MEMB. AREA 259-1181
WI. STATUTE 182.0175(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE



SHADE TREES (DECIDUOUS)
AFM Autumn Fantasy Maple

EVERGREEN TREES
NS Norway Spruce
TA Techny Arborvitae

DECIDUOUS SHRUBS
GLS Gro Low Fragrant Sumac
NFS Neon Flash Spirea
MV Mohican Viburnum

ORNAMENTAL GRASSES
KFRG Karl Foerster Feather Reed Grass

HERBACEOUS PERENNIALS
KKC Dwarf Catmint

PLANT ABBREVIATIONS

NORTH

OVERALL LANDSCAPE PLAN

Scale: 1" = 30'0"

APPLICABLE TO ALL PLAN VIEWS

HELLER & ASSOCIATES, LLC
LANDSCAPE ARCHITECTURE
P.O. Box 1359
Lake Geneva, Wisconsin 53147-1359
ph 262.639.9733
davidh@wdavidheller.com
www.wdavidheller.com

BRIOHN
DESIGN GROUP
2665 N.BROOKFIELD ROAD, SUITE 200
BROOKFIELD WISCONSIN 53045-1950
(262) 790-9500 PHONE
(262) 790-9505 FAX

SHEET TITLE
OVERALL LANDSCAPE PLAN

CFR ENGINES ADDITION
CFR ENGINES, INC.
N8 W22577 JOHNSON DR
PEWAUKEE, WI 53186

Revision	Date

JOB: 3245
DRAWN: NS
CHECKED: DF
DATE: 09/25/2022
SHEET:
L1.0

TO OBTAIN LOCATIONS OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERS HOTLINE

CALL DIGGERS HOTLINE
811 or 1-800-242-8511
MILW. AREA 259-1181
WIS. STATUTE 182.0175(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

EXISTING ASPHALT
(TO REMAIN)

EXISTING
LAWN

LIGHT POST
EX. DAYLILY
EX. MAPLE TREE
EX. FEATHER REED GRASS
EX JUNIPER

406.96'

N 02°56'27" W

EXISTING ASPHALT
(TO REMAIN)

EXISTING 3" MAPLE TO
BE TRANSPLANTED

LAWN

1 AFM
15 KKC
5 KFRG
15 KKC
6 NFS
6 GLS

PROPOSED
BUILDING ADDITION
FIRST FLOOR ELEV. 855.65
(MATCH EXISTING)

EXISTING VEGETATION
TO REMAIN
18" GRAVEL STRIP

EX. GRAVEL STRIP

LAWN

855

18" GRAVEL STRIP

7 KFRG
18" GRAVEL STRIP

PROP. OUTDOOR
PATIO

1 AFM

855

18" GRAVEL STRIP
PROP. PREFAB
CHEMICAL STORAGE
855.6

3 NS

LAWN

OPEN

857

856

7 TA

PROP. CONC.
DUMPSTER
ENCLOSURE

PROP. ASPHALT

855

FLAGPOLES
6 NFS
7 KFRG
7 MV

LOCATION OF
TRANSPLANTED
3" MAPLE
EXISTING VEGETATION
TO REMAIN

LAWN

857

45' BUILDING SETBACK

EXISTING VEGETATION
TO REMAIN

SHADE TREES (DECIDUOUS)
AFM Autumn Fantasy Maple

EVERGREEN TREES
NS Norway Spruce
TA Techny Arborvitae

DECIDUOUS SHRUBS
GLS Gro Low Fragrant Sumac
NFS Neon Flash Spirea
MV Mohican Viburnum

ORNAMENTAL GRASSES
KFRG Karl Foerster Feather Reed Grass

HERBACEOUS PERENNIALS
KKC Dwarf Catmint

PLANT ABBREVIATIONS

NORTH

OVERALL LANDSCAPE PLAN

Scale: 1" = 30'0"

APPLICABLE TO ALL PLAN VIEWS

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BROOKFIELD WISCONSIN 53045-1950
(262) 790-0500 PHONE
(262) 790-0505 FAX

SHEET TITLE
ENLARGED LANDSCAPE PLAN

CFR ENGINES ADDITION
CFR ENGINES, INC.
N8 W22577 JOHNSON DR
PEWAUKEE, WI 53186

Revision

Date

JOB:	3245
DRAWN:	NS
CHECKED:	DF
DATE:	09/25/2022

SHEET:
L1.1

TO OBTAIN LOCATIONS OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERS HOTLINE

CALL DIGGERS HOTLINE
811 or 1-800-242-8511
MEMBERS AREA 239-1181
WIS. STATUTE 182.0175(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

1. Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting.

2. Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.

3. All plantings shall comply with standards as described in American Standard of Nursery Stock - Z60.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site.

4. Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.

5. Topsoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 12" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 4" to provide proper drainage, unless otherwise specified.

6. Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball, if needed. Remove and discard non-biodegradable ball wrapping and support wire. Removed biodegradable burlap and wire cage (if present) from the top $\frac{1}{3}$ of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining $\frac{2}{3}$ of the burlap and remove the twine. Provide three slow release fertilizer for each tree planted.

7. Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% plant starter mix. Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is $\frac{2}{3}$ full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 3" deep, 4-5' diameter (see planting details or planting plan) shredded hardwood bark mulch ring around all trees planted in lawn areas. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.

8. Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a $^{50}/_{50}$ mix of plant starter with topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soil (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are $\frac{2}{3}$ full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rater of 1 per 24" height/diameter of shrub at planting.

9. Mulching: All tree and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All perennial planting areas (groupings) shall receive a 2" layer of double-shredded hardwood bark mulch, and groundcover areas a 2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.

10. Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.

11. Plant bed preparation/Soil Amendment composition: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Roto-till the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10". Containerized and balled & burlapped plant material should be back-filled with amended soil:

Per 100 SF of bed area (Soil Amendment composition):
¾ CY Peat Moss or Mushroom Compost
¾ CY blended/pulverized Topsoil
¼ CY composted manure

In roto-tilled beds only, also include in above mixture:
2 lbs Starter Fertilizer

12. Lawn Installation for all sodded turfgrass areas: Contractor to furnish and prepare blended topsoil (2" minimum) and sod bed, removing all debris and stones ½" and larger. Apply a 10-10-10 starter lawn fertilizer uniformly throughout areas prior to laying sod. Use only premium sod blend according to TPI (revised 1995) and ASPA Standards. Install sod uniformly with staggered joints, laid tightly end to end and side to side. Roll sod with a walk behind roller and water immediately upon installation to a 3" depth. Stake any sod installed on slopes steeper than 1:3, and in all swale applications. Contractor is responsible to provide a smooth, uniform, healthy turf, and is responsible for the first two mowings of the newly installed turf, and is also responsible for watering during this period.

13. Installation preparation for all seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide as in item #6 above) and seed bed by removing all surface stones 1" or larger. Apply a starter fertilizer and specified seed uniformly at the specified rate, and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer specifications to Landscape Architect and Owner prior to installation. Erosion control measures are to be used in swales and on slopes in excess of 1:3 and where applicable (see Civil Engineering Drawings). Methods of installation may vary are the discretion of the Landscape Contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum of 1" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind dispersal of mulch covering. Marsh hay containing reed canary grass is NOT acceptable as a mulch covering.

An acceptable quality seed installation is defined as having:
No bare spots larger than one (1) square foot
No more than 10% of the total area with bare areas larger than one (1) square foot
A uniform coverage through all turf areas

14. No-Mow seed areas: "No-Mow" fine fescue seed mix with annual rye nurse crop (available at Reinders Landscape Supply 800-785-3301; Prairie Nursery 800-476-9453) or approved equivalent mix from a reputable seed mix provider. Apply at rate recommended by supplier. Prepare seed bed and soil as specified in item #13 above.

15. Native Prairie Seed Mix / Stormwater Seed Mix / Infiltration Swale Seed Mix: Native seed mix(es) as listed on the Plant and Material List or other seeding schedules outlined on the landscape plan set. Seed mixes available from Agrecol Native Seed & Plant Nursery 608-223-3571 or Prairie Nursery 800-476-9453 or approved equivalent mix from a reputable seed mix provider. Apply at rates specified herein, or per supplier recommendation. Prepare soil and seed bed as in item #13 above.

16. Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.

17. The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow seed mix, native prairie seed mix, stormwater seed mix, and other native seed mixes. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.

18. Project Completion: Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

LANDSCAPE GENERAL NOTES

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED BOTANICAL NAME	COMMON NAME	CALIPER SIZE	ROOT	SPECIFICATION / NOTES	PLANT SPACING
Proposed Landscape Construction Preparation							
	1	Transplant Existing Maple		3" DBH			

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED BOTANICAL NAME	COMMON NAME	CALIPER/HEIGHT SIZE	ROOT	SPECIFICATION / NOTES	PLANT SPACING
Proposed Landscape Materials							
SHADE TREES (DECIDUOUS)							
AFM	2	Acer xfreemanii 'Autumn Fantasy'	Autumn Fantasy Maple	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
PLANT KEY	**QUANTITY**	**PLANT MATERIAL PROPOSED BOTANICAL NAME**	**COMMON NAME**	**HEIGHT SIZE**	**ROOT**	**SPECIFICATION / NOTES**	**PLANT SPACING**
EVERGREEN TREES							
NS	3	Picea abies	Norway Spruce	6-7'	B&B	Evenly shaped tree with branching to the ground	17'
TA	7	Thuja occidentalis 'Techny'	Techny Arborvitae	6'	B&B	Evenly shaped tree with branching to the ground	60"
PLANT KEY	**QUANTITY**	**PLANT MATERIAL PROPOSED BOTANICAL NAME**	**COMMON NAME**	**SHRUB SIZE (HEIGHT)**	**ROOT/ CONT.**	**SPECIFICATION / NOTES**	**PLANT SPACING**
DECIDUOUS SHRUBS							
GLS	6	Rhus aromatica 'Gro-Low'	Gro Low Fragrant Sumac	#5	Cont.	Full, well rooted plant, evenly shaped	42"
NFS	12	Spirea xbumalda 'Neon Flash'	Neon Flash Spirea	24"	Cont.	Full, well rooted plant, evenly shaped	60"
MV	7	Viburnum lantana 'Mohican'	Mohican Viburnum	48"	B&B	Full, well rounded plant with moist rootball and healthy appearance	60"
PLANT KEY	**QUANTITY**	**PLANT MATERIAL PROPOSED BOTANICAL NAME**	**COMMON NAME**	**CONTAINER SIZE**		**SPECIFICATION / NOTES**	**PLANT SPACING**
ORNAMENTAL GRASSES							
KFRG	19	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1	Cont.	Full, well rooted plant	15-18"
PLANT KEY	**QUANTITY**	**PLANT MATERIAL PROPOSED BOTANICAL NAME**	**COMMON NAME**	**CONTAINER SIZE**		**SPECIFICATION / NOTES**	**PLANT SPACING**
HERBACEOUS PERENNIALS							
KKC	30	Nepeta faassenii 'Kit Cat'	Dwarf Catmint	#1	Pot	Full, well rooted plant, evenly shaped	24"
PLAN KEY	**QUANTITY**	**PLANT MATERIAL PROPOSED SPECIFIED SEED MIX / SOD**		**CONTAINER SIZE**		**SPECIFICATION / NOTES**	**PLANT SPACING**
LAWN	1800	Lawn Establishment Area / Grading Area			SY	Reinder's Deluxe 50 Seed Mix (800-785-3301)	
	16200	Erosion Matting for sloped seeded areas	*see plan for area delineation*		SF	EroTex DS75 Erosion Control Blanket (or approved equal)	
Hardscape Materials							
	6	Heritage River Gravel Mulch (1.0-1.5" pieces)	*Area: 435 SF*		TN	*2" depth*	
	300	Aluminum Edge Restraint (gravel areas)	Permaloc ProSlide 3/16"x5.5" Black Duraflex Finish		LF		
	435	Landscape Fabric	*SF*		SF		
	12	Shredded Hardwood Mulch (3" depth)	*Area: 1,300 SF*		CY	Bark Mulch; apply Preemergent after installation of mulch	
	8	Soil Amendments (2" depth)	*Area: 1,300 SF*		CY		
	50	Pulverized Topsoil (Lawn Area)	*Area: 16,200 SF*		CY		
	8	Pulverized Topsoil (2" over bed areas)	*Area: 1,300 SF*		CY		

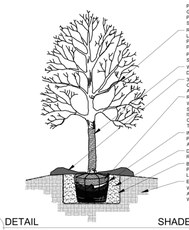
*Landscape counts & quantities are provided as a service to the Landscape Contractor; Landscape Contractor is responsible for verifying these counts and quantities in order to provide a complete landscape installation as outlined on this Landscape Master Plan. In the event that a discrepancy occurs between this schedule and the Landscape Master Plan, the Landscape Master Plan- including the graphics and notations depicted therein- shall govern.

Seed Compositions:

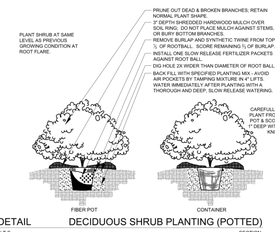
Reinder's Deluxe 50 Seed Mix (800-785-3301): Seed at rate of 150-200# per acre

20% Kentucky Bluegrass (Sod Quality)
15% Newport Kentucky Bluegrass
15% Ken Blue Kentucky Bluegrass
25% Creeping Red Fescue
15% Quebec Perennial Ryegrass
10% Fiesta III Perennial Ryegrass

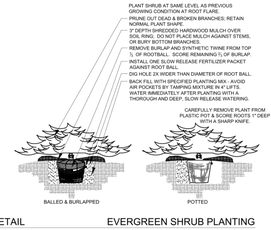
PLANT & MATERIAL SCHEDULE



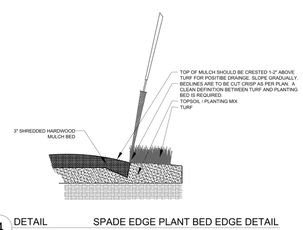
1 DETAIL N.T.S. SHADE TREE PLANTING SECTION



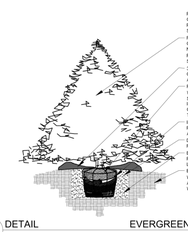
2 DETAIL N.T.S. DECIDUOUS SHRUB PLANTING (POTTED) SECTION



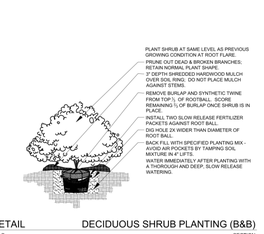
3 DETAIL N.T.S. EVERGREEN SHRUB PLANTING SECTION



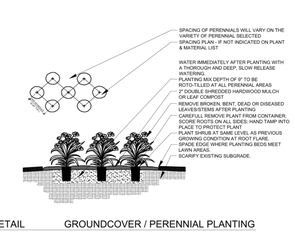
4 DETAIL N.T.S. SPADE EDGE PLANT BED EDGE DETAIL SECTION



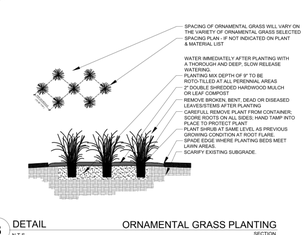
5 DETAIL N.T.S. EVERGREEN TREE PLANTING SECTION



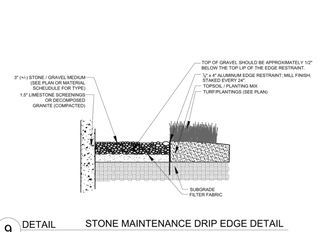
6 DETAIL N.T.S. DECIDUOUS SHRUB PLANTING (B&B) SECTION



7 DETAIL N.T.S. GROUNDCOVER / PERENNIAL PLANTING SECTION



8 DETAIL N.T.S. ORNAMENTAL GRASS PLANTING SECTION



9 DETAIL N.T.S. STONE MAINTENANCE DRIP EDGE DETAIL SECTION

PLANTING & HARDSCAPE DETAILS

APPLICABLE TO ALL PLAN VIEWS

HELLER & ASSOCIATES, LLC
LANDSCAPE ARCHITECTURE
P.O. Box 1359
Lake Geneva, Wisconsin 53147-1359
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david@wdavidheller.com
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SHEET TITLE
ENLARGED LANDSCAPE PLAN

CFR ENGINES ADDITION
CFR ENGINES, INC.
N8 W22577 JOHNSON DR
PEWAUKEE, WI 53186

Revision

Date

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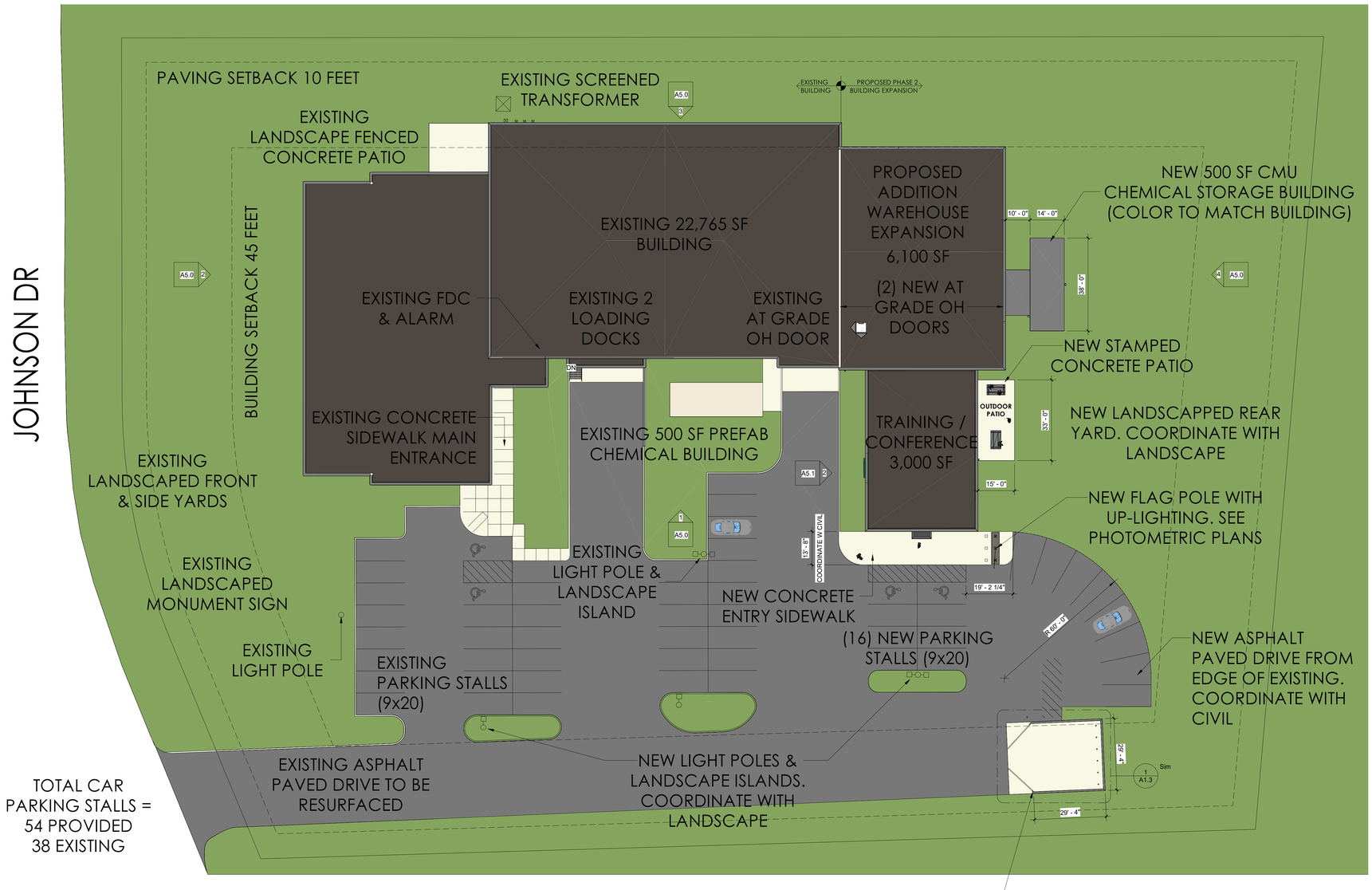

1 BUILDING ADDITION SITE PLAN
1" = 20'-0"

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3880 N BROOKFIELD ROAD, SUITE 200
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SHEET TITLE
SITE PLAN - BUILDING ADDITION

CFR ENGINES ADDITION
CFR ENGINES, INC.
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APPLICABLE TO ALL PLAN VIEWS

FLOOR PLAN LEGEND

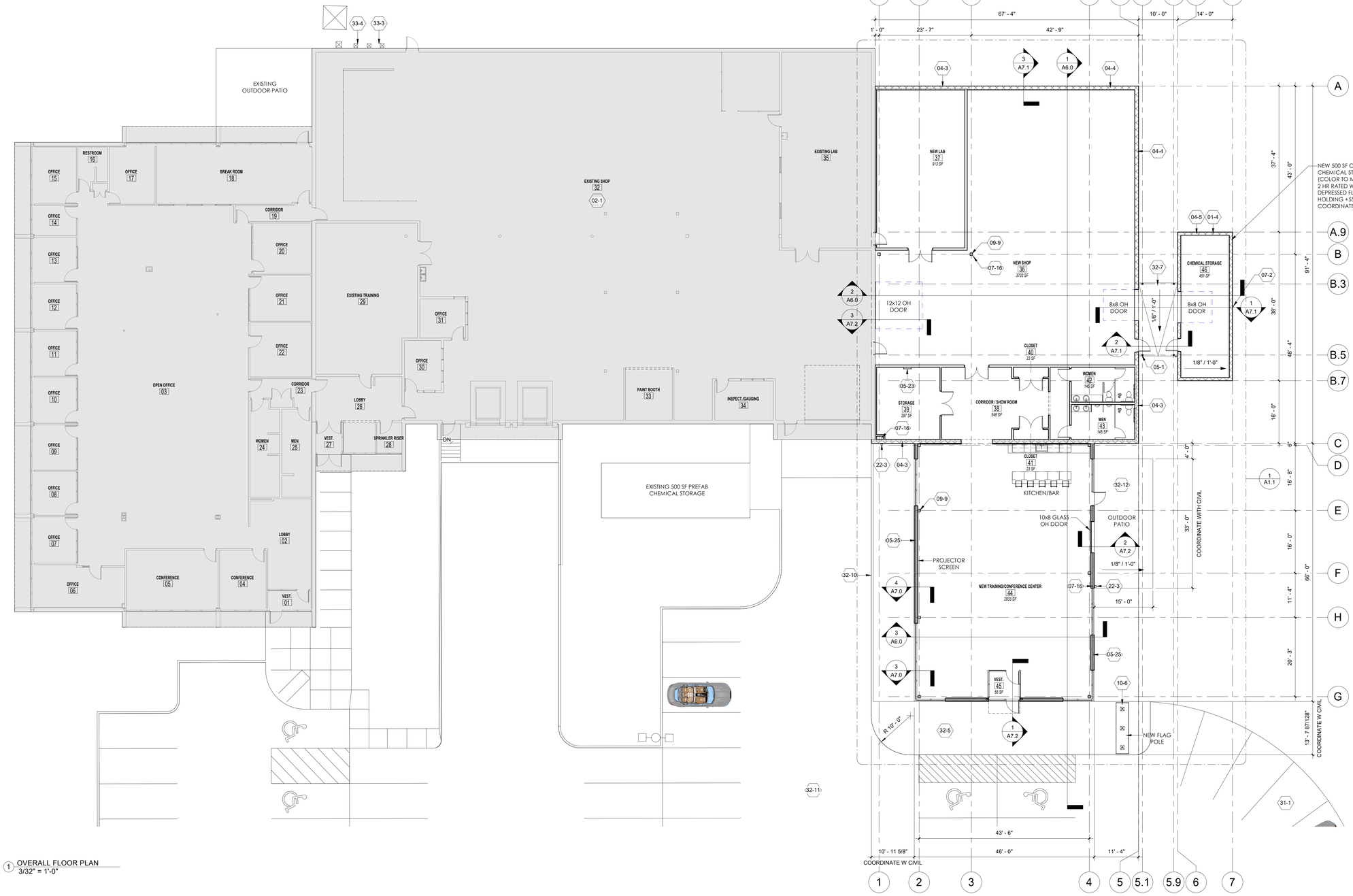
ROOM 100	ROOM NAME / ROOM NUMBER		PARTITION TO BE DEMOLISHED
100	DOOR NUMBER		DOOR AND FRAME TO BE REMOVED
A	PARTITION TYPE		
1	KEYNOTES		EXISTING PARTITION TO REMAIN
F.E.	SURFACE MOUNTED FIRE EXTINGUISHER		EXISTING DOOR TO REMAIN
F.E.C.	RECESSED EXTINGUISHER CABINET & FIRE EXTINGUISHER		NEW CONSTRUCTION
	EXIT LIGHT		NEW DOOR & FRAME
	EXIT LIGHT (DIRECTIONAL)		
BL-1	BORROWED LIGHT TAG		
TP-1	TOILET ACCESSORY TAG		

KEYNOTE LEGEND

01-4	PAINT STORAGE ROOM, TO MEET REQUIREMENTS OF IBC/IFC/NFPA AND LOCAL FIRE MARSHALL. STORAGE WITHIN TO ALLOW H-2 CLASSIFICAION OR LESS. ENCLOSURE TO BE 2-HR RATED. WALLS REINFORCED AS REQUIRED PER NFPA CALCULATIONS. SEE STRUCTURAL DRAWINGS FOR REINFORCING OF WALLS AND PRECAST LID, AND ASSOCIATED DEFLAGRATION VENTING WALL PANEL. COORDINATE GROUNDING AND EXPLOSION-PROOF ELECTRICAL REQUIREMENTS WITH ELECTRICAL CONTRACTOR.
02-1	EXISTING CONSTRUCTION TO REMAIN
04-3	8" SPLIT FACE STACKED BOND CMU WITH INTERIOR FURRING, PAINTED TO MATCH EXISTING BUILDING. SEE A1.1 FOR WALL TYPES AND A7.0 FOR WALL SECTIONS. COORDINATE WITH STRUCTURAL
04-4	8" SPLIT FACE STACKED BOND CMU WITH INTERIOR FURRING STACKED ON 12" SPLIT FACE STACKED BOND CMU. PAINTED TO MATCH EXISTING BUILDING. SEE A1.1 FOR WALL TYPES AND A7.0 FOR WALL SECTIONS. COORDINATE WITH STRUCTURAL
04-5	10" SPLIT FACE STACKED BOND CMU. PAINTED TO MATCH EXISTING BUILDING. COORDINATE WITH STRUCTURAL
05-1	STRUCTURAL STEEL FRAMING. COORDINATE WITH STRUCTURAL
05-23	OSHA COMPLIANT METAL ROOF ACCESS LADDER.
05-25	METAL PANEL ON 6" METAL STUDS @ 16" O.C. COORDINATE COLOR WITH A5.1
07-2	METAL BOX SCUPPER ("CLEAR ANODIZED FINISH") W/OVERFLOW & DOWNSPOUT TO CONNECT TO STORMSEWER LATERAL - SEE CIVIL
07-16	VERTICAL ROOF CONDUCTOR WITH CLEAN-OUT AS REQ'D. HORIZONTAL PIPE TO BE INSULATED. REFER TO PLUMBING DRAWINGS.
09-9	EXPOSED COLUMN(S) TO BE PAINTED
10-6	FLAG POLE. FOUNDATION AS REQUIRED. COORDINATE WITH STRUCTURAL.
22-3	ROOF DRAIN OVERFLOW NOZZLE AT 18" ABOVE GRADE. COORDINATE WALL PENETRATION WITH WALL TYPE
31-1	SITE WORK (REFER TO CIVIL DWGS)
32-5	CONCRETE STOOP AND SIDEWALKS - REFER TO CIVIL DRAWINGS
32-7	CONCRETE LOADING APRON - REFER TO CIVIL AND STRUCTURAL DRAWINGS
32-10	NEW CONCRETE CURB. COORDINATE WITH CIVIL AND LANDSCAPE
32-11	EXTENDED ASPHALT PAVED PARKING LOT FROM EDGE OF EXISTING. COORDINATE WITH CIVIL
32-12	STAMPED CONCRETE PATIO. COORDINATE WITH CIVIL
33-3	ELECTRIC METER AND SERVICE LOCATION. VERIFY WITH OWNER AND LOCAL ELECTRIC UTILITY.
33-4	GAS METER AND SERVICE LOCATION. VERIFY WITH OWNER AND LOCAL NATURAL GAS UTILITY.

GENERAL NOTES - NEW FLOOR PLAN

1	VERIFY ALL CONDITIONS, DIMENSIONS AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO BRIOHN'S ATTENTION PRIOR TO FABRICATION/CONSTRUCTION BEGINS.
2	VERIFY LOCATION OF ACCESS PANELS WITH MECHANICAL AND ELECTRICAL DRAWINGS.
3	AREA SHALL BE KEPT BROOM CLEAN AND FREE OF DEBRIS DURING CONSTRUCTION.
4	SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES.
5	SEE SHEET A0.1 FOR ADA REQUIREMENTS AND MOUNTING HEIGHTS
6	SEE SHEET A1.2 FOR PARTITION TYPE.
7	EXTERIOR WALLS IN OFFICE AREA TO BE FURRED OUT WITH STUD HELD 1" OFF FACE OF EXTERIOR WALL, CAVITY FILLED WITH BATT INSULATION. SEE FLOOR PLAN FOR PARTITION TYPE.
8	FURNITURE AND APPLIANCES PROVIDED BY OWNER AND ARE SHOWN FOR REFERENCE ONLY.
9	ALL WALLS TO BE PAINTED PROVIDING FRP WAINSCOT WHERE CALLED FOR.
10	ALL FLOORS THROUGH OUT ARE TO BE SEALED CONCRETE WITH CAULKED CONTROL JOINTS.
11	EXPOSED STEEL DECK, JOISTS, GIRDERS AND COLUMNS ARE TO BE PRIME GREY.
12	LOCKERS AND BENCHES IN LOCKER ROOMS ARE PROVIDED BY OWNER AND ARE SHOWN FOR REFERNCE ONLY.



1 OVERALL FLOOR PLAN
3/32" = 1'-0"

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SHEET TITLE
OVERALL FLOOR PLAN

CFR ENGINES ADDITION
CFR ENGINES, INC.
N8 W22577 JOHNSON DR
PEWAUKEE, WI 53186

Revision	Date

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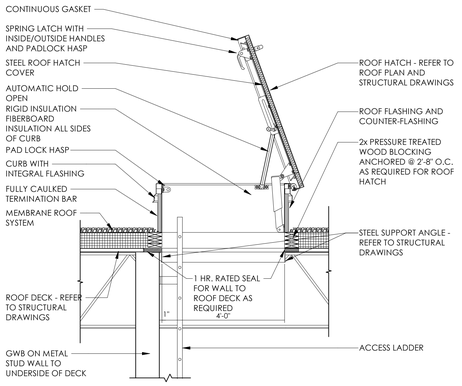
APPLICABLE TO ALL PLAN VIEWS



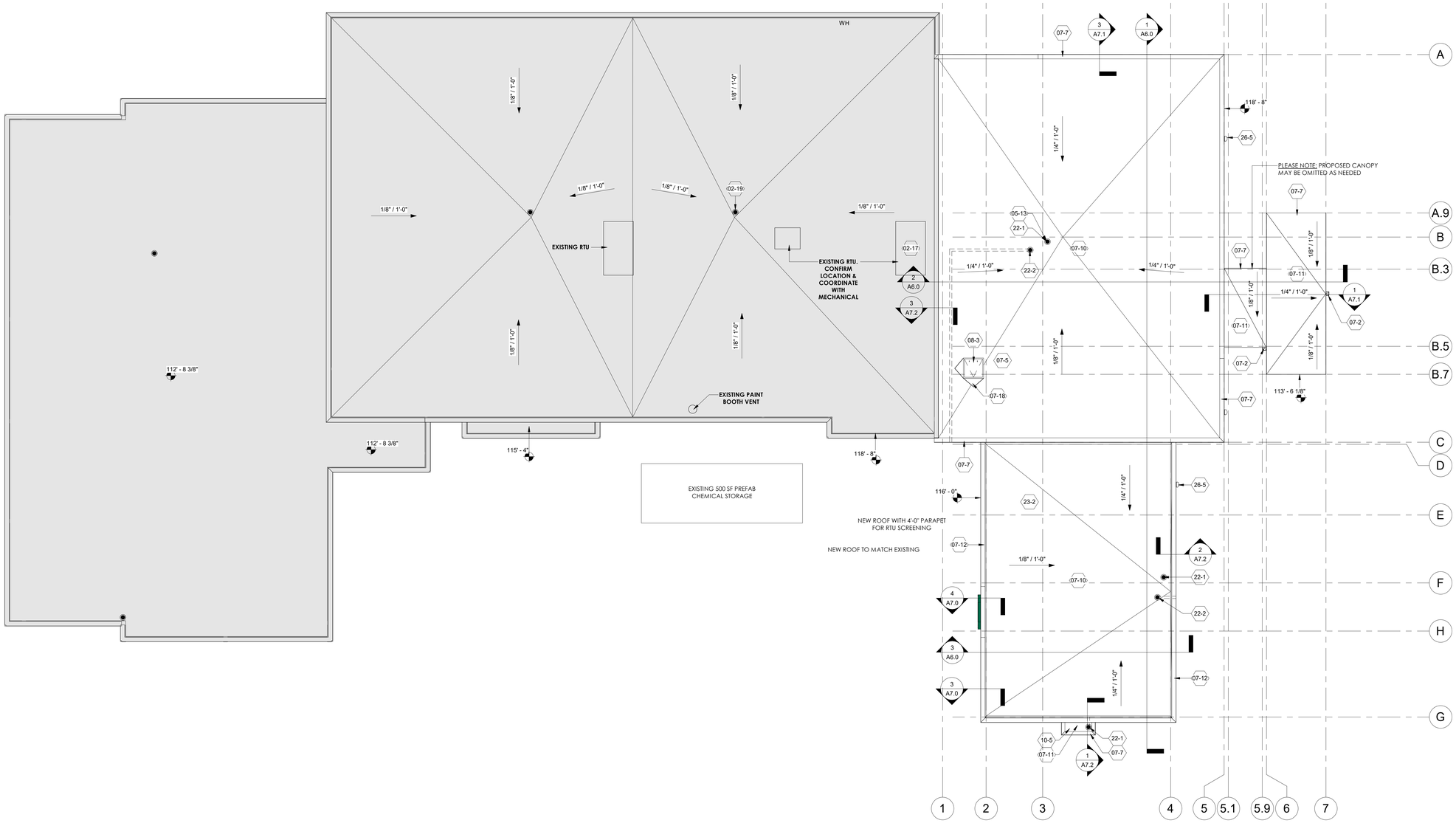
2 ROOF HATCH DETAIL
1/2" = 1'-0"

KEYNOTE LEGEND

02-17	EXISTING ROOF TOP UNIT
02-19	EXISTING ROOF DRAINS
05-13	ROOF DRAINS AND SUMP PANS - REFER TO STRUCTURAL. (SEE DETAIL "2" ON THIS SHEET)
07-2	METAL BOX SCUPPER ("CLEAR ANODIZED FINISH") W/OVERFLOW & DOWNSPOUT TO CONNECT TO STORMSEWER LATERAL - SEE CIVIL
07-5	CONCRETE BALLAST PAVERS-2' X 2' X 2" W/ PROTECTION SHEET
07-7	PRE FINISHED METAL 24 GA. GRAVEL STOP COLOR TO MATCH EXISTING.
07-10	ROOF ASSEMBLY A: BALLASTED ROOF MEMBRANE ON 8.25" DIRECT TO DECK APPROVED EPS INSULATION (R30 - TWO LAYERS, STAGGERED) ON METAL DECK & SLOPED STRUCTURAL FRAMING (SEE STRUCTURAL DRAWINGS)
07-11	ROOF ASSEMBLY C: FULLY ADHERED ROOF MEMBRANE ON TAPERED DIRECT TO DECK APPROVED EPS INSULATION, TAPER TO ROOF DRAIN
07-12	PRE-FINISHED METAL CAP/COPING ON SINGLE 2X PRESSURE TREATED WOOD BLOCKING. EXTEND RUBBER MEMBRANE FLASHING TO EXTEND UP AND OVER WOOD BLOCKING AND FULLY SEAL TO FACE OF WALL PANEL.
07-18	PROVIDE TAPERED INSULATION CRICKETS ON HIGH SIDE OF RTU, ROOF HATCH, AND EQUIPMENT.
08-3	ROOF HATCH. PROVIDE CODE-COMPLIANT HATCH SIZE, FOR USE WITH OSHA-APPROVED STEEL LADDER ACCESS FROM FLOOR BELOW. PROVIDE FRAMING, CURB, FLASHING, AND TAPERED INSULATION FOR DRAINAGE AROUND HATCH AS REQUIRED. SEE DETAIL 2/A4.0
10-5	BREAK METAL CANOPY (ABOVE MAN DOORS, CENTER ON DOOR) TO HAVE TAPERED INSULATION TO ROOF DRAIN
22-1	PRIMARY ROOF DRAIN
22-2	OVERFLOW ROOF DRAIN-SET 2" HIGHER THAN PRIMARY ROOF DRAIN. EXTERIOR PIPE DISCHARGE THROUGH WALL, DO NOT PLACE PIPE OUTFALL DIRECTLY ABOVE EXTERIOR DOORS OR WINDOWS. COORD. PIPE SIZE WITH PLUMBING CONTRACTOR.
23-2	RTU-REFER TO HVAC DRAWINGS. PROVIDE FRAMING, CURB, FLASHING, AND TAPERED INSULATION FOR DRAINAGE AROUND HATCH AS REQUIRED.
26-5	LIGHT FIXTURES SHOWN FOR REFERENCE ONLY. SEE ELECTRICAL DRAWINGS FOR FINAL DESIGN, EMERG. EGRESS LIGHTING, AND TYPES AND LOCATIONS OF LIGHT FIXTURES ALL ROOMS TYP.

GENERAL NOTES - ROOF PLAN

1	SEE STRUCTURAL DWGS FOR FURTHER STRUCTURAL INFORMATION.
2	COORDINATE ROOF SCREEN SIZE WHERE CALLED FOR WITH MECHANICAL UNITS. SEE STUCTURAL DRAWINGS FOR FURTHER INFORMATION.
3	SEE SHEET A4.2 FOR OTHER CANOPY AND TUBE SUN SHADES PLANS
4	PROVIDE ROOF PAVERS AT ROOF HATCH AND AT ALL ROOF TOP UNITS. REFER TO HVAC PLAN BY OTHERS FOR LOCATIONS.
5	PROVIDE ROOF HATCH NOT LESS THAN 16 S.F. IN AREA AND HAVING A MINIMUM DIMENSION OF 24".
6	PROVIDE ALL REQUIRED FLASHING FOR HVAC ROOF TOP EQUIPMENT, INCLUDING ROOF TOP UNITS AND EXHAUST FANS.
7	PROVIDE AND INSTALL ALL REQUIRED FLASHING AND BOOTS FOR ROOF TOP AND PARAPET WALL ELECTRICAL PENETRATIONS AND HVAC EQUIPMENT.
8	PROVIDE FLASHING FOR PLUMBING VENTS.
9	PROVIDE 20 YEAR MANUFACTURERS LABOR AND MATERIAL WARRANTY.



1 ROOF PLAN
3/32" = 1'-0"

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SHEET TITLE
ROOF PLAN

CFR ENGINES ADDITION
CFR ENGINES, INC.
N8 W22577 JOHNSON DR
PEWAUKEE, WI 53186

Revision
Date

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APPLICABLE TO ALL PLAN VIEWS

THE PROPOSED COMMERCIAL NON-RESIDENTIAL BUILDING TO BE LOCATED IN CLIMATE ZONE 6 (PER IECC SECTION 502) PER TABLE 502.2 (1) BUILDING ENVELOPE REQUIREMENTS - OPAQUE ASSEMBLIES.

ROOFS - PROPOSED ROOF INSULATION ENTIRELY ABOVE DECK R-20ci REQUIRED AND R-30ci PROVIDED MEETS OR EXCEEDS CODE MINIMUM.

WALLS ABOVE GRADE PROPOSED EXTERIOR WALL - MASS (STACKED BOND CMU WITH INTERIOR FURRING & INSULATED METAL PANEL SYSTEM) R-13.3ci REQUIRED AND R-15ci PROVIDED MEETS OR EXCEEDS CODE MINIMUM.

SLAB-ON-GRADE FLOORS - PROPOSED UNHEATED SLABS R-10 FOR 24 INCHES BELOW REQUIRED AND R-10 FOR 24 INCHES OR MORE PROVIDED MEETS OR EXCEEDS CODE MINIMUM.

PER TABLE 502.3 BUILDING ENVELOPE REQUIREMENTS: FENESTRATION
VERTICAL FENESTRATION (40% MAXIMUM ALLOWED ABOVE GRADE) 18% ACTUAL PROVIDE REQUIRED U - FACTOR .40 ACTUAL PROVIDED .34 AND SHGC .40

PER 2015 IECC:

C402.5 AIR LEAKAGE THERMAL ENVELOPE.
PROPOSED BUILDING COMPLIES.

C402.5.1 AIR BARRIER PER C402.5.1.2.1 MATERIALS SEE EXCEPTION 13 CAST-IN-PLACE AND PRECAST CONCRETE.
PROPOSED BUILDING COMPLIES.

C402.5.2 AIR LEAKAGE FENESTRATION SEE EXCEPTION 1. FIELD FABRICATED FENESTRATION ASSEMBLIES THAT ARE SEALED IN ACCORDANCE WITH SECTION C402.5.1.
PROPOSED BUILDING COMPLIES.

C402.5.3 ROOMS CONTAINING FUEL - BURNING APPLIANCES EXCEPTION 1. DIRECT VENT APPLIANCES WITH BOTH INTAKE AND EXHAUST PIPES INSTALLED CONTINUOUS TO OUTSIDE.
PROPOSED BUILDING COMPLIES.

C402.5.4 DOORS AND ACCESS OPENINGS TO SHAFTS, CHUTES, STAIRWAYS AND ELEVATOR LOBBIES.
NOT APPLICABLE TO PROPOSED BUILDING.

C402.5.5 AIR INTAKES, EXHAUST OPENINGS, STAIRWAYS AND SHAFTS. IF REQUIRED TO BE DAMPERED.
PROPOSED BUILDING COMPLIES.

C402.5.6 LOADING DOCK WEATHER SEALS TO BE PROVIDED FOR LOADING DOCK DOORS.
PROPOSED BUILDING COMPLIES.

C402.5.7 VESTIBULES EXCEPTION 2. DOORS NOT INTENDED TO BE USED BY THE PUBLIC, SUCH AS DOORS TO MECHANICAL OR ELECTRICAL EQUIPMENT ROOMS, ON INTENDED SOLELY FOR EMPLOYEE USE. EXCEPTION 4 DOORS THAT OPEN DIRECTLY FROM A SPACE LESS THAN 3,000 SQUARE FEET IN AREA. EXCEPTION 6 DOORS USED PRIMARILY TO FACILITATE VEHICULAR MOVEMENT OR MATERIAL HAND LINE AND ADJACENT PERSONAL DOORS.
PROPOSED BUILDING COMPLIES.

C402.5.8 RECESSED LIGHTING.
NOT APPLICABLE TO PROPOSED BUILDING.

EXTERIOR BLDG SYSTEMS

ROOF ASSEMBLY: BALLASTED ROOF MEMBRANE ON 8.25" DIRECT TO DECK APPROVED EPS INSULATION (R30 - TWO LAYERS, STAGGERED) ON METAL DECK (SEE STRUCTURAL DRAWINGS)

CMU WALL SYSTEMS: 1) 12" SPLIT FACE STACKED BOND CMU UP TO 4'-0" WITH 8" SPLIT FACE STACKED BOND CMU AND 4" INTERIOR FURRING ABOVE 4'-0". CMU PAINTED TO MATCH EXISTING BUILDING
2) 8" SPLIT FACE STACKED BOND CMU WITH 4" INTERIOR FURRING. CMU PAINTED TO MATCH EXISTING BUILDING
3) 10" SPLIT FACE STACKED BOND CMU. PAINTED TO MATCH EXISTING BUILDING (CHEMICAL STORAGE)

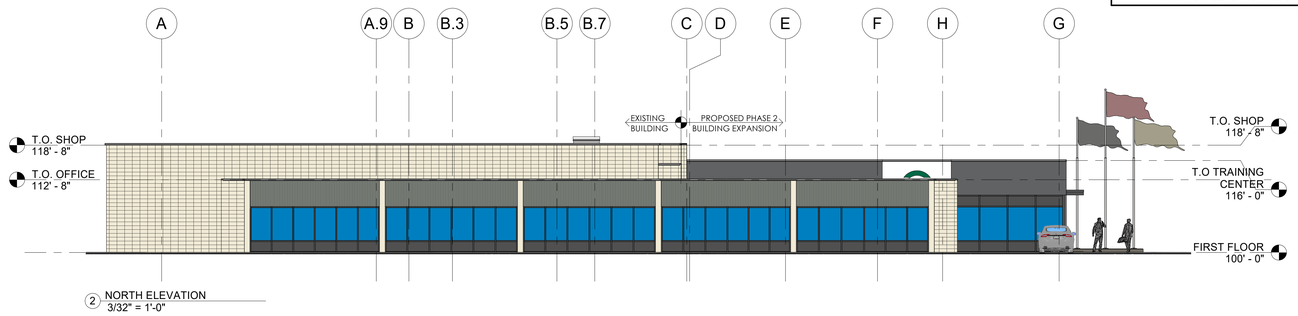
METAL PANEL WALL SYSTEM: PREFINISHED METAL PANEL SYSTEM WITH CONTINUOUS AIR AND MOISTURE BARRIER AND DRAINAGE SCREEN ON APPROVED 5/8" GLASS MAT GYPSUM SHEATHING ON 6" CF METAL STUD FRAMING, FILL CAVITY WITH 6" FIBERGLASS BATT INSULATION, VAPOR BARRIER ON WARM SIDE OF STUD AND 5/8" GYPSUM BOARD FINISH

PAINTERS NOTE:

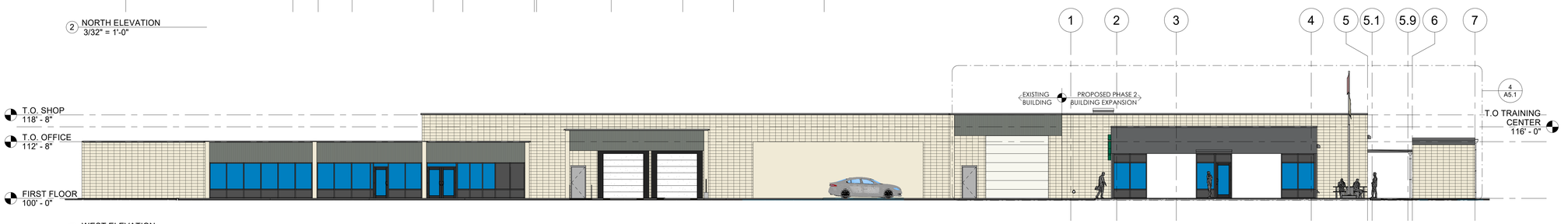
PAINTING OF EXTERIOR WALLS: CHOOSE ONE SUPPLIER FOR BOTH BASE COLOR AND ACCENT COLORS. PAINT SHALL NOT BE APPLIED WHEN SURFACE AND AIR TEMPERATURE IS UNDER 45 DEGREES FAHRENHEIT AND TEMPERATURES SHALL BE RISING.

1. **ACRYLIC CONCRETE STAIN (BASE COLOR):**
A. (2) COATS OF HALLMAN LINDSAY #167 GRIP CRETE ACRYLIC STAIN OR
B. (2) COATS SHERWIN WILLIAMS LOXON VERTICAL STAIN OR
C. (2) COATS BENJAMIN MOORE TUFFCRETE WB CONCRETE STAIN.

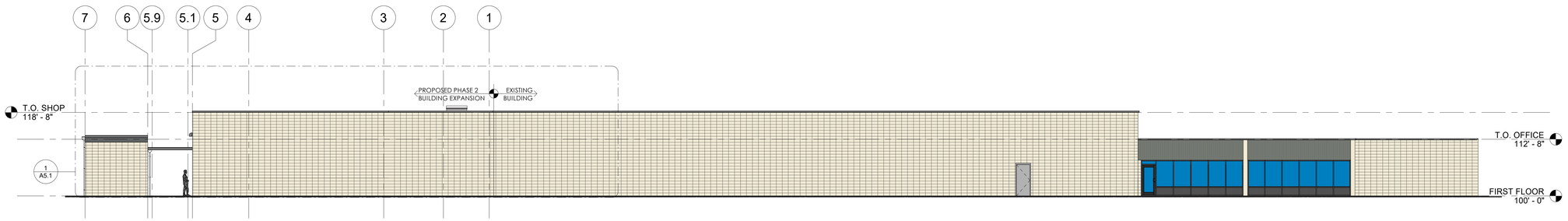
2. **ACCENT COLOR:**
A. (2) COATS OF HALLMAN LINDSAY #174 WEATHER GUARD SATIN 100% ACRYLIC HOUSE PAINT OR
B. (2) COATS SHERWIN WILLIAMS SUPER PAINT SATIN HOUSE PAINT OR
C. (2) COATS BENJAMIN AURA SATIN 100% ACRYLIC HOUSE PAINT.



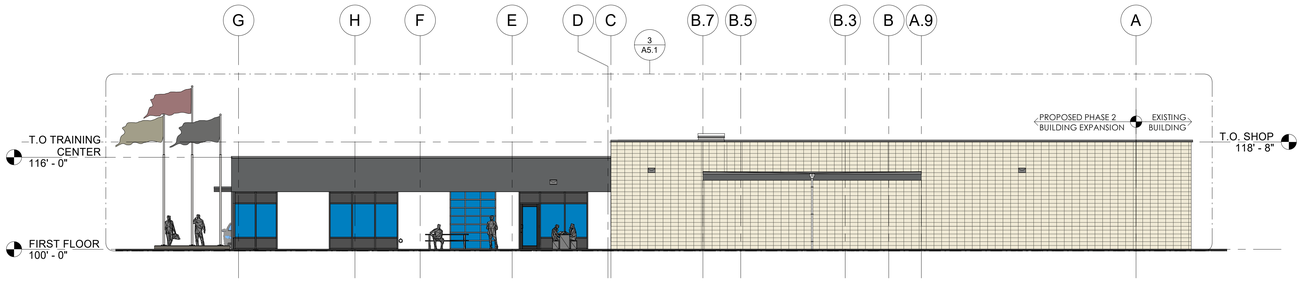
2 NORTH ELEVATION
3/32" = 1'-0"



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



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



4 SOUTH ELEVATION
3/32" = 1'-0"

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SHEET TITLE
EXTERIOR ELEVATIONS

CFR ENGINES ADDITION
CFR ENGINES, INC.
N8 W22577 JOHNSON DR
PEWAUKEE, WI 53186

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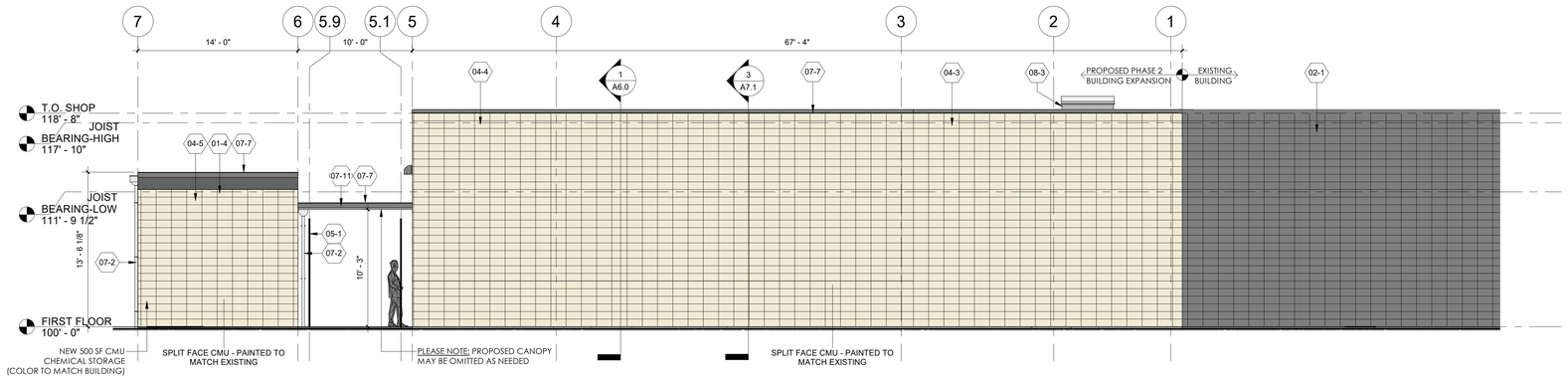
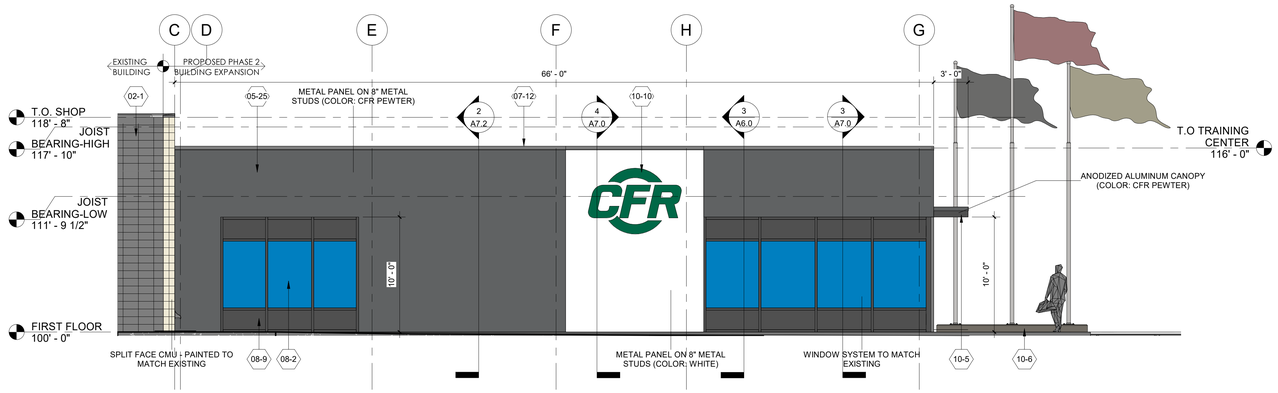
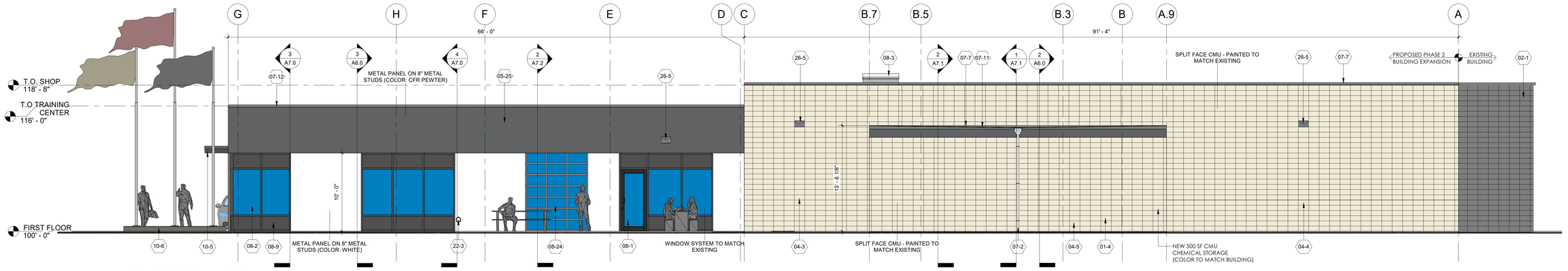


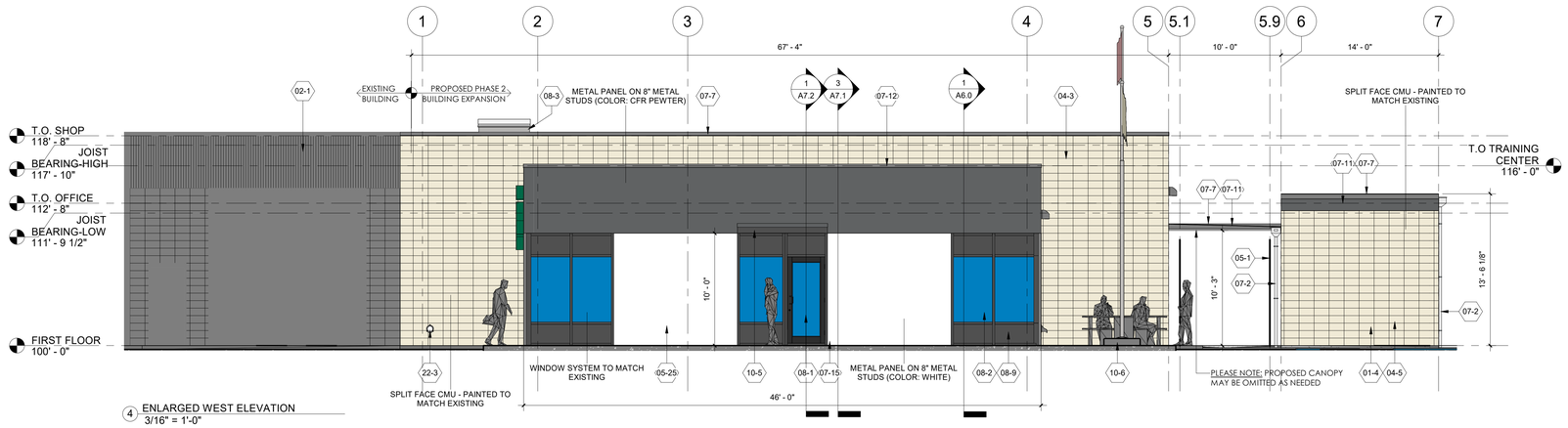
1 ENLARGED EAST ELEVATION
3/16" = 1'-0"



2 ENLARGED NORTH ELEVATION
3/16" = 1'-0"



3 ENLARGED SOUTH ELEVATION
3/16" = 1'-0"



4 ENLARGED WEST ELEVATION
3/16" = 1'-0"

KEYNOTE LEGEND

01-4	PAINT STORAGE ROOM. TO MEET REQUIREMENTS OF IBC/IFC/NFPA AND LOCAL FIRE MARSHALL. STORAGE WITHIN TO ALLOW H-2 CLASSIFICAION OR LESS. ENCLOSURE TO BE 2-HR RATED. WALLS REINFORCED AS REQUIRED PER NFPA CALCULATIONS. SEE STRUCTURAL DRAWINGS FOR REINFORCING OF WALLS AND PRECAST LID, AND ASSOCIATED DEFLAGRATION VENTING WALL PANEL. COORDINATE GROUNDING AND EXPLOSION-PROOF ELECTRICAL REQUIREMENTS WITH ELECTRICAL CONTRACTOR.
02-1	EXISTING CONSTRUCTION TO REMAIN
04-3	8" SPLIT FACE STACKED BOND CMU WITH INTERIOR FURRING, PAINTED TO MATCH EXISTING BUILDING. SEE A1.1 FOR WALL TYPES AND A7.0 FOR WALL SECTIONS. COORDINATE WITH STRUCTURAL
04-4	8" SPLIT FACE STACKED BOND CMU WITH INTERIOR FURRING STACKED ON 12" SPLIT FACE STACKED BOND CMU, PAINTED TO MATCH EXISTING BUILDING. SEE A1.1 FOR WALL TYPES AND A7.0 FOR WALL SECTIONS. COORDINATE WITH STRUCTURAL
04-5	10" SPLIT FACE STACKED BOND CMU, PAINTED TO MATCH EXISTING BUILDING. COORDINATE WITH STRUCTURAL
05-1	STRUCTURAL STEEL FRAMING. COORDINATE WITH STRUCTURAL
05-25	METAL PANEL ON 6" METAL STUDS @ 16" O.C. COORDINATE COLOR WITH A5.1
07-2	METAL BOX SCUPPER ("CLEAR ANODIZED FINISH") W/OVERFLOW & DOWNSPOUT TO CONNECT TO STORMSEWER LATERAL - SEE CIVIL
07-7	PRE FINISHED METAL 24 GA. GRAVEL STOP COLOR TO MATCH EXISTING.
07-11	ROOF ASSEMBLY C: FULLY ADHERED ROOF MEMBRANE ON TAPERED DIRECT TO DECK APPROVED EPS INSULATION, TAPER TO ROOF DRAIN
07-12	PRE-FINISHED METAL CAP/COPING ON SINGLE 2X PRESSURE TREATED WOOD BLOCKING. EXTEND RUBBER MEMBRANE FLASHING TO EXTEND UP AND OVER WOOD BLOCKING AND FULLY SEAL TO FACE OF WALL PANEL.
07-15	PROVIDE PRE-FINISHED METAL DOWNSPOUT. COLOR AND FINISH TO MATCH CANOPY METAL. LOCATION SHOWN FOR REFERENCE ONLY - ROUTE DOWNSPOUT ALONG BUILDING FACE AS REQ. AND CONNECT TO STORM SEWER. COORDINATE WITH CIVIL
08-1	ALUMINUM STOREFRONT ENTRY SYSTEM
08-2	ALUMINUM STOREFRONT TO MATCH EXISTING (DARK BRONZE)
08-3	ROOF HATCH. PROVIDE CODE-COMPLIANT HATCH SIZE. FOR USE WITH OSHA-APPROVED STEEL LADDER ACCESS FROM FLOOR BELOW. PROVIDE FRAMING, CURB, FLASHING, AND TAPERED INSULATION FOR DRAINAGE AROUND HATCH AS REQUIRED. SEE DETAIL 2/A4.0
08-9	SPANDREL PANEL TO MATCH EXISTING
08-24	8'-0" X 10'-0" GLASS OH SECTIONAL DOOR
10-5	BREAK METAL CANOPY (ABOVE MAN DOORS, CENTER ON DOOR) TO HAVE TAPERED INSULATION TO ROOF DRAIN
10-6	FLAG POLE, FOUNDATION AS REQUIRED. COORDINATE WITH STRUCTURAL.
10-10	SIGNAGE BY OWNER
22-3	ROOF DRAIN OVERFLOW NOZZLE AT 18" ABOVE GRADE. COORDINATE WALL PENETRATION WITH WALL TYPE
26-5	LIGHT FIXTURES SHOWN FOR REFERENCE ONLY. SEE ELECTRICAL DRAWINGS FOR FINAL DESIGN. EMERG. EGRESS LIGHTING, AND TYPES AND LOCATIONS OF LIGHT FIXTURES ALL ROOMS TYP.

BRIOHN
DESIGN GROUP
3880 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD WISCONSIN 53045-1950
(262) 790-9500 PHONE
(262) 790-9505 FAX

SHEET TITLE
ENLARGED EXTERIOR ELEVATIONS

CFR ENGINES ADDITION
CFR ENGINES, INC.
N8 W22577 JOHNSON DR
PEWAUKEE, WI 53186

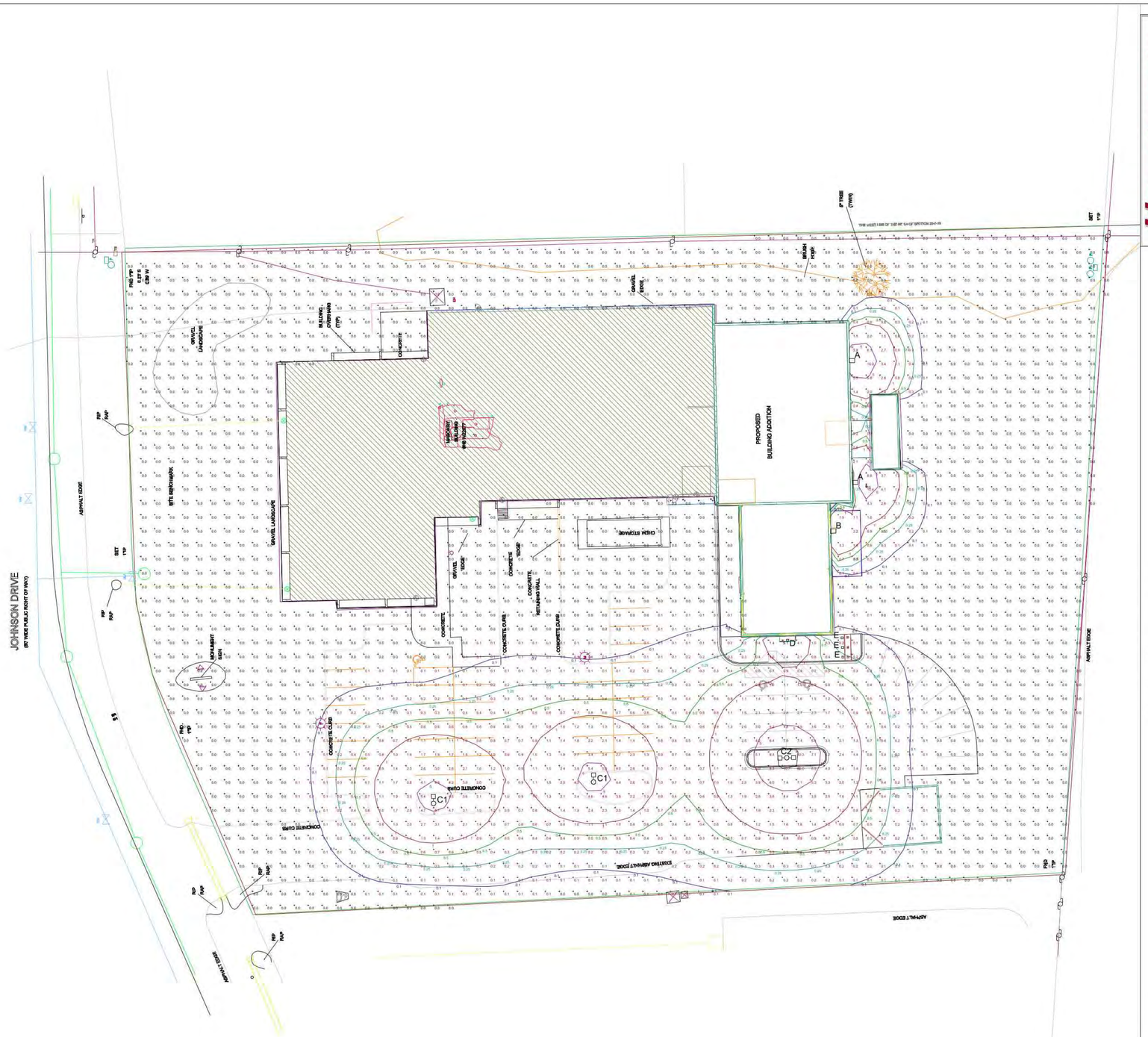
Revision

Date

JOB: 3245
DRAWN: NS
CHECKED: DF
DATE: 09/22/2022
SHEET:
A5.1

Schedule						
Symbol	Label	QTY	Manufacturer	Catalog Number	Lumens per Lamp	Wattage
	A	2	RAB Lighting Inc.	WPLED26N Wall Mount Fixture at 12' 4000K color temperature	3851	28.65
	B	1	RAB Lighting Inc.	WPLED10N Wall Mount Fixture at 10' 4000K color temperature	1297	12.1
	C1	2	RAB Lighting Inc.	(1) A17-4T70N 15' pole on a 2' base 4000K color temperature	9938	70.82
	C2	1	RAB Lighting Inc.	(2) A17-4T70N 15' pole on a 2' base 4000K color temperature	9938	70.82
	D	1	Lithonia Lighting	65BEMW LED Recessed canopy 4000K color temperature	1210	11.9
	E	3	Starbeam	15DO6LCWD In-ground LED spot fixtures 4000K color temperature	6000	56

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.4fc	10.9 fc	0.0 fc	N/A	N/A



HFR electric
ELECTRICAL CONTRACTOR
RESIDENTIAL-COMMERCIAL-INDUSTRIAL
262-644-6940

CFR Engineering
Pewaukee

Exterior Photometric Lighting Plan

DATE:
9-21-2022

REVISIONS:

E-1.0

WPLED26N

Type: A

RAB

Color: Bronze Weight: 7.1 lbs

Project: Type:

Prepared By: Date:

Driver Info

Type	Constant Current
120V	0.22A
208V	0.13A
240V	0.11A
277V	0.10A
Input Watts	20.9W

LED Info

Watts	20W
Color Temp	4000K (Neutral)
Color Accuracy	70 CRI
L70 Lifespan	100,000 Hours
Lumens	3,738
Efficacy	129.3 lm/W

Technical Specifications

Compliance

UL Listed:
Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

DLC Listed:
This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: P500017SP

Performance

Lifespan:
100,000 Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Construction

IP Rating:
Ingress protection rating of IP66 for dust and water

Finish:
Formulated for high-durability and long-lasting color

Ambient Temperature:
Suitable for use in up to 40°C (104°F)

Cold Weather Starting:
The minimum starting temperature is -40°C (-40°F)

Green Technology:
Mercury and UV free. RoHS-compliant components.

Electrical

Driver:
Constant Current, Class 2, 120-277V, 50/60Hz, 120V: 0.22A, 208V: 0.13A, 240V: 0.11A, 277V: 0.10A

Dimming Driver:
Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:
10.02% at 120V, 10.53% at 277V

Power Factor:
96.1% at 120V, 95.1% at 277V

Surge Protection:
10kV

Performance

Lifespan:
100,000 Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Construction

IES Classification:
The Type IV distribution label knows as a Forward Throw! is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a symmicular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

Equivalency:
Equivalent to 150W Metal Halide

Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:
B1 U0 G0

Other

Patents:
The WPLED design is protected by U.S. Pat. D634007, Canada Pat 154878, China Pat. CN201649094S.

Color Consistency:
RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Color Uniformity:
Maximum 70% of initial lumens at 100,000+ hours
Weatherproof high temperature silicone gaskets
Superior heat sinking with die-cast aluminum housing and external fins
100 up to 277 Volts
5 Year, No Compromise Warranty

Copyright © 2022 RAB Lighting All Rights Reserved Note: Specifications are subject to change at any time without notice

WPLED26N

RAB

Technical Specifications (continued)

LED Characteristics

Color Uniformity:
RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Other

Patents:
The WPLED design is protected by U.S. Pat. D634007, Canada Pat 154878, China Pat. CN201649094S.

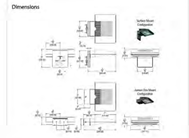
Equivalency:
Equivalent to 150W Metal Halide

Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:
B1 U0 G0

Dimensions



Features

Maintains 70% of initial lumens at 100,000+ hours
Weatherproof high temperature silicone gaskets
Superior heat sinking with die-cast aluminum housing and external fins
100 up to 277 Volts
5 Year, No Compromise Warranty

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WPLED10N

Type: B

LED 10W & 13 Watt packs, patent-pending thermal management system. 100,000 hour L70 lifespan, 5-year, no-compromise warranty.

Color: Bronze Weight: 3.3 lbs

Project: Type:

Prepared By: Date:

Driver Info

Type	Constant Current
120V	0.08A
208V	0.05A
240V	0.05A
277V	0.04A
Input Watts	12.1W

LED Info

Watts	10W
Color Temp	4000K (Neutral)
Color Accuracy	70 CRI
L70 Lifespan	100,000 Hours
Lumens	1,287
Efficacy	106.4 lm/W

Technical Specifications

Compliance

UL Listed:
Suitable for Wet Locations as a Downlight. Suitable for Damp Locations as an Uplight. Wall Mount only. Suitable for Mounting within 4ft. of ground.

ECHA LM-79 & LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with ECHA LM-79 and LM-80.

DLC Listed:
This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: P690188p

Performance

Lifespan:
100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Electrical

Driver:
Constant Current, Class 2, 120-277V, 50/60Hz, 120V: 0.08A, 208V: 0.05A, 240V: 0.05A, 277V: 0.04A

Dimming Driver:
Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:
6.51% at 120V; 6.84% at 277V

Power Factor:
99% at 120V; 96.6% at 277V

Construction

Finish:
Formulated for high-durability and long-lasting color

Cold Weather Starting:
The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:
Suitable for use in up to 40°C (104°F)

Thermal Management:
Cast-aluminum Thermal Management system for optimal heat sinking. The LPACK is designed for cool operation, most efficient output and maximum LED life by minimizing LED junction temperature.

Housing:
Precision-die-cast aluminum housing. Jimi frame

Mounting:
Surface plate and Junction box

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WPLED10N

RAB

Technical Specifications (continued)

Construction

Green Technology:
Mercury and UV free. RoHS-compliant components.

Gaskets:
High-temperature Silicone

LED Characteristics

Color Consistency:
3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:
LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period.

Color Uniformity:
RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Lumen Maintenance:
The LED will deliver 70% of its initial lumens at 100,000 hours of operation.

Other

Patents:
The design of the LPACK is protected by U.S. Pat. D634,004 and patents pending in Canada, China and Taiwan.

Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Equivalency:
Equivalent to 70W Metal Halide

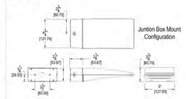
HID Replacement Range:
Replaces 35-100W Metal Halide

Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:
B1 U0 G0

Dimensions



Features

High performance LED light engine
Maximum 70% of initial lumens at 100,000+ hours
Weatherproof high temperature silicone gaskets
Superior heat sinking with die-cast aluminum housing and external fins
5 Year, No Compromise Warranty

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PS4-11-15D2

Type C1 and C2 Pole

RAB

Square steel poles drilled for 2 Area Lights at 180°. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Color: Bronze Weight: 185.6 lbs

Project: Type:

Prepared By: Date:

Technical Specifications

Compliance

CSA Listed:
Suitable for wet locations

Construction

Shaft:
40,000 p.s.i. minimum yield.

Hand Holes:
Reinforced with grounding lug and removable cover

Base Plates:
Slotted base plates 36,000 p.s.i.

Shipping Protection:
All poles are shipped in individual corrugated cartons to prevent finish damage.

Color:
Bronze powder coating

Height:
15.0'

Weight:
136 lbs

Gauge:
11

Wall Thickness:
.120"

Shaft Size:
4"

Hand Hole Dimensions:
2" x 5"

Bolt Circle:
8 1/2"

Base Dimension:
8"

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PS4-11-15D2

RAB

Technical Specifications (continued)

Construction

Anchor Bolt:
Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook.

Anchor Bolt Templates:
WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available online.

Pre-Shipped Anchor Bolts:
Bolts can be pre-shipped upon request for additional freight charge

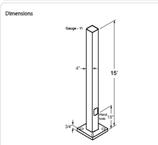
Max EPA's/Max Weights:
70MPH 17.4 ft./450 lb.
80MPH 12.5 ft./440 lb.
90MPH 9.0 ft./440 lb.
100MPH 6.6 ft./440 lb.
110MPH 4.8 ft./435 lb.
120MPH 3.4 ft./420lb.
130MPH 2.3 ft./425 lb.
140MPH 1.4 ft./420 lb.
150MPH 0.8 ft./420 lb

Other

Terms of Sale:
Pole Terms of Sale is available online.

Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

Designed for ground mounting
Heavy-duty TGIC polyester coating
Reinforced hand holes with grounding lug and removable cover for easy wiring access
Pole caps, base covers & bolts are sold separately
Custom manufactured for each application

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A17-4T70N

Type: C1 & C2

Color: Bronze Weight: 16.8 lbs

Project: Type:

Prepared By: Date:

Driver Info

Type	Constant Current
120V	0.70A
208V	0.40A
240V	0.35A
277V	0.30A
Input Watts	79.82W

LED Info

Watts	70W
Color Temp	4000K (Neutral)
Color Accuracy	70 CRI
L70 Lifespan	100,000 Hours
Lumens	9,930
Efficacy	140.3 lm/W

Technical Specifications

Compliance

UL Listed:
Suitable for wet locations

ECHA LM-79 & LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with ECHA LM-79 and LM-80.

DLC Listed:
This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: P500017SP

Performance

Lifespan:
100,000 Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Construction

IP Rating:
Ingress protection rating of IP66 for dust and water

Finish:
Formulated for high-durability and long-lasting color

Ambient Temperature:
Suitable for use in up to 40°C (104°F)

Cold Weather Starting:
The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:
Suitable for use in up to 40°C (104°F)

Surge Protection:
10kV

Electrical

Driver:
Constant Current, Class 2, 120-277V, 50/60Hz, 120V: 0.70A, 208V: 0.40A, 240V: 0.35A, 277V: 0.30A

Dimming Driver:
Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:
3.19% at 120V, 13.25% at 277V

Power Factor:
99.3 % at 120V, 91.7 % at 277V

LED Characteristics

Color Consistency:
3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:
LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period

Cold Weather Starting:
The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:
Suitable for use in up to 40°C (104°F)

Lens:
Polycarbonate lens

Housing:
Die-cast aluminum housing. lens frame and mounting arm

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A17-4T70N

Technical Specifications (continued)

Construction

IP Rating:
Ingress protection rating of IP65 for dust and water

Vibration Rating:
5G vibration rating per ANSI C136.31

EPA:
1 Fixtures: 0.46
2 Fixtures at 90°: 0.66
2 Fixtures at 180°: 0.93
3 Fixtures at 90°: 0.93
4 Fixtures at 90°: 0.93

EPA with Slipfitter & Adjustable Arm Mounting Accessories (Sold Separately)
1 Fixtures: 0.66
2 Fixtures at 90°: 0.90
2 Fixtures at 180°: 1.32
3 Fixtures at 90°: 1.32
4 Fixtures at 90°: 1.32

Mounting:
Universal slipfitting arm compatible for hole-spacing patterns from 1" to 3-1/2" center to centre, Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be +4" to mount fixtures at 90° orientation.

Finish:
Formulated for high-durability and long-lasting color

Green Technology:
Mercury and UV free. RoHS-compliant components.

LED Characteristics

LEDs:
Long-life, high-efficiency, surface-mount LEDs

Color Uniformity:
RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Other

5 Yr Limited Warranty:
The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Dimensions

Features

0-10V Dimming, standard
100,000-Hour LED lifespan
5-Year, Limited Warranty

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A17-4T70N

Ordering Matrix

Family	Distribution	Wattage/Lumens	Mounting	Color Temp	Drives	Options
A17	4T	70	Blank = Universal Pole Mount SF = Slipfitter (Factory Installed SF available in 150W!)	N	Blank = 120-277V, 0-10V Dimming /MB = 480V, 0-10V Dimming	Blank = No Option /TPRS = 3 pin Receptacle and Shorting Cap /TPIRS = 7 pin Receptacle and Shorting Cap /MVS = Microwave Motion Sensor /LC = Lightcloud® Controller

ST = Type III
4T = Type IV
XT = Type V

70 = 70W/10,000LM
100 = 100W/15,000LM
150 = 150W/22,500LM
200 = 200W/30,000LM
240 = 240W/36,000LM
300 = 300W/45,000LM
370 = 370W/51,800LM

Blank = 4000K Cool
N = 4000K Neutral

* 480V driver available standard on 150W and 300W and by special order on 100, 240 and 370W. Not available on 70W or 200W models.
Type V distribution available as special order
Wall mount and adjustable universal pole mount available as optional field installed accessories

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Type: D

CONTRACTOR SELECT

LITHONIA LIGHTING

Catalog Number:
Notes:
Type:

Contractor Select®

65BEMW/65SEMW

5'/6' LED Module

Most popular LED Recessed Module configurations for your everyday lighting needs. Using adjustable torsion springs, the economical, E Series LED downlight fits most manufacturers 5" and 6" recessed can-style housings. It can be dimmed down to 10% and maintains 70% light output after 54,000 hours of use. Ideal for both retrofitting and new construction in a variety of residential and light commercial settings such as multifamily residences, retail shops and offices.

FEATURES:

- 65BEMW available in 5 color temperatures; 2700K, 3000K or 4000K
- 65SEMW available in 3000K temperature
- Wet Location listed for indoor and outdoor installations
- 0-to adapter included, except on product shipping to California

65BEMW

65SEMW

Catalog Number	UPC	Description	Replaces up to	Lumens	Input Watts	EET	CRI	Voltage	Finish	Pallet Qty
65BEMW-SD-27K-WCR-WH	194801266612	5"/6" SDS Module	65 Watt Incandescent	750	12.3W	2700K	90	120V	White	300
65BEMW-SD-30K-WCR-WH	194801266643	5"/6" SDS Module	65 Watt Incandescent	835	11.9W	3000K	90	120V	White	300
65BEMW-SD-40K-WCR-WH	194801266896	5"/6" SDS Module	65 Watt Incandescent	865	11.9W	4000K	90	120V	White	300
65SEMW-SD-30K-WCR-WH	191840222128	5"/6" SDS Module	45 Watt Incandescent	450	11.4W	3000K	84	120V	White	300

Compatible Dimmer Switches

Manufacturer	Model/Series	Part Numbers	Type
Lutron	Skylee	6ED-P	600W Incandescent
	Maestro C L	MSCL-153P	150W CFL/LED or 600W Incandescent
	Caseta C L	CTCL-153P	150W CFL/LED or 600W Incandescent
	Diva C L	DVCL-153P	150W CFL/LED or 600W Incandescent
Pass & Seymour	Hurricane	HCL4PLRST3W	450W LED and CFL
Synergy	360	360-RAK1-SP*	600W Incandescent

Accessories: Order as separate catalog number.

TDA4	4" Tension spring adapter

MA1 ELECTRICAL ADAPTER MA1T1UL6 UL, DISC ADA Adapter

NOTES

1. LUTRON® must be selected for product shipping to California.

CONTRACTOR SELECT

LITHONIA LIGHTING

Specifications

INTENDED USE:
Our recessed LED module is the most economical means to create a well lit environment with exceptional energy efficiency and ease maintenance. Great for retrofit into existing downlight cans or new construction and remodel applications. Adjustable torsion spring and retention shockwave/light cans or new construction and remodel applications. Adjustable torsion spring and retention forum. Indoor and outdoor use.

CONSTRUCTION:
65BEMW has an aluminum spun reflector with deep baffle configuration for reduced glare. Combined LED and driver printed circuit board attached. Inner reflector cone funnels light through the pressed in diffused lens.

OPTICS:
Diffused lens at end of mixing chamber to provide even light distribution for general illumination, equivalent to 65W BR30 lamp. Wide flood beam angle at >45°

ELECTRICAL:
Cree's 2-Edge™ patent pending technology created for a single point source. Primary power/disconnect provided for simple connection to a dedicated LED connector in the housing. Dimming down to 10%. For compatible dimmers, refer to Compatible Dimmers Chart. 825 lumen E series has an input wattage of 11.9 watts, 70 lumens per watt, equivalent to 65 watt incandescent E Series' patent pending driver has zero inrush, which allows power loads to be calculated with actual rated wattage. Example: 50 units of 65BEMW LED fixtures can be installed in line with a 600 watt dimmer. 600W/11.9W =50 fixtures.

INSTALLATION:
Suitable for installation in standard and shallow height rough-in sections. 0.5in socket adapter ships standard, except on 65BEMW-SD-27K product shipping to California. Twist-torsion springs ensure easy installation for 5" and 6" recessed housings.

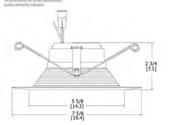
LISTINGS:
CSA certified for US and Canadian safety standards. ENERGY STAR® certified. Can be used to comply with California Title 24 Parts High Efficacy LED Light Source Requirements. Wet location listed. WGSC-ASTM (2353) for 6hr fight (with IC housings).

WARRANTY:
5 year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions
Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Dimensions

Aperture: 5-5/8 (14.3)
Ceiling opening: Determined by rough-in
Overlap trim: 7-5/16 (9.4)
Height: 2-3/4 (7.1)

All dimensions are inches (centimeters) unless otherwise indicated.



EAGLE MOUNTAIN
Log & Stagecoach

STARBEAM SPECIFICATIONS
LED DIRECT BURIAL INGROUND LIGHT

Type: E

FEATURES & SPECIFICATIONS

APPLICATION — The 150Rt line of LED Lamscape Burial Lights are the most versatile LED fixtures on the market today. Various beam spreads and color temperatures allow for a customized finish to any property. The high-end commercial grade system was designed for 120V or 208-277V operation commercial applications.

CONSTRUCTION — The main housing is made of Ecrin 25% glass filled polyester composite. Will not rust, flake, peel or corrode. The LED light source is housed within an 88% copper bronze alloy heat sink module for maximum heat dissipation. Internal cabling features anti-static wiring to prevent water intrusion as well as IP68 quick connects for quick change out and ease of installation. Silicone O-rings work with the CNC precision machined components to insure proper sealing. All fasteners provided are stainless steel. Trim plate made of 90% copper bronze alloy.

OPTICAL SYSTEM — A molded polycarbonate 60mm compact reflector is optimized for use with the LED light source allowing the fixture to be compact while using high density modules. CLEAR LENS OPTIC — Standard clear lens is molded of optical grade polycarbonate and is impact resistant to 50 ft-lbs. Lens is 10mm low-iron tempered glass lens protects the light source. An aiming adjustment screw allows the optical assembly to be fine tuned up to 10° in any direction and locked into place.

ELECTRICAL SYSTEM — Fixture operates at 120V-277V. System is compatible with the use of a standard 0-10V dimmer. 10kV internal surge protection provided standard.

MOUNTING — Fixtures are designed to be in-ground burial lights and should be installed according to the installation instructions made available by Techlight. Proper drainage and substrate must be provided around the fixture. Two ¾" and two ½" conduit entries are supplied on the underside of the housing. ½" conduit side entries available upon request. Conmte your kits available (see Accessories). Rough-in housing may be pre-shipped* at customer's expense.

LISTINGS — ETL suitable for wet locations. IP68 @ rated to 2 meters. Meets US and Canadian safety standards. -40°C to 40°C ambient operation. RoHS Compliant.

PRODUCT INFORMATION

MOUNTING DISTRIBUTION	NOMINAL OUTPUT	COLOR TEMP	FINISH	FINISH VERSION
150Rt = 150° Optic	**5L** = 500 Lumens, 40W **9L** = 900 Lumens, 80W	**CW** = Cool White 5000K	**B** = Multi-Volt*	**BLANK** = No Paint Primer (Bronze)*

DELIVERED LUMEN CHART

	5L (1250mA, 40W)		6L (1500mA, 57W)	
	CW		CW	
150Rt = 150° Optic	4080		5443	

ACCESSORIES (Order as separate line items)

TDBXPK 750lb Concrete Pour Kit

The TDBXPK Concrete Pour Kit is a high grade milled stainless steel mounting ring that is designed to be poured into the housing to provide unique and convenient installation into concrete. A screw is provided with the single-in housing to keep debris and concrete out of the fixture housing.

ILLUMINANCE ZONE DIAGRAMS

150Rt150SL/CW
15 Degree Optic
With TDBX - Clear lamp: CW 80 CRI

NOTES

1 = Made from a cast weight, power supply: from 120V to 277V input.
2 = Bronze finish consists of a polyester powder coat applied to the exposed areas of the cast lens frame only. The lens frame will be provided as natural cast bronze.

*Field Assembly and Specification Level required to change/ optimize fixture**

BRIOHN
DESIGN GROUP
3880 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD WISCONSIN 53045-1950
(262) 790-9500 PHONE
(262) 790-9505 FAX

SHEET TITLE
EXTERIOR LIGHTING CUT SHEETS

CFR ENGINES ADDITION
CFR ENGINES, INC.
N8 W22577 JOHNSON DR
PEWAUKEE, WI 53186

Revision
Date

JOB: 3245
DRAWN: HFR
CHECKED: HFR
DATE: 09/22/2022
SHEET:
E2.0

CA1 - CONTROL AREA 1 (EXISTING)

CFR Engines Inc. 10/6/2022

Expected Maximum quantities of Hazardous Materials - Flammable or Combustible in CA1, Control Area 1, the Existing and Addition to the Building

Note: For chemicals that meet the flammable category, note if Form Table 307.1(1) from the IBC apply and are reflected in the maximum gallons allowed.
Note: For chemicals that meet the combustible category, notes if and is from Table 307.1(1) from the IBC apply and are reflected in the maximum gallons allowed.
Note: For chemicals that meet the flammable and combustible category, note if from Table 307.1(1) from the IBC apply for the Hazardous Material Storage cabinets in use.
Note: note a is not reflected in the maximum gallons allowed
Note: Hazardous Material Storage Cabinet will be Type 90 - TBD what will be in each lab
Mfg = Manufacturing PTC = new Product Training Center

Chemical Name	Type of Chemical	CAS	Flash Point (°F)	Boiling Point (°F)	Hazard Classification	Location	Container Size	Max number of containers	Max quantity (gallons)	Storage Maximum Gallons Allowed	Group When Maximum Quantity Exceeded
PAT - TOLUENE	Toluene	108-88-3	39.9°F closed cup	231°F	III	Eng- Cyl Gas Prep Lab Eng - Nailhead	5 gal drum 1 gal metal	2 4	10 4		
PAT - Iso-Octane	2,2,4 Trimethylpentane	540-84-1	45.1°F open cup	210°F	II	Eng- Cyl Gas Prep Lab Eng - Nailhead	5 gal drum 1 gal metal	2 4	10 4		
PAT - n-Heptane	n-Heptane	142-82-5	25°F closed cup	208°F	IB	Eng- Cyl Gas Prep Lab Eng - Nailhead	5 gal drum 1 gal metal	2 4	10 4		
PAT - Octane 80	80% 2,2,4 Trimethylpentane 20% n-Heptane to 1% Tetraethyllead	540-84-1 142-82-5 78-00-2	17.4°F closed cup 25°F	96 - 210°F 208°F	IA IB	Eng- Cyl Gas Prep Lab Eng - Nailhead	5 gal drum 1 gal metal	2 4	10 4		
Aviation Gasoline	Gasoline	86290-81-5	-35°F	75 - 338°F	IA	Eng - Cyl Gas Prep Lab Eng - Nailhead	5 gal drum 1 gal metal	6 2	30 8	360	H2
Gasoline - various samples	Gasoline	86290-81-5	-35°F	75 - 338°F	IA	Eng- Cyl Gas Prep Lab Eng- Hot Mat Cabinet	5 gal drum 1 gal metal 1 gal glass	6 12 8	30 12 8		
Gasoline - various samples	Gasoline	86290-81-5	-35°F	75 - 338°F	IA	Mfg- Hot Mat Cabinet	5 gal drum	6	30		
Gasoline - various samples	Gasoline	86290-81-5	-35°F	75 - 338°F	IA	Mfg- Hot Mat Cabinet	5 gal drum	1	5		
Diesel Reference Fuel 2	Diesel Fuel, No. 2	68476-34-6	>100.4°F (closed cup)	284 - 662 °F	II	Shelving 2	5 gal metal	20	100		
TAT - Pentamethylheptane	Isododecane	13475-82-6	118.4°F	352°F	II	Shelving 2	1 gal glass	15	15		
Diesel Fuel - various Cetane Numbers	Diesel Fuel, No. 2	68476-34-6	136 - 168°F	310 - 691 °F	II	Drum on floor	55 gal drum	1	275	360	H3
Gasoline - various samples	Gasoline	86290-81-5	-35°F	75 - 338°F	IA	Mfg- Hot Mat Cabinet Mfg- Air shelf by Cylinder Veg	5 gal metal 1 gal glass	6 15	30 15		
Gasoline - various samples	Gasoline	86290-81-5	-35°F	75 - 338°F	IA	Mfg- Hot Mat Cabinet Mfg- Hot Mat Cabinet	1 gal glass 1 gal plastic	15 14	15 14		
Gasoline - various samples	Gasoline	86290-81-5	-35°F	75 - 338°F	IA	Mfg- Hot Mat Cabinet Mfg- Hot Mat Cabinet	5 gal metal 1 gal metal	6 7	30 7.25		
Green Paint	PPG Speedwarm 5xf Green Component Used for Proprietary Blend	not applicable	80°F closed cup	>500°F	IC	Mfg- Hot Mat Cabinet	1 gal metal	7	40		
Paint		1330-20-7	81.6°F closed cup	281.6°F	II	Mfg- Hot Mat Cabinet	1 gal metal	11	11		
Lacquer Thinner	Paint Thinner	Proprietary Blend	0°F	132°F	IB	Mfg- Hot Mat Cabinet Mfg- Hot Mat Cabinet	1 gal metal 1 gal glass	1 1	6 6		
Xylene/Toluene Replacement	Solvent Mixture	Proprietary Blend	0°F	132°F	IB	Mfg- Hot Mat Cabinet	1 gal metal	4	4		
TADF Naphtha	Coal Tarred	64742-95-6	102 - 201°F	302 - 392°F	IB	Mfg- Hot Mat Cabinet	1 gal metal	11	11		
Spray Paint Aerosol Cans	Paint - variety of colors	Paint Blend	<70°F	> 94 <451°F	IA	Mfg- Hot Mat Cabinet	11 oz metal	28	19		
Diesel Fuel - various Cetane Numbers	Diesel Fuel, No. 2	68476-34-6	136 - 168°F	310 - 691 °F	II	Eng- Cyl Gas Prep Lab Eng- Cyl Gas FS Eng- Hot Mat Cabinet Eng- Hot Mat Cabinet	1 gal metal 1 gal glass 1 gal metal 1 gal glass	1 19 7 2	1 19 7 2	37.5	140 Not exceeded
Diesel Fuel Various Samples	Diesel Fuel, No. 2	68476-34-6	136 - 168°F	310 - 691 °F	II	Mfg- Hot Mat Cabinet	1 gal glass	9	9	9.75	
Diesel Fuel Various Samples	Diesel Fuel, No. 2	68476-34-6	136 - 168°F	310 - 691 °F	II	Mfg- Hot Mat Cabinet Mfg- Hot Mat Cabinet	1 gal glass 1 gal metal	1 1	1 1	1.75	
Diesel Fuel Various Samples	Diesel Fuel, No. 2	68476-34-6	136 - 168°F	310 - 691 °F	II	Mfg - supply cage	1 gal glass	9	9	9.75	
Diesel Fuel Various Samples	Diesel Fuel, No. 2	68476-34-6	136 - 168°F	310 - 691 °F	II	FH - Hot Mat Cabinet	1 gal glass	9	9	9.75	
Process fluid for homing machine	90% Petroleum distillates 10% Petroleum distillates	64742-53-6 64742-53-6	129 -218°F	Not Available	II	Mfg - supply cage	55 gal drum	1	55		
Hexadecane	Hexadecane	544-76-3	270°F closed cup	540°F	IIIB	Eng- Drum on floor Eq 75	55 gal drum	1	55		
Ospol 648 Engine Oil	5W-30 Engine Oil	Mixture	417°F closed cup	Not Available	IIIB	Eng- Hot Mat Cabinet Eng- Hot Mat Cabinet	1 gal glass 1 gal plastic	7 3	7 3	360	not exceeded
Ospol 650 Engine Oil	5W-30 Engine Oil	Mixture	417°F closed cup	Not Available	IIIB	Mfg - supply cage	55 gal drum	3	165	990	not exceeded
MOTAPM® COMPONENT "A"	Component used for proprietary blend Isopar® petrochemical fluid	Proprietary Blend	180°F closed cup	406°F	IIIB	Shipping - on floor	5 gal plastic	2	10	26400	Not exceeded
MOTAPM® COMPONENT "B"	Component used for proprietary blend Isopar® petrochemical fluid	Proprietary Blend	none	406°F	IIIB	Shipping - on floor	5 gal plastic	2	10		

NOTE – CA1 DOES NOT EXCEED OCCUPANCY LIMITS FOR ANY HAZARD CLASS PER NOTE 'D' & 'E' IN IBC TABLE 307.1(1).

CA2 - CONTROL AREA 2 (EXISTING)

CFR Engines Inc. 10/6/2022

Expected Maximum quantities of Hazardous Materials - Flammable or Combustible in CA2, Control Area 2, the Existing Fuel Storage Building

Note: For chemicals that meet the flammable category, notes if and is from Table 307.1(1) from the IBC apply and are reflected in the maximum gallons allowed.
Note: For chemicals that meet the combustible category, notes if and is from Table 307.1(1) from the IBC apply and are reflected in the maximum gallons allowed.

Chemical Name	Type of Chemical	CAS	Flash Point (°F)	Boiling Point (°F)	Hazard Classification	Location	Container Size	Max number of containers	Max quantity (gallons)	Storage Maximum Gallons Allowed	Group When Maximum Quantity Exceeded
PAT - TOLUENE	Toluene	108-88-3	39.9°F closed cup	231°F	III	Drum on floor Bonding Board	55 gal drum 5 gal drum	2 1	110 5		
PAT - Iso-Octane	2,2,4 Trimethylpentane	540-84-1	45.1°F open cup	210°F	II	Drum on floor Bonding Board	55 gal drum 5 gal drum	2 1	110 5		
PAT - n-Heptane	n-Heptane	142-82-5	25°F closed cup	208°F	IB	Drum on floor Bonding Board	55 gal drum 5 gal drum	2 1	110 5		
PAT - Octane 80	80% 2,2,4 Trimethylpentane 20% n-Heptane to 1% Tetraethyllead	540-84-1 142-82-5 78-00-2	17.4°F closed cup 25°F	96 - 210°F 208°F	IA IB	Drum on floor Bonding Board	55 gal drum 5 gal drum	2 1	110 5		
Aviation Gasoline	Gasoline	86290-81-5	-35°F	75 - 338°F	IA	Drum on floor	55 gal drum	6	330	360	H2
Gasoline - Varsa	Gasoline	86290-81-5	-35°F	75 - 338°F	IA	Drum on floor	55 gal drum	6	330		
Gasoline - various samples	Gasoline	86290-81-5	-35°F	75 - 338°F	IA	Table Drum on floor	5 gal metal 55 gal drum	4 1	52		
Gasoline - various samples	Gasoline	86290-81-5	-35°F	75 - 338°F	IA	Shelving 1 Drum on floor	5 gal metal 55 gal drum	25 1	63.25		
Green Paint	PPG Speedwarm 5xf Green Product Code W37K06	not applicable	80°F closed cup	>500°F	IC	pails on floor	5 gal metal	6	30		
Diesel Reference Fuel 2	Diesel Fuel, No. 2	68476-34-6	>100.4°F (closed cup)	284 - 662 °F	II	Drum on floor Bonding Board	55 gal drum 5 gal drum	1 1	110 5		
TAT - Pentamethylheptane	Isododecane	13475-82-6	118.4°F	352°F	II	Drum on floor	55 gal drum	1	55		
Diesel Fuel - various Cetane Numbers	Diesel Fuel, No. 2	68476-34-6	136 - 168°F	310 - 691 °F	II	Drum on floor Shelving 2	55 gal drum 5 gal metal 1 gal glass	1 20 15	275 100 15	360	H3
Gasoline - various samples	Gasoline	86290-81-5	-35°F	75 - 338°F	IA	Shelving 2	5 gal metal 1 gal glass	6 15	148.25		
Gas To Liquid (GTL) Diesel Fuel	Gas To Liquid (GTL) Diesel Fuel	85535-85-9	>150.1°F (closed cup)	311 - 680°F	II	Shelving 2	55 gal metal	2	55		
Diesel Fuel - Syntec	Diesel Fuel, No. 2	68476-34-6	136 - 168°F	310 - 691 °F	II	Drum on floor	55 gal drum	1	55		
Process fluid for homing machines	90% Petroleum distillates 10% Petroleum distillates	64742-53-6 64742-53-6	129 -218°F	Not Available	II	Drum on floor	55 gal drum	1	55		
Diesel Reference Fuel 7	Diesel Fuel, No. 2	68476-34-6	>140.9°F (closed cup)	334 - 689 °F	IIIA	Drum on floor Bonding Board	55 gal drum 5 gal drum	2 1	110 5	990	not exceeded
Hexamethylbenzene	1,2,3,4,5,6-Hexamethylbenzene	87-85-4	266.9°F (closed cup)	497°F	IIIB	Shelving 4	1 gal glass	4	4	26400	not exceeded
Petroleum mixed waste from fuels not suitable for further use at CFR	Diesel & Gasoline Blend	n/a	not tested	not tested	??	Drum on floor	55 gal drum	1	55	??	??

CA3 - CONTROL AREA 3 (PROPOSED)

CFR Engines Inc. 10/7/2022

Expected Maximum quantities of Hazardous Materials - Flammable or Combustible in CA3, Control Area 3, the Fuel Storage Building added in the expansion

Note: For chemicals that meet the flammable category, notes if and is from Table 307.1(1) from the IBC apply and are reflected in the maximum gallons allowed.
Note: For chemicals that meet the combustible category, notes if and is from Table 307.1(1) from the IBC apply and are reflected in the maximum gallons allowed.

Chemical Name	Type of Chemical	CAS	Flash Point (°F)	Boiling Point (°F)	Hazard Classification	Location	Container Size	Max number of containers	Max quantity (gallons)	Storage Maximum Gallons Allowed	Group When Maximum Quantity Exceeded
PAT - TOLUENE	Toluene	108-88-3	39.9°F closed cup	231°F	III	Drum on floor	55 gal drum	2	110		
PAT - Iso-Octane	2,2,4 Trimethylpentane	540-84-1	45.1°F open cup	210°F	II	Drum on floor	55 gal drum	2	110		
PAT - n-Heptane	n-Heptane	142-82-5	25°F closed cup	208°F	IB	Drum on floor	55 gal drum	2	110		
PAT - Octane 80	80% 2,2,4 Trimethylpentane 20% n-Heptane	540-84-1 142-82-5	17.4°F closed cup	96 - 210°F	IA	Drum on floor Bonding Board	55 gal drum 5 gal drum	2 1	110 5		
Diesel Reference Fuel 2	Diesel Fuel, No. 2	68476-34-6	>100.4°F closed cup	284 - 662 °F	II	Drum on floor	55 gal drum	2	110	360	not exceeded
TAT - Pentamethylheptane	Isododecane	13475-82-6	118.4°F	352°F	II	Drum on floor	55 gal drum	1	55		
Diesel Cetane Check Fuel, Low	Diesel Fuel, No. 2	68476-34-6	>100.4°F closed cup	338 - 689 °F	IIIA	Drum on floor	55 gal drum	3	165	990	not exceeded
Diesel Cetane Check Fuel, High	Diesel Fuel, No. 2	68476-34-6	>100.4°F closed cup	338 - 689 °F	IIIA	Drum on floor	55 gal drum	3	165		
Diesel Reference Fuel 7	Diesel Fuel, No. 2	68476-34-6	>140.9°F closed cup	334 - 689 °F	IIIA	Drum on floor	55 gal drum	3	165		
PAT - n-Hexadecane	n-Hexadecane	544-76-3	273°F closed cup	548°F	IIIB	Drum on floor	55 gal drum	3	165	26400	not exceeded

HAZARD MANAGEMENT PLAN LEGEND

M	AED & MEDICAL SUPPLIES
C	AIR COMPRESSOR
CC	COMPRESSED GAS CYLINDERS
CAx	CONTROL AREA
D	DOOR - ACCESS TO STORAGE & USE AREAS
DO	DOOR (OVERHEAD) - ACCESS TO STORAGE AND USE AREAS
EP	EMERGENCY EXIT - PRIMARY
ES	EMERGENCY EXIT - SECONDARY
W	EYEWASH STATION - DRENCH
B	EYEWASH STATION - BOTTLES
MP	FACILITY EVACUATION MEETING POINT LOCATION
FA	FIRE ALARM PULL STATION
S	FIRE ALARM SYSTEM CONTROL PANEL
FE	FIRE EXTINGUISHER
FS	FIRE SUPPRESSION
GU-B	GENERAL USE - FUEL BLENDING
GU-L	GENERAL USE - LABORATORY
GU-M	GENERAL USE - MANUFACTURING
GU-O	GENERAL USE - OFFICE
GU-R	GENERAL USE - SHIPPING/RECEIVING
GU-SF	GENERAL USE - STORAGE - FUELS
GU-SP	GENERAL USE - STORAGE - PARTS & FINISHED GOODS
GU-T	GENERAL USE - TRAINING
HM	HAZARDOUS MATERIAL RATED STORAGE
HC-IB	HAZARD CLASS 1B - FLAMMABLE
HC-II	HAZARD CLASS II - COMBUSTIBLE
HC-IIIA	HAZARD CLASS IIIA - COMBUSTIBLE
HC-IIIB	HAZARD CLASS IIIB - COMBUSTIBLE
N	LIQUID NITROGEN
ML	LOCATION FOR LIASON TO MEET EMERGENCY RESPONDERS
S	SPRINKLER SYSTEM - RISER ROOM
TM	WASH TANK - MINERALS SPIRITS
TU	WASH TANK - ULTRASONIC - WATER/SOAP
MC	HAZARDOUS MATERIAL CABINET

KEYNOTE LEGEND

01-4	PAINT STORAGE ROOM. TO MEET REQUIREMENTS OF IBC/IFC/NFPA AND LOCAL FIRE MARSHALL. STORAGE WITHIN TO ALLOW H-2 CLASSIFICAION OR LESS. ENCLOSURE TO BE 2-HR RATED. WALLS REINFORCED AS REQUIRED PER NFPA CALCULATIONS. SEE STRUCTURAL DRAWINGS FOR REINFORCING OF WALLS AND PRECAST LID. AND ASSOCIATED DEFLAGRATION VENTING WALL PANEL. COORDINATE GROUNDING AND EXPLOSION-PROOF ELECTRICAL REQUIREMENTS WITH ELECTRICAL CONTRACTOR.
21-3	SPRINKLER RISER AND FIRE DEPARTMENT CONNECTION. INCLUDE CODE REQUIRED ALARMS. COORDINATE WITH FIRE MARSHAL.
21-5	PROVIDE WALL-MOUNTED FIRE EXTINGUISHERS. COORDINATE FINAL QUANTITY AND LOCATIONS WITH FIRE MARSHAL.
33-3	ELECTRIC METER AND SERVICE LOCATION. VERIFY WITH OWNER AND LOCAL ELECTRIC UTILITY.
33-4	GAS METER AND SERVICE LOCATION. VERIFY WITH OWNER AND LOCAL NATURAL GAS UTILITY.

BUILDING OCCUPANCY SCHEDULE

Name	Area
B BUSINESS OCCUPANCY	13262 SF
F-1 OCCUPANCY	13435 SF
H-2 OCCUPANCY	532 SF
H-2 OCCUPANCY (EXISTING)	532 SF
S-1 OCCUPANCY	5186 SF
Grand total	32948 SF

RATED PARTITION LEGEND

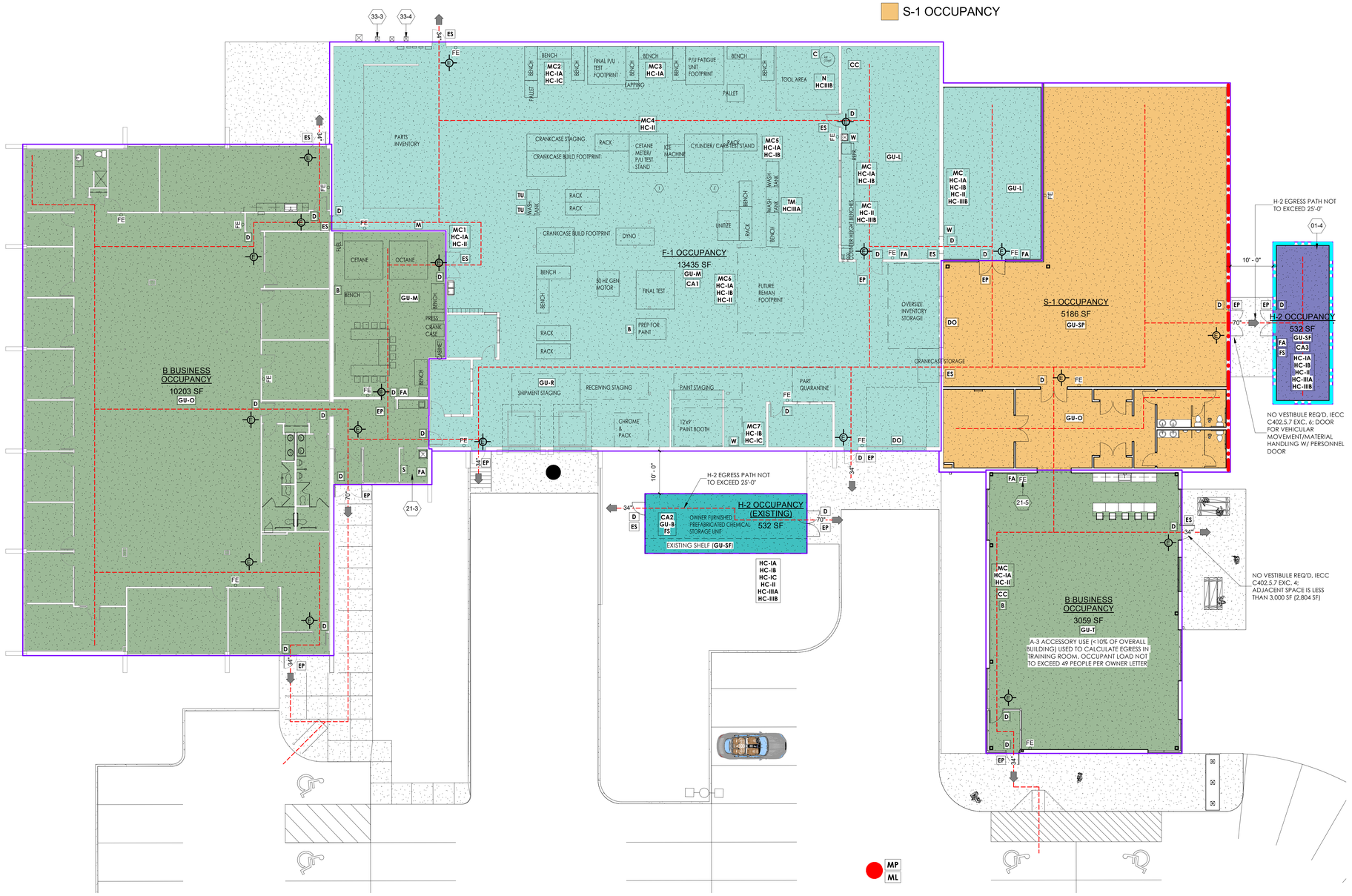
1 FW	1 HOUR RATED FIRE WALL
2 FW	2 HOUR RATED FIRE WALL
3 FW	3 HOUR RATED FIRE WALL

Building Occupancy Legend

- B BUSINESS OCCUPANCY
- F-1 OCCUPANCY
- H-2 OCCUPANCY
- H-2 OCCUPANCY (EXISTING)
- S-1 OCCUPANCY

CODE PLAN LEGEND

- EXIT ACCESS
- 34 EXIT WIDTH
- (E) EXIT LIGHT
- FE FIRE EXTINGUISHER BRACKET MTD.
- FEC FIRE EXTINGUISHER CABINET



1 FIRST FLOOR EGRESS & LIFE SAFETY PLAN
3/32" = 1'-0"

GENERAL NOTES - CODE PLAN

1	EXITS AND AISLES SHALL BE SO LOCATED THAT THE TRAVEL DISTANCE TO AN EXIT DOOR SHALL NOT BE GREATER THAN 250 FEET MEASURED ALONG THE LINE OF TRAVEL IN SPRINKLERED BUILDINGS. WHERE AISLES ARE PROVIDED FOR SEATING, THE DISTANCE SHALL BE MEASURED ALONG THE AISLES AND AISLE ACCESSWAY WITHOUT TRAVEL OVER OR ON THE SEATS.
2	EGRESS ROUTE & ACCESSIBLE ROUTE SHALL BE RE-EVALUATED FOR FUTURE TENANTS NEEDS IN TENANT SPACES.
3	EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECT ON EGRESS TRAVEL IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS. INTERVENING MEANS OF EGRESS DOORS WITHIN EXITS SHALL BE MARKED BY EXIT SIGNS. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR IS MORE THAN 100 FEET FROM THE NEAREST VISIBLE EXIT SIGN. ADDRESS THE NEED FOR 90 MINUTE CONTINUED ILLUMINATION IN CASE OF POWER LOSS. PROVIDE EXTERIOR SIDE LIGHT FIXTURES FOR EXITS. REFER TO ELECTRICAL DRAWINGS.
4	OWNER SHALL PROVIDE ACCESSIBLE DRINKING WATER FACILITIES.
5	EXIT TRAVEL DISTANCE IS LESS THAN 250 FEET AND LESS THAN 25 FEET AT H-2 OCCUPANCY.

CODE CALCULATIONS & ANALYSIS:

OCCUPANCY CALCULATION:

OCCUPANCY F-1 MODERATE HAZARD FACTORY OCCUPANCY (PRIMARY)
100 SQUARE FEET IS MAXIMUM FLOOR AREA ALLOWANCE PER OCCUPANT
13,435 SQUARE FEET GROSS / 100 SQUARE FEET PER PERSON = 135 PEOPLE MAXIMUM

OCCUPANCY B BUSINESS (SECONDARY)
100 SQUARE FEET IS MAXIMUM FLOOR AREA ALLOWANCE PER OCCUPANT
10,203 SQUARE FEET GROSS / 100 SQUARE FEET PER PERSON = 103 PEOPLE

OCCUPANCY A-3 ASSEMBLY (SECONDARY)
15 SQUARE FEET IS MAXIMUM FLOOR AREA ALLOWANCE PER OCCUPANT
3,059 SQUARE FEET GROSS / 15 SQUARE FEET PER PERSON = 204 PEOPLE
OCCUPANCY NOT TO EXCEED 49 PEOPLE PER OWNER LETTER

OCCUPANCY H-2 HIGH HAZARD STORAGE (SECONDARY)
500 SQUARE FEET IS MAXIMUM FLOOR AREA ALLOWANCE PER OCCUPANT
1,064 SQUARE FEET GROSS / 500 SQUARE FEET PER PERSON = 3 PEOPLE

OCCUPANCY S-1 MOD HAZARD STORAGE (SECONDARY)
500 SQUARE FEET IS MAXIMUM FLOOR AREA ALLOWANCE PER OCCUPANT
5,186 SQUARE FEET GROSS / 500 SQUARE FEET PER PERSON = 11 PEOPLE

TOTAL OCCUPANCY = 456 PEOPLE MAXIMUM

PLUMBING FIXTURE CALCULATION:

BASED ON F-1 FACTORY OCCUPANCY = 135 PEOPLE
TOILET FIXTURES (WC) REQUIRED AND PROVIDED ARE AS FOLLOWS:
F-1 68 MEN = 0.68 FIXTURE (WC) REQUIRED
F-1 68 WOMEN = 0.68 FIXTURE (WC) REQUIRED

BASED ON B BUSINESS OCCUPANCY = 133 PEOPLE
TOILET FIXTURES (WC) REQUIRED AND PROVIDED ARE AS FOLLOWS:
B 67 MEN = 2.34 FIXTURE (WC) REQUIRED
B 67 WOMEN = 2.34 FIXTURE (WC) REQUIRED

BASED ON S-1 STORAGE OCCUPANCY = 11 PEOPLE
TOILET FIXTURES (WC) REQUIRED AND PROVIDED ARE AS FOLLOWS:
S-1 6 MEN = 0.06 FIXTURE (WC) REQUIRED
S-1 6 WOMEN = 0.06 FIXTURE (WC) REQUIRED

TOTAL (WC) FIXTURES REQUIRED - MEN = 4 FIXTURES
TOTAL (WC) FIXTURES REQUIRED - WOMEN = 4 FIXTURES

MEN AND WOMEN FIXTURES (WC) REQUIRED 8 TOTAL AND PROVIDED 13 TOTAL OK

LAVATORY FIXTURES REQUIRED AND PROVIDED ARE AS FOLLOWS:
F-1 MEN AND WOMEN 135 = 1.35 LAVATORY FIXTURES REQUIRED +
8 MEN AND WOMEN 133 = 2.66 LAVATORY FIXTURES REQUIRED +
S-1 MEN AND WOMEN 11 = 0.11 LAVATORY FIXTURE REQUIRED +

MEN AND WOMEN FIXTURES (LAV) REQUIRED 5 TOTAL AND PROVIDED 9 TOTAL OK
+ EXISTING SERVICE SINK & DRINKING FOUNTAIN

EXIT WIDTH REQUIRED AND EXIT ACCESS TRAVEL DISTANCE:

EXIT WIDTH REQUIRED 456 x .20 = 91.2 INCHES OR 32 INCHES EACH MINIMUM CLEAR X (3) EXITS
EXIT WIDTH PROVIDED (7) 36" WIDE DOORS x 34" + (2) 72" WIDE DOORS x 70" = 378" WIDTH
TOTAL EXIT WIDTH PROVIDED OF 378" EXCEEDS REQUIRED EXIT WIDTH CALCULATED (91.2")
TOTAL NUMBER OF EXISTING EXITS PROVIDED (9) EXCEEDS THE NUMBER OF EXITS REQUIRED (3)
REFER TO SHEET A1.0 FOR ADDITIONAL INFORMATION

EXIT TRAVEL DISTANCE = LESS THAN 250' AND LESS THAN 25' AT H-2 OCCUPANCY

AREA AND HEIGHT LIMITATION CALCULATIONS:

PER IBC TABLE 506.2
FOR OCCUPANCY GROUP F-1 [TYPE 2B CONSTRUCTION (INCLUDES AUTOMATIC SPRINKLER INCREASE)]
1 STORY AND 62,000 S.F. ALLOWED FROM TABLE 506.2
THE ACTUAL SIZE IS 32,948 S.F. AND 1 (ONE) STORY.

THE BUILDING IS CLASSIFIED AS AN UNLIMITED AREA BUILDING PER SECTION 507.4

THE BUILDING AREA IS AT OR BELOW THE ALLOWABLE AREA LIMITS AND
STORY LIMITS PER TABLE 506.2 WITH AUTOMATIC SPRINKLER. THE BUILDING IS BELOW ALLOWABLE HEIGHT LIMIT OF 75 FEET, THE ACTUAL HEIGHT IS 18.75 FEET. PER TABLE 504.3

MULTIPLE OCCUPANCIES:

BUILDING DESIGN IS BASED ON NON-SEPARATED OCCUPANCIES PER IBC 508.3.
THE ALLOWABLE AREA AND HEIGHT BELOW IS THE MORE RESTRICTIVE
OCCUPANCY GROUP, WHICH IS F-1, REFER TO IBC TABLE 506.2

CONSTRUCTION CLASSIFICATION REQUIREMENTS:

PER IBC TABLE 601 AND TABLE 602:
TYPE IIB CONSTRUCTION:

PRIMARY STRUCTURAL FRAME	"0" RATING REQUIRED
INTERIOR BEARING WALLS	"0" RATING REQUIRED
EXTERIOR BEARING WALLS (PER TABLE 602 > 30 FEET)	"0" RATING REQUIRED
NONBEARING WALLS AND PARTITIONS	"0" RATING REQUIRED
FLOOR CONSTRUCTION AND SECONDARY MEMBERS	"0" RATING REQUIRED
ROOF CONSTRUCTION AND SECONDARY MEMBERS	"0" RATING REQUIRED

*PER IBC TABLE 602: THE SOUTH WALL OF THE ADDITION WHERE NOTED WILL BE 1 HR RATED DUE TO THE FIRE SEPARATION DISTANCE OF THE (H-2) CHEMCIAL STORAGE BUILDING (< 10'). SEE KEYNOTE 1-4 FOR THE PROPOSED CHEMICAL STORAGE CONSTRUCTION REQUIREMENTS (2 HR RATED).

EXTERIOR WALL OPENINGS ALLOWED:

PER IBC TABLE 705.8:
THE NEW WALLS OF THE PROPOSED ADDITION ARE GREATER THAN 30 FEET AWAY FROM THE PROPERTY LINE OR STREET; THEREFORE, THERE ARE NO RESTRICTIONS ON OPENINGS BOTH PROTECTED AND UNPROTECTED, EXCEPT AT THE SOUTH WALL OF THE PROPOSED ADDITION DUE TO THE PROXIMITY OF THE PROPOSED CHEMICAL STORAGE BUILDING (10'-15'), BOTH THE SOUTH WALL OF THE ADDITION AND THE CHECMICAL STORAGE BUILDING ITSELF MEET THE ALLOWABLE WALL OPENING AREA SPECIFIED IN IBC TABLE 705.8 (< 45%).

PROTECTED WALL OPENINGS AT THE SOUTH WALL OF THE ADDITION WHERE NOTED AND THE CHEMICAL STORAGE BUILDING WILL UTILIZE FIRE DOORS THAT COMPLY WITH SECTION 716.5 PER 705.8.2.

PER IBC 705.11.6:
A PARAPET WILL NOT BE REQUIRED AT THE PROPOSED ADDITION SINCE THE SOUTH WALL WILL HAVE LESS THAN 25% OF THE ALLOWABLE WALL OPENING AREA BE UNPROTECTED OPENINGS BASED ON THE FIRE SEPARATION DISTANCE DETERMINED IN TABLE 705.8.

BUILDING ENVELOPE REQUIREMENTS:

BUILDING ENVELOPE REQUIREMENTS: PROPOSED ADDITION WILL MEET COMCHECK.
REFER TO SHEET A5.1 EXTERIOR ELEVATIONS.

APPLICABLE TO ALL PLAN VIEWS

BRIOHN DESIGN GROUP
3880 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD WISCONSIN 53045-1950
(262) 790-0500 PHONE
(262) 790-0505 FAX

SHEET TITLE
CODE PLAN

CFR ENGINES ADDITION
CFR ENGINES, INC.
N8 W22577 JOHNSON DR
PEWAUKEE, WI 53186

Revision	Date

JOB:	3245
DRAWN:	NS
CHECKED:	DF
DATE:	10/07/2022

SHEET: A0.3

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

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

PWC 0963999030

CONDITIONAL USE PERMIT: NO. CUP-22-11-1

Recording area

_____

Name & Return Address

City of Pewaukee
W240N3065 Pewaukee Rd
Pewaukee, WI 53072

LEGAL DESCRIPTION:

LOT 24 CERT SURV 3998 VOL 31/116 REC AS DOC# 1154421 PT SW1/4 SEC 25 T7N R19E :: DOC# 4116472

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

CFR Engines

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

WHEREAS, The City Plan Commission has held a meeting on November 17, 2022; has reviewed the various elements of the petitioner's proposal; and has recommended that a Conditional Use Permit be granted to the above-named petitioner for the property/parcel identified above; and,

WHEREAS, The City Common Council held a public hearing meeting on November 21, 2022.

NOW, THEREFORE, let it be known that the City Common Council, by its action on November 21, 2022 has, hereby, granted a Conditional Use Permit for the following use(s):

Utilization of a proposed chemical storage building.

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

DRAFT

No conditions.

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

_____	_____
Attest:	Signature of equitable owner
	_____
	Date
_____	_____
Kelly Tarczewski City Clerk	Steve Bierce Mayor, City of Pewaukee
	_____
	Date

State of Wisconsin
County of Waukesha

Signed or attested before me on _____, 2022 by Steve Bierce, Mayor and Kelly Tarczewski, Clerk.

	_____
(Seal)	Ami Hurd My Commission expires _____

This instrument was drafted by Ami Hurd, Deputy Clerk

DRAFT

CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 3.

DATE: November 17, 2022

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding the Site and Building Plans for Waukesha Gun Club Located at N22 W23170 Watertown Road for the Purpose of Constructing a New Five-Stand Shooting Structure (PWC 0920998 & PWC 0920997)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Waukesha Gun Club staff report 11.17.22

Waukesha Gun Club site & building plans

Waukesha Gun Club email 11.15.22

Waukesha Gun Club statute information

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 November 17, 2022

Date: November 10, 2022

Project Name: Site & Building Plan Review

Project Address/Tax Key No.: N22W23170 Watertown Rd./PWC 0920997

Applicant: WAUKESHA GUN CLUB

Property Owner: Waukesha Gun Club

Current Zoning: I-2 Rural Institutional District and Lowland Conservancy District

2050 Land Use Map Designation: Public or Private Park and Recreation and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas

Use of Surrounding Properties: Industrial properties zoned M-4 to the north, Lowland Conservancy zoned lands to the south, nonresidential properties zoned M-2, B-6 and B-5 to the east, and B-4, LC and M-2 zoned lands to the west

Project Description/Analysis

The applicant submitted Site and Building Plans for a five-stand shooting structure at the Waukesha Gun Club. The Waukesha Gun club development spans three separate parcels (Tax Key Nos. 0920997, 0920998, and 0920999). The Waukesha Gun Club also owns a 2.76-acre parcel directly to the east (PWC 0919998004) as well as a 10.43-acre parcel on the south side of Watertown Road (PWC 0953989).

During the review of the previously proposed shooting structure in 2020, staff recommended that these properties be combined via Certified Survey Map as they are all being used for a single development and use. Staff continues to feel it best to combine the properties; however, that is not a recommendation currently as the Plan Commission removed that condition during the review of the last shooting structure.

The proposed structure is to be located in the northwest area of the property. The west side wall of the proposed structure includes one 10’ x 7’ overhead door, which is steel with window inserts. The south side wall of the proposed structure includes three 84” x 80” patio doors and a set of four windows. The north side wall of the structure has seven separate windows, and the east side wall includes one window.

The exterior of the structure is primarily vertical tongue and groove siding with a stone belt line around the bottom. A conceptual landscape plan was provided that shows a bush/shrub on each end of the south elevation along with flowers and plantings in front.

Recommendation

A motion to approve the Site & Building Plan Review Application for the Waukesha Gun Club, subject to:

- *The structure shall be in substantial conformance with the elevations provided on Sheet S2, dated August 3, 2018.*
- *The primary building materials shall be wood with brick and stone accents. Metal shall not be utilized as a primary building material.*
- *The overhead garage doors shall include glass windows.*
- *Landscaping similar to the other structures onsite shall be provided.*
- *The applicant shall confirm the location of the shooting structure, to the satisfaction of the City Planner, prior to the issuance of a Building Permit. The structure must be a minimum of 25 feet from internal property lines and 10 feet from other structures. If setbacks are not met, the structure must be relocated, or a Certified Survey Map approved to combine the parcels.*

WAUKESHA GUN CLUB

WAUKESHA, WI

BUILDING SPECIFICATIONS AND GENERAL NOTES

OWNERS INFORMATION:

- NAME: PAT GERBENSKY
- ADDRESS: N22W23170
- CITY: WAUKESHA
- STATE: WI
- ZIP: 53186

BUILDING DESIGN INFORMATION:

- DESIGN CODE: 2015 WI COMM BLDG CODE
- USE OF BUILDING: SHOOTING PAVILION
- OCCUPANCY CLASSIFICATION: GROUP (U)
- CONSTRUCTION TYPE: 5B
- RISK CATEGORY: 2
- FIRE SUPPRESSION SYSTEM: NO

BUILDING AREA:

- AREA OF WORK: 672 SQFT
- EXISTING BUILDING AREA: 0 SQFT
- TOTAL BUILDING AREA: 672 SQFT

ALLOWABLE AREA:

- TABLE AREA: 5500 SQFT
- PERIMETER INCREASE: 4125 SQFT
- SPRINKLER INCREASE: 0 SQFT
- TOTAL ALLOWABLE AREA: 9625 SQFT

BUILDING DESIGN LOADS:

SNOW		WIND		SEISMIC		TRUSS DEAD LOADS	
(Pg) =	30.0 PSF	B.W.S. =	115 MPH	- SEISMIC IMPORTANCE FACTOR:	1.00	DLTC =	4 PSF
(Ce) =	0.90	EXPOSURE =	D	- SPECTRA RESPONSE COEFFICIENT SDS:	0.093	DLBC =	5 PSF
(Ct) =	1.00			- SPECTRA RESPONSE COEFFICIENT SD1:	0.074		
(Is) =	1.20			- SITE CLASSIFICATION:	D		
(Pf) =	22.68 PSF			- SEISMIC DESIGN CATEGORY:	B		
(Ce) =	1.00						
(Ps) =	22.68 PSF						
(Ly) =	30.00 PSF						

*WITH UNBALANCED LOADS AS REQUIRED

PLEASE NOTE:

- DESIGNER LIABILITY LIMITED TO THE PREPARATION OF THE DRAWINGS WITH THE PARAMETER CONTRACTED AND ASCERTAINING TO CODE COMPLIANCE.
- THESE DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. ADDITIONAL DATA SHALL BE RECEIVED FROM THE ENGINEER THROUGH WRITTEN CLARIFICATION ONLY. VERIFY ALL EXISTING CONDITIONS, ELEVATIONS, & DIMENSIONS BEFORE PROCEEDING WITH ANY PORTION OF ANY WORK.
- NO CHANGES, MODIFICATIONS, OR DEVIATIONS SHALL BE MADE FROM THESE DRAWINGS OR SPECIFICATIONS WITHOUT FIRST SECURING WRITTEN PERMISSION FROM THE ENGINEER.
- WHERE LACK OF INFORMATION, OR ANY DISCREPANCY SHOULD APPEAR IN THE DRAWINGS OR SPECIFICATIONS, REQUEST WRITTEN INTERPRETATION FROM THE ENGINEER BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
- (IMPORTANT!) THIS BUILDING IS DESIGNED USING THE ROOF AS A DIAPHRAGM (DEEP THIN BEAM) TO TRANSFER SIDEWALL AND ROOF WIND LOADS TO THE ENDWALL SHEAR WALLS. STEEL PANELS ARE AN INTEGRAL PART OF THE BUILDING STRUCTURE AND ANY FUTURE FIELD MODIFICATIONS MADE MAY BE DETRIMENTAL TO THIS BUILDING'S STRUCTURAL PERFORMANCE.

SOIL:

- SOIL CLASSIFICATION #4 (FRM) BASED ON ASABE EP468.1 (CLASS OF MATERIAL: SW, SP, SM, SC, GM, AND GC.)
- A SOIL BEARING VALUE ASSUMED AT 2000 PSF. ALL FOOTINGS AND SLAB TO BEAR ON UNDISTURBED INORGANIC SOIL OR SOIL COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
- ALL SOILS BELOW CONCRETE SHALL BE A NON-FROST SUSCEPTIBLE SOIL AS REQUIRED IN ASCE 32.
- OWNER RESPONSIBLE FOR VERIFYING SITE SOIL CONDITIONS. ALL SOILS TO MEET OR EXCEED REQUIREMENTS AS REFERENCED IN THE GENERAL NOTES. CONSULT GEOTECHNICAL ENGINEER IF NECESSARY.

CONCRETE:

- CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-14. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
- ALL REBAR SHALL MEET A615 GRADE 40 OR BETTER.

LUMBER:

- ALL WOOD CONSTRUCTION SHALL BE OF MATERIALS SHOWN AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE NATIONAL FOREST PRODUCTS ASSOCIATION SPECIFICATIONS FOR WOOD CONSTRUCTION.
- ALL LUMBER IN CONTACT WITH CONCRETE OR SOIL ABOVE GRADE SHALL BE TREATED IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE AWPA U1 UC3B REQUIREMENTS OR BETTER.
- ALL LUMBER BELOW GRADE SHALL BE TREATED IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE AWPA U1 UC4B REQUIREMENTS OR BETTER.

COLUMNS:

- ALL LAMINATED COLUMNS SHALL BE MIDWEST MANUFACTURING'S, RIVET CLINCHED, WITH STEEL REINFORCED JOINTS UNLESS SPECIFIED OTHERWISE.

TRUSSES:

- DESIGNED IN ACCORDANCE TO 2015 WI COMM BLDG CODE
  TPI APPROVED
  THIRD PARTY INSPECTED
- LATERAL BRACING IS REQUIRED. SEE TRUSS SPECIFICATION SHEET(S) FOR LATERAL BRACE LOCATIONS.

STEEL PANEL:

- PRO-RIB STEEL PANEL
  .0142" MINIMUM THICKNESS BEFORE PAINTING
  .0155" NOMINAL THICKNESS AFTER PAINTING
  G90 GALVANIZED COATING PLUS ZINC PHOSPHATE
  40 YEAR PAINT WARRANTY
  STRUCTURAL STRENGTH ASTM-A653 GRADE 80 (FULL HARD STEEL)
  82000 PSI MINIMUM TENSILE STRENGTH

STEEL TRIM:

- COLOR MATCHED STEEL TRIMS
  CERAM-A-STAR 1050 PAINT SYSTEM

FRAMING FASTENERS:

- GALVANIZED THREADED HARDENED STEEL RINGSHANK NAILS, UNLESS NOTED OTHERWISE.

PANEL FASTENERS:

- COLOR MATCHED GALVANIZED WOODGRIP SCREWS, #10 DIAMETER, 1/4" HEX HEAD.

HANDLING AND STORING:

- ALL STEEL PANELS AND TRUSS PRODUCTS SHOULD BE HANDLED AND STORED PER MANUFACTURER SPECIFICATIONS.

GRADE:

- ALL GRADES TO SLOPE AWAY FROM BUILDING AT A MIN. 2% GRADE FOR PROPER DRAINAGE.

CONSTRUCTION BRACING:

- TEMPORARY BRACING DURING CONSTRUCTION SHALL BE CONTRACTORS' RESPONSIBILITY. REFER TO BCSI-B1 AND/OR B1G SUMMARY SHEET "GUIDE FOR HANDLING, INSTALLING, RESTRAINING AND BRACING OF TRUSSES", BY THE TRUSS PLATE INSTITUTE (TPI) AND THE WOOD TRUSS COUNCIL OF AMERICA (WTCA).

HVAC:

- HEATING, VENTING, AND AIR CONDITIONING REQUIREMENTS WERE NOT ADDRESSED ON THE DRAWING AND SHOULD BE APPROVED BY LOCAL OFFICIALS.

PLUMBING:

- PLUMBING REQUIREMENTS WERE NOT ADDRESSED ON THE DRAWING AND SHOULD BE INSTALLED IN ACCORDANCE WITH REQUIRED BUILDING CODES.

ELECTRICAL:

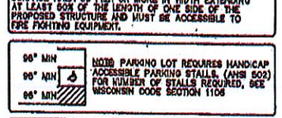
- ELECTRICAL REQUIREMENTS WERE NOT ADDRESSED ON THE DRAWING AND SHOULD BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ANY LOCAL CODES.

RECEIVED
SEP 09 2022
By: .....

CONDITIONALLY APPROVED
PERMANENT DEPARTMENT OF BUILDING SERVICES
SIGN
9/12/22
DATE

This Plan To Be On Site

NOTE:
THE OWNER SHALL PROVIDE AN ALL WEATHER HARD SURFACE AREA 30 FEET OR MORE IN WIDTH EXTENDING AT LEAST 50% OF THE LENGTH OF ONE SIDE OF THE PROPOSED STRUCTURE AND MUST BE ACCESSIBLE TO FIRE FIGHTING EQUIPMENT.



NOTE: PARKING LOT REQUIRES HANDICAP ACCESSIBLE PARKING STALLS. (ANSI 502) FOR NUMBER OF STALLS REQUIRED, SEE WISCONSIN CODE SECTION 1106

NOTE:
THE OWNER SHALL PROVIDE DESIGNATED SPACE WITHIN OR ADJACENT TO STRUCTURE FOR THE COLLECTION OF RECYCLABLE MATERIALS AS PER SPS 362.0400(2)

NOTE: OWNER/CONTRACTOR SHALL VERIFY ALL SETBACKS WITH LOCAL BUILDING OFFICIAL AT TIME OF CONSTRUCTION.

BUILDING INFORMATION:

NAME: WAUKESHA GUN CLUB
ADDRESS: N22W23170 WATERTOWN ROAD
CITY: WAUKESHA
STATE: WI
ZIP: 53186
COUNTY: WAUKESHA

NOTE:
ALL GRADES SLOPE AWAY FROM THE BUILDING @ A MIN. 2% SLOPE

NOTE:
IF MORE THAN ONE ACRE OF LAND IS DISTURBED BY BUILDING ERECTION AND/OR PARKING AND ACCESS DRIVE SURFACE, THE OWNER/CONTRACTOR SHALL SUBMIT A WATER RESOURCES APPLICATION FOR PROJECT PERMITS (WRAPP) AS PER NR 216.

NOTE:
FLOOR ELEVATION @ ALL SERVICE DOORS SHALL BE LEVEL AND FLUSH WITH ADJACENT INSIDE AND OUTSIDE FLOORS AS PER IBC 1008.1.5

NOTE:
EACH SERVICE DOOR @ EACH UNIT SHALL BE EQUIPPED WITH LEVER OPERATED HANDLES AS PER ADAAG 4.13.9

NOTE:
CURB RAMPS COMPLYING W/ ADAAG 4.7 ARE REQUIRED WHEREVER AN ACCESSIBLE ROUTE CROSSES A CURB.

WISCONSIN
JEFFREY J. MURRAY
E-37989
EAU CLAIRE
WI.
PROFESSIONAL ENGINEER
8-7-18

Digitally signed by Jeffrey J Murray
Date: 2018.08.07 11:11:51 -05'00'

SHEET INDEX

SHEET #	SHEET DESCRIPTION
S1	GENERAL NOTES AND SITE PLAN
S2	ELEVATIONS AND WALL STEEL LAYOUTS
S3	FLOOR PLAN AND ROOF FRAMING PLAN
S4	SIDEWALL SECTION AND SECTION DETAILS
S5	OVERHEAD DOOR AND JAMB FRAME DETAILS
S6	STEEL APPLICATION DETAILS

ENGINEERING SERVICES
6804 WATER RD. EAU CLAIRE, WI 54703 (715) 877-3060

FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING:
ENGINEERING@MIDWESTMANUFACTURING.COM

PROJECT TITLE:
WAUKESHA GUN CLUB

WAUKESHA, WI

PROF. ENGINEER:	JEFF MURRAY
PLAN DESIGNER:	FRANCIS DEL VECCHIO
DRAWN BY:	JAS
DATE:	8/3/2018
SCALE:	AS NOTED

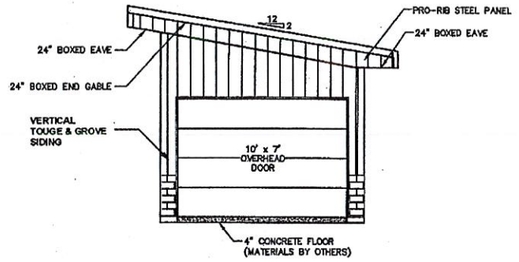
REVISIONS

NO	DATE	DESCRIPTION	BY
1			
2			

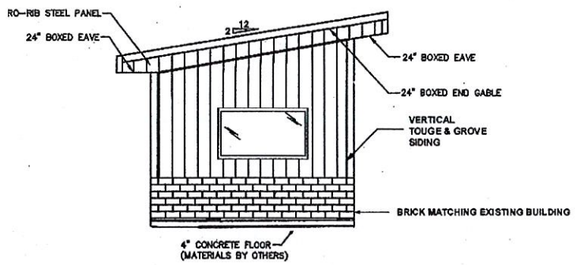
SHEET TITLE:
GENERAL NOTES AND SITE PLAN

FILE NAME: U19118WI

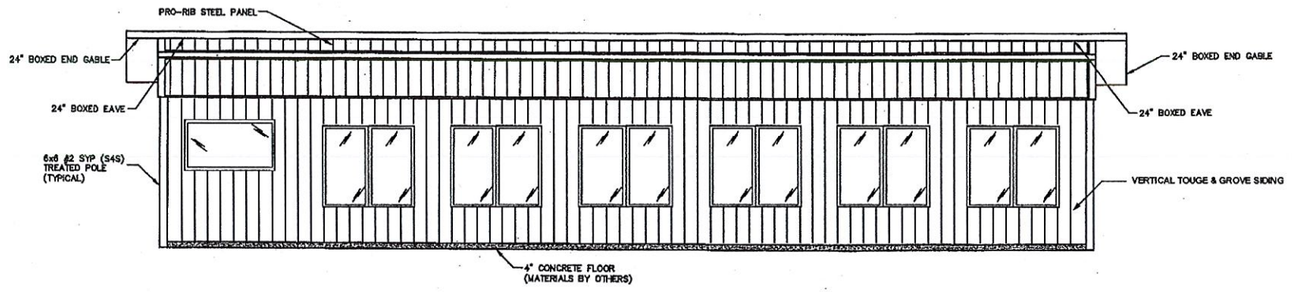
SHEET NO.
S1



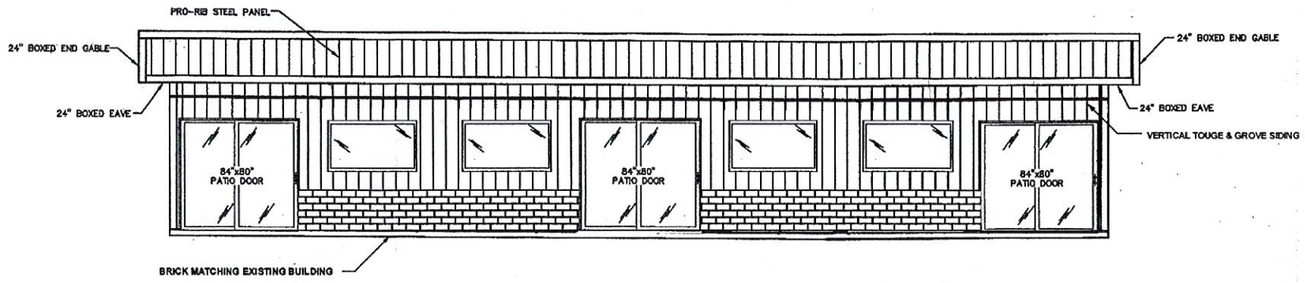
12'-0" WEST ENDWALL



12'-0" EAST ENDWALL

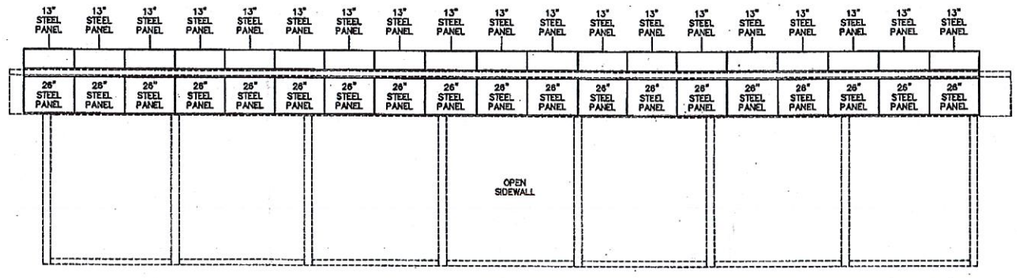


56'-0" NORTH SIDEWALL



56'-0" SOUTH SIDEWALL

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



56'-0" NORTH SIDEWALL

WALL LAYOUTS
SCALE: 1/4"=1'-0"

ENGINEERING SERVICES

FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING: ENGINEERING@MIDWESTMANUFACTURING.COM

PROJECT TITLE:
WAUKESHA GUN CLUB

WAUKESHA, WI

PROF. ENGINEER:	JEFF MURRAY
PLAN DESIGNER:	FRANCIS DEL VECCHIO
DRAWN BY:	JMS
DATE:	8/3/2018
SCALE:	AS NOTED

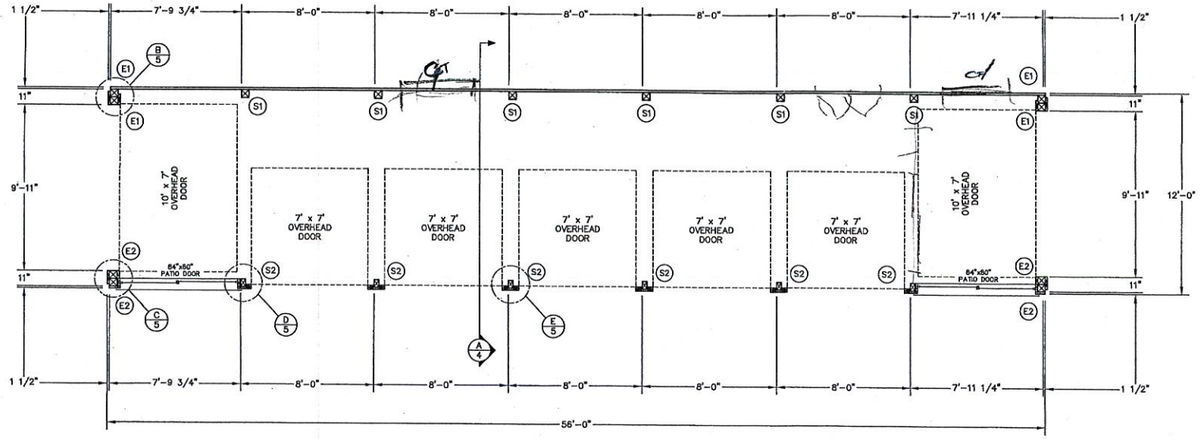
REVISIONS

NO	DATE	DESCRIPTION	BY
1			
2			

SHEET TITLE:
ELEVATIONS AND WALL STEEL LAYOUTS

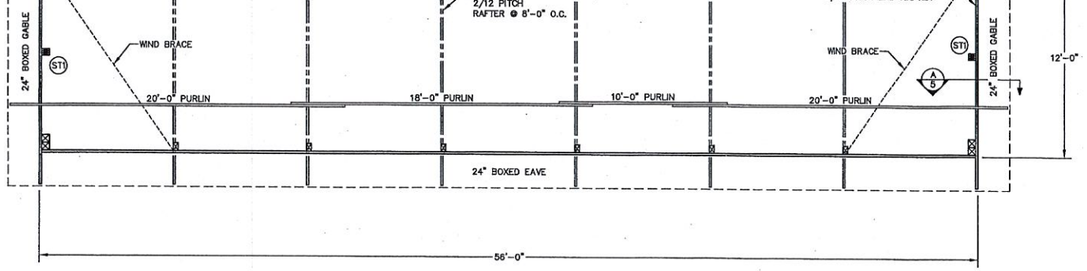
FILE NAME: U19118WI

SHEET NO.
S2



FLOOR PLAN
SCALE: 1/4"=1'-0"

POLE & FOOTING SCHEDULE				
POLE LOCATION	POLE DESCRIPTION	EMBEDMENT	NUMBER OF POLES	FOOTING DESCRIPTION
S1	(18')–6x6 #1 SYP (S4S) TREATED POLE	4'–4"	6	14"ø x 4" CONCRETE FOOTING
S2	(16')–4x6 #2 SYP (S4S) TREATED POLE	4'–4"	6	14"ø x 4" CONCRETE FOOTING
E1	(18')–6x6 #1 SYP (S4S) TREATED POLE	4'–4"	4	14"ø x 4" CONCRETE FOOTING (SHARED)
E2	(16')–6x6 #1 SYP (S4S) TREATED POLE	4'–4"	4	14"ø x 4" CONCRETE FOOTING (SHARED)



ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"

STUB COLUMN SCHEDULE		
COLUMN LOCATION	COLUMN DESCRIPTION	NUMBER OF COLUMNS
ST1	3–PLY 2x6–(4') #2 SPF STUB COLUMN (CUT TO FIT)	2

NOTE:
WIND BRACE SHALL BE A 2x4 #2 SPF PLACED ON THE UNDERSIDE OF THE ROOF PURLINS. WIND BRACE SHALL BE SECURED W/(2)–30d THREADED HARDENED STEEL NAILS AT EACH END AND W/(1)–10d THREADED HARDENED STEEL NAIL AT EACH BRACE TO PURLIN LOCATION.

NOTE: LATERAL BRACING IS REQUIRED. SEE TRUSS SPECIFICATION SHEET(S) FOR LATERAL BRACE LOCATIONS.

NOTE:
2x4 #2 SPF ROOF PURLINS (ON–EDGE) @ 24" O.C. ROOF PURLINS ARE TO BE SECURED TO THE RAFTER W/(1)–60d THREADED HARDENED STEEL NAIL AT EACH PURLIN TO RAFTER LOCATION.
FOR PURLIN OVERLAP SEE DETAIL E/4.

ENGINEERING SERVICES
8311 KANE RD. EAU CLAIRE, WI 54703 (715) 876–5555
FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING:
ENGINEERING@MIDWESTMANUFACTURING.COM

PROJECT TITLE:
WAUKESHA GUN CLUB

WAUKESHA, WI

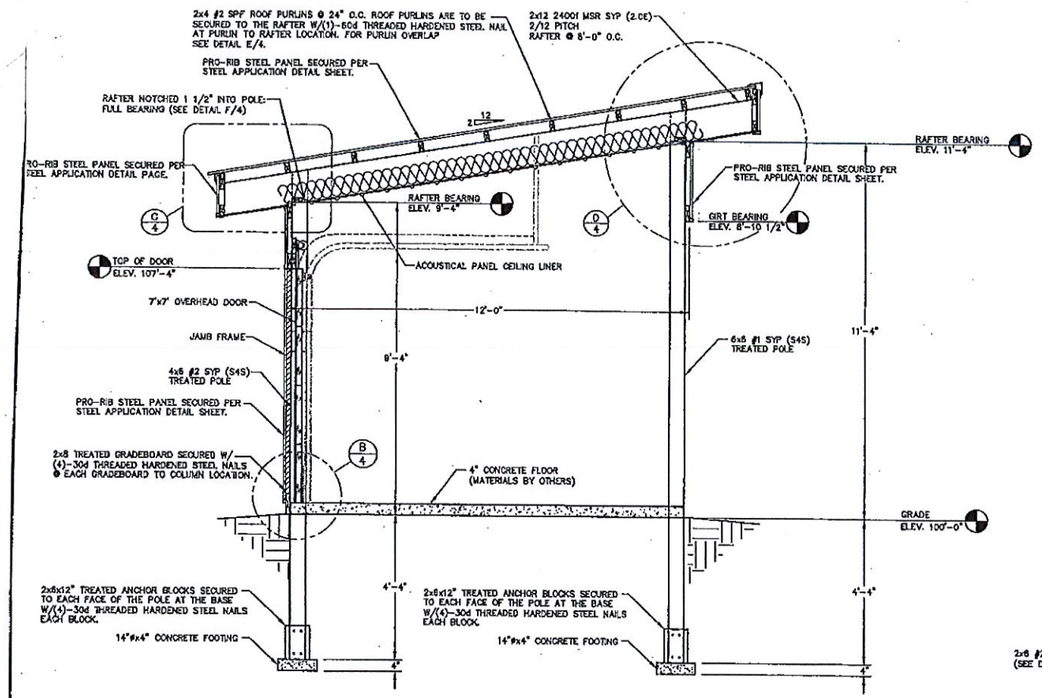
PROF. ENGINEER: JEFF MURRAY
PLAN DESIGNER: FRANCIS DEL VECCHIO
DRAWN BY: JMS
DATE: 8/3/2018
SCALE: AS NOTED

REVISIONS

NO	DATE	DESCRIPTION	BY
1			
2			

SHEET TITLE:
FLOOR PLAN AND ROOF FRAMING PLAN

FILE NAME: U19118WI
SHEET NO.
S3



A/4 BUILDING SECTION
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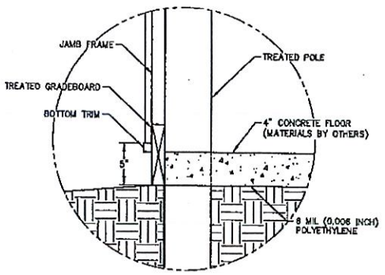

B/4 GRADE DETAIL
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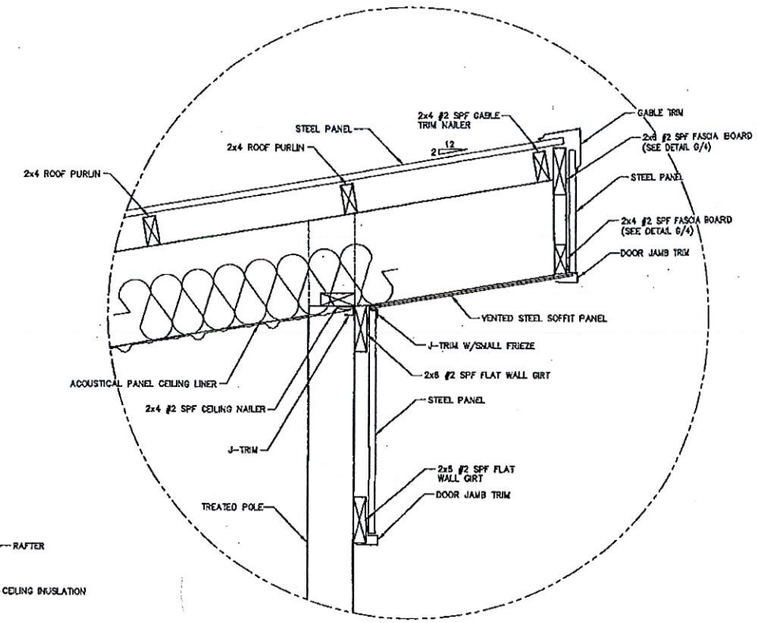
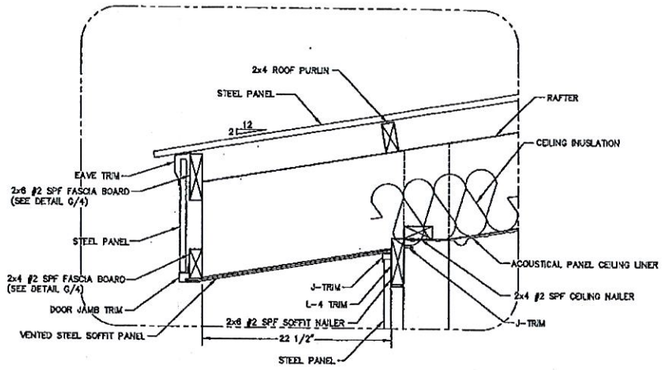
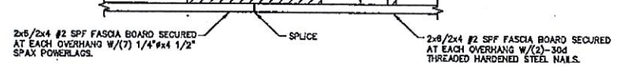


D/4 UPPER EAVE TRIM DETAIL
SCALE: 1/2"=1'-0"



C/4 LOWER EAVE TRIM DETAIL
SCALE: 1 1/2"=1'-0"



G/4 FASCIA BOARD DETAIL
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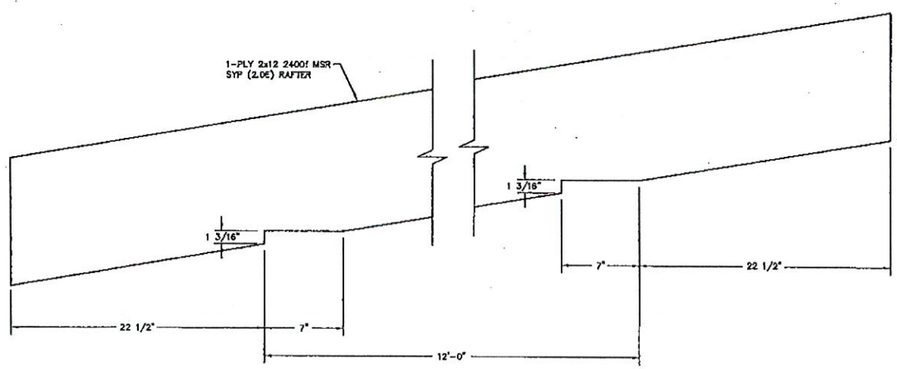
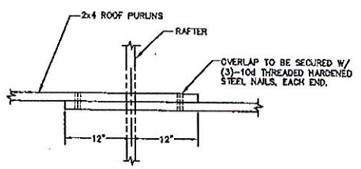
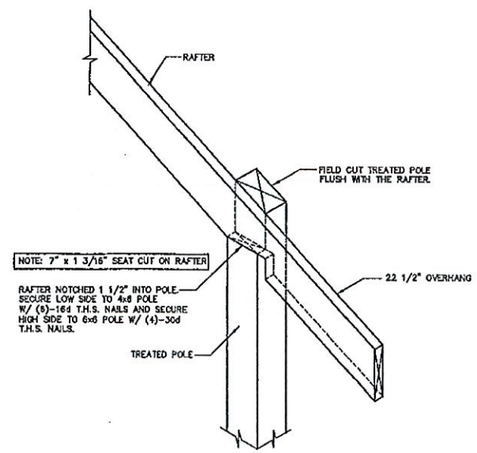


RAFTER NOTCH DETAIL
SCALE: 2"=1'-0"



E/4 PURLIN OVERLAP DETAIL
SCALE: 1"=1'-0"



F/4 TRUSS INSTALLATION
NOT TO SCALE

ENGINEERING SERVICES
6251 KANE RD. EAU CLAIRE, WI 54703 (715) 876-5368

FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING: ENGINEERING@MIDWESTMANUFACTURING.COM

PROJECT TITLE:
WAUKESHA GUN CLUB

WAUKESHA, WI

PROF. ENGINEER:	JEFF MURRAY
PLAN DESIGNER:	FRANCIS DEL VECCHIO
DRAWN BY:	JMS
DATE:	8/3/2018
SCALE:	AS NOTED

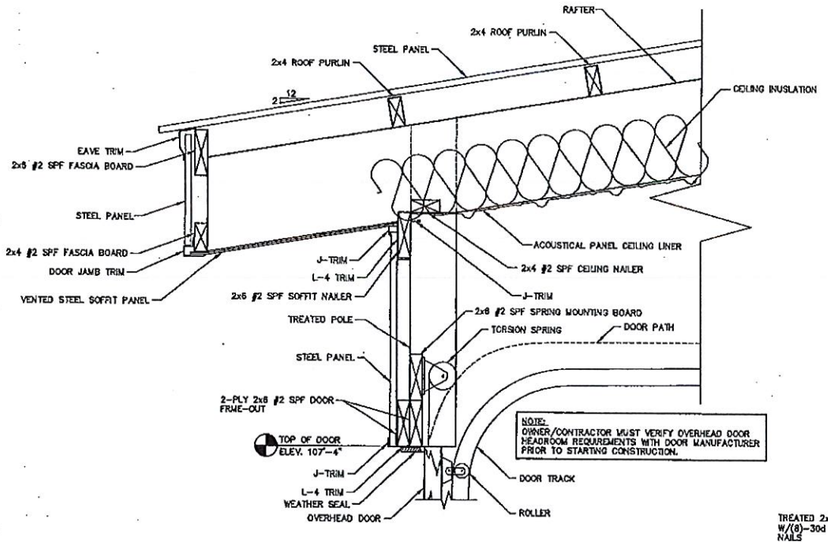
REVISIONS

NO	DATE	DESCRIPTION	BY
1			
2			

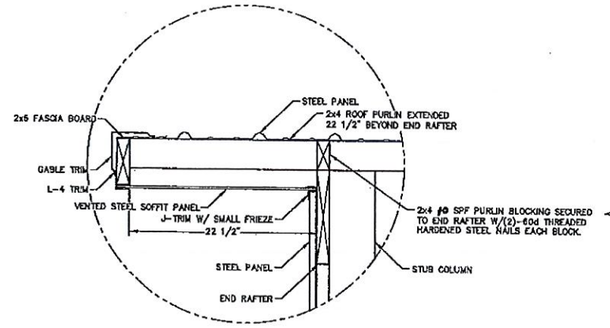
SHEET TITLE:
SIDEWALL SECTIONS AND SECTION DETAILS

FILE NAME: U1911BWI

SHEET NO.
S4



SIDEWALL OVERHEAD DOOR FRAME-OUT DETAIL
SCALE: 1 1/2"=1'-0"



A/5 24" BOXED GABLE DETAIL
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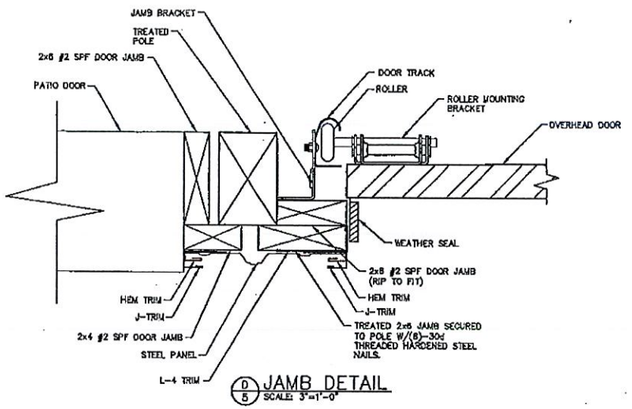
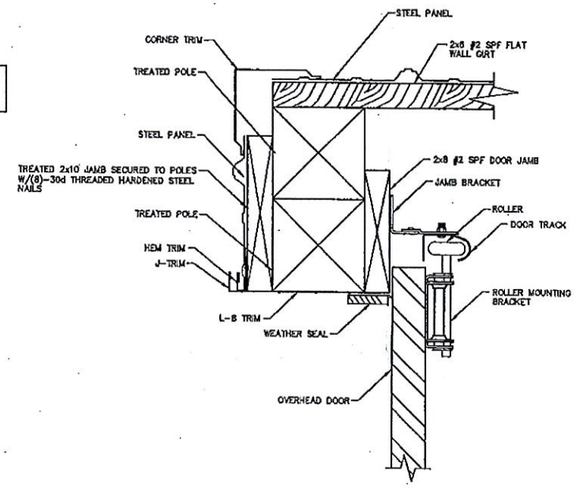
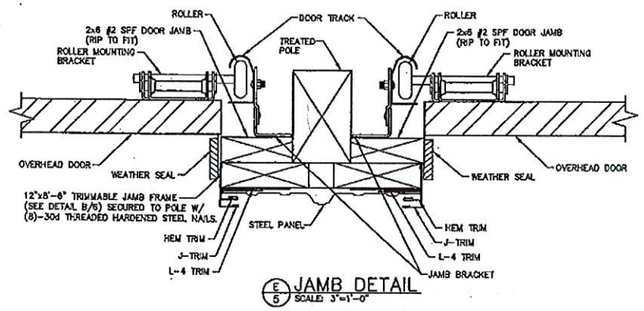


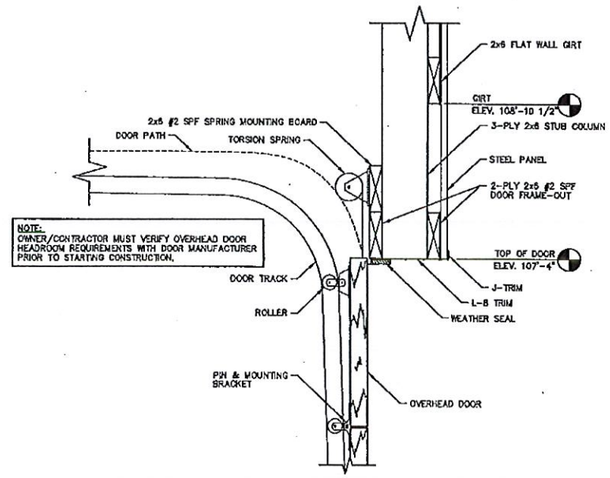
D/5 JAMB DETAIL
SCALE: 3"=1'-0"



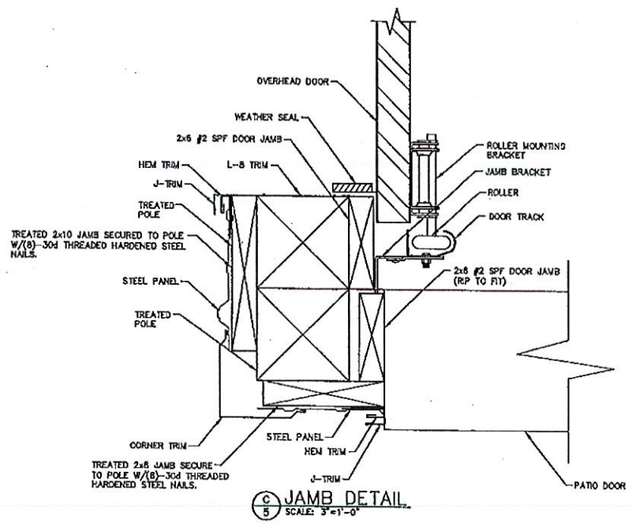
B/5 JAMB DETAIL
SCALE: 3"=1'-0"



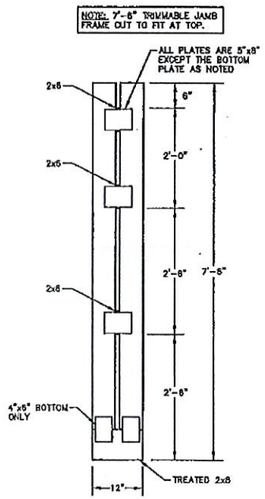
E/5 JAMB DETAIL
SCALE: 3"=1'-0"



ENDWALL OVERHEAD DOOR FRAME-OUT DETAIL
SCALE: 1 1/2"=1'-0"



C/5 JAMB DETAIL
SCALE: 3"=1'-0"



F/5 12" JAMB FRAME
SCALE: 3/4"=1'-0"

ENGINEERING SERVICES
6933 RAUCH RD. EAU CLAIRE, WI 54703 (715) 878-3858
FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING: ENGINEERING@MIDWESTMANUFACTURING.COM

PROJECT TITLE:
WAUKESHA GUN CLUB

WAUKESHA, WI

PROF. ENGINEER: JEFF MURRAY
PLAN DESIGNER: FRANCIS DEL VECCHIO
DRAWN BY: JNS
DATE: 8/3/2018
SCALE: AS NOTED

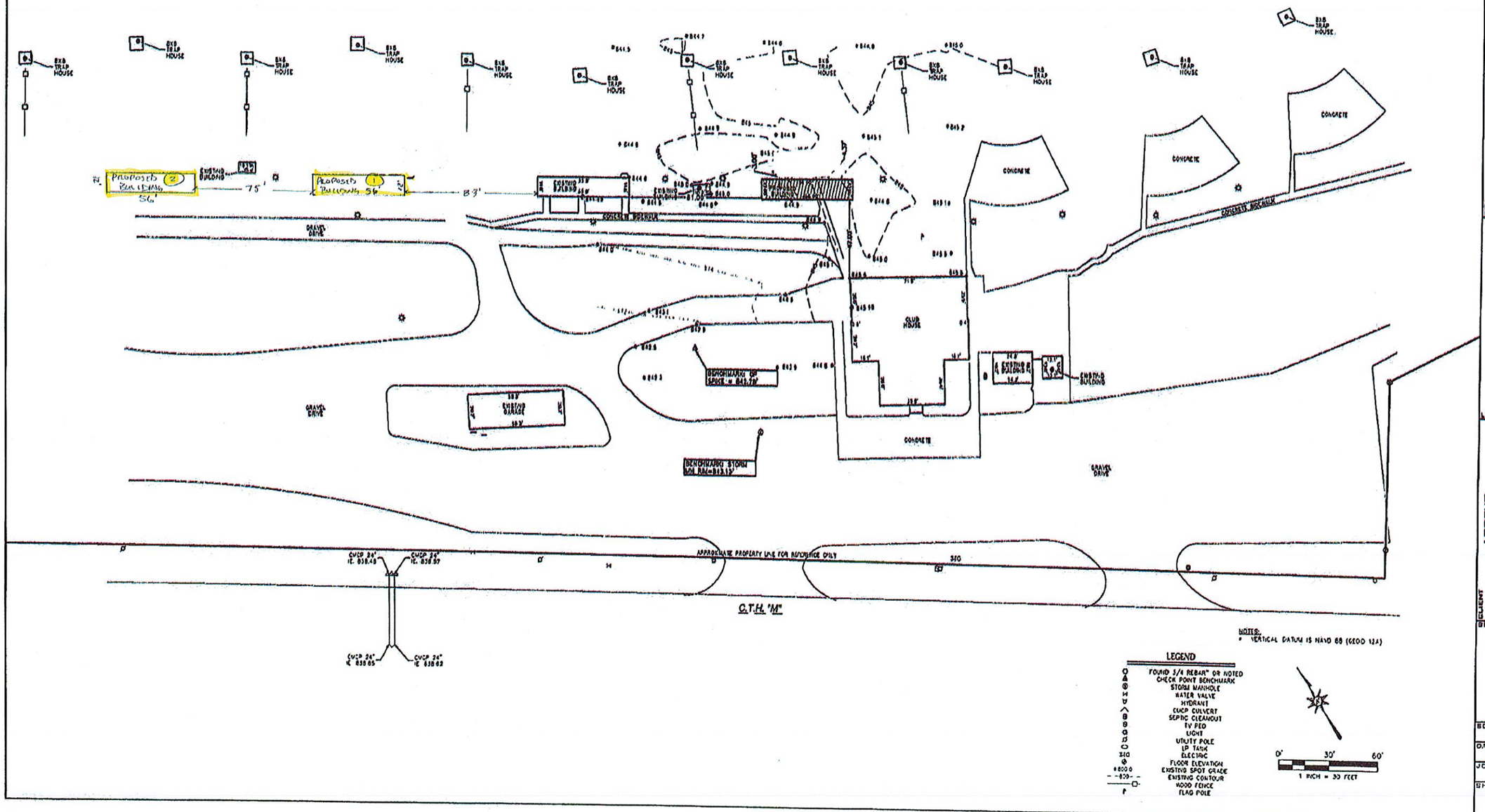
REVISIONS

NO	DATE	DESCRIPTION	BY
1			
2			

SHEET TITLE:
OVERHEAD DOOR AND JAMB FRAME DETAILS

FILE NAME: U19118WI
SHEET NO.
S5

TOPOGRAPHIC SURVEY



NOTES:
* VERTICAL DATUM IS NAVD 88 (GEOID 12A)

LEGEND

○	FOUND 3/4 REBAR* OR NOTED
⊕	CHECK POINT BENCHMARK
◉	STORM MANHOLE
⋈	WATER VALVE
⊛	HYDRANT
⊡	CMCP CULVERT
⊙	SEPTIC CLEANOUT
⊟	TV PED
☼	LIGHT
⊸	UTILITY POLE
⊡	LP TANK
E	ELECTRIC
810	FLOOR ELEVATION
⊕ 850.0	EXISTING SPOT GRADE
--850--	EXISTING CONTOUR
-o-	WOOD FENCE
⚑	FLAG POLE

0' 30' 60'
1 INCH = 30 FEET

RACH SURVEYING
LAND SURVEYING & LAND PLANNING
111 W. 2ND STREET
OCONOMOWOC, WI. 53066
WWW.LANDTECHWI.COM
(262) 367-7599

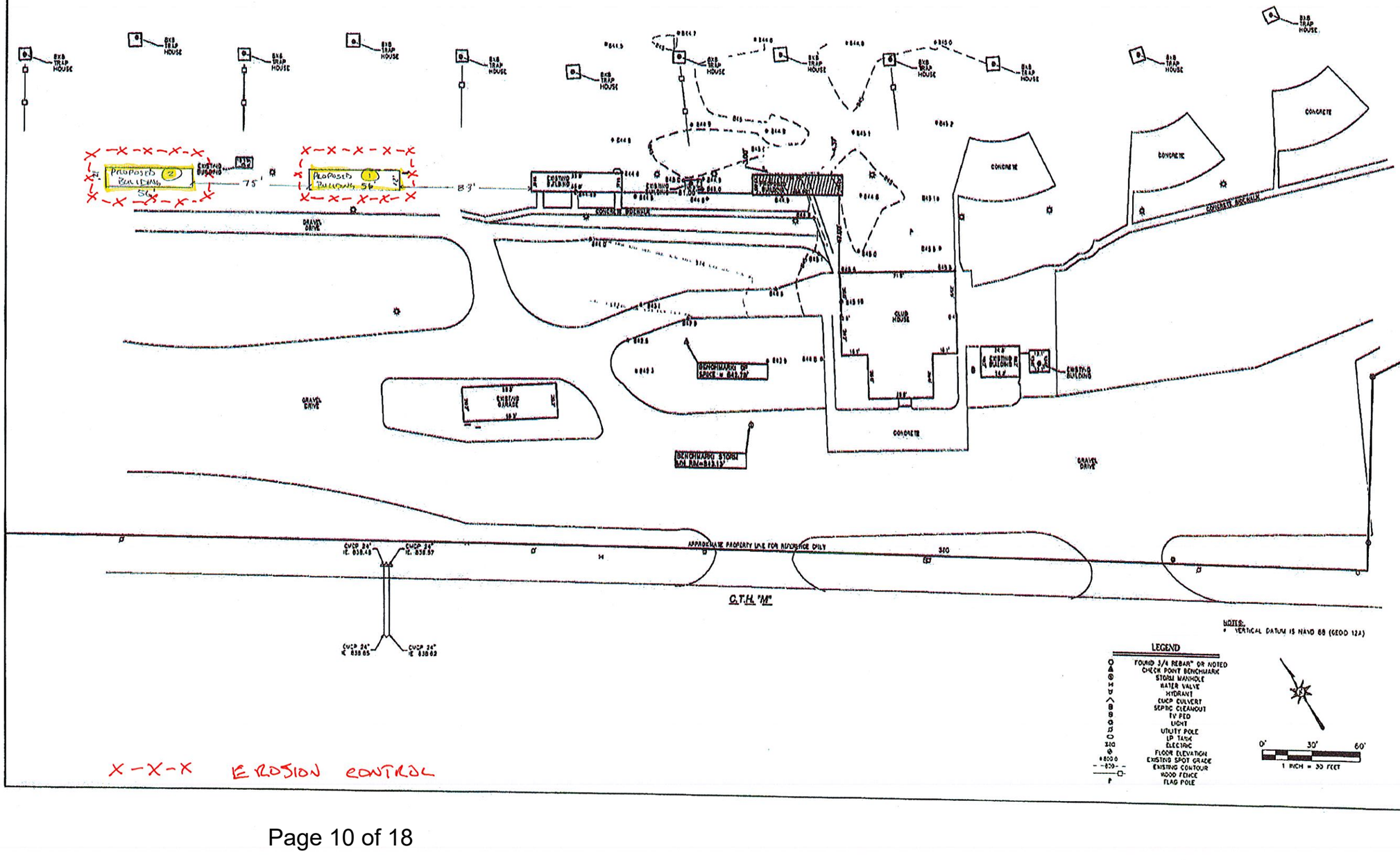
REV.	07/08/2020 ADD PROP. BLD.
REV.	
REV.	
REV.	

LOCATION: N22W23178 WATERTOWN RD. WAUKESHA, WI.
DRAWN BY: LJS
CHECKED BY: MTD

CLIENT: ASCENT
PROJECT: WAUKESHA GUN CLUB
LAYOUT: PLAT OF SURVEY
DRAWING: 20140_SURVEY.DWG
SEAL

SCALE: 1:30
DATE: 07/01/2020
JOB NO. 20140
SHEET: 1 OF 1

TOPOGRAPHIC SURVEY



NOTES:
* VERTICAL DATUM IS NAVD 88 (GEOID 12A)

LEGEND

- FOUND 3/4 REBAR" OR NOTED
- CHECK POINT BENCHMARK
- STORM MANHOLE
- WATER VALVE
- HYDRANT
- CMCP CULVERT
- SEPTIC CLEANOUT
- TV PED
- LIGHT
- UTILITY POLE
- LP TANK
- ELECTRIC
- FLOOD ELEVATION
- EXISTING SPOT GRADE
- EXISTING CONTOUR
- WOOD FENCE
- FLAG POLE

0' 30' 60'
1 INCH = 30 FEET

X-X-X EROSION CONTROL

LAND SURVEYING & LAND PLANNING
111 W. 2ND STREET
OCONOMOWOC, WI 53066
WWW.LANDTECH.COM
(262) 567-7599

REV. 07/08/2020 ADD PROP. SLD.
REV.
REV.
REV.

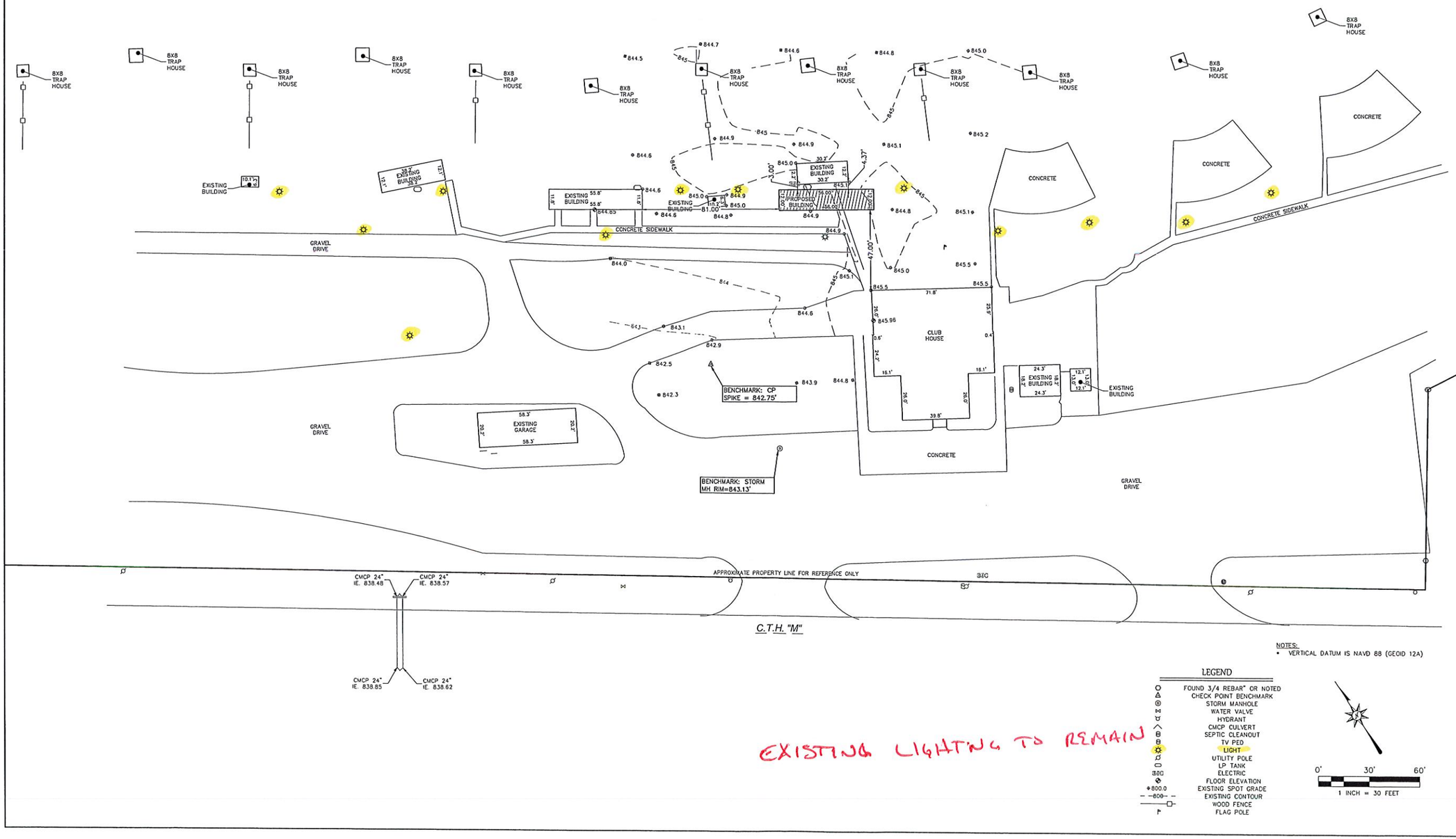
LOCATION N22W23170 WATERTOWN RD. WAUKESHA, WI.
DRAWN BY LJS
CHECKED BY MTD

CLIENT ASCENT
PROJECT WAUKESHA GUN CLUB
LAYOUT PLAT OF SURVEY
DRAWING 20140_SURVEY.DWG

SEAL

SCALE 1:30
DATE 07/01/2020
JOB NO. 20140
SHEET 1 OF 1

TOPOGRAPHIC SURVEY



NOTES:
- VERTICAL DATUM IS NAVD 88 (GEOID 12A)

LEGEND

- FOUND 3/4 REBAR" OR NOTED
- CHECK POINT BENCHMARK
- STORM MANHOLE
- WATER VALVE
- HYDRANT
- CMCP CULVERT
- SEPTIC CLEANOUT
- TV PED
- LIGHT
- UTILITY POLE
- LP TANK
- ELECTRIC
- FLOOR ELEVATION
- 800.0 EXISTING SPOT GRADE
- 800 EXISTING CONTOUR
- WOOD FENCE
- FLAG POLE

0' 30' 60'
1 INCH = 30 FEET

LandTech SURVEYING
LAND SURVEYING & LAND PLANNING
111 W. 2nd STREET
OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599

REV. 07/08/2020 ADD PROP. BLD.
REV.
REV.
REV.
REV.

LOCATION N22W23170 WATERTOWN RD. WAUKESHA, WI.
DRAWN BY LJS
CHECKED BY MTD

CLIENT ASCENT
PROJECT WAUKESHA GUN CLUB
LAYOUT PLAT OF SURVEY
DRAWING 20140_SURVEY.DWG

SEAL

SCALE 1:30
DATE 07/01/2020
JOB NO. 20140
SHEET 1 OF 1

From: Larry Marincic
To: Fuchs, Nick
Subject: November 17 Plan Commission Meeting
Date: Tuesday, November 15, 2022 8:19:10 AM

Hi Nick,
I will appreciate it if you would send my concerns listed below to the Plan Commissioners before the upcoming meeting.
Thanks.
Larry Marincic
Dear Plan Commissioners,

I'm Larry Marincic. I live at N30 W22121 Green Road (40 yrs). I am writing to express my concern with the proposed expansion of the Waukesha Gun Club. As I've stated during past Plan Commission meetings, since the gun club started shooting from the enclosed buildings, the noise pollution emitted from their activity has grown substantially. I would suggest that they now have the dishonor of being the largest polluter in Waukesha County. Noise pollution, after all, is a real concern for our environment. I'm not talking decibels here, rather the harmful or annoying levels of noise, such as what is being emitted from the gun club. This noise often continues for hours on end.

1. In the 1960s there were eight 5 station outdoor shooting pads at the Gun Club (GC). City Planners have allowed that number to expand somewhere in the area of a factor of 10. Neighborhoods and businesses surrounding the GC were allowed to develop as well. The GC is now an island surrounded by both residential and commercial development. An island where patrons, many of whom are not City residents, disrupt with continuous noise, the weekends and evenings of surrounding neighborhoods. **Can the City stop the GC from growing and changing their operations? Can the City ask the GC to return to their original method of operations, i.e., shooting from outdoor pads only?**
2. Rather than mitigate their pollution, the GC has been allowed to amplify and direct their noise via the enclosed, heated buildings they shoot from. I still recall one of the directors of the GC make his case for heated buildings by saying that (and I'm paraphrasing) you can't expect our patrons to have cold toes while shooting. **Why is the comfort of the polluters more important than the quality of life of the people in the community?**
3. A question I sometimes hear at Plan Commission and Council meetings is "what will it look like in 25 years." In this case perhaps asking, what will it look like and sound like, would be more appropriate. These questions should have been asked with every allowed expansion of the GC. Is the Plan Commission willing to ask these questions now? **Can you tell the surrounding neighborhoods what we are to expect with regards to continued GC growth? Can you tell us what we should not expect?**
4. Redford Boulevard is one of the gateway roads into our community. One would think we would like to make a good impression on people entering Pewaukee. Have you taken a good look at the GC yard and facilities lately? **Do the GC's yard and facilities meet City standards?**
5. With all respect to Plan Commission and Council members, I ask that if you are or have been affiliated in some way with the GC, that you will consider recusing yourselves from any and all discussions regarding the GC.
6. Should this proposal be forwarded to the Common Council for a public hearing, I ask that notifications of the public hearing be sent to **all City residents within a three mile radius of the GC** because the pollution extends, at times, beyond three miles.

I realize when given a number of questions we tend to cherry pick the easy ones to answer. I think all of these questions are valid and I would ask that you consider addressing them at the November 17 Plan Commission meeting.

Thank you,
Larry Marincic

From: gerbenskyclays@wi.rr.com
To: Hurd, Ami
Cc: "mike@ascentbuild.com"; "manager@waukeshagunclub.org"; "gkonle@fastenal.com"
Subject: RE: 11.17.22 Plan Commission agenda & staff report
Date: Wednesday, November 16, 2022 7:01:28 AM

Ami,

I will not be able to personally make the meeting this week but the Gun Club will be represented by our General Manager Steve Henschel
I heard that someone was complaining about the noise from the Gun Club again
please give a copy of this State Statute to anyone who complains and also to all of the Plan Commission members so that everyone is on the same page about what THE STATE LAW says about Gun Clubs.
I am more than willing to sit and discuss any problems the city may with the Club and try to work towards resolutions

Thanks to you and all of the city employees for doing such a GREAT JOB ! ! !
We are proud to be a part of the City of Pewaukee

Pat Gerbensky --President Waukesha Gun Club
262-470-1635 Cell #

isconsin Statutes > Chapter 895 > Subchapter II > § 895.527

Wisconsin Statutes 895.527 – Sport shooting range activities; limitations on liability and restrictions on operation

Current as of: 2022 | Check for updates | Other versions

Terms Used In Wisconsin Statutes 895.527

- Deposition: An oral statement made before an officer authorized by law to administer oaths. Such statements are often taken to examine potential witnesses, to obtain discovery, or to be used later in trial.
- Following: when used by way of reference to any statute section, means the section next following that in which the reference is made. See Wisconsin Statutes 990.01
- Person: includes all partnerships, associations and bodies politic or corporate. See Wisconsin Statutes 990.01
- Property: includes real and personal property. See Wisconsin Statutes 990.01
- State: when applied to states of the United States, includes the District of Columbia, the

commonwealth of Puerto Rico and the several territories organized by Congress. See Wisconsin Statutes 990.01

- Town: may be construed to include cities, villages, wards or districts. See Wisconsin Statutes 990.01
- Village: means incorporated village. See Wisconsin Statutes 990.01

(1) In this section, "sport shooting range" means an area designed and operated for the use and discharge of firearms.

(2) A person who owns or operates a sport shooting range is immune from civil liability related to noise resulting from the operation of the sport shooting range.

(3) A person who owns or operates a sport shooting range is not subject to an action for nuisance or to state or local zoning conditions related to noise. If a sport shooting range, on the date it was established, was a lawful or legal nonconforming use under any state law or local ordinance related to its use that was in effect on that date, the sport shooting range continues to be subject to the state laws and local ordinances related to its use that were in effect on the date it was established. No court may enjoin or restrain the operation or use of a sport shooting range on the basis of noise or on the basis of noncompliance with a state law or local ordinance related to its operation or use that was enacted after the date that the sport shooting range was established if the sport shooting range, on the date it was established, was a lawful or legal nonconforming operation or use under any state law or local ordinance related to its operation or use that was in effect on that date.

(4) Any sport shooting range that exists on July 16, 2013, may continue to operate as a sport shooting range at that location notwithstanding any zoning ordinance enacted under s. 59.69, 59.692, 60.61, 60.62, 61.35 or 62.23 (7), if the sport shooting range is a lawful use or a legal nonconforming use under any zoning ordinance enacted under s. 59.69, 59.692, 60.61, 60.62, 61.35 or 62.23 (7) that is in effect on July 16, 2013. The operation of the sport shooting range continues to be a lawful use or legal nonconforming use notwithstanding any expansion of, or enhancement or improvement to, the sport shooting range.

(5) Any sport shooting range that exists on June 18, 1998, may continue to operate as a sport shooting range at that location notwithstanding all of the following:

(a) Section 167.30 (1), 941.20 (1) (d) or 948.605 or any rule promulgated under those sections regulating or prohibiting the discharge of firearms.

(b) Section 66.0409 (3) (b) or any ordinance or resolution.

(c) Any zoning ordinance that is enacted, or resolution that is adopted, under s. 59.69, 60.61, 60.62, 61.35 or 62.23 (7) that is related to noise.

(6) A city, village town or county may regulate the hours between 11:00 p.m. and 6:00 a.m. that an outdoor sport shooting range may operate, except that such a regulation may not apply to a law enforcement officer as defined in s. 165.85 (2) (c), a member of the U.S. armed forces or a private security person as defined in s. 440.26 (1m) who meets all of the requirements under s. 167.31 (4) (a) 4.

(7) A person who is shooting in the customary or a generally acceptable manner at a sport shooting range between the hours of 6:00 a.m. and 11:00 p.m. is presumed to not be engaging in disorderly conduct merely because of the noise caused by the shooting.

(8) An owner or operator of a sport shooting range, or an employee, agent, contractor, customer, or insurer of the owner or operator of a sport shooting range, and any user of a sport shooting range is immune from civil liability in any action commenced by the state or its political subdivisions, or by a special purpose district, related to the use, release, placement, deposition, or accumulation of any

projectiles on or under the sport shooting range or other contiguous real property over which the owner or operator of a sport shooting range has an easement, leasehold, or other legal right to use.

(9) An owner, operator, officer, or board member of a sport shooting range, and any employee or volunteer acting on behalf of the owner or operator who provided recommendations regarding the operation of a sport shooting range, are immune from any civil action based solely on the negligent action of a user of the sport shooting range.

CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 4.

DATE: November 17, 2022

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for Broken Bat Enterprises/Michael Helmuth for Property Located at N8 W22520 Johnson Drive Unit C for the Purpose of Operating an Indoor Baseball Training Facility (PWC 0961997009)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Broken Bat staff report 11.17.22
Broken Bat Conditional Use proposal
Broken Bat Conditional Use plans
Broken Bat Conditional Use application
Broken Bat Conditional Use baseball schedule
Broken Bat draft Conditional Use Permit

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 November 17, 2022

Date: November 10, 2022

Project Name: Broken Bat Enterprises, LLC Conditional Use Permit

Project Address/Tax Key No.: N8W22520 Johnson Drive, Unit C/PWC 0961997009

Applicant: Broken Bat Enterprises, LLC

Property Owner: E & J PROPERTY MANAGEMENT INC

Current Zoning: M-2 Limited Industrial District

2050 Land Use Map Designation: Manufacturing/Fabrication/Warehousing

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

Introduction

The applicant filed a Conditional Use Permit Application requesting approval to locate a baseball and softball training facility business use within an existing condominium unit located at N8W22520 Johnson Drive, Unit C.

This multi-tenant building is zoned M-2 Limited Industrial District and designated as Manufacturing/Fabrication/Warehousing on the City's Year 2050 Land Use/Transportation Plan map. The M-2 District allows "physical fitness and training centers" as a Conditional Use.

Project Description/Analysis

The existing tenant space is about 2,900 square feet. The proposed use will consist primarily of private instruction for baseball/softball players ranging between 6 and 18 years of age. According to the applicant there will be approximately four to eight people at the facility at any given time.

There are not set hours as lessons will be by appointment. Appointments will generally be made Monday through Friday between 3:00 p.m. to 10:00 p.m. and Saturday and Sunday between 8:00 a.m. and 8:00 p.m.

The applicant has confirmed that no exterior site or building modifications are proposed. The applicant also indicated that the there are no specific use restrictions or bylaws that would require Condominium Association approval.

Recommendation

Staff recommends approval of the Conditional Use Permit for Broken Bat Enterprises, LLC to operate a baseball and softball training facility at N8W22520 Johnson Drive, Unit C.

Professional
Construction
Management

11914 W Silver Spring Drive
Milwaukee, WI 53225
o/f: 414-393-0164

Proposal # 22-035-01

9/16/2022

Mike Helmuth
N8 W22520 Johnson Drive Unit C
Waukesha, WI 53186

Re: Unit C Baseball facility

Dear Mr. Helmuth,

Attached is my proposal for the renovation of Unit C into a baseball training facility. Scope includes the modification of the CMU wall to include a steel header 16' wide x 10' tall. The internal steel stud and drywall walls will all be demolished. The HVAC units located in the mezzanine will be suspended to the joists above. Outlets for the Hit Trax and outside walls will be added for code.

Cost		$62,413
		$62,413
	Construction Fee	$4,369
		$66,782

Please let me know if you have any questions.
Project to take approx. 8 - 10 weeks.

Sincerely,

Joe Peters

Joe Peters
PM

Professional
Construction
Management

11914 W Silver Spring Drive
Milwaukee, WI 53225
o/f: 414-393-0164

Proposal # 22-035-01

9/16/2022

Re: Unit C Baseball facility

Cost Code	Description	Base Proposal			Total
10200	Permit-Local-By Owner	$0			$0
10250	Architectural Fees	$2,500			$2,500
10250	Structural Fees (TBD - if needed)	$0			$0
10300	Temp Toilets, use on site toilets	$0			$0
10600	Supervision	$5,700			$5,700
15900	Clean Up /Dumpsters	$2,600			$2,600
20000	Demolition	$12,800			$12,800
42000	Masonry	$10,500			$10,500
87100	Storefront Window	$0			$0
92600	Drywall/ Steel studs (closet framing)	$500			$500
99100	Painting	$4,500			$4,500
220000	Plumbing	$3,500			$3,500
230000	HVAC	$4,900			$4,900
260000	Electrical	$14,913			$14,913
					$62,413
				Construction Fee	$4,369
					$66,782

Project scope includes:

-General Conditions includes the following:

-allowance for building permit, provide Supervision of all associated trades

-proivde architectural permit set for submission to local AHJ, allowance for structural engineering if needed

-Demolition includes the following:

-demolish all interior partitions, walls and ceilings

-Masonry includes the following:

-demolish CMU wall completely

-Drywall / Steel studs includes the following:

-frame / drywall new utility closet , utilize existing door

-Painting includes the following:

-paint walls in demolished facility, ceiling color to remain

-Plumbing includes the following:

-existing bathroom to remain : supply and install Kohler ADA highline toilet , bath sink to remain

-existing bathroom to be demo'd : remove and cap sink , remove and cap bath toilet

-new batting cage area: demo and cap water, waste & vent pipes

-waste pipe to be caped above floor , NOTE: equipment to be removed by Owner

-HVAC includes the following:

-suspend HVAC units from steel joists

-remove unused duct, remove (1) zone system, remove unused duct, relocate thermostats

-Electrical includes the following:

-provdie electrical permit, temp. lighting for construction, design & as-builts

-demo (13) existings 2x2 fixtures, remove/ salvage (5) 18,000 LED high-bays for reuse, (1) remove and turn over existing cameras, (1) electrically disonnect walls and misc. equip. to accommodate demolition and disposal by others

-(5) reinstall salvaged 18,000 lumen LED high-bay fixtures, (5) add on occupancy sensors for salvaged high bay fixtures, (7) furnish and install 18,000 LED high bay fixtures with integral occupancy sensors to , (12) twist lock receptacles for new high bay location, (4) dual head emergency fixtures with integral battery backup, (2) combination exit / emergency fixtures, (2) switches for high bays, (1) wall mounted occupancy sensor to replace single pole switch in ETR toilet room

-wire (6) surface mounted convenience receptacles, (2) show window receptacles, (2) 'Hit-Trax' receptacles, (1) home run wiring

This proposal is based on preliminary drawings provided on the above referenced date.
Costs are subject to change based on final design and site conditions.
Owner is responsible to carry builder's risk insurance and name Professional Construction Management as additional insured on policy.

Guarantees: All material and workmanship shall be guaranteed for a period of one year after date of occupancy

Payments: Applications for payment will be submitted monthly on the last day of the month. Payments shall be net thirty (30) calender days. PCM will furnish a general constractor lien waiver when the payments are received. Prior to the second application for payment, PCM will furnish all subcontractor lien waivers from the previous application.

The following items are not included with this proposal:

-unknown or unforeseen conditions

-utility company charges for temporary and/or permanent service

-impact fees required by developer or municipality

-fire and security alarm systems

-telephone system, including wiring, wall plates, or final connections

-intercom sound system

-sureites or bonds required by developer or municipality

-site or building signage
-ADA related remodeling costs other than mentioned above
-furnishings and equipment
-window treatments

Allowances in the above proposal are subject to adjustment upon completion of the particular work involved.

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

Acceptance of Proposal: The above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as written above.

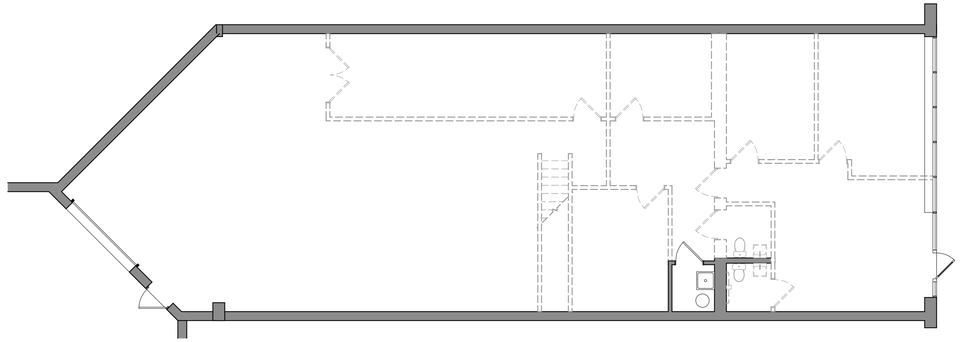
Submitted by:
Professional Construction Management

Joe Peters

Joe Peters
Project Manager

Accepted

Date

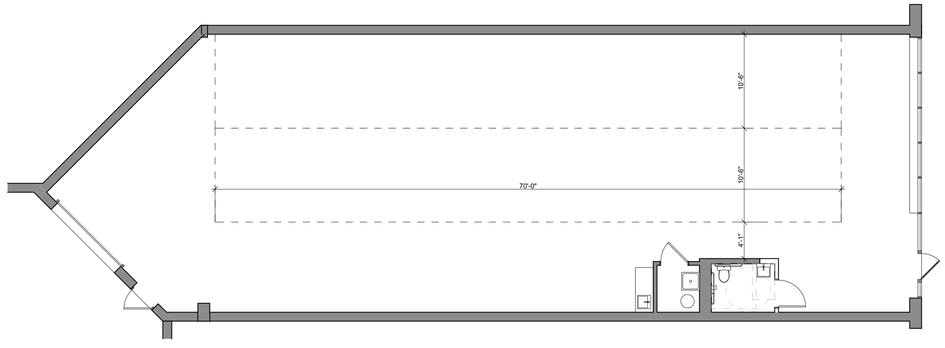


NORTH

2 / A100

FIRST FLOOR DEMOLITION PLAN

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



NORTH

1 / A100

FIRST FLOOR PLAN

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

CITYSCAPE
ARCHITECTURE/
DEVELOPMENT, S.C.

13700 W. GREENFIELD AVE
BROOKFIELD, WI 53005
262-370-5865

www.cityscapearchitecture.com

CONSULTANTS:

TENANT

N8 W22520-C JOHNSON DRIVE PEWAUKEE, WI 53186

DRAWING ISSUE: PRELIMINARY

DATE: 9-28-22

PROJECT # 22077

FIRST FLOOR PLAN

A100

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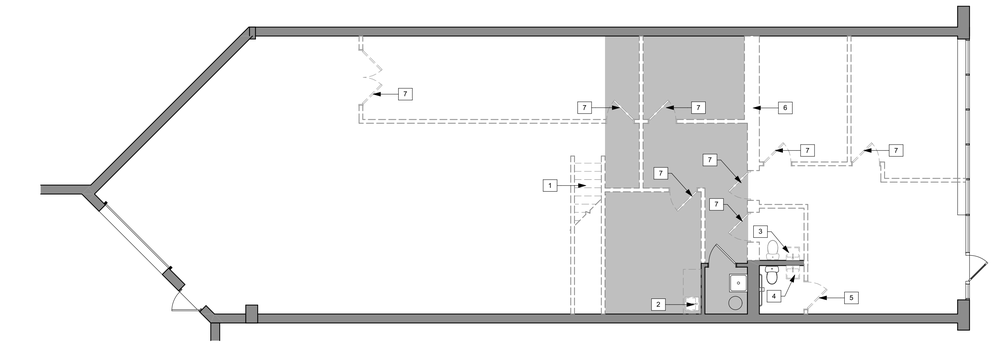


NORTH

1 / A100 FIRST FLOOR DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

DEMOLITION - GENERAL NOTES

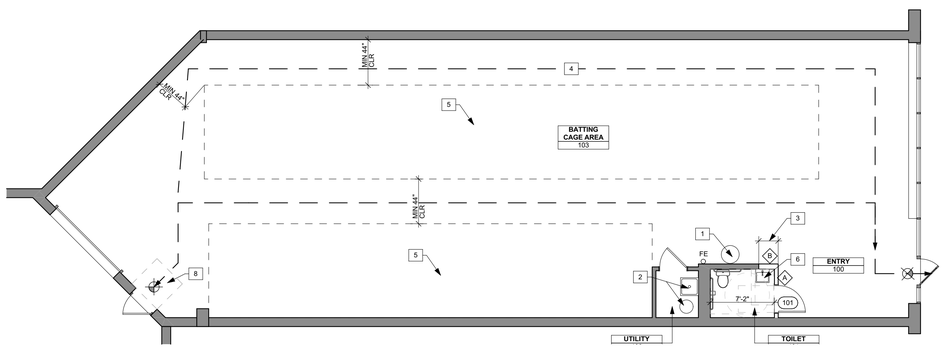
1. IF ANY PORTION OF THE CONSTRUCTION DOCUMENTS ARE UNCLEAR, INCOMPLETE IN THEIR DIRECTION, OR CONFLICTS WITH OTHER PORTIONS OF THE WORK; PLEASE NOTIFY THE ARCHITECT PRIOR TO EXECUTING THAT WORK.
2. PROVIDE DEMOLITION WORK SHOWN ON THE DRAWINGS AND RELATED AND INCIDENTAL DEMOLITION WORK REQUIRED TO COMPLETE NEW CONSTRUCTION WORK.
3. REMOVE ENTIRE WALL ASSEMBLY INDICATED TO BE DEMOLISHED, INCLUDING CONCEALED ELEMENTS WITHIN THE PARTITIONS AND ABOVE CEILING CONSTRUCTION (UNO).
4. PROTECT EXISTING CONSTRUCTION TO REMAIN FROM DAMAGE DURING DEMOLITION AND / OR NEW CONSTRUCTION OPERATIONS. CONDUCT DEMOLITION OPERATIONS SO AS TO MINIMIZE THE DEVELOPMENT AND SPREAD OF DUST.
5. REMOVE DEMOLITION MATERIALS FROM SITE PROMPTLY AND DISPOSE OF LEGALLY OFF SITE.
6. DO NOT ALTER THE STRUCTURAL INTEGRITY OF THE EXISTING BUILDING OR IT'S ASSEMBLIES UNLESS SPECIFICALLY NOTED OTHERWISE.
7. UPON REMOVAL OF FINISH MATERIALS INDICATED, PREPARE SUBSTRATE TO RECEIVE NEW FINISH. REFER ALSO TO ROOM FINISH SCHEDULE FOR NEW MATERIALS. REPAIR ANY EXISTING DAMAGE OR DAMAGE ARISING FROM DEMOLITION OPERATIONS TO MATCH EXISTING AND AS NEEDED FOR INSTALLATION OF NEW FINISHES.
8. IN WALLS TO BE REFINISHED, REMOVE EXISTING MISCELLANEOUS ACCESSORIES TO FACILITATE THE INSTALLATION OF NEW FINISHES. PATCH, REPAIR, AND PREP WALLS TO RECEIVE NEW FINISHES. ITEMS REMOVED TO BE SALVAGED AND GIVEN BACK TO OWNER.
9. REMOVE ALL WALL CONDUITS LEFT AFTER WALL DEMOLITION INCLUDING SWITCH BOXES, PLATES, BRIDGES, PLUMBING LINES, OR ANY OTHER TELEPHONE OR ELECTRICAL WIRING AND EQUIPMENT. DEMOLISHED LINES ARE TO BE BROUGHT BACK TO PANELS, RISERS, ETC. AND DISCONNECTED OR CAPPED.

FIRST FLOOR DEMOLITION NOTES

- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- EXISTING MEZZANINE TO BE REMOVED

1. EXISTING FLOORING AND BASE THOUGHOUT TO BE REMOVED
2. EXISTING LAY-IN CEILINGS THOUGHOUT TO BE REMOVED

1. EXISTING STAIRWAY TO BE REMOVED
2. EXISTING MILLWORK AND SINK TO BE REMOVED. CAP OFF PLUMBING AS REQUIRED
3. EXISTING TOILET AND SINK TO BE REMOVED. CAP OFF PLUMBING AS REQUIRED
4. EXISTING SINK TO BE REMOVED AND RELOCATED TO NEW LOCATION
5. EXISTING DOOR AND FRAME TO BE REMOVED AND RELOCATED TO NEW LOCATION
6. EXISTING NON BEARING MASONRY WALL TO BE REMOVED
7. EXISTING DOOR AND FRAMES TO BE REMOVED



NORTH

5 / A100 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL FLOOR PLAN NOTES

1. IF ANY PORTION OF THE CONSTRUCTION DOCUMENTS ARE UNCLEAR, INCOMPLETE IN THEIR DIRECTION, OR CONFLICTS WITH OTHER PORTIONS OF THE WORK, PLEASE NOTIFY THE ARCHITECT PRIOR TO EXECUTING THAT WORK.
2. NOTIFY ARCHITECT PROMPTLY IF THE CONSTRUCTION DOCUMENTS ARE INCONSISTENT WITH ANY APPLICABLE CODES OR REGULATIONS.
3. INSTALL BLOCKING IN WALLS, CEILING AND FLOORS AS REQUIRED FOR THE ATTACHMENT OF ANY ITEMS OR EQUIPMENT SHOWN IN THE CONSTRUCTION DOCUMENTS.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO EXECUTION OF WORK.
5. TYPICAL FLOOR PLAN DIMENSIONS ARE SHOWN TO THE EXTERIOR FACE OF WALLS, UNLESS NOTED OTHERWISE.
6. COORDINATE EXACT LOCATION OF LIGHT FIXTURES, ACCESS PANELS, SPEAKERS, HVAC DUCTS, GRILLS, DIFFUSERS AND OTHER SUCH CEILING ITEMS WITH MECHANICAL, ELECTRICAL, AND OTHER PERTINENT TRADES. NOTIFY ARCHITECT IF ANY LOCATIONS OR CONDITIONS CONFLICT WITH THE DESIGN INTENT SHOWN IN THESE CONSTRUCTION DOCUMENTS.

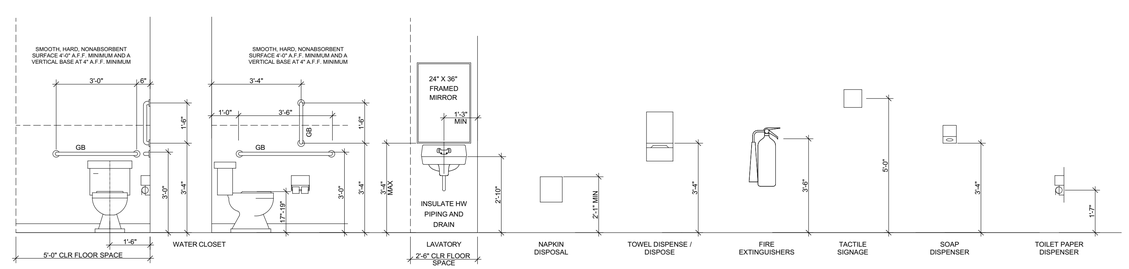
FLOOR PLAN NOTES

- EXIT SIGN
- FE — FIRE EXTINGUISHER
- EXISTING TO REMAIN
- NEW PARTITION - SEE GRAPHIC WALL SCHEDULE

1. WATER COOLER - BY OWNER
2. EXISTING MOP SINK AND WATER HEATER
3. EXTEND METAL FRAMING AND GYP BD OVER TOILET EXTENSION TO PROVIDE EXTENDED GYP BD CAP. FILL FRAMIINING ABOVE WITH SOUND INSULATION
4. COMMON PATH OF TRAVEL - 50' DISTANCE ALLOWED = 100' ALLOWED PER IBC TABLE 1006.2.1 ("B" USE)
5. BATTING CAGE - BY OWNER
6. RELOCATED SINK
7. PROVIDE ADA GRAB BARS AND INSULATE HOT WATER PIPING AS REQUIRED TO MEET ADA REQUIREMENT SHOWN IN DETAIL 3/A100
8. PROVIDE 4' X 4' CLEAR FLOOR AREA AT DOOR

DOOR NOTES

DOOR 101: REUSE EXISTING COMPLIANT DOOR, FRAME, AND HARDWARE. NOTE: CLOSER IS NOT ALLOWED ON DOOR TO MEET ADA REQUIRMENTS



3 / A100 ADA DIAGRAMS
SCALE: 3/8" = 1'-0"

BUILDING ADDITION FOR JOHNSON DRIVE BASEBALL FACILITY

N8 W22520-C JOHNSON DRIVE PEWAUKEE, WI 53186

WISCONSIN GREGORY A. SCHUMACHER A-8488 MILWAUKEE, WIS. ARCHITECT
10-5-22

SHEET INDEX

ID	NAME
A100	COVER SHEET, FLORO PLAN, DEMO PLAN, NOTES

PLAN **CONDITIONALLY APPROVED**

No Variation of this Plan is Permitted without the Approval of E-Plan Exam and the Municipal Building Inspection Department. See Plan Review Letter and/or Permit for additional conditions that must be addressed during construction prior to inspection.

Review Type: Building & Structure Review Only

Approved By: _____ Date: 10/14/2022

BUILDING CODE SUMMARY

BASED ON THE	2015 INTERNATIONAL BUILDING CODE WITH WISCONSIN AMENDMENTS SPS 362 2015 INTERNATIONAL EXISTING BUILDING CODE WITH WISCONSIN AMENDMENTS SPS 366 ACCESSIBILITY CODE: 2009 ICC/ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES ENERGY CODE: 2015 IECC INTERNATIONAL ENERGY CONSERVATION CODE WITH WISCONSIN AMENDMENTS SPS 363 MECHANICAL CODE: 2015 INTERNATIONAL MECHANICAL CODE WITH WISCONSIN AMENDMENTS SPS 364 PLUMBING CODE: 2014 WISCONSIN PLUMBING CODE SPS 381-387 ELECTRICAL CODE: 2011 NFPA 70 NATIONAL ELECTRICAL CODE WITH WISCONSIN AMENDMENTS SPS 316
ALTERATION TYPE	2
ALTERATION AREA	2671 SF
OCCUPANCY/USE	B - BUSINESS
SPRINKLER SYSTEM	COMPLETE
CONSTRUCTION TYPE	TYPE 2b
SEPERATION REQUIREMENT	B / S1 / F1 - NONE
OCCUPANT COUNT	14

CITYSCAPE ARCHITECTURE/ DEVELOPMENT, S.C.
13700 W. GREENFIELD AVE
BROOKFIELD, WI 53005
262-370-5865
www.cityscapearchitecture.com

CONSULTANTS:

JOHNSON DRIVE BASEBALL FACILITY
N8 W22520-C JOHNSON DRIVE PEWAUKEE, WI 53186

DRAWING ISSUE	DATE
PERMIT SET	10-5-22

PROJECT # 22077

COVER SHEET, FLORO PLAN, DEMO PLAN, NOTES

A100

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

PETITION FOR CONDITIONAL USE

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

The undersigned hereby petitions the Common Council of the City of Pewaukee, Waukesha County, Wisconsin for a Conditional Use Permit for the purpose of: Batting Cages / Private Baseball, Softball Lesson Facility.

Legal description of property – Please attach.

Common property description or name: ON Deck Sports Training

Property Address: N8 W22520 Johnson Dr. Unit C **Tax Key Number(s):** PWC 0961997009

Property owner(s) (Full Legal Name): Michael Adelmuth Stephanie J. Helmuth

Owner's Address: N37W23700 Broken Hill Ct #5 **City/State/Zip:** Pewaukee, WI 53072

Phone: 414-807-0261 **Email:** helmuth.mike@gmail.com

Applicant (Full Legal Name):	**Contact Person (Full Legal Name):** Same as applicant
Name: Michael A. Helmuth	**Name:**
Company: Broken Bat Enterprises LLC	**Company:**
Address: N37W23700 Broken Hill Ct #5	**Address:**
City/State/Zip: Pewaukee, WI 53072	**City/State/Zip:**
Phone: 414-807-0261	**Phone:**
Email: helmuth.mike@gmail.com	**Email:**

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

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

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

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

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

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

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

PETITIONER'S/APPLICANT'S SIGNATURE: _____

NAME & TITLE (PRINT): Michael Helmuth, Managing Member

SIGN AND DATED this 27 **day of** October, 2022.

PROPERTY OWNER'S SIGNATURE: _____

NAME & TITLE (PRINT): _____

SIGN AND DATED this _____ **day of** _____, _____.

PROPERTY OWNER'S SIGNATURE: _____

NAME & TITLE (PRINT): Stephanie J. Helmuth Managing Member

SIGN AND DATED this 27 **day of** October, 2022.

City Staff-

RECEIVED at City Hall by: _____ on _____

Fee paid: $_____. Date: _____.

NAIGreywolf

Flex/Office For Sale

2,880 SF | $320,000

Office Space

N8W22520 Johnson Drive, Unit C For Sale

Waukesha, Wisconsin 53186

Property Highlights

- Quality Constructed Condominium Development
- 4 Private Offices, 2 Bathrooms
- Easy Access to I-94
- High Demand Market
- Flexible Floorplan
- 1 Drive in Door 10' W x 12' H
- Condo Fees $6,000 Per Year

Property Overview

Located in the Central Waukesha Industrial Submarket

Offering Summary

Sale Price:	$320,000
Unit Available For Sale:	Unit C
Zoning:	M-2
Building Size:	33,542 SF
Available SF For Sale:	2,880 SF
Available SF For Lease:	2,880 SF
Lease Rate:	$8.00 SF/yr (NNN)
Office Space:	1,020 SF
Mezzanine:	480 SF
Lot Size:	1 Acres
Year Built:	1991
Tax Key:	PWC0961997009 I $2,342

For More Information

Anthony Stevens
O: 414 882 8208
anthony.stevens@naigreywolf.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

9000 W Chester St., Suite 200
Milwaukee, WI 53214
877 543 4739 tel
naigreywolf.com

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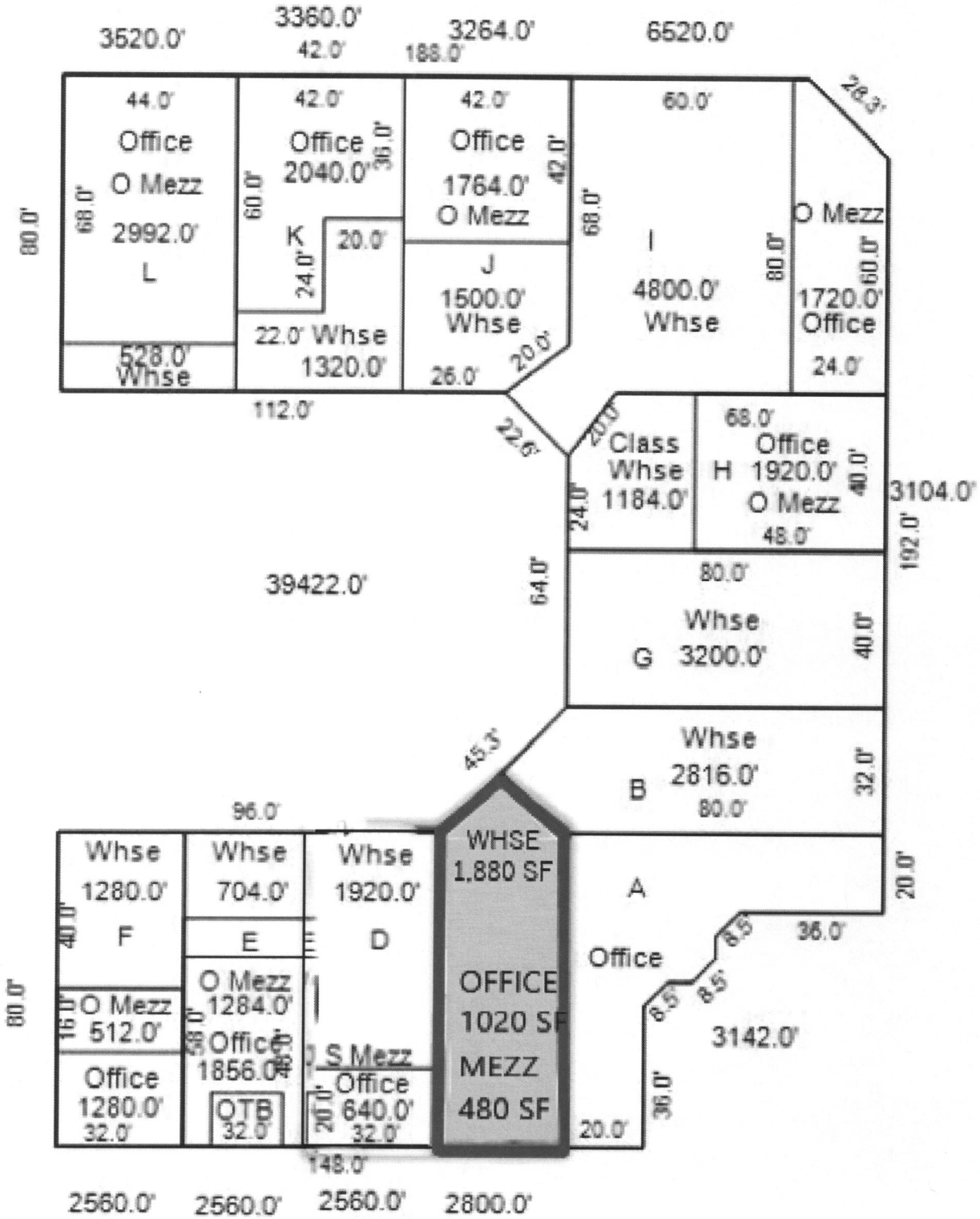
NAIGreywolf

Flex/Office For Sale

2,880 SF | $320,000

Floor Plan



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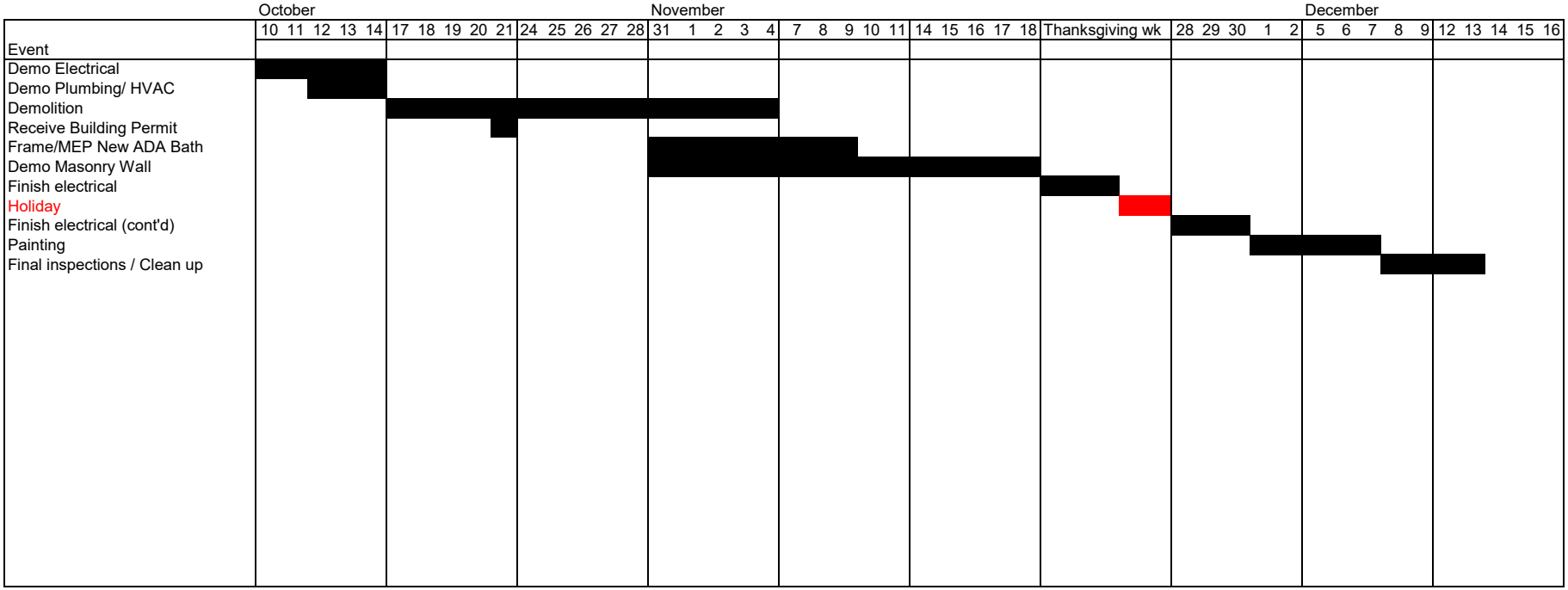
Johnson Dr Baseball facility



CITY OF PEWAUKEE

STATE OF WISCONSIN WAUKESHA COUNTY

- NOTICE OF CONDITIONAL USE PUBLIC HEARING -

PLEASE TAKE NOTICE THAT THERE WILL BE A PUBLIC HEARING ON THE PETITION OF **BROKEN BAT ENTERPRISES, LLC/MICHAEL HELMUTH** FOR A **CONDITIONAL USE PERMIT** ON THE FOLLOWING PROPERTY IN THE CITY OF PEWAUKEE:

Legal description of property:

UNIT C SUPERMOUND BUSINESS CENTER WEST CONDO & THE UNDIV INTEREST IN THE COMMON AREAS CREATED UNDER DECLARATION RECORDED AS DOC #1492992 AND ANY AND ALL AMENDMENTS THERETO; LOCATED IN LOT 1 BLK 1 CSM #5266 PT NE1/4 SEC 25 T7N R19E

Address: N8 W22520 Johnson Drive, Unit C

Tax Key Number(s): PWC 0961997009

Current zoning: M-2 Limited Industrial

This conditional use permit is requested in order to operate an indoor batting cage and private baseball and softball training facility.

THE PUBLIC HEARING will be held at a meeting of the Common Council in the City Hall Common Council Chambers on **Monday, November 21st, 2022** at or after **6:30 PM**.

Dated this 2nd day of November, 2022.

Ami Hurd, WCMC
Deputy Clerk, City of Pewaukee

CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 5.

DATE: November 17, 2022

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action and Public Hearing for Fox Run Development Partners, LLC to Rezone Property Located at N15 W22261 Watertown Road from Rs-1 Single-Family Residential and LC Lowland Conservancy to M-2 Limited Industrial for the Purpose of Constructing an Approximately 55,000 Square Foot Industrial Building (PWC 0960987)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Fox Run staff report 11.17.22

Fox Run narrative

Fox Run rezoning exhibit

Fox Run building concepts

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 November 17, 2022

Date: November 9, 2022

Project Name: Rezoning and Comprehensive Master Plan Amendment

Project Address/Tax Key No.: N15W22261 Watertown Road/PWC 0960987

Applicant: FOX RUN DEVELOPMENT PARTNERS LLC

Property Owner: FOX RUN DEVELOPMENT PARTNERS LLC

Current Zoning: Rs-1 Single-Family District & LC Lowland Conservancy

2050 Land Use Map Designation: Office/Commercial

Use of Surrounding Properties: A-2 Agricultural District to the south, LC Lowland Conservancy to the east and west, and Watertown Rd. to the north.

Project Description/Analysis

The applicant submitted a Rezoning and Comprehensive Master Plan Amendment for the property located at N15W22261 Watertown Road. The parcel has an area of about 5.3 acres with the northern portion bordering Watertown Road and the southern portion bordering a large parcel zoned A-2 Agricultural District. Currently, the parcel sits vacant.

The applicant seeks to rezone the property from Rs-1 Single Family Residential District and LC Lowland Conservancy District to M-2 Limited Industrial District. The applicant also seeks to change the Comprehensive Master Plan Year 2050 Land Use/Transportation Plan map from Office/Commercial and Flood Plains, Lowland & Upland Conservancy and Other Natural Areas to Manufacturing/Fabrication/Warehousing. This is required to provide consistency between the requested zoning district and the future land use designation.

The applicant is requesting approval of the Rezoning and Comprehensive Master Plan Amendment prior to submitting Site & Building Plans for construction of an approximately 48,000 industrial speculative building. Preliminary plans were submitted that provide much of the site and building details; however, these are not final nor have they been reviewed in detail by staff. Staff anticipates recommending architectural improvements and will need to review landscaping and lighting plans as well.

The conceptual plan illustrates the building location, exterior parking area, and potential storm water pond location. The building exterior primarily consists of painted precast concrete wall panels of different colors. The proposed development achieves 50.9% greenspace.

A wetland delineation was completed on September 22, 2022 by the Heartland Ecological Group Inc. Two wetland areas were identified. The wetland located in front of the proposed building is approximately 4,800 square feet and will be disturbed by the parking lot. The smaller wetland, located behind the building along the south property line is about 435 square feet and will likely be impacted by the grading of the site. It should be noted that these areas appear to be part of larger wetland complexes extending onto the adjacent properties. Any wetland impacts must be approved by the Wisconsin Department of Natural Resources prior to any land disturbance activities taking place.

The exterior parking area illustrates 79 proposed car parking spaces, of which 4 are ADA accessible, in the front of the building. 13 future car parking spaces are being proposed along the southwest corner of the building towards the rear. Additionally, 10 truck docks are being proposed in the rear of the building.

A monument sign is shown near the entrance of the site. Signage must comply with standards set forth in Section 17.0700 of the City's Zoning Code and will require separate review and approval by the City Planner as well as a Sign Permit from the Building Services Department, prior to installation.

Recommendation

A motion to approve the Rezoning and Comprehensive Master Plan Amendment submitted by Fox Run Development Partners LLC for the property located at N15W22261 Watertown Road.

IRGENS

PETITION FOR A REZONING DISTRICT MAP AMENDMENT

AND

AMENDMENT TO THE COMPREHENSIVE MASTER PLAN

NARRATIVE

Subject Property:	5.3 Acre Vacant site at N15 W22261 Watertown Road (Tax Key 0960.987)
Current Zoning:	RS-1, Single Family Residential
Proposed Zoning:	M-2, Limited Industrial District

The property owner, Fox Run Development Partners, LLC, an affiliate of Irgens, seeks to rezone the site from RS-1, Single Family Residential to M-2 Limited Industrial District. Irgens plans to develop and improve the site with a single-story, approximately 48,000 square foot, flexible light industrial center with either a build-to-suit single user or a multi-tenant building with 2 compatible users. We believe that there is a market for light manufacturing and fabrication, with related warehouse and office space at this location due to its proximity to interstate 94 and with a limited supply of available sites to serve the market for small to mid-size users.

The current zoning for single-family would restrict development of the site. It is highly unlikely that a single-family developer would find it financially feasible to pay the market rate for the site and speculate on the appeal of the site for home ownership between the GE training center, the multi-family use across Watertown Road, and the nearby industrial and distribution users to the east.

The M-2 Limited Industrial District provides the flexibility for Irgens to attract a suitable user for this location and create property values that are commensurate with the location and proximity to the interstate. It is our intention, should we be granted the rezoning request, to aggressively market the site and submit an appealing set of final site development and building plans for review by the City Plan Commission and Council in the first half of 2023.

The Comprehensive Master Plan for the city of Pewaukee calls for office development at this site. The site has remained vacant for many years without an office user coming forward for this location despite marketing efforts and listings. To our knowledge, adjacent locations have not attracted much interest in office use either.

It is our intention that the façade of the building to be developed facing Watertown Road will have architectural attributes of office use, while providing the practical efficiencies of light industrial in a balanced way. The receiving and shipping functions will be located to the south of the building.

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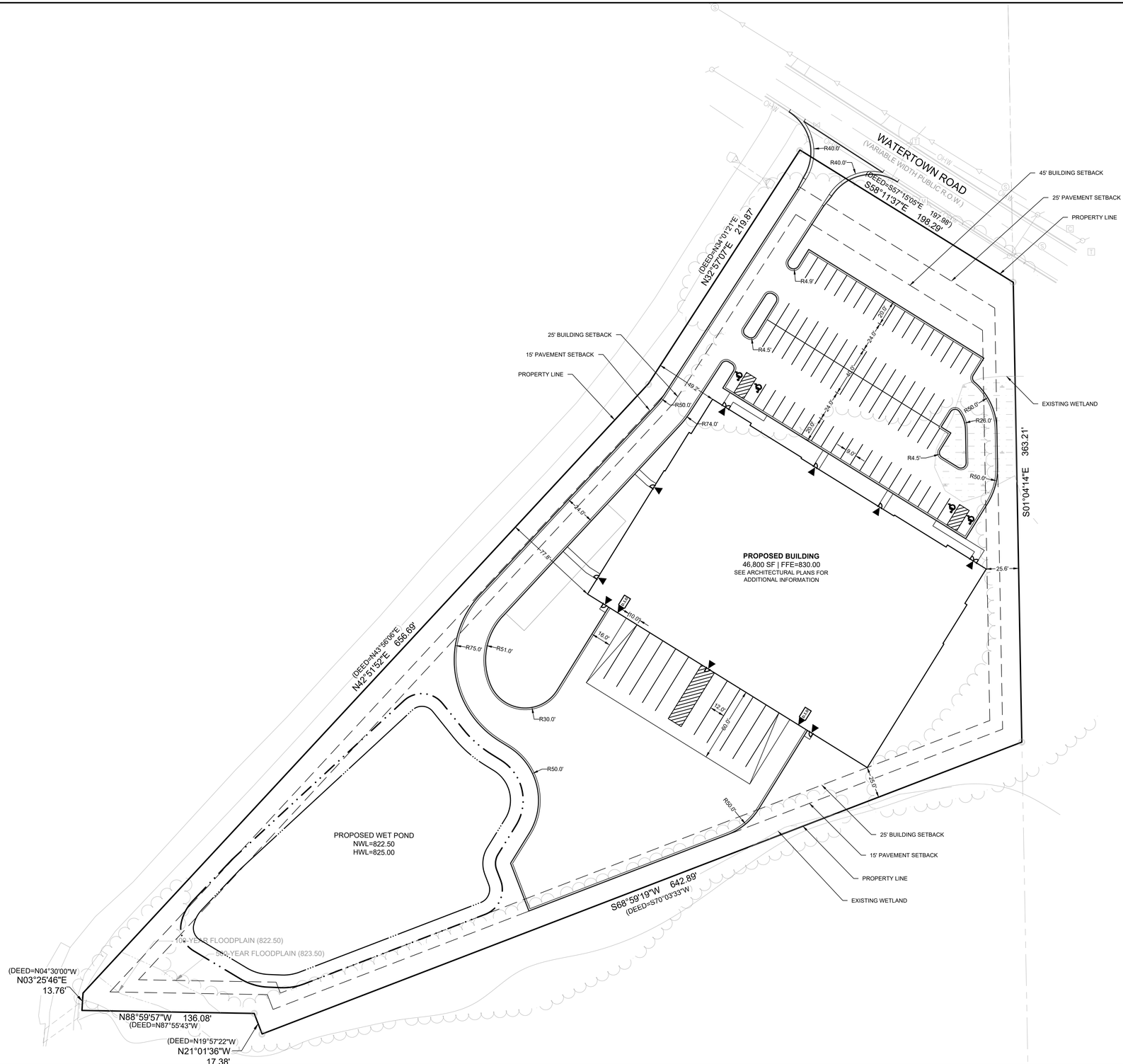

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

INDEX OF SHEETS

C-1	REZONING & MASTER PLAN AMENDMENT EXHIBIT
C-2	GRADING PLAN

SITE DATA TABLE

EXISTING ZONING:	RS-1 SINGLE-FAMILY RESIDENTIAL DISTRICT
PROPOSED ZONING:	M-2 LIMITED INDUSTRIAL DISTRICT
TOTAL SITE AREA:	234,491 SF (5.38 AC)
OPEN SPACE AREA:	119,459 SF (2.74 AC) 50.9%
PROPOSED CAR PARKING:	79 SPACES (4 A.D.A.)
FUTURE CAR PARKING:	13 SPACES
PROPOSED TRUCK DOCKS:	10 SPACES
REQUIRED PARKING:	1 SPACE / 2 EMPLOYEES IN A 12 HOUR PERIOD

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FOR REVIEW ONLY

REZONING & MASTER PLAN AMENDMENT EXHIBIT

REVIEWED: MAC
DESIGNED: DOC
DRAFTED: DOC

PLAN | DESIGN | DELIVER
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PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

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(262) 754-8888
CHICAGO | MILWAUKEE : NATIONWIDE

FOX RUN CENTER

PEWAUKEE, WI

REZONING & MASTER PLAN AMENDMENT EXHIBIT

REVISIONS

PEG JOB No. 2757.00
PEG PM MAC
START DATE
SCALE

SHEET
C-1
C-2

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Z:\PROJECTS\2022\2757.00-WI\CAD\SHEETS\2757.00 SITE PLAN.DWG

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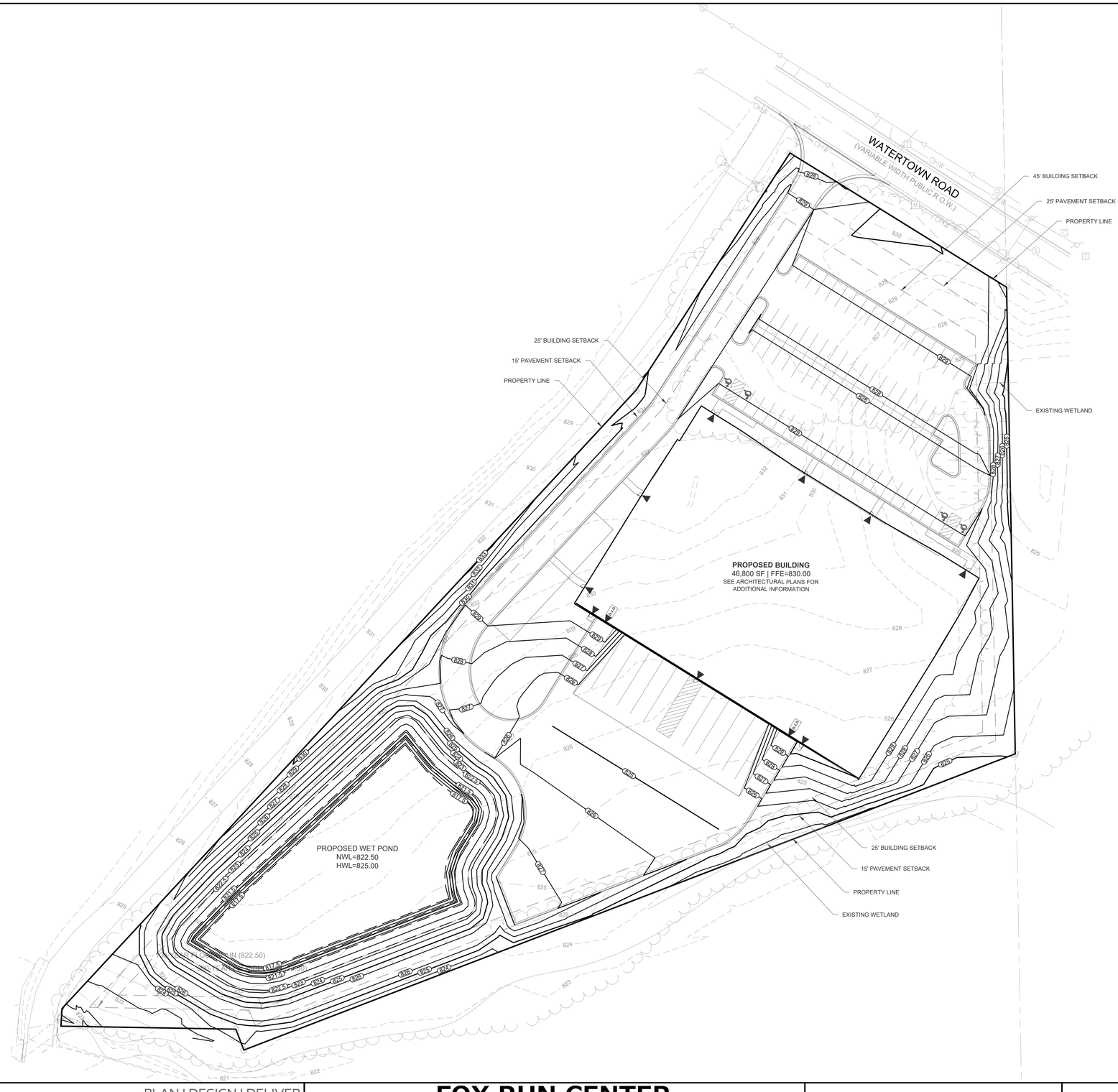
NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'



LEGEND

	STORM SEWER MANHOLE
	STORM SEWER CATCH BASIN- ROUND CASTING
	STORM SEWER CATCH BASIN- RECTANGULAR CASTING
	PROPOSED CONCRETE FLARED END SECTION
749	PROPOSED CONTOUR
+ 750.00	SPOT ELEVATION
	DIRECTION OF SURFACE FLOW
	DITCH OR SWALE
	DIVERSION SWALE
	OVERFLOW RELIEF ROUTING
	CONCRETE SIDEWALK
	CURB AND GUTTER
	DEPRESSED CURB
	REVERSE PITCH CURB & GUTTER
EP	EDGE OF PAVEMENT
FFE	FINISHED FLOOR ELEVATION
SW	TOP OF SIDEWALK
YG	YARD GRADE

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REVIEWED: MAC
DESIGNED: DOC
DRAFTED: DOC

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PEWAUKEE, WI

GRADING PLAN

REVISIONS

PEG JOB No. 2757.00
PEG PM MAC
START DATE
SCALE

SHEET
C-2
C-2

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GRADING PLAN

Z:\PROJECTS\2022\2757.00-WI\CAD\SHEETS\2757.00 GRADING PLAN.DWG

IRGENS
PEWAUKEE, WISCONSIN

FOX RUN CENTER

PROJECT DATA

APPLICABLE CODES:
2015 IBC - INTERNATIONAL BUILDING CODE WITH WISCONSIN AMENDMENTS
2015 IEBC - INTERNATIONAL EXISTING BUILDING CODE

BUILDING CLASSIFICATION

CONSTRUCTION CLASSIFICATION:

TENANT IMPROVEMENTS:

EGRESS:

EXISTING BUILDING DATA:

GENERAL NOTES

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

SHEET INDEX

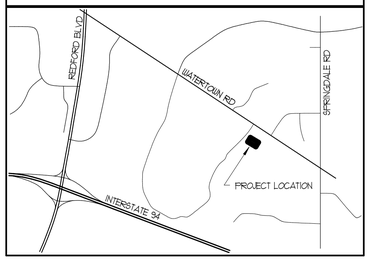
GENERAL
T1 TITLE SHEET

ARCHITECTURAL
A0.1 SITE PLAN
A3.1 OVERALL FLOOR PLAN
A4.1 EXTERIOR ELEVATIONS

ABBREVIATIONS

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

LOCATION MAP



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PHONE: 414.443.3594
ATTN: ANDY PALEC

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OR ERIC ORTEGA

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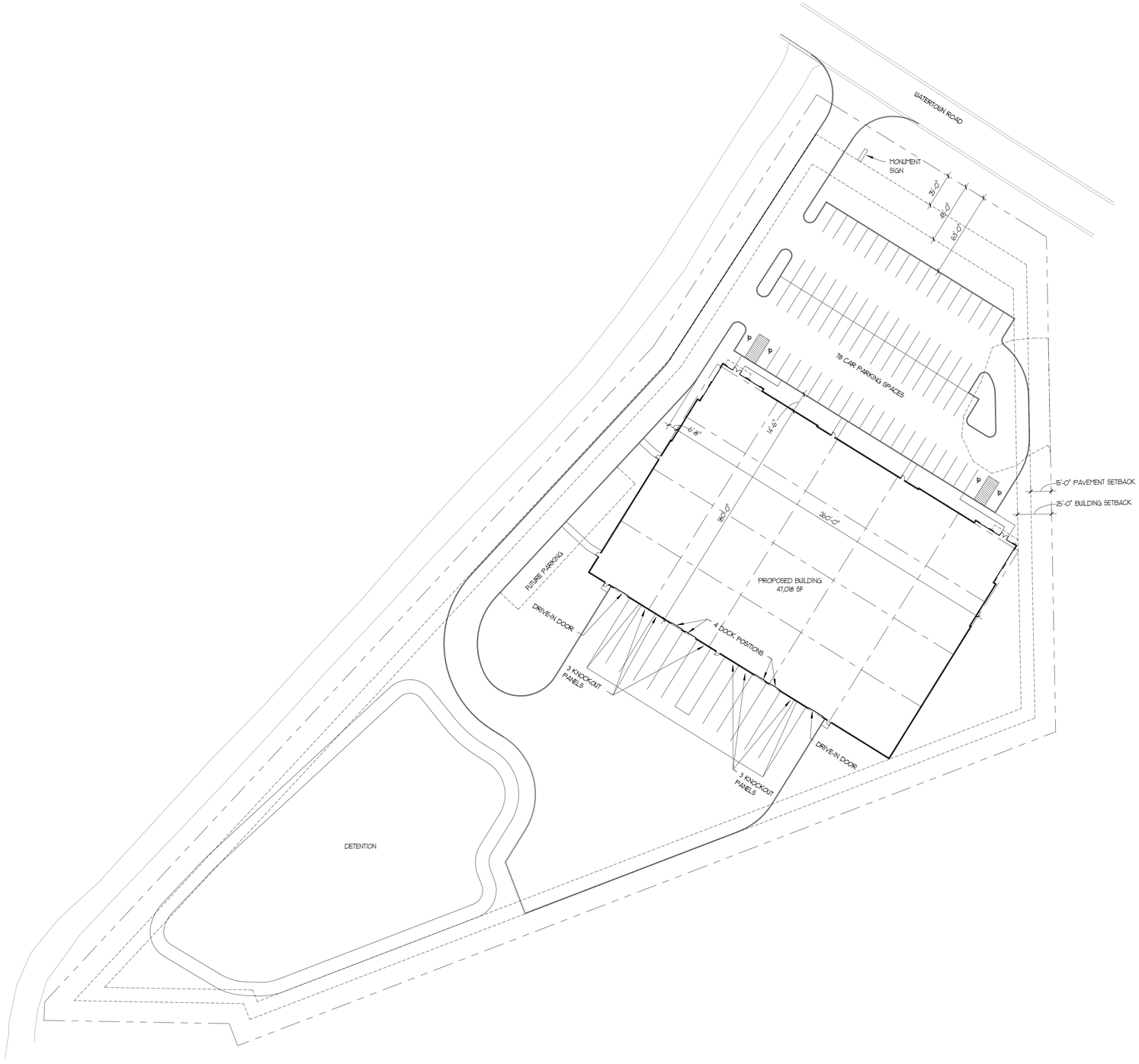
ATTN: MATTHEW CAREY

Partners in Design ARCHITECTS

FOX RUN CENTER

PROJECT NUMBER:
636.22.113

SITE PLAN SUBMITTAL
ISSUE DATE: OCTOBER 3, 2022



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

REVISIONS

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SITE PLAN

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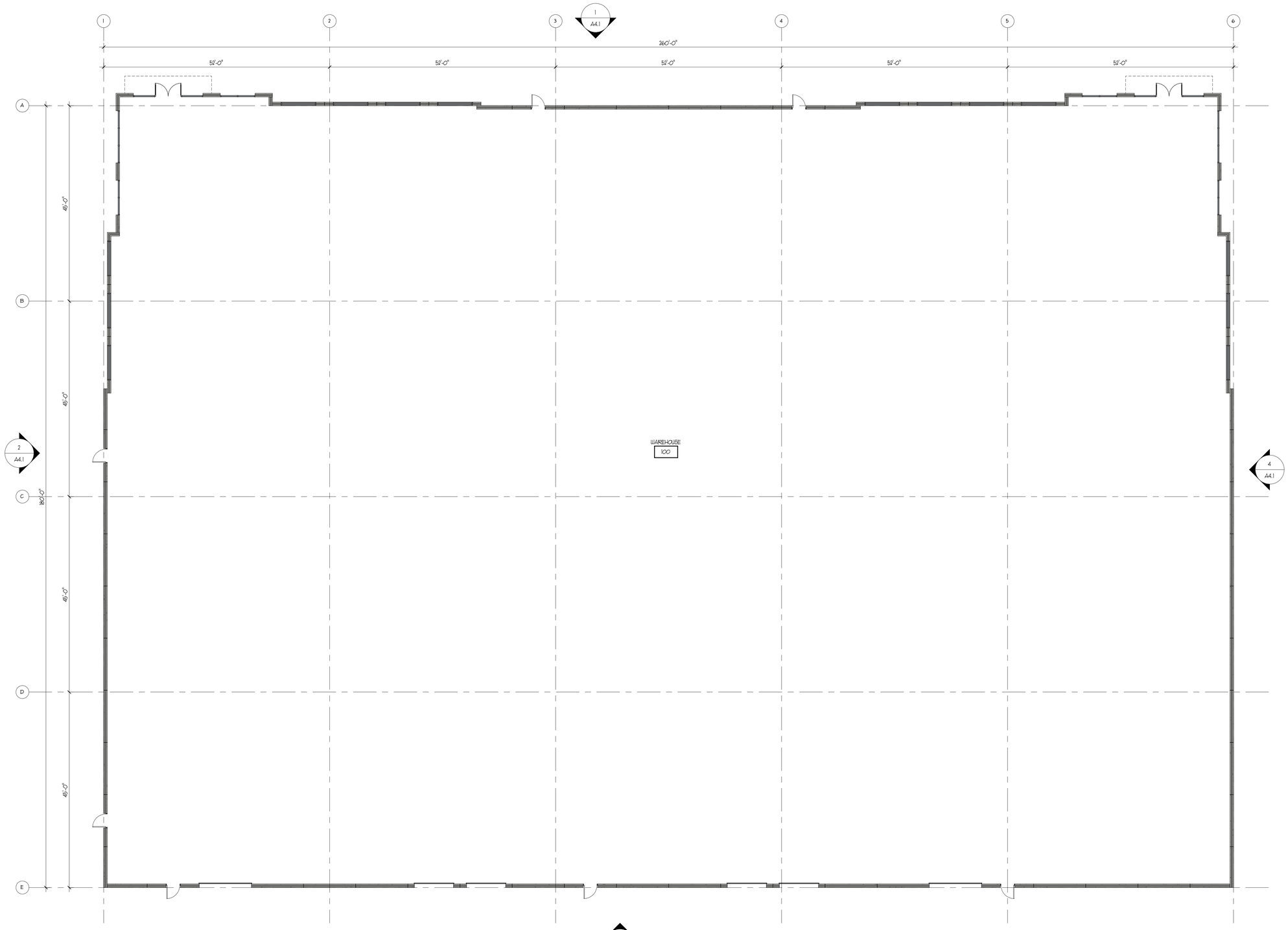
Suite 280
Riverwoods, IL 60015
Ph.: (847)940-0300

Partners in Design ARCHITECTS

PROJECT NO.: 636.22.113
DRAWN BY: EEO
CHECKED BY: WHB
DATE: 10.03.22
SHEET NO.: A1.1



1 A3.1 FIRST FLOOR PLAN

3/32" = 1'-0"

REVISIONS

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OVERALL FLOOR PLAN

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Partners in Design ARCHITECTS

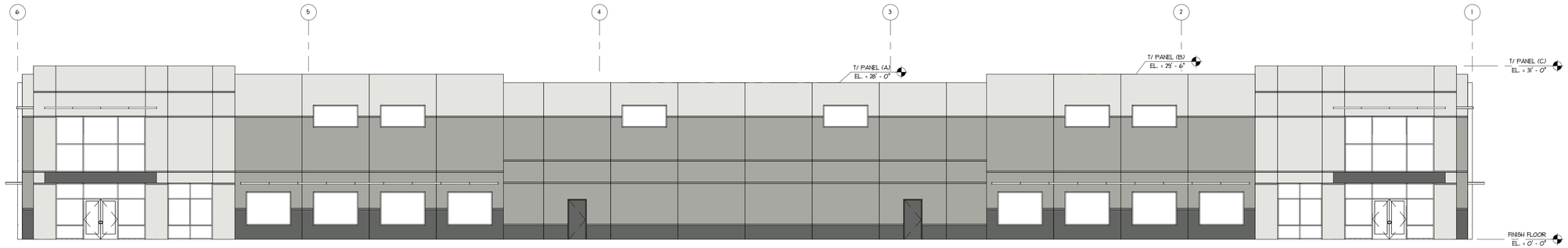
PROJECT NO.: 636.22.113

DRAWN BY: EEO

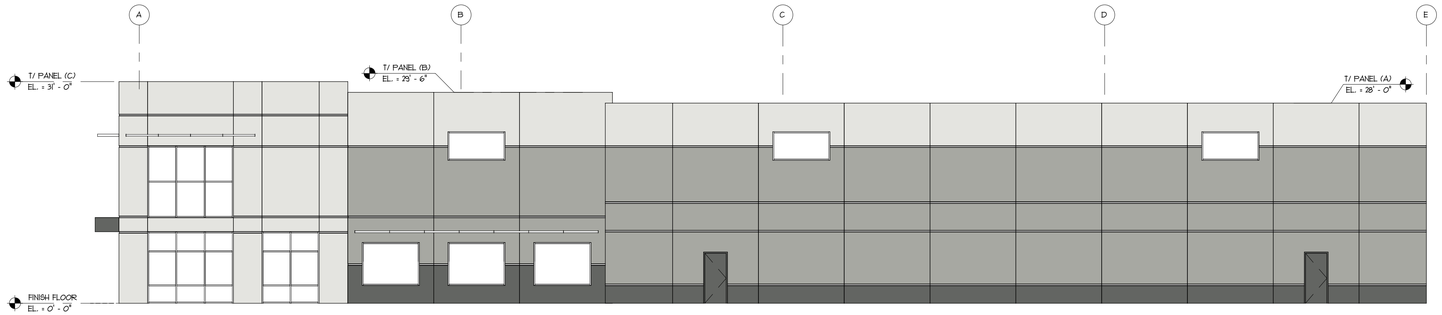
CHECKED BY: WHB

DATE: 10.03.22

SHEET NO.: A3.1



1 A4.1 **NORTH ELEVATION**
1" = 10'-0"



2 A4.1 **WEST ELEVATION**
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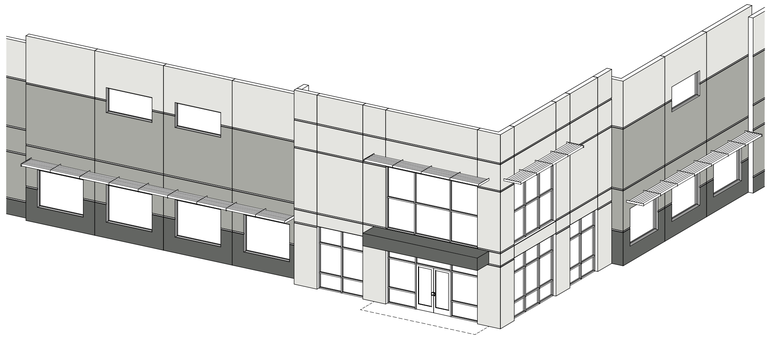
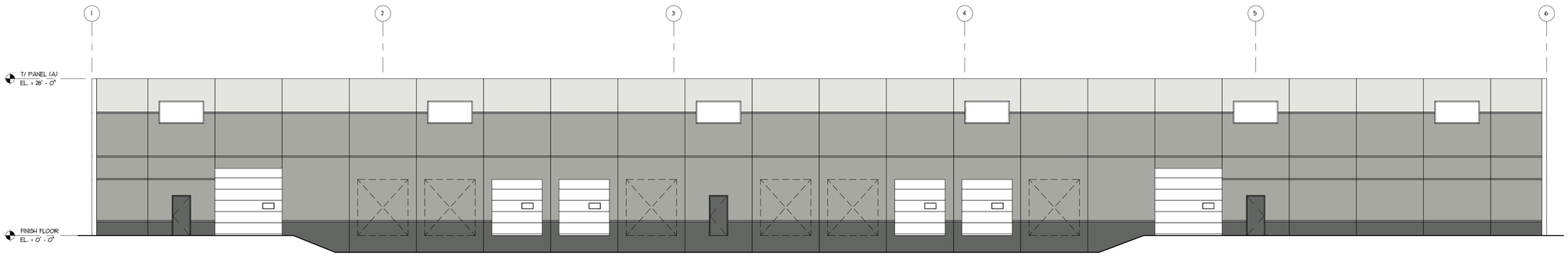


5 A4.1 **NW CORNER**



3 A4.1 **SOUTH ELEVATION**
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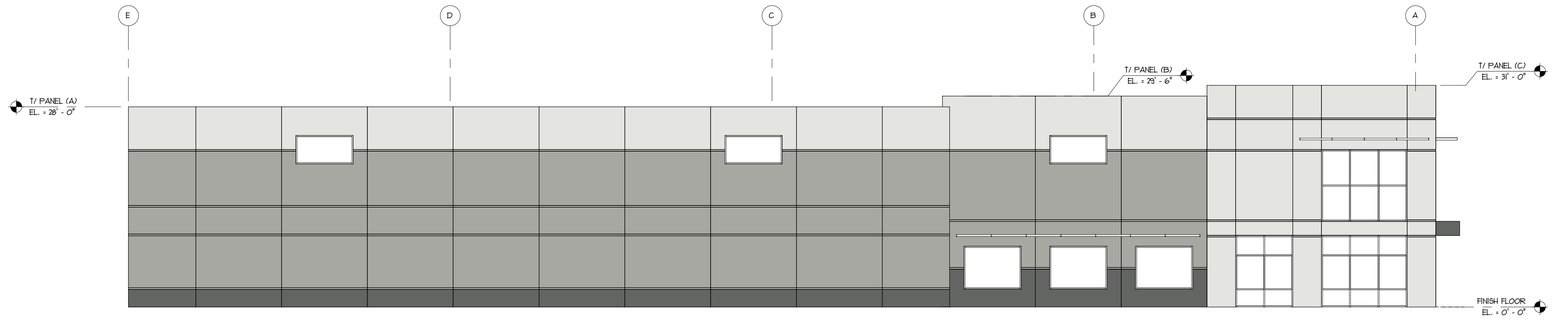

4 A4.1 **EAST ELEVATION**
1" = 10'-0"

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REVISIONS

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Partners in Design ARCHITECTS

PROJECT NO.:
636.22.113

DRAWN BY: EEO
CHECKED BY: WHB

DATE:
10.03.22

SHEET NO.:
A4.1

CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 6.

DATE: November 17, 2022

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Recommendation to the Common Council for a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for the City of Pewaukee for Fox Run Development Partners, LLC for Property Located at N15 W22261 Watertown Road from Office Commercial and Flood Plains, Lowland & Upland Conservancy and Other Natural Areas to Manufacturing/Fabrication/Warehousing (PWC 0960987)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION: