

Planning Department

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

PLAN COMMISSION MEETING NOTICE AND AGENDA Thursday, June 20, 2019 7:00 PM

Common Council Chambers ~ Pewaukee City Hall
W240 N3065 Pewaukee Road, Pewaukee, WI 53072

-
1. Call to Order and Pledge of Allegiance
 2. Discussion and Action Regarding Approval of Meeting Minutes Dated April 18, 2019 and May 16, 2019
 3. Discussion and Possible Action Regarding Applications for Outdoor Activity on Premises Where Alcoholic Beverages are Consumed
 - 3.1 Boomers Sports Pub & Grill
 4. Discussion and Action Regarding the Landscape and Lighting Plans for Klein Dickert Glass for Their Proposed Manufacturing and Office Facility Located at W227 N4755 Duplainville Road (PWC 0866997001, PWC 0866997002, 0866997003)
 5. Discussion and Action Regarding the Revised Site and Building Plans for Briohn Building Corporation for the Proposed Angelus Corporation Office/Industrial Building Located at W220 N1051 Springdale Road (PWC 0961998)
 6. Discussion and Action Regarding the Revised Conceptual Site and Building Plans for the Proposed Waters Senior Living Development Located at W239 N2492 Pewaukee Road (PWC 0919991 & PWC 0919995)
 7. Discussion and Action Regarding the Lighting Plan Modifications for the Christ Evangelical Lutheran Church Building and Parking Lot Addition Located at W240 N3103 Pewaukee Road (PWC 0904994001, PWC 0904994002, PWC 0904995)
 8. Adjournment

Ami Hurd
Deputy Clerk

6/13/2019

NOTICE

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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) 691-0770 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, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding Approval of Meeting Minutes Dated April 18, 2019 and May 16, 2019

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

4.18.19 Minutes

In attendance:

Mayor S. Bierce, Alderman B. Bergman, D. Linsmeier and K. Salituro.

Also in attendance:

City Planner N. Fuchs, City Administrator S. Klein, Department of Public Works Director J. Weigel, Fire Chief K. Bierce and Deputy Clerk A. Hurd.

1. Call to Order and Pledge of Allegiance

Chairman Bierce called the meeting to order at 7:00pm and requested everyone stand for the Pledge of Allegiance.

2. Discussion and Action Regarding Approval of Meeting Minutes Dated February 21, 2019

The minutes were not available for approval.

3. Discussion and Action Regarding a Certified Survey Map for NCL Graphics Located at N29 W22960 Marjean Lane for the Purpose of Combining Five Separate Lots Into a Single Parcel (PWC 0914008)

Mr. Fuchs stated this stems from the previous approval for the rebuilding of the portion of the building that burned down. To avoid split zoning or setback issues, the applicant is combining the five existing properties.

Commissioner Bergman questioned if the CSM should be labeled with the previous and new lot lines. Mr. Fuchs stated he would have the applicant clean that up.

A motion was made and seconded (B. Bergman, D. Linsmeier) to approve the CSM with the change to identify the previous lot lines to be removed. Motion Passed: 4-For, 0-Against.

4. Discussion and Action Regarding the Site and Building Plans for the Walbec Group for a Building Renovation to Property Located at N6 W23633 Bluemound Road (PWC 0967998001)

Mr. Fuchs stated the applicant was looking to modify the front and rear entrances of the building using materials to match the existing Zenith Tech building on the same parcel. The front entrance will include a new walkway, terrace and larger windows, and the rear entrance would include a new walkway and cedar deck. They will also add a sidewalk, stairs and retaining wall on the south side of the building.

A motion was made and seconded (K. Salituro, D. Linsmeier) to approve the site and building plans for the Walbec Group. Motion Passed: 4-For, 0-Against.

5. Discussion and Action and Public Hearing Regarding an Amendment to the Comprehensive Master Plan to Change the Year 2050 Land Use/Transportation Plan for Klein Dickert for Property Located at the Northwest Corner of Duplainville Road and Lindsay Road From Medium Density Residential to Manufacturing/Fabrication/Warehousing (PWC 0866997003)

Mr. Fuchs stated this was a proposal for a 54,355 square foot industrial building and that staff was supportive of the rezoning, comprehensive plan amendment, CSM and site and building plans. He noted the CSM had some technical corrections that needed to be made.

Regarding the site and building plans, there would be access from Duplainville Road with a 40 foot wide entrance drive. Mr. Fuchs pointed out two conditions related to the landscape plans and the lighting plans. The applicant would like to submit the plans prior to receiving an occupancy permit instead of prior to receiving a building permit. They would also like to have the landscape plan approved by staff instead of coming back to the Plan Commission for approval.

Chairman Bierce opened the public hearing for the comprehensive plan amendment at 7:14pm. No one wished to speak on the item and the public hearing was closed at 7:14pm.

Mr. Fuchs gave an overview of the comprehensive plan amendment.

Chairman Bierce then re-opened the public hearing at 7:17pm.

Suzanne Harding (N45 W22729 Charlotte Way) questioned what the building would look like because she was concerned about the adjacent backyards in the subdivision and the children. She wanted to know what she would be looking at. She was also concerned about the traffic.

Jim Longley, President of Klein Dickert, stated the density they were taking on the land was small for the overall property and they wanted to keep three acres to help with the greenspace. The idea is to keep the landscaping and keep the arborvitae trees.

Mr. Longley also added that they are not allowed to truck on Lindsay Road or Wilhar Road and it will strictly be on Duplainville Road. They will only have a few semis a day.

Paul Krueger (N46 W22979 Charlotte Way) questioned what happens when the roads meet the weight requirements. Mr. Weigel stated it was destined to become a trucking route at some point. Mr. Krueger also questioned if another building would be built on the lot to the south. The applicants noted that if they expand, it will be to the north.

Chairman Bierce then closed the public hearing at 7:25pm.

A motion was made and seconded (B. Bergman, K. Salituro) to amend the Comprehensive Master Plan for Klein Dickert Glass. Motion Passed: 4-For, 0-Against.

6. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Klein Dickert to Rezone Property From Rs-2 Single-Family Residential to M-2 Limited Industrial for the Purpose of Developing a New Manufacturing and Office Facility (PWC 0866997001, PWC 0866997002, PWC 0866997003)

Chairman Bierce opened the public hearing at 7:27pm. No one wished to speak on the item and the public hearing was closed at 7:27pm.

Mr. Fuchs clarified that this is for just the southern parcel. The two properties to north are planned and zoned appropriately.

A motion was made and seconded (D. Linsmeier, K. Salituro) to change the zoning from Rs-2 to M-2.

Motion Passed: 4-For, 0-Against.

7. Discussion and Action Regarding a Certified Survey Map for Klein Dickert for Property Located at W227 N4755 Duplainville Road for the Purpose of Combining Three Existing Parcels Into a Single Lot (PWC 0866997001, PWC 0866997002, PWC 0866997003)

Mr. Fuchs stated this was the combination of the three parcels into a single parcel and noted that there are some technical corrections required.

Commissioner Bergman questioned the 70 foot storm water easements. Mr. Fuchs stated there are three storm water easements and he felt they should be removed. Staff recommended that the easement in the southwest corner be reduced in size and brought further south so that the development is outside of that area.

A motion was made and seconded (B. Bergman/D. Linsmeier) to approve the certified survey map for Klein Dickert. Motion Passed: 4-For, 0-Against.

8. Discussion and Action Regarding the Site and Building Plans for the Construction of a 54,335 Square Foot Industrial Building for Klein Dickert for Property Located at W227 N4755 Duplainville Road (PWC 0866997001, PWC 0866997002, PWC 0866997003)

The applicants discussed the overhead doors in regards to the materials they would be made of and the color.

It was noted that the south elevation would be facing the neighborhood. Parking would be to the east and west of the building, but a few spots extend to the south. The applicants noted the intent was to leave as much of the south lot as natural as possible.

Bob Neumann, architect with CSD, stated the big box area of the building is precast insulated wall panels with curtain wall corners on all four corners. There are evenly spaced clerestory windows on all four sides of the building. The office is all glass and curtain walls. There is a small area at the entrance with a pre-finished insulated metal wall panel with a glass canopy above it.

Chairman Bierce felt some of the sides were long expanses, particularly the west elevation. He felt it was a lot of building with not much breakup. Mr. Neumann did not believe that west elevation would be visible because of the trees. He noted that they are not touching any of the grades along there and the landscaping and tree line are not to be touched. Chairman Bierce felt they could do more artful architecture.

Joel Weber (N45 W22718 Charlotte Way) was looking for some screening to separate the manufacturing from the houses. He felt it was hard to visualize what the landscaping would look like. Mr. Weber also mentioned the traffic issues in the area.

Mr. Neumann mentioned that the previous landscape company left all of their stock onsite, and they are planning to take as much of that stock as they can and enhancing along Lindsay Road with different planting groups to screen the facility.

Mr. Fuchs then referred to the landscaping and lighting plans and stated the detailed plans must be submitted and approved prior to the issuance of a building permit. The applicant is requesting that the building permit requirement be changed to occupancy permit. They will have to make a request if they

want the landscape plan reviewed and approved by staff as opposed to coming back to the Plan Commission. Chairman Bierce agreed with that idea but clarified that Klein Dickert must understand if they are ready for occupancy and the City does not like the landscaping, we may say no. He felt it should come back to the Plan Commission because this is the neighborhood's number one concern. Mr. Fuchs suggested setting a date to bring it back to the Plan Commission.

Ms. Salituro felt some proper landscaping and screening would help to break up the west façade. She felt they would have to have a stipulation that if trees die during construction, they would have to add more. Chairman Bierce felt it looked too industrial.

A motion was made and seconded (K. Salituro, D. Linsmeier) to approve the site and building plans contingent upon the landscape and lighting plans being approved at the June Plan Commission meeting, as well as the rest of the staff recommendations, and with the potential of removing the easement for landscaping, and contingent upon what the City Engineer has to say about the wetlands. Motion Passed: 3-For, 1-Against (Bierce).

9. Discussion and Action and Public Hearing Regarding an Amendment to the Comprehensive Master Plan to Change the Year 2050 Land Use/Transportation Plan for the Robert J. Stenz Family Trust Property Located at the Northwest Corner of Golf Road (CTH DR) and Meadowbrook Road (CTH G) from Low-Medium Density Residential and Flood Plains, Lowland and Upland Conservancy, and Other Natural Areas to Medium Density Residential and Flood Plains, Lowland and Upland Conservancy, and Other Natural Areas (PWC 0940999001)

Mr. Fuchs stated these plans have been resubmitted from the February Plan Commission meeting. A community living arrangement has now been added in place of the previous outlot for future development. There are now different building model types within the development and the number of condo units have been reduced from 54 to 50. Two of the two-unit buildings were removed, so there are now seven two-family and nine four-family buildings proposed. There is also now a greater setback provided from the wetlands, and the buildings on the west side of the development abutting the existing single-family have all been shifted further east.

Mr. Fuchs noted that Lake Pewaukee Sanitary District does approve of the development, including the community living arrangement.

There are also several conditions related to the community living arrangement. Detailed plans would need to be submitted and approved by the Plan Commission; the 33 foot strip from lot one would need to extend to the proposed right-of-way; the density is not to exceed 87 units and could be accomplished by reducing the number of beds in the community living arrangement by five; final storm water approval is required prior to the issuance of a building permit; and the storm water management facilities are to be placed in outlots. The applicant and Engineering staff would need to work together to establish appropriate setbacks from the outlot. There is also a condition for additional plantings along the west property line to better buffer the existing homes.

Tony Zanon with Pinnacle Engineering noted that on the west property line, building 3 is now 67 feet off the property line instead of 46 feet. Lakefield Drive has been made more of a gradual curve to pull it to the south, and there is no more curve to the eastern cul-de-sac. Building 4 went from 40 feet to 50 feet and building 5 went from 40 feet to 55 feet. They lost one two-family building between buildings 5 and 6, and on the east they lost the building between buildings 13 and 14. The clubhouse was shifted further east, which is what gave more room on the west side.

Commissioner Bergman referred to the access to Lot 1 and discussion took place as it relates to the drive.

Commissioner Salituro questioned the grading of the site and discussion then took place regarding how that would work.

Chairman Bierce then opened the public hearing at 8:51pm.

Susanne Glocka (W273 N1582 Lakefield Drive) stated she was told this land would be single-family homes. She felt the community living arrangement was a halfway house and she questioned how this was good City planning. She questioned how the community living arrangement would make the proposal less dense. She felt anything would go once the zoning was approved.

Administrator Klein clarified that the proposal was for a memory care facility, not a halfway house.

Lynne Voss (W273 N1525 Lakefield Drive) was concerned about the density as compared to what it abuts to. She appreciated the shift in buildings away from her house but she questioned what would happen to the trees. Mr. Zanon stated they will be able to save all the trees to the west side of the wall. The buffer was about 15 feet last time and has increased an additional 10 feet.

Tom Casey (N16 W27447 Riverland Drive) stated the City has control over the master plan and leaving the zoning as it is. He stated there is no support for this project in the Oak Springs South neighborhood. He questioned why the buildings were reduced at the request of LPSD but not at the request of the Plan Commission. He felt the developer was not being forthright and he asked the Plan Commission to not change the zoning or the master plan.

Chairman Bierce closed the public hearing at 9:21pm.

Commissioner Bergman questioned if they could approve an amendment to the master plan of just those units. Mr. Fuchs stated they may have to bring back the rezoning if the Plan Commission wanted to do that.

Commissioner Linsmeier questioned if the Plan Commission would have the ability to say what goes in Lot 1 if the land gets rezoned. Mr. Fuchs clarified that the permitted uses were foster homes, community living arrangements and CBRF's as set forth in Wisconsin statutes, but the Plan Commission still has to approve the site and building plans.

Further discussion took place regarding the zoning possibilities, as well as Plan of Operations and the possibilities for permitted uses.

Chairman Bierce did not feel the Commissioners were in a consensus on this proposal. Commissioner Salituro agreed and felt it needed more thought. She felt they were clearing too much of the site. Commissioner Bergman felt the applicant did a good job addressing the issues from the previous meeting but he was concerned about the access to Lot 1. He was also concerned about the parking on Lot 1. Commissioner Linsmeier stated he was not against a community living arrangement, but he had no details on it.

A motion was made and seconded (S. Bierce, B. Bergman) to table the item. Motion Passed: 4-For, 0-Against.

10. Further Discussion and Action Regarding the Revised Site and Building Plans for the Construction of 50 Condominium Units Requested by Jim Forester for Property Owned by the Robert J. Stenz Family Trust Located on Golf Road & CTH G (PWC 0940999001)

No action taken.

11. Discussion and Action Regarding the Request of Briohn Building Corporation to Vacate Approximately 0.1320 Acre of City of Pewaukee Right-of-Way and Attach the Entirety to Property Located at W226 N918 Northmound Road For the Purpose of Accommodating the Development of a 131,400 Square Foot Industrial Building (PWC 0962998005)

Mr. Fuchs stated the site and building plans for this project have been approved and this is the right-of-way vacation request and CSM to go along with it to shift the unimproved cul-de-sac that the City owns further south. The applicant is vacating a portion of the right-of-way and dedicating a new cul-de-sac with the CSM. A final CSM will still needs to come to the Plan Commission and Council.

A motion was made and seconded (D. Linsmeier, B. Bergman) to approve the right-of-way vacation. Motion Passed: 4-For, 0-Against.

12. Discussion and Action Regarding a Preliminary Certified Survey Map for Briohn Building Corporation for Property Located at W226 N918 Northmound Drive for the Purpose of Dedicating the Right-of-Way (PWC 0962998005)

Mr. Fuchs stated this is the CSM to go along with the right-of-way vacation to dedicate the additional right-of-way for the proposed cul-de-sac.

A motion was made and seconded (D. Linsmeier, K. Salituro) to approve the preliminary certified survey map. Motion Passed: 4-For, 0-Against.

13. Discussion and Action Regarding the Conceptual Site and Building Plans for the Proposed Waters Senior Living Development Located at W239 N2492 Pewaukee Road (PWC 0919995)

Mr. Fuchs stated this is a concept plan for a multi-family senior living community consisting of 125 units in a four-story building with an attached single-story 20 unit memory care building. There are also 42 senior living cottages spread throughout the development.

The applicant would plan to request Rm-3 zoning, and it would also require a comprehensive master plan amendment and a conditional use with building and site plans.

Mr. Fuchs noted that the development was not meeting all of the Rm-3 conditional use standards for elderly or assisted living housing units. They are exceeding the 40 units within an individual building and the parking standard would not be met. The building height is also not being met, but there is a section in the zoning code that allows for the height to go up to six stories if there is a sprinkler system and it is approved by the Fire Chief.

The exact calculations for density were not available, but Mr. Fuchs believed they would be between 11 and 12 units per acre.

Mr. Fuchs stated staff was recommending sidewalks or trails throughout the development.

Tammy Kozikowski, CEO of The Waters, Link Wilson, architect, and Debbie Tomczyk, land attorney, were all present.

Ms. Kozikowski gave a power point presentation regarding the proposal for The Waters. She explained the background and philosophy of The Waters, the type of care available, and described the amenities of the apartments. Ms. Kozikowski also discussed income levels within of the area.

Mr. Wilson then discussed the site location and the landscape buffer to the neighboring single-family homes. He stated they would like to keep their overall unit density at 187. The height of the building will be about 50 feet, and the closest single-family home will be 420 feet away, so by preserving existing trees and adding an additional buffer, he felt the impact of being over 35 feet would be much less.

Ms. Tomczyk noted that as part of the conditional use permit, they would need relief from the height of the building, lesser parking than what is allowed, and having more than 40 units in a single building.

Commissioner Salituro liked the cottages as a buffer between the commercial corner.

Mayor Bierce felt there was a big difference between 35 feet and 50 feet for the building height. Having a 35 foot height requirement would knock out two of the four stories. Mr. Klein noted that the 35 foot restriction was meant for a building that is not sprinkled. If the building is sprinkled, the restriction has been waived in the past.

Mayor Bierce did not believe that the residents of the City could support this development.

Commissioner Bergman felt this proposal was too dense and he did not think it fit the neighborhood. He stated he did not agree with a cut thru street. He felt they were jamming too much onto the site.

Mr. Linsmeier felt the same way and stated it was too dense for this piece of land.

Discussion then took place regarding the density requirements from the zoning perspective and the possibilities for this development.

No action taken.

14. Adjournment

A motion was made and seconded (K. Salituro, D. Linsmeier) to adjourn the meeting at 10:55pm.

Motion Passed: 4-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 3.**

DATE: June 20, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Possible Action Regarding Applications for Outdoor Activity on Premises Where Alcoholic Beverages are Consumed

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Boomers Outdoor Activity Permit

Boomers 2018 Outdoor Activity Permit

2019 APPLICATION FOR OUTDOOR ACTIVITY ON PREMISES WHERE ALCOHOLIC BEVERAGES ARE CONSUMED

FILING DEADLINE IS MAY 3rd, 2019

ANNUAL FEE: \$30

Name of Business Bonnie's Sports Pub + Grill

Address of Business N29 W24483 Hwy in Pewaukee
PWC 0922987001

Contact Person / Agent for the Business Tyler Paschke

Owner of the Property Tyler Paschke

Property Zoned res Perimeter UT
City 53072 Zip

Phone Number (262) 391-6000

Owner's Phone Number (262) 391-6000

LIST NORMAL BUSINESS HOURS OF OPERATION

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11am - 2am	11am - 2am	11am - 2am	11am - 2am	11am - 2am	11am - 2:30 am	11am - 2:30 am

List Proposed Start to Finish Times on Each of the Days

(Please mark "N/A" if not applicable)

SPORTS RELATED OUTDOOR ACTIVITIES

VOLLEYBALL

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
outdoor volley ball n/a	outdoor volley ball 10am - 10pm	outdoor volley ball 11am - 10pm	outdoor volley ball 11am - 10pm	outdoor volley ball 11am - 10pm	outdoor volley ball 11am - 10:30pm	outdoor volley ball 11am - 10:30pm

HORSESHOES

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

BAGS

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

CLAY TARGET SHOOTING

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

OTHER

(please list in space below)

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

ENTERTAINMENT RELATED OUTDOOR ACTIVITIES

DINING / DRINKING						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11am - 8pm	11am 10pm	11am - 10pm	11am 10pm	11am 10pm	11am 10:30pm	11am 10:30pm

TYPE OF AREA				
☒ DECK	☐ PATIO	☐ GARDEN	☐ DESIGNATED SMOKING AREA	☐ OTHER
Square Footage of Area	Square Footage of Area	Square Footage of Area	Square Footage of Area	Square Footage of Area
Seating Capacity	Seating Capacity	Seating Capacity	Seating Capacity	Seating Capacity

TYPE OF MUSIC						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11am 8pm	11am 10pm	11am 10pm	11am 10pm	11am 10pm	11am 11pm	11am 11pm
☒ Recorded ☒ Live ☒ Amplified ☐ Unamplified	☒ Recorded ☒ Live ☒ Amplified ☐ Unamplified	☒ Recorded ☒ Live ☒ Amplified ☐ Unamplified	☒ Recorded ☒ Live ☒ Amplified ☐ Unamplified	☒ Recorded ☒ Live ☒ Amplified ☐ Unamplified	☒ Recorded ☒ Live ☒ Amplified ☐ Unamplified	☒ Recorded ☒ Live ☒ Amplified ☐ Unamplified

Sound: Please list how many speakers you will have and on your site plan indicate where they will be located and where the sound is directed.

1 or 2 speakers out door Volley Ball area

Lighting: Please list what types of lights you have, how many, what the wattage is and indicate where they will be located on your site plan.

8 LED Volley Ball lights

The following items **MUST** accompany this application:

- ☒ **SITE PLAN** to scale, showing buildings on the premises, outdoor facilities and distance to buildings on adjoining properties.
- ☒ **SCALED DRAWING OR MAP** showing the location of all speakers or other means of providing music, television and/or sporting activities.
- ☒ **BUILDING PLAN OF OPERATION**

If you have any questions about this process, please contact the Community Development Director Nick Fuchs, during his regular office hours of Monday through Friday 8:00 a.m. to 4:30 p.m. at (262) 691-0770.



OUTDOOR ENTERTAINMENT PERMIT

VALID FROM JULY 1, 2018 THROUGH JUNE 30, 2019

BOOMERS SPORTS BAR & GRILL
N29 W24483 WATERTOWN ROAD
PEWAUKEE, WI 53072

In accordance with City of Pewaukee Ordinance Section 11.02 an outdoor entertainment permit has been issued for the following activities:

VOLLEYBALL

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
N/A	6 p.m. – 10 p.m.	6 p.m. – 10 p.m.	6 p.m. – 10 p.m.	6 p.m. – 10 p.m.	6 p.m. – 10 p.m.	N/A

RUGBY & KICKBALL

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
N/A	N/A	N/A	N/A	N/A	N/A	N/A

DINING / DRINKING

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11 a.m. – 8 p.m.	11 a.m. – 10 p.m.	11 a.m. – 10 p.m.	11 a.m. – 10 p.m.	11 a.m. – 11 p.m.	11 a.m. – 11 p.m.	11 a.m. – 11 p.m.

MUSIC

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11 a.m. – 8 p.m.	11 a.m. – 10 p.m.	11 a.m. – 10 p.m.	11 a.m. – 10 p.m.	11 a.m. – 10 p.m.	11 a.m. – 11 p.m.	11 a.m. – 11 p.m.

Given under my hand and the corporate seal of the City of Pewaukee, County of Waukesha, State of Wisconsin, this 5th day of June, 2018.

Kelly Tarczewski – Clerk/Treasurer

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 4.**

DATE: June 20, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding the Landscape and Lighting Plans for Klein Dickert Glass for Their Proposed Manufacturing and Office Facility Located at W227 N4755 Duplainville Road (PWC 0866997001, PWC 0866997002, 0866997003)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 5.**

DATE: June 20, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding the Revised Site and Building Plans for Briohn Building Corporation for the Proposed Angelus Corporation Office/Industrial Building Located at W220 N1051 Springdale Road (PWC 0961998)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Angelus Corp Green Space Phase I

Angelus Corp Green Space Ultimate

Angelus Corp Lighting Plan

Angelus Corp Site & Building Plans

Angelus Corp Site Dimensional & Paving Plan C-4

Angelus Corp Site Dimensional & Paving Plan C-5

Angelus Corp Staff Report

DESIGNED: ASZ
DRAFTED: BR
REVIEWED: ASZ
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

PHASE I AREA CALCULATIONS

TOTAL LOT AREA (LESS CTH "SR" ROW) = 1,452,147 SF
PHASE 1 IMPERVIOUS = 123,860 SF (8.5%)
OPEN SPACE: TOTAL WETLAND = 840,265 SF
20% WETLAND TOWARD OPEN SPACE = 168,053 SF
UPLAND = TOTAL LOT AREA - PHASE 1 IMPERVIOUS - TOTAL WETLAND = 488,022 SF
TOTAL OPEN SPACE = UPLAND + 20% WETLAND = 656,075 SF (45.2%)



PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

WISCONSIN OFFICE:
19850 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 754-8888

CHICAGO | MILWAUKEE | NATIONWIDE

CTH SR
PEWAUKEE, WI

PHASE I GREEN SPACE CALCULATIONS

REVISIONS			
1	REVISE LAYOUT/CITY COMMENTS	05/20/19	
2	REVISE LAYOUT/CITY COMMENTS	05/31/19	

PEC JOB No. 1493.00
PEC PM: ASZ
START DATE 05/09/19
SCALE 1" = 60'

SHEET
C-1
C-2

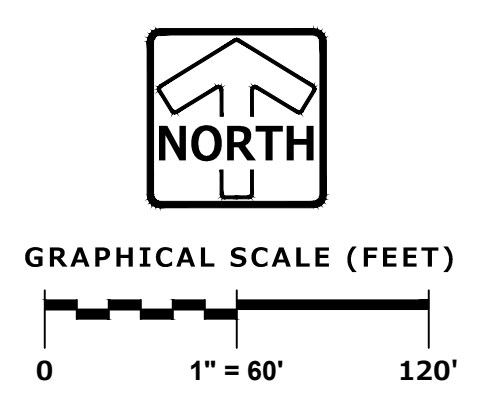
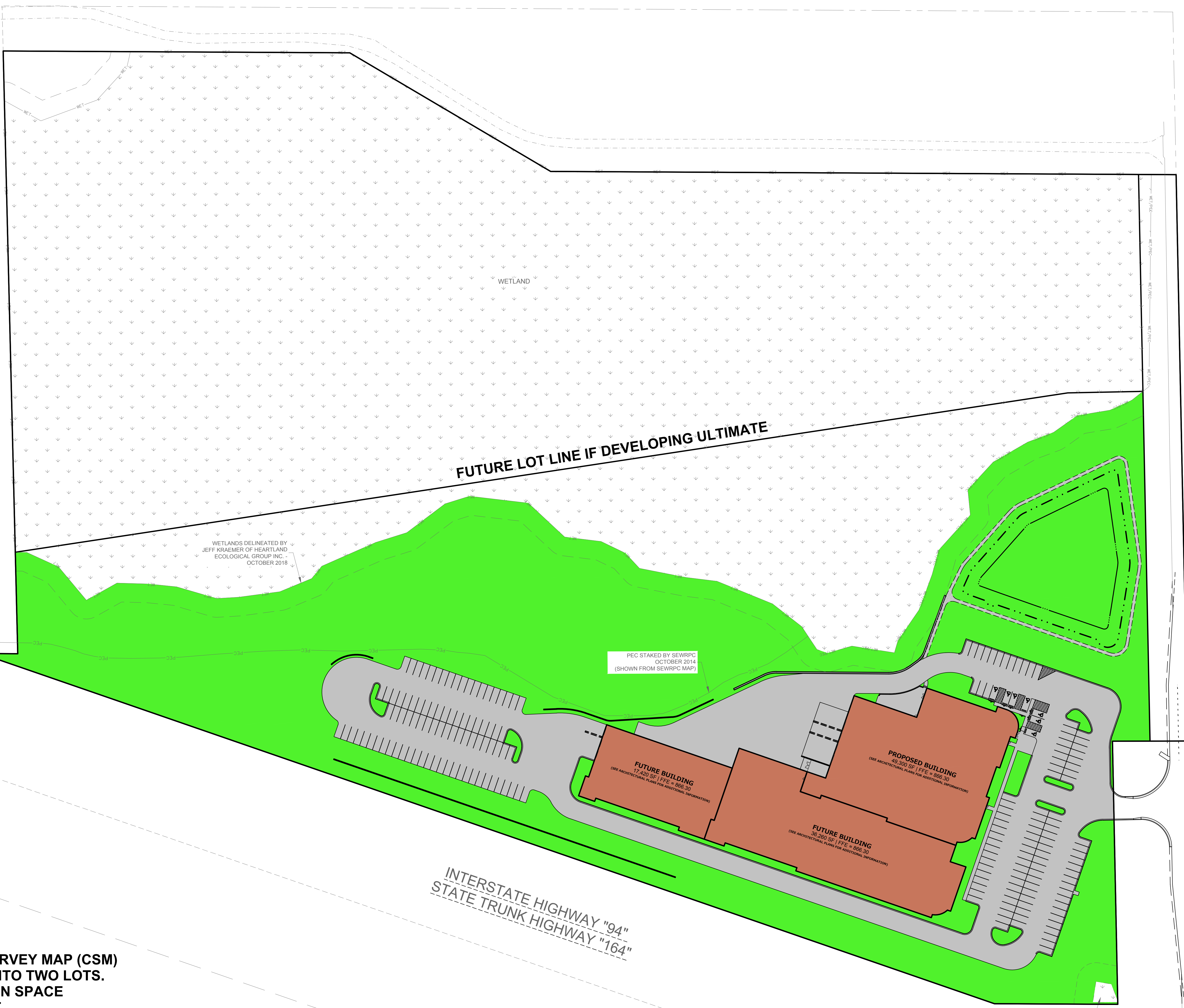


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DESIGNED: ASZ

DRAWN: BR

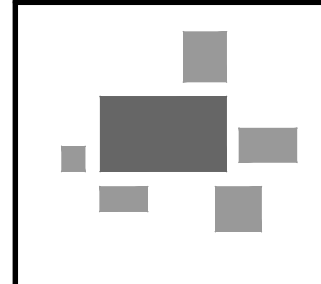
REVIEWED: ASZ



NOTE: TO CONSTRUCT THE ULTIMATE, A CERTIFIED SURVEY MAP (CSM) WILL BE REQUIRED TO DIVIDE THE PROPERTY INTO TWO LOTS. THIS NEEDS TO BE DONE TO MEET THE 40% OPEN SPACE REQUIREMENT FOR THE FULLY DEVELOPED LOT.

PHASE 2 AREA CALCULATIONS (SOUTH LOT OF CSM)

TOTAL LOT AREA (LESS CTH "SR" ROW) = 767,128 SF
ULTIMATE IMPERVIOUS = 235,564 SF (30.7%)
OPEN SPACE: TOTAL WETLAND = 166,772 SF
20% WETLAND TOWARD OPEN SPACE = 33,354 SF
UPLAND = TOTAL LOT AREA - ULTIMATE IMPERVIOUS - TOTAL WETLAND = 364,792 SF
TOTAL OPEN SPACE = UPLAND + 20% WETLAND = 398,146 SF (51.9%)



PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

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WISCONSIN OFFICE:
18850 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

**CTH SR
PEWAUKEE, WI**

ULTIMATE GREEN SPACE CALCULATIONS

REVISIONS		
1	REVISE LAYOUT/CITY COMMENTS	05/20/19
2	REVISE LAYOUT/CITY COMMENTS	05/31/19

PEC JOB No. 1493.00
PEC PM. ASZ
START DATE 05/09/19
SCALE 1" = 60'

SHEET
C-2
C-2



RESIDENTIAL • COMMERCIAL • INDUSTRIAL

227 Weil Drive • Slinger, WI 53086

Phone(262)644-6940 • Fax(262)644-7647

Angelus

Exterior Lighting Submittal 5-20-19

Dorado Round

4" Round LED Wall Mount Cylinder

Product Description

The Dorado Round 4" LED Wall Mount Cylinder delivers optimal performance up to 114 lumens per watt in an attractive, contemporary design. Ideal for porches, walls, columns, office spaces, restaurants, clubs, walkways and other residential or commercial applications where ambient illumination is desired, the Dorado Round uses tempered, clear prismatic glass to create uniform down or up/down light distribution free of hot spots or glare. The fixture features a detachable mounting plate for easy mounting to J-Boxes and has a knockout for through-wiring.

Construction

- Die-cast aluminum housing
- Detachable mounting plate
- Easy to use mounting bracket allows for quick mounting to J-Boxes
- ½" knockout for conduit wiring

Optical System

- Tempered, clear prismatic glass creates uniform distribution while maximizing lumen output
- Offered in single and up/down configurations
- Utilizes advanced LED technology with CCT of 3000K, 4000K, and 5000K
- CRI 80+

Electrical

- Thermally-protected, high-efficiency driver
- Operating temperature rating of -4° to 104°F (-20°C to 40°C)
- Input voltage of 120-277VAC
- Available in 22 and 35 watt

Finish

- Fine-textured, bronze or white UV-stabilized powder coat finish

Mounting and installation

- Easy installation on a recessed junction box
- Fixture mounts directly to J-Boxes with screws
- For installations where power surge may be possible, NICOR recommends installing additional surge protection at the electrical distribution panel

Listings

- LM-79, LM-80 testing performed in accordance with IESNA standards.
- UL and CUL Listed for wet locations
- Meets FCC Part 15, Subpart B, Class A standards for conducted and radiated emissions
- TM-21 Reported L70(10k) life >60,000 hours
- TM-21 Projected L70(10k) life =106,000 hours

Warranty

- 5-year limited system warranty standard
- Warranty does not cover product failure due to an overvoltage event (power surge.)

Angelus

Project

OWCR4U1035MV50BZ

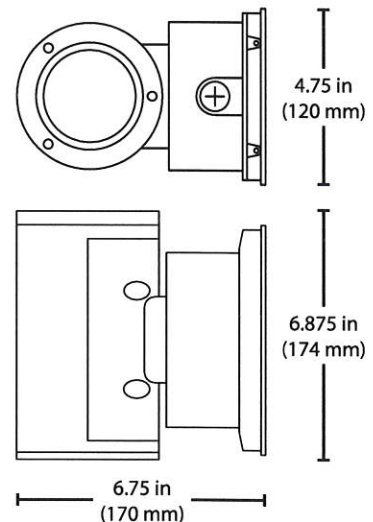
Catalog

A

Type

12-11-18

Date



*Only available on OWCR4D

Photometric Data

OWCR4D 5000K

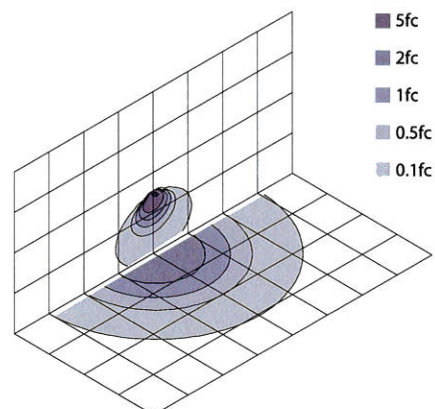
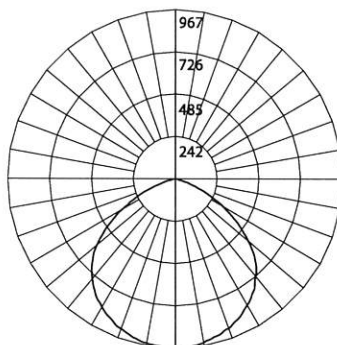
Input Voltage (VAC)	120-277
System Level Power (W)	21.4
120V Current (A)	0.18
277V Current (A)	0.08
Delivered Lumens (Lm)	2445
System Efficacy (Lm/W)	114.1
Correlated Color Temp (K)	5000
Power Factor	0.901
THD	13.49%
Color Rendering Index (CRI)	83
Beam Angle	107.6°
Spacing Criteria	1.31

Intensity Summary (Candle Power)

Angle	Mean CP
0	962
5	962
15	934
25	879
35	793
45	664
55	456
65	222
75	39
85	0
90	0

CCT Data Multiplier

OWCR4D1022MV30	0.923
OWCR4D1022MV40	0.962



Each square represents 100 square feet.

Zonal Lumen Summary

Zone	Lumens	% of Luminaire
0-30	761	31.1%
0-40	1257	51.4%
0-60	2174	88.9%
0-90	2445	100.0%
90-180	0	0.0%
0-180	2445	100.0%

OWCR4U 5000K

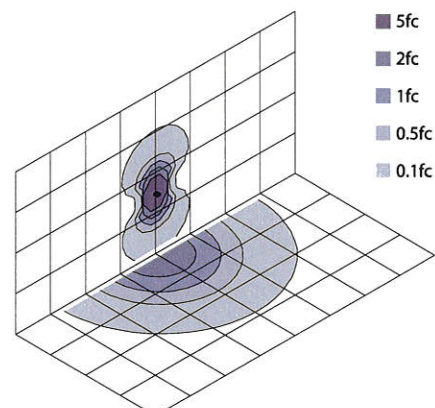
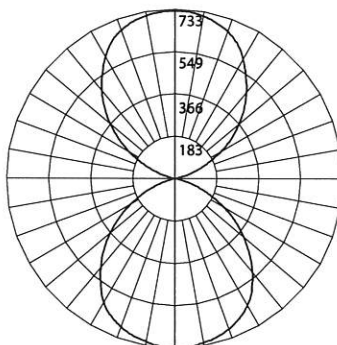
Input Voltage (VAC)	120-277
System Level Power (W)	33.7
120V Current (A)	0.29
277V Current (A)	0.13
Delivered Lumens (Lm)	3489
System Efficacy (Lm/W)	103.4
Correlated Color Temp (K)	5000
Power Factor	> 0.9
THD	< 20%
Color Rendering Index (CRI)	83
Beam Angle	102.5°
Spacing Criteria	1.31

Intensity Summary (Candle Power)

Angle	Mean CP
0	730
15	706
30	629
45	458
60	237
75	34
90	0
105	40
120	232
135	434
150	607
165	701
180	725

CCT Data Multiplier

OWCR4U1035MV30	0.923
OWCR4U1035MV40	0.962



Each square represents 100 square feet.

Zonal Lumen Summary

Zone	Lumens	% of Luminaire
0-30	574	16.4%
0-40	938	26.9%
0-60	1569	45.0%
0-90	1768	50.7%
90-180	1721	49.3%
0-180	3489	100.0%

Fixture tested per LM-79-08. Photometric data is of the performance of a representative fixture. Results may vary in the field.

Performance Data

Model Number	Lumens	Watts	Lumens/Watt	BUG Rating
OWCR4D1022MV30	2258	21.4	105.3	B1-U1-G0
OWCR4D1022MV40	2351	21.4	109.7	B1-U1-G0
OWCR4D1022MV50	2445	21.4	114.1	B1-U1-G0
OWCR4U1035MV30	3222	33.7	95.5	B1-U5-G0
OWCR4U1035MV40	3355	33.7	99.5	B1-U5-G0
OWCR4U1035MV50	3489	33.7	103.4	B1-U5-G0

Ordering Information						Example: OWCR4D1022MV50BZ
Series	Distribution	Version	Wattage	Voltage	CCTs	Finish
OWCR4	☐ D (Down)	10 (Version 1)	☐ 22 (22 W)*	MV (120-277)	☐ 30 (3000 K)	☐ BZ (Bronze)
	☒ U (Up/Down)		☒ 35 (35 W)**		☒ 40 (4000 K)	☒ WH (White)
					☐ 50 (5000 K)	

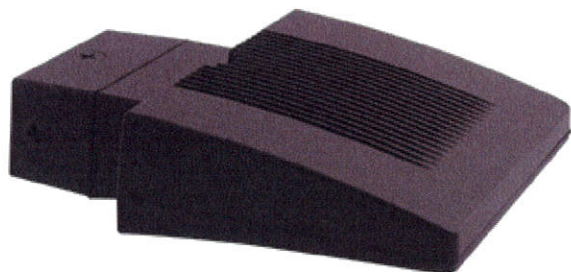
Specifications and dimensions subject to change without notice.

* Only available in Down configuration

** Only available in Up/Down configuration

This device complies with part 15 of the FCC Rules. Operation is subject to the following two conditions: (1) This device may not cause harmful interference, and (2) this device must accept any interference received, including interference that may cause undesired operation.

NOTE: This equipment has been tested and found to comply with the limits for a Class A digital device, pursuant to part 15 of the FCC Rules. These limits are designed to provide reasonable protection against harmful interference when the equipment is operated in a commercial environment. This equipment generates, uses, and can radiate radio frequency energy and, if not installed and used in accordance with the instruction manual, may cause harmful interference to radio communications. Operation of this equipment in a residential area is likely to cause harmful interference in which case the user will be required to correct the interference at his own expense.



Color: Bronze

Weight: 7.2 lbs

Project:
Angelus

Type:
B

Prepared By:
HFR electric inc.

Date:
5-20-19

Driver Info

Type: Constant Current
120V: 0.26A
208V: 0.16A
240V: 0.14A
277V: 0.12A
Input Watts: 29W
Efficiency: 89%

LED Info

Watts: 26W
Color Temp: 5000K (Cool)
Color Accuracy: 72 CRI
L70 Lifespan: 100,000
Lumens: 3,483
Efficacy: 120 LPW

Technical Specifications

Listings

UL Listing:

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

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities.

DLC Product Code: P0000170I

LED Characteristics

Lifespan:

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

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period

Color Uniformity:

RAB's range of CCT (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.

Construction

IP Rating:

Ingress Protection rating of IP66 for dust and water

Finish:

Formulated for high-durability and long lasting color

Ambient Temperature:

Suitable For use in 40°C (104°F)

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Green Technology:

Mercury and UV-free. RoHS compliant components.

Electrical

Driver:

Multi-chip 26W high output long life LED Driver
Constant Current, 720mA, Class 2, 6kV Surge
Protection, 100V-277V, 50-60 Hz, 100-240V.4 Amps.

THD:

11.91% at 120V, 9.58% at 277V

Power Factor:

99.1% at 120V, 93.1% at 277V

Other

Patents:

The WPLED design is protected by U.S. Pat. D634878, Canada Pat 134878, China Pat. CN301649064S.

Equivalency:

Equivalent to 175W Metal Halide

Buy American Act Compliance:

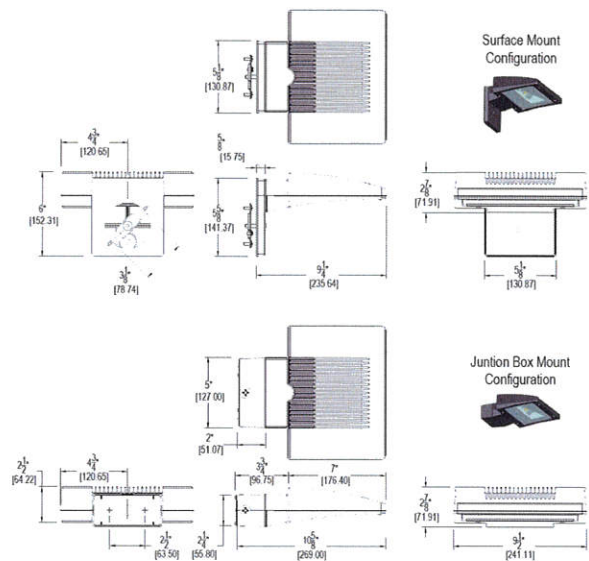
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B1 U0 G0

Dimensions



Features

- Maintains 70% of initial lumens at 100,000 hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- 100 up to 277 Volts
- 5-year warranty

Description

The Halo RL560 is a complete LED Baffle-Trim Module for 5" and 6" aperture recessed downlights; suitable for new construction, remodel and retrofit installation. The RL560 is cULus Listed for use with Halo and All-Pro, and is UL Classified for use with other compatible 5" and 6" housings. The RL560 with integral LED driver offers 120 volt dimming capability. The RL560 lens provides uniform illumination and wet location listing. Precision construction makes any housing AIR-TITE for added HVAC savings and code compliance. Compliant with NFPA 70, NEC section 410.16 (A)(1) and 410.16 (C)(3).

Specification Features

MECHANICAL

Module - Trim

- Module construction includes LED, heat sink, reflector, lens, baffle and trim ring
- Regressed baffle
- Heat sink designed to conduct heat away from the LED keeping the junction temperatures below specified maximums, even when installed in insulated ceiling environments. L70 at 50,000 hours.
- Designer trim finish options (sold separately)
 - White (Paintable) Trim Ring
 - Satin Nickel Trim Ring
 - Tuscan Bronze Trim Ring

Lens

- Regressed lens
- Impact-resistant polycarbonate
- Convex form for lamp-like appearance
- Diffusing for even illumination

Mounting

- Integral torsion springs and Push-N-Twist clips offer two mounting options
 - Torsion springs are pre-installed and adjust to fit 5" or 6" compatible housings
 - Push-N-Twist universal installation clips are pre-installed and designed to fit 5" or 6" compatible housings

Housing Compatibility

See Housing Compatibility

LED

- Color Temperature (CCT)* Options:
 - 90 CRI: 2700K, 3000K, 3500K, 4000K, and 5000K
- Can be used to comply with California Title 24 High Efficacy requirements. Certified to California Appliance Efficiency Database under JA8.

LED Chromaticity

- A tight chromaticity specification ensures LED color uniformity, sustainable Color Rendering Index (CRI) and Correlated Color Temperature (CCT) over the useful life of the LED
- LED chromaticity of 3 SDCM exceeds ENERGY STAR® color standards per ANSI C78.377- 2008

- High color performance with R9 greater than 50
- Every Halo LED is quality tested, measured, and serialized in a permanent record to register lumens, wattage, CRI and CCT
- Halo LED serialized testing and measurement ensures color and lumen consistency on a per-unit basis, and validates long-term product consistency over time

ELECTRICAL

Power Connections

- LED connector is a non-screw base luminaire disconnect offering easy installation with the matching Halo 5" and 6" LED housings
- LED Connector meets California Title-24 high efficacy luminaire requirement for a non-screw base socket, and where required to qualify as a high efficacy luminaire
- The included E26 medium screw-base Edison adapter provides easy retrofit of incandescent housings (see Housing Compatibility)

Ground Connection

Separate grounding cable included on the module for attachment to the housing during installation.

LED Driver

- With the latest "driver-on-board" electronic technology, the driver is integrated in the module.
- 120V 50/60 Hz constant current dimmable driver provides high-efficiency operation
- Driver meets FCC 47CFR Part 15 EMI/RFI consumer limits for use in residential and commercial installations
- Driver features high power factor and low THD and has integral thermal protection in the event of over temperature or internal failure
- If dimming is not required the fixture can be operated from a standard wall switch

Dimming

- Designed for continuous dimming capability to nominally 5% with many 120V Leading Edge (LE) and Trailing Edge (TE) Phase Control dimmers. (Dimmers with low end trim adjustment offer greater assurance of achieving 5% level.)

Catalog #	Type
Project	
Comments	Date
Prepared by	

- Consult dimmer manufacturer for compatibility and conditions of use
- Note:** some dimmers require a neutral in the wallbox.

Warranty

Eaton provides a five year limited warranty on RL56 LED.

Compliance

Labels

- UL Certified 1598 Luminaire with Halo housings and others - see Housing Compatibility
- UL Certified for Damp Location
- IP56 Ingress Protection rated
- May be installed in housings in direct contact with insulation** and combustible material

Compliance

- Airtight certified per ASTM E283 (not exceeding 2.0 CFM under 75 Pascals pressure difference)
- 90 CRI: Can be used to comply with California Title 24 High Efficacy requirements. Certified to California Title 20 Appliance Efficiency Database.*
- Can be used for International Energy Conservation Code (IECC) high efficiency luminaire compliance.
- Suitable for use in closets. Compliant with NFPA 70, NEC Sec. 410.16 (A)(1) and 410.16 (C)(3).
- ENERGY STAR® Certified luminaire - consult ENERGY STAR® Certified Product List*
- EMI/RFI per FCC 47CFR Part 15 Class B Consumer limits, suitable for use in residential and commercial installations
- Contains no mercury or lead and RoHS compliant.
- Photometric testing in accordance with IES LM-79
- Lumen maintenance projections in accordance with IES LM-80 and TM-21



RL560†

White

600 Series 5/6-Inch LED Recessed Retrofit Module-Trim

90CRI
2700K, 3000K, 3500K,
4000K, 5000K

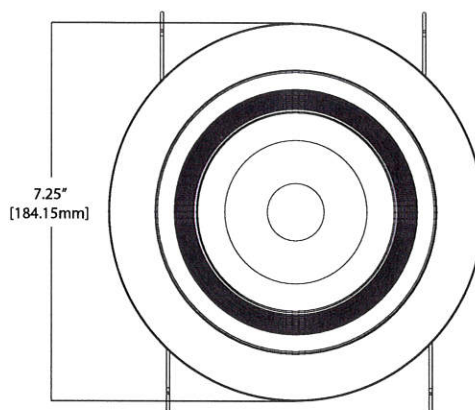
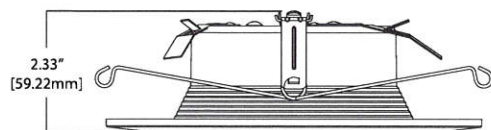
FOR USE IN
INSULATED CEILING
AND NON- INSULATED
CEILING RATED
HOUSINGS

HIGH-EFFICACY LED
WITH INTEGRAL
DRIVER - DIMMABLE

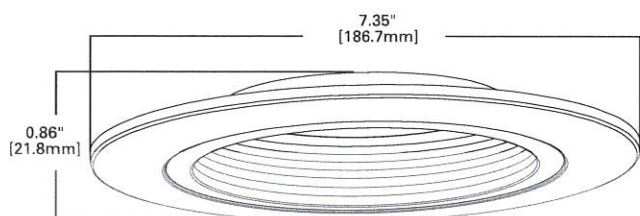


Refer to ENERGY STAR® Qualified Products List.
Can be used to comply with California Title 24 High Efficacy requirements.
Certified to California Appliance Efficiency Database under JA8.

RL56 Dimensions



Designer Trim Dimensions



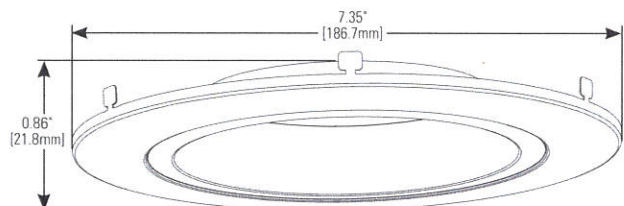
RL56TRMWHB
White (Paintable)



RL56TRMTBZB
Tuscan Bronze



RL56TRMSNB
Satin Nickel



RL56TRMWH
White (Paintable)



RL56TRMTBZ
Tuscan Bronze



RL56TRMSN
Satin Nickel

Energy Data

RL56 Series (Values at non-dimming line voltage)

Minimum Starting Temp: -30°C (-22°F)

EMI/RFI: FCC Title 47 CFR, Part 15, Class B (Consumer)

Sound Rating: Class A

Input Voltage: 120V

Power Factor: >0.90

Input Frequency: 60Hz

THD: <20%

Input Power: 7.6W - RL560WH6827

7.3W - RL560WH6830, RL560WH6835, RL560WH6840

9.7W - RL560WH6927

8.7W - RL560WH6930, RL560WH6940

9.0W - RL560WH6935

Input Current: 0.15A

Maximum IC (Insulated Ceiling) Ambient Continuous Operating Temperature: 25°C (77°F)

Maximum Non-IC Ambient Continuous Operating Temperature 40°C (104°F)

Ordering Information

Sample Number: **RL560WH6927-RL56TRMWHB**

Complete unit includes a RL56 Baffle-Trim LED Module and a 5" or 6" compatible housing, ordered separately. Optional accessory designer trim ring ordered separately.

RL56 600 Series

RL560WH6927= 5"/6" Retrofit Baffle - Trim LED Module, 90CRI, 2700K, Matte White

RL560WH6930= 5"/6" Retrofit Baffle - Trim LED Module, 90CRI, 3000K, Matte White

RL560WH6935= 5"/6" Retrofit Baffle - Trim LED Module, 90CRI, 3500K, Matte White

RL560WH6940= 5"/6" Retrofit Baffle - Trim LED Module, 90CRI, 4000K, Matte White

RL560WH6950= 5"/6" Retrofit Baffle - Trim LED Module, 90CRI, 5000K, Matte White

Accessory (Order Separately)

RL56TRMSNB=5/6" Satin Nickel Trim Ring, Baffle

RL56TRMTBZB=5/6" Tuscan Bronze Trim Ring, Baffle

RL56TRMWHB=5/6" White Paintable Trim Ring, Baffle

RL56TRMSN=5/6" Satin Nickel Trim Ring

RL56TRMTBZ=5/6" Tuscan Bronze Trim Ring

RL56TRMWH=5/6" White Paintable Trim Ring

OT400P=Oversize Flat White Metal Trim Ring 6" I.D. x 9-1/4" O.D. (ring slips behind RL56 ring, in stepped configuration)

OT403P=Oversize White Plastic Trim Ring 6" I.D. x 8" O.D. (ring slips behind RL56 ring, in stepped configuration)

TRM690WH=Oversize Matte White Metal Trim Ring. Designed for RL560 ring to inset into oversize ring for an even (non-stepped) trim surface

HE26LED=Replacement screw base adapter (one included with unit)



E26 Screw base adapter for retrofit (included)

Housing Compatibility

Compatible Halo LED Housings with LED luminaire connector (high-efficacy compliant)		
HALO LED	Recessed Can Size	Catalog Number
	5"	H550ICAT, H550RICAT, E550ICAT, E550RICAT
	6"	H750ICAT, H750RICAT, H750T, H750RINTD010, H750TCP, H2750ICAT, H2750RICAT, E750ICAT, E750RICAT
Halo LED Retrofit Enclosures		
HALO	6"	ML7BXRFK, ML7E26RFB
Compatible Halo Incandescent E26 Screwbase Housings		
HALO	5"	H5ICAT, H5RICAT, H5ICATNB, H5T, H5RT, H25ICAT, H25ICATNB, E5TAT, E5RTAT, H5TNB, E5TATNB, E5ICAT, E5RICAT, E5ICATNB
	6"	H7ICAT, H7RICAT, H7ICT, H7RICT, H7ICATNB, H7ICTNB, H7T, H7RT, H7TNB, H7TCP, H7UICAT, H7UICAT, H27ICAT, H27RICAT, H27T, H27RT, E7ICAT, E7RICAT, E27ICAT, E27RICAT, E7ICATNB, E7TAT, E7RTAT, E7TATNB, E27TAT, E27RTAT

RL56 Series LED Retrofit is UL Classified for retrofit in the follow 5/6" recessed housings:

The RL Series LED light module - trim combination is UL Certified for use with any 5"/6" diameter recessed housing constructed of steel or aluminum with an internal volume that exceeds 107.9 in³ in addition to those noted above.

Product and Photometric Data

RL56 - 600 Series

Cat No.	CRI	CCT	Lumens	Power (W)	LPW
RL560WH6927	92	2700	630	8.7	72
RL560WH6930	91	3000	645	8.8	73
RL560WH6935	92	3500	650	8.9	73
RL560WH6940	92	4000	690	9.2	75
RL560WH6950	90	5000	715	8.9	80

RL56-600 Series Photometric*

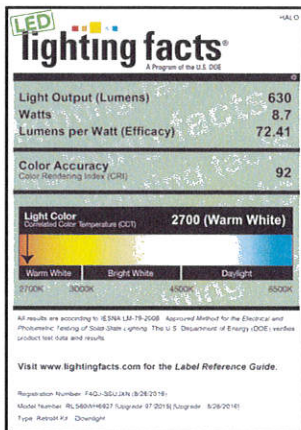
RL560WH6930		
Luminaire lumens		645
Input watts		8.8
LER (LPW)		73.3
Spacing Criteria	0-180	1.14
	90-270	1.14
	Diagonal	1.22
Beam angle (degrees)		87.8
Field angle (degrees)		139
Zonal lumen	Lumens	% Lumens
0-30	240	37.2
0-40	375	58.2
0-60	577	89.4
0-90	645	100

* Tested in accordance with IES LM63. Field results may vary.

Lighting Facts

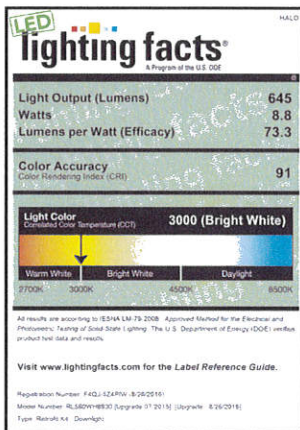
RL560WH6927

2700K Source



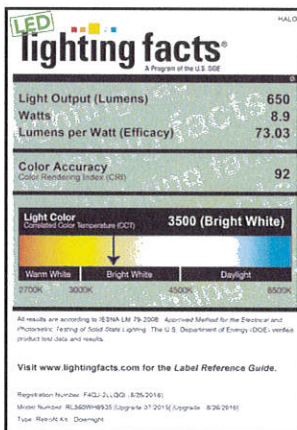
RL560WH6930

3000K Source



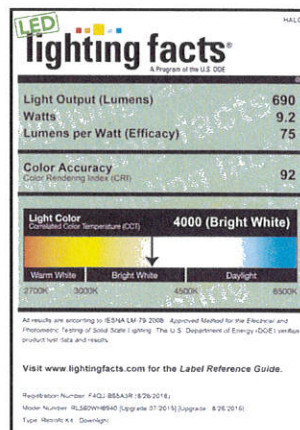
RL560WH6935

3500K Source



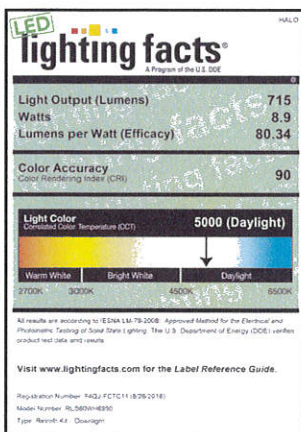
RL560WH6940

4000K Source



RL560WH6950

5000K Source



ALED4T105



Color: Bronze

Weight: 32.8 lbs

Project: Angelus	Type: D and E
Prepared By: HFR electric inc.	Date: 5-20-19

Driver Info		LED Info	
Type:	Constant Current	Watts:	105W
120V:	0.89A	Color Temp:	5000K (Cool)
208V:	0.58A	Color Accuracy:	70 CRI
240V:	0.50A	L70 Lifespan:	100,000
277V:	0.44A	Lumens:	13,680
Input Watts:	109W	Efficacy:	125 LPW
Efficiency:	96%		

Technical Specifications

Listings

UL Listing:

Suitable for wet locations

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

DLC Product Code: P0000177G

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.

Dark Sky Conformance:

Conforms to (allows for conformance to) the IDA's fully shielding requirement, emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole).

LED Characteristics

Lifespan:

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

LEDs:

Multi-chip, high-output, long-life LEDs

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period

Color Uniformity:

RAB's range of CCT (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.

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°.

Effective Projected Area:

EPA = 0.75

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F)

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior thermal management with external "Air-Flow" fins

Lens:

Tempered glass lens

Housing:

Die-cast aluminum housing, lens frame and mounting arm

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.

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High-temperature silicone gaskets

IP Rating:

Ingress Protection rating of IP66 for dust and water

Finish:

Formulated for high-durability and long lasting color

Green Technology:

Mercury and UV-free. RoHS compliant components.

Electrical

Drivers:

Two Drivers, Constant Current, Class 2, 1400mA, 100-277V, 50/60Hz, 0.8A, Power Factor 99%

THD:

7.6% at 120V, 16.5% at 277V

Surge Protection:

4kV

Other

Compatibility:

Compatible with Round Poles with a diameter of 2.5" to 6"

BAA Compliance:

Click for BAA compliance.

Technical Specifications (continued)

Other

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

Equivalency:

Replaces 320W Metal Halide

Buy American Act Compliance:

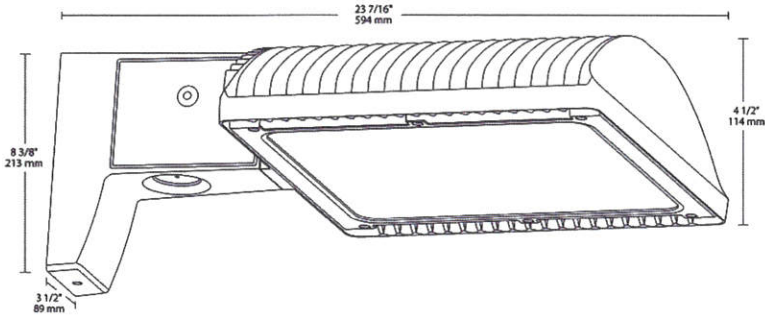
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B1 U0 G2

Dimensions



Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- 5-year warranty

Ordering Matrix

Family	Optics	Wattage	Mounting	Color Temp	Finish	Driver Options	Options	Other Options
ALED	4T	105	Λ	Λ	Λ	Λ	Λ	Λ
	4T = Type IV	50 = 50W 78 = 78W	Blank = Pole mount	Blank = 5000K (Cool)	Blank = Bronze	Blank = 120-277V	Blank = No Option	Blank = Standard
	3T = Type III	105 = 105W	SF = Slipfitter	N = 4000K (Neutral)	RG = Roadway Gray	/480 = 480V	/LC = Lightcloud® Controller	USA = BAA Compliant
	2T = Type II	125 = 125W 150 = 150W		Y = 3000K (Warm)	W = White K = Black	/BL = Bi-Level /D10 = 0-10V Dimming	/PCS = 120V Swivel Photocell /PCS2 = 277V Swivel Photocell /PCT = 120-277V Twistlock Photocell /PCS4 = 480V Swivel Photocell /PCT4 = 480V Twistlock Photocell /WS2 = Multi-Level Motion Sensor 20 ft. /WS4 = Multi-Level Motion Sensor 40 ft.	



Color: Bronze

Weight: 32.9 lbs

Project:
Angelus

Type:
F

Prepared By:
HFR electric inc.

Date:
5-20-19

Driver Info

Type: Constant Current
120V: 1.31A
208V: 0.80A
240V: 0.69A
277V: 0.60A
Input Watts: 156W
Efficiency: 96%

LED Info

Watts: 150W
Color Temp: 5000K (Cool)
Color Accuracy: 71 CRI
L70 Lifespan: 100,000
Lumens: 18,464
Efficacy: 119 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

DLC Product Code: P0000175F

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.

Dark Sky Conformance:

Conforms to (allows for conformance to) the IDA's fully shielding requirement, emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole).

Electrical

Driver:

One Driver, Constant Current, Class 2, 2100mA 100-277V, 50-60Hz, Power Factor 99%

THD:

4.7% at 120V, 13.3% at 277V

Surge Protection:

4kV

LED Characteristics

Lifespan:

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

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

7-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 CCT over a 5 year period

Color Uniformity:

RAB's range of CCT (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.

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°.

Effective Projected Area:

EPA = 0.75

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F)

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior thermal management with external "Air-Flow" fins

Lens:

Tempered glass lens

Housing:

Die-cast aluminum housing, lens frame and mounting arm

IP Rating:

Ingress Protection rating of IP66 for dust and water

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.

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High-temperature silicone gaskets

Finish:

Formulated for high-durability and long lasting color

Green Technology:

Mercury and UV-free. RoHS compliant components.

Optical

BUG Rating:

B1 U0 G3

Technical Specifications (continued)

Other

BAA Compliance:

Click for BAA compliance.

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

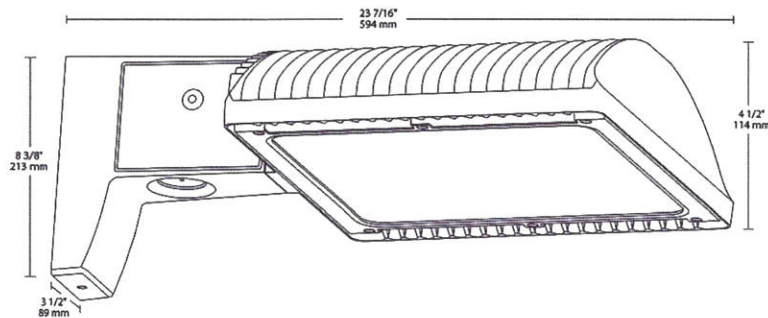
Equivalency:

Equivalent to 400W 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.

Dimensions



Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- 5-year warranty

Ordering Matrix

Family	Optics	Wattage	Mounting	Color Temp	Finish	Driver Options	Options	Other Options
ALED	4T	150	Λ	Λ	Λ	Λ	Λ	Λ
	4T = Type IV	50 = 50W 78 = 78W	Blank = Pole mount	Blank = 5000K (Cool)	Blank = Bronze	Blank = 120-277V	Blank = No Option	Blank = Standard
	3T = Type III	105 = 105W	SF = Slipfitter	N = 4000K (Neutral)	RG = Roadway Gray	/480 = 480V	/LC = Lightcloud® Controller	USA = BAA Compliant
	2T = Type II	125 = 125W 150 = 150W		Y = 3000K (Warm)	W = White K = Black	/BL = Bi-Level /D10 = 0-10V Dimming	/PCS = 120V Swivel Photocell /PCS2 = 277V Swivel Photocell /PCT = 120-277V Twistlock Photocell /PCS4 = 480V Swivel Photocell /PCT4 = 480V Twistlock Photocell /WS2 = Multi-Level Motion Sensor 20 ft. /WS4 = Multi-Level Motion Sensor 40 ft.	



Color: Bronze

Weight: 34.8 lbs

Project:
Angelus

Type:
G

Prepared By:
HFR electric inc.

Date:
5-20-19

Driver Info

Type	Constant Current
120V	1.31A
208V	0.80A
240V	0.69A
277V	0.60A
Input Watts	155.8W

LED Info

Watts	150W
Color Temp	5000K (Cool)
Color Accuracy	71 CRI
L70 Lifespan	100,000
Lumens	18,464
Efficacy	118.5 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

DLC Product Code: P0000174K

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.

LED Characteristics

Lifespan:

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

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5-year period

Color Uniformity:

RAB's range of CCT (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.

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°.

IP Rating:

Ingress Protection rating of IP66 for dust and water

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F)

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior thermal management with external "Air-Flow" fins

Housing:

Die-cast aluminum housing, lens frame and mounting arm

Mounting:

Heavy-duty mounting arm with "O" ring seal & stainless steel screws

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High-temperature silicone gaskets

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Technical Specifications (continued)

Other

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 www.rablighting.com/legal#warranty

Patents:

The design of WPLED150 is protected by patents pending in US, Canada, China, Taiwan and Mexico

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 G3

Electrical

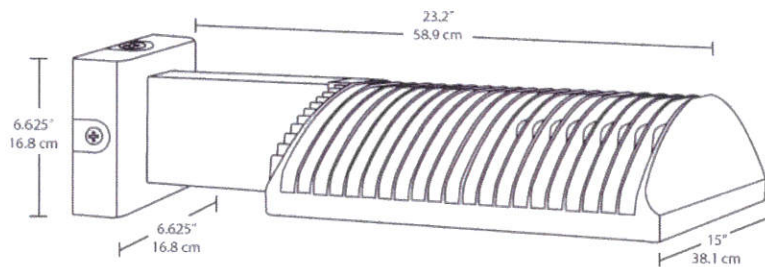
Driver:

One Driver, Constant Current, Class 2, 2100mA 100-277V, 50-60Hz, Power Factor 99%

THD:

4.7% at 120V, 13.3% at 277V

Dimensions

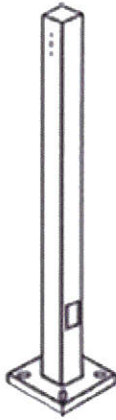


Features

- 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
- Replaces 400W MH
- 100 up to 277 Volts
- 5-Year, No-Compromise Warranty

Ordering Matrix

Family	Optics	Wattage	Color Temp	Mounting	Finish	Driver Options	Other Options
WPLED	4T	150					
	4T = Type IV	50 = 50W 78 = 78W	Blank = 5000K (Cool) N = 4000K (Neutral) Y = 3000K (Warm)	Blank = Arm FX = Flat Mount	Blank = Bronze W = White	Blank = Standard /480 = 480V /BL = Bi-Level /D10 = 0-10V Dimming /480/D10 = 480V 0-10V Dimming	Blank = Standard /PC = 120V Photocell /PC2 = 277V Photocell /PCT = 120-277V Twistlock Photocell /PCT4 = 480V Twistlock Photocell /PCS = 120V Swivel Photocell /PCS2 = 277V Swivel Photocell /PCS4 = 480V Swivel Photocell /WS2 = Multi-Level Motion Sensor (20 ft. mt. ht.) /WS4 = Multi-Level Motion Sensor (40 ft. mt. ht.) /LC = Lightcloud Controller
	3T = Type III	105 = 105W 125 = 125W					
	2T = Type II	150 = 150W					



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:
Angelus

Type:
Pole

Prepared By:
HFR electric inc.

Date:
5-20-19

Technical Specifications

Listings

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:

20 FT

Weight:

137 lbs

Gauge:

11

Wall Thickness:

1/8"

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 template. All bolts have a 3" hook.

Anchor Bolt Templates:

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

Pre-Shipped Anchor Bolts:

Bolts can be pre-shipped upon request for additional freight charge

MaxEPA's/Max Weights:

70MPH 8.3 ft_/240 lb
80MPH 5.6 ft_/165 lb
90MPH 3.6 ft_/110 lb
100MPH 2.2 ft_/75 lb
110MPH 1.0 ft_/45 lb
120MPH 0.2 ft_/20 lb.

Other

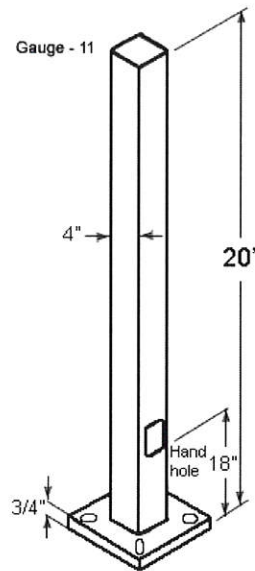
Terms of Sale:

Pole Terms of Sale is available .

Buy American Act Compliance:

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

Dimensions



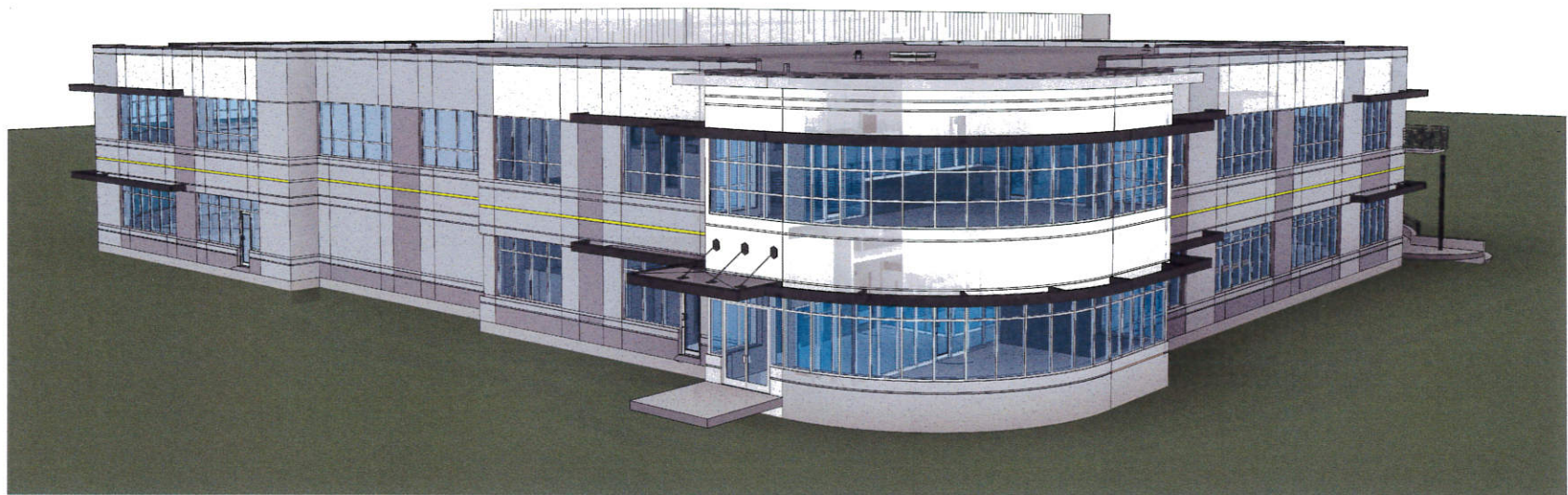
Features

- Designed for ground mounting
- Heavy duty TGIC polyester coating
- Reinforced hand holes with grounding lug and removable cover for easy wiring access
- Anchor Bolt Kit includes pole cap and base cover (sold separately)
- Custom manufactured for each application

PROPOSED NEW BUILDING FOR:

THE ANGELUS CORPORATION

W220N1051 SPRINGDALE ROAD
PEWAUKEE, WISCONSIN

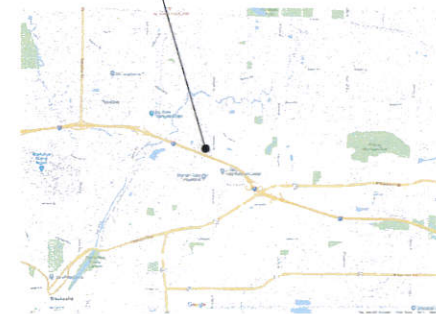


EXTERIOR PERSPECTIVE LOOK SOUTHWEST

PLAN COMMISSION RE-REVIEW SET
MAY 20, 2019

OWNER :	GENERAL CONTRACTOR :	ARCHITECT :	STRUCTURAL ENGINEER:
<u>SPRINGDALE-194 NORTH LLC, OR ASSIGNS</u> <u>NELSON WILLIAMS</u>	<u>BRIOHN BUILDING CORPORATION</u> <u>JEFF HOOK, P.E.</u>	<u>BRIOHN DESIGN GROUP LLC</u> <u>CHRISTOPHER WENZLER, AIA</u> <u>DOMENICO FERRANTE, AIA</u>	<u>K. SINGH & ASSOCIATES, INC.</u> <u>STEVEN SCHMITT, PE</u>
3885 N. BROOKFIELD ROAD BROOKFIELD, WI 53045 (262) 790-0500 PHONE (262) 790-0505 FAX	3885 N. BROOKFIELD RD., SUITE 200 BROOKFIELD, WISCONSIN 53045 (262) 790-0500 PHONE (262) 790-0505 FAX	3885 N. BROOKFIELD RD., SUITE 200 BROOKFIELD, WISCONSIN 53045 (262) 790-0500 PHONE (262) 790-0505 FAX	3636 N. 124TH STREET WAUWATOSA, WISCONSIN 53222 (262) 821-1171 PHONE
CIVIL ENGINEER:			
<u>PINNACLE ENGINEERING GROUP</u> <u>ANTHONY S. ZANON, P.E.</u>			
15850 W. BLUEMOUND ROAD SUITE 210 BROOKFIELD, WI 53005 (262) 754-8888 MAIN (262) 754-0839 DIRECT (262) 754-8850 FAX			

PROJECT LOCATION:



PROJECT INFORMATION:	
CODE:	SPS 360-366 WISCONSIN COMMERCIAL BUILDING CODE [IBC 2015, IECC 2015, IEBC 2015, IMC 2015 AND IFGC 2015] SPS 314 FIRE PREVENTION SPS 316 ELECTRICAL SPS 381-387 PLUMBING
OCCUPANCY:	PRIMARY F-1 (MODERATE HAZARD FACTORY INDUSTRIAL) SECONDARY B (OFFICE/BUSINESS) SECONDARY S-1 (MODERATE HAZARD STORAGE)
CLASS OF CONSTRUCTION:	TYPE 2B
SPRINKLER SYSTEM:	NONE
FLOOR LEVELS:	2
NUMBER OF STORIES:	2
BUILDING AREA:	PROPOSED FOOTPRINT 36,308 SF MEZZANINE 13,010 SF TOTAL 49,318 SF
	MOH: ALL MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SPRINKLER ENGINEERING BY DESIGN-BUILD CONTRACTORS



TITLE SHEET

ANGELUS CORPORATION
W220N1051 SPRINGDALE ROAD
PEWAUKEE, WI

JOB:	3127
DRAWN:	CW
CHECKED:	CW
DATE:	05-20-19
SHEET:	T0.1

LEGEND OF SYMBOLS & ABBREVIATIONS

	SANITARY MANHOLE		FIBER OPTIC MARKER		SIGN
	STORM INLET		FIBER OPTIC MANHOLE VAULT		MAIL BOX
	CLEANOUT		TELEPHONE PEDESTAL		FLAG POLE
	CATCH BASIN		TELEPHONE MANHOLE VAULT		BASKETBALL HOOP
	LATERAL		TELEPHONE MARKER		ROLLING
	UNKNOWN MANHOLE		TRANSFORMER		CROSS CUT
	WELL		ELECTRIC METER PEDESTAL		IRON PIPE
	HYDRANT		ELECTRIC MANHOLE VAULT		IRON RESERVOIR
	WATER VALVE		CABLE TV FIBER BOX		M&M MAIL
	DOWN SPOUT		CABLE TV MANHOLE VAULT		SECTION MARKER
	SPRINKLER VALVE		GAS VALVE		BENCHMARK
	WATER SHUT OFF		GAS METER		CONIFER TREE
	STANDPIPE		GAS MARKER		DECIDUOUS TREE
	FLOOD LIGHT		AIR CONDITIONING UNIT		WETLAND SYMBOL
	LIGHT POLE		DIRECTIONAL ARROW		CENTERLINE
	TRAFFIC SIGNAL		DUMPESTER		CONCRETE
	UTILITY POLE		HANDICAP STALL		ELEVATION
	GUY WIRE		SPOT ELEVATION		EXISTING
			SANITARY SEWER		INVERT
			STORM SEWER		MONUMENT
			WATER MAIN		POINT OF BEGINNING
			FIBER OPTIC LINE		POINT OF COMMENCEMENT
			TELEPHONE LINE		RIGHT OF WAY
			ELECTRIC LINE		SECTION
			OVERHEAD WIRES		SQ. FT.
			CABLE TELEVISION		WIDTH
			GAS MAIN		RECORDED AS
			WETLANDS		DEEDED AS
			TREE LINE		
			NO ACCESS		

LEGAL DESCRIPTION:

AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY - WISCONSIN TITLE SERVICE COMPANY COMMITMENT NUMBER 181140003 WITH AN EFFECTIVE DATE OF OCTOBER 18, 2018.

That part of the Northeast One-quarter (1/4) of Section Twenty-five (25), in Township Seven (7) North, Range Nineteen (19) East, in the City of Pewaukee, County of Waukesha, State of Wisconsin, bounded and described as follows: Commencing at a point 216.52 feet due South of the North end of the East boundary of the Northeast 1/4 of Section 25, Township 7 North, Range 19 East; thence North 88°33'58" West, parallel with the North line of the said quarter-section, 832.18 feet to a 3/4" pipe; thence North 55°18'04" West 310.42 feet to a 3/4" pipe; thence North 88°33'58" West, on a line 60.00 feet normally distant from the North line of the quarter-section 458.34 feet to a 3/4" pipe; thence due South 801.85 feet to a 3/4" pipe; thence North 88°33'58" West 53.34 feet; thence South 89°47' East 1421.27 feet; thence South 88°40'42" East 100.03 feet; thence due North, on the East line of the said quarter-section, 753.48 feet to the place of commencement, including that which is East of a line 24.75 feet normally Westerly from and parallel to that last described course and its extensions, now used for highway purposes.

Tax Key No: PWC 0961-998
Address: W220N1001 Springdale Road, Pewaukee, WI 53072

GENERAL NOTES

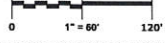
- Flood Zone Classification: The property lies within Zone "X" of the Flood Insurance Rate Map Community Panel No. 55133C0216G with an effective date of NOVEMBER 5, 2014. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Benchmark: Concrete monument with brass cap at the northeast corner of the Northeast 1/4 Section 25, Town 7 North, Range 19 East, Elevation = 842.83.
- Contours are based on field survey by Pinnacle Engineering Group, November 2018.
- Underground utility locations shown are based on field location markings by Digger's Hotline ticket #2018430612 with a clear date of OCTOBER 26, 2018. 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.

SPRINGDALE ROAD
COUNTY TRUNK HIGHWAY "SR"
(VARIABLE PUBLIC R.O.W.)

DORAL ROAD



GRAPHICAL SCALE (FEET)



CALL DIGGER'S HOTLINE
1-800-845-8511
TOLL FREE

SEE EXISTING CONDITIONS
FOR THE LOCATION OF
UTILITIES SHOWN TO THE SURVEY

M.L.V. AREA 259-1182

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown.

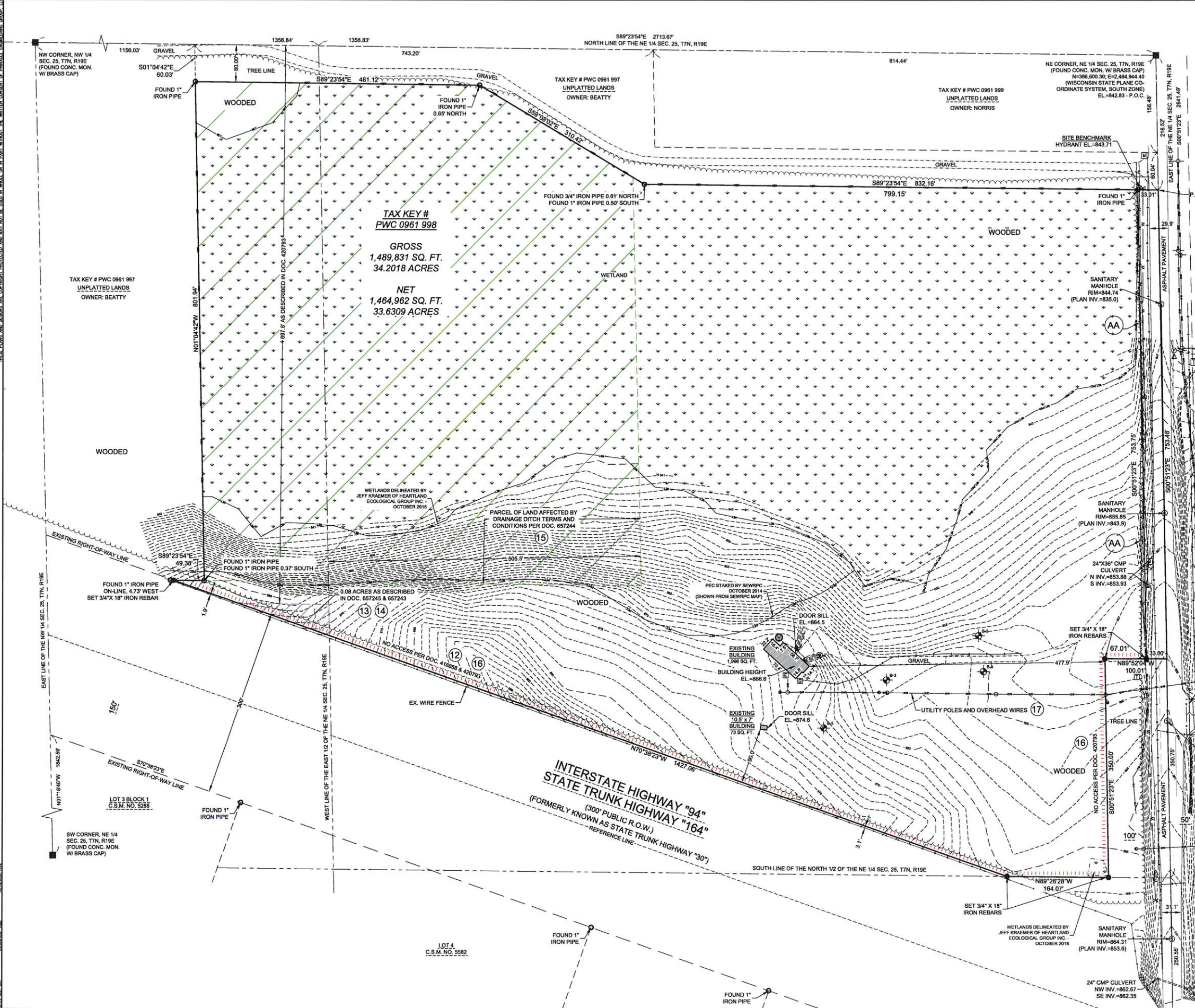
Contact Digger's Hotline, Inc., Etc.

REVISIONS

NO.	REVISION	DATE
1	REVISE LAYOUT/ACTIVITY COMMENTS	05/28/19

FIG. 2018 No. 1-1933.00	AS2
FIG. 2018 No. 1-1933.00	AS2
STATE DATE	05/09/19
SCALE	1" = 60'

SHEET C-1 C-18



PLAN | DESIGN | DELIVER

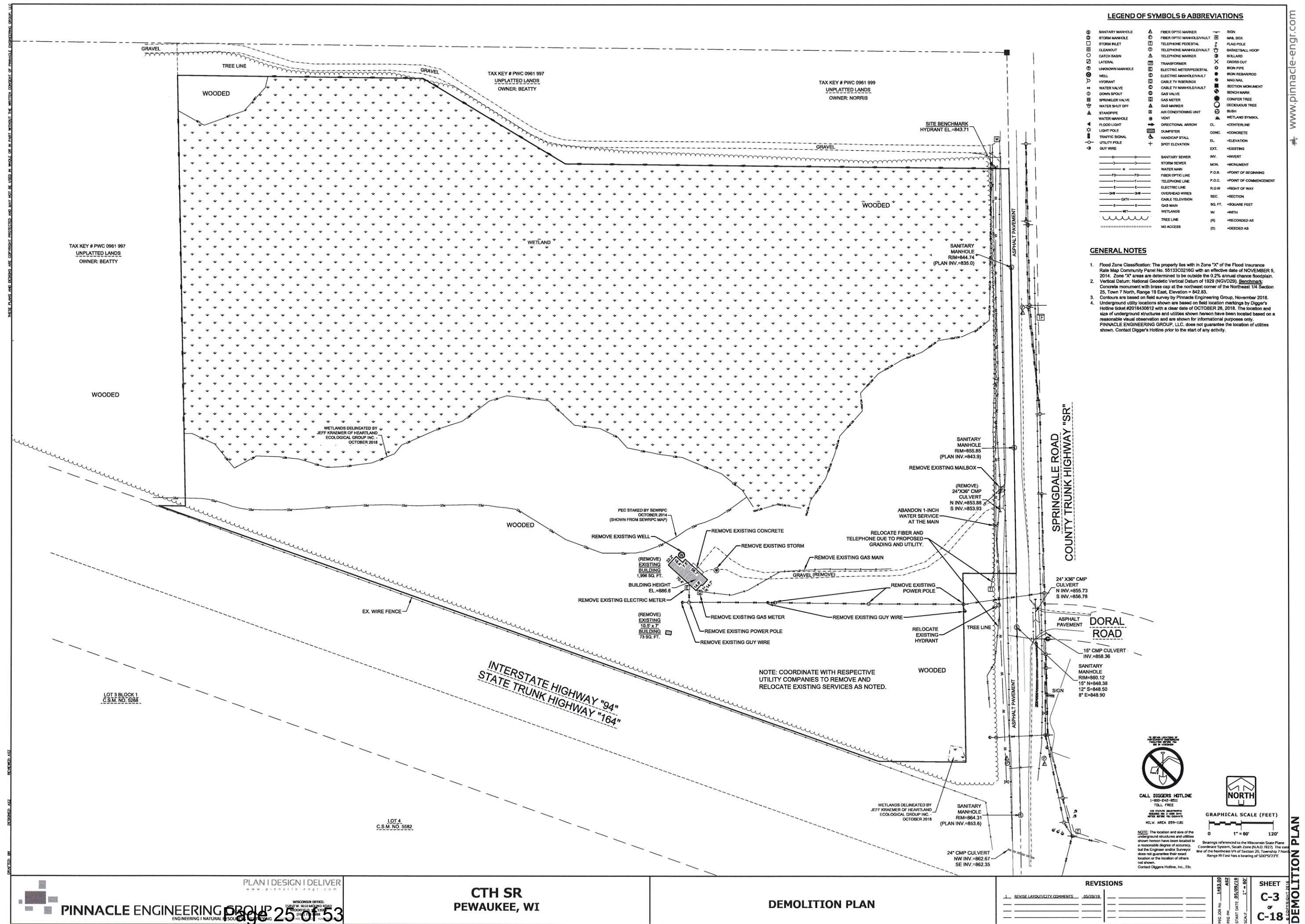
www.pinnacle-engr.com

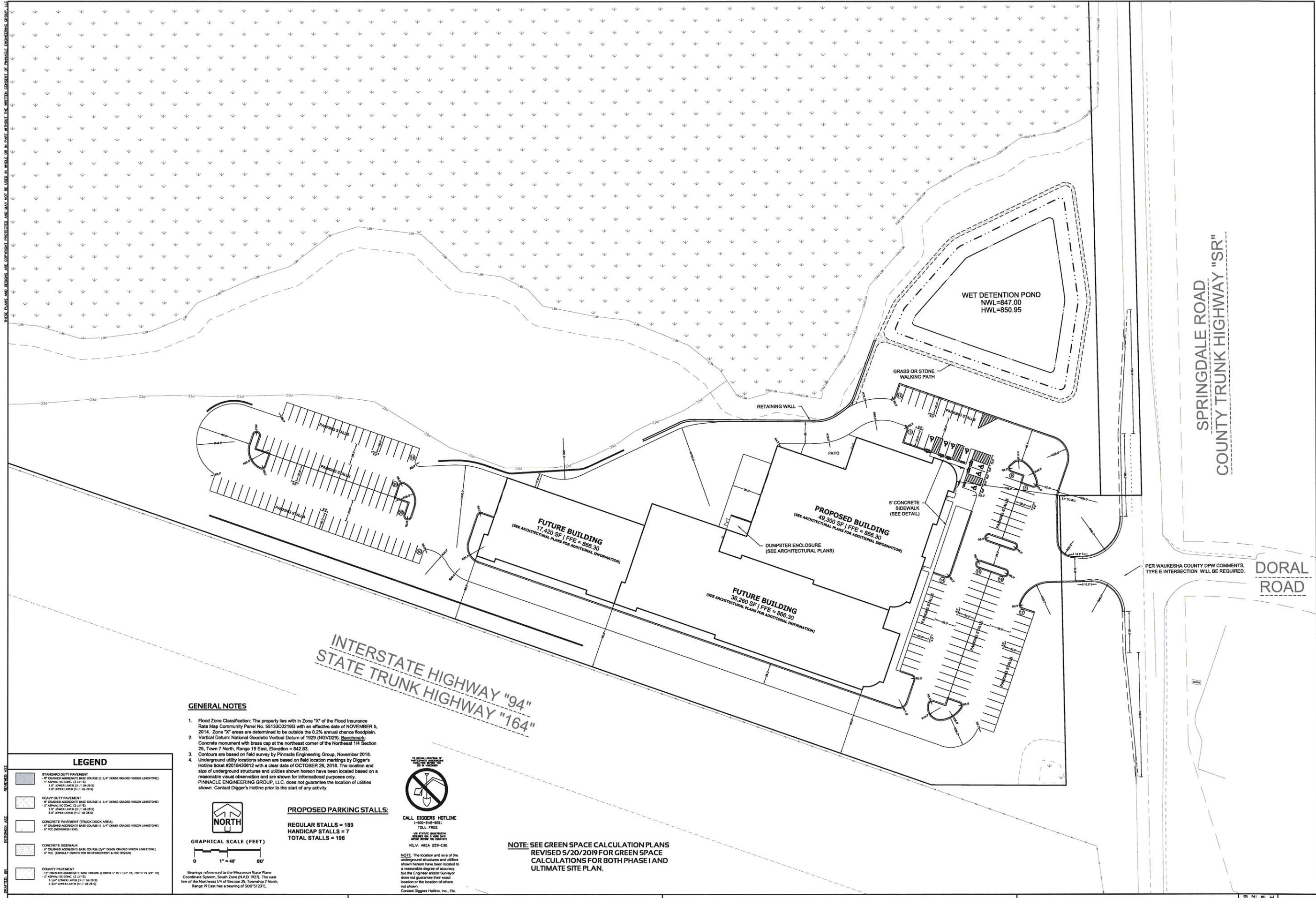
PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
15400 W. BIRMINGHAM ROAD
BROOKFIELD, WI 53005
(262) 781-1000
www.pinnacle-engr.com

CTH SR
PEWAUKEE, WI

EXISTING CONDITIONS



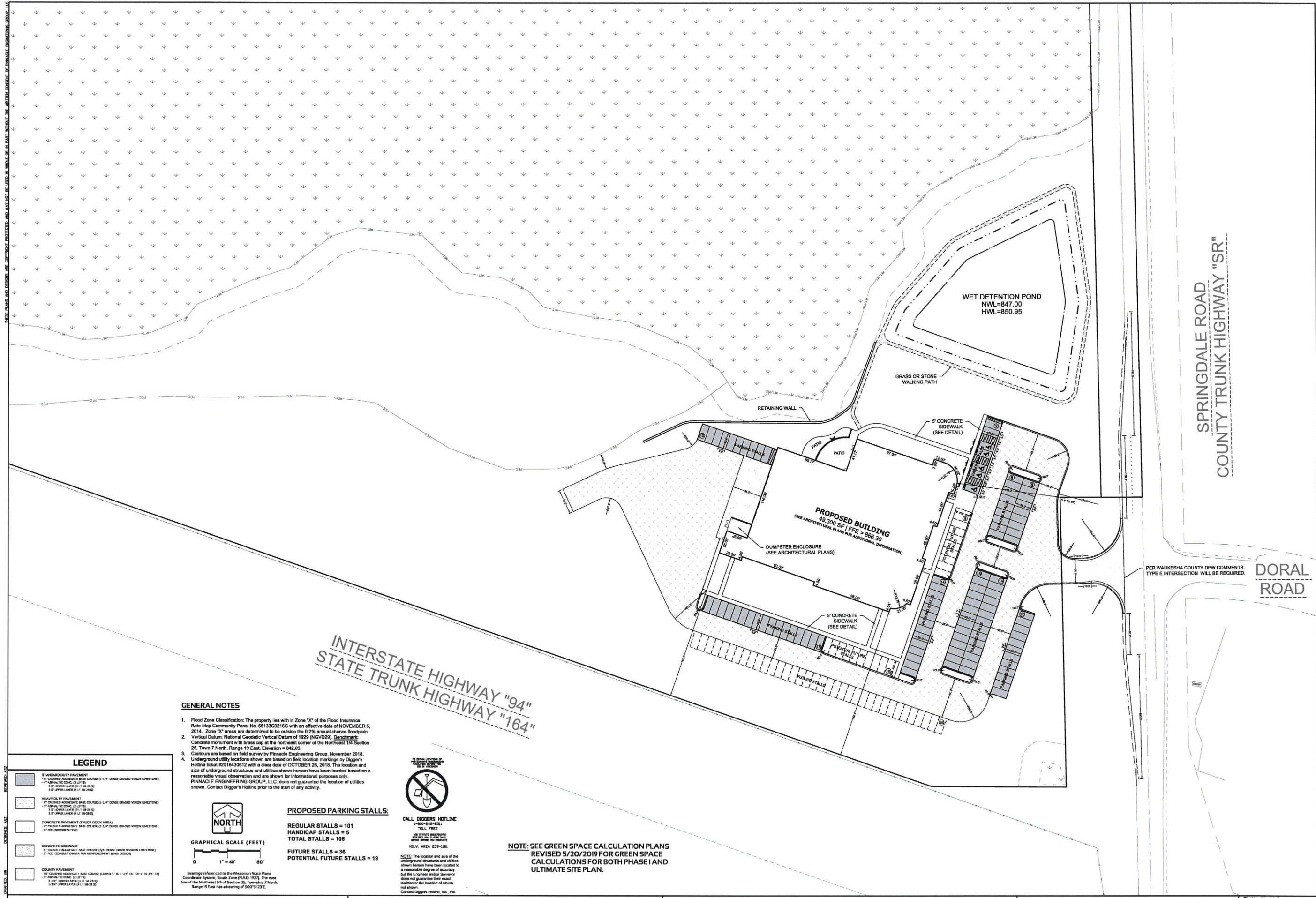


- GENERAL NOTES**
1. Flood Zone Classification: The property lies within Zone "X" of the Flood Insurance Rate Map Community Panel No. 59133C02166 with an effective date of NOVEMBER 5, 2014. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
 2. Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Benchmarks: Concrete monument with brass cap at the northeast corner of the Northeast 1/4 Section 25, Town 7 North, Range 19 East, Elevation = 842.83.
 3. Contours are based on field survey by Pinnacle Engineering Group, November 2018.
 4. Underground utility locations shown are based on field location markings by Digger's Hotline ticket #2018430612 with a clear date of OCTOBER 26, 2018. The location and size of underground structures and utilities shown herein 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.

LEGEND

STANDARD DUTY PAVEMENT

- 1" CRUSHED AGGREGATE BASE COURSE (1 1/4" DENSE GRADED VIRGIN LESTONE)
- 1" ASPHALT/AC CONC. (2.5" MIN)
- 2" DRAIN LAYER (2.5" 1/2" 1/4" 1/8" 3/16" 1/32" 1/64" 1/128" 1/256" 1/512" 1/1024" 1/2048" 1/4096" 1/8192" 1/16384" 1/32768" 1/65536" 1/131072" 1/262144" 1/524288" 1/1048576" 1/2097152" 1/4194304" 1/8388608" 1/16777216" 1/33554432" 1/67108864" 1/134217728" 1/268435456" 1/536870912" 1/1073741824" 1/2147483648" 1/4294967296" 1/8589934592" 1/17179869184" 1/34359738368" 1/68719476736" 1/137438953472" 1/274877906944" 1/549755813888" 1/1099511627776" 1/2199023255552" 1/4398046511104" 1/8796093022208" 1/17592186044416" 1/35184372088832" 1/70368744177664" 1/140737488355328" 1/281474976710656" 1/562949953421312" 1/1125899906842624" 1/2251799813685248" 1/4503599627370496" 1/9007199254740992" 1/18014398509481984" 1/36028797018963968" 1/72057594037927936" 1/144115188075855872" 1/288230376151711744" 1/576460752303423488" 1/1152921504606846976" 1/2305843009213693952" 1/4611686018427387904" 1/9223372036854775808" 1/18446744073709551616" 1/36893488147419103232" 1/73786976294838206464" 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GENERAL NOTES

- 1. Flood Zone Classification: The property lies within Zone "X" of the Flood Insurance Rate Map Community Panel No. 55133C0216G with an effective date of NOVEMBER 5, 2014. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- 2. Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). **Boundaries:** Concrete monument with brass cap at the northeast corner of the Northwest 1/4 Section 25, Town 7 North, Range 19 East, Elevation = 842.83.
- 3. Contours are based on field survey by Pinnacle Engineering Group, November 2018. Underground utility locations shown are based on field location markings by Digger's Hotline ticket #2018430612 with a clear date of OCTOBER 26, 2018. 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.
- 4. PINNACLE ENGINEERING GROUP, LLC does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.

LEGEND

- STANDARD DUTY PAVEMENT
 - 1" CRUSHED AGGREGATE BASE COURSE (1.5" DENSE GRADED VIRGIN LESTONE)
 - 1" ASPHALTIC CONCRETE (2.0" DUTY)
 - 2" DRAIN LAYER (2.0" DUTY)
 - 2" DRAIN LAYER (2.0" DUTY)
- HEAVY DUTY PAVEMENT
 - 1" CRUSHED AGGREGATE BASE COURSE (1.5" DENSE GRADED VIRGIN LESTONE)
 - 1" ASPHALTIC CONCRETE (2.0" DUTY)
 - 2" DRAIN LAYER (2.0" DUTY)
 - 2" DRAIN LAYER (2.0" DUTY)
- CONCRETE PAVEMENT (TRUCK DOCK AREA)
 - 1" CRUSHED AGGREGATE BASE COURSE (1.5" DENSE GRADED VIRGIN LESTONE)
 - 1" ASPHALTIC CONCRETE (2.0" DUTY)
- CONCRETE SIDEWALK
 - 1" CRUSHED AGGREGATE BASE COURSE (1.5" DENSE GRADED VIRGIN LESTONE)
 - 1" ASPHALTIC CONCRETE (2.0" DUTY)
- COUNTY PAVEMENT
 - 1" CRUSHED AGGREGATE BASE COURSE (1.5" DENSE GRADED VIRGIN LESTONE)
 - 1" ASPHALTIC CONCRETE (2.0" DUTY)
 - 2" DRAIN LAYER (2.0" DUTY)
 - 2" DRAIN LAYER (2.0" DUTY)



GRAPHICAL SCALE (FEET)



PROPOSED PARKING STALLS:

REGULAR STALLS = 101
HANDICAP STALLS = 5
TOTAL STALLS = 106
FUTURE STALLS = 36
POTENTIAL FUTURE STALLS = 19



CALL DIGGER'S HOTLINE
1-800-842-8811
TOLL FREE
FOR SERVICE INFORMATION
CALL 1-800-842-8811
OR VISIT WWW.DIGGERSHOTLINE.COM

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown. Contact Digger's Hotline, Inc., Etc.

NOTE: SEE GREEN SPACE CALCULATION PLANS
REVISED 5/20/2019 FOR GREEN SPACE
CALCULATIONS FOR BOTH PHASE I AND
ULTIMATE SITE PLAN.

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

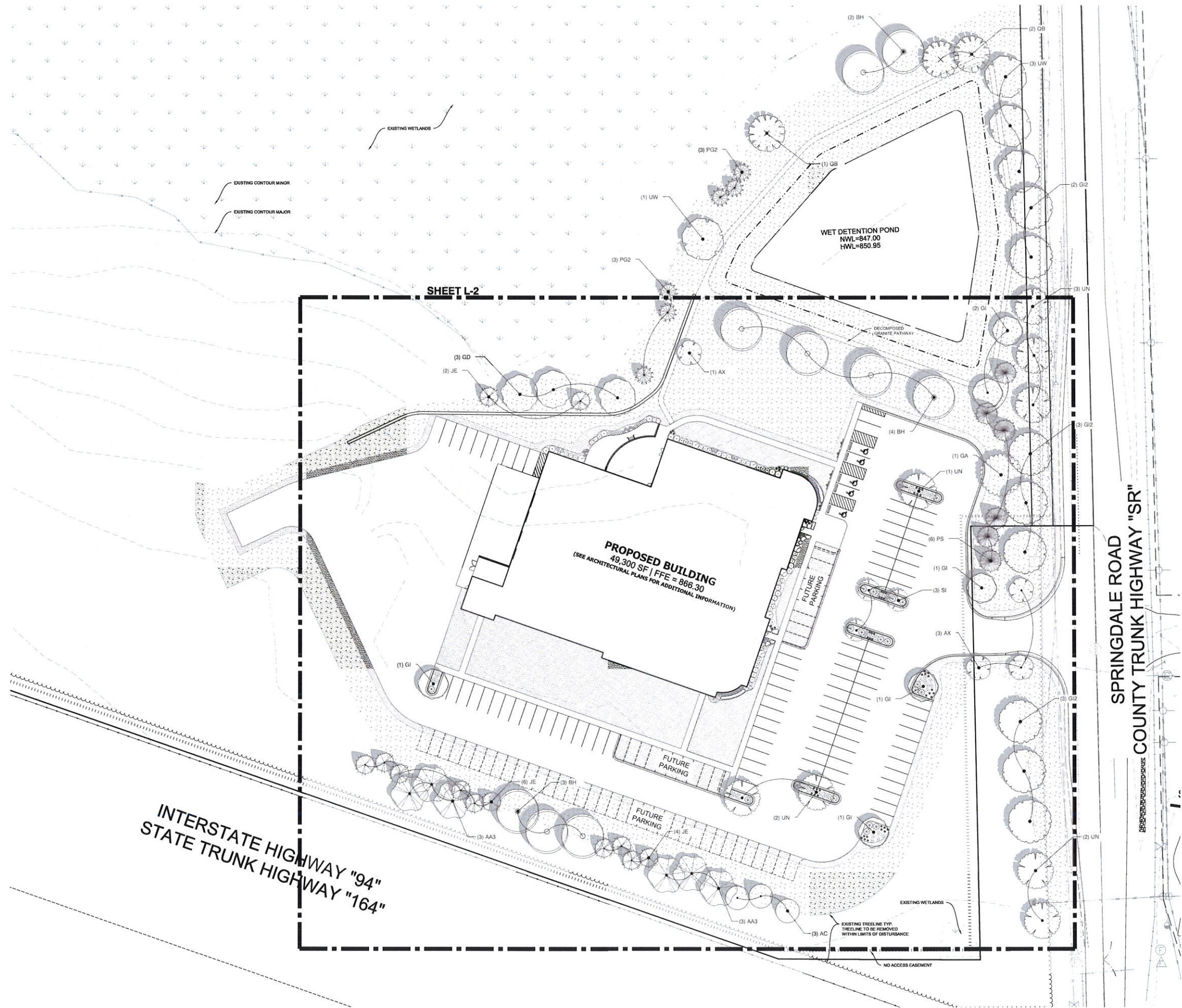
CTH SR
PEWAUKEE, WI

PHASE 1 SITE DIMENSIONAL AND PAVING PLAN

REVISIONS	
1.	REVISE LAYOUT/CITY COMMENTS 05/29/18

PROJECT No. 1493.00
SHEET C-5
C-18

SCALE 1" = 40'



SHEET INDEX

SHEET	DESCRIPTION
L-1	OVERALL TREE & SEEDING PLAN
L-2	ENLARGED PLANTING PLAN
L-3	LANDSCAPE NOTES & DETAILS

PLANT KEY

DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME
AA3	Acer freemanii "Autumn Blaze"	Autumn Blaze Maple
BH	Betula nigra "Heritage"	Heritage River Birch
GA	Ginkgo biloba "Autumn Gold" TM	Maidenhair Tree
GI2	Gleditsia triacanthos "Imperial"	Imperial Honeylocust
GI	Gleditsia triacanthos inermis "Skycole" TM	Skyline Thornless Honey Locust
GD	Gymnocladus dioica "Espresso"	Kentucky Coffeetree
QB	Quercus bicolor	Swamp White Oak
TR2	Tilia americana "Redmond"	Redmond American Linden
UN	Ulmus americana "New Horizon"	New Horizon American Elm
UW	Ulmus x "Morton Glossy" TM	Elm

EVERGREEN TREES	BOTANICAL NAME	COMMON NAME
AC	Abies concolor	White Fir
JE	Juniperus virginiana	Eastern Red Cedar
PG2	Picea glauca	White Spruce
PS	Pinus strobus	White Pine

ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME
AX	Amelanchier x grandiflora "Autumn Brilliance"	"Autumn Brilliance" Serviceberry
CV	Cornus virginica "Winter King"	"Winter King" Hawthorn
MH	Malus x "Harvest Gold"	Crab Apple
MP	Malus x "Profusion"	Profusion Crab Apple
SI	Syringa reticulata "Ivory Silk"	Ivory Silk Japanese Tree Lilac

GROUND COVERS	BOTANICAL NAME	COMMON NAME
	Turf Hydroseed	Drought Tolerant Fescue Blend
	Turf Hydroseed Low Grow	Low Grow Mix

GENERAL NOTES

1. REFER TO SHEET C-2 TREE INVENTORY PLAN FOR EXISTING TREE INFORMATION



CALL DIGGERS HOTLINE
1-800-242-4511
TOLL FREE
FOR ALL DEPTHS
EXCEPT 48" TO 60" DEPTHS
MD.V. AREA 259-1181

NOTE: The location and size of the underground structures and utilities shown herein have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown.
Contact Diggers Hotline, Inc., Etc.

PLANT SCHEDULE

DECIDUOUS TREES		COMMON NAME	SIZE	QTY	
Acer freemanii 'Autumn Blaze'		Autumn Blaze Maple	2.5" Cal.	6	
Betula nigra 'Heritage'		Heritage River Birch	2.5" Cal.	9	
Ginkgo biloba 'Autumn Gold' TM		Maidenhair Tree	2" Cal.	1	
Gleditsia triacanthos 'Imperial'		Imperial Honeylocust	2" Cal.	8	
Gleditsia triacanthos inermis 'Skycole' TM		Skyline Thornless Honey Locust	2" Cal.	8	
Gymnocladus dioica 'Espresso'		Kentucky Coffeebush	2" Cal.	3	
Quercus bicolor		Swamp White Oak	2" Cal.	3	
Ulmus americana 'New Horizon'		New Horizon American Elm	2" Cal.	4	
Ulmus x 'Morton Glossy' TM		Elm	2.5" Cal.	4	
EVERGREEN TREES		COMMON NAME	SIZE	QTY	
Abies concolor		White Fir	7" Tall	3	
Juniperus virginiana		Eastern Red Cedar	7" Tall	12	
Picea glauca		White Spruce	8" Tall	8	
Pinus strobus		White Pine	7" Tall	8	
ORNAMENTAL TREES		COMMON NAME	SIZE	QTY	
Amelanchier x grandiflora 'Autumn Brilliance'		'Autumn Brilliance' Serviceberry	2" Cal.	4	
Syringa reticulata 'Ivory Silk'		Ivory Silk Japanese Tree Lilac	2" Cal.	3	
DECIDUOUS SHRUBS		COMMON NAME	SIZE	QTY	
Aronia arbutifolia 'Brilliantissima'		Brilliant Red Chokeberry/Rad Chokeberry	24" Tall	14	
Aronia melanocarpa 'Inocuous Beauty' TM		Black Chokeberry	24" Tall	7	
Diervilla lonicera		Dwarf Bush Honeysuckle	24" Tall	8	
Ilex verticillata 'Red Sprite'		Red Sprite Winterberry	24" Tall	6	
Potentilla fruticosa 'McKay's White'		McKay's White Bush Cinquefoil	24" Tall	17	
Spiraea x bumalda 'Goldflame'		Goldflame Spiraea	24" Tall	58	
Weigela florida 'Dark Horse'		Weigela	18" Tall	8	
EVERGREEN SHRUBS		COMMON NAME	SIZE	QTY	
Juniperus horizontalis 'Youngstown'		Creeping Juniper	12" TW	20	
Picea abies 'Nidiformis'		Nest Spruce	18" Tall	3	
Taxus x media 'Everlow'		Yew	12" TW	8	
Taxus x media 'Hicksall'		Hicks Yew	7" Tall	7	
Taxus x media 'Tauntonii'		Taunton Yew	18" TW	8	
ORNAMENTAL GRASSES		COMMON NAME	SIZE	QTY	
Calamagrostis x acutiflora 'Karl Foerster'		Feather Reed Grass	1 gal.	58	
Panicum virgatum 'Heavy Metal'		Blue Switch Grass	1 gal.	9	
Pennisetum alopecuroides 'Harmeli'		Harmeli Dwarf Fountain Grass	1 gal.	38	
PERENNIALS		COMMON NAME	SIZE	SPACING	QTY
Coreopsis verticillata 'Zagreb'		Zagreb Thread Lead Coreopsis	4.5" Cont.	24" o.c.	5
Geranium x 'Rozanne' TM		Hybrid Cranebill	4.5" Cont.	24" o.c.	6
Hemerocallis x 'Pardon Me'		Pardon Me Daylily	4.5" Cont.	18" o.c.	58
Nipeta x faassenii 'Walkers Low'		Walkers Low Catmint	4.5" Cont.	24" o.c.	3
Sedum x 'Autumn Joy'		Autumn Joy Sedum	1 gal.	30" o.c.	9

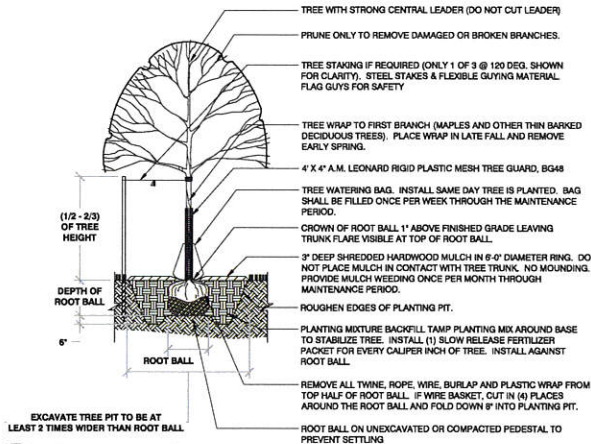
GROUND COVERS	BOTANICAL NAME	COMMON NAME	QTY
	Turf Hydroseed	Drought Tolerant Fescue Blend	30,343 sf
	Turf Hydroseed Low Grow	Low Grow Mix	105,608 sf

GENERAL PLANTING NOTES

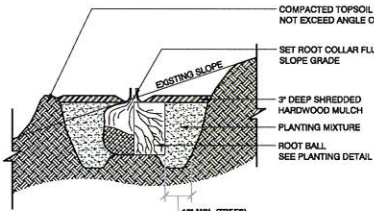
- THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
- THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
- NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
- ALL PLANT MATERIAL AND SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
- ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
- WHILE PLANTING TREES AND SHRUBS, BACKFILL $\frac{3}{4}$ OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
- THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
- ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAN DEFINITION BETWEEN TURF AND PLANTING AREAS.
- ALL TURF SEED AREAS SHALL HAVE A MINIMUM DEPTH OF 6" OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. REQUIRED AMENDMENTS SHALL BE DETERMINED BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE AGED WEED FREE MANURE OR CLASS 1 ORGANIC MATTER.
- FOR LAWN SEEDING, APPLY A STARTER FERTILIZER AND SEED UNIFORMLY AT THE RATE RECOMMENDED BY MANUFACTURER, AND PROVIDE A MULCH COVERING THAT IS SUITABLE TO PROMOTE SEED GERMINATION AND TURF ESTABLISHMENT. CONTRACTOR TO PROVIDE FERTILIZER, SEED, AND MULCH SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EROSION CONTROL MEASURES ARE TO BE INSTALLED IN THOSE AREAS REQUIRING STABILIZATION (SWALES, SLOPES EXCEEDING 1:3, AND THOSE LOCATIONS INDICATED IN CIVIL DRAWINGS).
- THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS LARGER THAN 6" X 6". ANY BARE SPOTS LARGER THAN 6" X 6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEEDD AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
- ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
- ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
- ALL TREES OUTSIDE THE LINE OF DISTURBANCE SHALL BE PRESERVED AND PROTECTED. REFER TO TREE PROTECTION DETAILS. IF THERE ARE TREES WHOSE DRIP LINE WILL BE IMPACTED BY CONSTRUCTION RELATED ACTIVITIES OR THAT ARE IN ANY OTHER WAY IN QUESTION, NOTIFY LANDSCAPE ARCHITECT TO DETERMINE PROPER COURSE OF ACTION AND RECEIVE APPROVAL PRIOR TO PROCEEDING WITH WORK.
- ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
- THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
- THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
- THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
- THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 80 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
- PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF TWO (2) YEARS FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE WRITTEN INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

SOIL PLACEMENT NOTES

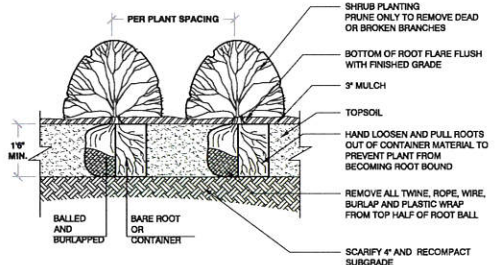
- LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEIOUS MATTER. INTERNAL PARKING ISLANDS SHALL BE LOOSENEED TO A DEPTH OF 30".
- THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
- TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
- SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES. FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT HARD SURFACES, WALKS, AND CURBS.)
- PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENEED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL. PARKING LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
- DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
- FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
- ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
- RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.



1 1/4" = 1'-0" 329343-01

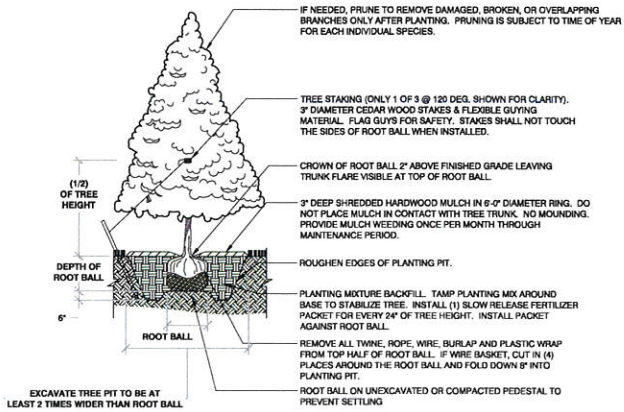


2 3/8" = 1'-0" 329343-02

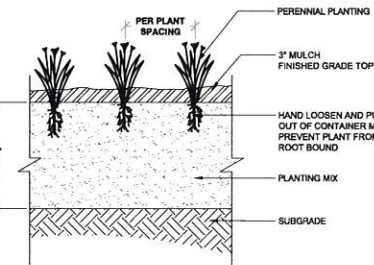


3 1/2" = 1'-0" 329333-01

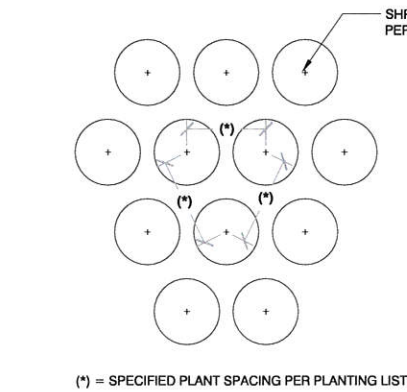
- BARE-ROOT PLANTING NOTES:**
- SOAK ROOTS IN WATER FOR AT LEAST ONE HOUR BUT NOT MORE THAN 24 HOURS PRIOR TO PLANTING.
 - SCARIFY SIDES AND BOTTOMS OF HOLE.
 - PROCEED WITH CORRECTIVE PRUNING OF THE TOP AND BOTTOM ROOTS.
 - TRANSFER PLANT DIRECTLY FROM WATER TO HOLE. SET PLANT SO THE ROOT FLARE IS APPROXIMATELY AT THE FINISHED SOIL ELEVATION. SPREAD ROOTS OUT EVENLY. PLUMB AND IMMEDIATELY BACKFILL WITH PLANTING SOIL MIX.
 - WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
 - BACKFILL VOIDS AND WATER SECOND TIME.
 - PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.



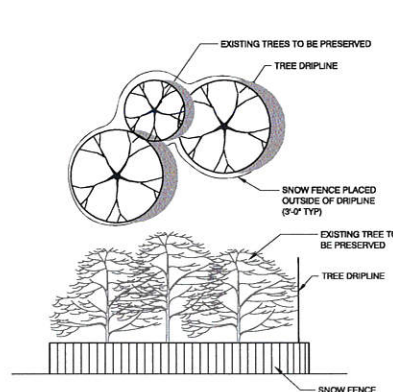
4 1/4" = 1'-0" 329343-03



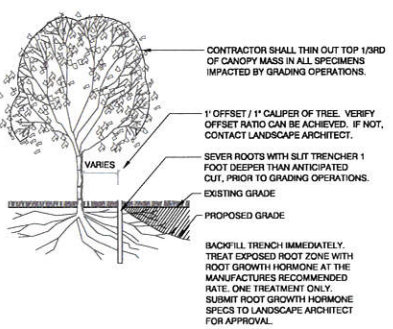
5 1" = 1'-0" 3293-01



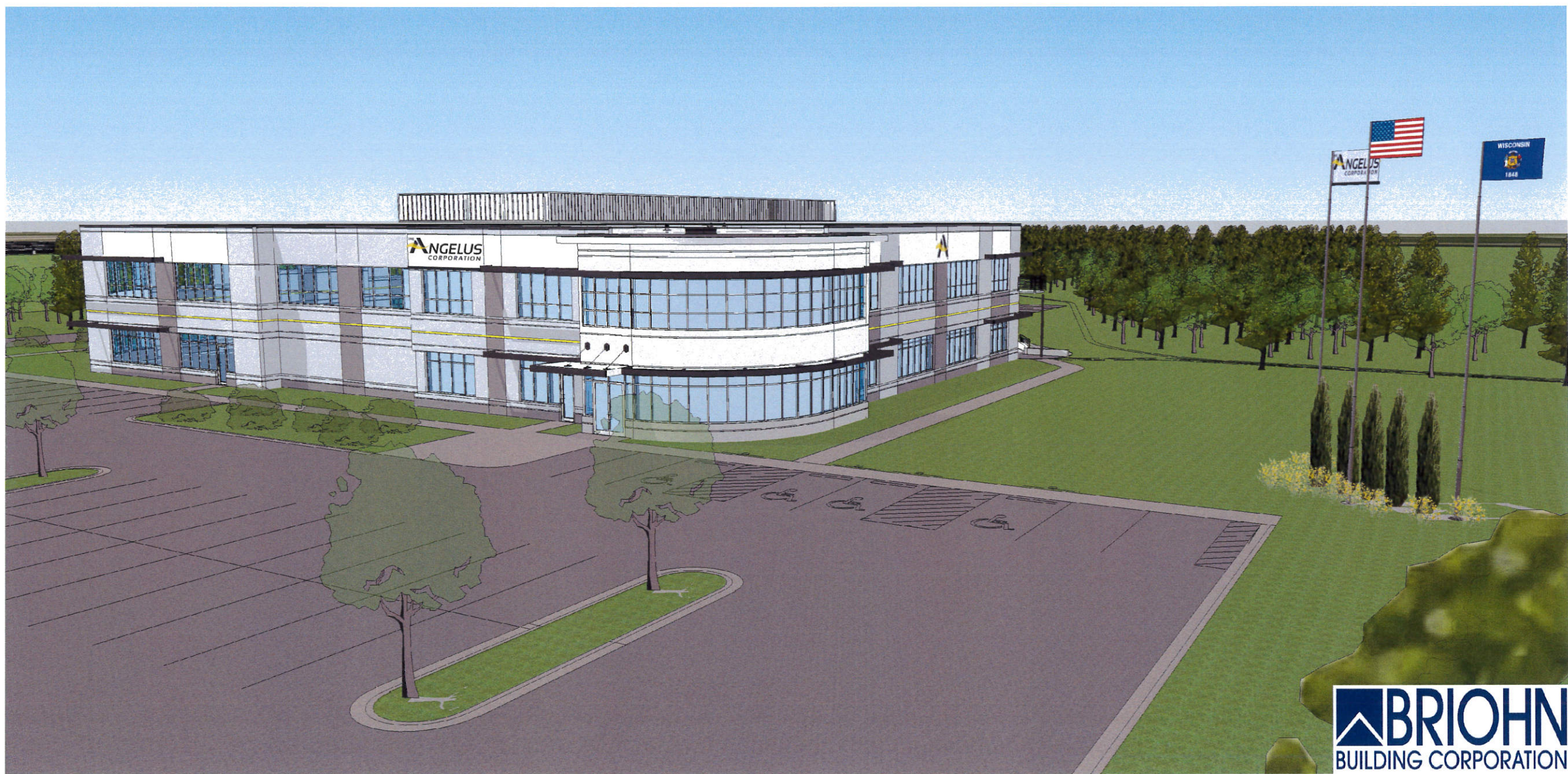
6 3/4" = 1'-0" 3293-02



7 1 1/2" = 1'-0" 3293-05



8 1/8" = 1'-0" 3293-04





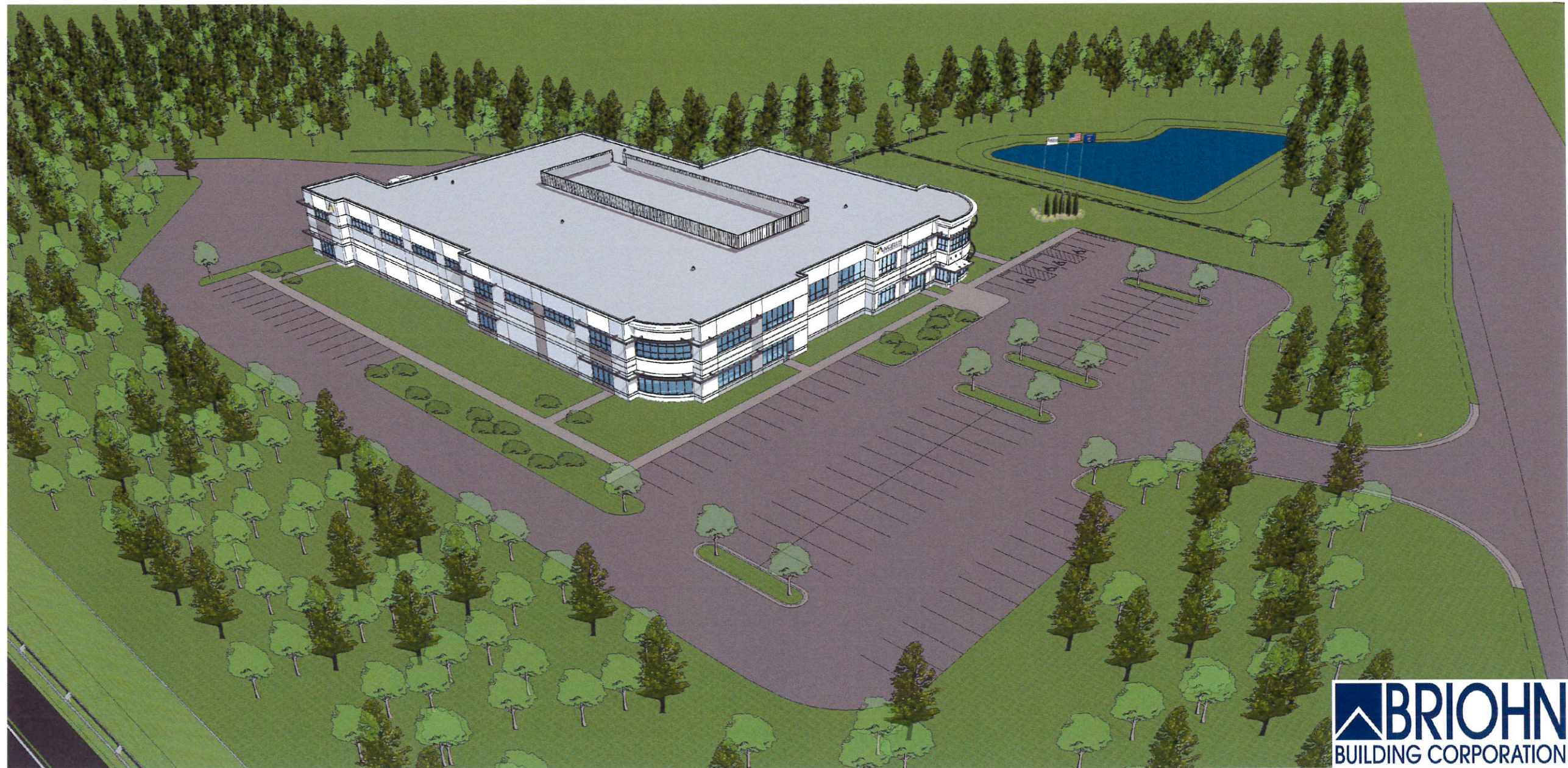
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EXTERIOR PERSPECTIVE
LOOKING SOUTHWEST

ANGELUS CORPORATION
—
W220N1051 SPRINGDALE ROAD
PEWAUKEE, WI



JOB: 3127
DRAWN: CW
CHECKED: CW
DATE: 05-20-19
SHEET:

A.1.2



BRIOHN
BUILDING CORPORATION

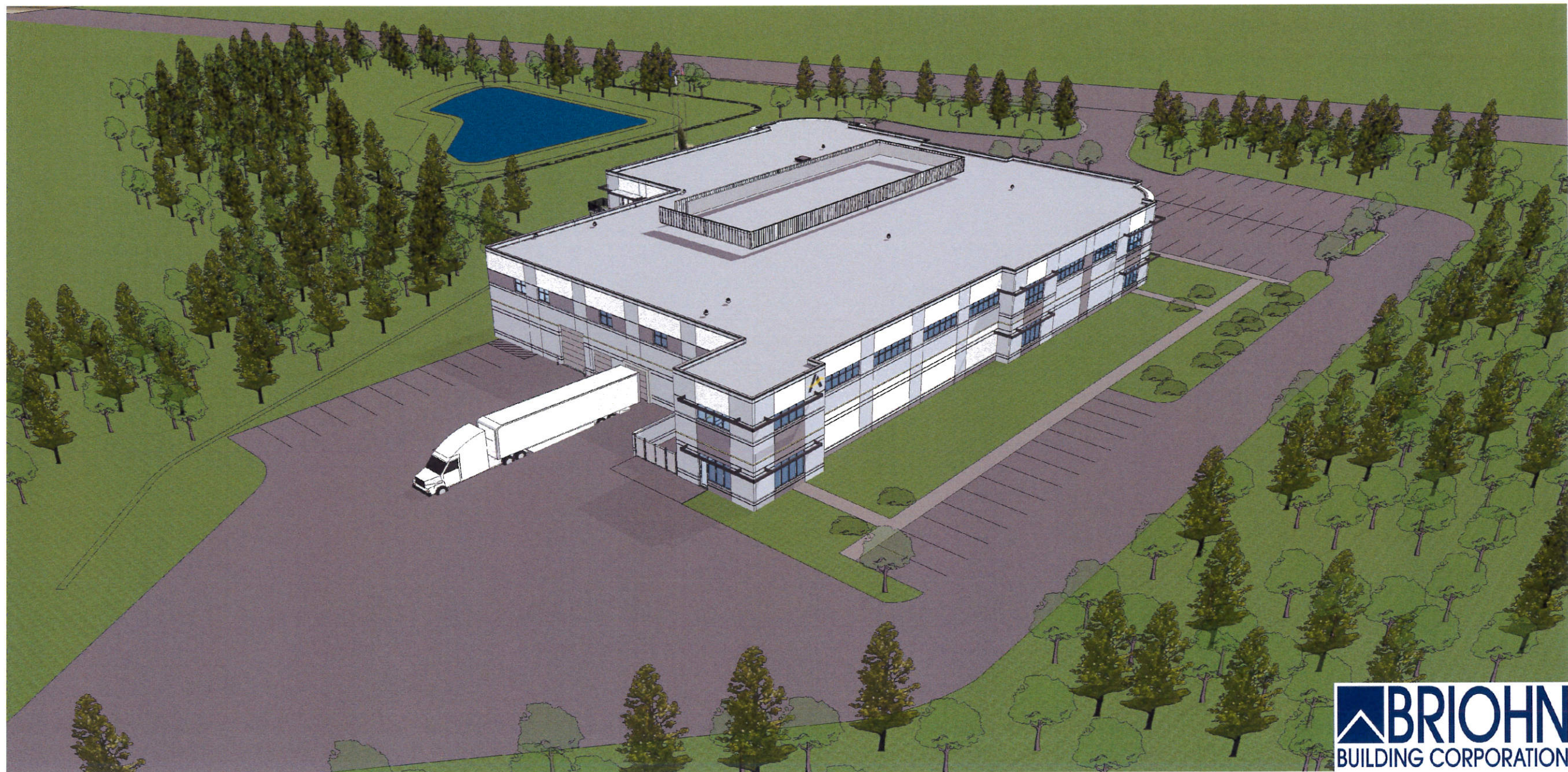


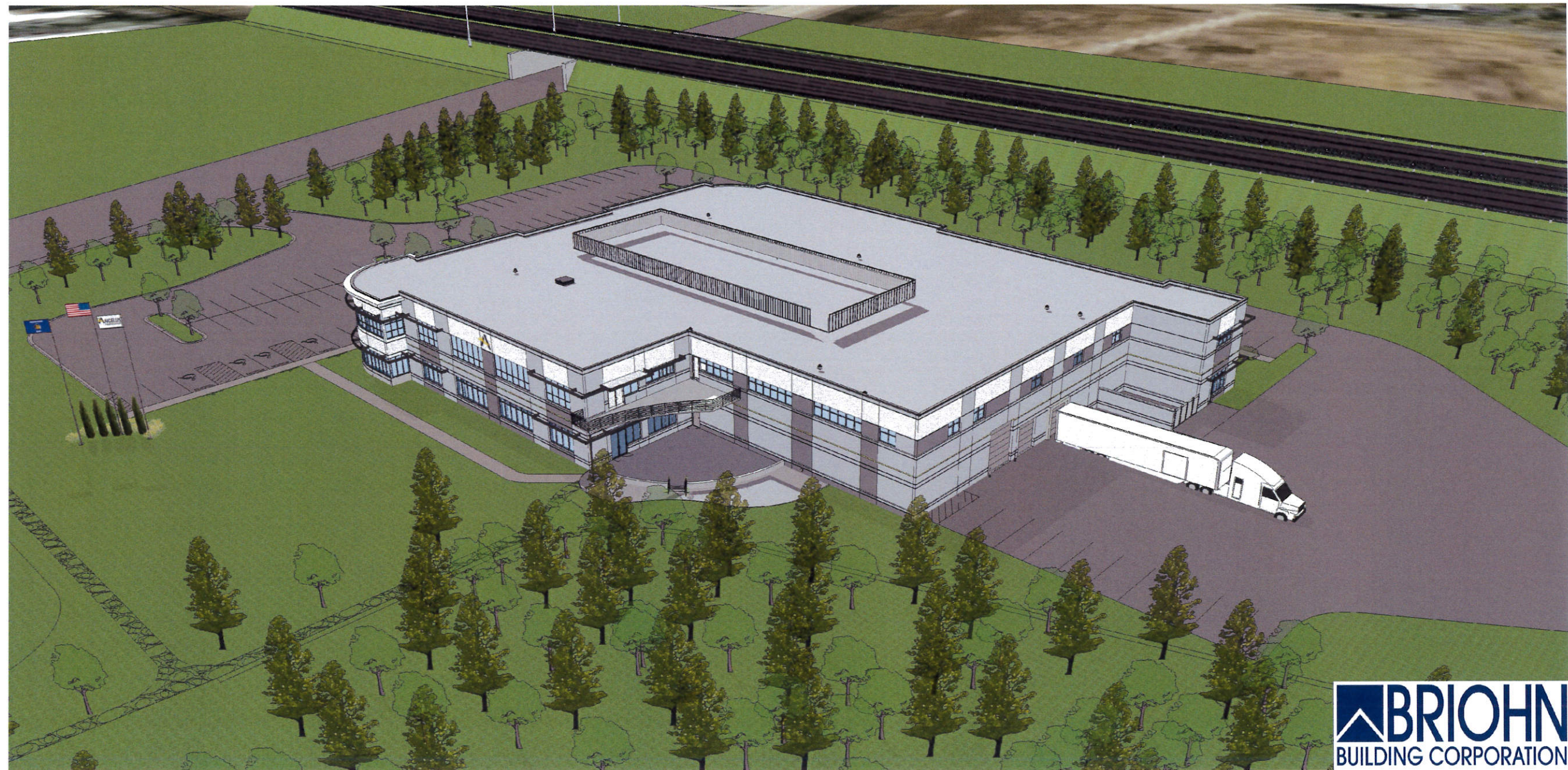
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**EXTERIOR PERSPECTIVE
LOOKING NORTHWEST**

ANGELUS CORPORATION
--
W220N1051 SPRINGDALE ROAD
PEWAUKEE, WI

JOB: 3127
DRAWN: CW
CHECKED: CW
DATE: 05-20-19
SHEET:

A.1.3





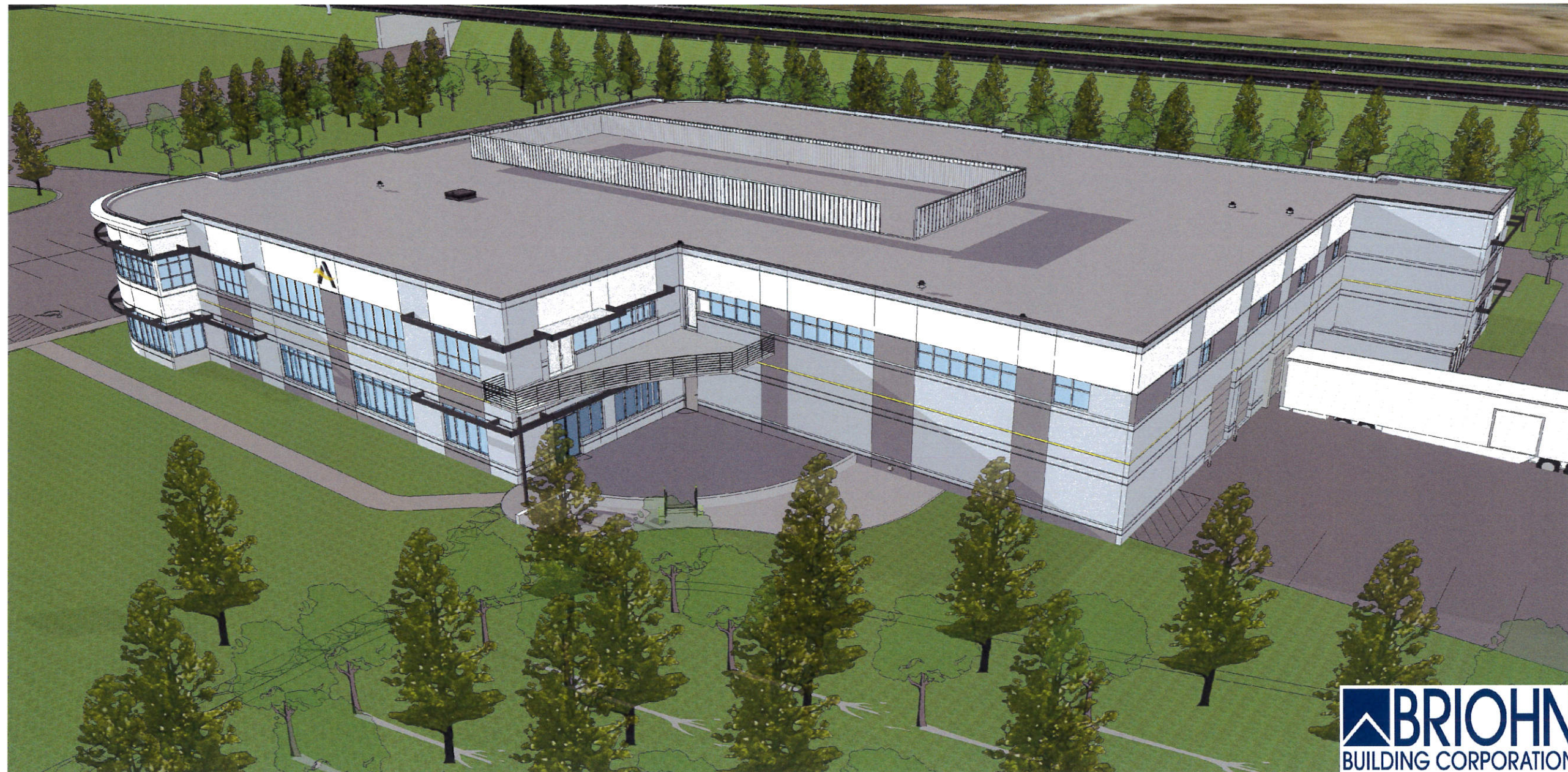
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 EXTERIOR PERSPECTIVE
 LOOKING SOUTHEAST

ANGELUS CORPORATION
 --
 W220N1051 SPRINGDALE ROAD
 PEWAUKEE, WI



JOB: 3127
 DRAWN: CW
 CHECKED: CW
 DATE: 05-20-19
 SHEET:

A.1.5



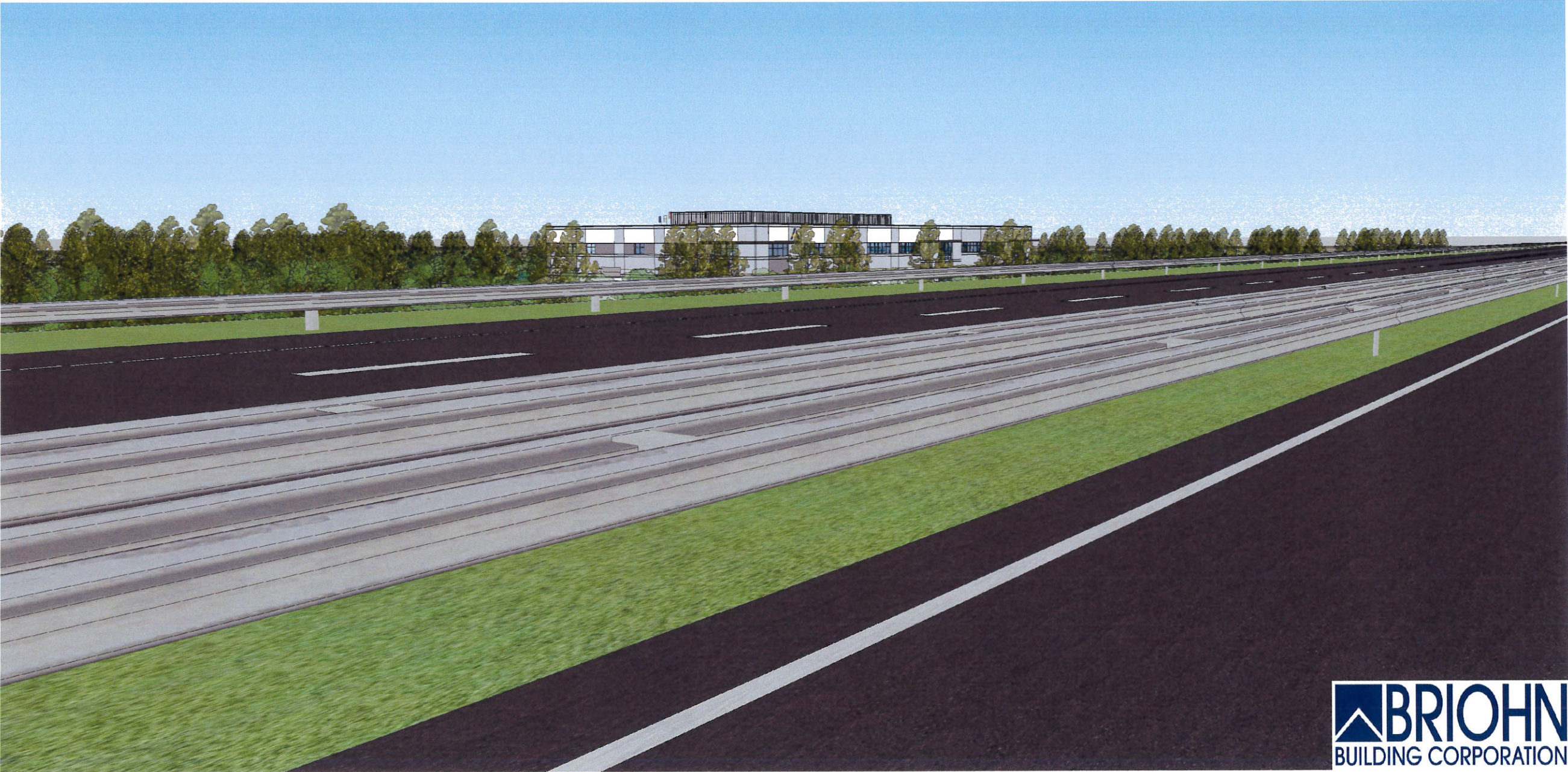
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 EXTERIOR PERSPECTIVE
 LOOKING SOUTHEAST

ANGELUS CORPORATION
 —
 W220N1051 SPRINGDALE ROAD
 PEWAUKEE, WI



JOB: 3127
 DRAWN: CW
 CHECKED: CW
 DATE: 05-20-19
 SHEET:

A.1.6



PERSPECTIVE FROM I-94
LOOKING NORTHEAST

ANGELUS CORPORATION
--
W220N1051 SPRINGDALE ROAD
PEWAUKEE, WI

JOB: 3127
DRAWN: CW
CHECKED: CW
DATE: 05-20-19
SHEET:

A.1.7



SHEET TITLE
PERSPECTIVE FROM I-94
LOOKING NORTHWEST

ANGELUS CORPORATION
—
W220NT051 SPRINGDALE ROAD
PEWAUKEE, WI

JOB:	3127
DRAWN:	CW
CHECKED:	CW
DATE:	05-20-19
SHEET:	

A.1.8



EXAMPLE OF ACCUMULATIVE ROOF SCREENS - AERIAL VIEW OF PEWAUKEE RD AND ROCKWOOD DRIVE



EXAMPLE OF ACCUMULATIVE ROOF SCREENS - STREET VIEW OF PEWAUKEE RD AND ROCKWOOD DRIVE - SEWRPC BUILDING

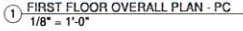


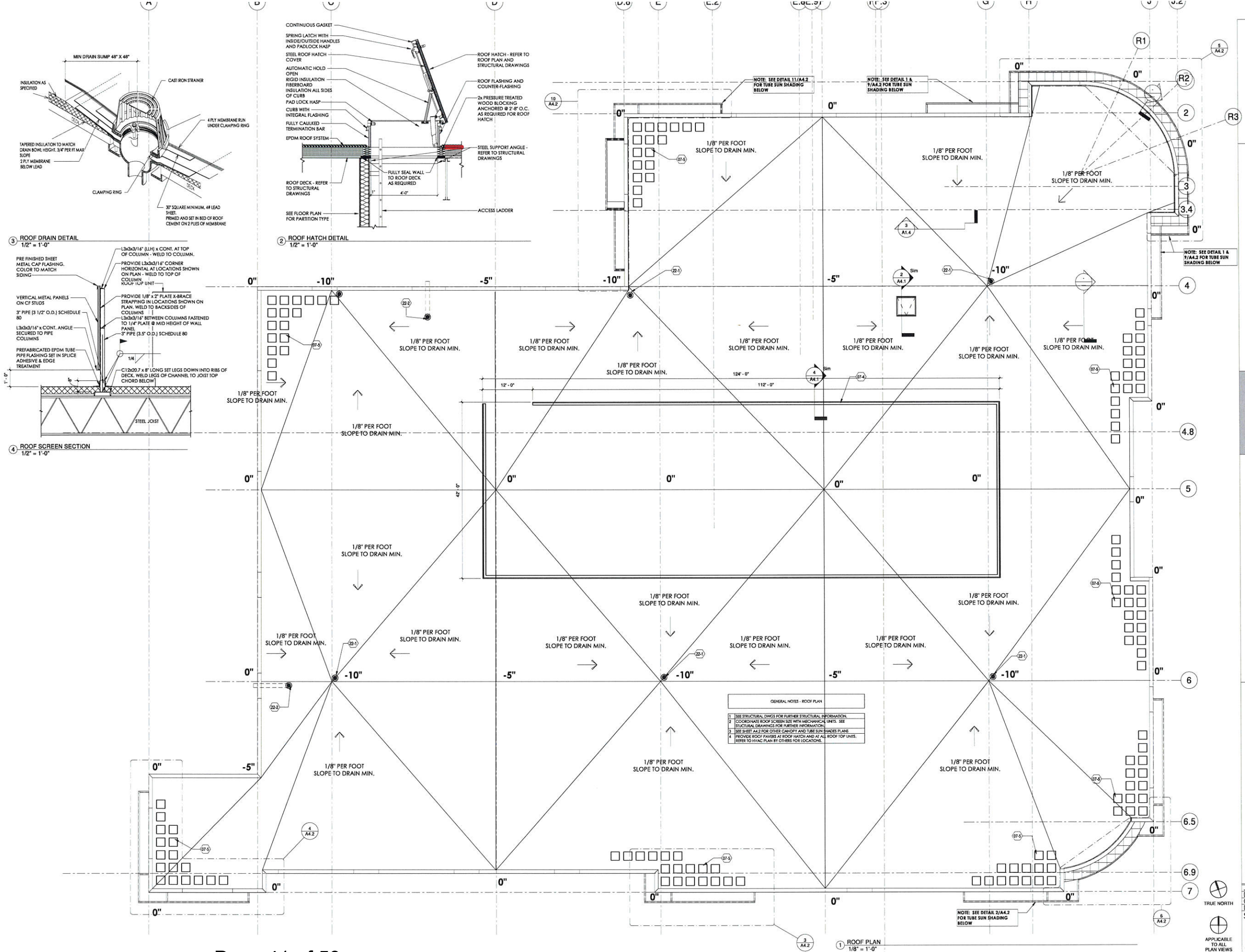
ROOF SCREEN EXAMPLES

ANGELUS CORPORATION
--
W220N1051 SPRINGDALE ROAD
PEWAUKEE, WI

JOB:	3127
DRAWN:	Author
CHECKED:	Checker
DATE:	05-20-19
SHEET:	

A.1.9





ROOF PLAN

ANGELUS CORPORATION
W220N1051 SPRINGDALE ROAD
PEWAUKEE, WI

PROGRESS SET
NOT FOR CONSTRUCTION

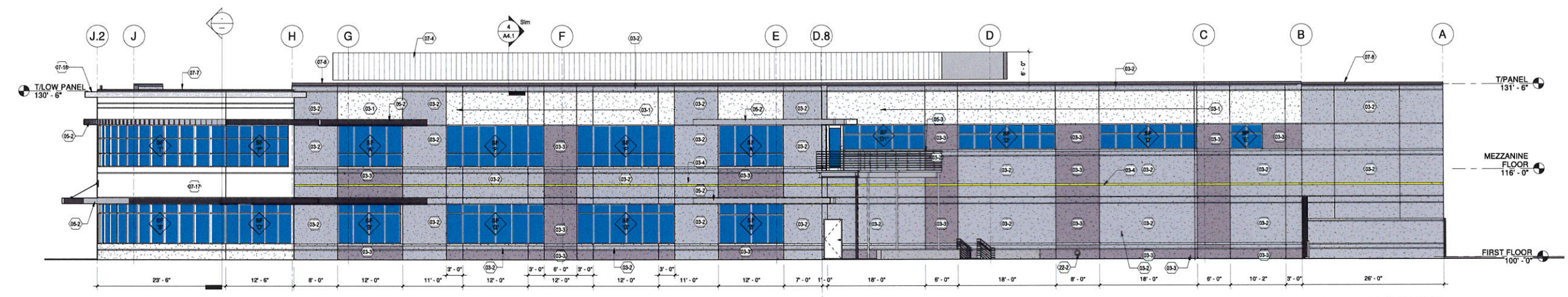
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DATE: 05-20-19
SHEET: A4.1

EXTERIOR ELEVATIONS

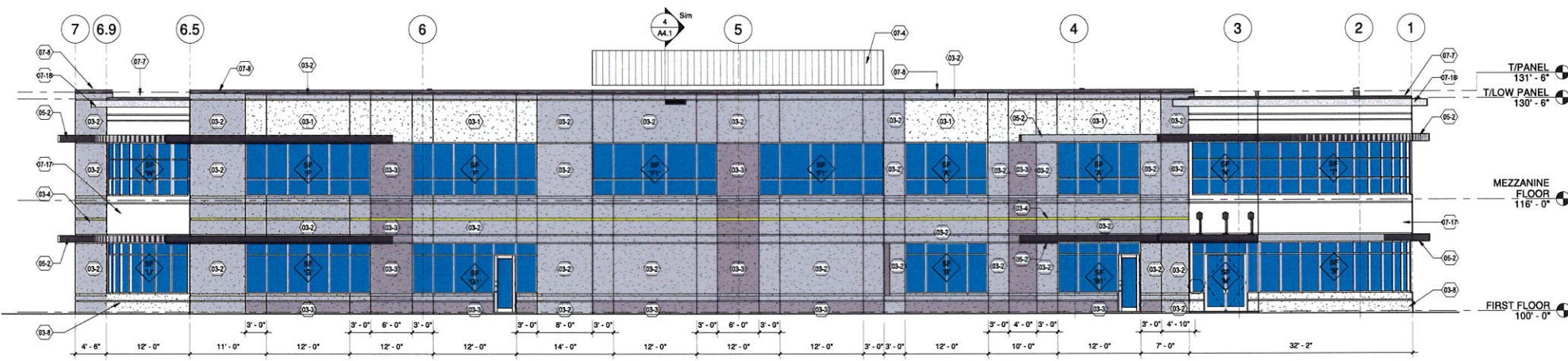
ANGELUS CORPORATION
W220N1051 SPRINGDALE ROAD
PEWAUKEE, WI

JOB: 3127
DRAWN: CW/CPI
CHECKED: JH/D
DATE: 05-20-19
SHEET:

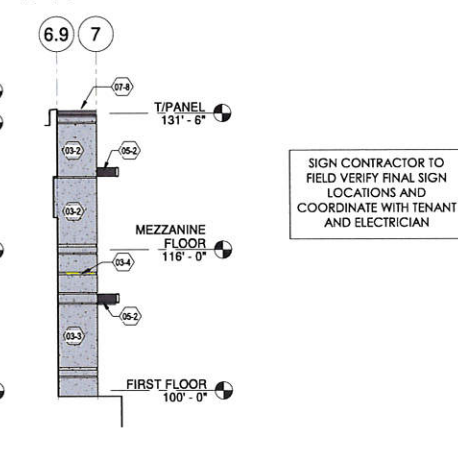
A5.1



5 NORTH OVERALL EXTERIOR ELEVATION
1/8" = 1'-0"

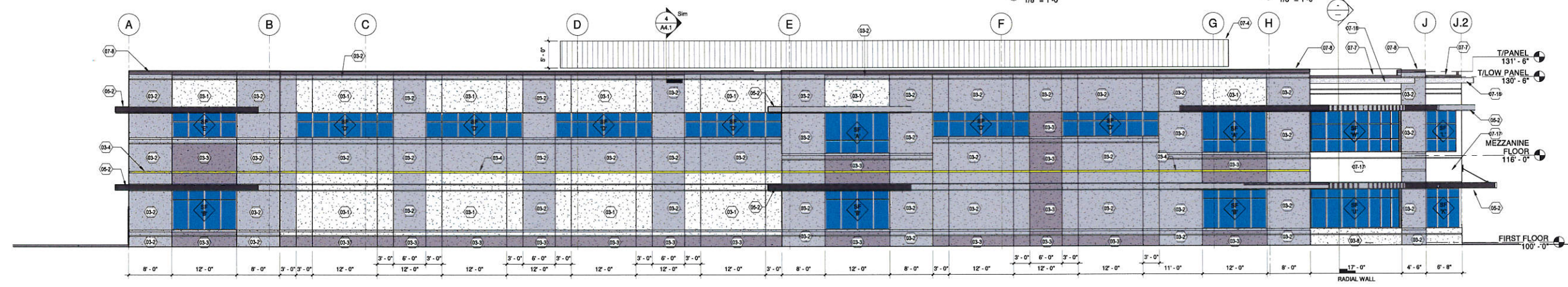


4 EAST OVERALL EXTERIOR ELEVATION
1/8" = 1'-0"

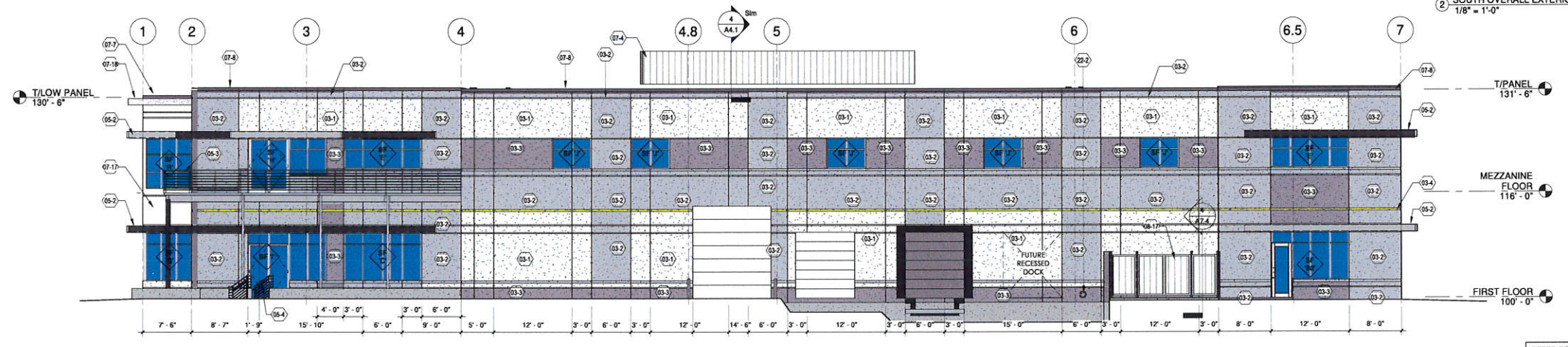


3 PARTIAL EXTERIOR ELEVATION
1/8" = 1'-0"

SIGN CONTRACTOR TO
FIELD VERIFY FINAL SIGN
LOCATIONS AND
COORDINATE WITH TENANT
AND ELECTRICIAN



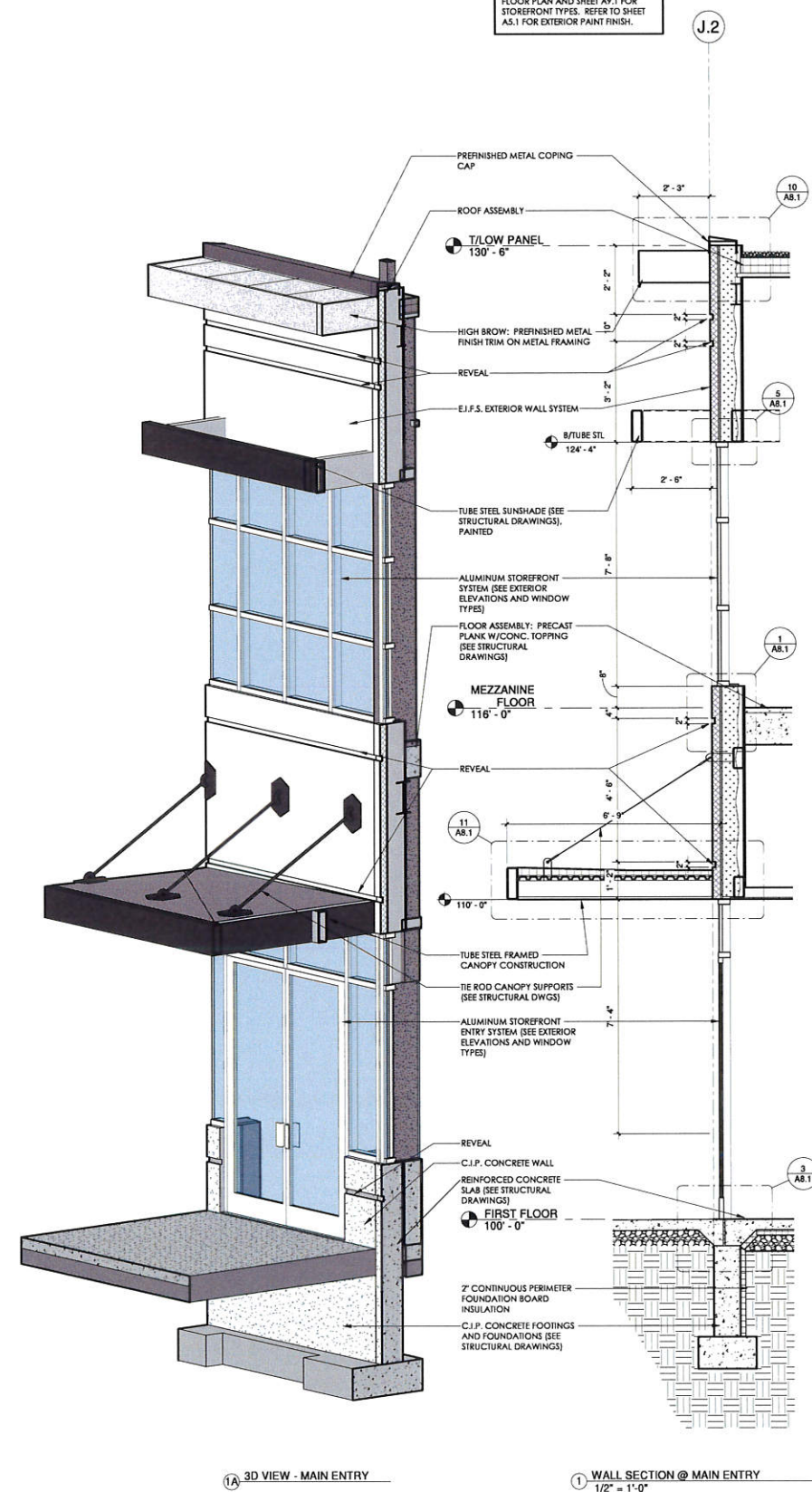
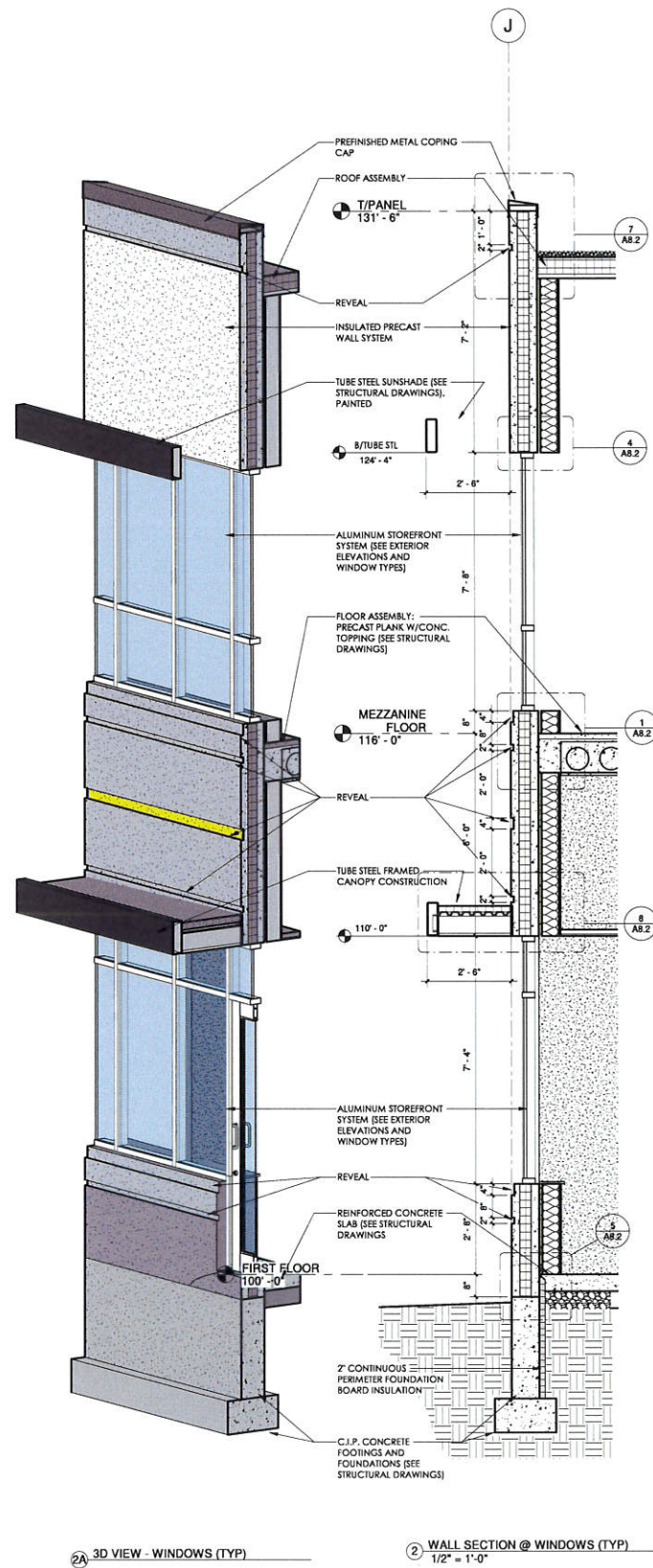
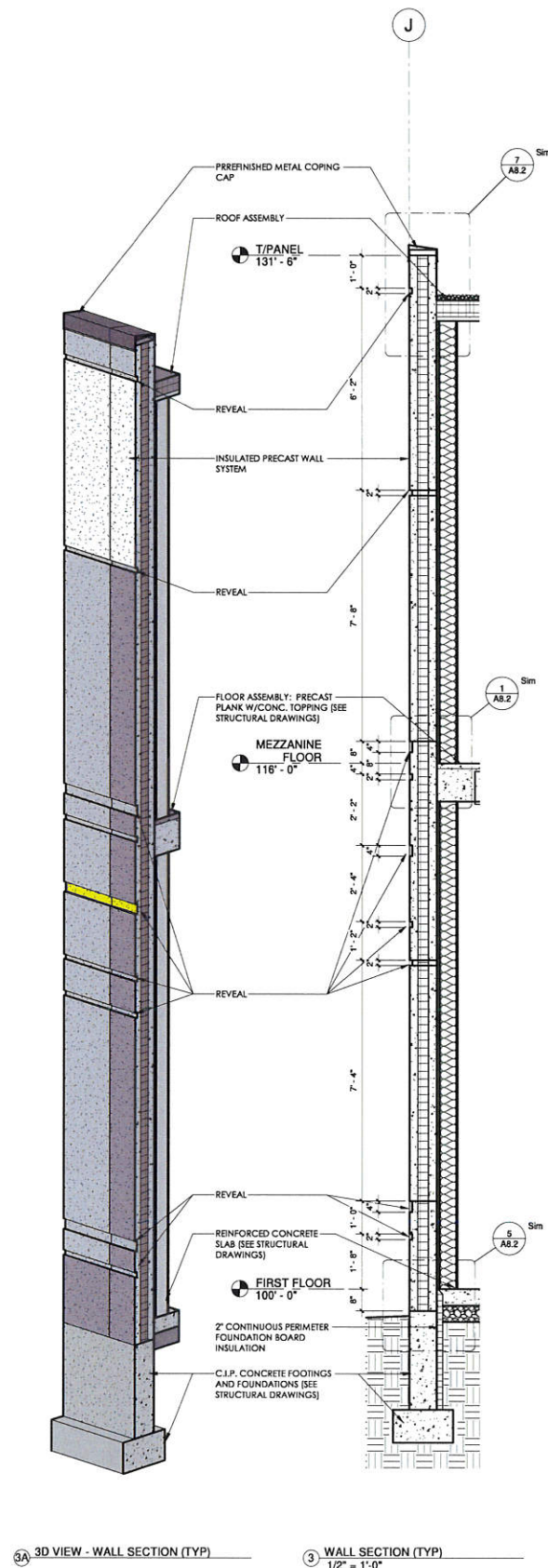
2 SOUTH OVERALL EXTERIOR ELEVATION
1/8" = 1'-0"



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

KEYNOTE LEGEND	
03-1	EXTERIOR PRE-CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED COLOR 1
03-2	EXTERIOR PRE-CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED COLOR 2
03-3	EXTERIOR PRE-CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED COLOR 3
03-4	REVEAL PAINTED COLOR 4
03-8	C.I.P. CONCRETE WALL WITH ARCHITECTURAL GRADE FINISH WHERE EXPOSED, PAINTED COLOR 1
05-2	STEEL TUBE SUNSHADE PAINTED COLOR 5 - SEE STRUCTURAL & REFERENCED ARCHITECTURAL SECTIONS
05-3	PAINTED STEEL PIPE GUARD RAILING, RAILING DESIGN AS ALLOWED PER IBC 1015. SEE ARCHITECTURAL AND STRUCTURAL DETAILS AND DESIGN.
05-4	PAINTED STEEL PIPE GUARD AND HAND RAILING, RAILING DESIGN AS ALLOWED PER IBC 1014 & 1015. SEE ARCHITECTURAL AND STRUCTURAL DETAILS AND DESIGN.
07-4	VERTICAL METAL PANEL ON STEEL FRAMING ROOF SCREEN
07-7	PRE-FINISHED METAL 24 GA. GRAVEL STOP COLOR TO MATCH COLOR 2
07-8	PRE-FINISHED METAL 24 GA. COPING COLOR TO MATCH COLOR 2
07-17	EXTERIOR INSULATED FINISH SYSTEM (EIFS) - COLOR 1
07-18	HIGH BROW, PRE-FINISHED METAL FINISH TRIM ON METAL FRAMING
08-17	TRASH ENCLOSURE GATES
22-2	OVERFLOW ROOF DRAIN SET 2" HIGHER THAN PRIMARY ROOF DRAIN. EXTERIOR PIPE DISCHARGE THROUGH WALL. DO NOT PLACE PIPE OUTFALL DIRECTLY ABOVE EXTERIOR DOORS OR WINDOWS. COCHED, PIPE SIZE WITH PLUMBING CONTRACTOR.

REFER TO SHEET A0.1 FOR BUILDING ENVELOPE REQUIREMENTS AND PAINT FINISH.
REFER TO FLOOR PLAN AND SHEETS A9.1 & A9.2 FOR STOREFRONT TYPES



EXTERIOR FINISH SYSTEMS

ROOF ASSEMBLY: BALLASTED ROOF MEMBRANE ON 5.75" DIRECT TO DECK APPROVED EPS INSULATION (R25 - TWO LAYERS, STAGGERED) ON METAL DECK (SEE STRUCTURAL DRAWINGS)

INSULATED PRECAST WALL PANEL SYSTEM: 10" INSULATED PRECAST CONCRETE WALL PANEL (R-14)

E.I.F.S. WALL SYSTEM: 3" EXTERIOR INSULATION FINISHING SYSTEM WITH CONTINUOUS AIR AND MOISTURE BARRIER AND DRAINAGE SCREEN ON APPROVED 5/8" GLASS MAT GYPSUM SHEATHING ON 8" CF METAL STUD FRAMING, FILL CAVITY WITH CLOSED CELL SPRAY FOAM INSULATION, AND 5/8" GYPSUM BOARD FINISH. PROVIDE DRAINAGE STRIPS WITH WEEPS AT ALL HEAD CONDITIONS.

REFER TO SHEET A0.1 FOR BUILDING ENVELOPE REQUIREMENTS. REFER TO FLOOR PLAN AND SHEET A9.1 FOR STOREFRONT TYPES. REFER TO SHEET A5.1 FOR EXTERIOR PAINT FINISH.



WALL SECTIONS

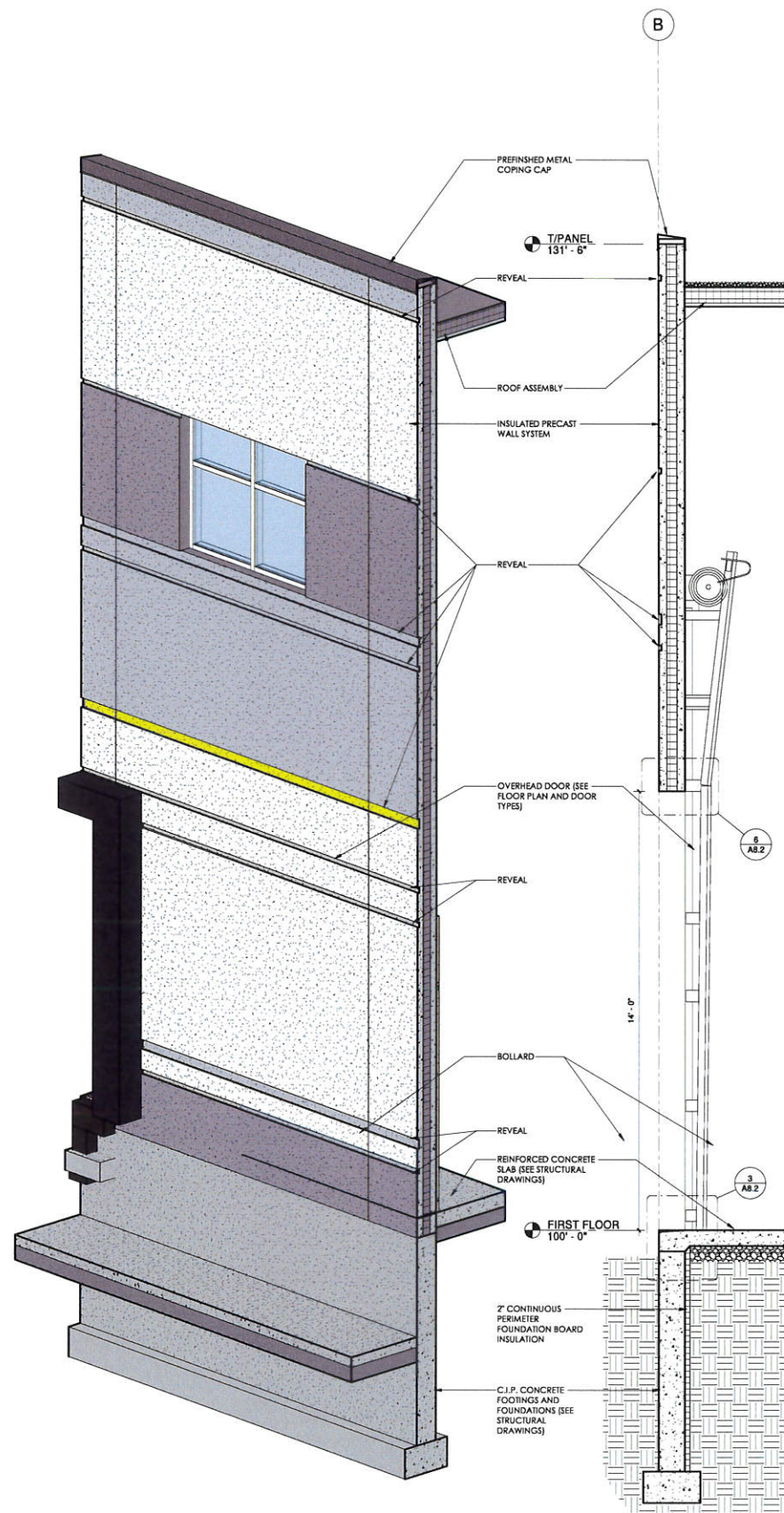
SHEET TITLE

ANGELUS CORPORATION
W220N1051 SPRINGDALE ROAD
PEWAUKEE, WI

JOB: 3127
DRAWN: CH
CHECKED: JH/DF
DATE: 05-20-19
SHEET:

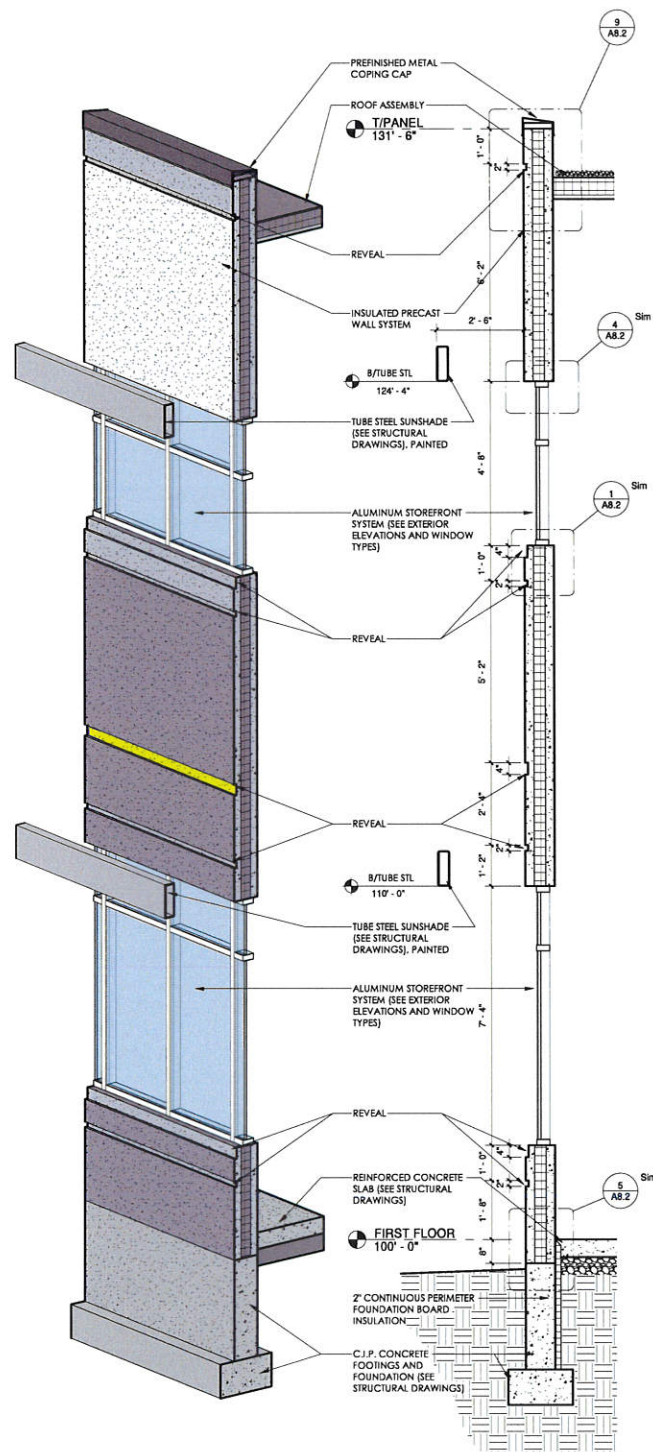
A7.1

REFER TO SHEET A0.1 FOR BUILDING ENVELOPE REQUIREMENTS AND PAINT FINISH. REFER TO FLOOR PLAN AND SHEETS A9.1 & A9.2 FOR STOREFRONT TYPES



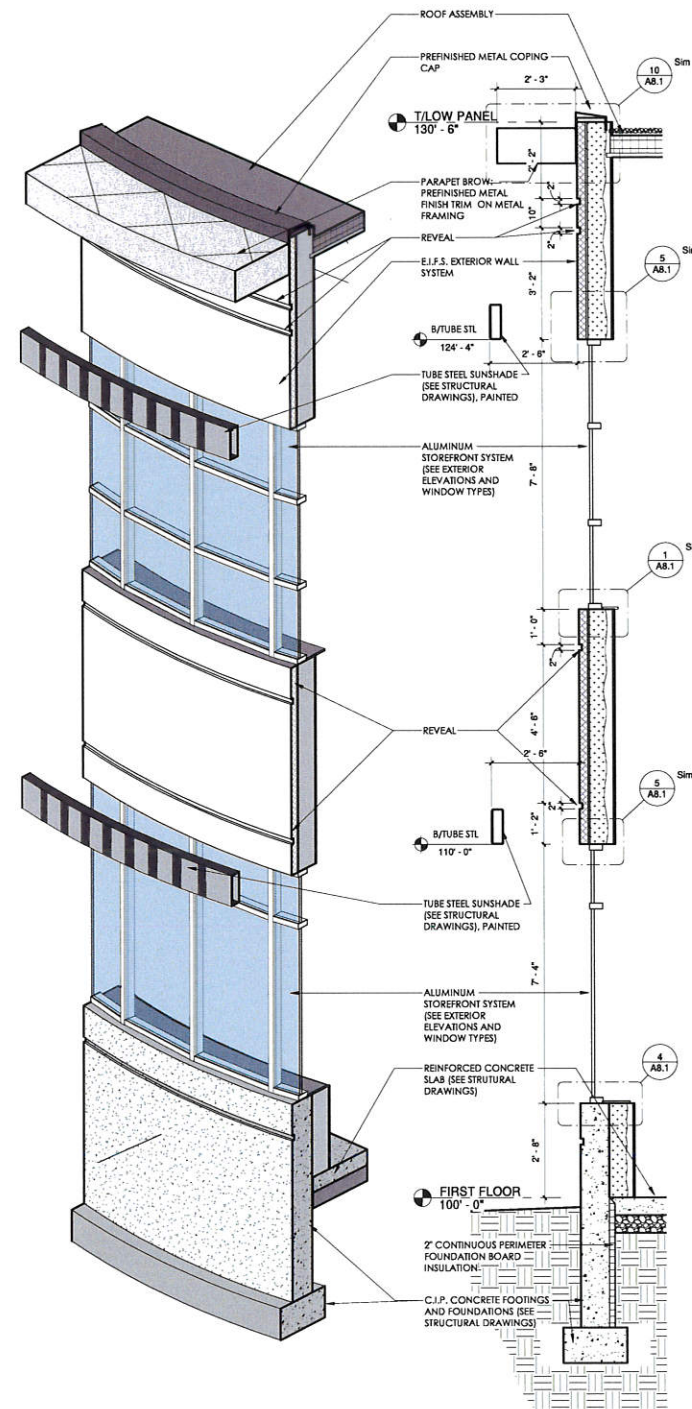
3A 3D VIEW - OH GRADE DOOR

3 WALL SECTION @ OH GRADE DOOR
1/2" = 1'-0"



2A 3D VIEW - SW CORNER

2 WALL SECTION @ SW CORNER
1/2" = 1'-0"



1A 3D VIEW - SE CURVE

1 WALLS SECTION @ SE CURVE
1/2" = 1'-0"

EXTERIOR FINISH SYSTEMS

ROOF ASSEMBLY: BALLASTED ROOF MEMBRANE ON 5/8" DIRECT TO DECK APPROVED EPS INSULATION (R25 - TWO LAYERS, STAGGERED) ON METAL DECK (SEE STRUCTURAL DRAWINGS)

INSULATED PRECAST WALL PANEL SYSTEM: 10" INSULATED PRECAST CONCRETE WALL PANEL (R-14)

E.J.S. WALL SYSTEM: 3" EXTERIOR INSULATION FINISHING SYSTEM WITH CONTINUOUS AIR AND MOISTURE BARRIER AND DRAINAGE SCREEN ON APPROVED 5/8" GLASS MAT GYPSUM SHEATHING ON 8" CF METAL STUD FRAMING, FILL CAVITY WITH CLOSED CELL SPRAY FOAM INSULATION, AND 5/8" GYPSUM BOARD FINISH. PROVIDE DRAINAGE STRIPS WITH WEEPS AT ALL HEAD CONDITIONS.

REFER TO SHEET A0.1 FOR BUILDING ENVELOPE REQUIREMENTS. REFER TO FLOOR PLAN AND SHEET A9.1 FOR STOREFRONT TYPES. REFER TO SHEET A5.1 FOR EXTERIOR PAINT FINISH.

REFER TO SHEET A0.1 FOR BUILDING ENVELOPE REQUIREMENTS AND PAINT FINISH. REFER TO FLOOR PLAN AND SHEETS A9.1 & A9.2 FOR STOREFRONT TYPES

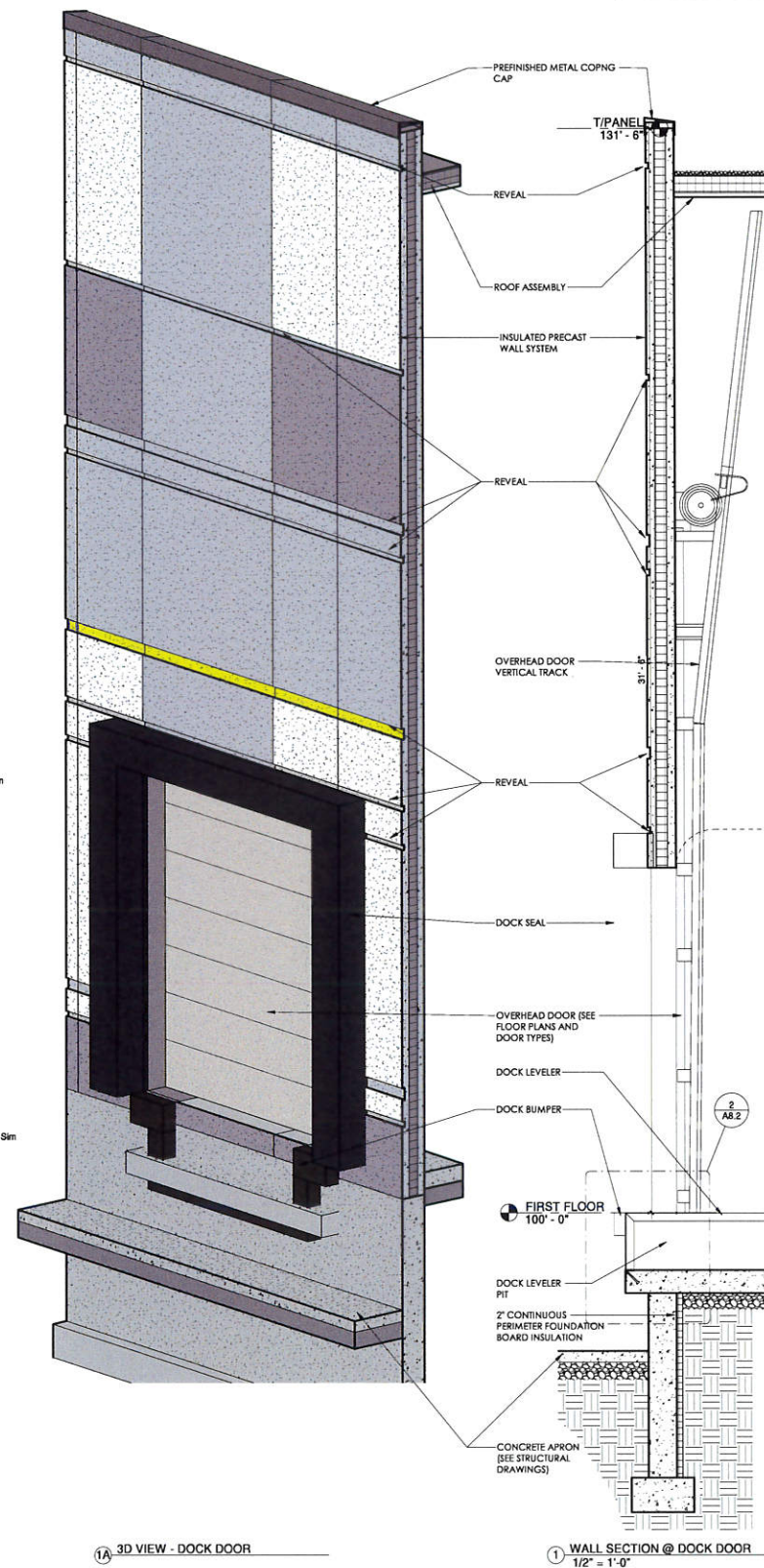
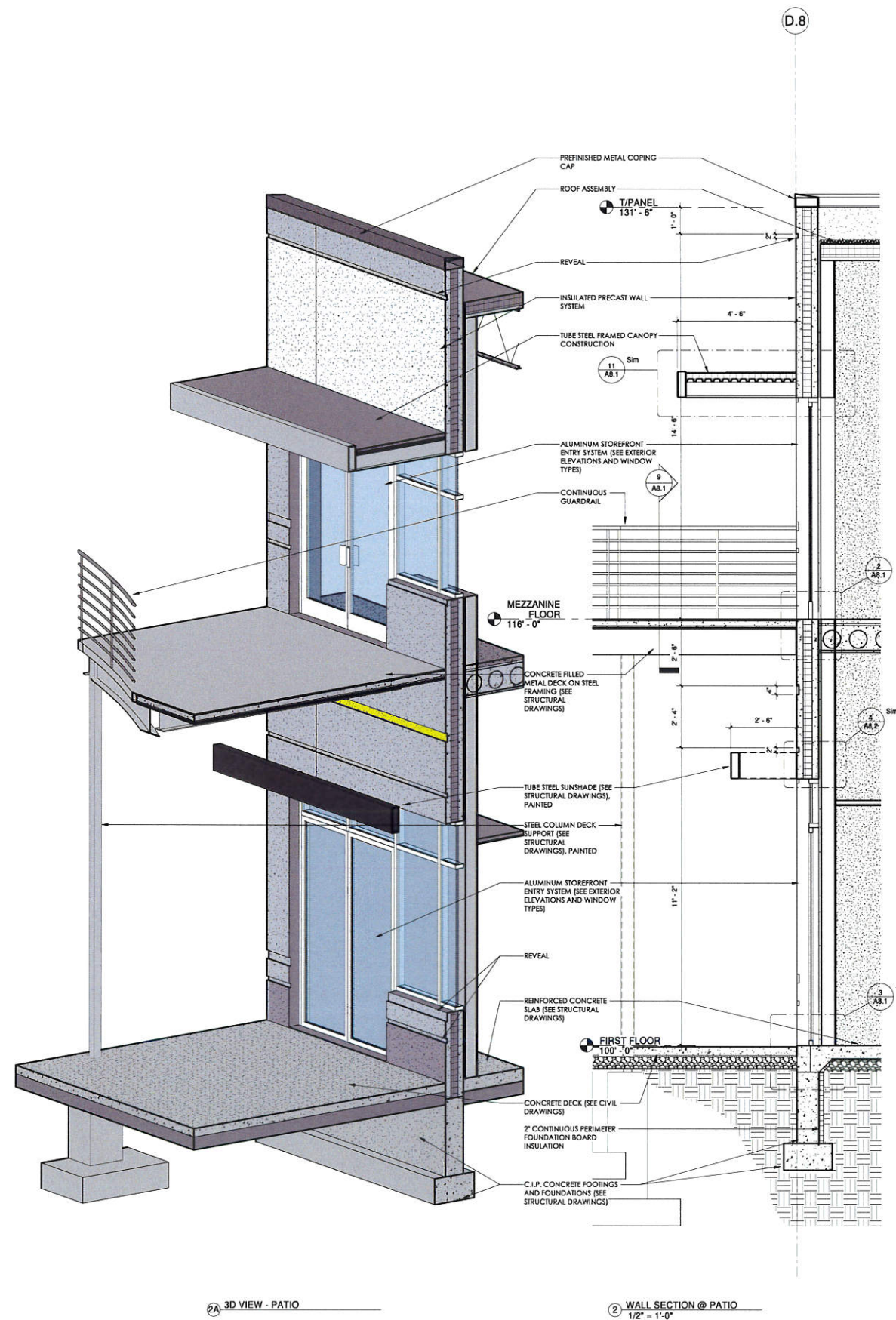
WALL SECTIONS

ANGELUS CORPORATION

W220N1051 SPRINGDALE ROAD
PEWAUKEE, WI

JOB: 3127
DRAWN: CR
CHECKED: JH/DF
DATE: 05-20-19
SHEET:

A7.2



EXTERIOR FINISH SYSTEMS

ROOF ASSEMBLY: BALLASTED ROOF MEMBRANE ON 5.75" DIRECT TO DECK APPROVED EPS INSULATION (R22 - TWO LAYERS, STAGGERED) ON METAL DECK (SEE STRUCTURAL DRAWINGS)

INSULATED PRECAST WALL PANEL SYSTEM: 10" INSULATED PRECAST CONCRETE WALL PANEL (R-14)

ELF'S WALL SYSTEM: 3" EXTERIOR INSULATION FINISHING SYSTEM WITH CONTINUOUS AIR AND MOISTURE BARRIER AND DRAINAGE SCREEN ON APPROVED 5/8" GLASS MAT GYPSUM SHEATHING ON 8" OF METAL STUD FRAMING. FILL CAVITY WITH CLOSED CELL SPRAY FOAM INSULATION. AND 5/8" GYPSUM BOARD FINISH. PROVIDE DRAINAGE STRIPS WITH WEEPS AT ALL HEAD CONDITIONS.

REFER TO SHEET A0.1 FOR BUILDING ENVELOPE REQUIREMENTS. REFER TO FLOOR PLAN AND SHEET A9.1 FOR STOREFRONT TYPES. REFER TO SHEET A5.1 FOR EXTERIOR PAINT FINISH.



WALL SECTIONS

ANGELUS CORPORATION
W220N1051 SPRINGDALE ROAD
PEWAUKEE, WI

JOB: 3127
DRAWN: CR
CHECKED: JH/DF
DATE: 05-20-19
SHEET:

A7.3

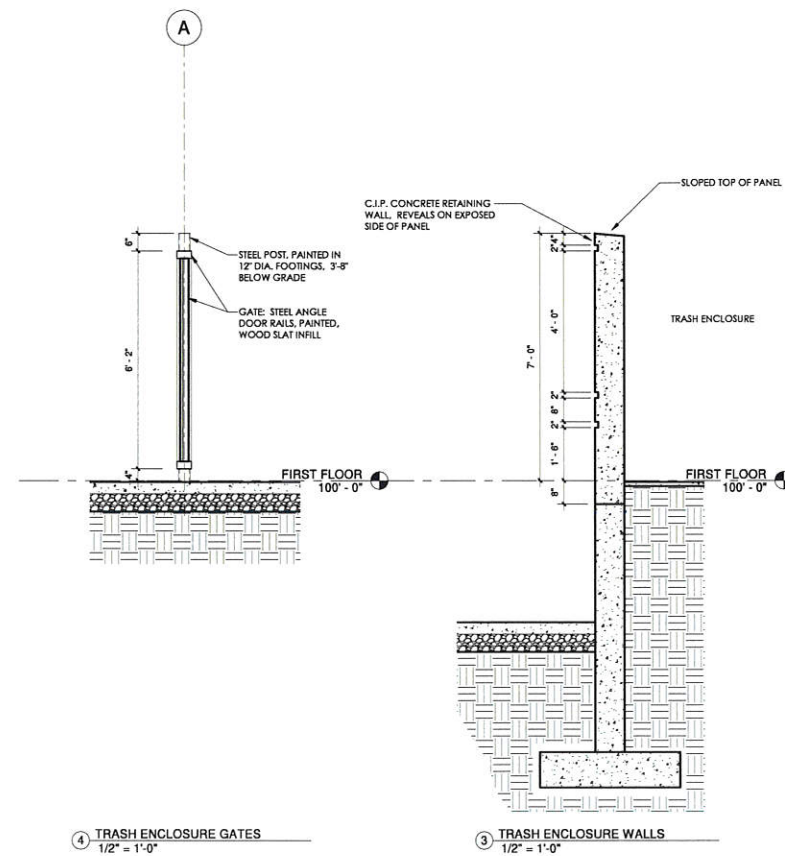
WALL SECTIONS

SHEET TITLE

ANGELUS CORPORATION
W220N1051 SPRINGDALE ROAD
PEWAUKEE, WI

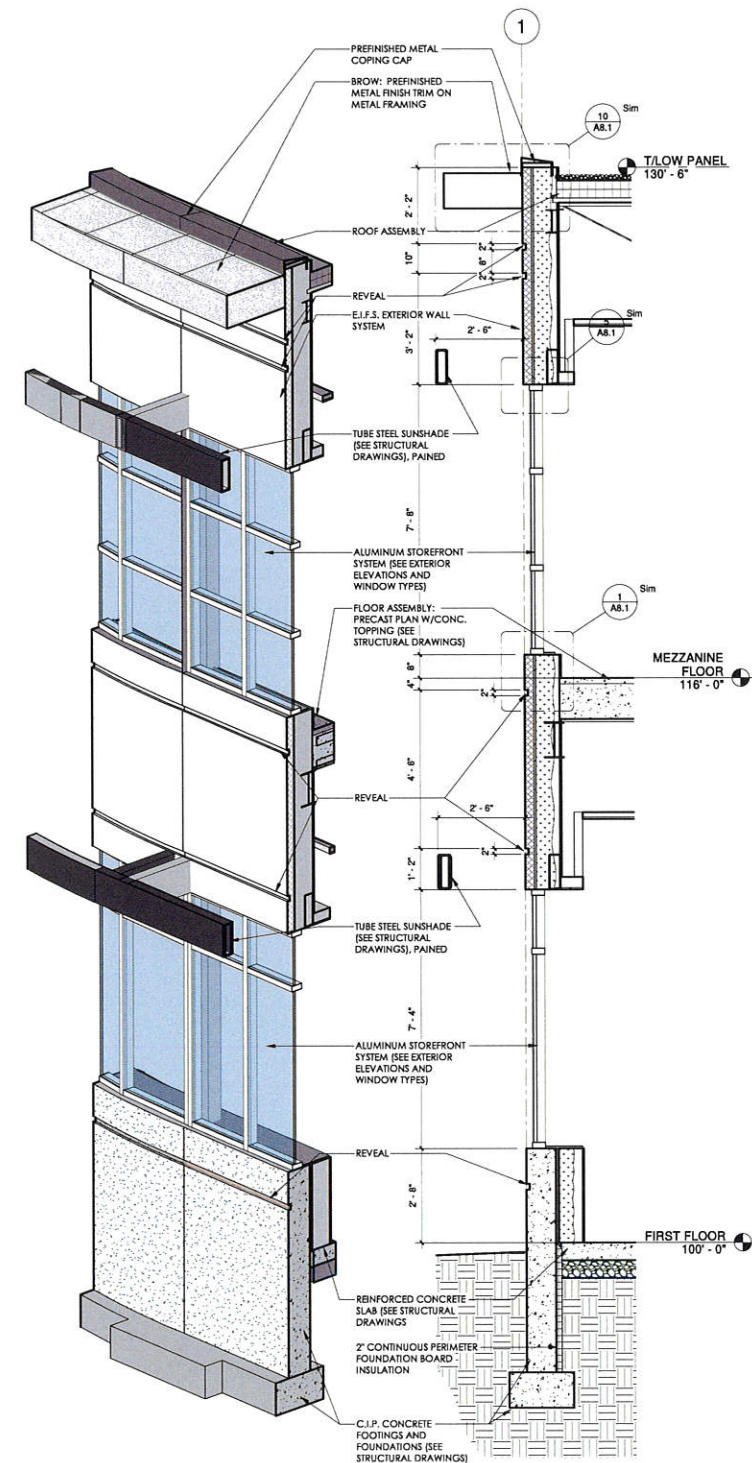
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CHECKED: JH/DF
DATE: 05-20-19
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4 TRASH ENCLOSURE GATES
1/2" = 1'-0"

3 TRASH ENCLOSURE WALLS
1/2" = 1'-0"



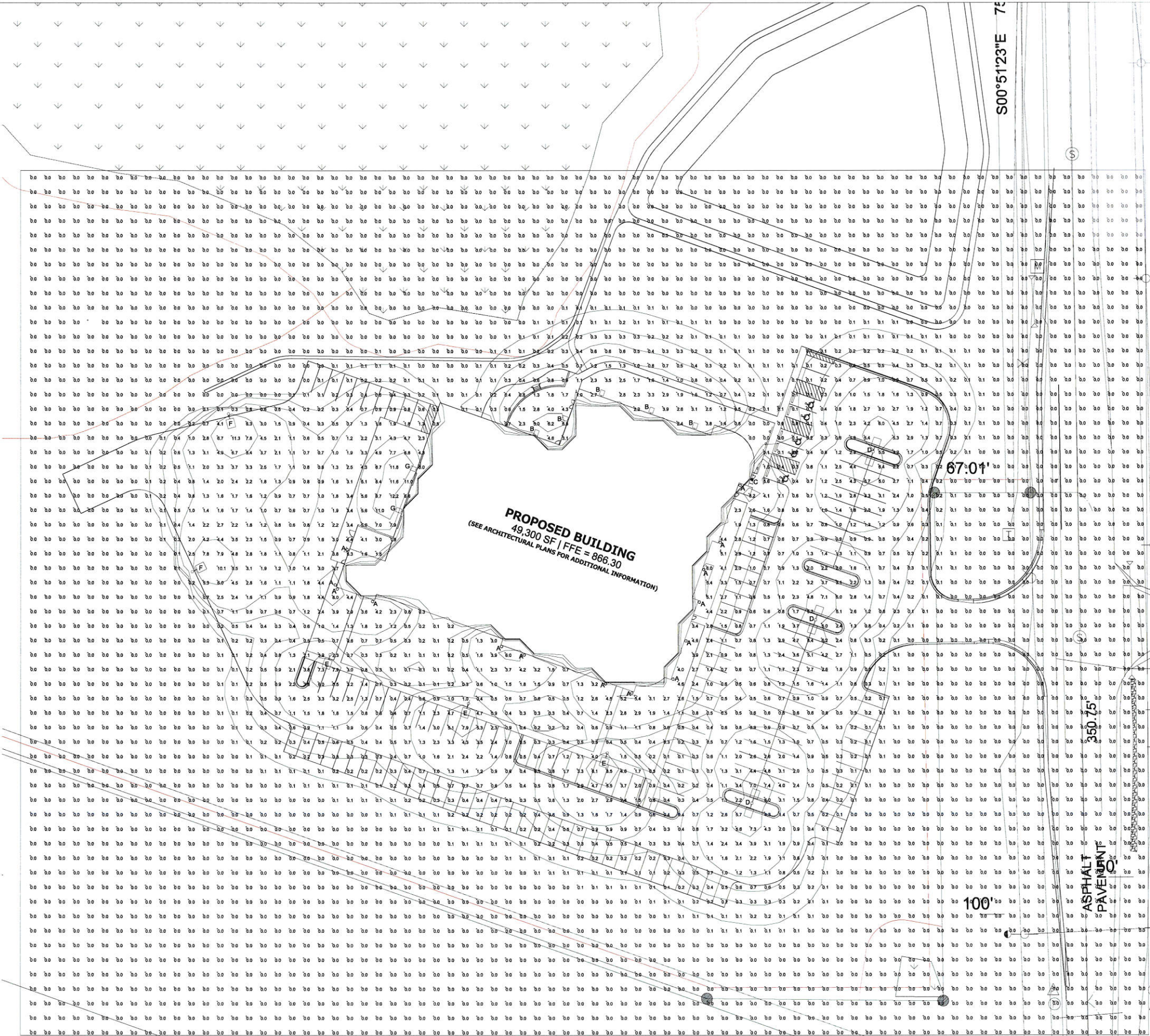
2 3D VIEW - NE CORNER
1/2" = 1'-0"

1 WALL SECTION @ NE CORNER
1/2" = 1'-0"

REFER TO SHEET A0.1 FOR BUILDING ENVELOPE REQUIREMENTS AND PAINT FINISH.
REFER TO FLOOR PLAN AND SHEETS A9.1 & A9.2 FOR STOREFRONT TYPES

Quantity	Unit	Material	Quantity	Unit	Material	Quantity	Unit	Material	Quantity	Unit	Material
1	EA	ANCHOR BOLT	1	EA	ANCHOR BOLT	1	EA	ANCHOR BOLT	1	EA	ANCHOR BOLT

System	Label	Quantity	Manufacturer	Category Number	Description	Volume
A		1	ANCHOR BOLT	ANCHOR BOLT	ANCHOR BOLT	1.0
B		1	ANCHOR BOLT	ANCHOR BOLT	ANCHOR BOLT	1.0
C		1	ANCHOR BOLT	ANCHOR BOLT	ANCHOR BOLT	1.0
D		1	ANCHOR BOLT	ANCHOR BOLT	ANCHOR BOLT	1.0
E		1	ANCHOR BOLT	ANCHOR BOLT	ANCHOR BOLT	1.0
F		1	ANCHOR BOLT	ANCHOR BOLT	ANCHOR BOLT	1.0
G		1	ANCHOR BOLT	ANCHOR BOLT	ANCHOR BOLT	1.0



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

Angelus

Pewaukee, WI

Exterior Lighting

DATE:
5-20-19

REVISIONS:

E-1

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REVIEWED: ASZ

DESIGNED: ASZ

DRAWN: BR

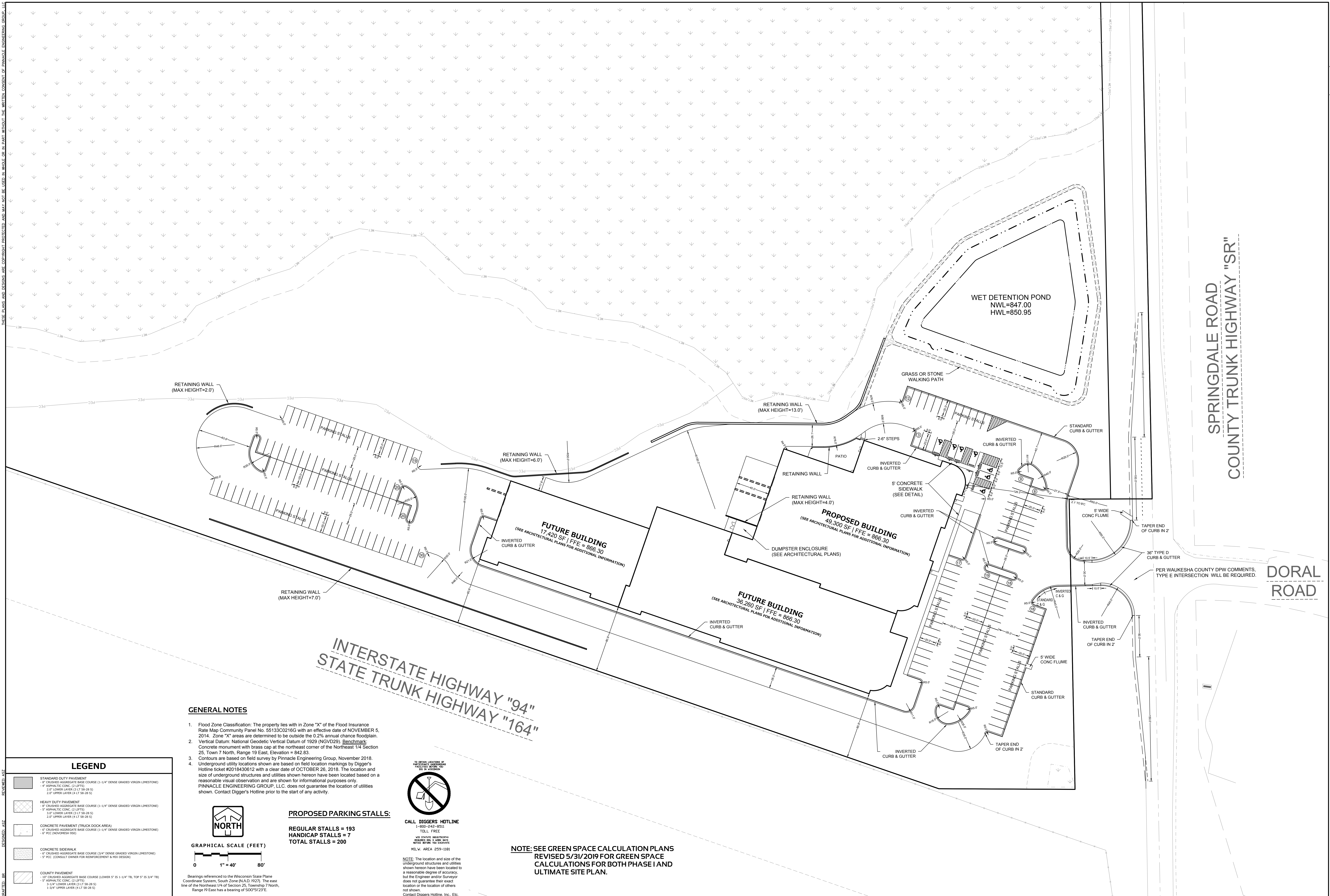


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NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown. Contact Digger's Hotline, Inc., Etc.

**CTH SR
PEWAUKEE, WI**

ULTIMATE SITE DIMENSIONAL AND PAVING PLAN

REVISIONS		REVISED BY	DATE
1	REVISE LAYOUT/CITY COMMENTS	ASZ	05/20/19
2	REVISE LAYOUT/CITY COMMENTS	ASZ	05/31/19

REC'D NO. 1493.00

ASZ

REC'D PM

START DATE 05/09/19

SCALE 1" = 40'

SHEET

C-4

OF

C-18

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REVIEWED: ASZ

DESIGNED: ASZ

DRAWN: BB

DATE: 12/17/18

5:00 PM

1493.00

ASZ

12/17/18

1" = 40'

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

REPORT TO THE PLAN COMMISSION

Meeting of June 20, 2019

Date: June 12, 2019

Project Name: Briohn Building Corporation I-94 & Springdale Road Rezoning and Building & Site Plans

Project Address/Tax Key No.: W220N1051 Springdale Road/PWC0961998

Applicant: Briohn Building Corporation

Property Owner: Becker Springdale LLC

Current Zoning: A-2 Agricultural District and UC Upland Conservancy District

2050 Land Use Map Designation: Office Commercial, Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas and Water

Use of Surrounding Properties: Single-family residential to the north and west, I-94 and industrial to the north and Town of Brookfield (industrial) to the east

Introduction:

In October 2018, the applicant submitted for a Conceptual Review for development of a proposed office/industrial building for property located at W220N1051 Springdale Road. The applicant anticipated a 40,600 square foot building with a potential 62,200 square foot building addition. The Conceptual Review was held at the November 15, 2018 Plan Commission meeting.

The applicant later submitted a Rezoning request to change the zoning of the property from A-2 Agricultural District and UC Upland Conservancy District to M-6 Mixed Industrial Use District and LC Lowland Conservancy District.

The applicant also submitted Site and Building Plans for review and approval.

At their January 17, 2019 meeting, the Plan Commission recommended approval of the rezoning and Site and Building Plans, subject to staff recommendations, which are below and still apply to the revised plans.

Conditions

1. Staff shall review and approve a rooftop screening plan prior to issuance of a Building Permit.
2. Final grading, erosion control and storm water management plans shall be submitted for approval by the Engineering Department prior to any land disturbance.
3. Prior to issuance of a Building Permit, the applicant must receive Waukesha County approval of the ingress/egress location to Springdale Road (CTH SR).

4. A Business Plan of Operation shall be submitted for review and approval, prior to Occupancy.
5. The future phase is shown for reference only, is subject to change, and requires separate review and approval if and when it's proposed in the future.
6. The Landscape Plan shall be revised to include a minimum planting size of 3-inches for shade/canopy trees and 2.5" for ornamental trees.

The previous site plan that was approved at the January Plan Commission meeting included encroachments into a Southeastern Wisconsin Regional Planning Commission (SEWRPC) Primary Environmental Corridor (PEC).

Following Plan Commission approval, SEWRPC provided a recommendation that the development not encroach into the PEC. As such, the applicant revised the site plan to move the building and all areas of disturbance outside of the PEC.

Staff determined that the changes to the site plan and parking were significant enough to require review and approval by the Plan Commission. A further description of changes and the current proposed site plan is below.

It should be noted that the Rezoning request was not forwarded to the Common Council; therefore, it is anticipated to be on the July 1st Common Council agenda for final approval.

Project Description/Analysis:

The subject property is approximately 34-acres. The site currently contains a single-family home and is wooded with a significant amount of wetlands located on the north half of the site. The entire property is located within a SEWRPC Primary Environmental Corridor; however, SEWRPC has agreed to honor a previously determined PEC boundary from 2014.

The property is currently zoned A-2 Agricultural District and UC Upland Conservancy District and designated as Office Commercial, Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas and Water on the City's Year 2050 Land Use/Transportation Plan map.

According to the applicant, the proposed user, The Angelus Corporation, is roughly 30% office. The remainder of the use is manufacturing, an engineering lab as well as some storage areas.

Site and Building Plans

The current site plan includes a 36,308 square foot building with potential future building additions totaling about 53,680 square feet. Note the 49,300 square feet referenced on the site plans includes the mezzanine space within the building. The plan also consists of 109 parking spaces, including 7 ADA accessible spaces, and future parking of 89 spaces.

Below is a table that summarizes some of the changes from the previously approved plans to the current submittal.

	Previous Submittal (1-7-19)	Current Submittal (5-20-19)
<u>Building Size</u>		
• Phase 1	40,600 square feet	36,308 square feet
• Phase 2	62,200 square feet	36,260 square feet
• Phase 3	NA	17,420 square feet
• Total	102,800 square feet	89,988 square feet
<u>Number of Parking Spaces</u>		
• Phase 1	94	109
• Future	94	89
• Total	188	196
<u>Landscape quantity (Phase 1)</u>		
• Deciduous Trees	56	46
• Evergreen Trees	44	27
• Ornamental Trees	44	5
• Deciduous Shrubs	102	136
• Evergreen Shrubs	120	50
• Total Trees	144	78
• Total Shrubs	222	186

It should be noted that the applicant is requesting a reduced drive/paving setback. The M-6 District requires a 30-foot driveway, parking and loading area setback from the right-of-way. A portion of the drive aisle extending north from the entrance drive is setback about 2-feet from the property line. This is within an area that the County right-of-way width is about 150-feet. It appears the typical right-of-way width of Springdale Road is 100-feet. This is consistent with the right-of-way being dedicated to the County by the property owner further north. The site plan illustrates 50-feet to be dedicated, which would provide a total right-of-way width of 100-feet for Springdale Road.

Landscape Plan

As shown in the table above, the quantity of landscaping is reduced from the previous submittal. This is largely in part due to a smaller area of the site being disturbed within Phase 1 compared to the previous submittal. Staff does not object to the quantity provided.

Architecture

The building primarily consists of painted precast concrete panels and includes a significant amount of windows and a prominent entrance feature. Staff finds that the architecture is similar to that of the previous submittal and did not find any substantial changes in appearance or design.

Signage

The renderings provided show conceptual wall signs and locations. Additional details will be needed for final sign approval. Per Section 17.0210d.(7) below, and as a prominent site with high visibility, staff has included a condition that signage be brought back for Plan Commission review and approval. If the Plan Commission is comfortable with the general sign details provided by the applicant, that condition may be revised to require staff review and approval only.

(7) STANDARD NO. SD-7

Signage of uses and buildings on the site shall be limited by the Plan Commission in number, size, height and type so as not to detract from the visual attractiveness of the site or architecture, or be a distraction to the traveling public or the neighborhood in general. (**See section 17.0700**)

Recommendation:

A motion to approve building and site development plans submitted by Briohn Building Corporation for the property located at W220N1051 Springdale Road, subject to the conditions within the Plan Commission staff report dated June 12, 2019 and Common Council approval of the associated rezoning request.

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 6.**

DATE: June 20, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding the Revised Conceptual Site and Building Plans for the Proposed Waters Senior Living Development Located at W239 N2492 Pewaukee Road (PWC 0919991 & PWC 0919995)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

The Waters Project Narrative

The Waters Revised Conceptual Site Plan

The Waters Staff Report Responses

The Waters Staff Report

THE WATERS

May 30, 2019

Plan Commission
Attn. Ami Hurd, Deputy Clerk
City of Pewaukee
W240 N3065 Pewaukee Road
Pewaukee, WI 53072

RE: REVISED Conceptual Plan Review for a Proposed Waters Senior Living Development at W239 N2492 Pewaukee Road

The Waters is a developer, owner and operator of senior living communities based in Minneapolis, MN, with twelve projects in Minnesota, Wisconsin and Pennsylvania (“Waters”). Our most recent community is the successful 136-unit Waters of Oak Creek property in the Drexel Town Square development in Oak Creek, WI, which opened in April 2019.

Over the past two years, Waters has evaluated several sites for a proposed development of a senior living community in the Pewaukee market. Pewaukee is desirable because it is home to many seniors and their adult children (and grandchildren), has strong demographics, growth and a stable economy, and it is a place where seniors want to live and contribute after moving out of their family homes. Third-party studies and conversations with City residents confirm strong demand for more quality senior housing options in the area.

On April 18, 2019, Waters submitted a Conceptual Plan for a proposed development project on the 22.8-acre Kopecky/Hagedorn property located adjacent to the Crossroads Care Center on Pewaukee Rd. With input from the Plan Commission and City Staff, Waters has revised and is resubmitting the conceptual plan for discussion with the Plan Commission at the upcoming meeting on June 20, 2019.

The revised Waters conceptual plan includes a three-story multifamily building containing 115 senior apartment homes, a 16-unit single-story memory care wing, and 24 ranch-style independent senior cottages clustered around preserved woodland and wetland areas on the campus. Waters offers Pewaukee seniors options to rent either a standalone cottage or an apartment in the building that houses all on-site amenities to provide that level of independence and on-site services that best suits them; all without an entrance fee. Amenities in the main campus building (accessible to apartment renters without going outside) include restaurant/café options, a spa/salon, concierge services, theater room, active programming to enhance health and wellbeing, underground parking, as well as needed personal care and assisted living services.

Below is a summary of nine major changes in the attached revised plan relative to an earlier plan that was reviewed by the Plan Commission in April:

1. The overall density of the development has been reduced by 17% from 187 to 155 residential units. The number of senior living apartments has been reduced by 8% from 125 units to 115 units. The number of memory care apartments has been reduced by 20% from 20 to 16 units. The number of senior cottages has been reduced by 43% from 42 to 24 units.
2. The main senior living building will be reduced from a 4-story to a 3-story structure to comply with the 35 ft. building height restriction per the code and to reduce the visual impact of the structure. We have added articulation and architectural treatments to break up the larger building and create the appearance of multiple smaller structures while still providing the resident convenience and operational necessity of an appropriately scaled community.
3. The 2.49-acre piece of undeveloped land on NW side of the property (accessible from Watertown Rd) will NOT be incorporated in the proposed senior living community. It may be divided from the larger property and reserved for a future development use.
4. As a result of Item 3., the main interior roadway on the Waters property will no longer cross the wetland area and the project will NOT provide ingress from/egress to Watertown Rd.
5. The independent senior cottages are arranged in a more “organic” way around the campus to reduce the appearance of overall density on the site plan, to preserve as much of the central wooded area as possible.
6. The plan shows a dramatically increased landscape buffer on the south of the property (along the property line shared with Hawk’s Meadow) to move the independent senior cottages further away from single family homes to maintain privacy.
7. The independent senior cottages are reformatted from pods of four units to duplexes with direct access to the road. This reduces the appearance of density and allows the location of cottages to reduce impact on existing trees and water. The layout also improves fire department access, in case of emergency.
8. We have connected the interior roadway on the Waters property to the Hawk’s Meadow development on the east and the west side but have limited the east connecting point at the cul-de-sac. This reduces the circulation of traffic between Hawk’s Meadow and Waters without preventing access for pedestrians and emergency/fire vehicles.
9. We have added a representative number and locations for walking trails and sidewalks to encourage pedestrian and bike movement around the campus.

The impact of these changes is that the Waters proposed development is significantly less dense, less visible to neighbors and passers-by, and more in harmony with the existing site conditions and adjacent uses. The overall density of the conceptual plan now shows 155 units on 20.29 gross acres, or **7.4**

units/gross acre. On a net acre basis, the conceptual plan shows 155 units on 17.07 net acres (the gross land area minus the estimated wetland areas), or **9.1 units/net acre.** *(Note: We have excluded the 2.49-acre piece of land on Watertown Rd. from both the gross and net acreage calculations.)*

The Waters' project proposal would fit in Pewaukee's Rm-3 Multiple-Family Residential District with the conditional use designated as "Housing for the Elderly or Assisted Living Housing Units". (Rm-3 zoning permits up to 12 units/net acre.) See City Code sec. 17.0416(c)(2). The few provisions in the Rm-3 District that do not accommodate Waters' housing model (such as lesser parking and more than 40 dwelling units in a single building) could be authorized as "Specific Planned Project Modifications" under City Code sec. 19.0908.

City staff has worked with Waters to refine the concept and discuss the entitlement approach for this project. Staff issued a report to the Plan Commission on April 9th with analysis and feedback on our proposed plans. We have attached a copy of that review letter with our responses and comments to show how our revised conceptual plan addresses the items raised in the initial review letter.

Waters also heard the feedback and concern from the Plan Commission that a Waters project could be sold to a non-profit organization in the future and that property tax revenues would be severely impacted. As we have explained, Waters' model is to develop, own and operate its projects on a for-profit basis; no conveyance to a non-profit is even contemplated. However, in response to the Plan Commission's concern, Waters will enter into an agreement with the City and record a deed restriction or covenant on the property to ensure that it will not be sold to a non-taxable entity in the future.

In summary, we believe our project is a win-win proposal for the residents and the City of Pewaukee. The residents get access to high-quality attractive senior living options without having to leave the City. The City gets a \$40+ million development project, good paying jobs, and a strong contributor to the tax base without imposing a high burden on City infrastructure.

Waters looks forward to discussing the revised conceptual plan with the Plan Commission at the June 20, 2019 meeting.

Respectfully submitted,



John Q. Hunsicker

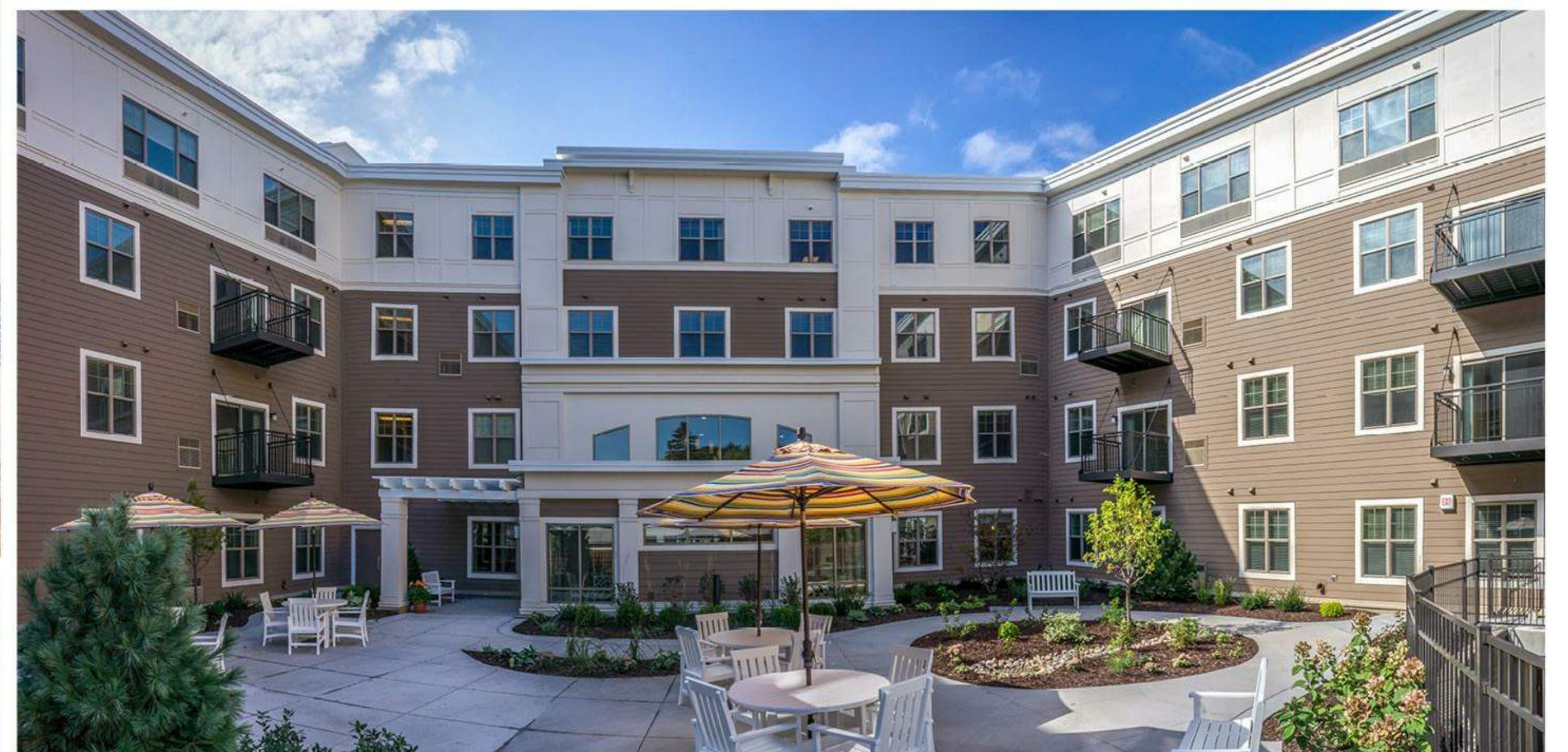
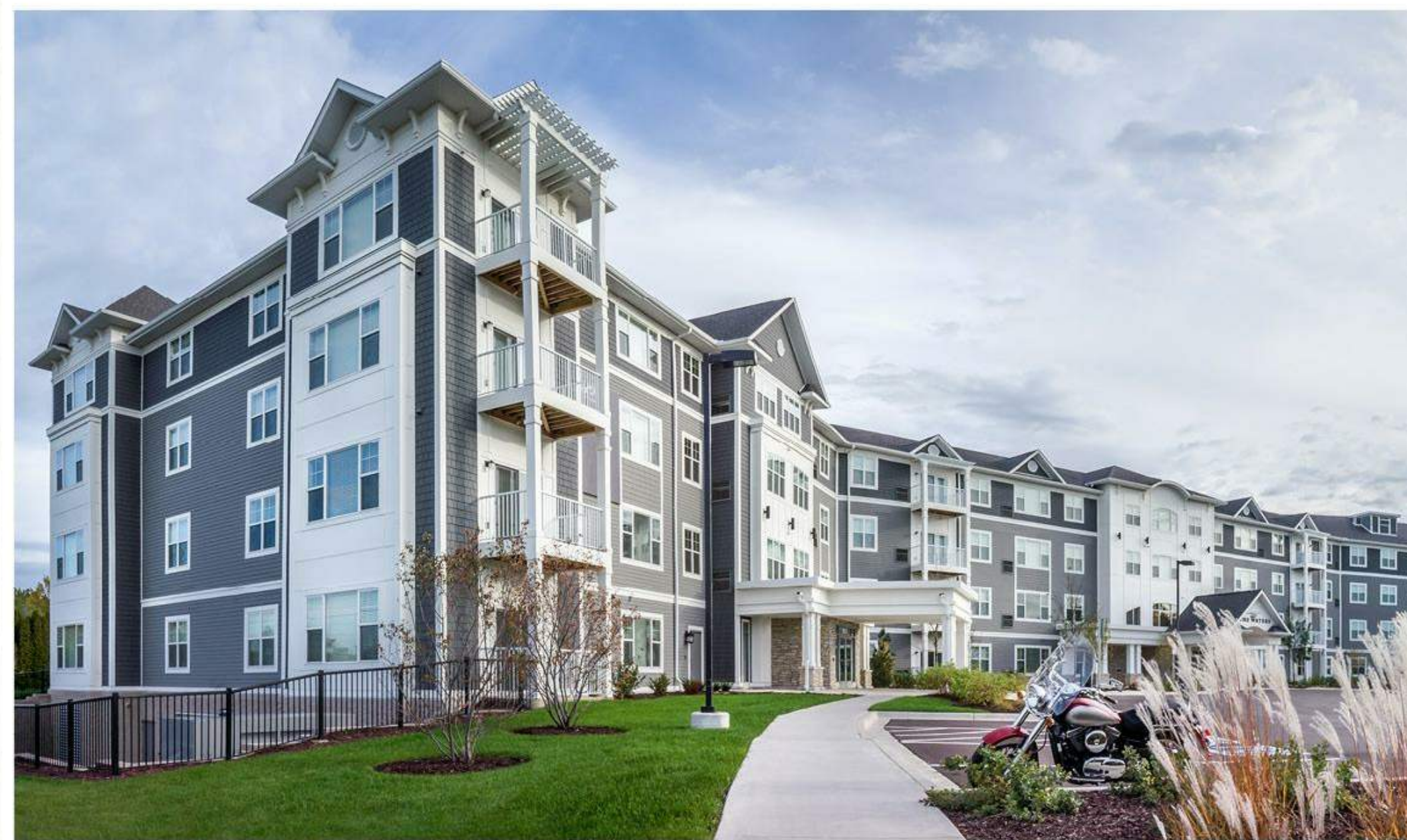
SVP – Development & Capital Markets
The Waters Senior Living Management, LLC
1600 Hopkins Crossroad
Minnetonka, MN 55305
(952) 358-5143
jhunsicker@thewaters.com







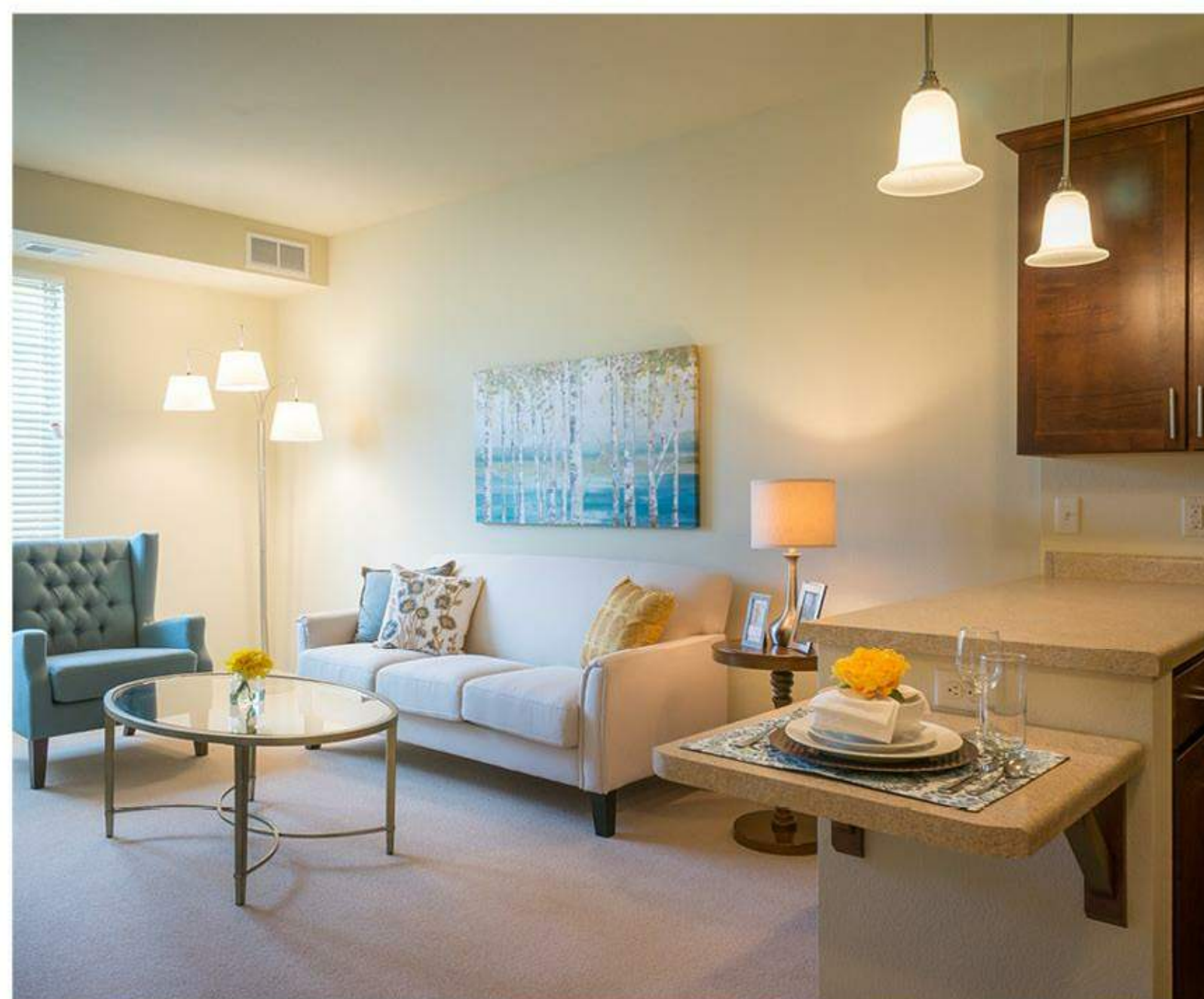
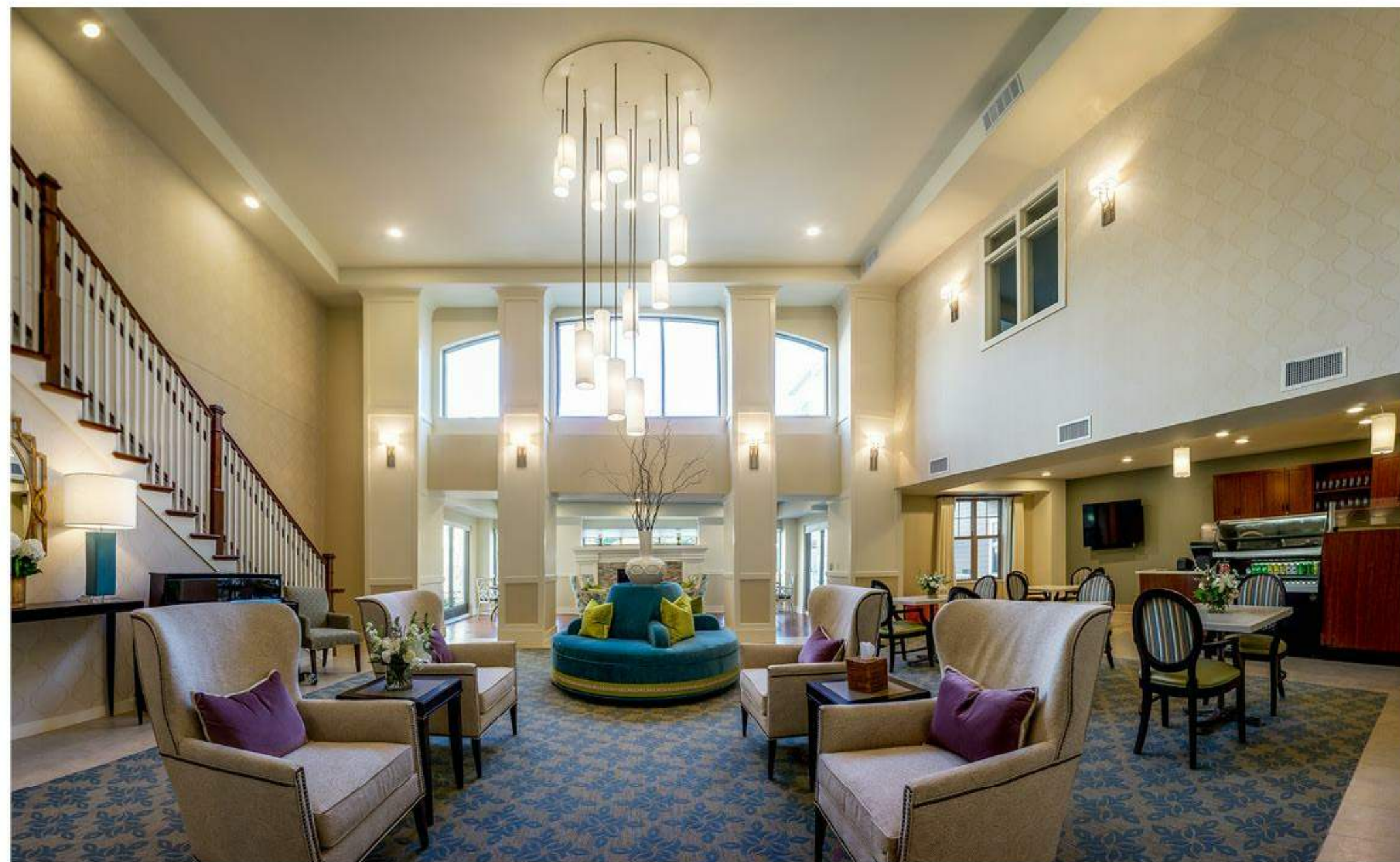
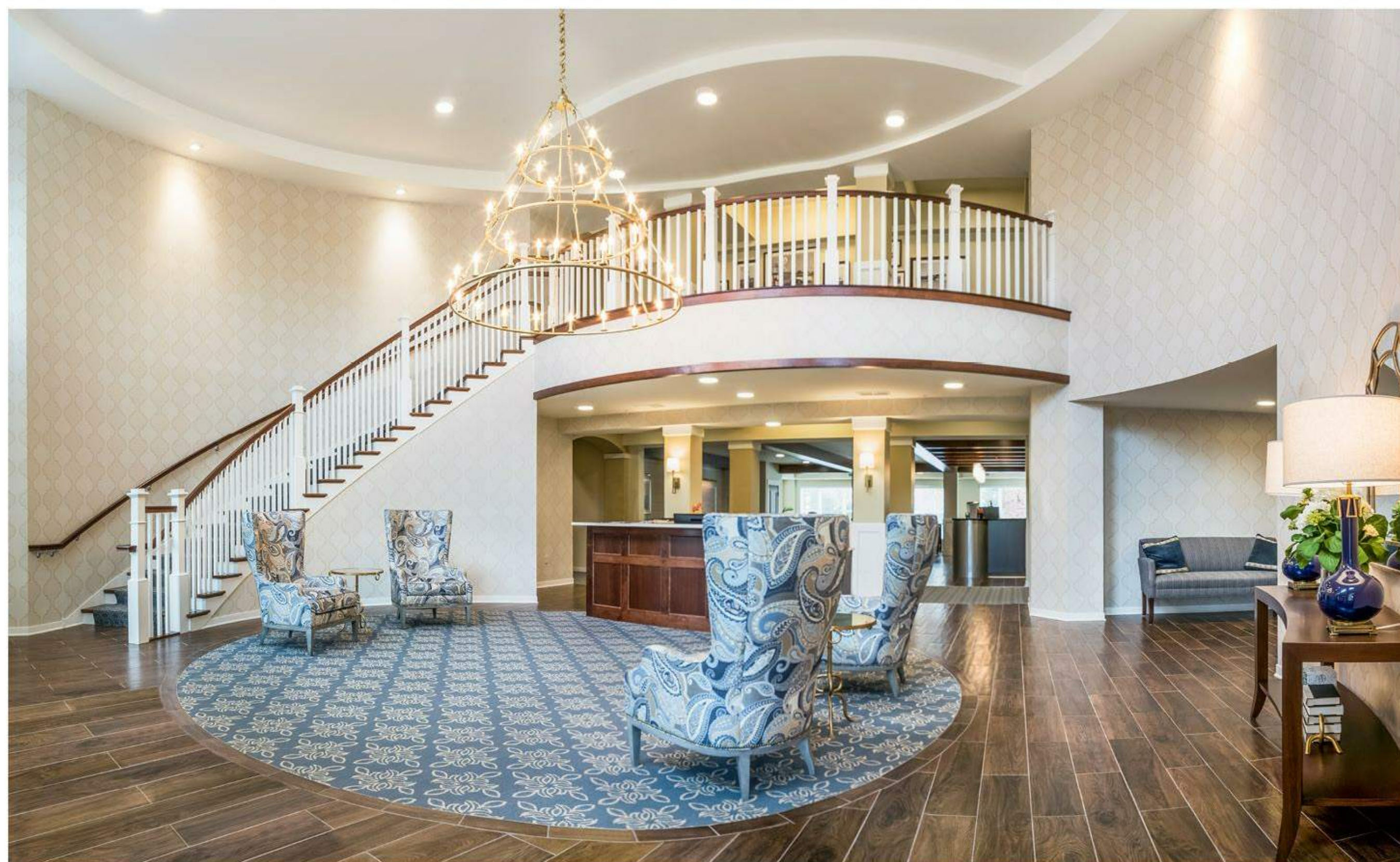
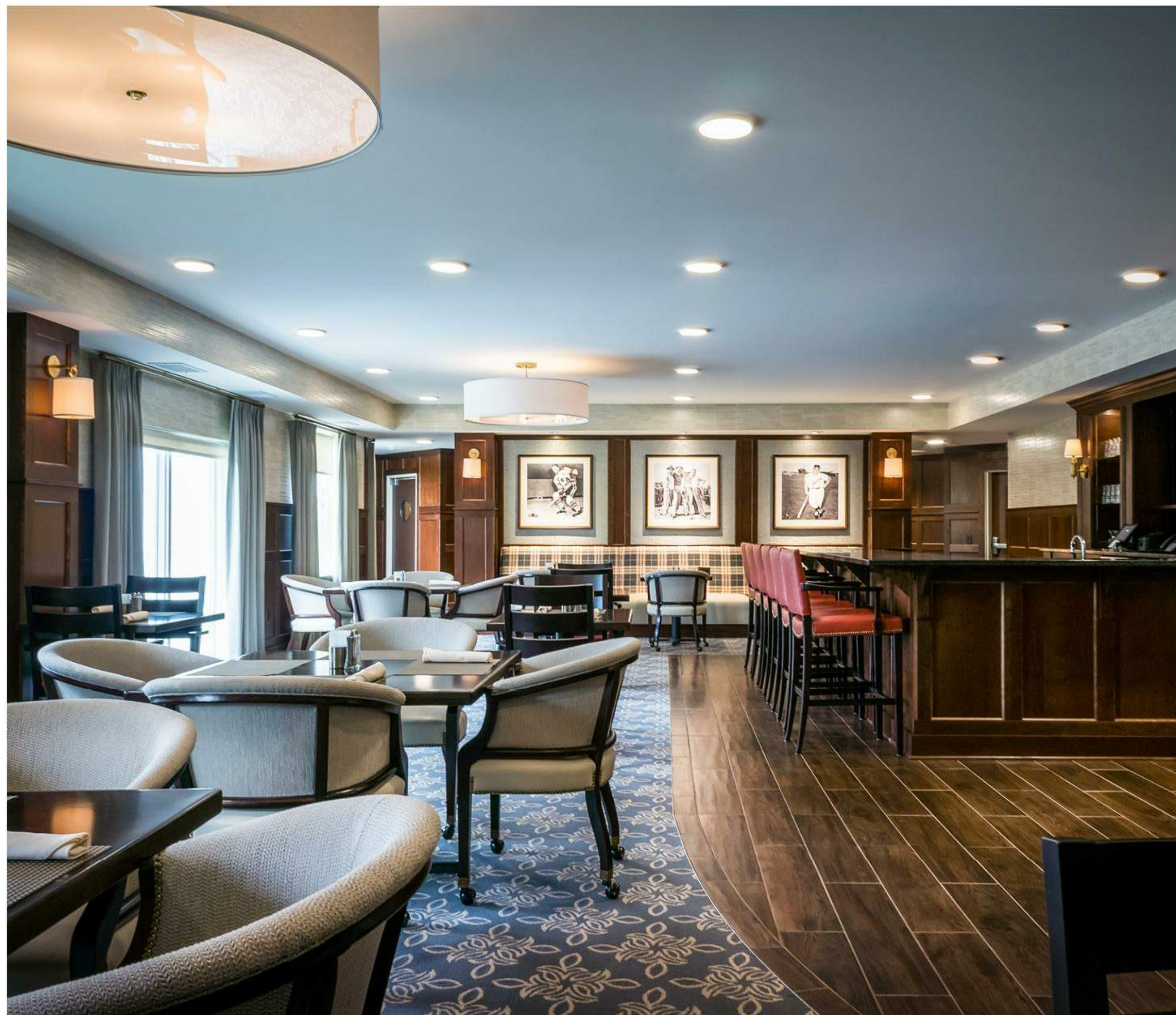
Site Location



Previous Project Examples

May 31, 2019

The Waters Senior Living - Pewaukee, WI



Previous Project Examples

May 31, 2019

The Waters Senior Living - Pewaukee, WI

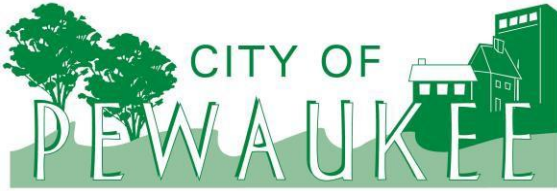


Rough Sketch Elevation - Senior Building Roof Lines

Previous Project Examples

May 31, 2019

The Waters Senior Living - Pewaukee, WI



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

Responses by Waters to the requests and questions raised in this Report appear below in underlined, bold italics in blue. Waters hopes that these responses will simplify and expedite review of the revised conceptual plans and materials for the Project. Responses dated May 30, 2019.

REPORT TO THE PLAN COMMISSION

Meeting of April 18, 2019

Date: April 9, 2019

Project Name: The Waters Conceptual Review

Project Address/Tax Key No.: Approximately W239N2492 Pewaukee Road/PWC 0919991 & 0919995

Applicant: John Hunsicker, SVP – Development & Capital Markets

Property Owner: Kopecky Family Irrevocable Trust (PWC 0919995) and Stephen T. Hagedorn and Karen E. Polansky (PWC 09199914)

Current Zoning: Rs-4 Single-Family Residential District, A-2 Agricultural District, I-1 Urban Institutional District, and LC Lowland Conservancy District

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

Use of Surrounding Properties: Crossroads Care Center of Pewaukee and Watertown Road to the north, Hawk's Meadow single-family residential subdivision to the south, Commercial Office (Argent) to the east, and multi-family residential to the west

Project Description

The applicant submitted conceptual plans for Plan Commission review of a proposed multi-family senior living facility development for property located at approximately W239N2492 Pewaukee Road. The property is located south of Watertown Road and the Crossroads Care Center and east of Pewaukee Road.

The Waters is an owner and operator of senior living communities. The proposed development consists of 187 units including 125 units within a 4-story apartment building and 20 memory care units within an attached single-story building. The site plan also includes 42 units of independent senior housing.

The project has been dramatically reduced in size and scope to 155 units including 115 units within a 3-story apartment building, 16 memory care units within an attached single-story building and 24 units of independent senior cottages. This represents a 17% reduction in project size from the April 18th submission.

The subject properties are currently zoned Rs-4 Single-Family Residential District, A-2 Agricultural District, I-1 Urban Institutional District, and LC Lowland Conservancy District. The applicant has indicated that they would request Rm-3 zoning to accommodate the development. Note that wetland and natural resource areas would be zoned or remained zoned as LC District.

If the project moves forward, a Comprehensive Master Plan Amendment, Rezoning and Conditional Use with Site & Building Plans will be required.

Rm-3 District

The Rm-3 District allows three to eight unit multiple-family structure(s) with one 2-car attached or detached garage per unit as defined in Section 17.1402 as well as foster homes and community living arrangements as set forth in Wisconsin Statutes. Note that the memory care use would be licensed as a Community Based Residential Facility with the State and the senior living facility is a Residential Care Apartment Complex.

The applicant intends to apply for a Conditional Use Permit under 17.0416c.(2) Housing for the Elderly or Assisted Living Housing units. This Conditional Use lists specific standards that must be met. The applicant will likely not meet several of these items. For example, these standards state that the maximum number of dwelling units in an individual building shall not exceed 40 units. The senior apartment facility is proposed with 125 units. Also, the parking standard of “a minimum of two (2) paved off-street parking spaces provided for each dwelling unit, of which one shall be inside a garage as defined in Sec 17.1402.” will not be met.

With 187 total units, 374 parking spaces are required per 17.0416c.(2)(h). The total proposed parking is anticipated to be around 264-279 parking spaces, which would not meet this standard. Staff anticipates recommending submittal of a parking analysis and suggest that the applicant utilize other locations and facilities as examples to demonstrate the actual parking demand. Staff would expect the independent senior cottages to comply with the typical Rm-3 parking standard as they are for independent living.

The new site plan would have 155 units and require 310 parking spaces per the code. As drawn, the revised site plan has 163-178 parking spaces. A parking analysis of existing Waters properties (see chart below) shows that our sites are typically built with 0.75 to 0.98 parking spaces per unit and that the actual utilization of that parking well below those numbers.

PARKING UTILIZATION: THE WATERS SR. LIVING				
	EDINA	50TH	MAYOWOOD	HIGHLAND PARK
DATE OPENED	October 2013	May 2014	March 2015	October 2015
# OF APARTMENTS				
Total Apartment Units	139	90	175	84
# OF PARKING STALLS				
Above Ground	72	30	38	22
Garage	53	58	97	41
Total Parking Stalls	125	88	135	63
AVERAGE OCCUPANCY - FOR THE QUARTER ENDED APRIL 2019				
Average No. of Occupied Apt. Units	126	84	169	82
Occupancy %	90.6%	93.3%	96.6%	97.6%
AVG. GARAGE UTILIZATION - FOR THE QUARTER ENDED APRIL 2019				
Avg. No. of Garage Stalls Utilized	47	31	57	27
PARKING METRICS				
Total Parking Stalls to Total Apt. Units	0.90 : 1	0.98 : 1	0.77 : 1	0.75 : 1
Avg. Garage Util. to Total Garage Units	0.89 : 1	0.53 : 1	0.59 : 1	0.66 : 1

Zoning District requirements not being met may be approved by the Plan Commission per Section 17.0908 (below). Note that considering this project a mixed use development based upon the mix of different residential type living facilities, which are only allowed within separate zoning districts, is consistent with previous Plan Commission determinations.

SPECIFIC PLANNED PROJECT MODIFICATION

When a development project such as an industrial or office park, shopping center, or mixed use development is proposed which involves specific development proposals which meet the intent of the individual district regulation(s) but cannot meet a specific requirement, and when the approval of such development would not set a precedent that would be detrimental to the City if it is approved in like circumstances, the Plan Commission may, after thorough review, make such specific modification in their approval of the specific project.

The 4-story building will also exceed 35-feet in height, which is the maximum allowed height per Section 17.0416e. However, Section 17.0901f. allows the Plan Commission to approve up to six stories if a sprinkler system is provided and approved by the Fire Chief.

The revised site plan reduces the main building to three stories, below the City's 35-ft height maximum. The Waters building will be fully sprinkled.

The proposed net density has not yet been calculated; however, it is anticipated that the Rm-3 net density requirement of not exceeding 12.00 dwelling units per acre will be met. The applicant is proposing a total of 187 units. The gross site area is about 22.79-acres, which is a gross density of about 8.20 units per acre. The net density calculation will subtract wetlands and public rights-of-way. The total area of wetlands and ROW is unknown at this time. Staff would roughly estimate at this point that the development may end up between 11 and 12 units per acre.

The revised Waters proposed development is significantly less dense. The overall density of the conceptual plan now shows 155 units on 20.29 gross acres, or 7.4 units/gross acre. On a net acre basis, the conceptual plan shows 155 units on 17.07 net acres (the gross land area minus the estimated wetland areas), or 9.1 units/net acre. (Note: We have excluded the 2.49-acre piece of land on Watertown Rd. from both the gross and net acreage calculations.)

Natural Resources

The Wisconsin Department of Natural Resources Surface Water Data Viewer shows two large mapped wetlands onsite. Field delineations still need to be completed to determine exact wetland boundaries and setbacks.

Waters engaged Stantec to do a preliminary wetland delineation in January 2019 and will order the final reports once we have a path forward with the project. No wetlands are anticipated to be filled.

The proposed road from Pewaukee road to Watertown Road will likely have wetland impacts. Any disturbance of the wetland will require Wisconsin Department of Natural Resource approval. If not granted, the site plan would have to be revised and the street would not run all the way through the site.

The Waters-proposed road no longer crosses any wetlands or goes through to Watertown Rd.

The site also has a large wooded area. Staff anticipates requiring a tree inventory for any disturbed area of woodland. Furthermore, staff recommends preserving the larger wooded area onsite. This will require the applicant to provide grading and land disturbance limits. Staff would also recommend that construction fencing be placed onsite at the limit of disturbance around the tree lines to be protected.

It should be noted that the applicant has already removed two cottages initially proposed within a wooded area of the site.

The revised site plan has significantly reduced the number of senior cottages and moved the cottage locations to minimize impact on the existing woodland and lowland areas. Waters will conduct a tree inventory for any disturbed areas as part of the development application.

Site Plan

The conceptual site plan includes access from Pewaukee Road, Hawks Meadow Drive, Talon Drive and Watertown Road.

Staff initially suggested that the proposed roads be public; however, wetland delineations, woodland protection and other potential changes to the site plan may allow for certain roads to be private or even eliminated. Emergency access and safety is a primary consideration for certain roads to be public, such as the road that would connect to Hawks Meadow Drive and Talon Drive.

Waters early conversations with City staff suggested a preference for public roadways in a larger development area such as the proposed project. Waters is open to revising which streets, if any, will be dedicated to the City vs. being built and maintained as private roads.

Below are several staff site plan considerations and suggestions. The Plan Commission is encouraged to provide additional input and direction as deemed appropriate.

- Staff suggests reducing the number of units adjacent to the existing single-family residential development to the south.

The revised plan has a reduced number of senior cottages and a larger landscape buffer to reduce the impact on the Hawk's Meadow residents to the south.

- Depending on the health and quality of the woodland and the actual field determined wetland location, staff would consider eliminating the through street from Pewaukee Road to Watertown Road to better protect these natural resource features.

Staff also questions whether there is a public need for this road and being able to cut through the development.

The revised plan has eliminated the through-road to Watertown Rd. and will, therefore, have reduced impact on wetlands and wooded areas.

- Although the developable area adjacent to Watertown Road is not very large, staff would also not object if that portion of the property was utilized for nonresidential development such as an office or service type use, opposed to the four duplexes shown on the concept plan.

If this area is kept multi-family residential, staff would not object to additional density, particularly if it assisted in reducing units adjacent to the single-family to the south and fostered better protection of natural resources.

Waters agrees with this approach and has determined not to incorporate the Watertown Rd. property into the revised senior living development plan.

- Staff suggests curving the road with the senior cottages further south to avoid impacts to the woodland.

Waters revised plan incorporates these suggestions.

- Staff recommends sidewalks and trails throughout the development.

Architecture

Sample architecture/photos have been provided by the applicant. As the senior living and memory care facility is very large, staff will encourage high quality materials such as brick and stone as well as projections and recesses within the building footprint, variations within the roofline and other architectural elements that may be used to break up any long facades.

The revised Waters plan shows (at a preliminary design level) the additional architectural elements and articulation of the main building to create the appearance of smaller, less imposing or monolithic buildings. We have also reduced the building height by removing the 4th story.

In review of the conceptual renderings provided, staff recommends that additional masonry such as brick and stone is needed.

Waters will consider and incorporate an appropriate mix of building materials to achieve the quality development the City expects and is consistent with the Waters brand.

The Plan Commission is encouraged to give further guidance to the applicant related to the style of architecture and building materials to be utilized.

Recommendation

No action required.

Staff is generally in support with the proposed development and use at this location as the cottages allow for the existing stubbed streets to be extended and work as a transitional use from the single-family residential to the south.

It is recommended that sufficient feedback be provided to allow the applicant to determine whether to proceed or not with a Comprehensive Master Plan Amendment, rezoning and the proposed site and building plans.



Office of the Planning & 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, 2019

Date: June 10, 2019

Project Name: The Waters Conceptual Review

Project Address/Tax Key No.: Approximately W239N2492 Pewaukee Road/PWC 0919991 & 0919995

Applicant: John Hunsicker, SVP – Development & Capital Markets

Property Owner: Kopecky Family Irrevocable Trust (PWC 0919995) and Stephen T. Hagedorn and Karen E. Polansky (PWC 09199914)

Current Zoning: Rs-4 Single-Family Residential District, A-2 Agricultural District, I-1 Urban Institutional District, and LC Lowland Conservancy District

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

Use of Surrounding Properties: Crossroads Care Center of Pewaukee and Watertown Road to the north, Hawk's Meadow single-family residential subdivision to the south, Commercial Office (Argent) to the east, and multi-family residential to the west

Project Description

The applicant submitted conceptual plans of a proposed multi-family senior living facility development for property located at W239N2492 Pewaukee Road, which were reviewed at the April 18, 2019 Plan Commission meeting.

Following that meeting and considering the comments and input received, the applicant submitted revised plans for consideration. The revised conceptual plan includes a 3-story 115 unit senior living facility with an attached one-story 16 unit memory care building. The previous plan consisted of a 4-story 125 unit senior living facility and a one-story 20 unit memory care building. The plan was also revised by reducing the number of senior cottages from 42 to 24 units.

The subject properties are currently zoned Rs-4 Single-Family Residential District, A-2 Agricultural District, I-1 Urban Institutional District, and LC Lowland Conservancy District. The applicant has indicated that they would request Rm-3 zoning to accommodate the development. Note that wetland and natural resource areas would be zoned or remain as LC District.

If the project moves forward, a Comprehensive Master Plan Amendment, Rezoning and Conditional Use with Site & Building Plans will be required.

Rm-3 District

The Rm-3 District allows three to eight unit multiple-family structure(s) with one 2-car attached or detached garage per unit as defined in Section 17.1402 as well as foster homes and community living arrangements as set forth in Wisconsin Statutes. Note that the memory care use would be licensed as a Community Based Residential Facility with the State and the senior living facility is a Residential Care Apartment Complex.

The applicant intends to apply for a Conditional Use Permit under 17.0416c.(2) Housing for the Elderly or Assisted Living Housing units. This Conditional Use lists specific standards that must be met. The applicant will likely not meet several of these items. For example, these standards state that the maximum number of dwelling units in an individual building shall not exceed 40 units. The senior apartment facility is proposed with 115 units. Also, the parking standard of “a minimum of two (2) paved off-street parking spaces provided for each dwelling unit, of which one shall be inside a garage as defined in Sec 17.1402.” will not be met.

With 155 total units, 310 parking spaces are required per 17.0416c.(2)(h). The total proposed parking is anticipated to be around 211-226 parking spaces, which would not meet this standard. Staff anticipates recommending submittal of a parking analysis and suggest that the applicant utilize other locations and facilities as examples to demonstrate the actual parking demand. Staff would expect the independent senior cottages to comply with the typical Rm-3 parking standard as they are for independent living.

Zoning District requirements not being met may be approved by the Plan Commission per Section 17.0908 (below). Note that considering this project a mixed use development based upon the mix of different residential type living facilities, which are only allowed within separate zoning districts, is consistent with previous Plan Commission determinations.

SPECIFIC PLANNED PROJECT MODIFICATION

When a development project such as an industrial or office park, shopping center, or mixed use development is proposed which involves specific development proposals which meet the intent of the individual district regulation(s) but cannot meet a specific requirement, and when the approval of such development would not set a precedent that would be detrimental to the City if it is approved in like circumstances, the Plan Commission may, after thorough review, make such specific modification in their approval of the specific project.

The 3-story building will also likely exceed 35-feet in height, which is the maximum allowed height per Section 17.0416e. However, Section 17.0901f. allows the Plan Commission to approve up to six stories if a sprinkler system is provided and approved by the Fire Chief.

The proposed net density has not yet been calculated; however, it is anticipated that the Rm-3 net density requirement of not exceeding 12.00 dwelling units per acre will be met.

Natural Resources

The Wisconsin Department of Natural Resources Surface Water Data Viewer shows two large mapped wetlands onsite. Field delineations still need to be completed to determine exact wetland boundaries and setbacks.

The applicant has eliminated the road from the original site plan which extended from Pewaukee Road to Watertown Road. This results in a significant reduction of tree impacts and would also eliminate wetland impacts.

Site Plan

The conceptual site plan includes access from Pewaukee Road and Hawks Meadow Drive. The plan was revised to eliminate access from Watertown Road and to limit access from Talon Drive to pedestrian and Fire Department only.

Staff initially suggested that the proposed roads be public; however, where the public portion of roads would terminate and drives to these facilities begin still needs to be determined.

Below is a list of recommendations made by staff from the previous review and staff report. Staff finds that the applicant has addressed each comment, which is further explained in bold.

- Staff suggests reducing the number of units adjacent to the existing single-family residential development to the south.

The total number of units was reduced from 187 to 155, which is a reduction of about 17%. This includes a reduction of the number of senior cottages abutting the residential to the south.

It should also be noted that the plan previously illustrated 4 units located south of the proposed road and adjacent to the south property line. The revised plan shows duplex units.

According to the applicant, the setback and buffer to the south is now greater as well.

- Depending on the health and quality of the woodland and the actual field determined wetland location, staff would consider eliminating the through street from Pewaukee Road to Watertown Road to better protect these natural resource features.

Staff also questions whether there is a public need for this road and being able to cut through the development.

The revised plan eliminates this road.

- Although the developable area adjacent to Watertown Road is not very large, staff would also not object if that portion of the property was utilized for nonresidential development such as an office or service type use, opposed to the four duplexes shown on the concept plan.

If this area is kept multi-family residential, staff would not object to additional density, particularly if it assisted in reducing units adjacent to the single-family to the south and fostered better protection of natural resources.

This area of the site is not included in the current concept plan.

- Staff suggests curving the road with the senior cottages further south to avoid impacts to the woodland.

The road configuration was revised to better protect the trees.

- Staff recommends sidewalks and trails throughout the development.

Sidewalks and trails have been added throughout the development.

Architecture

Sample architecture/photos have been provided by the applicant. As the senior living and memory care facility is very large, staff will encourage high quality materials such as brick and stone as well as projections and recesses within the building footprint, variations within the roofline and other architectural elements that may be used to break up any long facades.

In review of the conceptual renderings provided, staff recommends that additional masonry such as brick and stone is needed.

The Plan Commission is encouraged to give further guidance to the applicant related to the style of architecture and building materials to be utilized.

Recommendation

No action required.

Staff is generally in support of the proposed development and use at this location as the cottages function as a transitional use from the single-family residential to the south. Further the property then abuts and is compatible with the skilled nursing facility (Crossroads Care Center) to the north.

Staff would also contend that as the property abuts arterial roads, the property is suitable for the allowed density of the Rm-3 District. In addition, this development provides, as shown on the revised site plan, building and road locations that better protect existing natural resource features onsite.

It is recommended that sufficient feedback be provided to allow the applicant to determine whether to proceed or not with a Comprehensive Master Plan Amendment, rezoning and the proposed site and building plans.

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 7.**

DATE: June 20, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding the Lighting Plan Modifications for the Christ Evangelical Lutheran Church Building and Parking Lot Addition Located at W240 N3103 Pewaukee Road (PWC 0904994001, PWC 0904994002, PWC 0904995)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Christ Lutheran Church Lighting Plan Narrative

Christ Lutheran Church Photometrics Plan

Christ Lutheran Church Revised Lighting Plan

Christ Lutheran Church Staff Report

6/7/2019

Mr. Nick Fuchs

Planner & Community Development Director
CITY OF PEWAUKEE – CITY HALL
W240 N3065 Pewaukee Road
Pewaukee, WI 53072

Re: Christ Evangelical Lutheran Church
PROPOSED SITE LIGHTING REVISIONS

Dear Nick,

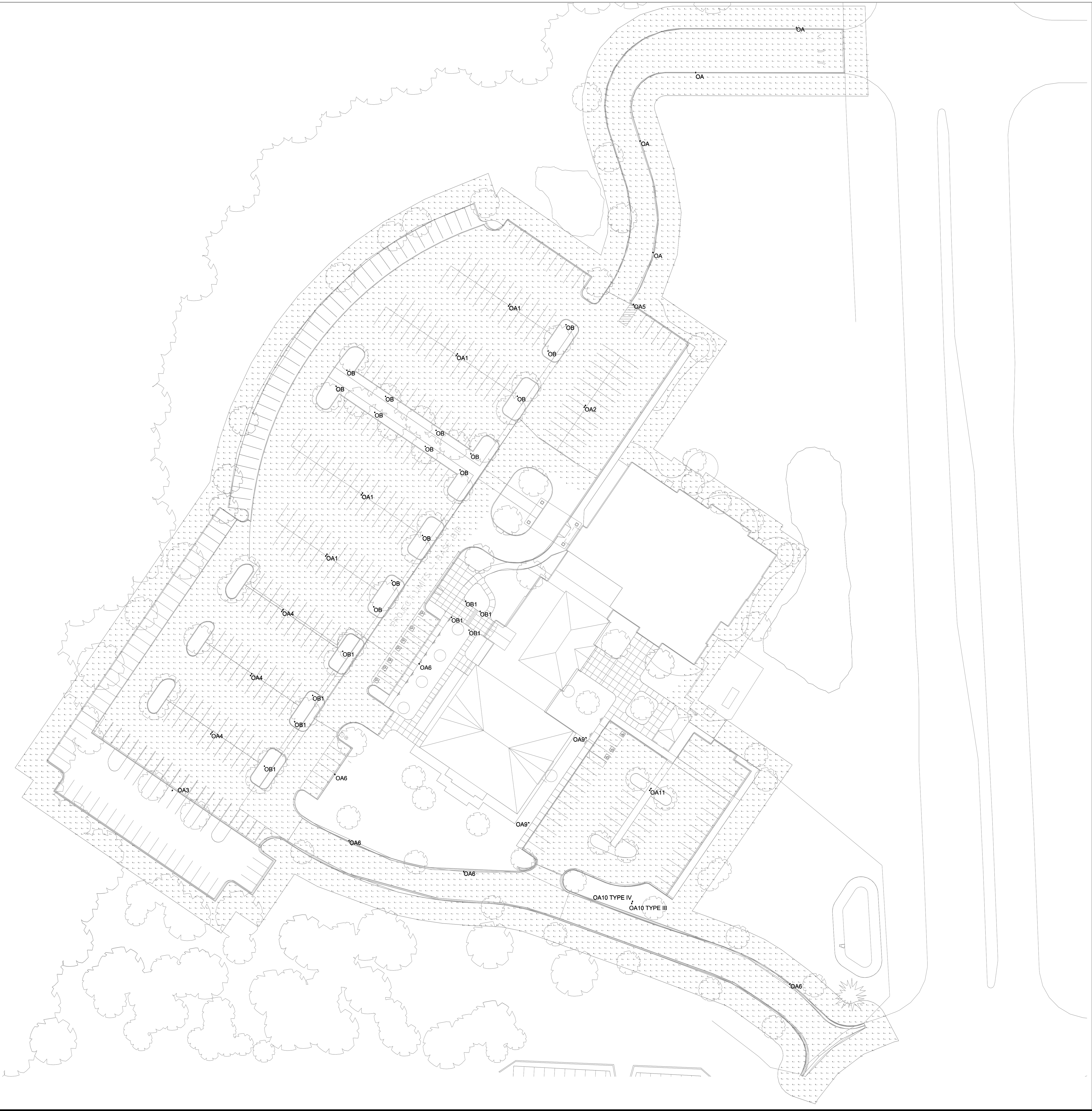
Please find attached our revised site lighting plans. After review of the existing poles on site we would like to respectfully request that we revise (3) poles and reuse (2) existing, all in our upper lot to be a 25'-0" pole on a 2'-0" concrete base, versus our previous approval. All other new poles being installed as part of the project will comply with the 20'-0" maximum overall height requirement.

We hope that you will agree we achieve the best overall effect by keeping the upper lot uniform and the most visible new poles within the City Code height limitations.

Respectfully Submitted,
UIHLEIN/WILSON – RAMLOW/STEIN ARCHITECTS, INC.

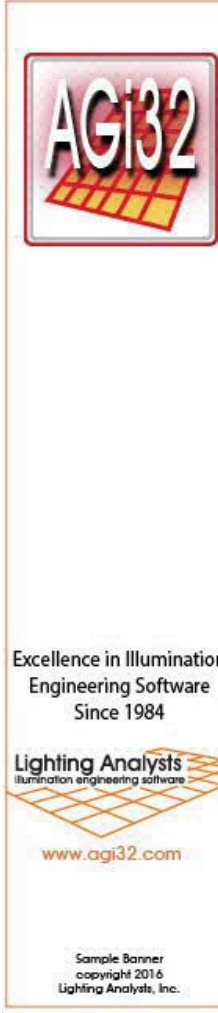


Scott Ramlow, AIA
President



Luminaire Schedule		
Qty	Label	Description
8	OB1	GEM1-36L4K
14	OB	GEM1-36L4K
2	OA9	GL18-3-210LA-641A-NW
5	OA6	GL18-3-210LA-641A-NW
1	OA5	GL18-4-210LA-641A-NW
3	OA4	GL18-3-210LA-641A-NW
1	OA2	GL18-4-210LA-641A-NW
1	OA11	GL18-4-210LA-641A-NW
1	OA10 TYPE IV	GL18-4-210LA-641A-NW
1	OA10 TYPE III	GL18-3-210LA-641A-NW
4	OA1	GL18-3-210LA-641A-NW
4	OA	GL18-2-210LA-641A-NW
1	OA3	GL18-2-105LA-4870-NW

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
BUILDING FRONT DRIVE_Top	1.60	6.7	0.2	8.00	33.50
MAIN PARKING LOT_Top	2.64	7.5	0.1	26.40	75.00
NORTH DRIVEWAY_Top	3.58	8.2	0.6	5.97	13.67
SOUTH DRIVEWAY_Top	2.52	6.2	0.3	8.40	20.67
SOUTH PARKING LOT_Top	2.66	6.6	0.2	13.30	33.00



Drawn By: MRF
Checked By: IMR
Date: 04/2019

CHIRST LUTHERAN CHURCH

SHEET TITLE
ELECTRICAL -
SITE PLAN

E001



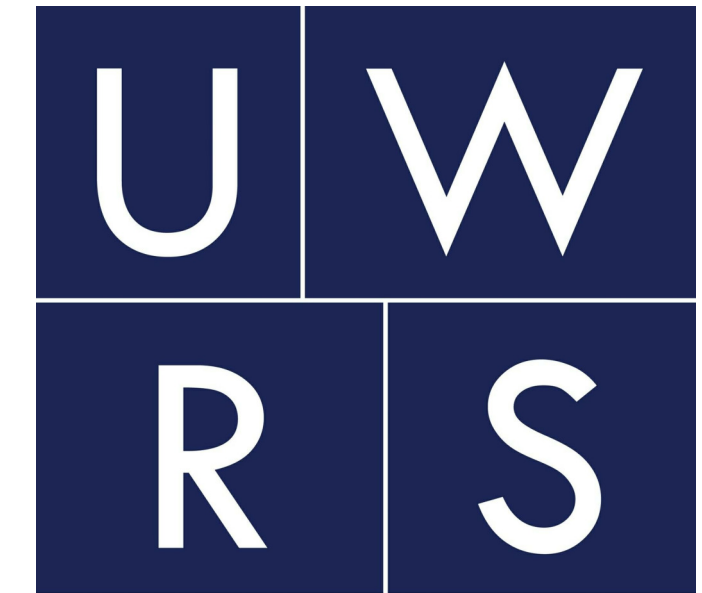
LIGHTING GENERAL NOTES:

1. MINIMUM CONDUCTOR SIZE FOR ALL SITE WORK SHALL BE #8 AWG UNLESS NOTED OTHERWISE.
2. ALL NEW LIGHTING SHOWN ON THIS PLAN SHALL BE FED FROM PANEL 1/LF UNLESS NOTED OTHERWISE.

KEYED NOTES

- 9.005 CAREFULLY DISCONNECT AND REMOVE EXISTING PHILIPS GARDCO GULLWING FIXTURE AND ASSOCIATED POLE UNDAMAGED. STORE FIXTURE AND POLE IN SECURE LOCATION OFF SITE FOR FUTURE LED RETROFIT AND INSTALLATION IN NEW LOCATION. EXISTING CONCRETE BASE, CONDUIT AND WIRING SHALL BE DEMOLISHED.
- 9.006 EXISTING METAL HALIDE BOLLARD FIXTURE SHALL BE RETROFITTED WITH NEW LED. AND SHALL UTILIZE THE EXISTING POLE, CIRCUIT AND CONTROL. REFER TO LUMINAIRE SCHEDULE ON SHEET E500 FOR ADDITIONAL INFORMATION.
- 9.008 EXISTING METAL HALIDE BOLLARD FIXTURE SHALL BE RETROFITTED WITH NEW LED AND SHALL UTILIZE THE EXISTING HOUSING, CIRCUIT AND CONTROL. REFER TO LUMINAIRE SCHEDULE ON SHEET E500 FOR ADDITIONAL INFORMATION.
- 9.009 EXISTING BOLLARD IS CURRENTLY LEANING. EC SHALL MAKE THE PROPER ADJUSTMENTS TO THE BOLLARD AND BASE SO THAT BOLLARD IS VERTICAL AND ALIGNED WITH ADJACENT BOLLARDS.
- 9.225 PROVIDE POLYMER HANDHOLE. SIZE HANDHOLE PER NEC 314. PROVIDE 2" CONDUIT BETWEEN NEW HANDHOLE AND LCP LOCATED IN STORAGE 253.
- 9.235 INTERCEPT AND EXTEND EXISTING BRANCH CIRCUIT TO ERLD FIXTURE 'OAS' AS REQUIRED.
- 9.309 PROPOSED LOCATION OF UTILITY TRANSFORMER. UTILITY TRANSFORMER, TRANSFORMER PAD, CTS, METERING AND UNDERGROUND PRIMARY FEEDER PROVIDED BY WE ENERGIES.

- EXISTING 25' POLE + 2' BASE = 27'
- NEW 25' POLE + 2' BASE = 27'
- RELOCATED 25' POLE + 2' BASE = 27'
- NEW 18' POLE + 2' BASE = 20'



UIHLEIN | WILSON
RAMLOW | STEIN

ARCHITECTURE | DESIGN | PLANNING
322 East Michigan Street
Milwaukee, WI 53202
414.271.8899
office@uihleין-wilson.com
www.uihleין-wilson.com

Mead & Hunt

Mead & Hunt, Inc. 10700 West Research Drive, Suite 155
Wauwatosa, WI 53226
phone: 262-790-0232
meadhunt.com

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REVISIONS

No.	Date	Description
1	06/04/2019	CB-13

PROJECT

Christ Lutheran Church

SHEET

ELECTRICAL - SITE PLAN

DATE

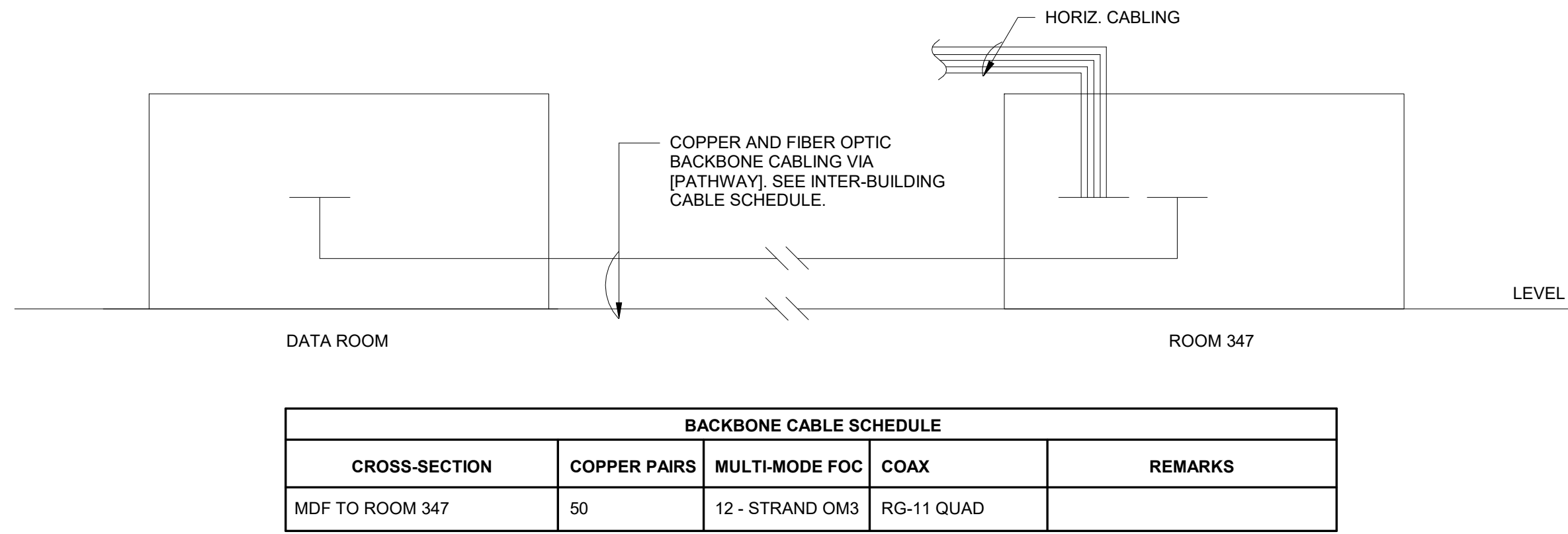
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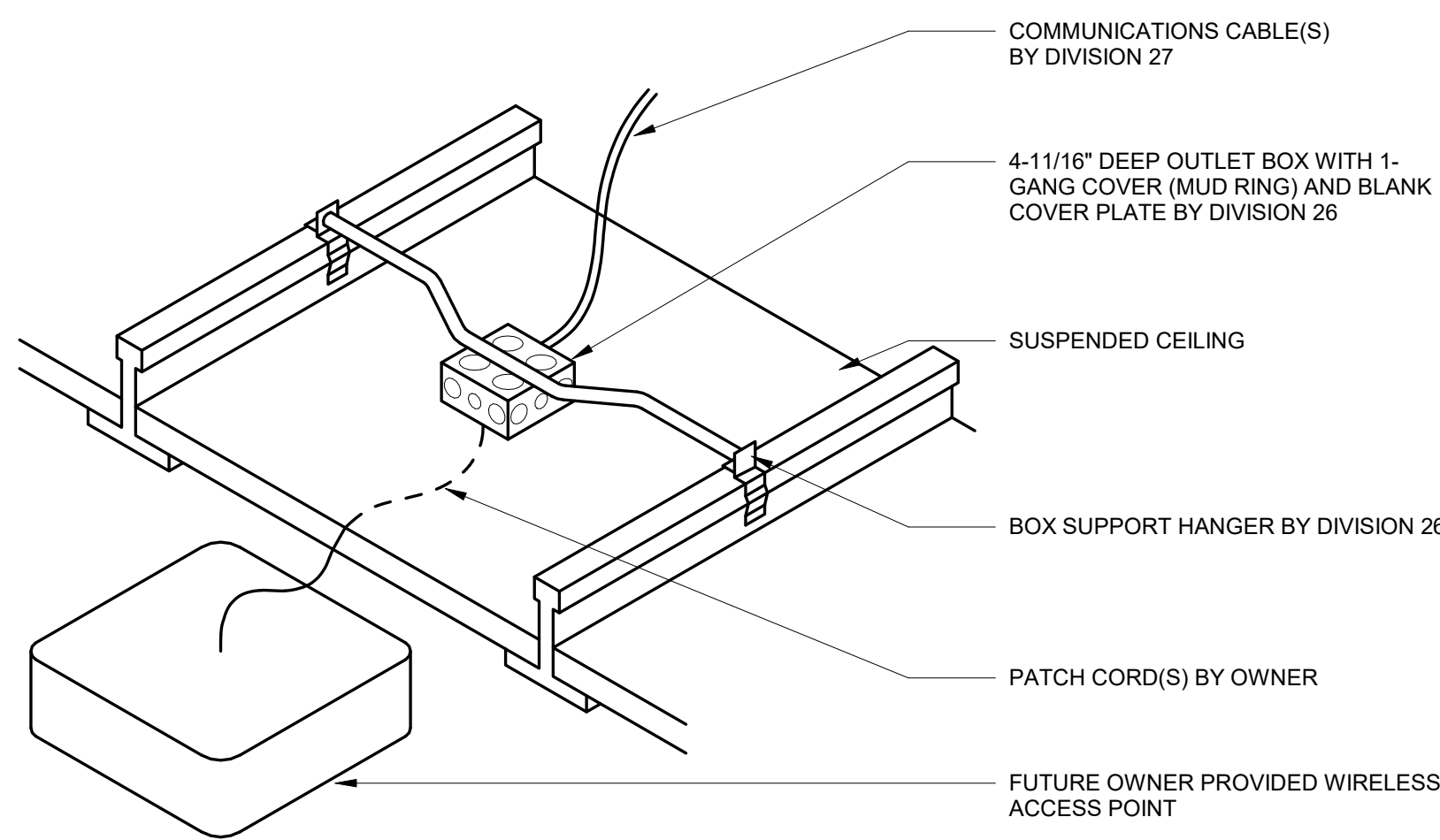
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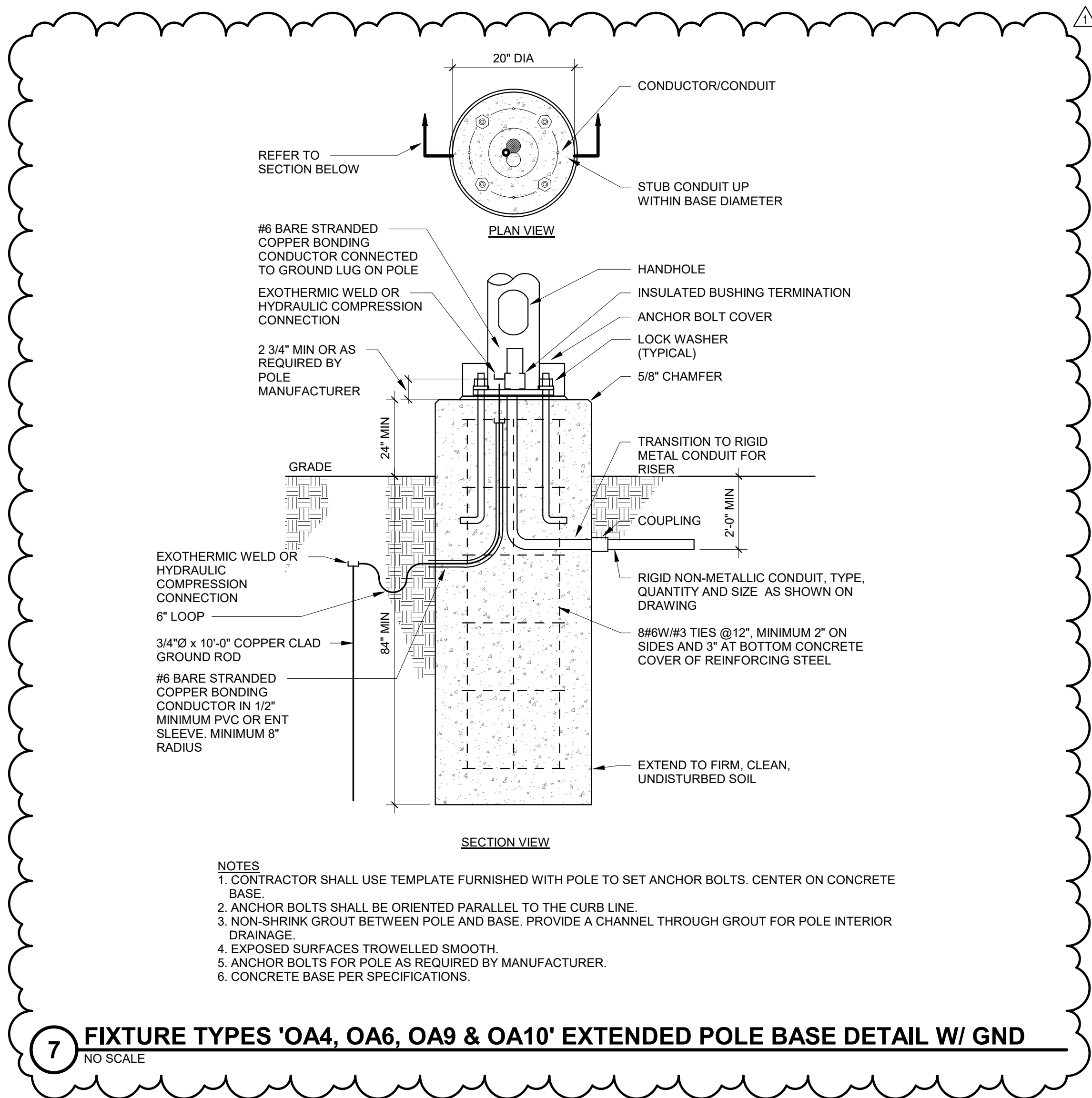
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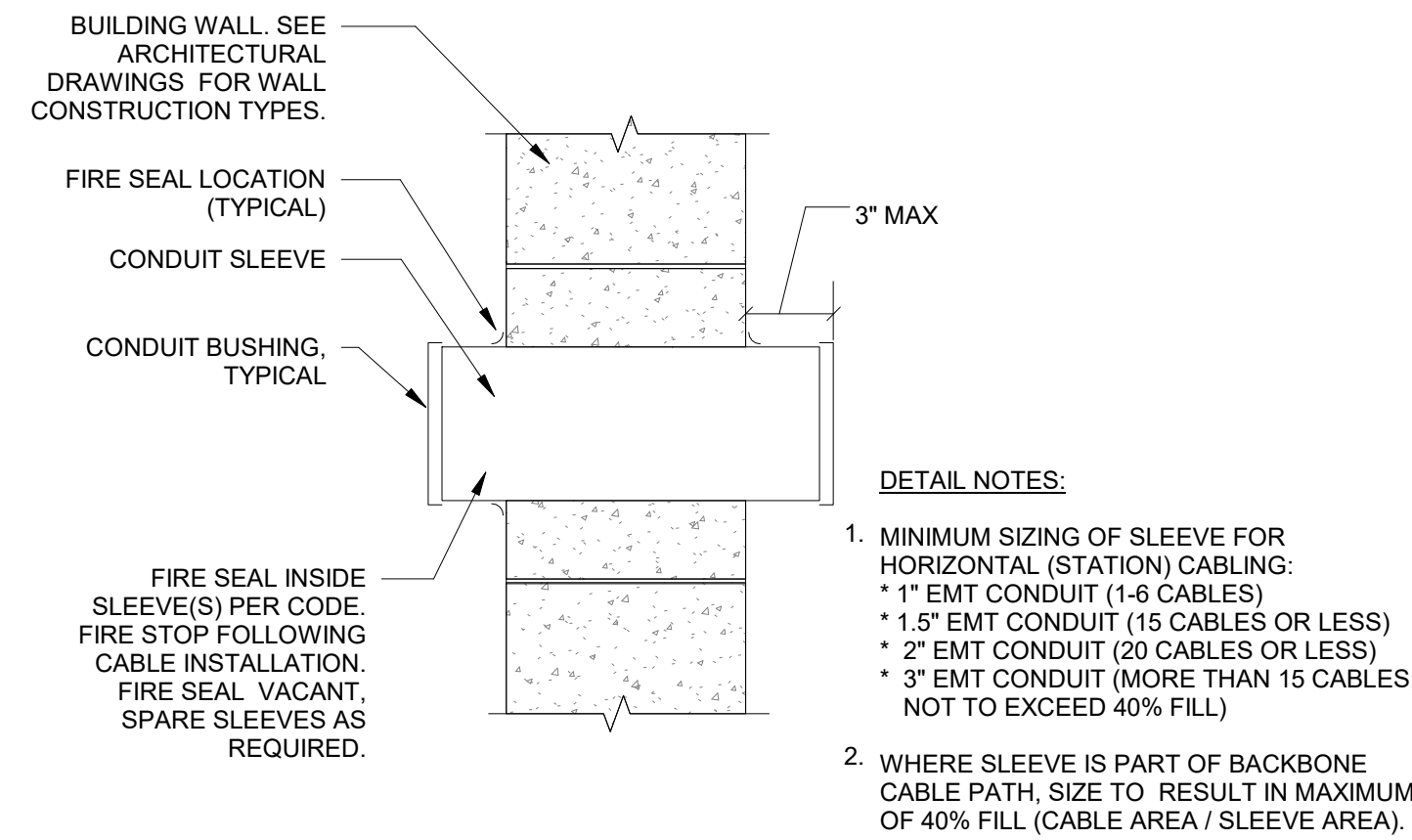
5 **BACKBONE**
NO SCALE



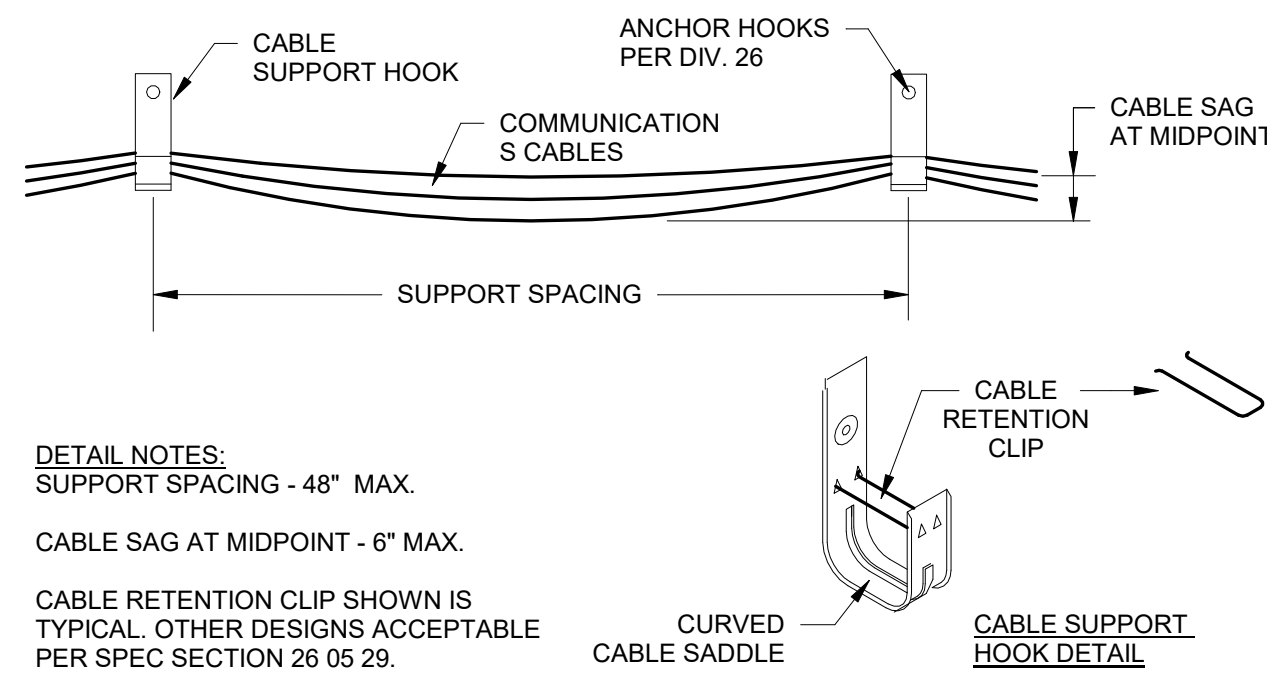
6 **RACK - SINGLE**
NO SCALE



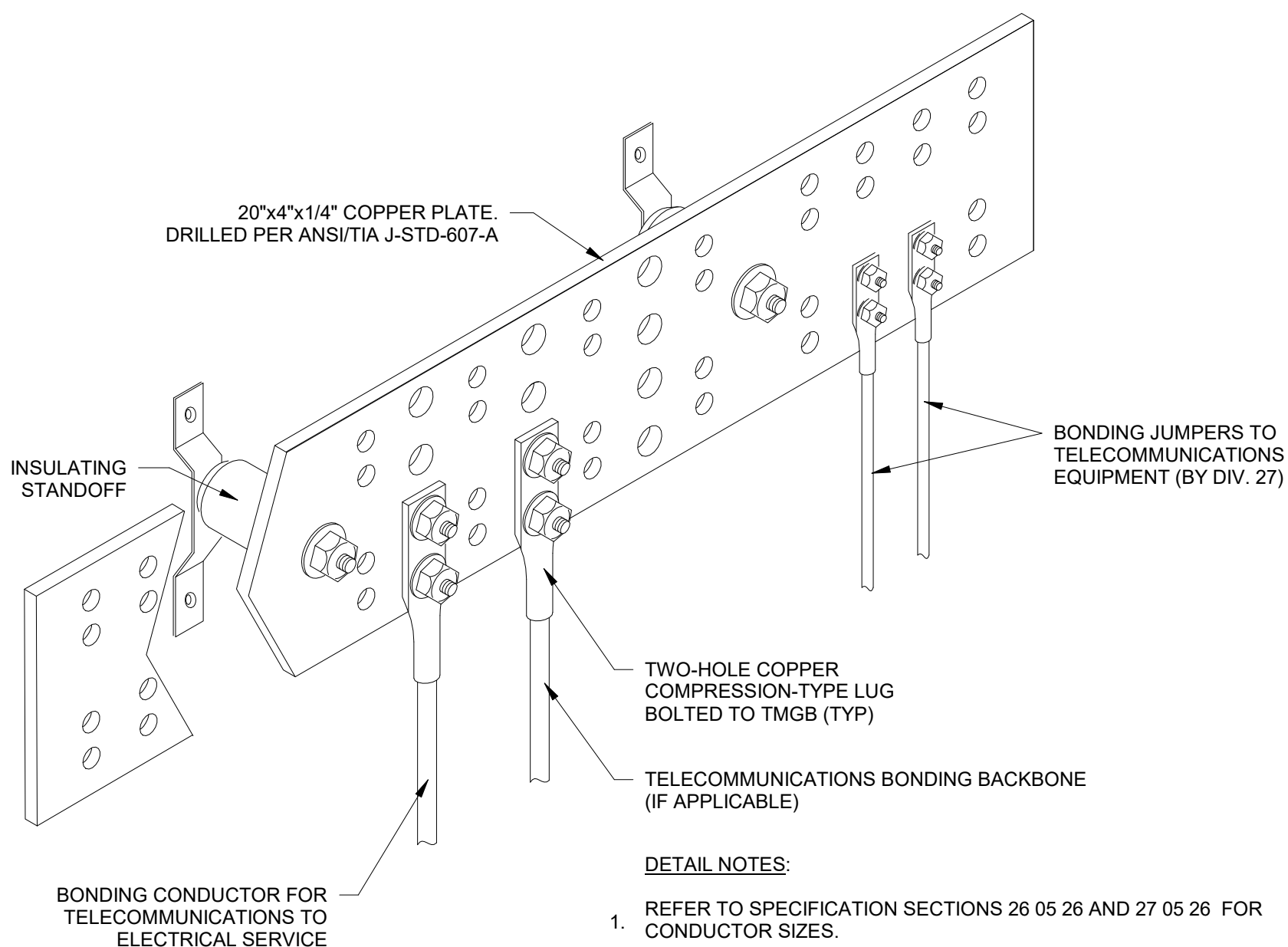
7 **FIXTURE TYPES 'OA4, OA6, OA9 & OA10' EXTENDED POLE BASE DETAIL W/ GND**
NO SCALE



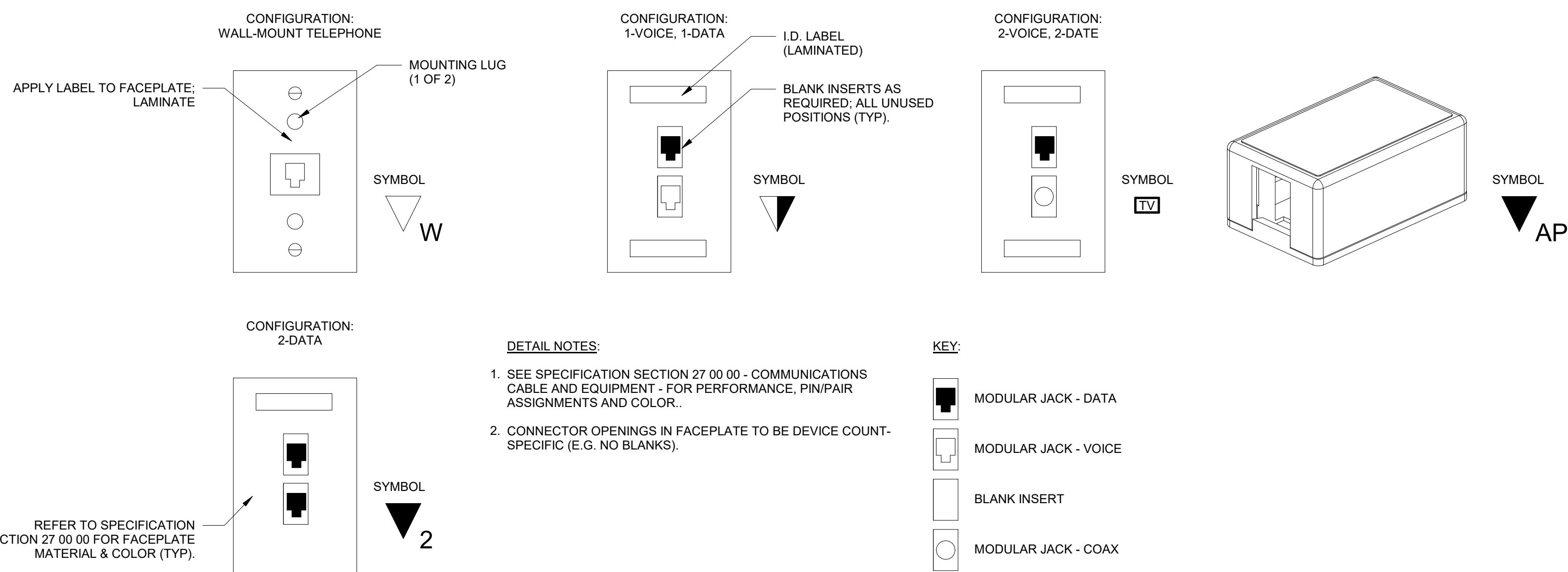
1 **WALL PENETRATION SLEEVE**
NO SCALE



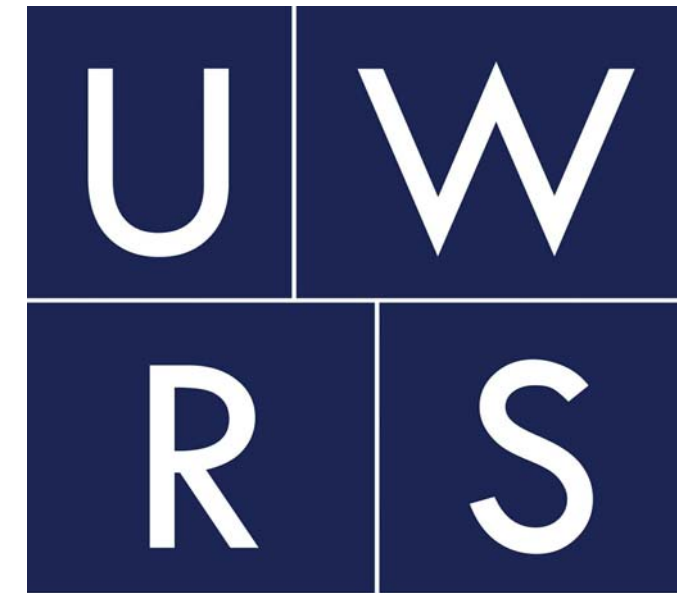
2 **TO PATHWAY - J-HOOKS**
NO SCALE



3 **TMGB**
NO SCALE



4 **TO LAYOUTS**
NO SCALE



UIHLEIN | WILSON
RAMLOW | STEIN

ARCHITECTURE | DESIGN | PLANNING
322 East Michigan Street
Milwaukee, WI 53202
414.271.8899
office@uihleין-wilson.com
www.uihleין-wilson.com

Mead & Hunt
Mead & Hunt, Inc. 10700 West Research
Drive, Suite 155
Wauwatosa, WI 53226
phone: 262-790-0232
meadhunt.com

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REVISIONS		
No.	Date	Description
1	06/04/2019	CB-13

PROJECT
Christ Lutheran Church

SHEET
DETAILS

DATE
07/27/2018

PROJECT NO.
17-112

SHEET NO.

E401

BALLAST/DRIVER CODE LISTING: (SEE SPECIFICATIONS)	
A	LED DIMMABLE POWER SUPPLY (0-10V) (0%).
B	LED DIMMABLE POWER SUPPLY (0-10V) (1%).
C	LED DIMMABLE POWER SUPPLY (0-10V) (5%).
D	LED DIMMABLE POWER SUPPLY (0-10V) (10%).
E	LED DIMMABLE POWER SUPPLY (TRAILING EDGE).
F	LED DIMMABLE POWER SUPPLY (ELDO LED) (0-10V)
G	LED DIMMABLE POWER SUPPLY (DMX DIMMING)
H	LED NON-DIMMABLE POWER SUPPLY
GENERAL NOTES:	
1.	ALL LED REPLACEMENT LAMPS SHALL BE TESTED FOR DIMMING COMPATABILITY WITH DIMMING SYSTEM BEING SUPPLIED. CONTRACTOR SHALL PROVIDE MINIMUM OF (4) FOUR LAMPS OF EACH TYPE LISTED IN THIS SCHEDULE OR ANY SUBSTITUTE TO BE SUPPLIES TO DIMMING SYSTEMS/DEVICE MANUFACTURER FOR TESTING TO VERIFY LAMP PERFORMANCE.
2.	EC SHALL VERIFY AND COORDINATE ALL LUMINAIRE TRIMS/FLANGES WITH RESPECTIVE CEILING TYPES SCHEDULED AND/OR SUBMITTED BY THE GC PRIOR TO ORDERING OF THE LUMINAIRES. SCHEDULE INDICATES TRIM TYPES BASED ON THE GENERIC CEILING INFORMATION AVAILABLE AT THE TIME BIDDING DOCUMENTS WERE ISSUED AND DOES NOT REFLECT ACTUAL THICKNESS OF GYPSUM WALL BOARD OR PLASTER CEILING OR EXACT GRID TYPE SPECIFIED BY THE ARCHITECT.
KEYED NOTES:	
1.	PROVIDE WITH PHILIPS LIGHTING DURAMAX DECO GLOBE LAMPS, CATALOG NO. SSS5-18-5"-7-BRP OR EQUAL.
2.	PROVIDE 5" SQUARE STEEL POLE; PHILIPS GARDCO, CATALOG NO. SSS5-18-5"-7-BRP OR EQUAL.
3.	PROVIDE WITH TIMES SQUARE LIGHTING E-SERIES, BLACK, 2-CIRCUIT TRACK. FIELD VERIFY AND PROVIDE EXACT LENGTH OF TRACK REQUIRED TO ACCOMMODATE THE DESIGNATED LOCATION SHOWN ON THE LIGHTING PLANS. PROVIDE ALL ACCESSORIES REQUIRED TO CREATE A COMPLETE AND OPERATIONAL SYSTEM.
4.	PROVIDE 5" SQUARE STEEL POLE; PHILIPS GARDCO, CATALOG NO. SSS5-25-5"-7-BRP OR EQUAL.
5.	PROVIDE 3" ABOVE GRADE, 12" DIA., 36" BELOW GRADE CONCRETE BASE.

OCCUPANCY/VACANCY/PHOTO SENSOR SCHEDULE									
SENSOR ID	VOLTAGE	TECHNOLOGY		PATTERN	COVERAGE AREA	DESCRIPTION	MOUNTING	KEYED NOTE (TO BE SELECTED AS NEEDED)	
		PIR	MICRO						
WS	120/277	X	X	180	UP TO 800 SF	SINGLE-POLE, WALL MOUNT SWITCH TYPE OCCUPANCY SENSOR. CAT# WSX PDT AUTO-ON OR VACANCY	WALL	1, 3	
WS1	120/277	X	X	180	UP TO 800 SF	SINGLE-POLE, WALL MOUNT SWITCH TYPE DIMMING OCCUPANCY SENSOR. CAT# WSX D; 0-10 VOLT, 1% ELDO DRIVER COMPATIBLE	WALL	1, 2	
OS1	12-24V	X	X	360	UP TO 500 SF	CEILING MOUNTED PROGRAMMABLE WITH ADJUSTABLE TIME DELAY; CAT # CM PDT, SMALL MOTION	CEILING	4, 5, 6	
OS2	12-24V	X	X	360	UP TO 2000 SF	CEILING MOUNTED PROGRAMMABLE WITH ADJUSTABLE TIME DELAY; CAT # CM PDT, LARGE MOTION	CEILING	4, 5, 6	
OS3	12-24V	X	X	360	UP TO 28" @9" MH; UP TO 36" @ 15" MH	CEILING MOUNTED PROGRAMMABLE WITH ADJUSTABLE TIME DELAY, CAT#CM PDT, HALLWAYS	CEILING	2, 6	
DS	12-24V	N/A	N/A	N/A		SINGLE ZONE DAYLIGHT SENSOR WITH SELECTABLE ON/OFF OR DIMMING APPLICATION; CAT # CM PC ADC	CEILING	7	
PE	12-24V	N/A	N/A	N/A		0 FC (MIN) TO 50-750 FC (MAX) OUTDOOR PHOTOCELL INSTALLED IN APPROPRIATELY RATED ENCLOSURE	ROOF	8	
GENERAL NOTES:									
1. COLOR OF DEVICES SHALL BE COORDINATED/MATCHING COLOR OF RECEPTACLES AND SWITCHES AS IDENTIFIED IN SPECIFICATION SECTION 26 27 26									
2. PROVIDE ADEQUATE SUPPORT FOR CONTROL WIRING, REFER TO WIRING DIAGRAMS SUPPLIED WITH SELECTED DEVICES. FOLLOW MANUFACTURER INSTRUCTIONS									
3. FOR ADDITIONAL INFORMATION REFER TO SPECIFICATION SECTION 26 09 42.23.									
4. ALL LOW VOLTAGE SENSORS SHALL BE PROVIDED WITH 20A RATED POWER PACKS WITH ZERO CROSS SWITCHING TECHNOLOGY AND MANUAL ON MODE									
5. PROVIDE 8" OF ADDITIONAL WIRING ABOVE ACCESSIBLE CEILING.									
6. ALL POWER PACKS AND SLAVE PACKS SHALL BE INSTALLED IN APPROVED ENCLOSURES RATED FOR THE ENVIRONMENTAL SPACES WHERE THEY ARE INSTALLED									
7. WHERE OCCUPANCY SENSORS CONTROLLING LIGHTS OF A DIFFERENT VOLTAGES A SEPARATE POWER/SLAVE PACK SHALL BE PROVIDED.									
8. POWER PACKS ARE NOT SHOWN ON THE PLANS, IT SHALL BE CONTRACTOR/SUPPLIER RESPONSIBILITY TO VERIFY AND COORDINATE ALL REQUIRED QUANTITIES.									
9. WHERE DAYLIGHT HARVESTING IS SELECTED - PROVIDE ALL REQUIRED LABOR TO SET UP DAYTIME AND NIGHT TIME TRESHOLDS PER MANUFACTURER RECOMMENDATIONS									
10. SENSOR SWITCH MANUFACTURER CAT # /SERIES ARE SHOWN IN THIS SCHEDULE AS A BASIS OF DESIGN - REFER TO SPECIFICATION SECTION 26 09 23 FOR ACCEPTABLE SUBSTITUTIONS.									
KEYED NOTES:									
1. SMALL MOTION DETECTION									
2. INTEGRATED PHOTOCELL OPTION									
3. INTEGRATED PHOTOCELL IS DISABLED, REFER TO LIGHTING PLANS FOR DAYLIGHT HARVESTING INTENT AND ENABLE PHOTOCELL OPERATION AS INDICATED									
4. OCCUPANCY CONTROLLED DIMMING									
5. INTEGRATED PHOTOCELL WITH DIMMING CAPABILITY									
6. PROVIDE WITH AUXILIARY RELAY									
7. INSTALL WITHIN 3'-4" FROM THE WINDOW, PROVIDE WITH POWER PACK.									
8. EXTERIOR PHOTOCELL WIRED VIA LOW VOLTAGE LIGHTING CONTROL PANEL LCP AND/OR DIMMER RACK PANEL. REFER TO RESPECTIVE LIGHTING CONTROL SCHEDULES FOR COORDINATION.									

LUMINAIRE SCHEDULE																	
NOTE: SEE SPECIFICATION FOR ADDITIONAL INFORMATION REGARDING LUMINAIRE AND INSTALLATION REQUIREMENTS. PROVIDE OPTIONS AND ACCESSORIES REFERENCED BY THE COLUMN TITLED "OPTIONS/ACCESSORIES". MANUFACTURERS LISTED ACCEPTABLE SHALL MEET ALL REQUIREMENTS AND FEATURES INDICATED. ACCEPTABLE MANUFACTURERS MUST MEET THE PHOTOMETRIC PERFORMANCE OF THE LISTED UNIT.																	
ABBREVIATIONS: GWB = GYPSUM WALL BOARD P = PENDANT R = RECESSED V = VARIES ES = EXPOSED STRUCTURE PLAS = PLASTER S = SURFACE W = WALL MOUNTED LG = LAY-IN GRID PL = POLE MOUNTED UNV = UNIVERSAL VOLTAGE																	
DES.	MANUFACTURER	CATALOG SERIES	DESCRIPTION	LAMP DATA	VOLTAGE	BALLAST/ DRIVER	MOUNT	CEILING TYPE	FIXTURE DEPTH	LED SYSTEM INPUT WATTAGE	LED DELIVERED LUMENS	OPTIONS / ACCESSORIES	ACCEPTABLE MANUFACTURERS	KEYED NOTE			
A	METALUX	24CZ-LD5-30-UNV-L835-CD1-U	2' X 4' VOLUMETRIC TROFFER	LED, 3500K	UNV	B	R	LG	2-3/4"	21.6	3,070		LITHONIA, DAYBRITE				
A1	METALUX	24CZ-LD5-35-UNV-L835-CD1-U	2' X 4' VOLUMETRIC TROFFER	LED, 3500K	UNV	B	R	LG	2-3/4"	25.3	3,564		LITHONIA, DAYBRITE				
A2	METALUX	24CZ-LD5-40-UNV-L835-CD1-U	2' X 4' VOLUMETRIC TROFFER	LED, 3500K	UNV	B	R	LG	2-3/4"	29	4,043		LITHONIA, DAYBRITE				
A3	METALUX	24GR-LD5-56-UNV-GL-L835-CD1-G2-U	2' X 4' LENSED TROFFER	LED, 3500K	UNV	D	R	LG	3-1/4"	45.1	5,618		LITHONIA, DAYBRITE				
B	METALUX	22CZ-LD5-34-UNV-L835-CD1-U	2' X 4' VOLUMETRIC TROFFER	LED, 3500K	UNV	B	R	LG	2-3/4"	30	3,497		LITHONIA, DAYBRITE				
C	METALUX	14CZ-LD5-20-UNV-L835-CD1-U	1' X 4' VOLUMETRIC TROFFER	LED, 3500K	UNV	B	R	LG	5-3/8"	16.3	2,069		LITHONIA, DAYBRITE				
D	PORTFOLIO	LD6B-15-D010-EU6B-1020-8035-6LB-M1-H	6" DIAMETER DOWNLIGHT	LED, 3500K	UNV	B	R	LG	5-7/8"	15.5	1,500		GOTHAM, OMEGA				
D1	PORTFOLIO	LD6B-20-D010-EU6B-1020-8035-6LB-M1-H	6" DIAMETER DOWNLIGHT	LED, 3500K	UNV	B	R	LG	5-7/8"	21.2	2,000		GOTHAM, OMEGA				
D2	DELRAY LIGHTING	KLS31-2-W35-120	10.7" DIAMETER DIAMETER W/OPAL GLASS DROP SHADE	LED, 3500K	120	B	R	LG	5-1/4"	21	2,000		PATHWAY, LOUIS POULSEN				
D3	DELRAY LIGHTING	KLS31-3-W35-120	SAME AS 'D2' EXCEPT OUTPUT	LED, 3500K	120	B	R	LG	5-1/4"	31	3,000		PATHWAY, LOUIS POULSEN				
D4	HALO	LD4B-10-D010-EU4B-1020-80-3-5-4LB-PS-0-MW-LGSKTIP66	4" DIAMETER DOWNLIGHT (SHOWER LUMINAIRE)	LED, 3500K	UNV	D	R	TILE	5-1/2"	11	1,000		GOTHAM, OMEGA				
F	METALUX	4SNLED-LD5-22SL-LC-UNV-L83-5-CD1-U	4' LINEAR STRIP	LED, 3500K	UNV	D	V	V	3-11/16"	16	2,382		LITHONIA, DAYBRITE				
F1	METALUX	4SNLED-LD5-30SL-LC-UNV-L83-5-CD1-U	4' LINEAR STRIP	LED, 3500K	UNV	D	V	V	3-11/16"	22.1	3,199		LITHONIA, DAYBRITE				
F2	METALUX	4SNLED-LD5-41SL-LC-UNV-L83-5-CD1-U-AVC-CHAIN/SET	4' LINEAR STRIP	LED, 3500K	UNV	D	P	ES	3-11/16"	30.6	4,261		LITHONIA, DAYBRITE				
F3	METALUX	4SNLED-LD5-22SL-LC-UNV-LB-ERMS360-L835-CD1-U	4' LINEAR STRIP	LED, 3500K	UNV	D	S	W	3-11/16"	16	2,382		LITHONIA, DAYBRITE				
G	OXYGEN LIGHTING	32-557-3524	24" DECORATIVE VANITY LUMINAIRE	LED, 3500K	UNV	D	W	-	3.32"	14.5	969		SHAPER, SONNEMAN				
G1	PROGRESS LIGHTING	P3115-16	36" VANITY MIRROR LUMINAIRE	INCANDESCENT	120	-	W	-	4-1/4"	25 / LAMP	235 / LAMP			1			
H	LIGHTOLOGY	CRY154979	24" DIAMETER DECORATIVE PENDANT	LED, 2700K	120	D	P	LG	23"	25	2,000						
H1	LIGHTOLOGY	CRY154978	32" DIAMETER DECORATIVE PENDANT	LED, 2700K	120	D	P	LG	23"	40	3,200						
J	METALUX	RHB-18-UNV-L835-CD-U-CLR-F-RCD	16" DIAMETER HIGH BAY PENDANT	LED, 3500K	UNV	B	P	WOOD	15-11/16"	154	19,825		LITHONIA, PHILIPS				
J1	METALUX	RHB-24-UNV-L835-CD-U-CLR-F-RCD	16" DIAMETER HIGH BAY PENDANT	LED, 3500K	UNV	B	P	WOOD	15-11/16"	195	27,599		LITHONIA, PHILIPS				
K	MANNING LIGHTING	8L6T35/1L34C35	NAVE PENDANT, EXISTING RETROFIT WIRED FOR 2 CIRCUIT (BODY LIGHTING AND DOWNLIGHTING)	LED, 3500K	120	E	P	WOOD	-	64 38	6,880 3,000						
K1	MANNING LIGHTING	LP-10'OA-274-8L6T35-1L40C3-5-M5-PT-MTM-LED-WH-CBL-DO	GATHERING PENDANT (10' OAH)	LED, 3500K	UNV	D	P	WOOD	39"	BODY: 64 DN: 50	BODY: 6,880 DN: 4,000		SWIVEL CANOPY				
K2	MANNING LIGHTING	LP-12'OA-274-8L6T35-1L40C3-5-M5-PT-MTM-LED-WH-CBL-DO	GATHERING PENDANT (12' OAH)	LED, 3500K	UNV	D	P	WOOD	39"	BODY: 64 DN: 50	BODY: 6,880 DN: 4,000		SWIVEL CANOPY				
OA	PHILIPS	GL18-RK-1-2-210LA-641A-NW-2-08	SINGLE HEAD PARKING LUMINAIRE, TYPE II DISTRIBUTION (LED RETROFIT, EXISTING 25' POLE)	LED, 4000K	208	H	POLE	-	31.6"	208	19,964						
OA1	PHILIPS	GL18-RK-2-3-210LA-641A-NW-2-08	DOUBLE HEAD PARKING LUMINAIRE, TYPE III DISTRIBUTION (LED RETROFIT, EXISTING 25' POLE)	LED, 4000K	208	H	POLE	-	31.6"	208 / HEAD	18,718 / HEAD						
OA2	PHILIPS	GL18-RK-2-4-210LA-641A-NW-2-08	DOUBLE HEAD PARKING LUMINAIRE, TYPE IV DISTRIBUTION (LED RETROFIT, EXISTING 25' POLE)	LED, 4000K	208	H	POLE	-	31.6"	208 / HEAD	18,832 / HEAD						
OA3	PHILIPS	GL18-RK-1-2-105LA-4870-NW-2-08	SINGLE HEAD PARKING LUMINAIRE, TYPE II DISTRIBUTION (LED RETROFIT, EXISTING 25' POLE, ERLD)	LED, 4000K	208	H	POLE	-	31.6"	105	10,446						
OA4	PHILIPS	GL18-2-3-210LA-641A-NW-208-BRP-LF	DOUBLE HEAD PARKING LUMINAIRE, TYPE III DISTRIBUTION, NEW 25' SQUARE STEEL POLE	LED, 4000K	208	H	POLE	-	31.6"	208 / HEAD	18,718 / HEAD			4			
OA5	PHILIPS	GL18-RK-1-4-210LA-641A-NW-2-08-BRP-LF	SINGLE HEAD PARKING LUMINAIRE, TYPE II DISTRIBUTION (LED RETROFIT, EXISTING 25' POLE, ERLD)	LED, 4000K	208	H	POLE	-	31.6"	208	18,832						
OA6	PHILIPS	GL18-1-3-210LA-641A-NW-208-BRP-LF	SINGLE HEAD PARKING LUMINAIRE, TYPE III DISTRIBUTION, NEW 18' SQUARE STEEL POLE	LED, 4000K	208	H	POLE	-	31.6"	208	18,718			2			
OA7			NOT USED														
OA8			NOT USED														
OA9	PHILIPS	GL18-1-3-210LA-641A-NW-208-BRP-LF	SINGLE HEAD PARKING LUMINAIRE, TYPE III DISTRIBUTION, NEW 18' SQUARE STEEL POLE	LED, 4000K	208	H	POLE	-	31.6"	208	18,718			2			
OA10	PHILIPS	GL18-2-3-4-210LA-641A-NW-208-BRP-LF	DOUBLE HEAD PARKING LUMINAIRE, TYPE III & IV DISTRIBUTION, NEW 18' SQUARE STEEL POLE	LED, 4000K	208	H	POLE	-	31.6"	208 / HEAD	18,718 / HEAD			2			
OA11	PHILIPS	GL18-2-4-210LA-641A-NW-208-BRP-LF	DOUBLE HEAD PARKING LUMINAIRE, TYPE IV DISTRIBUTION, NEW 18' SQUARE STEEL POLE	LED, 4000K	208	H	POLE	-	31.6"	208 / HEAD	18,718 / HEAD			2			
OB	KIM LIGHTING	GEM-LED-KIT	42.5" BOLLARD (LED RETROFIT KIT)	LED, 4000K	UNV	H	BOLLARD	-	9-1/2"	41	1,868						
OB1	KIM LIGHTING	GEM1-36L-4K-UV-DB	42.5" BOLLARD (TYPE V DISTRIBUTION)	LED, 4000K	UNV	H	BOLLARD	-	9-1/2"	41	2,349			5			
OD	INVUE	ENT-F01-LED-E1-BL3-BZ-8030	EXTERIOR WALL PACK	LED, 3000K	UNV	H	W	-	8-1/8"	26	2,231		FC LIGHTING, PHILIPS/GARDCO				
OE	VISA LIGHTING	OW1200-135K-H-MVOLT-0BRZ	DECORATIVE WALL SCONCE	LED, 3500K	UNV	B	W	-	5-3/4"	21	750						
W	TIME SQUARE LIGHTING	CR80-92-35-B-120-40-TE-TA2/H-TA2-XH9	TRACK HEAD WITH 40 DEGREE OPTICS ON EXISTING TRACK	LED, 3500K	120	E	TRACK	-	10.90"	65	7,400						
W1	TIME SQUARE LIGHTING	CR80-92-35-B-120-12-TE-TA2/H-TA2-XH9	TRACK HEAD WITH 12 DEGREE OPTICS ON EXISTING TRACK	LED, 3500K	120	E	TRACK	-	10.90"	65	7,400						
W2	TIME SQUARE LIGHTING	CR80-92-35-B-120-40-D/O-TA2/H-TA2-XH9	TRACK HEAD WITH 40 DEGREE OPTICS	LED, 3500K	120	A	TRACK	-	10.90"	65	6,500			3			
W3	TIME SQUARE LIGHTING	CR80-92-35-B-120-12-D/O-TA2/H-TA2-XH9	TRACK HEAD WITH 12 DEGREE OPTICS	LED, 3500K	120	A	TRACK	-	10.90"	65	6,500			3			
W4	TIME SQUARE LIGHTING	CR80-92-35-B-120-19-D/O-TA2/H-TA2-XH9	TRACK HEAD WITH 19 DEGREE OPTICS	LED, 3500K	120	A	TRACK	-	10.90"	65	6,500			3			
Y	AMETRIX	ASYX-WM-S-2-ID-U-W-1-UNV-W-C-RM-STD	WALL MOUNTED INDIRECT	LED, 3500K	UNV	D	W	-	16.15"	106.7	9,534						
Y1	AMETRIX	ASYX-WM-S-2-ID-U-W-1-UNV-H-SS-C-RM-STD	WALL MOUNTED INDIRECT	LED, 3500K	UNV	D	W	-	16.15"	106.7	6,311						
X1	ISOLITE	RL-AC-R-WH-UN	SINGLE FACE EXIT SIGN	LED	UNV	-	V	V	7-1/2"	2.5	-						
X2	ISOLITE	RL-AC-R-WH-UN	DOUBLE FACE EXIT SIGN	LED	UNV	-	V	V	7-1/2"	2.5	-						



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, 2019

Date: June 11, 2019

Project Name: Christ Evangelical Lutheran Church Lighting Plan Modifications

Project Address/Tax Key No.: Approximately W240N3103 Pewaukee Road, Tax Key Nos. 0904994001, 0904994002 and 0904995

Applicant: Christ Evangelical Lutheran Church of Pewaukee Inc.

Property Owner: Christ Evangelical Lutheran Church of Pewaukee Inc.

Current Zoning: I-1 Urban Institutional District

Proposed Zoning: Same

2050 Land Use Map Designation: Governmental / Institutional

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

Project Description

The applicant previously received approval of and is currently constructing a building and parking lot addition to Christ Evangelical Lutheran Church located at W240N3103 Pewaukee Road. At the time of approval, a Lighting Plan was provided that included light poles and fixtures at the maximum height of 20-feet per Section 17.0210d.(6) below.

Site Planning and Design Standards

Following are both quantitative and qualitative standards related to site development, which will be used by the Plan Commission in the review of every site or development plan:

(6) STANDARD NO. SD-6

(a) Lighting of the site shall be of a type, design, color, height and intensity to blend with the site and landscaping, but in no case shall light poles be taller than 20 feet measured from ground level.

(b) Lighting of the site shall be of a design and height and be located and/or shielded so as to illuminate only the site and not be a beacon of distraction or potential hazard to traffic or to people working or living in the vicinity of the site and, specifically, the individual light source and the direct radiation from lights with wattage greater than 150 shall not be visible from adjacent streets or residential property unless specifically approved by the Plan Commission.

The applicant is now requesting approval of a revised Lighting Plan that includes three new poles and fixtures at a height of 27-feet to match the existing parking lot lights that will remain. The rear parking lot consists of 10 existing 27-foot light poles, including 2 that will be relocated.

All other new light poles and fixtures will be a maximum of 20-feet in height. The attached site plan illustrates the location of the new and existing light poles.

Note that a photometric plan was provided to staff for review. Staff does not have any concerns related to the photometric plan and light levels.

Recommendation

A motion to approve the revised Lighting Plan, dated June 4, 2019, for Christ Evangelical Lutheran Church for property located at approximately W240N3103 Pewaukee Road.