Planning Department

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

PLAN COMMISSION
MEETING NOTICE AND AGENDA
Thursday, June 20, 2024
6:00 PM

Pewaukee City Hall 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 Reducing the Quantity of Plantings for the Previously Approved Landscape Plan and Site and Building Plans for Starla Enterprises for Property Located at N7 W22026 Johnson Drive (PWC 0961996006)

3. Discussion and Action Regarding a Recommendation to the Common Council for a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for the City of Pewaukee for Uzelac Industries, Inc. for Property Located at the Northwest Corner of Lindsay Road and Wilhar Road from Medium Density Residential (6,500 Sq. Ft. - 1/2 AC. / D.U.) to Manufacturing/Fabrication/Warehousing (PWC 0866996002, PWC 0866996003)

4. Discussion and Action and Public Hearing for Uzelac Industries, Inc. to Rezone Property Located at the Northwest Corner of Lindsay Road and Wilhar Road from Rs-2 Single-Family Residential to M-2 Limited Industrial for the Purpose of Developing an Approximately 39,000 Square Foot Industrial Building (PWC 0866996, PWC 0866996002, PWC 0866996003)

5. Discussion and Action Regarding a Certified Survey Map for Uzelac Industries, Inc. for Property Located at the Northwest Corner of Lindsay Road and Wilhar Road for the Purpose of Combining the Three Existing Properties Into a Single Lot (PWC 0866996, PWC 0866996002, PWC 0866996003)

6. Discussion and Action Regarding the Site and Building Plans for Uzelac Industries, Inc. for Property Located at the Northwest Corner of Lindsay Road and Wilhar Road for the Purpose of Constructing an Approximately 39,000 Square Foot Industrial Building (PWC 0866996, PWC 0866996002, PWC 0866996003)

7. Discussion and Action Regarding the Site and Building Plans for Simply Smart Property, LLC for Property Located at the Northeast Corner of College Avenue and Meadowbrook Road for the Purpose of Constructing a Multi-Family Development with Five Condominium Units (PWC 0929986002)

8. Adjournment

Ami Hurd
Deputy Clerk

6/13/2024

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: June 20, 2024

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding Reducing the Quantity of Plantings for the Previously Approved Landscape Plan and Site and Building Plans for Starla Enterprises for Property Located at N7 W22026 Johnson Drive (PWC 0961996006)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Starla Enterprises staff report 6.20.24

Starla Enterprises narrative

Starla Enterprises landscape plan

Starla Enterprises 2.15.24 approved landscape plan

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 June 20, 2024

Date: June 11, 2024

Project Name: Starla Enterprises Revised Landscape Plan

Project Address/Tax Key No.: N7W22026 Johnson Drive / PWC 0961996006

Applicant: Starla Enterprises

Property Owner: Starla Enterprises

Current Zoning: B-4 Office District

2050 Land Use Map Designation: Office Commercial

Use of Surrounding Properties: I-94 and industrial to the north, industrial to the south and west, and City of Brookfield and Marcus Majestic Cinema to the east

Project Description/Analysis

At their February 15, 2024, meeting, the Plan Commission approved a Comprehensive Master Plan Amendment, Rezoning, and Site & Building Plans to allow for the development of a 2-story 24,431 square foot office building.

Following this approval, the applicant has been developing and refining plans for the Building Permit submittal. During this process, the applicant has requested to reduce the number of proposed plantings by 2 deciduous trees, 90 deciduous shrubs, and 25 evergreen shrubs. The applicant has indicated the reduction is to make the project financially viable.

The Plan Commission approved Landscape Plan, which is attached, included 32 trees, 3 evergreen trees, and 312 shrubs. The revised plan includes 30 trees, 3 evergreen trees, and 197 shrubs. The shrubs being removed are located around the bioretention basin.

There are no other significant changes to the Plan Commission approved plans.

Recommendation

Staff recommends approval of the revised landscape plan for Starla Enterprises.

PLUNKETT RAYSICH
ARCHITECTS, LLP

03 June 2024

Nick Fuchs
Planner & Community Development Director
City of Pewaukee
W240N3065 Pewaukee Road
Pewaukee, WI 53072

Re: Starla Enterprises Building Permit
N7 W22026 Johnson Drive

PRA Project No. 230084-01

This project was submitted and approved by Plan Commission at the 2/15/2024 meeting. Subsequently, project was bid, and in order to make the project financially viable, we proposed a reduction in plant quantities.

The following plantings were reduced as part of this change:

2 – Deciduous trees

90 - Deciduous Shrubs

25 - Evergreen Shrubs

The plantings removed were not part of any required code, and care was taken to retain landscaping along the sides that faced public rights-of-way. In addition, most of these plants had been placed at lower elevations within the storm water basin. Therefore, we feel the reduced count still maintains the aesthetic intent to present an attractive site.

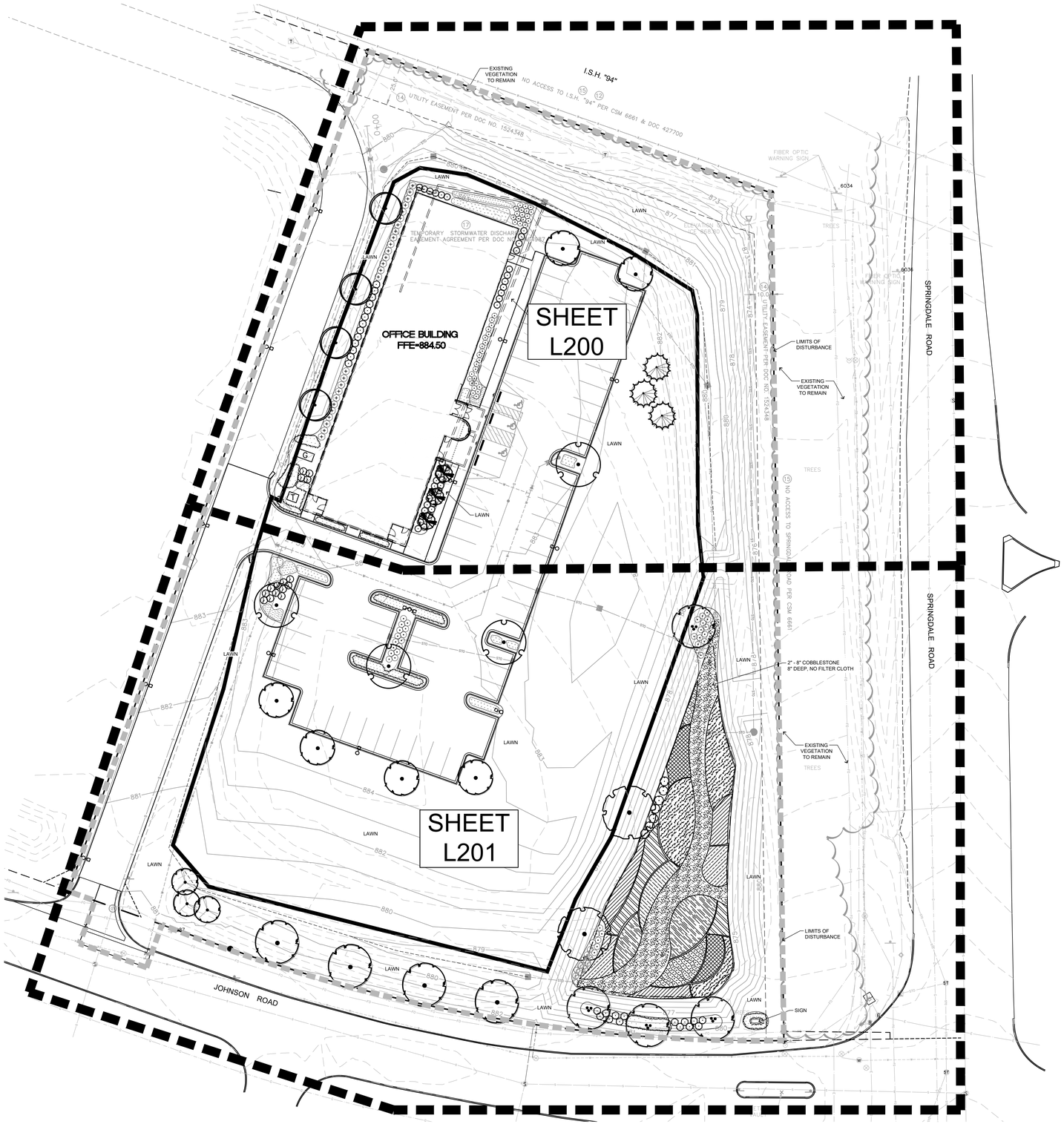
Best regards,

Michael Schaefer – AIA, NCARB
Senior Project Manager – Senior Associate

209 south water street milwaukee, wisconsin 53204 414 359 3060
2310 crossroads drive suite 2000 madison, wisconsin 53718 608 240 9900
1970 main street suite 201 sarasota, florida 34236 941 444 8845
311 canyon wren drive buda, texas 78610 512 649 5627

addressing tomorrow, today | www.prarch.com

Partners: Michael Bahr, Kevin Broich, Michael Brush, Gregg Golden, Jedd Heap, John Holz, Devin Kack, Nicholas Kant, Steven Kieschnafer, Scott Kramer, Jason Puestow, Larry Schneider, Michael Sobczak



NORTH

0 15 30 60
GRAPHIC SCALE

Know what's **below.**
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CITY OF PEWAUKEE, WISCONSIN

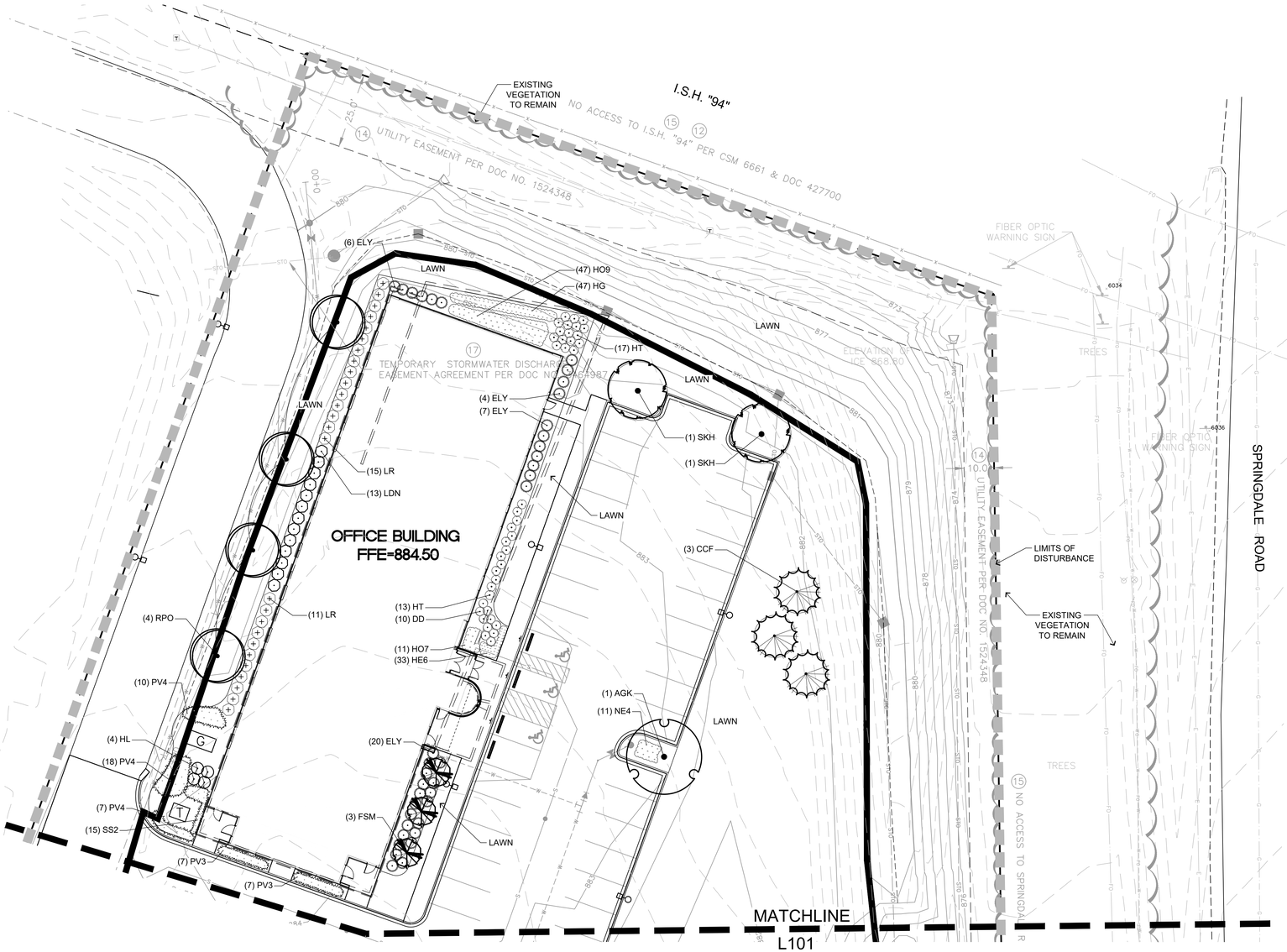
OVERALL LANDSCAPE PLAN

© COPYRIGHT 2024
R.A. Smith, Inc.

DATE: 8/15/2023
SCALE: 1" = 30'
JOB NO. 3230082
PROJECT MANAGER: RYAN J. LANCOUR, P.E.
DESIGNED BY: CRR
CHECKED BY: RJL

SHEET NUMBER
L100

P:\3230082\Dwg\Sheets\3230082 LSP01.dwg, L100 Overall Landscape Plan, 6/3/2024 1:34:49 PM, rew



PLANT SCHEDULE NORTH

CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
TREES						
FSM	3	Firespire Musclewood	Carpinus caroliniana `Firespire` TM	2 1/2" CAL	B&B	Full, matching heads
RPO	4	Regal Prince English Oak	Quercus robur x bicolor `Long`	2 1/2" CAL	B&B	Full, matching heads
DECIDUOUS TREES						
AGK	1	Autumn Gold Ginkgo	Ginkgo biloba `Autumn Gold` TM	2" CAL	B&B	Full, matching heads
SKH	2	Street Keeper Honey Locust	Gleditsia triacanthos `Draves`	2 1/2" CAL	B&B	Full, matching heads
EVERGREEN TREES						
CCF	3	White Fir	Abies concolor	6' - 7' HT	B&B	Semi-sheared, fully branched to ground
DECIDUOUS SHRUBS						
DD	10	Yuki Cherry Blossom® Deutzia	Deutzia x `NCDX2`	12" HT	CONT.	
LR	26	Kodiak® Orange Diervilla	Diervilla x 'G2X88544'	15" HT	CONT.	
HT	30	Fire Light Tidbit® Panicle Hydrangea	Hydrangea paniculata `SMNHPK`	15" HT	CONT.	
HL	4	Little Quick Fire Hydrangea	Hydrangea paniculata `Little Quick Fire`	18" HT	CONT.	
LDN	13	Little Devil Dwarf Ninebark	Physocarpus opulifolius `Little Devil` TM	24" HT	CONT.	
EVERGREEN SHRUBS						
ELY	37	Everlow Yew	Taxus x media `Everlow`	18" HT	B&B	
ORNAMENTAL GRASSES						
PV3	14	Heavy Metal Switch Grass	Panicum virgatum `Heavy Metal`	1 GAL	POT	30" Spacing
PV4	35	Northwind Switch Grass	Panicum virgatum `Northwind`	1 GAL	POT	30" Spacing
SS2	15	The Blues Little Bluestem	Schizachyrium scoparium `The Blues`	1 GAL	POT	18" Spacing
PERENNIALS						
HG	47	Georgia Peach Coral Bells	Heuchera x 'Georgia Peach'	4 1/2"	POT	24" Spacing
HE6	33	Glitter Coral Bells	Heuchera x Glitter	4 1/2"	POT	12" Spacing
HO7	11	August Moon Hosta	Hosta x `August Moon`	4 1/2"	POT	24" Spacing
HO9	47	Blue Cadet Hosta	Hosta x `Blue Cadet`	4 1/2"	POT	24" Spacing
NE4	11	Kit Cat Catmint	Nepeta x faassenii `Kit Cat`	4 1/2"	POT	18" Spacing

NORTH

0 10 20 40
GRAPHIC SCALE

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DATE	DESCRIPTION
04-05-24	Addendum 01

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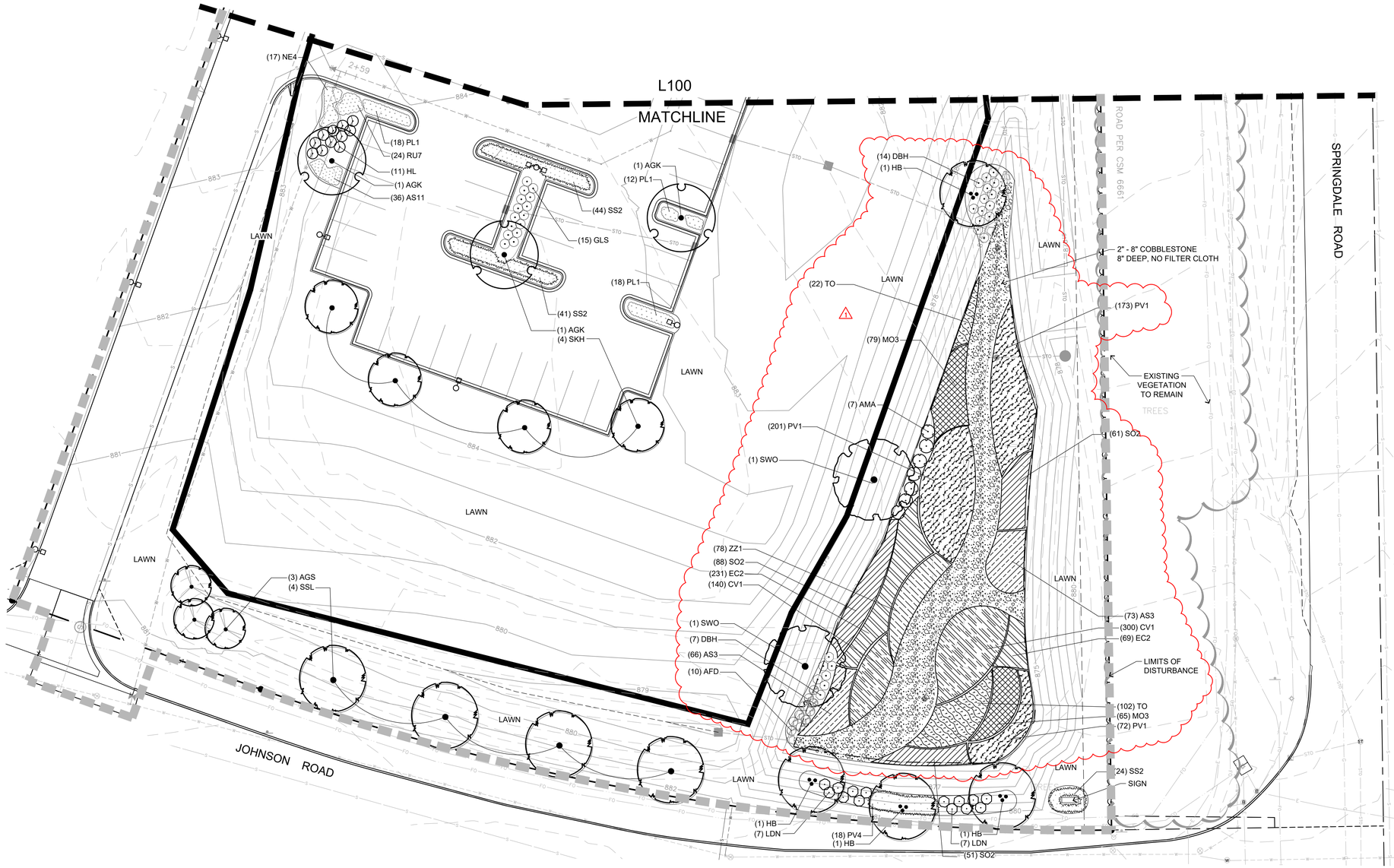
LANDSCAPE PLAN - NORTH

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DATE: 8/15/2023
SCALE: 1" = 20'
JOB NO. 3230082
PROJECT MANAGER: RYAN J. LANCOUR, P.E.
DESIGNED BY: NJW/REW
CHECKED BY: REW

SHEET NUMBER
L200

P:\3230082\Dwg\Sheets\3230082 LSP01.dwg, L200 Landscape Plan-north, 6/3/2024 1:34:54 PM, rew



NORTH

0 10 20 40
GRAPHIC SCALE

PLANT SCHEDULE SOUTH

	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
DECIDUOUS TREES							
	AGS	3	Allegheny Serviceberry	Amelanchier laevis	2" CAL	B&B	Full, matching heads
	HB	4	Heritage River Birch	Betula nigra `Heritage`	8`-10` HT	B&B	Clump, min. 3 stems
	AGK	3	Autumn Gold Ginkgo	Ginkgo biloba `Autumn Gold` TM	2" CAL	B&B	Full, matching heads
	SKH	4	Street Keeper Honey Locust	Gleditsia triacanthos `Draves`	2 1/2" CAL	B&B	Full, matching heads
	SWO	2	Swamp White Oak	Quercus bicolor	2 1/2" CAL	B&B	Full, matching heads
	SSL	4	Sweet Street Linden	Tilia americana `Kromm`	2 1/2" CAL	B&B	Full, matching heads
DECIDUOUS SHRUBS							
	AMA	7	Autumn Magic Black Chokeberry	Aronia melanocarpa `Autumn Magic`	24" HT	CONT.	
1	AFD	10	Arctic Fire Dogwood	Cornus sericea `Farrow`	15" HT	CONT.	
	DSH	21	Dwarf Bush Honeysuckle	Diervilla lonicera	15" HT	CONT.	
	HL	11	Little Quick Fire Hydrangea	Hydrangea paniculata `Little Quick Fire`	18" HT	CONT.	
	LDN	14	Little Devil Dwarf Ninebark	Physocarpus opulifolius `Little Devil` TM	24" HT	CONT.	
	GLS	15	Gro-Low Fragrant Sumac	Rhus aromatica `Gro-Low`	15" HT	CONT.	
ORNAMENTAL GRASSES							
	PV4	18	Northwind Switch Grass	Panicum virgatum `Northwind`	1 GAL	POT	30" Spacing
	SS2	109	The Blues Little Bluestem	Schizachyrium scoparium `The Blues`	1 GAL	POT	18" Spacing
PERENNIALS							
	AS11	36	Summer Beauty Ornamental Onion	Allium x `Summer Beauty`	4 1/2"	POT	15`` Spacing
	NE4	17	Kit Cat Catmint	Nepeta x faassenii `Kit Cat`	4 1/2"	POT	18" Spacing
	PL1	48	Little Spire Russian Sage	Perovskia x `Little Spire`	4 1/2"	POT	18" Spacing
	RU7	24	Little Goldstar Black-eyed Susan	Rudbeckia fulgida var. sullivantii `Little Goldstar`	4 1/2"	POT	18" Spacing

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	SPACING	SPACING
INFILTRATION BASIN								
	AS3	139	Swamp Milkweed	Asclepias incarnata	4 1/2"	POT	24" Spacing	24" o.c.
	CV1	440	Brown Fox Sedge	Carex vulpinoidea	4 1/2"	POT	18" Spacing	18" o.c.
	EC2	300	Pale Purple Coneflower	Echinacea pallida	4 1/2"	POT	18" Spacing	18" o.c.
	MO3	144	Wild Bergamot	Monarda fistulosa	4 1/2"	POT	24" Spacing	24" o.c.
	PV1	446	Switch Grass	Panicum virgatum	4 1/2"	POT	24" Spacing	24" o.c.
	SO2	200	Stiff Goldenrod	Solidago rigida	4 1/2"	POT	24" Spacing	24" o.c.
	TO	124	Ohio Spiderwort	Tradescantia ohiensis	4 1/2"	POT	24" Spacing	24" o.c.
	ZZ1	78	Golden Alexander	Zizia aurea	4 1/2"	POT	24" Spacing	24" o.c.
1								

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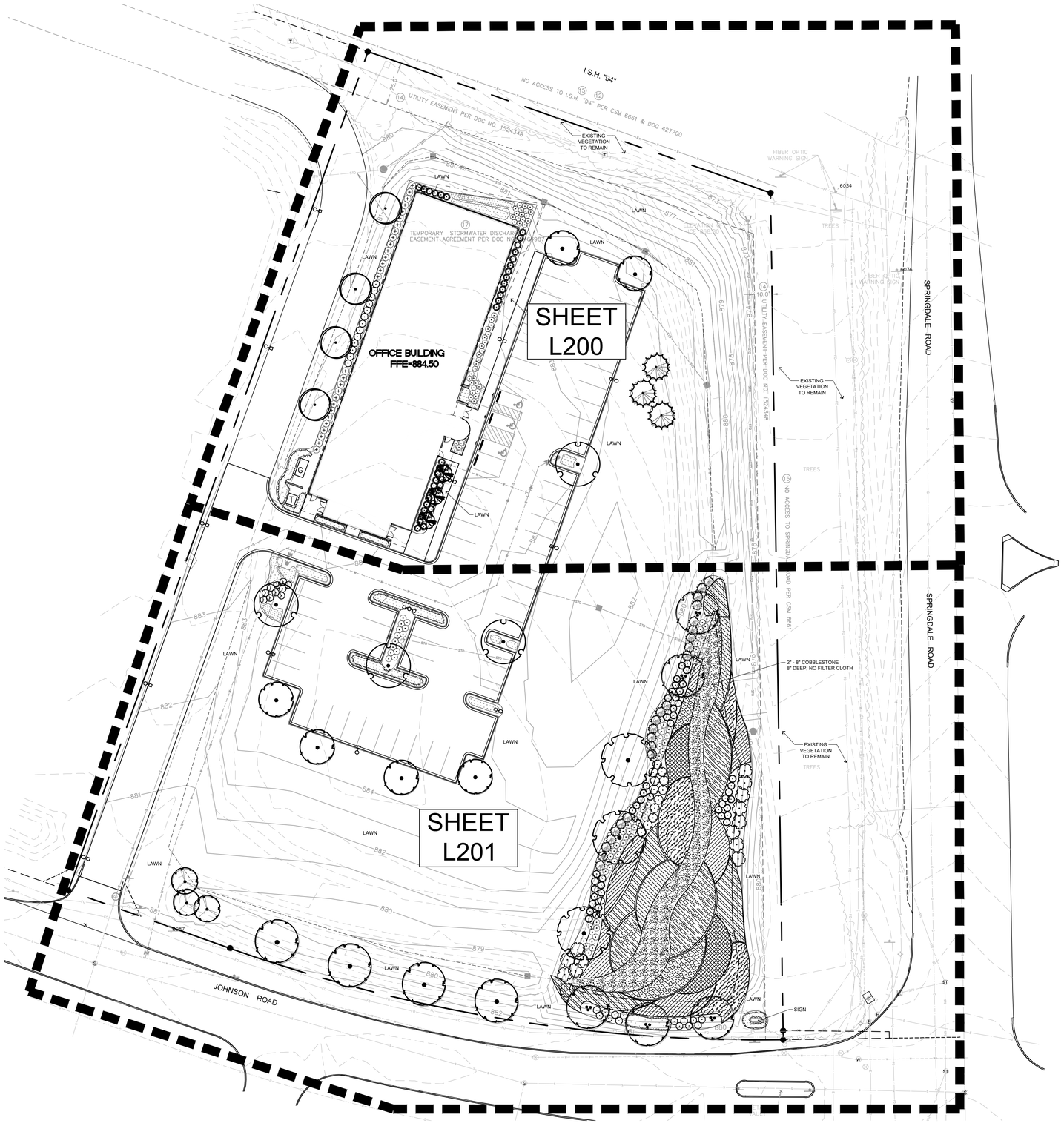
LANDSCAPE PLAN - SOUTH

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DESIGNED BY: NJW/REW
CHECKED BY: REW

SHEET NUMBER
L201

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2-15-24 Plan Commission Approved Landscape Plan

NORTH

0 15 30 60
GRAPHIC SCALE

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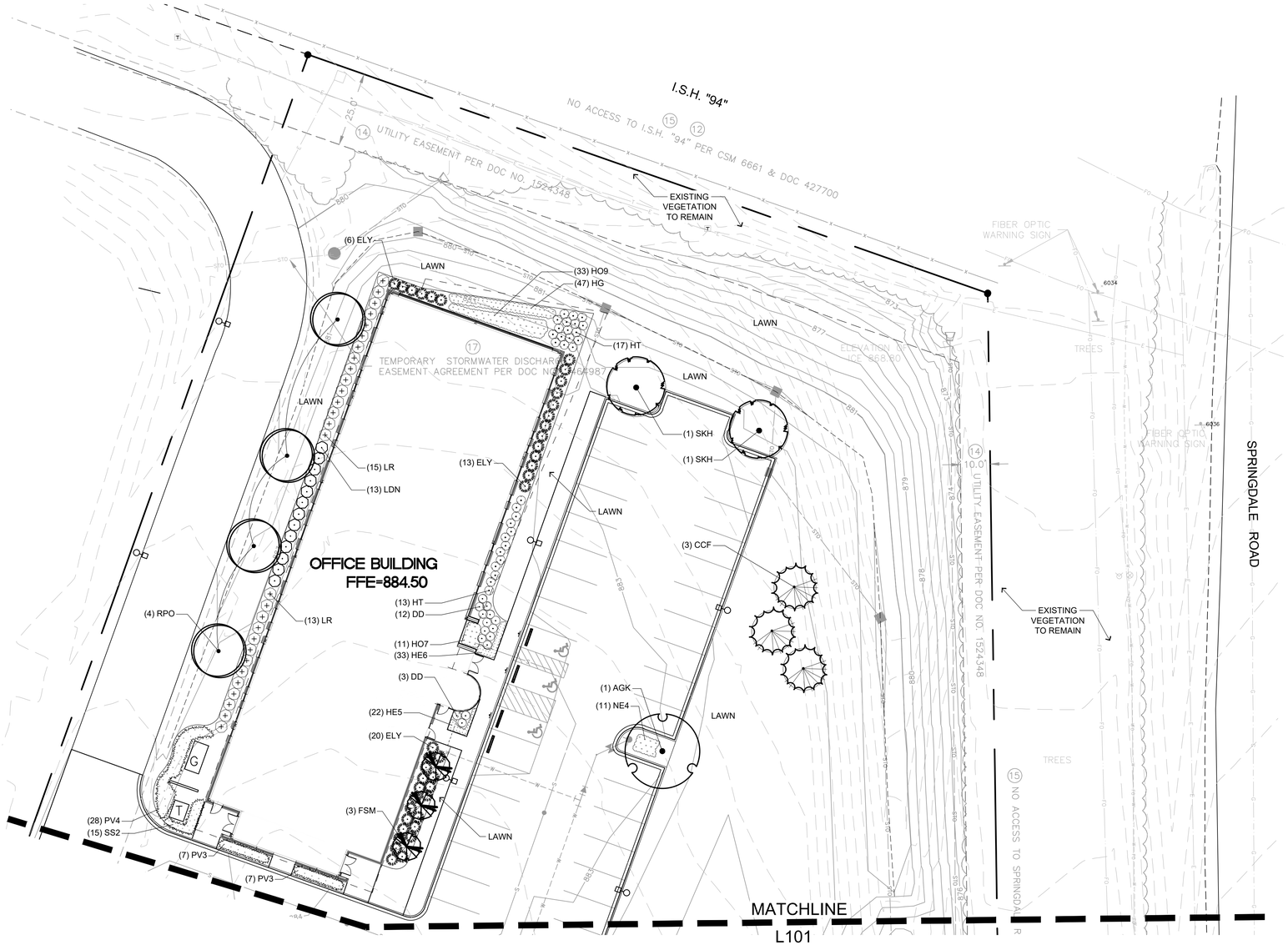
OVERALL LANDSCAPE PLAN

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PROJECT MANAGER: RYAN J. LANCOUR, P.E.
DESIGNED BY: CRR
CHECKED BY: RJL

SHEET NUMBER
L100

2-15-24 Plan Commission Approved Landscape Plan



PLANT SCHEDULE NORTH

CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
TREES						
FSM	3	Firespire Musclewood	Carpinus caroliniana `Firespire` TM	2 1/2" CAL	B&B	Full, matching heads
RPO	4	Regal Prince English Oak	Quercus robur x bicolor `Long`	3" CAL	B&B	Full, matching heads
DECIDUOUS TREES						
AGK	1	Autumn Gold Ginkgo	Ginkgo biloba `Autumn Gold` TM	2" CAL	B&B	Full, matching heads
SKH	2	Street Keeper Honey Locust	Gleditsia triacanthos `Draves`	2 1/2" CAL	B&B	Full, matching heads
EVERGREEN TREES						
CCF	3	White Fir	Abies concolor	7'-8" HT	B&B	Semi-sheared, fully branched to ground
DECIDUOUS SHRUBS						
DD	15	Yuki Cherry Blossom® Deutzia	Deutzia x `NCDX2`	12" HT	CONT.	
LR	28	Kodiak® Orange Diervilla	Diervilla x `G2X88544`	15" HT	CONT.	
HT	30	Fire Light Tidbit® Panicle Hydrangea	Hydrangea paniculata `SMNHPK`	15" HT	CONT.	
LDN	13	Little Devil Dwarf Ninebark	Physocarpus opulifolius `Little Devil` TM	24" HT	CONT.	
EVERGREEN SHRUBS						
ELY	39	Everlow Yew	Taxus x media `Everlow`	18" HT	B&B	
ORNAMENTAL GRASSES						
PV3	14	Heavy Metal Switch Grass	Panicum virgatum `Heavy Metal`	1 GAL	POT	30" Spacing
PV4	28	Northwind Switch Grass	Panicum virgatum `Northwind`	1 GAL	POT	30" Spacing
SS2	15	The Blues Little Bluestem	Schizachyrium scoparium `The Blues`	1 GAL	POT	18" Spacing
PERENNIALS						
HG	47	Georgia Peach Coral Bells	Heuchera x `Georgia Peach`	4 1/2"	POT	24" Spacing
HE5	22	Cherry Cola Soda Coral Bells	Heuchera x Cherry Cola Soda	4 1/2"	POT	12" Spacing
HE6	33	Glitter Coral Bells	Heuchera x Glitter	4 1/2"	POT	12" Spacing
HO7	11	August Moon Hosta	Hosta x `August Moon`	4 1/2"	POT	24" Spacing
HO9	33	Blue Cadet Hosta	Hosta x `Blue Cadet`	4 1/2"	POT	24" Spacing
NE4	11	Kit Cat Catmint	Nepeta x faassenii `Kit Cat`	4 1/2"	POT	18" Spacing

GENERAL LANDSCAPE NOTES

- ALL DETAILS AND SPECIFICATIONS TO BE DETERMINED ON FINAL LANDSCAPE PLANS.
- ALL PLANTINGS SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - ANSI Z60.1 (LATEST VERSION)
- MULCH: ALL PLANTING BEDS TO RECEIVE 3" DEEP LAYER OF SHREDDED HARDWOOD BARK MULCH.
- TURF SEED: DURABLE, PREMIUM COMMERCIAL BLEND.

NORTH

0 10 20 40
GRAPHIC SCALE

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CITY OF PEWAUKEE, WISCONSIN

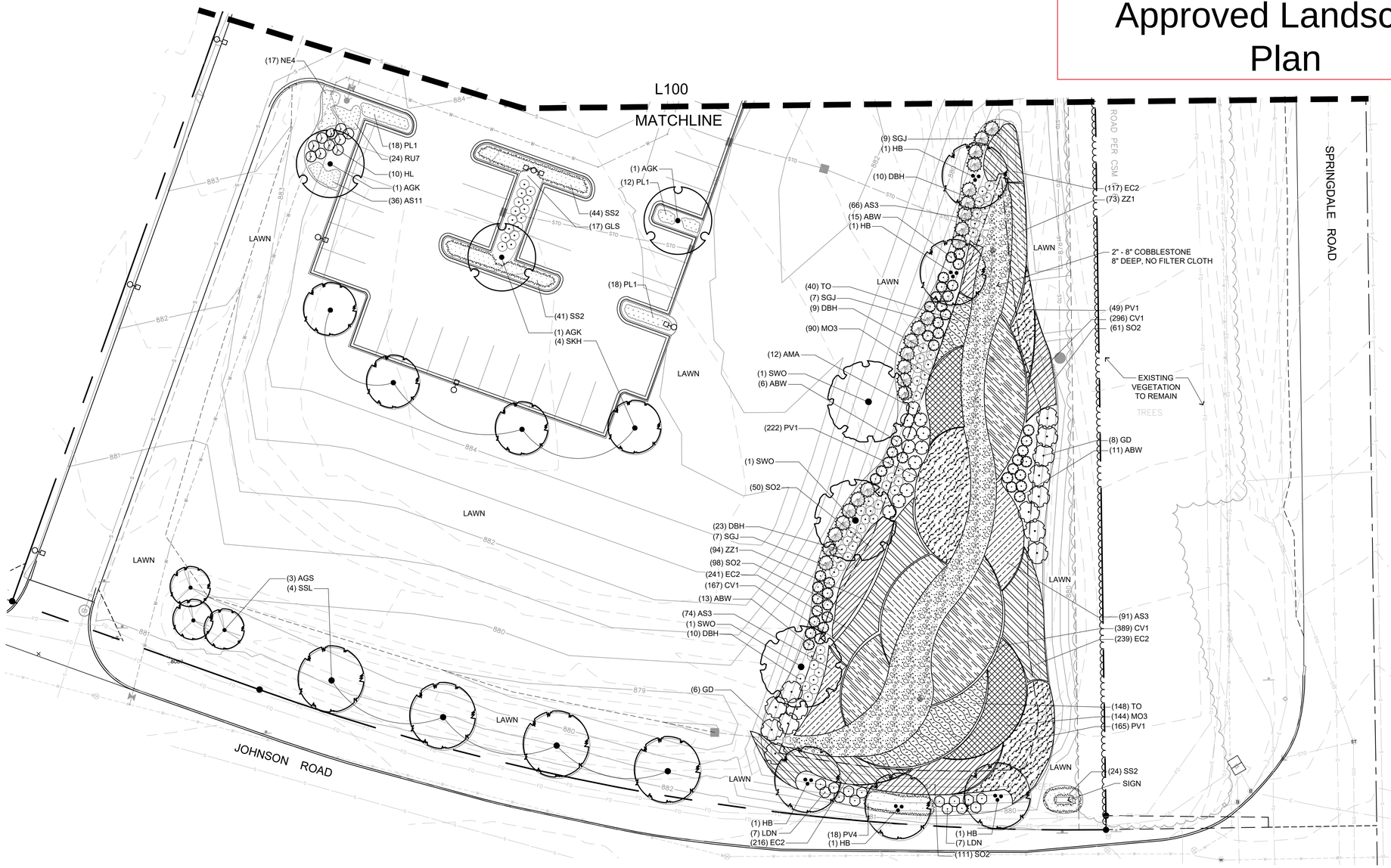
LANDSCAPE PLAN - NORTH

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R.A. Smith, Inc.

DATE: 8/15/2023
SCALE: 1" = 20'
JOB NO. 3230082
PROJECT MANAGER: RYAN J. LANCOUR, P.E.
DESIGNED BY: NJW/REW
CHECKED BY: REW

SHEET NUMBER
L200

2-15-24 Plan Commission Approved Landscape Plan



NORTH

0 10 20 40
GRAPHIC SCALE

PLANT SCHEDULE SOUTH

CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
DECIDUOUS TREES						
AGS	3	Allegheny Serviceberry	Amelanchier laevis	2" CAL	B&B	Full, matching heads
HB	5	Heritage River Birch	Betula nigra `Heritage`	8`-10` HT	B&B	Clump, min. 3 stems
AGK	3	Autumn Gold Ginkgo	Ginkgo biloba `Autumn Gold` TM	2" CAL	B&B	Full, matching heads
SKH	4	Street Keeper Honey Locust	Gleditsia triacanthos `Draves`	2 1/2" CAL	B&B	Full, matching heads
SWO	3	Swamp White Oak	Quercus bicolor	2 1/2" CAL	B&B	Full, matching heads
SSL	4	Sweet Street Linden	Tilia americana `Kromm`	3" CAL	B&B	Full, matching heads
DECIDUOUS SHRUBS						
AMA	12	Autumn Magic Black Chokeberry	Aronia melanocarpa `Autumn Magic`	24" HT	CONT.	
GD	14	Gray Dogwood	Cornus racemosa	3` HT	CONT.	
DBH	52	Dwarf Bush Honeysuckle	Diervilla lonicera	15" HT	CONT.	
HL	10	Little Quick Fire Hydrangea	Hydrangea paniculata `Little Quick Fire`	18" HT	CONT.	
LDN	14	Little Devil Dwarf Ninebark	Physocarpus opulifolius `Little Devil` TM	24" HT	CONT.	
GLS	15	Gro-Low Fragrant Sumac	Rhus aromatica `Gro-Low`	15" HT	CONT.	
ABW	45	Dwarf Blue Arctic Willow	Salix purpurea `Nana`	24" HT	CONT.	
EVERGREEN SHRUBS						
SGJ	23	Sea Green Juniper	Juniperus chinensis `Sea Green`	18"SPD	CONT.	
ORNAMENTAL GRASSES						
PV4	18	Northwind Switch Grass	Panicum virgatum `Northwind`	1 GAL	POT	30" Spacing
SS2	109	The Blues Little Bluestem	Schizachyrium scoparium `The Blues`	1 GAL	POT	18" Spacing

PERENNIALS						
AS11	36	Summer Beauty Ornamental Onion	Allium x 'Summer Beauty'	4 1/2"	POT	15`` Spacing
NE4	17	Kit Cat Catmint	Nepeta x faassenii 'Kit Cat'	4 1/2"	POT	18" Spacing
PL1	48	Little Spire Russian Sage	Perovskia x `Little Spire`	4 1/2"	POT	18" Spacing
RU7	24	Little Goldstar Black-eyed Susan	Rudbeckia fulgida var. sullivantii `Little Goldstar`	4 1/2"	POT	18" Spacing

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	SPACING	SPACING
INFILTRATION BASIN								
	AS3	190	Swamp Milkweed	Asclepias incarnata	4 1/2"	POT	24" Spacing	24" o.c.
	CV1	852	Brown Fox Sedge	Carex vulpinoidea	4 1/2"	POT	18" Spacing	18" o.c.
	EC2	803	Pale Purple Coneflower	Echinacea pallida	4 1/2"	POT	18" Spacing	18" o.c.
	MO3	234	Wild Bergamot	Monarda fistulosa	4 1/2"	POT	24" Spacing	24" o.c.
	PV1	415	Switch Grass	Panicum virgatum	4 1/2"	POT	24" Spacing	24" o.c.
	SO2	270	Stiff Goldenrod	Solidago rigida	4 1/2"	POT	24" Spacing	24" o.c.
	TO	188	Ohio Spiderwort	Tradescantia ohiensis	4 1/2"	POT	24" Spacing	24" o.c.
	ZZ1	167	Golden Alexander	Zizia aurea	4 1/2"	POT	24" Spacing	24" o.c.

GENERAL LANDSCAPE NOTES

- ALL DETAILS AND SPECIFICATIONS TO BE DETERMINED ON FINAL LANDSCAPE PLANS.
- ALL PLANTINGS SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - ANSI Z60.1 (LATEST VERSION)
- MULCH: ALL PLANTING BEDS TO RECEIVE 3" DEEP LAYER OF SHREDDED HARDWOOD BARK MULCH.
- TURF SEED: DURABLE, PREMIUM COMMERCIAL BLEND.

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

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

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DESCRIPTION | DATE

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

RADIANT PLASTIC SURGERY
CITY OF PEWAUKEE, WISCONSIN

LANDSCAPE PLAN - SOUTH

© COPYRIGHT 2024
R.A. Smith, Inc.

DATE: **8/15/2023**
SCALE: **1" = 20'**
JOB NO. **3230082**
PROJECT MANAGER: **RYAN J. LANCOUR, P.E.**
DESIGNED BY: **NJW/REW**
CHECKED BY: **REW**

SHEET NUMBER
L201

CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 3.

DATE: June 20, 2024

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Recommendation to the Common Council for a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for the City of Pewaukee for Uzelac Industries, Inc. for Property Located at the Northwest Corner of Lindsay Road and Wilhar Road from Medium Density Residential (6,500 Sq. Ft. - 1/2 AC. / D.U.) to Manufacturing/Fabrication/Warehousing (PWC 0866996002, PWC 0866996003)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Uzelac staff report 6.20.24

Uzelac narrative

Uzelac Comp Plan exhibit

Uzelac staff comment responses

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 June 20, 2024

Date: June 11, 2024

Project Name: Comprehensive Master Plan Amendment, Rezoning, Certified Survey Map, and Site & Building Plan Review

Project Address/Tax Key No.: Not Assigned / PWC 0866996, 0866996002, and 0866996003

Applicant: Briohn Building Corporation

Property Owner: Kuhlman Enterprises, Inc.

Current Zoning: RS2-Single Family Residential

2050 Land Use Map Designation: Manufacturing/Fabrication/Warehousing and Medium Density Residential (6,500 Sq. Ft. – 1/2 Ac. / D.U.)

Use of Surrounding Properties: Single-Family Residential to the north and south, KD Glass to the east, and vacant land to the west.

Project Description/Analysis

Briohn Building, on behalf of Uzelac Industries, LLC, submitted a Comprehensive Master Plan Amendment Application, Rezoning, Certified Survey Map, and a Site & Building Plan Review Application for the development of a 39,103 square foot building located at the northwest corner of Lindsay Road and Wilhar Road.

Comprehensive Master Plan Amendment

The two southernmost properties abutting Lindsay Road are currently designated as both Manufacturing/Fabrication/Warehousing and Medium Density Residential on the City's Year 2050 Land Use/Transportation Plan map. The Medium Density Residential designation covers slightly more than half of the southern portion of these parcels abutting Lindsay Road.

The Comprehensive Master Plan Amendment requests that the Medium Density Residential designation be amended to Manufacturing/Fabrication/Warehousing. This request is consistent with the approval granted to the development to the east, KD Glass.

Note the northernmost parcel, PWC 0866996, is already designated as Manufacturing/Fabrication/Warehousing and is not part of this application.

Rezoning

The subject three properties are all currently zoned Rs-2 Single-Family Residential District. The applicant is requesting to rezone these properties to M-2 Limited Industrial District to accommodate the development. The rezoning is contingent upon and would be consistent with the approval of the Comprehensive Master Amendment Application.

Uzelac Industries, Inc. manufactures commercial dryer systems, which is a permitted use in the M-2 District. If approved, the applicant will be required to submit a Business Plan of Operation Application for staff review and approval.

Certified Survey Map/Land Combination
The Certified Survey Map Application, as required by Section 18.0602, proposes to combine the three existing parcels into a single 6.6955-acre lot. The proposed lot conforms to the minimum lot area and width requirements of the M-2 District.

Site Plan
The applicant is proposing a 39,103 square foot industrial building for a single tenant, Uzelac Industries, Inc. The development will result in approximately 44% greenspace, which complies with the required 40% minimum greenspace standard of the City's Zoning Code. This includes the future building and parking areas as depicted on the site plan.

The site includes access from both Lindsay Road and Wilhar Road. The site and building are designed with the loading area and truck docks along the west side of the building, which consists of two overhead doors and one recessed loading dock. This location, opposed to placing the loading area on the north side of the building, is likely, at least in part, due to the wetland located to the north of the building. Note that wetland may be impacted in the future if Uzelac Industries expands the building footprint.

The M-2 District requires that loading areas be no closer than 100-feet from the right-of-way of a public street. The loading area is about 200-feet north of Lindsay Road, exceeding this standard.

The M-2 District also requires that all parking and loading areas be adequately screened as determined by the Plan Commission. The Landscape Plan includes plantings directly to the south of the loading area and plantings are also located along the west property line to screen the truck dock area.

No outdoor storage or overnight vehicle or trailer parking is proposed.

Related to the site plan, staff recommends:

- *Final grading, erosion control and storm water management plans shall be submitted for approval by the Engineering Department prior to any land disturbance.*
- *Site and Building Plans shall be contingent upon the approval of the proposed comprehensive master plan amendment, rezoning, and Certified Survey Map applications.*

Natural Resources
One wetland has been identified on the property. The applicant is not proposing to impact the wetland and is further adhering to the City's required 25-foot setback. The applicant is proposing to grade within the setback area but has agreed to place orange construction fencing around the wetland to ensure it is protected throughout construction.

As previously noted, a future building expansion is shown that would require the wetland to be filled. At that time, WDNR approval will be required for that impact.

This development will also include the removal of existing trees throughout the site.

Landscaping
The applicant is proposing to install sixty-six trees and seventy-six shrubs. The majority of plantings are placed along the perimeter of the site and to the south of the parking lot to screen the parking and loading areas.

Parking
The initial phase of parking to be developed includes thirty-five parking spaces, including two ADA compliant spaces. If needed, the site plan can accommodate an additional thirty-six parking spaces, which is shown on the site plan as future asphalt parking.

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

The Zoning Code suggests a minimum of one space for each two employees in a 12-hour period. According to the applicant the site will initially have twenty-five full-time employees but may grow in the future. Staff does not object to the quantity of parking provided.

Architecture
The proposed building exterior primarily consists of painted precast concrete wall panels of different colors. The building height varies and ranges from 36.5-feet to a peak parapet height of 39.5-feet. The M-2 District states, "No principal building or parts of a principal building shall exceed 35 feet in height."

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

The applicant has discussed the proposed building height with the Fire Chief and there is general agreement upon a fire safety plan to allow for the height increase. As such, ***Fire Chief approval of the final fire suppression system and fire safety plan shall be required prior to issuance of a Building Permit***.

Signage
Sign plans have not yet been submitted. A wall sign similar to the sign shown on the renderings is anticipated. Regardless, all signage must comply with standards set forth in Section 17.0700 of the City's Zoning Code and will require separate review and approval by the City Planner as well as a Sign Permit from the Building Services Department, prior to installation.

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

Lighting

The Lighting Plan consists of ten building lights and one parking lot light. The parking lot light has a peak height of 19-feet and is located on the west side of the Lindsay Road entrance. Two types of building lights will be mounted at a height of 24-feet and the other type is mounted at 10-feet.

Type A, which is located on the south elevation facing Lindsay Road and the adjacent residential development are mounted at 24-feet.

Recommendation

A motion to recommend approval of the Comprehensive Master Plan Amendment to amend the future land use designation for a portion of the properties bearing Tax Key Nos. 0866996002 and 0866996003 from Medium Density Residential to Manufacturing/Fabrication/Warehousing.

A motion to recommend approval of the Rezoning request to change the zoning from Rs-2 Single-Family Residential District to M-2 Limited Industrial District for properties bearing Tax Key Nos. 0866996, 0866996002, and 0866996003.

A motion to recommend approval of the Certified Survey Map to combine the three existing parcels into a single 6.6955-acre lot (Tax Key Nos. 0866996, 0866996002, and 0866996003).

A motion to approve the proposed building and site development plans submitted by Briohn Building Corporation for the property located at approximately W229N4781 Wilhar Road (Tax Key Nos. 0866996, 0866996002, and 0866996003), subject to the conditions within this report.

BRIOHN BUILDING CORPORATION

DESIGN / BUILD CONSTRUCTION

ARCHITECTURAL DESIGN

DEVELOPMENT

PROPERTY MANAGEMENT

May 6, 2024

City of Pewaukee
W240N3065 Pewaukee Road
Pewaukee, WI 53072

RE: Project Narrative for Uzelac Industries

VIA EMAIL: fuchs@pewaukee.wi.us

Nick, Staff & Commissioners:

Briohn Building Corporation ("Briohn") is pleased to present the following proposal ("Development") to the City of Pewaukee ("City") on behalf of Uzelac Industries, Inc ("Uzelac"). Uzelac is seeking approval from the City to construct a new facility of approximately 39,084 SF for production and assembly of commercial dryer systems. The proposed Development is located at the northwest intersection of Lindsay Road and Wilhar Road ("Property").

Entitlements

Uzelac is pursuing a rezone, comprehensive plan amendment, new certified survey map ("CSM"), site plan, and architectural approvals from the City.

The Property is currently three parcels (TaxKeys PWC 0866996, PWC 0866996002, and PWC 0866996003) for a combined total of 6.69 acres. A new CSM is proposed to combine all three TaxKeys into one lot.

The Development requires an amendment of the current zoning for all three TaxKeys from Rs-2 to M-2, the Limited Industrial District. This is consistent with the adjacent use to the east, separately proposed development to the west, and planned zoning to the north. Uzelac business operations are not detrimental to the immediate surrounding areas by reason on smoke, odor, noise, dust, liquid, flash, traffic, physical appearance, or other similar factors as outlined in the municipal code Section 17.0424.

The Development also requires an amendment to the 2050 Land Use Plan for TaxKeys PWC 0866996002 and PWC 0866996003 from Medium Density Residential to Manufacturing/Fabrication/Warehousing. This is consistent with adjacent uses to the north, east, and west.

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

The Development will be fully sprinkled, Type 2B construction with a primary occupancy of F-1 (manufacturing) and secondary occupancies of S-1 (storage moderate hazard) and B (business – office). The Development will meet M-2 bulk zoning requirements*.

Code Requirement	M-2 Zoning	Development
Min Lot Area	2 acres	6.69 acres
Building Square Footage	-	39,103 SF
Building Setback – ROW – Lindsay Rd	45’	184.2’
Building Setback – ROW – Wilhar Rd	45’	71.2’
Building Setback – side	25’	184.4’
Building Setback – rear	25’	234.6’
Wetland Setback	25’	30.1’
Max Building Height – principal*	35’	39’6”
Parking		33 standard stalls 2 ADA van stalls

*Due to Uzelac’s manufacturing process, a minimum hook height of 26’ is required, driving the building to 36’-6” for the typical wall panel height. As architectural detail, we will have some wall panels at south and east elevations extend to 39’-6” to serve as screen for office rooftop mechanical units. Briohn met with the City planner and fire chief to discuss entitlements and life/safety as the proposed design exceeds the maximum building height allowable per code in the M2 district. Collectively, Briohn and the City determined the zoning district shall remain M2, as the use and all other bulk site development regulations are met, with an exception to allow the building height up to the heights noted.

Site Plan

The Development is situated north of Lindsay Road, west of Wilhar Road and proposed to be approximately 39,084 SF. There are two main ingress and egress access driveways – one off Lindsay Road dedicated to all truck traffic and one off Wilhard Road dedicated to all vehicular traffic. The Development is served by (2) at-grade overhead doors and (2) dock overhead doors. All stormwater mitigation will be retained onsite with a detention pond creating a natural buffer between Lindsay Road and the Development. A wetland delineation confirmed wetlands are on-site and will not be impacted by the proposed Development. The Property is sizable enough for a future addition to approximately double the proposed Development; Uzelac is not seeking explicit approval of the expansion at this time, but notably is interested in making a long-term investment within the City.

Architecture

The materials are painted precast concrete wall panels along with dark anodized aluminum window framing and tinted low-e glazing. There will be two main gray colors, with the darker color marking the corners and roofline, and the office area. The white color forms the remainder, with light grey accent bands. A green accent paint band sits above the clerestory shop area windows, and above the office entry doors. White aluminum trim will occur as a canopy edge and entry portal over the southeast corner at the office entry. This office corner faces Lindsay and Wilhar Roads, with landscaped stormwater management areas in front of the building. The wall panels extend taller at the office wall to screen the rooftop mechanical units from street view. The dock area faces westward, away from the intersection and from current residential properties. The facility has limited dock usage, having only one recessed dock and two drive-in overhead doors. The products

made and assembled within the building will primarily be loaded onto flatbed trailers inside the building which minimizes the amount of trucks out on site.

Construction

Construction of the Development will be completed in one phase and is currently anticipated to begin August 2024 (via early start permission) with occupancy April 2025.

Conclusion

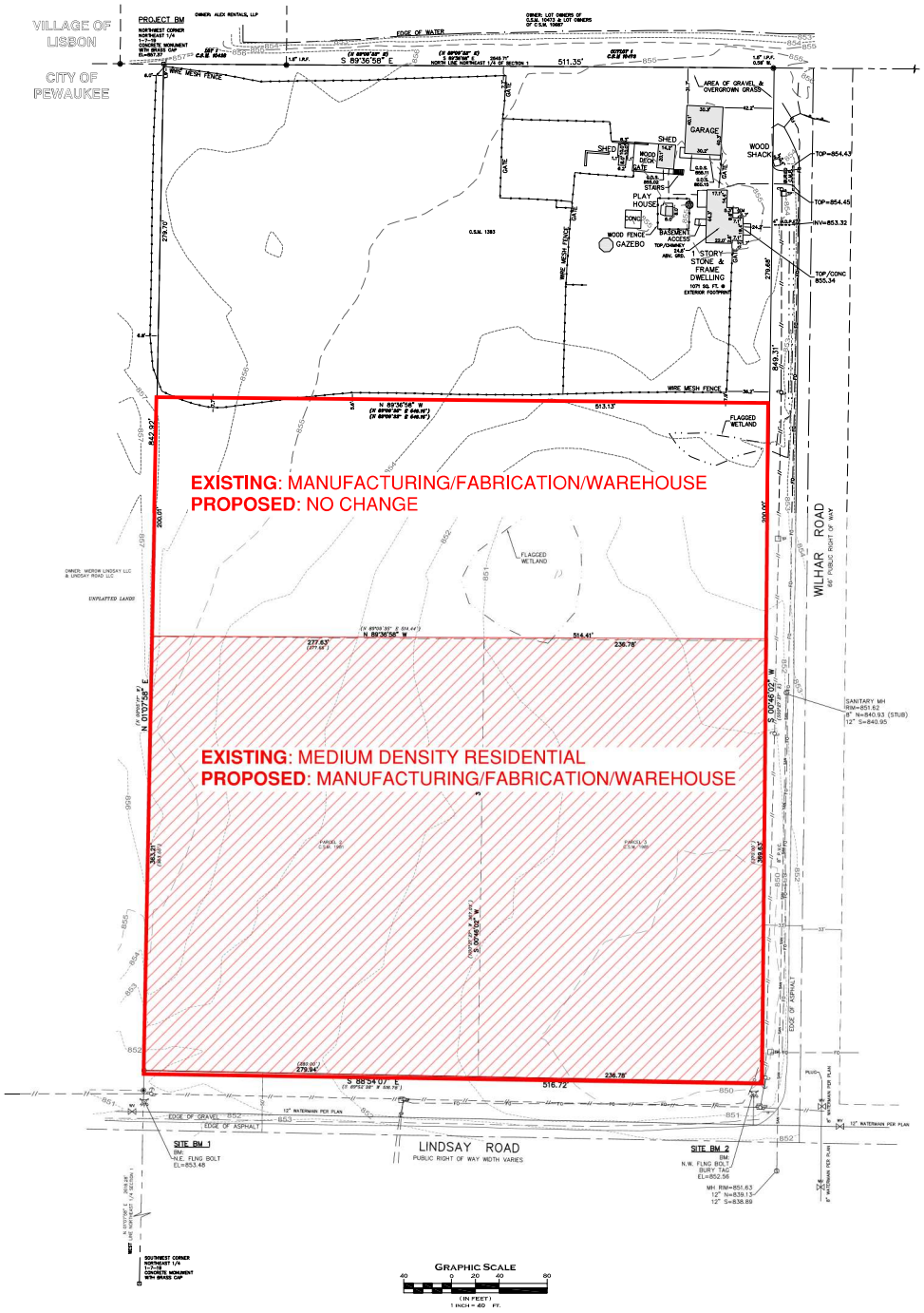
Uzelac is seeking City approvals to construct approximately a 39,084 SF facility for production and assembly of commercial dryer systems.

Please do not hesitate to contact me with additional questions. We look forward to collaborating with the City of Pewaukee on this proposed Development.

Thank you,

Caitlin LaJoie

Caitlin LaJoie
Director of Land Development
clajoie@briohn.com
262-307-8792



VICINITY MAP



LEGEND

SANITARY SEWER	ELECTRIC TRANSFORMER	HYDRANT
STORM SEWER	ELECTRIC METER	WATER VALVE
WATER MAIN	ELECTRIC PEDESTAL	GAS VALVE
BURIED GAS LINE	ELECTRIC BOX AT GRADE	MANHOLE
BURIED TELEPHONE LINE	TELEPHONE BOX AT GRADE	STORM MANHOLE
BURIED ELECTRIC LINE	TELEPHONE PEDESTAL	CATCH BASIN
BURIED FIBER OPTIC LINE	TV PEDESTAL	CURB INLET
OVERHEAD UTILITY LINES	GAS METER	METAL LIGHT POLE
BURIED CABLE TELEVISION LINES	AIR CONDITIONER	CONCRETE LIGHT POLE
COMBINATION SEWER	UTILITY POLE	WOOD LIGHT POLE
WOOD FENCE	WOOD SIGN	MAIL BOX
METAL FENCE	METAL SIGN	FIBER OPTIC MARKER
EDGE OF TREES AND BRUSH	FLAG POLE	GUY WIRE
000.00 ELEVATION	BOLLARD	
FIRE DEPARTMENT CONNECTION	YARD LIGHT	

LEGAL DESCRIPTION

FILE NO.: NCS-1127103-MKE

CERTIFIED SURVEY MAP NO. 1383 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAUKESHA COUNTY, WISCONSIN ON JUNE 11, 1971, IN VOLUME 9 OF CERTIFIED SURVEY MAPS, PAGE 173 AS DOCUMENT NO. 787851, BEING PART OF NORTHWEST SECTION 1, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE TOWN OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

COMMITMENT NO. NCS-1212704-MKE

PARCELS 1, 2 AND 3 OF CERTIFIED SURVEY MAP NO. 1981 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAUKESHA COUNTY, WISCONSIN ON NOVEMBER 20, 1973, IN VOLUME 13 OF CERTIFIED SURVEY MAPS, PAGES 346-348 AS DOCUMENT NO. 868201, SAID CERTIFIED SURVEY MAP BEING PART OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

MISCELLANEOUS NOTES

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF WISCONSIN.

2. THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO'S. NCS-1127103-MKE & NCS-1212704-MKE, WITH COMMITMENT DATES OF: MAY 03, 2022 & MARCH 11, 2024 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.

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

4. A ZONING REPORT WAS NOT PROVIDED TO THE SURVEYOR FOR THIS SURVEY

5. THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON CONTAINS: 434,919 SQUARE FEET OR 9.9844 ACRES.

6. THE ADDRESS OF THE ABOVE DESCRIBED C.S.M. 1383, W229N4781 WILHAR RD., AS SHOWN, WAS OBSERVED IN THE FIELD AT THE TIME OF THE SURVEY.

7. THERE ARE NO MARKED PARKING SPACES ON THIS SITE.

8. SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 55133C0220D, WITH A DATE OF IDENTIFICATION OF OCTOBER 19, 2023, IN COMMUNITY NO. 550192, THE CITY OF PEWAUKEE, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.

9. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE PROPERTY AT TIME OF SURVEY.

10. ACCORDING TO MICHAELIS GABBEY, ENGINEERING DEPT, CITY OF PEWAUKEE, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES ADJOINING THE PROPERTY AT THE TIME OF SURVEY.

11. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OCCURRING ON OR ADJOINING THE PROPERTY AT TIME OF SURVEY.

12. THERE WAS OBSERVED EVIDENCE OF DELINEATED WETLANDS EXISTING ON SUBJECT PROPERTY AT TIME OF SURVEY. FLAGS AS SET BY HELIANTHUS ON APRIL 15, 2024.

13. THERE ARE NO PLOTTABLE OFFSITE EASEMENTS DISCLOSED TO THE SURVEYOR.

14. ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS UNLESS OTHERWISE SHOWN.

15. ALL BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY.

16. ELEVEATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

17. PROJECT BENCHMARK: CONCRETE MONUMENT WITH BRASS CAP AT THE NORTHWEST PROPERTY CORNER AS PLOTTED HEREON.

18. SITE BENCHMARKS: ALONG THE SOUTH PROPERTY LINE AS PLOTTED HEREON.

SCHEDULE BII EXCEPTIONS

FILE NO.: NCS-1127103-MKE

10 UTILITY EASEMENT TO THE MILWAUKEE ELECTRIC RAILWAY AND LIGHT COMPANY, DATED NOVEMBER 02, 1926, RECORDED/FILED DECEMBER 14, 1926 AS DOCUMENT NO. 147582.
DOES NOT AFFECT PARCEL

COMMITMENT NO. NCS-1212704-MKE

12 UTILITY EASEMENT TO THE MILWAUKEE ELECTRIC RAILWAY AND LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, DATED NOVEMBER 02, 1926, RECORDED/FILED DECEMBER 14, 1926 AS DOCUMENT NO. 147582.
DOES NOT AFFECT PARCEL--POLES WITHIN RIGHT OF WAY OF LINDSAY ROAD

TO: BROHN LAND DEVELOPMENT LLC, FIRST AMERICAN TITLE INSURANCE COMPANY, WILLIAM AND KATY L. COLEMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, KUHLMAN ENTERPRISES, INC., A WICONSIN CORPORATION.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2016, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a)(b), 7a, 7b1, 7c, 8, 9, 11, 13, 16, 17, 18 AND 19 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF WISCONSIN, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

APRIL 24, 2024
DATE

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

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

No.	Description	Revision Date	Initials

CSE
CAPITOL SURVEY ENTERPRISES
2015 LA CHANDELLE CT.
BROOKFIELD, WI 53045
PH: (262) 786-6600
FAX: (414) 786-6608
WWW.CAPITOLSURVEY.COM

ALTA/NSPS LAND TITLE SURVEY

FOR

LINDSAY ROAD

LINDSAY RD. & WILHAR RD.
PEWAUKEE, WI

Drawn By:	DHS	Date:	APRIL 24, 2024
Checked By:	MJB	Drawing No.	AL-0
CSE Job No.:	AL-0-24-039	Sheet	1 of 1

BRIOHN BUILDING CORPORATION

DESIGN / BUILD CONSTRUCTION

ARCHITECTURAL DESIGN

DEVELOPMENT

PROPERTY MANAGEMENT

Briohn Building Corporation
c/o Caitlin LaJoie
3885 N Brookfield Road
Brookfield, WI 53045

June 10, 2024

City of Pewaukee
Office of the Planner and Community Development Director
W240N3065 Pewaukee Road
Pewaukee, WI 53072

RE: Uzelac Industries Response Letter 1 (Comprehensive Plan Master Amendment, Rezoning, Certified Survey Map, and Site & Building Plan Review)

Nick & Staff,

Thank you for reviewing and providing feedback on the proposed Lakeland Addition. Below please find responses in blue. We look forward to continued collaboration with Staff in advance of the March 21, 2024 Plan Commission meeting.

Comments and Recommendations: [Comments received from the City on May 21, 2024.]

Below are comments and recommendations for the proposed development application for property located at Tax Key Nos. PWC 0866996, 8866996002, and 0866996003.

1. General
   a. Note that the M-2 District requires a minimum street setback of 45-feet. The CSM and site plans show a minimum required setback of 50-feet. Please revise accordingly.
      RESPONSE: Site Plans have been updated to show minimum required setback of 45 feet.
   b. How many employees are anticipated?
      RESPONSE: Approximately twenty-five (25) full time employees are anticipated with the ability to grow in the future.
   c. Is any outdoor storage proposed?
      RESPONSE: Outdoor storage is not proposed.

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

2. Natural Resources
    a. How will the wetland be protected onsite during construction? Staff anticipates recommending that the wetland boundary be staked onsite with orange construction fencing to ensure this area is not disturbed during construction. Furthermore, the wetland setback area that is disturbed must be restored to its natural state following any disturbance.
    RESPONSE: Additional orange construction fence has been called out and shown on the erosion control plan, notes of restoration have been added to the grading and erosion control plan. .

3. Signage
    a. Is the only signage anticipated the wall sign as shown on the renderings? Note that a separate sign permit will be required.
    RESPONSE: Correct. The only wall signage is as shown on the renderings; current, a monument sign is not being contemplated. Directional signage may be included with the sign permit submittal.

4. Site Plan
    a. Please illustrate the vision triangle at the corner of Lindsay Road and Wilhar Road in accordance with Section 17.0603.
    RESPONSE: Vision Corner has been added to the plans.

5. Landscape Plan
    a. Staff recommends that additional plantings be added along the west property line between the plantings currently shown and Lindsay Road to the south. Plantings should be added as far south as possible without impairing visibility from entering and exiting the site.
    RESPONSE: Additional plantings added along the west property line.

    b. Plantings are located within the Lindsay Road right-of-way. These plantings must be relocated onto the property.
    RESPONSE: Plantings moved out of the Lindsay Road right-of-way and onto the property.

    c. Considering the residential neighborhood to the south, staff recommends additional plantings between the future parking area and the infiltration basin, and as much landscaping as feasible, while still preserving necessary access to the storm water facilities, adjacent to Lindsay Road.
    RESPONSE: Evergreen plantings added between the infiltration basin and future parking.

    d. Will any of the existing vegetation remain, particularly along Lindsay Road?
    RESPONSE: Existing vegetation is not high quality and none of it should be saved. It is all scrubby shrubs and dead ash. The existing vegetation along

Lindsay Road shall be replaced with new vegetation located further back from the existing overhead power lines (see image below).



6. Parking
    a. Are any trucks, trailers, or commercial vehicles stored overnight? If so, where will these types of vehicles be kept onsite?
    RESPONSE: No, there will not be any overnight parking of trucks, trailers, or commercial vehicles.

7. Lighting
    a. Note the peak height of light poles measured from ground level is 20-feet. Is the proposed parking lot light 22-feet tall considering the base?
    RESPONSE: Revised plan includes 17' poles on a 2' base and is in compliance to not exceed the peak height of 20'.

8. Other
    a. Will screening be placed around the rooftop mechanicals? How tall are the mechanicals compared to the parapet wall?
    RESPONSE: There will be two RTU's with locations approximately as shown on roof plan. They serve office area only, and will be 50" tall. For screening, they are placed behind taller precast wall panels facing both Linday Rd and Wilhar Rd, which are 36" taller than the main roof panels. The RTU's are set back at least 15' from the exterior. The combination of tall building height, the 15' minimum setback from wall, and precast screening panels from road will keep the units from view along the adjacent roads.

b. Note that final grading, erosion control, and storm water management approvals will be required by the Engineering Department prior to any land disturbing activities.
RESPONSE: This is understood, final grading, erosion control and stormwater management approvals will be received prior to any land disturbing activities.

Please do not hesitate to contact me with additional questions. We look forward to collaborating with the City of Pewaukee on this proposed facility.

Thank you,



Caitlin LaJoie
Director of Land Development
clajoie@briohn.com
262-307-8792

CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 4.

DATE: June 20, 2024

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action and Public Hearing for Uzelac Industries, Inc. to Rezone Property Located at the Northwest Corner of Lindsay Road and Wilhar Road from Rs-2 Single-Family Residential to M-2 Limited Industrial for the Purpose of Developing an Approximately 39,000 Square Foot Industrial Building (PWC 0866996, PWC 0866996002, PWC 0866996003)

BACKGROUND:

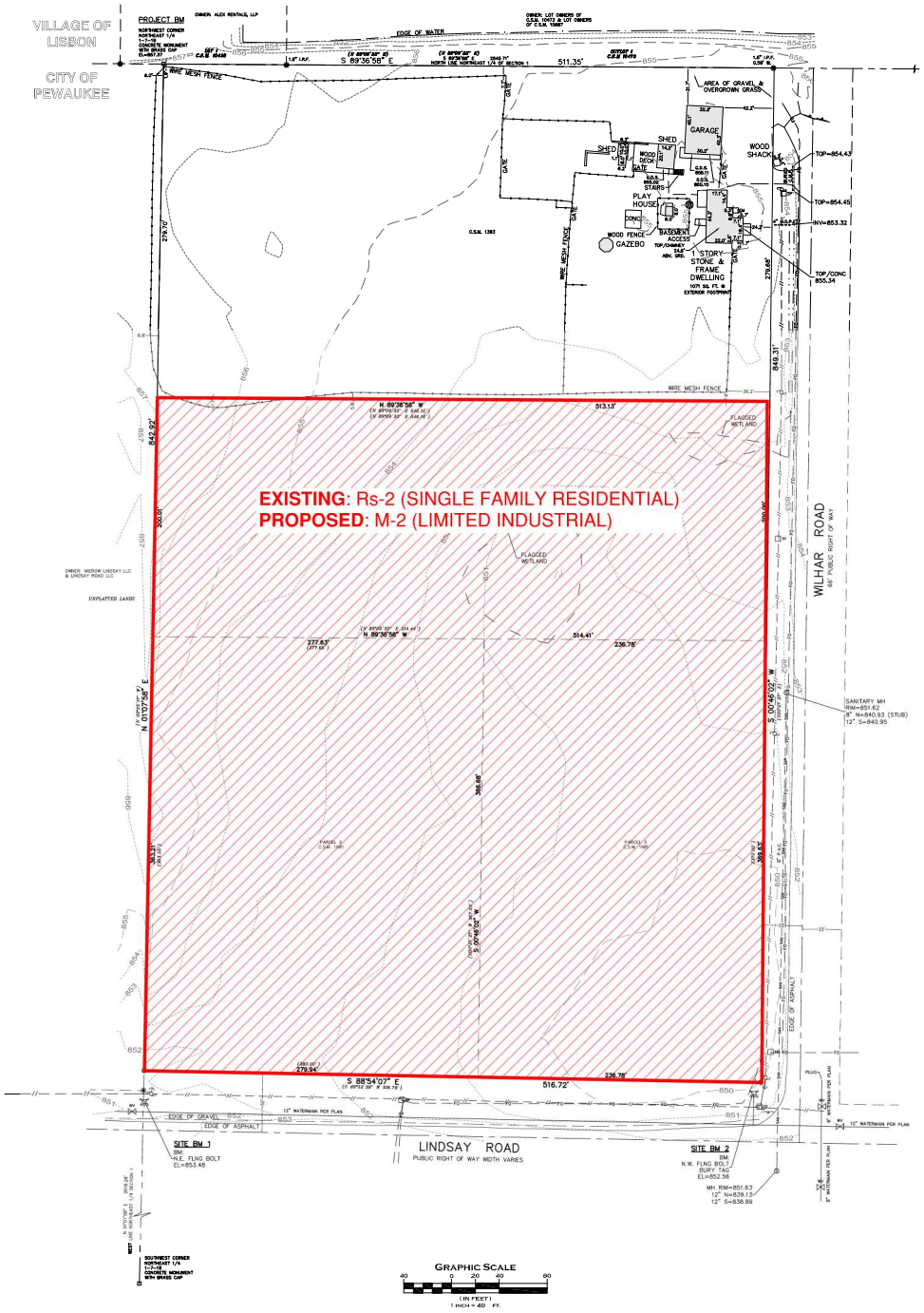
FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Uzelac Rezoning exhibit



VICINITY MAP



LEGEND

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

CSE
CAPITOL SURVEY ENTERPRISES
2015 LA CHANDELLE CT.
BROOKFIELD, WI 53045
PH: (262) 786-6600
FAX: (414) 786-6608
WWW.CAPITOLSURVEY.COM

LEGAL DESCRIPTION

FILE NO.: NCS-1127103-MKE

CERTIFIED SURVEY MAP NO. 1383 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAUKESHA COUNTY, WISCONSIN ON JUNE 11, 1971, IN VOLUME 9 OF CERTIFIED SURVEY MAPS, PAGE 173 AS DOCUMENT NO. 787851, BEING PART OF NORTHWEST SECTION 1, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE TOWN OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

COMMITMENT NO. NCS-1212704-MKE

PARCELS 1, 2 AND 3 OF CERTIFIED SURVEY MAP NO. 1981 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAUKESHA COUNTY, WISCONSIN ON NOVEMBER 20, 1973, IN VOLUME 13 OF CERTIFIED SURVEY MAPS, PAGES 346-348 AS DOCUMENT NO. 868201, SAID CERTIFIED SURVEY MAP BEING PART OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

MISCELLANEOUS NOTES

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF WISCONSIN.

2. THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO'S. NCS-1127103-MKE & NCS-1212704-MKE, WITH COMMITMENT DATES OF: MAY 03, 2022 & MARCH 11, 2024 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERMISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.

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

4. A ZONING REPORT WAS NOT PROVIDED TO THE SURVEYOR FOR THIS SURVEY

5. THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON CONTAINS: 434,919 SQUARE FEET OR 9.9844 ACRES.

6. THE ADDRESS OF THE ABOVE DESCRIBED C.S.M. 1383, W229N4781 WILHAR RD., AS SHOWN, WAS OBSERVED IN THE FIELD AT THE TIME OF THE SURVEY.

7. THERE ARE NO MARKED PARKING SPACES ON THIS SITE.

8. SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 55133C0202H, WITH A DATE OF IDENTIFICATION OF OCTOBER 19, 2023, IN COMMUNITY NO. 550192, THE CITY OF PEWAUKEE, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.

9. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE PROPERTY AT TIME OF SURVEY.

10. ACCORDING TO MICHAELIS GARBEY, ENGINEERING DEPT, CITY OF PEWAUKEE, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES ADJOINING THE PROPERTY AT THE TIME OF SURVEY.

11. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OCCURRING ON OR ADJOINING THE PROPERTY AT TIME OF SURVEY.

12. THERE WAS OBSERVED EVIDENCE OF DELINEATED WETLANDS EXISTING ON SUBJECT PROPERTY AT TIME OF SURVEY. FLAGS AS SET BY HELIANTHUS ON APRIL 15, 2024.

13. THERE ARE NO PLOTTABLE OFFSITE EASEMENTS DISCLOSED TO THE SURVEYOR.

14. ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS UNLESS OTHERWISE SHOWN.

15. ALL BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY.

16. ELEVEATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

17. PROJECT BENCHMARK: CONCRETE MONUMENT WITH BRASS CAP AT THE NORTHWEST PROPERTY CORNER AS PLOTTED HEREON.

18. SITE BENCHMARKS: ALONG THE SOUTH PROPERTY LINE AS PLOTTED HEREON.

SCHEDULE BII EXCEPTIONS

FILE NO.: NCS-1127103-MKE

10 UTILITY EASEMENT TO THE MILWAUKEE ELECTRIC RAILWAY AND LIGHT COMPANY, DATED NOVEMBER 02, 1926, RECORDED/FILED DECEMBER 14, 1926 AS DOCUMENT NO. 147562.
DOES NOT AFFECT PARCEL

COMMITMENT NO. NCS-1212704-MKE

12 UTILITY EASEMENT TO THE MILWAUKEE ELECTRIC RAILWAY AND LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, DATED NOVEMBER 02, 1926, RECORDED/FILED DECEMBER 14, 1926 AS DOCUMENT NO. 147562.
DOES NOT AFFECT PARCEL--POLES WITHIN RIGHT OF WAY OF LINDSAY ROAD

TO: BROHN LAND DEVELOPMENT LLC, FIRST AMERICAN TITLE INSURANCE COMPANY, WILLIAM AND KATY L. COLEMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, KUHLMAN ENTERPRISES, INC., A WICONSIN CORPORATION.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2016, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a)(b), 7a, 7b1, 7c, 8, 9, 11, 13, 16, 17, 18 AND 19 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF WISCONSIN, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

APRIL 24, 2024
DATE

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

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

No.	Description	Revision Date	Initials

ALTA/NSPS LAND TITLE SURVEY

FOR

LINDSAY ROAD

LINDSAY RD. & WILHAR RD.
PEWAUKEE, WI

Drawn By:	DHS	Date:	APRIL 24, 2024
Checked By:	MJB	Drawing No.	AL-0
CSE Job No.:	AL-0-24-039	Sheet	1 of 1

Legal description Lot 1

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4, THENCE S 01°07'58" W ALONG THE WEST LINE OF SAID 1/4 SECTION 279.70 FEET TO THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE S 89°36'58" E 513.13 FEET TO A POINT ON THE WEST LINE OF WILHAR ROAD; THENCE S 00°46'02" W ALONG SAID WEST LINE 849.31 FEET TO A POINT ON THE NORTH LINE OF LINDSAY ROAD; THENCE S 88°54'07" E ALONG SAID NORTH LINE 516.72 FEET TO A POINT ON THE WEST LINE OF SAID 1/4 SECTION, THENCE N 012°07'58" E ALONG SAID WEST LINE 563.22 FEET TO THE POINT OF BEGINNING.

CONTAINING: 291,658 SQUARE FEET OR 6.6955 ACRES.

CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 5.

DATE: June 20, 2024

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Certified Survey Map for Uzelac Industries, Inc. for Property Located at the Northwest Corner of Lindsay Road and Wilhar Road for the Purpose of Combining the Three Existing Properties Into a Single Lot (PWC 0866996, PWC 0866996002, PWC 0866996003)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Uzelac CSM

CERTIFIED SURVEY MAP NO._____

A REDIVISION OF PARCELS 1, 2 & 3 OF CERTIFIED SURVEY MAP NO. 1981, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

CAPITOL SURVEY ENTERPRISES
2015 LA CHANDELLE CT.
BROOKFIELD, WI 53045
PH: (262) 786-6600
FAX: (262) 786-6608
WWW.CAPITOLSURVEY.COM

PREPARED FOR:
BRIOHN LAND DEVELOPMENT, LLC.
3885 N. BROOKFIELD RD. STE. 200
BROOKFIELD, WI 53045

GRAPHIC SCALE
0 120 240
1 INCH = 120 FT.

NORTH

VILLAGE OF LISBON

LOT 1
C.S.M. 10428

(N 89°09'46" E 2454.28')
S 89°36'45" E 2454.28'
NORTH LINE NORTHEAST 1/4 OF SECTION 1

OUTLOT 1
C.S.M 10473

1.5" I.R.F.

1.5" I.P.F.
0.58' W.

SOUTHEAST CORNER
SOUTHWEST 1/4
36-8-19
CONCRETE MONUMENT
WITH BRASS CAP

NORTHWEST CORNER
NORTHWEST 1/4
1-7-19
CONCRETE MONUMENT
WITH BRASS CAP
N. 195,098.73
E. 690,422.39

CITY OF
PEWAUKEE

C.S.M. 1383

VICINITY MAP
CSM
1" = 2000'
WILHAR RD
CANADIAN NATIONAL RAILROAD
LINDSAY RD
DUPLAINVILLE RD
NORTH
NW 1/4 1-7-19

(N 00°05'18" W 2618.38')
N 01°07'58" E 2618.28'
WEST LINE NORTHWEST 1/4 SECTION 1

S 01°07'58" W 279.70'

33' 33'

(N 89°09'35" E 513.15')
P.O.B. **S 89°36'58" E 513.13'**

FLAGGED
WETLANDS
SEE SHEET 3

UNPLATTED LANDS

563.22'

N 01°07'58" E
(N 00°05'17" W)

S 00°46'02" W
(S00°27'27" E 570.00')
569.63'

WILHAR ROAD
66' PUBLIC RIGHT OF WAY

TAX KEY NO's.:
PWC 0866996
PWC 0866996002
PWC 0866996003

ZONED M-2, LIMITED
INDUSRIAL DISTRICT

LOT 1

291,658 SQ. FT.
6.6955 ACRES

ALL DISTANCES SHOWN ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT.

ALL ANGULAR MEASUREMENTS WERE MADE TO THE NEAREST ONE SECOND

ALL BEARINGS REFER TO WEST LINE OF THE NORTHWEST 1/4 OF SECTION 1, WHICH HAS A WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY, BEARING OF N 01°07'58" E.

SEE SHEET 2 FOR CONTOURS, SETBACKS, UTILITIES

SEE SHEET 3 FOR FOR WETLANDS

LOT 1 SERVED BY CITY SEWER & WATER

◉ INDICATES FOUND 1" IRON PIPE UNLESS OTHERWISE NOTED.

○ INDICATES 1 INCH DIA. IRON PIPE, 18 IINCHES IN LENGTH, WEIGHING 1.68 LBS PER LINEAL FOOT, SET.

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

APRIL 25, 2024

S 88°54'07" E 516.72'
(S 89°52'38" W 516.78')

33' 50'
PUBLIC RIGHT OF WAY WIDTH VARIES
40.50'
LINDSAY ROAD
24.75'

UNPLATTED LANDS | LOT 131 | LOT 132 | LOT 133

80'
WILHAR ROAD

SOUTHWEST CORNER
NORTHWEST 1/4
1-7-19
CONCRETE MONUMENT
WITH BRASS CAP
N. 192,480.96
E. 690,370.63

THIS INSTRUMENT DRAFTED BY MICHAEL J. BERRY

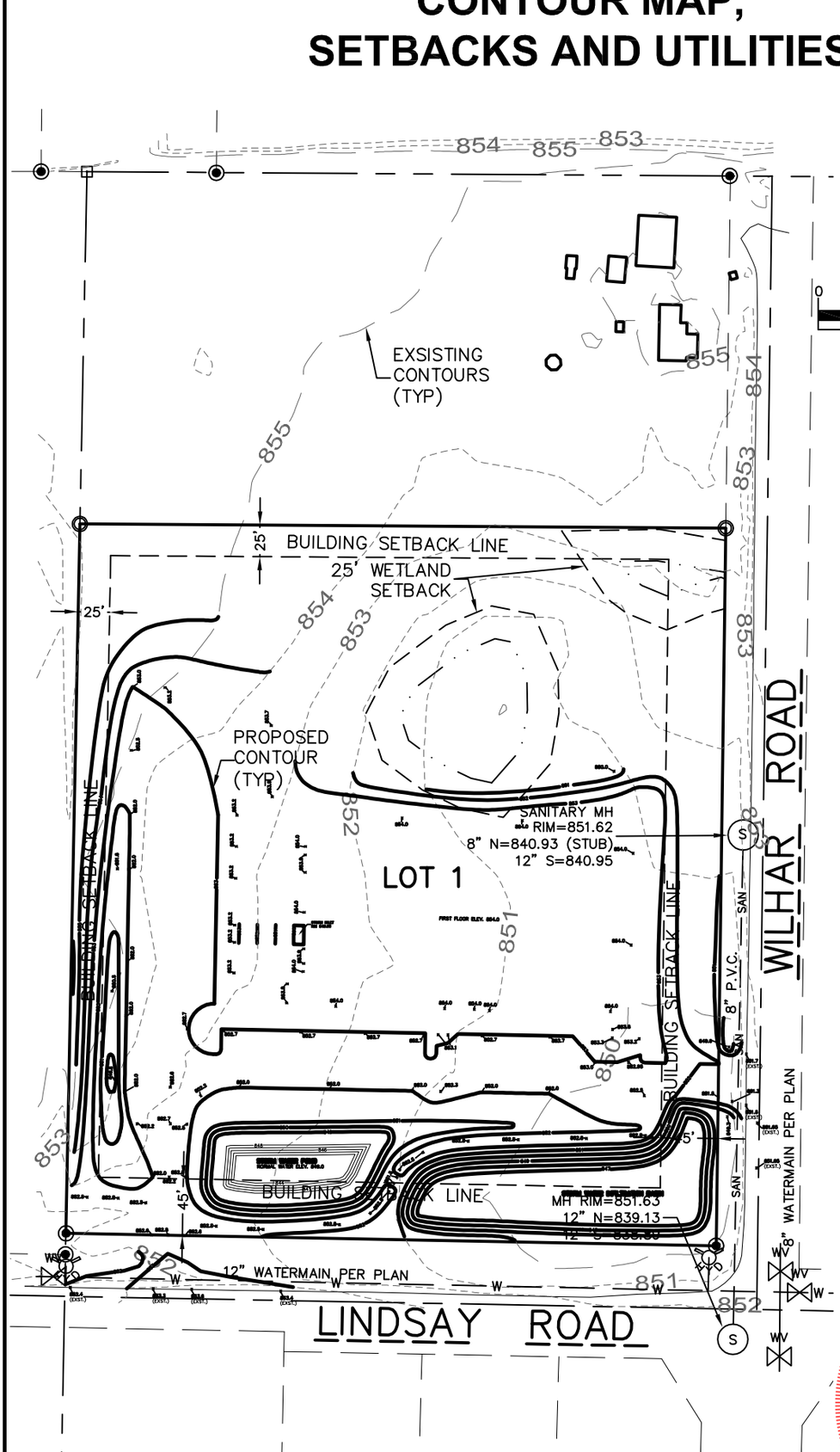
SHEET 1 OF 5

PRELIMINARY

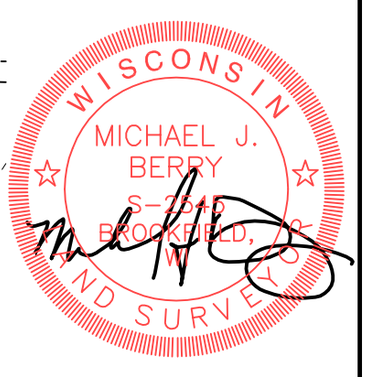
CERTIFIED SURVEY MAP NO._____

A REDIVISION OF PARCELS 1, 2 & 3 OF CERTIFIED SURVEY MAP NO. 1981, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

CONTOUR MAP, SETBACKS AND UTILITIES



ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)



APRIL 25, 2024

THIS INSTRUMENT DRAFTED BY MICHAEL J. BERRY

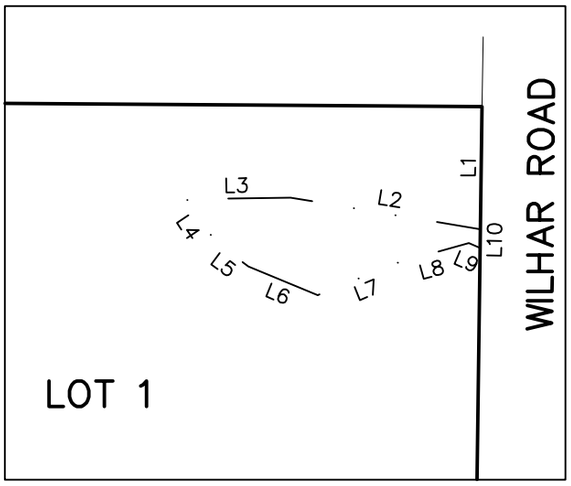
SHEET 2 OF 5

PRELIMINARY

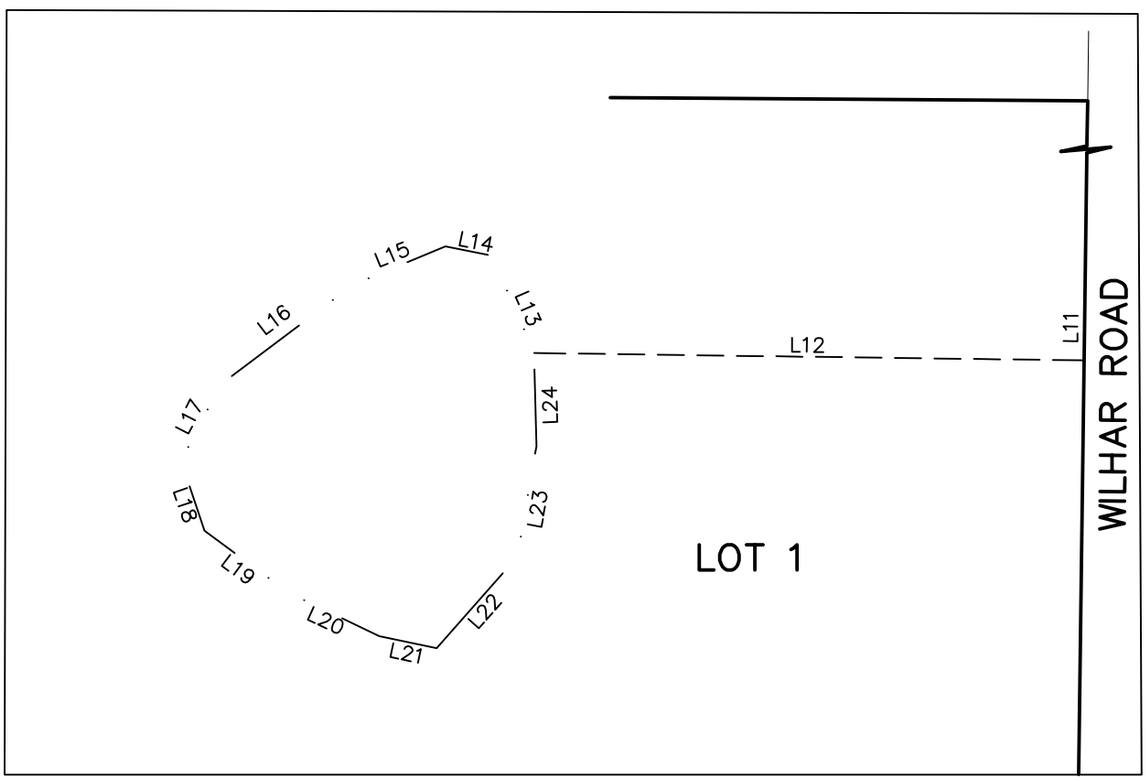
CERTIFIED SURVEY MAP NO._____

A REDIVISION OF PARCELS 1, 2 & 3 OF CERTIFIED SURVEY MAP NO. 1981, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

WETLANDS



WETLAND TABLE		
LINE	LENGTH	BEARING
L1	34.93	S00°46'02"W
L2	54.81	N80°31'46"W
L3	29.54	S89°03'16"W
L4	14.00	S33°44'44"E
L5	12.28	S52°41'09"E
L6	21.35	S67°29'39"E
L7	23.92	N67°48'48"E
L8	21.70	N74°30'39"E
L9	3.50	S66°39'43"E
L10	5.28	N00°46'02"E
L11	120.18	S00°46'02"W
L12	156.57	N89°13'58"W
L13	30.21	N23°26'37"W
L14	13.47	N78°48'42"W
L15	28.63	S67°27'02"W
L16	47.29	S52°58'24"W
L17	24.24	S27°05'42"W
L18	20.89	S18°35'38"E
L19	14.94	S53°30'06"E
L20	28.80	S64°27'21"E
L21	16.74	S78°04'22"E
L22	34.64	N41°19'24"E
L23	31.91	N09°54'23"E
L24	26.52	N01°24'17"W



WETLANDS FIELD LOCATED BY CSE.
AS FLAGGED BY HELIANTHUS ON
APRIL 15, 2024

NORTH

GRAPHIC SCALE

0 50 100

1 INCH = 50 FT.

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

APRIL 25, 2024

THIS INSTRUMENT DRAFTED BY MICHAEL J. BERRY

SHEET 3 OF 5

PRELIMINARY

CERTIFIED SURVEY MAP NO._____

A REDIVISION OF PARCELS 1, 2 & 3 OF CERTIFIED SURVEY MAP NO. 1981, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, MICHAEL J BERRY, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A REDIVISION OF PARCELS 1, 2 & 3 OF CERTIFIED SURVEY MAP NO. 1981, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4, THENCE S 01°07'58" W ALONG THE WEST LINE OF SAID 1/4 SECTION 279.70 FEET TO THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE S 89°36'58" E 513.13 FEET TO A POINT ON THE WEST LINE OF WILHAR ROAD; THENCE S 00°46'02" W ALONG SAID WEST LINE 849.31 FEET TO A POINT ON THE NORTH LINE OF LINDSAY ROAD; THENCE S 88°54'07" E ALONG SAID NORTH LINE 516.72 FEET TO A POINT ON THE WEST LINE OF SAID 1/4 SECTION, THENCE N 012°07'58" E ALONG SAID WEST LINE 563.22 FEET TO THE POINT OF BEGINNING.

CONTAINING: 291,658 SQUARE FEET OR 6.6955 ACRES.

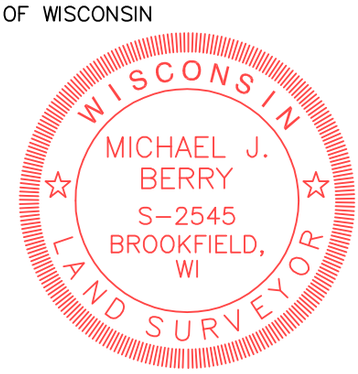
THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF BRIOHN LAND DEVELOPMENT, LLC, INC, OWNER OF SAID LAND.

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

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE STATUTES OF THE STATE OF WISCONSIN, CHAPTER 18 OF THE CITY OF PEWAUKEE MUNICIPAL CODE, AND THE ORDINANCES OF WAUKESHA COUNTY IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS 25TH DAY OF APRIL, 2024.

PROFESSIONAL LAND SURVEYOR,
S–2545
STATE OF WISCONSIN



THIS INSTRUMENT DRAFTED BY MICHAEL J. BERRY

SHEET 4 OF 5

PRELIMINARY

CERTIFIED SURVEY MAP NO._____

A REDIVISION OF PARCELS 1, 2 & 3 OF CERTIFIED SURVEY MAP NO. 1981, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE

BRIOHN LAND DEVELOPMENT, LLC, A WISCONSIN LIMITED LIABILTY COMPANY EXISTING UNDER THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, CERTIFY THAT THEY HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, AND MAPPED, AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF PEWAUKEE.

IN WITNESS WHEREOF, BRIOHN LAND DEVELOPMENT, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY NELSON E. WILLIAMS, ITS MANAGER AT_____ , WISCONSIN, THIS ____ DAY OF _____, 2024.

_____
NELSON E. WILLIAMS
MANAGER

STATE OF WISCONSIN)
COUNTY) SS

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 2024 NELSON E. WILLIAMS, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

_____
NOTARY PUBLIC
STATE OF WISCONSIN
MY COMMISSION EXPIRES:_____

CITY OF PEWAUKEE PLAN COMMISSION APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE PLAN COMMISSION OF THE CITY OF PEWAUKEE ON THIS DAY_____OF_____, 2024.

_____ _____
STEVE BIERCE, MAYOR DATE

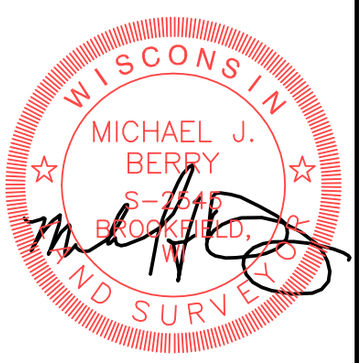
_____ _____
KELLY TARCZEWSKI, CITY CLERK DATE

CITY OF PEWAUKEE COMMON COUNCIL APPROVAL

THIS CERTIFIED SURVEY MAP, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN, HAVING BEEN APPROVED BY THE CITY OF PEWAUKEE PLANNING COMMISION, IS HEREBY APPROVED AND ACCEPTED BY THE CITY OF PEWAUKEE COMMON COUNCIL ON THIS DAY_____OF_____, 2024.

_____ _____
STEVE BIERCE, MAYOR DATE

_____ _____
KELLY TARCZEWSKI, CITY CLERK DATE



APRIL 25, 2024

THIS INSTRUMENT DRAFTED BY MICHAEL J. BERRY

SHEET 5 OF 5

CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 6.

DATE: June 20, 2024

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding the Site and Building Plans for Uzelac Industries, Inc. for Property Located at the Northwest Corner of Lindsay Road and Wilhar Road for the Purpose of Constructing an Approximately 39,000 Square Foot Industrial Building (PWC 0866996, PWC 0866996002, PWC 0866996003)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Revised Uzelac site & building plans

PROPOSED NEW BUILDING :

UZELAC INDUSTRIES INC.

LINDSAY ROAD AT WILHAR ROAD (ADDRESS TBD)
CURRENT TAX KEY #'S: PWC 0866996, PWC 0866996002, and PWC 0866996003
CITY OF PEWAUKEE, WISCONSIN



SHEET INDEX

Sheet Number	Sheet Name
T1.0	TITLE SHEET
T1.1	RENDERING
AL-0	ALTA/NSPS LAND TITLE SURVEY
C 1.0	SITE PLAN
C 2.0	SITE GRADING PLAN
C 3.0	SITE UTILITY PLAN
C 4.0	SITE EROSION CONTROL PLAN
C 5.0	FIRE ACCESS PLAN
L1.0	LANDSCAPE PLAN & SCHEDULES
L2.0	LANDSCAPE NOTES & DETAILS
A1.0	OVERALL FLOOR PLAN
A1.1	ENLARGED OFFICE FLOOR PLAN
A4.0	ROOF PLAN
A5.0	EXTERIOR ELEVATIONS
E1.0	SITE ELECTRICAL PLAN
E2.0	EXTERIOR LIGHTING CUT SHEETS

PLAN COMMISSION SUBMISSION SET (WITH UPDATES PER PEWAUKEE COMMENTS)
MAY 6, 2024 (UPDATED JUNE 10, 2024)

OWNER :
UZELAC INDUSTRIAL PROPERTIES, LLC
MICHAEL UZELAC, TRUSTEE
6901 INDUSTRIAL LOOP
GREENDALE, WI 53129
(414) 529-0240 PHONE

GENERAL CONTRACTOR :
BRIOHN BUILDING CORPORATION
JOE ZANOTTI
3885 N. BROOKFIELD RD., SUITE 200
BROOKFIELD, WISCONSIN 53045
(262) 790-0500 PHONE
(262) 790-0505 FAX
jzanotti@briohn.com EMAIL

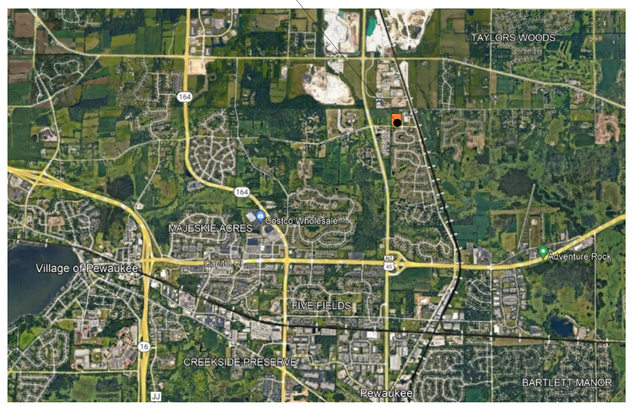
ARCHITECT :
BRIOHN DESIGN GROUP LLC
PAUL GRZESZCZAK, AIA
3885 N. BROOKFIELD RD., SUITE 200
BROOKFIELD, WISCONSIN 53045
(262) 790-0500 PHONE
(262) 790-0505 FAX
paulg@briohn.com EMAIL

STRUCTURAL ENGINEER:
BRIOHN DESIGN GROUP LLC
KEVIN JANKOWSKI, PE
3885 N. BROOKFIELD RD., SUITE 200
BROOKFIELD, WISCONSIN 53045
(262) 790-0500 PHONE
(262) 790-0505 FAX
kjankowski@briohn.com EMAIL

CIVIL ENGINEER:
CJ ENGINEERING
CHRISTOPHER JACKSON, PE PLS
9205 CENTER STREET, SUITE 214
MILWAUKEE, WISCONSIN 53222
(414) 413-1212 PHONE
chris@cj-engineering.com EMAIL

LANDSCAPE DESIGNER:
HELIANTHUS LLC
KRISTI SHERFINSKI, PLA, ASSURED WETLAND DELINEATOR
ADAMS GARDEN PARK
1836 W. FOND DU LAC AVE., SUITE 100
MILWAUKEE, WISCONSIN 53205
(414) 622-0103 PHONE
kristi@helianthusdesign.com EMAIL

PROJECT LOCATION:



PROJECT BUILDING INFORMATION:

CODE: **BUILDING CODE: 2015 IBC -** INTERNATIONAL BUILDING CODE WITH WISCONSIN AMENDMENTS SPS 362
EXISTING BUILDING CODE: 2015 IEBC - INTERNATIONAL EXISTING BUILDING CODE WITH WISCONSIN AMENDMENTS SPS 366
ACCESSIBILITY CODE: 2009 ICC/ANSI A117.1 ACCESSIBLE AND USABLE
BUILDINGS AND FACILITIES ENERGY CODE: 2015 IECC - INTERNATIONAL ENERGY CONSERVATION CODE WITH WISCONSIN AMENDMENTS SPS 363
MECHANICAL CODE: 2015 IMC - INTERNATIONAL MECHANICAL CODE WITH WISCONSIN AMENDMENTS SPS 364
PLUMBING CODE: 2018 WISCONSIN PLUMBING CODE SPS 381-387
ELECTRICAL CODE: 2017 NFPA 70 NATIONAL ELECTRICAL CODE WITH WISCONSIN AMENDMENTS SPS316
FIRE CODE: SPS 314 FIRE PREVENTION

OCCUPANCY:
PRIMARY F-1 (MODERATE HAZARD FACTORY INDUSTRIAL)
SECONDARY S-1 (MODERATE HAZARD STORAGE)
SECONDARY B (OFFICE/BUSINESS)

CLASS OF CONSTRUCTION: TYPE 2B, UNLIMITED AREA BUILDING (TO ALLOW FOR FUTURE EXPANSION)

SPRINKLER SYSTEM: FULLY SPRINKLERED

FLOOR LEVELS: 1

NUMBER OF STORIES 1 STORY

BUILDING FOOTPRINT: 39,103 SF

BUILDING AREA: 37,103 SF TOTAL

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

ZONING: M-2 LIMITED INDUSTRIAL DISTRICT

SETBACKS: 45' STREET
25' SIDE
25' REAR

PARKING: 33 STANDARD STALLS
2 HC STALLS
36 FUTURE STALLS

TOTAL PARKING (TOTAL ON-SITE): 35 TOTAL PARKING STALLS
71 TOTAL FUTURE PARKING STALLS

APPLICABLE TO ALL PLAN VIEWS

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

SHEET TITLE
TITLE SHEET

Revision
Date

NEW BUILDING FOR:
UZELAC INDUSTRIES, INC.
LINDSAY RD. AT WILHAR RD.
CITY OF PEWAUKEE, WI

JOB: 230116
DRAWN: NS/CC
CHECKED: PG/KJ
DATE: 2024-05-06
SHEET:
T1.0



BRIOH
DESIGN
GROUP
N19 W24133 RIDGEWOOD ROAD,
SUITE 120
WAUKESHA WISCONSIN
53045-1950
(262) 790-0500 PHONE

SHEET TITLE

RENDERING

NEW BUILDING FOR:
UZELAC INDUSTRIES, INC.
LINDSAY RD. AT WILHAR RD.
CITY OF PEWAUKEE, WI

PROGRESS SET
NOT FOR CONSTRUCTION

Revision

Date

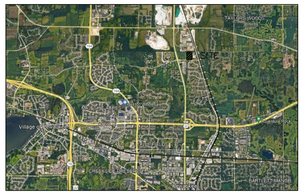
JOB:	230116
DRAWN:	NS/CC
CHECKED:	PG/KJ
DATE:	2024-05-06

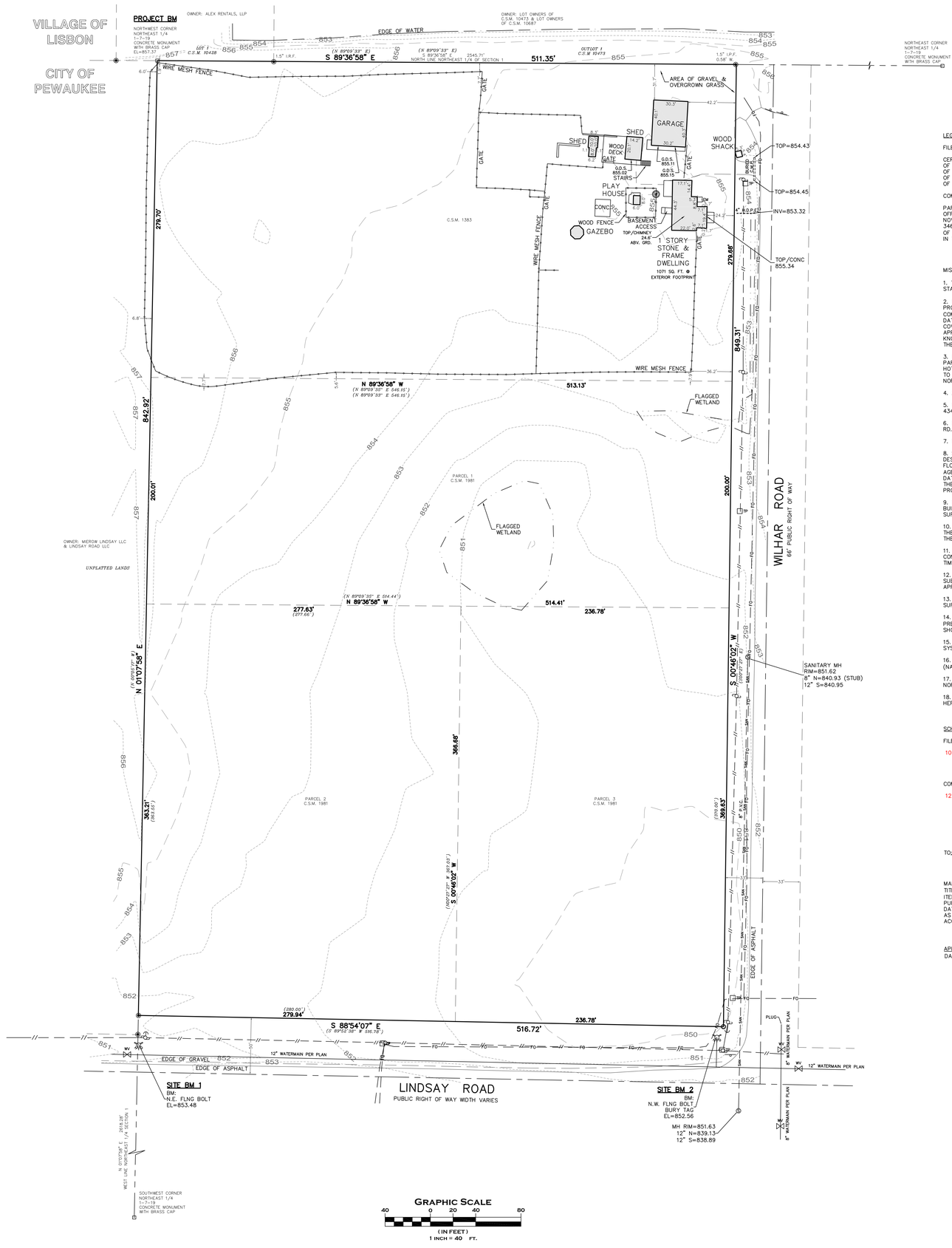
SHEET:

T1.1

CSE
CAPITOL SURVEY ENTERPRISES
2015 LA CHANDELLE CT.
BROOKFIELD, WI 53045
PH: (262) 786-6600
FAX: (414) 786-6608
WWW.CAPITOLSURVEY.COM

VICINITY MAP





GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 INCH = 40 FT.

NORTH

LEGEND

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

LEGAL DESCRIPTION

FILE NO.: NCS-1127103-MKE

CERTIFIED SURVEY MAP NO. 1383 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAUKESHA COUNTY, WISCONSIN ON JUNE 11, 1971, IN VOLUME 9 OF CERTIFIED SURVEY MAPS, PAGE 173 AS DOCUMENT NO. 787851, BEING PART OF NORTHWEST SECTION 1, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE TOWN OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

COMMITMENT NO. NCS-1212704-MKE

PARCELS 1, 2 AND 3 OF CERTIFIED SURVEY MAP NO. 1981 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAUKESHA COUNTY, WISCONSIN ON NOVEMBER 20, 1973, IN VOLUME 13 OF CERTIFIED SURVEY MAPS, PAGES 346-348 AS DOCUMENT NO. 868201, SAID CERTIFIED SURVEY MAP BEING PART OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

MISCELLANEOUS NOTES

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF WISCONSIN.

2. THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO'S. NCS-1127103-MKE & NCS-1212704-MKE, WITH COMMITMENT DATES OF: MAY 03, 2022 & MARCH 11, 2024 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.

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

4. A ZONING REPORT WAS NOT PROVIDED TO THE SURVEYOR FOR THIS SURVEY

5. THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON CONTAINS: 434,919 SQUARE FEET OR 9.9844 ACRES.

6. THE ADDRESS OF THE ABOVE DESCRIBED C.S.M. 1383, W229N4781 WILHAR RD., AS SHOWN, WAS OBSERVED IN THE FIELD AT THE TIME OF THE SURVEY.

7. THERE ARE NO MARKED PARKING SPACES ON THIS SITE.

8. SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 55133C0202H, WITH A DATE OF IDENTIFICATION OF OCTOBER 19, 2023, IN COMMUNITY NO. 550192, THE CITY OF PEWAUKEE, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.

9. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE PROPERTY AT TIME OF SURVEY.

10. ACCORDING TO MICHAELIS GABBEY, ENGINEERING DEPT. CITY OF PEWAUKEE, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES ADJOINING THE PROPERTY AT THE TIME OF SURVEY.

11. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OCCURRING ON OR ADJOINING THE PROPERTY AT TIME OF SURVEY.

12. THERE WAS OBSERVED EVIDENCE OF DELINEATED WETLANDS EXISTING ON SUBJECT PROPERTY AT TIME OF SURVEY. FLAGS AS SET BY HELIANTHUS ON APRIL 15, 2024.

13. THERE ARE NO PLOTTABLE OFFSITE EASEMENTS DISCLOSED TO THE SURVEYOR.

14. ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS UNLESS OTHERWISE SHOWN.

15. ALL BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY.

16. ELEVEATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

17. PROJECT BENCHMARK: CONCRETE MONUMENT WITH BRASS CAP AT THE NORTHWEST PROPERTY CORNER AS PLOTTED HEREON.

18. SITE BENCHMARKS: ALONG THE SOUTH PROPERTY LINE AS PLOTTED HEREON.

SCHEDULE BII EXCEPTIONS

FILE NO.: NCS-1127103-MKE

10 UTILITY EASEMENT TO THE MILWAUKEE ELECTRIC RAILWAY AND LIGHT COMPANY, DATED NOVEMBER 02, 1926, RECORDED/FILED DECEMBER 14, 1926 AS DOCUMENT NO. 147562.
DOES NOT AFFECT PARCEL

COMMITMENT NO. NCS-1212704-MKE

12 UTILITY EASEMENT TO THE MILWAUKEE ELECTRIC RAILWAY AND LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, DATED NOVEMBER 02, 1926, RECORDED/FILED DECEMBER 14, 1926 AS DOCUMENT NO. 147562.
DOES NOT AFFECT PARCEL-POLES WITHIN RIGHT OF WAY OF LINDSAY ROAD

TO: BRIOHN LAND DEVELOPMENT LLC, FIRST AMERICAN TITLE INSURANCE COMPANY, WILLIAM AND KATY L. COLEMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, KUHLMAN ENTERPRISES, INC., A WCONSIN CORPORATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2016, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a)(b), 7a, 7b1, 7c, 8, 9, 11, 13, 16, 17, 18 AND 19 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF WISCONSIN, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

APRIL 24, 2024
DATE

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

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

No.	Description	Revision Date	Initials

ALTA/NSPS LAND TITLE SURVEY

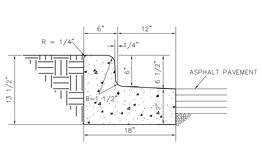
FOR

LINDSAY ROAD

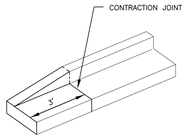
LINDSAY RD. & WILHAR RD.
PEWAUKEE, WI

Drawn By:	DHS	Date:	APRIL 24, 2024
Checked By:	MJB	Drawing No.	AL - 0
CSE Job No.:	AL-0-24-039	Sheet	1 of 1

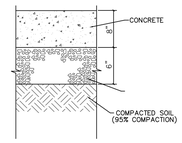
CJ engineering
civil design and consulting
9205 W. Center Street
Suite 214
Milwaukee, WI 53222
PH. (414) 443-1312
www.cj-engineering.com



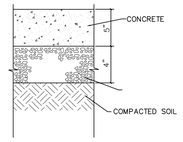
CONCRETE CURB DETAIL
NOT TO SCALE



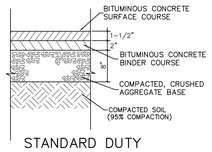
END SECTION CURB TAPER
NOT TO SCALE



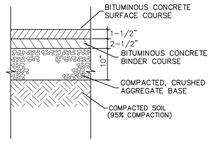
CONCRETE PAVEMENT
NOT TO SCALE



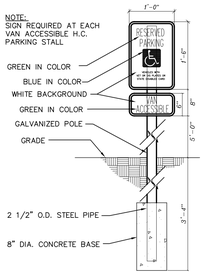
CONCRETE SIDEWALK
NOT TO SCALE



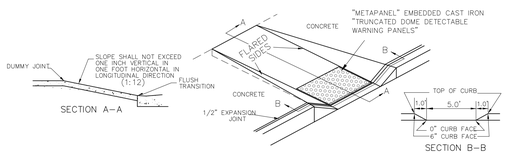
STANDARD DUTY
ASPHALT PAVEMENT
(PARKING AREA)
NOT TO SCALE



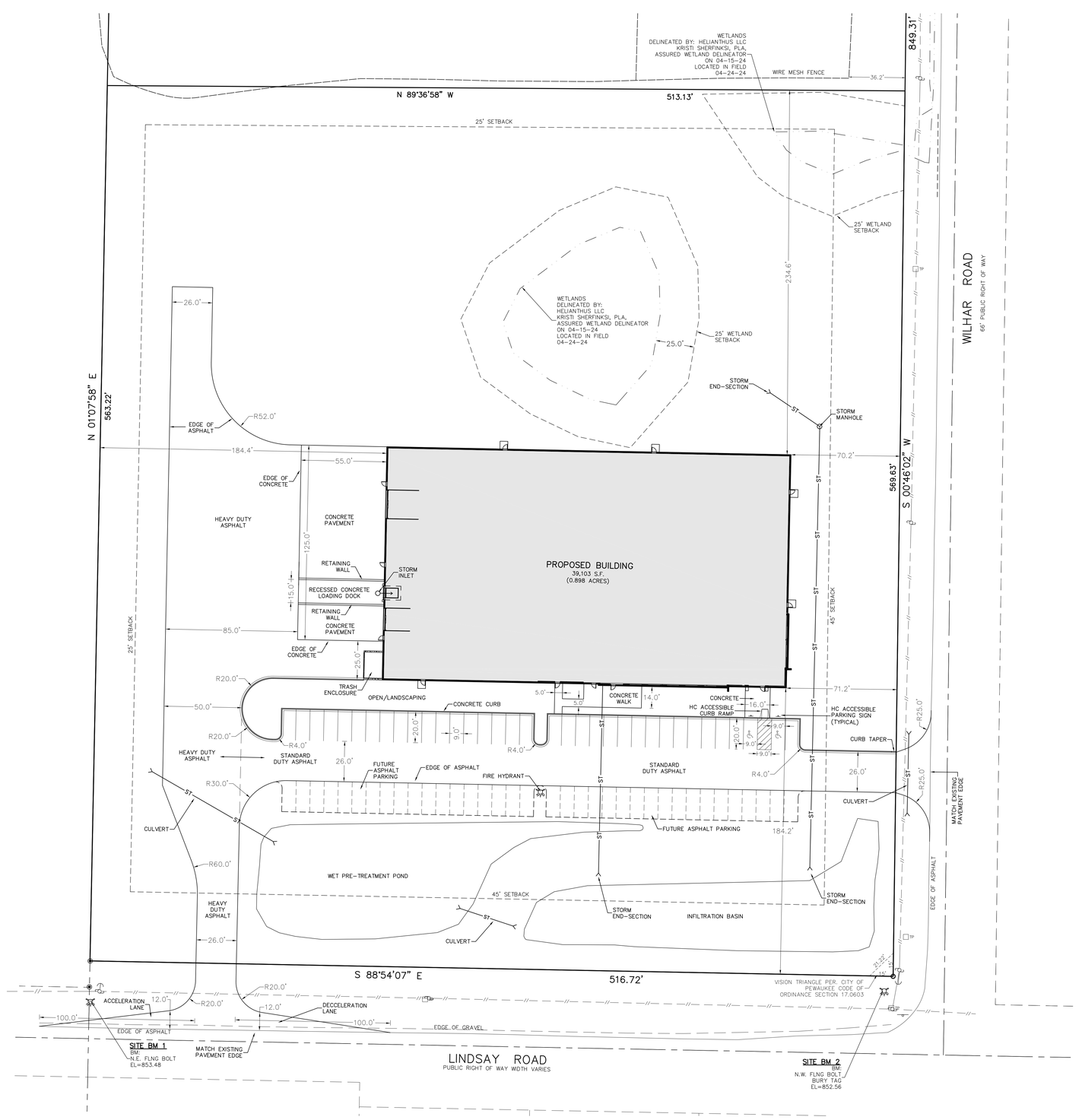
HEAVY DUTY ASPHALT PAVEMENT
(TRUCK TRAFFIC AREA)
NOT TO SCALE



HANDICAPPED PARKING SIGN DETAIL
(VAN ACCESSIBLE)
NOT TO SCALE



HANDICAP CURB AND SIDEWALK RAMP
NOT TO SCALE



NOTES:

1. DIMENSIONS ARE TO THE FACE OF CURB OR EDGE OF ASPHALT

SITE AREAS

PROPOSED BUILDING FOOTPRINT = 39,103 S.F. (0.898 ACRES)
PROPOSED PAVEMENT = 50,500 S.F. (1.159 ACRES)

ULTIMATE BUILDING FOOTPRINT = 78,103 S.F. (1.793 ACRES)
ULTIMATE PAVEMENT = 85,265 S.F. (1.957 ACRES)

PROPOSED IMPERVIOUS AREA = 89,603 S.F. (2.057 ACRES) [31% OF THE SITE]
PROPOSED OPEN SPACE = 202,055 S.F. (4.639 ACRES) [69% OF THE SITE]

ULTIMATE IMPERVIOUS AREA = 163,368 S.F. (3.750 ACRES) [56% OF THE SITE]
ULTIMATE OPEN SPACE = 128,290 S.F. (2.945 ACRES) [44% OF THE SITE]

TOTAL SITE AREA = 291,658 S.F. (6.696 ACRES)

DISTURBED AREA = 209,225 S.F. (4.803 ACRES)

PROPOSED SURFACE PARKING

33 REGULAR CUSTOMER SPACES
2 HANDICAPPED SPACES (ADA COMPLIANT VAN ACCESIBLE SPACES)

35 TOTAL SPACES

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

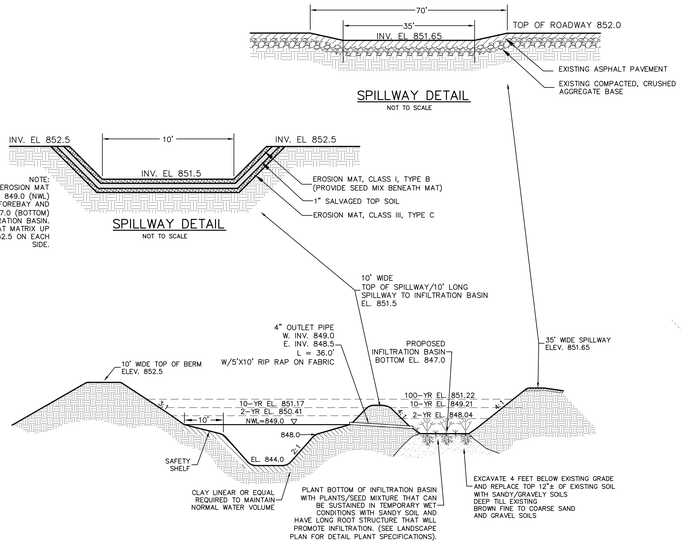
UZELAC
PEWAUKEE, WISCONSIN

CJE242IRI
MAY 06, 2024
REV.:05/24/2024

SITE PLAN C1.0

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

UZELAC
PEWAUKEE, WISCONSIN



SPILLWAY DETAIL
NOT TO SCALE

SPILLWAY DETAIL
NOT TO SCALE

WET PRE-TREATMENT POND/INFILTRATION BASIN
NOT TO SCALE

NOTES:

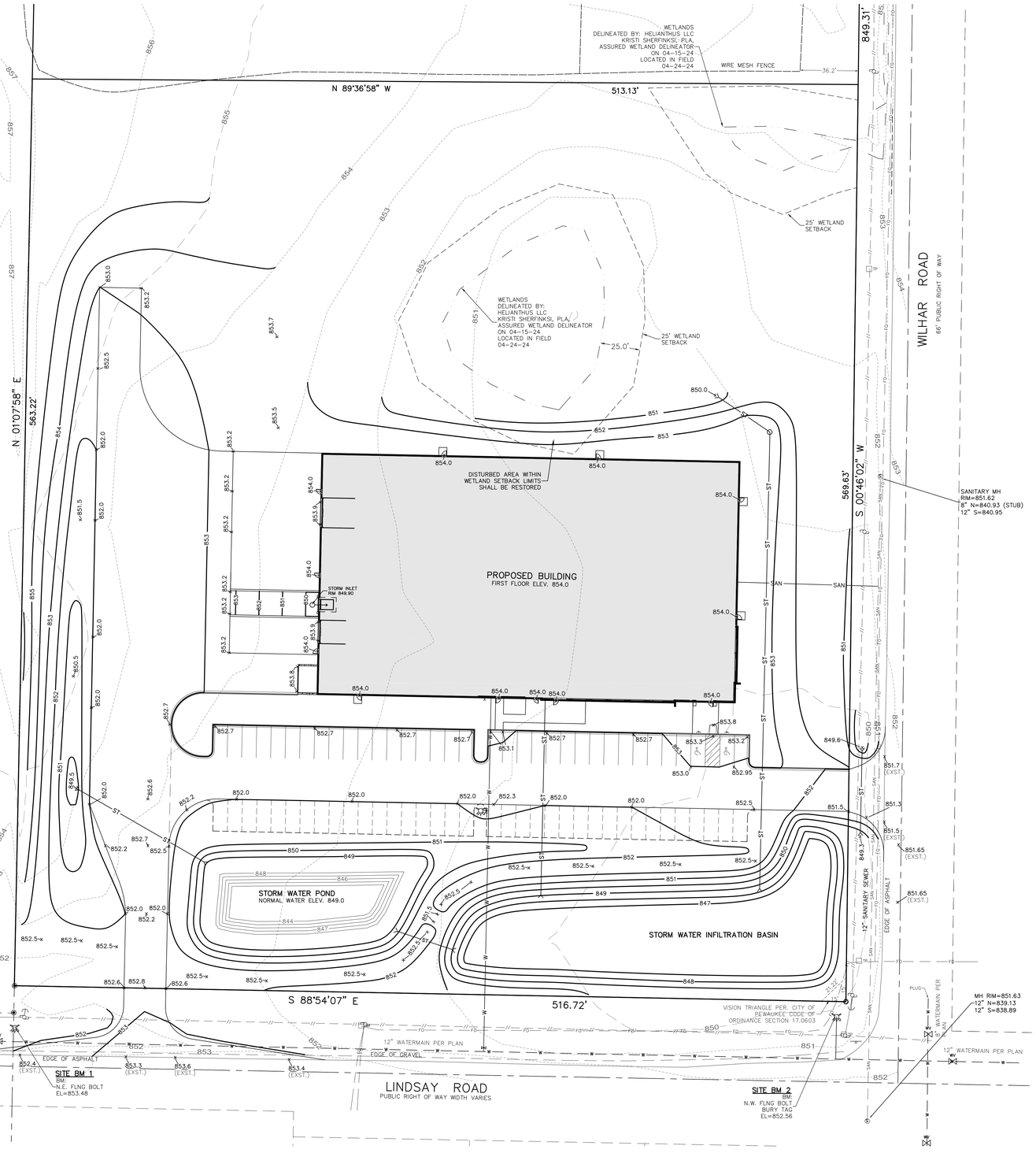
1. EXISTING CONDITIONS BASED ON SURVEY BY CAPITOL SURVEY ENTERPRISES.
2. DISTURBED AREA = 4.80 ACRES
3. THE DEVELOPMENT WILL RESULT IN AN INCREASE IN IMPERVIOUS SURFACE AREA ON THE SITE BY 2.06 ACRES.
4. STORM WATER MANAGEMENT MEETING ALL THE REQUIREMENTS OF THE CITY AND NR 151 WILL BE PROVIDED BY A PROPOSED STORM WATER WET PRE-TREATMENT BASIN AND INFILTRATION BASIN LOCATED ON THE SOUTH SIDE OF THE SITE.
5. THE CONTRACTOR IS RESPONSIBLE FOR ANY CITY AND/OR STATE PERMITS FOR ALL WORK IN THE PUBLIC RIGHT OF WAY.
6. ALL CONSTRUCTION MATERIALS TO BE STORED ON-SITE.
7. ALL PROPOSED SPOT GRADES ALONG THE CURB ARE AT THE FLANGE LINE. ALL PROPOSED SPOT GRADES ALONG THE FACE OF A RAISED WALK ARE AT THE BOTTOM OF WALK (ASPH.) UNLESS OTHERWISE NOTED.

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

LEGEND

190	EXISTING CONTOUR
190	PROPOSED CONTOUR
x---189.5	PROPOSED GRADE
ST	EXISTING STORM SEWER
ST	PROPOSED STORM SEWER
SAN	EXISTING SANITARY SEWER
SAN	PROPOSED SANITARY SEWER
W	EXISTING WATER MAIN
W	PROPOSED WATER MAIN
G	BURIED GAS MAIN
	OVER HEAD WIRE
E	BURIED ELECTRIC

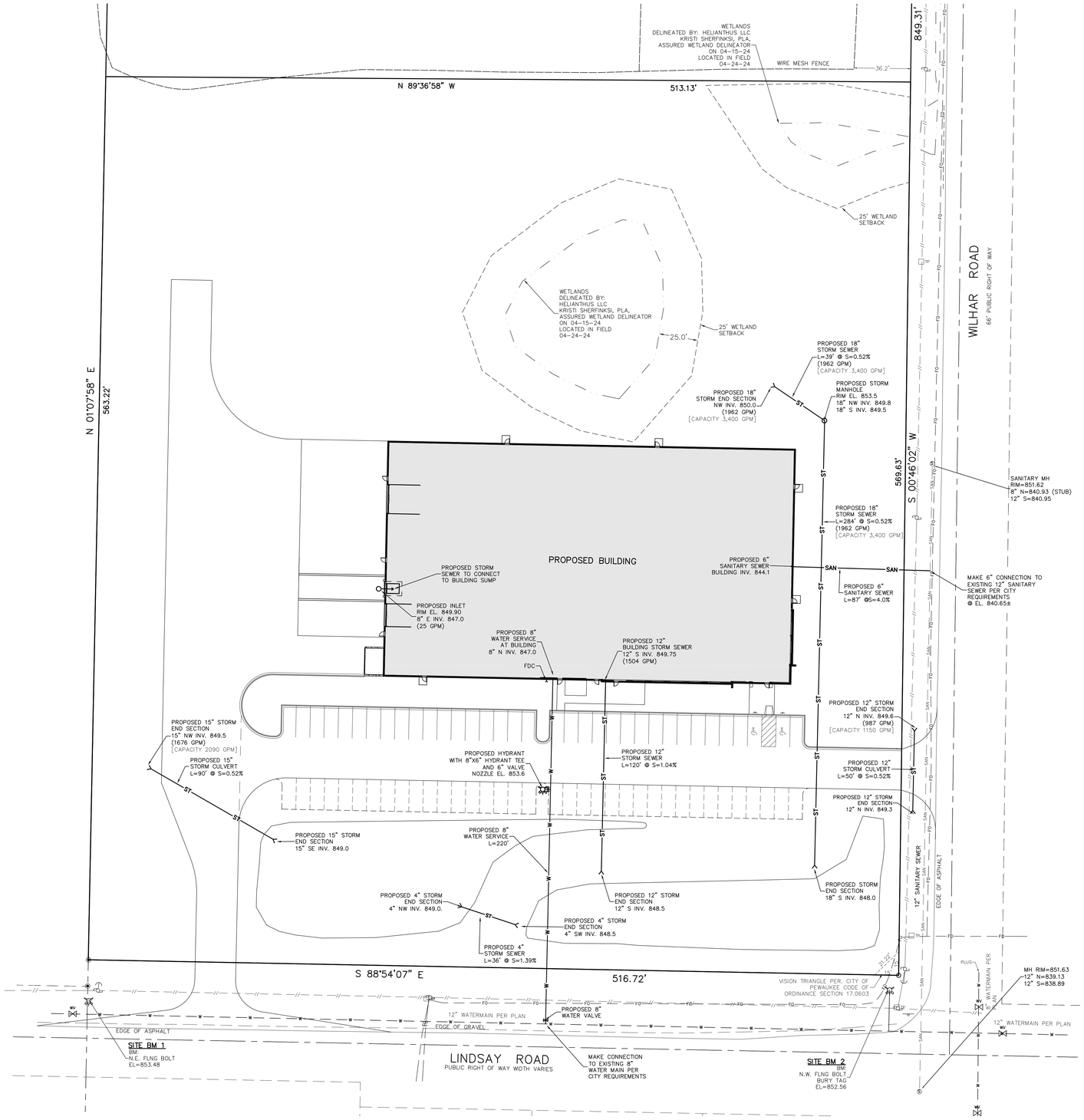
GRAPHIC SCALE
30 0 15 30 60
1 inch = 30 ft



CJE242IRI
MAY 06, 2024
REV.:05/24/2024

SITE GRADING PLAN C2.0

cj engineering
civil design and consulting
9205 W. Center Street
Suite 214
Milwaukee, WI 53222
PH. (414) 443-1312
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PRECAST STORM INLET/MH

NOT TO SCALE

NOTES:

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

2. ALL TRENCHES IN PAVEMENT AREAS SHALL HAVE GRAVEL BACKFILL.

3. EXACT SIZE AND LOCATION OF SANITARY AND WATER SERVICE TO PROPOSED BUILDING BY PLUMBING CONSULTANT/CONTRACTOR.

4. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, DEPTH AND CONDITION OF ALL SEWER AND WATER CONNECTIONS PRIOR TO UTILITY CONSTRUCTION. NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.

5. STORM SEWER: PVC ASTM D3034, RCP ASTM C76, OR ADSN-12 HDPE
SANITARY SEWER: PVC ASTM D3034, SDR 35
*WATER MAIN: PVC, AWWA C900, CLASS 150 (DR18)

*MATERAL PER CITY REQUIREMENT. CONTRACTOR TO VERIFY.

6. ALL WATER SERVICE PIPING TO HAVE A MINIMUM OF 6 FEET OF COVER.

7. CONTRACTOR TO PROVIDE TRACER WIRE OR OTHER METHOD OF LOCATING FOR ALL UNDERGROUND EXTERIOR NON-METALLIC SANITARY, STORM AND WATER PIPE PER WISCONSIN PLUMBING CODE SECTION 182.0715(2r).

8. SANITARY BUILDING SEWERS 6" OR LESS IN DIAMETER SHALL BE PROVIDED WITH CLEANOUTS OR MANHOLES SUCH THAT A CLEANOUT IS LOCATED NOT MORE THAN 100 FEET APART.

LEGEND

ST	EXISTING STORM SEWER
ST	PROPOSED STORM SEWER
SAN	EXISTING SANITARY SEWER
SAN	PROPOSED SANITARY SEWER
W	EXISTING WATER MAIN
W	PROPOSED WATER MAIN
G	BURIED GAS MAIN
OHW	OVER HEAD WIRE
E	BURIED ELECTRIC

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DIAL 811 OR (800) 242-8511

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

UZELAC
PEWAUKEE, WISCONSIN

CJE242IRI
MAY 06, 2024
REV.:05/24/2024

SITE UTILITY PLAN C3.0

CONSTRUCTION SCHEDULE

1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2. INSTALL CONSTRUCTION EXIT.
3. INSTALL SILT FENCE AND CONSTRUCTION FENCE
4. STRIP AND STOCK PILE TOP SOIL. SURROUND TOP SOIL STOCK PILE WITH SILT FENCE AND TEMP. STABILIZE. LOCATION OF STOCK PILE TO BE DETERMINED BY CONTRACTOR.
5. INSTALL SEDIMENT BASIN (FUTURE WET PRETREATMENT POND) AND DIVERSION SWALE/BERM:
   A. THE AREA OF THE WET PRETREATMENT BASIN WILL BE USED AS A SEDIMENTATION BASIN DURING CONSTRUCTION. DO NOT INSTALL PERMANENT OUTLET PIPE AT THIS STAGE.
   B. ROUGH GRADE BASIN AND INSTALL BASIN, TEMPORARY OUTLET PIPE AND RIP RAP SEDIMENT TRAP
6. ROUGH GRADE SITE.
7. UTILIZE DEWATERING BAG AS NECESSARY DURING EXCAVATION FOR BUILDING CONSTRUCTION. DIRECT RUNOFF FROM BAG TO TEMPORARY STORM WATER FACILITIES.
8. INSTALL PROPOSED UTILITIES.
9. INSTALL OUTLET PROTECTION
10. INSTALL BASE COURSE OF PAVEMENT.
11. INSTALL INFILTRATION BASIN: INSTALL PLANTINGS PER LANDSCAPE PLAN. PROVIDE FINAL STABILIZATION OF BASIN SIDE SLOPES THAT INCLUDE SEEDING AND MATTING.
12. FINAL GRADE WET PRETREATMENT POND AND INSTALL PERMANENT OUTLET PIPE (SEE C2.0 FOR FINAL GRADE ELEVATION)
13. FINAL GRADE SLOPES AND TOPSOIL CRITICAL SLOPES; VEGETATE AND MAT ALL DISTURBED AREAS.
14. ALL EROSION CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL, NEEDED REPAIRS WILL BE PERFORMED IMMEDIATELY.
15. AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND VEGETATE THE DISTURBED AREAS.

TEMPORARY STABILIZATION METHODS

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

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

* Fall Seeding

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

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

WINTER CONDITIONS

DURING WINTER CONSTRUCTION (NOVEMBER 1 TO MAY 1), CONTRACTOR TO PROVIDE TYPE B SOIL STABILIZER, POLYACRYLAMIDE (PAM) PER LATEST WDOT PAL (UPDATED 11/2/2017) ON ALL DISTURBED AREAS THAT ARE NOT TO BE DISTURBED BEYOND 7 DAYS. CONTRACTOR TO INSTALL PAM PER WDNR TECHNICAL STANDARD 1050 AND THE MANUFACTURERS SPECIFICATIONS.

PRESCRIPTIVE COMPLIANCE AREAS:
PER WDNR NR151.11 WIS. ADM. CODE
MAXIMUM PERIOD OF BARE SOIL EXPOSURE FOR SLOPES EXCEEDING 20%

SLOPE AREA DRAINS TO SEDIMENT BASIN OR SEDIMENT TRAP	MAXIMUM PERIOD OF BARE SOIL EXPOSURE (CALENDER DAYS)	
	LAND DISTURBANCE BETWEEN SEPT. 16TH AND MAY 1ST	*LAND DISTURBANCE BETWEEN MAY 2ND AND SEPT. 15TH*

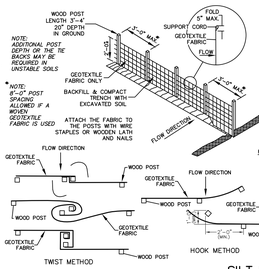
MAINTENANCE PLAN

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY ½" RUNOFF–PRODUCTION RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.

2. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES ABOUT 0.5 FT. DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.

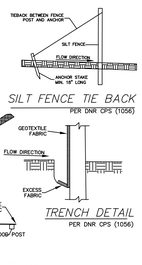
3. ALL SEEDED AREAS WILL BE WATERED, FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.

4. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING BEFORE THE END OF EACH DAY.



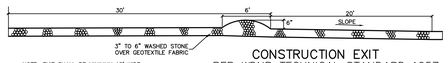
JOINTING TWO LENGTHS OF SILT FENCE
PER DNR CPS (1056)

SILT FENCE
PER WDNR TECHNICAL STANDARD 1056 (1)
NOT TO SCALE



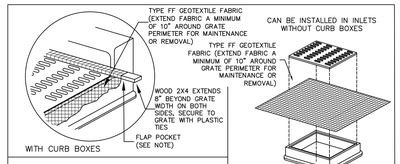
SILT FENCE TIE BACK
PER DNR CPS (1056)

TRENCH DETAIL
PER DNR CPS (1056)



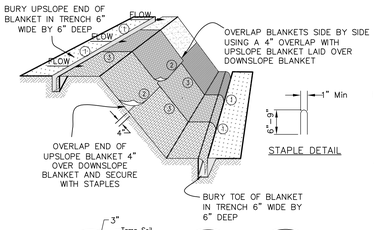
NOTE: EXIT SHALL BE MINIMUM 18' WIDE

CONSTRUCTION EXIT
PER WDNR TECHNICAL STANDARD 1057 (2)
NOT TO SCALE

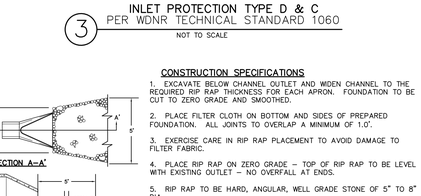


MAINTENANCE NOTES:
1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.
2. FILTER FABRIC SHALL HAVE THE FOLLOWING PROPERTIES:
   A. GRAB STRENGTH: 100LBS. (ASTM D–3786)
   B. MULLEN BURST: 200 PSI (ASTM D–3786)
   C. EQUIVALENT OPENING SIZE: BETWEEN 50 AND 140 FOR SOILS WITH MORE THAN 15 PERCENT BY WEIGHT PASSING A NO. 200 SIEVE. BETWEEN 20 AND 50 FOR SOILS WITH LESS THAN 15 PERCENT BY WEIGHT PASSING A NO. 200 SIEVE.
   D. WATER FLOW RATE OF 10 GAL/MIN./SQ.FT. AT 50 MM CONSTANT HEAD (ASTM D–4491)
   E. ULTRA VIOLET RADIATION STABILITY OF 90% F. IF SUPPORT NETTING IS REQUIRED, NETTING SHALL BE AN INDUSTRIAL POLYPROPYLENE WITH A 3/4 INCH SPACING OR EQUIVALENT.
3. 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.

INLET PROTECTION TYPE D & C
PER WDNR TECHNICAL STANDARD 1060 (3)
NOT TO SCALE



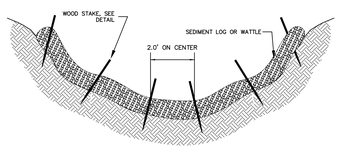
EROSION MATTING TYPICAL INSTALLATION
PER WDNR TECHNICAL STANDARD 1053
FOR CLASS 1, TYPE B EROSION MAT
INSTALL PER MANUFACTURERS SPECIFICATIONS (5)
NOT TO SCALE



OUTLET PROTECTION FOR ENDSECTION
NOT TO SCALE (4)

CONSTRUCTION SPECIFICATIONS

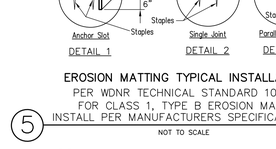
1. EXCAVATE BELOW CHANNEL OUTLET AND WIDEN CHANNEL TO THE REQUIRED RIP RAP THICKNESS FOR EACH APRON. FOUNDATION TO BE CUT TO ZERO GRADE AND SMOOTHED.
2. PLACE FILTER CLOTH ON BOTTOM AND SIDES OF PREPARED FOUNDATION. ALL JOINTS TO OVERLAP A MINIMUM OF 1.0'.
3. EXERCISE CARE IN RIP RAP PLACEMENT TO AVOID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



SEDIMENT LOG DITCH CHECK
PER WDNR TECHNICAL STANDARD 1062 (6)
NOT TO SCALE

DITCH CHECK NOTES:

1. PREPARE SITE TO DESIGN PROFILE AND GRADE. REMOVE DEBRIS, ROCKS, CLODS, ETC.. GROUND SURFACE SHOULD BE SMOOTH PRIOR TO INSTALLATION TO ENSURE LOG REMAINS IN CONTACT WITH SLOPE.
2. DO NOT ALLOW FLOW TO OVERTOP INSTALLATION.
3. STAKE TO BE PLACED AT TOE OF SLOPE, BOTH SIDES
4. 1 ½" X 1 ½" X 30" WOODEN STAKES ARE RECOMMENDED FOR 6", 9", AND 12" SEDIMENT LOGS OR WATTLES.
5. INSTALL EROSION MAT PER MANUFACTURES SPECIFICATIONS.
6. INSPECT DITCH CHECKS WEEKLY AND WITHIN 24 HRS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE WITHIN A 24 HOUR PERIOD.
7. DITCH CHECK SHALL BE AMERICAN EXCELSIOR CURLEX 12" SEDIMENT LOG, NORTH AMERICAN GREEN WS–12 OR OTHER APPROVED DITCH CHECK AS SPECIFIED IN THE WDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL).
8. SPACING TO BE INSTALLED PER WDNR–CPS 1062 (EVERY TWO (2) VERTICAL FEET) AS SHOWN ON PLANS.



HAY BALE SEDIMENT DEWATERING PIT
NOT TO SCALE (7)

SITE DEWATERING

DEWATERING TO CONFORM WITH WDNR CONSERVATION PRACTICE STANDARD 1061.
THE SITE HAS HIGH GROUND WATER SO DEWATERING IS ANTICIPATED.
ALL PUMPED EFFLUENT FROM DEWATERING OPERATIONS (TRENCH DEWATERING OR OTHERWISE) SHALL BE DISCHARGED TO A GEOTEXTILE FILTER BAG CONFORMING TO WDNR CONSERVATION PRACTICE STANDARD 1061. THE GEOTEXTILE BAG SHALL BE PLACED ON A VEGETATED/STABILIZED GROUND AND DISCHARGE TO A SEDIMENT BASIN OR TRAP. SHOULD NO BASIN EXIST, THE GEOTEXTILE BAG SHALL BE PLACED ON FILTER FABRIC AND SURROUNDED BY A SEDIMENT BALE BARRIER CONFORMING TO CONSERVATION PRACTICE STANDARD 1055. THE FILTER FABRIC SHALL BE BROUGHT UP THE SIDES AND OVER THE TOP OF THE HAY BALES AND SECURED. DISCHARGE SHALL NOT BE ALLOWED TO FLOW OVER UNPROTECTED GROUND. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS PRIOR TO SEDIMENT REMOVAL.

PER WDNR WPDES GENERAL PERMIT: CONSTRUCTION SITE STORM WATER RUNOFF (WDNR) TRENCH DEWATERING MAY NOT EXCEED 70 GPM.

LEGEND

190	EXISTING CONTOUR
190	PROPOSED CONTOUR
x–189.5	PROPOSED GRADE
ST	EXISTING STORM SEWER
ST	PROPOSED STORM SEWER
SAN	EXISTING SANITARY SEWER
SAN	PROPOSED SANITARY SEWER
W	EXISTING WATER MAIN
W	PROPOSED WATER MAIN
G	BURIED GAS MAIN
OHW	OVER HEAD WIRE
E	BURIED ELECTRIC
	SILT FENCE

NOTES:

1. ALL EROSION CONTROL METHODS SHALL BE IN ACCORDANCE WITH THE CITY OF PEWAUKEE STANDARDS AND WDNR CPS TECHNICAL STANDARDS.
2. ALL EXPOSED SOIL AREAS NOT DISTURBED WITHIN SEVEN (7) DAYS SHALL BE IMMEDIATELY RESTORED WITH SEED AND MULCH OR POLYMER.

SEE WDNR TECHNICAL STANDARD 1059 FOR SEEDING

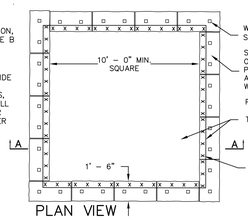
DURING GROWING SEASON (SOIL TEMPERATURES REMAIN CONSISTENTLY ABOVE 53°):

3. DISTURBED AREA: 209,225 S.F. (4.80 ACRES)
4. WETLAND SIGNAGE ON SILT FENCE TO BE PLACED AS BUFFER ADJACENT TO WETLAND AREAS. ORANGE CONSTRUCTION FENCE TO SURROUND WETLAND AREAS WITH SIGNAGE.
5. ALL DISTURBED AREA WITHIN WETLAND SETBACK LIMITS TO BE RESTORED

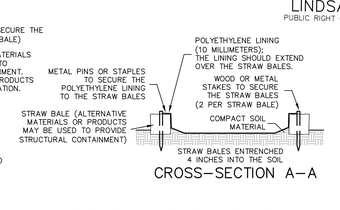
EROSION CONTROL PRACTICES

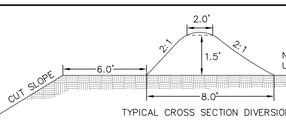
1. SILT FENCE
2. CONSTRUCTION EXIT
3. INLET PROTECTION
4. OUTLET PROTECTION
5. EROSION MATTING
6. SEDIMENT BASIN
7. HAY BALE DEWATERING PIT
8. CONSTRUCTION SITE DIVERSION
9. SEDIMENT TRAP
10. CONCRETE WASHOUT STATION

FOR FINAL STABILIZATION, PROVIDE CLASS I, TYPE B EROSION MAT PER 'WISDOT EROSION CONTROL PAL' (OR EQUAL) IN ALL ROADSIDE DITCHES, DEFINED SWALES, SIDE SLOPES, OUTLOT BERMS AND ALL OTHER SLOPES 4:1 OR GREATER. INSTALL PER MANUFACTURERS SPECIFICATIONS.



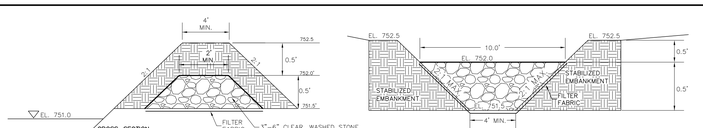
CONCRETE WASHOUT STATION
NOT TO SCALE (10)



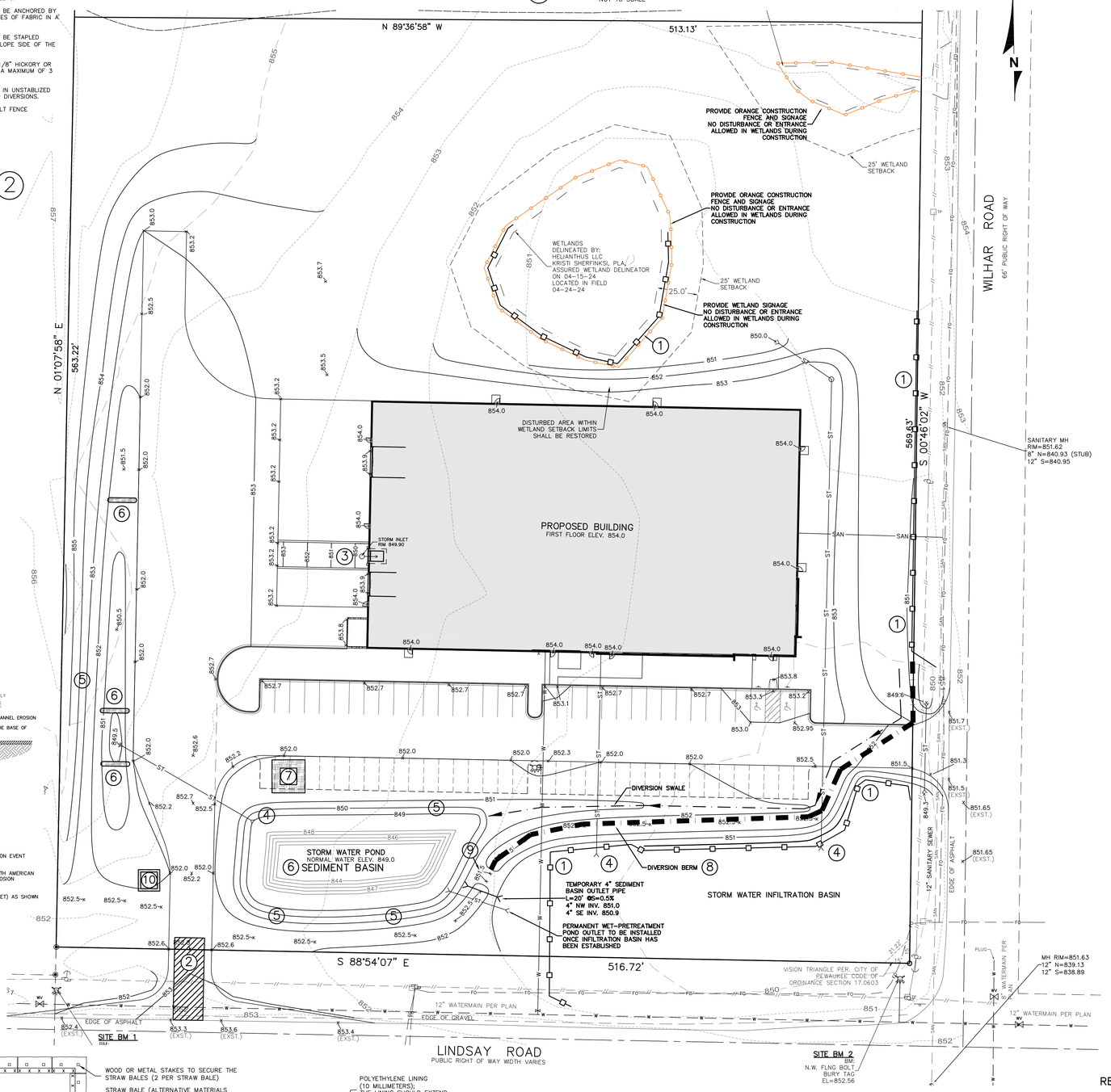


TYPICAL CROSS SECTION DIVERSION

CONSTRUCTION SITE DIVERSION
PER WDNR TECHNICAL STANDARD 1066 (8)
NOT TO SCALE



SEDIMENT TRAP DETAIL
PER WDNR TECHNICAL STANDARD 1063 (9)
NOT TO SCALE



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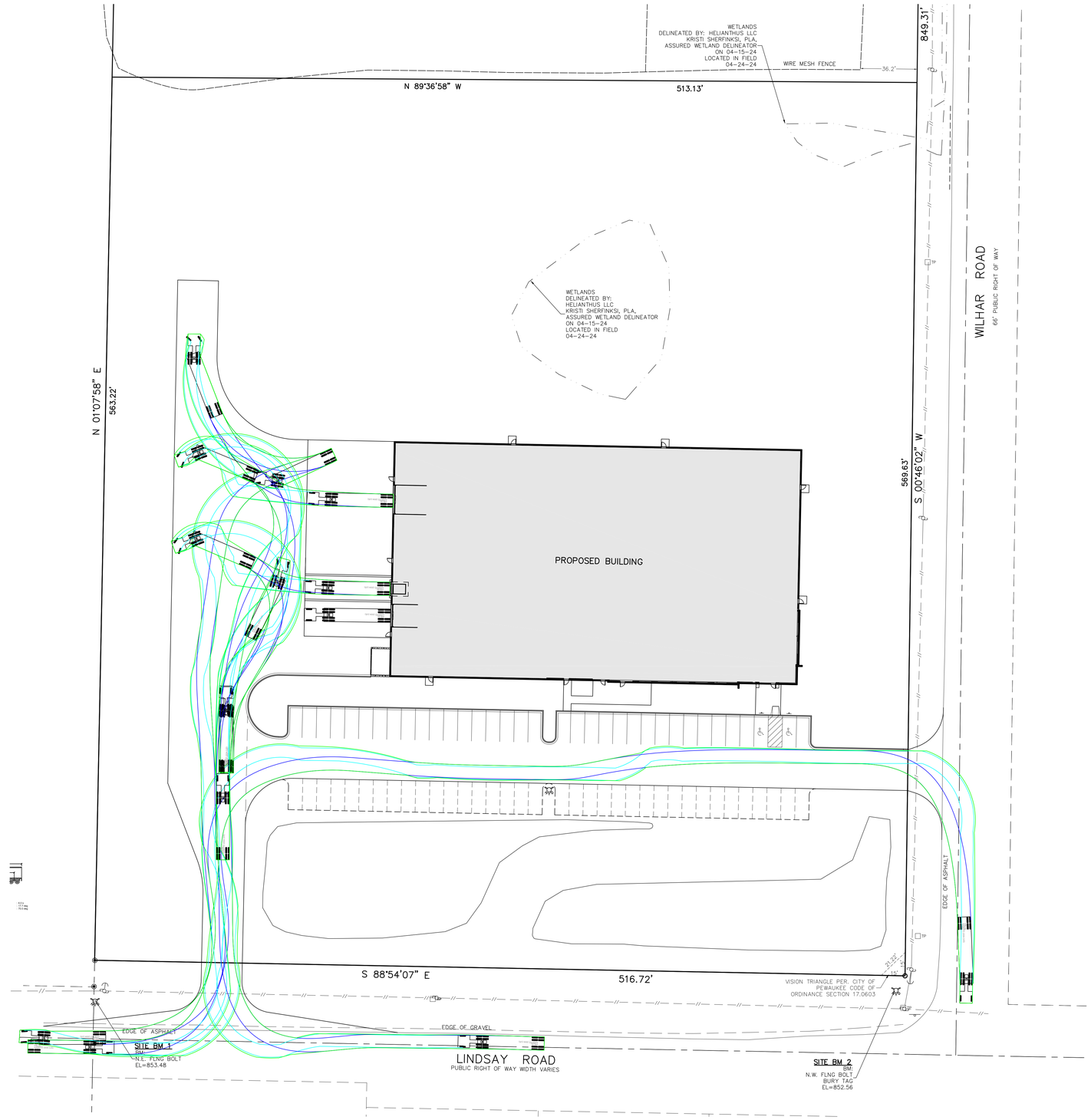
GRAPHIC SCALE
30 0 15 30 60
1 inch = 30 ft

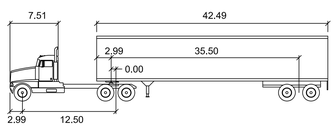
SITE EROSION CONTROL PLAN C4.0

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www.cj-engineering.com

UZELAC

PEWAUKEE, WISCONSIN





WB-50
NOT TO SCALE

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

LEGEND

- FRONT WHEEL PATH
- REAR WHEEL PATH
- VEHICLE ENVELOPE

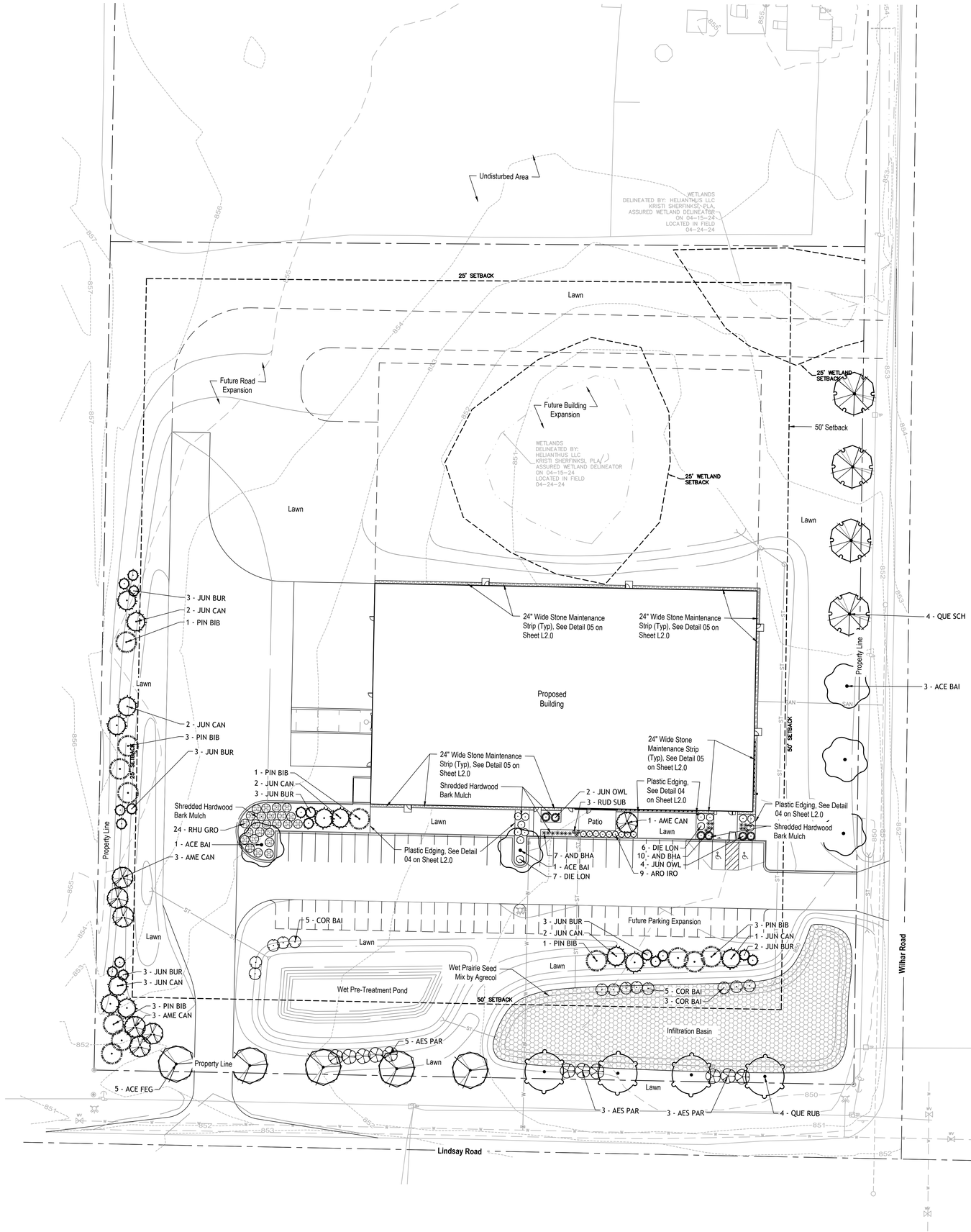
GRAPHIC SCALE

30 0 15 30 60

1 inch = 30 ft

CJE242IRI
MAY 06, 2024
REV.:05/24/2024

FIRE ACCESS PLAN C5.0



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	PLANTING SIZE	MATURE HT	MATURE SP	QTY
TREES							
	ACE BAI	Acer saccharum `Bailsta` / Fall Fiesta Sugar Maple	B & B	2.5" Min. Cal.	50`	40`	5
	ACE FEG	Acer x freemanii 'Ed Gartner' / Ed Gartner Freeman Maple	B & B	2.5" Cal. Min.	50`	30`	5
	AME CAN	Amelanchier canadensis / Shadblow Serviceberry	B & B	4 FT. Tall Min.	15`	10`	7
	JUN BUR	Juniperus virginiana `Burkii` / Burk Red Cedar	B & B	4 FT. Tall Min.	25`	8`	17
	JUN CAN	Juniperus virginiana `Canaertii` / Canaerti Juniper	B & B	4 FT. Tall Min.	25`	15`	12
	PIN BIB	Pinus cembra `Big Blue` / Big Blue Swiss Stone Pine	B & B	4 FT. Tall Min.	35`	15`	12
	QUE RUB	Quercus rubra / Red Oak	B & B	2.5" Min. Cal.	75`	75`	4
	QUE SCH	Quercus x schuetti / Swamp Bur Oak	B & B	2.5" Min. Cal.	75`	70`	4
SHRUBS							
	AES PAR	Aesculus parviflora / Bottlebrush Buckeye	3 gal	36" Tall Min.	10	10`	11
	ARO IRO	Aronia melanocarpa `Iroquois Beauty` / Black Chokeberry	3 gal	24" Tall Min.	3`	4`	9
	COR BAI	Cornus sericea var. `Baileyi` / Bailey Red Osier Dogwood	3 gal	Container	10`	8`	13
	DIE LON	Diervilla lonicera / Dwarf Bush Honeysuckle	3 gal	24" Tall Min.	4`	5`	13
	JUN OWL	Juniperus virginiana `Grey Owl` / Eastern Redcedar	3 gal	12" Tall Min.	3`	6`	6
	RHU GRO	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	3 gal	Container	2`	6`	24
PERENNIALS & GRASSES							
	AND BHA	Andropogon gerardii 'Blackhawks' / Blackhawks Big Bluestem	#1	Container	5`	3`	17
	RUD SUB	Rudbeckia subtomentosa / Sweet Black-eyed Susan	#1	Container	4`	2`	3

SEED MIXES

	Wet Prairie Seed Mix by Agrecol	0.34 Acres

0 30 60 90 FT

SCALE: 1" = 30'

NORTH

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

SHEET TITLE
LANDSCAPE PLAN & SCHEDULE

PROPOSED BUILDING FOR:
UZELAC BUILDING DEVELOPMENT
LINSAY AND WILHAR ROADS
PEWAUKEE, WISCONSIN

Revision

Date

JOB:	223468
DRAWN:	HG
CHECKED:	KS
DATE:	05-29-2024
SHEET:	L1.0

DRAFT - NOT FOR CONSTRUCTION

GENERAL

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PROVIDE MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. TOP OF MULCH SHALL BE ½" MINIMUM BELOW THE TOP OF WALKS AND CURBS
6. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. THE LANDSCAPE SHALL BE MAINTAINED IN A MANNER COMMON TO THE PRACTICE, INCLUDING MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, TRASH REMOVAL, AND OTHER SUCH ACTIVITIES.
3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING FOR 60 DAYS, OR UNTIL FINAL ACCEPTANCE BY THE OWNER. AN ON-SITE INSPECTION BY THE OWNER'S AGENT WILL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
4. DURING WORK, PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES. ALL TRASH AND DEBRIS SHALL BE REMOVED FROM THE SITE AS THE WORK PROGRESSES. KEEP PAVED AREAS CLEAN BY SWEEPING OR HOSING THEM AT THE END OF EACH WORK DAY.
5. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER FINAL ACCEPTANCE BY THE OWNER'S AGENT. PLANTS SHALL BE IN HEALTHY CONDITION AT THE END OF THE GUARANTEE PERIOD. ALL PLANT MATERIALS WHICH DIE SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE AT NO COST TO OWNER. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT.
6. THE OWNER SHALL BE RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AS NECESSARY FOLLOWING THE 60 DAY CONTRACTOR MAINTENANCE PERIOD.

QUALITY ASSURANCE

1. LANDSCAPE CONTRACTOR SHALL COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
2. SELECTION OF PLANT MATERIAL: MAKE CONTACT WITH SUPPLIERS IMMEDIATELY UPON NOTICE OF CONTRACT ACCEPTANCE TO SELECT AND BOOK MATERIALS.
3. SUBSTITUTIONS: DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY TO LANDSCAPE ARCHITECT, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL. WRITTEN VERIFICATION WILL BE REQUIRED DOCUMENTING MATERIAL SELECTION, SOURCE AND DELIVERY SCHEDULE TO SITE.
4. MEASUREMENTS: TAKE CALIPER MEASUREMENTS OF TREES SIX INCHES ABOVE GROUND. MEASURE MAIN BODY OF ALL PLANT MATERIAL FOR HEIGHT AND SPREAD DIMENSIONS, NOT FROM TIP-TO-TIP.
5. LANDSCAPE ARCHITECT OR OWNER, SHALL INSPECT ALL PLANT MATERIAL WITH RESPECT TO GENUS, SPECIES, CULTIVAR/VARIETY, SIZE AND QUALITY, INCLUDING SIZE AND CONDITION OF ROOT SYSTEMS, LIMBS, BRANCHING HABIT, INSECTS, INJURIES, OR OTHER LATENT DEFECTS UPON ARRIVAL TO SITE OR DURING INSTALLATION.
6. LANDSCAPE ARCHITECT OR OWNER MAY REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING THE WORK PROCESS. REMOVE REJECTED MATERIALS FROM SITE AND REPLACE WITH ACCEPTABLE MATERIAL AT NO ADDITIONAL COST TO THE OWNER. PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

PRODUCT DELIVERY, STORAGE AND HANDLING

1. DELIVER ONLY PLANT MATERIALS THAT CAN BE PLANTED IN ONE DAY UNLESS ADEQUATE STORAGE AND WATERING FACILITIES ARE AVAILABLE ON THE JOB SITE.
2. PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALLS OR DESICCATION OF LEAVES. KEEP PLANTS MOIST AT ALL TIMES. COVER ALL MATERIALS DURING TRANSPORT. PROTECT ROOT BALLS BY HEELING IN WITH SAWDUST OR OTHER APPROVED MOISTURE RETAINING MATERIAL IF NO PLANTED WITHIN 24 HOURS OF DELIVERY.
3. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.
4. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS.

MATERIALS

PLANTS

1. ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1, MOST RECENT EDITION.
2. PLANTS SHALL CONFORM TO THE SIZE GIVEN ON THE PLAN, AND SHALL BE HEALTHY, SYMMETRICAL, WELL-SHAPED, FULL BRANCHED AND FREE OF DISEASE AND INSECTS.
3. ALL PLANTS WHICH ARE FOUND UNSUITABLE IN GROWTH, OR ARE IN ANY UNHEALTHY, BADLY SHAPED, OR UNDERSIZED CONDITION WILL BE REJECTED BY THE LANDSCAPE ARCHITECT EITHER BEFORE OR AFTER PLANTING AND SHALL BE REMOVED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR AND REPLACED WITH ACCEPTABLE PLANT AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.
4. PLANTS SHALL NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS.
5. PLANTS SHALL BE FRESHLY DUG FROM DURING THE MOST RECENT APPROPRIATE HARVEST SEASON.
6. PRUNING SHALL BE LIMITED TO DEAD BRANCHES, LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS. PRUNING SHALL CONFORM TO AMERICAN STANDARD FOR TREE CARE OPERATIONS ANSI A300.

SOILS

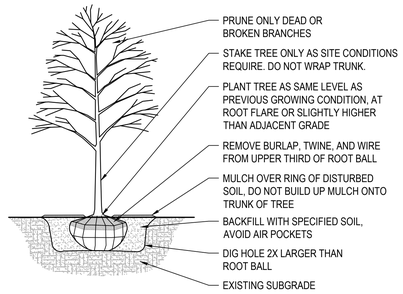
1. PLANTING SOIL AND TOPSOIL TO BE A CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER ¾" IN DIAMETER, AND FREE FROM TOXINS AND WEEDS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 5.5 AND 7. ORGANIC MATERIAL SHALL BE 2.0-5.0% OF TOTAL DRY WEIGHT. SOLUBLE SALT LEVELS SHALL BE LESS THAN 2 mmho/cm. PLANTING SOIL AND TOPSOIL SHALL BE TESTED AND AMENDED TO MEET THESE SPECIFICATIONS.
2. COMPOST SHALL BE COMMERCIALLY PREPARED, PEAT-FREE COMPOST AND MEET US COMPOST COUNCIL STA/TMECC CRITERIA AND SHALL CONSIST OF PLANT-BASED MATERIALS, COMPOSTED FOR A MINIMUM OF 9 MONTHS AT TEMPERATURES SUFFICIENT TO BREAK DOWN ALL WOODY FIBERS, SEEDS, AND LEAF STRUCTURES.
3. ALL PLANTING AREAS WITHIN THE DRIP LINE OF EXISTING TREES SHALL BE PREPARED BY TILLING EXISTING SOIL TO A DEPTH OF SIX (6") INCHES PRIOR TO PLACING COMPOST AND FERTILIZER. APPLY FERTILIZER AS PER MANUFACTURER'S RECOMMENDATIONS. ADD THREE (3") INCHES OF COMPOST AND TILL INTO A DEPTH OF SIX (6") INCHES OF THE TOPSOIL. ALL PLANTING AREAS WITHOUT EXISTING TREES SHALL BE PREPARED BY TILLING EXISTING SOIL TO A DEPTH OF EIGHTEEN (18") INCHES PRIOR TO PLACING COMPOST AND FERTILIZER. APPLY FERTILIZER AS PER MANUFACTURER'S RECOMMENDATIONS. ADD SIX (6") INCHES OF COMPOST AND TILL INTO A DEPTH OF EIGHTEEN (18") INCHES OF THE TOPSOIL.
4. BACKFILL FOR TREE PITS SHALL CONSIST OF EXISTING TOPSOIL ON SITE (OR IMPORTED AS NEEDED) FREE FROM LARGE CLUMPS, ROCKS, DEBRIS, SUBSOILS, ETC., PLACED IN NINE (9") LAYERS AND WATERED IN THOROUGHLY.

OTHER MATERIALS

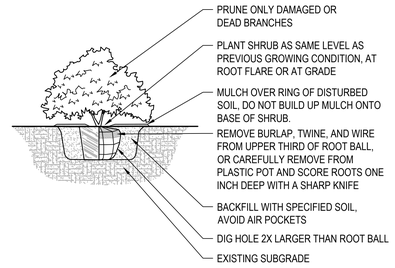
1. SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED-FREE SHREDDED HARDWOOD BARK MULCH SPREAD TO A DEPTH OF FOUR (4") INCHES OVER ALL PLANTING AREAS. SHREDDED HARDWOOD BARK MULCH, SIZE AND COLOR TO BE APPROVED BY OWNER'S AGENT PRIOR TO INSTALLATION. MULCHED AREAS SHALL NOT RECEIVE A WOVEN WEED BARRIER FABRIC.
2. EDGING: EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING, TO BE APPROVED BY OWNER'S AGENT.
3. SOD: ALL AREAS SPECIFIED ON PLAN AS SOD (IF APPLICABLE) SHALL BE A PREMIUM GRADE APPROVED TURFGRASS SOD. ONLY IMPROVED TYPES OF SOD (ELITE) ARE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURFGRASS SOD SHALL BE STRONG ENOUGH SO THAT THEY CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT IS EXCESSIVELY DRY OR WET, AS THIS MAY ADVERSELY AFFECT ITS SURVIVAL. TURFGRASS SOD SHALL BE REASONABLY FREE OF DISEASES, NEMATODES, INSECTS, GRASSY AND BROAD-LEAF WEEDS.
4. LAWN SEED: DISTURBED LAWN AREAS LABELED AS SUCH ON PLAN, SHALL BE SPREAD BY HAND BROADCAST METHOD OR APPROPRIATE SPREADER EQUIPMENT WITH 'MADISON PARKS' OR EQUIVALENT SEED MIX AS APPROVED BY OWNER'S AGENT, AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO LAWN SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS WITH SLOPES EXCEEDING 3:1 AT A RATE OF 1 ½ POUNDS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS.
5. STONE MAINTENANCE STRIP: "MISSISSIPPI' DECORATIVE STONE CHIPS BY HALQUIST STONE OR APPROVED EQUAL TO BE INSTALLED IN THE LOCATIONS INDICATED ON THE PLAN FOLLOWING THE MANUFACTURER'S INSTRUCTIONS. THE GEOTEXTILE FABRIC SHALL BE PERMEABLE NONWOVEN MIRAFI MSCAPE E OR APPROVED EQUAL.
6. WET PRAIRIE SEED MIX: AREA LABELED AS SUCH ON PLAN, SHALL BE SPREAD BY HAND BROADCAST METHOD WITH 'WET PRAIRIE SEED MIX' BY AGRECOL OR EQUIVALENT SEED MIX AS APPROVED BY THE OWNER'S AGENT, AND INSTALLED PER NURSERY RECOMMENDATIONS. IN ADDITION TO LAWN SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS WITH SLOPES EXCEEDING 3:1 AT A RATE OF 1 ½ POUNDS PER 1000 SQUARE FEET.

INSTALLATION

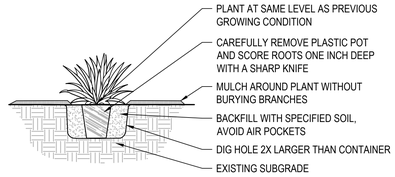
1. PLANT MATERIALS SHALL BE DELIVERED TO THE SITE ONLY AFTER THE BEDS ARE PREPARED AND AREAS ARE READY FOR PLANTING.
2. EXCAVATE PITS WITH VERTICAL SIDES AND HORIZONTAL BOTTOM. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT HANDLING AND PLANTING WITHOUT INJURY TO THE ROOT BALLS, AND SHALL BE PLACED AT THE SAME DEPTH RELATIVE TO FINISH GRADE AS IT DID TO THE SOIL SURFACE IN THE ORIGINAL PLACE OF GROWTH.
3. SHRUB AND TREE PITS SHALL BE NO LESS THAN TWO TIMES WIDER THAN THE LATERAL DIMENSIONS OF THE EARTH BALL AND NO DEEPER THAN ITS VERTICAL DIMENSION. THE SIDES OF THE HOLE SHALL BE ROUGH AND JAGGED, NEVER SLICK AND GLAZED, ROUGH UP WITH SHOVEL IF NEEDED.
4. BACKFILL HOLE WITH 5 PARTS EXISTING SOIL AND 1 PART PLANT BED PREPARATION SOIL. CAREFULLY SETTLE BY WATERING TO PREVENT AIR POCKETS. REMOVE THE BURLAP, NYLON, STRING, AND WIRE FROM THE TOP ⅓ OF THE BALL. MULCH THE TOP OF THE BALL WITH A MINIMUM OF TWO (2") INCHES OF SPECIFIED MULCH OVER THE PLANTING PIT.
5. DO NOT WRAP TREES. STAKE TREES AND LARGE SHRUBS ONLY AS SITE CONDITIONS REQUIRE.
6. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 24 HOURS. ENSURE EDGES OF SOD ARE STAGGERED AND TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS. POST-PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO THE SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY OWNER. THE SOD SUPPLIER MAY MAKE RECOMMENDATIONS REGARDING THE WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER THE SOD IS INSTALLED.



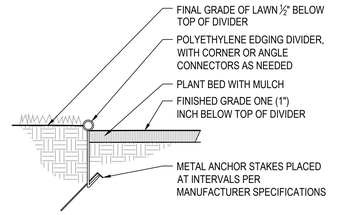
01 DECIDUOUS TREE PLANTING
NTS



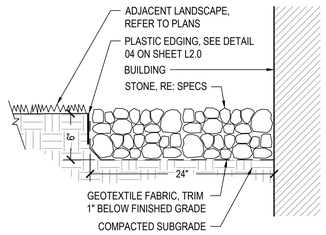
02 SHRUB PLANTING
NTS



03 PERENNIAL PLANTING
NTS



04 PLASTIC EDGING
NTS



05 24" WIDE STONE MAINTENANCE STRIP
NTS

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

SHEET TITLE
LANDSCAPE NOTES & DETAILS

PROPOSED BUILDING FOR:
UZELAC BUILDING DEVELOPMENT
LINSAY AND WILHAR ROADS
PEWAUKEE, WISCONSIN

Revision
Date

JOB: 223468
DRAWN: HG
CHECKED: KS
DATE: 05-29-2024
SHEET: L2.0

DRAFT - NOT FOR CONSTRUCTION

RATED PARTITION LEGEND

- 1 HOUR RATED FIRE BARRIER WALL
- 2 HOUR RATED FIRE BARRIER WALL
- 3 HOUR RATED FIRE BARRIER WALL

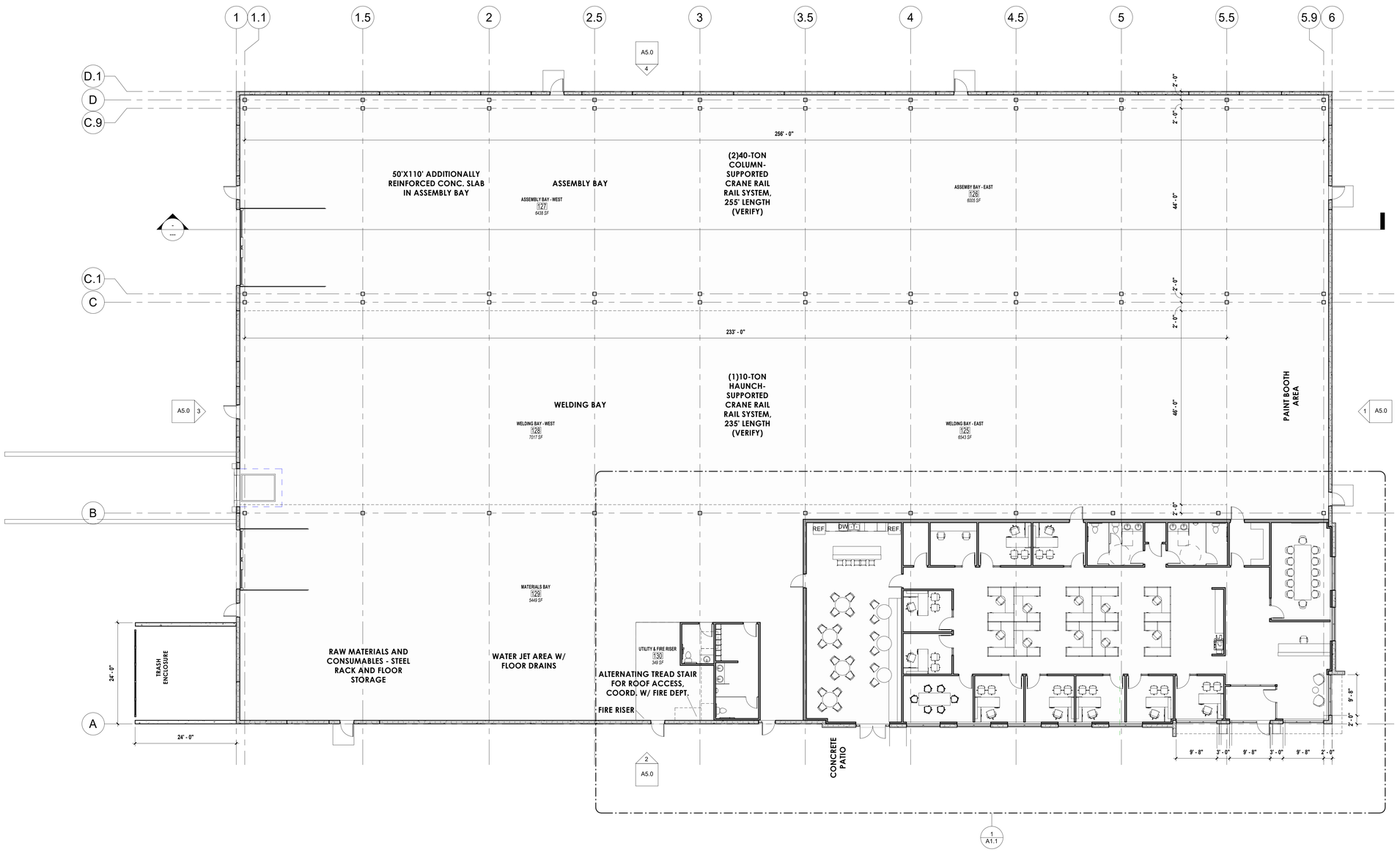
FLOOR PLAN LEGEND

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

KEYNOTE LEGEND

GENERAL NOTES - NEW FLOOR PLAN

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



BRIO DESIGN GROUP
N16 W23233 STONE RIDGE DRIVE, SUITE 1
WAUKESHA, WISCONSIN 53045-1950

SHEET TITLE
OVERALL FLOOR PLAN

NEW BUILDING FOR:
UZELAC INDUSTRIES, INC.
LINDSAY RD. AT WILHAR RD.
CITY OF PEWAUKEE, WI

PROGRESS SET
NOT FOR CONSTRUCTION

Revision

Date

JOB:	230116
DRAWN:	NS/CC/SH
CHECKED:	PG/KJ
DATE:	2024-05-06

SHEET:
A1.0

APPLICABLE TO ALL PLAN VIEWS

PARTITION TYPES

TAG	STUD TYPE	STUD HEIGHT	INSULATION	VAPOR BARRIER	NOTED SIDE SURFACE MATERIAL	NOTED SIDE SURFACE HEIGHT	OPPOSITE SIDE SURFACE MATERIAL	OPPOSITE SIDE SURFACE HEIGHT	REMARKS
S3D1	3 5/8" STEEL FURRING	TO UNDERSIDE OF FLOOR/DECK/RM CAP	----	----	5/8" TYPE"X" GYPSUM WALLBOARD		----	----	HOLD STEEL STUDS 1" OFF INTERIOR FACE OF EXTERIOR PRECAST WALL U.N.O.
S3D2	3 5/8" STEEL STUDS	TO UNDERSIDE OF FLOOR/DECK/RM CAP	3 1/2" SOUND BATT	----	5/8" TYPE "X" GYPSUM WALLBOARD		5/8" TYPE "X" GYPSUM WALLBOARD	TO UNDERSIDE OF FLOOR/DECK/RM CAP	----
S6D1	6" STEEL FURRING	TO UNDERSIDE OF FLOOR/DECK/RM CAP	6" THERMAL BATT	----	5/8" TYPE"X" GYPSUM WALLBOARD		----	----	HOLD PARTITION 1" FROM EXTERIOR WALL, PROVIDE VAPOR BARRIOR
S6D2	6" STEEL STUDS	TO UNDERSIDE OF FLOOR/DECK/RM CAP	6" SOUND BATT	----	5/8" TYPE "X" GYPSUM WALLBOARD		5/8" TYPE "X" GYPSUM WALLBOARD	TO UNDERSIDE OF FLOOR/DECK/RM CAP	----
S8D2	8" STEEL STUDS	TO UNDERSIDE OF FLOOR/DECK/RM CAP	8" SOUND BATT	----	5/8" TYPE "X" GYPSUM WALLBOARD		5/8" TYPE "X" GYPSUM WALLBOARD	TO UNDERSIDE OF FLOOR/DECK	----
S10D2	10" STEEL STUDS	TO UNDERSIDE OF FLOOR/DECK/RM CAP	10" SOUND BATT	----	5/8" TYPE "X" GYPSUM WALLBOARD		5/8" TYPE "X" GYPSUM WALLBOARD	TO UNDERSIDE OF FLOOR/DECK	----
M8DR	8" CMU	TO UNDERSIDE OF DECK	---	----	----	----	----	----	1 HOUR RATED FIRE BARRIER

1. ALL STEEL STUDS SHALL BE 25 GAUGE STUDS @ 16" O.C., (UNLESS NOTED OTHERWISE) - SEE STRUCTURAL FOR GAUGE AND SIZE
2. ALL EXPOSED GYPSUM WALL BOARD SHALL BE TAPED & COATED SMOOTH, READY FOR PAINT - LEVEL 4 FINISH
3. USE 6" METAL STUDS AND INSTALL MOISTURE RESISTANT GYPSUM WALL BOARD AT ALL "WET WALL" LOCATIONS - UNO
4. AT EXTERIOR WALLS, RETURN GYPSUM WALL BOARD INTO WINDOW JAMBS AND HEAD
5. STUDS EXTENDED TO DECK AND/OR JOIST SHALL HAVE A SLIP CONNECTION TO ALLOW FOR DEFLECTION
6. PROVIDE CONTROL JOINTS IN GYPSUM FINISHES SUCH THAT THE MAXIMUM CONTROL JOIST SPACING FOR WALLS AND CEILINGS WITHOUT PERIMETER RELIEF IS 30 FEET. WITH PERIMETER RELIEF, CONTROL JOINT SPACING TO BE 50 FEET.

NOTE : AT FURRING WALLS AT THE EXTERIOR PRECAST WALL PANELS, PROVIDE A 1" GAP BETWEEN PRECAST WALL INTERIOR SIDE AND STEEL STUD FURRING SUCH THAT THE FURRING WALL IS SUPPORTED INDEPENDANTLY WITH SLIP CONNECTIONS.

KEYNOTE LEGEND

GENERAL NOTES - NEW FLOOR PLAN

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

FLOOR PLAN LEGEND

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

2 PARTITION TYPES
12" = 1'-0"

FLOOR PLAN LEGEND
12" = 1'-0"



APPLICABLE TO ALL PLAN VIEWS

BRIOH
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2737 SOUTH OLD ROAD, SUITE 210
BRADFORD WISCONSIN
53045-1950
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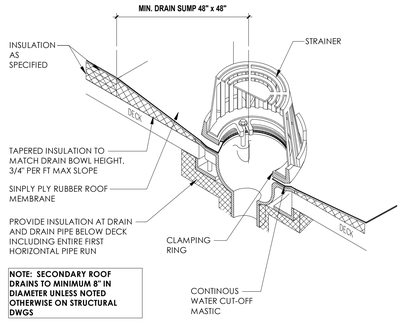
SHEET TITLE
ENLARGED OFFICE FLOOR PLAN

NEW BUILDING FOR:
UZELAC INDUSTRIES, INC.
LINDSAY RD. AT WILHAR RD.
CITY OF PEWAUKEE, WI

PROGRESS SET
NOT FOR CONSTRUCTION

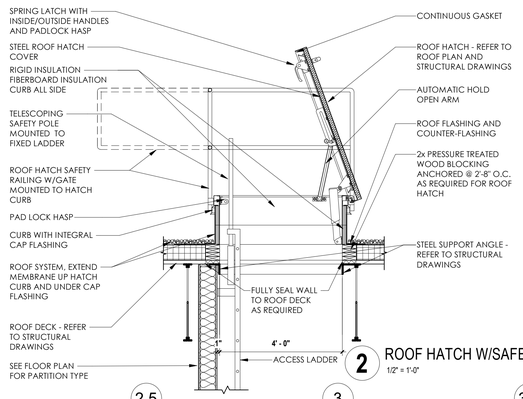
Revision
Date

JOB:	230116
DRAWN:	NS/CC/SH
CHECKED:	PG/KJ
DATE:	2024-05-06
SHEET:	A1.1



NOTE: SECONDARY ROOF DRAINS TO MINIMUM 8" IN DIAMETER UNLESS NOTED OTHERWISE ON STRUCTURAL DWGS

3 ROOF DRAIN DETAIL
1/2" = 1'-0"

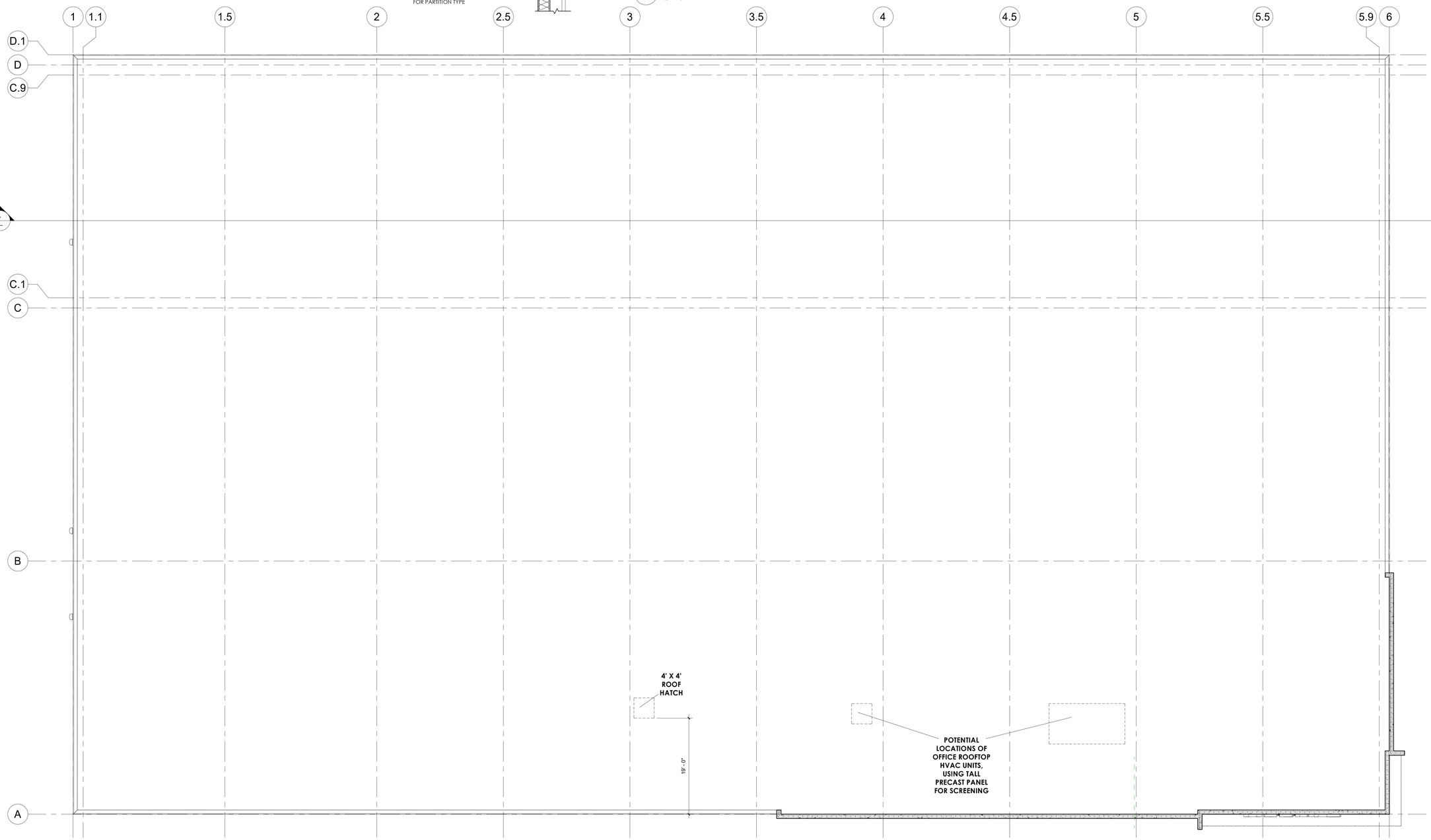


2 ROOF HATCH W/SAFETY RAIL
1/2" = 1'-0"

KEYNOTE LEGEND

GENERAL NOTES - ROOF PLAN

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



1 OVERALL ROOF PLAN
1/8" = 1'-0"

APPLICABLE TO ALL PLAN VIEWS

BRIOH
DESIGN GROUP
N7W22833 STONE RIDGE DRIVE, SUITE 200
WAUKESHA, WISCONSIN 53045-1950
(262) 790-0500 PHONE

ROOF PLAN

SHEET TITLE

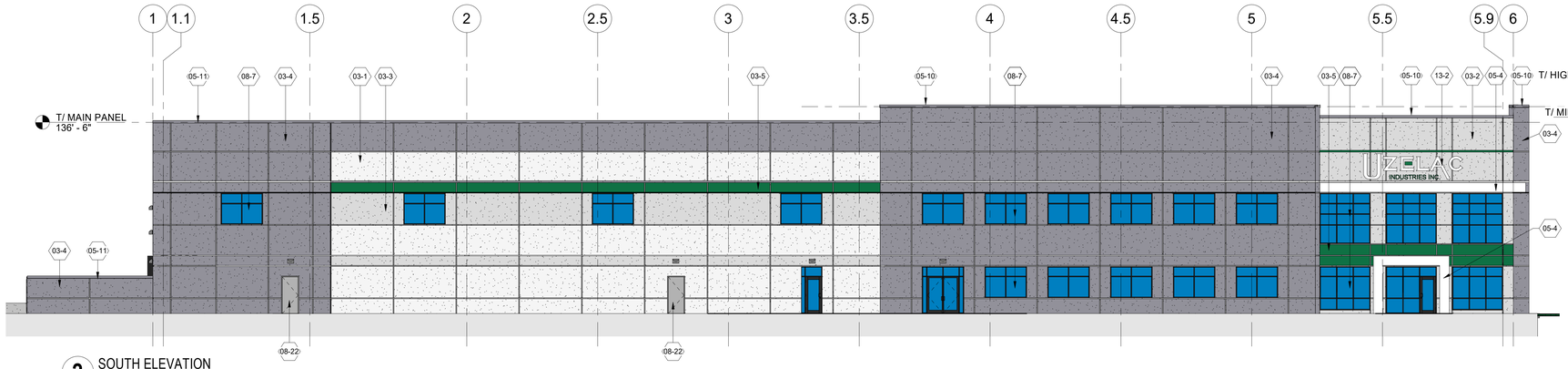
NEW BUILDING FOR:
UZELAC INDUSTRIES, INC.
LINDSAY RD. AT WILHAR RD.
CITY OF PEWAUKEE, WI

Revision

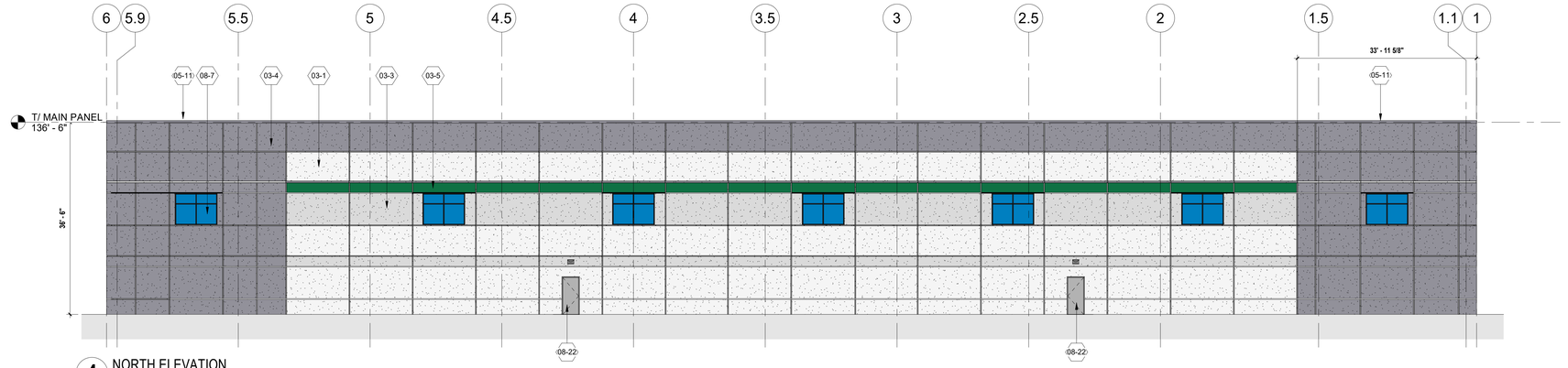
Date

JOB:	230116
DRAWN:	NS/CC
CHECKED:	PG/KJ
DATE:	2024-05-06

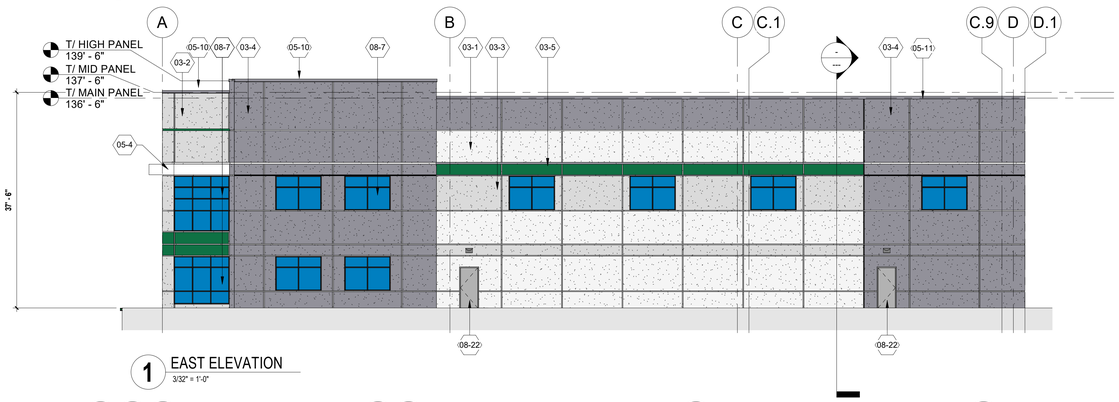
SHEET:
A4.0



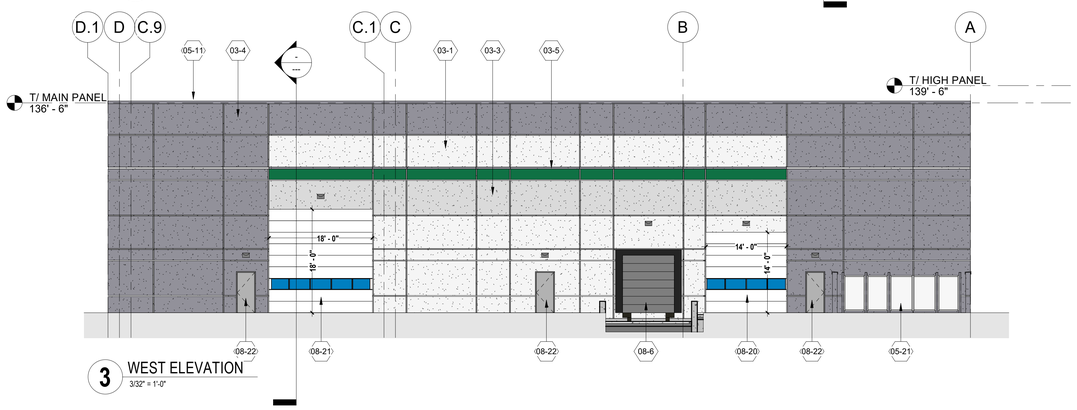
2 SOUTH ELEVATION
3/32" = 1'-0"



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



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



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

THE PROPOSED COMMERCIAL NON-RESIDENTIAL BUILDING FOR BUILDINGS LOCATED IN CLIMATE ZONE 4(A) - PER IECC 2015 WITH AMENDMENTS FOR PRESCRIPTIVE OPTION - OPAQUE ELEMENT MAXIMUM U-FACTORS: SUBSTITUTE 2009 IECC TABLE 502.1.2 FOR 2015 IECC TABLE C402.1.4

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

WALLS ABOVE GRADE PROPOSED EXTERIOR WALL - MASS (PRECAST INSULATED CONCRETE) R-13.3ci REQUIRED AND R-16ci PROVIDED MEETS OR EXCEEDS CODE MINIMUM; METAL FRAMED R-13 + R-7.5ci REQUIRED AND R-22 + R-10 PROVIDED MEETS OR EXCEEDS CODE MINIMUM.

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

PER TABLE 502.3 BUILDING ENVELOPE REQUIREMENTS: FENESTRATION
VERTICAL FENESTRATION (40% MAXIMUM ALLOWED ABOVE GRADE) 5% ACTUAL PROVIDE REQUIRED U - FACTOR .40 ACTUAL PROVIDED .29 AND SHGC .41

PER 2015 IECC:

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

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

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

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

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

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

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

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

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

KEYNOTE LEGEND

03-1	EXTERIOR INSULATED PRECAST CONCRETE WALL PANEL WITH PAINTED FINISH COLOR 1 - WHITE (SW7005 - PURE WHITE)
03-2	EXTERIOR INSULATED PRECAST CONCRETE WALL PANEL WITH PAINTED FINISH COLOR 2 - MEDIUM GREY (SW 7669 - SUMMIT GRAY)
03-3	EXTERIOR INSULATED PRECAST CONCRETE WALL PANEL WITH PAINTED FINISH COLOR 3 - LIGHT GREY (SW 7668 - MARCH WIND)
03-4	EXTERIOR INSULATED PRECAST CONCRETE WALL PANEL WITH PAINTED FINISH COLOR 4 - DARK GREY (SW 9154 - PERLE NOIR)
03-5	EXTERIOR INSULATED PRECAST CONCRETE WALL PANEL WITH PAINTED FINISH COLOR 5 - ACCENT GREEN (SW XXXX - TBD)
05-4	Prefinished "white" metal panel finished at overhang/canopy fascia, and at front office entry portal, on steel stud framing
05-10	PRE-FINISHED METAL CAP/COPING ON SINGLE 2X PRESSURE TREATED WOOD BLOCKING. EXTEND RUBBER MEMBRANE FLASHING TO EXTEND UP AND OVER PT WOOD BLOCKING AND FULLY SEAL TO FACE OF PRE-CAST CONCRETE WALL PANEL.
05-11	Pre-finished metal 24 ga. Gravel stop color to be "dark bronze anodized" to match window system).
05-21	Dk. Bronze or sim prefinished metal panel clad swing gates with painted steel post gate support.
08-6	Insulated oh door factory finished dock seals, dock levelers and bumpers with vertical lift type tracks. Pre-finished white sim. To main building color.
08-7	ALUMINUM CURTAIN WALL SYSTEM
08-20	14'-0" x 14'-0" insulated factory pre-finished steel overhead door and frame w/vision windows (1-panel) with weather seal and opener. Pre-finished white sim to main building color
08-21	18'-0" x 18'-0" insulated factory pre-finished steel overhead door and frame with weather seal and vision windows (1-panel). Pre-finished white sim to main building color
08-22	3'-0" X 7'-0" INSULATED AND PAINTED GALVANIZED HOLLOW METAL DOOR AND FRAME WITH ADA HARDWARE AND EMERGENCY EGRESS CODE REQUIRED LIGHTING - PAINTED TO MATCH ADJACENT WALL COLOR.
13-2	Building signage by owner. With require separate municipal approvals.

EXTERIOR BLDG SYSTEMS

BALLASTED ROOF ASSEMBLY: BALLASTED 45 MIL. ROOF MEMBRANE ON 5.75" DIRECT TO DECK APPROVED EPS INSULATION (R20 - TWO LAYERS, STAGGERED) ON METAL DECK (SEE STRUCTURAL DRAWINGS)
FULLY ADHERED ROOF ASSEMBLY: FULLY ADHERED 45 MIL. ROOF MEMBRANE ON MIN. 1" TAPERED DIRECT TO DECK APPROVED EPS INSULATION ON METAL DECK (SEE STRUCTURAL DRAWINGS)
INSULATED PRECAST WALL PANEL SYSTEM: 10" INSULATED PRECAST CONCRETE WALL PANEL (R-14)
UNINSULATED PRECAST WALL PANEL SYSTEM: 10" SOLID, UNINSULATED WALL PANEL (DUMPSTER ENCLOSURE WALLS)
EXTERIOR METAL PANEL WALL SYSTEM (NON-INSULATED): EXTERIOR 8" WIDE FLUSH METAL WALL PANEL (COLOR UNA-CLAD - BONE WHITE) LAID HORIZONTALLY ON FURRING, WEATHER BARRIER, 3/4" FIRE TREATED WOOD SHEATHING ON 6" COLD FORMED FRAMING.
EXTERIOR METAL PANEL WALL SYSTEM (INSULATED): EXTERIOR 8" WIDE FLUSH METAL WALL PANEL (COLOR UNA-CLAD - BONE WHITE) LAID HORIZONTALLY ON FURRING, WEATHER BARRIER, 3/4" FIRE TREATED WOOD SHEATHING, 1 1/2" POLYISO INSULATION ON 6" COLD FORMED FRAMING.
EXTERIOR METAL PANEL SOFFIT SYSTEM (NON-INSULATED): EXTERIOR 8" VENTED WIDE FLUSH METAL SOFFIT PANEL (COLOR UNA-CLAD - BONE WHITE) ON FURRING, WEATHER BARRIER, 3/4" FIRE TREATED WOOD SHEATHING ON COLD FORMED FRAMING.
EXTERIOR METAL PANEL SOFFIT SYSTEM (INSULATED): EXTERIOR 8" NON-VENTED WIDE FLUSH METAL SOFFIT PANEL (COLOR UNA-CLAD - BONE WHITE) ON FURRING, WEATHER BARRIER, 3/4" FIRE TREATED WOOD SHEATHING, 1 1/2" POLYISO INSULATION ON COLD FORMED FRAMING.

PRECAST FINISH COLOR KEY:

- FINISH COLOR 1: SHERWIN WILLIAMS - SW7005 – PURE WHITE
- FINISH COLOR 2: SHERWIN WILLIAMS - SW7669 - SUMMIT GRAY (MEDIUM GREY)
- FINISH COLOR 3: SHERWIN WILLIAMS - SW7668 – MARCH WIND (LIGHT GREY)
- FINISH COLOR 4: SHERWIN WILLIAMS - SW 9154 PERLE NOIR (DARK GREY)
- FINISH COLOR 5: "GREEN" AS SHOWN - TBD FINAL PRODUCT, COORD. W/ OWNER

BRIOH DESIGN GROUP
1000 NORTH RIVER ROAD, SUITE 210
MEQUON, WISCONSIN
53045-1950
(262) 790-0500 PHONE

SHEET TITLE
EXTERIOR ELEVATIONS

NEW BUILDING FOR:
UZELAC INDUSTRIES, INC.
LINDSAY RD. AT WILHAR RD.
CITY OF PEWAUKEE, WI

PROGRESS SET
NOT FOR CONSTRUCTION

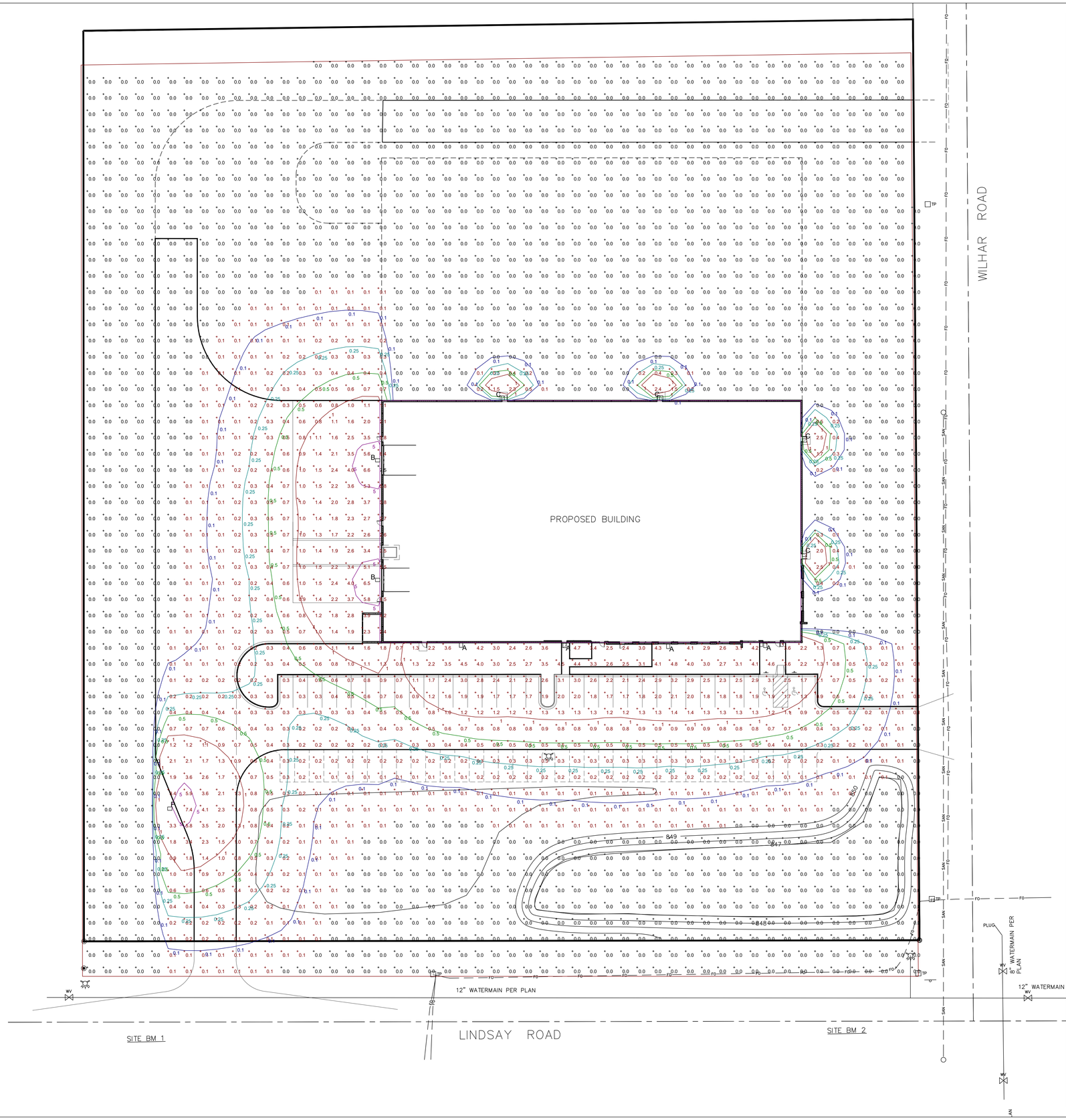
Revision

Date

JOB:	230116
DRAWN:	NS/PG/CC/SH
CHECKED:	DF/KJ
DATE:	2024-05-06
SHEET:	A5.0

Schedule						
Symbol	Label	QTY	Manufacturer	Catalog Number	Lumens per Lamp	Wattage
□	A	4	RAB Lighting Inc.	A17-4T100N Wall mounted at 24' 4000K color temperature	13928	97.56
□	B	2	RAB Lighting Inc.	A17-4T150N Wall mounted at 24' 4000K color temperature	21204	149.17
□	C	4	RAB Lighting Inc.	WPLED10N Wall mounted at 10' 4000K color temperature	1297	12.1
□	P	1	RAB Lighting Inc.	A17-4T100N 17' Pole on a 2' base 4000K color temperature	13928	97.56

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.9 fc	8.2 fc	0.0 fc	N/A	N/A



HFR electric
ELECTRICAL CONTRACTOR
RESIDENTIAL-COMMERCIAL-INDUSTRIAL

Exterior Photometric
Lighting Plan

DATE:
6-4-2024

REVISIONS:

E-1.0

A17-4T100N+A17-WM

Type: A

RAB



Color: Bronze



Weight: 11.2 lbs

Project:	Type:
Prepared By:	Date:

Driver Info

Type	Constant Current
120V	1.0A
208V	0.60A
240V	0.50A
277V	0.40A
Input Watts	97.56W

LED Info

Watts	100W
Color Temp	4000K
Color Accuracy	70 CRI
L70 Lifespan	100,000 Hours
Lumens	13822.3
Efficacy	141.7 lm/W

Technical Specifications

Compliance

UL Listed:
Suitable for wet locations

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

DLC Listed:
This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: PLBLHB0K4JJ

Electrical

Driver:
Constant Current, Class 2, 120-277V, 50/60Hz, 120V: 1.50A, 208V: 0.70A, 240V: 0.70A, 277V: 0.60A

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

THD:
3.67% at 120V, 10.35% at 277V

Power Factor:
99.8 % at 120V, 94 % at 277V

Surge Protection:
10kV

Performance

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

Construction

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

EPA with Slipfitter & Adjustable Arm Mounting Accessories (Sold Separately)
1 Fixture: 0.66
2 Fixtures at 90°: 0.80
2 Fixtures at 180°: 1.32
3 Fixtures at 90°: 1.32
4 Fixtures at 90°: 1.32

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

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

Lens:
Polycarbonate lens

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

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

Vibration Rating:
3G vibration rating per ANSI C136.31

EPA:
1 Fixture: 0.46
2 Fixtures at 90°: 0.60
2 Fixtures at 180°: 0.93
3 Fixtures at 90°: 0.93
4 Fixtures at 90°: 0.93

Mounting:
Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Finish:
Formulated for high durability and long-lasting color

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A17-4T100N+A17-WM

RAB

Technical Specifications (continued)

Construction

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

LED Characteristics

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

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

Other

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

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

Dimensions: A17-4T100N



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

Ordering Matrix

Family		Distribution	Wattage/Lumens	Mounting	Color Temp	Driver	Options
A17	–	4T	100		N		

3T = Type III
4T = Type IV
5T = Type V

70 = 7096/10,000LM
100 = 10096/15,000LM
150 = 15096/22,500LM
200 = 20096/30,000LM
240 = 24096/36,000LM
300 = 30096/45,000LM
375 = 37596/51,800LM

Blank = Universal Pole Mount
SF = Slipfitter (Factory installed SF available in 150W)

Blank = 5000K Cool
N = 4000K

Blank = 120-277V, 0-10V Dimming
/ABD = 480V, 0-10V Dimming

Blank = No Option
/SPRS = 3-pin Receptacle and Shorting Cap
/7PRS = 7-pin Receptacle and Shorting Cap
/MVS = Microwave Motion Sensor
/LC = Lightcloud® Controller

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A17-4T150N+A17-WM

Type: B

RAB



Color: Bronze



Weight: 13.2 lbs

Project:	Type:
Prepared By:	Date:

Driver Info

Type	Constant Current
120V	1.50A
208V	0.80A
240V	0.70A
277V	0.64A
Input Watts	149.17W

LED Info

Watts	150W
Color Temp	4000K
Color Accuracy	70 CRI
L70 Lifespan	100,000 Hours
Lumens	21,204.1
Efficacy	142.1 lm/W

Technical Specifications

Compliance

UL Listed:
Suitable for wet locations

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

DLC Listed:
This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC. Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: PLTC2E05FQXM

Electrical

Driver:
Constant Current, Class 2, 120-277V, 50/60Hz, 120V: 1.50A, 208V: 0.70A, 240V: 0.70A, 277V: 0.60A

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

THD:
3.85% at 120V, 9.26% at 277V

Power Factor:
99.8% at 120V, 93.2% at 277V

Surge Protection:
10kV

Performance

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

Construction

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

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

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

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

Vibration Rating:
3G vibration rating per ANSI C136.31

EPA:
1 Fixture: 0.46
2 Fixtures at 90°: 0.60
2 Fixtures at 180°: 0.93
3 Fixtures at 90°: 0.93
4 Fixtures at 90°: 0.93

EPA with Slipfitter & Adjustable Arm Mounting Accessories (Sold Separately)
1 Fixture: 0.66
2 Fixtures at 90°: 0.80
2 Fixtures at 180°: 1.32
3 Fixtures at 90°: 1.32
4 Fixtures at 90°: 1.32

Mounting:
Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Finish:
Formulated for high durability and long-lasting color

Lens:
Polycarbonate lens

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

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A17-4T150N+A17-WM

RAB

Technical Specifications (continued)

Construction

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

LED Characteristics

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

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

Other

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

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

Dimensions: A17-4T150N



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

Ordering Matrix

Family		Distribution	Wattage/Lumens	Mounting	Color Temp	Driver	Options
A17	–	4T	150		N		

3T = Type III
4T = Type IV
5T = Type V

70 = 7096/10,000LM
100 = 10096/15,000LM
150 = 15096/22,500LM
200 = 20096/30,000LM
240 = 24096/36,000LM
300 = 30096/45,000LM
375 = 37596/51,800LM

Blank = Universal Pole Mount
SF = Slipfitter (Factory installed SF available in 150W)

Blank = 5000K Cool
N = 4000K

Blank = 120-277V, 0-10V Dimming
/ABD = 480V, 0-10V Dimming

Blank = No Option
/SPRS = 3-pin Receptacle and Shorting Cap
/7PRS = 7-pin Receptacle and Shorting Cap
/MVS = Microwave Motion Sensor
/LC = Lightcloud® Controller

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WPLED10N

Type: C

RAB



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

Color: Bronze

Weight: 3.3 lbs

Project:	Type:
Prepared By:	Date:

Driver Info

Type	Constant Current
120V	0.06A
208V	0.05A
240V	0.05A
277V	0.04A
Input Watts	12.1W

LED Info

Watts	10W
Color Temp	4000K
Color Accuracy	71 CRI
L70 Lifespan	100,000 Hours
Lumens	1,297
Efficacy	107.2 lm/W

Technical Specifications

Compliance

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

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

DLC Listed:
This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: P5NSZ02C

Performance

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

Electrical

Driver:
Constant Current, Class 2, 120-277V, 50/60Hz, 120V: 0.09A, 208V: 0.05A, 240V: 0.05A, 277V: 0.04A

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

THD:
6.51% at 120V, 13.53% at 277V

Power Factor:
99% at 120V, 90.6% at 277V

Construction

Finish:
Formulated for high durability and long-lasting color

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

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

Housing:
Precision die-cast aluminum housing, lens frame

Mounting:
Surface-plate and Junction box

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

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WPLED10N

RAB

Technical Specifications (continued)

Construction

Gaskets:
High-temperature Silicone

LED Characteristics

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

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

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

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

Other

Patents:
The design of the LPACK is protected by U.S. Pat. D604,004 and patents pending in Canada, China and Taiwan.

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

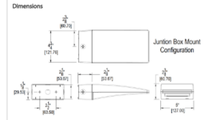
Equivalency:
Equivalent to 70W Metal Halide

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

Optical

BUG Rating:
B1 U0 G0

Dimensions



Junction Box Mount Configuration

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

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A17-4T100N

Type: P (Fixture)

RAB



Color: Bronze

Weight: 11.2 lbs

Project:	Type:
Prepared By:	Date:

Driver Info

Type	Constant Current
120V	1.0A
208V	0.60A
240V	0.50A
277V	0.40A
Input Watts	97.6W

LED Info

Watts	100W
Color Temp	4000K (Neutral)
Color Accuracy	70 CRI
L70 Lifespan	100,000 Hours
Lumens	13,822 lm
Efficacy	141.7 lm/W

Technical Specifications

Compliance

UL Listed:
Suitable for wet locations

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

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

DLC Listed:
This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC. Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: P5NSZ02C

Performance

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

Construction

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

Electrical

Driver:
Constant Current, Class 2, 120-277V, 50/60Hz, 120V: 1.50A, 208V: 0.70A, 240V: 0.70A, 277V: 0.60A

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

THD:
3.67% at 120V, 10.35% at 277V

Power Factor:
99.8 % at 120V, 94 % at 277V

Surge Protection:
10kV

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

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

Lens:
Polycarbonate lens

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

Vibration Rating:
3G vibration rating per ANSI C136.31

EPA:
1 Fixture: 0.46
2 Fixtures at 90°: 0.60
2 Fixtures at 180°: 0.93
3 Fixtures at 90°: 0.93
4 Fixtures at 90°: 0.93

EPA with Slipfitter & Adjustable Arm Mounting Accessories (Sold Separately)
1 Fixture: 0.66
2 Fixtures at 90°: 0.80
2 Fixtures at 180°: 1.32
3 Fixtures at 90°: 1.32
4 Fixtures at 90°: 1.32

Mounting:
Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Finish:
Formulated for high durability and long-lasting color

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A17-4T100N

RAB

Technical Specifications (continued)

Finish:
Formulated for high durability and long-lasting color

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

LED Characteristics

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

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

Optical

BUG Rating:
B3 U0 G3

Other

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

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

Dimensions



Features
- 0-10V Dimming, standard
- 100,000-hour LED lifespan
- 5-Year, limited warranty

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A17-4T100N

RAB

Ordering Matrix

Family		Distribution	Wattage/Lumens	Mounting	Color Temp	Driver	Options
A17	–	4T	100		N		

3T = Type III
4T = Type IV
5T = Type V

70 = 7096/10,000lm
100 = 10096/15,000lm
150 = 15096/22,500lm
200 = 20096/30,000lm
240 = 24096/36,000lm
300 = 30096/45,000lm
375 = 37596/51,800lm

Blank = Universal Pole Mount
SF = Slipfitter (Factory installed SF available in 150W)

N = 4000K Neutral
Blank = 5000K Cool

Blank = 120-277V, 0-10V Dimming
/ABD = 480V, 0-10V Dimming [1]

Blank = No Option
/SPRS = 3-pin Receptacle and Shorting Cap
/7PRS = 7-pin Receptacle and Shorting Cap
/MVS = Microwave Motion Sensor
/LC = Lightcloud® Controller

[1] *480V driver available standard on 150W and 300W and by special order on 100, 240 and 375W. Not available on 70W or 200W models.*
Type II distribution available as special order
Wall mount and adjustable universal pole mount available as optional field-installed accessories

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PS4-11-17D2

Type: P (pole)

RAB



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

Color: Bronze

Weight: 136.7 lbs

Project:	Type:
Prepared By:	Date:

Technical Specifications

Compliance

CSA Listed:
Suitable for wet locations

Construction

Shaft:
46,000 p.s.i. minimum yield.

Hand Holes:
Reinforced with grounding lug and removable cover

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

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

Color:
Bronze powder coating

Height:
17 ft

Weight:
137 lbs

Gauge:
11

Wall Thickness:
.120"

Shaft Size:
4"

Hand Hole Dimensions:
3" x 5"

Bolt Circle:
8 1/2"

Base Dimension:
8"

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

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

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

Max EPA's/Max Weights:
70MPH 10.7 ft/360 lb.
80MPH 7.0 ft/350 lb.
90MPH 4.3 ft/350 lb.
100MPH 2.5 ft/350 lb.
110MPH 1.1 ft/350 lb.
120MPH 0.1 ft/340lb.

Other

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

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

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PS4-11-20D2

RAB

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

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1 LIGHTING CUT SHEETS_E2.0
1" = 10'-0"

BRIO DESIGN GROUP
2424 N. PROSPECT ROAD,
BROOKFIELD WISCONSIN
53045-1950

SHEET TITLE
EXTERIOR LIGHTING CUT SHEETS

NEW BUILDING FOR:
UZELAC INDUSTRIES, INC.
LINDSAY RD. AT WILHAR RD.
CITY OF PEWAUKEE, WI

Revision	Date
Revision 2	Date 2

JOB:	230116
DRAWN:	Author
CHECKED:	Checker
DATE:	2024-05-06

SHEET:
E2.0

APPLICABLE TO ALL PLAN VIEWS

CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 7.

DATE: June 20, 2024

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding the Site and Building Plans for Simply Smart Property, LLC for Property Located at the Northeast Corner of College Avenue and Meadowbrook Road for the Purpose of Constructing a Multi-Family Development with Five Condominium Units (PWC 0929986002)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Simply Smart Property staff report 6.20.24

Simply Smart Property revised site & building plans

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

REPORT TO THE PLAN COMMISSION

Meeting of June 20, 2024

Date: June 12, 2024

Project Name: Simply Smart Property, LLC Site & Building Plan Review

Project Address/Tax Key No.: Not Assigned/PWC 0929986002

Applicant: Simply Smart Property LLC

Property Owner: Simply Smart Property LLC

Current Zoning: Rm-2 Multiple-Residential District

2050 Land Use Map Designation: High Density Residential

Use of Surrounding Properties: Multi-family to the north, senior living and single-family to the south, Rd-2 zoned properties to the east, and Ken Weber Towing & Recovery to the west.

Introduction

The applicant, Simply Smart Property, LLC, filed a Site & Building Plan Review Application requesting approval of a 5-unit multi-family condominium unit development upon property located at the northeast corner of College Avenue and Meadowbrook Road. The property also abuts Christian Court to the east.

This property was previously dedicated as expansion lands of the Foxtrail Condominium development. This development was approved around 2007. Following the construction of the two condominium buildings to the north, the Foxtrail Condominium development did not move forward with the two other planned buildings.

The four buildings originally planned for the Foxtrail Condominiums project were all three-unit buildings. As such, this property was previously planned for six units, opposed to the five condominium units now proposed.

Note this development would be a separate condominium association, and not part of the Foxtrail Condominium Association. However, the project does utilize the existing 30-foot driveway easement area, which is shown on the Proposed Site Plan (Sheet 2).

The 5-unit development is a Permitted Use in the Rm-2 District and conforms to the allowed density requirements of the district as well as the City's Year 2050 Land Use/Transportation Plan land use designation of Medium Density Residential.

Site & Building Plan Review

The subject property has an area of 1.26-acres and is currently vacant, except for a small portion of an entrance drive. No known protected natural resources exist onsite. The development proposes a density of about 4-units per acre in conformance with the nine units allowed within the Rm-2 District.

The site plan consists of three buildings with connecting garages, which creates a "parking court" between the buildings within the interior of the site.

An 8-foot-tall privacy screen is proposed between the yards of each unit. The yards will also be enclosed by a 4'-6" decorative style fence. The material, size, height, and location of the fence are all subject to Plan Commission review and approval as part of this Site and Building Plan Review Application.

There are two storm water facilities onsite. A wet pond is located at the southwest corner of the property and a smaller infiltration basin is located on the east side of the property. *Final utility, grading, erosion control and storm water management plans will require Engineering Department approval prior to any land disturbance*.

Access
As previously indicated, the site will be accessed through an easement located on the existing Foxtrail Condominium development to the north, which is accessible from Christian Lane.

Parking
The Rm-2 District requires that "There shall be a minimum of two and one-half (2 ½) 200-square-foot off-street parking spaces provided for each residential unit, of which at least two (2) must be located in a garage as defined in sub-section 17.1402 (Also see Section 17.0600)."

This standard is met as the site includes three exterior spaces and each unit includes a two-car attached garage. Staff suggests that a fourth exterior parking space be included, so that each side of the entrance drive contains two parking spaces.

Lighting
The applicant is only intending to have low level, decorative and pedestrian style lighting. *It is recommended that a Lighting Plan consisting of light and fixture details be provided to Community Development staff for review and approval, prior to permitting and installation*.

Landscaping
The applicant has included a Landscape Plan illustrating the proposed plantings throughout the site. *Staff recommends that a revised Landscape Plan be provided, for staff review and approval, that includes a minimum of five additional trees, generally to be located in open areas adjacent to the fencing and storm water basins*.

The landscape plan includes eighteen Common Juniper plantings. *Staff recommends that more variety be provided for these evergreen plantings*.

Architecture
The buildings consist of primarily lap siding and a shingle roof. Staff does not have any objections or specific recommendations related to architecture. It was suggested that the bump-outs on the east elevation not extend beyond the roofline.

Signage

Currently the applicant has not provided sign details and may not plan to propose signage as part of this development. Any signage proposed in the future is subject to the City's Sign Ordinance and review and approval of a Sign Permit. Below are allowances for a residential development sign.

> Permanent Subdivision/Development Identification Sign no more than six (6) feet in height; constructed of wood, metal and/or masonry; and, of a design which will be compatible with the landscape and shall state only the name and address of the subdivision. Such signs and their location, height and size shall be reviewed and approved by the Plan Commission and/or the City Planner prior to issuance of a permit.

Recommendation

Staff recommends approval of the Site & Building Plan Review Application for the development of five condominium units at W264N2731 Christian Lane, subject to the staff recommended conditions included in this report.

Written Narrative for W264N2731 Christian Lane

As the Owner of Simply Smart Property LLC, an Illinois limited liability company, this document is submitted to you as our Project Narrative.

Simply Smart Property proposes a multi-unit residential condominium development on the open lot at the corner of College Ave and Meadowbrook Road in Pewaukee, WI. The proposed condominium project consists of 5 units, 4 of which are 2-story with basement townhouses and one of which is a 1-story with basement ranch. Each townhouse has 1 bedroom and 1 bathroom on the first floor and 2 bedrooms and 2 bathrooms on the second floor. The ranch unit has 2 bedrooms and 2.5 bathrooms on the first floor.

Density Requirements

The site is zoned RM-2 Multiple-Family Residential District.

Setbacks

See Drawing Exhibits for the development's compliance to required setbacks.

Parking

See Drawing Exhibits for the development's compliance for parking requirements. Each unit has an attached 2-car garage, and an additional 3 surface parking spots are provided as just north of the entrance to the condominiums. This exceeds the 2.5 parking spaces per unit required.

Height

See Drawing Exhibits for the development's compliance to height limitations.

Open Space

See Drawing Exhibits for the development's compliance for Open Space requirements.

Landscaping

See Drawing Exhibits for the development's Landscape plan.

Business Operations

A condominium plat will be created, and an HOA will be formed. The HOA will oversee the maintenance of the common areas. No future development or improvements are planned for the site outside this proposal. We will seek to keep the HOA fees as minimal as possible while covering the ongoing maintenance costs and keeping sufficient reserves for unexpected maintenance events.

Project Value

The project will bring much-needed multi-family residential units to a key area of Pewaukee Lake. We anticipate the cost of each townhouse unit to start around $480,000. We believe the pricing of these units and the project broadly, will be a great opportunity to attract young families or provide housing for older couples looking to downsize while staying in the Pewaukee Lake area.

PEWAUKEE DEVELOPMENT METRICS

ZONING DISTRICT	RM-2
SITE AREA	54,855 SF (1.26 ACRE)
TOTAL NUMBER OF UNITS	5 UNITS
PROPOSED UNITS PER ACRE	3.96
MINIMUM TOTAL FLOOR AREA (2 BED)	4,457 SF (MIN ALLOWED 2,400 SF)
MINIMUM TOTAL FLOOR AREA/DU	2,228.5 SF (MIN ALLOWED 800 SF)
MINIMUM TOTAL FLOOR AREA (3 BED)	4,264 SF (MIN ALLOWED 3,000 SF)
MINIMUM TOTAL FLOOR AREA/DU	1,421 SF (MIN ALLOWED 1,000 SF)
SETBACKS	35' AT STREET, 25' AT SIDE
PARKING COUNT	13 PROVIDED (13 REQUIRED, 2.5 PER DWELLING UNIT)
TOTAL IMPERVIOUS SURFACE AREA	12,019 SF
TOTAL GREENSPACE AREA	38,629 SF (PLUS 4,207 SF PERMEABLE PAVING PARKING COURT)
PROPOSED LOT COVERAGE	18.9% (10,378 SF) MAX ALLOWED 20% (10,971 SF)

PLANT SCHEDULE

QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE
6	COTINUS	SMOKE BUSH	1 GAL
7	CORNUS FLORIDA	FLOWERING DOGWOOD	2.5" CAL , 12'-14' HT
2	ACER RUBRUM	RED MAPLE	2.5" CAL , 12'-14' HT
8	ASTILBE ARENDIII	ASTILBE	18"
18	JUNIPERUS COMMUNIS	COMMON JUNIPER	2.5" CAL , 4'-6' HT
20	PASPALUM DISTICHUM	THOMPSON GRASS	3 GAL
16	HYDRANGEA ARBORESCENS	SMOOTH HYDRANGEA	3 GAL
22	RHODODENDRON	AZALEAS	2.5 QT

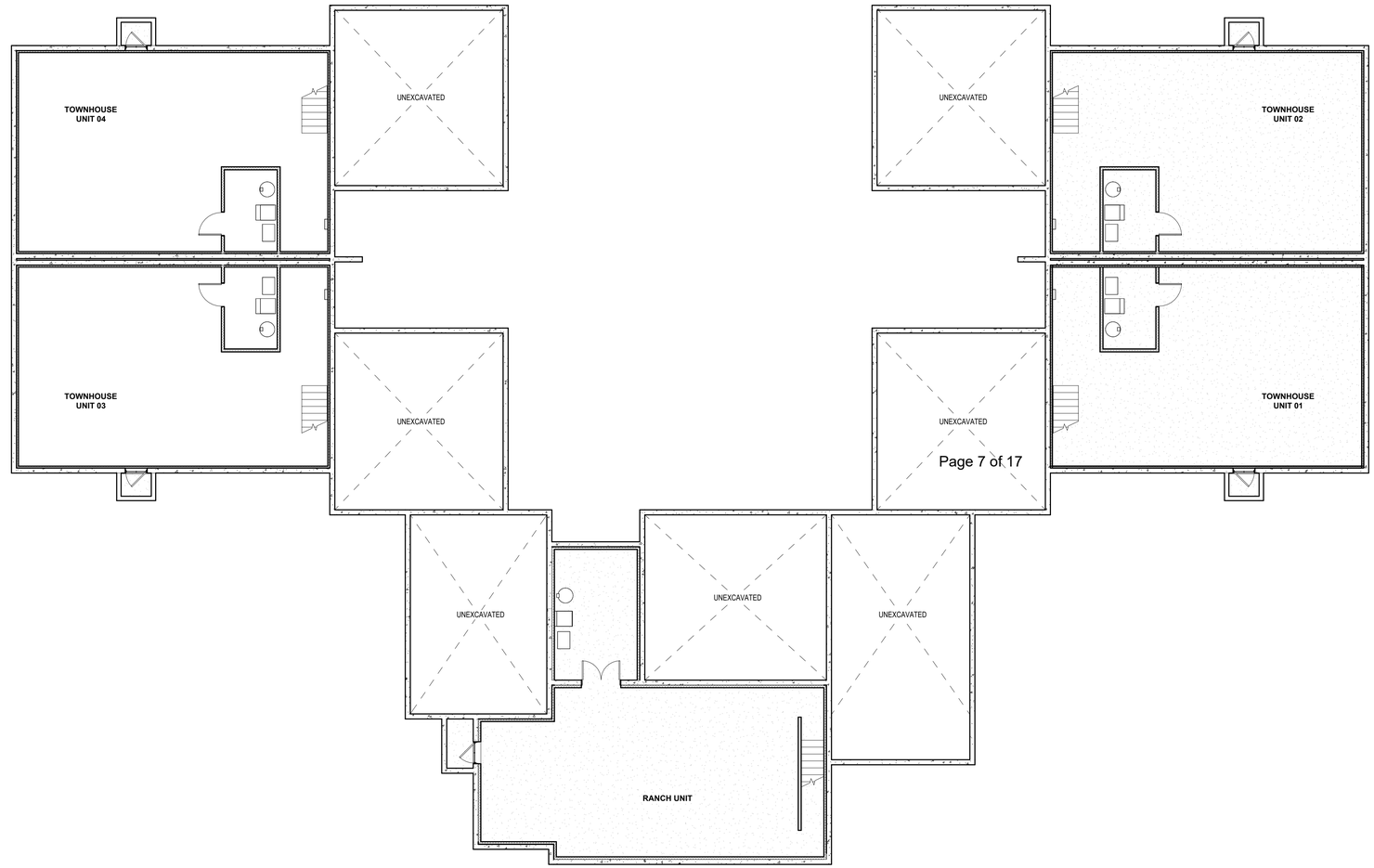


0 10' 20' 40'

PEWAUKEE DEVELOPMENT
05/06/24 / SITE & LANDSCAPE PLAN

COLLGE AVENUE and CHRISTIAN LANE
PEWAUKEE, WI 53072

OTJ

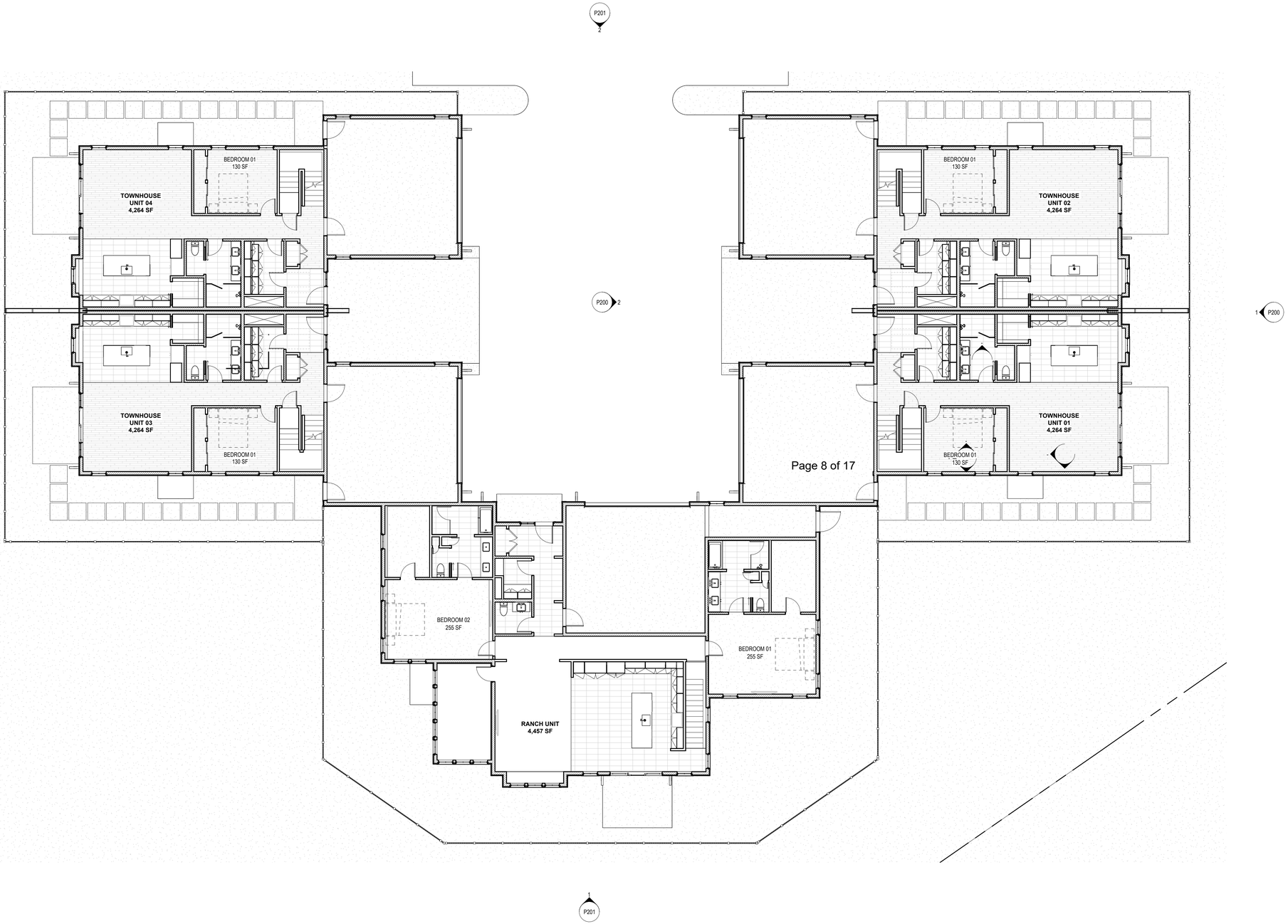


0 4 8 16

PEWAUKEE DEVELOPMENT
04/24/24 / PLANS - BASEMENT

COLLGE AVENUE and CHRISTIAN LANE
PEWAUKEE, WI 53072

OTJ

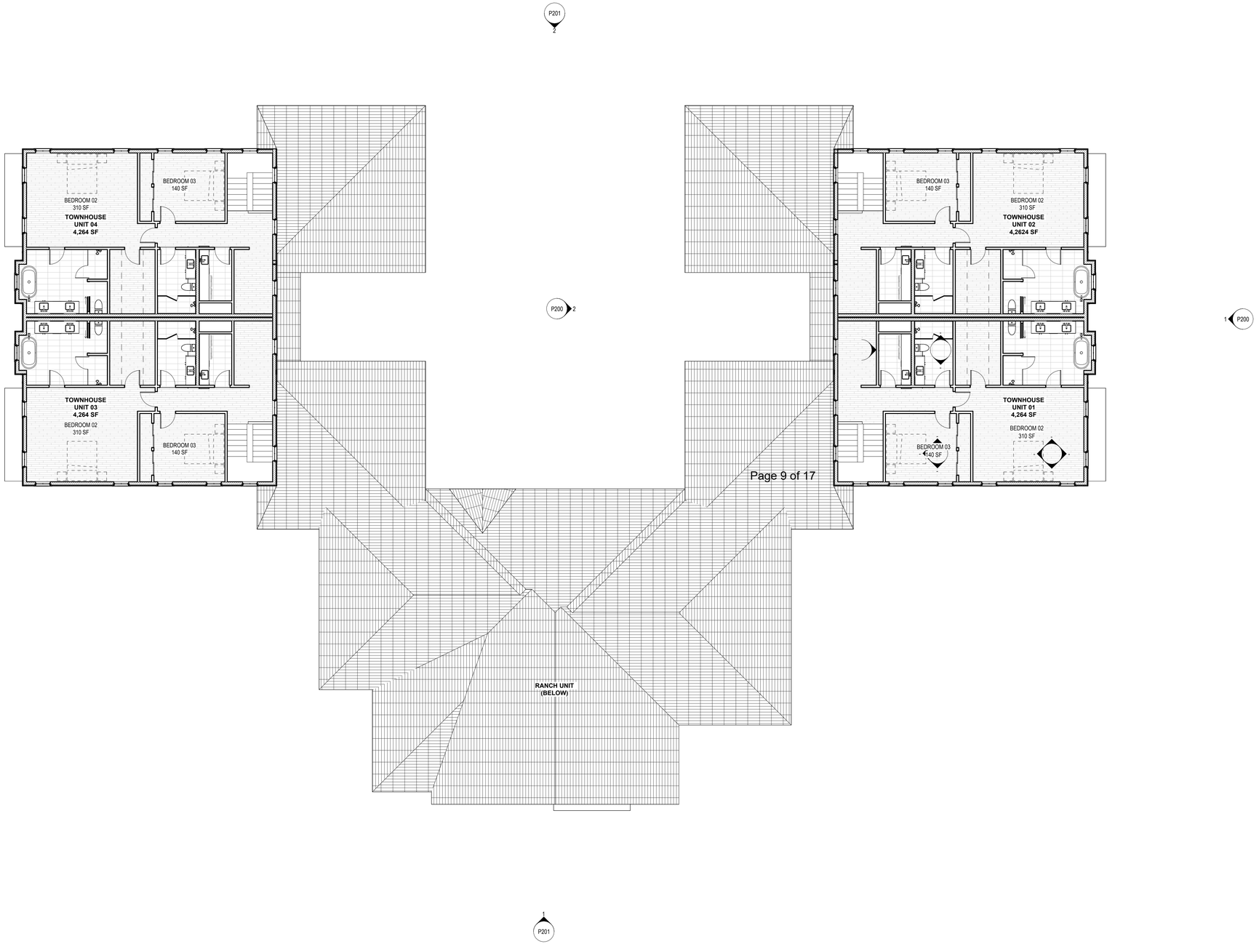


0 4' 8' 16'

PEWAUKEE DEVELOPMENT
04/24/24 / PLANS - LEVEL 01

COLLGE AVENUE and CHRISTIAN LANE
PEWAUKEE, WI 53072

OTJ
11976.00



0 4 8 16

PEWAUKEE DEVELOPMENT
04/24/24 / PLANS - LEVEL 02

COLLGE AVENUE and CHRISTIAN LANE
PEWAUKEE, WI 53072

OTJ



2 ELEVATION - OVERALL WEST
1/8" = 1'-0"

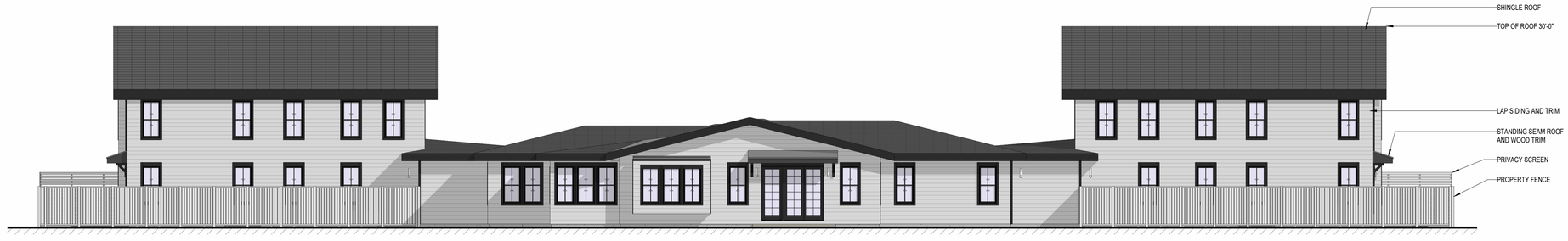


1 ELEVATION - OVERALL EAST
1/8" = 1'-0"

0 4' 8' 16'



2 ELEVATION - OVERALL NORTH
1/8" = 1'-0"



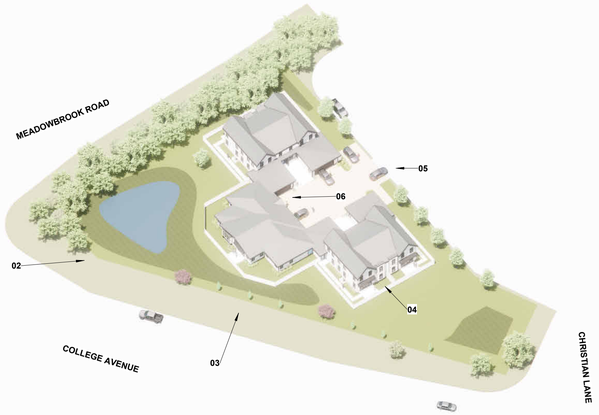
1 ELEVATION - OVERALL SOUTH
1/8" = 1'-0"

0 4' 8' 16'

PEWAUKEE DEVELOPMENT
05/06/24 / ELEVATIONS

COLLGE AVENUE and CHRISTIAN LANE
PEWAUKEE, WI 53072

OTJ
11976.00



01. AERIAL FROM SOUTHEAST



04. VIEW FROM EAST (FENCE NOT SHOWN FOR CLARITY)



02. PERSPECTIVE FROM SOUTHWEST



05. PERSPECTIVE FROM NORTHEAST



03. PERSPECTIVE FROM SOUTH (FENCE NOT SHOWN FOR CLARITY)



06. PERSPECTIVE FROM SOUTHEAST WITHIN COURTYARD

PEWAUKEE DEVELOPMENT
05/06/24 / PERSPECTIVE VIEWS

COLLGE AVENUE and CHRISTIAN LANE
PEWAUKEE, WI 53072
11974.00

OTJ

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

LEGAL DESCRIPTION:

Expansion Real Estate of Foxtrail Condominium Addendum No. 1, as recorded in the Register of Deeds office for Waukesha County as Document No. 3860446, being a part of the Southeast 1/4 of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 17, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin.

GENERAL NOTES

1. Survey prepared for: Jim Forester
2. Field work completed on JUNE 8, 2018.
3. Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55133C0184H dated OCTOBER 19, 2023. Zone "X" areas are determined to be areas of minimal flood hazard.
4. Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: Concrete monument with brass cap at the Center of Section 17, Town 7 North, Range 19 East, Elevation = 905.46.
5. Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20182318893. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC. does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.

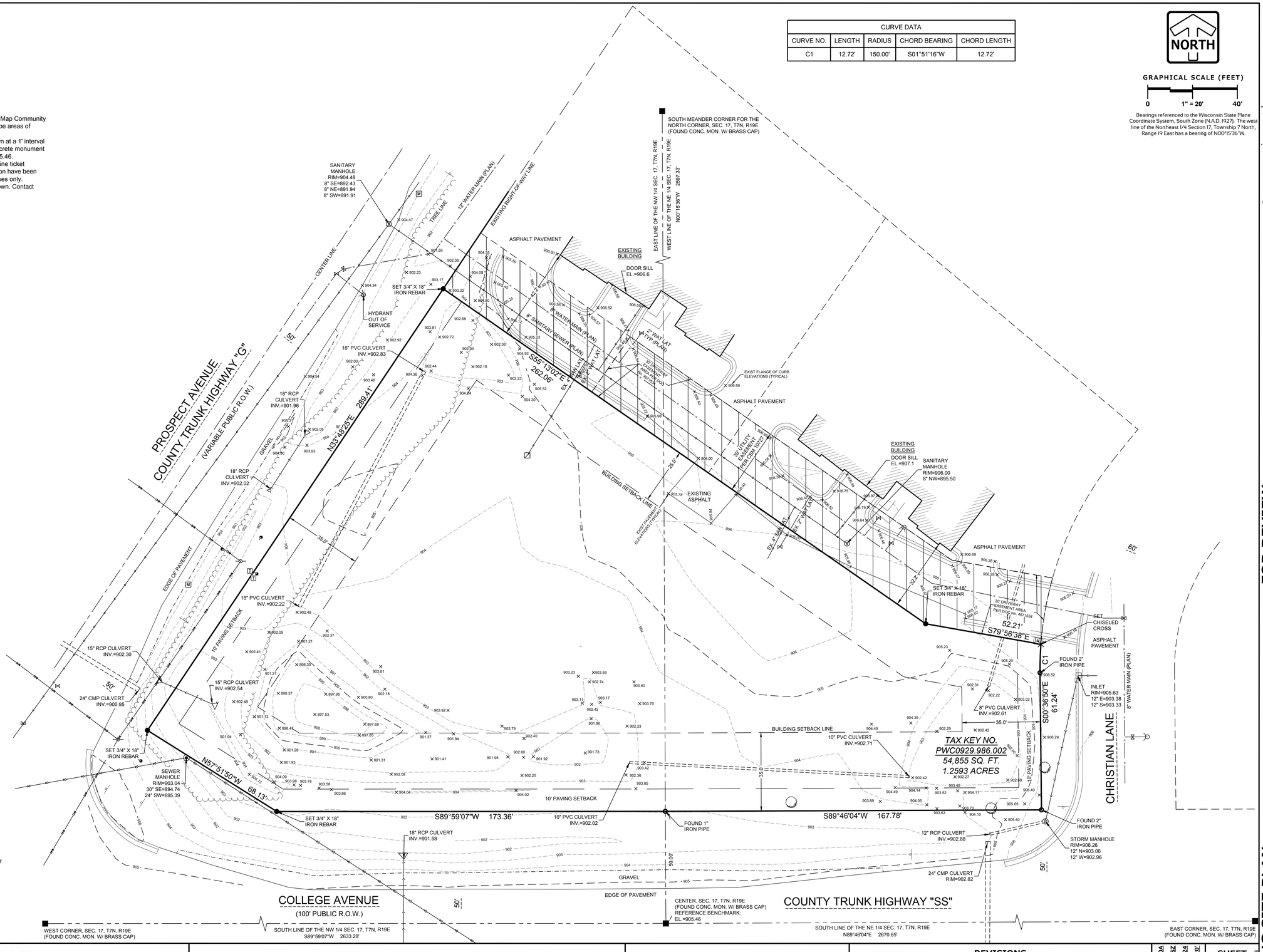
CURVE DATA				
CURVE NO.	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	12.72'	150.00'	S01°51'16"W	12.72'

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The west line of the Northeast 1/4 Section 17, Township 7 North, Range 19 East has a bearing of N00°15'36"W.



LEGEND OF SYMBOLS & ABBREVIATIONS

SANITARY MANHOLE	FIBER OPTIC MARKER	SIGN	
STORM MANHOLE	FIBER OPTIC MANHOLE/VAULT	MAIL BOX	
STORM INLET	TELEPHONE PEDESTAL	FLAG POLE	
CLEANOUT	TELEPHONE MANHOLE/VAULT	BASKETBALL HOOP	
CATCH BASIN	TELEPHONE MARKER	BOLLARD	
LATERAL	TRANSFORMER	CROSS CUT	
UNKNOWN MANHOLE	ELECTRIC METER/PEDESTAL	IRON PIPE	
WELL	ELECTRIC MANHOLE/VAULT	IRON REBAR/ROD	
HYDRANT	CABLE TV RISER/BOX	MAG NAIL	
WATER VALVE	CABLE TV MANHOLE/VAULT	SECTION MONUMENT	
DOWN SPOUT	GAS VALVE	BENCH MARK	
SPRINKLER VALVE	GAS METER	CONIFER TREE	
WATER SHUT OFF	GAS MARKER	DECIDUOUS TREE	
STANDPIPE	AIR CONDITIONING UNIT	BUSH	
WATER MANHOLE	VENT	WETLAND SYMBOL	
FLOOD LIGHT	DIRECTIONAL ARROW	CL.	=CENTERLINE
LIGHT POLE	DUMPSTER	CONC.	=CONCRETE
TRAFFIC SIGNAL	HANDICAP STALL	EL.	=ELEVATION
UTILITY POLE	SPOT ELEVATION	EXT.	=EXISTING
GUY WIRE		INV.	=INVERT
SANITARY SEWER		MON.	=MONUMENT
STORM SEWER		P.O.B.	=POINT OF BEGINNING
WATER MAIN		P.O.C.	=POINT OF COMMENCEMENT
FIBER OPTIC LINE		R.O.W	=RIGHT OF WAY
TELEPHONE LINE		SEC.	=SECTION
ELECTRIC LINE		SQ. FT.	=SQUARE FEET
OVERHEAD WIRES		W/	=WITH
CABLE TELEVISION		(R)	=RECORDED AS
GAS MAIN		(D)	=DEEDED AS
WETLANDS			
TREE LINE			
NO ACCESS			

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com
PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING
WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

PEWAUKEE TOWNHOMES

CITY OF PEWAUKEE, WAUKESHA COUNTY

EXISTING SITE PLAN

REVISIONS

1	PC SUBMITTAL	06/10/24

PEC JOB No. 1375.00A
PEC PM ASZ
DATE 05/03/24
SCALE 1"=20'

SHEET 1 OF 5

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DESIGNED: ASZ
DRAFTED: BR

FOR REVIEW

EXISTING SITE PLAN

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LEGAL DESCRIPTION:

Expansion Real Estate of Foxtrail Condominium Addendum No. 1, as recorded in the Register of Deeds office for Waukesha County as Document No. 3860446, being a part of the Southeast 1/4 of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 17, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin.

GENERAL NOTES

1. Survey prepared for: Jim Forester
2. Field work completed on JUNE 8, 2018.
3. Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55133C0184H dated OCTOBER 19, 2023. Zone "X" areas are determined to be areas of minimal flood hazard.
4. Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: Concrete monument with brass cap at the Center of Section 17, Town 7 North, Range 19 East, Elevation = 905.46.
5. Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20182318893. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC. does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.

NOTES:

1. No obstructions such as structures, automobile parking, fences or vegetation shall be permitted in any district between the heights of two and one-half (2-1/2) feet and seven (7) feet above the mean curb grades within the triangular (vision clearance) space formed by any two existing or proposed intersecting street or alley right-of-way (property) lines and a line joining points on such lines located a minimum of 15 feet from their intersection (25 feet of arterial streets).

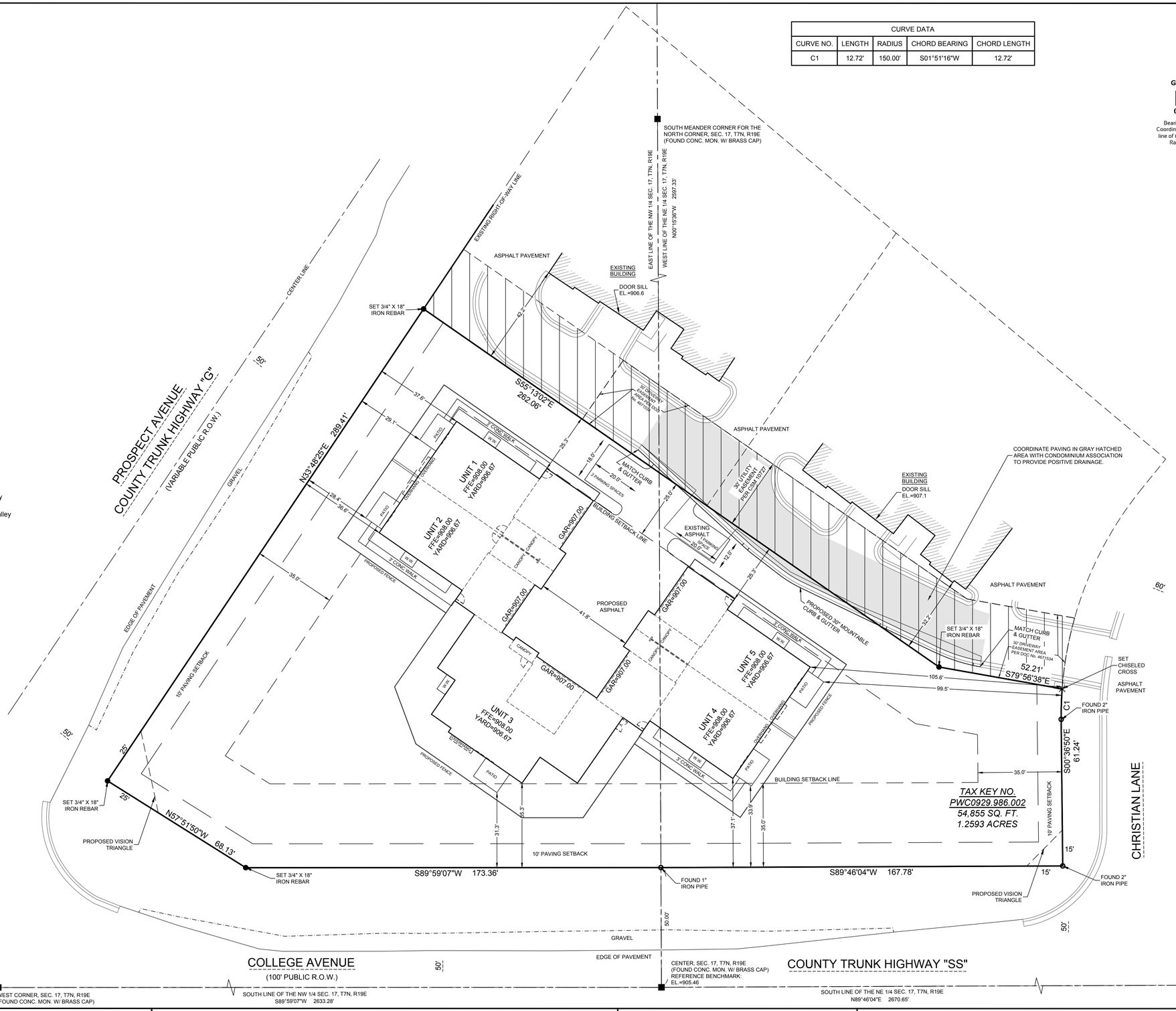
CURVE DATA				
CURVE NO.	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	12.72'	150.00'	S01°51'16"W	12.72'

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The west line of the Northeast 1/4 Section 17, Township 7 North, Range 19 East has a bearing of N00°15'36"W.



LEGEND OF SYMBOLS & ABBREVIATIONS

SANITARY MANHOLE	FIBER OPTIC MARKER	SIGN	
STORM MANHOLE	FIBER OPTIC MANHOLE/VAULT	MAIL BOX	
STORM INLET	TELEPHONE PEDESTAL	FLAG POLE	
CLEANOUT	TELEPHONE MANHOLE/VAULT	BASKETBALL HOOP	
CATCH BASIN	TELEPHONE MARKER	BOLLARD	
LATERAL	TRANSFORMER	CROSS CUT	
UNKNOWN MANHOLE	ELECTRIC METER/PEDESTAL	IRON PIPE	
WELL	ELECTRIC MANHOLE/VAULT	IRON REBAR/ROD	
HYDRANT	CABLE TV RISER/BOX	MAG NAIL	
WATER VALVE	CABLE TV MANHOLE/VAULT	SECTION MONUMENT	
DOWN SPOUT	GAS VALVE	BENCH MARK	
SPRINKLER VALVE	GAS METER	CONIFER TREE	
WATER SHUT OFF	GAS MARKER	DECIDUOUS TREE	
STANDPIPE	AIR CONDITIONING UNIT	BUSH	
WATER MANHOLE	VENT	WETLAND SYMBOL	
FLOOD LIGHT	DIRECTIONAL ARROW	CL.	=CENTERLINE
LIGHT POLE	DUMPSTER	CONC.	=CONCRETE
TRAFFIC SIGNAL	HANDICAP STALL	EL.	=ELEVATION
UTILITY POLE	SPOT ELEVATION	EXT.	=EXISTING
GUY WIRE		INV.	=INVERT
SANITARY SEWER		MON.	=MONUMENT
STORM SEWER		P.O.B.	=POINT OF BEGINNING
WATER MAIN		P.O.C.	=POINT OF COMMENCEMENT
FIBER OPTIC LINE		R.O.W	=RIGHT OF WAY
TELEPHONE LINE		SEC.	=SECTION
ELECTRIC LINE		SQ. FT.	=SQUARE FEET
OVERHEAD WIRES		W/	=WITH
CABLE TELEVISION		(R)	=RECORDED AS
GAS MAIN		(D)	=DEEDED AS
WETLANDS			
TREE LINE			
NO ACCESS			

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BROOKFIELD, WI 53186
(262) 754-8888

PEWAUKEE TOWNHOMES

CITY OF PEWAUKEE, WAUKESHA COUNTY

PROPOSED SITE PLAN

REVISIONS

1	PC SUBMITTAL	06/10/24

PEC JOB No. 1375.00A
PEC PM ASZ
DATE 05/03/24
SCALE 1"=20'

SHEET 2 & 5

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REVIEWED: ASZ
DESIGNED: ASZ
DRAFTED: BR

FOR REVIEW

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GENERAL NOTES

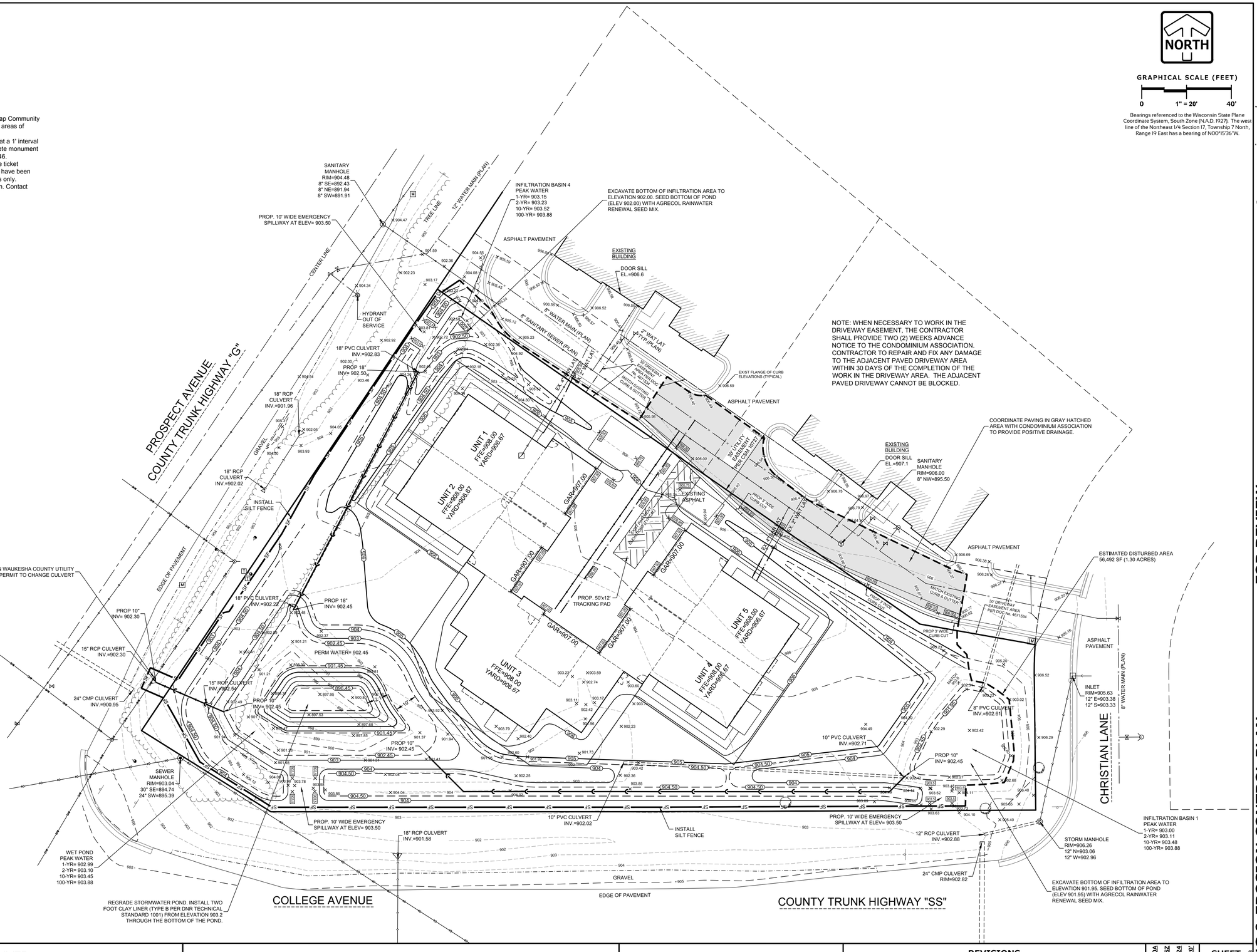
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NORTH

GRAPHICAL SCALE (FEET)

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STANDPIPE	AIR CONDITIONING UNIT	BUSH	
WATER MANIFOLD	VENT	WETLAND SYMBOL	
FLOOD LIGHT	DIRECTIONAL ARROW	CL. =CENTERLINE	
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PEWAUKEE TOWNHOMES

CITY OF PEWAUKEE, WAUKESHA COUNTY

GRADING & EROSION CONTROL PLAN

REVISIONS

1	PC SUBMITTAL	06/10/24

PEC JOB No. 1375.00A
PEC PM ASZ
DATE 05/03/24
SCALE 1"=20'

SHEET 3 OF 5

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GRADING & EROSION CONTROL PLAN

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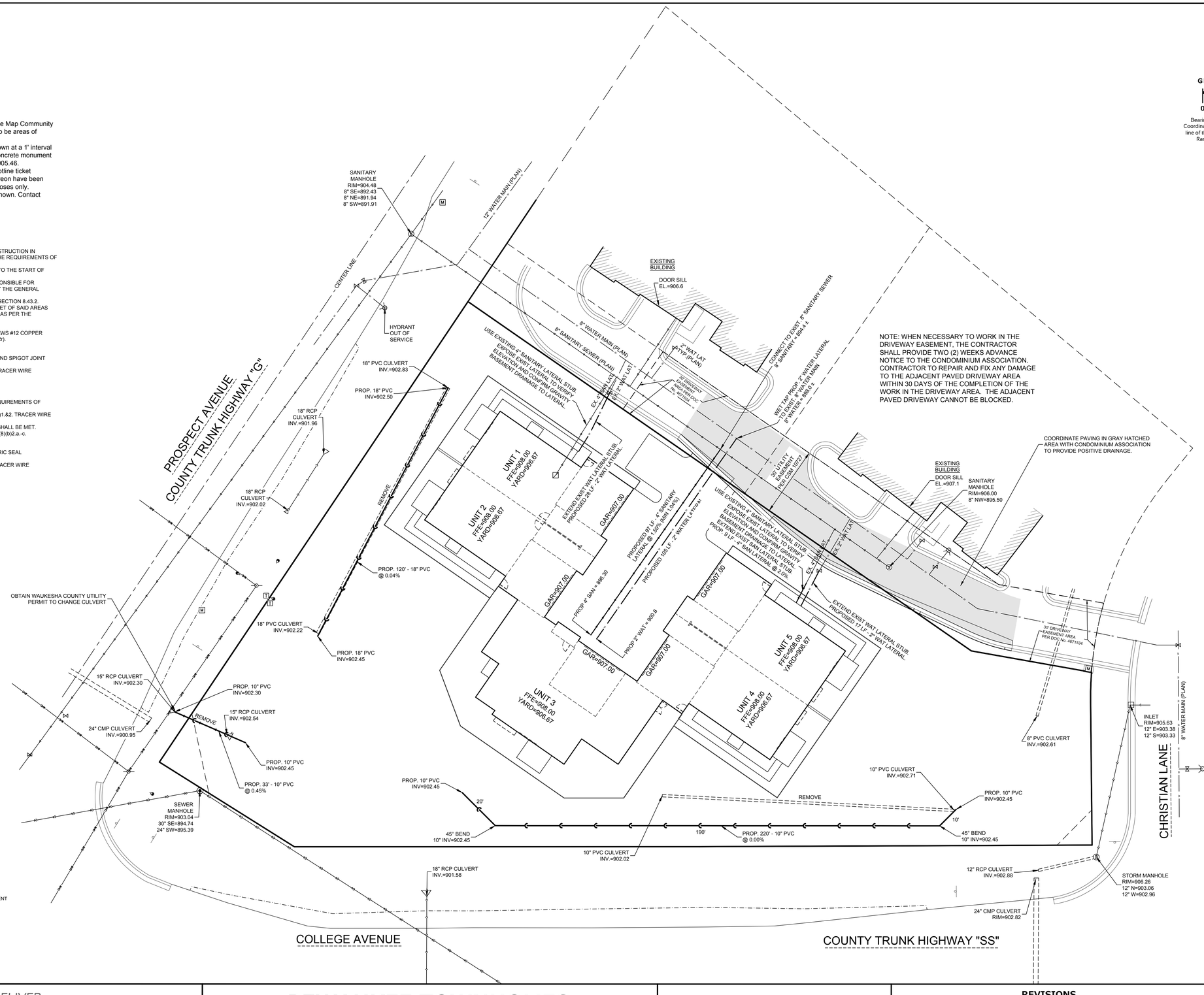
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UTILITY NOTES:

1. GENERAL:
   - A. ALL WORK SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, SIXTH EDITION (STANDARD SPECS), THE WISCONSIN ADMINISTRATIVE CODE AND THE REQUIREMENTS OF THE CITY OF PEWAUKEE.
   - B. THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE A MINIMUM OF 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
   - C. ALL UTILITY WORK SHALL BE COORDINATED WITH THE BUILDER. UTILITY CONTRACTOR IS RESPONSIBLE FOR REMOVING THE EXCESS SPOIL MATERIAL FROM THE TRENCH UNLESS OTHERWISE DIRECTED BY THE GENERAL CONTRACTOR.
   - D. ALL BEDDING AND COVER MATERIAL SHALL BE CRUSHED STONE CHIPS PER STANDARD SPECS SECTION 8.43.2.
   - E. GRANULAR BACKFILL SHALL BE USED IN ALL PAVED AND CONCRETE AREAS AND WITHIN FIVE FEET OF SAID AREAS PER THE STANDARD SPEC. SECTION 8.43.4. SPOIL BACKFILL SHALL BE USED IN LANDSCAPE AREAS PER THE STANDARD SPEC. SECTION 8.43.5.
   - F. COORDINATE ALL BUILDING LATERALS WITH THE BUILDER PRIOR TO INSTALLING SAID LATERAL.
   - G. ALL UTILITY PIPING SHALL BE INSTALLED WITH A TRACER WIRE CONSISTING OF AN INSULATED AWS #12 COPPER SOLID CORE WIRE TAPED TO THE LATERAL/MAIN. THIS IS IN ACCORDANCE WITH STAT. 182071*5(2r).*
2. SANITARY SEWER LATERAL:
   - A. SANITARY SEWER LATERALS SHALL BE 4" SCH 40 PVC. ELASTOMERIC JOINTS SHALL BE A BELL AND SPIGOT JOINT CONFORMING TO ASTM D3212 SEALED BY A RUBBER GASKET CONFORMING TO ASTM F477.
   - B. WIRE TRACING FOR NON-METALLIC SANITARY SEWER IS REQUIRED PER SPS 382.30(11)(h)1a-j. TRACER WIRE INSULATION COLOR FOR NON-METALLIC SANITARY SEWER PIPE SHALL BE GREEN.
3. WATER LATERAL:
   - A. WATER LATERALS SHALL BE 2" HDPE, PE 4710, SDR 9 (PRESSURE RATING PSI) MEETING THE REQUIREMENTS OF AWWA C-901.
   - B. WIRE TRACING FOR NON-METALLIC POTABLE WATER SERVICE IS REQUIRED PER SPS 382.40(8)(k)1.&2. TRACER WIRE INSULATION COLOR FOR NON-METALLIC WATER SERVICE SHALL BE BLUE.
   - C. NEW WATER SERVICE DISINFECTING AND FLUSHING REQUIREMENTS PER SPS 382.40(8)(j)2.a.-d. SHALL BE MET.
   - D. SEPARATION REQUIREMENTS OF WATER PIPING AND SANITARY SEWER SHALL MEET SPS 382.40(8)(b)2.a.-c.
4. STORM SEWER:
   - A. STORM SEWER SHALL BE PVC ASTM D-3034. JOINTS SHALL BE MADE BY THE USE OF ELASTOMERIC SEAL CONFORMING TO ASTM D3212.
   - B. WIRE TRACING FOR NON-METALLIC STORM SEWER IS REQUIRED PER SPS 382.36(7)(d)10.a.&b. TRACER WIRE INSULATION COLOR FOR NON-METALLIC STORM SEWER PIPE SHALL BE BROWN.

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PEWAUKEE TOWNHOMES
CITY OF PEWAUKEE, WAUKESHA COUNTY

UTILITY PLAN

REVISIONS

1	PC SUBMITTAL	06/10/24

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SHEET 4 OF 5

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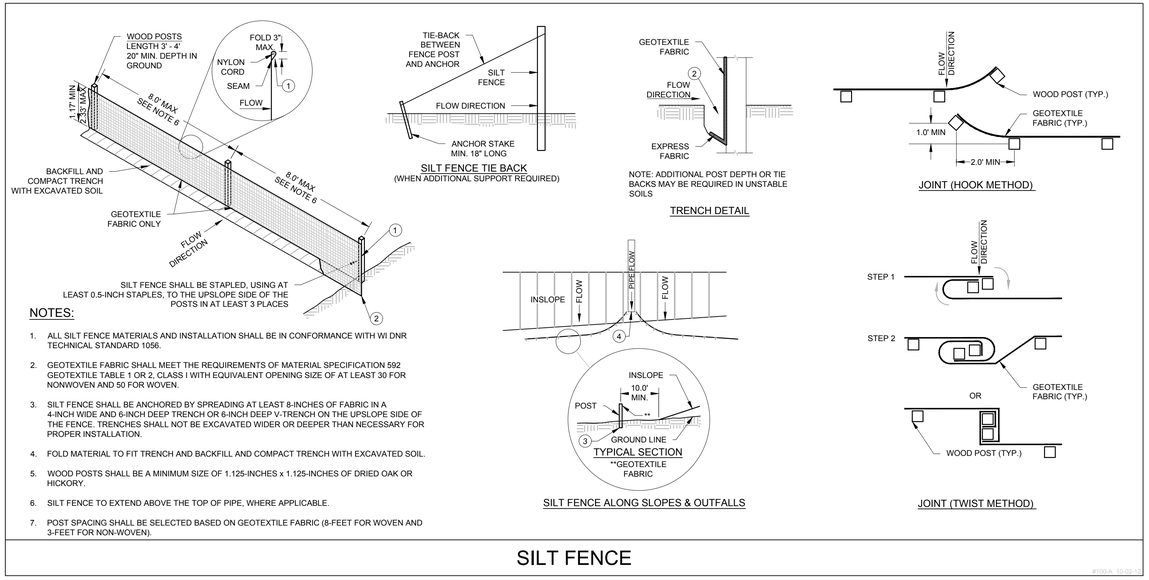
REVIEWED: ASZ
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DRAFTED: BR

FOR REVIEW

UTILITY PLAN

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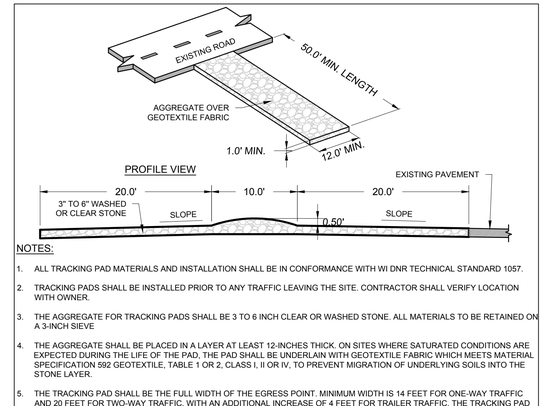


NOTES:

1. ALL SILT FENCE MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1056.
2. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS I WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
3. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
4. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
5. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
6. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE, WHERE APPLICABLE.
7. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8-FEET FOR WOVEN AND 3-FEET FOR NON-WOVEN).

SILT FENCE

#100-A 10-02-12

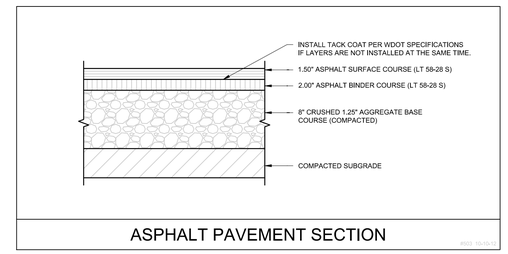


NOTES:

1. ALL TRACKING PAD MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1057.
2. TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE. CONTRACTOR SHALL VERIFY LOCATION WITH OWNER.
3. THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE. ALL MATERIALS TO BE RETAINED ON A 3-INCH SIEVE
4. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12-INCHES THICK. ON SITES WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PAD, THE PAD SHALL BE UNDERLAIN WITH GEOTEXTILE FABRIC WHICH MEETS MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1 OR 2, CLASS I, II OR IV, TO PREVENT MIGRATION OF UNDERLYING SOILS INTO THE STONE LAYER.
5. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. MINIMUM WIDTH IS 14 FEET FOR ONE-WAY TRAFFIC AND 20 FEET FOR TWO-WAY TRAFFIC, WITH AN ADDITIONAL INCREASE OF 4 FEET FOR TRAILER TRAFFIC. THE TRACKING PAD SHALL BE A MINIMUM 50-FEET LONG.
6. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, AT THE END OF EACH WORKING DAY.
7. TRACKING PADS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24-HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
8. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

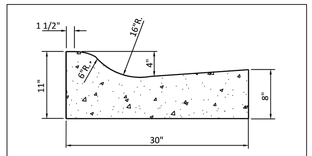
CONSTRUCTION ENTRANCE

#107-WI 10-02-12



ASPHALT PAVEMENT SECTION

#503-16-05-12



30" MOUNTABLE CURB SECTION

NOT TO SCALE

Table 1 – Prescriptive Compliance Area Soil Stabilization

Prescriptive Compliance Areas	Bare Soil	Slope & Channel Management	Periods of Inactivity	Final Grade
Soil stockpiles that will exist for more than 7 days **Utility trench backfills** **Temporary ditches/swales that will exist for more than 7 days** **Permanent ditches/swales** **Small areas – Less than 1 acre and less than 1% of site** **Discrete areas – Less than 1 acre** **Storm water practice side slopes** **Slopes steeper than 20%**	Areas that Do Not Drain to Sediment Basins or Traps Limit the duration of soil exposure to no more than 30 days. Areas that Drain to Sediment Basins or Traps Limit the duration of soil exposure to no more than 90 days. However, use the duration from the soil loss and sediment discharge calculations for the other areas of the site if less than 90 days.	General Design and implement approved soil stabilization practices per DNR technical standards. Refer to WisDOT Slope & Channel Matrices for appropriate slope and slope length conditions. Slopes Steeper than 20% Provide stable diversion of off-site runoff around the slope. Provide slope interruption devices in accordance with Manufactured Perimeter Control & Slope Interruption Products Technical Standard 1071 or equivalent methods to reduce uninterrupted slope length.	Planned Inactivity Stabilize immediately if area will be left inactive for more than 14 days. Unplanned Inactivity Stabilize area immediately if period of inactivity reaches 14 days.	Permanent Features Stabilize area immediately after reaching final grade. Temporary Features Stabilize area immediately after establishment of temporary feature or reaching specified temporary grade.

NOTES:

A. All construction practices shall comply with the City of Pewaukee, Wisconsin DNR requirements and the Wisconsin DNR Technical Standards.
B. All disturbed areas shall be topsoiled (4" thick), seeded and stabilized with Wisconsin DOT Class I, Type B erosion mat per Wisconsin DNR Technical Standard 1052. September 15th is the deadline for permanent seed. Any areas exposed after September 15th and before October 15th shall be temporary seeded with agricultural rye at the rate of 3 lbs/1000 s.f. This temporary cover shall be fertilized at same rate & mixture as permanent seed. Any disturbed areas not stabilized by October 15th should be stabilized by placing topsoil, seed and type a soil stabilizer by November 15th. The approved soil stabilizers are identified in the Wisconsin DOT Pal list. The placement of the soil stabilizer shall meet the requirements in the pal list and per Wisconsin DNR Technical Standard 1050.
C. Temporary stabilization is required for any area left inactive for more than seven days. Topsoil and spoil stockpiles shall be seeded and mulched within 7 days of layup using agricultural rye with a seeding rate of 3 lbs/1000 square feet. Any stockpiles placed after October 15 shall be seeded with dormant seed and either stabilized with Wisconsin DOT Class I, type B erosion mat or seeded with dormant seed, covered with straw and staked biodegradable netting.
D. Trees shall be removed as shown on the plan. No other trees shall be removed. Coordinate tree removal with the owner prior to any tree removal.
E. All construction traffic is to enter/exit the site from Christian Lane over the existing driveway and tracking pad. The tracking pad is per Wisconsin DNR Technical Standard 1057. All private driveways and public streets to be kept clean at all times.
F. The permanent seed mixture shall be Wisconsin DOT seed mixture No. 40 and sown at a rate of 4 lbs/1000 square feet. Seed mixture No. 40 consists of 35% kentucky bluegrass, 20% red fescue, 20% hard fescue and 25% improved fine perennial ryegrass.
G. Fertilize soil with 10 lbs/1000 square feet of 20-0-10 fertilizer. The fertilizer used for restoration shall be free of any phosphorous.
H. Any dewatering that maybe required due to building construction shall be completed so that the water is pumped into a type II geotextile bag on the upslope side of the silt fence. The geotextile bag shall be placed in a location that allows the discharged water to flow over a healthy vegetative cover. Follow DNR Technical Standard 1061.
I. All building and waste material shall be disposed of off site to prevent runoff of material into the lake.
J. Dust control should be addressed per Wisconsin DNR Technical Standard 1068.

CONSTRUCTION SEQUENCE:

1. Install silt fence and tracking pad. Continuous inspections throughout the project. The builder shall inspect erosion and sediment control practices weekly, and within 24 hours after every rain event that produces 0.5 inches of rain or more in a 24 hour period. Written documentation of each inspection shall be maintained at the construction site and shall include the time, date and location of inspection, the phase of land disturbance at the construction site, person conducting the inspection, assessment of control practices, and description of any erosion or sediment control measure installation or maintenance performed in response to the inspection. Use Wisconsin DNR report forms.
2. Remove trees and strip topsoil.
3. Begin building construction.
4. Rough grade the site and install utilities.
5. Finish grade site.
6. Stone paved areas and install concrete and then asphalt.
7. Topsoil, seed and stabilize any remaining disturbed areas with erosion mat.
8. Contractor to remove and dispose of all temporary erosion control measures once the site is 80% stabilized.

Estimated Start Date: August 2024
Estimated Completion Date: August 2025
Estimated Disturbed area = 56,492 S.F. (1.30 AC.)

DRAFTED: BR DESIGNED: ASZ REVIEWED: ASZ

PLAN I DESIGN I DELIVER
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PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING
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PEWAUKEE TOWNHOMES

CITY OF PEWAUKEE, WAUKESHA COUNTY

CONSTRUCTION DETAILS

REVISIONS

1	PC SUBMITTAL	06/10/24			

PEG JOB No. 1375.00A
PEG PM ASZ
DATE 05/03/24
SCALE 1"=30'

SHEET 5 OF 5

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FOR REVIEW

CONSTRUCTION DETAILS

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