Planning Department

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

Meeting CANCELLED due to lack of a quorum

PLAN COMMISSION
MEETING NOTICE AND AGENDA
Thursday, August 17, 2023
6:00 PM

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

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1. Call to Order and Pledge of Allegiance

2. Discussion and Action Regarding a Zoning Permit for Ellenbecker Investment Group for Property Located at N21 W23350 Ridgeview Parkway for the Purpose of Erecting a 35-Foot Flagpole (PWC 0953994001)

3. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit and Site and Building Plans for WVRC for Property Located on Pewaukee Road for the Purpose of Constructing an Emergency Vet Clinic (PWC 0966999)

4. Discussion and Action Regarding the Site and Building Plans for the City of Pewaukee for the Purpose of Constructing a Replacement Gun Club Lift Station (PWC 0920999001)

5. Adjournment

Ami Hurd
Deputy Clerk

8/10/2023

NOTICE

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

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

CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 2.

DATE: August 17, 2023

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Zoning Permit for Ellenbecker Investment Group for Property Located at N21 W23350 Ridgeview Parkway for the Purpose of Erecting a 35-Foot Flagpole (PWC 0953994001)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Ellenbecker staff report 8.17.23

Ellenbecker site plans

Ellenbecker overview picture

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 August 17, 2023

Date: August 9, 2023

Project Name: Ellenbecker Investment Group Zoning Permit

Project Address/Tax Key No.: N21 W23350 Ridgeview Parkway /PWC 0953994001

Applicant: Kristin Boyle, Flag Center

Property Owner: Pilgrim Parkway 96 LLC

Current Zoning: B6-Mixed Use Business & UC Upland Conservancy

2050 Land Use Map Designation: Office/Commercial & Floodplains, Lowland & Upland Conservancy and Other Natural Areas

Use of Surrounding Properties: Upland Conservancy zoned lands to the north, industrial to the south, an office use to the east and a storm water management pond and industrial to the west

Project Description

The applicant has filed a Zoning Permit Application in order to erect a 35-foot flagpole on the Ellenbecker Investment Group property located at N21W23350 Ridgeview Parkway. The flagpole will be located on the east side of the entrance drive, approximately 115-feet from the south or front/street property line.

Per section 17.0901c., flagpoles shall not exceed a height of 30-feet unless otherwise approved by the Plan Commission. See below.

> c. Communication and Power-Generating Structures such as radio and television transmission and relay towers, windmills, aerials, and receiving antennas as well as flagpoles shall not exceed in height thirty (30) feet or the distance of the base of such structure from the nearest lot line, whichever is less, unless otherwise authorized by the Plan Commission.

Recommendation

A motion to recommend approval of the Zoning Permit Application to install a 35-foot flagpole on the Ellenbecker Investment Group property bearing Tax Key No. 0953994001.

N21 W23350 RIDGEVIEW PARKWAY

PEWAUKEE, WISCONSIN 53188

PROJECT DIRECTORY

OWNER: JULIE ELLENBECKER-LIPSKY
ELLENBECKER INVESTMENT GROUP
N35W23877 HIGHFIELD COURT
SUITE 200
PEWAUKEE, WI. 53072
PHONE: 262-691-3200
julie@ellenbecker.COM

ARCHITECT: PAUL MICKELBERG
WSM ARCHITECTS, INC.
4330 N CAMPBELL AVE, STE 268
TUCSON, AZ 85718
PHONE: 888-708-1044
pmickelberg@wsmarch.com

CONTACT: MICHAEL WELMAN
WSM ARCHITECTS INC.
6650 W STATE ST, STE 117D
WAUWATOSA, WI 53213
PHONE: 414-333-0018
mwelman@wsmarch.com

CONTRACTOR: STEVE McGUIRE
McGUIRE CONTRACTORS, INC.
1285 SUNNYRIDGE ROAD
SUITE 201
PEWAUKEE, WI. 53072
PHONE: 262-372-3236
steve@mcguire-ci.com

MECHANICAL	DESIGN BUILD
ELECTRICAL	DESIGN BUILD
PLUMBING	DESIGN BUILD
FIRE PROTECTION	DESIGN BUILD

SHEET INDEX

GENERAL
- A0.0 COVER SHEET
- A0.1 GENERAL NOTES AND SPECIFICATIONS
- A0.2 CODE REVIEW AND CODE PLANS

ARCHITECTURAL
- D1.0 FIRST FLOOR AND BASEMENT DEMO PLAN
- A2.0 FIRST FLOOR PLAN
- A2.1 SECOND FLOOR PLAN
- A3.0 EXTERIOR ELEVATIONS
- A3.1 PORCH ELEVATIONS AND DETAILS
- A4.0 WALL SECTIONS
- A5.0 INTERIOR ELEVATIONS
- A5.1 INTERIOR ELEVATIONS AND DETAILS
- A5.2 ENLARGED RESTROOM PLAN, ELEVATIONS AND DETAILS
- A6.0 FIRST FLOOR AND SECOND FLOOR REFLECTED CEILING PLAN
- A8.0 DOOR SCHEDULE AND DETAIL

DEFFERED SUBMITTALS

REQUIRED SUBMITTALS FOR APPROVAL
THE FOLLOWING SUBMITTALS SHALL BE REQUIRED FOR APPROVAL BY DESIGN BUILDER SUB CONTRACTOR

HVAC:	CERTIFIED PLANS
ELECTRICAL:	CIRCUIT & PANEL PLAN
PLUMBING:	FIXTURE AND PIPING PLANS
STRUCTURAL:	CERTIFIED PLANS
FIRE PROTECTION	AND FIRE ALARM SYSTEMS

BID ALTERNATE

1) HIGH WOOD FRAME WINDOWS
2) CUT IN WINDOWS INTO EXISTING FLUSH DOORS

PROJECT SPECIFICATIONS

ALL WORK SHALL BE PER BUILDING STANDARD, EXCEPT WHERE SHOWN ON PLAN.
ALL WORK SHALL CONFORM WITH ALL STATE AND LOCAL BUILDING CODES, INCLUDING REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADAAG).
THE DEMISED PREMISES SHALL BE CLEANED ENTIRELY PRIOR TO OCCUPANCY.
GENERAL WARRANTY SHALL BE FOR ONE (1) YEAR FROM DATE OF OCCUPANCY.
ALL MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE STARTED AND DEMONSTRATED TO TENANT AND MAINTENANCE MANAGER BY THE APPROPRIATE SUBCONTRACTOR PRIOR TO FINAL PAYMENT.
CONTRACTOR SHALL PROVIDE WALKOFF MATS AT THE ENTRIES TO THE BUILDING
CONTRACTOR MUST PARK ALL VEHICLES AT A LOCATION DESIGNATED BY OWNER.
CONTRACTOR MUST OBTAIN OWNER'S APPROVAL FOR DUMPSTER LOCATION PRIOR TO PLACEMENT.

DIVISION 2: SITE WORK
ALL REMOVAL AND DISPOSAL SHALL BE DONE IN AN ORDERLY AND SAFE MANNER AND SHALL MINIMIZE DISTURBANCE TO EXISTING TENANTS AND PUBLIC SPACES. SURRENDER DOORS, FRAMES, HARDWARE AND FIXTURES TO OWNER. WHEN REMOVAL OF WALLS OR DOORS ETC. OCCURS, ADJOINING SURFACES SHALL BE PATCHED AND PREPARED FOR NEW FINISH APPLICATION.
ACCESS TO ALL EXITS SHALL BE MAINTAINED CLEAR AND ACCESSIBLE THROUGHOUT CONSTRUCTION.
ELECTRICIAN SHALL MAKE SAFE ALL ELECTRICAL SERVICE PRIOR TO DEMOLITION

DIVISION 6: WOODS AND METALS
FURNISH AND INSTALL TREATED WOOD OR APPROVED STEEL BLOCKING IN WALL BEHIND ALL SHELVING, WALL CABINETS, COAT AND SHELVES AND HANGERS, ELECTRICAL DEVICES. VERIFY WEIGHT REQUIREMENTS WITH TENANT.

DIVISION 8: DOORS AND WINDOWS
BUILDING STANDARD SOLID CORE VENEER DOORS, SOLID WOOD, 4" FACE TRIM, FINISH TO MATCH EXISTING.
HARDWARE: MATCH BUILDING STANDARDS.
ALL NEW ASSEMBLIES SHALL MATCH EXISTING.
RE-USE EXISTING DOORS AND FRAMES WHEN POSSIBLE, REPAIR NICKS AND SCRATCHES, AND RESEAL/ PAINT/STAIN.
REPLACE NON ADA HARDWARE WITH ADA COMPLIANT LEVER HARDWARE.

DIVISION 9: FINISHES
STANDARD PARTITION: 2x4 WOOD STUDS, 5/8" GYPSUM BOARD SHEATHING ON BOTH SIDES, TAPED AND SANDED AND PREPARED FOR PAINTED FINISH. INSULATE WALL CAVITY WITH HIGH DENSITY SOUND BATTS FULL HEIGHT.
CONTROL JOINTS SHALL BE INSTALLED AT NOT LESS THAN 30'-0" INTERVALS; AND SHALL BE ARRANGED TO COINCIDE WITH OTHER ARCHITECTURAL ELEMENTS. VERIFY WITH DESIGNER FOR EXACT LOCATION.
MODIFY EXISTING CEILING AND PROVIDE NEW WHERE NECESSARY. REPLACE ALL STAINED, BROKEN, OR SAGGING CEILING TILE WITH NEW TILE MATCHING EXISTING.

DIVISION 10: SPECIALTIES
EXISTING WINDOW BLINDS SHALL REMAIN. REPAIR DAMAGE AND CLEAN PRIOR TO OCCUPANCY.
NEW FIRE EXTINGUISHERS TO BE 10LB IN SEMI RECESSED STEEL CABINET AS SHOWN IN DRAWINGS. MOUNT PER ADA REQUIREMENTS.
TOILET COMPARTMENTS TO BE FLOOR AND WALL MOUNTED. FINISH TO BE POWDER COATED. INTERIOR DESIGNER TO SELECT FINISH AND COLOR.
ALL FURNITURE, FURNISHINGS, EQUIPMENT, AND INSTALLATION OF SUCH SHALL BE BY TENANT AND TENANT'S SOLE EXPENSE.

DIVISION 15 MECHANICAL
PLUMBING:
VERIFY THAT EXISTING FIXTURES AND RE-USED ARE CLEAN AND IN GOOD WORKING ORDER.
FIRE SAFETY:
FULLY SPRINKLED (NFPA 13) - MODIFY AS REQ'D.
MODIFY EXISTING FIRE ALARM SYSTEM AS REQUIRED IN ACCORDANCE WITH CODE.
HVAC
MODIFY EXISTING BUILDING STANDARD AIR EQUIPMENT FOR NEW LAYOUT. PROVIDE PLANS SHOWING LOCATIONS OF THERMOSTATS AND ROOMS CONTROLLED.
SEPARATE EXTERIOR / INTERIOR ZONES WHEN POSSIBLE.
LIMIT FLEX-DUCT RUNS TO 5'-0" LONG.
ALL DIFFUSERS SHALL HAVE SEPARATE DAMPERS.
ALL DIFFUSERS IN ONE ROOM SHALL MATCH STYLE AND COLOR.

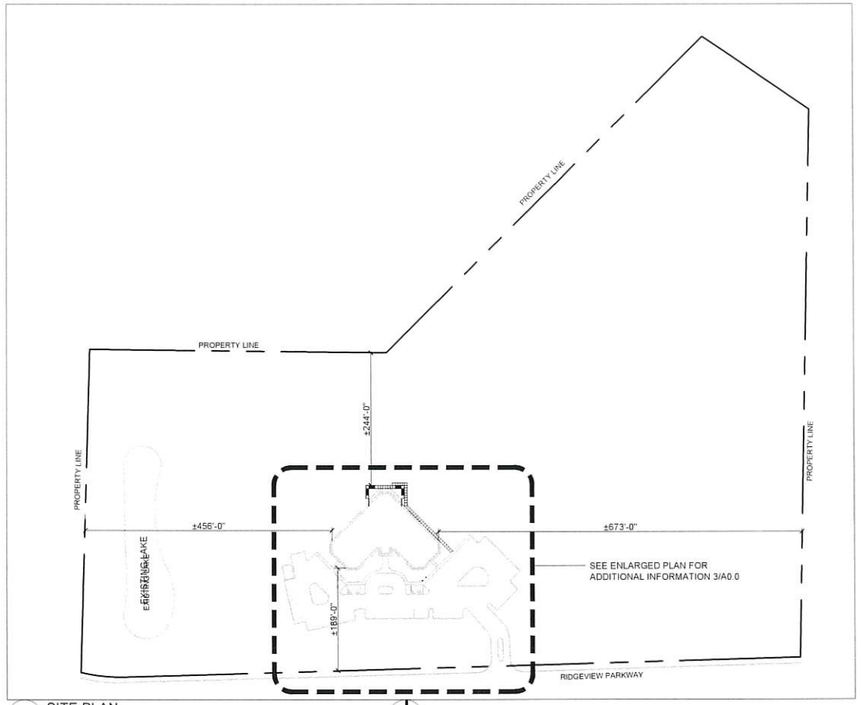
DIVISION 16: ELECTRICAL
RECONNECT EXISTING DEVICES DISRUPTED BY DEMOLITION.
ALL NEW DEVICES SHALL BE MOUNTED 15" A.F.F. TO UNDERSIDE OF JUNCTION BOX, UNLESS SHOWN OTHERWISE ON PLAN OR INTERIOR ELEVATIONS.
INCLUDE PLASTIC COVERS AND DEVICES IN MATCHING COLOR. MATCH EXISTING DUPLEX OUTLETS ON 20AMP 120V CIRCUITS.
CONTRACTOR TO REMOVE EXTRA DATA, SECURITY BUTTONS AND ELECTRICAL OUTLETS IN THEIR ENTIRETY AND PATCH OPENINGS.

LIGHTING
MODIFY EXISTING LIGHT FIXTURES FOR NEW LAYOUT. OWNER WILL UPGRADE EXISTING FIXTURES TO T-8 WHERE DEFICIENT. FIXTURES AND LAMPS IN ANY ONE ROOM SHALL MATCH ALL FIXTURES IN THAT ROOM.
ROOMS INDIVIDUALLY SWITCHED, QUIET TOGGLE AT 48" AFF ROOMS TO BE DUAL SWITCHED AND ROOMS WITH WINDOWS TO RECEIVE MOTION SENSORS.
INCLUDE COMBINED EGRESS / EMERGENCY LIGHTING AS REQUIRED BY CODE, AND CONSTANT - ON NIGHT LIGHT CIRCUIT.
ALL FIXTURES TO HAVE SAME DAYLIGHT BULBS.

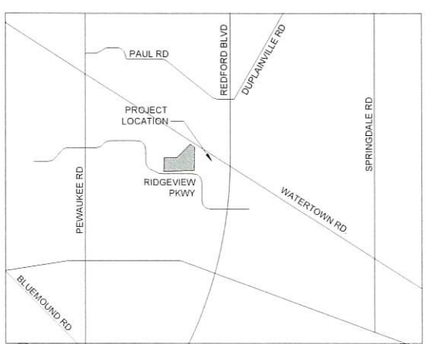
COMMUNICATIONS / LOW VOLTAGE
WALL MOUNTED EMPTY 4X4 JUNCTION BOX WITH PULL STRING TO CEILING PLENUM.

CABLE, INSTALLATION, AND TERMINATION OF CABLE SHALL BE BY TENANT. ALL CABLES PASSING THROUGH CEILING PLENUM SHALL BE PLENUM RATED.
REMOVE UNUSED CABLE FROM CEILING PLENUM.
TENANT'S CABLE VENDOR SHALL BE RESPONSIBLE FOR THE COST TO REPAIR AND / OR REPLACE ALL CEILING TILE DAMAGED DURING CABLE INSTALLATION.

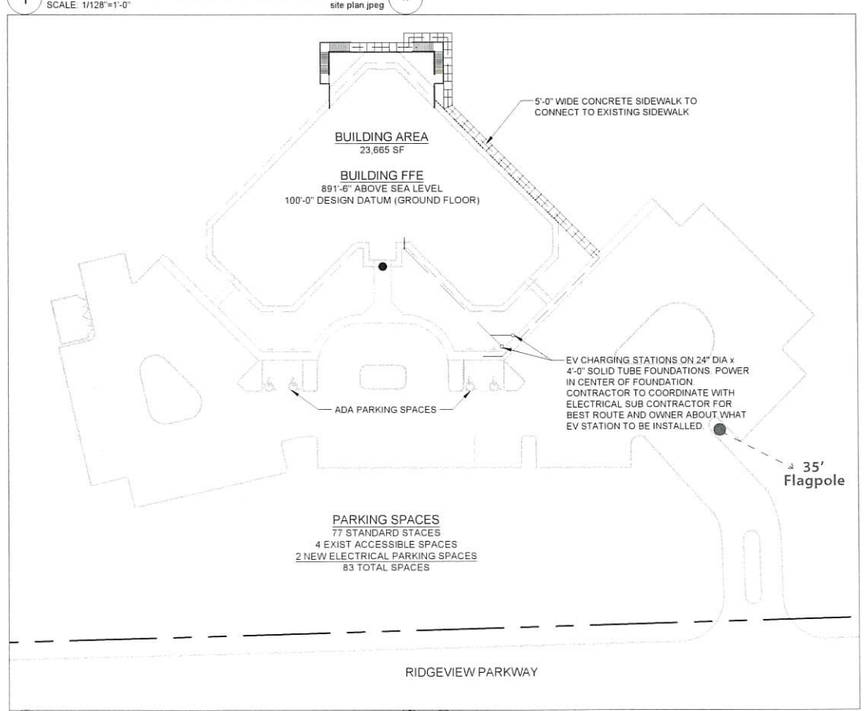
SECURITY
ALL EQUIPMENT, INSTALLATION AND MONITORING SHALL BE BY TENANT ARE IS NOT INCLUDED IN THIS PROJECT.



1 SITE PLAN
SCALE: 1/128"=1'-0"
site plan.jpeg



2 VICINITY MAP
SCALE: N.T.S.
location.jpeg



3 ENLARGED SITE PLAN
SCALE: 1" 40'
site plan.jpeg
TRUE NORTH
PROJ NORTH

WSM ARCHITECTS
4330 NORTH CAMPBELL AVE
SUITE NO 268
TUCSON, ARIZONA 85718
520.408.1044 TEL
520.408.1170 FAX
WSMARCH.COM WEB

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PROJECT:
ELLENBECKER INVESTMENT GROUP LLC
OFFICE REMODEL
N21 W23350 RIDGEVIEW PARKWAY
PEWAUKEE, WISCONSIN 53188

PHASE:
BUDGET DOCUMENTS

REVISIONS:

PROJECT NO.:	21-028
DRAWN:	BF
CHECKED:	MW
DATE:	01/17/2022
PLOT DATE:	1/18/2022 2:33:10 AM

SHEET TITLE:
COVER

SHEET NO.:

Google Maps

Imagery ©2023 Airbus, U.S. Geological Survey, Map data ©2023 20 ft

Flag pole location

CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 3.

DATE: August 17, 2023

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit and Site and Building Plans for WVRC for Property Located on Pewaukee Road for the Purpose of Constructing an Emergency Vet Clinic (PWC 0966999)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

WVRC staff report 8.17.23
WVRC narrative
WVRC civil plans
WVRC site plan
WVRC photometrics plan
WVRC comment response letter
WVRC wetland exhibit
WVRC driveway permit
WVRC draft Conditional Use Permit 8.17.23

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 August 17, 2023

Date: August 9, 2023

Project Name: WVRC Conditional Use, Rezoning, and Site & Building Plans

Project Address/Tax Key No.: Not Assigned/PWC 0966999

Applicant: KELLER, INC.

Property Owner: BASATADA, LLC

Current Zoning: B-3 General Business, LC Lowland Conservancy, & F-1 Floodplain

2050 Land Use Map Designation: Low – Medium Density Residential, Flood Plains, Lowland & Upland Conservancy, and other natural areas and Water

Use of Surrounding Properties: Vacant land zoned A-2 to the north and single-family residential to the south, east and west

Introduction

The applicant has filed applications for a Rezoning, Conditional Use, and Site & Building Plans for the development of an animal hospital for property located along the east side of Pewaukee Road south of Interstate 94 and just north of the single-family residences on Sherwood Drive.

The site previously received Rezoning approval and a Comprehensive Master Plan Amendment at the May 16, 2019 Plan Commission meeting, and subsequent approval by the Common Council on June 3, 2019, but the use was never established, so the Conditional Use and Site and Building Plan approval expired.

e-WVRC is a 24-hour animal hospital offering emergency and specialty pet care at their fully staffed facilities in Waukesha, Grafton, and Racine. Specializing in Cardiology, Surgery, Internal Medicine, Radiology, Neurology, Dentistry, Ophthalmology, Oncology, Diagnostic Imaging, and Pain Management, WVRC provides Wisconsin and northern Illinois with the highest quality veterinary medical attention 7 days a week, 365 days a year.

e-WVRC's Pewaukee location will replace their current Waukesha operation. The hospital will be a 24-hour facility that will provide the full scope of veterinary care as noted above. The hospital will be operated by approximately 75 staff members across Administrative/Office employees, Vet Techs and DVM's. Administrative/Office Employees (20 Total) will only be onsite Monday through Friday between 7:00 am – 4:00 pm. The anticipated maximum number of customers on site, based on current trends at the Waukesha locations, would be 60.The busiest hours of operation on sight is expected to be between 2:00 pm – 8:00pm.

The initial building will be approximately 25,704 square feet with an estimated cost of $13 million. The site design will allow for potential future expansion of up to approximately 50,000 square feet in total.

Project Description/Analysis

Rezoning

The subject property is currently zoned B-3 General Business District, LC Lowland Conservancy District and F-1 Floodplain District.

During the review process, it came to staff's attention that the B-3 District requires that no business establishment shall have a total floor area of more than 20,000 square feet; a standard that may have been missed at the time of the project's original rezoning and approval. As the proposed building is 25,704 square feet, staff is recommending that the property be zoned B-4 District, which does not specifically limit building size. As such, the applicant is requesting to rezone the B-3 portion of the property to B-4 Office District to accommodate the proposed development and WVRC business use.

As this was realized later in the process, a public hearing notice for the Rezoning Application could not be issued in time for the August 17th Plan Commission meeting. Since the Conditional Use Permit notice has already been issued and to assist the applicant in maintaining their construction timeframe, *staff recommends that the Site & Building Plans and Conditional Use applications be reviewed, and if the Plan Commission is in favor of the proposal, the applications be approved contingent upon City approval of the rezoning request to the B-4 District*.

The Rezoning is scheduled for the September 21st Plan Commission and October 2nd Common Council. Review and approval of the plans with this condition will allow the applicant to finalize plans for a building permit or early start permit to be issued as soon as the rezoning is approved.

Note that staff has reviewed the B-4 District development standards and finds that the proposed site plan is compliant with those standards. *Staff recommends that the applicant provide a final set of updated plans to reflect the B-4 District development standards*.

Conditional Use

The B-4 District allows animal hospitals as a Conditional Use, provided the Plan Commission determines the use is similar in character to and compatible with allowed uses within the district, which generally permits offices and special service uses that would not necessarily exhibit the intense activity of other business districts.

2017 Act 67 made changes regarding Conditional Use Permits (see requirements below). The applicant has provided detailed development plans in substantial conformance with the development standards and guidelines of Sections 17.0207 SITE AND BUILDING PLAN, AND PLAN OF OPERATIONS REVIEW, 17.0208 SITE RESTRICTIONS, 17.0209 USE RESTRICTIONS, and 17.0210 PRINCIPLES AND STANDARDS FOR THE AESTHETIC EVALUATION OF SITE AND BUILDING PROJECTS. Staff is not aware of any objections to the recommended conditions of approval.

(de) *Conditional use permits.*

1. In this paragraph:

a. "Conditional use" means a use allowed under a conditional use permit, special exception, or other special zoning permission issued by a city, but does not include a variance.

b. "Substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

2.

a. If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the city ordinance or those imposed by the city zoning board, the city shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.

b. The requirements and conditions described under subd. 2. a. must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the city relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The city's decision to approve or deny the permit must be supported by substantial evidence.

3. Upon receipt of a conditional use permit application, and following publication in the city of a class 2 notice under ch. 985, the city shall hold a public hearing on the application.

4. Once granted, a conditional use permit shall remain in effect as long as the conditions upon which the permit was issued are followed, but the city may impose conditions such as the permit's duration, transfer, or renewal, in addition to any other conditions specified in the zoning ordinance or by the city zoning board.

5. If a city denies a person's conditional use permit application, the person may appeal the decision to the circuit court under the procedures contained in par. (e) 10.

Site and Building Plans

The subject property is currently vacant and has an area of 19.27 acres. The applicant is proposing a 25,704 square foot building with a potential 25,056 square foot future building addition. The site plan also includes a canopy entrance, associated parking, landscaping and lighting, a fenced-in yard area, septic field, and trash enclosure.

Note the proposed fence is a five-foot-high black vinyl chain-link fence.

Related to the site plan, staff requested that the applicant consider a potential future cross access location for the property to the north. If the property to the north is ever proposed to be developed commercially, staff finds that access through the WVRC site would be preferred as other access locations to this site are through residential areas.

Storm Water Management:
Storm water management plans are currently under review by the Engineering Department. *Staff recommends that approval of the project be subject to final grading, erosion control and storm water management plans shall be approved by the Engineering Department, prior to any land disturbance*.

Parking:
Note the parking counts on the Site Plan do not appear to be correct. The proposed development includes 116 proposed parking stalls of which 5 are ADA accessible spaces, not 120 spaces. Parking surrounds the building on the south, east and west sides.

An additional 115 stalls are shown along with the future building addition on the north side of the building.

The plans provided make it unclear if the applicant intends to pave the drive that would wrap around the future building addition as part of the initial phase of development or if that would be completed as part of the future addition. *Staff recommends the drive that serves the future parking areas and building addition be paved at the time the addition is approved and permitted by the City*.

Site Access:
The proposed development will be accessed from Pewaukee Road. The applicant is continuing to work with Waukesha County for approval of the access, which will likely include acceleration and deceleration lanes. *The development shall be contingent upon Waukesha County approval of the proposed access location on Pewaukee Road (CTH J)*.

Sewer/Water:
Public water is available to the site and the applicant will be required to connect; however, public sewer is not currently available. As such, the applicant is requesting approval of a private onsite mound system. The proposed location of the septic field is located on the site plan. Although, it is certainly staff's preference that developments extend and connect to both public sewer and water facilities, the required connection in this case is difficult and may garner opposition from the adjacent single-family residential subdivision as the public sewer extension would extend through and serve the Sherwood Forest subdivision as well.

Furthermore, other commercial properties to the south of the Sherwood Forest subdivision, under similar circumstances, have been allowed to develop with private sanitary sewer systems. As such, Planning staff is not objecting to the private system. However, it is recommended that *the property owner be required to connect to public sanitary sewer facilities as soon as they become available and shall not object to the connection or any related sewer extension assessments*.

Landscape Plan:
A Landscape Plan has been provided and includes a row of evergreen trees along the south property line to buffer the development from the adjacent single-family subdivision. Additional decorative and shade trees are provided adjacent to Pewaukee Road since the existing trees along Pewaukee Road are to be removed. Foundation plantings have also been provided.

Staff recommends that the Landscape Plan be revised to contain a third variety of evergreen tree. It is also recommended that the proposed Norway Maple trees be replaced with a native species.

Lighting Plan:
The applicant submitted a photometric plan as well as lighting cut sheets. Based upon previous input from the adjacent property owners, *staff is recommending that the light poles have a maximum height of 15-feet with a 3-foot base and lights will be dimmed to 50% at 9:00 p.m.*

The photometric plans show zero footcandles at the property lines.

Architecture:
The building materials will mainly consist of L.P. Smart siding, ACM metal panels, and stone veneer siding. Stone veneer will also be utilized for the dumpster enclosure in order to match the building.

Natural Resources:
The property contains several natural resource features, including floodplain, a stream, wetlands, and woodlands. This area of the site is also identified as a SEWRPC Environmental Corridor. The development does not encroach into the LC Lowland Conservancy District, F-1 District or any mapped wetlands.

The future phase would encroach into areas shown as hydric soils on the WDNR Water Surface Data Viewer. Wetland delineations would be required at that time.

Signage:
A monument sign and two directional signs are being proposed. Note that signage will require separate review and approval by the City Planner as well as a Sign Permit from the Building Services Department prior to installation. Additional details would be needed in order to conduct a full sign review. Note that the emergency signs need to meet the directional sign standards of section 17.0702(f). Also note that per section 17.0706(c) a ground sign located within 660 feet of a residential zoning district boundary shall not be illuminated during the seven-hour period beginning at eleven (11) PM and ending at six (6) AM. Lastly, the entire coordinate address will be required to be displayed on the monument sign.

Recommendation

A motion to approve the Site and Building Plans and recommend approval of a Conditional Use Permit for the WVRC animal hospital development for property bearing Tax Key No. 0966999, contingent upon City approval of the concurrently submitted rezoning petition.

August 7, 2023

City of Pewaukee
W240 N3065 Pewaukee Road
Pewaukee, WI 53072

RE: e-WVRC Emergency & Specialty Pet Care Conditional Use, Site & Building Plan Approval

Dear City Plan Commission Members,

Basatada, LLC is planning to construct a ground up Emergency Veterinary Clinic for use by Ethos-Wisconsin Veterinary Referral Center (e-WVRC) via a built-to-suit tenant agreement. e-WVRC is the leading provider in Emergency and Specialty Pet Care for South Eastern Wisconsin is pursuing a new and larger facility to meet the growing demand for services. The location e-WVRC is seeking Conceptual Approval for is located on County Highway J (Pewaukee Road) just South of Interstate Highway 94 (tax key #0966999). Their existing location in this area is less than a ½ mile away just around the corner on Bluemound Road.

e-WVRC is a 24-hour animal hospital offering emergency and specialty pet care at their fully staffed facilities in Waukesha, Grafton, and Racine. Specializing in Cardiology, Surgery, Internal Medicine, Radiology, Neurology, Dentistry, Ophthalmology, Oncology, Diagnostic Imaging, and Pain Management, WVRC provides Wisconsin and northern Illinois with the highest quality veterinary medical attention 7 days a week, 365 days a year.

e-WVRC's Pewaukee location will replace their current Waukesha operation. The hospital will be a 24-hour facility that will provide the full scope of veterinary care as noted above. The hospital will be operated by approximately 75 staff members across Administrative/Office employees, Vet Techs and DVM's. Administrative/Office Employees (20 Total) will only be onsite Monday through Friday between 7:00 am – 4:00 pm. The anticipated maximum number of customers on site, based on current trends at the Waukesha locations, would be 60. The busiest hours of operation on sight is expected to be between 2:00 pm – 8:00 pm.

ADDRESS
W204 N11509 Goldendale Road
Germantown, WI 53022

PHONE
262.250.9710 1.800.236.2534

FAX
262.250.9740

WEB SITE
www.kellerbuilds.com

The site previously received a zoning change to B-3 upon recommendation of City of Pewaukee Staff. Following review of the updated site and building design, City Staff has recommended an additional rezone from B-3 to B-4 to comply with the total floor area requirements noted in the zoning code. The land area is considerably large compared to the square footage of building that will be constructed. This will provide for ample area to exceed setbacks and landscape requirements.

The initial building will be approximately 25,704 square feet with an estimated cost of $13 million. The site design will allow for potential future expansion of up to approximately 50,000 square feet in total. The building will contain high performing exterior materials and aesthetics. There will not be any visible mechanical equipment or portable medical equipment trailers. Dogs are not left unattended outside the building. Small contained and fenced walk areas are provided. Additionally, the facility will be provide a combination of berms and landscape plantings on the south and east property lines as a natural screen/buffer to the residential neighborhoods abutting the parcel.

One of the difficulties in development of this site in the past has been the lack of available city sanitary sewer utility. WVRC is proposing a connection to City of Pewaukee Water system and installation of a private sanitary facility. It is understood that if city sanitary sewer ever becomes available to the site, e-WVRC will be required to connect to the sanitary sewer per the City of Pewaukee's requirements. Driveway access will be permitted and reviewed by Waukesha County. The desired access point will align with River Lane to the West.

If any of the Plan Commission members, city planning department members, or the general public have any questions regarding the business, new structure, or site layout please feel free to contact Keller, Inc. at any time. Site visits and tours will also be granted at the time of the request. Thank you all for your consideration of this project.

ADDRESS
W204 N11509 Goldendale Road
Germantown, WI 53022

PHONE
262.250.9710 1.800.236.2534

FAX
262.250.9740

WEB SITE
www.kellerbuilds.com

OWNER	Basatada, LLC Dr. John Beltz, DVM Dr. Jeffery Meinen, DVM, DACVS N9000 Welling Beach Rd. Fond Du Lac, WI 54937 262.623.1767
ARCHITECT/ BUILDER	Keller, Inc. Nathan Laurent (Regional Manager) Luke Sebald (Project Manager) Chris Manske (Project Architect) W204 N11509 Goldendale Road Germantown, WI 53022 262.250.9710 office 262.894.2612 cell (Nathan Laurent) 414.397.0526 cell (Luke Sebald) 262.250.9740 fax nlaurent@kellerbuilds.com lsebald@kellerbuilds.com

VICINITY MAP

IMPROVEMENT PLANS FOR WVRC EMERGENCY VET

CITY OF PEWAUKEE, WI

SHEET INDEX

C001	TITLE SHEET & VICINITY MAP
C002	GENERAL NOTES
C101	SITE PLAN
C102	GRADING PLAN
C103	EROSION CONTROL PLAN
C401	POND DETAILS
C402	POND DETAILS
C403	ADA RAMP PAVING PLAN
C404	INTERSECTION DETAIL
C501 - C503	CONSTRUCTION DETAILS
L701	LANDSCAPING PLAN

BENCHMARKS

FOUND IRON ROD	EL. 865.78	N: 385726.2711	E: 2474348.5395

CONTACT INFORMATION

COMPANY NAME	ADDRESS	CONTACT	PHONE	EMAIL
LYNCH & ASSOCIATES	5482 S. WESTRIDGE DR. NEW BERLIN, WI 53151	TIM LYNCH, P.E.	262-402-5040	tlynch@lynch-engineering.com

REVISIONS

NO.	REVISION	DATE
1	UPDATED SITE PLAN	06.09.23
2	CITY REVIEW COMMENTS #1	08.04.23

IMPROVEMENT PLANS FOR
WVRC EMERGENCY VET
CITY OF PEWAUKEE, WI

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

Keller™ Planners | Architects | Builders

ISSUED FOR REVIEW

PLAN DATE 03.04.19

PROJECT NO. 19.0004

SHEET NO. C001

GENERAL NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

2. ALL PIPE LENGTHS ARE MEASURED TO CENTER OF STRUCTURE AND MEASURED HORIZONTALLY. THE CONTRACTOR IS RESPONSIBLE FOR MAKING NECESSARY ADJUSTMENTS FOR SLOPES AND STRUCTURES.

3. DETAILS OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSERVATION PRACTICE STANDARDS.

4. WHEN POSSIBLE, THE SILT FENCE SHOULD BE CONSTRUCTED IN AN ARC OR HORSESHOE SHAPE WITH ENDS POINTING UPSLOPE TO MAXIMIZE BOTH STRENGTH AND EFFECTIVENESS.

5. CONTRACTOR SHALL CHECK ALL EROSION CONTROL MEASURES EVERY SEVEN DAYS OR WITHIN 24 HOURS AFTER EACH 0.5 INCH RAINFALL AND PROVIDE ANY MAINTENANCE REQUIRED FOR CONFORMANCE WITH THIS PLAN. CONTRACTOR SHALL MAINTAIN LOG OF INSPECTIONS WHICH SHALL BE KEPT ON-SITE.

6. A MINIMUM OF 6 INCHES OF TOPSOIL SHALL BE PLACED ON AREAS TO BE VEGETATED.

7. SEEDING SHALL BEGIN WITHIN 7 DAYS AFTER FINAL GRADING IS COMPLETED.

8. SEEDING SHALL CONFORM TO THE REQUIREMENTS OF SECTION 630 OF WISDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. A NO. 40 MIXTURE SHALL BE APPLIED AT A RATE OF 2 POUNDS PER 1000 S.F.

9. PLACE MULCH AND TACKIFIER ON THE SEEDED AREAS.

10. DISTURBED AREAS LEFT INACTIVE FOR SEVEN OR MORE DAYS SHALL BE STABILIZED WITH TEMPORARY SEED AND MULCH, OR WISDOT-APPROVED POLYMER.

11. TEMPORARY SEEDING: ANNUAL RYE GRASS AT 25 lbs/ACRE
LATE SEASON TEMPORARY SEEDING (SEPT. 15 TO OCT. 15): WINTER WHEAT AT 2 BUSHELS/ACRE
DORMANT SEEDING (AFTER NOV. 1): 10 MIXTURE AT 4 POUNDS PER 1000 S.F.

12. POLYMER MUST BE APPLIED TO ALL DISTURBED AREAS IF SEEDING IS NOT COMPLETED BY OCTOBER 15.

13. IF DEWATERING IS NECESSARY, DIRECT DISCHARGE INTO THE SEDIMENT BASIN. THE MAXIMUM PUMPING RATE INTO THE POND IS 200 GPM. ALTERNATE DEWATERING OPERATIONS MUST BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061 "DEWATERING".

14. TOPSOIL PILES LEFT IN PLACE FOR LONGER THAN 14 DAYS MUST BE STABILIZED WITH TEMPORARY SEEDING.

15. EROSION CONTROL MEASURES ARE TO REMAIN IN PLACE UNTIL THE SITE IS STABILIZED.

16. RECYCLE OR PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS IN A TIMELY MANNER. CONTROL RUNOFF FROM WASTE MATERIALS UNTIL THEY ARE REMOVED OR REUSED.

17. BY THE END OF EACH WORKDAY, CLEAN UP ALL OFF-SITE SEDIMENT DEPOSITS OR TRACKED SOIL THAT ORIGINATED FROM THE PERMITTED SITE. FLUSHING SHALL NOT BE ALLOWED UNLESS RUNOFF IS TREATED BEFORE DISCHARGE FROM THE SITE.

18. ALL SLOPES 4:1 OR STEEPER MUST BE STABILIZED WITH EROSION CONTROL MAT.

19. THE CONTRACTOR IS RESPONSIBLE FOR ALL DUST CONTROL IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1068.

20. WHEN CONNECTING TO THE EXISTING ROADWAY, THE EXISTING CONCRETE CURB AND GUTTER SHALL BE SAW CUT AND REMOVED TO THE NEAREST JOINT OUTSIDE OF THE ACTUAL REQUIRED WORK LIMITS. NEW CONCRETE CURB AND GUTTER SHALL BE PLACED IN ACCORDANCE WITH THE ATTACHED DETAILS TO FORM THE NEW DRIVEWAY APPROACH. FELT EXPANSION JOINT MATERIAL, 3/4 INCH, SHALL BE PLACED AT EACH END OF THE WORK LIMITS. THE CONTRACTOR SHALL CALL THE SUPERINTENDENT NAMED BELOW FOR AN INSPECTION OF THE INSTALLATION.

    DAVE HEIL - (262) 424-9004

21. THE CITY OF PEWAUKEE STANDARD WORK HOURS ARE 7:00 A.M. TO 7:00 P.M. ON WEEKDAYS. WORK CAN ONLY BE PERFORMED ON WEEKDAYS OR HOLIDAYS WITH PRIOR APPROVAL. WORKING HOURS FOR WEEKENDS/HOLIDAYS ARE 8:00 A.M. TO 7:00 P.M.

MEMBER ONE CALL SYSTEMS INTERNATIONAL

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE TOLL FREE
800-242-8511
(414-259-1181 MILWAUKEE METRO)
(TDD: 800-542-2289)
www.diggershotline.com
WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

WINTER CONSTRUCTION SITE EROSION CONTROL

1. GENERAL: A PROJECT INVOLVING CONSTRUCTION BETWEEN NOVEMBER 1ST AND MAY 1ST WILL REQUIRE MEASURES TO STABILIZE THE SITE OVER WINTER. IF THE CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, GRAVEL ROAD BASE OR 70 PERCENT MATURE VEGETATION COVER BY NOVEMBER 1ST, THEN THE SITE MUST BE PROTECTED WITH OVER-WINTER STABILIZATION PRACTICES.
2. CONSIDERATIONS: WINTER EXCAVATION AND EARTHWORK ACTIVITIES SHOULD BE LIMITED IN EXTENT AND DURATION TO MINIMIZE POTENTIAL EROSION AND SEDIMENTATION IMPACTS.
   - 2.a. EXPOSE ONLY AS MUCH AREA AS NECESSARY TO COMPLETE THE WORK AND CAN BE STABILIZED IN 1 DAY PRIOR TO ANY RAIN OR SNOW EVENT.
   - 2.b. SUBSEQUENT WORK AREAS SHOULD NOT BE EXPOSED UNTIL THE PREVIOUSLY EXPOSED AREA HAS BEEN STABILIZED.
   - 2.c. 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.

3. MAINTENANCE REQUIREMENTS:
   - 3.a. MAINTENANCE MEASUREMENTS 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 PERFORM REPAIRS AS NEEDED TO ENSURE THEIR CONTINUING FUNCTION.
   - 3.b. FOR ANY AREA STABILIZED BY TEMPORARY OR PERMANENT SEEDING PRIOR TO NOVEMBER 1ST, THE CONTRACTOR SHOULD CONDUCT AN INSPECTION IN THE SPRING 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 PERCENT AREA VEGETATED WITH HEALTHY, VIGOROUS GROWTH).
4. SPECIFICATIONS: TO ADEQUATELY PROVIDE SEDIMENT AND EROSION CONTROL DURING COLD WEATHER AND EARLY SPRING RUNOFF, THE FOLLOWING STABILIZATION TECHNIQUES SHALL BE EMPLOYED DURING THE PERIOD FROM NOVEMBER 1ST TO MAY 1ST:
   - 4.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.
   - 4.b. STABILIZATION AS FOLLOWS SHOULD BE COMPLETED WITHIN 7 DAYS OF ESTABLISHING FINAL GRADE OR THAT WILL OTHERWISE EXIST FOR MORE THAN 14 DAYS:
     - 4.b.1. ALL PROPOSED VEGETATED AREAS HAVING A SLOPE LESS THAN 15 PERCENT WHICH DO NOT EXHIBIT A MINIMUM 70 PERCENT VEGETATIVE GROWTH BY NOVEMBER 1ST, 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 WISDOT PRODUCT ACCEPTABILITY LIST. AN EROSION CONTROL BLANKET OR TYPE A SOIL STABILIZER FROM THE WISDOT PRODUCT ACCEPTABILITY LIST MAY BE USED IN LIEU OF MULCH AND NETTING OR MULCH AND TACKIFIER.
     - 4.b.2. ALL PROPOSED VEGETATED AREAS HAVING A SLOPE GREATER THAN 15 PERCENT WHICH DO NOT EXHIBIT A MINIMUM OF 70 PERCENT VEGETATIVE GROWTH BY NOVEMBER 1ST, SHOULD BE DORMANT SEEDED A 5A RATE 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND COVERED WITH A PROPERLY INSTALLED AND ANCHORED EROSION CONTROL BLANKET.
   - 4.c. ALL STONE COVERED SLOPES MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 1ST.
   - 4.d. INSTALLATION OF ANCHORED HAY OR STRAW MULCH SHOULD NOT OCCUR OVER SNOW GREATER THAN 1 INCH IN DEPTH.
   - 4.e. ALL MULCH APPLIED DURING WINTER SHOULD BE ANCHORED WITH NETTING OR TACKIFIER FROM WISDOT PRODUCT ACCEPTABILITY LIST.
   - 4.f. STOCKPILES OF SOIL MATERIALS SHOULD BE SEEDED AND MULCHED 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 SNOWFALL. NO SOIL STOCKPILE SHOULD BE LOCATED WITHIN 25 FEET OF ANY WETLAND OR OTHER WATER RESOURCE AREA. SOIL STABILIZER TYPE A OR EROSION CONTROL BLANKET MAY BE USED IN LIEU OF MULCH.
   - 4.g. FROZEN MATERIALS SHOULD BE STOCKPILED SEPARATELY AND IN A LOCATION THAT IS AWAY FROM ANY AREA NEEDED TO BE PROTECTED. STOCKPILES OF FROZEN MATERIAL CAN MELT IN THE SPRING AND BECOME UNWORKABLE AND DIFFICULT TO TRANSPORT DUE TO HIGH MOISTURE CONTENT IN THE SOIL.
   - 4.h. INSTALLATION OF EROSION CONTROL BLANKETS SHOULD NOT OCCUR OVER SNOW GREATER THAN 1 INCH IN DEPTH OR OVER FROZEN GROUND.
   - 4.i. ALL GRASS-LINED DITCHES AND CHANNELS SHOULD BE CONSTRUCTED AND STABILIZED BY OCTOBER 15TH. ALL DITCHES AND SWALES WHICH DO NOT EXHIBIT A MINIMUM 70 PERCENT VEGETATIVE GROWTH BY NOVEMBER 1ST OR WHICH ARE DISTURBED AFTER NOVEMBER 1ST, SHOULD BE STABILIZED WITH TEMPORARY STONE AND FILTER FABRIC OR TEMPORARY SEED AND EROSION CONTROL BLANKETS APPROPRIATE TO THE DESIGN FLOW CONDITIONS.
   - 4.j. ALL STONE-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 1ST.
   - 4.k. SEDIMENT BARRIERS THAT ARE INSTALLED DURING FROZEN CONDITIONS SHOULD CONFORM TO CONSERVATION PRACTICE STANDARD 1071 V.C.1.c 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 BARRIERS.
   - 4.l. AFTER DECEMBER 1ST, 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 INCH LAYER OF SAND AND GRAVEL WITH A GRADATION CONFORMING TO TABLE 37 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.

CONSTRUCTION SEQUENCE

1. CONSTRUCT STONE TRACKING PAD AT THE PROPOSED ENTRANCE.
2. INSTALL SNOW FENCE AROUND DUAL MOUND SYSTEM. INSTALL SILT FENCE AT THE LOCATIONS NOTED ON THE PLANS. THIS MUST BE DONE BEFORE ANY GRADING ACTIVITIES TAKE PLACE.
3. TOPSOIL IS TO BE STRIPPED AND STOCKPILED. THE STOCKPILE IS TO BE PROTECTED WITH SILT FENCE WITHIN 7 DAYS AND SEEDED WITHIN 30 DAYS OF LAYUP.
4. PROPOSED BASINS WILL INSTALLED AS SEDIMENT BASINS FOLLOWING TOPSOIL STRIPPING.
5. ROUGH GRADING MAY TAKE PLACE AFTER INSTALLATION OF BASINS IS COMPLETE.
6. UTILITY INSTALLATION WILL TAKE PLACE DURING ROUGH GRADING. ALL CATCH BASINS AND INLETS ARE TO BE PROTECTED IMMEDIATELY AFTER INSTALLATION IN ACCORDANCE WITH THE DETAIL IN THESE PLANS.
7. BUILDING CONSTRUCTION WILL BEGIN AFTER SITE PREPARATION IS COMPLETE.
8. PAVEMENT, INCLUDING ALL ROADWORK IN THE RIGHT-OF-WAY, WILL BEGIN BEING PLACED ONCE BUILDING CONSTRUCTION HAS BEEN COMPLETED.
9. PERMANENT SEEDING TO BE COMPLETED BY OCTOBER 15TH OF THE YEAR GRADING WORK IS COMPLETED OR BY JUNE 1ST OF THE FOLLOWING YEAR.

LEGEND

EXISTING		PROPOSED
	CITY-VILLAGE LIMITS	
	BENCHMARK	
	CHISELED CROSS	
	CONTROL POINT	
	FOUND 5/8" IRON BAR	
	FOUND 1" IRON PIPE	
	MONUMENT - CONCRETE W/ BRASS CAP	
PK	PK NAIL - FOUND SPIKE	
(XX)	RECORD AS	
	SET 5/8"x18" IRON 1.13#/L.F.	
	SET IRON PIPE	
	WITNESS MONUMENT	
	TREELINE	
	BUSH	
	TREE - CONIFEROUS	
	TREE - DECIDUOUS	
	TREE- GENERAL	
	FLOODPLAIN LINE	
	WETLAND BOUNDARY	
	WETLAND SYMBOL	
	SOIL BORING	
	TEST PIT	
	ROAD CENTER LINE	
	DITCH CENTER LINE	
X	FENCE - BARBED WIRE	
	FENCE - CHAIN LINK	
	GUARDRAIL	
	RETAINING WALL	
	BOLLARD	
	DETECTABLE WARNING FIELD	
	HANDICAP SYMBOL	
	FLAG POLE	
	MAILBOX	
	SIGN	
STM	STORM SEWER	STM
ST	MANHOLE - STORM	ST
	STORM INLET - CURB	
	STORM INLET - BEEHIVE	
	STORM INLET - SQUARE	
	END SECTION	
SAN	SANITARY	SAN
FM	SANITARY FORCE MAIN	FM
S	MANHOLE - SANITARY	S
	CLEAN OUT	
	SEPTIC TANK COVER	
	SEPTIC VENT	
W	WATER MAIN	W
W	MANHOLE - WATER MAIN	W
	CURB STOP	
	HYDRANT	
	WATER MAIN VALVE	
W	WELL	W
	WATER MAIN BACK FLOW PREVENTER	
G	GAS LINE	G
G	MANHOLE - GAS	G
	GAS VALVE	
G	GAS LINE MARKER	
E	ELECTRIC	E
E	MANHOLE - ELECTRIC	E
	ELECTRICAL TRANSFORMER	
	POWER POLE	
	GUY WIRE	
	LIGHT POLE	
	PULL BOX	
OHW	OVERHEAD UITLITY	OHW
	UTILITY PEDESTAL	
CATV	CABLE TELEVISION	CATV
TV	CABLE TV BOX	TV
T	TELEPHONE	T
	TELEPHONE PEDESTAL	
FO	FIBER OPTIC	FO
MH	MANHOLE	
	CONSTRUCTION LIMITS	
	INLET PROTECTION	
	SILT FENCE	SF

IMPROVEMENT PLANS FOR
WVRC EMERGENCY VET
CITY OF PEWAUKEE, WI

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

GENERAL NOTES

NO.	REVISIONS	BY	DATE
1	UPDATED SITE PLAN	TCL	06-09-23
2	CITY REVIEW COMMENTS #1	TCL	08-04-23

ISSUED FOR REVIEW

PLAN DATE 03.04.19
DESIGNED BY DKV
0 N/A
SCALE
PROJECT NO. 19.0004
SHEET NO. C002

IMPERVIOUS SURFACE AREAS:

EXIST. IMPERVIOUS AREA – 0 S.F.
EXIST PERVIOUS AREA – 844,688 S.F.
EXIST. IMPERVIOUS RATIO – 0

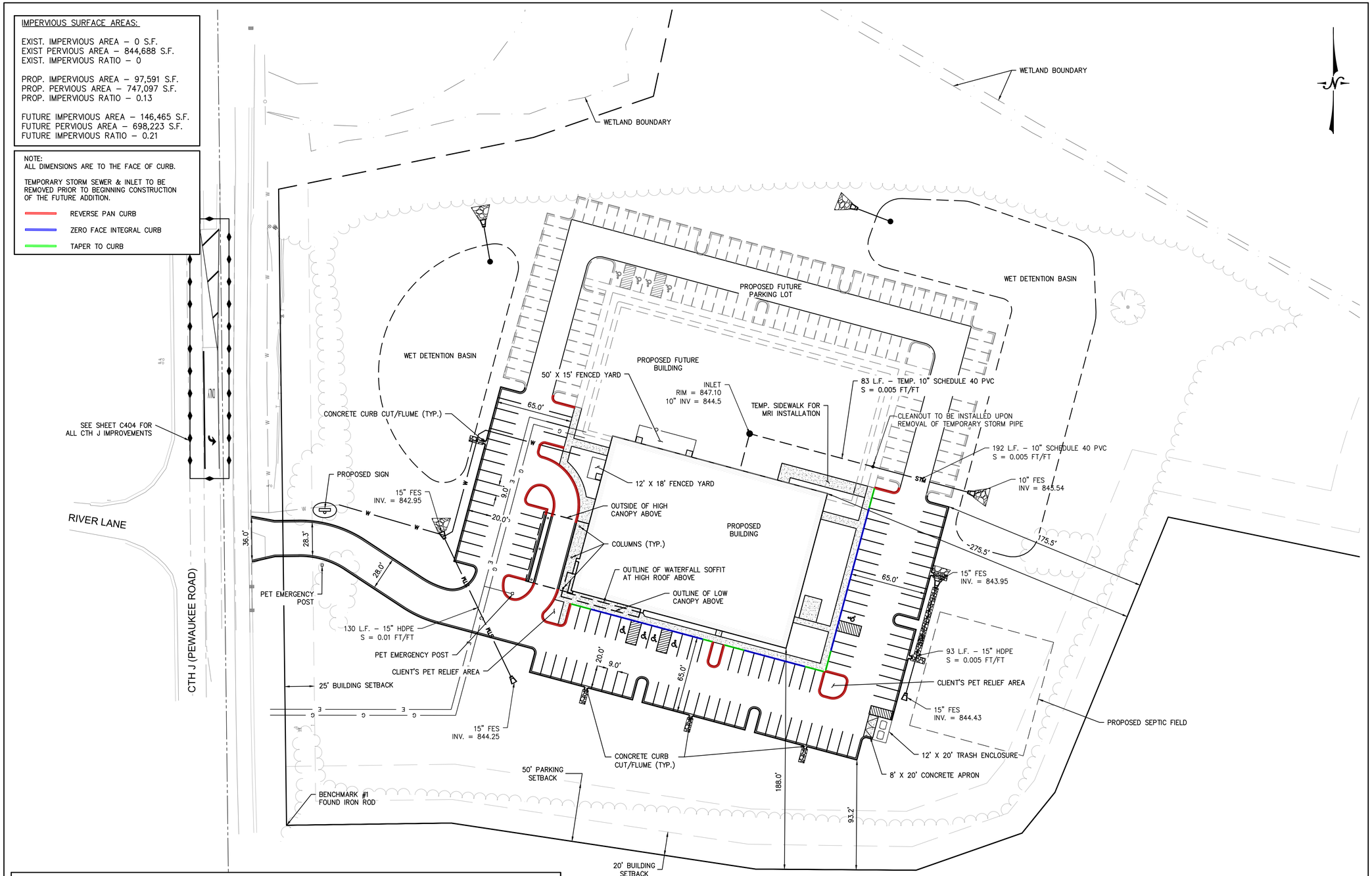
PROP. IMPERVIOUS AREA – 97,591 S.F.
PROP. PERVIOUS AREA – 747,097 S.F.
PROP. IMPERVIOUS RATIO – 0.13

FUTURE IMPERVIOUS AREA – 146,465 S.F.
FUTURE PERVIOUS AREA – 698,223 S.F.
FUTURE IMPERVIOUS RATIO – 0.21

NOTE:
ALL DIMENSIONS ARE TO THE FACE OF CURB.

TEMPORARY STORM SEWER & INLET TO BE REMOVED PRIOR TO BEGINNING CONSTRUCTION OF THE FUTURE ADDITION.

REVERSE PAN CURB
ZERO FACE INTEGRAL CURB
TAPER TO CURB



DESIGN DATA

STRUCTURE			DRAINAGE AREA AND FLOW (Flow is determined by SPS 382.36)					PIPE				PIPE CAPACITY (Pipe capacity is determined by Manning's Equation Q = 1.486/n AR2/3 S1/2)					ELEVATIONS		
Pipe Run	Upstream Structure	Downstream Structure	Roof Area (sf)	Pvmt Area (sf)	Grass Area (sf)	Individual Flow Q (cfs)	Cumulative Flow (cfs)	Length (ft)	Diameter (in)	Slope (%)	Manning Coefficient	Required Drop (ft)	Actual Drop (ft)	Percent Full (%)	Actual Velocity (fps)	Max. Capacity (cfs)	Rim/Toc Up	Invert Up	Invert Down
1	INLET	FES	13303	0	6077	1.27	1.27	192.00	10	0.50	0.012	0.549881	0.96	0.69	3.38	1.81	847.10	844.50	843.54

IMPROVEMENT PLANS FOR
WVRC EMERGENCY VET
CITY OF PEWAUKEE, WI

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

SITE PLAN

NO.	REVISIONS	BY	DATE
1	UPDATED SITE PLAN	TCL	06-09-23
2	CITY REVIEW COMMENTS #1	TCL	08-04-23

ISSUED FOR REVIEW

PLAN DATE 03.04.19
DESIGNED BY DKV

0 40'
SCALE

PROJECT NO.
19.0004

SHEET NO.
C101

FILENAME: P:\shared\1 – Projects\2019\19.0004 Keller – WVRC Emergency Vet – Pewaukee\CAD\Sheets\19.0004 SP.dwg

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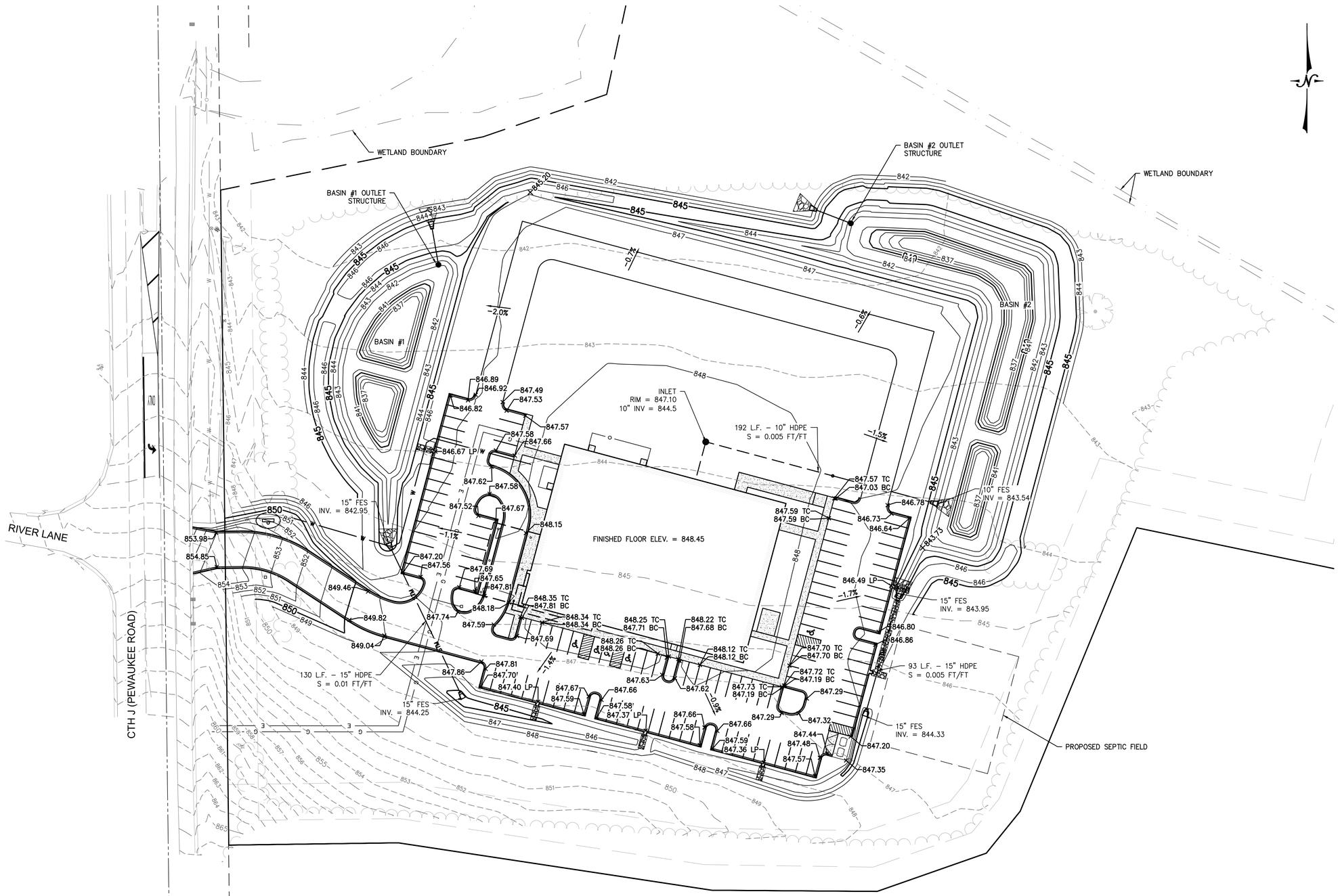

NOTE:
SPOT GRADES ARE TO THE CURB FLANGE AND AT THE EDGE OF PAVEMENT ALONG THE SIDEWALK.

IMPROVEMENT PLANS FOR
WVRC EMERGENCY VET
CITY OF PEWAUKEE, WI

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

GRADING PLAN

NO.	REVISIONS	BY	DATE
1	UPDATED SITE PLAN	TCL	06-09-23
2	CITY REVIEW COMMENTS #1	TCL	08-04-23

ISSUED FOR REVIEW

PLAN DATE 03.04.19
DESIGNED BY DKV

0 40'
SCALE

PROJECT NO.
19.0004

SHEET NO.
C102

FILENAME: P:\shared\1 – Projects\2019\19.0004 Keller – WVRC Emergency Vet – Pewaukee\CAD\Sheets\19.0004 GP.dwg

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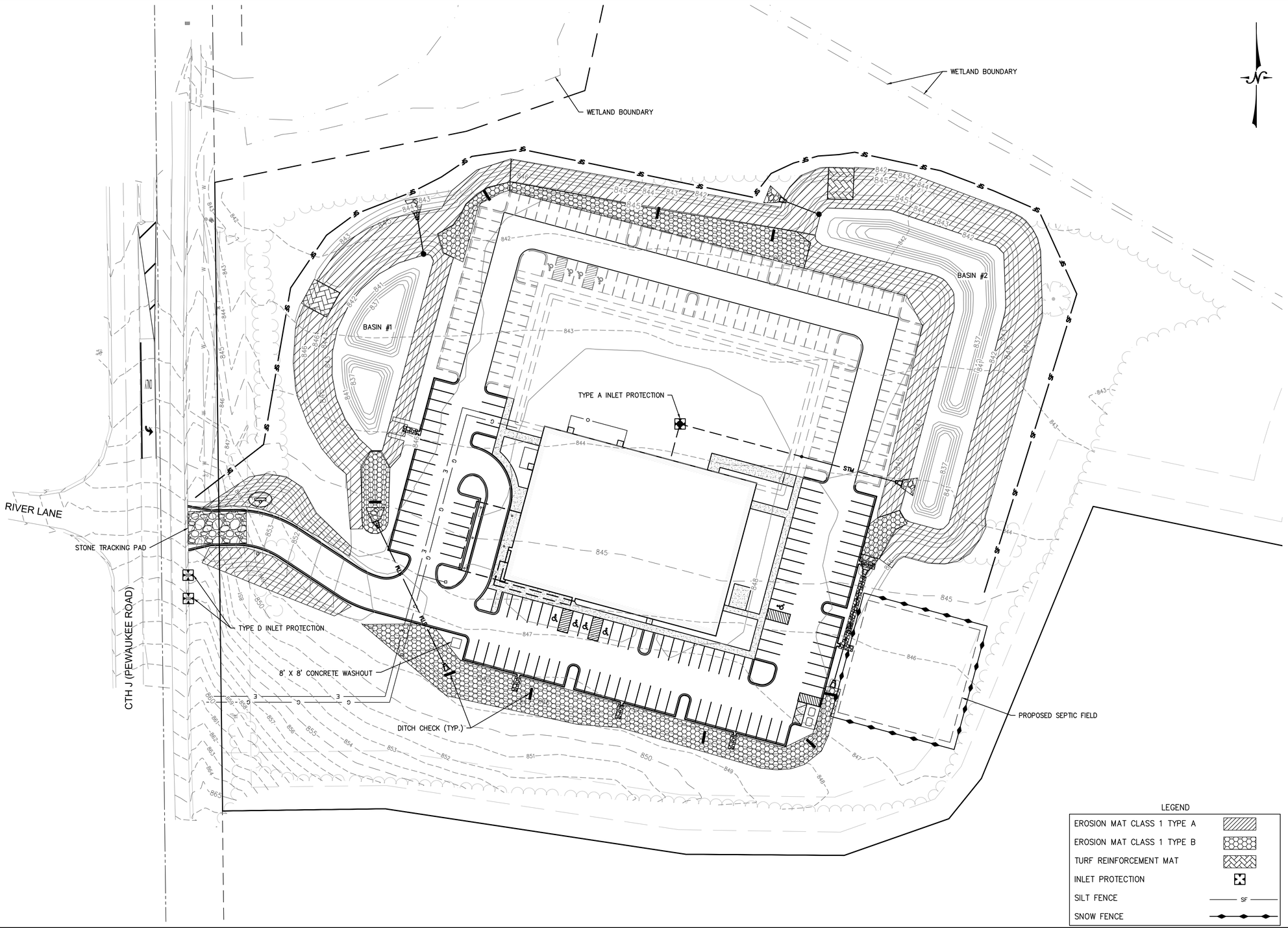


IMPROVEMENT PLANS FOR

WVRC EMERGENCY VET

CITY OF PEWAUKEE, WI

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

EROSION CONTROL PLAN

NO.	REVISIONS	BY	DATE
1	UPDATED SITE PLAN	TCL	06-09-23
2	CITY REVIEW COMMENTS #1	TCL	08-04-23

ISSUED FOR REVIEW

PLAN DATE 03.04.19

DESIGNED BY DKV

0 40'

SCALE

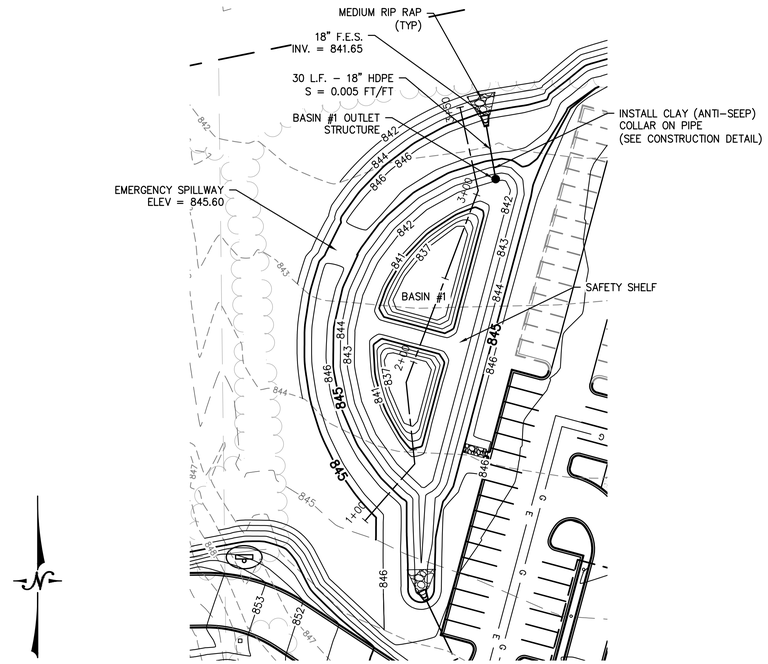
PROJECT NO.
19.0004

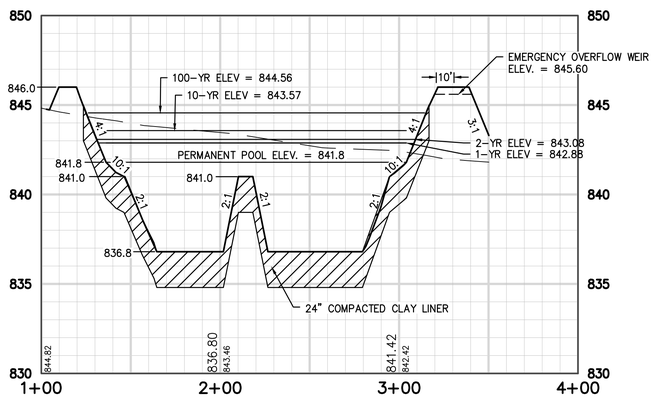
SHEET NO.

C103

FILENAME: P:\shared\1 - Projects\2019\19.0004 Keller - WVRC Emergency Vet - Pewaukee\CAD\Sheets\19.0004 EC.dwg

PLOT DATE: 8/4/2023 3:47 PM

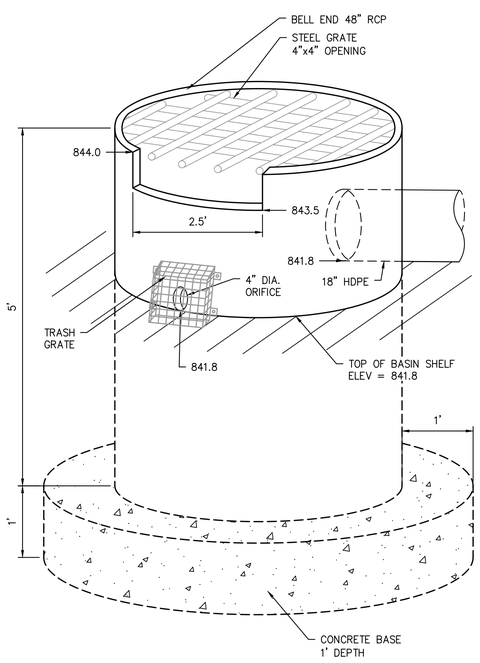




NOTES:

1. ALL CONSTRUCTION SHALL MEET THE SPECIFICATIONS OF WDNR WET DETENTION BASIN TECHNICAL STANDARDS 1001.
2. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH THE STORMWATER MANAGEMENT PLAN FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER OF RECORD.
3. RCP PIPING & INSTALLATION WITHIN THE BASIN SHALL BE IN ACCORDANCE WITH (ASTM C–76/C443) WITH RUBBER GASKETS.
4. CLAY LINER SHALL BE A MINIMUM OF 2 FEET THICK INSTALLED TO A MINUMUM OF THE 10–YEAR WATER LEVEL. CLAY SHALL BE COMPACTED AT ±2% OPTIMAL MOISTURE CONTENT TO 90% MODIFIED PROCTOR. MATERIALS SHALL BE MEDIUM STIFF TO STIFF CLAYS AND SHALL MEET DNR TECHNICAL STANDARD 1001. ALL MATERIALS SHALL BE APPROVED BY A GEOTECHNICAL ENGINEER AND TESTED PER STANDARD 1001. UPON COMPLETION OF INSTALLATION, THE GEOTECHNICAL ENGINEER SHALL PROVIDE THE REQUIRED REPORT TO BOTH THE OWNER AND LYNCH & ASSOCIATES.
5. FOR CONSTRUCTED EMBANKMENTS WHERE THE PERMANENT POOL IS PONDED 3 FEET OF MORE AGAINST THE EMBANKMENT. THERE SHALL BE A CORE TRENCH OR KEYWAY ALONG THE CENTERLINE OF THE EMBANKMENT UP TO THE PERMANENT POOL ELEVATION. THE CORE TRENCH OR KEYWAY SWALE SHALL BE A MINIMUM OF 2 FEET DEEP AND 8 FEET WIDE WITH SIDE SLOPE OF 1:1 OR FLATTER.
6. CONTRACTOR SHALL POSITION ANTI–SEEP COLLAR SUCH THAT THE COLLARS ARE COMPLETELY CONTAINED WITHIN THE EMBANKMENT.

1. IMMEDIATELY INSTALL FILTER FABRIC OVER ALL OUTLETS TO PREVENT SEDIMENT DEPOSITION IN THE PIPING. (REMOVE FOLLOWING AREA STABILIZATION.)



BASIN #1 OUTLET STRUCTURE

IMPROVEMENT PLANS FOR

WVRC EMERGENCY VET

CITY OF PEWAUKEE, WI

LYNCH & ASSOCIATES

ENGINEERING CONSULTANTS, LLC

POND DETAILS - BASIN #1

NO.	REVISIONS	BY	DATE
1	UPDATED SITE PLAN	TCL	06-09-23
2	CITY REVIEW COMMENTS #1	TCL	08-04-23

ISSUED FOR REVIEW

PLAN DATE 03.04.19

DESIGNED BY DKV

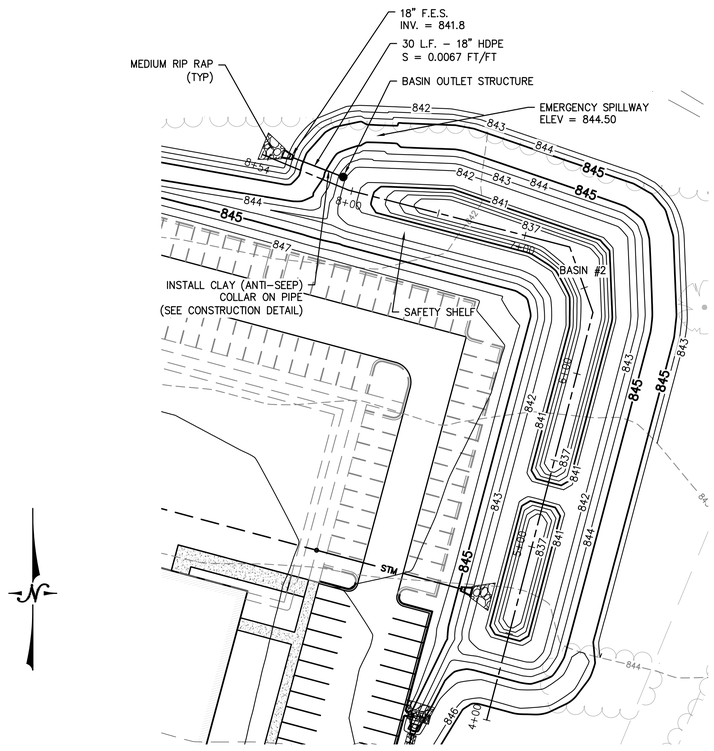
0 40'

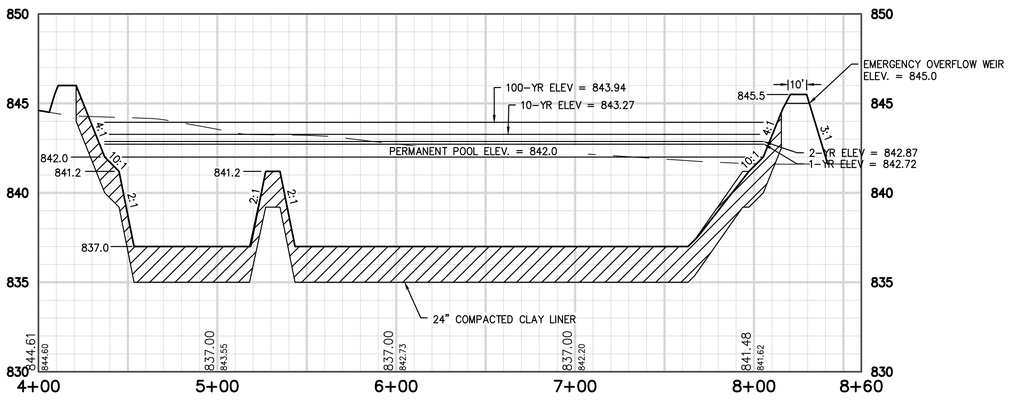
SCALE

PROJECT NO. 19.0004

SHEET NO.

C401





Basin 2 PROFILE

NOTES:

1. ALL CONSTRUCTION SHALL MEET THE SPECIFICATIONS OF WDNR WET DETENTION BASIN TECHNICAL STANDARDS 1001.
2. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH THE STORMWATER MANAGEMENT PLAN FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER OF RECORD.
3. RCP PIPING & INSTALLATION WITHIN THE BASIN SHALL BE IN ACCORDANCE WITH (ASTM C-76/C443) WITH RUBBER GASKETS.
4. CLAY LINER SHALL BE A MINIMUM OF 2 FEET THICK INSTALLED TO A MINUMUM OF THE 10-YEAR WATER LEVEL. CLAY SHALL BE COMPACTED AT ±2% OPTIMAL MOISTURE CONTENT TO 90% MODIFIED PROCTOR. MATERIALS SHALL BE MEDIUM STIFF TO STIFF CLAYS AND SHALL MEET DNR TECHNICAL STANDARD 1001. ALL MATERIALS SHALL BE APPROVED BY A GEOTECHNICAL ENGINEER AND TESTED PER STANDARD 1001. UPON COMPLETION OF INSTALLATION, THE GEOTECHNICAL ENGINEER SHALL PROVIDE THE REQUIRED REPORT TO BOTH THE OWNER AND LYNCH & ASSOCIATES.
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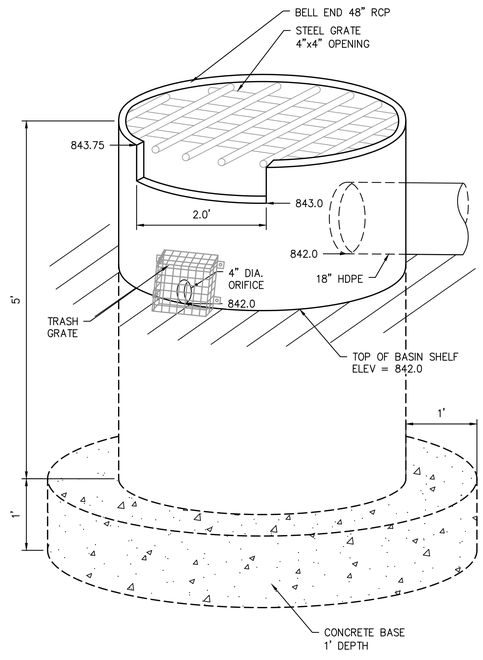


BASIN #2 OUTLET STRUCTURE

IMPROVEMENT PLANS FOR
WVRC EMERGENCY VET
CITY OF PEWAUKEE, WI

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

POND DETAILS - BASIN #2

NO.	REVISIONS	BY	DATE
1	UPDATED SITE PLAN	TCL	06-09-23
2	CITY REVIEW COMMENTS #1	TCL	08-04-23

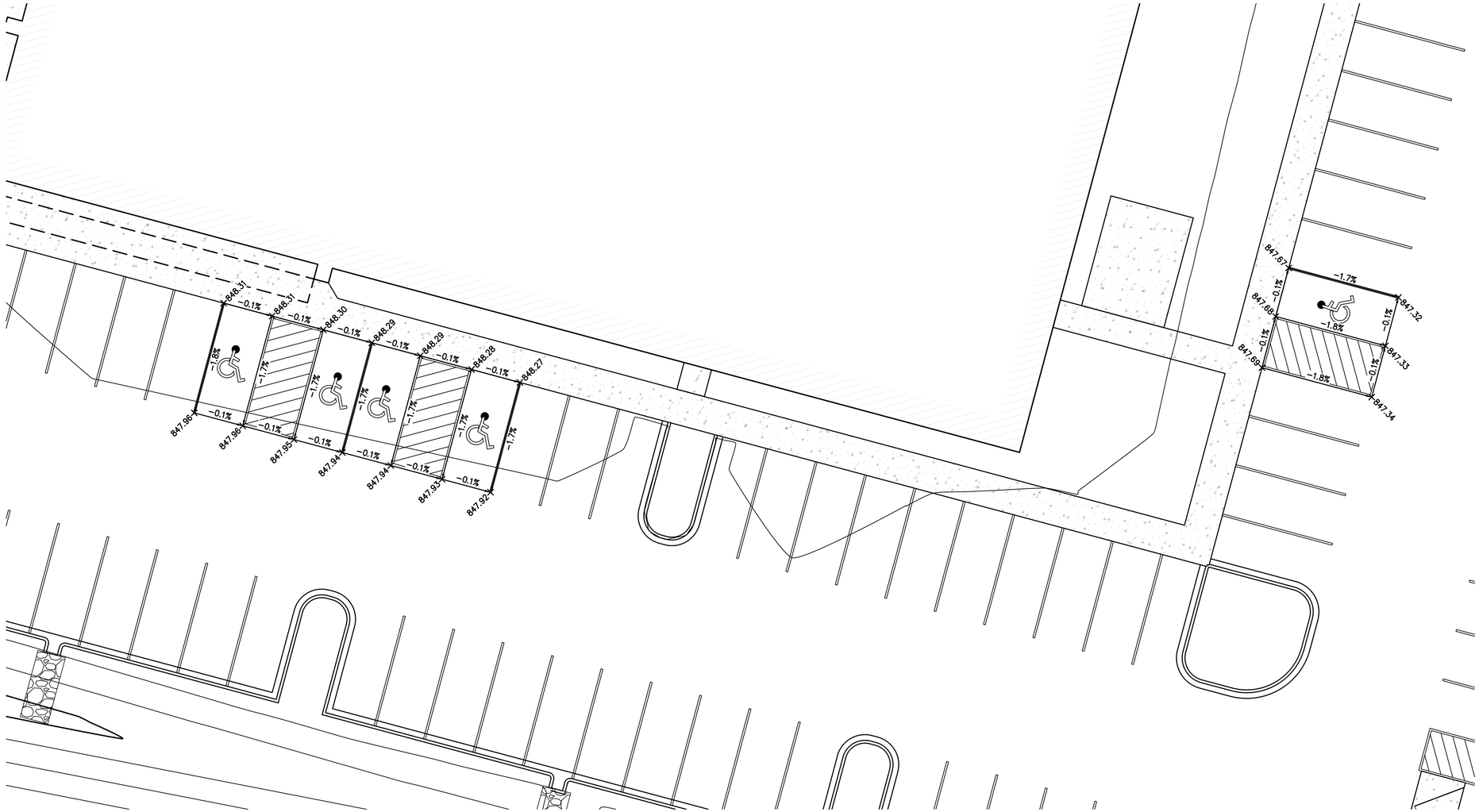
ISSUED FOR REVIEW

PLAN DATE 03.04.19
DESIGNED BY DKV

0 40'
SCALE

PROJECT NO.
19.0004

SHEET NO.
C402



ADA RAMP PAVING PLAN

IMPROVEMENT PLANS FOR
WVRC EMERGENCY VET
CITY OF PEWAUKEE, WI

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

ADA RAMP PAVING

NO.	REVISIONS	BY	DATE
1	UPDATED SITE PLAN	TCL	06-09-23
2	CITY REVIEW COMMENTS #1	TCL	08-04-23

ISSUED FOR REVIEW

PLAN DATE 03.04.19
DESIGNED BY DKV

0 10'
SCALE

PROJECT NO.
19.0004

SHEET NO.
C403

FILENAME: P:\shared\1 - Projects\2019\19.0004 Keller - WVRC Emergency Vet - Pewaukee\CAD\Sheets\19.0004 PAVING.dwg

PLOT DATE: 8/4/2023 3:47 PM

IMPROVEMENT PLANS FOR

WVRC EMERGENCY VET

CITY OF PEWAUKEE, WI

LYNCH & ASSOCIATES

ENGINEERING CONSULTANTS, LLC

INTERSECTION DETAIL

NO.	REVISIONS	BY	DATE
1	UPDATED SITE PLAN	TCL	06-09-23
2	CITY REVIEW COMMENTS #1	TCL	08-04-23

ISSUED FOR REVIEW

PLAN DATE 03.04.19

DESIGNED BY DKV

0 20'

SCALE

PROJECT NO.

19.0004

SHEET NO.

C404

FILENAME: P:\shared\1 - Projects\2019\19.0004 Keller - WVRC Emergency Vet - Pewaukee\CAD\Sheets\19.0004 INT.dwg

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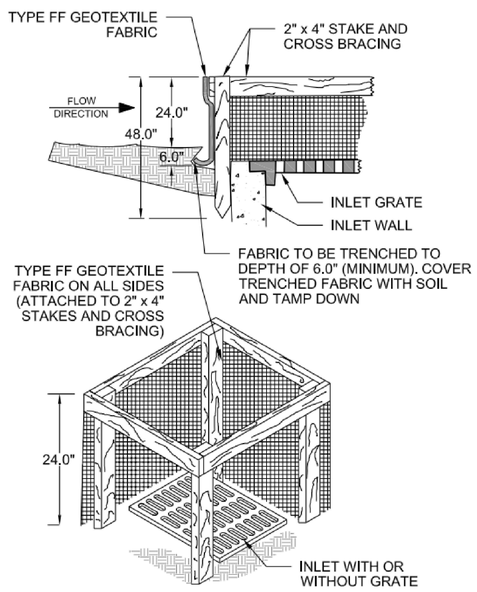
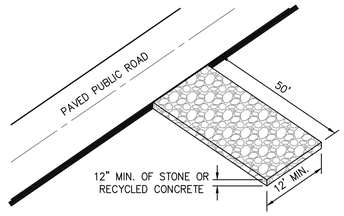


INLET PROTECTION TYPE A



NOTE:
PLACE WISDOT TYPE R GEOTEXTILE FABRIC UNDER STONE, IF SATURATED CONDITIONS ARE EXPECTED.

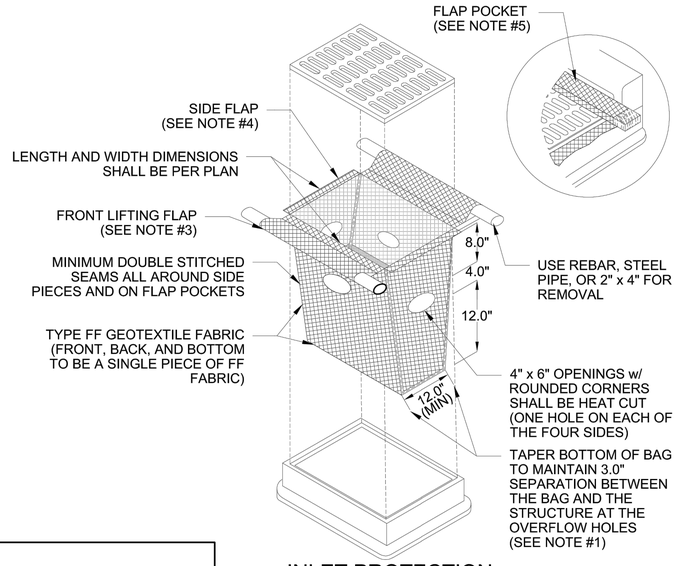
STONE GRADATION

SIEVE SIZE	PERCENT BY WEIGHT PASSING
3"	100
2 1/2"	90–100
1 1/2"	25–60
3/4"	0–20
3/8"	0–5

ALTERNATE – MEET GRADATION FOR WISDOT SELECT CRUSHED MATERIAL, SECTION 312 OF STANDARD SPECIFICATIONS FOR ROAD AND STRUCTURE CONSTRUCTION.

STONE TRACKING PAD

FIGURE 2. INLET PROTECTION TYPE D



INLET PROTECTION TYPE D

CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES

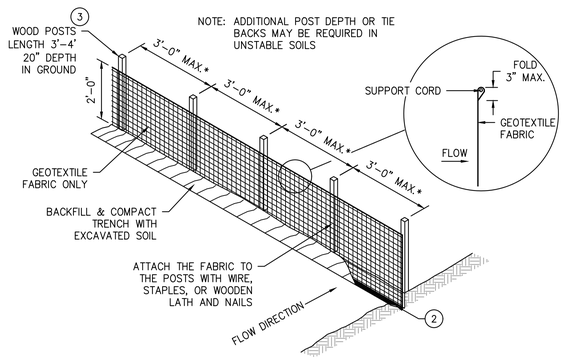
NOTES:

1. TAPER BOTTOM OF BAG TO MAINTAIN 3" OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE 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 2" 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.

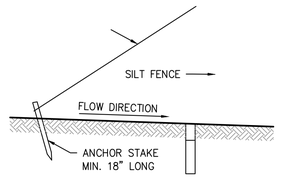
MAINTENANCE NOTES:

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.

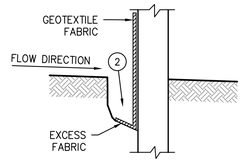
This drawing based on Wisconsin Department of Transportation Standard Detail Drawing 8 E 9–6.



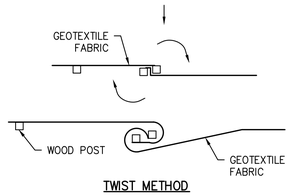
NOTE: 8'–0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.



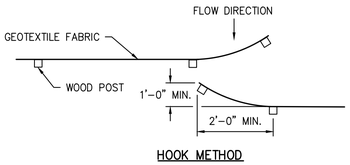
SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)



TRENCH DETAIL



TWIST METHOD



HOOK METHOD

JOINING TWO LENGTHS OF SILT FENCE

GENERAL NOTES:

1. HORIZONTAL BRACE REQUIRED WITH 2" x 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
2. TRENCH SHALL BE A MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1–1/8" x 1–1/8" OF OAK OR HICKORY.
4. SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.
5. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS:
   A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180°
   B) HOOK THE END OF EACH SILT FENCE LENGTH.
6. SILT FENCE SHALL BE INSTALLED USING CURRENT WisDOT STANDARDS AT THE TIME OF CONSTRUCTION.

SILT FENCE

IMPROVEMENT PLANS FOR
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LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

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2	CITY REVIEW COMMENTS #1	TCL	08-04-23

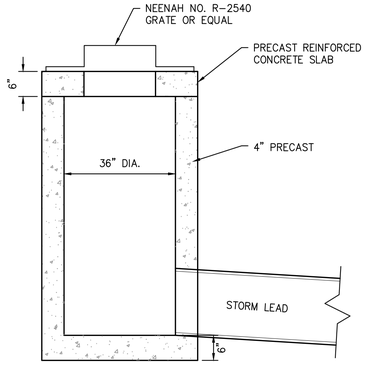
ISSUED FOR REVIEW

PLAN DATE 03.04.19
DESIGNED BY DKV

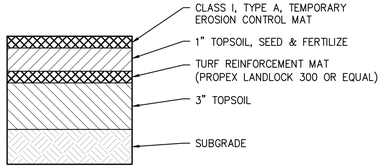
0 N/A
SCALE

PROJECT NO.
19.0004

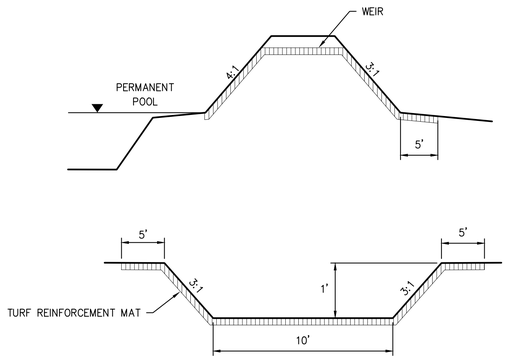
SHEET NO.
C501



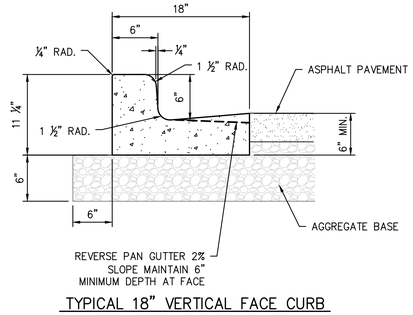
INLET



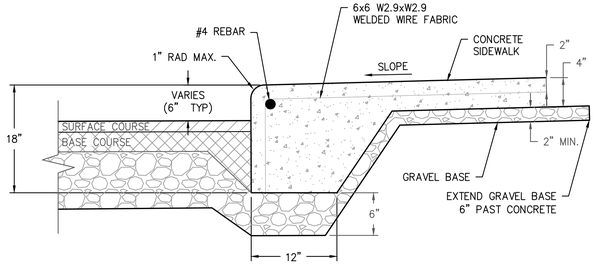
TURF REINFORCEMENT MAT



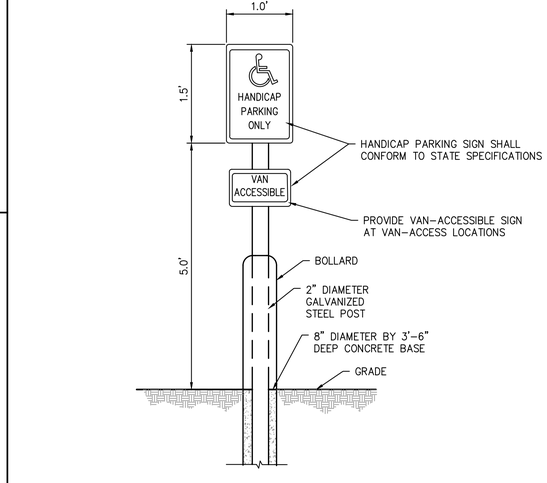
EMERGENCY SPILLWAY



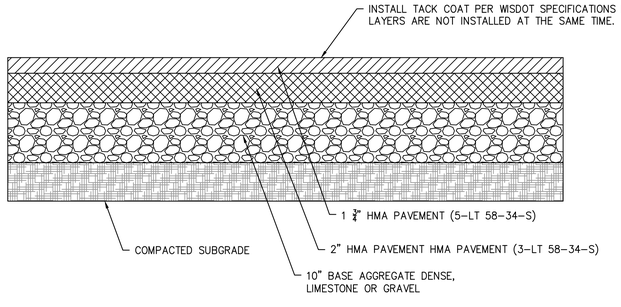
TYPICAL 18" VERTICAL FACE CURB
NOTE: DEPTH OF FACE MAY VARY



INTERGAL CURB/WALK

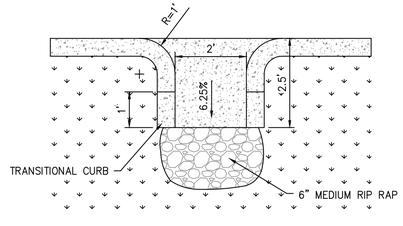


ADA PARKING SIGN



PAVING NOTES:
1. CONTRACTOR TO THOROUGHLY COMPACT SUBGRADE.
2. PROOF ROLL SITE TO IDENTIFY UNSATISFACTORY SOILS.

ASPHALT PAVEMENT SECTION



CONCRETE CURB CUT/FLUME
WITH CURB

IMPROVEMENT PLANS FOR
WVRC EMERGENCY VET
CITY OF PEWAUKEE, WI

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

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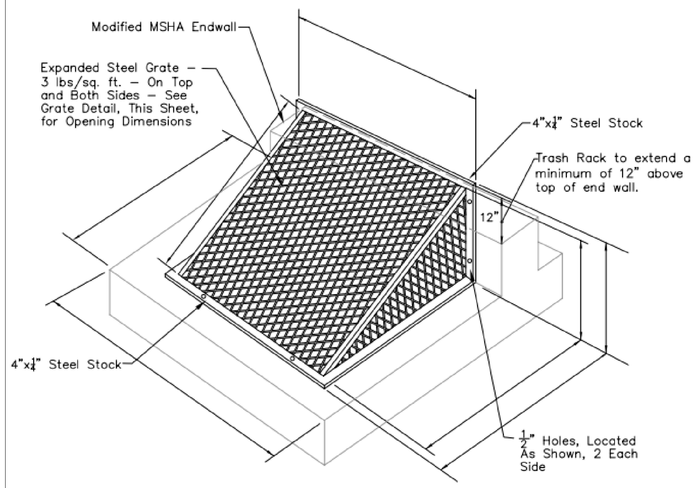
ISSUED FOR REVIEW

PLAN DATE 03.04.19
DESIGNED BY DKV

0 N/A
SCALE

PROJECT NO.
19.0004

SHEET NO.
C502

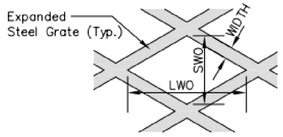


GENERAL NOTES FOR END WALL

1. FOR DIMENSIONS NOT MODIFIED, DETAILS AND SPECIFICATIONS, SEE MSHA STANDARD NO. MD–354.01 ENDWALL FOR___" DIAMETER PIPE.
2. PIPE TO BE CENTERED HORIZONTALLY IN ENDWALL WITH INVERT AT TOP OF FOOTER.

GENERAL NOTES FOR TRASH RACK

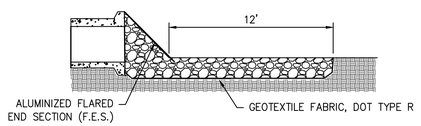
1. STEEL TO CONFORM TO ASTM A–36.
2. ALL SURFACES TO BE HOT–DIPPED GALVANIZED AFTER FABRICATION.
3. TRASH RACK(S) TO BE FASTENED TO WALL WITH 3/8" STAINLESS STEEL ANCHOR BOLTS AND THREADED INSERTS. TRASH RACK(S) TO BE HINGED AT A MIN. OF TWO POINTS TO THE CONCRETE BASE.
4. TRASH RACK(S) TO BE CENTERED OVER OPENING.
5. IF WIDTH OF TRASH RACK EXCEEDS 3' A BRACE MUST BE PROVIDED IN THE CENTER OF THE TRASH RACK.
6. FABRICATOR MAY MODIFY COMPONENTS OF TRASH RACK FRAME TO IMPROVE CONSTRUCTABILITY OF TRASH RACK. MODIFICATIONS MUST BE APPROVED BY MCDPS PRIOR TO FABRICATION.



Expanded Steel Grate Opening Detail
Not To Scale

LBS/SF	LWO	SWO	WIDTH
2.5	2.28"	1.03"	.203"
3.0	3.44"	.940"	.264"

FRONT VIEW



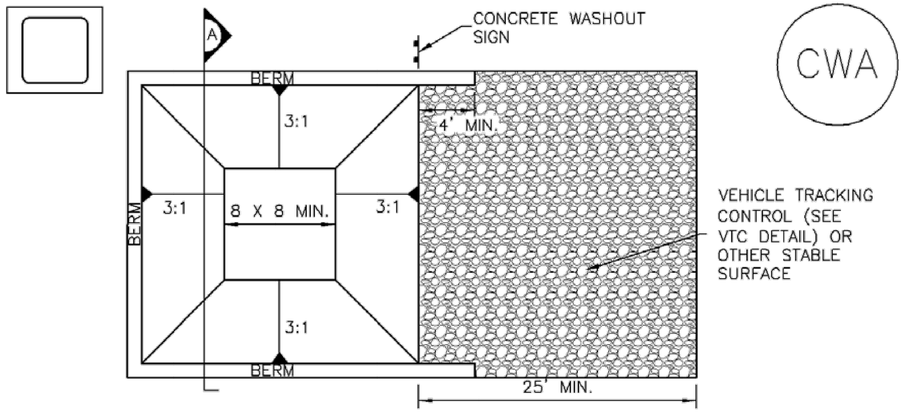
SECTION A–A

NOTES:

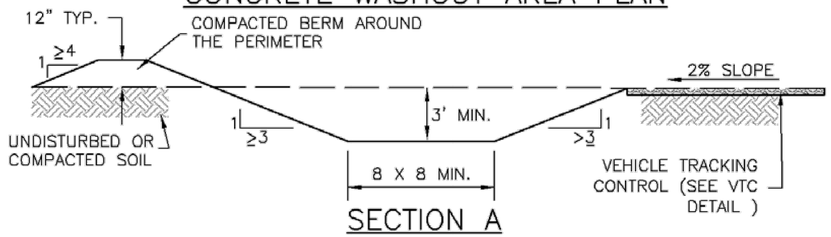
1. EXCAVATE TO ONE FOOT BELOW PIPE OUTLET AND WIDEN CHANNEL TO THE REQUIRED RIP–RAP THICKNESS FOR EACH APRON. FOUNDATION TO BE CUT TO ZERO GRADE AND SMOOTHED.
2. PLACE FILTER CLOTH ON BOTTOM AND SIDES OF PREPARED FOUNDATION. ALL JOINTS TO OVERLAP A MINIMUM OF ONE FOOT.
3. EXERCISE CARE IN RIP–RAP PLACEMENT TO AVOID DAMAGE TO FILTER FABRIC.
4. PLACE RIP–RAP ON ZERO GRADE, TOP OF RIP–RAP TO BE LEVEL WITH PROPOSED OUTLET NO OVERFALL AT ENDS.
5. RIP–RAP SHALL BE MEDIUM RIP–RAP IN ACCORDANCE WITH SECTION 606 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
6. IMMEDIATELY AFTER CONSTRUCTION, STABILIZE ALL DISTURBED AREAS WITH VEGETATION.
7. LINE CHANNEL TO TOP OF BANKS FOR A DISTANCE OF 12' DOWNSTREAM. NO RESTRICTION OF CHANNEL CROSS SECTION SHOULD EXIST.

FLARED END SECTION AND RIP–RAP

Concrete Washout Area (CWA) MM-1



CONCRETE WASHOUT AREA PLAN



SECTION A

CWA–1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –CWA INSTALLATION LOCATION.

2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.

3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.

4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.

5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.

6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.

7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.

8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

IMPROVEMENT PLANS FOR
WVRC EMERGENCY VET
CITY OF PEWAUKEE, WI

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

CONSTRUCTION DETAILS

NO.	REVISIONS	BY	DATE
1	UPDATED SITE PLAN	TCL	06-09-23
2	CITY REVIEW COMMENTS #1	TCL	08-04-23

ISSUED FOR REVIEW

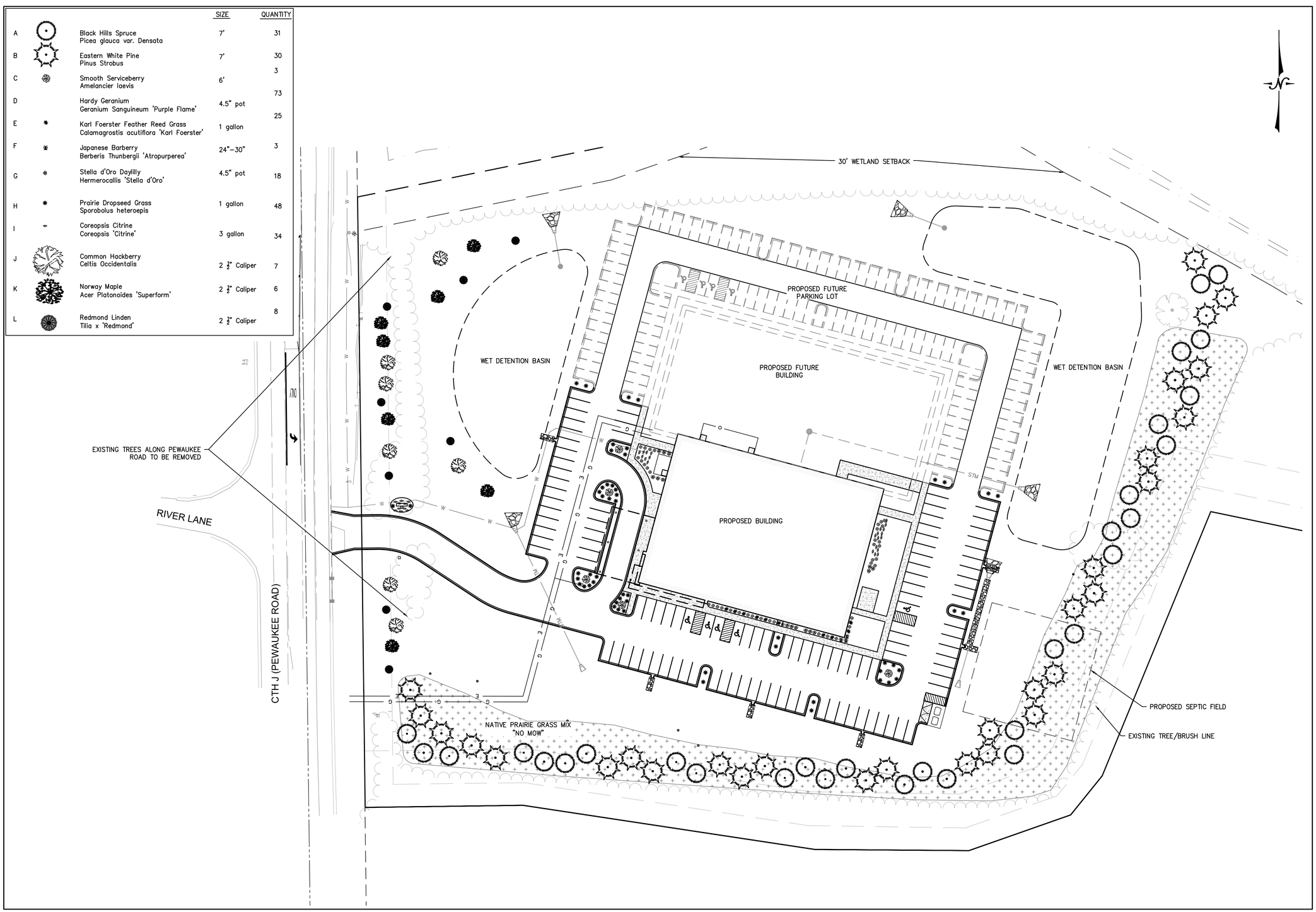
PLAN DATE 03.04.19
DESIGNED BY DKV

0 N/A
SCALE

PROJECT NO.
19.0004

SHEET NO.
C503

		SIZE	QUANTITY
A	Black Hills Spruce Picea glauca var. Densata	7'	31
B	Eastern White Pine Pinus Strobus	7'	30
C	Smooth Serviceberry Amelancier laevis	6'	3
D	Hardy Geranium Geranium Sanguineum 'Purple Flame'	4.5" pot	73
E	Karl Foerster Feather Reed Grass Calamagrostis acutiflora 'Karl Foerster'	1 gallon	25
F	Japanese Barberry Berberis Thunbergii 'Atropurperea'	24"–30"	3
G	Stella d'Oro Daylilly Hermerocallis 'Stella d'Oro'	4.5" pot	18
H	Prairie Dropseed Grass Sporobolus heteroepis	1 gallon	48
I	Coreopsis Citrine Coreopsis 'Citrine'	3 gallon	34
J	Common Hackberry Celtis Occidentalis	2 ½" Caliper	7
K	Norway Maple Acer Platonoides 'Superform'	2 ½" Caliper	6
L	Redmond Linden Tilia x 'Redmond'	2 ½" Caliper	8



IMPROVEMENT PLANS FOR
WVRC EMERGENCY VET
CITY OF PEWAUKEE, WI

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

LANDSCAPE PLAN

NO.	REVISIONS	BY	DATE
1	UPDATED SITE PLAN	TCL	06-09-23

ISSUED FOR REVIEW

PLAN DATE 03.04.19
DESIGNED BY DKV

0 40'
SCALE

PROJECT NO.
19.0004

SHEET NO.
L701

FILENAME: P:\shared\1 – Projects\2019\19.0004 Keller – WVRC Emergency Vet – Pewaukee\CAD\Sheets\19.0004 LS.dwg

PLOT DATE: 8/4/2023 3:48 PM

SHEET INDEX

C1.0 CONCEPTUAL SITE PLAN

A1.1 FLOOR PLAN (TENANT)
A2.0 ELEVATIONS

BUILDING & FIRE AREA SQUARE FOOTAGES

FLOOR AREAS	EXISTING	NEW	SUB-TOTAL
SECOND FLOOR	------ S.F.	------ S.F.	------ S.F.
FIRST FLOOR	------ S.F.	25,704 S.F.	25,704 S.F.
CANOPIES (COLUMN SUPPORTED)	------ S.F.	2,301 S.F.	2,301 S.F.
BASEMENT	------ S.F.	------ S.F.	------ S.F.
BUILDING AREA SUB-TOTALS	------ S.F.	28,005 S.F.	28,005 S.F.
MEZZANINES	------ S.F.	------ S.F.	------ S.F.
FIRE AREA TOTALS	------ S.F.	28,005 S.F.	28,005 S.F.
REMODEL AREA TOTALS	------ S.F.	--% OF BUILDING AREA	

BUILDING CODE ANALYSIS

PROJECT ADDRESS
Pewaukee Rd, Pewaukee, WI, 53188

APPLICABLE CODES
2015 International Building Code (w/ WI Amendments)
2015 IECC

OCCUPANCY
B-Business
Accessory Use
?-?
Incidental Use

High-Piled Combustible Storage NO
Hazardous Materials NO
Multiple Control Areas NO

HEIGHT & AREA
Building Height: -'--" Maximum Allowed: 75'-0"
Number of Stories: 1 Maximum Allowed: 4
Total Building Area: 28,005 S.F. Maximum Allowed: 92,000 S.F.
Total Fire Area: 28,005 S.F. Maximum Allowed: -,--- S.F.
Mixed
Unlimited Area Building NO

CONSTRUCTION TYPE
Construction Classification IIB (CONVENTIONAL STEEL)
Fire Separation Distance -'--"

FIRE PROTECTION SYSTEMS
Assumed Sprinkler Type NFPA 13
Fire Alarm System YES

MEANS OF EGRESS
Occupant Load --
Panic Hardware YES/NO

STRUCTURAL DESIGN
Risk Category 2
Design Loads
Roof Live Load 20 psf
Walk-on IMP Ceiling Live Load -- psf
Steel Framing
Collateral Load 3 psf (Verify HVAC RTUs)
Wood Truss
Top Chord Dead Load --psf
Bottom Chord Load --psf
Mezzanine/Second Floor/Basementoor/Mezz
Live Load -- psf
Point Load (Partition) -- psf
Snow Load Criteria
Ground Snow Load (Pg) 30 psf
Exposure Factor (Ce) --
Thermal Factor (Ct) --
Wind Loads
Wind Load 115 MPH
Surface Roughness B
Exposure Category 1.0
Earthquake Load Criteria
Soil Site Class D
Ss --
S1 --

PLUMBING SYSTEMS
Mens WC Required #
Womens WC Required #
Drinking Fountain Required #
Other Source YES
Ambulatory Stall Required NO

MECHANICAL SYSTEMS
NO SINGLE PIECE OF EQUIPMENT OVER 400,000 BTU
NO BOILERS OVER 15PSO AND 10 HORSEPOWER

SITE INFORMATION

SITE CONTENT

Building Size	28,005 S.F.	3.33%
Hard Surface	68,919 S.F.	8.21%
Green Space	742,477 S.F.	88.46%
Parcel Size (Approx.)	839,401 S.F.	19.27 Acres
Parking Provided	116 Proposed Stalls + 115 Future Stalls	
Area of Disturbance	-,--- S.F.	

ZONING
Property Zoning B3 (RE-ZONE)
Setbacks FY 25'-0" SY 20'-0" RY 35'-0"
Hard Surface Setback 50'-0" (From Residential)
Coverage Limit --%
Greenspace Requirement --%
Parking Required -- Stalls
Refuse Enclosure YES
RTU SCREENING YES

NORTH

PROPOSED SITE PLAN
1" = 40'-0"

0' 20' 40' 80' 160'

THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.

PROPOSED NEW FACILITY FOR:

e-WVRC EMERGENCY VET

PEWAUKEE, WISCONSIN

Keller
PLANNERS | ARCHITECTS | BUILDERS

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FAX (920) 766-5004

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PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS

1	03.20.2019	J. BOCHE
2	03.29.2019	J. BOCHE
3	05.19.2019	J. BOCHE
4	05.23.2023	I. HAUN
5	06.13.2023	I. HAUN
6		

PROJECT MANAGER: N. LAURENT
DESIGNER: C. MANSKE
DRAWN BY: I. HAUN
EXPEDITOR: -------
SUPERVISOR: -------
PRELIMINARY NO: P18241
CONTRACT NO: -------
DATE: 08.14.2018
SHEET: C1.0

e-WVRC EMERGENCY VET

PEWAUKEE, WISCONSIN

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Offices in the Twin Cities, Madison, Milwaukee and Wausau

CONCEPT ONLY

e-WVRC EMERGENCY VET

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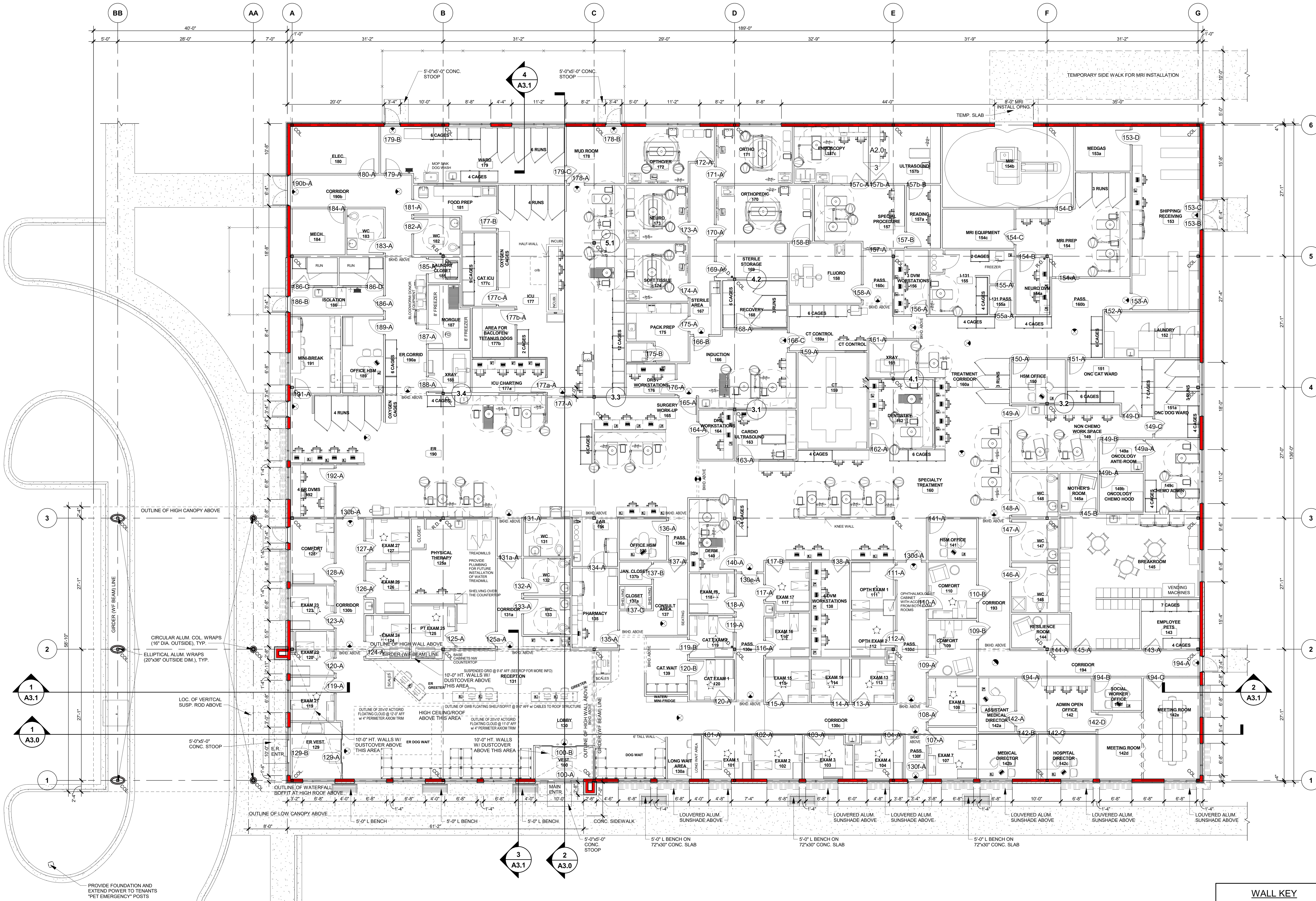
CONCEPT ONLY



TRUE NORTH

PLAN NORTH

FLOOR PLAN (TENANT)

3/32" = 1'-0"

WALL KEY

- NEW WALL/FURRING
- NEW MASONRY/ VENEER WALL
- NEW COOLER/ FREEZER WALLS
- NEW FOUNDATION WALL
- TYPICAL EXISTING WALL
- DEMO WALLS
- FIRE WALL OR FIRE BARRIER

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DRAWN BY: I. HAUN

EXPEDITOR: -------

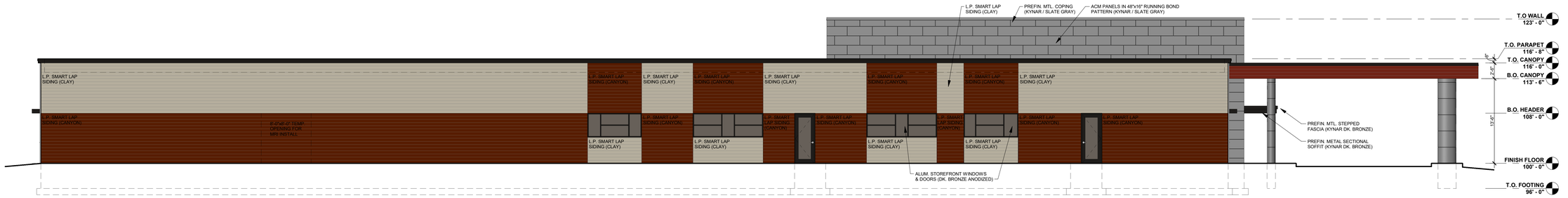
SUPERVISOR: -------

PRELIMINARY NO: P18241

CONTRACT NO: -------

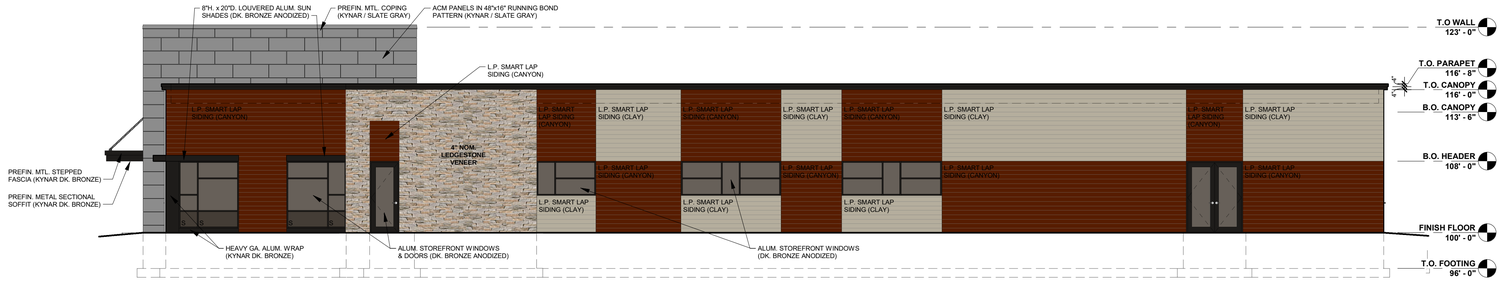
DATE: 08.14.2018

SHEET: A1.1



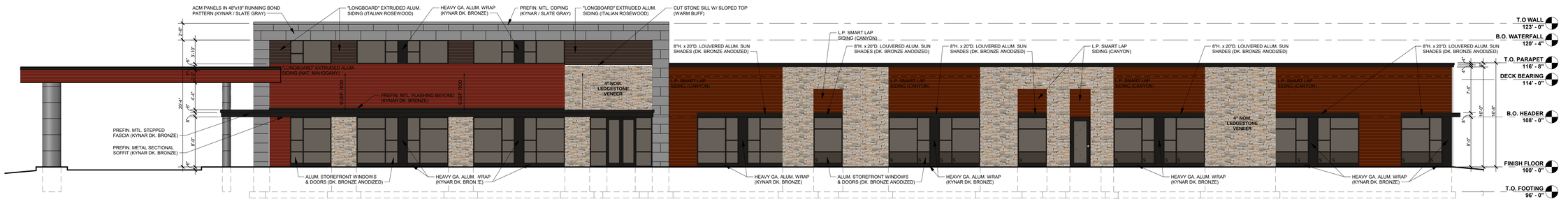
NORTH ELEVATION

1/8" = 1'-0"



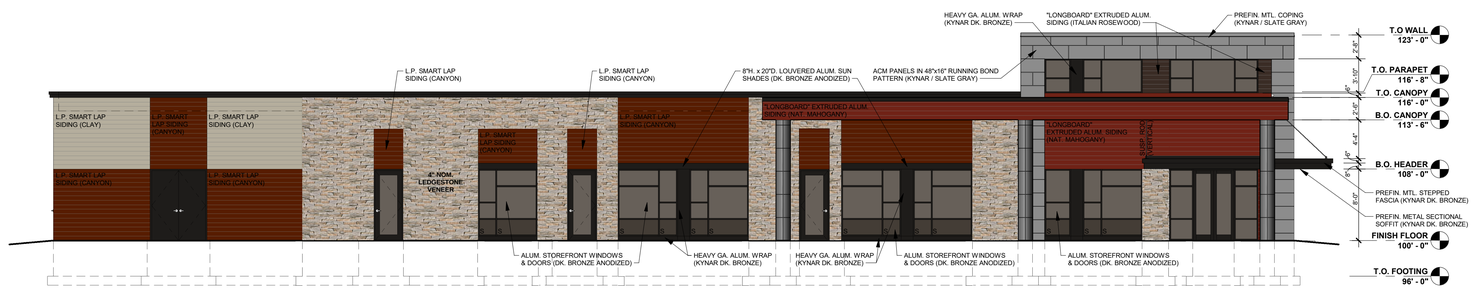
EAST ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"

DOOR & WINDOW VALUES		
WINDOWS:	U VALUE	0.--
	SHGC	0.--
	VT	0.--
DOORS: (SWINGING)	U VALUE	0.37
O.H. DOORS: (NON-SWINGING)	U VALUE	0.38
DOORS: (>50% GLAZING)	U VALUE	0.--
	SHGC	0.--
	VT	0.--

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DRAWN BY: I. HAUN

EXPEDITOR: -------

SUPERVISOR: -------

PRELIMINARY NO: P18241

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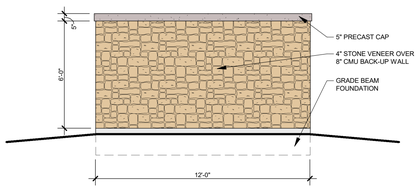
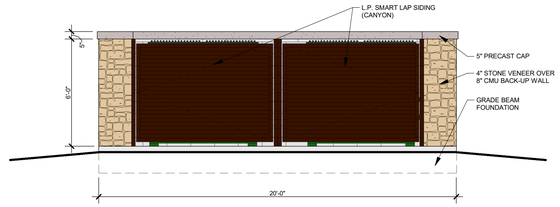
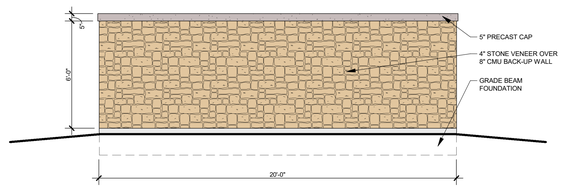


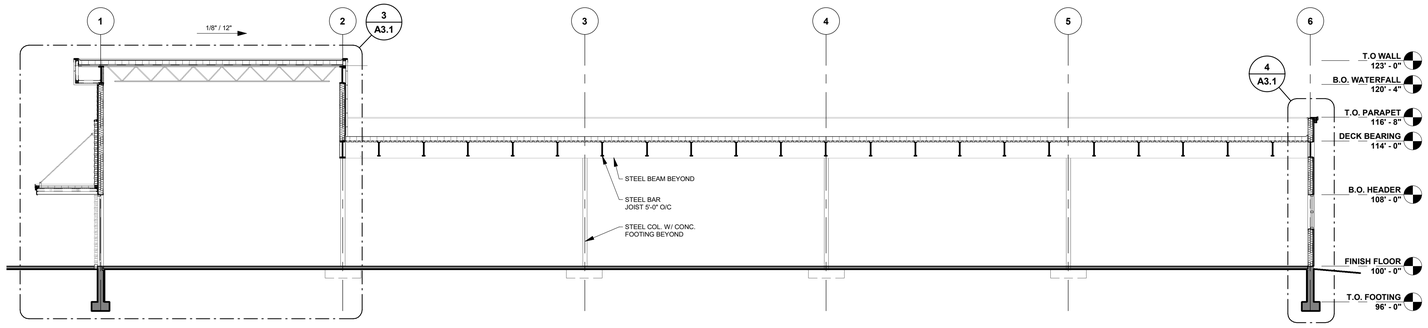
EAST - TRASH ENCLOSURE
1/4" = 1'-0"



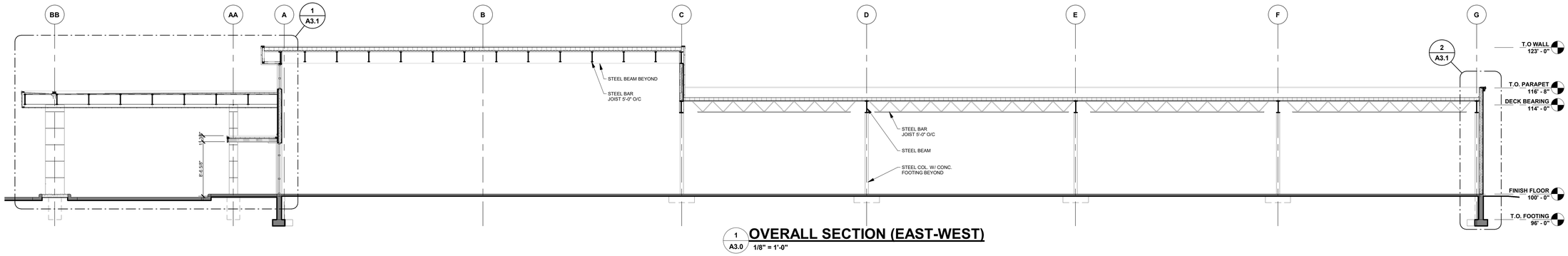
WEST - TRASH ENCLOSURE
1/4" = 1'-0"



NORTH/SOUTH - TRASH ENCLOSURE
1/4" = 1'-0"



2 A3.0 **OVERALL SECTION (NORTH-SOUTH)**
1/8" = 1'-0"



1 A3.0 **OVERALL SECTION (EAST-WEST)**
1/8" = 1'-0"

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PROPOSED NEW FACILITY FOR:

e-WVRC EMERGENCY VET

PEWAUKEE, WISCONSIN

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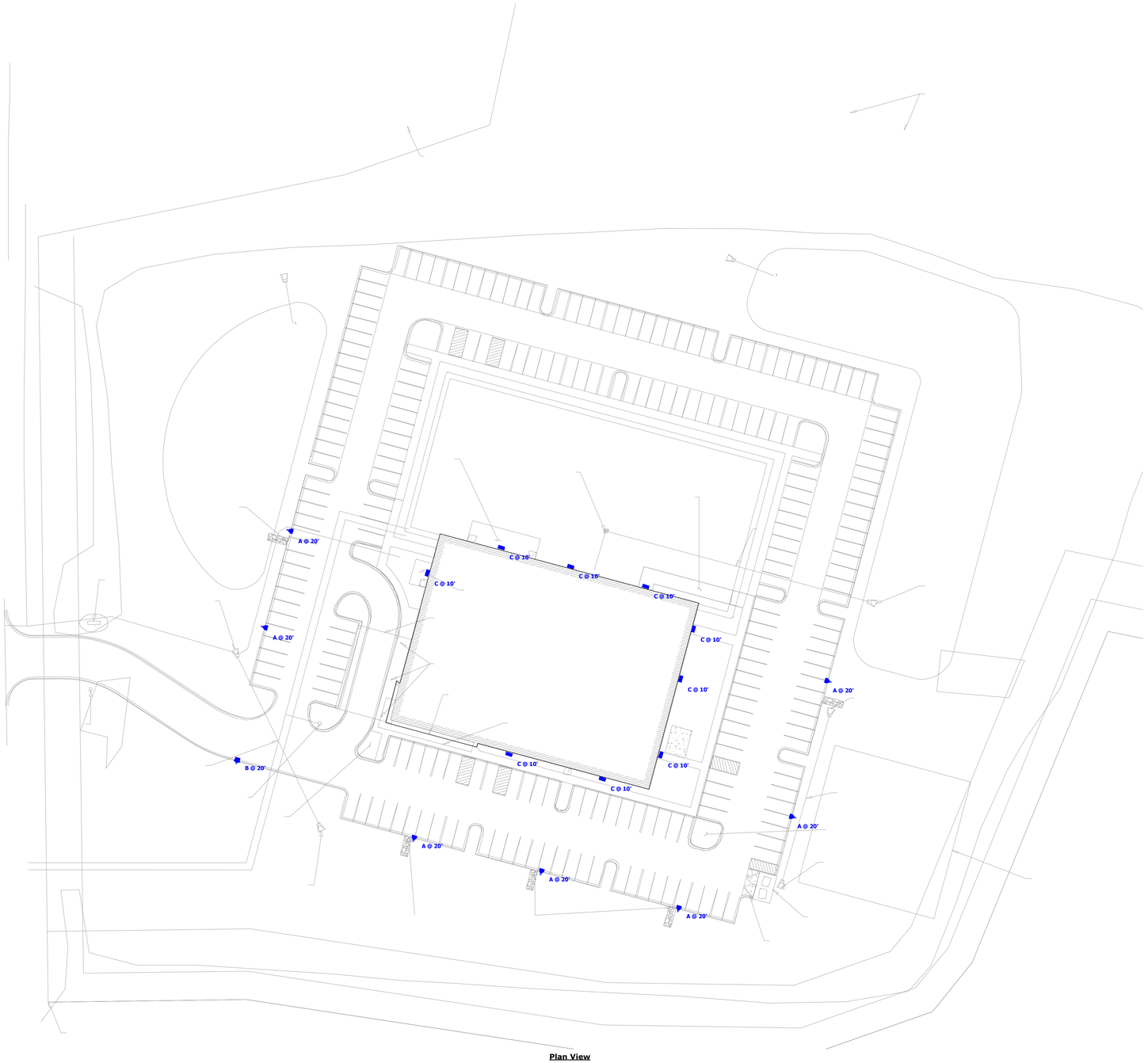
PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT MANAGER: N. LAURENT
DESIGNER: C. MANSKE
DRAWN BY: I. HAUN
EXPEDITOR: -------
SUPERVISOR: -------
PRELIMINARY NO: P18241
CONTRACT NO: -------
DATE: 08.14.2018
SHEET: A3.0



Plan View
Scale - 1" = 40ft

Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	A		7	OPTEC LED LIGHTING	OLA1-150-UNV-40-4	LED AREA SERIES SMALL 150W 4000K TYPE 4	1	19635	0.83	149.97	Max: 11658cd
	B		1	OPTEC LED LIGHTING	OLA1-150-UNV-40-3	LED AREA SERIES SMALL 150W 4000K TYPE 3	1	21015	0.83	150	Max: 10500cd
	C		9	OPTEC LED LIGHTING	OLWP3L-050-1200-UNV-40-4	LED WALLPACK SERIES 3 / LARGE	1	5149	0.83	47.8	Max: 4545cd

*No alternates allowed without prior approval from lighting designer and engineer of record.

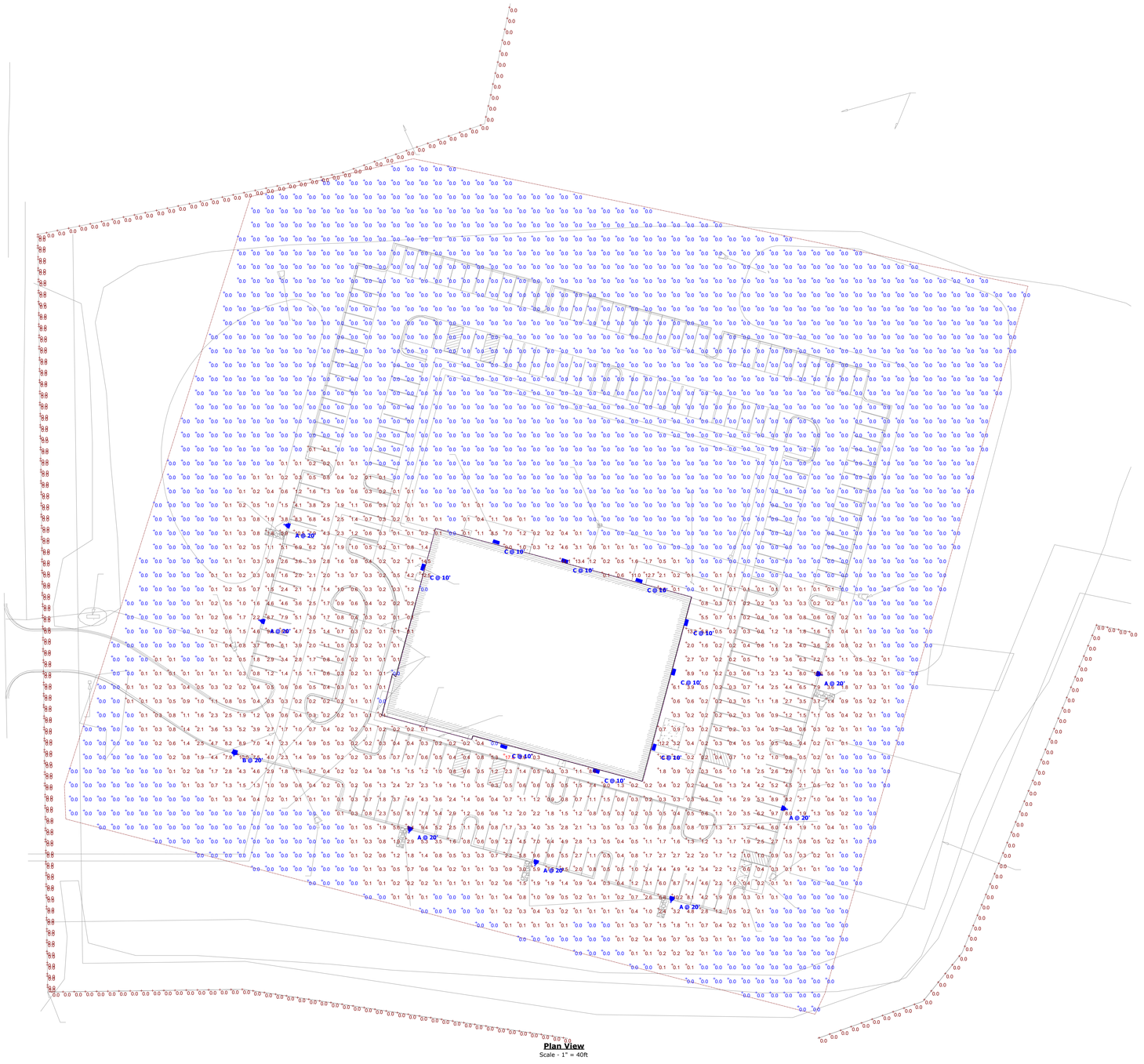
All light levels are approximate.
Values will vary due to actual LED/driver combinations, reflectances (currently set at 80/50/20), environmental conditions, and obstructions.
Calculations are based on our interpretation of information provided to us.
This design remains the property of Spectrum Lighting and may not be altered without written permission.

VISUAL

WVRC Emergency Vet
Pewaukee, WI

Designer
BGG
Date
07/31/2023
Scale
1" = 40'-0"
Drawing No.

Summary



Plan View
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*No alternates allowed without prior approval from lighting designer and engineer of record.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Property Line	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
General Lighting	+	0.6 fc	17.8 fc	0.0 fc	N/A	N/A

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SPECTRUM lighting

VISUAL

WVRC Emergency Vet
Pewaukee, WI

Designer
BGG
Date
07/31/2023
Scale
1" = 40'-0"
Drawing No.

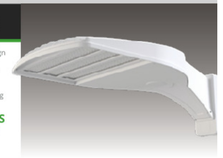
Summary

2 of 3

Optec LED LIGHTING

Catalog:
Project:
Type: A

Area Series (Small)



The OLA1 Small Series is a stylish aerodynamic area luminaire that fits within today's accepted design form factors. Excellent optical performance is achieved with Nichia brand LED's and engineered discrete optics. LED life is assured through efficient thermal coupling and dissipation via a durable, pressure die cast, low-copper alloy, aluminum housing. Engineered to last, all gaskets are anti-UV, anti-aging with no harmful out-gassing. All models come standard with a universal pole mount bracket or an optional wall surface box. Luminaries are available with a number of options including alternate CCT choices, finishes, photocells and occupancy sensors.

FEATURES

- LED Brand: Nichia
- Color Temperatures: 4000K & 5000K (Other CCT's are available upon request)
- CRI: 70
- Lumen Maintenance: L70 = 50,000 hours
- Full Cutoff (meets IDA criteria)
- Operating Temperature: -40˚ C (-40˚ F) to 40˚ C (104˚ F)
- Durable All Aluminum Pressure Die Cast Housing
- Powder Coat Finish
- Salt Fog Tested to 2500 hours / per ASTM B117
- IP65 Rated (wet listed / NEMA IEC 60529)
- Mounting: Universal Round or Square Pole, Wall Surface Box

ELECTRICAL SPECIFICATIONS

- Power Input: 120-277V (347-480V Optional)
- Power Factor: > 0.95
- THD: < 15%
- Surge Protection: 20 kV
- Control Options: 0-10V Dimming standard (Photocell and Occupancy Sensors Optional)

TESTS & CERTIFICATIONS

- ETL (UL 1598, UL 8750, NEMA C82.77)
- CSA (C22.2 No.250.0)
- RoHS Compliant
- Design Lights Consortium (Premium)
- 3G Vibration tested (ANSI C136.31)

WARRANTY

- 10-Year Warranty (parts or replacement)

PERFORMANCE SPECIFICATIONS

Distribution	Model / Wattage	Lumens		Bug Rating		
		4000K	5000K	B	U	G
Type 2	OLA1-080	10,801	10,960	3 *	0	1
	OLA1-120	15,840	16,200	3 *	0	2
	OLA1-150	19,800	20,250	3 *	0	2
Type 3	OLA1-080	11,600	11,760	2 *	0	2
	OLA1-120	16,561	16,920	3 *	0	2
	OLA1-150	20,549	21,000	3 *	0	2
Type 3L	OLA1-080	10,799	10,960	3 *	0	3
	OLA1-120	15,960	16,199	3 *	0	3
	OLA1-150	19,800	20,249	4 *	0	3
Type 3R	OLA1-080	10,799	10,960	3 *	0	3
	OLA1-120	15,960	16,198	3 *	0	3
	OLA1-150	19,800	20,250	4 *	0	3
Type 4	OLA1-080	10,596	10,794	2 *	0	2
	OLA1-120	15,472	15,712	2 *	0	2
	OLA1-150	19,046	19,349	3 *	0	2
Type 4L	OLA1-080	10,800	10,960	3 *	0	3
	OLA1-120	16,080	16,320	3 *	0	3
	OLA1-150	19,800	20,250	4 *	0	4
Type 4R	OLA1-080	10,800	10,960	3 *	0	3
	OLA1-120	16,080	16,320	3 *	0	3
	OLA1-150	19,781	20,250	4 *	0	4
Type 5	OLA1-080	10,032	10,185	4	0	3
	OLA1-120	15,049	15,278	4	0	3
	OLA1-150	18,811	19,097	5	0	4

* Backlight = 1 when BC (Backlight Control System) is applied.

Voltage (V)	Current (A)		
	80W	120W	150W
120	0.67	1.00	1.25
208	0.38	0.58	0.72
240	0.33	0.50	0.63
277	0.29	0.43	0.54
347	0.23	0.35	0.43
480	0.17	0.25	0.31

Optec LED LIGHTING

Area Series (Small)

ORDERING INFORMATION

EXAMPLE: OLA1-120-UNVL-50-4-SQ-BZ-PR-TL12

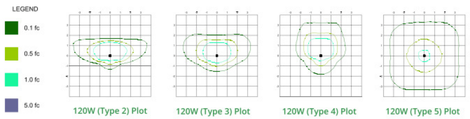
OLA1	150W	UNVL	40	4	SQ	***	

SERIES	WATTAGE	VOLTAGE	COLOR TEMP	DISTRIBUTION	MOUNTING	FINISH	CONTROLS / OPTIONS
OLA1 = Optec LED Area Light	080 = 80W 120 = 120W 150=150W	UNVL=120-277V UNVH =347-480V	30 = 3000K 40=4000K 50 = 5000K	2 = Type 2 3 = Type 3 3L = Type 3 Left 3R = Type 3 Right 4=Type 4 4L = Type 4 Left 4R = Type 4 Right 5 = Type 5	SQ = Square Pole/ RD = Round Pole/ WM = Wall Mount[1,2] TA = Tenon Adapter[3] LK = Leveling Kit[3]	WH = White BZ = Dark Bronze BL = Black NA = Natural Aluminum GM = Graphic Metallic CF = Custom Finish	CSWS = Occupancy Sensor (WattStopper) PR3 = Photocell Receptacle 3-pin PR5 = Photocell Receptacle 5-pin PR7 = Photocell Receptacle 7-pin WCS = Wireless Control (Synapse)[4] BP = Button Photocell 120-277V SP = Single Fuse (120V, 277V, 347V) DF = Double Fuse (220V, 240V, 480V) TLSC = Twist Lock Shorting Cap 924 = UL924 Relay TL12 = Twist Lock Photocell 120V[5] TL24 = Twist Lock Photocell 240V[5] TL27 = Twist Lock Photocell 277V[5] TL28 = Twist Lock Photocell 208V[5] TL34 = Twist Lock Photocell 340V[5] TL48 = Twist Lock Photocell 480V[5]

1 - For details, reference accessory data sheet.
2 - WM option requires SQ pole mount bracket (ordering example: SQ-WM)
3 - Leveling kit adjusts up by 5 degrees or down by 5 degrees
4 - OSWS = For Wattstopper PIR sensor information and options contact factory
5 - Photocell default = Fail in "ON" mode (unless otherwise specified). Contact factory for details

PHOTOMETRIC PERFORMANCE

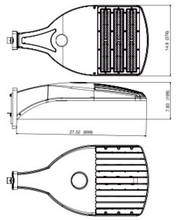
Isofootcandle plots = OLA1 120W model in 5000K CCT @ 30' mounting height. Distances are in units of mounting height.



120W (Type 2) Plot | 120W (Type 3) Plot | 120W (Type 4) Plot | 120W (Type 5) Plot

Published luminaire photometric testing performed to IESNA-79-08 standards

DIMENSIONS, WEIGHTS & EPA



Wattage	80W	120W	150W
Length (inches / mm)	27.52 / 699	27.52 / 699	27.52 / 699
Width (inches / mm)	14.8 / 376	14.8 / 376	14.8 / 376
Height (inches / mm)	7.83 / 199	7.83 / 199	7.83 / 199
Weight (lbs / kg)	19.4 / 8.8	19.4 / 8.9	20 / 9.1

Wattage	Effective Projected Area (EPA) in ft²				
80	0.96	1.92	1.81	2.77	3.63
120	0.96	1.92	1.81	2.77	3.63
150	0.96	1.92	1.81	2.77	3.63

Optec LED LIGHTING

Catalog:
Project:
Type: B

Area Series (Small)

The OLA1 Small Series is a stylish aerodynamic area luminaire that fits within today's accepted design form factors. Excellent optical performance is achieved with Nichia brand LED's and engineered discrete optics. LED life is assured through efficient thermal coupling and dissipation via a durable, pressure die cast, low-copper alloy, aluminum housing. Engineered to last, all gaskets are anti-UV, anti-aging with no harmful out-gassing. All models come standard with a universal pole mount bracket or an optional wall surface box. Luminaries are available with a number of options including alternate CCT choices, finishes, photocells and occupancy sensors.

FEATURES

- LED Brand: Nichia
- Color Temperatures: 4000K & 5000K (Other CCT's are available upon request)
- CRI: 70
- Lumen Maintenance: L70 = 50,000 hours
- Full Cutoff (meets IDA criteria)
- Operating Temperature: -40˚ C (-40˚ F) to 40˚ C (104˚ F)
- Durable All Aluminum Pressure Die Cast Housing
- Powder Coat Finish
- Salt Fog Tested to 2500 hours / per ASTM B117
- IP65 Rated (wet listed / NEMA IEC 60529)
- Mounting: Universal Round or Square Pole, Wall Surface Box

ELECTRICAL SPECIFICATIONS

- Power Input: 120-277V (347-480V Optional)
- Power Factor: > 0.95
- THD: < 15%
- Surge Protection: 20 kV
- Control Options: 0-10V Dimming standard (Photocell and Occupancy Sensors Optional)

TESTS & CERTIFICATIONS

- ETL (UL 1598, UL 8750, NEMA C82.77)
- CSA (C22.2 No.250.0)
- RoHS Compliant
- Design Lights Consortium (Premium)
- 3G Vibration tested (ANSI C136.31)

WARRANTY

- 10-Year Warranty (parts or replacement)

PERFORMANCE SPECIFICATIONS

Distribution	Model / Wattage	Lumens		Bug Rating		
		4000K	5000K	B	U	G
Type 2	OLA1-080	10,801	10,960	3 *	0	1
	OLA1-120	15,840	16,200	3 *	0	2
	OLA1-150	19,800	20,250	3 *	0	2
Type 3	OLA1-080	11,600	11,760	2 *	0	2
	OLA1-120	16,561	16,920	3 *	0	2
	OLA1-150	20,549	21,000	3 *	0	2
Type 3L	OLA1-080	10,799	10,960	3 *	0	3
	OLA1-120	15,960	16,199	3 *	0	3
	OLA1-150	19,800	20,249	4 *	0	3
Type 3R	OLA1-080	10,799	10,960	3 *	0	3
	OLA1-120	15,960	16,198	3 *	0	3
	OLA1-150	19,800	20,250	4 *	0	3
Type 4	OLA1-080	10,596	10,794	2 *	0	2
	OLA1-120	15,472	15,712	2 *	0	2
	OLA1-150	19,046	19,349	3 *	0	2
Type 4L	OLA1-080	10,800	10,960	3 *	0	3
	OLA1-120	16,080	16,320	3 *	0	3
	OLA1-150	19,800	20,250	4 *	0	4
Type 4R	OLA1-080	10,800	10,960	3 *	0	3
	OLA1-120	16,080	16,320	3 *	0	3
	OLA1-150	19,781	20,250	4 *	0	4
Type 5	OLA1-080	10,032	10,185	4	0	3
	OLA1-120	15,049	15,278	4	0	3
	OLA1-150	18,811	19,097	5	0	4

* Backlight = 1 when BC (Backlight Control System) is applied.

Voltage (V)	Current (A)		
	80W	120W	150W
120	0.67	1.00	1.25
208	0.38	0.58	0.72
240	0.33	0.50	0.63
277	0.29	0.43	0.54
347	0.23	0.35	0.43
480	0.17	0.25	0.31

Optec LED LIGHTING

Area Series (Small)

ORDERING INFORMATION

EXAMPLE: OLA1-120-UNVL-50-4-SQ-BZ-PR-TL12

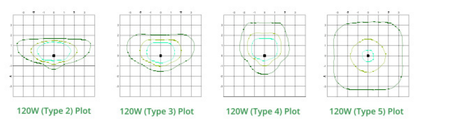
OLA1	150W	UNVL	40	3	SQ	***	

SERIES	WATTAGE	VOLTAGE	COLOR TEMP	DISTRIBUTION	MOUNTING	FINISH	CONTROLS / OPTIONS
OLA1 = Optec LED Area Light	080 = 80W 120 = 120W 150=150W	UNVL=120-277V UNVH =347-480V	30 = 3000K 40=4000K 50 = 5000K	2 = Type 2 3=Type 3 3L = Type 3 Left 3R = Type 3 Right 4 = Type 4 4L = Type 4 Left 4R = Type 4 Right 5 = Type 5	SQ = Square Pole/ RD = Round Pole/ WM = Wall Mount[1,2] TA = Tenon Adapter[3] LK = Leveling Kit[3]	WH = White BZ = Dark Bronze BL = Black NA = Natural Aluminum GM = Graphic Metallic CF = Custom Finish	CSWS = Occupancy Sensor (WattStopper) PR3 = Photocell Receptacle 3-pin PR5 = Photocell Receptacle 5-pin PR7 = Photocell Receptacle 7-pin WCS = Wireless Control (Synapse)[4] BP = Button Photocell 120-277V SP = Single Fuse (120V, 277V, 347V) DF = Double Fuse (220V, 240V, 480V) TLSC = Twist Lock Shorting Cap 924 = UL924 Relay TL12 = Twist Lock Photocell 120V[5] TL24 = Twist Lock Photocell 240V[5] TL27 = Twist Lock Photocell 277V[5] TL28 = Twist Lock Photocell 208V[5] TL34 = Twist Lock Photocell 340V[5] TL48 = Twist Lock Photocell 480V[5]

1 - For details, reference accessory data sheet.
2 - WM option requires SQ pole mount bracket (ordering example: SQ-WM)
3 - Leveling kit adjusts up by 5 degrees or down by 5 degrees
4 - OSWS = For Wattstopper PIR sensor information and options contact factory
5 - Photocell default = Fail in "ON" mode (unless otherwise specified). Contact factory for details

PHOTOMETRIC PERFORMANCE

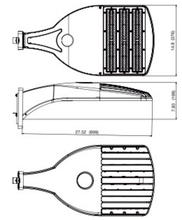
Isofootcandle plots = OLA1 120W model in 5000K CCT @ 30' mounting height. Distances are in units of mounting height.



120W (Type 2) Plot | 120W (Type 3) Plot | 120W (Type 4) Plot | 120W (Type 5) Plot

Published luminaire photometric testing performed to IESNA-79-08 standards

DIMENSIONS, WEIGHTS & EPA



Wattage	80W	120W	150W
Length (inches / mm)	27.52 / 699	27.52 / 699	27.52 / 699
Width (inches / mm)	14.8 / 376	14.8 / 376	14.8 / 376
Height (inches / mm)	7.83 / 199	7.83 / 199	7.83 / 199
Weight (lbs / kg)	19.4 / 8.8	19.4 / 8.9	20 / 9.1

Wattage	Effective Projected Area (EPA) in ft²				
80	0.96	1.92	1.81	2.77	3.63
120	0.96	1.92	1.81	2.77	3.63
150	0.96	1.92	1.81	2.77	3.63

Optec LED LIGHTING

Catalog:
Project:
Type: C

LED Wallpack Series 3 / Large

The OLWP3L series is a stylish wallpack that fits within todays accepted design form factors. Excellent optical performance is achieved with Luminus Brand COB LED arrays and PC metalized specular reflectors. Luminus arrays are ideal light sources due to low thermal resistance, excellent heat transfer and uniform spreading. Use of 95% efficient tempered glass lenses minimizes light loss. LED life is assured through efficient thermal coupling and dissipation via a durable, pressure die cast, low-copper alloy, aluminum housing. Engineered to last, all gaskets are anti-UV, anti-aging with no harmful out-gassing. Luminaries are available with a number of options including alternate CCT choices, color finishes, photocells and brackets.

FEATURES

- Luminus Brand COB Arrays
- Color Temperature: 4000K & 5000K (other CCT's are available upon request)
- CRI: 70
- Lumen Maintenance: L70 = 50,000 hours (at 25° C)
- Full Cutoff (meets IDA criteria)
- Operating Temperature: -40C (-40F) to 40C (104F)
- Durable All Aluminum Pressure Die Cast Housing
- Long Life Durable Powder Coat Finish (custom/other RAL colors are available upon request)
- IP65 Rated (wet listed)
- Mounting: Wall Surface (Other mounting options are available.)

ELECTRICAL SPECIFICATIONS

- Power Input 90-305V (347V & 480V optional)
- Drive Currents: 50W = 1200 mA
  80W = 1875 mA
- Efficacy: 50W = 108.36 lm/W
  80W = 108.82 lm/W
- Power Factor: > 95%
- THD: < 15%
- Surge Protection: 10 kV (optional)
- Control Options: 0-10V Dimming, Button Photocell

TEST & CERTIFICATIONS

- ETL (UL 1598)
- CSA (C22.2 No.250.0)
- RoHS Compliant
- Design Lights Consortium (Standard)

WARRANTY

- 5 - Year warranty (Parts or Replacement)

PERFORMANCE SPECIFICATIONS

Lens Type	Model / Wattage	Lumens	
		4000K	5000K
Type 4	OLWP3L - 050	5,149	5,149
	OLWP3L - 080	8,568	8,568

Drive Current	Wattage	Drive Current	Wattage
1200 mA	50	1875mA	80
Current (A) @ 120V	0.42	Current (A) @ 120V	0.67
Current (A) @ 208V	0.24	Current (A) @ 208V	0.38
Current (A) @ 240V	0.21	Current (A) @ 240V	0.33
Current (A) @ 277V	0.18	Current (A) @ 277V	0.29
Current (A) @ 347V	0.14	Current (A) @ 347V	0.23
Current (A) @ 480V	0.10	Current (A) @ 480V	0.17

*No alternates allowed without prior approval from lighting designer and engineer of record.

Optec LED LIGHTING

LED Wallpack Series 3 / Large

ORDERING INFORMATION

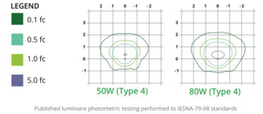
EXAMPLE: OLWP3L-050-UNV-50-4-SM-BZ-BP-SP

OLWP3L	050	UNV	40	4	SM	***	DM

SERIES	WATTAGE	VOLTAGE	COLOR TEMPERATURE	DISTRIBUTION	MOUNTING	FINISH	CONTROL / OPTIONS
Optec LED Wallpack (3 Generation Large)	050 = 50W (1200 mA) 080 = 80W (1875 mA)	UNV = 90-305V 347 = 347V 480 = 480V	40 = 4000K 50 = 5000K	4 = Type 4	SM = Surface Mount SP = Slip Fitter / Adjustable RA = Rigid Arm / Pole Mount	WH = White BZ = DK Bronze BL = Black SL = Silver CC = Custom Color	DM = 0-10V Dim BP = Button Photocell 120-277V SP = 10 kV Surge Protector

PHOTOMETRIC PERFORMANCE

Isofootcandle plots = OLWP3L 50W and 80W models in 5000K CCT @ 25' mounting height. Distances are in units of mounting height.

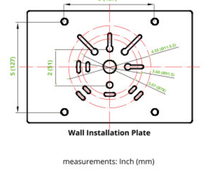


50W (Type 4) | 80W (Type 4)

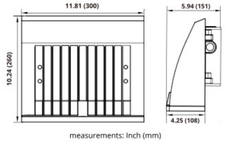
Published luminaire photometric testing performed to IESNA-79-08 standards

DIMENSIONS, WEIGHTS & MOUNTING

Wattage	50W	80W
Length (in" / mm)	11.81" / 300	11.81" / 300
Height (in" / mm)	12.04" / 260	12.04" / 260
Depth (in" / mm)	5.94" / 151	5.94" / 151
Weight (lbs / kg)	10.2 / 4.6	11.0 / 5



measurements: Inch (mm)



measurements: Inch (mm)

MOUNTING OPTIONS

Slip Fitter | Rigid Arm

All light levels are approximate.
Values will vary due to actual LED/driver combinations, reflectances (currently set at 80/50/20), environmental conditions, and obstructions.
Calculations are based on our interpretation of information provided to us.
This design remains the property of Spectrum Lighting and may not be altered without written permission.

SPECTRUM lighting

VISUAL

WVRC Emergency Vet
Pewaukee, WI

Designer BGG
Date 07/31/2023
Scale 1" = 40'-0"
Drawing No.
Summary

3 of 44

General:

1. Plans, calculations, and reports submitted for review (including electronic copies) shall be signed, sealed and dated by a registered by a registered Professional Engineer licensed in the State of Wisconsin.
2. Submittals must include electronic copies of construction plans, storm water management plan, and any models used during the design process.
3. Provide a copy of all required Wisconsin Department of Natural Resources (WDNR) and Department of Safety and Professional Services (DSPS) permits as they become available.
4. Provide a copy of all required Waukesha County permits prior to acceptance of the construction plans.

Construction Plans:

Sheet C002 – General Notes:

1. Revise General Note #6 to specify that 6 inches of topsoil should be placed. Done.
2. Include the "Winter Construction Site Erosion Control" notes from the City of Pewaukee Technical Standards in the construction plans. Done.
3. The construction sequence should provide additional details. The sequence should include installation of proposed basins, building construction, placement of pavement, and improvements within CTH J right-of-way. Construction sequence has been updated to include these details.
4. Rock excavation and dewatering may be necessary based on soil borings provided. Include notes outlining how these activities will take place if bedrock or groundwater is encountered. Note #13 outlines procedure for dewatering, if necessary.
5. Installation of the proposed entrance will require impacts to the existing roadway. Include details and notes outlining how paving and curb placement will take place. These need to align with Waukesha County requirements. General Notes #20 states the requirements for work within the existing roadway.
6. Include a note specifying that all slopes 4:1 or steeper must be stabilized with erosion control mat. Done, see General Notes #18.
7. Include a note specifying that the contractor is responsible for dust control and reference WDNR Technical Standard 1068. Done, see General Notes #19.

8. Include working hours for the City of Pewaukee in the general notes. These hours are 7:00 a.m. to 7:00 p.m. on weekdays. Work can only be performed on weekends or holidays with prior approval. Working hours for weekends/holidays are 8:00 a.m. to 7:00 p.m. Done, see General Note #21.

Sheet C101 – Site Plan:

1. The proposed entrance exceeds the maximum allowable width. Proposed commercial or industrial entrances shall not exceed 30 feet at the right-of-way and 36 feet at the roadway. Dimensions have been added to the plan. Driveway entrance has been changed and is now 36' wide. Grading has been updated to reflect these changes.
2. The site plan shows the future outline for this site to expand the proposed building. If this expansion were to take place, the proposed storm sewer would be below the building. Provide a note describing changes to the storm sewer which would be required if the future building expansion occurs. Notes added to site plan sheet detailing the removal of storm sewer under the future addition.
3. A concrete curb cut will be required along the east curb line near the proposed septic field (See Sheet C102 comments). Low point and corresponding curb cut has been added to the plans.
4. Identify that improvements within the CTH J right-of-way will be included in this project. A note has been added to see sheet C404 for all CTH J improvements.
5. Provide a wetland delineation report for mapped wetlands identified on the parcel. Wetland delineation map included in submittal.
6. Provide a table on this sheet showing the impervious area, pervious area, and ratio for the existing, proposed, and future conditions. Table has been added to the site plan.
7. The proposed site plan includes a septic field in the design. The City anticipates construction within the Sherwood Forest Subdivision, which will likely include a sanitary sewer extension within Kings Drive. This parcel abuts Kings Drive and would likely have a special assessment levied for the roadway and utility construction. Additionally, the parcel would be required to connect to the City's sanitary sewer system within 15 years following construction completion. Septic field to be designed by others. Future sanitary service will be considered during design of septic field system.

Sheet C102 – Grading Plan:

1. Adequate spacing is not provided between the back of the trash enclosure and the proposed 15-inch FES. The culvert pipe should be shifted to provide space, or the steep slope should be appropriately armored. Culvert has been moved north away from the trash enclosure and the swale has been extended in turn to ensure proper drainage.
2. Identify additional building and site linework as future or eliminate from this sheet. Grading shown does not reflect this future linework. Future site linework has been removed from the grading plan.
3. Proposed curb and gutter flange grades create a low point in the parking area north of the proposed dumpster enclosure. Revise grades or provide a curb cut at this location. Grading has been updated to create a low point with a corresponding curb cut.

4. Proposed curb and gutter flange grades near the parking at the front entrance are flat or back-pitched. Revise grades in this location to drain towards basin #1 as intended. Grading has been updated so that parking stalls flow towards Basin #1.
5. The slope of the southeast swale is less than 1 percent upstream and downstream of the proposed culvert. Revise this swale to have a minimum 1 percent slope. Swale has been revised to have a 1 percent slope.

Sheet C103 – Erosion Control Plan

1. Specify a location for the proposed tracking pad. Stone tracking pad has been added to the plan.
2. Show installation of riprap downstream of culverts and pond outlets on all sheets. Rip rap has been added to all sheets.
3. Show existing contours on erosion control plan. Existing contours have been added to the plan.
4. Include ditch checks along proposed swales including areas of concentrated flow created at toe of proposed slope. Ditch checks should also be installed upstream of all culverts. Ditch checks have been added to all swales and culverts at appropriate intervals.
5. Specify inlet protection type to be used. Type A should be used for all structures outside of the pavement, while type D should be used for all structures within the pavement. Inlet protections type has been specified on the plans.
6. Work is proposed within CTH J. Inlet protection should be included in storm structures immediately downstream from these improvements. Inlet protection has been added to both inlets directly downstream from the proposed work.
7. Silt fence should be extended to encompass proposed slopes leading out of the disturbance limits. Silt fence has been extended to encompass slopes.
8. Include dewatering notes and applicable details to the construction plans. See General Note #13 on sheet C002.

Sheet C401 – Pond Details – Basin #1:

1. Show 1-year, 2-year, 10-year, and 100-year storm elevations for the proposed basin in the cross section. Storm elevations have been added to cross section.
2. Show riprap at the proposed basin outlet pipe. Rip Rap shown at outlet pipe and called out in plan view.
3. Identify the emergency spillway in the plan view of the Basin #1 detail. The current contours shown do not reflect the 10-foot minimum emergency spillway width. Emergency spillway has been updated to be 20’ long and 10’ wide.
4. Specify the clay liner requirements. Include that the liner must be placed to the 10-year storm elevation. Clay liner notes have been added to the basin detail sheets.
5. Specify how and when the proposed basin will be stabilized. Stabilization notes have been added to the plan sheets and erosion control notes.
6. Include anti-seep collars on the Basin #1 outlet pipe. Anti-seep collar detail added and called out on pond detail plan view.
7. Show the contours for the proposed top of safety shelf and bottom of safety shelf. Safety shelf called out in plan view and contours labeled.

8. Include a trash grate on the proposed 4-inch orifice. Trash grate included in outlet structure detail.

Sheet C402 – Pond Details – Basin #2:

1. Show 1-year, 2-year, 10-year, and 100-year storm elevations for the proposed basin in the cross section. Storm elevations have been added to cross section.
2. Show riprap at the proposed basin outlet pipe. Rip Rap shown at outlet pipe and called out in plan view.
3. Identify the emergency spillway in the plan view of the Basin #2 detail. The current contours shown do not reflect the 10-foot minimum emergency spillway width. Emergency spillway called out and has a length of 20' and a width of 10'.
4. Specify the clay liner requirements. Include that the liner must be placed to the 10-year storm elevation. Clay liner notes have been added to the basin detail sheets.
5. Specify how and when the proposed basin will be stabilized. Stabilization notes have been added to the plan sheets and erosion control notes.
6. Include anti-seep collars on the Basin #2 outlet pipe. Anti-seep collar detail added and called out on pond detail plan view.
7. Show the contours for the proposed top of safety shelf and bottom of safety shelf. Safety shelf called out in plan view and contours labeled.
8. Include a trash grate on the proposed 4-inch orifice. Trash grate included in outlet structure detail.

Sheet C404 – Intersection Detail:

1. Asphalt pavement structure for the existing roadway would typically be 5 HT 58-28S surface course and 3 HT 58-28S binder course. This pavement structure must conform to Waukesha County requirements. Pavement structure has been updated.
2. All improvements within CTH J shall be approved by Waukesha County. Required permits must be included prior to construction plan approval. Permit is included in submittal package.

Sheet C501 – Construction Details:

1. Show the location and details for the proposed concrete washout on site. Concrete washout has been added to sheet C103, and a detail has been added to sheet C503.
2. Revise inlet protection detail to show type A and type D inlet protection. All inlet protection placed on site should be type A or type D. Inlet protections details for type A and D have been added to sheet C501.
3. Include a detail for the proposed orifice trash grate. Detail has been added to sheet C503.
4. Revise the end section and riprap detail to show placement of medium riprap following the flared end section. Detail has been updated from light riprap to medium riprap.

Sheet C502 – Construction Details:

1. A concrete apron should be included behind the proposed curb cuts to prevent undercutting of the curb and gutter.

2. A detail for a 4-inch underdrain is included on the sheet. Where is this underdrain intended to be installed? There is not a 4-inch underdrain in the plans, the detail has been removed from the plans.

Stormwater Management Plan

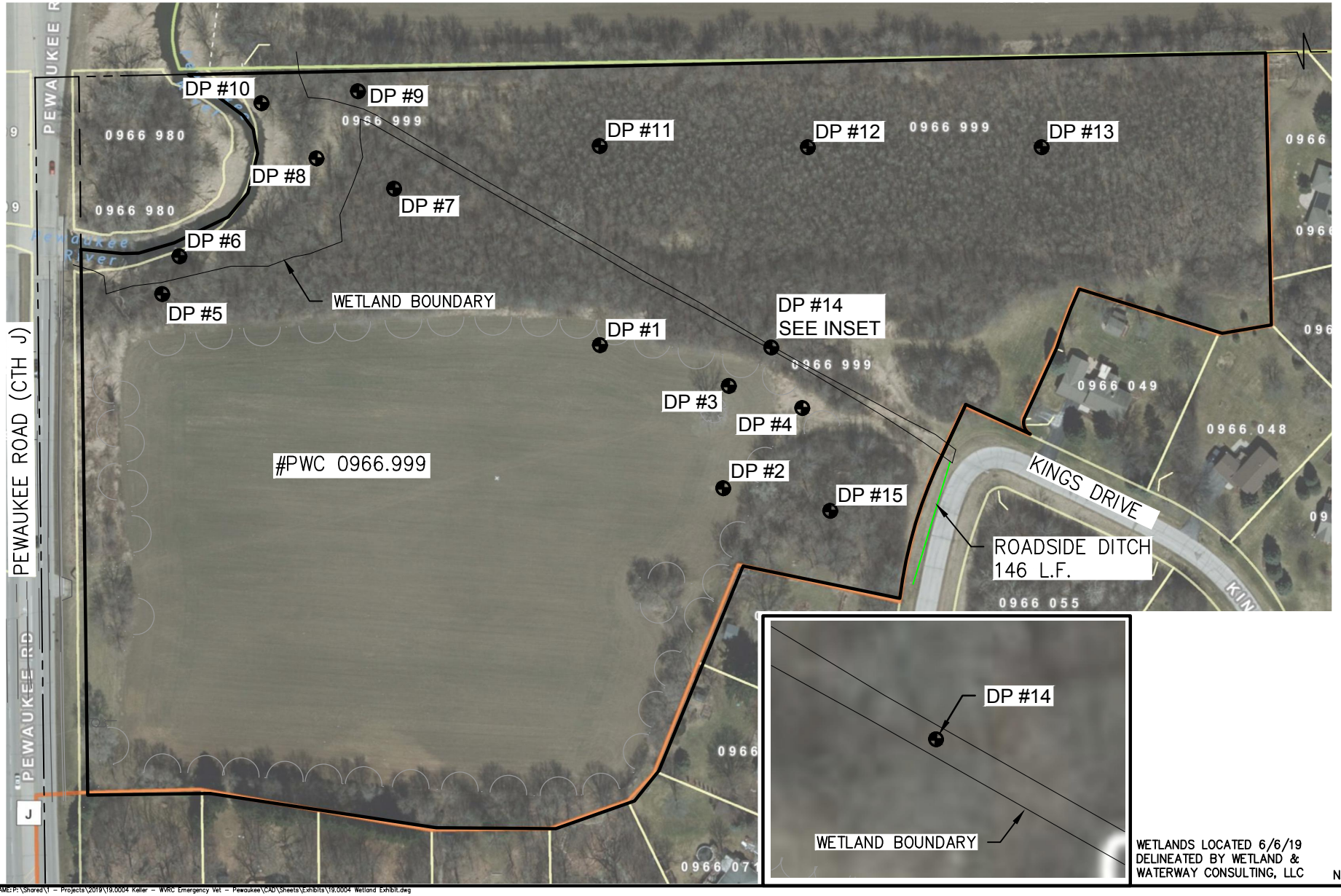
1. The following items were omitted from this submittal and need to be included with any future submittals:
    a. Electronic copies of any modeling files. We will include in submittal.
    b. Draft Stormwater Maintenance Agreement. We will include in submittal.
    c. Emergency spillway calculations showing the spillways can convey the 100-year undetained flow to their respective basin. We will include in submittal.
    d. WDNR permits and calculations. We will apply for NOI and submit when we receive it.
2. Revise the reference in the Analysis Methods from "Walworth County" to "Waukesha County". Updated reference to Waukesha County.
3. Revise the design rainfall values shown in Table 1 to match rainfall values in the City of Pewaukee Technical Standards.
   Table 1 has been updated to match City of Pewaukee Technical standards.
4. Submittals must include a scalable pre-development conditions exhibit, which shows all watersheds and watershed information, all time of concentration lines and data, and any other information pertinent to the proposed conditions modeling. Exhibit has been included in updated SWMP.
5. Submittals must include a scalable proposed conditions exhibit which shows all watersheds and watershed information, all time of concentration lines and data, and any other information pertinent to the proposed conditions modeling. Exhibit has been included in updated SWMP.
6. Revise the area analyzed for the HydroCAD modeling to include the entire parcel and any off-site drainage contributing to the parcel. WinSLAMM modeling should include the area of disturbance and any off-site drainage. Off-site drainage can be included in the WinSLAMM model with zero contaminants loading. Updated HydroCAD and WinSLAMM models to match. This way there is a direct comparison/similarity to the peak flow data and water quality data.
7. Limit the length of sheet flow to 100 feet in any time of concentration calculations. Sheet flow has been limited to 100 feet maximum.
8. Revise the Basin #1 and Basin #2 geometry to provide 1-foot of freeboard between the 100-year storm elevation in the basins and the emergency spillway, as outlined in the City of Pewaukee Technical Standards. 1' of freeboard has been achieved in both basins.
9. Revise the width of emergency spillways shown in plan view to provide a minimum width of 10 feet. Slopes between the top of the berm and emergency spillway shall be a maximum slope of 4:1. The gap between top of berms contours shall be a minimum of 18 feet to account for the spillway width and slopes. Emergency spillways have been updated to be 20' long and 10' wide.
10. Revise the proposed drainage areas to accurately reflect proposed grading. Multiple areas of proposed grading will not drain to either stormwater Best Management Practice (BMP). The HydroCAD and WinSLAMM should be revised to include the revised drainage areas. Additionally,

off-site drainage areas should be included as separate drainage areas. Updated proposed drainage areas to include undetained areas as part of the model.

11. Include an image in the WinSLAMM modeling results of the routing used within the WinSLAMM program. WinSLAMM routing diagram included in updated SWMP.
12. Provide an exhibit showing only the drainage areas included in the WinSLAMM modeling, as it will likely be different from the proposed drainage areas used for the HydroCAD modeling. Updated HydroCAD and WinSLAMM models to match. This way there is a direct comparison/similarity to the peak flow data and water quality data.
13. Revise the Basin #1 sharp-crested weir height and length to match the proposed design. Updated emergency spillway designs to match the plan.
14. Revise the Basin #2 sharp-crested weir height and length to match the proposed design. Updated emergency spillway designs to match the plan.
15. The report indicates that infiltration is not incorporated into the design due to shallow bedrock and the Hydraulic Soil Group of soils present onsite. Borings do not appear to indicate bedrock would hinder installation of infiltration practices. Filtering layers can be utilized if necessary. If a Maximum Extent Practicable (MEP) request is being made, the design team must complete the site evaluation process outlined in WDNR Technical Standard 1002, preferably utilizing a double-ring infiltrometer. Future submittals will need to include completed DSPS SBD-10793 forms and other documentation to support the MEP request. If a MEP request is granted, the site would still be required to implement vegetated swales or buffer strips to encourage infiltration on site. Historically silty clayey soils as described in the exiting soil borings are not conducive of infiltration. We will be submitting for an NOI and the wDNR is likely to give us an exemption on infiltration requirements due to the soil complex. We will follow up with wDNR coordination.
16. The 10-year storm peak elevation in Basin #1 is 843.91 and the downstream invert of the culvert leading to this basin is 842.95. Capacity calculations for this culvert must include a tailwater condition. Tailwater condition will be considered in calculation.

WETLAND EXHIBIT

TOTAL PROJECT AREA = 18.59 ACRES
TOTAL ACREAGE OF WETLANDS = 39,565 S.F.



WETLANDS LOCATED 6/6/19
DELINEATED BY WETLAND &
WATERWAY CONSULTING, LLC

19.0004
6/26/19
NOT TO SCALE

FILENAME:P:\Shared\1 - Projects\2019\19.0004 Keller - WVRC Emergency Vet - Pewaukee\CAD\Sheets\Exhibits\19.0004 Wetland Exhibit.dwg

WAUKESHA COUNTY DEPARTMENT OF PUBLIC WORKS

PERMIT NO. **A2019-29**

PERMIT FOR MINOR ALTERATIONS ALONG COUNTY TRUNK HIGHWAYS
PERMIT TO CONSTRUCT PRIVATE ACCESS OR PUBLIC ROAD ENTRANCE
PERMIT TO EXCAVATE AND/OR FILL ON HIGHWAY RIGHT OF WAY

Name and Address of Permitee

WVRC Veterinary Referral Center
360 Bluemound Road
Waukesha, WI 53188

Purpose of Proposed Work
Private driveway access for a Veterinary Center

County Trunk Highway **J**

Location **NW** 1/4 Sec. **26** T **7 N** R **19 E**

Pipe Size for Private or Public Road Access

Diameter: in. X in. Length: ft.

Permit Expiration Date **11/1/2019**

Apron Endwalls Required: **No**

Detailed Description of Work and/or Special Conditions

Construct access in accordance with the permit stipulations listed below as well as those on the attached conditions.

The proposed work has been inspected by a representative of the Waukesha County Department of Public Works, as provided by Section 86.07 (2) Wisconsin Statutes. A Permit therefore is granted, subject to the following conditions and any attached hereto.

1. **Payment of the permit fee in the amount of $820.00 Permit approved date: 6/11/2019**

2. The roadway shall be ke kept open for traffic on a minimum of one (1) lane in each direction at all times. There shall be no interference with traffic due to the placing of excavated material or machinery on the lanes kept open for traffic. Should such work be necessary, proper barricades, signs, lights, and flagmen shall be provided and maintained at all locations where construction and maintenance work interferes with the normal traffic use of the highway. All marking and signing provided for traffic control shall conform to the standards and specifications of the current use of the Manual of Uniform Control Devices, Part VI, Construction and Maintenance.

3. The Applicant, his successors or assigns, AGREES TO HOLD HARMLESS the County of Waukesha and its duly appointed agents and employees against any action for personal injury of property damage sustained by reason or exercise of this permit.

4. Any work performed by reason or exercise of this permit must comply with all Wisconsin laws and regulations as well as with all provisions of the Waukesha County Ordinance 146 56, as amended.

5. The entire cost of constructing, maintaining, removing, altering, or replacing the facility installed under this permit shall be the sole responsibility of the Applicant, his successors or assigns. The Department of Public Works does not assume any responsibility for the removal of clearance of snow, ice, or sleet of the opening of windrows of such material, upon any portion of any access point along any county trunk highway, even though snow, ice, or sleet, is deposited windrowed on said access point by its authorized representatives engaged in normal winter maintenance operations.

6. The Department of Public Works reserves the right to make such changes, additions and relocations with the statutory limits on the right of way as it may at any time be considered necessary to permit the relocation, reconstruction, widening, and maintaining of the highway, or to provide protection to life and properties along the highway.

7. All damages to the highway shall be repaired, including the roadway surface, shoulders, slopes, ditches, and so on, and shall further be restored to the equivalent of the original condition and accepted by the Director. The cost and expense of this work shall be the sole responsibility of the Applicant, his successor or assigns, for a period of two (2) years from the date of completion.

8. All disturbed areas within the highway right of way shall receive a minimum of four (4) inches of topsoil and shall be seeded (or sodded), fertilized, and mulched. Seed and fertilizer shall be applied at a rate of (2) pounds and ten (10) pounds per 1000 square feet respectively.

9. The slope of the driveway or public road shall be at least inches below the elevation of the edge of the pavement at a distance of feet away from it.

The Department of Public Works shall have access to the work at all times for the purpose of inspection. The completed work, including all highway restorations, shall be acceptable to the director or authorized representative.

Signature of Owner/Developer: _____ Date: 6/14/19

Approved: _____ Date: 6-11-19
Senior Civil Engineering Technician

Approved: _____ Date: 6/11/19

THE APPLICABLE CONDITIONS FOR THIS PERMIT ARE MARKED WITHIN THE APPROPRIATE PARENTHESES.

COMMERCIAL/INDUSTRIAL/INSTITUTIONAL DRIVEWAYS

(X) The driveway and approaches shall be constructed in accordance with the submitted plan prepared by Lynch & Associates

(X) The existing concrete curb and gutter shall be saw cut and removed to the next nearest joint outside of the actual required work limits. New concrete curb and gutter shall be placed in accordance with the attached details to form the new driveway approach. Felt expansion joint material, 3/4-inch, shall be placed at each end of the work limits. The contractor shall call the superintendent named below for an inspection of the installation.

	Superintendent	Telephone No.
( )	Rick Gillis	262 424-9008
( )	Neal Fjerstad	262 424-9006
( )	Hans Guderyon	262 424-9003
(X)	Dave Heil	262 424-9004

If the superintendent cannot be reached by the direct numbers listed above, the applicant may call the dispatcher at the Waukesha County Department of Public Works Main Shop at 548-7736 and leave a message for the superintendent to contact the permittee.

TRAFFIC CONTROL

(X) Traffic control for all work within the right of way of the County Trunk Highway shall be in accordance with the current State of Wisconsin Manual of Uniform Traffic Control Devices.

(X) All barricades, traffic control drums, and cones used for traffic control during nighttime operations or that are necessary to remain in place during hours of darkness shall be reflectorized.

(X) Through traffic shall be maintained over at least one (1) lane at all times during the construction operations allowed under this permit. Multi-lane roadways shall be required to have at least one (1) lane in each direction open to through traffic at all times. During non-working hours, all normal traffic lanes must be open to through traffic.

(X) The applicant shall construct the intersection of the County Trunk Highway and the commercial drive as shown on the submitted plan.

( ) The applicant shall construct a bypass lane for the proposed driveway as shown on the attached plan.

(X) The applicant shall construct a left turn intersection at the intersection of the County Trunk Highway and the subdivision road as shown on the submitted plan.

(X) The applicant may substitute the type of concrete curb and gutter to be used in the interior parking lot system of the development for the concrete curb and gutter, 36-inch, Type D specified on the intersection construction detail.

PAVEMENT PLACEMENT

(X) All existing pavements to be removed shall be full-depth saw cut prior to removal.

(X) All existing pavement markings to be removed shall be done by water blasting. Grinding is not accepted.

(X) All damaged, settled, or removed sections of concrete curb or concrete curb and gutter shall be replaced in accordance with the attached standard detail. At the beginning and ending points of the sections to be replaced, 3/4-inch expansion joint material shall be used.

(X) All construction within the right of way of the County Trunk Highway through the radius returns of the new intersection shall consist of a minimum of 6 inches of asphaltic concrete pavement on a base of 12 inches of crushed aggregate base course.

(X) All existing pavement markings that are disturbed by the construction operations shall be restored or replaced in kind. In the case of a partial reconstruction of the county trunk highway, the applicant or the engineering firm responsible for the preparation of the construction plans shall prepare a pavement-marking plan for the re-establishment of the proper pavement markings.

TYPICAL SECTION

(X) The proposed work for the intersection and bypass lane shall match the existing typical section of the County Trunk Highway.

( ) The proposed work for the partial reconstruction of the County Trunk Highway and/or the intersection shall have the following typical section:

Item	Dimension / Slope
(X) Lane width	12'
(X) Shoulder width	3'
(X) Foreslope grade	4 : 1
(X) Ditch slope	6 : 1
(X) Ditch width	6'
(X) Backslope grade	4 : 1, 2-1/2 : 1 max.
(X) Terrace width behind curb	5'
(X) Terrace slope	+ 0.04 ft./ft.

RESTORATION

(X) Any damaged pavement cause during construction shall be repaired by the applicant. All existing pavements to be removed shall be full-depth saw cut prior to removal.

(X) The applicant or their contractor shall take measures to ensure that the roadway pavement is kept clean of mud, dirt, or stones caused by trucking operations during construction.

(X) The gravel shoulder along the county highway shall be restored in kind with crushed aggregate base course if disturbed during construction.

(X) All existing drainage patterns must be maintained and restored if disturbed by construction operations.

(X) All grassed areas shall be replaced with a minimum of four (4) inches of topsoil, seed, fertilizer, and mulch.

(X) To protect the ditches to be constructed under this permit, the applicant shall use one or more of the following methods of restoration and erosion control:

(X) Minimum width of 8 feet of excelsior erosion mat in ditch bottom and backslope
( ) Minimum width of 8 feet of reinforced sod
( ) Minimum width of 8 feet of riprap with Type R geotextile fabric

ADDITIONAL WORK

(X) The applicant shall obtain all required State, County, and Municipal erosion control permits.

(X) The applicant shall ensure that proper erosion control measures are implemented at all times before, during, and after construction activities until all disturbed areas have achieved sustained growth.

(X) The applicant's construction engineer shall not deviate from the approved plan without the Waukesha County Department of Public Work's consent.

(X) The applicant shall repair and/or replace any pipe underdrain that is damaged during construction of the new driveway.

(X) Granular backfill is required for all storm sewer excavation and backfill.

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

TAX KEY NUMBER(S) OR PARCEL(S) INVOLVED: **PWC 0966999**

CONDITIONAL USE PERMIT: NO. CUP-23-8-1

Recording area

_____

Name & Return Address

City of Pewaukee
W240N3065 Pewaukee Rd
Pewaukee, WI 53072

LEGAL DESCRIPTION:

N1/2 NW1/4 SEC 26 T7N R19E :: EX DOC #199175 :: EX DOC #0426517 :: EX SHERWOOD FOREST :: EX SHERWOOD FOREST ADDITION NO 1

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

WVRC

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

WHEREAS, The City Plan Commission has held a meeting on August 17, 2023; has reviewed the various elements of the petitioner's proposal; and has recommended that a Conditional Use Permit be granted to the above-named petitioner for the property/parcel identified above; and,

WHEREAS, The City Common Council held a public hearing meeting on August 21, 2023.

NOW, THEREFORE, let it be known that the City Common Council, by its action on August 21, 2023 has, hereby, granted a Conditional Use Permit for the following use(s):

Development of an emergency vet clinic.

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

DRAFT

1. The applicant shall provide a final set of updated plans to reflect the B-4 District development standards.
2. Approval of the project is subject to final grading, erosion control and storm water management plans and shall be approved by the Engineering Department prior to any land disturbance.
3. The drive that serves the future parking areas and building addition shall be paved at the time the addition is approved and permitted by the City.
4. The development shall be contingent upon Waukesha County approval of the proposed access location on Pewaukee Road (CTH J).
5. The property owner shall be required to connect to public sanitary sewer facilities as soon as they become available and shall not object to the connection or any related sewer extension assessments.
6. The Landscape Plan shall be revised to contain a third variety of evergreen tree. It is also recommended that the proposed Norway Maple trees be replaced with a native species.
7. The light poles shall have a maximum height of 15-feet with a 3-foot base and lights will be dimmed to 50% at 9:00 p.m.

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

_____ _____

Attest: Signature of equitable owner

_____

Date

_____ _____

Kelly Tarczewski
City Clerk

Steve Bierce
Mayor, City of Pewaukee

_____

Date

State of Wisconsin
County of Waukesha

Signed or attested before me on _____, 2023 by Steve Bierce, Mayor and Kelly Tarczewski, Clerk.

_____

(Seal) Ami Hurd
My Commission expires _____

This instrument was drafted by Ami Hurd, Deputy Clerk

DRAFT

CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 4.

DATE: August 17, 2023

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding the Site and Building Plans for the City of Pewaukee for the Purpose of Constructing a Replacement Gun Club Lift Station (PWC 0920999001)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Gun Club lift station staff report 8.17.23

Gun Club lift station 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 August 17, 2023

Date: August 9, 2023

Project Name: Site & Building Plan Review

Project Address/Tax Key No.: PWC 0920999001

Applicant: Magdelene Wagner, City of Pewaukee Director of Public Works/City Engineer

Property Owner: City of Pewaukee

Current Zoning: LC – Lowland Conservancy

2050 Land Use Map Designation: Lowland & Upland Conservancy and Other Natural Areas

Use of Surrounding Properties: Watertown Rd. is to the north and Upland Conservancy is to the east, and Lowland Conservancy is to the west and south.

Project Description/Analysis

The City of Pewaukee/Department of Public Works has submitted plans for a replacement Lift Station located just across from the Waukesha Gun Club on the property bearing Tax Key PWC 0920999001.

The Gun Club Lift Station enclosed building is approximately 1,104SF, covered slab is 477SF, roof is 1,926.67SF, and has a peak height of 20'-2". The building consists of brick face veneer, vertical board and batten engineered wood siding, and a service door. The new lift station will be an all-concrete structure rather than buried steel. The wet well will have two chambers that will operate in tandem, but with the ability to isolate each section for maintenance. Each chamber will have two submersible sewage pumps. The interior of the building will house the valve vault and piping that will be in the "basement" of the structure. The first floor will include a generator, a motor control center, and a bathroom.

The estimated cost of improvements is approximately $5M without the removal of the existing structure.

It should be noted that this lift station is considered an essential service and is exempt from yard and distance requirements of the Zoning Code in accordance with Section 17.0902(d) (below).

> Essential Services such as utilities and electric power and communication transmission lines are exempt from the yard and distance requirements of this Ordinance.

Recommendation

Staff recommends approval for the proposed replacement Gun Club Lift Station located on the property bearing the Tax Key 0920999001.

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

APPLICATION FOR SITE AND BUILDING PLAN REVIEW

TO THE HONORABLE MAYOR AND PLAN COMMISSION OF THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

The undersigned hereby petitions the Plan Commission of the City of Pewaukee, Waukesha County, Wisconsin for site and building plan review and approval to allow for: Construction of a replacement Gun Club Lift Station.

Legal description of property to be rezoned – Please attach.

Common property description or name: Gun Club Lift Station

Property Address: _____ **Tax Key Number(s):** 0921099001

Property owner(s) (Full Legal Name): City of Pewaukee

Owner's Address: W240N3065 Pewaukee Rd **City/State/Zip:** Pewaukee WI 53072

Phone: 262 691 0804 **Email:** wagner@pewaukee.wi.us

Applicant (Full Legal Name):

Name: Magdelene Wagner
Company: City of Pewaukee
Address: W240N3065 Pewaukee Rd
City/State/Zip: Pewaukee WI 53072
Phone: 262 691 0804
Email: wagner@pewaukee.wi.us

Contact Person (Full Legal Name):

Name: Jane Mueller
Company: City of Pewaukee
Address: W240N3065 Pewaukee Rd
City/State/Zip: Pewaukee WI 53072
Phone: 262 691 0804
Email: jem@pewaukee.wi.us

Site and Building Plan submittals must include and be accompanied by the following:

- ☑ This Application form accurately completed with original signatures.
- ☑ Application Filing Fee, payable to the City of Pewaukee: WAIVED
  - $500.00 for Plan Commission review
  - $100.00 for minor amendments (staff review only)
- ☑ Five (5) complete collated sets of Application materials to include:
  - A written project narrative detailing the request, business/use operational information, future development plans, site and building improvements, tentative development schedule, and estimated project value.
  - Scaled drawings, as may be applicable, including, but not limited to; a site plan, grading/erosion control plan, preliminary storm water management plan, landscape plan, lighting plan, building elevations, colored renderings, sign details and natural resource delineations.
- ☑ All application materials provided in a digital format (Adobe PDF). Materials may be submitted on a USB Flash Drive or emailed to hurd@pewaukee.wi.us.
- ☑ Note twelve (12) additional sets of plans will be required for Plan Commission following staff review of the initial submittal. These plans should be revised in response to staff comments as may be necessary.

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

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

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

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

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

PETITIONER'S/APPLICANT'S SIGNATURE: _____

NAME & TITLE (PRINT): Magdelene Wagner, P.E. Director of Public Works/City Engineer

SIGN AND DATED this 4th **day of** August, 2023.

PROPERTY OWNER'S SIGNATURE: _____

NAME & TITLE (PRINT): _____

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

PROPERTY OWNER'S SIGNATURE: _____

NAME & TITLE (PRINT): _____

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

City Staff-

RECEIVED at City Hall by: _____ on _____

Fee paid: $_____. Date: _____.

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

MEMORANDUM

TO: Plan Commission

FROM: Magdelene Wagner, Director of Public Works

DATE: August 8, 2023

RE: Gun Club Lift Station

The Gun Club Lift Station has been in service since the mid-1980's. The lift station covers the largest sewer service area of the city, collecting sewage from areas to the north of Five Fields subdivision to I-94 to the south, the Canadian National Railroad to the east, and the lands directly west on STH 164. The flows average 1 mgd. The lift station consists of a buried steel dry well pump chamber with three 60 HP pumps. The lift station contains a small service elevator that transports employees and equipment 30 feet below grade.

The lift station was upgraded in 2007 to remove the old semi-buried generator and fuel tank. This upgrade converted the lift station to the building it is today. The prefabricated building included a generator and controls with variable speed drives to help manage the sewage flows.

Despite regular maintenance, the life of the steel structure is reaching the end of its service life. We have experienced many challenges with capacity issues, maintenance issues related to rags and grease, and worn pumps that can become air bound when the flows become turbulent.

Utility staff asked the consultant who prepared our facility plan to undertake the preparation of a replacement lift station for the Gun Club site.

The new lift station will be an all-concrete structure rather than buried steel. The wet well will have two chambers that will operate in tandem, but with the ability to isolate each section for maintenance. Each chamber will have two submersible sewage pumps. The interior of the building will house the valve vault and piping that will be in the "basement" of the structure. The first floor will include a generator, a motor control center, and a bathroom.

The estimate of cost of improvements is approximately $5M without the removal of the existing structure.

The lift station will be constructed on the same site as the existing lift station. It is located across from the Pewaukee Gun Club on Watertown Road. The area surrounding the lift station is vacant land which is largely wetland. The site does not have any direct neighbors that will be impacted by its construction.

Thank you for your consideration of this building.

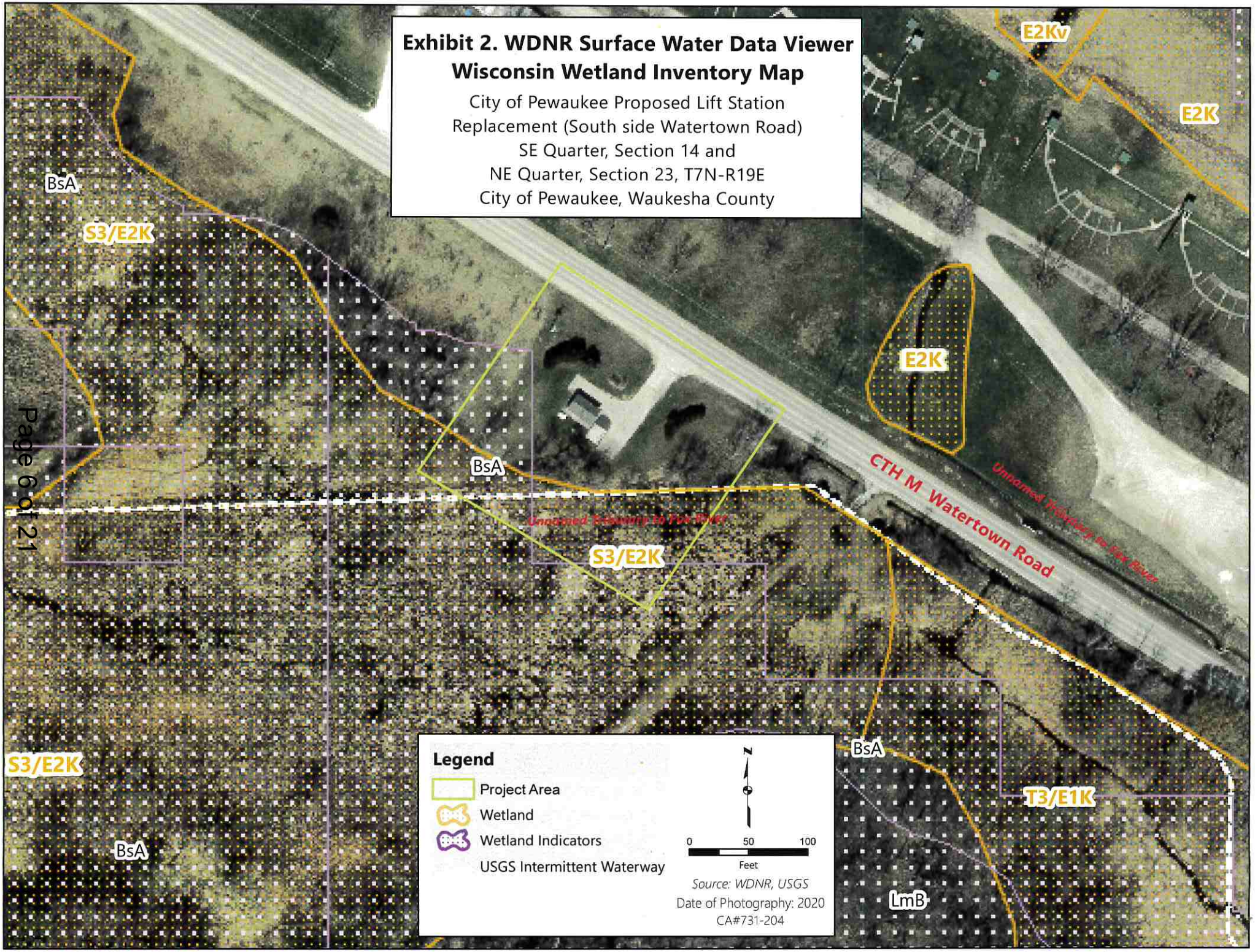
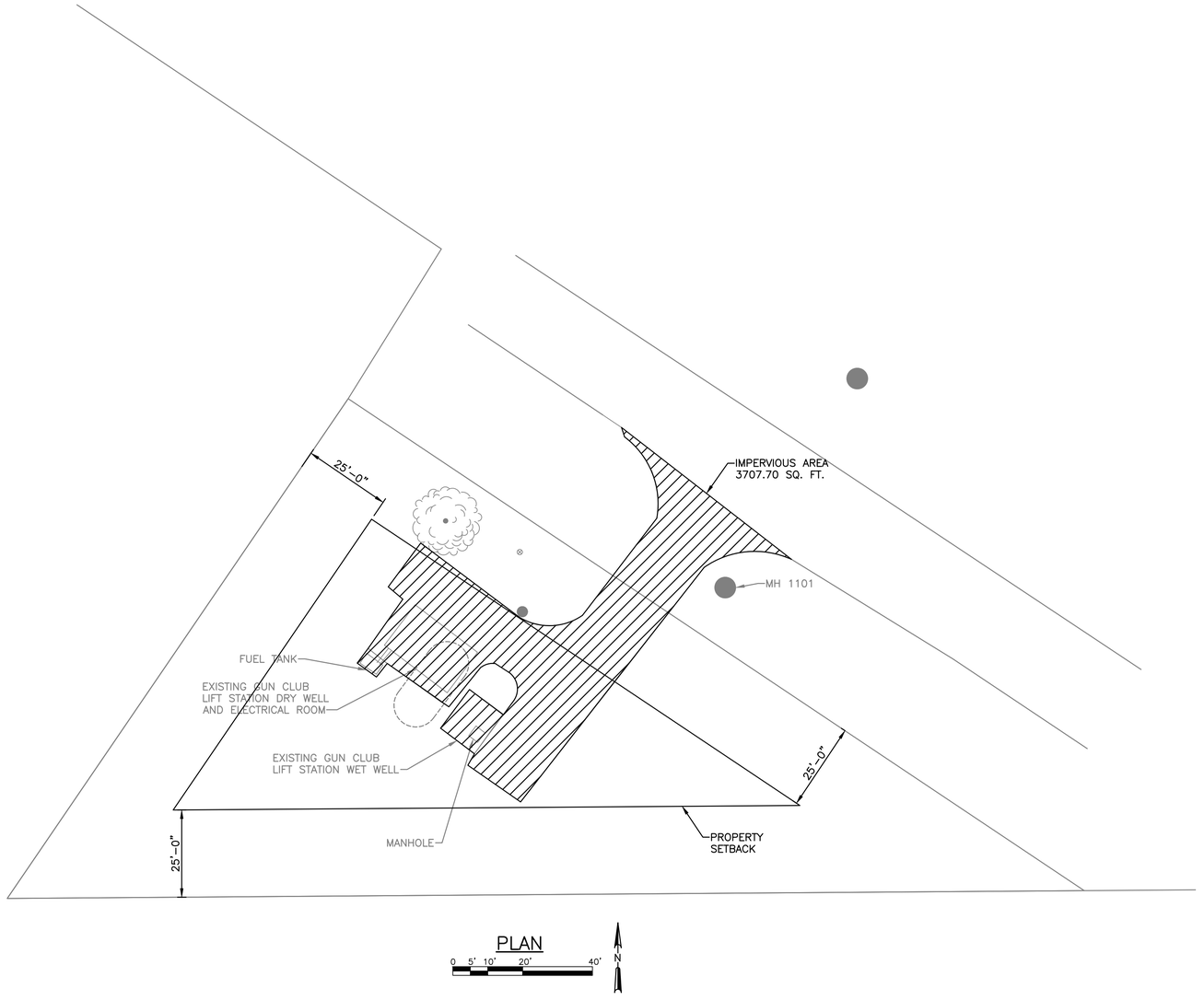


Exhibit 2. WDNR Surface Water Data Viewer
Wisconsin Wetland Inventory Map
City of Pewaukee Proposed Lift Station
Replacement (South side Watertown Road)
SE Quarter, Section 14 and
NE Quarter, Section 23, T7N-R19E
City of Pewaukee, Waukesha County
E2Kv
E2K
BsA
S3/E2K
E2K
BsA
CTH M Watertown Road
Unnamed Tributary to Fox River
S3/E2K
BsA
T3/E1K
LmB
BsA
S3/E2K
Legend
Project Area
Wetland
Wetland Indicators
USGS Intermittent Waterway
N
0
50
100
Feet
Source: WDNR, USGS
Date of Photography: 2020
CA#731-204

View Westbound on Watertown Road

South Elevation and West Elevation

View Eastbound on Watertown Road



PLAN

0 5' 10' 20' 40'

N

Site: 0.5049 acres or 21,980.38 SF
Existing Impervious: 3,707.70 SF
% Impervious: 16.87%

EXISTING SITE

GUN CLUB PUMPING STATION DESIGN
CITY OF PEWAUKEE
PEWAUKEE, WI

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
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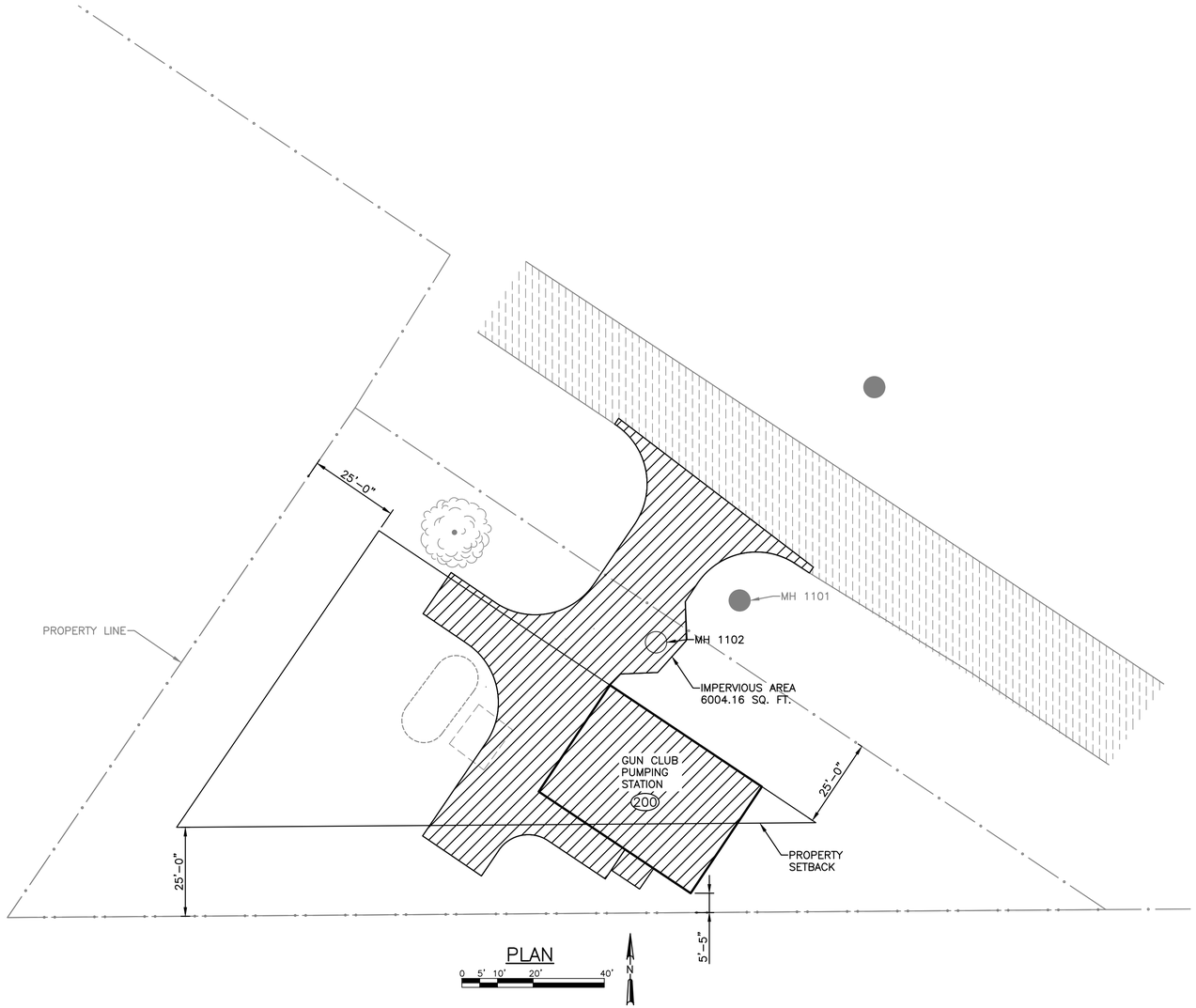
FIGURE 1
4621.015

File: \\strand.com\projects\MAD\Projects\4621.015\Drawings\CAD\AutoCAD\FIGURE 1.dwg Time: Aug 08, 2023 – 3:45pm



Site: 0.5049 acres or 21,980.38 SF
Proposed Impervious: 6,004.16 SF
% Impervious: 27.32%

FUTURE SITE

GUN CLUB PUMPING STATION DESIGN
CITY OF PEWAUKEE
PEWAUKEE, WI

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FIGURE 2
4621.015

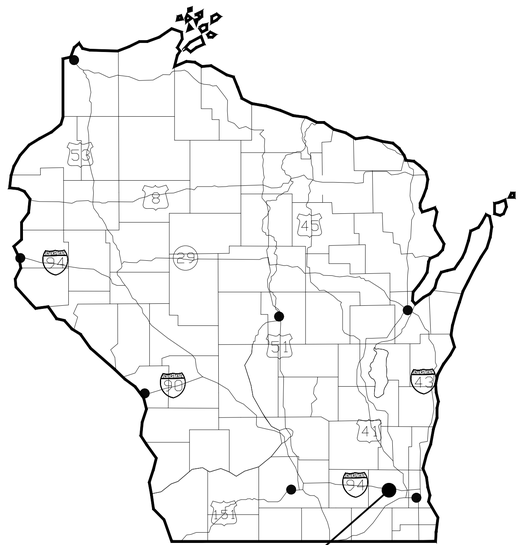
File: \\strand.com\projects\MAD\Projects\4621.015\Drawings\CAD\AutoCAD\FIGURE 2.dwg Time: Aug 08, 2023 - 3:45pm

GUN CLUB PUMPING STATION DESIGN

FOR THE

CITY OF PEWAUKEE
PEWAUKEE, WI

90% REVIEW - 7/7/2023



PROJECT LOCATION

GUN CLUB PUMPING STATION
N23 W23327 WATERTOWN ROAD
WAUKESHA, WI 53188

PROJECT LOCATION MAP
NO SCALE

N

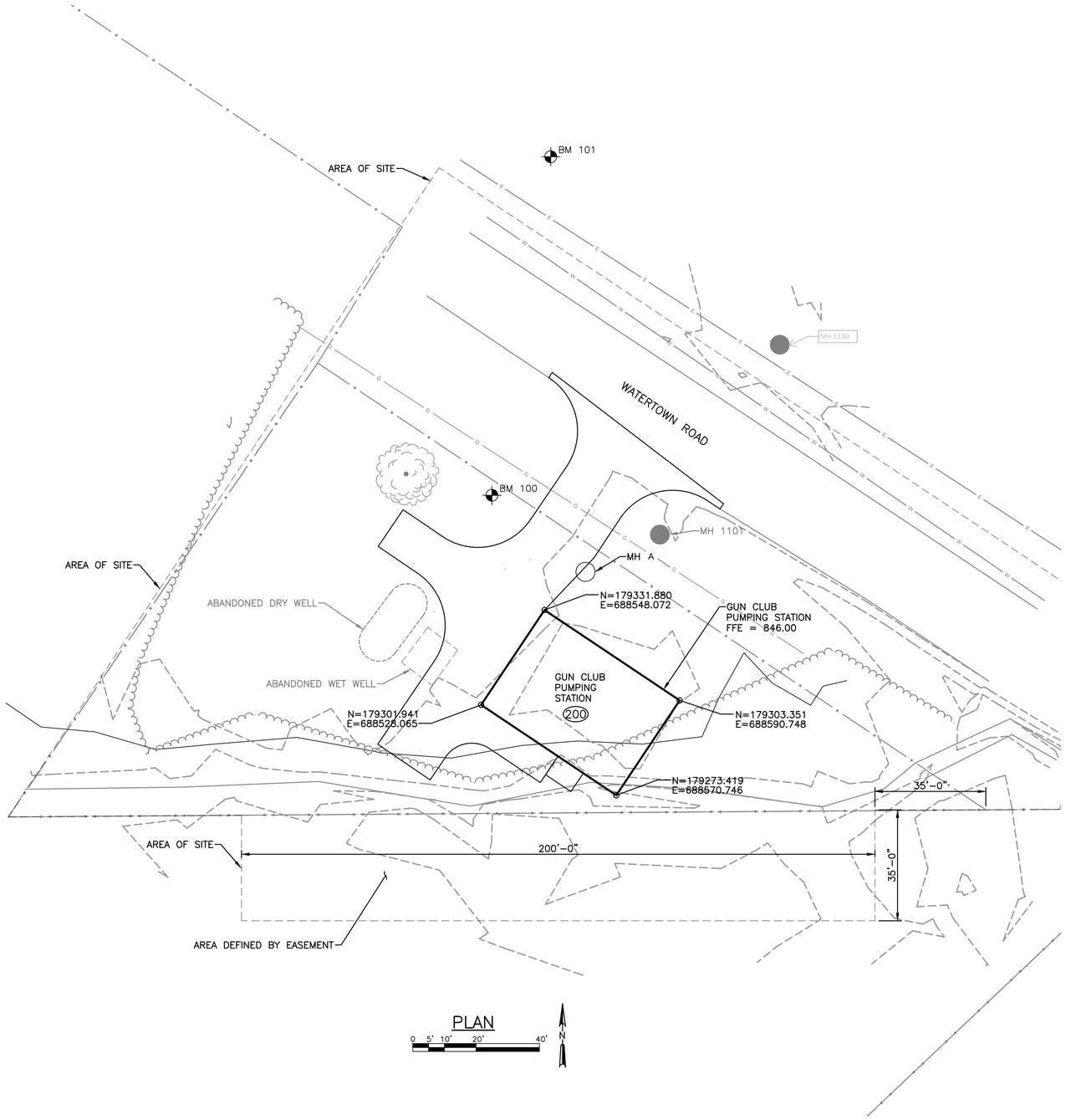
910 West Wingra Drive
Madison, WI 53715
608-251-4843
608-251-8655 fax
www.strand.com

CONTRACT 2-2023

STRAND ASSOCIATES®

SHEET
1
00-G0.01

BENCHMARK TABLE		
BM NO.	ELEVATION	DESCRIPTION
BM 100	845.7	CHSX NW BLT ON VENT
BM 101	847.95	TOP NUT HYD



PLAN

0 5' 10' 20' 40'

N

REVISIONS		
NO.		DATE:
1	90% REVIEW	7/7/2023

SITE LOCATION PLAN

GUN CLUB PUMPING STATION DESIGN
CITY OF PEWAUKEE
PEWAUKEE, WI

JOB NO.
4621.015

PROJECT MGR.
RANDY LANGER

STRAND ASSOCIATES®

SHEET
6
05-C1.01

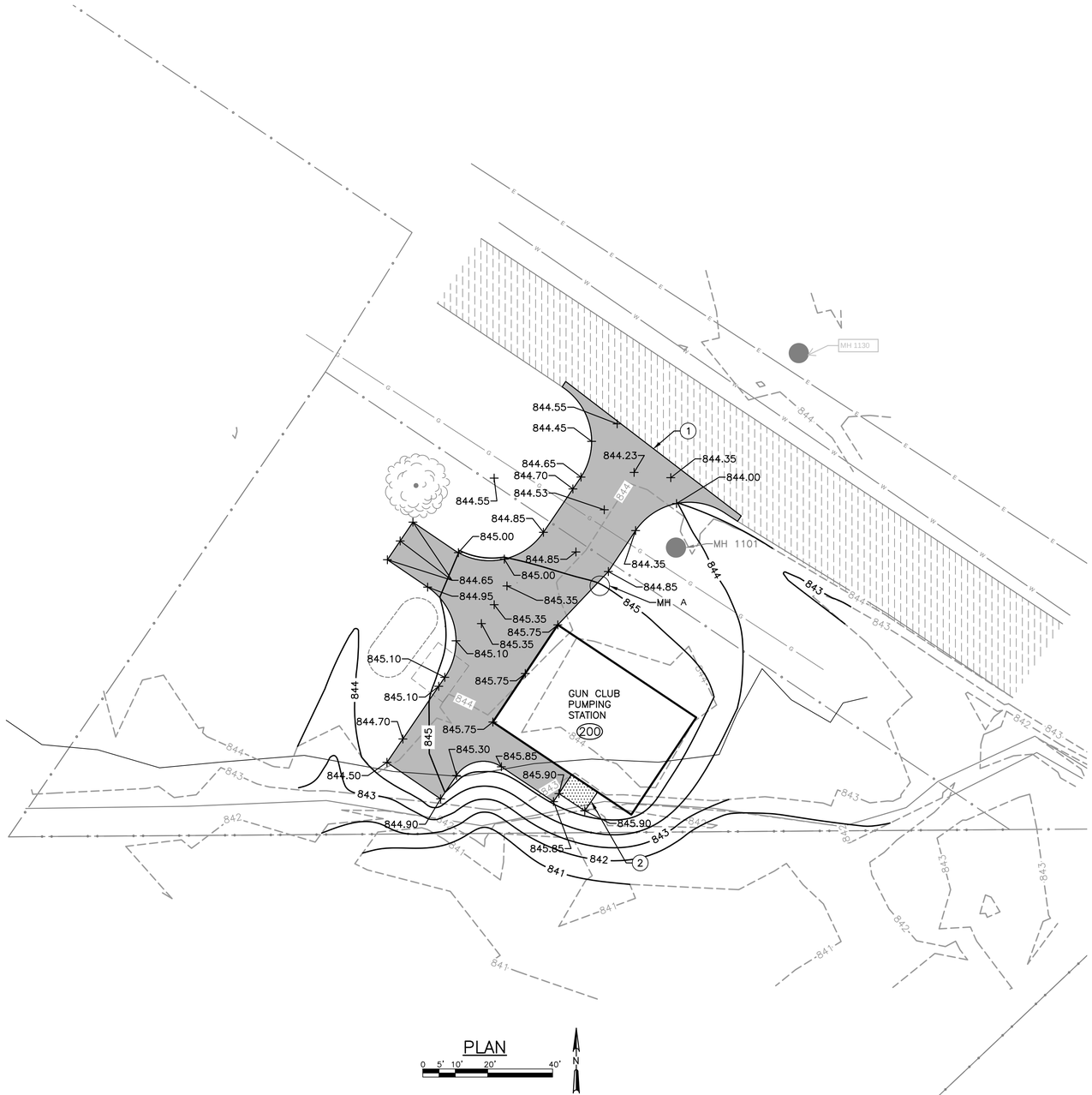
KEY NOTES:

(1) SAWCUT

(2) STOOP H / 99-ASM5.01

LEGEND:

- EXISTING ASPHALT PAVEMENT
- EXISTING SIDEWALK/CONCRETE PAVEMENT G / 99-C5.01
- EXISTING GRAVEL
- NEW ASPHALT PAVEMENT
- NEW SIDEWALK/CONCRETE PAVEMENT G / 99-C5.01
- EROSION CONTROL MAT
- STONE MULCH
- NEW GRAVEL
- EROSION CONTROL MAT



PLAN

0 5' 10' 20' 40'

N

REVISIONS

NO.		DATE:
1	90% REVIEW	7/7/2023

SITE GRADING PLAN

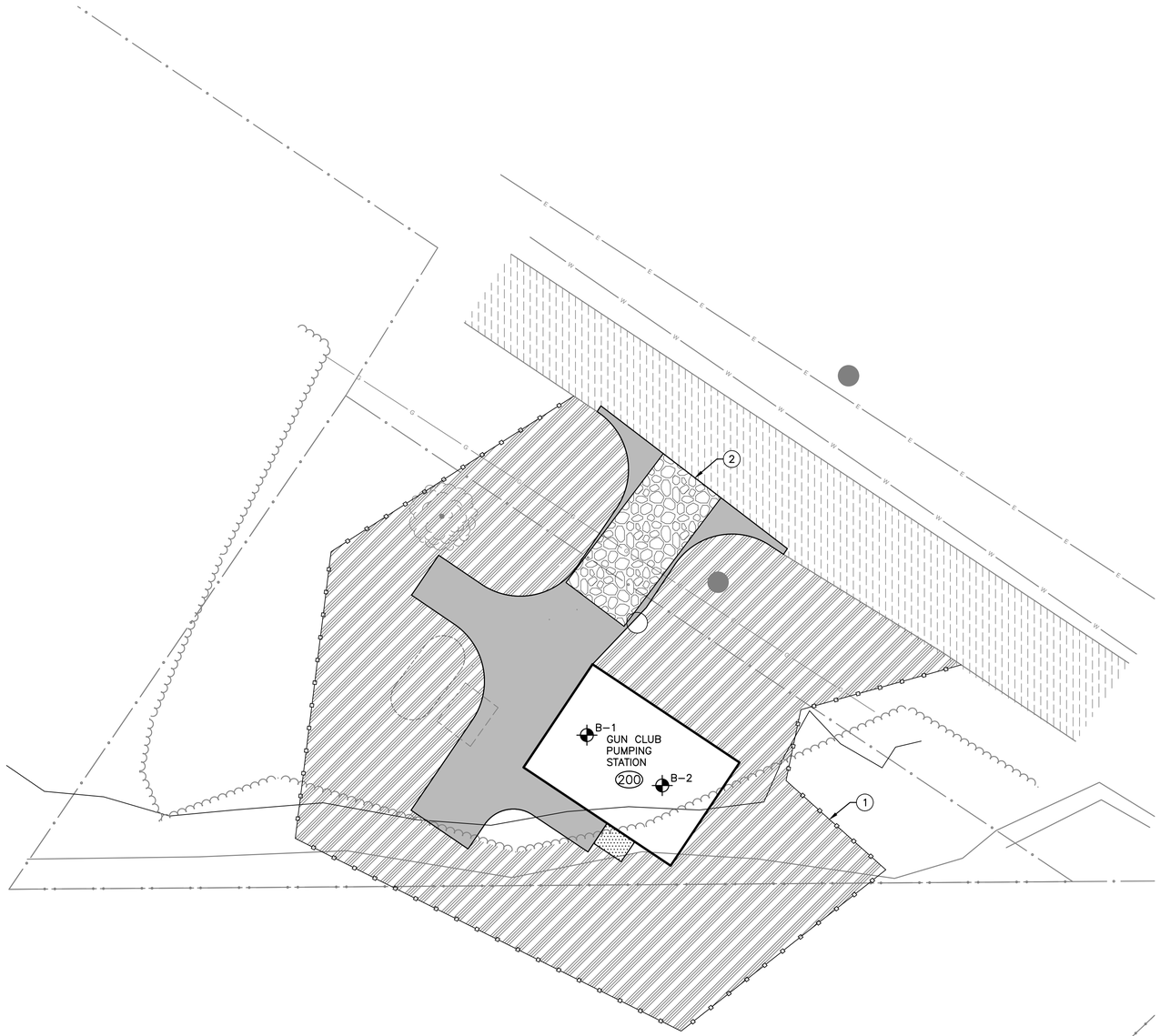
GUN CLUB PUMPING STATION DESIGN
CITY OF PEWAUKEE
PEWAUKEE, WI

JOB NO. 4621.015

PROJECT MGR. RANDY LANGER

STRAND ASSOCIATES®

SHEET 7
05-C1.02



PLAN

0 5' 10' 20' 40'

N

GENERAL NOTES:

1. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. SOIL STABILIZATION MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS AND THE USE OF TEMPORARY OR PERMANENT MEASURES.
2. SOIL EROSION AND SEDIMENT CONTROL FEATURES SHALL BE CONSTRUCTED PRIOR TO THE COMMENCEMENT OF HYDROLOGIC DISTURBANCE OF UPLAND AREAS.
3. ALL DISTURBED AREAS NOT INTENDED TO BE WORKED ON FOR 14 DAYS SHALL BE TEMPORARILY STABILIZED WITHIN 7 DAYS OF THE LAST ACTIVITY.
4. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN 14 CALENDAR DAYS OF THE END OF ACTIVE HYDROLOGIC DISTURBANCE, OR REDISTURBANCE.
5. AREAS OR EMBANKMENTS HAVING SLOPES GREATER THAN OR EQUAL TO 3H:1V, SHALL BE STABILIZED WITH SOD OR EROSION MAT IN COMBINATION WITH SEEDING.
6. ALL STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.
7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
8. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED.
9. A STABILIZED MAT OF AGGREGATE UNDERLAIN WITH FILTER CLOTH (OR OTHER APPROPRIATE MEASURE) SHALL BE LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT–OF–WAY, STREET, ALLEY OR PARKING AREA. ANY SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT–OF–WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
10. SOIL STOCKPILES SHALL NOT BE LOCATED IN A FLOOD PRONE AREA OR A DESIGNATED BUFFER PROTECTING WATERS OF THE UNITED STATES OR ISOLATED WATERS OF WAUKESHA COUNTY.
11. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION. DISCHARGES SHALL BE ROUTED THROUGH AN EFFECTIVE SEDIMENT CONTROL MEASURE (E.G. SEDIMENT TRAP, SEDIMENT BASIN, OR OTHER APPROPRIATE MEASURE.
12. THE EROSION CONTROL MEASURES INDICATED ON THE DRAWINGS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS REQUESTED BY THE ENGINEER, OWNER, OR GOVERNING AGENCY.
13. PROVIDE CONSTRUCTION INLET PROTECTION AT ALL EXISTING INLETS ON SITE AND WITHIN THE IMMEDIATE DRAINAGE AREA SURROUNDING THE SITE.
14. WHERE SEDIMENT HAS BEEN TRACKED–OUT FROM THE SITE ONTO THE SURFACE OF OFF–SITE STREETS, OTHER PAVED AREAS, AND SIDEWALKS, CONTRACTOR SHALL REMOVE THE DEPOSITED SEDIMENT BY THE END OF THE SAME WORK DAY IN WHICH THE TRACK–OUT OCCURS OR BY THE END OF THE NEXT WORK DAY IF TRACK–OUT OCCURS ON A NON–WORK DAY. CONTRACTOR MUST REMOVE THE TRACK–OUT BY SWEEPING, SHOVELING, OR VACUUMING THESE SURFACES, OR BY USING OTHER SIMILARLY EFFECTIVE MEANS OF SEDIMENT REMOVAL. CONTRACTOR IS PROHIBITED FROM HOSING OR SWEEPING TRACKED–OUT SEDIMENT INTO ANY STORMWATER CONVEYANCE (UNLESS IT IS CONNECTED TO A SEDIMENT BASIN, SEDIMENT TRAP, OR SIMILARLY EFFECTIVE CONTROL), STORM DRAIN INLET, OR SURFACE WATER.
15. AREAS WHERE GRADED OR STOCKPILED EARTH WILL REMAIN EXPOSED FOR MORE THAN FOURTEEN DAYS SHALL BE PROTECTED FROM EROSION BY TEMPORARY SEEDING. PROVIDE SILT FENCE SURROUNDING AREAS OF STOCKPILED SOIL.

KEY NOTES:

1. SILT FENCE (E / 99–C5.01)
2. STONE TRACKING PAD (C / 99–C5.01)

LEGEND:

- EXISTING ASPHALT PAVEMENT
- EXISTING SIDEWALK/CONCRETE PAVEMENT
- EXISTING GRAVEL
- NEW ASPHALT PAVEMENT
- NEW SIDEWALK/CONCRETE PAVEMENT
- EROSION CONTROL MAT
- STONE MULCH
- NEW GRAVEL
- EROSION CONTROL MAT

NO.	REVISIONS	DATE:
1	BOX REVIEW	7/7/2023

SITE EROSION PLAN

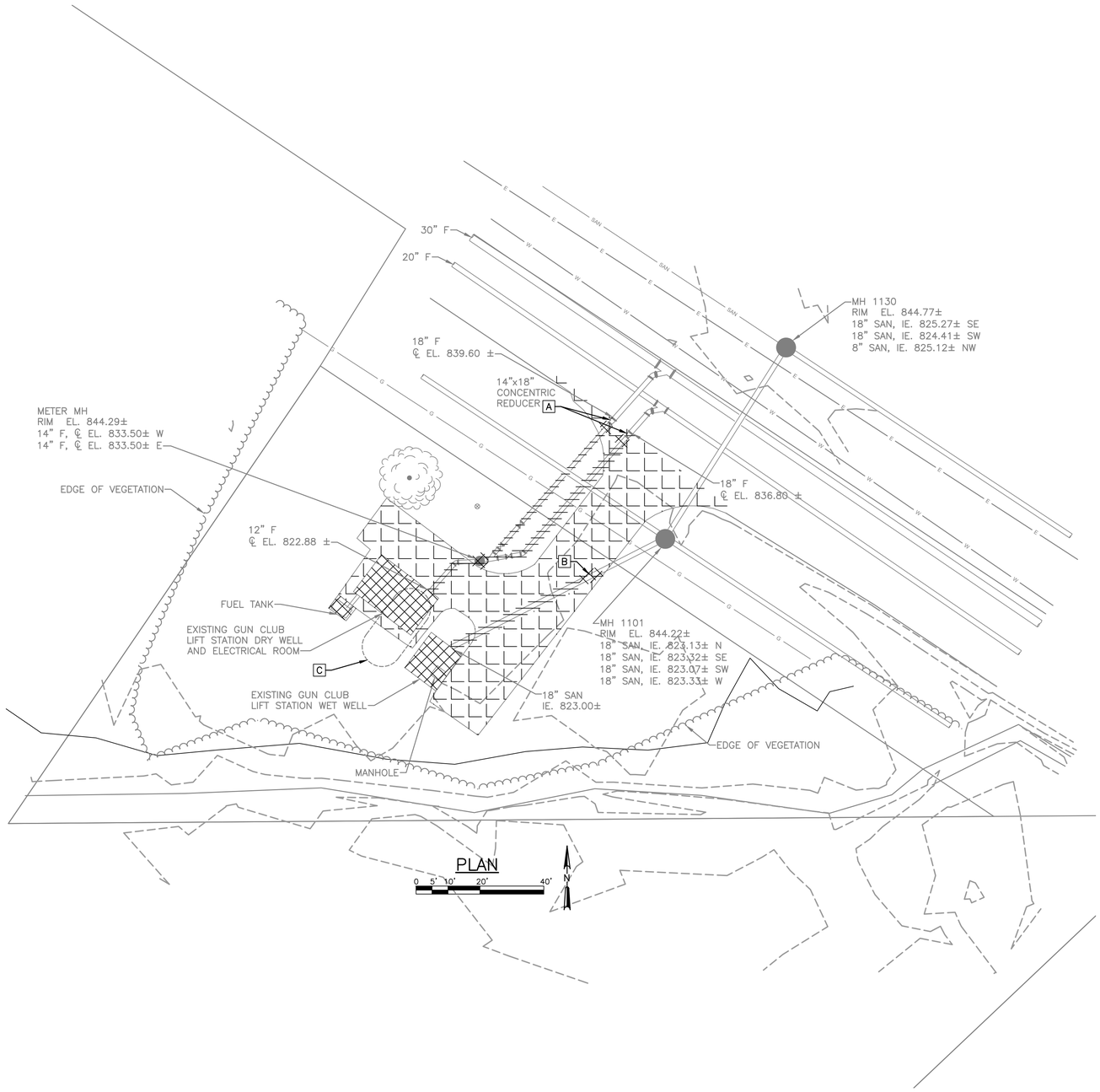
GUN CLUB PUMPING STATION DESIGN
CITY OF PEWAUKEE
PEWAUKEE, WI

JOB NO.
4621.015

PROJECT MGR.
RANDY LANGER

STRAND ASSOCIATES®

SHEET
8
05-C1.03



GENERAL NOTES:

1. SEE SPECIFICATIONS FOR GENERAL DEMOLITION REQUIREMENTS. REFER TO CONSTRUCTION SEQUENCE IN SPECIFICATION SECTION 01 11 00 FOR CONSTRUCTION SEQUENCE PRIOR TO ANY DEMOLITION.
2. ALL MANHOLES AND PIPING SHOWN TO BE DEMOLISHED SHALL BE DEMOLISHED TO 2' BELOW FINAL GRADE. MANHOLES SHALL BE ABANDONED IN ACCORDANCE WITH SPECIFICATION SECTION 02 51 00 UNLESS OTHERWISE NOTED. EXTENT OF DEMOLITION IS APPROXIMATE. DEMOLISH AS REQUIRED TO INSTALL NEW FACILITIES.
3. LOCATIONS AND ELEVATIONS OF EXISTING PIPING ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY. REFER TO OWNERS RECORD DRAWINGS.
4. SEE GRADING PLAN FOR BENCHMARK INFORMATION.
5. CONTRACTOR SHALL CONTACT RELEVANT AGENCIES FOR UTILITY LOCATIONS.
6. PLANS TO NOT NECESSARILY INDICATE ALL ITEMS REQUIRING DEMOLITION OR REMOVAL. ALL STRUCTURES, PIPING, AND APPURTENANCES SHALL BE INCLUDED IN THE BID.
7. PIPING DESIGNATED TO BE ABANDONED MAY BE REMOVED AT THE CONTRACTOR'S OPTION AT NO ADDITIONAL COST TO OWNER.

DEMOLITION KEY NOTES:

[A] FORCE MAIN SHALL BE REMOVED AS REQUIRED TO CONSTRUCT NEW FORCE MAIN CONNECTIONS. CONTRACTOR SHALL FIELD VERIFY FORCE MAIN CONNECTIONS PRIOR TO EXCAVATION OF NEW STRUCTURE. NEW FORCE MAIN SHALL BE CONNECTED AT LOCATION OF 14"x18" REDUCERS. REDUCERS TO REMAIN.

[B] NEW DOGHOUSE MANHOLE SHALL BE CONSTRUCTED AT LOCATION NECESSARY TO ROUTE WASTEWATER TO NEW GUN CLUB PUMPING STATION. ONCE THE NEW STATION IS ONLINE, THE EXISTING PIPING SHALL BE ABANDONED IN PLACE.

[C] APPROXIMATE LOCATION OF UNDERGROUND LIFT STATION.

DEMOLITION LEGEND:

- DEMOLITION PIPE
- ABANDON PIPE–IN–PLACE
- DEMOLITION ASPHALT
- STRUCTURES TO BE DEMOLISHED

DIGGERS HOTLINE
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Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
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NO.	REVISIONS	DATE:
1	BOR REVIEW	7/7/2023

SITE DEMOLITION PLAN

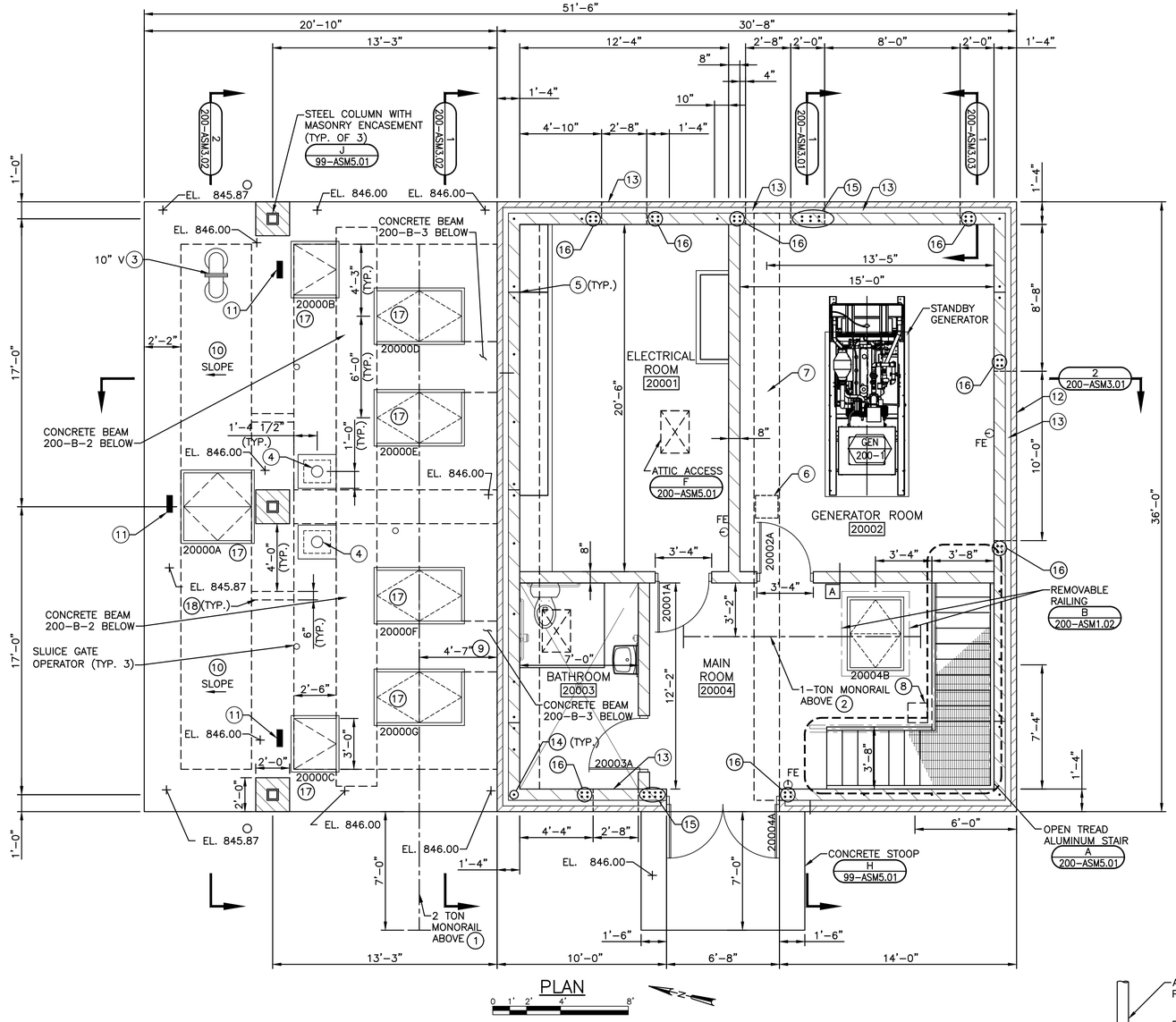
GUN CLUB PUMPING STATION DESIGN
CITY OF PEWAUKEE
PEWAUKEE, WI

JOB NO.
4621.015

PROJECT MGR.
RANDY LANGER

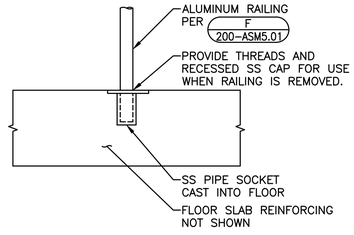
STRAND ASSOCIATES®

SHEET
9
05-D1.01



PLAN

0 1' 2' 4' 8'



B 200-ASM1.02 REMOVABLE RAILING
NO SCALE

GENERAL NOTES:

1. ARROW ON HATCHES POINTS TO HINGE SIDE.
2. SEE 99-ASM6.01 FOR GENERAL STRUCTURAL NOTES.
3. HATCHES DESIGNATED AS TYPE J ON DOOR SCHEDULE SHALL BE PLUMBED FOR DRAINAGE. SEE PLUMBING DRAWINGS AND SPECIFICATIONS.
4. SEE 200-ASM3.01 FOR CONCRETE COLUMN AND BEAM SCHEDULE.

KEY NOTES:

(1) S12x50 MONORAIL (B 99-ASM5.02)

(2) 14'-0" LONG S8x18.4 MONORAIL (B 99-ASM5.02)

(3) PROVIDE 10" DIP VENT CONSISTING OF WALL PIPE, SPOOL PIECE AND TWO 90 BENDS. TERMINATE 36" ABOVE GRADE. PROVIDE SS INSECT SCREEN IN OPENING.

(4) PROVIDE 8" DIP IN WET WELL FROM BYPASS COUPLING TO WITHIN 6" OF WET WELL FILLETS. PROVIDE SS SUPPORTS AT 5' O.C. MINIMUM. PROVIDE FITTINGS TO ALIGN PIPE WITH FILLET. SEE SECTION (2 200-ASM3.01).

(5) MASONRY CONTROL JOINT TYPE 2, TYPE 1 SHOWN ON DRAWING 200-ASM2.01 (J 99-ASM5.01)

(6) COLUMN 200-C-1 BELOW.

(7) BEAM 200-B-1 BELOW.

(8) COLUMN 200-C-2 BELOW.

(9) CONTRACTOR SHALL VERIFY LOCATION OF MONORAIL BEAM FOR PROPER LIFT OF EQUIPMENT.

(10) SLOPE TOP OF CONCRETE. BOTTOM OF SLAB EL. 845.00 TO BE CONSTANT. TOP COVER OVER REINFORCING STEEL SHALL BE 2" CLR (TYP.).

(11) FALL PROTECTION ANCHOR (B 200-ASM3.03). PROVIDE SST DRAIN PIPE TO UNDERSIDE OF ANCHORS. ROUTE TO WET WELL.

(12) REMOVABLE WALL BASE (A 200-ASM3.02).

(13) HVAC OPENING. SEE LOUVER SCHEDULE, LINTEL SCHEDULE, AND HVAC DRAWINGS.

(14) #5@48" VERTICAL BARS IN FULLY GROUTED CORES.

(15) 2~#5EACH FACE ALL CORES IN THIS AREA. PROVIDE DRILLED HOLES IN LINTEL FOR BARS TO PASS THROUGH.

(16) 2~#5 EACH FACE FIRST TWO CORES. PROVIDE DRILLED HOLES IN LINTEL FOR BARS TO PASS THROUGH.

(17) PROVIDE CAUTION SIGN AS SPECIFIED (TYP. OF 9).

(18) 6"x6" BOX OUT. SET TOP OF BOX AT EL. 844.00.

NO.	REVISIONS	DATE:
-	90% REVIEW	7/7/2023

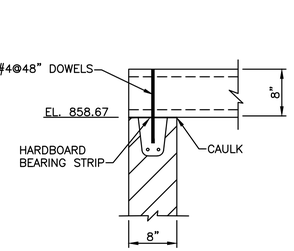
GUN CLUB PUMPING STATION
FIRST FLOOR PLAN

GUN CLUB PUMPING STATION DESIGN
CITY OF PEWAUKEE
PEWAUKEE, WI

JOB NO. 4621.015
PROJECT MGR. RANDY LANGER

STRAND ASSOCIATES®

SHEET 14
200-ASM1.02



SECTION 1 / 200-ASM1.03
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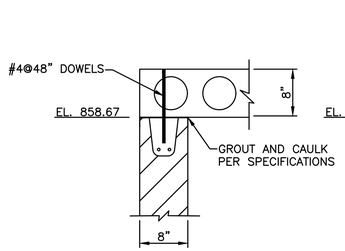

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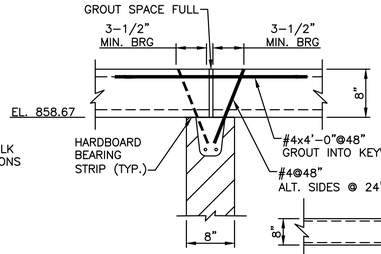

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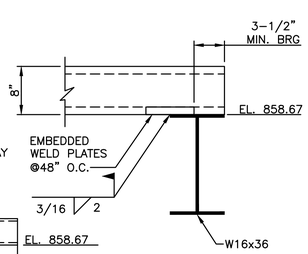

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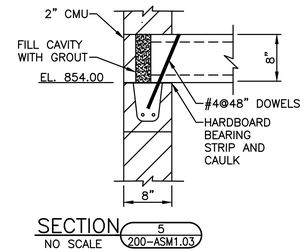

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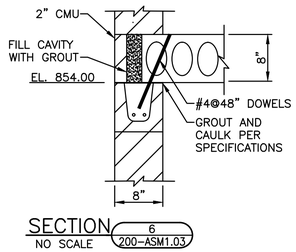

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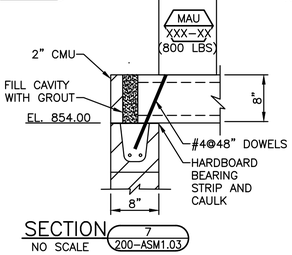

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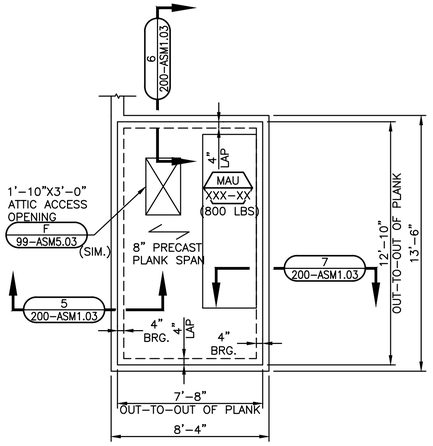


GENERAL NOTES:

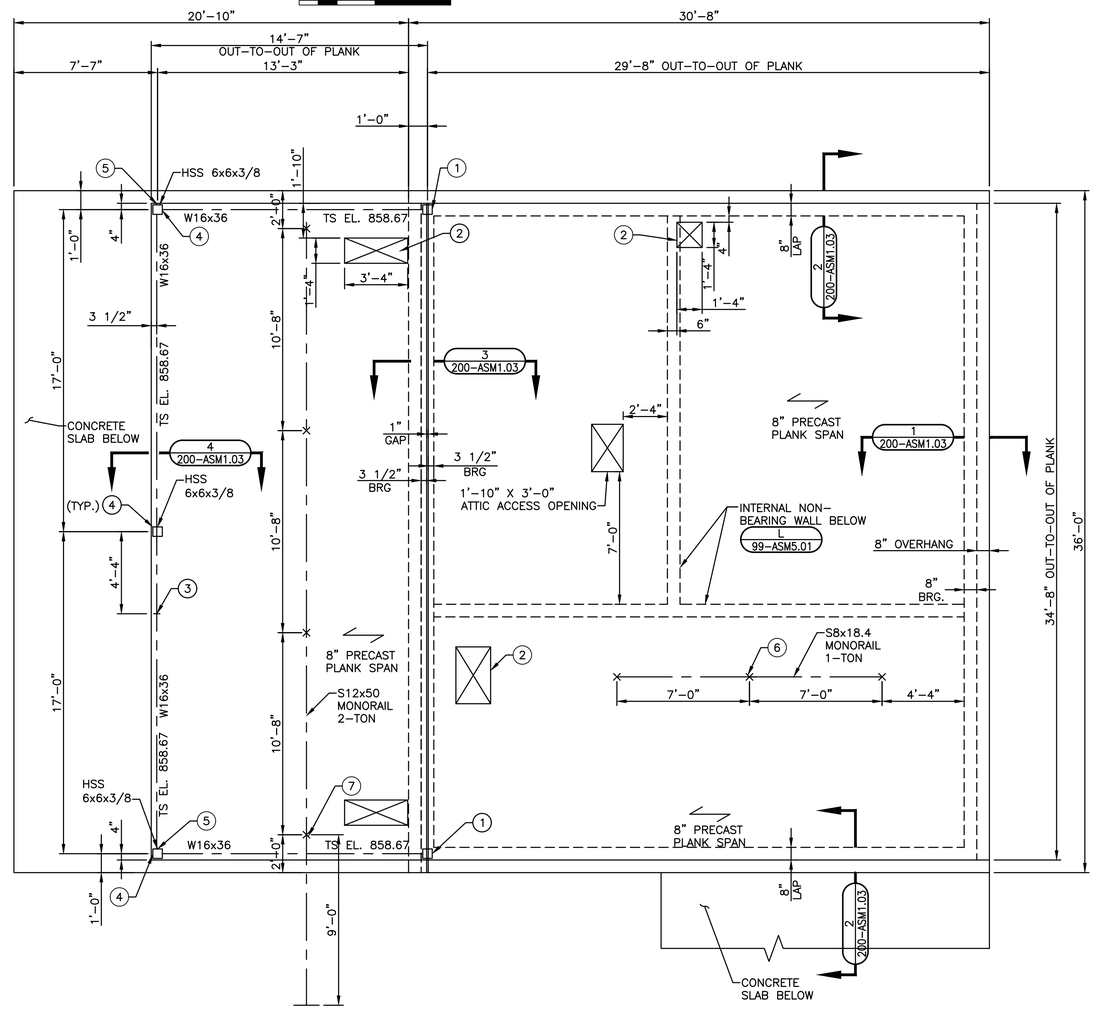
1. SEE DRAWING 99-ASM6.01 FOR GENERAL STRUCTURAL NOTES.
2. DESIGN WOOD TRUSSES FOR THE FOLLOWING SUPERIMPOSED LOADS:
   T.C. WIND = SEE DRAWING 99-ASM6.01
   T.C. SNOW = 28 PSF
   T.C. LIVE LOAD = 20 PSF
   T.C. DEAD LOAD = 10 PSF
3. DESIGN PRECAST PLANK FOR THE FOLLOWING SUPERIMPOSED LOADS:
   DEAD LOAD = 10 PSF (COLLATERAL)
   ATTIC LIVE LOAD = 20 PSF

KEY NOTES:

1. 6"x6"x5/8" BEARING PLATE WITH 2~4" LONG 3/4" HEADED STUDS.
2. HVAC OPENING. VERIFY SIZE WITH HVAC CONTRACTOR.
3. SHEAR SPLICE L / 99-ASM5.03 .
4. CAP PLATE CONNECTION K / 99-ASM5.03 , (TYP. 3)
5. SINGLE PLATE SHEAR CONNECTION K / 99-ASM5.03 , (TYP. 2)
6. 1.25K CONCENTRATED LOAD B / 99-ASM5.02 , (TYP. 3 NON-CONCURRENT)
7. 2.0K CONCENTRATED LOAD B / 99-ASM5.02 , (TYP. 4 NON-CONCURRENT)

PRECAST PLANK PLAN ABOVE BATHROOM

0 1' 2' 4' 8'



PRECAST BUILDING PLAN

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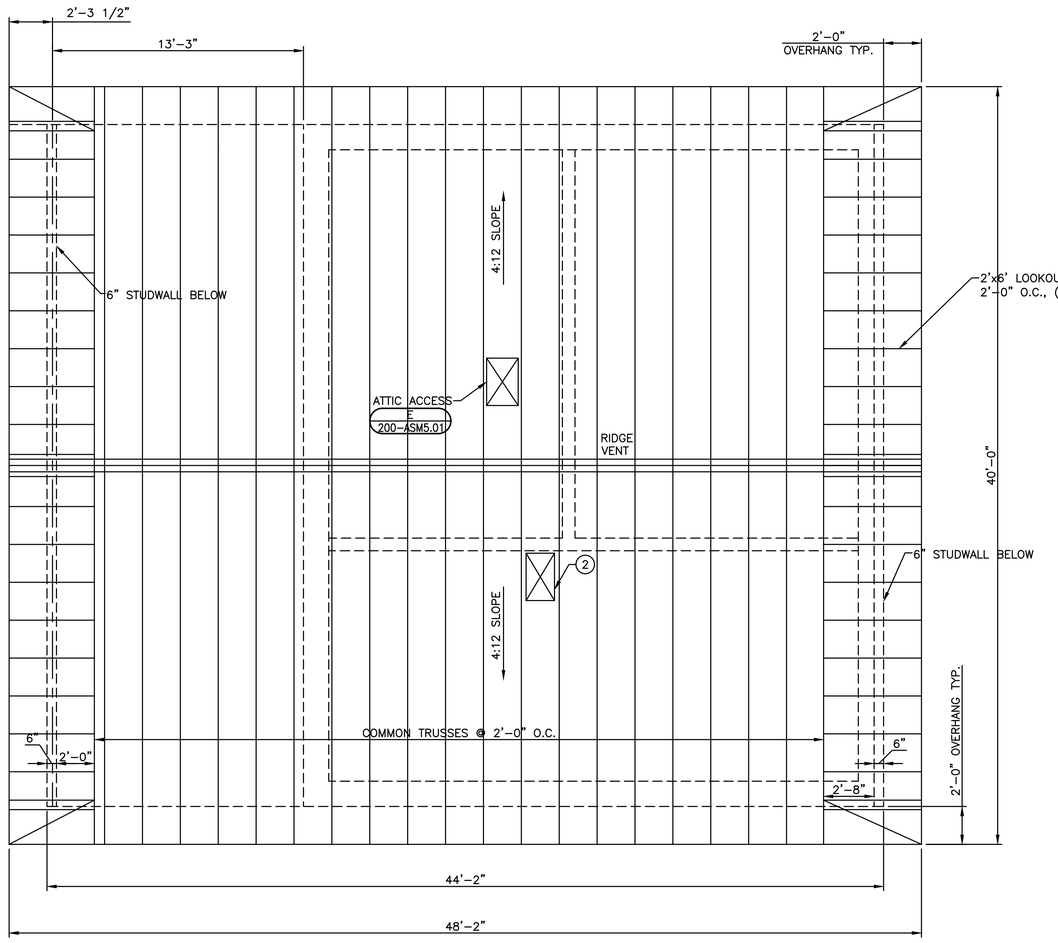

ROOF TRUSS PLAN

0 1' 2' 4' 8'

NO.	REVISIONS	DATE:
-	BOK REVIEW	7/7/2023

GUN CLUB PUMPING STATION
ROOF FRAMING AND PRECAST PLANK PLAN

GUN CLUB PUMPING STATION DESIGN
CITY OF PEWAUKEE
PEWAUKEE, WI

JOB NO. 4621.015
PROJECT MGR. RANDY LANGER

STRAND ASSOCIATES®

SHEET 15
200-ASM1.03

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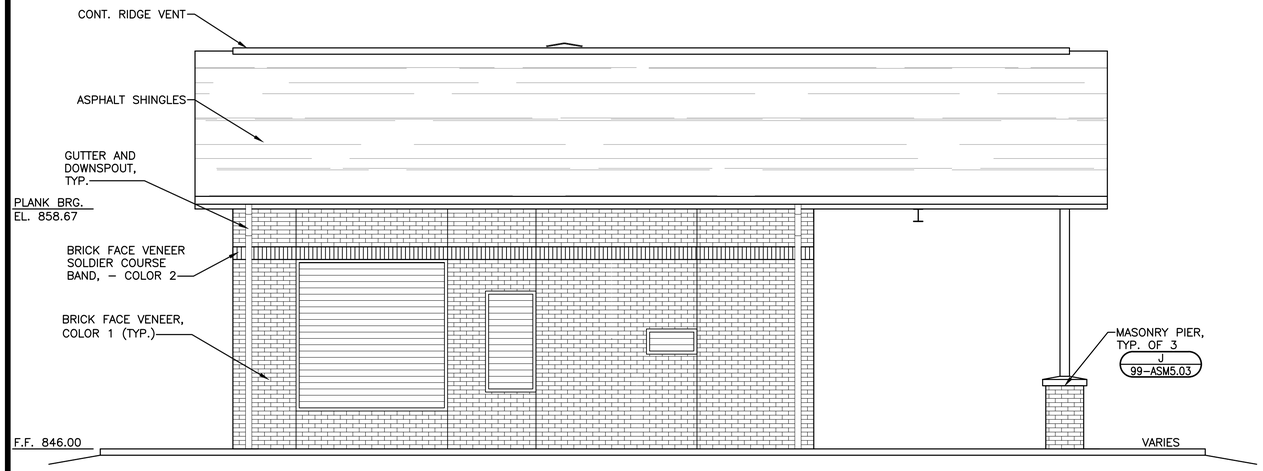
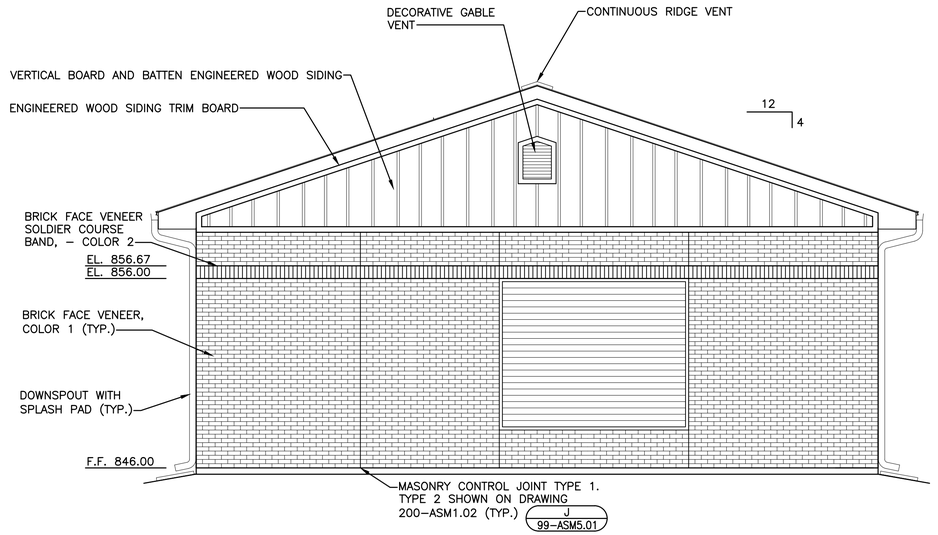


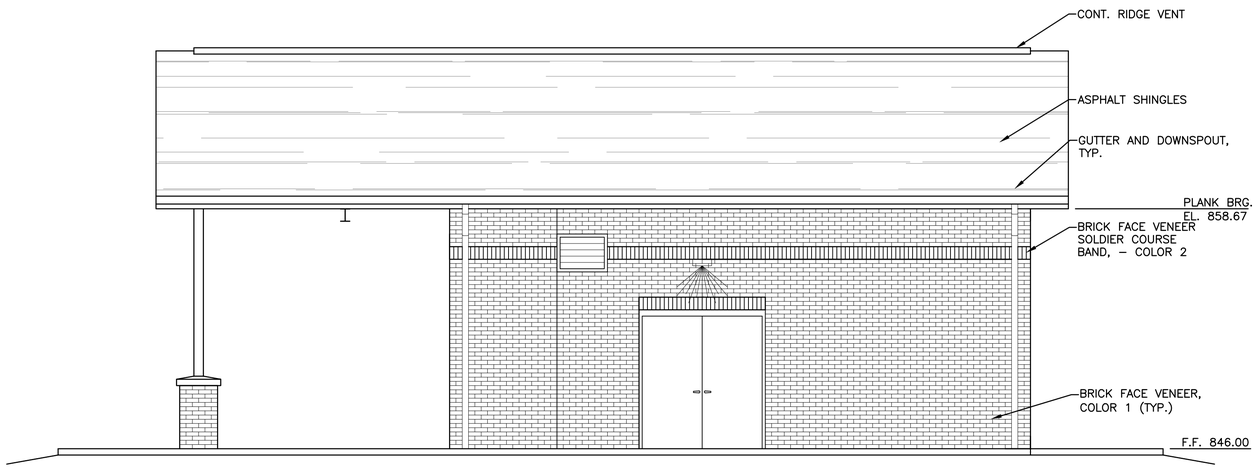
EAST ELEVATION

0 1' 2' 4' 8'



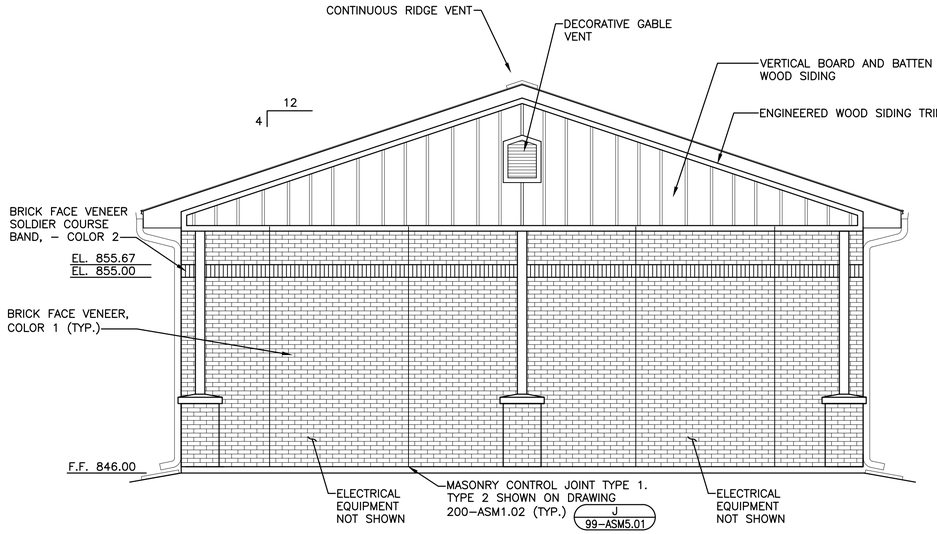
SOUTH ELEVATION

0 1' 2' 4' 8'



WEST ELEVATION

0 1' 2' 4' 8'



NORTH ELEVATION

0 1' 2' 4' 8'

NO.	REVISIONS	DATE:
1	90% REVIEW	7/7/2023

GUN CLUB PUMPING STATION ELEVATIONS

GUN CLUB PUMPING STATION DESIGN
CITY OF PEWAUKEE
PEWAUKEE, WI

JOB NO. 4621.015

PROJECT MGR. RANDY LANGER

STRAND ASSOCIATES®

SHEET 16
200-ASM2.01

GENERAL NOTES:

1. ALL FASTENERS, SUPPORTS, ANCHORS AND HARDWARE IN ALL AREAS SHALL BE 316 SS.
2. PIPING PENETRATIONS THROUGH SLAB WITH UNDER SLAB WATERPROOFING AND WALLS WITH FLUID–APPLIED WATERPROOFING PER THE MANUFACTURER'S APPROVED DETAILS.
3. SEE DRAWING 99–ASM6.01 FOR GENERAL STRUCTURAL NOTES.

KEY NOTES:

(1) PROVIDE CLASS X CONCRETE BACKFILL OR FLOWABLE FILL.
(2) PROVIDE SS PIPE SUPPORTS AS SPECIFIED.
(3) PIPE SUPPORTS NOT SHOWN.
(4) TERMINATE BYPASS SUCTION PIPING WITHIN 6–INCHES OF FLOOR.
(5) ROUTE 2" V TO WET WELL. PROVIDE 90 DOWN TOWARDS WET WELL.
(6) TRANSITION FROM UNDERSLAB WATERPROOFING SYSTEM TO FLUID–APPLIED SYSTEM PER MANUFACTURER'S APPROVED DETAILS.
(7) INSTALL FILLET PER PUMP MANUFACTURER RECOMMENDATIONS
(8) CONTRACTOR SHALL PROVIDE OR FABRICATE STAINLESS STEEL FITTING TO CONNECT PIPE COUPLING AT BYPASS CONNECTION TO OWNER'S VACUUM TRUCK PIPING CONNECTION TYPE (FLAT FLANGE). VERIFY CONNECTION TYPE WITH OWNER.
(9) PROVIDE STAINLESS STEEL OPERATOR STEM AND SUPPORTS AS SPECIFIED. COORDINATE LOCATION WITH GATES AND OPERATOR (TYP. TO ALL 3 GATES).
(10) CONCRETE SUPPORT WALL WITH #4@8" CENTERED (PROJECTED INTO VIEW). DOWEL INTO BASE SLABE, BAFFLE WALL SLAB AND WALL USING #4@8" ADHESIVE ANCHOR DOWELS, EMBED 4".
(11) SLG–200–3 BROUGHT INTO SECTION. PROVIDE 36"X36" OPENING FOR GATE. PROVIDE SS STEM AND SUPPORTS FOR GATE.
(12) OPTIONAL CONSTRUCTION JOINT IN SLAB.
(13) 4000 PSI CONCRETE FILL.

LEGEND:

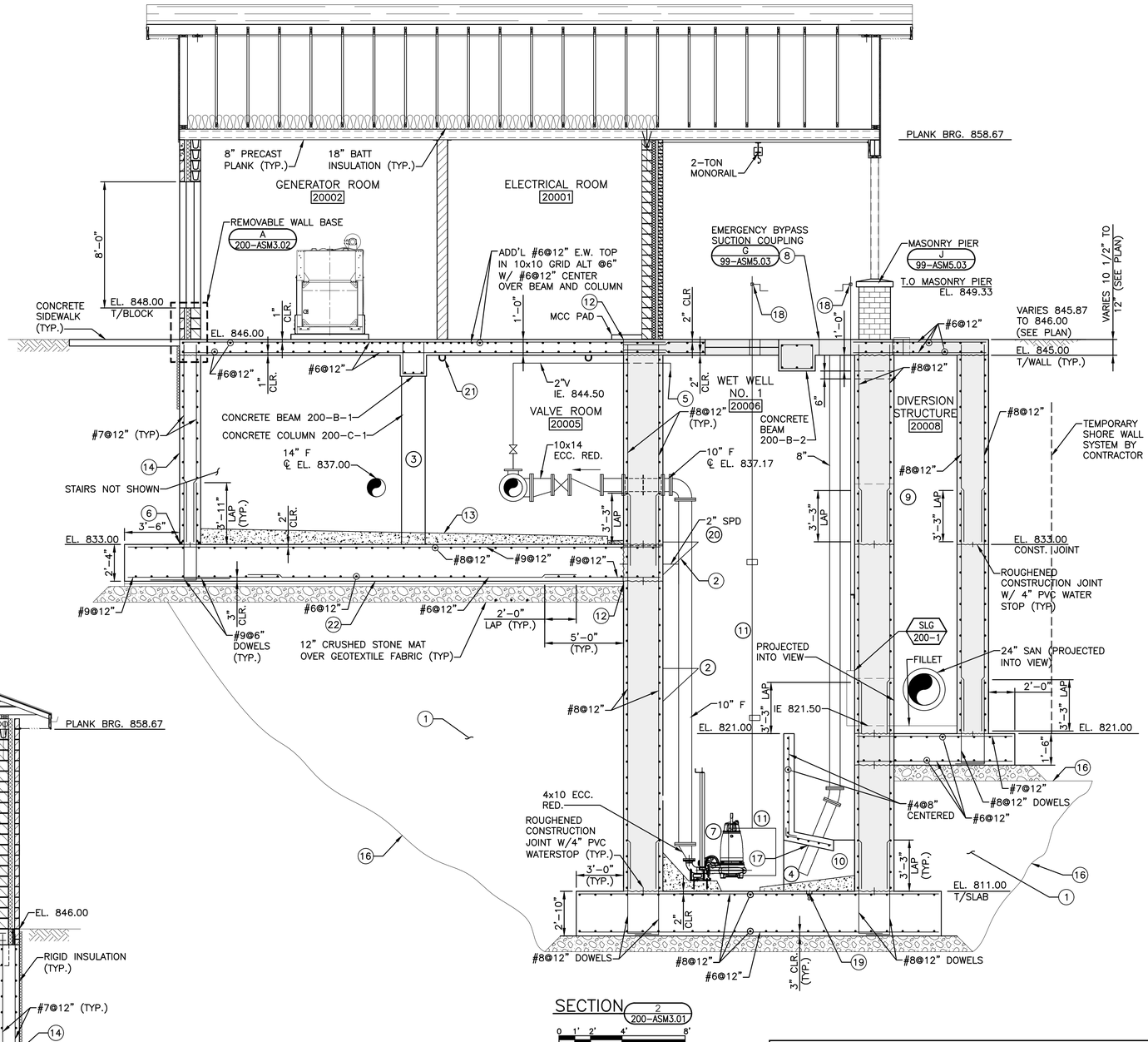
CONCRETE WITH ANTI–MICROBIAL CRYSTALLINE WATERPROOFING ADMIXTURE (CLASS A–CW) AND CONSTRUCTION JOINTS DETAILED PER (N / 99–ASM5.01)

KEY NOTES:

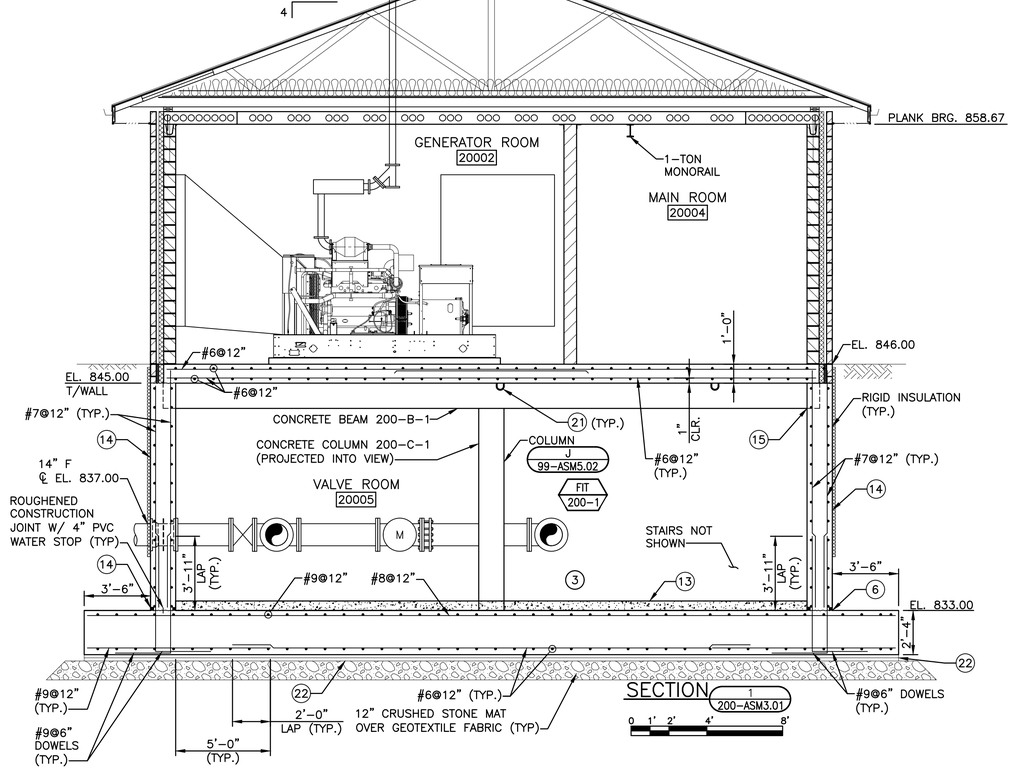
(14) FLUID–APPLIED WATER PROOFING WITH PROTECTION BOARD AND DRAINAGE MAT. INSTALL PER MANUFACTURER'S APPROVED DETAILS AT TYPICAL CONDITION, INSIDE, AND OUTSIDE CORNERS.
(15) 1'–8"x8" BEAM POCKET. BOTTOM OF POCKET EL. 843.33.
(16) LIMITS OF CLASS X CONCRETE/FLOWABLE FILL ARE APPROXIMATE. CONTRACTOR SHALL PROVIDE ALL REQUIRED MATERIALS.
(17) POUR BAFFLE WALL AROUND PIPE. PROVIDE EXTRA REBAR PER (A / 99–ASM5.01).
(18) SLIDE GATE OPERATOR. SEE (C / 99–ASM5.02)
(19) #4@12" ADHESIVE ANCHOR DOWELS, EMBEDDED 4" (TYP.).
(20) PROVIDE OPEN TOP TEE ON EACH SPD DISCHARGE. ROUTE 2" SPD TO EL. 822.50.
(21) PICK POINT PER (M / 99–ASM5.01)
(22) BLIND SIDE WATER PROOFING SYSTEM SEE SPECIFICATIONS. PROVIDE MUD SLAB AND SAND SLURRY PROTECTION SLAB PER (B / 200–ASM3.02).

FLOAT ELEVATIONS:

FLOAT	DESCRIPTION	ELEV
	HWL ALARM	822.00
	LAG–LAG START	821.00
	LAG START	820.00
	LEAD START	819.00
	COMMON	
	PUMPS OFF	817.00
	LWL ALARM	816.00



SECTION 2 / 200–ASM3.01
0 1' 2' 4' 8'



SECTION 1 / 200–ASM3.01
0 1' 2' 4' 8'

CONCRETE COLUMN SCHEDULE

COLUMN	b x h	VERT. REINF.	DOWELS	TIES	DOWEL LAP
200-C-1	16 x 16	8~#7	8~#7	#3@12"	2'-0"
200-C-2	14 x 14	4~#7	4~#7	#3@12"	2'-0"

BEAM SCHEDULE

BEAM DESIGNATION	HEIGHT h	WIDTH b	BOTTOM BARS A	TOP BARS B	TOP BARS C	TOP BARS X	CLOSED STIRRUPS D	CLOSED STIRRUPS E	CLOSED STIRRUPS Y
200-B-1	2'-8"	1'-8"	3~#8	2~#9	3~#9	7'-6"	#4@6"	--	--
200-B-2	2'-0"	1'-4"	2~#7	3~#7	--	--	#3@10"	--	--
200-B-3	0'-9"(Note 2)	2'-8"	5~#5	5~#5	--	--	#3@3"	--	--

NOTES:
1. SEE DETAIL A/99-ASM5.03 FOR CONCRETE BEAM DETAILS.
2. 9" MINIMUM. SLAB THICKNESS VARIES 9"-12". SEE PLAN.

NO.	REVISIONS	DATE:
1	BOK REVIEW	7/7/2023

GUN CLUB PUMPING STATION
BUILDING SECTIONS - 1

GUN CLUB PUMPING STATION DESIGN
CITY OF PEWAUKEE
PEWAUKEE, WI

JOB NO. 4621.015
PROJECT MGR. RANDY LANGER

STRAND ASSOCIATES®

SHEET 17
200-ASM3.01

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LEGEND:

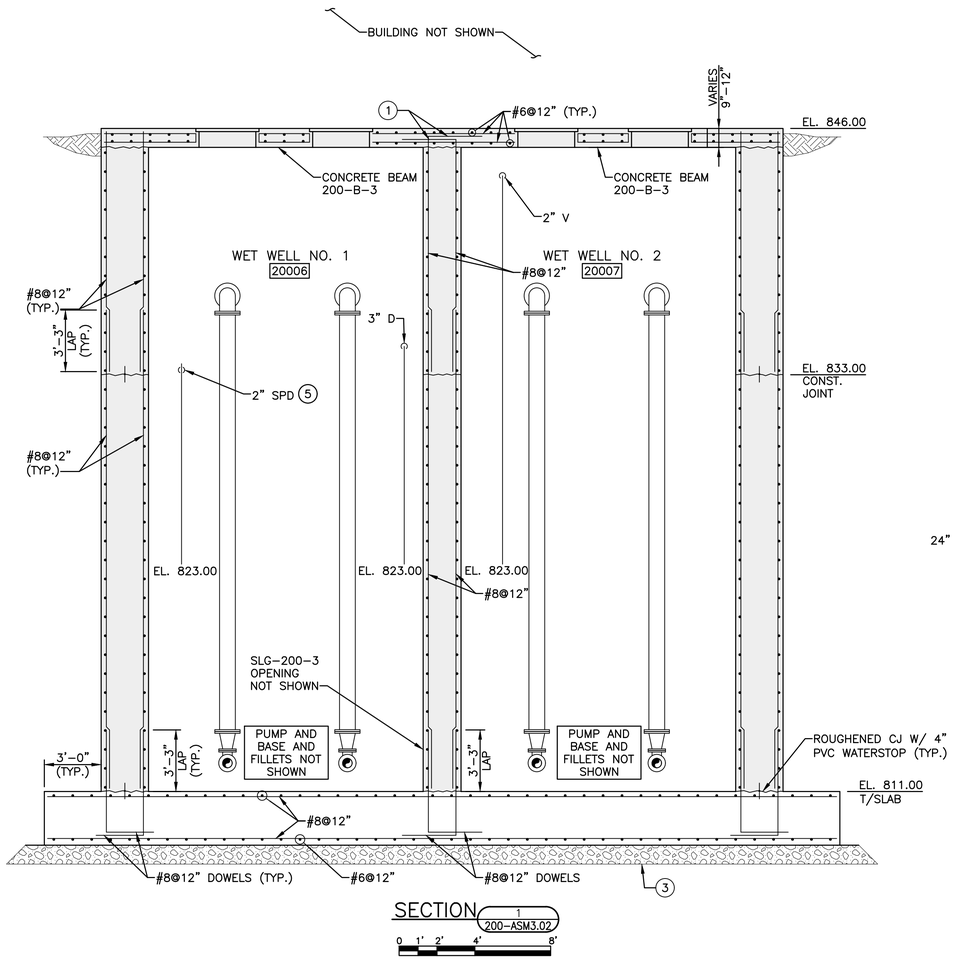
CONCRETE WITH ANTI-MICROBIAL CRYSTALLINE WATERPROOFING ADMIXTURE (CLASS A-CW) AND CONSTRUCTION JOINTS DETAILED PER (N / 99-ASM5.01)

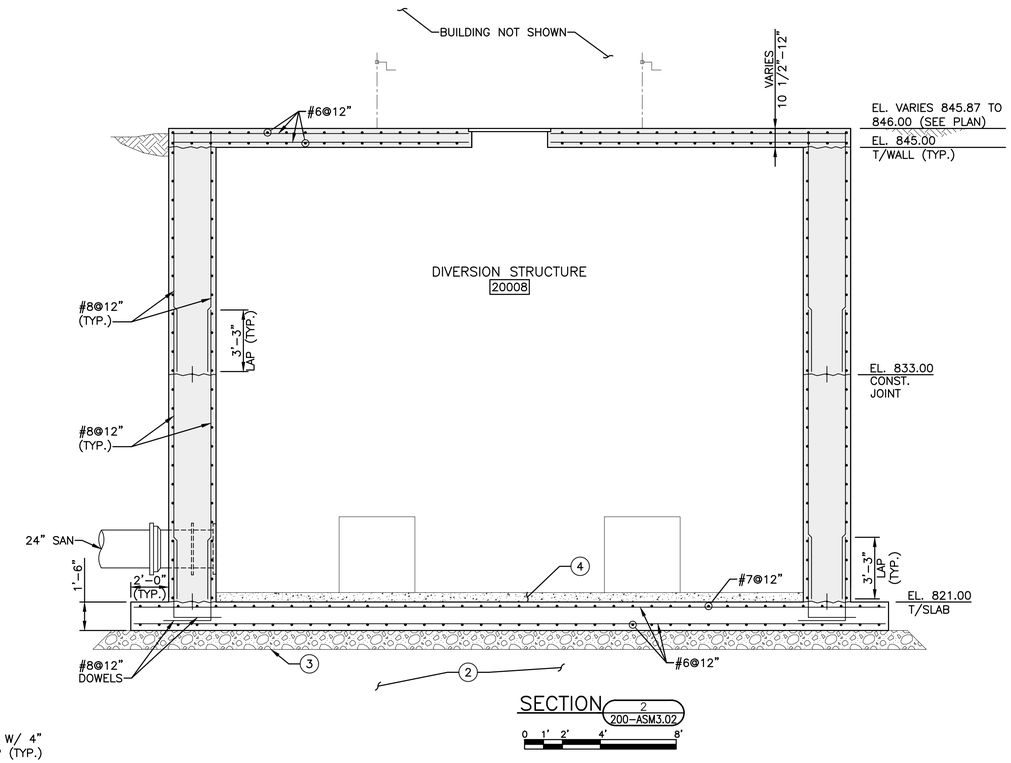
GENERAL NOTES:

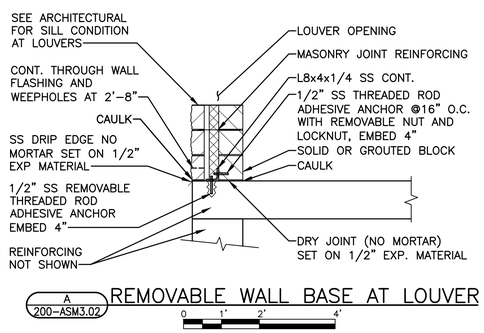
1. ALL FASTENERS, SUPPORTS, ANCHORS AND HARDWARE IN WET WELL SHALL BE 316 SS.
2. SEE DRAWING 99-ASM6.01 FOR GENERAL STRUCTURAL NOTES.

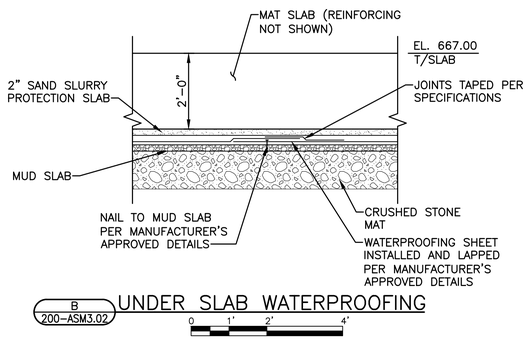
KEY NOTES:

(1) STANDARD HOOKS AT TOP END OF VERTICAL BARS.
(2) CLASS X CONCRETE OR FLOWABLE FILL DOWN TO NATIVE MATERIAL.
(3) 12" CRUSHED STONE MAT OVER GEOTEXTILE FABRIC.
(4) 4000 PSI CONCRETE FILL.
(5) OPEN TOP TEE.









NO.	REVISIONS	DATE:
1	90% REVIEW	7/7/2023

GUN CLUB PUMPING STATION
BUILDING SECTIONS - 2

GUN CLUB PUMPING STATION DESIGN
CITY OF PEWAUKEE
PEWAUKEE, WI

JOB NO. 4621.015
PROJECT MGR. RANDY LANGER

STRAND ASSOCIATES®

SHEET 18
200-ASM3.02