

Office of the Clerk/Treasurer

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

**COMMON COUNCIL
MEETING NOTICE AND AGENDA
Monday, September 21, 2020
7:00 PM**

Common Council Chambers ~ Pewaukee City Hall
W240 N3065 Pewaukee Road ~ Pewaukee, Wisconsin

-
1. Call to Order and Pledge of Allegiance
 2. Public Comment - Please limit your comments to two (2) minutes, if further time for discussion is needed please contact your District Alderperson prior to the meeting.
 3. Consent Agenda
 - 3.1. Approve Accounts Payable Listing Dated September 21, 2020
 4. Presentation by Ehlers Related to the City's Levy Limits and Current Debt Profile [Todd Taves]
 5. Discussion and Possible Action to Extend Municipal Sanitary Sewer to N28 W24376 Watertown Road (PWC 0921-994) and Surrounding Properties [Wagner / Mueller]
 6. Discussion and Possible Action Regarding a Certified Survey Map for the Pewaukee 16-94 South Proposed Industrial Development Located at N17 W25045 Bluemound Road (PWC 0948-985-003 & PWC 0945-989-001) in Order to Reconfigure Two Lots Into One Lot and an Outlot [Fuchs]
 7. Public Comment - Please limit your comments to two (2) minutes, if further time for discussion is needed please contact your district Alderperson prior to the meeting.
 8. Closed Session – You are hereby notified that the Common Council and staff of the City of Pewaukee will convene into closed session after all regular scheduled business has been concluded and upon motion duly made and seconded and acted upon by roll-call vote as required under §19.85(1)(a), Stats. The purpose of the closed session is for the following:
 - §19.85(1)(e): Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session specifically related to the contract with the Village of Pewaukee for Building Services.
- You are further notified that at the conclusion of the Closed Session, the Common Council may convene into open session pursuant to 19.85(2), Stats., for possible additional discussion and action concerning any matters discussed in closed session and for adjournment.
9. Adjournment

Kelly Tarczewski
Clerk/Treasurer

September 18, 2020

NOTICE

This in-person meeting will have the option to attend virtually or by phone due to the Governor's Emergency Safer At Home order due to the COVID-19 virus.

To attend this meeting virtually or by phone please stop by Pewaukee City Hall or contact Kelly Tarczewski, City Clerk, 262-691-0770, tarczewski@pewaukee.wi.us **before 3 P.M. on the date of the meeting** for directions. Meeting materials are available at <https://pewaukee.novusagenda.com/AgendaPublic/>.

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

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

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 3.1.**

DATE: September 21, 2020

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Approve Accounts Payable Listing Dated September 21, 2020

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

9/21/2020 A/P

Check Date	Check	Vendor Name	Description	Amount
Bank 100 GENERAL FUND CHECKING				
09/03/2020	82(E)	HUMANA	Health Insurance Clearing	84,403.12
09/04/2020	84(E)	DIVERSIFIED BENEFIT SERVICES, INC.	Dental Clearing	1,618.89
09/09/2020	129805	1ST AYD	FD DISINFECTANT SPRAY	121.51
09/09/2020	129806	ADP SCREENING & SELECTION SERVICES	HR SCREENING	197.56
09/09/2020	129807	ADP, LLC	HR WORKFORCE NOW	1,238.92
09/09/2020	129808	AFTERSCHOOL ENRICHMENT SOLUTIONS	P&R CRAZY CIRCUITS PROGRAM	1,776.00
09/09/2020	129809	ALL CITY COMMUNICATIONS INC.	SW ANSWERING SERVICE	65.10
09/09/2020	129810	ALL-WAYS CONTRACTORS, INC	P&R TOPSOIL	40.00
09/09/2020	129811	AMERICAN LITHO	P&R FALL 2020 GUIDE	2,345.00
09/09/2020	129812	ASSESSMENT TECHNOLOGIES LLC	IT PROGRAMMER SUPPORT	31.25
09/09/2020	129813	ASSESSMENTS USA	HR EXAMS	2,151.00
09/09/2020	129814	AT&T LONG DISTANCE	TELEPHONE	0.45
09/09/2020	129815	AT&T MOBILITY	FD AIR CARDS	183.25
09/09/2020	129816	BATTERIES PLUS LLC	SW BATTERIES	18.95
09/09/2020	129817	BATZNER PEST CONTROL	P&R PEST CONTROL	60.00
09/09/2020	129818	BREDAN MECHANICAL SYSTEMS	IT CHEMICAL TREATMENT CH BOILERS	12,008.88
09/09/2020	129819	CINTAS CORPORATION #184	FD MATS	121.02
09/09/2020	129820	CONWAY SHIELD	FD GOLD LEAF SHIELD	407.99
09/09/2020	129821	CTACCESS	CT LSAP RENEWAL	2,830.00
09/09/2020	129822	DAN PLAUTZ CLEANING SERVICE	HR CLEANING	2,790.00
09/09/2020	129823	DIVERSIFIED BENEFIT SERVICES, INC.	AUGUST FLEX ADMIN SERVICES	189.00
09/09/2020	129824	ELEVITY	IT SERVER MAINTENANCE	2,722.50
09/09/2020	129825	ELLIOTT ACE HARDWARE	IT BATTERIES	30.15
09/09/2020	129826	FEI BEHAVIORAL HEALTH	HR BEHAVIORAL HEALTH	976.95
09/09/2020	129827	FRONTIER TITLE & CLOSING SERVICES L	0942068004 SPEED HUMPS REFUND	47.44
09/09/2020	129828	GRAINGER	SW FAUCETS	322.66
09/09/2020	129829	GRENZ SERVICE CO. LLC	FD EXPANSION JOINT REPLACEMENT	1,927.72
09/09/2020	129830	HAWKINS, INC.	SW CHEMICALS	5,760.02
09/09/2020	129831	HEARTLAND BUSINESS SYSTEMS	IT NETWORK MONITORING SUPPORT	207.00
09/09/2020	129832	HUMPHREY SERVICE PARTS, INC	P&R AIR FILTER	85.84
09/09/2020	129833	JEFFERSON FIRE & SAFETY, INC.	FD HONEYWELL COAT AND PANTS	22,930.00
09/09/2020	129834	JK LAWN SERVICE	FD LAWN SERVICE	351.00
09/09/2020	129835	STACI JOERS	P&R COOKING WITH CLASS	270.00
09/09/2020	129836	KMB ELECTRIC	P&R SOCCER BUILDING ELECTRICAL WORK	1,253.34
09/09/2020	129837	LAKELAND SUPPLY, INC.	P&R TISSUE	896.90
09/09/2020	129838	LIFE-ASSIST INC	FD FIRST AID SUPPLIES	787.13
09/09/2020	129839	MENARDS	FD SHACKLE SPA FGD	234.45
09/09/2020	129840	MICHAEL HABLEWITZ	P&R PROGRAM REFUND	120.00
09/09/2020	129841	MUNICIPAL WELL & PUMP	SW DISCONNECT, REMOVE AND REPLACE BLOWN	8,294.00
09/09/2020	129842	NORTHERN LAKE SERVICE, INC	SW WATER TESTING	480.00
09/09/2020	129843	OCCUPATIONAL HEALTH CENTERS	HR EXAMS	333.50
09/09/2020	129844	OFFICE COPYING EQUIPMENT, LTD	FD SHARP MX3070N CONTRACT	39.66
09/09/2020	129845	OFFICE DEPOT	FD OFFICE SUPPLIES	267.59
09/09/2020	129846	OFFICE DEPOT	SW OFFICE SUPPLIES	50.78
09/09/2020	129847	OFFICE DEPOT	SW OFFICE SUPPLIES	134.97
09/09/2020	129848	OFFICE DEPOT	SW OFFICE SUPPLIES	52.85
09/09/2020	129849	VILLAGE OF PEWAUKEE	2020 QTR 3 LAKE PATROL / FLOW CHRGS QTR	37,030.22
09/09/2020	129850	PHARMACEUTICAL RETURNS	FD PHARMACEUTICAL RETURNS	1,621.62
09/09/2020	129851	PITNEY BOWES GLOBAL	SW LEASING CHARGES	1,681.53
09/09/2020	129852	FERGUSON ENTERPRISES LLC	SW LG HYD TAG PLN	56.33
09/09/2020	129853	PREMIUM WATERS, INC	P&R WATER	77.99
09/09/2020	129854	PUBLIC SERVICE COMMISSION OF WI	SW PSC DIRECT ASSESSMENT	3,516.73
09/09/2020	129855	REINDERS, INC.	P&R FILTERS	512.84
09/09/2020	129856	ROLLNRACK LLC	FD POWER ROLLER WITH COUPLING JAWS	5,875.00
09/09/2020	129857	RUNDLE-SPENCE	SW BALL VALVE LEAD FREE	162.11
09/09/2020	129858	SAFETYFIRST PLAYGROUND MAINTENANCE	P&R NATURESPUS COMPLIANT PLAYGROUND SAF	2,513.00
09/09/2020	129859	SPRING CREEK LANDSCAPES	P&R FLAGPOLE AND SPORTS COMPLEX	1,800.00

Check Date	Check	Vendor Name	Description	Amount
09/09/2020	129860	STRAIGHT-UP	P&R UNIFORMS	602.47
09/09/2020	129861	STREICHER'S	FD HELMET	590.00
09/09/2020	129862	SUNBURST APPAREL	P&R UNIFORMS	910.80
09/09/2020	129863	TELEMESSAGE	IT TEXT ARCHIVING SERVICE	2,560.00
09/09/2020	129864	THERMA-STOR LLC	SW DEHU QUEST HI-E DRY	10,748.80
09/09/2020	129865	TRUCK & AUTO ELEGANCE	SW WEATHERGUARD WEEKENDER	430.00
09/09/2020	129866	VERIZON	FD AIR CARDS	463.88
09/09/2020	129867	VISU-SEWER	SW VACTORS AND DISPOSAL OF DEBRIS	8,582.70
09/09/2020	129868	WATER REMEDIATION TECHNOLOGY	SW BASE TREATMENT CHARGE	3,534.57
09/09/2020	129869	WAUKESHA CO TECHNICAL COLLEGE	FD BLS INSTRUCTOR PROVIDER CARD	6.00
09/09/2020	129870	ADVANCED DISPOSAL	ENG RECYCLE	5,103.98
09/09/2020	129871	ALESCI HOMES	BLD 191629 OCCUPANCY BOND REFUND	500.00
09/09/2020	129872	ALL-WAYS CONTRACTORS, INC	ENG TOPSOIL	45.00
09/09/2020	129873	ALLEN BUILDERS LLC	BLD 180419 EROSION BOND REFUND	2,000.00
09/09/2020	129874	ALPHA OMEGA CLEANING, INC.	P&R JANITORIAL SERVICES	142.00
09/09/2020	129875	AUCA CHICAGO MC LOCKBOX	HWY UNIFORMS	227.66
09/09/2020	129876	BIELINSKI HOMES	BLD 191603 OCCUPANCY BOND REFUND	3,500.00
09/09/2020	129877	BRIOHN BUILDING	BLD 191510 OCCUPANCY BOND REFUND	2,500.00
09/09/2020	129878	CINTAS CORPORATION #184	HWY FIRST AID RESTOCK	182.40
09/09/2020	129879	CONSTANCE SCHUENKE	P&R RENTAL REFUND	274.28
09/09/2020	129880	CONTINENTAL UTILITY SOLUTIONS, INC	SW CUSTOMER WEB PORTAL	2,000.00
09/09/2020	129881	COREY OIL	HWY UNLEADED GASOLINE	3,090.61
09/09/2020	129882	HUMPHREY SERVICE PARTS, INC	HWY AIR AND OIL FILTER	915.93
09/09/2020	129883	JENSEN EQUIPMENT	HWY DRIVER BIT SET	444.04
09/09/2020	129884	JX ENTERPRISES, INC.	HWY PIPE WATER LOWER	307.86
09/09/2020	129885	KAEREK HOMES INC	BLD 200101 OCCUPANCY BOND REFUND	1,000.00
09/09/2020	129886	Kettle Moraine Heating & A/C	P&R FURNACE FILTERS	249.00
09/09/2020	129887	KYLE KONICKE	BLD 190315 EROSION DEPOSIT REFUND	2,000.00
09/09/2020	129888	LAFARGE AGGREGATES ILLINOIS, INC.	HWY STONE	25.00
09/09/2020	129889	LANGE ENTERPRISES, INC	BLD FRAMES	80.37
09/09/2020	129890	LANNON STONE PRODUCTS	HWY CRUSHED STONE	110.37
09/09/2020	129891	LAWN BOYZ CUSTOM CARE	P&R WEED CONTROL	1,725.00
09/09/2020	129892	MENARDS	P&R GRAFFITI REMOVER	98.36
09/09/2020	129893	OFFICE COPYING EQUIPMENT, LTD	P&R SHARP MX3070N CONTRACT	202.74
09/09/2020	129894	OFFICE DEPOT	BLD OFFICE SUPPLIES	71.25
09/09/2020	129895	PAM KNOLL	P&R PROGRAM REFUND	104.00
09/09/2020	129896	PARKING LOT MAINTENANCE	HWY GRADE/PAVE ROAD CROSSING	33,022.00
09/09/2020	129897	PAYNE & DOLAN	HWY 5 LT 9.5MM	60.80
09/09/2020	129898	POMP'S TIRE SERVICE, INC.	ENG TRUCK SUPPLIES	2,061.98
09/09/2020	129899	PREMIUM WATERS, INC	HWY WATER	117.00
09/09/2020	129900	SHAWNS DEER PICK UP	HWY DEER PICKUP	312.00
09/09/2020	129901	STANSEN BUILDING & REMODELING	BLD 191676 OCCUPANCY BOND REFUND	500.00
09/09/2020	129902	TRINITY HOMES	BLD 200051 OCCUPANCY BOND REFUND	500.00
09/09/2020	129903	TRIPLE CROWN PRODUCTS	HWY SHIRTS	63.63
09/09/2020	129904	WAUKESHA CO TREASURER	P&R BEACH SAMPLES	390.00
09/09/2020	129905	WAUKESHA LIME & STONE CO.	HWY STONE	1,087.20
09/09/2020	129906	WAUKESHA CO TECHNICAL COLLEGE	P&R LEADERSHIP SUMMER 2020	500.00
09/09/2020	129907	WESTERN CULVERT & SUPPLY	HWY BANDS CMPA	3,025.95
09/09/2020	66(E)	WE ENERGIES	ELECTRIC & GAS	11,647.13
09/09/2020	86(E)	DELTA DENTAL	Dental Clearing	1,420.00
09/10/2020	129908	LAWN BOYZ CUSTOM CARE	CT PILGRIMS REST MONTHLY CONTRACT	2,410.63
09/11/2020	85(E)	DIVERSIFIED BENEFIT SERVICES, INC.	Flex Spend	160.94
09/15/2020	81(E)	WI DEPT OF REVENUE/SALES TAX	Sales Tax Due State	396.93
09/16/2020	87(E)	DELTA DENTAL	Dental Clearing	667.60
09/17/2020	129909	PROJECT ENTERTAINMENT DBA FUN FLICK	FINAL PAYMENT MOVIE IN THE PARK	283.10

Check Date	Check	Vendor Name	Description	Amount
Total of 112 Disbursements:				329,977.67

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 4.**

DATE: September 21, 2020

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Presentation by Ehlers Related to the City's Levy Limits and Current Debt Profile [Todd Taves]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Ehlers Presentation



City of Pewaukee Levy Limit Overview

September 21, 2020



Constraints on Local Government Levies

- Current limit:
 - ✓ The prior year's actual levy may be increased by a percentage equal to net new construction in the preceding year (or zero, if none)
 - ✓ Subject to numerous adjustments that may reduce or increase allowable levy



City of Pewaukee Levy Limits

- City has a strong practice of levying for capital equipment and road projects.
 - ✓ Levy limits makes this more challenging unfortunately
- While there is an adjustment to increase the allowable levy for debt service, there is no adjustment to increase levy for capital.
- City is using debt adjustments on levy limit worksheet to increase its allowable levy to cash finance capital equipment and road projects.



City of Pewaukee Levy Limits

- Capital and road levy is only sustainable if the City continues to issue G.O. debt going forward for non-levy supported projects at an amount that increases total debt service payments.
- General Fund (operations levy) is increasing more significantly compared to prior years.
- Total General Obligation debt service payments will decline from 2020 to 2021 reducing the allowable debt service adjustment claimed on the levy limit worksheet.



Summary of Existing Debt Profile

Year	Existing Debt								Year
	Total Debt Payments	Less: Storm	Less: Water	Less: Sewer	Less: Special Assessments	Less: BAB	Less: Interest	Net Tax Levy	
2020	2,134,995	(257,378)	(634,363)	(123,172)	(175,281)	(2,000)	(12,000)	930,802	2020
2021	1,598,911	(198,653)	(635,000)	(122,989)			(6,000)	636,269	2021
2022	1,573,714	(200,653)	(636,493)	(122,778)				613,790	2022
2023	1,547,108	(197,553)	(630,690)	(122,545)				596,320	2023
2024	1,545,500	(199,453)	(627,260)	(123,547)				595,241	2024
2025	1,208,483	(196,253)	(544,393)	(123,237)				344,600	2025
2026	1,208,125	(198,053)	(544,072)	(122,901)				343,100	2026
2027	1,196,881	(199,588)	(542,073)	(123,720)				331,500	2027
2028	869,045	(200,550)	(545,502)	(122,993)				0	2028
2029	861,586	(196,175)	(543,280)	(122,131)				0	2029
2030	848,578	(196,800)	(543,288)	(108,490)				0	2030
2031	842,550	(196,400)	(539,090)	(107,060)				0	2031
2032	840,518	(200,850)	(542,092)	(97,576)				0	2032
2033	253,040		(253,040)					0	2033
2034	256,900		(256,900)					0	2034
2035	250,238		(250,238)					0	2035
2036	253,575		(253,575)					0	2036
2037	96,600		(96,600)					0	2037
2038	78,000		(78,000)					0	2038
2039	0							0	2039
Total	17,464,346	(2,638,355)	(8,695,949)	(1,543,140)	(175,281)	(2,000)	(18,000)	4,391,621	Total
Notes:									



Levy Limit Illustration

- For illustration purposes only, using the working draft of the 2021 budget, here is a projection of future levies.
 - ✓ General Fund Levy increases 3% from 2021-2024 budget year

Levy Year	2019	2020	2021	2022	2023
Calendar/Budget Year	2020	2021	2022	2023	2024
	Actual	Projected	Projected	Projected	Projected
Amount Levied for General Fund	7,897,815	9,072,522	9,344,698	9,625,039	9,913,790
Amount Levied for Debt Service	930,802	636,269	613,790	596,320	595,241
Amount Levied for Roads	400,000				
Amount Levied for Capital	525,000	190,000	190,000	190,000	190,000
Amount Levied for Cemetery		35,000	35,000	35,000	35,000
Total Levy	9,753,617	9,933,791	10,183,488	10,446,359	10,734,031



Levy Limit Worksheet

Levy Year	2019	2020	2021	2022	2023
Calendar/Budget Year	2020	2021	2022	2023	2024
Line	Actual	Projected	Projected	Projected	Projected
1 Prior Year's Actual Levy Plus Prior Year Personal Property Aid	9,595,936	9,938,723	10,083,897	10,333,594	10,596,465
2 Exclude Prior Year Levy for Unreimbursed Emergency Expenses	0	0	0	0	0
3 Exclude Prior Year Levy for G.O. Debt Authorized After July 1, 2005	1,271,422	1,377,460	1,402,776	1,539,618	1,688,167
4 Adjusted Actual Levy	8,324,514	8,561,263	8,681,121	8,793,976	8,908,298
Line 5-6					
Net New Construction	138,020	119,858	112,855	114,322	115,808
Enter Assumed Net New Construction Percentage	1.658%	1.40%	1.30%	1.30%	1.30%
7 Applied to Prior Year Adjusted Actual Levy	8,462,534	8,681,121	8,793,976	8,908,297	9,024,105
8 Less Personal Property Aid Payment	(150,106)	(150,106)	(150,106)	(150,106)	(150,106)
Levy Limit Before Adjustments (non-applicable adjustments not shown)	8,312,428	8,531,015	8,643,870	8,758,191	8,873,999
D Increase for Local Share of Refunded or Rescinded Taxes					
E Debt Service for G.O. Debt Authorized After July 1, 2005	1,377,460	1,402,776	1,539,618	1,688,167	1,860,031
F Increase Approved by Referendum					
G Increase for Unreimbursed Emergency Expenses					
H Increase/Decrease for Costs Associated With Intergovernmental Cooperation					
I Increase for Charges Assessed by a Joint Fire Department					
J Decrease for Transfer of Services to Other Governmental Units					
K Increase for Transfer of Services From Other Governmental Units					
M Increase for Annexed Lands (Villages and Cities only)					
R Increase for unused levy carryover from prior years	98,729				
S Increase in levy for each occupancy permit issued for qualifying new single family residential					
T Total Adjustments	1,476,189	1,402,776	1,539,618	1,688,167	1,860,031
9 Total Adjustments	1,476,189	1,402,776	1,539,618	1,688,167	1,860,031
10 Allowable Levy	9,788,617	9,933,791	10,183,488	10,446,358	10,734,030
Actual or Projected Levy	9,788,617	9,933,791	10,183,488	10,446,359	10,734,031
Levy Surplus/(Shortfall)	0	(0)	(0)	(0)	(0)
Total G.O. Debt Service Payments	2,134,995	1,598,911	1,573,714	1,547,108	1,545,500
Levy for Debt Service	930,802	636,269	613,790	596,320	595,241
Adjustment E Amount that exceeds debt service levy	446,658	766,507	925,828	1,091,847	1,264,790
Adjustment E Amount that exceeds total G.O. Debt Service Payments	(757,535)	(196,135)	(34,096)	141,059	314,531

By 2023 the levy limit adjustment needed for debt service exceeds the City's total G.O. debt service payments based on existing debt profile.



Strategies

- City has accumulated special assessment revenues and continues to collect assessments annually.
 - ✓ Special assessments can be used to pay for capital projects reducing the levy requirement
 - ✓ Accumulated special assessments are approximately \$1.3 million
 - ✓ Collections next 5 years estimated at \$655,000
- As an alternative to long-term financing the City can consider short-term financing for capital projects.
 - ✓ Issue a G.O. Note to raise funds for capital projects
 - ✓ Debt service payment on Note can be claimed as a levy limit adjustment
 - ✓ Note is paid off early once levied funds are collected



Short-term financing illustration

- G.O. Note must be issued prior to setting subsequent year's levy, for example:
 - ✓ Loan approved November 1
 - ✓ Loan P&I amount claimed as a Line E. adjustment
 - ✓ Levy approved November 15
 - ✓ Loan repaid February 1

Additional cost to taxpayers as compared to true cash financing is \$2,406 in this example (90 days of interest expense)

Capital Equipment Budget	
PD Squad #1	50,000
PD Squad #2	50,000
PD Squad #3	50,000
Plow Truck	200,000
Staff Vehicle	35,000
TOTAL	385,000

Short Term Financing			
Principal	Rate	Interest (90 Days)	Total Payment
50,000	2.500%	313	50,313
50,000	2.500%	313	50,313
50,000	2.500%	313	50,313
200,000	2.500%	1,250	201,250
35,000	2.500%	219	35,219
385,000		2,406	387,406



Levy Limit Referendum

Levy increase based on an approved referendum question

- Resolution must specify proposed amount of the levy increase beyond the allowable amount and if increase is one-time or ongoing.
- Must state purpose of the proposed increase.
- Resolution must be approved by voters in a referendum vote.



Summary

- The City's practice of using levy limit adjustments for non-levy supported debt service will put pressure on future levies especially for roads and capital based on the City's current debt profile.
- Options going forward:
 - ✓ Use special assessments to reduce levy for capital financing
 - ✓ Consider short-term financing of some capital items to use debt service adjustment
 - ✓ Future G.O. debt issuance for non-levy supported debt can increase permitted adjustments
 - ✓ Levy Limit referendum



Todd Taves,
Senior Municipal Advisor/Principal
ttaves@ehlers-inc.com

Greg Johnson,
Senior Municipal Advisor
gjohnson@ehlers-inc.com

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 5.**

DATE: September 21, 2020

DEPARTMENT: PW - Engineering

PROVIDED BY: Magdelene Wagner

SUBJECT:

Discussion and Possible Action to Extend Municipal Sanitary Sewer to N28 W24376 Watertown Road (PWC 0921-994) and Surrounding Properties [Wagner / Mueller]

BACKGROUND:

Since the previous home at N28W24376 Watertown Road (see location map) burned down several years ago, the Engineering Department has answered numerous inquiries about municipal sewer service to the parcel. The answer is not necessarily a simple one. There are 3 lots on the north side of Watertown Road which currently do not have access to municipal sewer. In order to serve this parcel (and the other two) with sewer service, the existing sanitary sewer must be extended from one of two locations - Creekside Drive or Single Tree Drive. If we are servicing this middle lot and extending the municipal sewer, it makes sense to extend it to all three of the parcels currently without service. We have not contacted either parcel on either side of the parcel requesting sewer service nor have they contacted us. Let's discuss each of these connection points in relation to the lot in question.

Creekside Drive:

The existing sanitary sewer is located outside the existing pavement on the south side of Watertown Road and the West side of Creekside Drive. Its invert elevation is 839.83. The lot requesting service is 370 feet from this manhole on the north side of Watertown Road. To serve this parcel, we will need to extend the sewer on the south (or north) side of Watertown Road and extend a lateral to the parcel for connection across Watertown Road. Extending service from this connection point would likely allow gravity basement service for each of the lots with the assumption the first floor elevations are between 855 and 859.

Single Tree Drive:

The existing sanitary sewer is located outside the existing pavement on the north side of Watertown Road and east of the existing drive for Sanborne Tube. Its invert elevation is 851.23. The lot in question is 400 feet from this manhole on the north side of Watertown Road. To serve this parcel, we will need to extend the sewer on the north side of Watertown Road and extend a lateral to the parcel for connection. Extending service from this connection point would not allow basement gravity service for each of the lots without private mechanical means (pumping) assuming the first floor elevations are between 855 and 859.

However, construction along this corridor has its challenges. Groundwater is very high in this area. Previous projects indicate the groundwater is 4-6 feet below the surface ground elevation and it flows like an underground river. This translates to a large dewatering operation being required for the construction of the project. This is also within Watertown Road's right of way which is a Waukesha County right of way. We will need permission from the County to install the extension within the right of way and slurry backfill will likely be required. If we need to cross Watertown Road (coming from Creekside Drive), we will be crossing 2 shallow and very large forcemains (20" & 30") servicing the Village's large lift station to the west. All these challenges increase the cost of this potential sanitary sewer extension.

In the past, the City has required 2/3's of the properties in an area to request sanitary sewer before it is considered or the City brings it up prior to a road reconstruction project. We have 1 out of 3 properties requesting the service and Waukesha County controls the road improvements on Watertown Road (they have no plans for a project along this corridor to my knowledge). In other words, the City was not planning a sewer extension in this area in the near future.

This item is being brought forward to the Common Council at the request of the property owner requesting service (see Schulz letter). The owner's would really like to have municipal sewer rather than a private system on the site.

It should be noted parcels to the west of Sanborne Tube on the North side of Watertown Road are Village of Pewaukee parcels. Parcels on the south side of Watertown Road are City of Pewaukee parcels which will need service at a future date.

It should also be noted that municipal water service is already existing along this corridor.

UPDATE 9/16/2020: We sent a letter and post card to each resident on either side of the property requesting municipal sewer. We had one property respond that they do not want municipal sanitary sewer and one property did not respond to our inquiry. See attached City Letter Sample for a copy of the letter that went to each property.

FINANCIAL IMPACT:

A very rough estimate of the project extending from Creekside Drive is \$175,000 to \$200,000 for this project. A very rough estimate of the project extending from Single Tree Drive is \$125,000 to \$150,000 for this project. We would include this in the 2021 budget as a project and ultimately the cost of the project would be assessed back to the property owners benefiting from the project.

RECOMMENDED MOTION:

If desired, direct Staff to budget a design and construction for municipal sanitary sewer extension project in 2021 for the three parcels on Watertown Road including the assessments associated with the project.

ATTACHMENTS:

Description
project location
Schulz Request
City letter sample



Existing Sewer

Waukesha County GIS Map



0 134.19 Feet

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

Notes:

Printed: 7/29/2020



Dear Members of the Pewaukee Common Council,

May I first thank you for taking the time to hear our request regarding N28 W24376, Watertown Road. My family feels very blessed for living and serving in a community whose government takes the time to listen to their constituents. So our sincerest thank you in that regard first and foremost.

Last year, my family purchased a vacant lot on Watertown Road with hopes to move while remaining in the Pewaukee school district for our special needs son. This lot used to feature a lovely home, but that home was lost to a fire years ago and was subsequently razed to the ground. In doing so, it severely crippled any options for a septic system to be used on that lot. We want nothing more than to build a lovely house on what is currently an eye sore of a lot, but without an adequate sewer option, it makes the feasibility of a long term home there difficult to envision.

We humbly request your consideration for running a sewer lateral to our lot at N28 W24376, Watertown Road. In doing so, allowing us to move forward with plans to build our dream future/forever home here in Pewaukee. A home that should greatly increase tax revenues as well as ensure ongoing sanitation service fees are paid to our city in perpetuity. We only ask at the very least the service be extended to our lot and would gladly contribute up to \$60,000 toward that effort.

Thank you again for your consideration and service to our community.

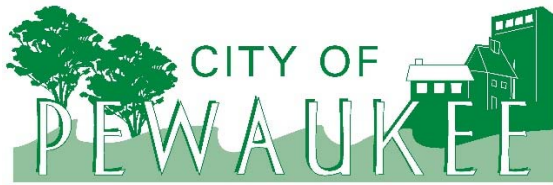
Sincerely,

The Schulz Family (Thomas, Amy, Aaron, and Logan)

RECEIVED

JUL 11 2020

Initial: _____



**Department of Public Works
Engineering Division**

W240N3065 Pewaukee Road • Pewaukee, WI 53072

Phone: (262) 691-0804 • Fax: (262) 691-5729

Email: publicworks@pewaukee.wi.us

August 7, 2020

Michelle Lukas
Charles Lukas
N28W24398 Watertown Road
Pewaukee, WI 53072

Subject: Tax Key PWC0921995
Municipal Sewer Extension

Dear Mr. Lukas and Ms. Lukas:

The City of Pewaukee has received a request to extend municipal sanitary sewer to your area. While we consider this request, we feel it would be beneficial to determine if there is additional interest in municipal sewer from the adjacent parcels. The City has two options to serve the parcels on Watertown Road.

The first option would extend the existing sewer from the intersection of Creekside Preserve and Watertown Road. This sewer would have the depth to provide basement gravity sewer service to your parcel. However, the construction will be difficult and therefore, more expensive due to the additional depth, crossing Watertown Road (a County Highway), crossing existing critical utilities within Watertown Road, and the high groundwater table. A very preliminary project estimate for this sewer option is approximately \$175,000 to \$200,000.

The second option would extend the existing sewer from the intersection of Single Tree Drive and Watertown Road. The sewer is shallower and would not be able to provide basement gravity sewer service to your parcel. This means that if you have facilities (toilet, shower, tub, sink, laundry machine, etc.) in the basement, these would need to be pumped up with a small private grinder pump to provide service. This is typically referred to as "hung plumbing". However, the construction will be easier and therefore, less expensive than the previous option. The crossing of Watertown Road has already been completed, and due to a shallower sewer will not be as far into the groundwater table, resulting in less construction dewatering expenses. A very preliminary project estimate for this sewer option is approximately \$125,000 to \$150,000. City Staff is recommending this option.

The City of Pewaukee assesses for the costs associated with any municipal utility extension. All costs associated with this municipal sewer extension would be assessed back to the benefiting parcels. In this case, we have three properties that would benefit from this sewer extension, and therefore you would pay for approximately 1/3 of the cost of the sewer extension. If the City moves forward with the sewer extension, your final costs would be based on actual construction costs. We would notify you of the actual assessment against your property when the bids are open, along with an invitation to a public hearing for the project. At that time, the Common Council will decide if the extension project would be awarded and the preliminary assessment levied against your property.

As with any assessment in the City of Pewaukee, you have the option to pay this assessment over 10 years with a low interest rate (3.24% was the rate on the last project). Connection to the sewer is mandatory 15 years from the date of the final resolution, which typically lags one year after the construction occurs.

Enclosed in this letter is a postcard asking for your response to two questions: 1) Are you interested in a municipal sewer being extended to your parcel? and, 2) Do you prefer to have gravity basement sewer service? We ask that you please respond using the enclosed postage paid postcard by **August 21, 2020**.

We understand this information may be confusing. If you have any questions, please feel free to contact our office at (262) 691-0804.

Sincerely,

A handwritten signature in dark ink, appearing to be 'Magdelene Wagner', with a large, sweeping flourish that extends to the right.

Magdelene Wagner, P.E.
Director of Public Works/City Engineer

Cc: Alderman Brian Dziwulski
Alderman Brandon Bergman

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 6.**

DATE: September 21, 2020

DEPARTMENT: Planning

PROVIDED BY: Nick Fuchs

SUBJECT:

Discussion and Possible Action Regarding a Certified Survey Map for the Pewaukee 16-94 South Proposed Industrial Development Located at N17 W25045 Bluemound Road (PWC 0948-985-003 & PWC 0945-989-001) in Order to Reconfigure Two Lots Into One Lot and an Outlot [Fuchs]

BACKGROUND:

At their September 17, 2020 meeting, the Plan Commission recommended approval of the proposed 2 Lot Certified Survey Map for the Pewaukee 16-94 South development.

Site and Building Plans are attached for reference only. These plans were also approved by the Plan Commission at the September 17th meeting.

FINANCIAL IMPACT:

RECOMMENDED MOTION:

A motion to approve the 2 Lot Certified Survey Map for the Pewaukee 16-94 South development.

ATTACHMENTS:

Description

Pewaukee 16 94 South Staff Report

Pewaukee 16 94 South CSM

Site & Building Plans



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 September 17, 2020

Date: September 10, 2020

Project Name: Pewaukee 16-94 South

Project Address/Tax Key No.: Not Assigned/PWC 0948985003 and N17W25045 Bluemound Road/PWC 0945989001

Applicant: Laurie Stollenwerk

Property Owner: Laurie Stollenwerk

Current Zoning: M-6 Mixed Industrial Use District and LC Lowland Conservancy District

Proposed Zoning: Same

2050 Land Use Map Designation: Manufacturing / Fabrication / Warehousing

Use of Surrounding Properties: Industrial to the north and east and Highway 16 to the south and west

Project Description/Analysis:

Briohn Building, on behalf of the applicant Laurie Stollenwerk, submitted a Certified Survey Map and Site & Building Plans for a proposed multi-tenant industrial speculative building for property located at approximately N17W25045 Bluemound Road (Tax Key Nos. 0948985003 and 0945989001).

Tenants are not known at this time, but the building may allow for anywhere from one to five or more tenants within the building. Individual tenants/uses will be required to go through a separate use review and approval process as required by the zoning district and Section 17.0504 of the Zoning Code. This will consist of a Business Plan of Operation or Conditional Use approval depending upon the use.

The subject property is currently vacant and has an area of approximately 42.61 acres. The property is zoned M-6 Mixed Industrial Use District and LC Lowland Conservancy District and is designated as Manufacturing/Fabrication/Warehousing and Floodplains, Lowland & Upland Conservancy and Other Natural Areas on the City's Year 2050 Land Use/Transportation Plan map.

The subject development complies with M-6 District development standards. Note that one of the M-6 District setback requirements states, "Loading and unloading docks or truck doors shall be located not less than 100 feet from the right-of-way of an abutting access street or highway and shall not be visible from abutting streets/highways." The loading docks are more than 100-feet from Bluemound Road and the applicant has included a screening wall that extends east from the northeast corner of the building as well as landscaping at the corner to screen the docks from the road.

Certified Survey Map

The proposed Certified Survey Map reconfigures a 37.64 acre parcel (Tax Key No. 0948985003) and a 5.01 acre parcel located at N17W25045 Bluemound Road (Tax Key No. 0945989001) to create a 24.952-acre developable site (Lot 1) and a 17.658-acre outlot (Outlot 1).

Site Plan

The applicant is proposing a 217,982 square foot building with multiple anticipated tenant spaces. The development will result in approximately 46% greenspace, which complies with the required 40% minimum greenspace standard of the City's Zoning Code.

The project includes the building, which consists of loading docks and overhead doors along the east elevation, 160 parking spaces, and associated landscaping and lighting. In addition, storm water management facilities are proposed as part of the development and located along the west side of the property.

The site will be accessed from a shared drive along Bluemound Road, which has an existing easement in place, which is shown on the CSM.

Related to the site plan, staff recommends:

- *Final grading, erosion control and storm water management plans shall be submitted for approval by the Engineering Department prior to any land disturbance.*
- *No outdoor storage shall be allowed other than trailers parked within the designated trailer parking area to the south of the building.*

Natural Resources

There are five wetland areas onsite. The larger wetland complex will be protected within the proposed outlot. The remaining four wetlands are smaller, isolated wetlands and will be filled as part of this development, except for a small portion of Wetland 4, which is located along the east property line.

According to the applicant, they have received Wisconsin Department of Natural Resources approval for the wetland impacts. *The applicant will be required to provide those approvals to City staff, prior to any land disturbing activities.*

The site also includes a significant number of trees. Those impacts are detailed in the section below.

Landscaping

The applicant is proposing to install 41 Canopy Trees, 159 Evergreen Trees, 25 Ornamental Trees, 131 Deciduous Shrubs, and 56 Evergreen Shrubs. At least three different species of each tree type is provided, except for the Evergreen Shrubs which include two different types.

Removal of existing trees will occur throughout the site. According to the tree inventory plan, which includes trees with a dBH of 4-inches or greater, about 335 trees will be removed and 95 preserved. Trees onsite primarily consist of Boxelders.

Staff has been working with the applicant to preserve as many existing trees as possible. For example, the applicant adjusted the westernmost drive, shifting it further east, to avoid a grove of mature Bur Oak Trees.

As tree removal is significant, staff is recommending that following tree removal and installation of landscaping onsite, the applicant and City staff shall review perimeter landscaping and tree lines, particularly along the east side of the property, to ensure that screening is sufficient. If the new and remaining plantings do not provide appropriate screening as determined by staff or the Plan Commission, the applicant shall provide infill plantings, as reasonably practicable at the direction of staff or the Plan Commission, to further mitigate for the tree impacts onsite. Mitigation shall only be required for trees of a 6" caliper or greater and shall not exceed a 1:1 ratio (one tree required for every one tree removed). The review of landscaping and screening shall not result in a shift to the building or parking lot locations.

Parking

The site plan includes 160 parking spaces. This equates to approximately 1.36 parking spaces per 1,000 square feet of gross floor area. This is a similar ratio that was provided for the recently completed Northmound development that was approved in 2018.

Eight ADA accessible stalls are included within the 160 space parking field. The applicant is also showing future parking that would accommodate 25 additional stalls (for a total of 180 spaces). In addition, the site plan shows 25 larger trailer parking stalls to the south of the building.

The passenger spaces are 9' wide by 20' long (180 square feet), which complies with the City's parking space standards. The trailer stalls are 12' by 55' (660 square feet).

As a mix of office, warehouse and industrial space, staff has no objections to the amount of parking provided.

Architecture

The proposed building exterior primarily consists of painted precast concrete wall panels of different colors. The building height varies and ranges from 38-feet to a peak of 42.5'. The M-6 District states, "No part of a principal structure shall exceed 30 feet in height unless it is serviced with a certified fire suppression sprinkler system, in which case the height may be extended to 50 feet if enclosed stair towers to the roof are also provided."

Section 17.0901f. also states, "The Height of Commercial, Industrial, and Institutional Buildings may be increased to a maximum of six (6) stories if a fully operational sprinkler system is in place included enclosed stairwells to the roof and the Fire Chief has approved in writing a fire safety plan of the structure and use."

Based on these code sections, Fire Chief approval of a fire suppression system and fire safety plan shall be required prior to issuance of a Building Permit.

Two dumpster enclosures are illustrated on the east side of the building at the north and south ends. The dumpster enclosures will be constructed of the same materials as the principal building as depicted and noted on Sheet A5.1.

A rooftop mechanical plan was provided (Sheet A4.1), which illustrates mechanicals centered behind parapet walls. According to the applicant, mechanicals will not be visible from any public right-of-

way. Staff recommends that if rooftop mechanicals are visible from public rights-of-way (Bluemound Road, Highway 16, and I-94), the applicant shall install rooftop screening as approved by the City Planner.

Signage

Sign plans have not yet been submitted. Wall signs are anticipated, but regardless, all 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.

Utilities

Public sewer and water is available and will serve the subject development.

Lighting

The Lighting Plan consists of parking lot and building lighting. Light levels are at 0.0 footcandles at the property lines. The peak height of lights is 17-feet, which complies with the 20-foot maximum height requirement of the Zoning Code.

Recommendation:

A motion to approve the proposed building and site development plans submitted by Briohn Building Corporation for the property located at approximately N17W25045 Bluemound Road (Tax Key Nos. 0948985003 and 0945989001), subject to the conditions within this report.

A motion to approve the Certified Survey Map reconfiguring properties located at approximately N17W25045 Bluemound Road (Tax Key Nos. 0948985003 and 0945989001), subject to showing the former property line on Sheet 1.

CERTIFIED SURVEY MAP NO.

BEING A DIVISION OF LOT 3 OF CERTIFIED SURVEY MAP NO. 11415 AND PARCEL 1 OF CERTIFIED SURVEY MAP 7930, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, AND E=THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWN 7 NORTH RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, STATE OF WISCONSIN.

- INDICATES IRON PIPE FOUND
- INDICATES 1 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 1.13 LBS PER LINEAL FOOT, SET.

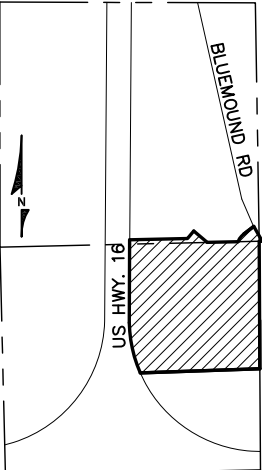
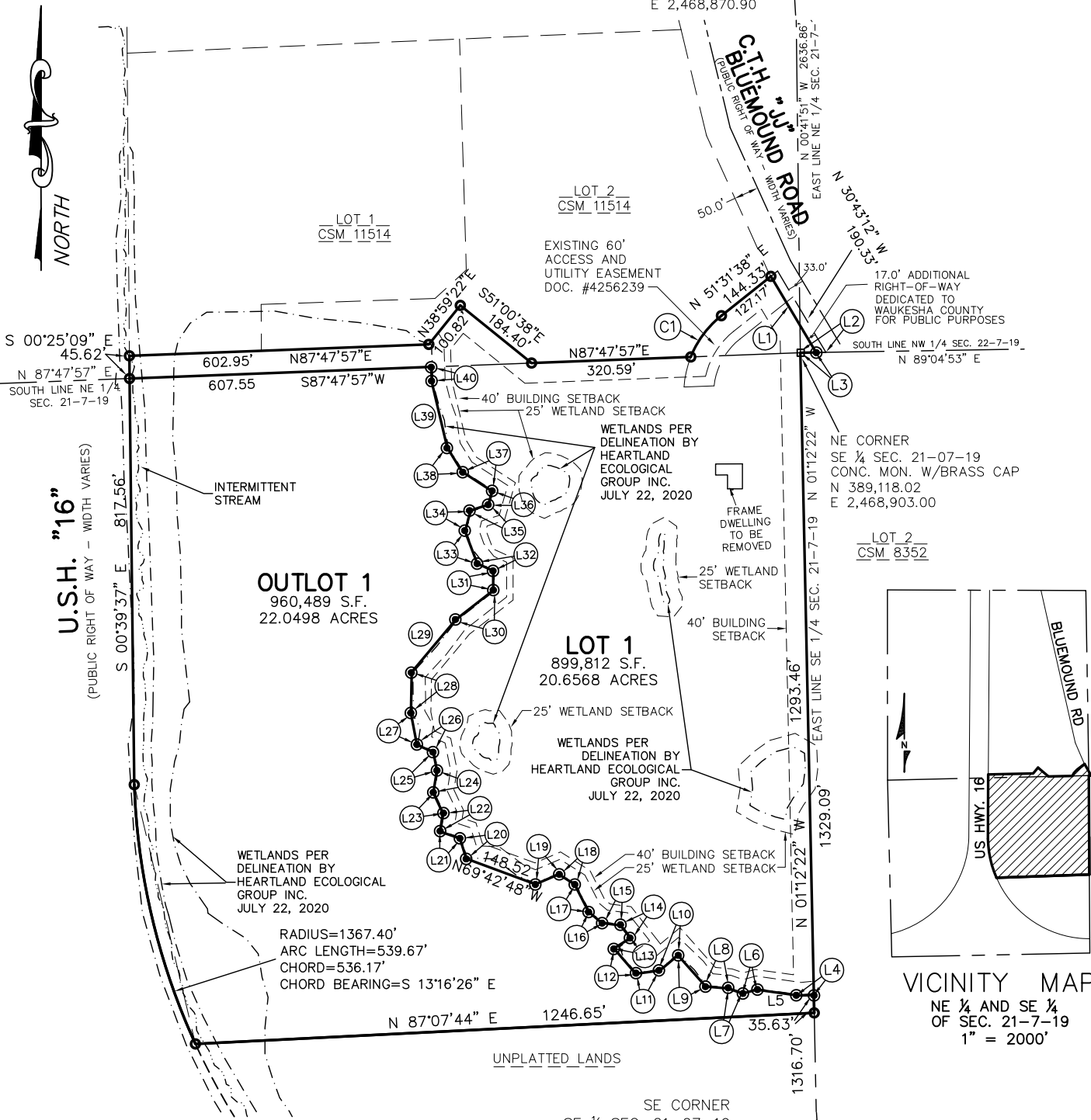
ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

ALL BEARINGS SHOWN ARE REFERENCED TO THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 21-07-19 AS N 00°41'51" W, WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE, AND ALL BEARINGS ARE REFERENCED TO GRID NORTH.

OWNER: LAURIE STOLLENWERK
347 PARK AVENUE
PEWAUKEE, WI 53072

SURVEYOR: CHRISTOPHER A. JACKSON, PLS
CJ ENGINEERING, LLC
9205 W. CENTER ST., STE 214
MILWAUKEE, WI 53213
(414) 443-1312

NE CORNER
NE 1/4 SEC. 21-07-19
CONC. MON. W/BRASS CAP
N 391,754.44
E 2,468,870.90



VICINITY MAP
NE 1/4 AND SE 1/4
OF SEC. 21-7-19
1" = 2000'

SEE PAGE 2 FOR LINE TABLE

CURVE	ARC	RAD.	CHRD.	CH. BRG.
C1	104.64'	200.00'	103.45'	N36°32'20"E



1 INCH = 300 FT.

CERTIFIED SURVEY MAP NO. _____

BEING A DIVISION OF LOT 3 OF CERTIFIED SURVEY MAP NO. 11415 AND PARCEL 1 OF CERTIFIED SURVEY MAP 7930, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, AND E=THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWN 7 NORTH RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER JACKSON, A PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A A DIVISION OF LOT 3 OF CERTIFIED SURVEY MAP NO. 11415 AND PARCEL 1 OF CERTIFIED SURVEY MAP 7930, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWN 7 NORTH RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 21; THENCE S 01°12'22" E ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF SECTION 21, 1293.46 FEET; THENCE S 87°07'44" W 1246.65 FEET; THENCE 539.67 FEET ALONG AN ARC OF A CURVE WHOSE RADIUS IS 1367.40 FEET, WHOSE CENTER LIES TO THE EAST, WHOSE CHORD BEARS S 13°16'26" E 536.17 FEET; THENCE N 00°39'37" E 817.56 FEET; THENCE N 00°25'09" W 45.62 FEET; THENCE N 87°47'57" E 602.95 FEET; THENCE N 38°59'22" E 100.82 FEET; THENCE S 51°00'38" E 184.40 FEET; THENCE N 87°47'57" E 320.59 FEET; THENCE 104.64 FEET ALONG AN ARC OF A CURVE WHOSE RADIUS IS 200.00 FEET, WHOSE CENTER LIES TO THE SOUTH, WHOSE CHORD BEARS N 36°32'20" E 103.45 FEET; THENCE N 51°31'38" E 144.33 FEET; THENCE S 30°43'12" E 190.33 FEET; S 89°04'53" W 51.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,860,301 SQUARE FEET OR 42.707 ACRES MORE OR LESS

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF LAURIE STOLLENWERK, OWNERS OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE STATUTES OF THE STATE OF WISCONSIN AND THE REGULATIONS OF THE CITY OF PEWAUKEE IN SURVEYING, DIVIDING, MAPPING AND DEDICATING THE SAME.

DATED THIS _____ DAY OF _____, 20____.

LINE	DIST.	BEARING
L1	178.27'	S30°43'12"E
L2	51.47'	S89°04'53"W
L3	31.88'	S89°04'53"W
L4	33.41'	S89°20'23"W
L5	82.44'	N82°02'31"W
L6	29.41'	S74°47'11"W
L7	31.11'	N70°48'49"W
L8	44.85'	N85°10'55"W
L9	84.24'	N41°36'27"W
L10	47.67'	S50°00'18"W
L11	48.89'	S82°16'41"W
L12	67.09'	N40°35'15"W
L13	39.19'	N57°14'00"E
L14	32.26'	N38°14'52"W
L15	37.92'	N82°37'03"W
L16	34.66'	N49°40'34"W
L17	62.05'	N26°59'29"W
L18	37.78'	N57°48'37"W
L19	50.90'	S66°51'29"W
L20	42.83'	N17°16'22"W
L21	42.26'	N71°17'39"W
L22	37.53'	N08°53'58"E
L23	45.41'	N25°10'42"W
L24	44.28'	N09°14'03"E
L25	37.14'	N11°32'37"W
L26	36.32'	N65°23'41"W
L27	64.00'	N10°45'22"W
L28	83.14'	N01°06'35"E
L29	137.60'	N39°55'34"E
L30	95.99'	N51°59'11"E
L31	39.42'	N00°05'17"E
L32	35.15'	N65°33'47"W
L33	68.67'	N20°58'32"W
L34	44.26'	N14°08'11"E
L35	37.45'	N72°18'30"E
L36	28.35'	N16°00'33"E
L37	72.51'	N56°51'36"W
L38	56.54'	N31°30'56"W
L39	135.15'	N13°19'18"W
L40	30.84'	N01°55'16"W

CHRISTOPHER A. JACKSON
PROFESSIONAL LAND SURVEYOR, S-2851
STATE OF WISCONSIN

CERTIFIED SURVEY MAP NO. _____

BEING A DIVISION OF LOT 3 OF CERTIFIED SURVEY MAP NO. 11415 AND PARCEL 1 OF CERTIFIED SURVEY MAP 7930,
BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 21, AND E=THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWN 7
NORTH RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, STATE OF WISCONSIN.

OWNER'S CERTIFICATE

LAURIE STOLLENWERK, AS OWNER, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED ON THIS MAP TO
BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS MAP. I CERTIFY THAT THIS
CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: CITY OF PEWAUKEE

LAURIE STOLLENWERK, OWNER

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS ____DAY OF _____, 20 __, THE ABOVE NAMED LAURIE
STOLLENWERK, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND
ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES _____,20

MORTGAGEE CERITIFICATE

FIRST NATIONAL BANK OF HARTFORD, A CORPORATION DULY ORGANIZED AND EXISTING
UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE
ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING AND
MAPPING OF THE LAND DESCRIBED ON THIS MAP AND DOES HEREBY CONSENT TO THE
ABOVE CERTIFICATION OF OWNERS

IN WITNESS WHEREOF, THE SAID FIRST NATIONAL BANK OF HARTFORD, HAS CAUSED THESE
PRESENTS TO BE SIGNED BY _____, AT _____, WISCONSIN,
THIS ____ DAY OF _____, 20 ____.

BY: _____
NAME:
TITLE:

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

PERSONALLY CAME BEFORE ME ON _____, 20 __, BY _____, IN HIS/HER
CAPACITY AS _____ OF FIRST NATIONAL BANK OF HARTFORD, TO ME KNOWN TO BE THE PERSON
WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC _____
STATE OF WISCONSIN
MY COMMISSION EXPIRES: _____

CERTIFIED SURVEY MAP NO. _____

BEING A DIVISION OF LOT 3 OF CERTIFIED SURVEY MAP NO. 11415 AND PARCEL 1 OF CERTIFIED SURVEY MAP 7930,
BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 21, AND E=THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWN 7
NORTH RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, STATE OF WISCONSIN.

PLANNING COMMISSION APPROVAL

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

STEVE BIERCE, CHAIRMAN

AMI HURD, RECORDING SECRETARY

COMMON COUNCIL APPROVAL

APPROVED BY THE COMMON COUNCIL OF THE CITY OF PEWAUKEE ON THE . ____ DAY OF
_____, 20____.

STEVE BIERCE, MAYOR
CITY OF PEWAUKEE

KELLY TARCZEWSKI, CITY CLERK/TREASURER
CITY OF PEWAUKEE

PROPOSED NEW MULTI-TENANT BUILDING FOR:

PEWAUKEE SOUTH INDUSTRIAL DEVELOPMENT

BLUEMOUND ROAD HWY JJ (EAST OF HWY 16)
PEWAUKEE, WISCONSIN 53072



PEWAUKEE SOUTH INDUSTRIAL - PEWAUKEE, WISCONSIN
EXTERIOR PERSPECTIVE LOOKING SOUTHEAST
JULY 31, 2020



www.briohn.com PHONE: 262.790.0500

A1

2020 BRIOHN DESIGN GROUP, LLC

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T1.2	ARCHITECTURAL RENDERINGS
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2 - SURVEY	
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PST - 2 OF 2	PLAT OF SURVEY WITH TOPOGRAPHY
3 - CIVIL	
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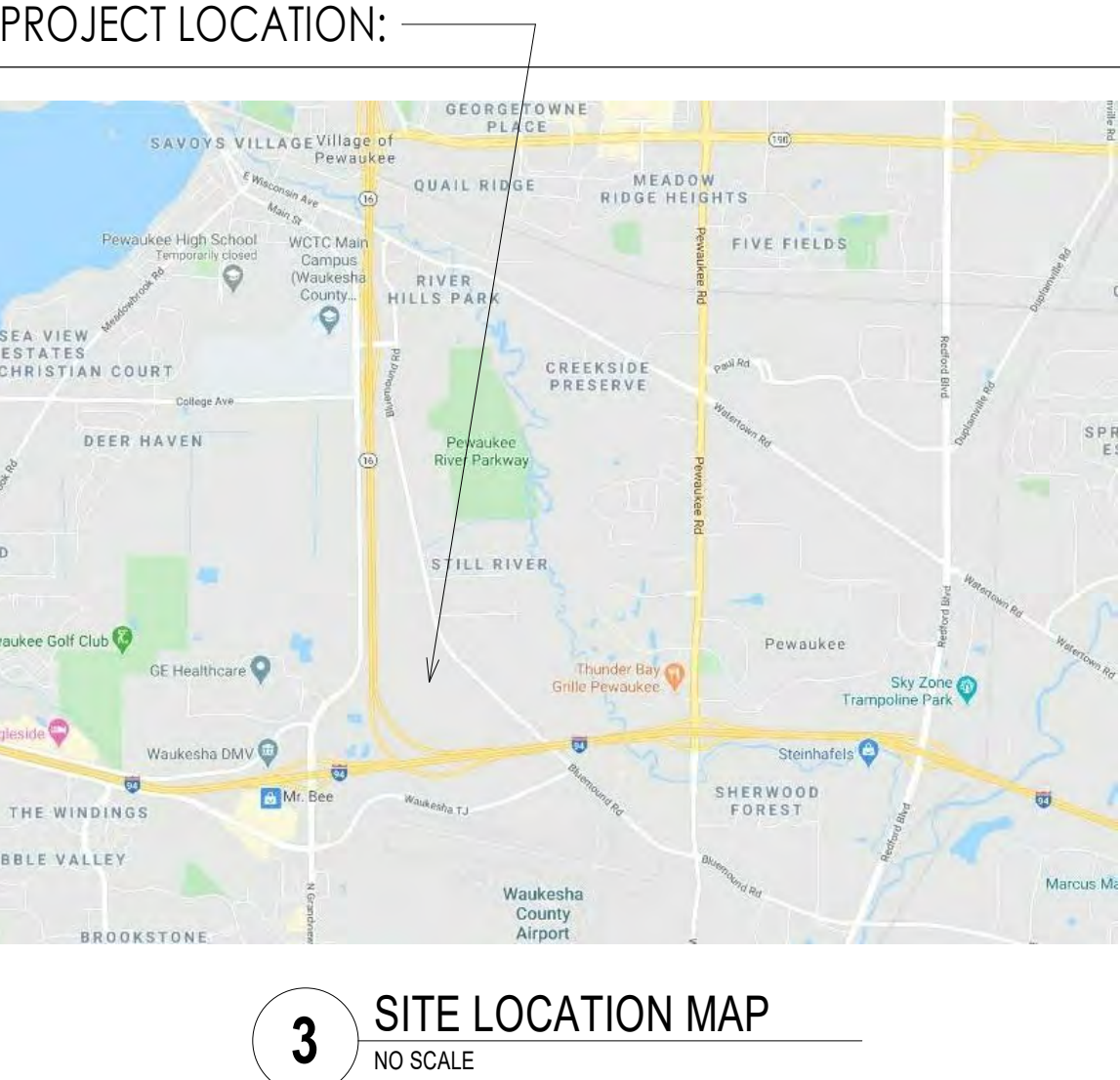


1 SITE PLAN OVERALL
1" = 300'-0"

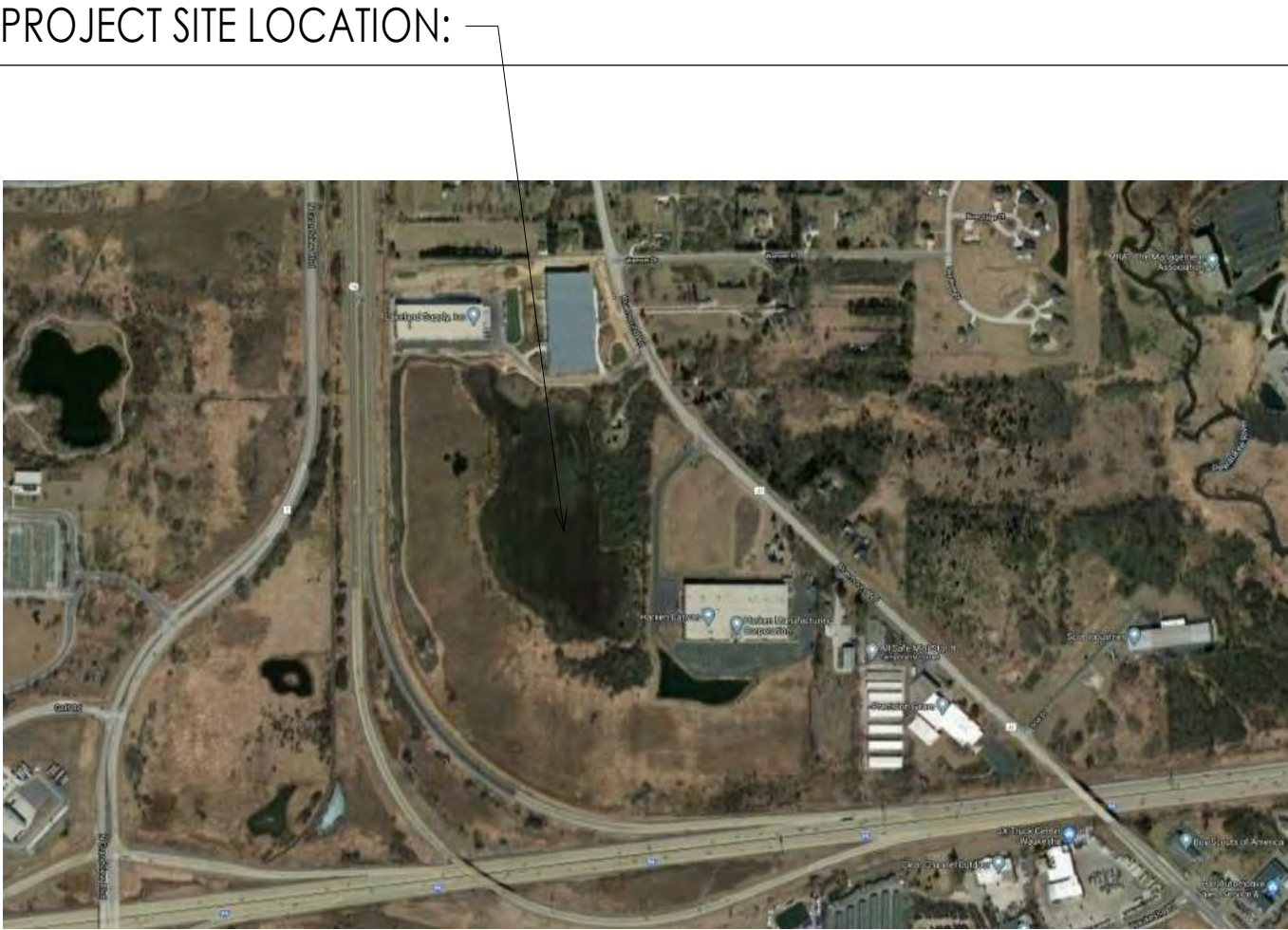
PLAN COMMISSION SUBMITTAL
SEPTEMBER 3, 2020

OWNER :	GENERAL CONTRACTOR :	ARCHITECT :	PROJECT INFORMATION:
?, LLC BRIOHN C/O WESTMINSTER CAPITAL CHARLES E. KING MANAGING PRINCIPAL 270 WESTMINSTER, SUITE 300 LAKE FOREST, IL 60045 (847) 2345-1123 PHONE (847) 234-2115 FAX	BRIOHN BUILDING CORPORATION MIKE MIKSICH, P.E. 3885 N. BROOKFIELD RD., SUITE 200 BROOKFIELD, WISCONSIN 53045 (262) 790-0500 PHONE (262) 790-0505 FAX	BRIOHN DESIGN GROUP LLC DOMENIC FERRANTE, AIA CHRISTOPHER WENZLER, AIA 3885 N. BROOKFIELD RD., SUITE 200 BROOKFIELD, WISCONSIN 53045 (262) 790-0500 PHONE (262) 790-0505 FAX	CODE: SPS 360-366 WISCONSIN COMMERCIAL BUILDING CODE (IBC 2015, IECC 2015/2009, IEBC 2015, IMC 2015 AND IFGC 2015) SPS 314 FIRE PREVENTION (REFERENCED NFPA) SPS 316 ELECTRICAL SPS 381-387 PLUMBING
STRUCTURAL ENGINEER:	CIVIL ENGINEER:	LANDSCAPE ARCHITECT :	OCCUPANCY:
BRIOHN DESIGN GROUP LLC KEVIN JANKOWSKI, PE CHRIS CLINE, PE 3885 N. BROOKFIELD RD., SUITE 200 BROOKFIELD, WISCONSIN 53045 (262) 790-0500 PHONE (262) 790-0505 FAX	CJ ENGINEERING CHRISTOPHER A. JACKSON, P.E. 9205 WEST CENTER STREET, SUITE 214 MILWAUKEE, WISCONSIN 53222 (414) 443-1312 PHONE (262) 443-1317 FAX	HELLER & ASSOCIATES DAVID HELLER, ASLA P.O. BOX 1359 LAKE GENEVA, WISCONSIN 53147-1359 (262) 639-9733 PHONE (262) 639-9739 FAX	F-1 (MANUFACTURING) (FUTURE ANTICIPATED) S-1 (STORAGE) (FUTURE ANTICIPATED) B (BUSINESS - OFFICE) (FUTURE POSSIBLE ACCESSORY)
			CLASS OF CONSTRUCTION: TYPE 2B
			SPRINKLER SYSTEM: FULLY SPRINKLERED - NFPA 13
			FLOOR LEVELS: 1
			NUMBER OF STORIES: 1
			TOTAL OVERALL AREA: 217,988 SF FOOTPRINT

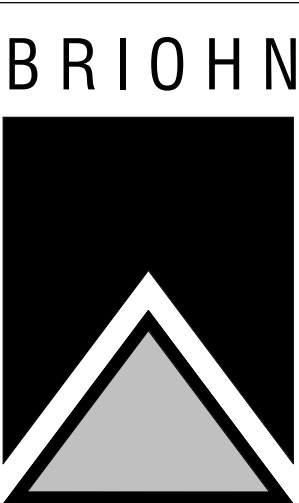
NOTE:
ALL MECHANICAL, ELECTRICAL, PLUMBING AND FIRE
SPRINKLER ENGINEERING BY DESIGN-BUILD CONTRACTORS



3 SITE LOCATION MAP
NO SCALE



4 VICINITY MAP
NO SCALE



DESIGN GROUP
3885 N. BROOKFIELD ROAD, SUITE 200
BROOKFIELD, WISCONSIN 53045-1950
(262) 790-0500 PHONE
(262) 790-0505 FAX

TITLE SHEET

PROPOSED NEW MULTI-TENANT BUILDING:
PEWAUKEE SOUTH INDUSTRIAL
DEVELOPMENT
BLUEMOUND ROAD HWY "J"
PEWAUKEE, WISCONSIN

Revision	
Date	

JOB: 3234
DRAWN: CK
CHECKED: DF /KJ
DATE: SEPTEMBER 3, 2020
SHEET:

T1.1

LEGAL DESCRIPTION:

PARCEL A:

LOT 3, CERTIFIED SURVEY MAP NO. 11514, IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, STATE OF WISCONSIN.

PARCEL B:

PARCEL 1, CERTIFIED SURVEY MAP NO. 7930, IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE TOWN OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

NOTES

1. LEGAL DESCRIPTION FROM CSM 11514 AND CSM 7930.

2. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

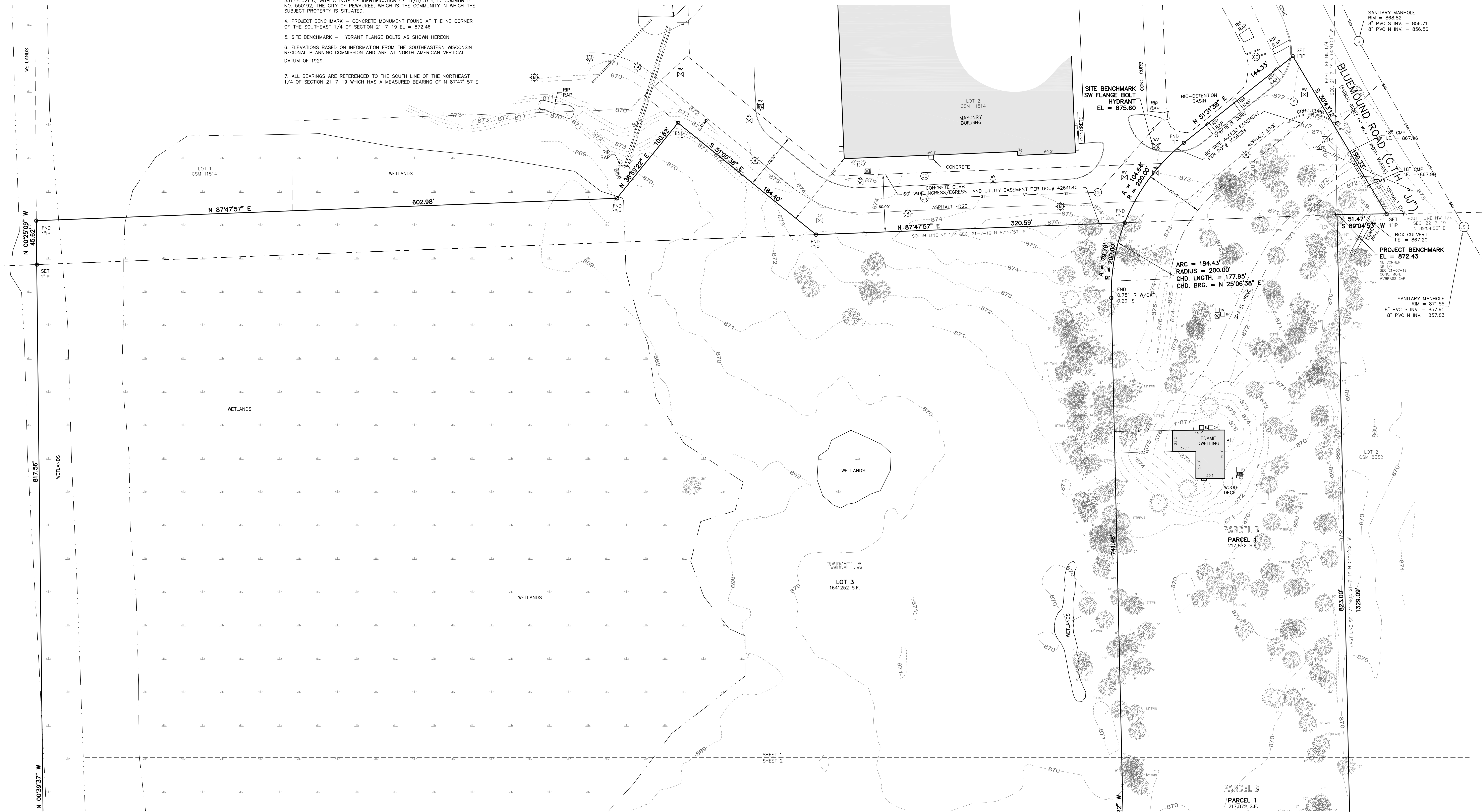
3. SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AND ZONE DESIGNATION AE: AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 55133C02116, WITH A DATE OF IDENTIFICATION OF 11/5/2014, IN COMMUNITY NO. 550192, THE CITY OF PEWAUKEE, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.

4. PROJECT BENCHMARK - CONCRETE MONUMENT FOUND AT THE NE CORNER OF THE SOUTHEAST 1/4 OF SECTION 21-7-19 EL = 872.46

5. SITE BENCHMARK - HYDRANT FLANGE BOLTS AS SHOWN HEREON.

6. ELEVATIONS BASED ON INFORMATION FROM THE SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION AND ARE AT NORTH AMERICAN VERTICAL DATUM OF 1929.

7. ALL BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 21-7-19 WHICH HAS A MEASURED BEARING OF N 87°47' 57" E.



LEGEND		
— SAN —	SANITARY SEWER	⊗ ELECTRIC TRANSFORMER
— ST —	STORM SEWER	⊗ ELECTRIC METER
— W —	WATER MAIN	⊗ ELECTRIC PEDESTAL
— G —	GAS LINE	⊗ ELECTRIC BOX AT GRADE
— TL —	BURIED TELEPHONE LINE	⊗ TELEPHONE BOX AT GRADE
— E —	BURIED ELECTRIC LINE	⊗ TELEPHONE PEDESTAL
— TO —	BURIED FIBER OPTIC LINE	⊗ TV PEDESTAL
— CATV —	BURIED CABLE TELEVISION LINES	⊗ GAS METER
— COMB —	COMBINATION SEWER	⊗ AIR CONDITIONER
— WOOD FENCE —	WOOD FENCE	⊗ WOOD SIGN
— METAL FENCE —	METAL FENCE	⊗ FLAG POLE
— EDGE OF TREES AND BRUSH —	EDGE OF TREES AND BRUSH	⊗ WOOD LIGHT POLE
— DOOR SILL ELEVATION —	DOOR SILL ELEVATION	⊗ MAIL BOX
— FIRE DEPARTMENT CONNECTION —	FIRE DEPARTMENT CONNECTION	⊗ FIBER OPTIC MARKER
		⊗ YARD LIGHT
		⊗ HYDRANT
		⊗ WATER VALVE
		⊗ GAS VALVE
		⊗ MANHOLE
		⊗ STORM MANHOLE
		⊗ CATCH BASIN
		⊗ CURB INLET
		⊗ METAL LIGHT POLE
		⊗ CONCRETE LIGHT POLE
		⊗ FLAG POLE
		⊗ WOOD LIGHT POLE
		⊗ MAIL BOX
		⊗ FIBER OPTIC MARKER
		⊗ GUY WIRE

PLAT OF SURVEY WITH TOPOGRAPHY

FOR

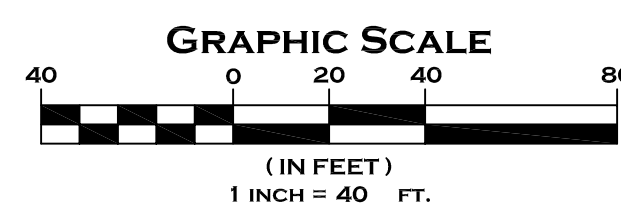
WESTMINSTER SOUTH
N17W25045 BLUEMOUND RD
PEWAUKEE, WI

DRAWN BY:	NJF	DATE:	JULY 30, 2020
CHECKED BY:	MJB	DRAWING NO.	P-0
CSE JOB NO.:	20-064	SHEET	1 OF 2

I CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO, WITHIN ONE (1) YEAR FROM DATE THEREOF.

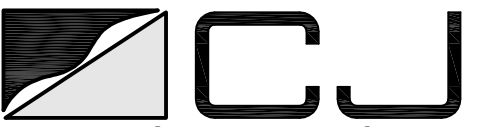
JULY 30, 2020
DATE

MICHAEL J. BERRY
S-2545
BROOKFIELD, WI
REGISTERED LAND SURVEYOR S-2545

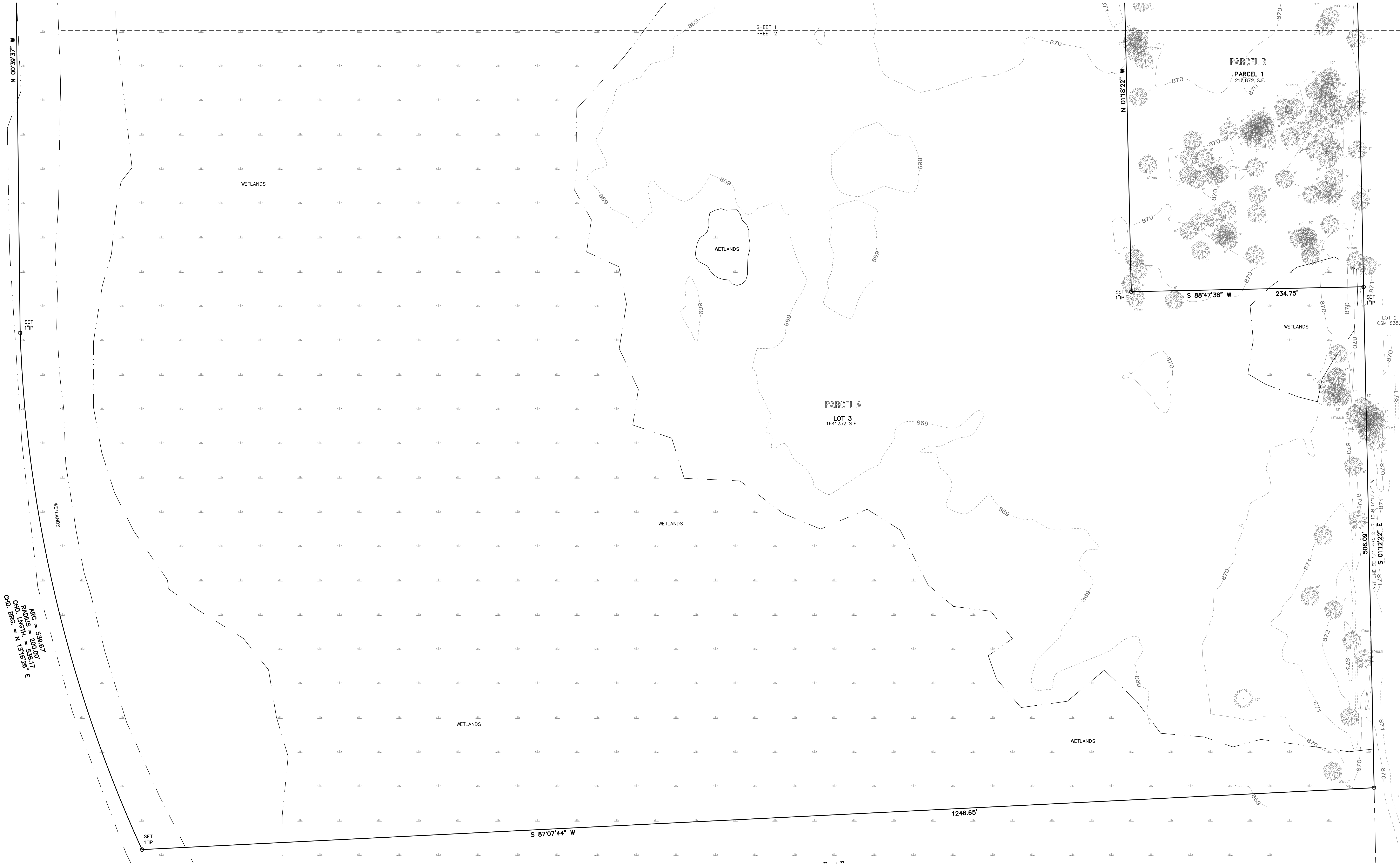




CAPITOL SURVEY ENTERPRISES
220 REGENCY CT. STE. 210
BROOKFIELD, WI 53005
PH: (414) 786-6600
FAX: (414) 786-6608
WWW.CAPITOLSURVEY.COM



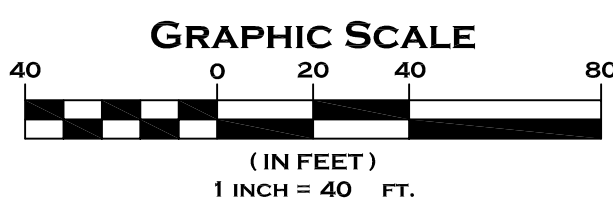
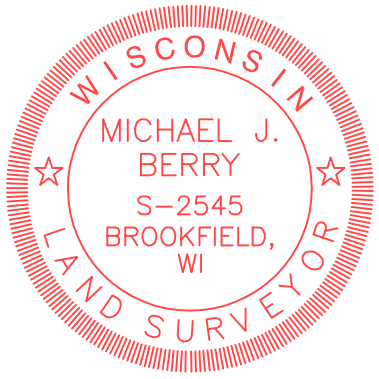
civil design and consulting
9205 W. Center Street
Suite 214
Milwaukee, WI 53222
PH: (414) 443-1312
FAX: (414) 443-1317
WWW.CJ-ENGINEERING.COM



I CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO, WITHIN ONE (1) YEAR FROM DATE THEREOF.

JULY 30, 2020
DATE

MICHAEL J. BERRY, R.L.S.
REGISTERED LAND SURVEYOR S-2545



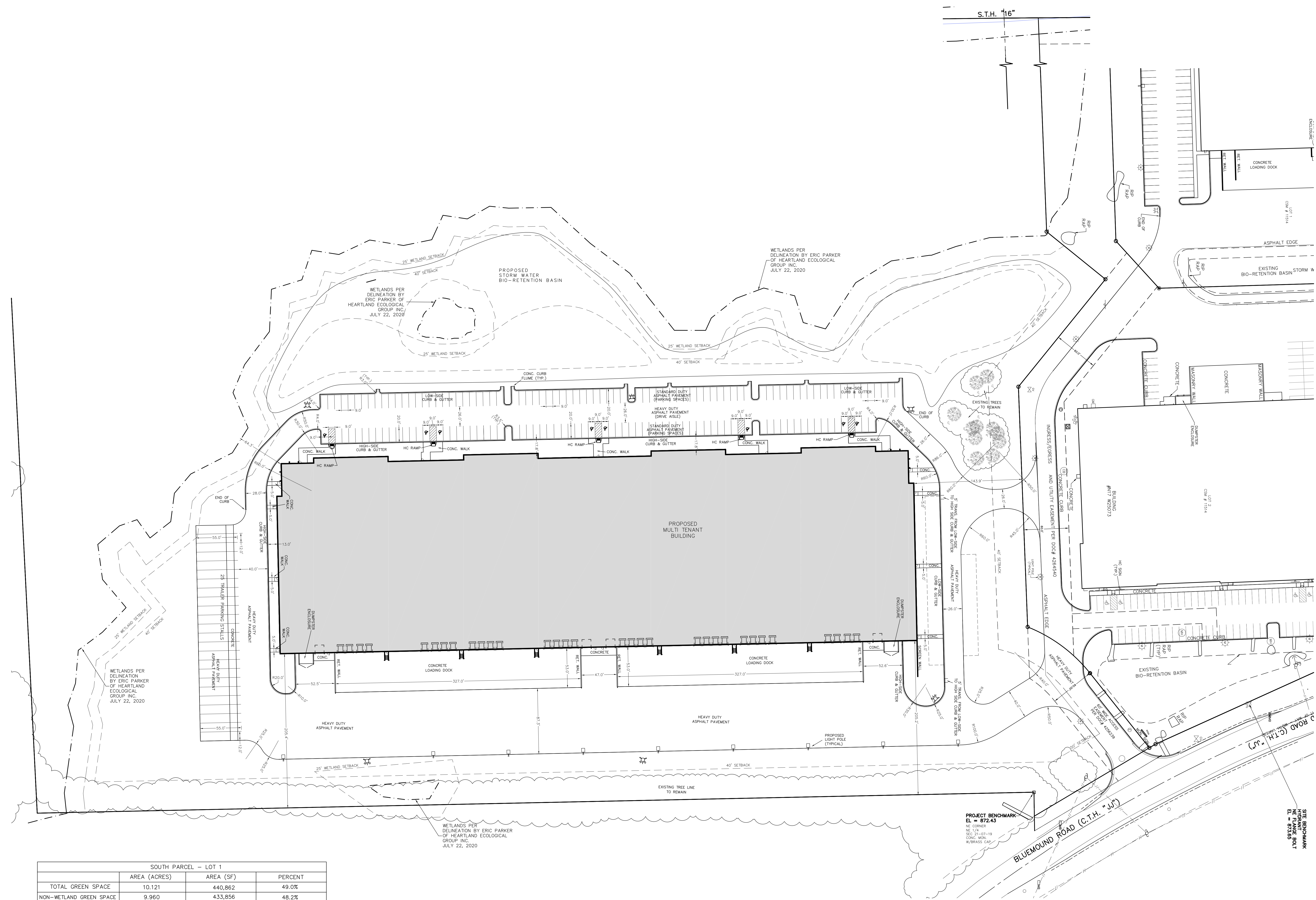
LEGEND					
 SAN	SANITARY SEWER	 ET	ELECTRIC TRANSFORMER	 HY	HYDRANT
 ST	STORM SEWER	 EM	ELECTRIC METER	 WV	WATER VALVE
 WM	WATER MAIN	 EP	ELECTRIC PEDESTAL	 GV	GAS VALVE
 G	GAS LINE	 EB	ELECTRIC BOX AT GRADE	 M	MANHOLE
 TL	BURIED TELEPHONE LINE	 TP	TELEPHONE BOX AT GRADE	 SM	STORM MANHOLE
 E	BURIED ELECTRIC LINE	 TPD	TELEPHONE PEDESTAL	 CB	CATCH BASIN
 FO	BURIED FIBER OPTIC LINE	 TV	TV PEDESTAL	 CI	CURB INLET
 OU	OVERHEAD UTILITY LINES	 GM	GAS METER	 ML	METAL LIGHT POLE
 CBTV	BURIED CABLE TELEVISION LINES	 AC	AIR CONDITIONER	 CL	CONCRETE LIGHT POLE
 CS	COMBINATION SEWER	 UT	UTILITY POLE	 WS	WOOD SIGN
 WF	WOOD FENCE	 FP	FLAG POLE	 WP	WOOD LIGHT POLE
 WLF	WETLAND FENCE	 BP	BOLLARD	 MB	MAIL BOX
 ETB	EDGE OF TREES AND BRUSH	 FOL	FIBER OPTIC LIGHT	 FM	FIBER OPTIC MARKER
 DSE	DOOR SILL ELEVATION	 YL	YARD LIGHT	 GW	GW WIRE
 FDC	FIRE DEPARTMENT CONNECTION				

PLAT OF SURVEY WITH TOPOGRAPHY

FOR

WESTMINSTER SOUTH
N17W25045 BLUEMOUND RD
PEWAUKEE, WI

DRAWN BY:	NJF	DATE:	JULY 30, 2020
CHECKED BY:	MJB	DRAWING NO.	P-0
CSE JOB NO.:	20-064	SHEET	2 OF 2



SOUTH PARCEL - LOT 1			
	AREA (ACRES)	AREA (SF)	PERCENT
TOTAL GREEN SPACE	10.121	440,862	49.0%
NON-WETLAND GREEN SPACE	9.960	433,856	48.2%
TOTAL WETLAND AREA	0.804	35,028	3.9%
WETLAND AREA INCLUDED IN GREEN SPACE	0.161	7,006	0.8%
WETLAND AREA NOT INCLUDED IN GREEN SPACE	0.643	28,022	3.1%
GREEN SPACE USED TO MEET CODE	9.477	412,840	45.9%
PAVEMENT	5.438	236,885	26.3%
BUILDING	5.004	217,982	24.2%
IMPERVIOUS	10.442	454,867	50.6%
ULTIMATE IMPERVIOUS	10.536	458,950	51.0%
TOTAL LOT 1	20.657	899,812	100.0%

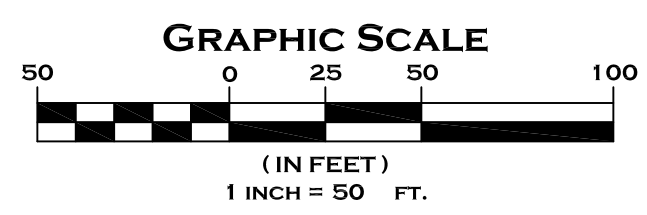
SITE PARKING:
REGULAR PARKING SPACES = 152
ACCESSIBLE PARKING SPACES = 8
FUTURE PARKING SPACES = 25
TOTAL PARKING SPACES = 160
ULTIMATE PARKING SPACES = 185
TRUCK TRAILING PARKING SPACES = 25

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DIGGERS

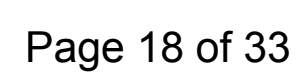
HOTLINE

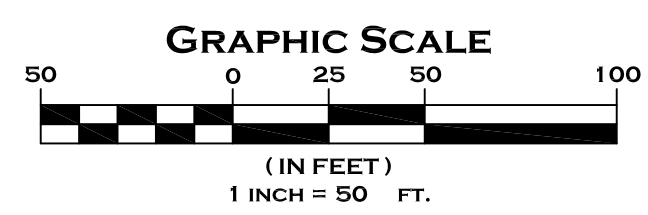
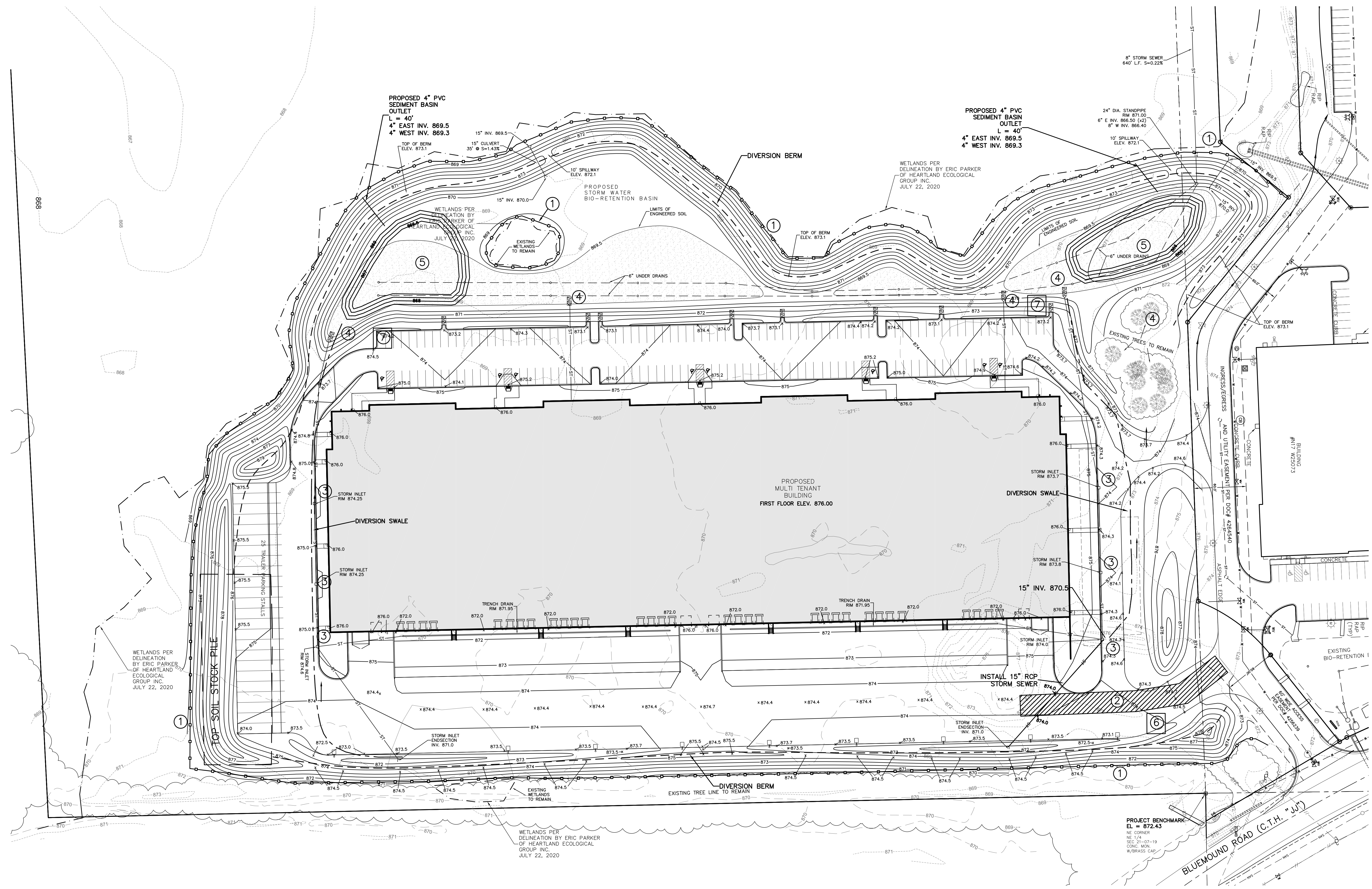
DIAL 811 OR (800) 242-8511



ZONING:
SUBJECT PROPERTY ZONED: M-6/LC, MIXED INDUSTRIAL/LOWLAND CONSERVANCY
BUILDING SETBACK INFORMATION FOR PROPERTIES ZONED M-6/LC ARE AS FOLLOWS:
STREET = 50' MINIMUM
SIDE = 40' MINIMUM
REAR = 40' MINIMUM
BUILDING SEPARATION = 50' MINIMUM







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DIAL 811 OR (800) 242-8511

LEGEND	
96	EXISTING CONTOUR
96	PROPOSED CONTOUR
x 96.5	PROPOSED ELEVATION
ST	PROPOSED STORM SEWER
—●—●—●—	SILT FENCE LOCATION

MAINTENANCE PLAN

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY 1/2" 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 SEEDING AREAS WILL BE WATERED, FERTILIZED, RESEED 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 AT A MINIMUM BEFORE THE END OF THE DAY OR MORE FREQUENTLY AS CONDITIONS WARRANT OR AS DIRECTED BY THE CITY OF PEWAUKEE/WAUKESHA COUNTY.

CONSTRUCTION SCHEDULE

1. OBTAIN PLAN APPROVAL AND ALL APPLICABLE PERMITS.
2. INSTALL SILT FENCE.
3. INSTALL TRACKING PAD / CONSTRUCTION EXIT. THIS ENTRANCE TO BE USED FOR HAULING FILL INTO PROJECT LIMITS. INSTALL 15" STORM SEWER.
4. INSTALL SEDIMENT BASIN.
 - A. THE AREA OF THE BIO-RETENTION BASINS WILL BE USED FOR SEDIMENTATION BASINS DURING CONSTRUCTION.
 - B. STRIP TOPSOIL FROM THESE AREAS. STOCK PILE AND SURROUND WITH SILT FENCE.
 - C. ROUGH GRADE AND OVER EXCAVATE STORM WATER PONDS (BASINS). INSTALL TEMPORARY.
 - D. UTILIZE DEWATERING BAG AS NECESSARY DURING EXCAVATION.
6. INSTALL THE DIVERSION BERM AND SWALES (USING THE EXISTING TOPSOIL).
7. DEMO EXISTING HOUSE, GRAVEL DRIVE AND PAVEMENT. PROPERLY DISPOSE OF MATERIAL OFF SITE.
8. STOCKPILE ANY ADDITIONAL TOP SOIL AT LOCATIONS SHOWN. SURROUND WITH SILT FENCE.
9. IMPORT, STOCK PILE AND COMPACT FILL NEEDED TO GRADE SITE.
10. ROUGH GRADE ENTIRE SITE.
11. BEGIN WEST BUILDING CONSTRUCTION.
12. UTILIZE DEWATERING BAG AS NECESSARY DURING EXCAVATION FOR BUILDING CONSTRUCTION. DIRECT RUNOFF FROM BAG TO SEDIMENT POND. SEE DEWATERING NOTE.
13. INSTALL PROPOSED UTILITIES.
14. INSTALL INLET PROTECTION IN ALL NEW STORM INLETS AND RIP-RAP OUTLET PROTECTION ON ALL STORM END SECTIONS.
15. ALL EXPOSED SOIL AREAS NOT DISTURBED FOR UP TO SEVEN DAYS MUST BE IMMEDIATELY RESTORED WITH TEMPORARY SEED AND MULCH.
16. INSTALL CURB, WALK AND BASE COURSE OF PAVEMENT.
17. REMOVE SEDIMENTATION BASIN, DEWATER BASIN AND INSTALL LINERS WITHIN BIO-RETENTION BASIN. THE 6" DRAIN TILE AND ASSOCIATED OUTLET PIPE AND ENGINEERED SOIL.
18. FINAL GRADE SLOPES AND TOPSOIL CRITICAL SLOPES; VEGETATE AND MULCH ALL DISTURBED AREAS.
19. ALL EROSION CONTROL METHODS SHALL BE INSTALLED IN ACCORDANCE WITH WNR TECHNICAL STANDARDS AND THE CITY OF PEWAUKEE REQUIREMENTS AND STANDARDS.
20. ALL EROSION CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL. NEEDED REPAIRS WILL BE PERFORMED IMMEDIATELY.
21. AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND VEGETATE THE DISTURBED AREAS.
22. ESTIMATED TIME BEFORE FINAL STABILIZATION – 18 MONTHS.

DUST CONTROL

DUST CONTROL INCLUDES PRACTICES USED TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. DUST CONTROL SHALL BE USED DURING EXTENDED PERIODS OF DRY, WINDY WEATHER WHERE FLOTTING DUST PARTICLES FROM EXPOSED SOIL WILL BECOME AIRBORNE. DUST CONTROL SHALL ALSO BE UTILIZED AS DIRECTED BY THE CITY OF PEWAUKEE OR WAUKESHA COUNTY.

DUST CONTROL MEASURES FOR CONSTRUCTION ACTIVITIES INCLUDE THE MINIMIZATION OF SOIL DISTURBANCE, APPLYING MULCH AND ESTABLISHING VEGETATION, WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES AND BARRIERS. DUST CONTROL MEASURES TO BE IN CONFORMANCE WITH WNR CONSERVATION PRACTICE STANDARD 106B.

TEMPORARY STABILIZATION METHODS

LAND APPLICATION OF ADDITIVES:
DURING WINTER CONSTRUCTION (NOVEMBER 1 TO MAY 1), CONTRACTOR MAY PROVIDE TYPE A SOIL STABILIZER, POLYACRYLAMIDE (PAM) PER LATEST WDOT PAM (UPDATED 11/2/2017) ON ALL DISTURBED AREAS. CONTRACTOR TO INSTALL PAM PER WNR TECHNICAL STANDARD 105D AND THE MANUFACTURER'S SPECIFICATIONS.

ALSO SEE SHEET C5.0 FOR ADDITIONAL CITY OF PEWAUKEE EROSION CONTROL WINTER STABILIZATION REQUIREMENTS.

TEMPORARY SEEDING:
DURING GROWING SEASON (MAY 2 – OCTOBER 31) TEMPORARY SEEDING (COVER CROP) MAY 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		

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

SITE DEWATERING

DEWATERING TO CONFORM WITH WNR CONSERVATION PRACTICE STANDARD 106I.

THE SITE HAS HIGH GROUND WATER SO DEWATERING IS ANTICIPATED. ALL PUMPED EFFLUENT FROM DEWATERING OPERATIONS (TRENCH DEWATERING OR OTHERWISE) SHALL BE DISCHARGED TO A GEOTEXTILE FILTER BAG CONFORMING TO WNR CONSERVATION PRACTICE STANDARD 106I. THE GEOTEXTILE BAG SHALL BE PLACED ON A VEGETATED/STABILIZED GROUND AND DISCHARGE TO A SEDIMENT BASIN OR TRAP. SHOULD NO BASIN EXIST, THE GEOTEXTILE BAG SHALL BE PLACED ON FILTER FABRIC AND SURROUNDED BY A SEDIMENT BALE BARRIER CONFORMING TO CONSERVATION PRACTICE STANDARD 105S. THE FILTER FABRIC SHALL BE BROUGHT UP THE SIDES AND OVER THE TOP OF THE HAY BALES AND SECURED. DISCHARGE SHALL NOT BE ALLOWED TO FLOW OVER UNPROTECTED GROUND. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS PRIOR TO SEDIMENT REMOVAL.

EROSION MATTING

AFTER FINISH GRADING AND TOPSOILING, PROVIDE CLASS 1, TYPE B EROSION MAT PER "WSDOT EROSION CONTROL PAL" (OR EQUAL) IN ALL ROADSIDE DITCHES, DEFINED SWALES, SIDE SLOPES, BERMS AND ALL OTHER SLOPES 4:1 OR GREATER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

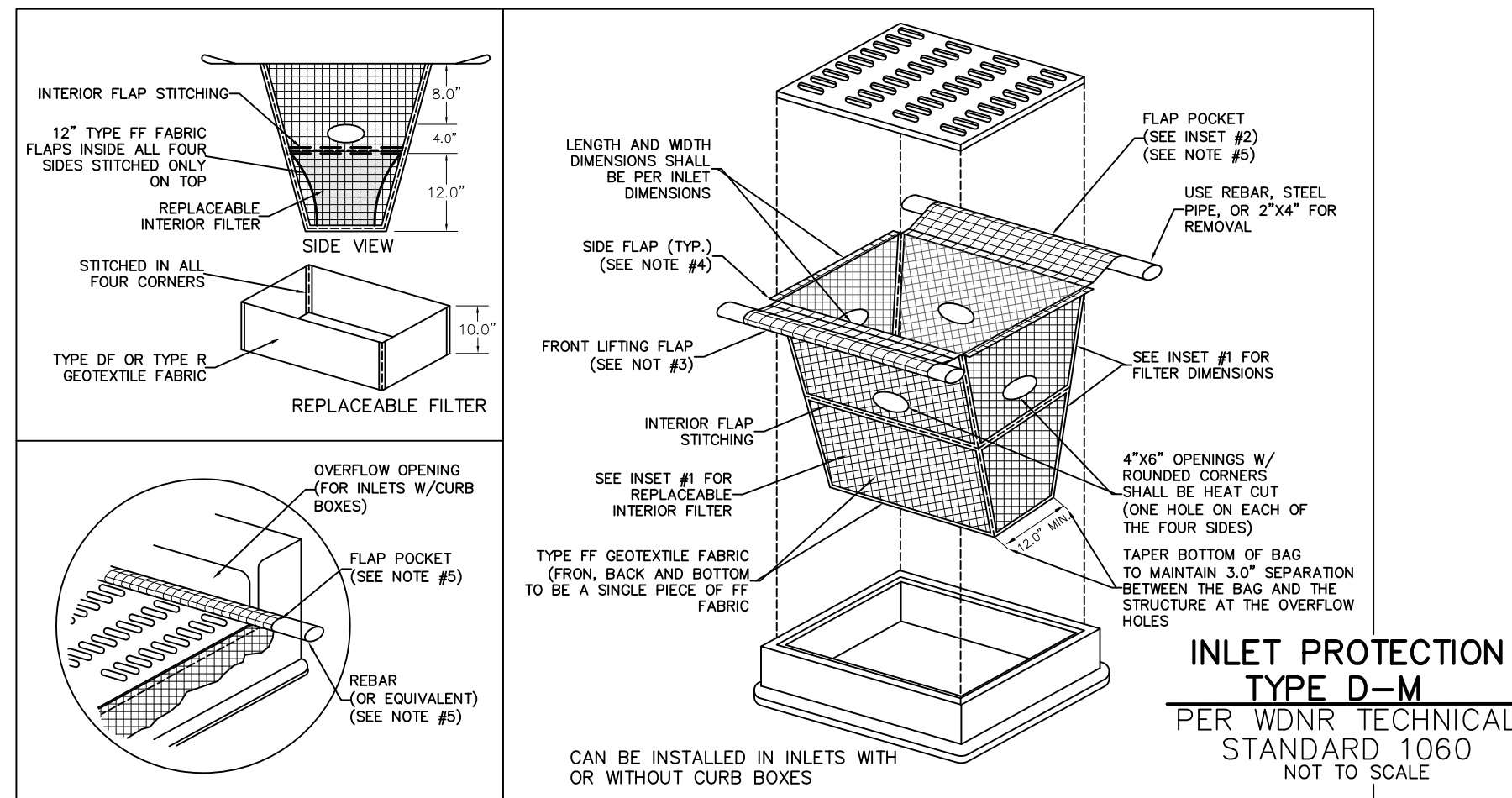
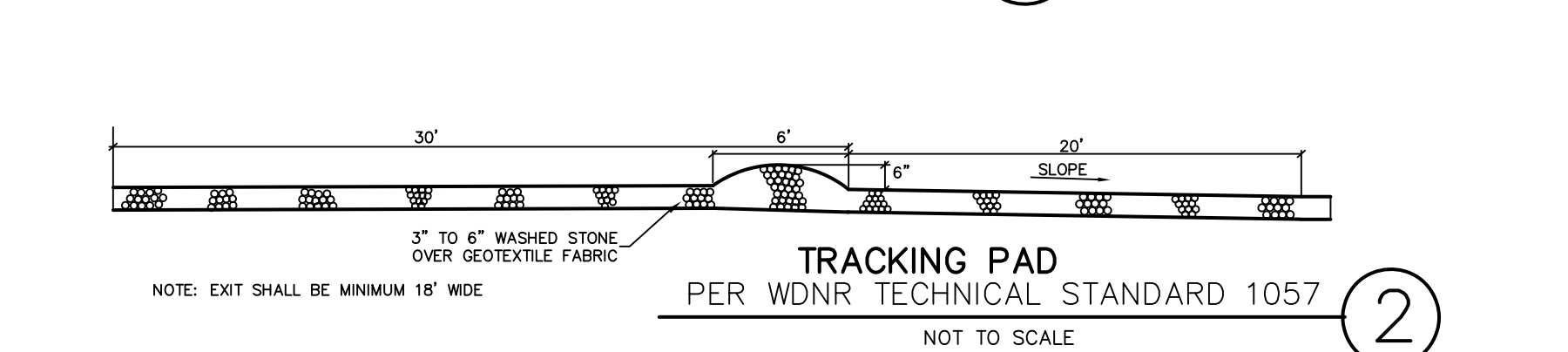
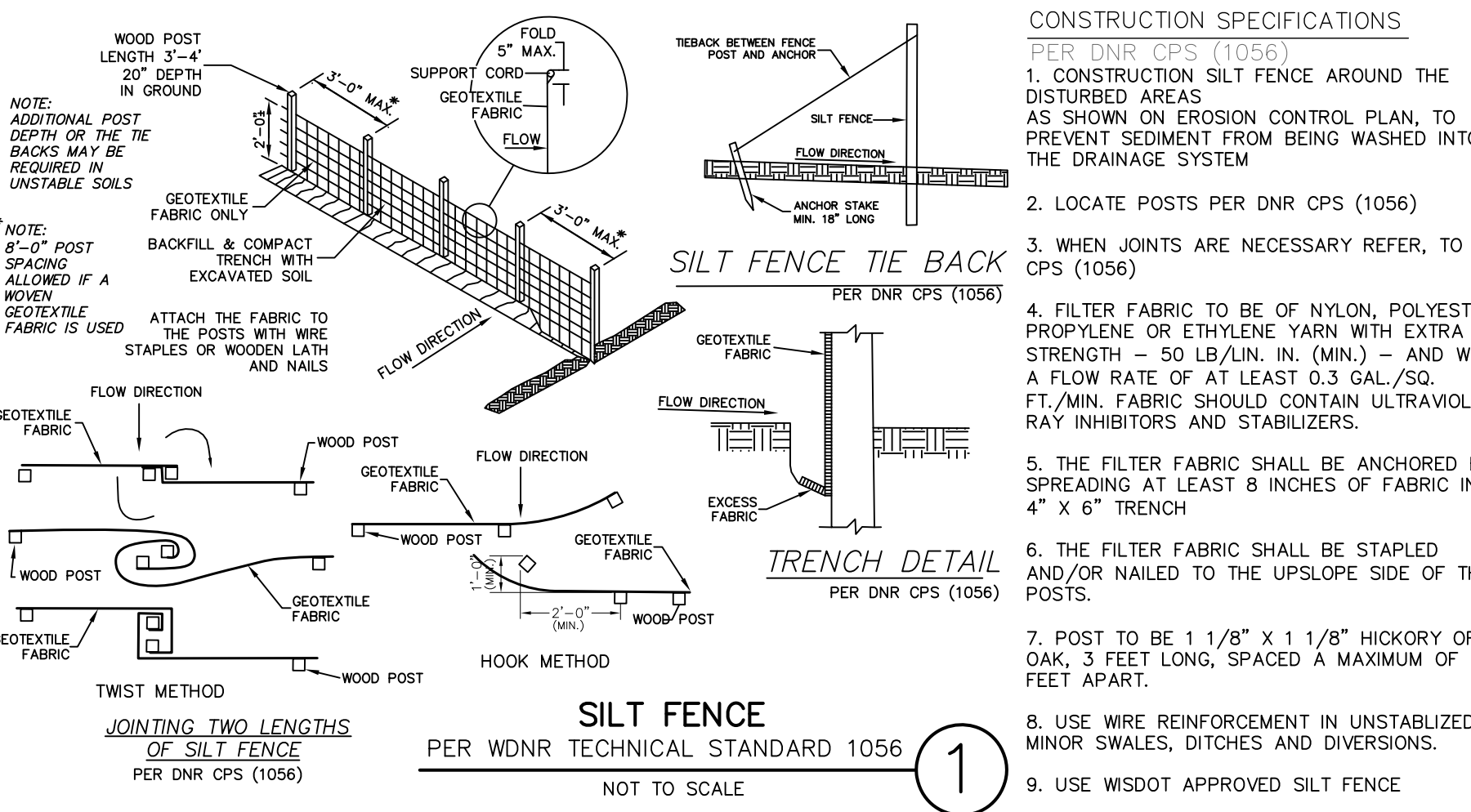
GENERAL NOTES:

1. EROSION CONTROL MATERIALS AND INSTALLATION PER MOST CURRENT WNR TECHNICAL STANDARDS AND THE CITY OF PEWAUKEE TECHNICAL STANDARDS SECTION 050.
2. DRAINAGE SWALES, TEMPORARY DIVERSIONS, SEDIMENT TRAPS AND SEDIMENT BASINS ARE REQUIRED TO BE STABILIZED AND FULLY OPERATIONAL PRIOR TO RECEIVING RUNOFF. FULLY OPERATIONAL INCLUDES THE INSTALLATION OF THE PRIMARY AND EMERGENCY OUTLET STRUCTURES.
3. SEE SHEET C5.0 FOR THE CITY OF PEWAUKEE EROSION CONTROL WINTER STABILIZATION REQUIREMENTS.
4. THE DISTURBED AREA: 761.200 S.F. (17.48 ACRES)
5. THIS DEVELOPMENT WILL REQUIRE THE IMPORT OF STRUCTURAL FILL AND THE EXPORT OF TOP SOIL. CITY APPROVAL OF THIS IS REQUIRED PRIOR TO ANY SOIL IMPORT OR REMOVAL FROM THE SITE.

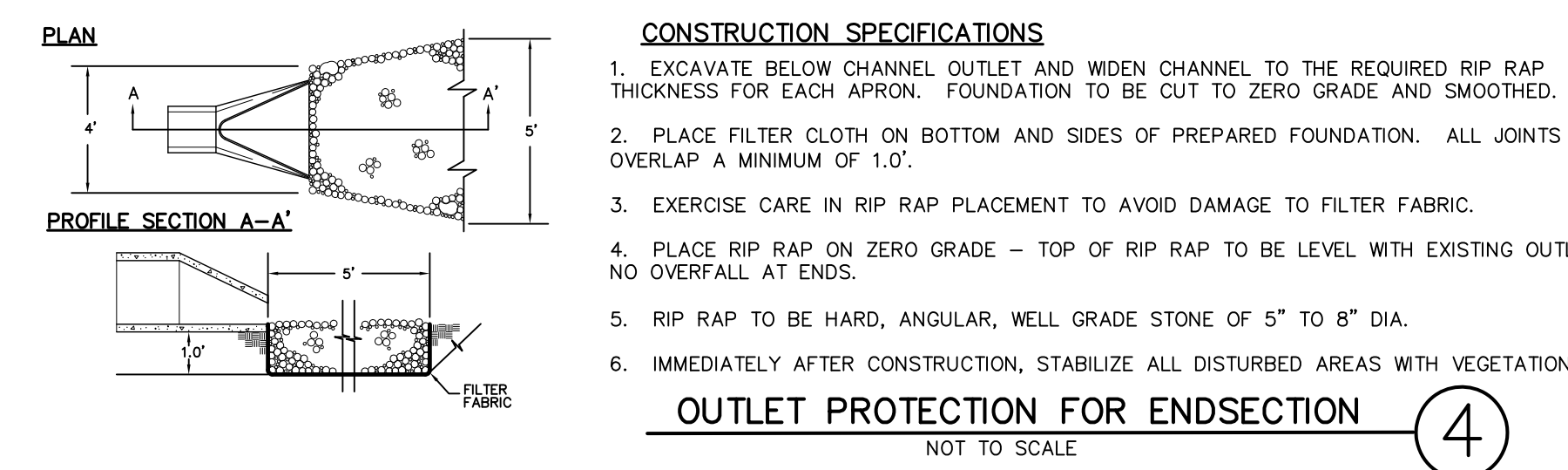
EROSION CONTROL PRACTICES SCHEDULE

- 1 SILT FENCE
- 2 TRACKING PAD
- 3 INLET PROTECTION
- 4 OUTLET PROTECTION
- 5 SEDIMENT BASIN
- 6 CONCRETE WASHOUT STATION
- 7 HAY BALE SEDIMENT DEWATERING PIT

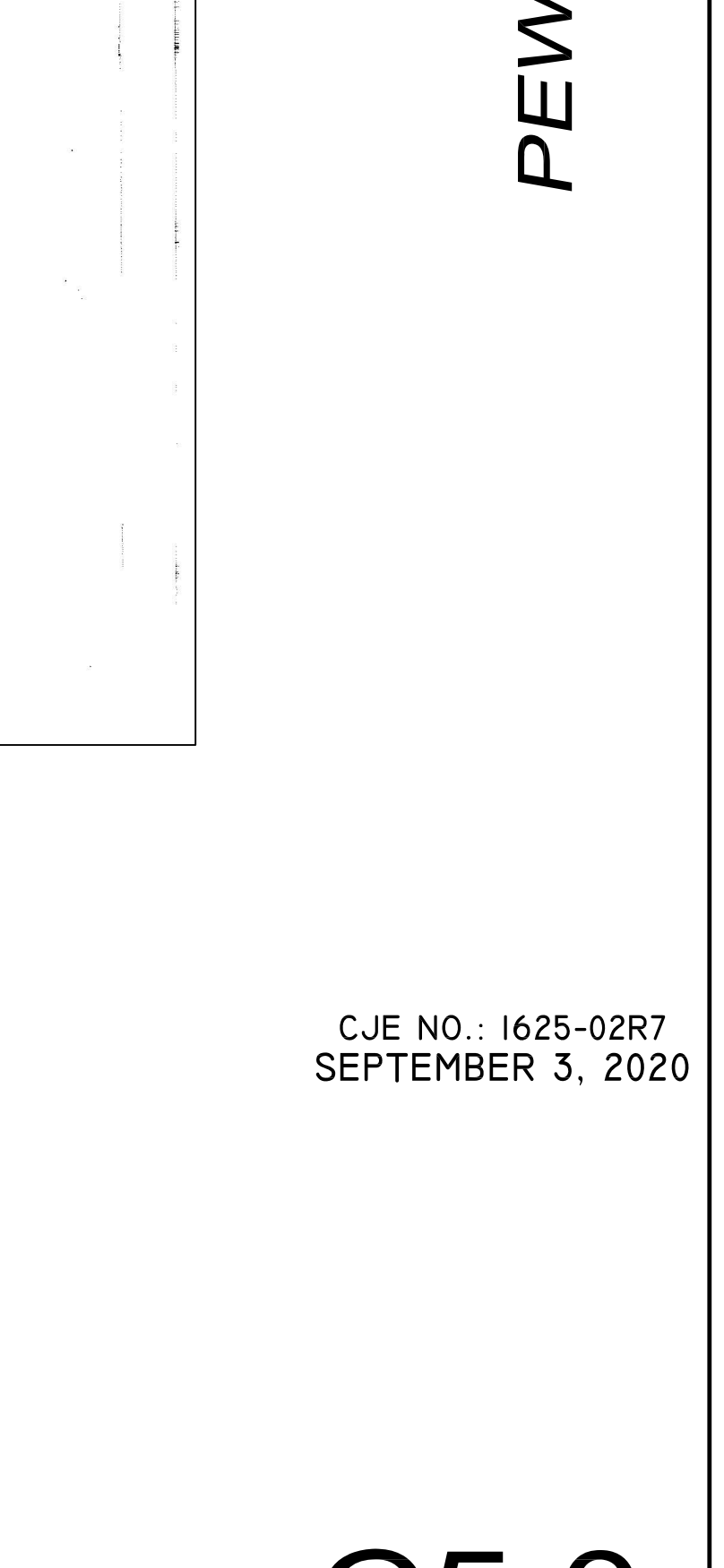
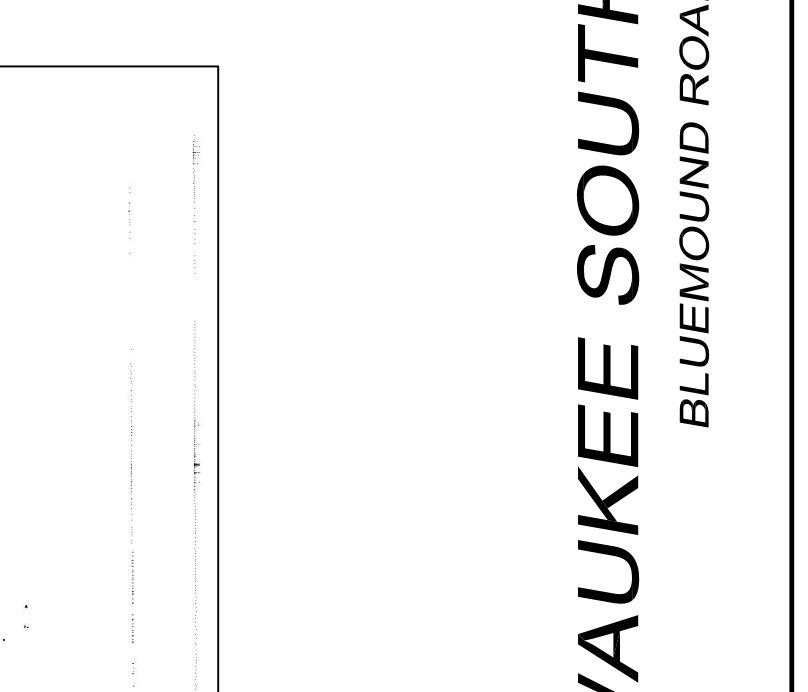
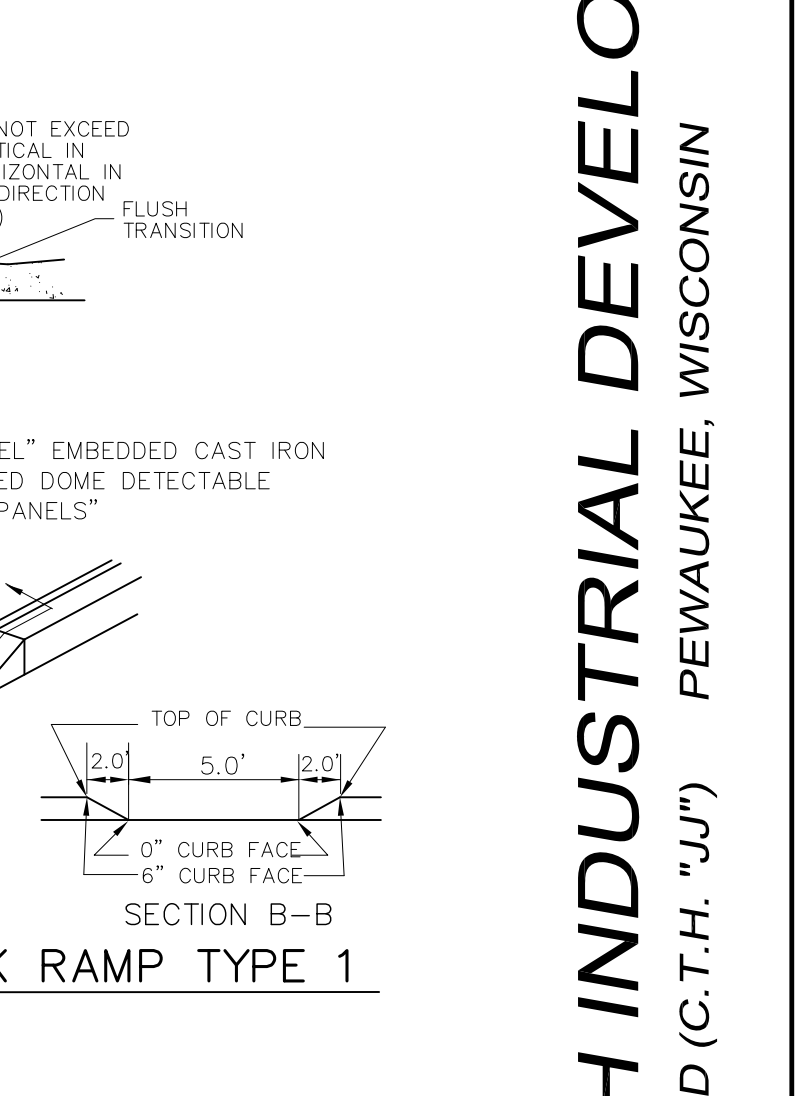
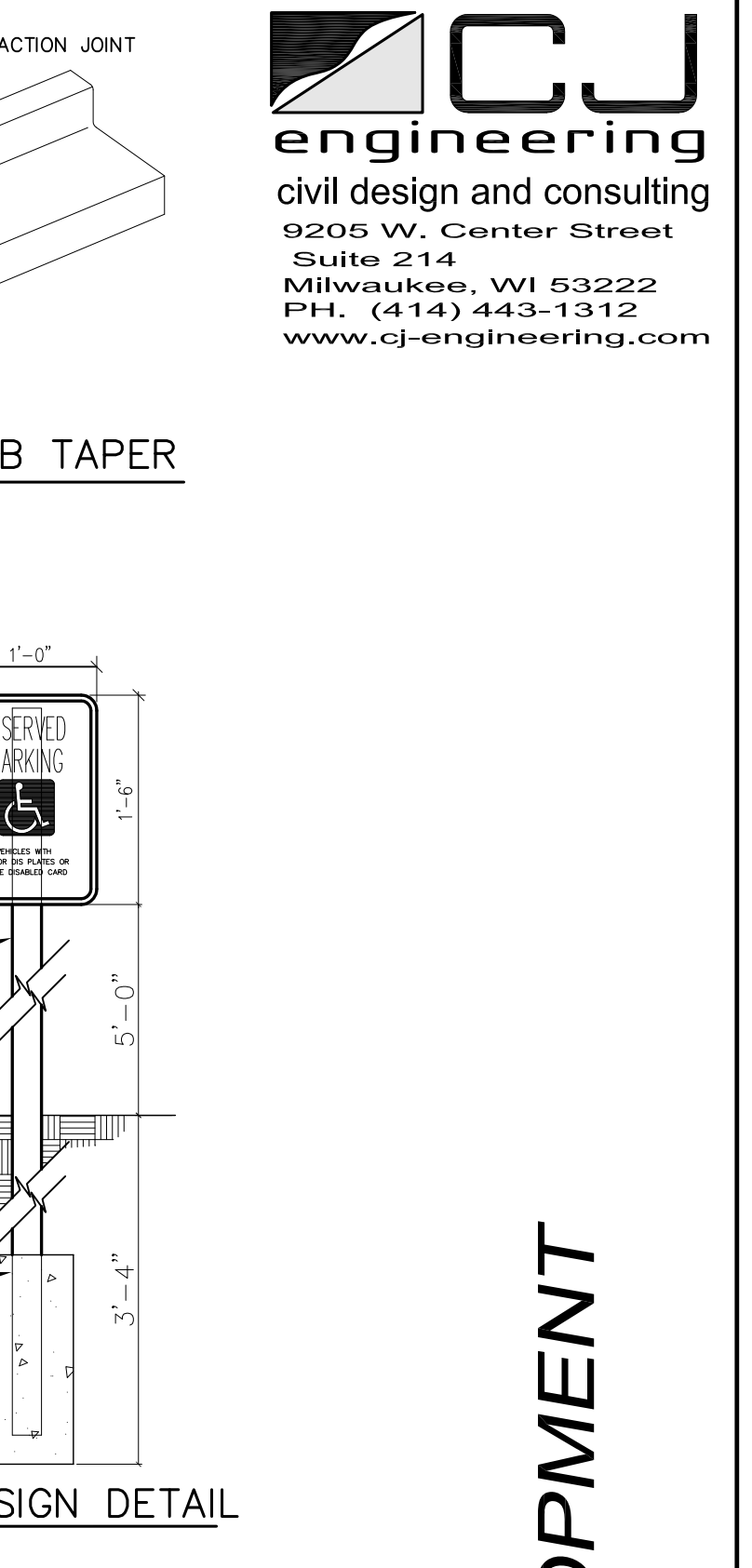
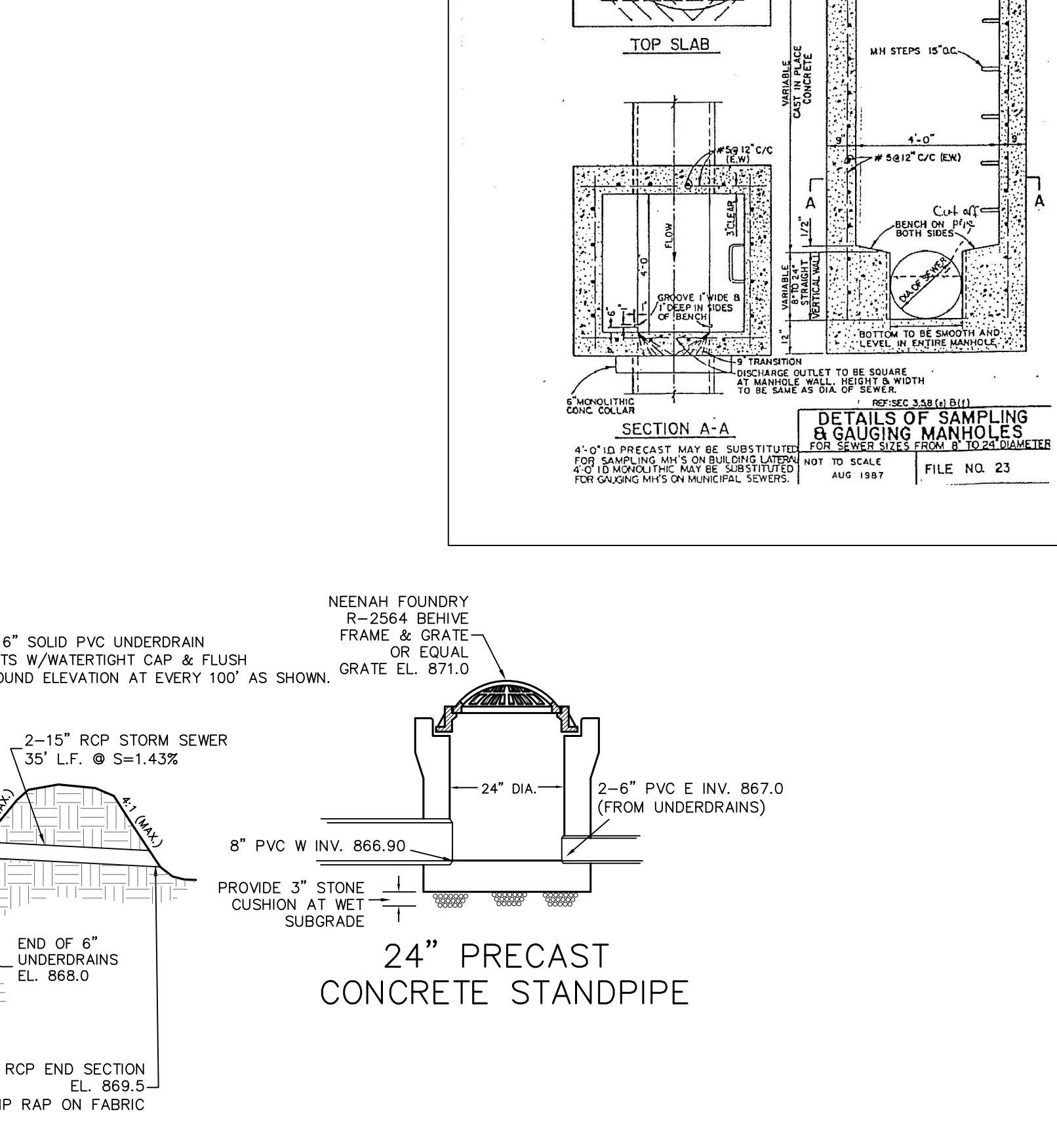
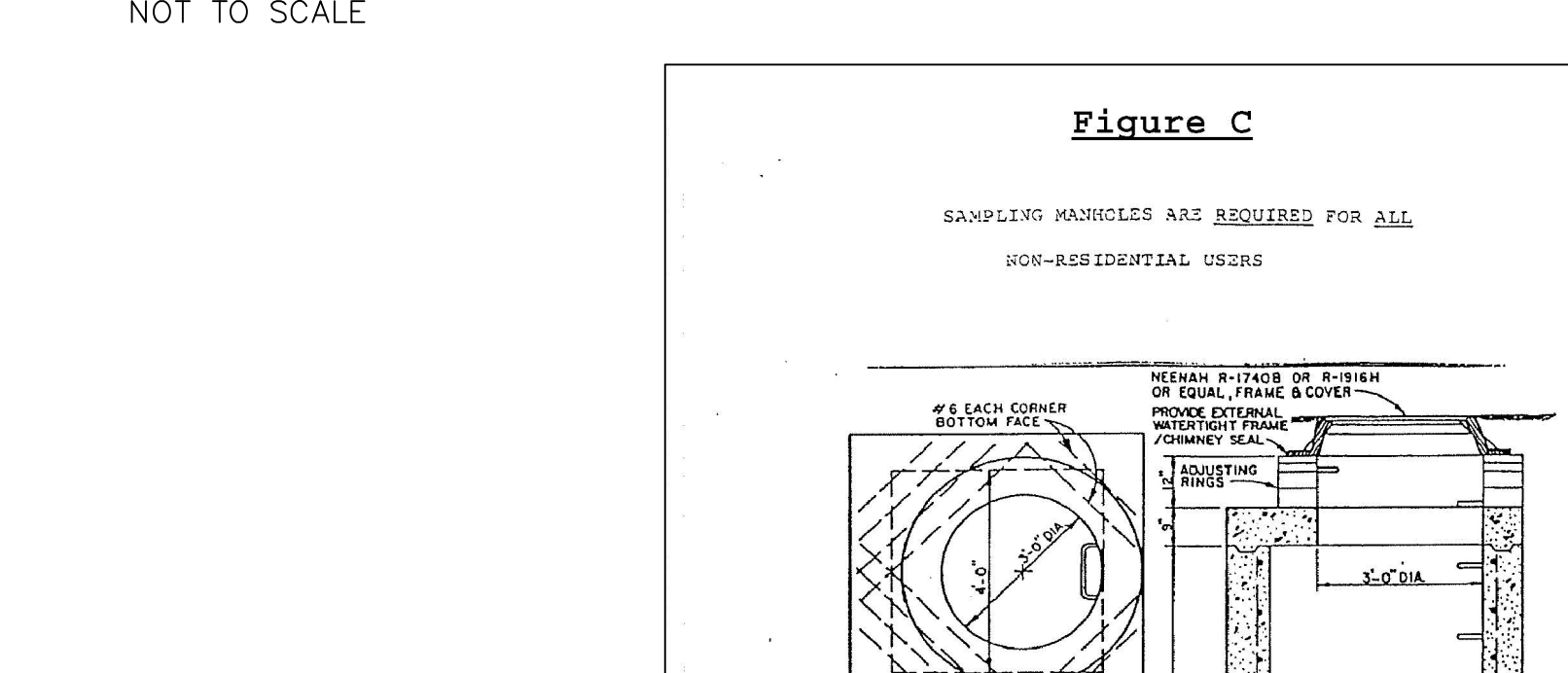
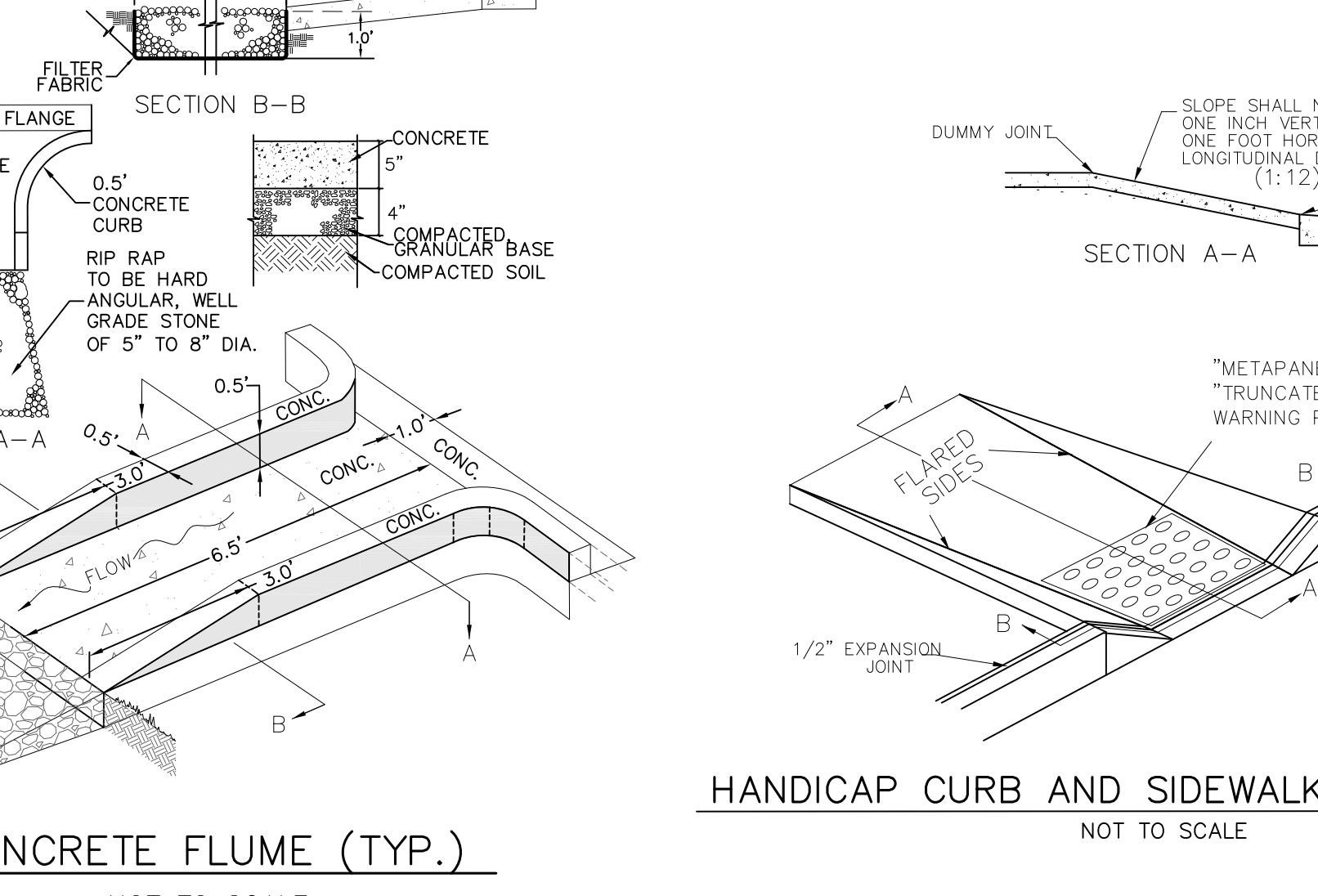
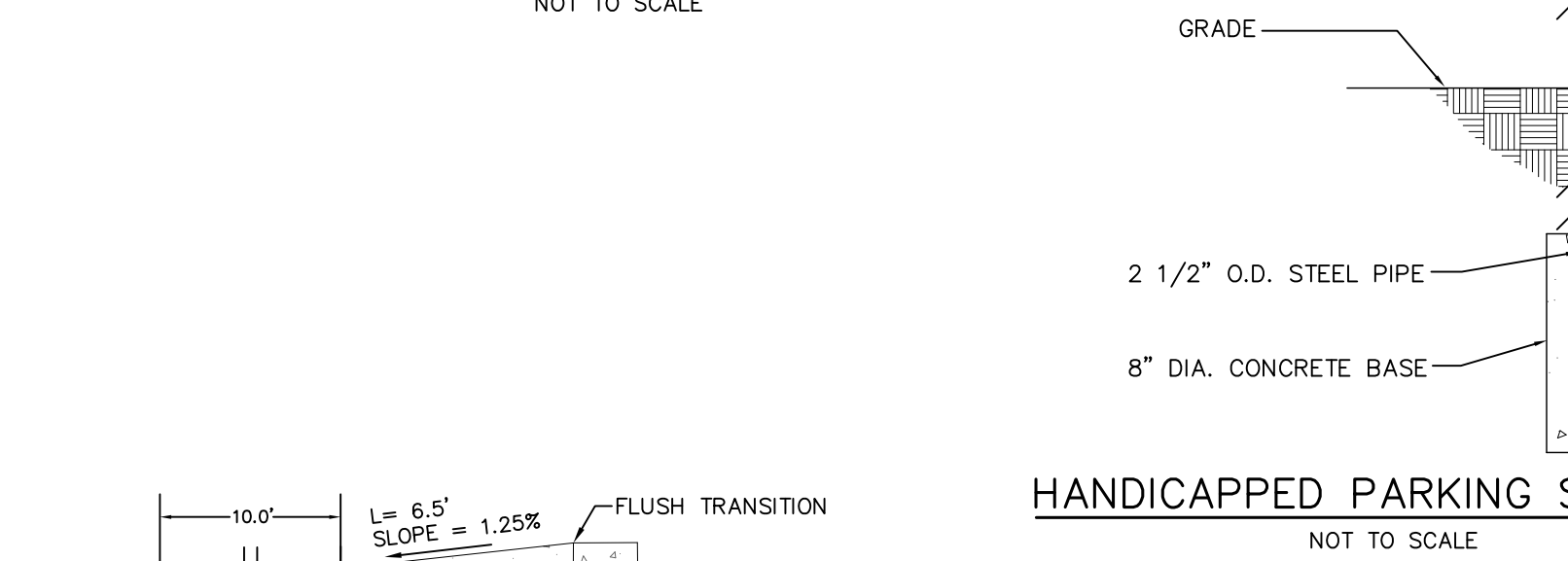
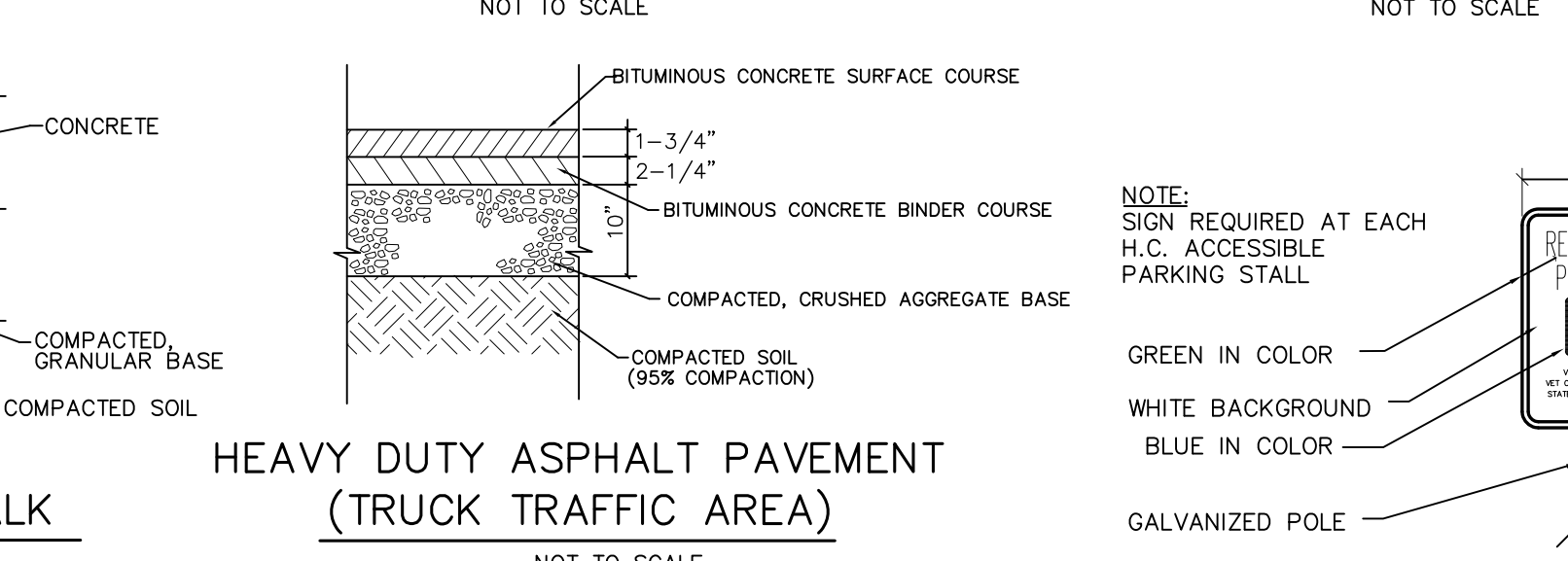
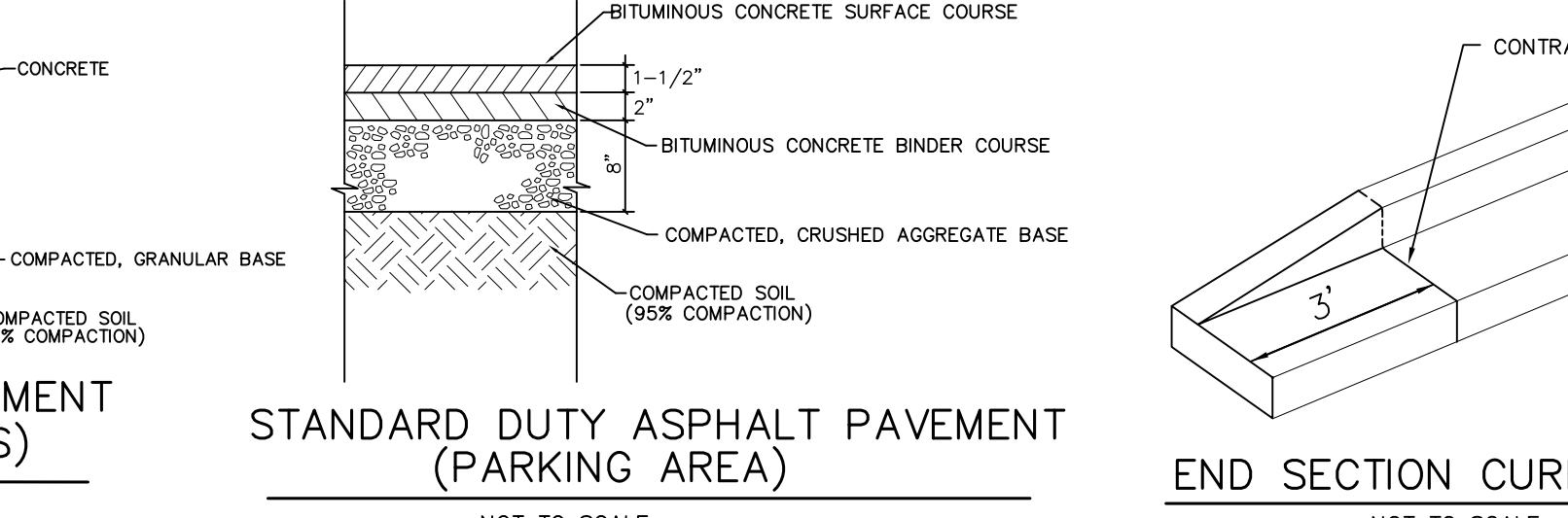
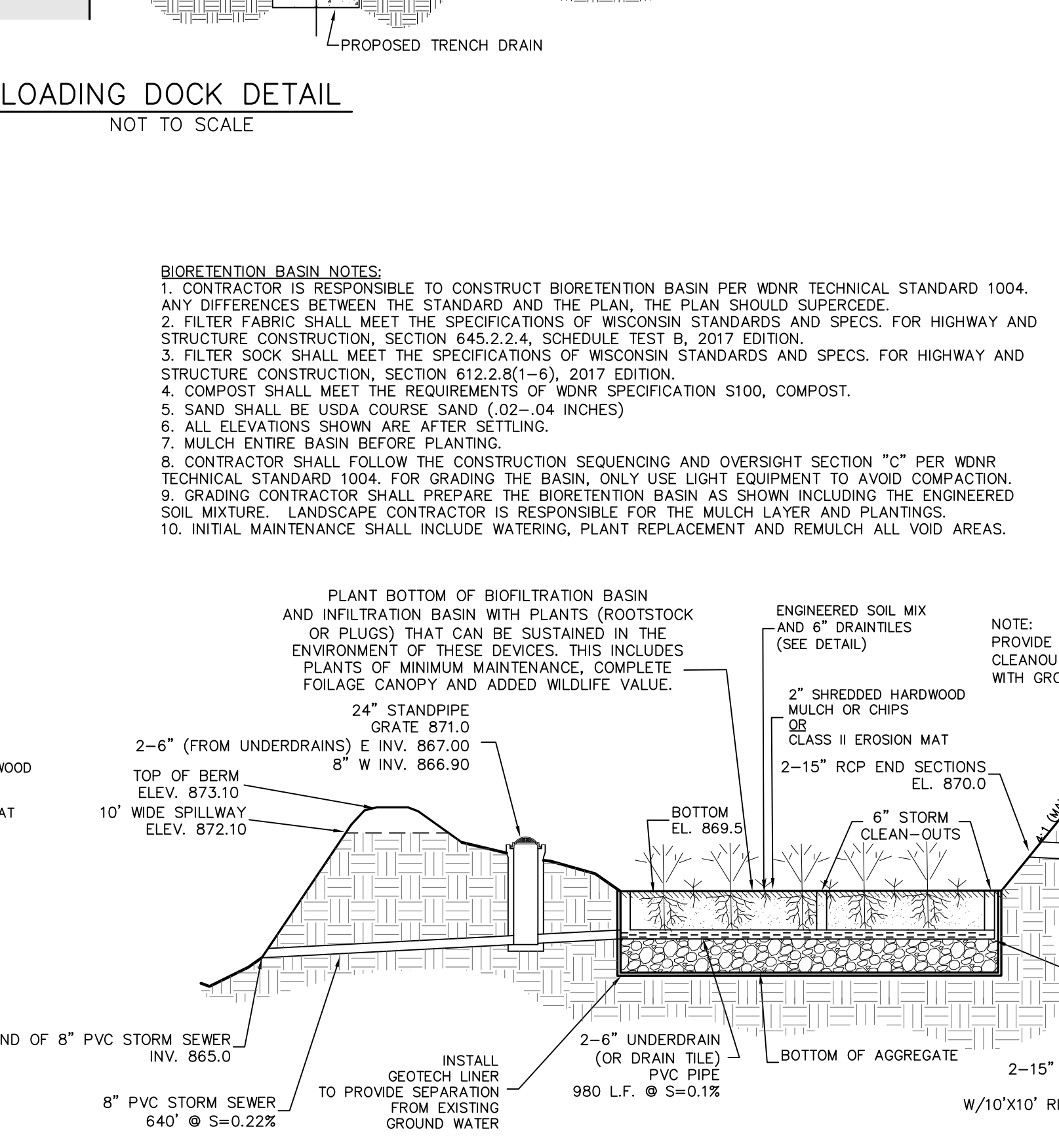
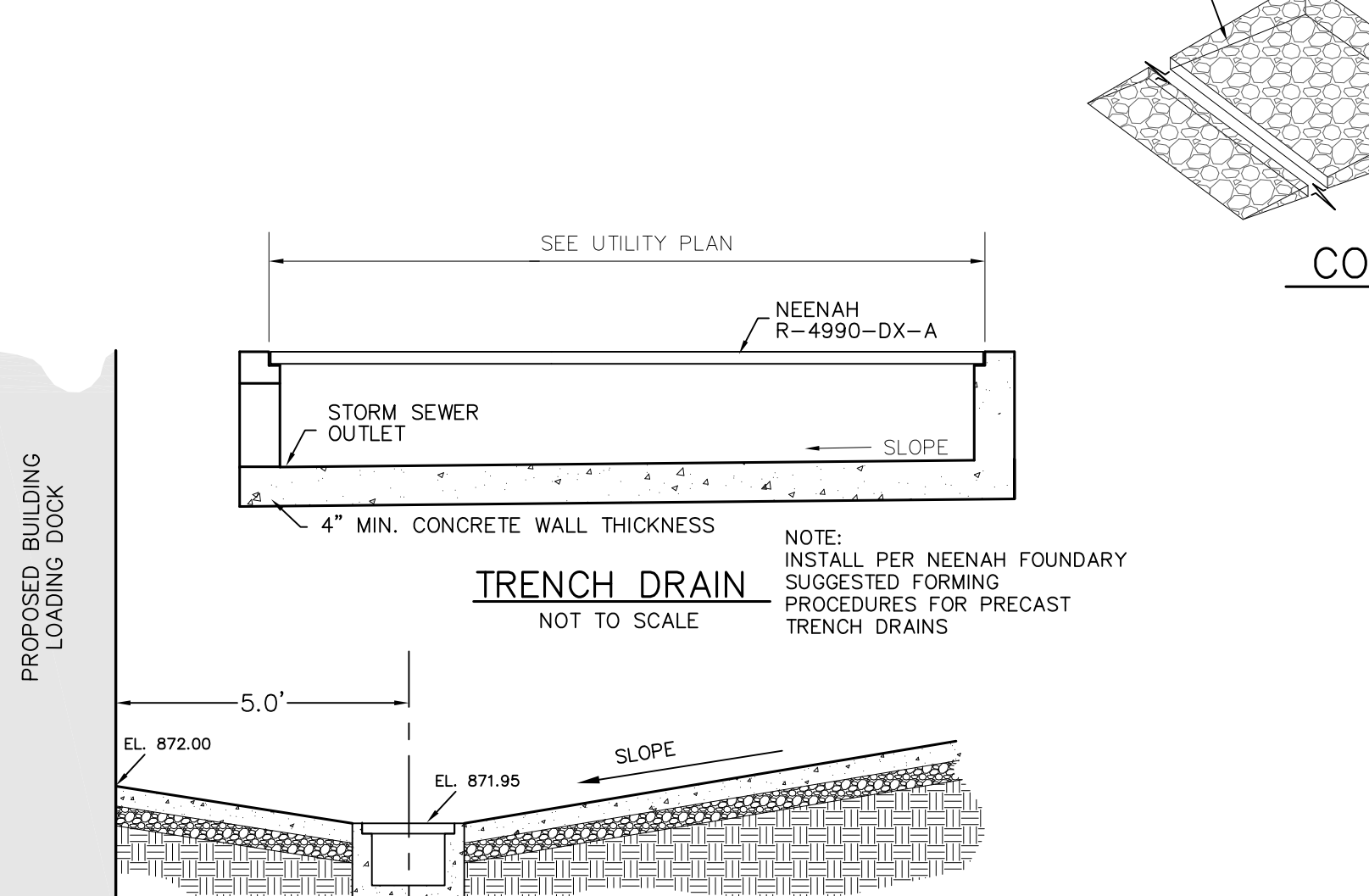
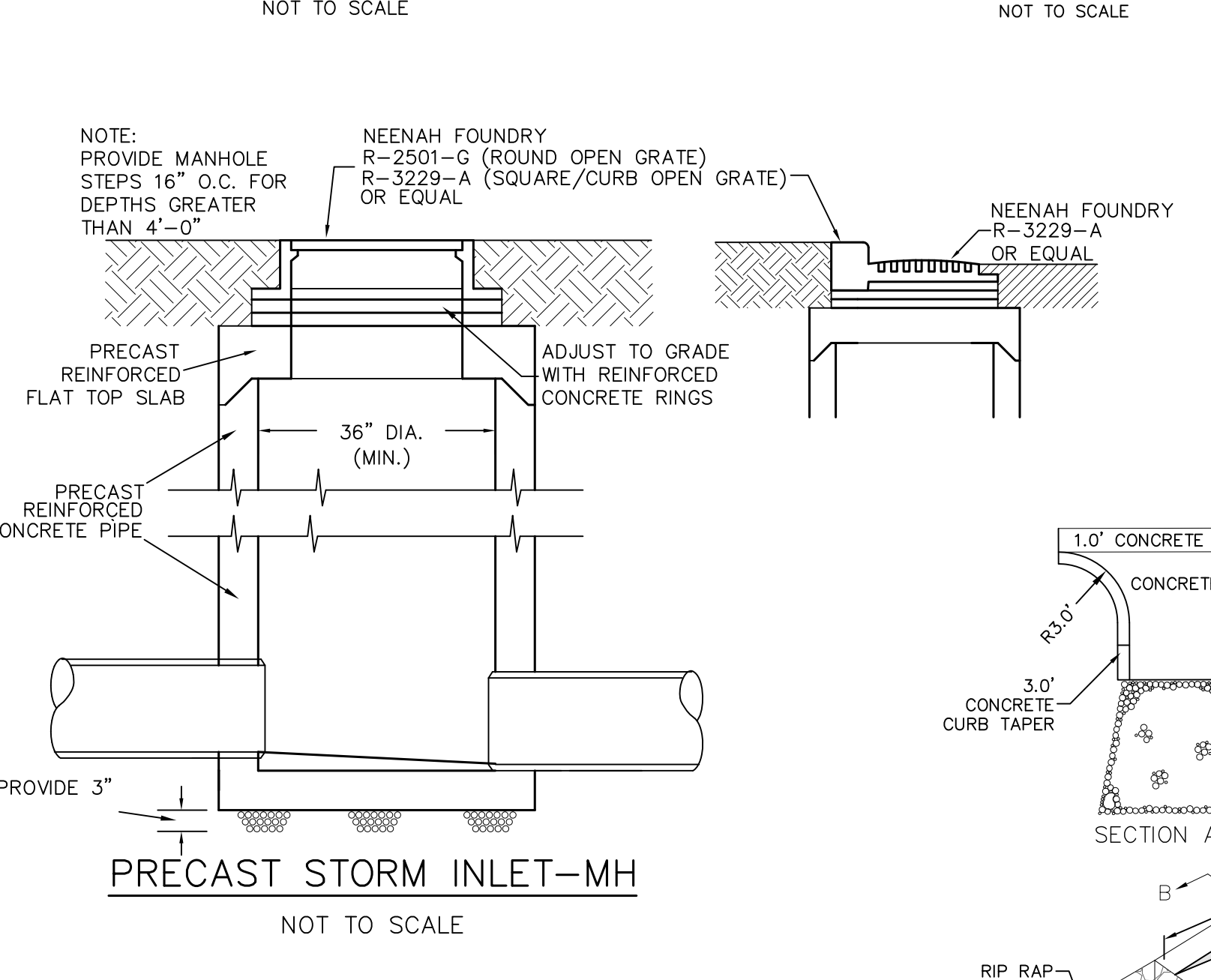
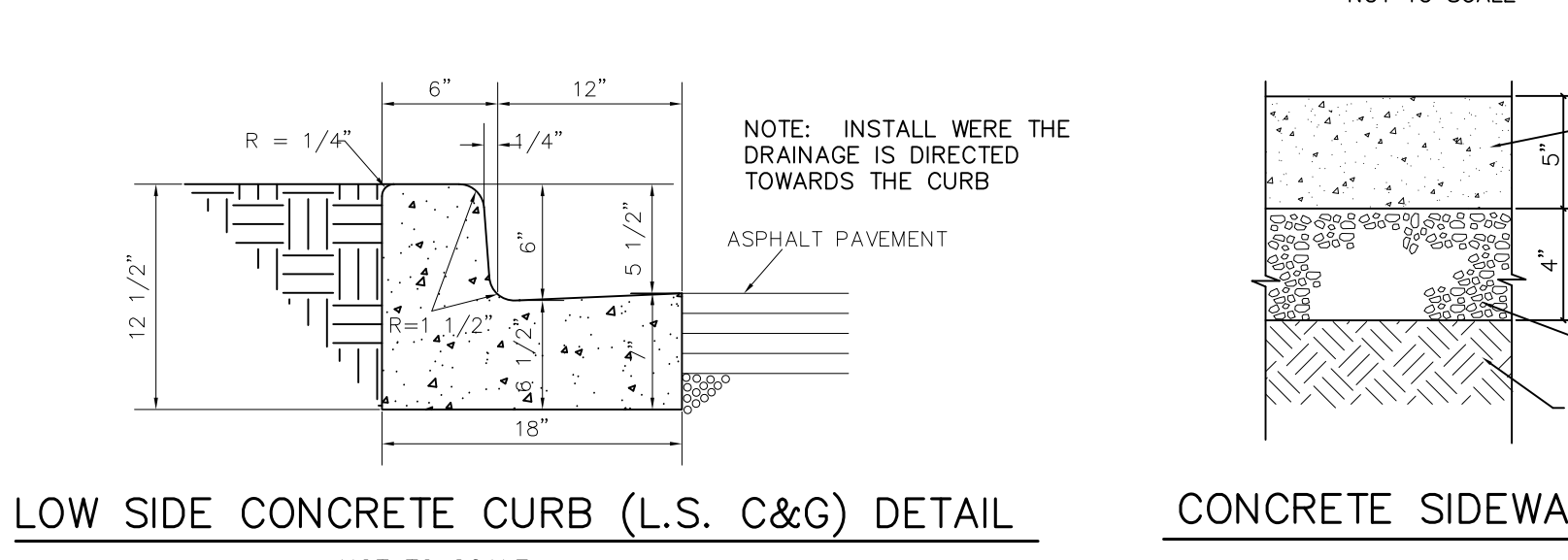
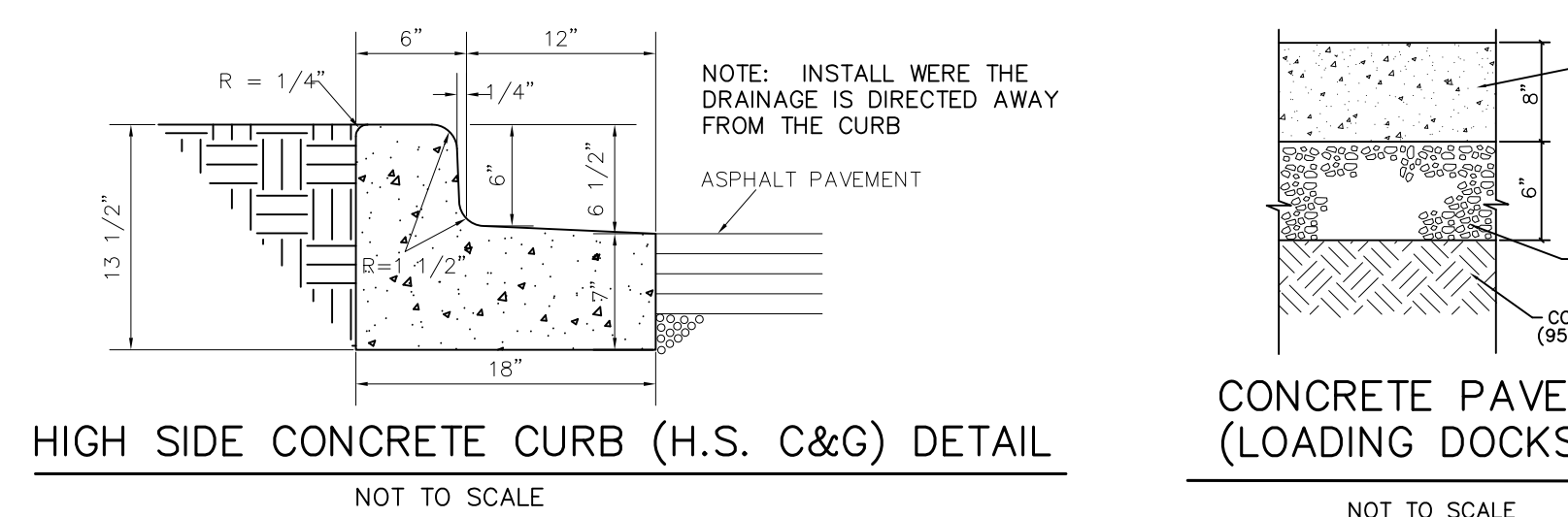
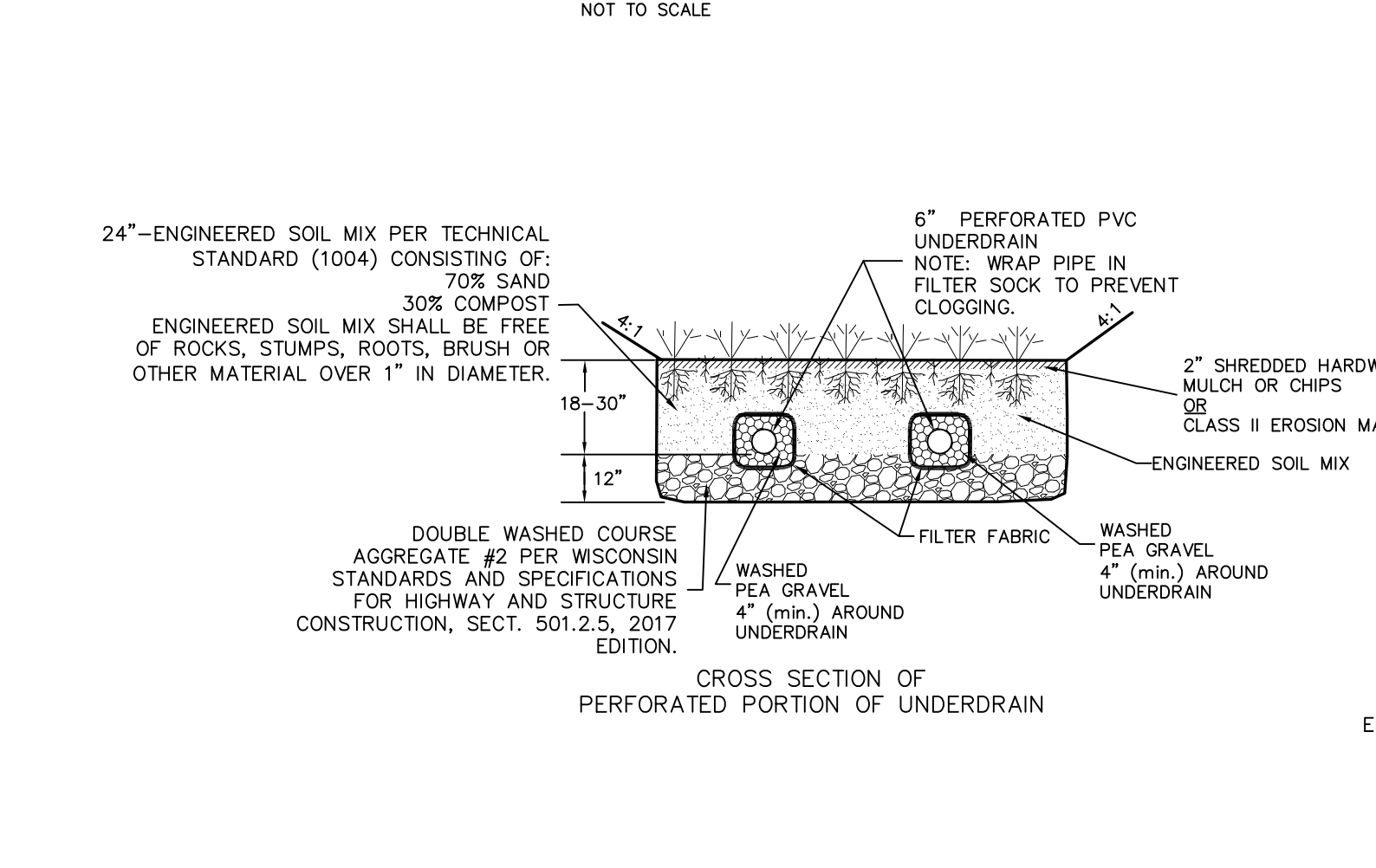
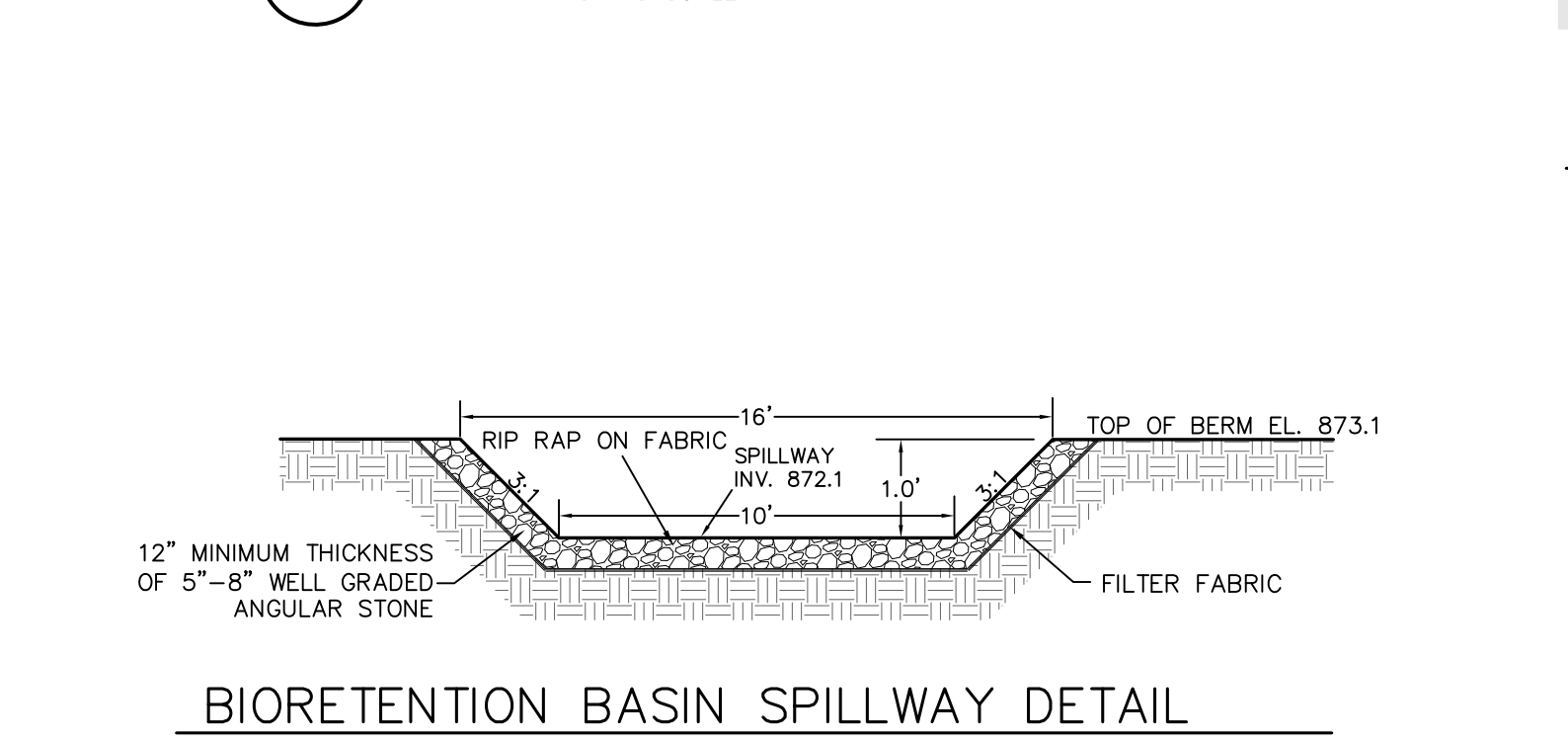
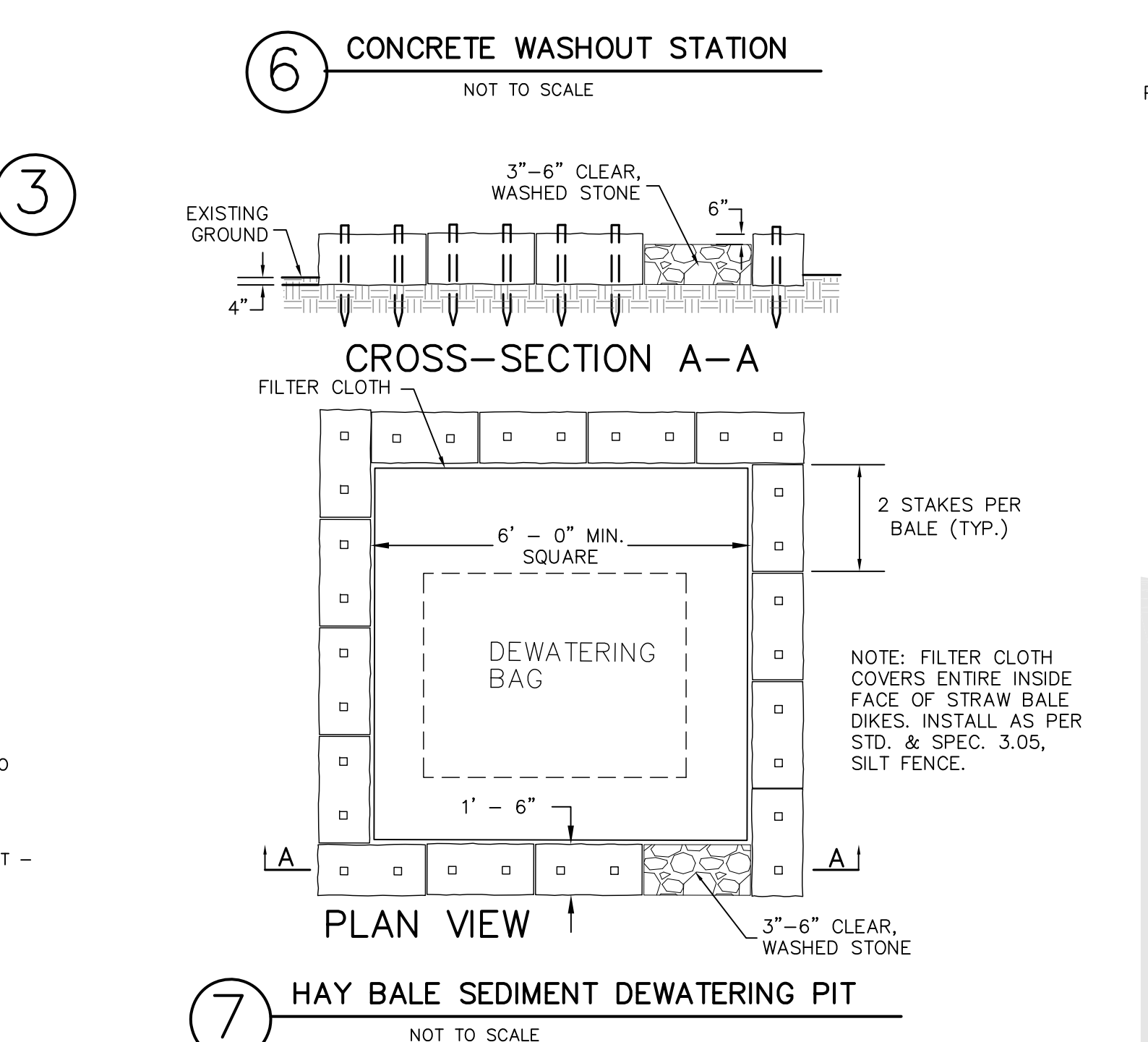
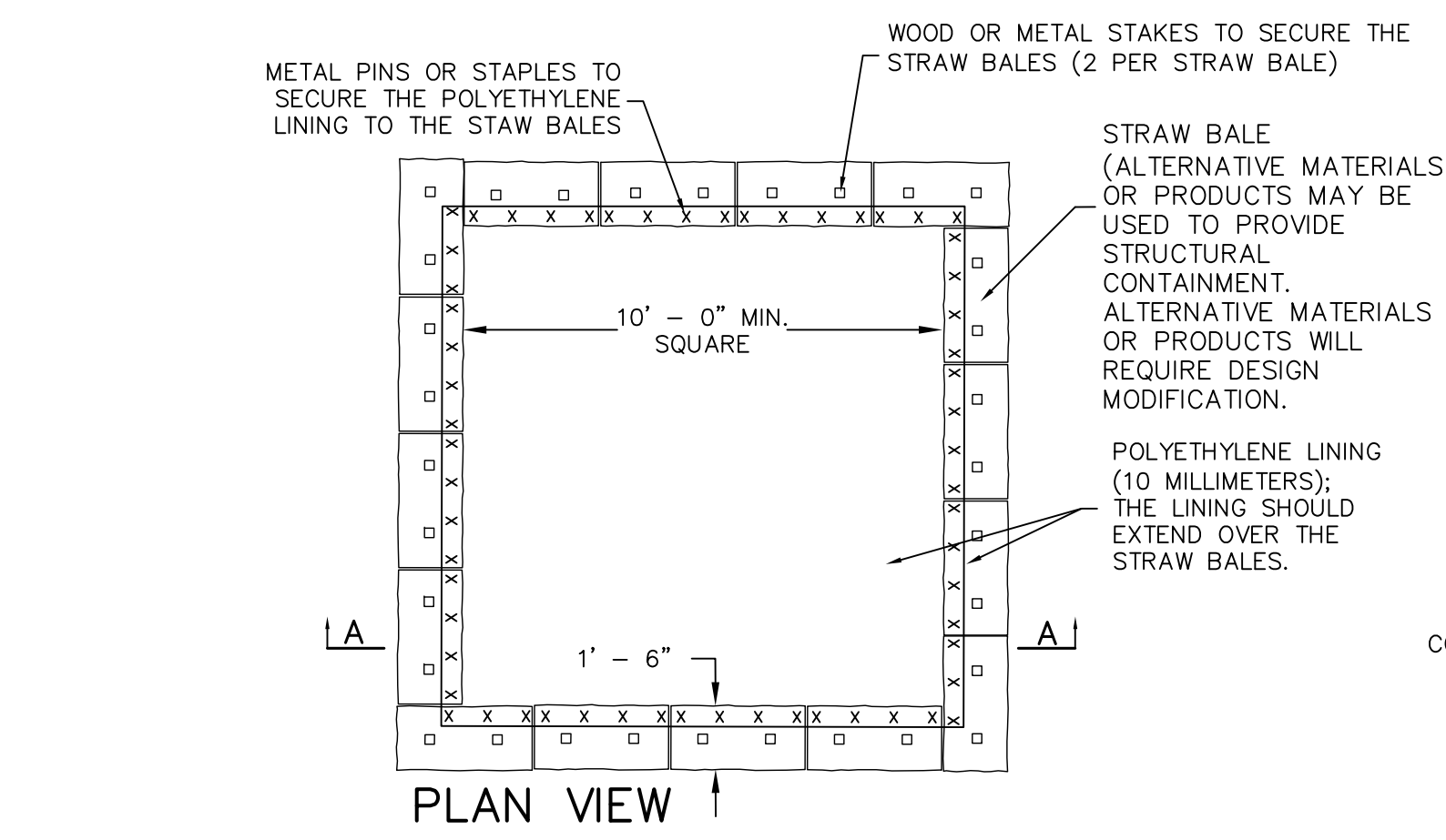
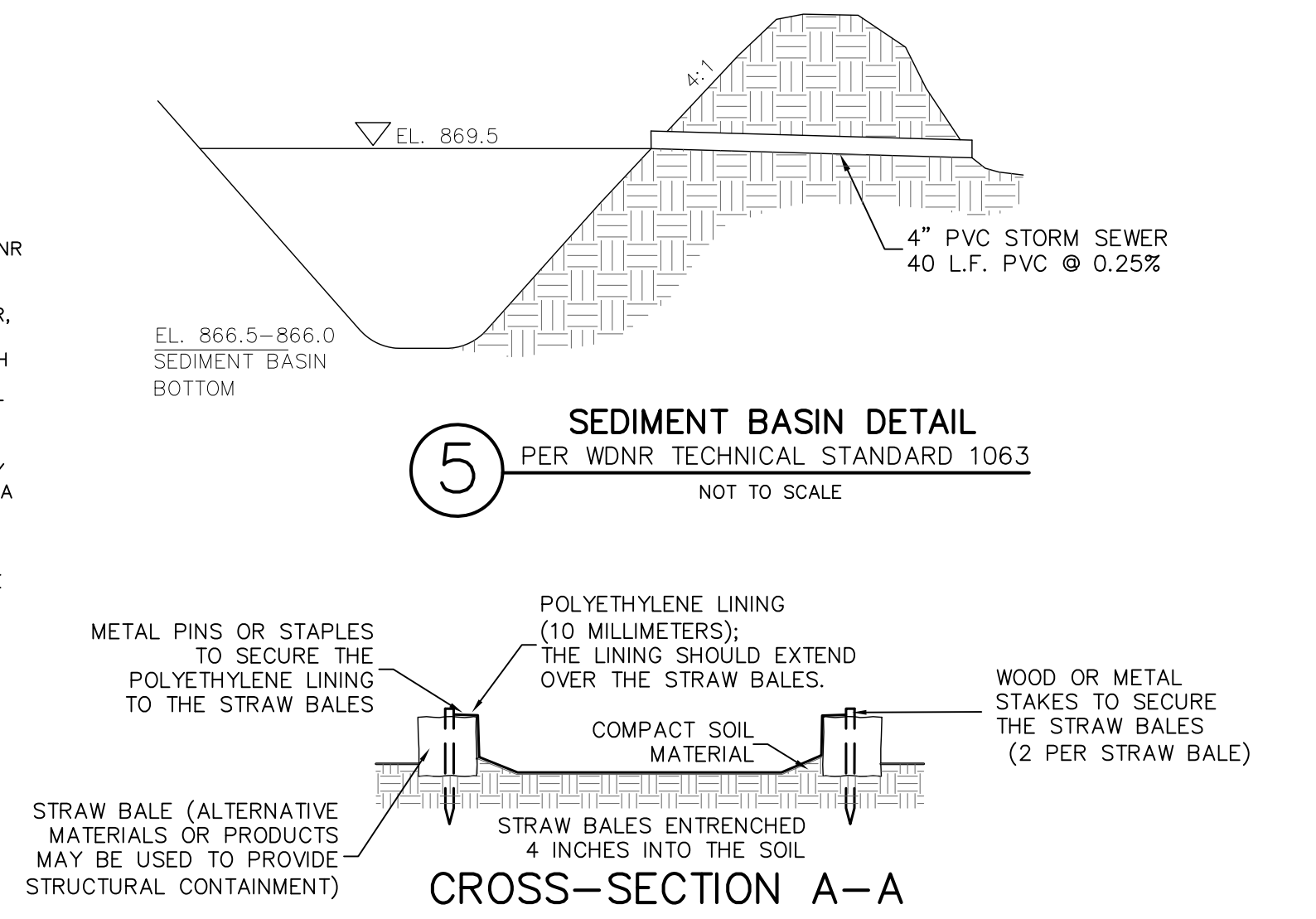
CJE NO.: 1625-02R7
SEPTEMBER 3, 2020



NOTES:
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO GHT STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG, FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"x4", THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.
MAINTENANCE NOTES:
1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.



CITY OF PEWAUKEE, SECTION 050 OF THE TECHNICAL STANDARDS FOR WINTER CONSTRUCTION SITE EROSION CONTROL:
A. ALL PROJECTS INVOLVING CONSTRUCTION BETWEEN NOVEMBER 1 AND MAY 1 WILL REQUIRE MEASURES TO STABILIZE THE SITE OVER WINTER. IF THE CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, GRAVEL ROAD BASE OR 70% MATURE VEGETATIVE COVER OR RIP RAP BY NOVEMBER 1, THEN THE SITE MUST BE PROTECTED WITH OVER-WINTER STABILIZATION PRACTICES.
B. CONSIDERATIONS: WINTER EXCAVATION AND EARTHWORK ACTIVITIES SHOULD BE LIMITED IN EXTENT AND DURATION TO MINIMIZE POTENTIAL EROSION AND SEDIMENTATION IMPACTS.
1. EXPOSE ONLY AS MUCH AREA AS NECESSARY TO COMPLETE THE WORK AND CAN BE STABILIZED IN ONE DAY PRIOR TO ANY RAIN OR SNOW EVENT.
2. SUBSEQUENT WORK AREAS SHOULD NOT BE EXPOSED UNTIL THE PREVIOUSLY EXPOSED AREA HAS BEEN STABILIZED.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES INSTALLED FOR THE PROJECT SHOULD BE ROUTINELY MAINTAINED, CLEANED, INSPECTED AND REPAIRED AS NEEDED FOR THE CONSTRUCTION SEASON. TEMPORARY EMBANKMENTS SHOULD BE FULLY VEGETATED OR OTHERWISE STABILIZED BY ACCEPTED METHODS.
C. MAINTENANCE REQUIREMENTS:
1. MAINTENANCE MEASURES SHOULD OCCUR THROUGHOUT CONSTRUCTION, INCLUDING THE OVER-WINTER PERIOD. AFTER EACH RAINFALL, SNOWSTORM OR PERIOD OF THAWING AND RUNOFF, THE CONSTRUCTION SITE CONTRACTOR SHOULD CONDUCT AN INSPECTION OF ALL EROSION CONTROL MEASURES AND REPAIRS AS NEEDED TO ENSURE THEIR CONTINUING FUNCTION.
2. IF FOR ANY AREA STABILIZED BY TEMPORARY OR PERMANENT SEEDING PRIOR TO NOVEMBER 1, THE CONTRACTOR SHOULD CONDUCT AN INSPECTION TO ASCERTAIN THE CONDITION OF VEGETATIVE COVER AND REPAIR ANY DAMAGED AREAS OR BARE SPOTS AND RESEED AS REQUIRED TO ACHIEVE AN ESTABLISHED VEGETATIVE COVER (AT LEAST 70% AREA VEGETATED WITH HEALTHY, VIGOROUS GROWTH).
D. SPECIFICATIONS:
1. THE FOLLOWING STABILIZATION TECHNIQUES SHALL BE EMPLOYED DURING THE PERIOD FROM NOVEMBER 1 TO MAY 1.
a. THE AREA OF EXPOSED, UNSTABILIZED SOIL SHOULD BE LIMITED TO ONLY WHAT IS REQUIRED TO PERFORM THE WORK. THE EXPOSED AREA SHOULD BE PROTECTED AGAINST EROSION BY METHODS DESCRIBED IN THIS SECTION PRIOR TO ANY THAW OR RUNOFF PRODUCING CONDITIONS.
b. STABILIZATION AS FOLLOWS SHOULD BE COMPLETED WITHIN 7 DAYS OF ESTABLISHING FINAL GRADE OR THAT WILL OTHERWISE EXIST FOR MORE THAN 14 DAYS:
i. ALL PROPOSED VEGETATED AREAS HAVING A SLOPE LESS THAN 15% WHICH DO NOT EXHIBIT A MINIMUM 70% VEGETATIVE GROWTH BY NOVEMBER 1, OR WHICH IS DISTURBED AFTER NOVEMBER 1 SHOULD BE DORMANT SEEDED AT A RATE 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND COVERED WITH 2 TO 3 TONS OF HAY OR STRAW MULCH PER ACRE WITH EITHER ANCHORED NETTING OR AN APPROVED TACKIFIER FROM THE MSDOT PRODUCT ACCEPTABILITY LIST (PAL). AN EROSION CONTROL BLANKET OR TYPE A SOIL STABILIZER FROM THE MSDOT PAL MAY BE USED IN LIEU OF MULCH AND NETTING OR MULCH AND TACKIFIER.
ii. ALL PROPOSED VEGETATED AREAS HAVING A SLOPE GREATER THAN 15% WHICH DO NOT EXHIBIT A MINIMUM OF 70% VEGETATIVE GROWTH BY NOVEMBER 1 OR WHICH ARE DISTURBED AFTER NOVEMBER 1 SHOULD BE DORMANT SEEDED AT A RATE 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND COVERED WITH A PROPERLY INSTALLED AND ANCHORED EROSION CONTROL BLANKET.
iii. ALL STONE COVERED SLOPES MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 1.
iv. INSTALLATION OF ANCHORED HAY OR STRAW MULCH SHOULD NOT OCCUR OVER SNOW DEPTH GREATER THAN 1".
v. ALL MULCH APPLIED DURING WINTER SHOULD BE ANCHORED WITH NETTING OR TACKIFIER FROM MSDOT PAL.
vi. STOCKPILES OF SOIL MATERIALS SHOULD BE SEEDING FOR OVER-WINTER PROTECTION WITH HAY OR STRAW AT 2 TO 3 TONS PER ACRE. MULCHING SHOULD BE DONE WITHIN 24 HOURS OF STOCKPILING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL OR SNOW FALL. NO STOCKPILE SHOULD BE LOCATED WITHIN 25' OF ANY WETLAND OR OTHER WATER RESOURCE AREA.
vii. SOIL STABILIZER TYPE A OR EROSION CONTROL BLANKET MAY BE USED IN LIEU OF MULCH.
viii. FROZEN MATERIALS SHOULD BE STOCKPILED SEPARATELY AND IN A LOCATION THAT IS AWAY FROM ANY AREA NEEDING TO BE PROTECTED. STOCKPILES OF FROZEN MATERIAL WILL MELT IN THE SPRING AND BECOME UNWORKABLE AND DIFFICULT TO TRANSPORT DUE TO HIGH MOISTURE CONTENT IN THE SOIL.
ix. INSTALLATION OF EROSION BLANKETS SHOULD NOT OCCUR OVER SNOW OF GREATER DEPTH THAN 1" IN DEPTH OR OVER FROZEN GROUND.
x. ALL GRASS-LINED DITCHES AND CHANNELS SHOULD BE CONSTRUCTED AND STABILIZED BY OCTOBER 15. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM 70% VEGETATIVE GROWTH BY NOVEMBER 1 OR WHICH ARE DISTURBED AFTER NOVEMBER 1 SHOULD BE STABILIZED WITH TEMPORARY STONE WITH FILTER FABRIC OR TEMPORARY SEED AND EROSION CONTROL BLANKETS APPROPRIATE TO THE DESIGN FLOW CONDITIONS.
xi. ALL STONE LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 1.
xii. SEDIMENT BARRIERS THAT ARE INSTALLED DURING FROZEN CONDITIONS SHOULD CONFORM TO CONSERVATION PRACTICE STANDARD 1071 W-1.0. ANCHORED IN PLACE AND IN FULL CONTACT WITH THE GROUND SURFACE. SILT FENCE AND HAY BALES SHOULD NOT BE INSTALLED WHEN FROZEN GROUND CONDITIONS PREVENT PROPER EMBEDMENT OF THESE BARRIER.
xiii. AFTER DECEMBER 1, INCOMPLETE ROAD OR PARKING AREAS WHERE ACTIVE CONSTRUCTION OF THE ROAD OR PARKING AREA HAS CEASED FOR THE WINTER SEASON SHOULD BE PROTECTED WITH A 3" LAYER OF SAND AND GRAVEL WITH A GRADATION CONFORMING TO TABLE 37 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.



Agrecol LLC
www.agrecol.com
10101 N. Casey Road
Evansville, Wisconsin 53536
Ph: 608-223-3571

Infiltration Swale Seed Mix

Botanical Name	Common Name	PLS Ounces/Acre
Permanent Grasses/Sedges/Rushes:		
<i>Andropogon gerardii</i>	Big Bluestem	10.00
<i>Bromus ciliatus</i>	Fringed Brome	36.00
<i>Carex comosa</i>	Bristly Sedge	5.00
<i>Carex vulpinoidea</i>	Brown Fox Sedge	1.50
<i>Elymus virginicus</i>	Virginia Wild Rye	36.00
<i>Glyceria striata</i>	Fowl Manna Grass	2.00
<i>Panicum virgatum</i>	Switchgrass	3.00
<i>Scirpus atrovirens</i>	Dark-Green Bullrush	0.50
<i>Scirpus cyperinus</i>	Wool Grass	0.25
<i>Sorghastrum nutans</i>	Indian Grass	16.00
<i>Spatina pectinata</i>	Prairie Cordgrass	8.00
Total		118.25

Forbs:		
<i>Alisma subcordatum</i>	Common Water Plantain	2.00
<i>Asclepias incarnata</i>	Marsh (Red) Milkweed	6.00
<i>Aster novae-angliae</i>	New England Aster	2.00
<i>Desmodium canadense</i>	Canada Tick Trefoil	4.00
<i>Ratibida pinnata</i>	Yellow Coneflower	3.00
<i>Rudbeckia hirta</i>	Black-eyed Susan	2.00
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan	2.00
<i>Solidago ohioensis</i>	Ohio Goldenrod	1.00
<i>Verbena hastata</i>	Blue Vervain	1.75
<i>Vernonia fasciculata</i>	Ironweed	2.00
Total		25.75

Approximate area of coverage:
Total area (SF) of coverage of infiltration area: 32,750
Total area (acres) of coverage of infiltration area: 0.75

STORMWATER SEED MIX

Agrecol LLC
www.agrecol.com
10101 N. Casey Road
Evansville, Wisconsin 53536
Ph: 608-223-3571

Economy Prairie Seed Mix

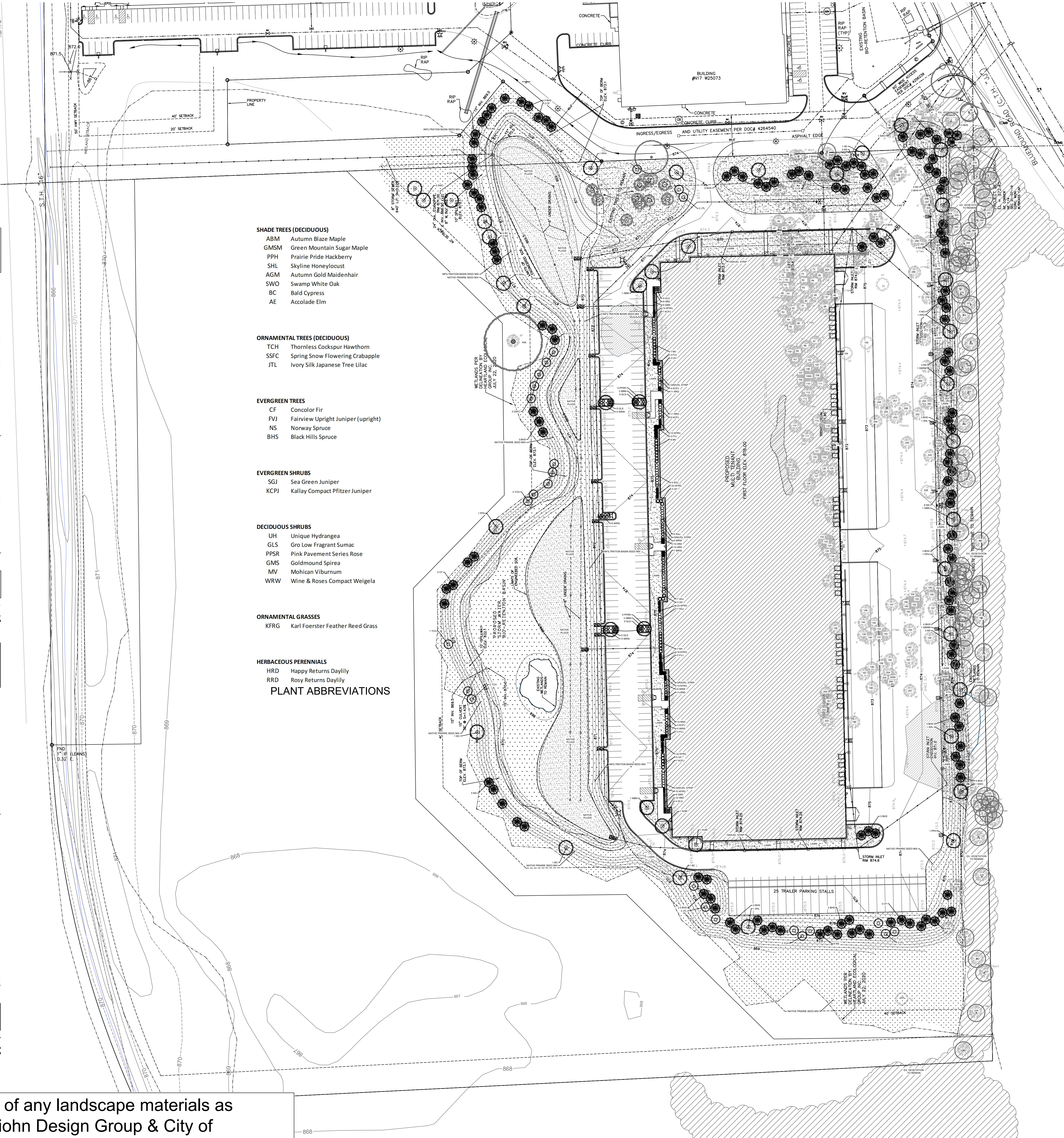
Botanical Name	Common Name	PLS Ounces/Acre
Permanent Grasses/Sedges/Rushes:		
<i>Andropogon gerardii</i>	Big Bluestem	8.00
<i>Bouteloua curtipendula</i>	Side Oats Grama	32.00
<i>Elymus canadensis</i>	Canada Wild Rye	16.00
<i>Elymus virginicus</i>	Virginia Wild Rye	20.00
<i>Panicum virgatum</i>	Switchgrass	8.00
<i>Schizachyrium scoparium</i>	Little Bluestem	16.00
<i>Spatina pectinata</i>	Prairie Cordgrass	12.00
Total		112.00

Forbs:		
<i>Asclepias tuberosa</i>	Butterfly Weed	2.00
<i>Aster novae-angliae</i>	New England Aster	0.50
<i>Chamaecrista fasciculata</i>	Partridge Pea	8.00
<i>Coreopsis lanceolata</i>	Lance-Leaf (Sand) Coreopsis	2.00
<i>Dalea purpurea</i>	Purple Prairie Clover	4.00
<i>Echinacea purpurea</i>	Purple Coneflower	8.00
<i>Helianthus annuus</i>	Early Sunflower	6.00
<i>Liatris pycnostachya</i>	Prairie Blazing Star	2.00
<i>Monarda fistulosa</i>	Wild Bergamot	1.00
<i>Penstemon digitalis</i>	Foxglove Beard Tongue	0.50
<i>Ratibida pinnata</i>	Yellow Coneflower	4.00
<i>Rudbeckia hirta</i>	Black-eyed Susan	2.00
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan	1.00
<i>Solidago rigida</i>	Stiff Goldenrod	1.00
<i>Tradescantia ohioensis</i>	Ohio Spiderwort	4.00
<i>Zizia aurea</i>	Golden Alexanders	2.00
Total		48.00

Approximate area of coverage:
Total area (SF) of coverage: 141,645
Total area (acres) of coverage: 3.25

PRAIRIE SEED MIX

Prior to installation of any landscape materials as outlined herein, Briohn Design Group & City of Pewaukee Staff shall review final placement after tree & brush removal and rough grading have been completed.



Prior to installation of any landscape materials as outlined herein, Briohn Design Group & City of Pewaukee Staff shall review final placement after tree & brush removal and rough grading have been completed.

TAG NUMBER	EXISTING TREE SPECIES	DBH (INCHES)	CONDITION	ACTION	TAG NUMBER	EXISTING TREE SPECIES	DBH (INCHES)	CONDITION	ACTION
1	Not Found				131	Rhamnus	Buckthorn	9"	To Be Removed
2	Acer negundo	Boxelder	12"/12" twin	Existing to Remain	132	Acer negundo	Boxelder	5"	To Be Removed
28	Quercus macrocarpa	Bur Oak	14"/14" twin	Existing to Remain	133	Acer negundo	Boxelder	9"/8"	Twin Trunks
3	Acer negundo	Boxelder	14"	To Be Removed	134	Acer negundo	Boxelder	10"	To Be Removed
4	Acer negundo	Boxelder	18"	To Be Removed	135	Prunus	Black Cherry	5"	To Be Removed
5	Acer negundo	Boxelder	36"	To Be Removed	136	Prunus	Black Cherry	5"	To Be Removed
6	Acer negundo	Boxelder	28"	To Be Removed	137	Acer negundo	Boxelder	5"	To Be Removed
7	Acer negundo	Boxelder	18"	To Be Removed	137A	Prunus	Black Cherry	6"	To Be Removed
8	Acer negundo	Boxelder	12"	To Be Removed	137B	Rhamnus	Buckthorn	6"	To Be Removed
9	Acer negundo	Boxelder	8"/10"/12" ms	To Be Removed	138	Acer negundo	Boxelder	6"	Twin Trunks
10	Acer negundo	Boxelder	15"	To Be Removed	139	Acer negundo	Boxelder	6"	To Be Removed
11	Not Found				140	Acer negundo	Boxelder	6"	To Be Removed
12	Acer negundo	Boxelder	16"	To Be Removed	141	Acer negundo	Boxelder	5"	To Be Removed
13	Acer negundo	Boxelder	18"	To Be Removed	142	Acer negundo	Boxelder	5"/5"	Twin Trunks
14	Acer negundo	Boxelder	18"	To Be Removed	143	Acer negundo	Boxelder	5"	To Be Removed
15	Acer negundo	Boxelder	24"	To Be Removed	144	Acer negundo	Boxelder	4"	To Be Removed
16	Acer negundo	Boxelder	24"	To Be Removed	145	Acer negundo	Boxelder	5"	To Be Removed
168	Not Found				146	Acer negundo	Boxelder	7"	To Be Removed
17	Juglans nigra	Black Walnut	6"	Good Condition	147	Prunus	Black Cherry	6"	To Be Removed
18	Acer negundo	Boxelder	7"	To Be Removed	148	Juniperus	Cedar	5"	Poor Condition
19	Acer negundo	Boxelder	18"	To Be Removed	149	Juniperus	Cedar	5"	Poor Condition
198	Acer negundo	Boxelder	22"	To Be Removed	150	Juniperus	Cedar	5"	Poor Condition
20	Acer negundo	Boxelder	20"	To Be Removed	151	Juniperus	Cedar	6"	Poor Condition
21	Acer negundo	Boxelder	12"	To Be Removed	152	Rhamnus	Buckthorn	5"	To Be Removed
22	Acer negundo	Boxelder	36"	To Be Removed	153	Rhamnus	Buckthorn	5"	To Be Removed
23	Acer negundo	Boxelder	36"	To Be Removed	154	Rhamnus	Buckthorn	6"	To Be Removed
24	Acer negundo	Boxelder	24"	To Be Removed	155	Acer negundo	Boxelder	8"/10"/16"	Multiple Trunks
24B	Boxelder	10"	To Be Removed		156	Acer negundo	Boxelder	8"	To Be Removed
25	Acer negundo	Boxelder	12"/16"/24"	Multiple Trunks	157	Acer negundo	Boxelder	5"	To Be Removed
26	Juglans nigra	Black Walnut	6"	Good Condition	158	Malus	Domestic Apple Tree	8"	Poor Condition
27	Acer negundo	Boxelder	18"	To Be Removed	159	Malus	Apple Tree	18"	Poor Condition
28	Rhamnus	Buckthorn	5"	To Be Removed	160	Malus	Apple Tree	12"	Poor Condition
29	Rhamnus	Buckthorn	8"	To Be Removed	161	Acer negundo	Boxelder	6"	To Be Removed
30	Rhamnus	Buckthorn	8"	To Be Removed	162	Acer negundo	Boxelder	6"/6"	To Be Removed
31	Acer negundo	Boxelder	15"	To Be Removed	163	Dead Unknown		8"	To Be Removed
32	Tilia	Linden	10"	Average Condition	164	Acer negundo	Boxelder	12"	Existing to Remain
33	Acer negundo	Boxelder	15"	To Be Removed	165	Acer negundo	Boxelder	18"	Existing to Remain
34	Acer negundo	Boxelder	15"/18" twin	To Be Removed	166	Acer negundo	Boxelder	7"	To Be Removed
35	Juglans nigra	Black Walnut	5"	Poor Condition	167	Acer negundo	Boxelder	15"	Existing to Remain
36	Prunus	Black Cherry	5"	Poor Condition	168	Acer negundo	Boxelder	10"	Existing to Remain
37	Acer negundo	Boxelder	5"	To Be Removed	169	Acer negundo	Boxelder	10"	Existing to Remain
37A	Quercus macrocarpa	Bur Oak	36"	Good Condition	170	Acer negundo	Boxelder	10"	Existing to Remain
38	Not Found				171	Acer negundo	Boxelder	11"	Existing to Remain
39	Not Found				172	Acer negundo	Boxelder	8"	Existing to Remain
40	Quercus macrocarpa	Bur Oak	8"	Good Condition	173	Acer negundo	Boxelder	8"	Existing to Remain
41	Quercus macrocarpa	Bur Oak	10"	Good Condition	174	Acer negundo	Boxelder	12"	To Be Removed
42	Quercus macrocarpa	Bur Oak	10"	Good Condition	175	Acer negundo	Boxelder	10"	Existing to Remain
42A	Quercus macrocarpa	Bur Oak	10"	Good Condition	176	Acer negundo	Boxelder	10"	Existing to Remain
42B	Quercus macrocarpa	Bur Oak	8"	Good Condition	177	Juniperus	Cedar	10"	1/2 Dead
43	Quercus macrocarpa	Bur Oak	12"	Good Condition	178	Acer negundo	Boxelder	7"	Existing to Remain
44	Quercus macrocarpa	Bur Oak	12"	Good Condition	179	Acer negundo	Boxelder	10"	Existing to Remain
45	Quercus macrocarpa	Bur Oak	10"	Good Condition	180	Acer negundo	Boxelder	8"	Existing to Remain
46	Acer negundo	Boxelder	18"	To Be Removed	181	Acer negundo	Boxelder	10"	To Be Removed
47	Acer negundo	Boxelder	18"	To Be Removed	182	Acer negundo	Boxelder	10"	To Be Removed
48	Acer negundo	Boxelder	24"	To Be Removed	183	Acer negundo	Boxelder	12"	To Be Removed
49	Acer negundo	Boxelder	18"	To Be Removed	184	Acer negundo	Boxelder	5"	Existing to Remain
50	Acer negundo	Boxelder	24"	To Be Removed	185	Acer negundo	Boxelder	8"	Existing to Remain
51	Juglans	Black Walnut	10"	To Be Removed	186	Acer negundo	Boxelder	8"	Existing to Remain
52	Not Found				187	Acer negundo	Boxelder	10"	Existing to Remain
53	Dead - Unknown	4"	Dead Tree	To Be Removed	188	Acer negundo	Boxelder	7"/7"	Twin Trunks
54	Dead - Unknown	4"	Dead Tree	To Be Removed	189	Acer negundo	Boxelder	18"	Existing to Remain
55	Acer negundo	Boxelder	6"	To Be Removed	190	Acer negundo	Boxelder	5"	To Be Removed
56	Dead - Unknown	8"	Dead Tree	To Be Removed	191	Acer negundo	Boxelder	5"	To Be Removed
56A	Acer negundo	Boxelder	15"	To Be Removed	192	Prunus	Black Cherry	8"	Poor Condition
57	Acer negundo	Boxelder	13"	To Be Removed	193	Prunus	Black Cherry	8"	To Be Removed
58	Juglans	Black Walnut	20"	Good Condition	194	Prunus	Black Cherry	10"	To Be Removed
59	Juglans nigra	Black Walnut	8"	Good Condition	195	Prunus	Black Cherry	14"	To Be Removed
60	Juglans nigra	Black Walnut	6"	Good Condition	196	Prunus	Black Cherry	5"	To Be Removed
61	Acer negundo	Boxelder	10"	To Be Removed	197	Prunus	Black Cherry	10"	To Be Removed
62	Acer negundo	Boxelder	10"	To Be Removed	198	Acer negundo	Boxelder	6"	To Be Removed
63	Acer negundo	Boxelder	8"	To Be Removed	199	Acer negundo	Boxelder	6"	To Be Removed
64	Acer negundo	Boxelder	15"	To Be Removed	200	Malus	Domestic Apple Tree	6"/8"	Twin Trunks
65	Acer negundo	Boxelder	6"	To Be Removed	201	Rhamnus	Buckthorn Missing	Varies	To Be Removed
66	Acer negundo	Boxelder	10"	To Be Removed	202	Acer negundo	Boxelder	8"	To Be Removed
67	Acer negundo	Boxelder	18"	To Be Removed	203	Acer negundo	Boxelder	8"/6"	Twin Trunks
68	Acer negundo	Boxelder	10"	To Be Removed	204	Not Found		18"	To Be Removed
68A	Acer negundo	Boxelder	15"	To Be Removed	205	Acer negundo	Boxelder	18"	To Be Removed
69	Prunus	Black Cherry	12"	To Be Removed	205A	Acer negundo	Boxelder	8"	To Be Removed
70	Dead - Unknown	4"	Dead Tree	To Be Removed	206	Acer negundo	Boxelder	15"	To Be Removed
71	Dead - Unknown	4"	Dead Tree	To Be Removed	207	Acer negundo	Boxelder	18"	To Be Removed
72	Not Found				208	Acer negundo	Boxelder	15"	To Be Removed
73	Dead - Unknown	4"	Dead Tree	To Be Removed	209	Acer negundo	Boxelder	10"	To Be Removed
74	Acer	Boxelder	12"/16"	Twin Trunks	210	Acer negundo	Boxelder	10"	To Be Removed
75	Acer negundo	Boxelder	10"	To Be Removed	211	Acer negundo	Boxelder	10"	To Be Removed
76	Acer negundo	Boxelder	8"	To Be Removed	212	Acer negundo	Boxelder	15"	To Be Removed
77	Acer negundo	Boxelder	8"/10"	Twin Trunks	213	Acer negundo	Boxelder	22"	Existing to Remain
78	Acer negundo	Boxelder	12"	To Be Removed	214	Acer negundo	Boxelder	15"	Existing to Remain
79	Not Found				215	Acer negundo	Boxelder	15"	Existing to Remain
80	Acer negundo	Boxelder	10"	To Be Removed	216	Acer negundo	Boxelder	15"	Existing to Remain
81	Acer negundo	Boxelder	15"	To Be Removed	217	Acer negundo	Boxelder	15"	Existing to Remain
82	Acer negundo	Boxelder	24"	To Be Removed	217A	Acer negundo	Boxelder	8"	Twin Trunks
83	Acer negundo	Boxelder	15"	To Be Removed	217B	Acer negundo	Boxelder	11"	Twin Trunks
84	Acer negundo	Boxelder	30"	Poor Condition	218	Acer negundo	Boxelder	13"	Existing to Remain
85	Acer negundo	Boxelder	12"	To Be Removed	219	Acer negundo	Boxelder	13"	To Be Removed
85A	Acer negundo	Boxelder	12"	To Be Removed	219A	Acer negundo	Boxelder	6"	Average Condition
86	Acer negundo	Boxelder	24"	To Be Removed	220	Juglans nigra	Black Walnut	18"	To Be Removed
87	Acer negundo	Boxelder	12"	To Be Removed	221	Acer negundo	Boxelder	12"	To Be Removed
88	Acer negundo	Boxelder	14"	To Be Removed	222	Populus	Cottonwood	14"	Multiple Trunks
89	Acer negundo	Boxelder	9"	To Be Removed	223	Acer negundo	Boxelder	6"	Multiple Trunks
90	Acer negundo	Boxelder	6"/8"/8"	Multiple Trunks - Dead	224	Acer negundo	Boxelder	15"	Twin Trunks
91	Dead - Unknown	4"	Dead Tree	To Be Removed	225	Juniperus	Cedar	7"	To Be Removed
92	Acer negundo	Boxelder	14"	To Be Removed	226	Acer negundo	Boxelder	7"	To Be Removed
93	Acer negundo	Boxelder	30"	To Be Removed	227	Acer negundo	Boxelder	6"	Twin Trunks
94	Juglans nigra	Black Walnut	10"	Average Condition	228	Acer negundo	Boxelder	5"	To Be Removed
95	Crataegus	Hawthorn	11"	To Be Removed	229	Acer negundo	Boxelder	11"	To Be Removed
96	Acer negundo	Boxelder	5"	Twin Trunks	230	Acer negundo	Boxelder	12"	To Be Removed
97	Acer negundo	Boxelder	8"/30"/40"	Multiple Trunks	231	Acer negundo	Boxelder	15"	To Be Removed
98	Acer negundo	Boxelder	8"/30"/40"	Multiple Trunks	232	Acer negundo	Boxelder	12"	To Be Removed
99	Quercus macrocarpa	Bur Oak	6"	To Be Removed	233	Acer negundo	Boxelder	13"	Existing to Remain
100	Crataegus	Hawthorn	6"	To Be Removed	234	Acer negundo	Boxelder	9"	Existing to Remain
101	Crataegus	Hawthorn	6"/6"	Twin Trunks	235	Acer negundo	Boxelder	13"	Multiple Trunks
102	Acer negundo	Boxelder	6"	To Be Removed	236	Acer negundo	Boxelder	9"	Existing to Remain
103	Not Found				237	Juniperus	Cedar	7"	Existing to Remain
104	Picea pungens	Colorado Blue Spruce	15"	Good Condition	238	Juniperus	Cedar	7"	To Be Removed
105	Picea pungens	Colorado Blue Spruce	14"	Good Condition	239	Acer negundo	Boxelder	15"	Existing to Remain
106	Crataegus	Hawthorn	6"	Poor Condition	240	Acer negundo	Boxelder	15"	Existing to Remain
106A	Crataegus	Hawthorn	6"	Poor Condition	241	Acer negundo	Boxelder	15"	Existing to Remain
107	Crataegus	Hawthorn	6"	Poor Condition	242	Acer negundo	Boxelder	15"	Existing to Remain
108	Dead - Unknown	4"	Dead Tree	To Be Removed	243	Acer negundo	Boxelder	15"	To Be Removed
109	Ulmus	Elm	6"	Average Condition	244	Acer negundo	Boxelder	15"	To Be Removed
110	Ulmus	Elm	6"	Average Condition	245	Acer negundo	Boxelder	15"	To Be Removed
111	Acer negundo	Boxelder	10"	To Be Removed	246	Acer negundo	Boxelder	15"	To Be Removed
112	Ulmus	Elm	6"	Average Condition	247	Acer negundo	Boxelder	15"	To Be Removed
113	Acer negundo	Boxelder	10"	Twin Trunks	248	Acer negundo	Boxelder	15"	To Be Removed
114	Buckthorn	Buckthorn	5"	To Be Removed	249	Acer negundo	Boxelder	15"	Existing to Remain
115	Acer negundo	Boxelder	13"	To Be Removed	250	Acer negundo	Boxelder	15"	To Be Removed
116	Acer negundo	Boxelder	9"/12"	Twin Trunks	251	Acer negundo	Boxelder	15"	To Be Removed
117	Acer negundo	Boxelder	10"/8"/6"	Multiple Trunks	252	Acer negundo	Boxelder	15"	To Be Removed
118	Acer negundo	Boxelder	15"	To Be Removed	253	Acer negundo	Boxelder	15"	To Be Removed
119	Acer negundo	Boxelder	5"	To Be Removed	254	Acer negundo	Boxelder	15"	To Be Removed
120	Rhamnus	Buckthorn	5"	To Be Removed	255	Acer negundo	Boxelder	15"	To Be Removed
121	Ulmus	Elm	4"	To Be Removed	256	Acer negundo	Boxelder	15"	To Be Removed
122	Acer negundo	Boxelder	10"	To Be Removed	257	Acer negundo	Boxelder	15"	To Be Removed
123	Rhamnus	Buckthorn Missing	Varies	To Be Removed	258	Acer negundo	Boxelder	15"	To Be Removed
124	Rhamnus	Buckthorn Missing	Varies	To Be Removed	259	Acer negundo	Boxelder	15"	To Be Removed
125	Ulmus	Elm	5"	To Be Removed	260	Acer negundo	Boxelder	15"	To Be Removed
126	Ulmus	Elm	5"	To Be Removed	261	Acer negundo	Boxelder	15"	To Be Removed
127	Rhamnus	Buckthorn	6"	To Be Removed	262	Acer negundo	Boxelder	15"	Existing to Remain
128	Rhamnus	Buckthorn	8"	Quad	263	Acer negundo	Boxelder	15"	To Be Removed
129	Rhamnus	Buckthorn	Varies	Missing	264	Acer negundo	Boxelder	15"	To Be Removed
130	Rhamnus	Buckthorn	6"	To Be Removed	265	Acer negundo	Boxelder	15"	To Be Removed

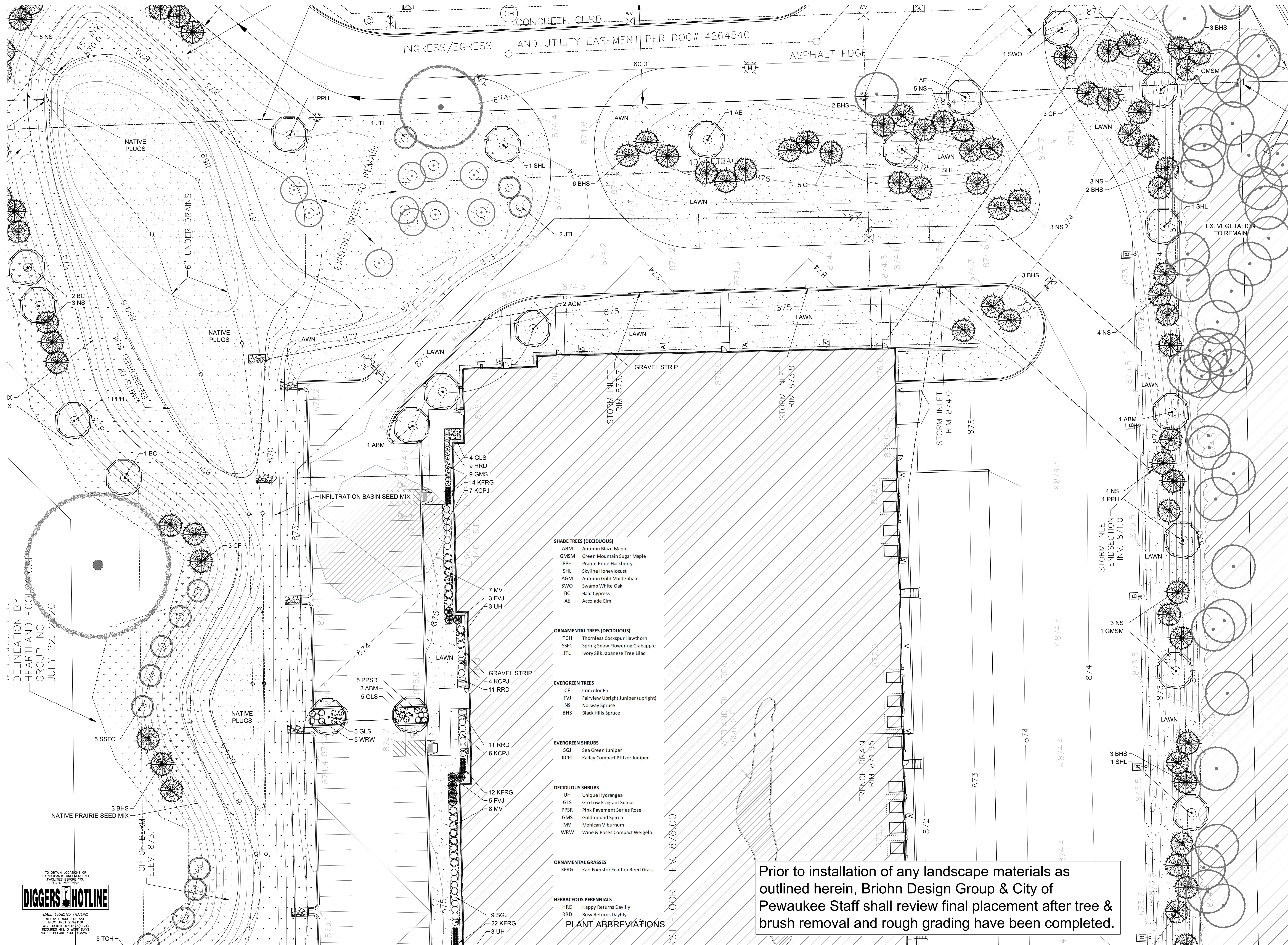
TAG NUMBER	EXISTING TREE SPECIES		DBH (INCHES)	CONDITION	ACTION
	BOTANIC GENUS	COMMON			
266	Acer negundo	Boxelder			Existing
267	Acer negundo	Boxelder			Existing
268	Acer negundo	Boxelder			Existing
269	Acer negundo	Boxelder			To Be Removed
270	Acer negundo	Boxelder			To Be Removed
271	Acer negundo	Boxelder			To Be Removed
272	Acer negundo	Boxelder			To Be Removed
273	Acer negundo	Boxelder			To Be Removed
274	Acer negundo	Boxelder			Existing
275	Acer negundo	Boxelder			Existing
276	Acer negundo	Boxelder			Existing
277	Acer negundo	Boxelder			To Be Removed
278	Acer negundo	Boxelder			To Be Removed
279	Acer negundo	Boxelder			To Be Removed
280	Acer negundo	Boxelder			To Be Removed
281	Acer negundo	Boxelder			To Be Removed
282	Acer negundo	Boxelder			Existing
283	Acer negundo	Boxelder			Existing
284	Acer negundo	Boxelder			Existing
285	Acer negundo	Boxelder			Existing
286	Acer negundo	Boxelder			Existing
287	Acer negundo	Boxelder			Existing
288	Acer negundo	Boxelder			Existing
289	Acer negundo	Boxelder			Existing
290	Acer negundo	Boxelder			Existing
291	Acer negundo	Boxelder			Existing
292	Acer negundo	Boxelder			Existing
293	Acer negundo	Boxelder			Existing
294	Acer negundo	Boxelder			Existing
295	Acer negundo	Boxelder			Existing
296	Acer negundo	Boxelder			Existing
297	Acer negundo	Boxelder			Existing
298	Acer negundo	Boxelder			Existing
299	Acer negundo	Boxelder			Existing
300	Acer negundo	Boxelder			Existing
301	Acer negundo	Boxelder			Existing
302	Acer negundo	Boxelder			Existing
303	Acer negundo	Boxelder			Existing
304	Acer negundo	Boxelder			To Be Removed
305	Acer negundo	Boxelder			To Be Removed
306	Acer negundo	Boxelder			To Be Removed
307	Acer negundo	Boxelder			To Be Removed
308	Acer negundo	Boxelder			Existing
309	Acer negundo	Boxelder			Existing
310	Acer negundo	Boxelder			Existing
311	Acer negundo	Boxelder			Existing
312	Acer negundo	Boxelder			Existing
313	Acer negundo	Boxelder			Existing
314	Acer negundo	Boxelder			Existing
315	Acer negundo	Boxelder			Existing
316	Acer negundo	Boxelder			Existing
317	Acer negundo	Boxelder			Existing
318	Acer negundo	Boxelder			Existing
319	Acer negundo	Boxelder			Existing
320	Acer negundo	Boxelder			Existing
321	Acer negundo	Boxelder			Existing
322	Acer negundo	Boxelder			Existing



PROPOSED BUILDING FOR
PEWAUKEE SOUTH
INDUSTRIAL DEVELOPMENT
BLUEMOUND ROAD | HWY "J"
PEWAUKEE, WISCONSIN

JOB:	3224
DRAWN:	PCA/WDH
CHECKED:	DF
DATE:	9/03/20
SHEET:	

L 1.2



Prior to installation of any landscape materials as outlined herein, Briohn Design Group & City of Pewaukee Staff shall review final placement after tree & brush removal and rough grading have been completed.



ENLARGED LANDSCAPE PLAN

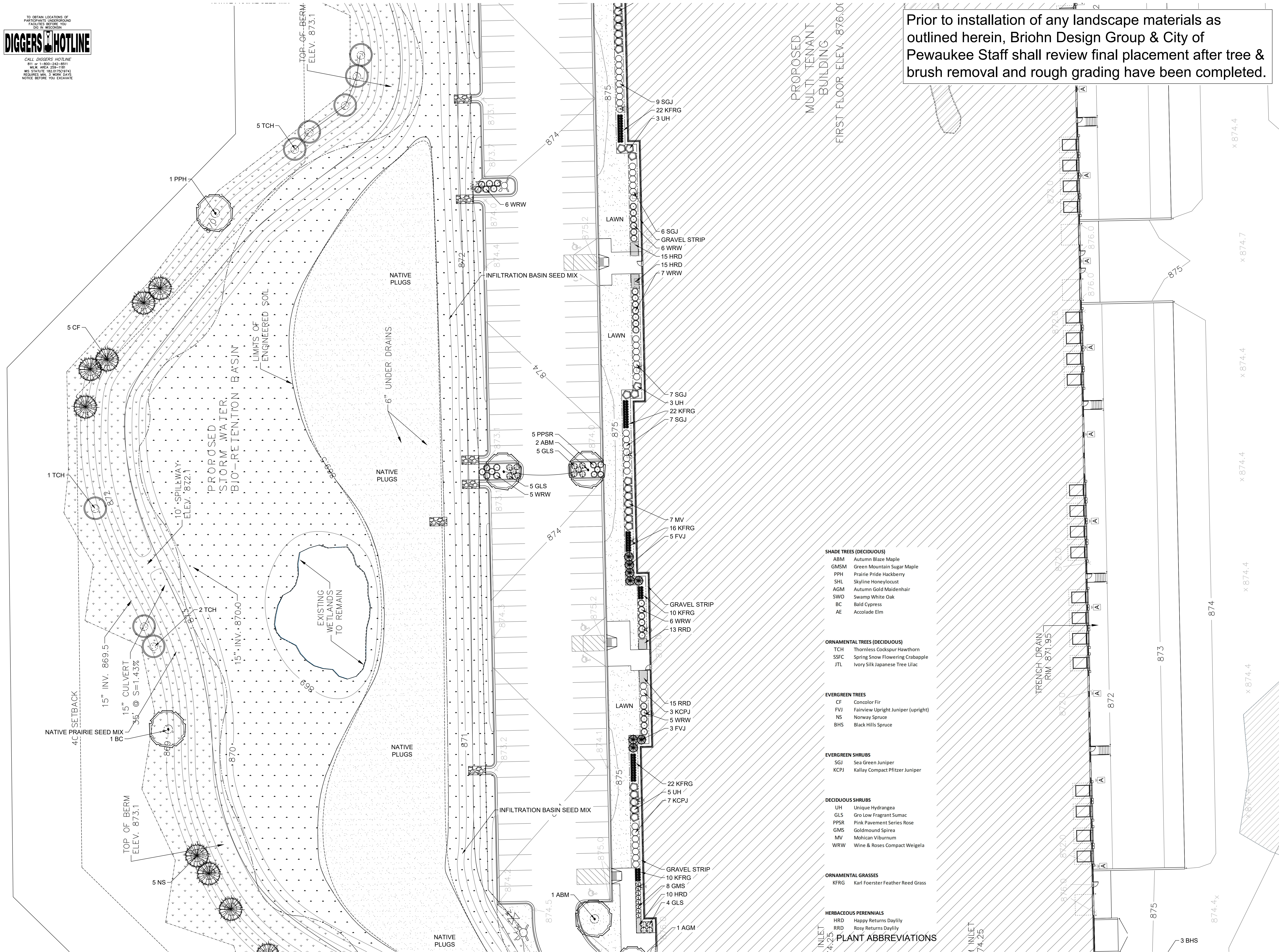
Scale: 1" = 20'0"

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



HELLER &
ASSOCIATES, LLC
LANDSCAPE ARCHITECTURE
Page 23 of 33

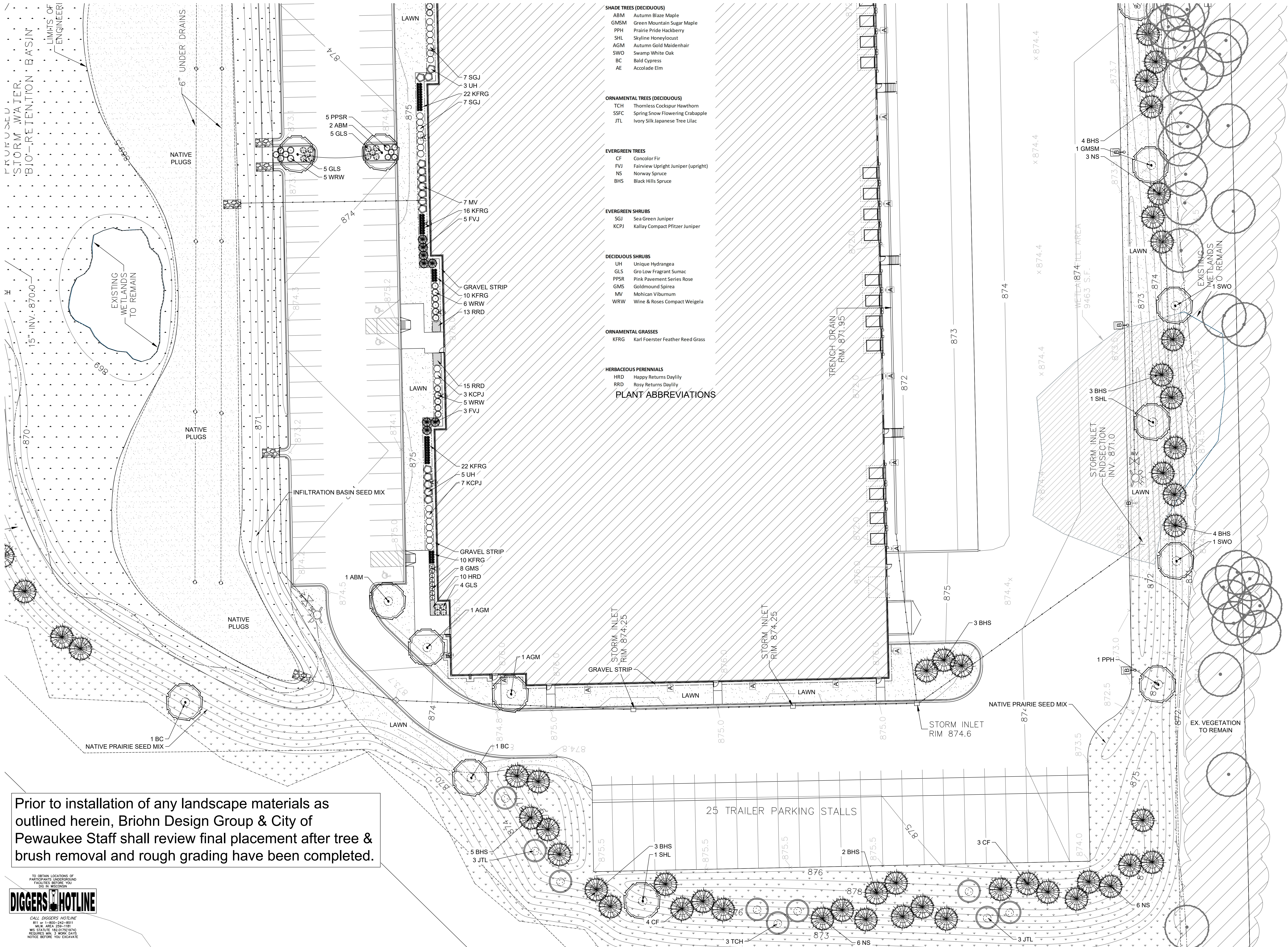
P.O. Box 1359
Lake Geneva, Wisconsin 53147-1359
ph 262.639.9733
david@wdavidheller.com
www.wdavidheller.com



Prior to installation of any landscape materials as outlined herein, Briohn Design Group & City of Pewaukee Staff shall review final placement after tree & brush removal and rough grading have been completed.



ENLARGED LANDSCAPE PLAN
Scale: 1" = 20'0"



Prior to installation of any landscape materials as outlined herein, Briohn Design Group & City of Pewaukee Staff shall review final placement after tree & brush removal and rough grading have been completed.

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

DIGGERS HOTLINE

CALL DIGGERS HOTLINE 800-1-1-800-340-8511

MIN. AREA 250-1181

MS. STATUS: (82-0707874)

REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

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

DIGGERS HOTLINE

CALL DIGGERS' HOTLINE
811 or 1-800-242-8511
M-F, 8AM-5PM
MS STATUTE 152.01(75/1974)
REQUIRED MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

Prior to installation of any landscape materials as outlined herein, Briohn Design Group & City of Pewaukee Staff shall review final placement after tree & brush removal and rough grading have been completed.

- Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting.
- 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.
- 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.
- 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.
- Topsoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 18" 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 6" to provide proper drainage, unless otherwise specified.
- 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.
- 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 $\frac{3}{4}$ 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.
- Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a $\frac{50}{100}$ 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 $\frac{3}{4}$ 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.
- 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 shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.
- 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.
- 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):
 $\frac{3}{4}$ CY Peat Moss or Mushroom Compost
 $\frac{1}{4}$ CY blended/pulverized Topsoil
 $\frac{1}{4}$ CY composted manure

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

- Lawn Installation for all sodded turfgrass areas: Contractor to furnish and prepare blended topsoil (2" minimum) and sod bed, removing all debris and stones $\frac{1}{2}$ " 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.
- 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 2" 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

- No-Mow seed areas: "No-Mow" fine fescue seed mix with annual rye nurse crop (available at Cedar Creek Seed Farm 888-313-6807; or Prairie Nursery 808-296-3679) or approved equivalent mix from a reputable seed mix provider. Apply at 220 lbs per acre or at rate recommended by supplier. Prepare seed bed and soil as specified in item #13 above.
- Native Prairie Seed Mix / Stormwater Seed Mix: Native seed mixes as listed on the Plant and Material List or other seeding schedules outlined on the landscape plan set. Seed mixes available from Prairie Nursery 808-296-3679 or JF New 608-648-1789 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.
- 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.
- 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 grass, and native prairie seed mix / stormwater seed mix. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.
- 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

Agrecol LLC
www.agrecol.com
10101 N. Casey Road
Evansville, Wisconsin 53536
Ph: 608-223-3571

Rainwater Renewal Garden (Sunny Locations)

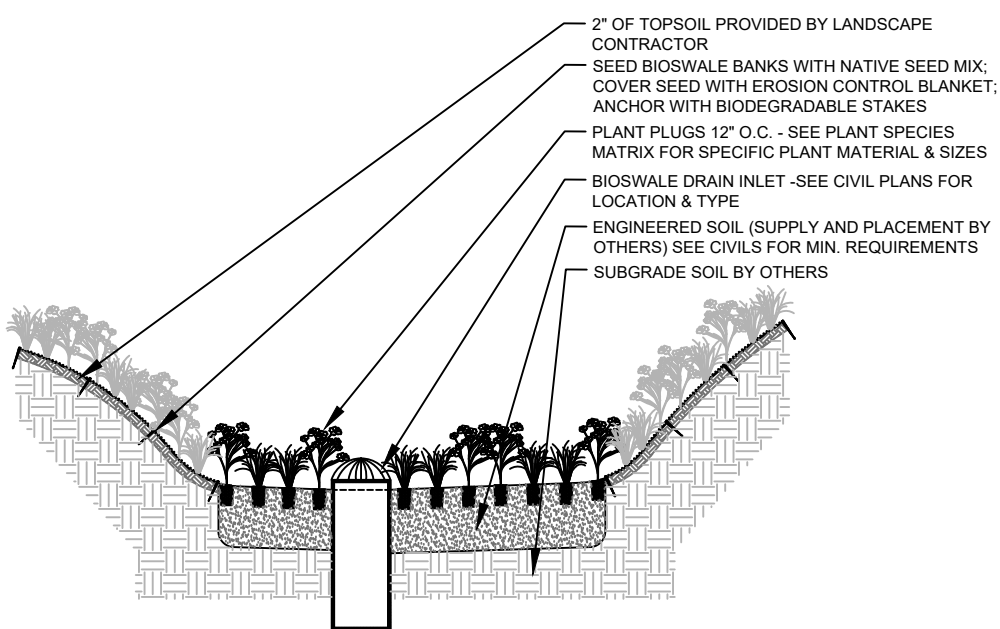
64 Plant Plugs per tray; Covers 75-125 SF
each planting plug to minimally measure: 2.5"x2.5"x3.5"

PLS		Ounces/Acre
Botanical Name	Common Name	
<i>Apostrophe forniculum</i>	Lavender Hyssop	4.00
<i>Aster ericoides</i>	Heath Aster	4.00
<i>Blephilia hirsuta</i>	Hairy Wood Mint	4.00
<i>Carex comosa</i>	Bristly Sedge	4.00
<i>Carex hystericina</i>	Porcupine Sedge	4.00
<i>Carex vulpinoidea</i>	Brown Fox Sedge	4.00
<i>Echinacea purpurea</i>	Purple Coneflower	4.00
<i>Eupatorium perfoliatum</i>	Boneset	4.00
<i>Glyceria canadensis</i>	Rattlesnake Grass	4.00
<i>Iris virginica</i>	Souther Blue Flag Iris	4.00
<i>Liatris spicata</i>	Marsh Blazing Star	4.00
<i>Lobelia siphilitica</i>	Great Blue Lobelia	4.00
<i>Pycnanthemum virginianum</i>	Mountain Mint	4.00
<i>Solidago ohioensis</i>	Ohio Goldenrod	4.00
<i>Verbena hastata</i>	Blue Vervain	4.00
<i>Zizia aptera</i>	Heart-Leaved Golden Alexanders	4.00
Total		64.00

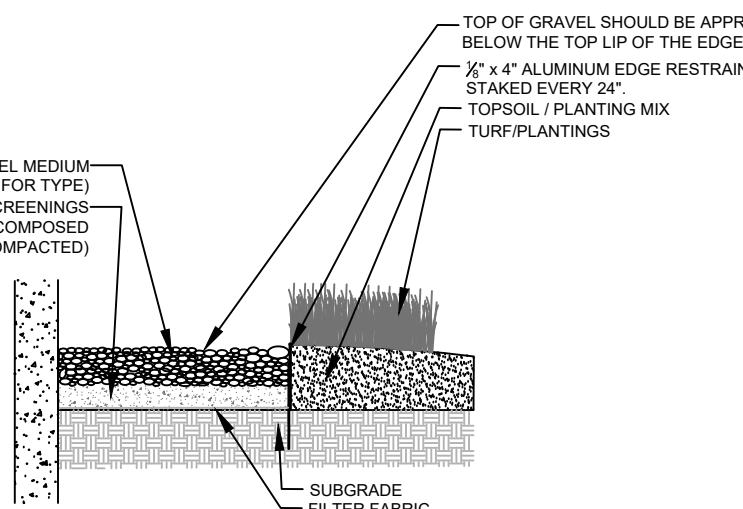
Approximate area of coverage:
Total acreage of Bio-Filtration/SMP safety shelf (SF): 32,235
Total acreage of Bio-Filtration/SMP safety shelf (acres): 0.74

Rainwater Renewal Garden (Sunny Locations)
2 trays of 32 plants per tray; (75-125 SF per kit coverage): 322
of kits

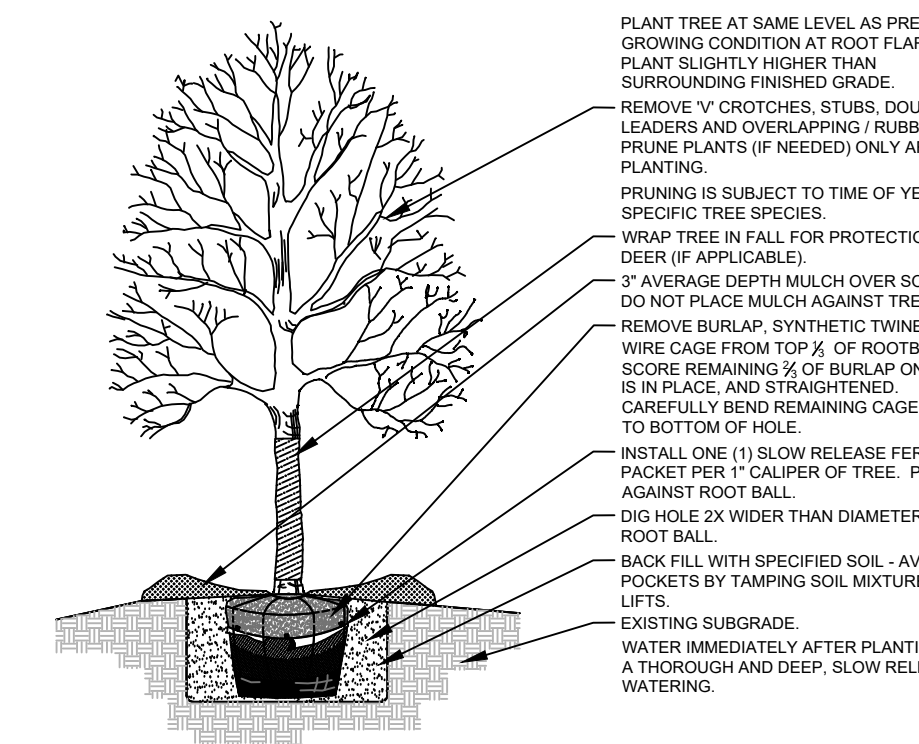
NATIVE PLUGS



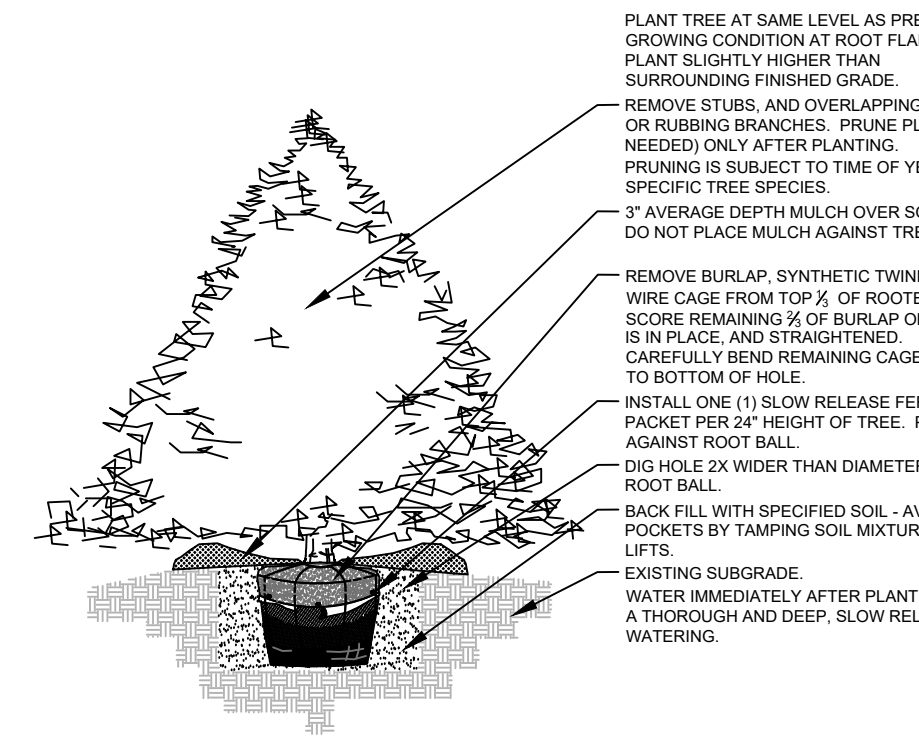
1 DETAIL BIOINFILTRATION BASIN: NATIVE SEED/PLUGS
N.T.S.



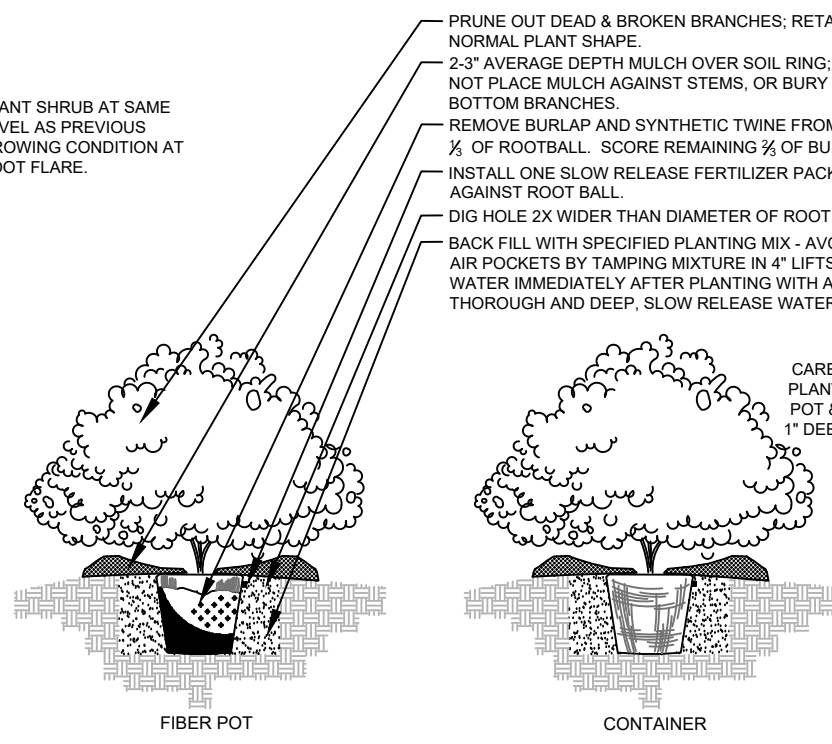
2 DETAIL STONE MAINTENANCE DRIP EDGE DETAIL
N.T.S.



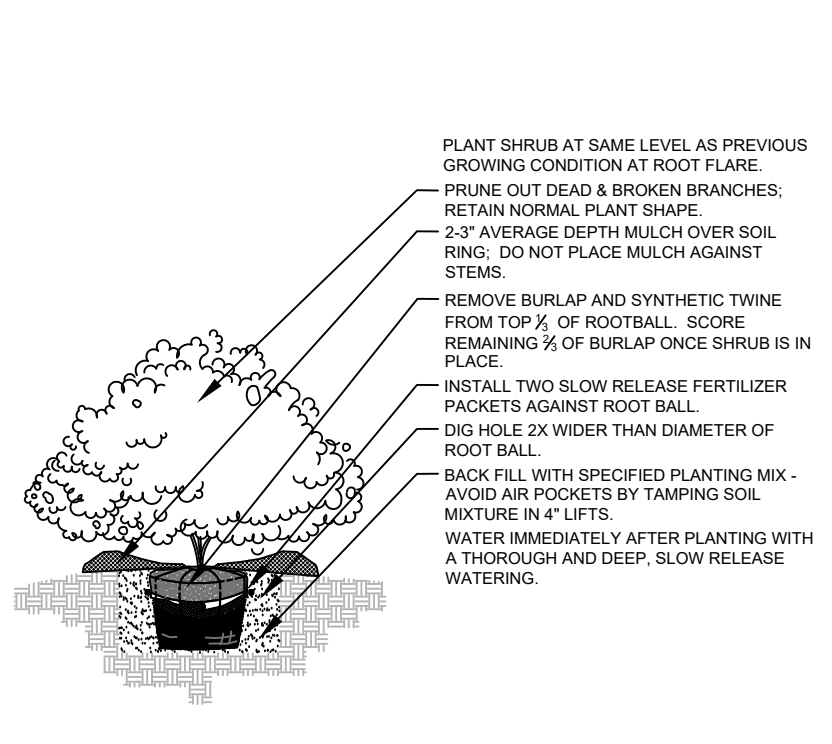
3 DETAIL SHADE TREE PLANTING
N.T.S.



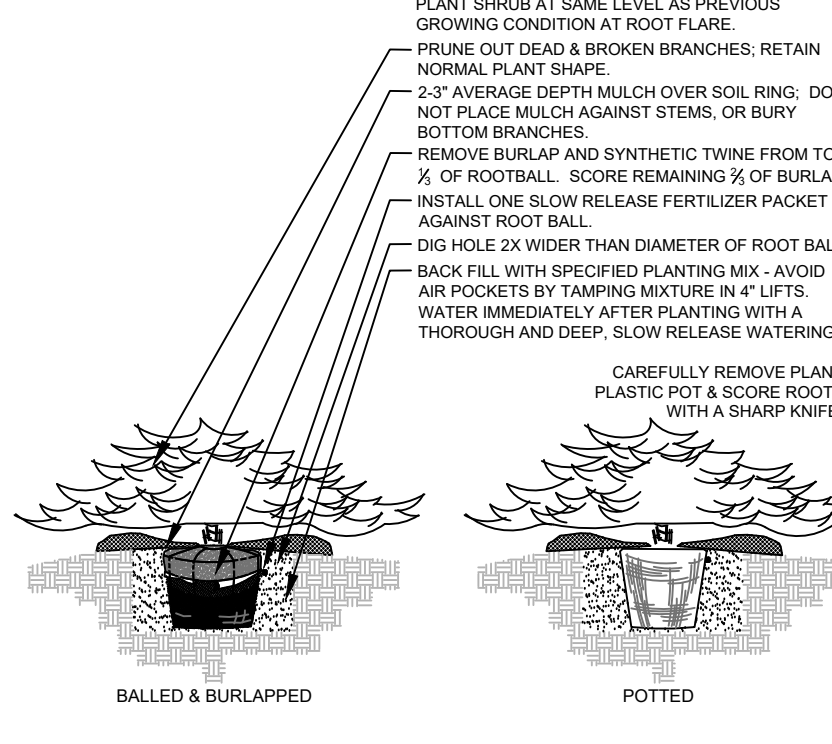
7 DETAIL EVERGREEN TREE PLANTING
N.T.S.



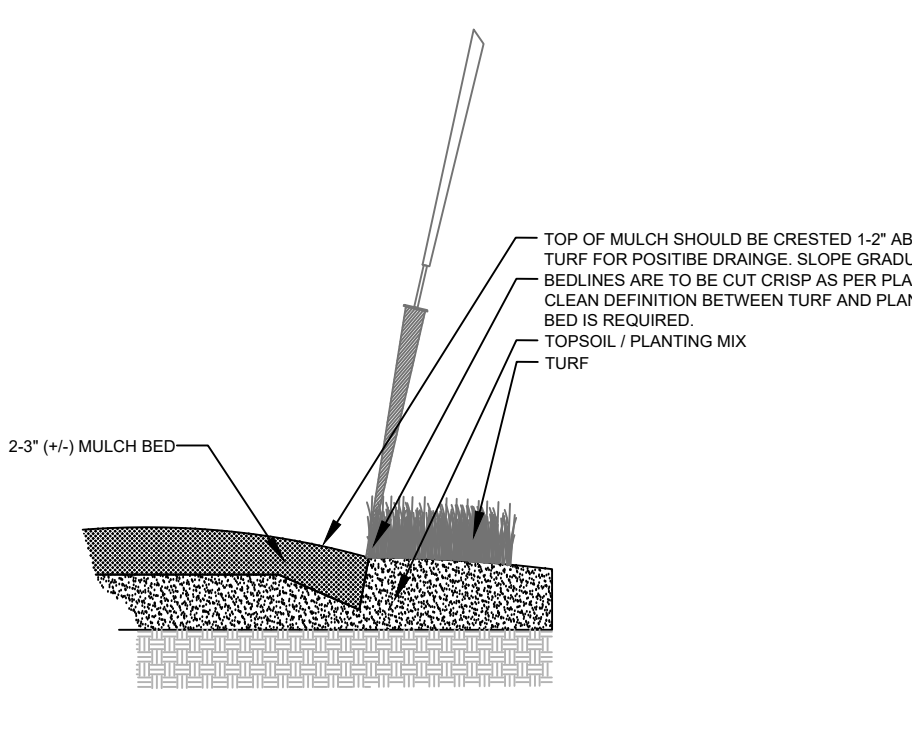
4 DETAIL DECIDUOUS SHRUB PLANTING (POTTED)
N.T.S.



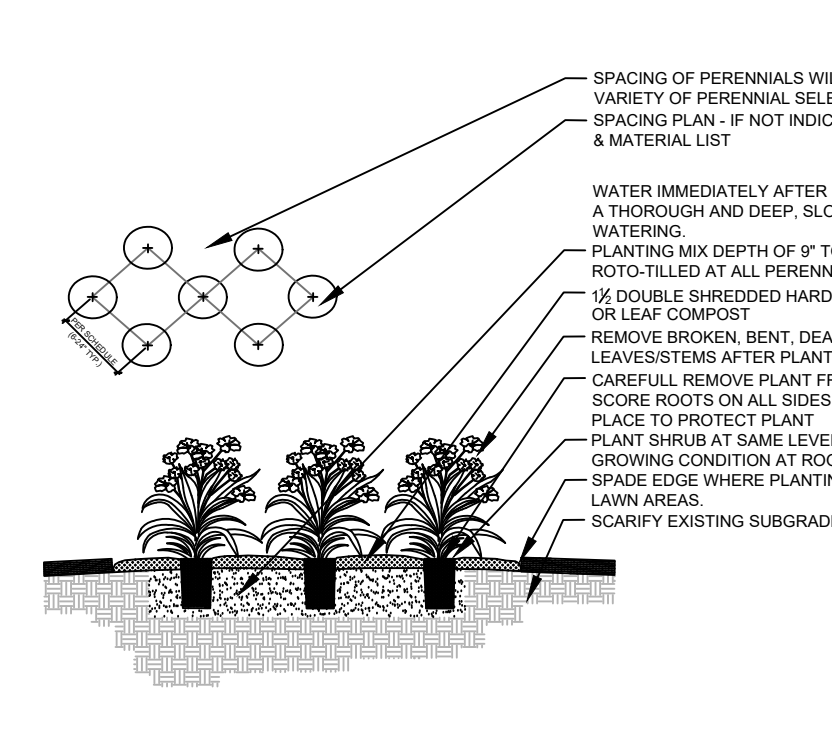
8 DETAIL DECIDUOUS SHRUB PLANTING (B&B)
N.T.S.



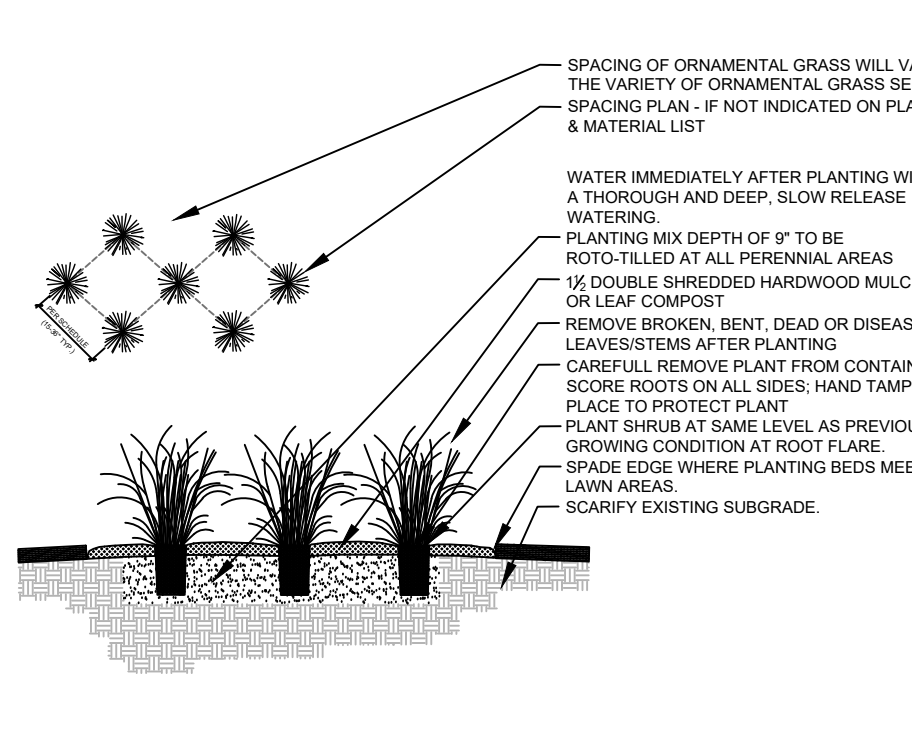
5 DETAIL EVERGREEN SHRUB PLANTING
N.T.S.



6 DETAIL SPADE EDGE PLANT BED EDGE DETAIL
N.T.S.

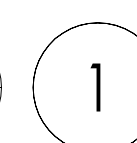


9 DETAIL GROUNDCOVER / PERENNIAL PLANTING
N.T.S.



10 DETAIL ORNAMENTAL GRASS PLANTING
N.T.S.

PLANTING & HARDSCAPE DETAILS



Scale: 1" = 80'-0"

1. VERIFY ALL FIELD CONDITIONS AND DISCOVERIES. BRING ANY DISCREPANCIES TO BROWN'S ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS.
2. REFER TO CIVIL ENGINEERING DRAWINGS FOR MORE DETAILED SITE DESIGN INFORMATION, SPECIFICATIONS AND SITE RELATED DIMENSIONS.
3. REFER TO LANDSCAPE AND EXTERIOR LIGHTING DRAWINGS FOR MORE DETAILED SITE DESIGN INFORMATION, PLANT AND LIGHTING SPECIFICATIONS AND OTHER RELATED DETAILS.
4. DURING CONSTRUCTION, SITE AREA SHALL BE KEPT CLEAN AND FREE OF DEBRIS.

COLORED SITE PLAN

PROPOSED NEW MULTI-FAMILY BUILDING:
ALIVE SOUTH INDUSTRIAL

PEWAUKEE SOUTH INDUSTRIAL
DEVELOPMENT
BLUEMOUND ROAD HWY J
PEWAUKEE, WISCONSIN

OB:	3234
RAWN:	DF
CHECKED:	DF
DATE:	09-03-2020
HEET:	

A0.1

[illegible]

KEYNOTE LEGEND ROOF PLAN

MARK

ROOF PLAN CODED NOTES

GENERAL ROOF NOTES:

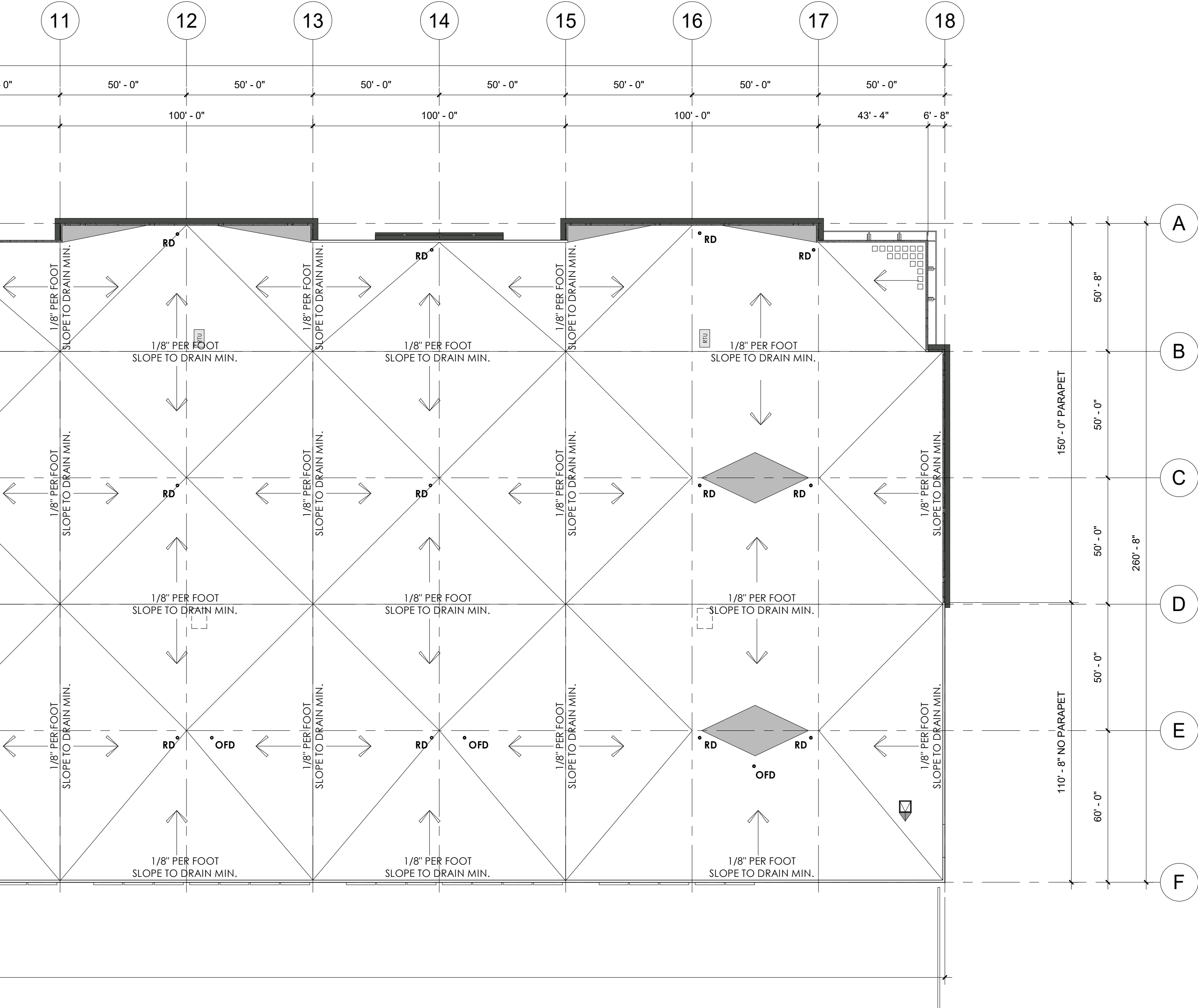
1. REFER TO STRUCTURAL DRAWINGS FOR ROOF SCREENS AND ROOF TOP UNIT LOCATIONS.
2. ROOF MEMBRANE SYSTEM - ROOF MEMBRANE SYSTEM SHALL BE DESIGNED TO MEET ALL APPLICABLE BUILDING CODES AND CONDITIONS.
3. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL ROOF SPECIFICATIONS.
4. ROOF CONTRACTOR SHALL PROVIDE NECESSARY TAPERED INSULATION AND CRICKETS AS REQUIRED TO PROVIDE POSITIVE ROOF DRAINAGE TO DRAINS.
5. VERIFY TRAFFIC AND WALKWAY PAD LOCATIONS WITH MECHANICAL CONTRACTOR.
6. PROVIDE EPDM SKIRT AT ALL RTUS. ROOFING CONTRACTOR TO VERIFY RTU (ROOF TOP UNIT) LOCATION TO DEFINE CONSTRUCTION OF TAPERED INSULATION AT DRAIN VALLEY.
7. PIPE AND VENT PENETRATIONS THRU ROOF SHALL BE DETAILED TO MEET MINIMUM ROOF SYSTEM SPECIFICATIONS.
8. PROVIDE EPDM SLIP SHEET UNDER PAVERS, PLACED ON EPDM MEMBRANE.
9. ROOFING CONTRACTOR SHALL INSTALL ROOF SYSTEM AS PER MANUFACTURER'S SPECIFICATIONS.
10. ROOF INSULATION SHALL BE "DIRECT TO DECK" EPS ROOFING CONTRACTOR TO PROVIDE DOCUMENTATION.
11. ROOF DRAINS TO HAVE SUMP PANS WITH TAPERED INSULATION TO ALLOW DRAINAGE. PLUMBING CONTRACTOR TO PROVIDE DRAINS. OVERFLOW DRAINS TO BE OUTSIDE OF DRAIN SUMP AND PIPED SEPARATELY.

ROOFING SYSTEM NOTES:

ROOF SYSTEM #1:
BALLASTED SINGLE PLY EPDM 60 MIL ON MIN. 5" EPS TYPE II (1.35 LB/CUFT) DIRECT TO DECK ON CONTINUOUS INSULATION (TWO LAYERS STAGGERED) MIN. R-24.
ROOF SYSTEM #2:
DIRECTLY ADHERED SINGLE PLY EPDM (60 MIL.) ON TAPERED INSULATION (SEE ROOF PLAN)

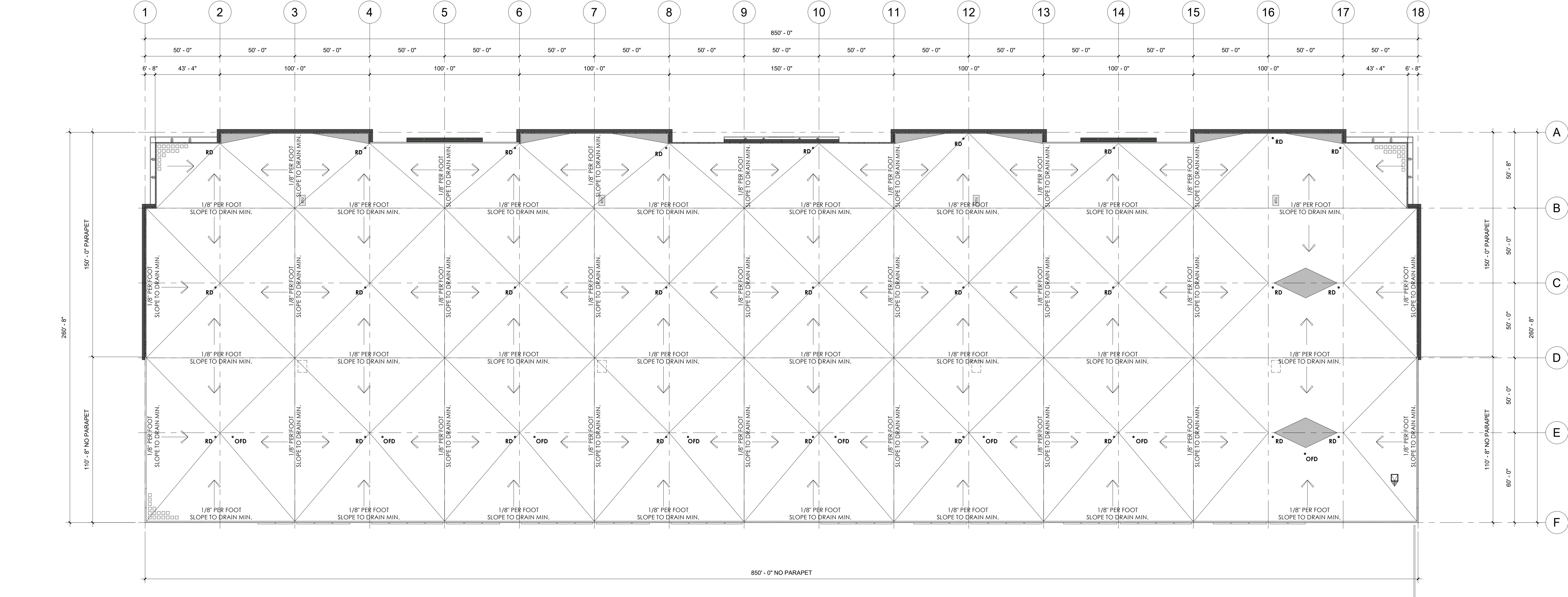
PROVIDE ROOF PAVERS AT ROOF HATCH AND AT ALL ROOF TOP UNITS.
REFER TO HVAC PLANS FOR EXACT LOCATION.

ROOF TOP EQUIPMENT TO BE POSITIONED BEHIND RAISED PARAPETS AS INDICATED BY HATCH PATTERN. PROVIDE SUPPLEMENTAL SCREENING FOR ROOF TOP UNITS THAT ARE NOT SCREENED BY PARAPETS.



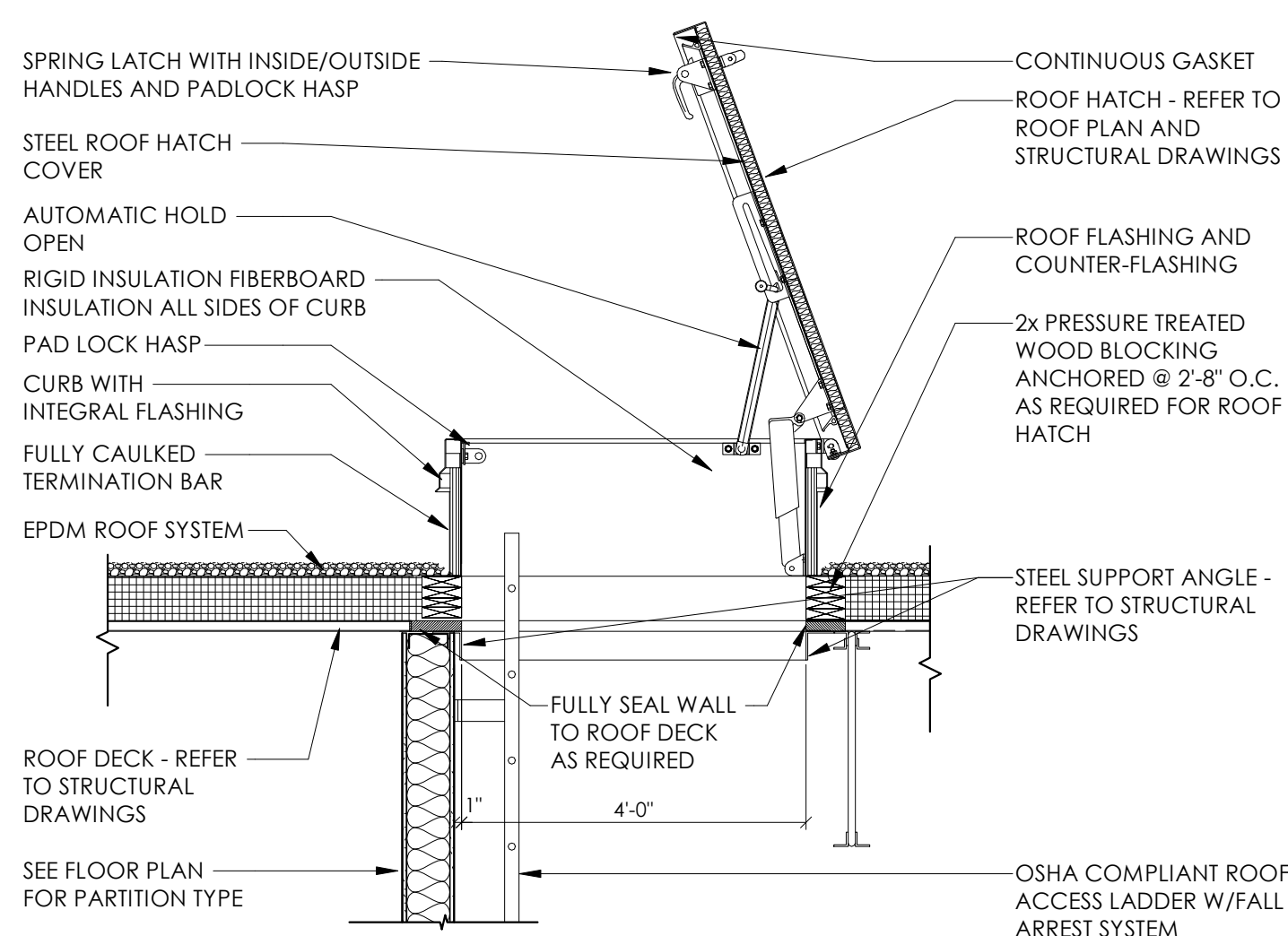
1 ROOF PLAN

1" = 30'-0"



2 ROOF DRAIN DETAIL

1/2" = 1'-0"



3 ROOF HATCH DETAIL

1/2" = 1'-0"

ROOF PLAN

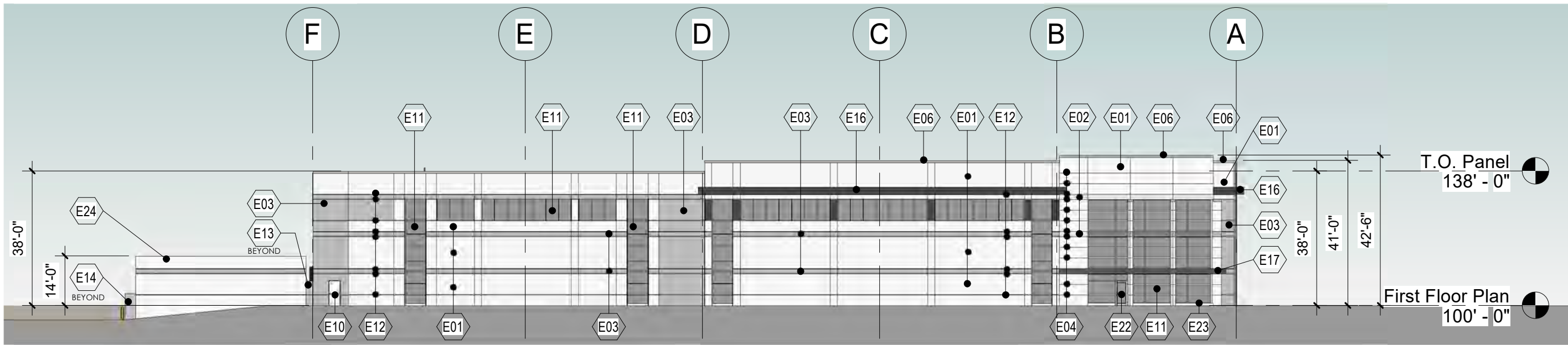
SHEET TITLE

PROPOSED NEW MULTI-TENANT BUILDING:
PEWAUKEE SOUTH INDUSTRIAL
DEVELOPMENT
BLUEMOUND ROAD HWY "J"
PEWAUKEE, WISCONSIN

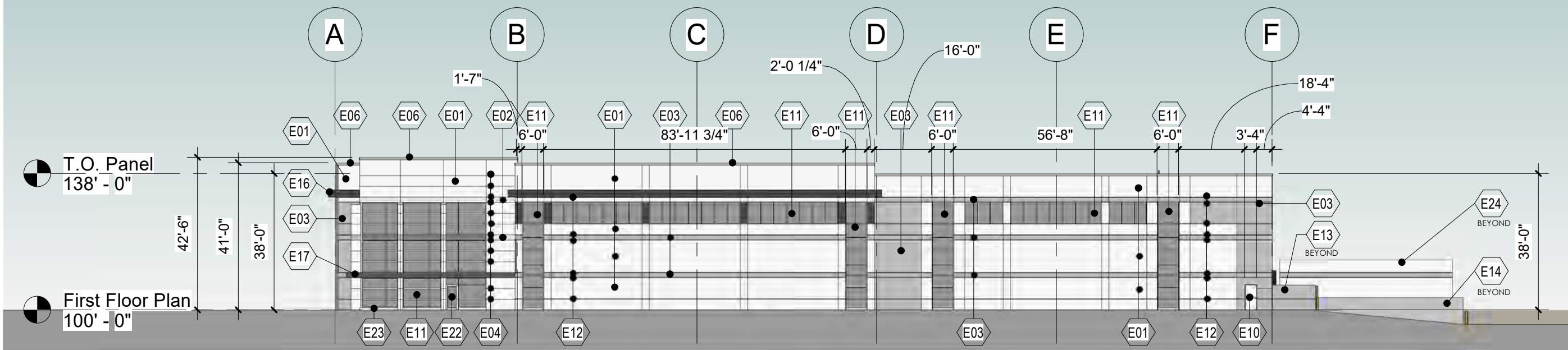
Revision	Date

JOB: 3234
DRAWN: CK
CHECKED: DF / KJ
DATE: SEPTEMBER 3, 2020
SHEET:

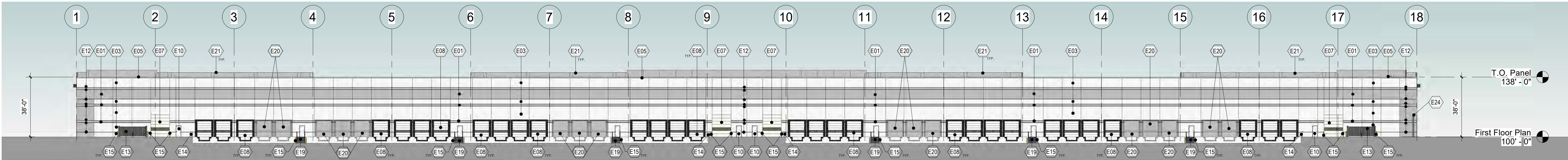
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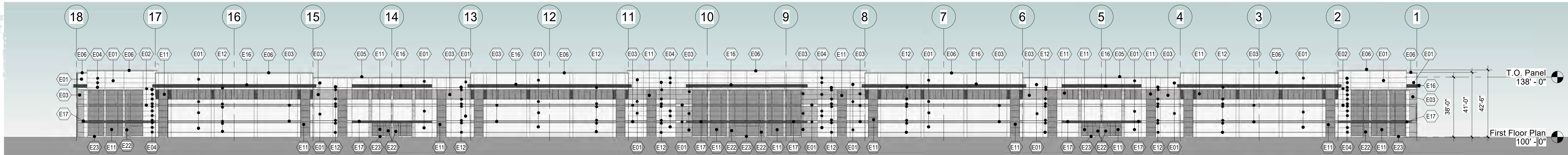
1 NORTH ELEVATION
1" = 30'-0"



2 SOUTH ELEVATION
1" = 30'-0"



3 EAST ELEVATION
1" = 30'-0"



4 WEST ELEVATION
1" = 30'-0"

KEYNOTE LEGEND ELEVATION	
MARK	ELEVATION CODED NOTES
E01	EXTERIOR PRE CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - COLOR 'A'.
E02	EXTERIOR PRE CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - COLOR 'B'.
E03	EXTERIOR PRE CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - COLOR 'C'.
E04	1 1/2" REVEALS AS INDICATED ON ELEVATIONS.
E05	PRE FINISHED METAL 24 GA. GRAVEL STOP COLOR SHALL BE "CLEAR ANODIZED FINISH".
E06	PRE FINISHED METAL 24 GA. COPING COLOR SHALL BE "CLEAR ANODIZED FINISH".
E07	12x14 INSULATED OH DOOR, FACTORY FINISHED WHITE WITH VISION WINDOWS.
E08	9x10 INSULATED OH DOOR FACTORY FINISHED WHITE WITH VISION WINDOWS, DOCK SEALS, DOCK LEVELERS AND BUMPERS.
E10	PAINTED HOLLOW METAL SERVICE DOOR AND FRAME WITH EMERGENCY EGRESS CODE REQUIRED LIGHTING (COLOR WHITE TO MATCH ADJACENT PRE CAST COLOR).
E11	PRE FINISHED CLEAR ANODIZED ALUMINUM FRAMED (THERMALLY BROKEN) AND 1" INSULATED LOW-E GREY TINTED WINDOW UNITS.
E12	1/2" DEEP REVEALS AS INDICATED ON ELEVATIONS.
E13	TRASH ENCLOSURE GATES, SET BASE OF GATE HEIGHT BASED ON ACTUAL FIELD CONDITIONS.
E14	FREE STANDING POURED IN PLACE AND REINFORCED 12" CONCRETE WALLS EXTENDS TO 3'-6" OFF THE FINISH FLOOR FLANKING LOADING DOCK AREA WHERE SHOWN ON FLOOR PLAN.
E15	6" DIA. X 48" ABOVE GRADE CONCRETE FILLED BOLLARD - PAINTED SAFETY YELLOW.
E16	PREFINISHED METAL 'EYEBROW' - SEE DETAIL S/A8.2
E17	PAINTED STEEL TUBE SUNSHADE - SEE STRUCTURAL & REFERENCED ARCHITECTURAL SECTIONS.
E19	PAINTED GALVANIZED STEEL GRATE STYLE EXTERIOR STAIR WAY WITH 42" HIGH GUARDRAIL AND 36" HIGH HANDRAILS WITH INTERMEDIATE RAIL PER ADA.
E20	FADED OUTLINE TO INDICATE PRECASTER TO PREPARE PANEL FOR FUTURE 9X10 OH DOOR OPENING, TYPICAL.
E21	PARAPET - BEYOND.
E22	PRE FINISHED CLEAR ANODIZED ALUMINUM FRAMED (THERMALLY BROKEN) AND 1" INSULATED LOW-E GREY TINTED ENTRY UNITS.
E23	PAINTED PRECAST CONCRETE SILLS CURB WALL - REFER TO REFERENCED WALL SECTION AND DETAIL.
E24	PAINTED PRECAST WING WALL 10" X 48'-0" X 14'-0" TALL.

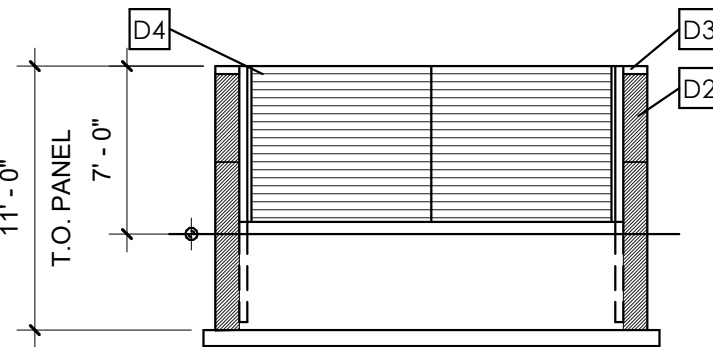
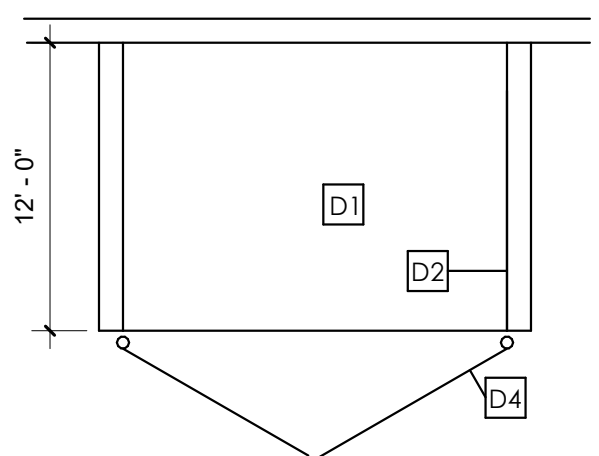
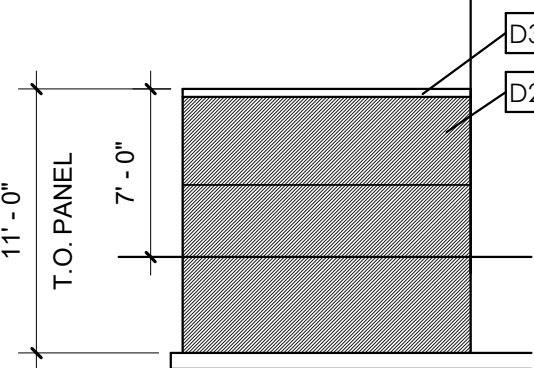
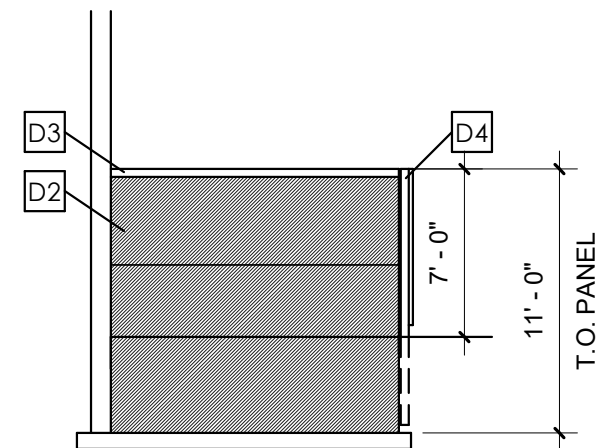
NOTES:
TRANSFORMER LOCATION IS NOT DONE AT THIS TIME, BUT ADDITIONAL LANDSCAPING SHALL BE INSTALLED TO SCREEN WHEN LOCATION IS DETERMINED.

NOTES:
NO GROUND MOUNTED MECHANICALS ARE PLANNED FOR, RTU TO SERVE OFFICE AREA.
MECHANICALS SHALL BE SCREENED BY EXTENDED PRECAST PARAPETS.

EXTERIOR SYSTEMS
ROOF ASSEMBLY: BALLASTED ROOF MEMBRANE ON 5.75" DIRECT TO DECK APPROVED EPS INSULATION (R25 - TWO LAYERS, STAGGERED) ON METAL DECK (SEE STRUCTURAL DRAWINGS)
INSULATED PRECAST WALL PANEL SYSTEM: 10" INSULATED PRECAST CONCRETE WALL PANEL (R-14)
E.I.P.S EXTERIOR WALL SYSTEM: 3" EXTERIOR INSULATION FINISHING 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

DUMPSTER ENCLOSURE CODED NOTES:

- D1 6" THICK CONCRETE REINFORCED FLOOR SLAB ON COMPACTED GRAVEL BASE.
- D2 PRECAST WALL PANELS DOWN TO FOOTING, FINISH AND COLOR TO MATCH BUILDING
- D3 PREFINISHED METAL COPING, (24 GA.) COLOR: TO MATCH WALL COLOR
- D4 HORIZONTAL COMPOSITE SLATS ON GALVANIZED STEEL GATE FRAME, SLAT COLOR: GREY TO MATCH WALL COLOR, PROVIDE GALVANIZED SUPPORT POSTS.



5 TRASH ENCLOSURE
1/8" = 1'-0"

BRIORN

DESIGN GROUP

1805 N BROADFIELD ROAD, SUITE 200
BROOKFIELD, WISCONSIN 53005-1950
(262) 780-6500 PHONE
(262) 780-6505 FAX

SHEET TITLE

EXTERIOR ELEVATIONS

PROPOSED NEW MULTI-TENANT BUILDING:

PEWAUKEE SOUTH INDUSTRIAL DEVELOPMENT

BLUEMOUND ROAD HWY "J"

PEWAUKEE, WISCONSIN

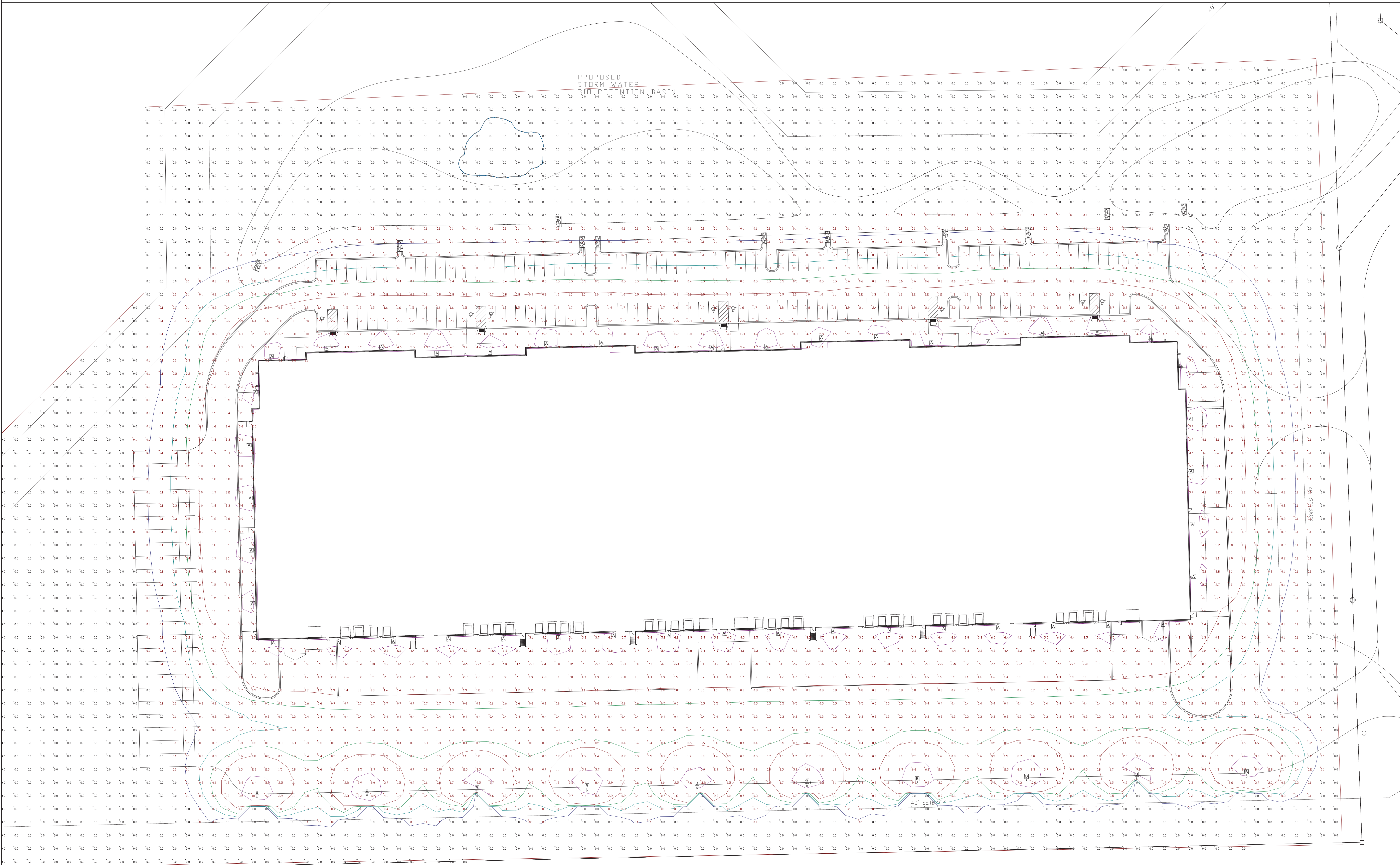
Revision	
Date	

JOB: 3234
DRAWN: CK
CHECKED: DF
DATE: SEPTEMBER 3, 2020
SHEET:

A5.1

Schedule						
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lumens per Lamp Wattage
	A	44	SLG-Spring Lighting Group	ALS 130 T4 G1 5K	Wall pack mounted @ 24'	12885 104.9
	B	10	SLG-Spring Lighting Group	ALS 130 T4 G1 5K	15' pole mounted on a 2' base with a back light shield	12885 104.9

Statistics					
Description	Symbol	Avg	Max	Min	Max/Min
Calc Zone #1	+	0.8 fc	11.9 fc	0.0 fc	N/A




SLG LIGHTING
 REVOLUTION 1.4.3

MOUNTING DIMENSIONS

BACKLIGHT CONTROL OPTIONS

EPA OF AREA LIGHT

									
S	ALS 90 ALS 130	70W 105W	0.626	0.705	0.971	0.981	0.982	0.975	0.982
M	ALM 195 ALM 260	150W 200W	0.4418	0.7145	0.8813	0.8836	1.0548	1.0135	1.0548
L	ALL 330 ALL 390	250W 300W	0.5614	0.8471	1.105	1.1228	1.294	1.2503	1.294

Due to continuous product improvements, specification and/or equipment updates may change without notice.

10443 R. Airport Boulevard, Suite #400

Buena, Texas

713.389.5488

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AL 25-01


**SLG
LIGHTING**

ULTIMATION 1.1

PERFORMANCE INFORMATION

		5000K CCT						4000K CCT					
Series Number	Wattage	Lumen	Dist Type	B	U	G	Lumen	B	U	G			
ALS 90 T3 G1 5K	70W	9,000 Lm	Type III	2	0	2	9,000 Lm	2	0	2			
		8,670 Lm	Type IV	2	0	2	8,750 Lm	2	0	2			
		9,479 Lm	Type V	3	0	1	9,777 Lm	3	0	1			
ALS 130 T3 G1 5K	105W	13,400 Lm	Type III	3	0	2	13,400 Lm	3	0	2			
		13,676 Lm	Type IV	3	0	3	13,999 Lm	3	0	3			
		12,787 Lm	Type V	3	0	1	12,885 Lm	3	0	1			
ALM 195 T3 G2 5K	150W	19,700 Lm	Type III	3	0	2	19,497 Lm	3	0	2			
		18,800 Lm	Type IV	3	0	3	18,800 Lm	3	0	3			
		21,150 Lm	Type V	4	0	2	21,385 Lm	4	0	2			
ALM 260 T3 G2 5K	200W	26,200 Lm	Type III	3	0	2	26,096 Lm	3	0	2			
		25,000 Lm	Type IV	3	0	3	25,000 Lm	3	0	3			
		27,200 Lm	Type V	4	0	2	27,086 Lm	4	0	2			
ALL 330 T3 G2 5K	250W	33,250 Lm	Type III	4	0	3	32,883 Lm	4	0	3			
		30,500 Lm	Type IV	4	0	3	30,000 Lm	4	0	3			
		35,250 Lm	Type V	5	0	2	34,623 Lm	5	0	2			
ALL 390 T3 G2 5K	300W	39,300 Lm	Type III	4	0	3	39,495 Lm	4	0	3			
		37,000 Lm	Type IV	4	0	4	36,000 Lm	4	0	4			
		42,300 Lm	Type V	5	0	2	42,998 Lm	5	0	2			

PERFORMANCE COMPARISON

Product Series	Wattage	Lumen	Efficacy	Replaces	Voltage	Max Mounting Height	DLC
ALS 90	70W	9,000 Lm	129 Lm/W	150W	120-277V	15-20 ft	Standard
ALS 130	105W	13,400 Lm	128 Lm/W	250W	120-277V	15-20 ft	Standard
ALM 195	150W	19,700 Lm	131 Lm/W	400W	120-277V	20-30 ft	Premium
ALM 260	200W	26,200 Lm	131 Lm/W	400W	120-277V	20-30 ft	Premium
ALL 330	250W	33,250 Lm	133 Lm/W	750W	120-277V	30-50 ft	Premium
ALL 390	300W	39,300 Lm	131 Lm/W	1000W	120-277V	30-50 ft	Premium

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10402 W. Jasper Boulevard, Suite 400B

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06/20/2016


LMENG
LIGHTING

010100111.1

ELECTRICAL LOAD

			Current (A)					
	Series Number	Wattage	120V	208V	240V	277V	347V	480V
ALS	ALS 90 T3 G1 5K	70W	0.58	0.34	0.30	0.25	N/A	N/A
	ALS 130 T3 G1 5K	105W	0.87	0.50	0.44	0.38	N/A	N/A
ALM	ALM 195 T3 G2 5K	150W	1.25	0.72	0.63	0.54	0.43	0.31
	ALM 195 T3 G2 HVU 5K	150W	1.25	0.72	0.63	0.54	0.43	0.31
	ALM 260 T3 G2 5K	200W	1.66	0.96	0.83	0.72	0.58	0.42
	ALM 260 T3 G2 HVU 5K	200W	1.66	0.96	0.83	0.72	0.58	0.42
ALL	ALL 330 T3 G2 5K	250W	2.08	1.20	1.04	0.90	0.72	0.52
	ALL 330 T3 G2 HVU 5K	250W	2.08	1.20	1.04	0.90	0.72	0.52
	ALL 390 T3 G2 5K	300W	2.5	1.44	1.25	1.08	0.87	0.62
	ALL 390 T3 G2 HVU 5K	300W	2.5	1.44	1.25	1.08	0.87	0.62

PROJECTED LUMINAIRE MAINTENANCE

OPERATING HOURS					
Ambient Temperature	0	25,000	50,000	100,000	Calculated L70 (Hours)
25°C / 77°F	1	0.95	0.91	0.81	>214,973

Lumen Ambient Temperature

[LAT] Multipliers

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	0.98
40°C	104°F	0.98

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11.20.19

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AL 20.01

DRAWN:	CK
CHECKED:	DF / KJ
DATE: 05-05-2006	

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM •**

DATE: September 21, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

§19.85(1)(e): Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session specifically related to the contract with the Village of Pewaukee for Building Services.

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION: