Planning Department

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

PLAN COMMISSION
MEETING NOTICE AND AGENDA
Thursday, May 21, 2020
7:00 PM

Common Council Chambers ~ Pewaukee City Hall ~ W240N3065 Pewaukee Road, Pewaukee, WI 53072
This meeting is open to the public for in-person attendance and will also be held virtually due to the Governor's Emergency Safer At Home Order due to COVID-19 virus. To attend virtually, please contact Ami Hurd, Deputy Clerk, at 262-691-0770 or via email at hurd@pewaukee.wi.us to obtain the meeting link and and ID number. The meeting materials will be available at https://pewaukee.novusagenda.com/AgendaPublic/

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1. Call to Order and Pledge of Allegiance

2. Discussion and Action Regarding Approval of Meeting Minutes Dated February 20, 2020

3. Discussion and Action Regarding the Site and Building Plans for Interstate Partners Green Road Commerce Center for the Purpose of Constructing a 165,000 Square Foot Industrial Speculative Building (PWC 0914980 & PWC 0914987)

4. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Kent and Christine Raabe to Rezone Property Located at N22 W25012 Still River Court from LC Lowland Conservancy to Rs-4 Single-Family Residential for the Purpose of Updating the Rear Yard Zoning for Residential Improvements (PWC 0950026)

5. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Arce Handyman LLC to Rezone Property on Bluemound Road From Rs-1 Single-Family Residential to M-1 General Wholesale Business/Warehouse District (Lot 1 of the Concurrently Filed Certified Survey Map) and Rs-3 Single-Family Residential (Lot 2 of the Concurrently Filed Certified Survey Map) for the Purpose of Constructing a Landscape and Handyman Building on Proposed Lot 1 and a Future Single-Family Residential Building on Proposed Lot 2 (PWC 0951995001)

6. Discussion and Action Regarding a Recommendation to the Common Council for a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for Arce Handyman LLC for Property Located on Bluemound Road From Manufacturing/Fabrication/Warehousing to Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland and Upland Conservancy, and Other Natural Areas (Lot 1); and From Manufacturing/Fabrication/Warehousing to Medium Density Residential (6,500 SQ. Ft. - 1/2 AC./Dwelling Unit) and Floodplains, Lowland and Upland Conservancy, and Other Natural Areas (Lot 2) (PWC 0951995001)

7. Discussion and Action Regarding a Certified Survey Map for Arce Handyman LLC for Property on Bluemound Road for the Purpose of Subdividing an Existing Lot (PWC 0951995001)

8. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit and Site and Building Plans for Arce Handyman LLC for Property Located on Bluemound

Road for the Purpose of Constructing a Combined Warehouse/Office Building for a Landscape and Handyman Service Company (PWC 0951995001)

9. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Green Acres, LLC to rezone Property Located at N28 W25206 Bluemound Road from Rs-3 Single-Family Residential to B-4 Office District and LC Lowland Conservancy for the Purpose of Constructing a 24,000 Square Foot Two-Story Office Building (PWC 0925994004 & PWC 0925990002)

10. Discussion and Action Regarding a Recommendation to the Common Council for a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for Green Acres, LLC for Property Located at N28 W25206 Bluemound Road from Medium Density Residential (6,500 SQ. FT. – 1/2 AC. / D. U.) to Office Commercial and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (PWC 0925994004 & PWC 0925990002)

11. Discussion and Action Regarding a Certified Survey Map for Green Acres, LLC for Property Located at N28 W25206 Bluemound Road for the Purpose of Constructing a 24,000 Square Foot Two-Story Office Building (PWC 0925994004 & PWC 0925990002)

12. Discussion and Action Regarding the Site and Building Plans for Green Acres, LLC for Property Located at N28 W25206 Bluemound Road for the Purpose of Constructing a 24,000 Square Foot Two-Story Office Building (PWC 0925994004 & PWC 0925990002)

13. Discussion Regarding the Community Development and Building Services Annual Report for 2019

14. Adjournment

Ami Hurd
Deputy Clerk

5/13/2020

NOTICE

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

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

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

Any person who has a qualifying disability under the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible format must contact the 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: May 21, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding Approval of Meeting Minutes Dated February 20, 2020

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

2.20.20 PC Minutes

In attendance:
Mayor S. Bierce, Alderman B. Bergman, D. Linsmeier, S. Sullivan and C. Wunder.

Also in attendance:
City Planner & Community Development Director N. Fuchs, Administrator S. Klein, Department of Public Works Director M. Wagner 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 November 21, 2019 and December 19, 2019

   Ms. Wagner referred to page 3 of the December 19th minutes and noted she had an error when she spoke about the Green Road traffic. She originally stated Green Road traffic was restricted during the spring weight limits from Springdale to Duplainville Road. That is incorrect and she stated it is 100 percent restricted all of the time. Truck traffic must take shortest route to their destination.

   A motion was made and seconded (B. Bergman, S. Sullivan) to approve the November 21, 2019 and December 19, 2019 minutes with the change noted. Motion Passed: 4-For, 0-Against, 1-Abstain (Linsmeier).

3. Discussion and Action Regarding the Mental Health America of Wisconsin Fence Proposal for Property Located at W252 N4304 Sussex Street (PWC 0880997)

   Mr. Fuchs stated the conditional use for Mental Health America included a condition for fencing and landscaping. The applicant submitted plans for a six foot high wood fence along the north property line, some landscaping, and repairs to the existing fencing. Staff met with the applicant and one of the neighbors on site and discussed repairing the existing fence and increasing it to six feet or finding another fencing option along their property line. Mr. Fuchs noted it was discussed to have a condition added that if the Brandt family were to build a home close to the property line that the applicant would have to install a six foot high wood privacy fence along that property line.

   The other conditions being recommended are the timing of the installation, and depending on the weather, they may have to start with a temporary fence and then install the permanent wood fence. They would also need to repair the wire fence around the rest of the property.

   Chairman Bierce thought the property would be totally enclosed and the fence would run the entire length of the property. Mr. Fuchs felt the fence was primarily for the concern of trespassing. He stated that it could be left open-ended and if trespassing becomes an issue, then the City can require the applicant to put a fence all the way around the property.

Mr. Michel described the property and the capacity of the home. He stated the plan is to repair the existing fence right now, and because of the weather it is unpredictable as to when they could install posts for the new fence. They will install temporary fencing along the new fence line, which would be a six foot tall chain link fence with a green privacy screen.

A motion was made and seconded (S. Bierce, C. Wunder) to approve the plan as stated with the conditions that the City can revisit this if there are complaints about trespassing, and if the Brandts do build a home, a wood privacy fence would be installed at that point, and including the three conditions in the staff report. Motion Passed: 5-For, 0-Against.

4. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for Precision Diagnostics Located at W231 N2844 Roundy Circle East for the Purpose of Calibrating Vehicle Cameras and Sensors Post-Collision Repair (PWC 0917994018)

Mr. Fuchs stated the applicant was looking to occupy an existing 6,800 square foot tenant space. The company calibrates cameras and sensors after a vehicle is repaired after a collision. Staff is recommending approval with three conditions; ensure that there is no outdoor storage, no outdoor activities such as repairing or selling vehicles on site, and that they complete a Business Plan of Operation form and a Notice of Intent to Discharge Wastewater.

The applicant stated that there is no retail. The typical life cycle of a repair is two to four hours. The only traffic generation is employees bringing the cars in and out.

Commissioner Bergman referred to condition 2 of the staff report and questioned why they would not be able to park a customer's vehicle outside if the repair is done and space is needed in the shop. The vehicles would be ready to be picked up and would not be junked cars. Mr. Fuchs stated he was trying to make it look as clean as possible from the exterior, but had no objections to this change.

A motion was made and seconded (B. Bergman, S. Sullivan) to recommend approval of the conditional use permit with the one change regarding completed cars allowed to be parked outside. Motion Passed: 5-For, 0-Against.

5. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Arce Handyman LLC to Rezone Property on Bluemound Road From Rs-1 Single-Family Residential to M-1 General Wholesale Business/Warehouse District (Lot 1 of the Concurrently Filed Certified Survey Map) and Rs-3 Single-Family Residential (Lot 2 of the Concurrently Filed Certified Survey Map) for the Purpose of Constructing a Landscape and Handyman Building on Proposed Lot 1 and a Future Single-Family Residential Building on Proposed Lot 2 (PWC 0951995001)

Chairman Bierce noted that Items 5, 6, 7 and 8 were going to be moved to the March 19th Plan Commission meeting. No action was taken.

6. Discussion and Action Regarding a Recommendation to the Common Council for a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for Arce Handyman LLC for Property Located on Bluemound Road From Manufacturing/Fabrication/Warehousing to Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland and Upland Conservancy, and Other Natural Areas (Lot 1); and From Manufacturing/Fabrication/Warehousing to Medium Density Residential (6,500 SQ. Ft. - 1/2 AC./Dwelling Unit) and Floodplains, Lowland and Upland Conservancy, and Other Natural Areas

(Lot 2) (PWC 0951995001)

No action was taken.

7. Discussion and Action Regarding a Certified Survey Map for Arce Handyman LLC for Property on Bluemound Road for the Purpose of Subdividing an Existing Lot (PWC 0951995001)

No action was taken.

8. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit and Site and Building Plans for Arce Handyman LLC for Property Located on Bluemound Road for the Purpose of Constructing a Combined Warehouse/Office Building for a Landscape and Handyman Service Company (PWC 0951995001)

No action was taken.

9. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for Hanrahan's Small Engine Located at N15 W22180 Watertown Road for the Purpose of Servicing and Selling Lawnmowers and Snow Blowers (PWC 0960999015)

Mr. Fuchs stated the business was looking to occupy an existing tenant space for servicing and selling lawnmowers and snow blowers. They will have 2,400 square feet of office space and about 1,500 square feet of show room. Staff is recommending approval with the condition that there are no outside storage or repairs, and there are no outdoor sales of any equipment.

Commissioner Bergman questioned if they had an air exchange in regards to running small engines with an exhaust. The applicant noted everything is run outside and tested out back. The hours of operation would usually be 9am to 5pm, and on Saturday mornings they are very cautious of noise for residential neighbors.

Commissioner Linsmeier questioned if they would be purchasing any of the equipment they repair and reselling it. The applicant stated they would purchase equipment, but they hoped there would not be as many sales because of the larger show room.

A motion was made and seconded (D. Linsmeier, S. Sullivan) to recommend approval of the conditional use with the two recommendations of no outdoor activity and no outdoor sales on site.
Motion Passed: 5-For, 0-Against.

10. Adjournment

A motion was made and seconded (C. Wunder, D. Linsmeier) to adjourn the meeting at 7:36PM.
Motion Passed: 5-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk

CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 3.

DATE: May 21, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding the Site and Building Plans for Interstate Partners Green Road Commerce Center for the Purpose of Constructing a 165,000 Square Foot Industrial Speculative Building (PWC 0914980 & PWC 0914987)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Interstate Partners Staff Report
Interstate Partners Site & Building Plans
Interstate Partners 12.19.19 Staff Report
Interstate Partners 12.19.19 PC Building Elevations
Interstate Partners 12.19.19 Meeting Minutes
Interstate Partners Emails 1.9.20

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 May 21, 2020

Date: May 11, 2020

Project Name: Green Road Commerce Center Site and Building Plans

Project Address/Tax Key No.: Approximately W230N22835 Green Road /PWC0914980 & 0914987

Applicant: Interstate Partners

Property Owner: Green Road LLC

Current Zoning: Rs-3 Single-Family Residential District (PWC0914980) and M-6 Mixed Industrial Use District (PWC0914987)

Proposed Zoning: M-2 Limited Industrial District

2050 Land Use Map Designation: Manufacturing/Fabrication/Warehousing

Use of Surrounding Properties: Single-family residential, institutional and agricultural zoned property to the north, Canadian Pacific Rail System and M-2 zoned industrial uses to the south, single-family residential and commercial to the east, and single-family residential to the west

Project Description/Analysis:

The applicant submitted several applications to accommodate and allow the construction of an industrial building upon two parcels of land located at approximately W230N22835 Green Road. The applications include two Rezoning Applications, a Certified Survey Map Application, and a Site and Building Plan Application.

At their December 19, 2019 meeting, the Plan Commission recommended approval to rezone the subject properties to M-2 Limited Industrial District. The Plan Commission also recommended approval of a Certified Survey Map to combine the two existing parcels. No action, however, was taken on the Site and Building Plans due primarily to architectural concerns. The December 19th Plan Commission minutes are attached for review.

The applicant has provided revised building elevations, including two new color scheme options. The revised elevations also include wider second story windows. The previous elevations from the December 19th Plan Commission are attached for comparison purposes.

The previous staff report is also attached for review and contains all recommended conditions of approval.

Related to the site plan, the applicant is requesting removal of the condition stating, “Staff recommends that a walkway be extended along the east and west side parking areas between the parking and the building and connecting to the sidewalk along the front of the building.”

The applicant is also requesting the allowance to provide parking stalls that are 9’ x 18’ (162 square feet). Section 17.0601a. requires parking spaces to not be less than 180 square feet. It can be noted that all parking spaces within the development abut a curb, which does allow for a 1 to 1.5-foot overhang. Further, there is less turnover and vehicle movements for an industrial use compared to a retail parking lot, for example.

Recommendation:

A motion to approve site and building plans submitted by Interstate Partners for the construction of a 164,788 square foot industrial speculative building in substantial conformance with the plans dated May 8, 2020, and subject to the conditions within the Plan Commission staff report dated December 12, 2019.

PLAN COMMISSION SUBMITTAL FOR:

INTERSTATE PARTNERS SPECULATIVE INDUSTRIAL BUILDING - GREEN ROAD COMMERCE CENTER

Interstate Partners LLC
Real Estate Development

N30 W22805 GREEN RD
PEWAUKEE, WI 53072

CIVIL
JSD PROFESSIONAL SERVICES, INC.

N22 W22931 NANCY COURT
WAUKESHA, WI 53186
PHONE: (262) 513-1232

PROJECT CONTACT: RIZAL ISKANDARSJACH
DIRECT PHONE: (262) 513-1232
EMAIL ADDRESS: riz@jsdinc.com

ARCHITECTURAL
JAKnetter ARCHITECTS

N16 W23217 STONE RIDGE DRIVE, SUITE 300
WAUKESHA, WI 53188
PHONE: (262) 513-9800

PROJECT CONTACT: JAY A. KNETTER, AIA
DIRECT PHONE: (262) 278-4383
EMAIL ADDRESS: jayk@jaknetter.com

NATHAN ZYWICKI, ASSOC AIA
(262) 278-4865
nathanz@jaknetter.com

SITE PHOTOMETRICS
ELAN LIGHTING

16350 W. GLENDALE DR.
NEW BERLIN, WI 53151
PHONE: (262) 785-0144

PROJECT CONTACT: GREG SCHWARTZ
DIRECT PHONE: (262) 439-5544
EMAIL ADDRESS: g.schwartz@elanlighting.com

LANDSCAPING
NELSON LANDSCAPE INC.

P.O. BOX 823
WAUKESHA, WI 53187-0823
PHONE: (262) 549-6111

PROJECT CONTACT: COREY NELSON
DIRECT PHONE: (262) 549-6111
EMAIL ADDRESS: corey@nelsonlandscape.com

JAK architecture + interior design
JAKnetter Architects

N16 W23217 STONE RIDGE DRIVE, SUITE 300
WAUKESHA, WI 53188 | www.jaknetter.com
office 262 513 9800 | fax 262 513 9815

PROJECT INFORMATION:

Interstate Partners LLC
Real Estate Development

GREEN ROAD SPEC
INDUSTRIAL BUILDING

N30 W22805 GREEN RD
GREEN ROAD
COMMERCE CENTER
PEWAUKEE, WI 53072

DRAWING ISSUANCE:

PLAN COMMISSION
SUBMITTAL

REVISIONS

#	DATE	DESCRIPTION

ISSUANCES

PLAN COMMISSION CONCEPTUAL REVIEW	18 NOVEMBER 2019
PLAN COMMISSION SUBMITTAL	11 DECEMBER 2019
REVISION PLAN COMMISSION SUBMITTAL	8 MAY 2020

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8 MAY 2020

PROJECT NUMBER	PROJECT MANAGER
16004-00	NZ/JK

COVER/INDEX

TS100

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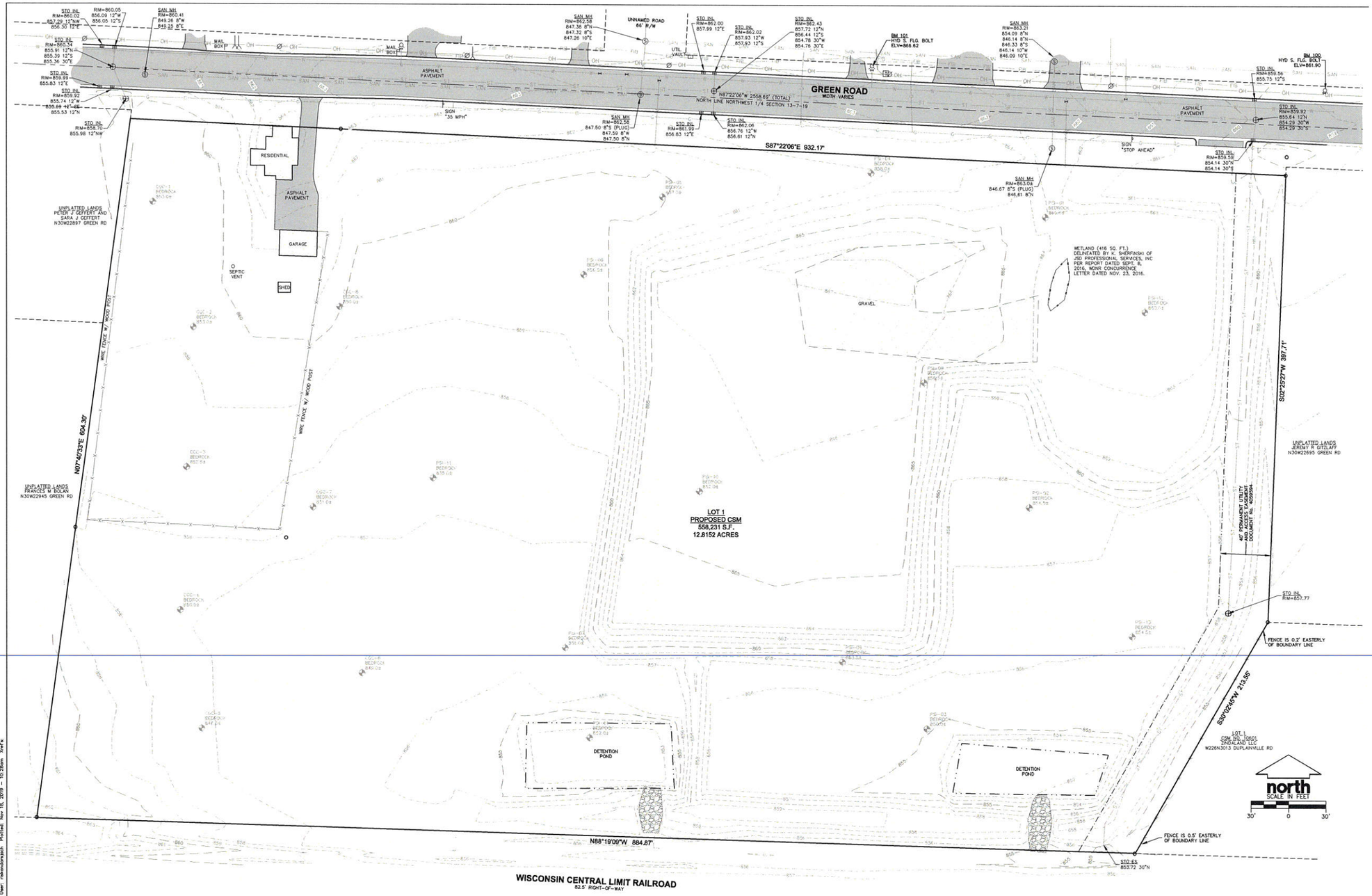
GREEN ROAD
WIDTH VARIES
ASPHALT PAVEMENT
S87°22'06"E 932.17'
N87°22'06"W 2558.69' (TOTAL)
NORTH LINE NORTHWEST 1/4 SECTION 13-7-19
UNNAMED ROAD
66' R/W
RESIDENTIAL
ASPHALT PAVEMENT
GARAGE
SHED
SEPTIC VENT
WIRE FENCE W/ WOOD POST
UNPLATTED LANDS
PETER J GEFFERT AND
SARA J GEFFERT
N30W22897 GREEN RD
UNPLATTED LANDS
FRANCES W BOLAN
N30W22945 GREEN RD
N07°40'33"E 604.30'
GRAVEL
WETLAND (.416 SQ. FT.)
DELINEATED BY K. SHERFINSKI OF
JSD PROFESSIONAL SERVICES, INC
PER REPORT DATED SEPT. 8,
2016. WDNR CONCURRENCE
LETTER DATED NOV. 23, 2016.
LOT 1
PROPOSED CSM
558,231 S.F.
12.8152 ACRES
S02°25'27"W 397.71'
UNPLATTED LANDS
JEREMY R GITZLAFF
N30W22695 GREEN RD
40' PERMANENT UTILITY
EASEMENT
DOCUMENT No. 4055594
STO INL
RIM=857.77
FENCE IS 0.3' EASTERLY
OF BOUNDARY LINE
S30°02'45"W 213.55'
LOT 1
CSM NO. 7060
SINEAN LLC
W226N3013 DUPLAINVILLE RD
DETENTION POND
DETENTION POND
north
SCALE IN FEET
30' 0 30'
N88°19'09"W 884.87'
FENCE IS 0.5' EASTERLY
OF BOUNDARY LINE
STO ES
853.72 30"N
WISCONSIN CENTRAL LIMIT RAILROAD
82.5' RIGHT-OF-WAY
SIGN
"35 MPH"
SIGN
"STOP AHEAD"
BM 101
HYD S. FLG. BOLT
ELV=866.62
BM 100
HYD S. FLG. BOLT
ELV=861.90
SAN MH
RIM=862.58
847.38 8"N
847.32 8"S
847.26 10"E
STO INL
RIM=862.00
857.99 12"E
STO INL
RIM=862.02
857.93 12"W
857.93 12"S
STO INL
RIM=862.43
857.72 12"N
856.44 12"S
854.78 30"W
854.78 30"E
SAN MH
RIM=863.21
854.09 8"N
846.14 8"N
846.33 8"S
846.14 10"W
846.09 10"E
STO INL
RIM=859.56
855.75 12"S
STO INL
RIM=859.92
855.64 12"N
854.29 30"W
854.29 30"S
STO INL
RIM=859.58
854.14 30"W
854.14 30"S
SAN MH
RIM=861.03
846.67 8"S (PLUG)
846.61 8"N
SAN MH
RIM=862.58
847.50 8"S (PLUG)
847.50 8"N
STO INL
RIM=861.99
856.83 12"E
STO INL
RIM=862.06
856.76 12"W
856.61 12"N
STO INL
RIM=860.02
857.29 12"NW
856.30 12"E
RIM=860.05
856.09 12"W
856.05 12"S
SAN MH
RIM=860.41
849.26 8"E
849.25 8"E
STO INL
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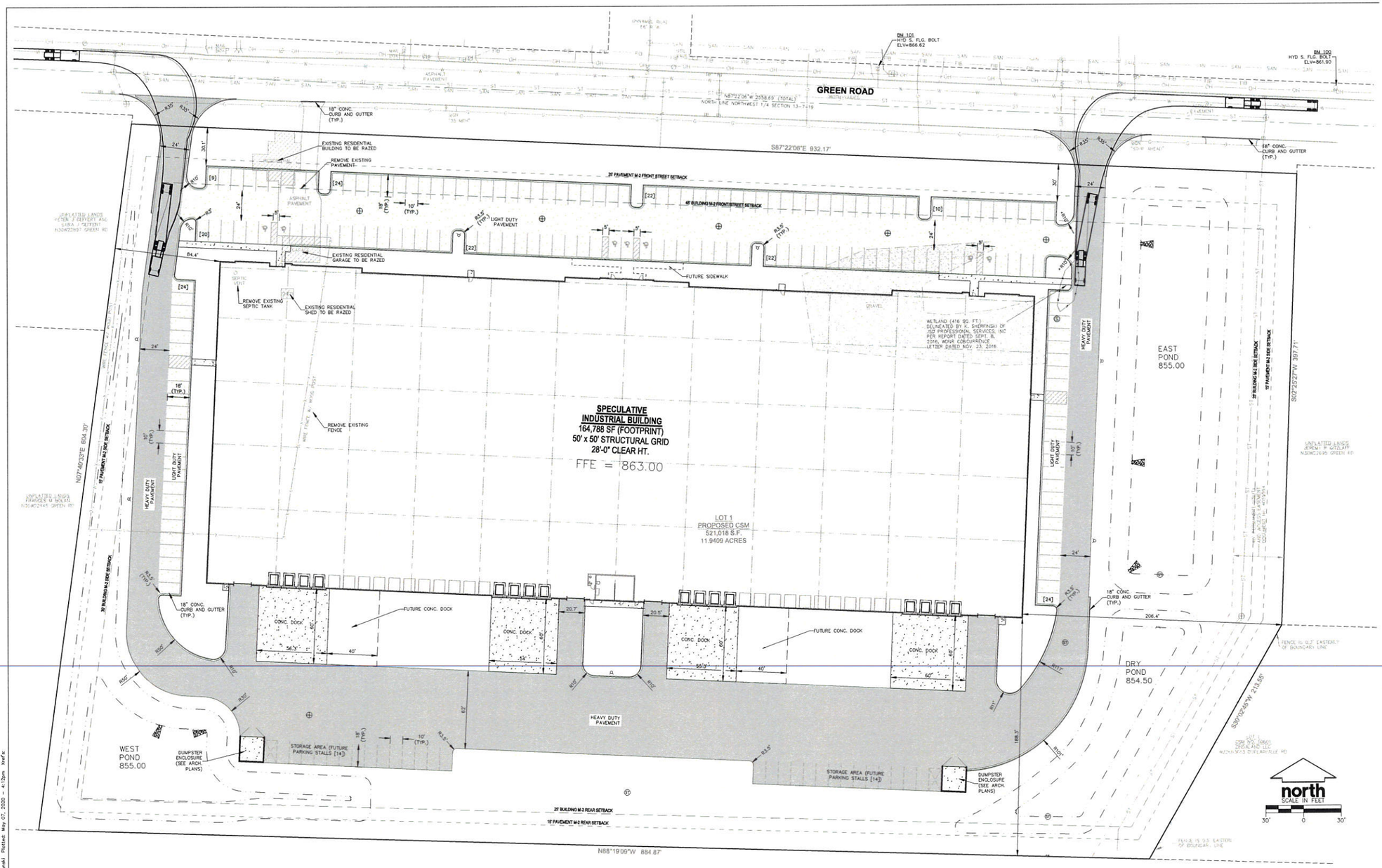
855.91 12"N
855.39 12"S
855.36 30"E
STO INL
RIM=859.99
855.83 12"E
STO INL
RIM=859.92
855.74 12"W
855.69 48"SE
855.53 12"N
STO INL
RIM=858.70
855.98 12"NW
MAIL BOX
MAIL BOX
UTIL VAULT
BEDROCK 853.08
BEDROCK 856.08
BEDROCK 853.08
BEDROCK 856.08
BEDROCK 853.08
BEDROCK 853.08
BEDROCK 854.08
BEDROCK 854.08
BEDROCK 854



DIGGERS HOTLINE
Call 811 or (800) 242-8511
Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE RD., STE 100
WAUKESHA, WISCONSIN 53188
262.513.0666 PHONE | 262.513.1232 FAX
www.jsdinc.com
JSD JOB NO.: 18-8713A
JSD PROJ. MGR.: RWI

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PROPOSED LEGEND

- MANHOLE, TYPE UNKNOWN
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN ROUND
- CATCH BASIN SQUARE
- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE TRUCK DOCK AND SIDEWALK

PAVEMENT THICKNESS NOTES

ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION – CURRENT EDITION AND ADDENDUM, APPLICABLE CITY OF PEWAUKEE ORDINANCES, AND THE GEOTECHNICAL REPORT.

** FINAL PAVEMENT DESIGN TO BE DETERMINED BY OWNER BASED ON GEOTECHNICAL ENGINEER OF RECORD RECOMMENDATIONS. ALL PAVING SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER OF RECORDS RECOMMENDATIONS AS SPECIFIED IN THE SAID GEOTECHNICAL REPORT.

MINIMUM PAVEMENT STRUCTURE

LIGHT DUTY ASPHALT PAVEMENT	2" ASPHALTIC SURFACE COURSE 6" CRUSHED AGGREGATE BASE COURSE
HEAVY DUTY ASPHALT PAVEMENT	3" ASPHALTIC SURFACE COURSE 8" CRUSHED AGGREGATE BASE COURSE
CONCRETE TRUCK DOCK AND SIDEWALK	6" CONCRETE 6" CRUSHED AGGREGATE BASE COURSE

SITE DATA TABLE

LOT AREA	521,017 SF (11.96 AC)
IMPERVIOUS SURFACE AREA FUTURE IMPERVIOUS SURFACE AREA	306,824 SF (7.04 AC) 312,264 SF (7.18 AC)
OPEN SPACE AREA GREEN SPACE FUTURE OPEN SPACE AREA FUTURE GREEN SPACE	214,193 SF (4.92 AC) 41.1% 208,753 SF (4.79 AC) 40.0%
EXTERIOR PARKING STALLS	177 SPACES 28 FUTURE SPACES
EXTERIOR HANDICAP PARKING STALLS	7 STALLS

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners
MADISON | MILWAUKEE
KENOSHA | APPLETON | WAUBAU
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CREATE THE VISION » TELL THE STORY

CLIENT:
Interstate Partners LLC
Real Estate Development

CLIENT ADDRESS:
N16 W23217 STONERIDGE DR.
WAUKESHA, WI 53188

PROJECT:
GREEN ROAD INDUSTRIAL BUILDING

PROJECT LOCATION:
CITY OF PEWAUKEE, WI
WAUKESHA COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	05-08-20	CLIENT REVISIONS

Design/Drawn: PSM
Approved: RWI
Date: 11/18/2019

SHEET TITLE:
PAVEMENT ID & SITE PLAN

SHEET NUMBER:
C1.0

JSD PROJECT NO: 15-7058

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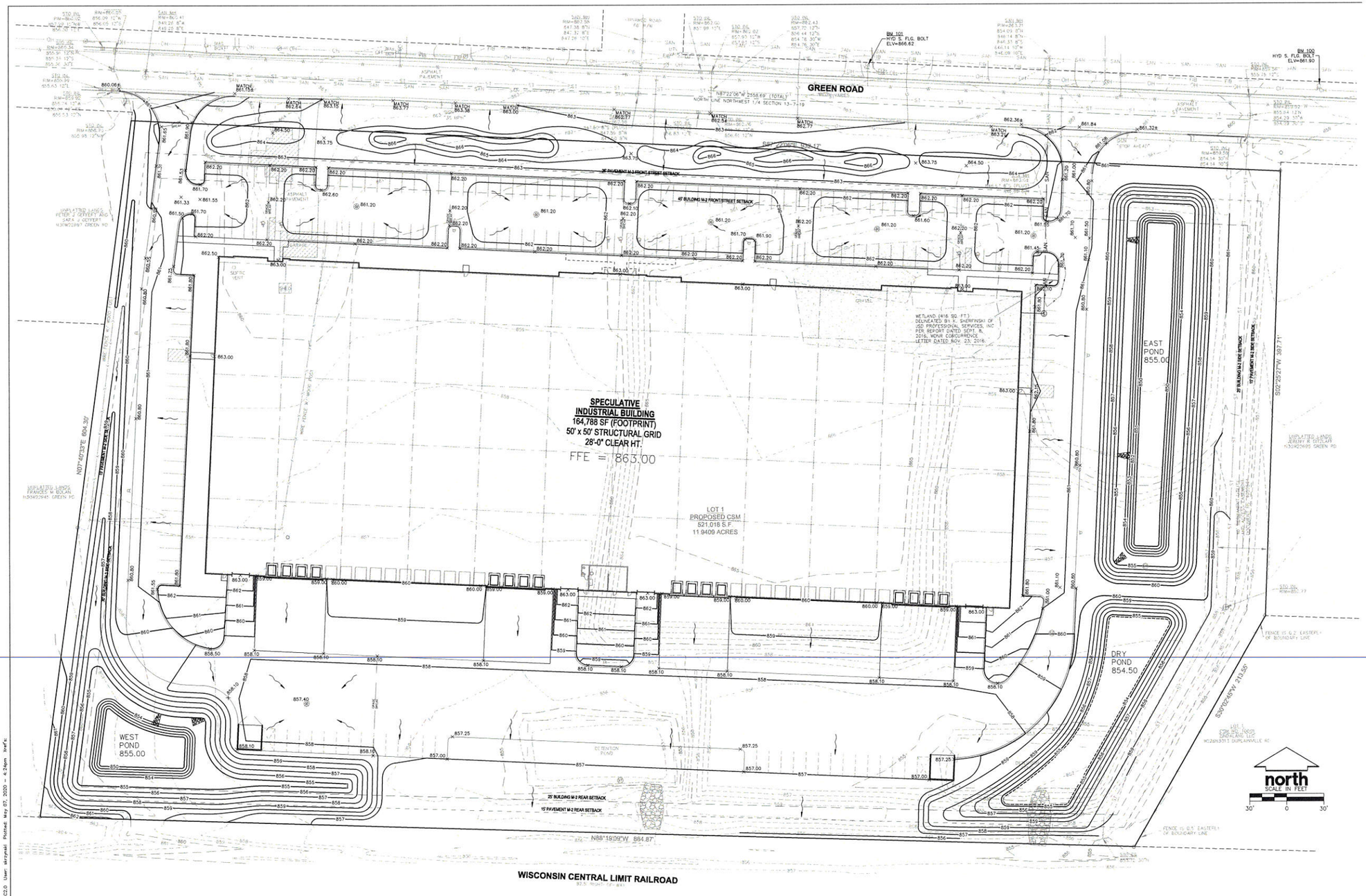

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JSD JOB NO.: 15-8713A
JSD PROJ. MGR.: RWI

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CLIENT:
Interstate Partners LLC
Real Estate Development

CLIENT ADDRESS:
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WAUKESHA, WI 53188

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1	05-08-20	CLIENT REVISIONS

Design/Drawn:	PSM
Approved:	RWI
Date:	11/18/2019

SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
C2.0

JSD PROJECT NO: 15-7058

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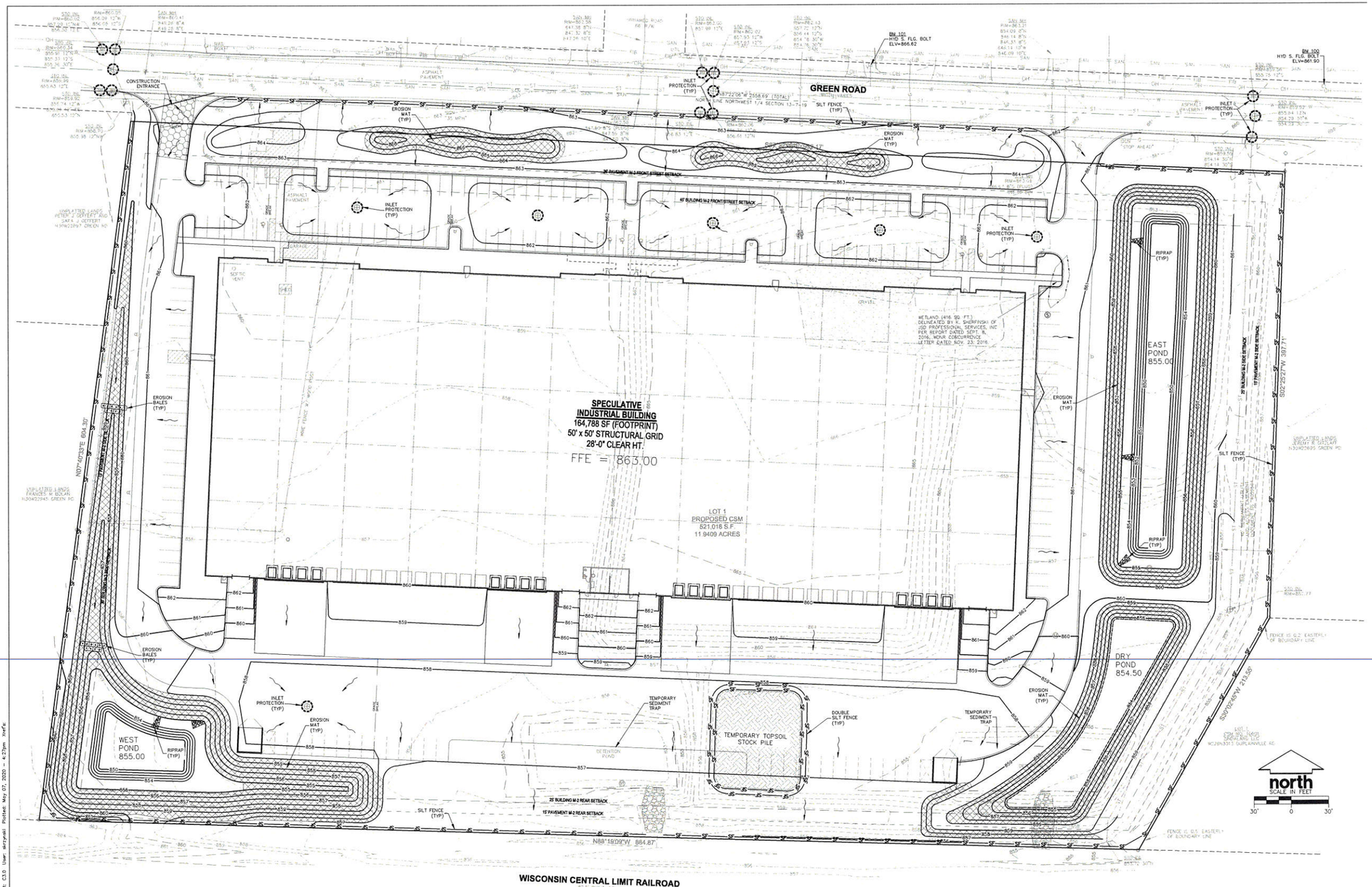

LEGEND

- SILT FENCE
- INLET PROTECTION
- TEMPORARY TOPSOIL STOCKPILE
- RIPRAP
- CONSTRUCTION ENTRANCE
- EROSION MATTING
- EROSION BALES

LEGEND

MANHOLE, TYPE UNKNOWN	POST INDICATOR VALVE	SIGN	
SANITARY MANHOLE	SIAMESE	ELECTRICAL PED/TRANSFORMER	
STORM MANHOLE	OUTFALL PIPE	GAS VALVE	
CATCH BASIN ROUND	LIGHT POLE	CONIFEROUS TREE	
CATCH BASIN SQUARE	FLOOD LIGHT	DECIDUOUS TREE	
METAL POST	SPRINKLER CONTROL VALVE		
BOLLARD	TW TOP OF WALL	WATER MAIN	
MAILBOX	BW BOTTOM OF WALL	SANITARY SEWER	
CMP CORRUGATED METAL PIPE	FFE FINISHED FLOOR ELEVATION	STORM SEWER	
RCP REINFORCED CONCRETE PIPE	FE FLOOR ELEVATION	FIBER OPTIC	
PVC POLYVINYL CHLORIDE (PIPE)	WATER VALVE	UNDERGROUND TELEPHONE	
CPP CORRUGATED PLASTIC PIPE	FIRE HYDRANT	UNDERGROUND ELECTRIC	
	TELEPHONE PEDESTAL	UNDERGROUND GAS	
		OVERHEAD UTILITY	
		FENCE LINE	

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PLAN MODIFICATIONS:

#	Date:	Description:
1.	06-08-20	CLIENT REVISIONS

Design/Drawn: PSM
Approved: RWI
Date: 11/18/2019

SHEET TITLE:
EROSION CONTROL PLAN

SHEET NUMBER:
C3.0

JSD PROJECT NO: 18-7056

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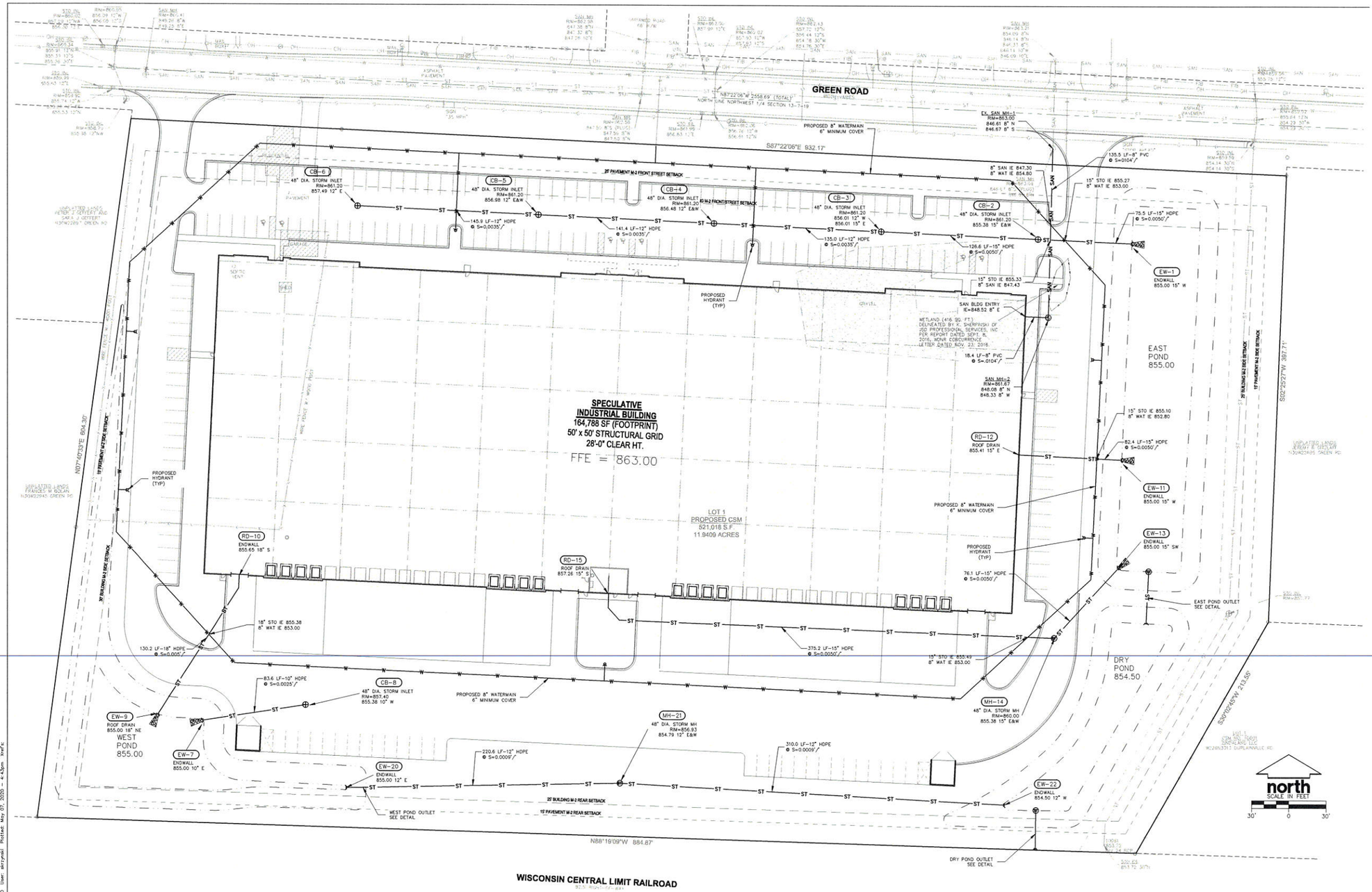

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#	Date:	Description:
1	05-08-20	CLIENT REVISIONS

Design/Drawn: PSM
Approved: RWI
Date: 11/18/2019

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C4.0

JSD PROJECT NO: 18-7058

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GENERAL NOTES AND SPECIFICATIONS

1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
4. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES DISCOVERED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON THEIR OWN COMPUTATIONS AND UNDER NO CIRCUMSTANCES BE BASED ON THE ENGINEER'S ESTIMATE.
6. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
7. PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
8. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN THEIR ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
9. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
10. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS IN OBTAINING PERMITS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
11. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND "DIGGER'S HOTLINE" IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS. CONTRACTOR IS RESPONSIBLE TO DETERMINE WHICH ORDINANCES/CODES/RULES/ETC. ARE APPLICABLE.
12. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
13. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, JSD, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
15. ALL FIELD/DRAIN TILE ENCOUNTERED DURING CONSTRUCTIONS SHALL BE IMMEDIATELY REPORTED TO ENGINEER/OWNER. TILES ORIGINATING OUTSIDE THE PROJECT LIMITS SHALL BE RECONNECTED OR REROUTED TO MAINTAIN DRAINAGE. ENGINEER/OWNER SHALL DETERMINE THE MOST FAVORABLE METHOD OF RE-ESTABLISHMENT OF OFFSITE DRAINAGE. IF TILE IS ENCOUNTERED DURING TRENCH EXCAVATIONS, RE-ESTABLISHING TILE FUNCTIONALITY SHALL BE CONSIDERED AN INCIDENTAL EXPENSE.

CONSTRUCTION SITE SEQUENCING

1. INSTALL PERIMETER SILT FENCE, EXISTING INLET PROTECTION, AND TEMPORARY CONSTRUCTION ENTRANCE.
2. CONSTRUCT POND AND CONDUCT ROUGH GRADING EFFORTS.
3. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
4. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
5. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
6. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER THAT MEETS OR EXCEEDS THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES DEFINITION OF 'FINAL STABILIZATION'.

   CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

PAVING NOTES

1. ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION AND APPLICABLE CITY OF PEWAUKEE ORDINANCES.
2. CONCRETE PAVING SPECIFICATIONS–

   CODES AND STANDARDS – THE PLACING, CONSTRUCTION AND COMPOSITION OF THE CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.

   CRUSHED AGGREGATE BASE COURSE – THE BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.

   SURFACE PREPARATION – NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
3. ASPHALTIC CONCRETE PAVING SPECIFICATIONS–

   CODES AND STANDARDS – THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, EDITION OF 2005, HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.

   WEATHER LIMITATIONS – APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (−1° C).

   GRADE CONTROL – ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.

   CRUSHED AGGREGATE BASE COURSE – BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.

   BINDER COURSE AGGREGATE – THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 315, STATE HIGHWAY SPECIFICATIONS.

   SURFACE COURSE AGGREGATE – THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 465, STATE HIGHWAY SPECIFICATIONS.

   ASPHALTIC MATERIALS – THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.

   SURFACE PREPARATION – NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
4. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.

GRADING NOTES

1. CONTRACTOR SHALL VERIFY ALL GRADES, ENSURE ALL AREAS DRAIN PROPERLY AND REPORT ANY DISCREPANCIES TO JSD PROFESSIONAL SERVICES, INC. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
2. ALL EXISTING CONTOURS REPRESENT EXISTING SURFACE GRADES UNLESS OTHERWISE NOTED. ALL PROPOSED GRADES SHOWN ARE FINISH SURFACE GRADES UNLESS OTHERWISE NOTED.
3. ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS DEPICTED IN THE PLANS.
   - CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATION(S) OF ALL GRADING QUANTITIES. WHILE JSD ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARD OF CARE, THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
   - THE CONTRACTOR MAY SOLICIT APPROVAL FROM ENGINEER/OWNER TO ADJUST FINAL GRADES FROM DESIGN GRADES TO PROVIDE AN OVERALL SITE BALANCE AS A RESULT OF FIELD CONDITIONS.
4. GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS, WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT PONDING, AND IF NECESSARY PUMPING TO ALLEVIATE PONDING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSUITABLE SOILS CREATED/ORIGINATED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS DUE TO WEATHER.
5. THE CONTRACTOR IS RESPONSIBLE FOR MEETING MINIMUM COMPACTION STANDARDS AS RECOMMENDED BY THE GEOTECHNICAL ENGINEERING REPORT. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL ENGINEERING SERVICES REPORT FOR SITE COMPACTION REQUIREMENTS. THE CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTION CANNOT BE OBTAINED. THE PROJECT'S GEOTECHNICAL CONSULTANT SHALL DETERMINE WHICH IN-SITU SOILS ARE TO BE CONSIDERED UNSUITABLE SOILS. THE ENGINEER/OWNER AND GEOTECHNICAL TESTING CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.
6. IN THE EVENT THAT ANY MOISTURE-DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY TO BRING THE MATERIAL INTO COMPLIANCE AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.
7. WITH THE AUTHORIZATION OF THE ENGINEER/OWNER, MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON FILL AREAS IN AN EFFORT TO DRY. CONTRACTOR SHALL CLEARLY FIELD MARK THE EXTERIOR LIMITS OF SPREAD MATERIAL WITH PAINTED LATH AND SUBMIT A PLAN TO THE ENGINEER/OWNER THAT IDENTIFIES THE LIMITS, UNDER NO CONDITION SHALL THE SPREAD MATERIAL DEPTH EXCEED THE MORE RESTRICTIVE OF: THE EFFECTIVE TREATMENT DEPTH OF MACHINERY THAT WILL BE USED TO TURNOVER THE SPREAD MATERIAL; OR THE MAXIMUM COMPACTION LIFT DEPTH.
8. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
9. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.
10. THE SITE SHALL BE COMPLETED TO WITHIN +/-0.1' OF THE PROPOSED GRADES AS INDICATED WITHIN THE PLANS PRIOR TO PLACEMENT OF TOPSOIL OR STONE. CONTRACTOR IS ENCOURAGED TO SEQUENCE CONSTRUCTION SUCH THAT THE SITE IS DIVIDED INTO SMALLER AREAS TO ALLOW STABILIZATION OF DISTURBED SOILS IMMEDIATELY UPON COMPLETION OF INDIVIDUAL SMALLER AREAS.
11. CONTRACTOR SHALL CONTACT "DIGGER'S HOTLINE" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING SAID UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
12. CONTRACTOR SHALL PROTECT INLETS AND ADJACENT PROPERTIES WITH SILT FENCING OR APPROVED EROSION CONTROL METHODS UNTIL CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL PLACE SILT FENCING AT DOWN SLOPE SIDE OF GRADING LIMITS.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING FACILITIES OR UTILITIES. ANY DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
14. WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
15. CONTRACTOR SHALL COMPLY WITH ALL CITY AND/OR STATE CONSTRUCTION STANDARDS/ORDINANCES.

PAVEMENT STRIPING NOTES

1. STRIPING SHALL BE YELLOW.
2. PROVIDE CONTRACTOR GRADE ACRYLIC, STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. ALL STRIPING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
4. DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.
5. LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.
6. PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
7. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300–400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES. (OR TO MFG. SPECIFICATION)
8. BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
9. ALL HANDICAPPED ACCESSIBLE PARKING SHALL BE LOCATED PER 2009 IBC 1106.6

DRAIN TILE GENERAL SPECIFICATIONS

1. THE DRAIN TILE CONDUIT AND FITTINGS SHALL MEET STRENGTH AND DURABILITY REQUIREMENTS FOR THE SITE. ALL CONDUITS AND FITTINGS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE APPROPRIATE SPECIFICATIONS PUBLISHED BY THE AMERICAN SOCIETY FOR TESTING AND MATERIALS. CORRUGATED HIGH DENSITY POLYETHYLENE (HDPE) CONDUIT AND FITTINGS SHALL MEET THE REQUIREMENTS OF ASTM M252. CONDUIT TYPE (SINGLE WALL OR DUAL WALL) SHALL INSTALLED PER THE LOCATIONS SHOWN IN THE PLANS. CONTRACTOR MAY SUBSTITUTE DUAL WALL CONDUIT AT LOCATIONS SPECIFIED FOR SINGLE WALL CONDUIT AT THE SOLE EXPENSE OF THE CONTRACTOR.
   - SINGLE WALL CONDUIT SHALL BE TYPE CP WITH CLASS II PERFORATION PATTERN.
   - DUAL WALL CONDUIT SHALL BE TYPE SP WITH A SMOOTH INTERIOR THAT CARRIES A MAXIMUM MANNING'S 'n' VALUE OF 0.12 WITH CLASS II PERFORATION PATTERN.
2. ALL DRAIN TILE CONSTRUCTION MUST BE PROVIDED WITH TRACER WIRE OR OTHER APPROVED METHODS IN ORDER TO BE LOCATED IN ACCORD WITH 182.0715(2R) OF THE STATUTES. CONTRACTOR SHALL PROVIDE JSD & CENTERPOINT NOTICE OF LOCATION METHOD PRIOR TO THE START OF CONSTRUCTION.
3. THE MINIMUM DEPTH OF COVER (FINISH GRADE TO TOP PIPE) SHALL BE:
   - CONCRETE PAVED AREAS – 2.0–FT
   - ASPHALT PAVED AREAS – 2.5–FT
   - BEHIND–CURB — 0.5–FT
   - OTHER LANDSCAPED/GRASS/PERVIOUS AREAS – 2.0–FT
4. A MAXIMUM TRENCH WIDTH OF 2–FT SHALL BE MAINTAINED FOR ALL DRAIN TILE INSTALLATION WITH THE EXCEPTION OF CONNECTION POINTS TO THE EXISTING STORM SEWER SYSTEM IN WHICH CASE THE CONTRACTOR SHALL LIMIT DISTURBANCE AS POSSIBLE.
5. CONNECTION TO THE EXISTING STORM SEWER SYSTEM SHALL ACHIEVED BY CORING THE EXISTING REINFORCED CONCRETE STORM SEWER STRUCTURES OR PIPING TO THE DIAMETER NECESSARY TO ACCOMMODATE A PERMANENT CONNECTION. ALL CONNECTIONS TO THE EXISTING REINFORCED CONCRETE STORM SEWER SHALL BE ACHIEVED BY THE USE OF KOR–N–SEAL CONNECTORS, OR EQUAL.
6. FOR TRENCH INSTALLATIONS OF CORRUGATED PLASTIC CONDUIT (OTHER THAN BEHIND CURB LOCATIONS), THE FOLLOWING BEDDING METHODS ARE REQUIRED:
   - A STONE BEDDING LAYER, AT LEAST 3 IN. THICK, USING A CLEAR STONE SHALL BE INSTALLED TO PROVIDE CONDUIT SUPPORT.
   - COMPACT BEDDING MATERIAL BESIDE AND TO THE UPPER (TOP) LIMITS OF BASE COURSE IN PAVED AREAS OR TOP OF CLAY (BOTTOM OF TOPSOIL LAYER) ABOVE THE CONDUIT..
7. ANY HARD OBJECTS LARGER THAN 1.5 IN. IN DIAMETER EXPOSED WITHIN THE TRENCH BOTTOM OR WALLS SHALL BE REMOVED TO PREVENT UNDUE STRESSES ON THE CONDUIT AND FITTINGS.
8. PRE MANUFACTURED FITTINGS (SUCH AS: WYES, TEES, BENDS, CAPS, ETC) OF THE SAME MATERIAL AS THE CONDUIT SHALL BE USED AT ALL CONNECTIONS AND DEFLECTIONS GREATER THAN 22.5 DEGREES.
9. IF NOT CONNECTED TO A STRUCTURE, THE UPPER END OF EACH SUBSURFACE DRAIN TILE SHALL BE CAPPED WITH A TIGHT–FITTING EXTERNAL CAP OF THE SAME MATERIAL AS THE CONDUIT.
10. AT ALL TIMES THE DRAIN TILE SYSTEM SHALL BE KEPT CLEAN AND PROTECTED AGAINST UNDERMINING OF THE CONDUIT AND DAMAGE DURING CONSTRUCTION. TYPICAL UNDERMINING INCLUDES ENTRY OF CONSTRUCTION MATERIALS, TRASH, AND RODENTS INTO THE CONDUIT.

UTILITY NOTES

1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN (WISCONSIN LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
3. UTILITY CONSTRUCTION AND SPECIFICATIONS SHALL COMPLY WITH THE CITY OF PEWAUKEE CONSTRUCTION STANDARDS AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES DSPS 382.
4. TRACER WIRE SHALL BE INSTALLED AS NECESSARY IN ACCORD WITH 182.0715(2R) OF THE STATE STATUTES AND CITY OF PEWAUKEE REQUIREMENTS
5. LENGTHS OF PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPUTATIONS OF MATERIALS REQUIRED TO COMPLETE WORK. LENGTHS SHALL BE FIELD VERIFIED DURING CONSTRUCTION.
6. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OF THE AREAS DISTURBED DURING CONSTRUCTION.
7. CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF PROPOSED UTILITIES AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS PRIOR TO ATTEMPTING CONNECTIONS AND BEGINNING UTILITY CONSTRUCTION.
8. STORM SEWER SPECIFICATIONS –

   PIPE – HIGH DENSITY DUAL–WALL POLYETHYLENE CORRUGATED PIPE SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M–294 TYPE "S."

   INLETS/CATCH BASINS – INLETS/CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NO. 25 OF THE "STANDARD SPECIFICATIONS". FRAME & GRATE SHALL BE NEENAH R–2501 WITH TYPE G GRATE, OR EQUAL. CURB FRAME & GRATE SHALL BE NEENAH R–3067, OR EQUAL.

   FIELD TILE CONNECTION – ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.
9. WATER MAIN SPECIFICATIONS –

   PIPE – POLYVINYL CHLORIDE (PVC) PIPE SHALL MEET THE REQUIREMENTS OF AWWA STANDARD C–900, CLASS 150, DR–18 WITH CAST IRON O.D. AND INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS. NON–METALLIC WATERMAINS SHALL BE INSTALLED WITH BLUE INSTALLATION TRACER WIRE AND CONFORM WITH SPS 382.30 (1)(b).

   VALVES AND VALVE BOXES – GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C–500 AND CHAPTER 8.27.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.

   HYDRANTS – HYDRANTS SHALL CONFORM TO THE SPECIFICATION OF THE CITY OF PEWAUKEE. THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18–INCHES AND NO GREATER THAN 23–INCHES.

   BEDDING AND COVER MATERIAL – PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE "STANDARD SPECIFICATIONS".

   BACKFILL – BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".
10. SANITARY SEWER SPECIFICATIONS –

    PIPE – SANITARY SEWER PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, SDR–35, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D–3212.

    BEDDING AND COVER MATERIAL – BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE "STANDARD SPECIFICATION" WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.43.2 (A). BEDDING AND COVER MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO INSURE ADEQUATE COMPACTING OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT."

    BACKFILL – BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS." GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS."

    MANHOLES – MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NOS. 12, 13 AND 15 OF THE "STANDARD SPECIFICATIONS" AND ALL SPECIAL PROVISIONS OF THE CITY OF PEWAUKEE.

    MANHOLE FRAMES AND COVERS – MANHOLE FRAMES AND COVERS SHALL BE NEENAH R–1642 WITH TYPE "B" SELF SEALING LIDS, NON–ROCKING OR EQUAL.
11. WATER MAIN, SANITARY FORCE MAIN, AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6 FEET. INSULATION AND PLACING OF INSULATION SHALL CONFORM TO CHAPTER 4.17.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH ITS LATEST ADDENDUM (TYP.).
12. TRACER WIRE SHALL BE INSTALLED ALONG THE SANITARY SEWER SERVICE. THE TRACER WIRE SHALL BE CONTINUOUS AND SHALL BE EXTENDED ABOVE GRADE VIA A 4–INCH PVC PIPE WITH SCREW–ON CAP ADJACENT TO THE PROPOSED TERMINATION POINT OF THE LATERAL FOR THE PROPOSED BUILDING.
13. ALL NEW ON–SITE SANITARY, STORM AND WATER UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.
14. THE CONTRACTOR SHALL CONTACT THE CITY OF PEWAUKEE ENGINEERING DEPARTMENT 72–HOURS IN ADVANCE OF SANITARY, WATER AND STORM CONNECTIONS TO THE CITY–OWNED SYSTEM TO SCHEDULE INSPECTIONS.

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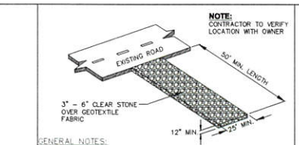
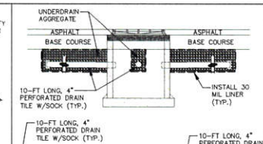


GENERAL NOTES:

1. TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE.
2. THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6-INCH CLEAR OR WASHED STONE. ALL MATERIAL TO BE RETAINED ON A 3-INCH SIEVE.
3. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12-INCHES THICK. ON SITES WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PAD, THE PAD SHALL BE UNDERLAIN WITH WisDOT TYPE "R" GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOILS INTO THE STONE LAYER.
4. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. THE TRACKING PAD SHALL BE A MINIMUM 50-FEET LONG.
5. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, AT THE END OF EACH WORKING DAY.
6. TRACKING PADS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24-HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
7. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

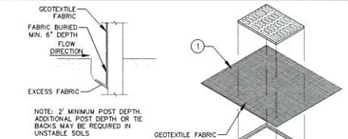
CONSTRUCTION ENTRANCE
N.T.S.



GENERAL NOTES:

1. UNDERDRAINS SHALL BE INSTALLED ON ALL INLET/CATCH BASINS LOCATED WITHIN IMPERVIOUS PAVEMENTS.
2. UNDERDRAIN CONNECTIONS SHALL BE CORED ONSITE.
3. UNDERDRAIN VERTICAL LOCATION MAY VARY DEPENDING ON STORM SEWER PIPE LOCATION.
4. ALTERNATIVE DESIGN MAY BE SUBSTITUTED IF SHOP DRAWINGS ARE SUBMITTED AND APPROVED BY VILLAGE OF MOUNT PLEASANT.

CATCH BASIN/INLET UNDERDRAIN
N.T.S.



GENERAL NOTES:

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

1. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER OF FACILITATE MAINTENANCE OR REMOVAL.
2. FOR INLET PROTECTION, TYPE "C" (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
3. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT A WOOD 2X4

INSTALLATION NOTES:

TYPE "B" & "C"

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHODS TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

INSTALLATION NOTES:

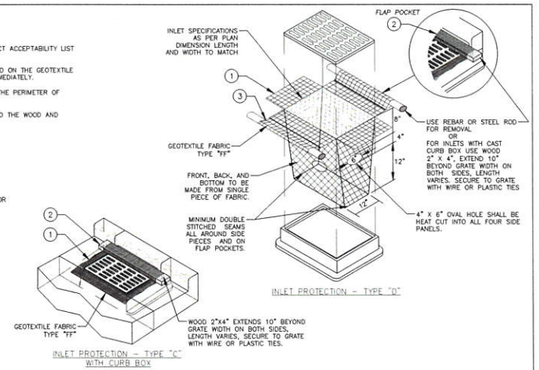
TYPE "D"

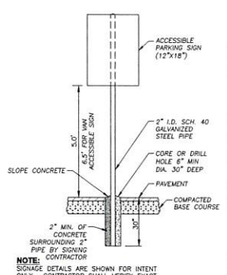
DO NOT INSTALL INLET PROTECTION TYPE "D" IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3 INCHES. WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3 INCHES CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4 INCHES FROM THE BOTTOM OF THE BAG.

INLET PROTECTION
N.T.S.





NOTE: SIGNAGE DETAILS ARE SHOWN FOR INTENT ONLY. CONTRACTOR SHALL VERIFY EXACT REQUIREMENTS PRIOR TO CONSTRUCTION.

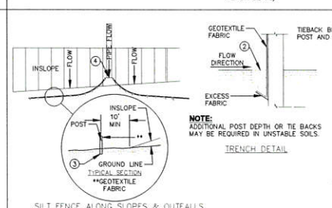
ACCESSIBLE PARKING SIGN AND POST INSTALLATION
N.T.S.

NOTE: SYMBOL DETAILS ARE SHOWN FOR INTENT ONLY. CONTRACTOR SHALL VERIFY EXACT REQUIREMENTS PRIOR TO CONSTRUCTION.

PAINTED SYMBOL
N.T.S.

NOTE: SIGNAGE AND SYMBOL DETAILS ARE SHOWN FOR INTENT ONLY. CONTRACTOR SHALL VERIFY EXACT REQUIREMENTS PRIOR TO CONSTRUCTION.

SIGN DETAILS
N.T.S.

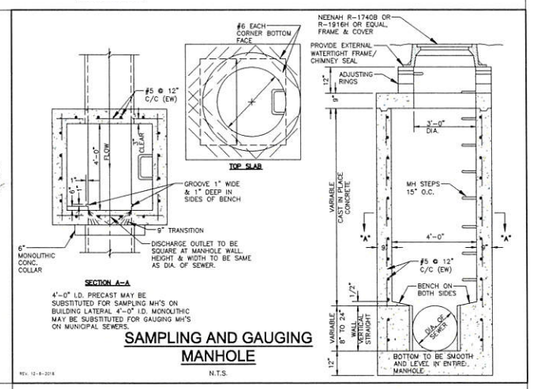


SILT FENCE ALONG SLOPES & OUTFALLS

GENERAL NOTES:

1. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
2. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
4. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE.
5. SILT FENCE CONSTRUCTION AND GEOTEXTILE FABRIC SHALL CONFORM TO WDNR TECHNICAL STANDARD 1056.
6. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8-FEET FOR WOVEN & 3-FEET FOR NON-WOVEN)

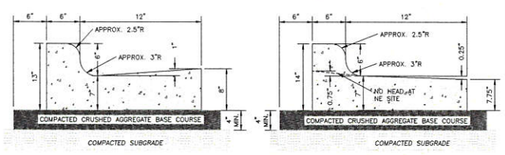
SILT FENCE
N.T.S.



SECTION A–A

4'-0" I.D. PRECAST MAY BE SUBSTITUTED FOR SAMPLING MH'S ON BUILDING LATERAL 4'-0" I.D. MONOLITHIC MAY BE SUBSTITUTED FOR GAUGING MH'S ON MUNICIPAL SEWERS.

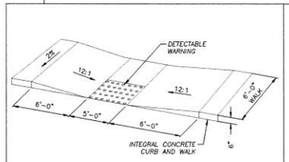
SAMPLING AND GAUGING MANHOLE
N.T.S.



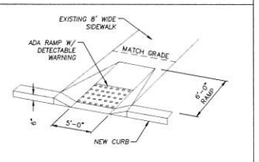
GENERAL NOTES

1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15 FEET NOR LESS THAN 6 FEET. THE JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH
2. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200 FEET OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER OF RECORD. THE EXPANSION JOINT FILLER SHALL BE A ONE PIECE FIBER BOARD OR THE APPROVED EQUIVALENT MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 0.5 INCH THICK.
3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE

18" STANDARD CURB & GUTTER
N.T.S.



HANDICAP ACCESSIBLE RAMP DETAIL
N.T.S.



HANDICAP ACCESSIBLE RAMP DETAIL
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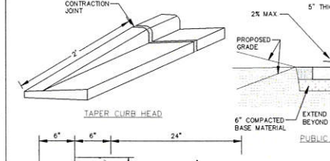

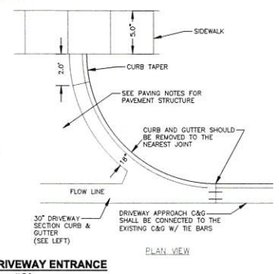

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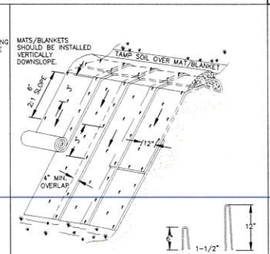
3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.

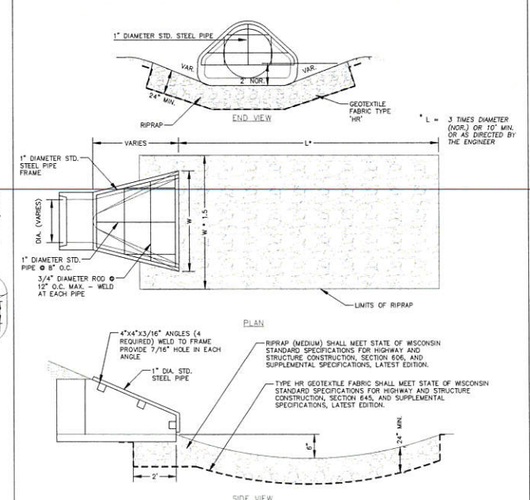
CURBED DRIVEWAY ENTRANCE
N.T.S.



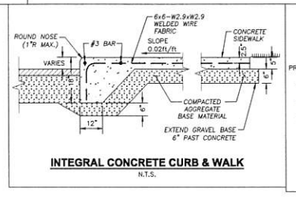
GENERAL NOTES:

1. EROSION MAT CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1052 "NON-CHANNEL EROSION MAT".
2. ONLY WisDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL) APPROVED MATS SHALL BE ALLOWED. REFER TO EROSION CONTROL PLAN FOR EXACT MAT CLASSIFICATION.
3. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
4. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
5. ONLY WisDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL) APPROVED MATS SHALL BE ALLOWED. REFER TO EROSION CONTROL PLAN FOR EXACT MAT CLASSIFICATION.

EROSION MATTING
N.T.S.



APRON ENDWALL WITH GRADE
N.T.S.



INTEGRAL CONCRETE CURB & WALK
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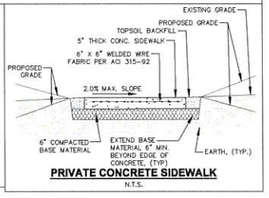

PRIVATE CONCRETE SIDEWALK
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CLIENT ADDRESS:
N16 W23217 STONERIDGE DR.
WAUKESHA, WI 53188

PROJECT:
GREEN ROAD INDUSTRIAL BUILDING

PROJECT LOCATION:
CITY OF PEWAUKEE, WI
WAUKESHA COUNTY

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PLAN MODIFICATIONS:

#	Date:	Description:
1	05-08-20	CLIENT REVISIONS

Design/Drawn: PSM
Approved: RWI
Date: 11/18/2019
SHEET TITLE:
DETAILS

SHEET NUMBER:
C5.1
JSD PROJECT NO: 18-7058

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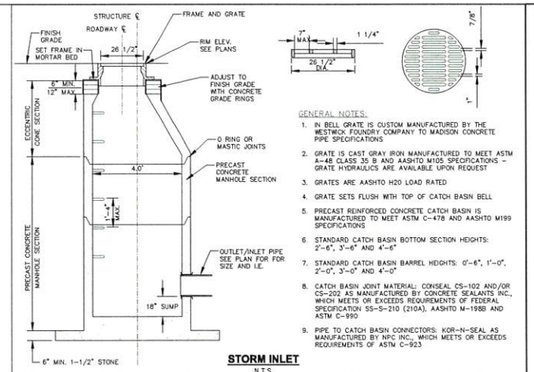
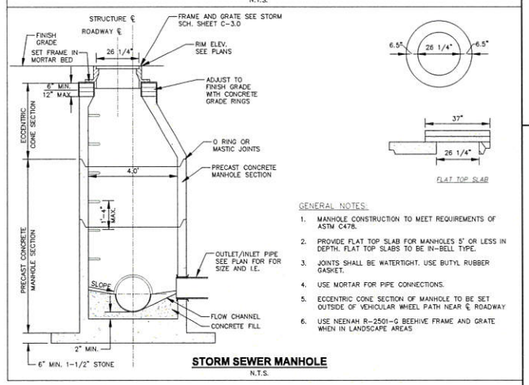


GENERAL NOTES:

1. IN BELL GRATE IS CUSTOM MANUFACTURED BY THE WESTWICK FOUNDRY COMPANY TO MADISON CONCRETE PIPE SPECIFICATIONS
2. GRATE IS CAST GRAY IRON MANUFACTURED TO MEET ASTM A-48 CLASS 35 B AND AASHTO M105 SPECIFICATIONS – GRATE HYDRAULICS ARE AVAILABLE UPON REQUEST
3. GRATES ARE AASHTO H20 LOAD RATED
4. GRATE SETS FLUSH WITH TOP OF CATCH BASIN BELL
5. PRECAST REINFORCED CONCRETE CATCH BASIN IS MANUFACTURED TO MEET ASTM C-478 AND AASHTO M199 SPECIFICATIONS
6. STANDARD CATCH BASIN BOTTOM SECTION HEIGHTS: 2'-6", 3'-6" AND 4'-6"
7. STANDARD CATCH BASIN BARREL HEIGHTS: 0'-6", 1'-0", 2'-0", 3'-0" AND 4'-0"
8. CATCH BASIN JOINT MATERIAL: CONSEAL CS-102 AND/OR CS-202 AS MANUFACTURED BY CONCRETE SEALANTS INC., WHICH MEETS OR EXCEEDS REQUIREMENTS OF FEDERAL SPECIFICATION SS-S-210 (210A), AASHTO M-198B AND ASTM C-990
9. PIPE TO CATCH BASIN CONNECTORS: KOR-N-SEAL AS MANUFACTURED BY NPC INC., WHICH MEETS OR EXCEEDS REQUIREMENTS OF ASTM C-923

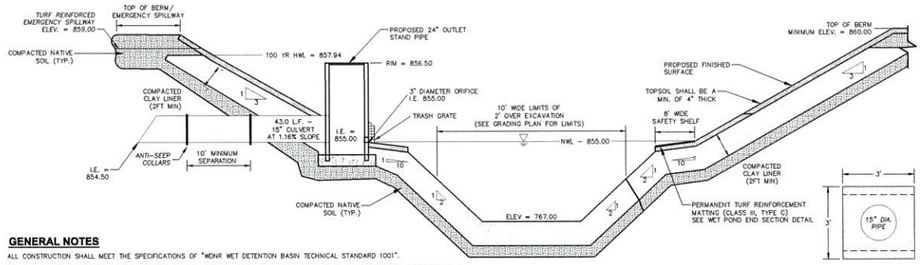
STORM INLET
N.T.S.



GENERAL NOTES:

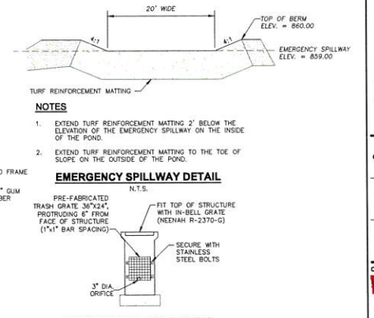
1. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
2. PROVIDE FLAT TOP SLAB FOR MANHOLES 5' OR LESS IN DEPTH. FLAT TOP SLABS TO BE IN-BELL TYPE.
3. JOINTS SHALL BE WATERTIGHT, USE BUTYL RUBBER GASKET.
4. USE MORTAR FOR PIPE CONNECTIONS.
5. ECCENTRIC CONE SECTION OF MANHOLE TO BE SET OUTSIDE OF VEHICULAR WHEEL PATH NEAR ℄ ROADWAY
6. USE NEENAH R-2501-G BEEHIVE FRAME AND GRATE WHEN IN LANDSCAPE AREAS

STORM SEWER MANHOLE
N.T.S.



NOTE: ANTI-SEEP COLLAR TO BE AGRI DRAIN ASCOS OR EQUAL

GUM RUBBER ANTI-SEEP COLLAR
N.T.S.



NOTES

1. EXTEND TURF REINFORCEMENT MATTING 2' BELOW THE ELEVATION OF THE EMERGENCY SPILLWAY ON THE INSIDE OF THE POND.
2. EXTEND TURF REINFORCEMENT MATTING TO THE TOE OF SLOPE ON THE OUTSIDE OF THE POND.

EMERGENCY SPILLWAY DETAIL
N.T.S.

OUTLET STRUCTURE DETAIL
N.T.S.

GENERAL NOTES

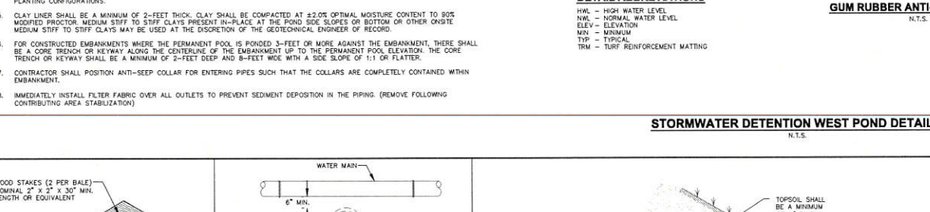
1. ALL CONSTRUCTION SHALL MEET THE SPECIFICATIONS OF "WDNR WET DETENTION BASIN TECHNICAL STANDARD 1001".
2. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH THE STORM WATER MANAGEMENT PLAN FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER OF RECORD.
3. HDPE PIPING & INSTALLATION WITHIN THE BASIN SHALL BE IN ACCORDANCE WITH (ASTM C-76/C443) WITH RUBBER GASKETS.
4. OWNER OR CONTRACTOR MUST CONSULT LANDSCAPE ARCHITECT OR ECOLOGICAL PLANNING AGENCY FOR APPROPRIATE PLANTS AND PLANTING CONFIGURATIONS.
5. CLAY LINER SHALL BE A MINIMUM OF 2-FEET THICK. CLAY SHALL BE COMPACTED AT ±2.0% OPTIMAL MOISTURE CONTENT TO 90% MODIFIED PROCTOR. MEDIUM STIFF TO STIFF CLAYS PRESENT IN-PLACE AT THE POND SIDE SLOPES OR BOTTOM OR OTHER ONSITE MEDIUM STIFF TO STIFF CLAYS MAY BE USED AT THE DISCRETION OF THE GEOTECHNICAL ENGINEER OF RECORD.
6. FOR CONSTRUCTED EMBANKMENTS WHERE THE PERMANENT POOL IS PONDED 3-FEET OR MORE AGAINST THE EMBANKMENT, THERE SHALL BE A CORE TRENCH OR KEYWAY ALONG THE CENTERLINE OF THE EMBANKMENT UP TO THE PERMANENT POOL ELEVATION. THE CORE TRENCH OR KEYWAY SHALL BE A MINIMUM OF 2-FEET DEEP AND 8-FEET WIDE WITH A SIDE SLOPE OF 1:1 OR FLATTER.
7. CONTRACTOR SHALL POSITION ANTI-SEEP COLLAR FOR ENTERING PIPES SUCH THAT THE COLLARS ARE COMPLETELY CONTAINED WITHIN EMBANKMENT.
8. IMMEDIATELY INSTALL FILTER FABRIC OVER ALL OUTLETS TO PREVENT SEDIMENT DEPOSITION IN THE PIPING. (REMOVE FOLLOWING CONTRIBUTING AREA STABILIZATION)

DETAIL ABBREVIATIONS

HWL – HIGH WATER LEVEL
NWL – NORMAL WATER LEVEL
ELEV – ELEVATION
MIN – MINIMUM
TYP – TYPICAL
TRM – TURF REINFORCEMENT MATTING

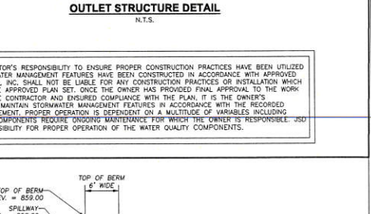
STORMWATER DETENTION EAST POND DETAIL
N.T.S.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER CONSTRUCTION PRACTICES HAVE BEEN UTILIZED AND THAT STORMWATER MANAGEMENT FEATURES HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH APPROVED DESIGN PLANS. JSD, INC. SHALL NOT BE LIABLE FOR ANY CONSTRUCTION PRACTICES OR INSTALLATION WHICH DEVIATES FROM THE APPROVED PLAN SET. ONCE THE OWNER HAS PROVIDED FINAL APPROVAL TO THE WORK PERFORMED BY THE CONTRACTOR AND ENSURED COMPLIANCE WITH THE PLAN, IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN STORMWATER MANAGEMENT FEATURES IN ACCORDANCE WITH THE RECORDED MAINTENANCE AGREEMENT. PROPER OPERATION IS DEPENDENT ON A MULTITUDE OF VARIABLES INCLUDING WEATHER. THESE COMPONENTS REQUIRE ONGOING MAINTENANCE FOR WHICH THE OWNER IS RESPONSIBLE. JSD TAKES NO RESPONSIBILITY FOR PROPER OPERATION OF THE WATER QUALITY COMPONENTS.



NOTE: ANTI-SEEP COLLAR TO BE AGRI DRAIN ASCOS OR EQUAL

GUM RUBBER ANTI-SEEP COLLAR
N.T.S.



NOTES

1. EXTEND TURF REINFORCEMENT MATTING 2' BELOW THE ELEVATION OF THE EMERGENCY SPILLWAY ON THE INSIDE OF THE POND.
2. EXTEND TURF REINFORCEMENT MATTING TO THE TOE OF SLOPE ON THE OUTSIDE OF THE POND.

EMERGENCY SPILLWAY DETAIL
N.T.S.

OUTLET STRUCTURE DETAIL
N.T.S.

GENERAL NOTES

1. ALL CONSTRUCTION SHALL MEET THE SPECIFICATIONS OF "WDNR WET DETENTION BASIN TECHNICAL STANDARD 1001".
2. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH THE STORM WATER MANAGEMENT PLAN FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER OF RECORD.
3. HDPE PIPING & INSTALLATION WITHIN THE BASIN SHALL BE IN ACCORDANCE WITH (ASTM C-76/C443) WITH RUBBER GASKETS.
4. OWNER OR CONTRACTOR MUST CONSULT LANDSCAPE ARCHITECT OR ECOLOGICAL PLANNING AGENCY FOR APPROPRIATE PLANTS AND PLANTING CONFIGURATIONS.
5. CLAY LINER SHALL BE A MINIMUM OF 2-FEET THICK. CLAY SHALL BE COMPACTED AT ±2.0% OPTIMAL MOISTURE CONTENT TO 90% MODIFIED PROCTOR. MEDIUM STIFF TO STIFF CLAYS PRESENT IN-PLACE AT THE POND SIDE SLOPES OR BOTTOM OR OTHER ONSITE MEDIUM STIFF TO STIFF CLAYS MAY BE USED AT THE DISCRETION OF THE GEOTECHNICAL ENGINEER OF RECORD.
6. FOR CONSTRUCTED EMBANKMENTS WHERE THE PERMANENT POOL IS PONDED 3-FEET OR MORE AGAINST THE EMBANKMENT, THERE SHALL BE A CORE TRENCH OR KEYWAY ALONG THE CENTERLINE OF THE EMBANKMENT UP TO THE PERMANENT POOL ELEVATION. THE CORE TRENCH OR KEYWAY SHALL BE A MINIMUM OF 2-FEET DEEP AND 8-FEET WIDE WITH A SIDE SLOPE OF 1:1 OR FLATTER.
7. CONTRACTOR SHALL POSITION ANTI-SEEP COLLAR FOR ENTERING PIPES SUCH THAT THE COLLARS ARE COMPLETELY CONTAINED WITHIN EMBANKMENT.
8. IMMEDIATELY INSTALL FILTER FABRIC OVER ALL OUTLETS TO PREVENT SEDIMENT DEPOSITION IN THE PIPING. (REMOVE FOLLOWING CONTRIBUTING AREA STABILIZATION)

DETAIL ABBREVIATIONS

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STORMWATER DETENTION WEST POND DETAIL
N.T.S.

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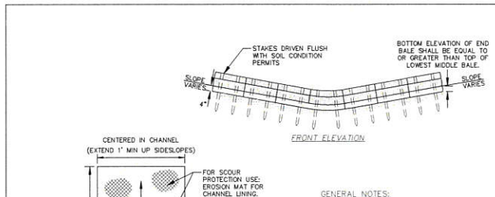
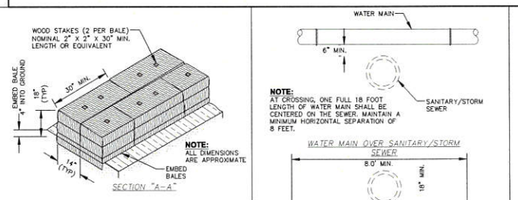


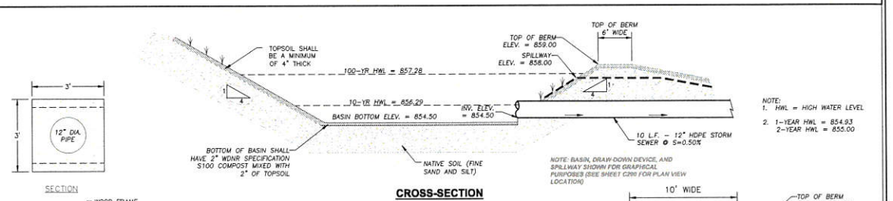
GENERAL NOTES:

1. INSTALLED, THE MINIMUM HEIGHT OF DITCH CHECKS SHALL BE 10-INCHES AND SHALL NOT EXCEED A MAXIMUM HEIGHT OF 16-INCHES FOR MANUFACTURED OR BIODEGRADABLE MATERIALS.
2. DITCH CHECKS MUST BE INSTALLED WITH THE CENTER LOWER THAN THE SIDES FORMING A WEIR.
3. AT A MINIMUM, INSTALL ONE DITCH CHECK FOR EVERY TWO-FEET OF DROP IN THE CHANNEL.
4. DITCH CHECK SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24- HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
5. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN DEPOSITS REACH HALF OF THE HEIGHT OF THE LOWEST BALE.
6. DITCH CHECKS SHALL BE UTILIZED DURING ROUGH GRADING AND SHALL BE REMOVED ONCE FINAL GRADING AND CHANNEL STABILIZATION IS APPLIED.
7. DITCH CHECK CONSTRUCTION AND MAINTENANCE SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD (1062). EROSION MATTING SCOUR PROTECTION SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD (1053).

DITCH CHECK (STRAW BALES)
N.T.S.



SEWER - WATER MAIN SEPARATION
N.T.S.



NOTE: ANTI-SEEP COLLAR TO BE AGRI DRAIN ASCOS OR EQUAL

GUM RUBBER ANTI-SEEP COLLAR
N.T.S.

CROSS-SECTION
N.T.S.

GENERAL NOTES

1. ALL CONSTRUCTION SHALL MEET THE SPECIFICATIONS OF "WDNR INFILTRATION BASIN TECHNICAL STANDARD 1003".
2. CONTRACTOR SHALL OVER-EXCAVATE INFILTRATION BASIN BOTTOM AS NECESSARY TO REMOVE NATIVE CLAY LAYER (APPROXIMATELY 9" DEPTH).
3. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH THE STORMWATER MANAGEMENT PLAN FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER OF RECORD.
4. OWNER OR CONTRACTOR MUST CONSULT LANDSCAPE ARCHITECT OR ECOLOGICAL PLANNING AGENCY FOR APPROPRIATE PLANTS AND PLANTING CONFIGURATIONS.

NOTES:

1. EXTEND MATTING TO TOE OF SLOPE ON THE INSIDE AND OUTSIDE OF THE BASIN.
2. MATTING SHALL BE INSTALLED IN ACCORDANCE WITH WDNR TECH STANDARD 1052 AND MANUFACTURER'S GUIDELINES.

EMERGENCY SPILLWAY DETAIL
N.T.S.

STORMWATER INFILTRATION BASIN DETAIL
N.T.S.

DIGGERS HOTLINE
Call 811 or (800) 242-8511
Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
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WAUKESHA, WISCONSIN 53188
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WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
Interstate Partners LLC
Real Estate Development

CLIENT ADDRESS:
N16 W23217 STONERIDGE DR.
WAUKESHA, WI 53188

PROJECT:
GREEN ROAD INDUSTRIAL BUILDING

PROJECT LOCATION:
CITY OF PEWAUKEE, WI
WAUKESHA COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	05-08-20	CLIENT REVISIONS

Design/Drawn:	PSM
Approved:	RWI
Date:	11/18/2019

SHEET TITLE:
DETAILS

SHEET NUMBER:
C5.2

JSD PROJECT NO: 18-7058

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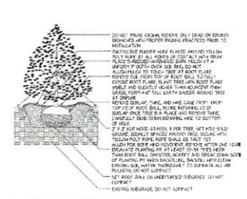
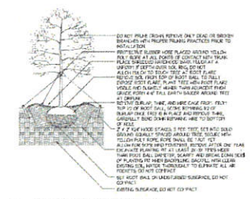
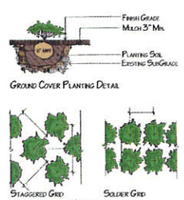
Qty	Botanical Name	Common Name	Size/Condition
Trees			
4	Celtis occidentalis 'JFS-KSU'	PRAIRIE SENTINEL HACKBERRY	2"/b &
5	Gymnocladus dioica	KENTUCKY COFFEE TREE	2 1/2"/b &
6	Malus transitoria 'Schmidtcutleaf'	GOLDEN RAINDROPS CUTLEAF CRABAPPLE	2"/b &
7	Metasequoia glyptostroboides	DAWN REDWOOD	2"/b &
6	Picea abies	NORWAY SPRUCE	6'/b &
5	Picea glauca var. densata	BLACK HILLS SPRUCE	6'/b &
12	Picea pungens	COLORADO GREEN SPRUCE	6'/b &
8	Picea pungens f. glauca	COLORADO BLUE SPRUCE	6'/b &
2	Platanus acerifolia 'Morton Circle'	EXCLAIMATION PLANETREE	2 1/2"/b &
11	Pyrus calleryana 'Autumn Blaze'	AUTUMN BLAZE CALLERY PEAR	2 1/2"/b &
6	Syringa reticulata	JAPANESE TREE LILAC	8/b &
8	Ulmus wilsoniana 'Prospector'	PROSPECTOR ELM	2 1/2"/b &
Shrubs			
38	Buxus 'Green Velvet'	GREEN VELVET BOXWOOD	18"/b &
20	Chamaecyparis pisifera 'Golden Mop'	GOLDEN MOPS JAPANESE FALSE CYPRESS	18-24"/cont.
193	Diervilla 'LO2605644' rpot, dbraf (Proven Winners)	KODIAK® ORANGE BUSH HONEYSUCKLE (Proven Winners)	18-24"/cont.
40	Diervilla rivularis 'SMNDRSF' rpot, dbraf (Proven Winners)	KODIAK® BLACK BUSH HONEYSUCKLE (Proven Winners)	18-24"/cont.
4	Forsythia x 'Courtasol' (Gold Tidal®)	COURTASOL® (GOLD TIDAL®) SHARP FORSYTHIA	18-24"/cont.
165	Juniperus virginiana 'Grey Owl'	GREY OWL BURK EASTERN RED CEDAR	18-24"/cont.
2	Picea pungens 'Globosa'	GLOBOSA BLUE SPRUCE	8"/b &
7	Rhus aromatica 'Gro-Low'	GRO-LOW FRAGRANT SUMAC	12"-24"/cont.
20	Rhus typhina 'Bailtiger' PP# 1685	TIGER EYES(R) SUMAC	30"/cont.
18	Spiraea x media 'SMSPBC' pp#26,649, dbraf (Proven Winners)	DOUBLE PLAY® BLUE KAZOO® SPIREA (Proven Winners)	18-24"/cont.
8	Taxus x media 'Everbud'	EVERLOW TEN	18"/b &
Perennials and Annuals			
22	Amsonia hubrichtii 'Blue Ice'	BLUE ICE BLUE STAR FLOWER	# cont.
17	Asclepias tuberosa	BUTTERFLY WEED	# cont.
12	Aster x frikartii 'Monch'	MONCH FRIKARTS ASTER	# cont.
12	Hemerocallis 'Blueberry Candy'	BLUEBERRY CANDY DAYLILY	# cont.
52	Hemerocallis 'Rocket City'	ROCKET CITY DAYLILY	# cont.
654	Nepeta x faassenii 'Walkers Low'	WALKERS LOW CATMINT	# cont.

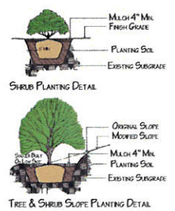
Planting Notes:

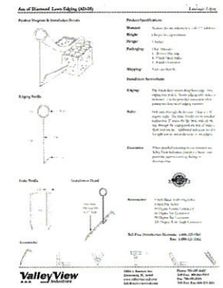
1. Contractor shall verify location of all on-site utilities prior to commencing any work on-site. WI State Statute 182.0175 requires three work days notice before you excavate. Call Diggers Hotline at 1-800-242-8511.
2. Supply and install all Wisconsin grown nursery stock. Guarantee all stock for a period of one year. All planting material is to meet American Standards for Nursery Stock ANSI Z60.1-2004. All plant material is to be planted immediately after arrival and un-ladened on site. Plant types, sizes, and quantities are according to the proposed plans. If any discrepancies are present between plant legend and graphic depiction, graphically depicted quantities shall hold precedence.
3. Actual locations of plant material are subject to final site layout and conditions and may be adjusted accordingly.
4. Root and ball all large trees and evergreens.
5. All plants are to be backfilled with a 50/50 mix of plant starter and topsoil blend and is to be free of roots, rocks larger than 1" in diameter, subsoil, debris, and weeds.
6. Burlap and remove the top burlap and twine or string from all balled and burlapped plants and set all plants at finished grade.
7. Supply and install 3-4" of shredded hardwood bark mulch in all planting beds, and 1-1 1/2" in all perennial beds. Treat all areas with a pre-emergent herbicide (granular form "Treflan" or approved equal following all manufacturer's written installation instructions) prior to placing mulch.
8. Supply and install 3-4" of shredded hardwood mulch 1 foot the drip line of all individual trees. Do not place mulch against trunk of tree.
9. Supply and install black vinyl edging "Ace of Diamond" manufactured by Valleyview Industries or approved equal in all planting beds that adjoin turf areas according to the manufacturer's written installation instructions.
10. All turf areas are to be fine-graded. All turf areas are to be seeded, areas are to be sown at the manufacturer's recommended rates and covered with a clean oat straw. Turf areas are to be sown with Nelson Landscape's Custom Blended Seed for Lawns and is to be applied at the recommended rate, a starter fertilizer applied, and covered with a clean oat straw. Any areas where potential erosion exists due to wind or water, or other means including all slopes of 3:1 or greater shall be covered with straw erosion control blankets 125-75 manufactured by North American Green, installed to manufacturer's written installation instructions.

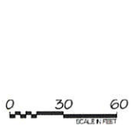












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Sheet Title:

LANDSCAPE PLAN

Project:

GREEN ROAD SPEC. BLDG.
PEWAUKEE, WI

Client:

Interstate Partners LLC
Real Estate Development

INTERSTATE PARTNERS LLC
N16W23217 Stone Ridge Dr
Waukesha, WI 53188

Plan Notes:

Designed By: C. J. N.
Drawn By: C. J. N.
Date: 1-11-19
Revisions: 11-18-19, 12-11-19

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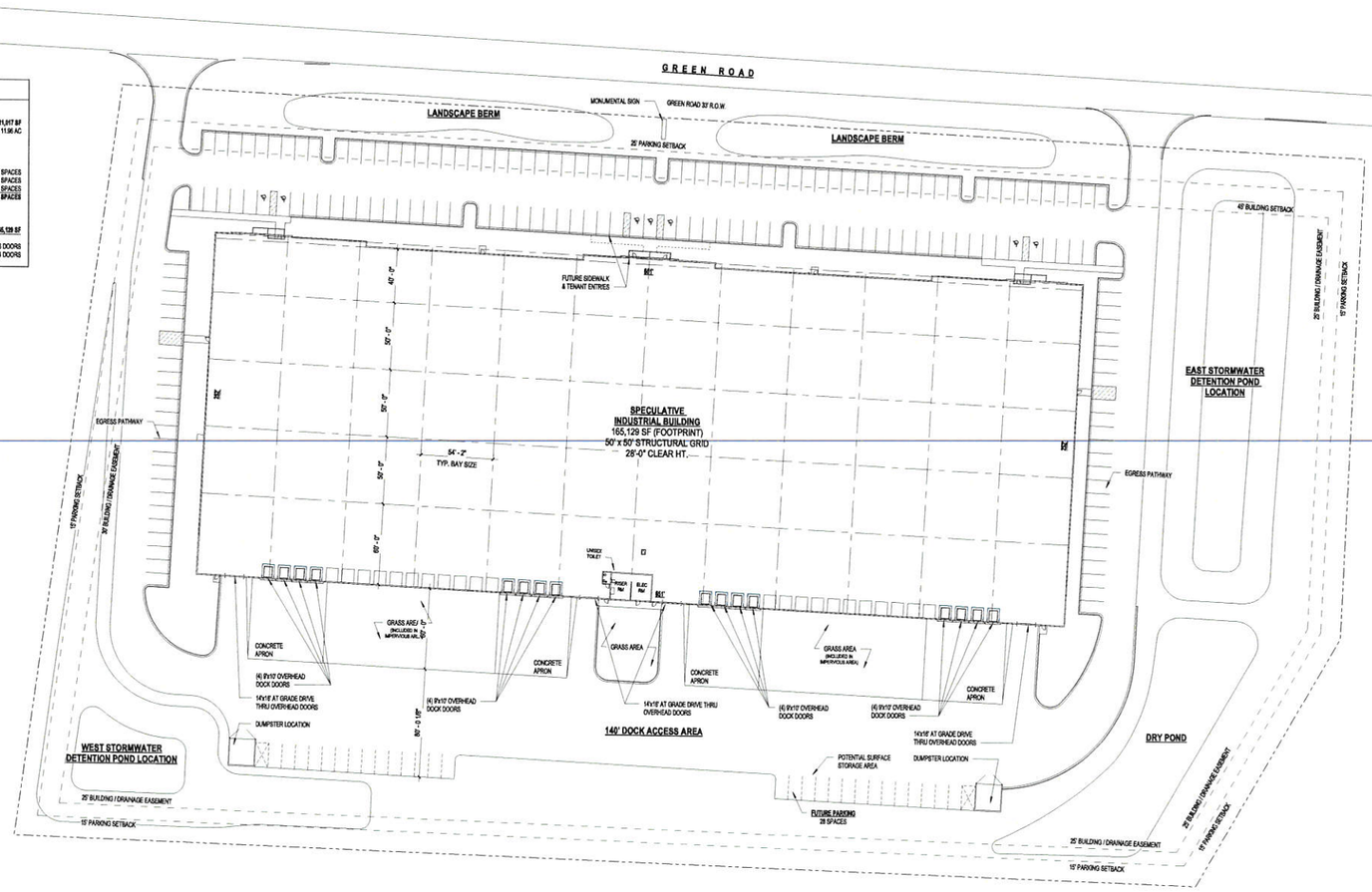
This plan is subject to final on-site conditions and may be modified to account for unforseen obstacles, other changes, or site modifications that were not made known at the time of preparation dated on this plan.

PROJECT INFORMATION	
OVERALL SITE INFORMATION:	
SITE AREA:	521,017 SF 11.96 AC
SITE INFORMATION:	
PARKING:	
NORTH PARKING FIELD:	170 SPACES
ACCESSIBLE PARKING:	7 SPACES
FUTURE PARKING:	28 SPACES
TOTAL PARKING:	205 SPACES
BUILDING:	
TOTAL OVERALL AREA:	165,129 SF
TOTAL O.H. DOCK DOORS:	16 DOORS
TOTAL AT-GRADE DOORS:	4 DOORS



35 ARCHITECTURAL SITE PLAN
1" = 40'-0"

JAK architecture + interior design
JAKnetter Architects
N16 W23217 STONE RIDGE DRIVE, SUITE 300
WAUKESHA, WI 53188 | www.jaknetter.com
office 262 513 9800 | fax 262 513 9815

PROJECT INFORMATION:

Interstate Partners LLC
Real Estate Development

GREEN ROAD SPEC INDUSTRIAL BUILDING

N30 W22805 GREEN RD
GREEN ROAD COMMERCE CENTER
PEWAUKEE, WI 53072

DRAWING ISSUANCE:

PLAN COMMISSION SUBMITTAL

REVISIONS

#	DATE	DESCRIPTION

8 MAY 2020

PROJECT NUMBER	PROJECT MANAGER
16004-00	NZ/JK

ARCHITECTURAL SITE PLAN

AS100

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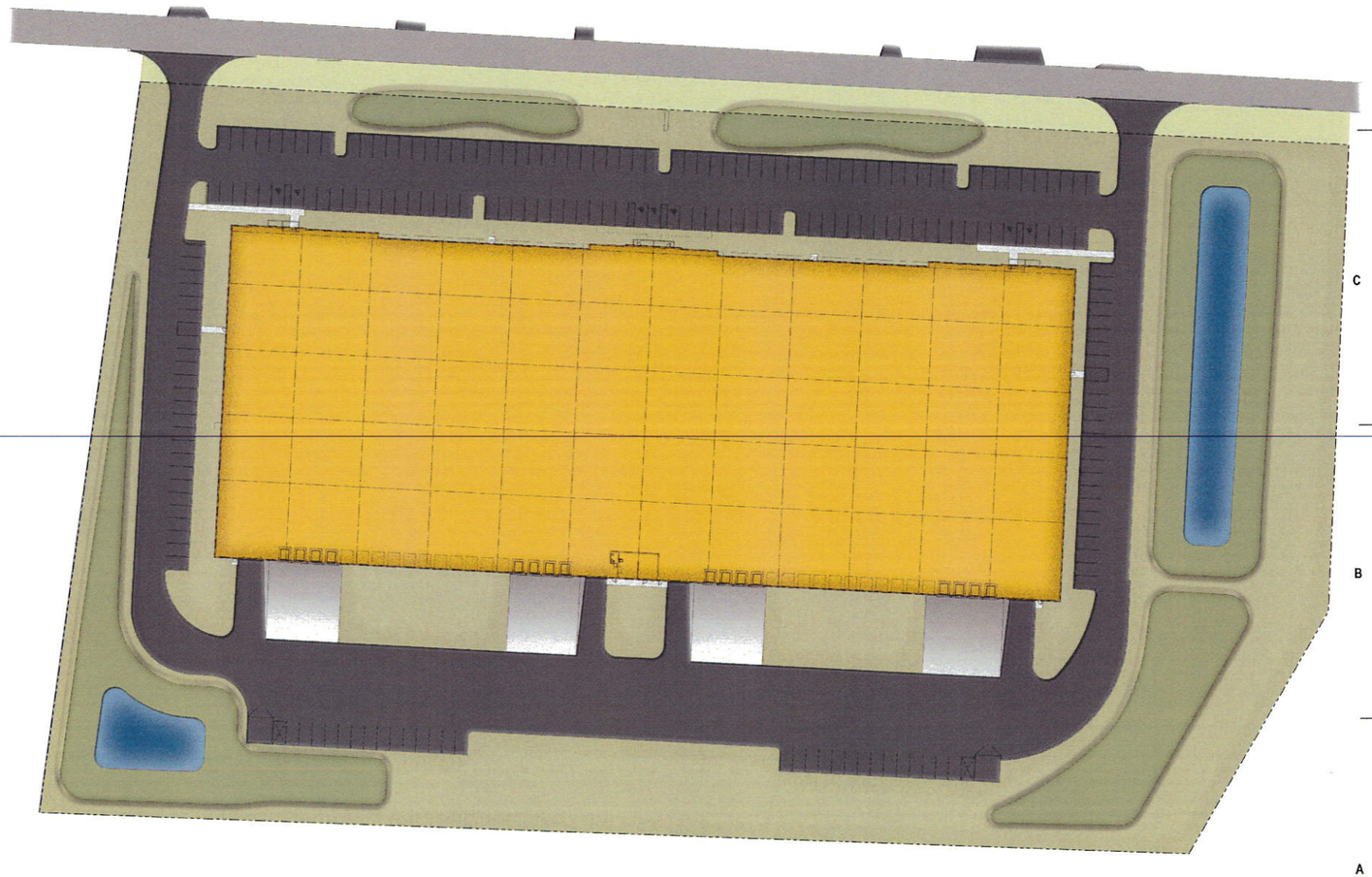

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COLOR SITE PLAN

A120

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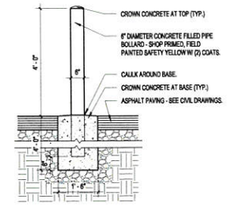
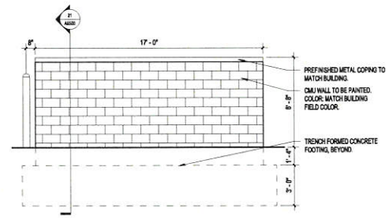
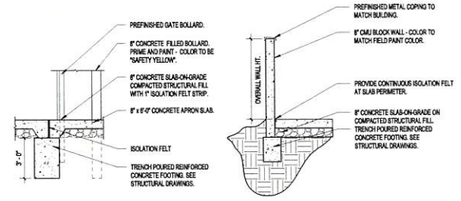


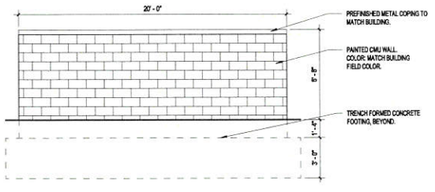
7 BOLLARD SECTION DETAIL
1/2" = 1'-0"



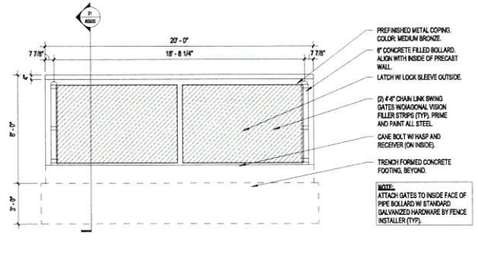
18 TYPICAL DUMPSTER SIDE ELEVATION
1/4" = 1'-0"



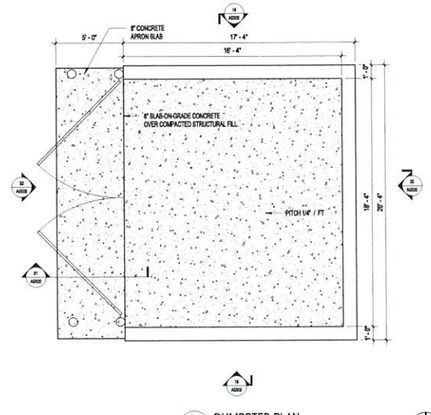
21 TYPICAL DUMPSTER WALL SECTIONS
1/4" = 1'-0"



25 DUMPSTER REAR ELEVATION
1/4" = 1'-0"



32 DUMPSTER FRONT ELEVATION
1/4" = 1'-0"



35 DUMPSTER PLAN
1/4" = 1'-0"

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SITE DETAILS

AS500

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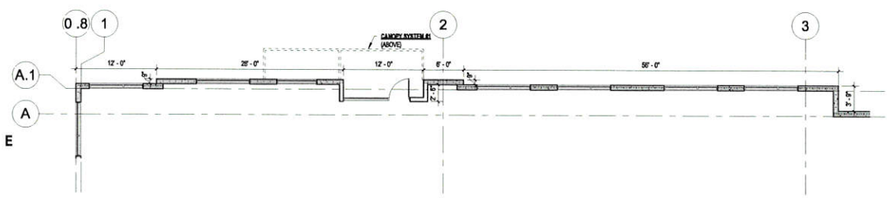
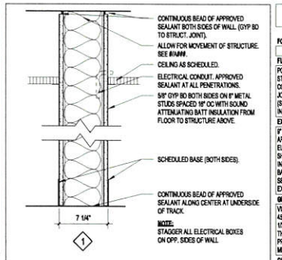


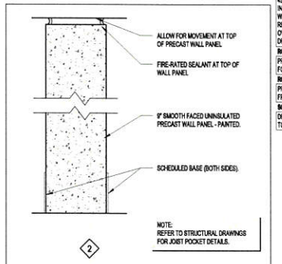
3 ENLARGED CORNER PLAN
1/8" = 1'-0"

FLOOR PLAN LEGEND

- EXISTING WALL, TO REMAIN
- NEW WALL
- DOOR - NEW CONSTRUCTION
- DOOR NUMBER - REFER TO DOOR SCHEDULE
- WALL TYPE - REFER TO SHEET A000
- KEYNOTE - REFER TO KEYNOTE LEGEND
- FE — FIRE EXTINGUISHER (WALL / COLUMN J-HOOK CONNECTION)
- FEC — ACADEMY, CLEAR ALUMINUM, VERTICAL DUO, SEMI-RECESSED FIRE EXTINGUISHER CABINET BY SL INDUSTRIES OR EQUAL



WALL TYPE: 1	DESCRIPTION: STRUCTURE TO STRUCTURE (1-HOUR)
UL#: U419	ELECTRICAL ROOM



WALL TYPE: 2	DESCRIPTION: STRUCTURE TO STRUCTURE
	FIRE RISER ROOM

BUILDING ASSEMBLIES

FOUNDATION SYSTEM #1

FLOOR #1
POURED-IN-PLACE 6" THICK CONCRETE SLAB ON GRADE WITH STEEL REINFORCING AS SPECIFIED IN STRUCTURAL DRAWINGS. PROVIDE CONTINUOUS 15 MIL POLYETHYLENE VAPOR BARRIER OVER 6" COMPACTED STONE BASE PRIOR TO PLACING CONCRETE SLAB IN ENTIRE BUILDING. PROVIDE VERSA FLEX JOINT FILL OVER BOND BREAKER FILLER AT COLUMNS AND CONCRETE SLAB SAWCUT CONTROL JOINTS. (SEE STRUCTURAL DRAWINGS FOR FLOOR SLAB REINFORCING, CONTROL JOINT LOCATIONS AND SPECIFIC INFORMATION.)

EXTERIOR WALL SYSTEM #1
9" NOMINAL CR PRECASTER ENGINEER PREFERENCE, INSULATED (2'0"OC) R-12 MIN., LOAD-BEARING ARCHITECTURAL PRECAST CONCRETE PANELS WITH REVEALS AND FINISH AS DEPICTED IN EXTERIOR ELEVATIONS. EXTERIOR FACE OF PANELS TO BE PAINTED WITH LEGION MASONRY I CONCRETE PAINT BY SHERWIN WILLIAMS – 100% ACRYLIC LATEX. ALL DOOR AND WINDOW OPENINGS TO BE FORMED WITH INTEGRAL DRIP AT THE HEAD OF THE OPENING AND POSITIVE SLOPED SILL. PROVIDE SEALANT AND BACKER ROD AT ALL VERTICAL PANEL JOINTS (INTERIOR AND EXTERIOR). (SEE ELEVATIONS AND WALL SECTIONS FOR LOCATIONS OF REVEALS, PANEL ARTICULATIONS, AND WALL PANEL LAYOUT.) REFER TO EXTERIOR MATERIAL FINISH SCHEDULE FOR PAINT COLOR SELECTIONS.

GLAZING SYSTEM #1
VISION GLASS: 1" INSULATED LIGHT GRAY TINTED LOW-E GLASS. ALUMINUM GLAZING SYSTEM: "TRIFAB 451UT SYSTEM" BY KAWNEER OR EQUAL. THIS IS A CENTER GLAZED STOREFRONT SYSTEM - 2" WIDE x 4 1/2" DEEP IN CLEAR ANODIZED ALUMINUM FINISH. 1" INSULATED LOW-E, TINTED GLASS UNITS WITH THERMAL BREAK, SILL FLASHING, EXTERIOR METAL CLOSURES AND SHIMS ATTACHED TO EXTERIOR PRECAST WALL PANEL. 2" WIDE MULLION COVERS TYPICAL UNLESS NOTED OTHERWISE. ALL DOORS TO BE MEDIUM STILE FRAMES.

GLASS COMPOSITION
INSULATED GLASS: 1" GRAY TINTED INSULATED GLASS UNIT IN THERMALLY BROKEN BLACK ANODIZED ALUMINUM FRAME, 1/4" CLEAR, 1/2" AIR SPACE, 1/4" LOW-E COATING ON GRAY TINTED. PROVIDE SAMPLE TO ARCHITECT FOR APPROVAL.

ROOF SYSTEM #1
45-MIL SINGLE-PLY EPDM BALLASTED MEMBRANE ON ONE (1) LAYER OF 2.8" PSI POLYISOCYANURATE INSULATION WITH INTEGRAL BARRIER BOARD AND ONE (1) LAYER OF 3.8" PSI POLYISOCYANURATE INSULATION WITH STAGGERED JOINTS AND MINIMUM R-36 VALUE. PROVIDE TAPERING OF ROOF INSULATION AS REQUIRED FOR SADDLES AND FLAT STRUCTURE AREAS TO ROOF DRAINS. 20 GA. MINIMUM METAL DECK OVER STRUCTURAL STEEL JOISTS. STRUCTURAL STEEL TO PITCH TO ROOF DRAINS - SEE STRUCTURAL DRAWINGS.

ROOF ACCESS LADDER #1
PROVIDE AND INSTALL CASED INTERIOR STEEL ROOF ACCESS LADDER WITH INTERMEDIATE PLATFORM FOR ROOF ACCESS PER OSHA REQUIREMENTS INSIDE MECHANICAL ROOM. PRIME AND PAINT GRAY.

ROOF HATCH #1
PROVIDE TYPE 'DS' SIZE 3'-6" WIDE x 3'-6" LONG ROOF ACCESS HATCH BY BILCO ON STRUCTURALLY FRAMED OPENING - SEE STRUCTURAL DRAWINGS. HATCH TO BE FINISH PAINTED W/ SKYLIGHT.

SOFFIT SYSTEM #1
DENS GLASS GOLD SHEATHING SOFFIT WITH BASE AND FINISH COAT APPLIED. SHEATHING TO BE APPLIED TO UNDERSIDE OF COLD FORMED METAL FRAMING W/ 9" BATT INSULATION OVER VAPOR BARRIER.

BUILDING ASSEMBLIES

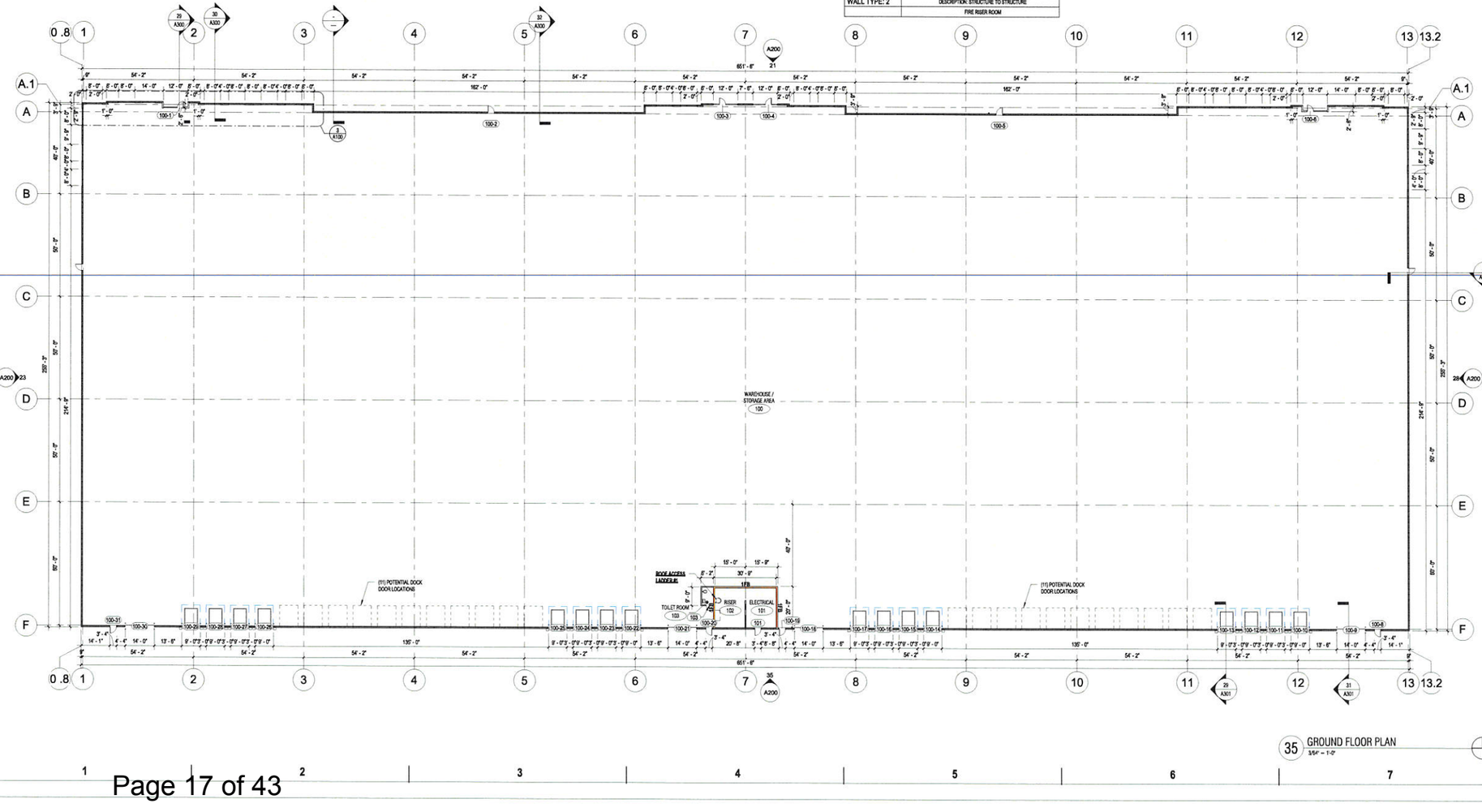
WALL COPING / GRAVEL STOP SYSTEM #1
PREFINISHED 2-PIECE METAL WALL COPING WITH 6" FACE ON 24 MOOD ROOF BLOCKING, ANCHORED SECURELY TO TOP OF PRECAST WALL @ 4'-0" O.C. WITH 3/8" DIAMETER ANCHORS. EXTEND ROOF MEMBRANE OVER WALL AND TERMINATE UNDER COPING SYSTEM. COLOR TBD. PROVIDE GRAVEL STOP ROOF COPING AT A MAJORITY OF ROOF AREA.

EXIT MAN DOOR #1
14 GA. GALVANIZED INSULATED LAMINATED CORE HOLLOW METAL DOOR (FLUSH, PRIMED AND PAINTED; COLOR TBD. INSULATED HOLLOW METAL FRAMES W/ THRESHOLD, WEATHERSTRIPPING AND DRIP CAP HEAD.

OVERHEAD DOOR #1
14'-0"W x 16'-0"H INSULATED PREFINISHED STEEL OVERHEAD DOOR WITH (2) VISION PANELS AND ELECTRIC OPERATOR. VERTICAL TRACK AND FRAME ASSEMBLY TO BE GALVANIZED STEEL. EXTERIOR FACE OF DOOR TO BE PREFINISHED WHITE.

OVERHEAD DOCK DOOR #1
9'-0" x 10'-0" HEAVY DUTY INSULATED (R12) PREFINISHED STEEL OVERHEAD DOOR WITH (2) VISION PANELS AND WEATHERSTRIPPING. VERTICAL TRACK ASSEMBLY AND FRAME TO HAVE GALVANIZED FINISH. ELECTRIC OPERATOR WITH 40" SWING ARM DOCK LIGHT. PROVIDE DOCK SEAL WITH 42 OZ. VINYL HYPALON ARMOR PLEATS WITH 8" EXPOSURE AND FULLY ADJUSTABLE HEAD CURTAINS. VERIFY SEAL AND OTHER REQUIREMENTS WITH MANUFACTURER. PROVIDE 7'00", 35,000# MECHANICAL DOCK LEVELER (SERCO OR EQUAL) AT RECESSED DOCK DOOR LOCATIONS VERIFY PIT DIMENSIONS WITH DOCK LEVELER MFGR. PROVIDE WEATHER SEALS, RUBBER DOCK BUMPERS WITH 5/8" DIA. GALVANIZED EXPANSION BOLTS FOR ANCHORING. EXTERIOR FACE OF DOOR TO BE PREFINISHED WHITE.

CANOPY SYSTEM #1
PREFINISHED CLEAR ANODIZED OPEN-ARE CANOPY ELEMENT WITH 14" FASCIA PROFILE.



35 GROUND FLOOR PLAN
3/64" = 1'-0"

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16004-00	NZ/JK

OVERALL GROUND FLOOR PLAN

A100

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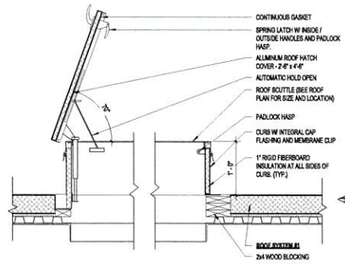
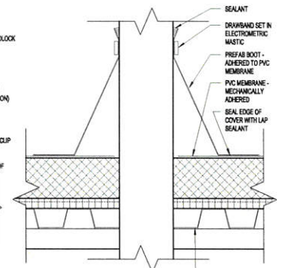
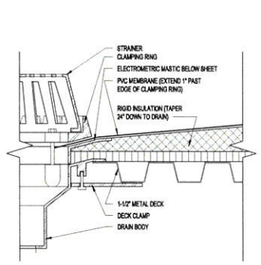


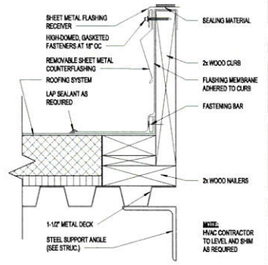
2 SECTION DETAIL - ROOF HATCH
1" = 1'-0"



3 SECTION DETAIL - ROOF FLASHING
3" = 1'-0"



4 SECTION DETAIL - ROOF DRAIN
3" = 1'-0"



5 SECTION DETAIL - ROOF CURB
3" = 1'-0"

GENERAL NOTES - ROOF PLAN

1	ELEVATIONS ARE RELATIVE TO CONSTANT JOIST BEARING ELEVATIONS AT EXTERIOR WALLS.
2	DESIGN AND SIZE OF ROOF DRAINAGE SYSTEM BY PLUMBING / MEP DESIGN/BUILD CONTRACTOR.
3	ROOF DRAINS TO BE LOCATED AT LOW POINT OF TRUSS GIRDER OR BEAM, SEE STRUCTURAL DRAWINGS. PROVIDE INSULATION AROUND CONDUCTORS AT ROOF PENETRATIONS AND ATTACH STRUCTURAL COLUMNS AS REQUIRED.
4	PROVIDE SPECIAL JOIST AT INDICATED LOCATIONS FOR RTU'S UNIT SIZE. ACTUAL LOCATION AND WEIGHT TO BE VERIFIED BY HVAC DESIGN/BUILD MEP CONTRACTOR - SEE STRUCTURAL DRAWINGS FOR DETAILS.
5	R-24 MINIMUM ROOF INSULATION SYSTEM REQUIRED. POLYISOCYANURATE INSULATION WITH INTEGRAL VAPOR BARRIER IS TYPICAL.
6	FUTURE RTUS TO BE SCREENED WITH EMVISION METAL PANEL EHROUD OR STAND ALONE TUBE STEEL FRAME WITH HORIZONTAL RIBBED METAL PANEL IN PREFINISHED GREY COLOR. LOCATIONS TO BE DETERMINED IN THE FUTURE BASED ON TENANT NEEDS.

BUILDING ASSEMBLIES

FOUNDATION SYSTEM #1

FLOOR #1
POURED-IN-PLACE 8" THICK CONCRETE SLAB ON GRADE WITH STEEL REINFORCING AS SPECIFIED IN STRUCTURAL DRAWINGS. PROVIDE CONTINUOUS 10-MIL POLYETHYLENE VAPOR BARRIER OVER 6" COMPACTED STONE BASE PRIOR TO PLACING CONCRETE SLAB IN ENTIRE BUILDING. PROVIDE VERSA FLEX JOINT FILL OVER BOND BREAKER FILLER AT COLUMNS AND CONCRETE SLAB SAWCUT CONTROL JOINTS. (SEE STRUCTURAL DRAWINGS FOR FLOOR SLAB REINFORCING, CONTROL JOINT LOCATIONS AND SPECIFIC INFORMATION.)

EXTERIOR WALL SYSTEM #1
9" NOMINAL OR PRECASTER ENGINEER PREFERENCE, INSULATED (7'0"/3") R-12 MIN., LOAD-BEARING ARCHITECTURAL PRECAST CONCRETE PANELS WITH REVEALS AND FINISH AS DEPICTED IN EXTERIOR ELEVATIONS. EXTERIOR FACE OF PANELS TO BE PAINTED WITH LOXON MASONRY CONCRETE PAINT BY SHERWIN WILLIAMS - 100% ACRYLIC LATEX. ALL DOOR AND WINDOW OPENINGS TO BE FORMED WITH INTEGRAL DRIP AT THE HEAD OF THE OPENING AND POSITIVE SLOPED SILL. PROVIDE SEALANT AND BACKER ROD AT ALL VERTICAL PANEL JOINTS (INTERIOR AND EXTERIOR). (SEE ELEVATIONS AND WALL SECTIONS FOR LOCATIONS OF REVEALS, PANEL ARTICULATIONS, AND WALL PANEL LAYOUT.) REFER TO EXTERIOR MATERIAL FINISH SCHEDULE FOR PAINT COLOR SELECTIONS.

GLAZING SYSTEM #1
VISION GLASS: 1" INSULATED LIGHT GRAY TINTED LOW-E GLASS. ALUMINUM GLAZING SYSTEM: TRIFAB 451UT SYSTEM" BY KAWNEER OR EQUAL. THIS IS A CENTER GLAZED STOREFRONT SYSTEM - 2" MIDE x 4 1/2" DEEP IN CLEAR ANODIZED ALUMINUM FINISH. 1" INSULATED LOW-E, TINTED GLASS UNITS WITH THERMAL BREAK, SILL FLASHING, EXTERIOR METAL CLOSURES AND SHIMS ATTACHED TO EXTERIOR PRECAST WALL PANEL. 2" WIDE MULLION COVERS TYPICAL UNLESS NOTED OTHERWISE. ALL DOORS TO BE MEDIUM STILE FRAMES.

GLASS COMPOSITION
INSULATED GLASS: 1" GRAY TINTED INSULATED GLASS UNIT IN THERMALLY BROKEN BLACK ANODIZED ALUMINUM FRAME; 1/4" CLEAR, 1/2" AIR SPACE, 1/4" LOW-E COATING ON GRAY TINTED. PROVIDE SAMPLE TO ARCHITECT FOR APPROVAL.

ROOF SYSTEM #1
45-MIL SINGLE-PLY EPDM BALLASTED MEMBRANE ON ONE (1) LAYER OF 2.6" POLYISOCYANURATE INSULATION WITH INTEGRAL BARRIER BOARD AND ONE (1) LAYER OF 2.6" POLYISOCYANURATE INSULATION WITH STAGGERED JOINTS AND MINIMUM R-26 VALUE. PROVIDE TAPERING OF ROOF INSULATION AS REQUIRED FOR SADDLES AND FLAT STRUCTURE AREAS TO ROOF DRAINS. 20 GA. MINIMUM METAL DECK OVER STRUCTURAL STEEL JOISTS. STRUCTURAL STEEL TO PITCH TO ROOF DRAINS - SEE STRUCTURAL DRAWINGS.

ROOF ACCESS LADDER #1
PROVIDE AND INSTALL CAGED INTERIOR STEEL ROOF ACCESS LADDER WITH INTERMEDIATE PLATFORM FOR ROOF ACCESS PER OSHA REQUIREMENTS INSIDE MECHANICAL ROOM. PRIME AND PAINT GRAY.

ROOF HATCH #1
PROVIDE TYPE 120' SIZE 2'-6" WIDE x 3'-0" LONG ROOF ACCESS HATCH BY BILCO ON STRUCTURALLY FRAMED OPENING - SEE STRUCTURAL DRAWINGS. HATCH TO BE FINISH PAINTED W/ SKYLIGHT.

SOFFIT SYSTEM #1
DENS GLASS GOLD SHEATHING SOFFIT WITH BASE AND FINISH COAT APPLIED. SHEATHING TO BE APPLIED TO UNDERSIDE OF COLD FORMED METAL FRAMING W/ 6" BATT INSULATION OVER VAPOR BARRIER.

BUILDING ASSEMBLIES

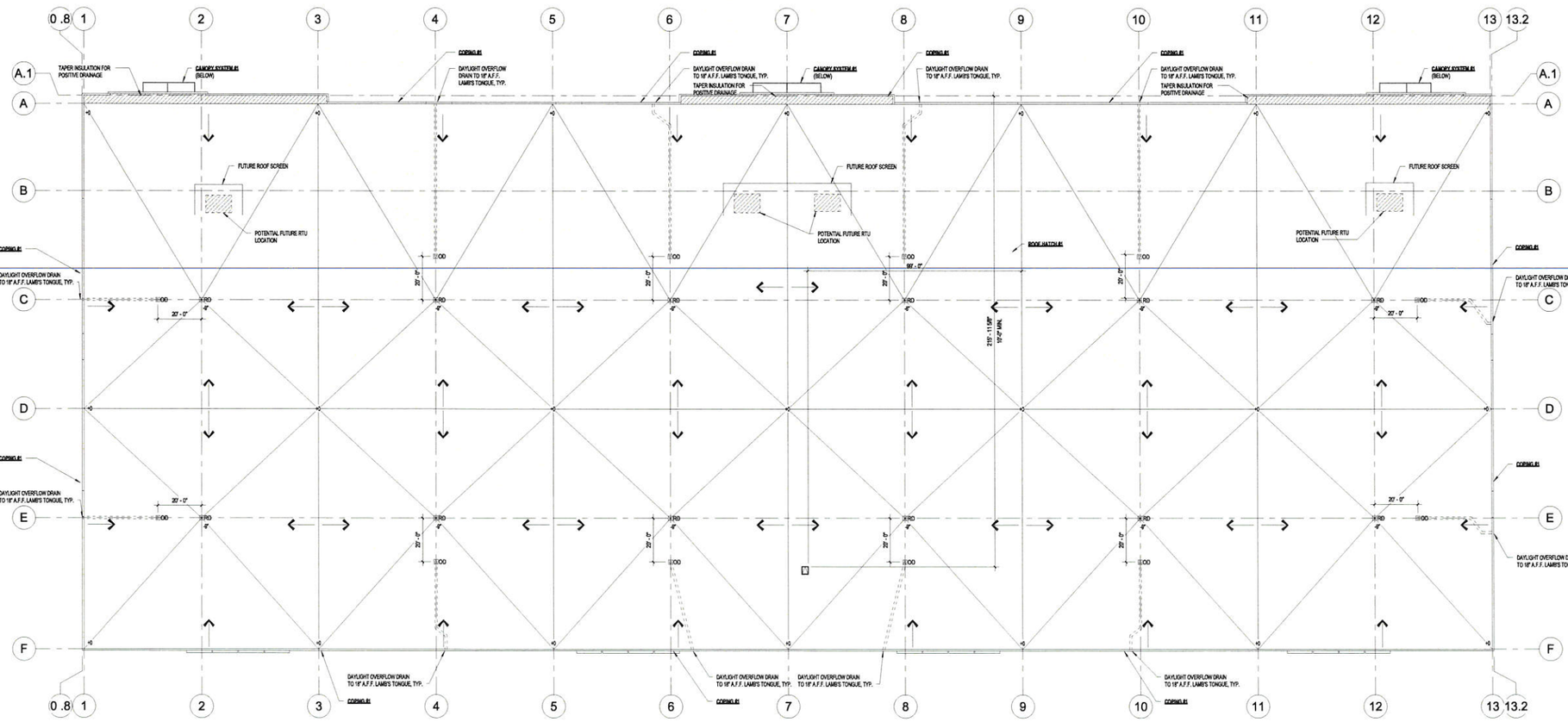
WALL COPING / GRAVEL STOP SYSTEM #1
PREFINISHED 3-PIECE METAL WALL COPING WITH 6" FACE ON 2x WOOD ROOF BLOCKING, ANCHORED SECURELY TO TOP OF PRECAST WALL @ 4'-0" O.C. WITH 3/8" DIAMETER ANCHORS. EXTEND ROOF MEMBRANE OVER WALL AND TERMINATE UNDER COPING SYSTEM. COLOR TBD. PROVIDE GRAVEL STOP ROOF COPING AT A MAJORITY OF ROOF AREA.

EXIT DOOR DOOR #1
14 GA. GALVANIZED INSULATED LAMINATED CORE HOLLOW METAL DOOR (FLUSH), PRIMED AND PAINTED. COLOR TBD. INSULATED HOLLOW METAL FRAMES W/ THRESHOLD, WEATHERSTRIPPING AND DRIP CAP HEAD.

OVERHEAD DOOR #1
14'-0"x16'-0" INSULATED PREFINISHED STEEL OVERHEAD DOOR WITH (2) VISION PANELS AND ELECTRIC OPERATOR. VERTICAL TRACK AND FRAME ASSEMBLY TO BE GALVANIZED STEEL. EXTERIOR FACE OF DOOR TO BE PREFINISHED WHITE.

OVERHEAD DOOR DOOR #1
9'-0" x 10'-0" HEAVY DUTY INSULATED (R12) PREFINISHED STEEL OVERHEAD DOOR WITH (2) VISION PANELS AND WEATHERSTRIPPING. VERTICAL TRACK ASSEMBLY AND FRAME TO HAVE GALVANIZED FINISH. ELECTRIC OPERATOR WITH 42" SWING ARM DOOR LIGHT. PROVIDE DOOR SEAL WITH 40 OZ. VINYL HYPALON ARMOR PLEATS WITH 9" EXPOSURE AND FULLY ADJUSTABLE HEAD CURTAINS. VERIFY SEAL AND OTHER REQUIREMENTS WITH MANUFACTURER. PROVIDE 2"X8", 30,000# MECHANICAL DOCK LEVELER (SERCO OR EQUAL) AT RECESSED DOCK DOOR LOCATIONS-VERIFY PIT DIMENSIONS WITH DOCK LEVELER MFGR. PROVIDE WEATHER SEALS, RUBBER DOCK BUMPERS WITH 16"DIA. GALVANIZED EXPANSION BOLTS FOR ANCHORING. EXTERIOR FACE OF DOOR TO BE PREFINISHED WHITE.

CANOPY SYSTEM #1
PREFINISHED CLEAR ANODIZED OPEN-AIRE CANOPY ELEMENT WITH 14" FASCIA PROFILE.



35 T/O PRECAST PANEL
3/64" = 1'-0"

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ROOF PLAN

A109

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EXTERIOR MATERIAL FINISH SCHEDULE			
EXTERIOR ALUMINUM WINDOW / DOOR FINISH	BLACK ANODIZED ALUMINUM - THERMALLY BROKEN GLAZING SYSTEM W/ 1" INSULATED LOW-E GRAY ANNEALED TINTED GLASS.	COLOR 1 (PT-1):	SHERWIN WILLIAMS, "AMAZING GRAY" | SW7044
GLASS	1" OPTIGRAY LOW-E GLASS BY PPG - REFER TO BUILDING ASSEMBLIES FOR MORE INFORMATION	COLOR 2 (PT-2):	SHERWIN WILLIAMS "INTELLECTUAL GRAY" | SW7045
PREFINISHED METAL FLASHING, COPING, ETC.	PREFINISHED METAL COPING. METAL ERA, COLOR: 'MATTE BLACK' OR EQUAL	COLOR 3 (PT-3):	SHERWIN WILLIAMS "PORPOISE" | SW7047
METAL TRIM CANOPY	PREFINISHED METAL PANEL. COLOR: BLACK ANODIZED OR EQUAL COLOR TONE	COLOR 4 (PT-4):	SHERWIN WILLIAMS "BRANDYWINE" | SW7710
1. PROVIDE SEALANT COLOR SAMPLES TO ARCHITECT FOR APPROVAL. 2. PROVIDE COPING, BREAK METAL, PAINT DRAW DOWNS, ETC. SAMPLES TO ARCHITECT FOR APPROVAL.		COLOR 5 (ALTERNATE):	SHERWIN WILLIAMS "KNOXVMOLE" | SW7046

BUILDING ASSEMBLIES

FOUNDATION SYSTEM #1

FLOOR #1
POURED-IN-PLACE 6" THICK CONCRETE SLAB ON GRADE WITH STEEL REINFORCING AS SPECIFIED IN STRUCTURAL DRAWINGS. PROVIDE CONTINUOUS 10 MIL POLYETHYLENE VAPOR BARRIER OVER 6" COMPACTED STONE BASE PRIOR TO PLACING CONCRETE SLAB IN ENTIRE BUILDING. PROVIDE VERSA FLEX JOINT FILL OVER BOND BREAKER FILLER AT COLUMNS AND CONCRETE SLAB SAWCUT CONTROL JOINTS. (SEE STRUCTURAL DRAWINGS FOR FLOOR SLAB REINFORCING, CONTROL JOINT LOCATIONS AND SPECIFIC INFORMATION.)

EXTERIOR WALL SYSTEM #1
6" NOMINAL CMU PRECASTER ENGINEER PREFERENCE, INSULATED (7'2'3") R-13 MIN., LOAD-BEARING ARCHITECTURAL PRECAST CONCRETE PANELS WITH REVEALS AND FINISH AS DEPICTED IN EXTERIOR ELEVATIONS. EXTERIOR FACE OF PANELS TO BE PAINTED WITH LOXON MASONRY / CONCRETE PAINT BY SHERWIN WILLIAMS - 100% ACRYLIC LATEX. ALL DOOR AND WINDOW OPENINGS TO BE FORMED WITH INTEGRAL DRIP AT THE HEAD OF THE OPENING AND POSITIVE SLOPED SILL. PROVIDE SEALANT AND BACKER ROD AT ALL VERTICAL PANEL JOINTS (INTERIOR AND EXTERIOR). (SEE ELEVATIONS AND WALL SECTIONS FOR LOCATIONS OF REVEALS, PANEL ARTICULATIONS, AND WALL PANEL LAYOUT.) REFER TO EXTERIOR MATERIAL FINISH SCHEDULE FOR PAINT COLOR SELECTIONS.

GLAZING SYSTEM #1
VISION GLASS: 1" INSULATED LIGHT GRAY TINTED LOW-E GLASS. ALUMINUM GLAZING SYSTEM: "TRIFAB 451UT SYSTEM" BY KAWNEER OR EQUAL. THIS IS A CENTER GLAZED STOREFRONT SYSTEM - 2" WIDE x 4 1/2" DEEP IN CLEAR ANODIZED ALUMINUM FINISH. 1" INSULATED LOW-E, TINTED GLASS UNITS WITH THERMAL BREAK, SILL FLASHING, EXTERIOR METAL CLOSURES AND SHIMS ATTACHED TO EXTERIOR PRECAST WALL PANEL. 2" WIDE MULLION COVERS TYPICAL UNLESS NOTED OTHERWISE. ALL DOORS TO BE MEDIUM STILE FRAMES.

GLASS COMPOSITION
INSULATED GLASS: 1" GRAY TINTED INSULATED GLASS UNIT IN THERMALLY BROKEN BLACK ANODIZED ALUMINUM FRAME: 1/4" CLEAR, 1/2" AIR SPACE, 1/4" LOW-E COATING ON GRAY TINTED. PROVIDE SAMPLE TO ARCHITECT FOR APPROVAL.

ROOF SYSTEM #1
60-MIL SINGLE-PLY EPDM BALLASTED MEMBRANE ON ONE (1) LAYER OF 2.8" POLYISOCYANURATE INSULATION WITH INTEGRAL BARRIER BOARD AND ONE (1) LAYER OF 2.8" POLYISOCYANURATE INSULATION WITH STAGGERED JOINTS AND MINIMUM R-26 VALUE. PROVIDE TAPERING OF ROOF INSULATION AS REQUIRED FOR SADDLES AND FLAT STRUCTURE AREAS TO ROOF DRAINS. 20 GA. MINIMUM METAL DECK OVER STRUCTURAL STEEL JOISTS. STRUCTURAL STEEL TO PITCH TO ROOF DRAINS - SEE STRUCTURAL DRAWINGS.

ROOF ACCESS LADDER #1
PROVIDE AND INSTALL CAGED INTERIOR STEEL ROOF ACCESS LADDER WITH INTERMEDIATE PLATFORM FOR ROOF ACCESS PER OSHA REQUIREMENTS INSIDE MECHANICAL ROOM. PRIME AND PAINT GRAY.

ROOF HATCH #1
PROVIDE TYPE 'GS' SIZE 2'-6" WIDE x 2'-6" LONG ROOF ACCESS HATCH BY BILCO ON STRUCTURALLY FRAMED OPENING - SEE STRUCTURAL DRAWINGS. HATCH TO BE FINISH PAINTED W/ SKYLIGHT.

SOFFIT SYSTEM #1
DENS GLASS GOLD SHEATHING SOFFIT WITH BASE AND FINISH COAT APPLIED. SHEATHING TO BE APPLIED TO UNDERSIDE OF COLD FORMED METAL FRAMING W/ 6" BATT INSULATION OVER VAPOR BARRIER.

BUILDING ASSEMBLIES

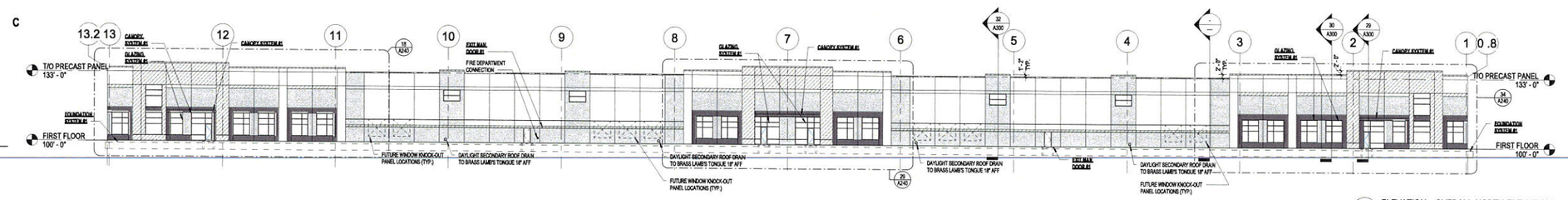
WALL COPING / GRAVEL STOP SYSTEM #1
PREFINISHED 2-PIECE METAL WALL COPING WITH 4" FACE ON 2x WOOD ROOF BLOCKING, ANCHORED SECURELY TO TOP OF PRECAST WALL @ 4'-0" O.C. WITH 3/8" DIAMETER ANCHORS. EXTEND ROOF MEMBRANE OVER WALL AND TERMINATE UNDER COPING SYSTEM. COLOR TBD. PROVIDE GRAVEL STOP ROOF COPING AT A MAJORITY OF ROOF AREA.

EXIT MAN DOOR #1
14 GA. GALVANNEALED INSULATED LAMINATED CORE HOLLOW METAL DOOR (FLUSH). PRIMED AND PAINTED; COLOR TBD. INSULATED HOLLOW METAL FRAMES W/ THRESHOLD, WEATHERSTRIPPING AND DRIP CAP HEAD.

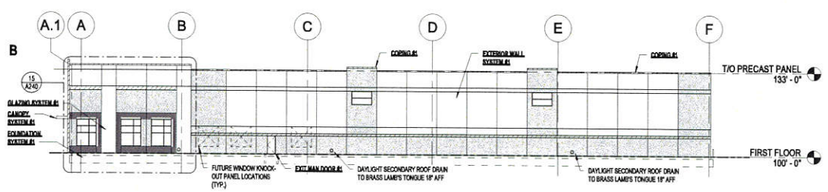
OVERHEAD DOOR #1
14'-0"x16'-0" INSULATED PREFINISHED STEEL OVERHEAD DOOR WITH (2) VISION PANELS AND ELECTRIC OPERATOR, VERTICAL TRACK AND FRAME ASSEMBLY TO BE GALVANIZED STEEL. EXTERIOR FACE OF DOOR TO BE PREFINISHED WHITE.

OVERHEAD DOOR DOOR #1
9'-0" x 10'-0" HEAVY DUTY INSULATED (R12) PREFINISHED STEEL OVERHEAD DOOR WITH (2) VISION PANELS AND WEATHERSTRIPPING, VERTICAL TRACK ASSEMBLY AND FRAME TO HAVE GALVANIZED FINISH. ELECTRIC OPERATOR WITH 40" SWING ARM DOCK LIGHT. PROVIDE DOCK SEAL WITH 42 OZ. VINYL HYPALON ARMOR PLEATS WITH 9" EXPOSURE AND FULLY ADJUSTABLE HEAD CURTAINS, VERIFY SEAL AND OTHER REQUIREMENTS WITH MANUFACTURER. PROVIDE 7'00", 30,000# MECHANICAL DOCK LEVELER (SERCO OR EQUAL) AT RECESSED DOCK DOOR LOCATIONS-VERIFY PIT DIMENSIONS WITH DOCK LEVELER MFGR. PROVIDE WEATHER SEALS, RUBBER DOCK BUMPERS WITH 16" DIA. GALVANIZED EXPANSION BOLTS FOR ANCHORING. EXTERIOR FACE OF DOOR TO BE PREFINISHED WHITE.

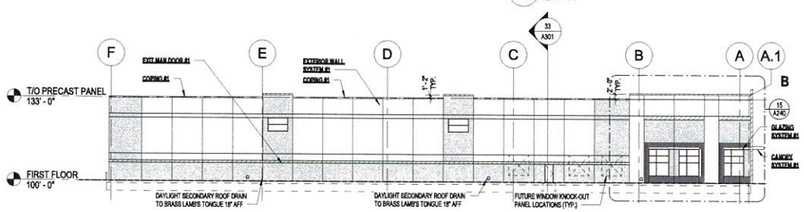
CANOPY SYSTEM #1
PREFINISHED CLEAR ANODIZED OPEN-AIRE CANOPY ELEMENT WITH 14" FASCIA PROFILE.



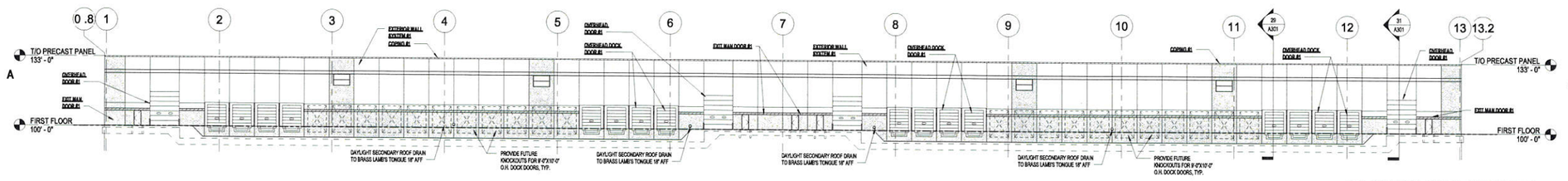
21 ELEVATION - OVERALL NORTH ELEVATION
3/64" = 1'-0"



23 ELEVATION - OVERALL WEST ELEVATION
3/64" = 1'-0"



28 ELEVATION - OVERALL EAST ELEVATION
3/64" = 1'-0"



35 ELEVATION - OVERALL SOUTH ELEVATION
3/64" = 1'-0"

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N16 W23217 STONE RIDGE DRIVE, SUITE 300
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PROJECT INFORMATION:

Interstate Partners LLC
Real Estate Development

GREEN ROAD SPEC INDUSTRIAL BUILDING

N30 W22805 GREEN RD
GREEN ROAD COMMERCE CENTER
PEWAUKEE, WI 53072

DRAWING ISSUANCE:

PLAN COMMISSION SUBMITTAL

REVISIONS

#	DATE	DESCRIPTION

8 MAY 2020

PROJECT NUMBER	PROJECT MANAGER
16004-00	NZ/JK

OVERALL BUILDING ELEVATIONS

A200

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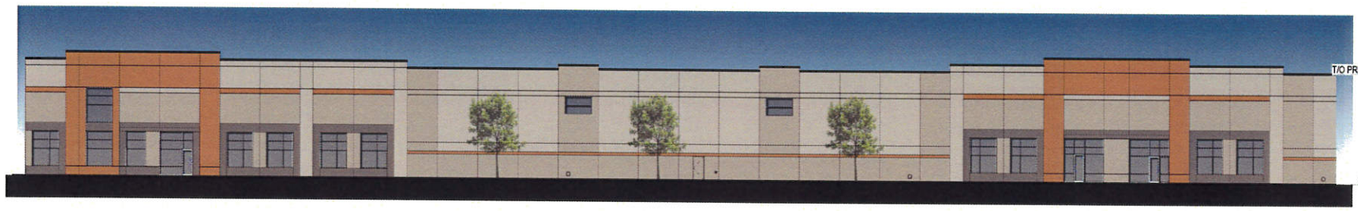
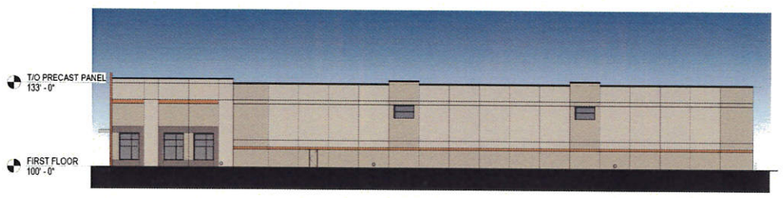
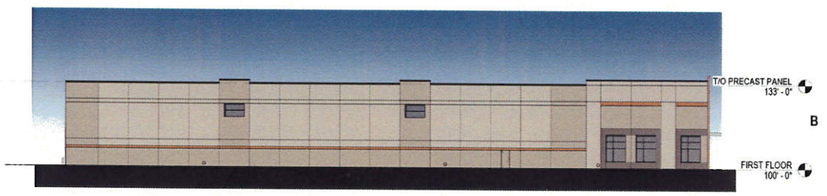


13 ENLARGED ELEVATION
1/10" = 1'-0"

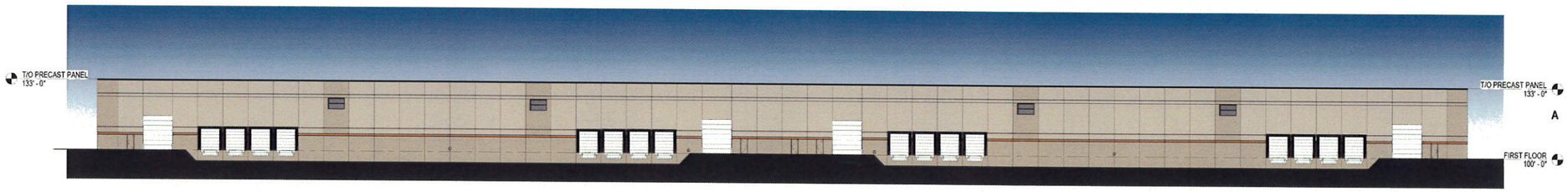
20 ELEVATION - OVERALL NORTH COLOR ELEVATION
3/64" = 1'-0"



24 ELEVATION - OVERALL WEST COLOR ELEVATION
3/64" = 1'-0"



27 ELEVATION - OVERALL EAST COLOR ELEVATION
3/64" = 1'-0"



34 ELEVATION - OVERALL SOUTH COLOR ELEVATION
3/64" = 1'-0"

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OVERALL COLOR ELEVATIONS-OPT 1

A210.1

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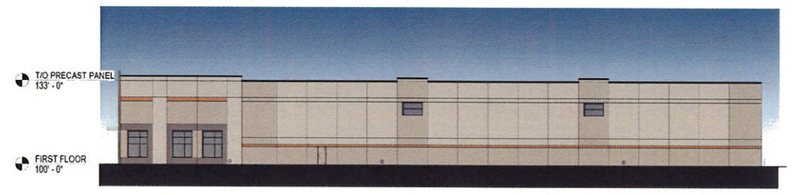
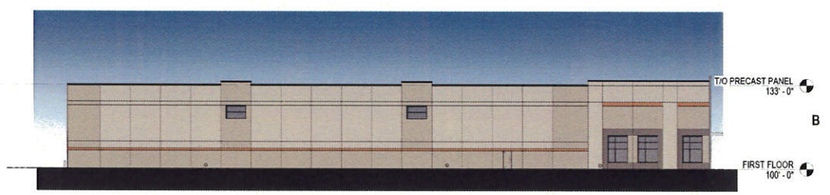
13 ENLARGED ELEVATION
1/16" = 1'-0"

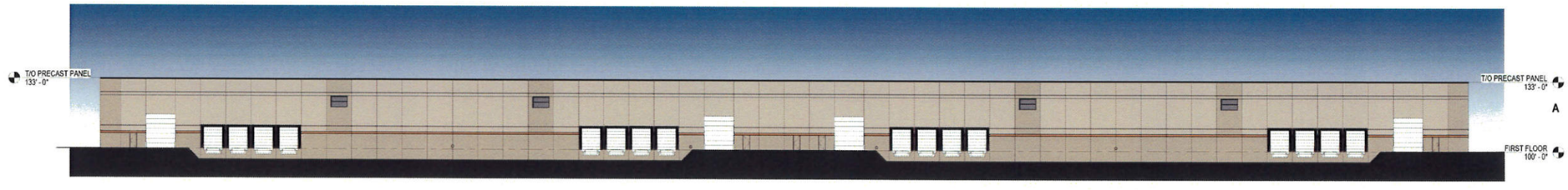
20 ELEVATION - OVERALL NORTH COLOR ELEVATION
3/64" = 1'-0"



24 ELEVATION - OVERALL WEST COLOR ELEVATION
3/64" = 1'-0"



27 ELEVATION - OVERALL EAST COLOR ELEVATION
3/64" = 1'-0"



34 ELEVATION - OVERALL SOUTH COLOR ELEVATION
3/64" = 1'-0"

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OVERALL COLOR ELEVATIONS-OPT 2

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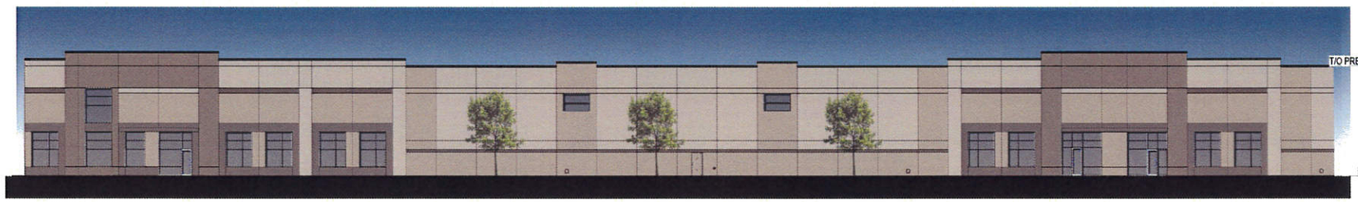
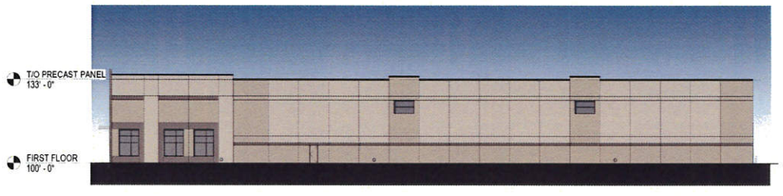
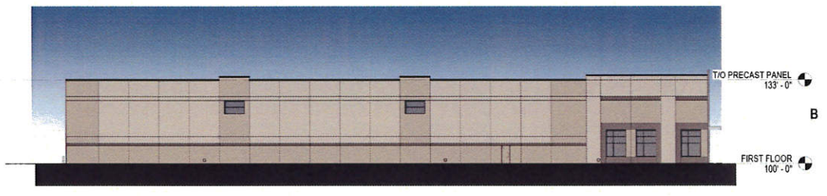


13 ENLARGED ELEVATION
1/16" = 1'-0"

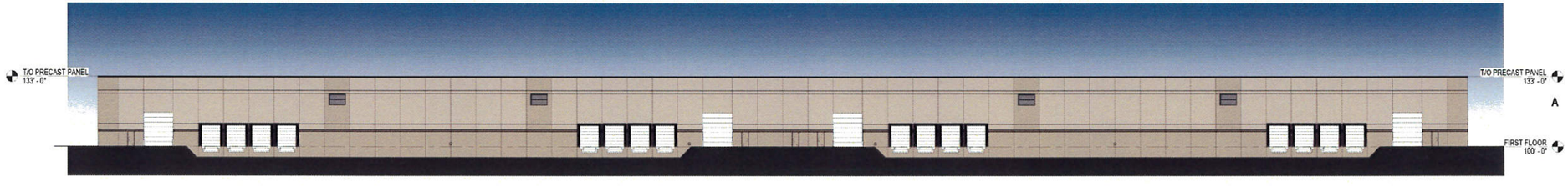
20 ELEVATION - OVERALL NORTH COLOR ELEVATION
3/64" = 1'-0"





24 ELEVATION - OVERALL WEST COLOR ELEVATION
3/64" = 1'-0"

27 ELEVATION - OVERALL EAST COLOR ELEVATION
3/64" = 1'-0"



34 ELEVATION - OVERALL SOUTH COLOR ELEVATION
3/64" = 1'-0"

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OVERALL COLOR ELEVATIONS-OPT 3

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15 WEST CORNER PERSPECTIVE

20 CENTER PERSPECTIVE

29 3D View 2

32 EAST CORNER PERSPECTIVE

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EXTERIOR PERSPECTIVES-OPT 1

A220.1

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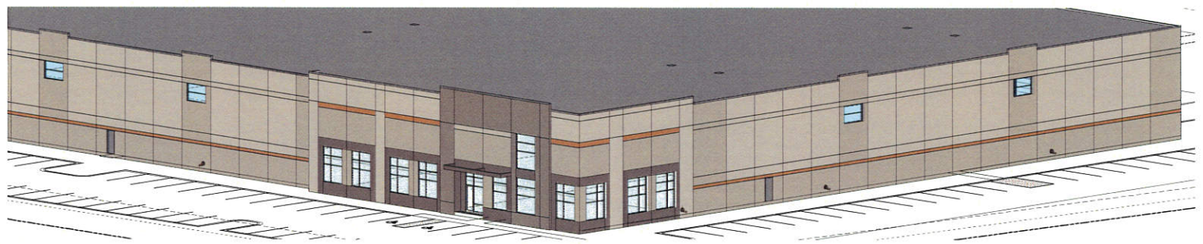

15 WEST CORNER PERSPECTIVE

20 CENTER PERSPECTIVE

29 3D View 2

32 EAST CORNER PERSPECTIVE

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EXTERIOR PERSPECTIVES-OPT 2

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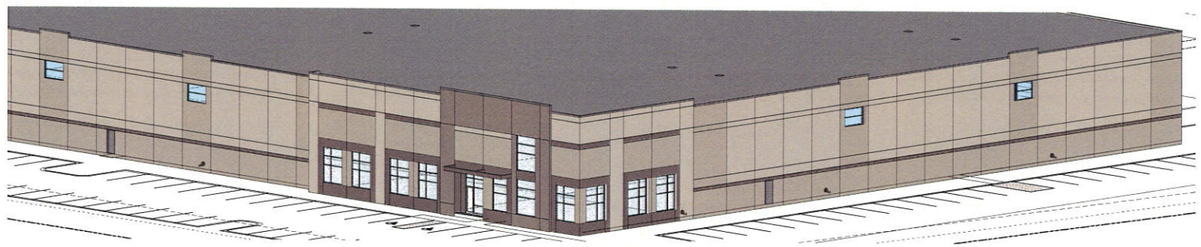

15 WEST CORNER PERSPECTIVE

20 CENTER PERSPECTIVE

29 3D View 2

32 EAST CORNER PERSPECTIVE

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EXTERIOR PERSPECTIVES-OPT 3

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Real Estate Development

GREEN ROAD SPEC
INDUSTRIAL BUILDING

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CENTER
PEWAUKEE, WI 53072

DRAWING ISSUANCE:

PLAN COMMISSION
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PROJECT NUMBER	PROJECT MANAGER
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COLOR PERSPECTIVE

A221

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EXTERIOR MATERIAL FINISH SCHEDULE				
EXTERIOR ALUMINUM WINDOW / DOOR FINISH	BLACK ANODIZED ALUMINUM - THERMALLY BROKEN GLAZING SYSTEM W/ 1" INSULATED LOW-E GRAY ANNEALED TINTED GLASS.	COLOR 1 (PT-1):	SHERWIN WILLIAMS, 'AMAZING GRAY' | SW7044	
GLASS	1" OPTIGRAY LOW-E GLASS BY PPG - REFER TO BUILDING ASSEMBLIES FOR MORE INFORMATION	COLOR 2 (PT-2):	SHERWIN WILLIAMS 'INTELLECTUAL GRAY' | SW7045	
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BUILDING ASSEMBLIES

FOUNDATION SYSTEM #1

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EXTERIOR WALL SYSTEM #1
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ROOF SYSTEM #1
45-MIL SINGLE-PLY EPDM BALLASTED MEMBRANE ON ONE (1) LAYER OF 2.8" POLYISOCYANURATE INSULATION WITH INTEGRAL BARRIER BOARD AND ONE (1) LAYER OF 2.8" POLYISOCYANURATE INSULATION WITH STAGGERED JOINTS AND MINIMUM R-35 VALUE. PROVIDE TAPERING OF ROOF INSULATION AS REQUIRED FOR SADDLES AND FLAT STRUCTURE AREAS TO ROOF DRAINS. 20 GA. MINIMUM METAL DECK OVER STRUCTURAL STEEL JOISTS. STRUCTURAL STEEL TO PITCH TO ROOF DRAINS - SEE STRUCTURAL DRAWINGS.

ROOF ACCESS LADDER #1
PROVIDE AND INSTALL CAGED INTERIOR STEEL ROOF ACCESS LADDER WITH INTERMEDIATE PLATFORM FOR ROOF ACCESS PER OSHA REQUIREMENTS INSIDE MECHANICAL ROOM. PRIME AND PAINT GRAY.

ROOF HATCH #1
PROVIDE TYPE 'OS' SIZE 2'-6" WIDE x 3'-0" LONG ROOF ACCESS HATCH BY BILCO ON STRUCTURALLY FRAMED OPENING - SEE STRUCTURAL DRAWINGS. HATCH TO BE FINISH PAINTED W/ SKYLIGHT.

SOFFIT SYSTEM #1
DENS-GLASS GOLD SHEATHING SOFFIT WITH BASE AND FINISH COAT APPLIED. SHEATHING TO BE APPLIED TO UNDERSIDE OF COLD FORMED METAL FRAMING W/ 6" BATT INSULATION OVER VAPOR BARRIER.

BUILDING ASSEMBLIES

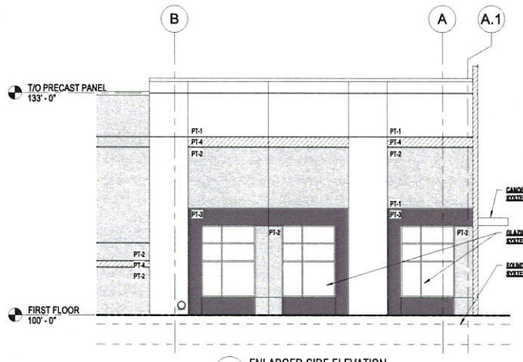
WALL COPING / GRAVEL STOP SYSTEM #1
PREFINISHED 2-PIECE METAL WALL COPING WITH 4" FACE ON 2x WOOD ROOF BLOCKING, ANCHORED SECURELY TO TOP OF PRECAST WALL @ 4'-0" O.C. WITH 3/8" DIAMETER ANCHORS. EXTEND ROOF MEMBRANE OVER WALL AND TERMINATE UNDER COPING SYSTEM. COLOR TBD. PROVIDE GRAVEL STOP ROOF COPING AT A MAJORITY OF ROOF AREA.

EXIT MAN DOOR #1
14 GA. GALVANIZED INSULATED LAMINATED CORE HOLLOW METAL DOOR (FULL/0), PRIMED AND PAINTED; COLOR TBD. INSULATED HOLLOW METAL FRAMES W/ THRESHOLD, WEATHERSTRIPPING AND DRIP CAP HEAD.

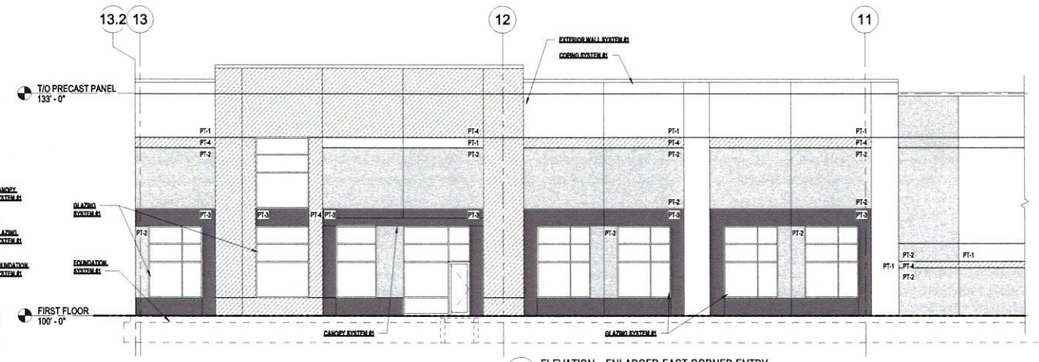
OVERHEAD DOOR #1
14'-0"x14'-0" INSULATED PREFINISHED STEEL OVERHEAD DOOR WITH (2) VISION PANELS AND ELECTRIC OPERATOR. VERTICAL TRACK AND FRAME ASSEMBLY TO BE GALVANIZED STEEL. EXTERIOR FACE OF DOOR TO BE PREFINISHED WHITE.

OVERHEAD DOOR #2
9'-0" x 10'-0" HEAVY DUTY INSULATED (R12) PREFINISHED STEEL OVERHEAD DOOR WITH (2) VISION PANELS AND WEATHERSTRIPPING, VERTICAL TRACK ASSEMBLY AND FRAME TO HAVE GALVANIZED FINISH; ELECTRIC OPERATOR WITH 40" SWING ARM DOCK LIGHT. PROVIDE DOOR SEAL WITH 40 OZ. VINYL HYPALON ARMOR PLEATS WITH 8" EXPOSURE AND FULLY ADJUSTABLE HEAD CURTAINS. VERIFY SEAL AND OTHER REQUIREMENTS WITH MANUFACTURER. PROVIDE 7'00", 35,000# MECHANICAL DOCK LEVELER (SERCO OR EQUAL) AT RECESSED DOOR DOOR LOCATIONS-VERIFY PIT DIMENSIONS WITH DOCK LEVELER MFGR. PROVIDE WEATHER SEALS, RUBBER DOCK BUMPERS WITH ¾" DIA. GALVANIZED EXPANSION BOLTS FOR ANCHORING. EXTERIOR FACE OF DOOR TO BE PREFINISHED WHITE.

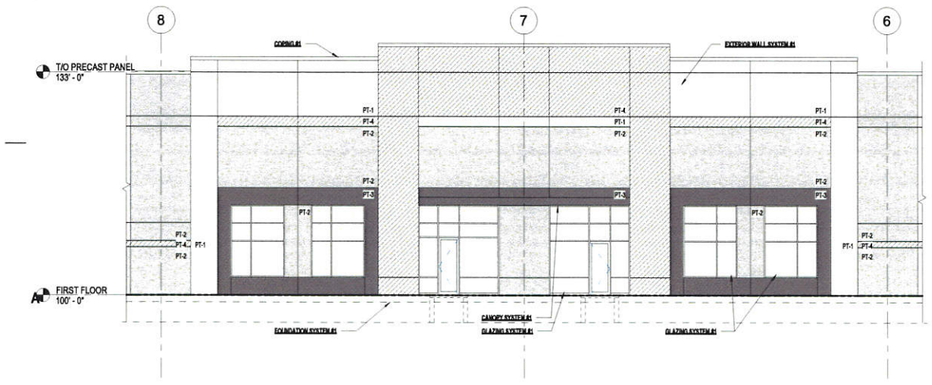
CANOPY SYSTEM #1
PREFINISHED CLEAR ANODIZED OPEN-ARE CANOPY ELEMENT WITH 14" FASCIA PROFILE.



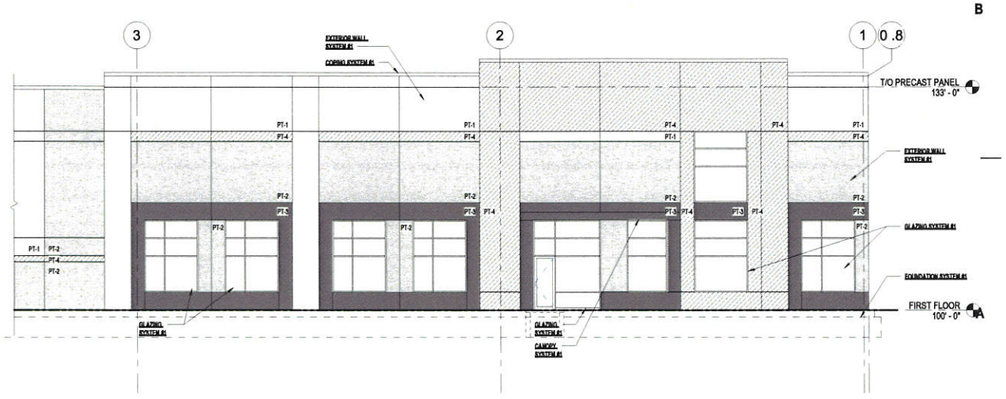
15 ENLARGED SIDE ELEVATION
1/8" = 1'-0"



18 ELEVATION - ENLARGED EAST CORNER ENTRY
1/8" = 1'-0"



29 ELEVATION - ENLARGED CENTER ENTRY
1/8" = 1'-0"



34 ELEVATION - ENLARGED WEST CORNER ENTRY
1/8" = 1'-0"

JAK architecture + interior design
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office 262 513 9800 | fax 262 513 9815

PROJECT INFORMATION:

Interstate Partners LLC
Real Estate Development

GREEN ROAD SPEC
INDUSTRIAL BUILDING

N30 W22805 GREEN RD
GREEN ROAD COMMERCE CENTER
PEWAUKEE, WI 53072

DRAWING ISSUANCE:

PLAN COMMISSION SUBMITTAL

REVISIONS

#	DATE	DESCRIPTION

8 MAY 2020

PROJECT NUMBER	PROJECT MANAGER
16004-00	NZ/JK

ENLARGED ELEVATIONS

A240

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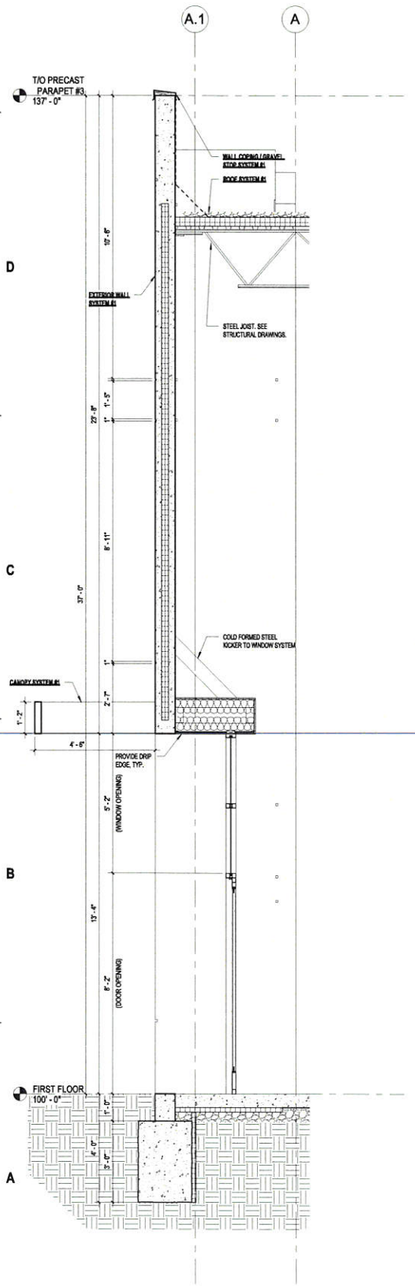
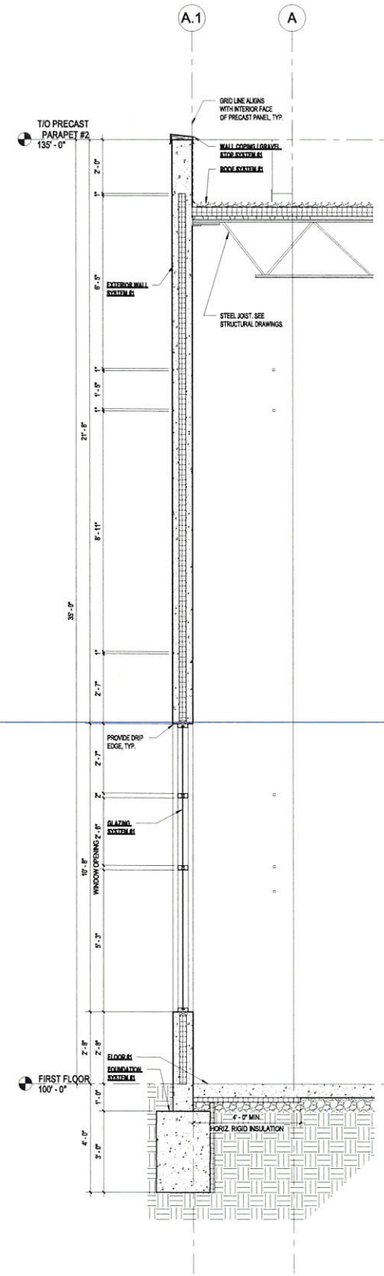
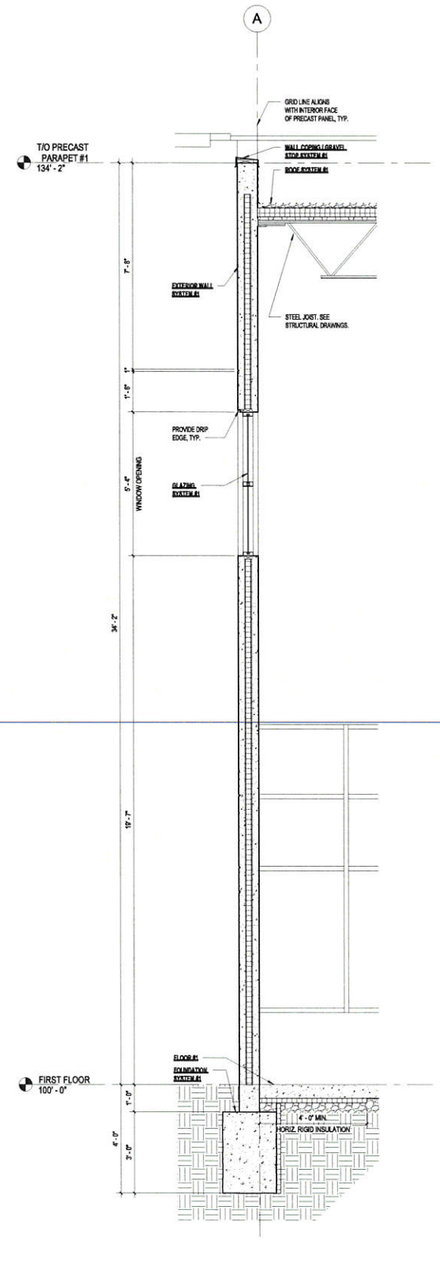


29 WALL SECTION
1/2" = 1'-0"



30 WALL SECTION
1/2" = 1'-0"



32 WALL SECTION
1/2" = 1'-0"

BUILDING ASSEMBLIES

FOUNDATION SYSTEM #1

FLOOR #1
POURED-IN-PLACE 6" THICK CONCRETE SLAB ON GRADE WITH STEEL REINFORCING AS SPECIFIED IN STRUCTURAL DRAWINGS. PROVIDE CONTINUOUS 10 MIL POLYETHYLENE VAPOR BARRIER OVER 6" COMPACTED STONE BASE PRIOR TO PLACING CONCRETE SLAB IN ENTIRE BUILDING. PROVIDE VERSA FLEX JOINT FILL OVER BOND BREAKER FILLER AT COLUMNS AND CONCRETE SLAB SAWCUT CONTROL JOINTS. (SEE STRUCTURAL DRAWINGS FOR FLOOR SLAB REINFORCING, CONTROL JOINT LOCATIONS AND SPECIFIC INFORMATION.)

EXTERIOR WALL SYSTEM #1
8" NOMINAL CMU PRECASTER ENGINEER PREFERENCE, INSULATED (2'0"OS") R-12 MIN., LOAD-BEARING ARCHITECTURAL PRECAST CONCRETE PANELS WITH REVEALS AND FINISH AS DEPICTED IN EXTERIOR ELEVATIONS. EXTERIOR FACE OF PANELS TO BE PAINTED WITH LEVION MASONRY CONCRETE PAINT BY SHERWIN WILLIAMS – 100% ACRYLIC LATEX. ALL DOOR AND WINDOW OPENINGS TO BE FORMED WITH INTEGRAL DRIP AT THE HEAD OF THE OPENING AND POSITIVE SLOPED SILL. PROVIDE SEALANT AND BACKER ROD AT ALL VERTICAL PANEL JOINTS (INTERIOR AND EXTERIOR). (SEE ELEVATIONS AND WALL SECTIONS FOR LOCATIONS OF REVEALS, PANEL ARTICULATIONS, AND WALL PANEL LAYOUT.) REFER TO EXTERIOR MATERIAL FINISH SCHEDULE FOR PAINT COLOR SELECTIONS.

GLAZING SYSTEM #1
VISION GLASS: 1" INSULATED LIGHT GRAY TINTED LOW-E GLASS. ALUMINUM GLAZING SYSTEM: "TRIFAB 451UT SYSTEM" BY KAWNEER ON EQUAL. THIS IS A CENTER GLAZED STOREFRONT SYSTEM - 2" WIDE x 4 1/2" DEEP IN CLEAR ANODIZED ALUMINUM FINISH. 1" INSULATED LOW-E, TINTED GLASS UNITS WITH THERMAL BREAK, SILL FLASHING, EXTERIOR METAL CLOSURES AND SHIM ATTACHED TO EXTERIOR PRECAST WALL PANEL. 2" WIDE MULLION COVERS TYPICAL UNLESS NOTED OTHERWISE. ALL DOORS TO BE MEDIUM STILE FRAMES.

GLASS COMPOSITION
INSULATED GLASS: 1" GRAY TINTED INSULATED GLASS UNIT IN THERMALLY BROKEN BLACK ANODIZED ALUMINUM FRAME, 1/4" CLEAR, 1/2" AIR SPACE, 1/4" LOW-E COATING ON GRAY TINTED. PROVIDE SAMPLE TO ARCHITECT FOR APPROVAL.

ROOF SYSTEM #1
45-MIL SINGLE-PLY EPDM BALLASTED MEMBRANE ON ONE (1) LAYER OF 2.8" POLYISOCYANURATE INSULATION WITH INTEGRAL BARRIER BOARD AND ONE (1) LAYER OF 3.8" PO POLYISOCYANURATE INSULATION WITH STAGGERED JOINTS AND MINIMUM R-36 VALUE. PROVIDE TAPERING OF ROOF INSULATION AS REQUIRED FOR SADDLES AND FLAT STRUCTURE AREAS TO ROOF DRAINS. 26 GA. MINIMUM METAL DECK OVER STRUCTURAL STEEL JOISTS. STRUCTURAL STEEL TO PITCH TO ROOF DRAINS - SEE STRUCTURAL DRAWINGS.

ROOF ACCESS LADDER #1
PROVIDE AND INSTALL CASED INTERIOR STEEL ROOF ACCESS LADDER WITH INTERMEDIATE PLATFORM FOR ROOF ACCESS PER OSHA REQUIREMENTS INSIDE MECHANICAL ROOM. PRIME AND PAINT GRAY.

ROOF HATCH #1
PROVIDE TYPE "GS" SIZE 2'-6" WIDE x 3'-6" LONG ROOF ACCESS HATCH BY BILCO ON STRUCTURALLY FRAMED OPENING - SEE STRUCTURAL DRAWINGS. HATCH TO BE FINISH PAINTED W/ SKYLIGHT.

SOFFIT SYSTEM #1
DENS GLASS GOLD SHEATHING SOFFIT WITH BASE AND FINISH COAT APPLIED. SHEATHING TO BE APPLIED TO UNDERSIDE OF COLD FORMED METAL FRAMING W/ 6" BATT INSULATION OVER VAPOR BARRIER.

BUILDING ASSEMBLIES

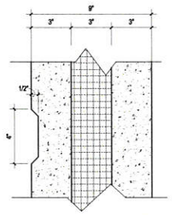
WALL COPING / GRAVEL STOP SYSTEM #1
PREFINISHED 2-PIECE METAL WALL COPING WITH 6" FACE ON 2x WOOD ROOF BLOCKING, ANCHORED SECURELY TO TOP OF PRECAST WALL @ 4'-0" O.C. WITH 3/8" DIAMETER ANCHORS. EXTEND ROOF MEMBRANE OVER WALL AND TERMINATE UNDER COPING SYSTEM. COLOR TBD. PROVIDE GRAVEL STOP ROOF COPING AT A MAJORITY OF ROOF AREA.

EXIT MAN DOOR #1
14 GA. GALVANIZED INSULATED LAMINATED CORE HOLLOW METAL DOOR (FLUSH). PRIMED AND PAINTED; COLOR TBD. INSULATED HOLLOW METAL FRAMES W/ THRESHOLD, WEATHERSTRIPPING AND DRIP CAP HEAD.

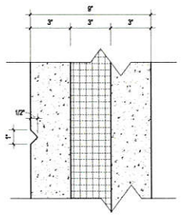
OVERHEAD DOOR #1
14' 0"x16' 0" INSULATED PREFINISHED STEEL OVERHEAD DOOR WITH (2) VISION PANELS AND ELECTRIC OPERATOR. VERTICAL TRACK AND FRAME ASSEMBLY TO BE GALVANIZED STEEL. EXTERIOR FACE OF DOOR TO BE PREFINISHED WHITE.

OVERHEAD DOOR DOOR #1
8'-0" x 10'-0" HEAVY DUTY INSULATED (R12) PREFINISHED STEEL OVERHEAD DOOR WITH (2) VISION PANELS AND WEATHERSTRIPPING. VERTICAL TRACK ASSEMBLY AND FRAME TO HAVE GALVANIZED FINISH. ELECTRIC OPERATOR WITH 40" SWING ARM DOCK LIGHT. PROVIDE DOCK SEAL WITH 42 OZ. VINYL HYPALON ARMOR PLEATS WITH 8" EXPOSURE AND FULLY ADJUSTABLE HEAD CURTAINS. VERIFY SEAL AND OTHER REQUIREMENTS WITH MANUFACTURER. PROVIDE 7'X8', 35,000# MECHANICAL DOCK LEVELER (SERCO OR EQUAL) AT RECESSED DOCK DOOR LOCATIONS VERIFY PIT DIMENSIONS WITH DOCK LEVELER MFGR. PROVIDE WEATHER SEALS, RUBBER DOCK BUMPERS WITH ¾" DIA. GALVANIZED EXPANSION BOLTS FOR ANCHORING. EXTERIOR FACE OF DOOR TO BE PREFINISHED WHITE.

CANOPY SYSTEM #1
PREFINISHED CLEAR ANODIZED OPEN-AIRE CANOPY ELEMENT WITH 14" FASCIA PROFILE.



21 TYPICAL 14" PRECAST REVEAL
3" = 1'-0"



35 TYPICAL 1" PRECAST DETAIL
3" = 1'-0"

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office 262 513 9800 | fax 262 513 9815

PROJECT INFORMATION:

Interstate Partners llc
Retail Estate Development

GREEN ROAD SPEC INDUSTRIAL BUILDING

N30 W22805 GREEN RD
GREEN ROAD COMMERCE CENTER
PEWAUKEE, WI 53072

DRAWING ISSUANCE:

PLAN COMMISSION SUBMITTAL

REVISIONS

#	DATE	DESCRIPTION

8 MAY 2020

PROJECT NUMBER	PROJECT MANAGER
16004-00	NZ/JK

WALL SECTIONS

A300

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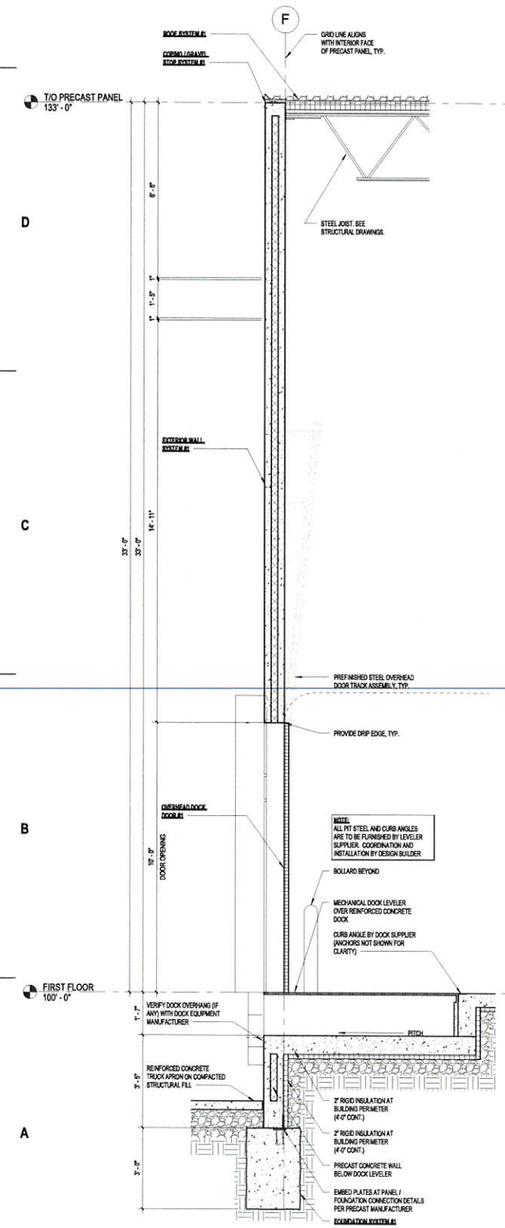
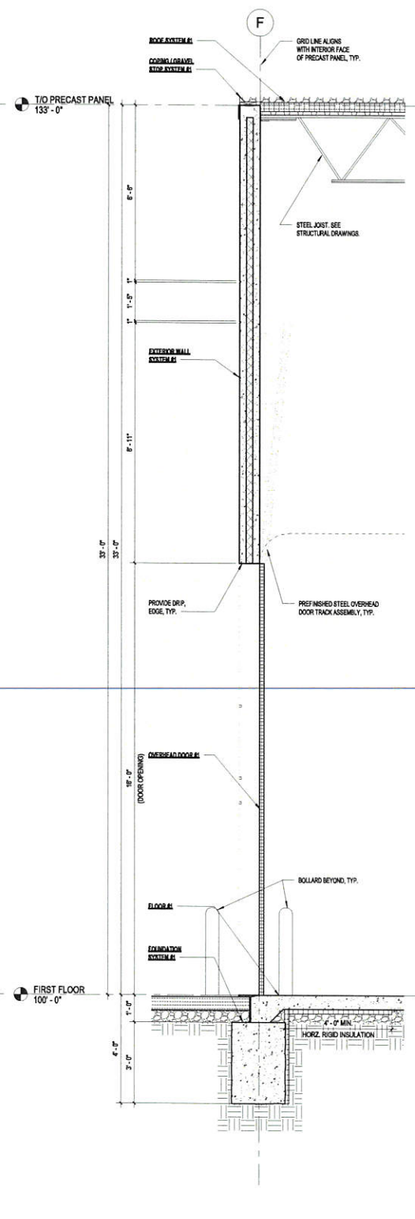
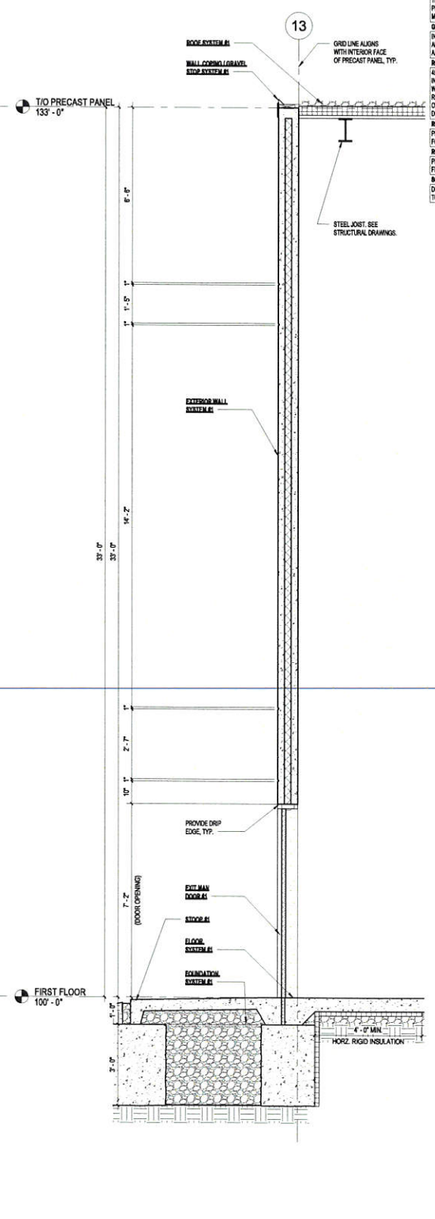


29 WALL SECTION
1/2" = 1'-0"



31 WALL SECTION
1/2" = 1'-0"



33 WALL SECTION
1/2" = 1'-0"

BUILDING ASSEMBLIES

FOUNDATION SYSTEM #1

FLOOR #1
POURED-IN-PLACE 8" THICK CONCRETE SLAB ON GRADE WITH STEEL REINFORCING AS SPECIFIED IN STRUCTURAL DRAWINGS. PROVIDE CONTINUOUS 15-MIL POLYETHYLENE VAPOR BARRIER OVER 6" COMPACTED STONE BASE PRIOR TO PLACING CONCRETE SLAB IN ENTIRE BUILDING. PROVIDE VERSA FLEX JOINT FILL OVER BOND BREAKER FILLER AT COLUMNS AND CONCRETE SLAB SAWCUT CONTROL JOINTS. (SEE STRUCTURAL DRAWINGS FOR FLOOR SLAB REINFORCING, CONTROL JOINT LOCATIONS AND SPECIFIC INFORMATION.)

EXTERIOR WALL SYSTEM #1
9" NOMINAL OR PRECASTER ENGINEER PREFERENCE, INSULATED (7'3"/3") R-13 MIN., LOAD-BEARING ARCHITECTURAL PRECAST CONCRETE PANELS WITH REVEALS AND FINISH AS DEPICTED IN EXTERIOR ELEVATIONS. EXTERIOR FACE OF PANELS TO BE PAINTED WITH LOXON MASONRY / CONCRETE PAINT BY SHERWIN WILLIAMS – 100% ACRYLIC LATEX. ALL DOOR AND WINDOW OPENINGS TO BE FORMED WITH INTEGRAL DRIP AT THE HEAD OF THE OPENING AND POSITIVE SLOPED SILL. PROVIDE SEALANT AND BACKER ROD AT ALL VERTICAL PANEL JOINTS (INTERIOR AND EXTERIOR). (SEE ELEVATIONS AND WALL SECTIONS FOR LOCATIONS OF REVEALS, PANEL ARTICULATIONS, AND WALL PANEL LAYOUT.) REFER TO EXTERIOR MATERIAL FINISH SCHEDULE FOR PAINT COLOR SELECTIONS.

GLAZING SYSTEM #1
VISION GLASS: 1" INSULATED LIGHT GRAY TINTED LOW-E GLASS. ALUMINUM GLAZING SYSTEM: "TRIFAS 451UT SYSTEM" BY KAWNEER OR EQUAL. THIS IS A CENTER GLAZED STOREFRONT SYSTEM - 2" WIDE x 4 1/2" DEEP IN CLEAR ANODIZED ALUMINUM FINISH. 1" INSULATED LOW-E, TINTED GLASS UNITS WITH THERMAL BREAK, SILL FLASHING, EXTERIOR METAL CLOSURES AND SHIMS ATTACHED TO EXTERIOR PRECAST WALL PANEL. 2" WIDE MULLION COVERS TYPICAL UNLESS NOTED OTHERWISE. ALL DOORS TO BE MEDIUM STILE FRAMES.

GLASS COMPOSITION
INSULATED GLASS: 1" GRAY TINTED INSULATED GLASS UNIT IN THERMALLY BROKEN BLACK ANODIZED ALUMINUM FRAME, 1/4" CLEAR, 1/2" AIR SPACE, 1/4" LOW-E COATING ON GRAY TINTED. PROVIDE SAMPLE TO ARCHITECT FOR APPROVAL.

ROOF SYSTEM #1
48-MIL SINGLE-PLY EPDM BALLASTED MEMBRANE ON ONE (1) LAYER OF 2.8" POLYISOCYANURATE INSULATION WITH INTEGRAL BARRIER BOARD AND ONE (1) LAYER OF 2.8" POLYISOCYANURATE INSULATION WITH STAGGERED JOINTS AND MINIMUM R-28 VALUE. PROVIDE TAPERING OF ROOF INSULATION AS REQUIRED FOR SADDLES AND FLAT STRUCTURE AREAS TO ROOF DRAINS. 20 GA. MINIMUM METAL DECK OVER STRUCTURAL STEEL JOISTS. STRUCTURAL STEEL TO PITCH TO ROOF DRAINS - SEE STRUCTURAL DRAWINGS.

ROOF ACCESS LADDER #1
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ROOF HATCH #1
PROVIDE TYPE 'GS' SIZE 2'-6" WIDE x 3'-0" LONG ROOF ACCESS HATCH BY BILCO ON STRUCTURALLY FRAMED OPENING - SEE STRUCTURAL DRAWINGS. HATCH TO BE FINISH PAINTED W/ SKYLIGHT.

SOFFIT SYSTEM #1
DENS GLASS GOLD SHEATHING SOFFIT WITH BASE AND FINISH COAT APPLIED. SHEATHING TO BE APPLIED TO UNDERSIDE OF COLD FORMED METAL FRAMING W/ 6" BATT INSULATION OVER VAPOR BARRIER.

BUILDING ASSEMBLIES

WALL COPING / GRAVEL STOP SYSTEM #1
PREFINISHED 3-PIECE METAL WALL COPING WITH 6" FACE ON 2x WOOD ROOF BLOCKING, ANCHORED SECURELY TO TOP OF PRECAST WALL @ 4'-0" O.C. WITH 3/8" DIAMETER ANCHORS. EXTEND ROOF MEMBRANE OVER WALL AND TERMINATE UNDER COPING SYSTEM. COLOR TBD. PROVIDE GRAVEL STOP ROOF COPING AT A MAJORITY OF ROOF AREA.

EXIT MAN DOOR #1
14 GA. GALVANIZED INSULATED LAMINATED CORE HOLLOW METAL DOOR (FLUSH), PRIMED AND PAINTED; COLOR TBD. INSULATED HOLLOW METAL FRAMES W/ THRESHOLD, WEATHERSTRIPPING AND DRIP CAP HEAD.

OVERHEAD DOOR #1
14'-4"x16'-0" INSULATED PREFINISHED STEEL OVERHEAD DOOR WITH (2) VISION PANELS AND ELECTRIC OPERATOR, VERTICAL TRACK AND FRAME ASSEMBLY TO BE GALVANIZED STEEL. EXTERIOR FACE OF DOOR TO BE PREFINISHED WHITE.

OVERHEAD DOCK DOOR #1
8'-0" x 10'-0" HEAVY DUTY INSULATED (R12) PREFINISHED STEEL OVERHEAD DOOR WITH (2) VISION PANELS AND WEATHERSTRIPPING. VERTICAL TRACK ASSEMBLY AND FRAME TO HAVE GALVANIZED FINISH. ELECTRIC OPERATOR WITH 40" SWING ARM DOCK LIGHT. PROVIDE DOCK SEAL WITH 40 OZ. VINYL HYPALON ARMOR PLEATS WITH 8" EXPOSURE AND FULLY ADJUSTABLE HEAD CURTAINS. VERIFY SEAL AND OTHER REQUIREMENTS WITH MANUFACTURER. PROVIDE 7'X8', 35,000# MECHANICAL DOCK LEVELER (SERCO OR EQUAL) AT RECESSED DOOR DOOR LOCATIONS-VERIFY PIT DIMENSIONS WITH DOCK LEVELER MFGR. PROVIDE WEATHER SEALS, RUBBER DOOR BUMPERS WITH ¾" DIA. GALVANIZED EXPANSION BOLTS FOR ANCHORING. EXTERIOR FACE OF DOOR TO BE PREFINISHED WHITE.

CANOPY SYSTEM #1
PREFINISHED CLEAR ANODIZED OPEN-ARE CANOPY ELEMENT WITH 14" FASCIA PROFILE.

JAK architecture + interior design
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office 262 513 9800 | fax 262 513 9815

PROJECT INFORMATION:

Interstate Partners LLC
Real Estate Development

GREEN ROAD SPEC
INDUSTRIAL BUILDING

N30 W22805 GREEN RD
GREEN ROAD COMMERCE CENTER
PEWAUKEE, WI 53072

DRAWING ISSUANCE:

PLAN COMMISSION SUBMITTAL

REVISIONS

#	DATE	DESCRIPTION

8 MAY 2020

PROJECT NUMBER	PROJECT MANAGER
16004-00	NZ/JK

WALL SECTIONS

A301

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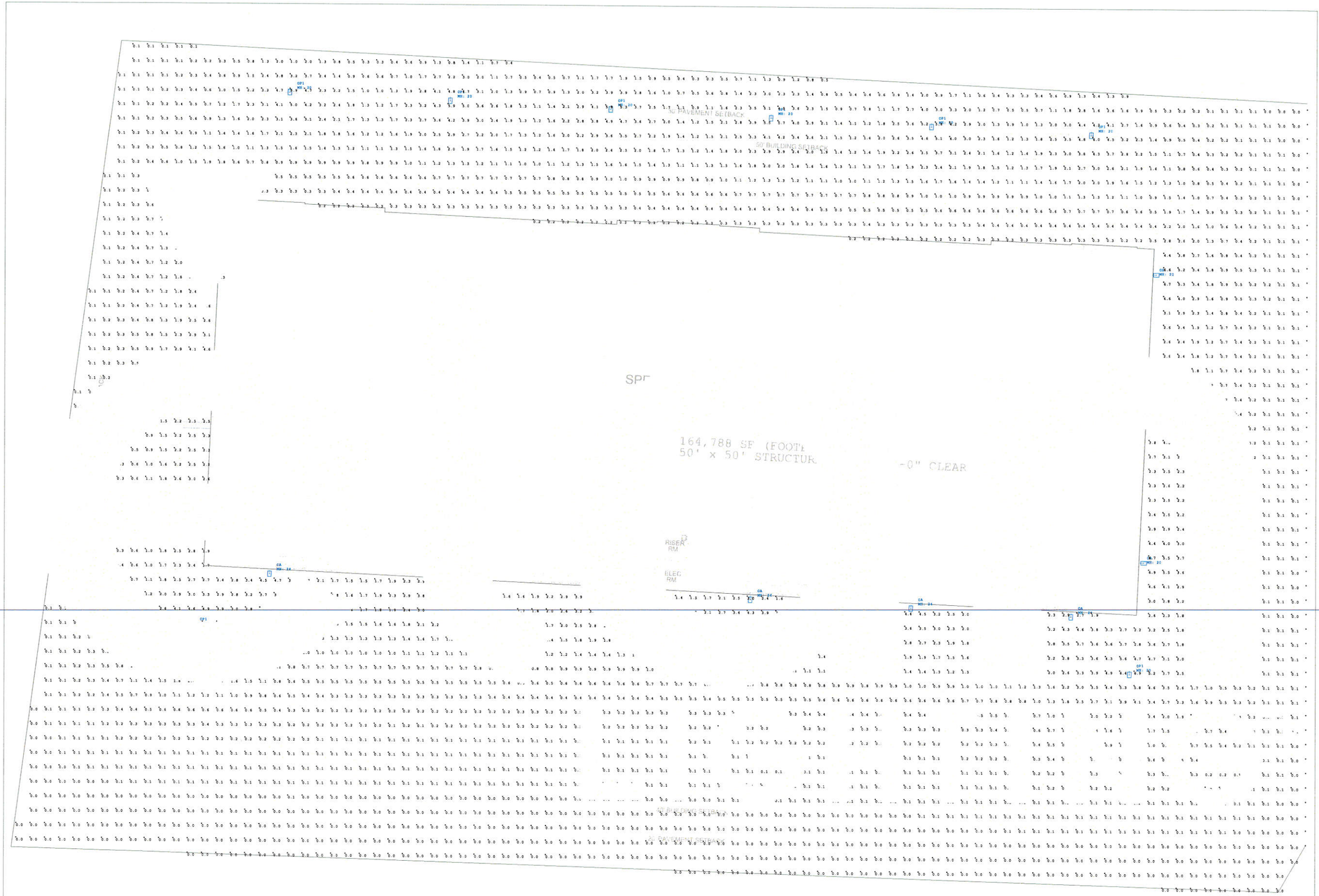


Scale: 1 inch= 24 Ft.

Luminaire Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Lumens	LLF	Watts
	OP1	8	Visionaire Lighting LLC	VSX-1 T4L 25L 4K	22225	0.900	167.1
	OA	6	Visionaire Lighting LLC	VSX-1 T4L 25L 4K WM (NEEDS BAWP)	22225	0.900	167.1
	OB	6	Visionaire Lighting LLC	VSX-1 T3L 25L 4K WM (NEEDS BAWP)	22458	0.900	167.1

Calculation Summary

Label	Avg	Max	Min	Avg/Min	Max/Min	Units
SITE_Planar	0.89	6.9	0.0	N.A.	N.A.	Fc

elan LIGHTING SYSTEMS
Milwaukee Main Office
16350 W. Glendale Dr.
New Berlin, WI 53151
Phone: 262-785-0144
layouts@elanlighting.com

THESE CALCULATIONS ARE ESTIMATES BASED ON INFORMATION AVAILABLE AT TIME OF LAYOUT REQUEST AND DO NOT REPRESENT ON-SITE CONDITIONS WITH 100% ACCURACY.

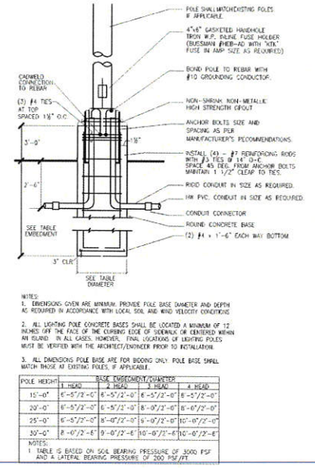
Date:12/10/2019

Paper Size: ARCH E1 - 30x42

GREEN ROAD INDUSTRIAL SITE

SE100 SITE ELECTRICAL PHOTOMETRIC

GENERAL NOTE:
ALL PROPOSED LIGHT FIXTURES ARE CUT-OFF STYLE DOWN-LIGHT FIXTURES.
ALL LIGHT POLES ARE TO BE 17'-0" TALL AND PLACED ON A 4'-0" CONCRETE BASE FOR A TOTAL HEIGHT OF 20'-0" ABOVE GRADE. ALL SURFACE MOUNTED WALL FIXTURES ARE TO BE PLACED 20'-0" ABOVE GRADE.
ALL LIGHT FIXTURES TO BE PREFINISHED "DARK BRONZE" IN COLOR.

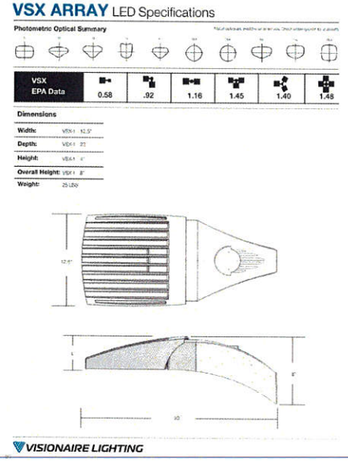


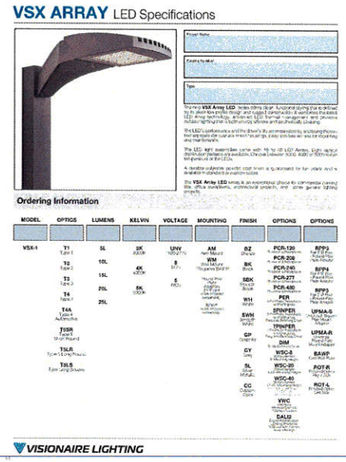
NOTES:
1. DIMENSIONS GIVEN ARE MINIMUM. PROVIDE POLE BASE DIAMETER AND DEPTH AS REQUIRED IN ACCORDANCE WITH LOCAL SOIL AND WIND VELOCITY CONDITIONS
2. ALL LIGHTING POLE CONCRETE BASES SHALL BE LOCATED A MINIMUM OF 12 INCHES OFF THE FACE OF THE CURBING EDGE OF SIDEWALK OR CENTERED WITHIN AN ISLAND. IN ALL CASES, HOWEVER, FINAL LOCATIONS OF LIGHTING POLES MUST BE VERIFIED WITH THE ARCHITECT/ENGINEER PRIOR TO INSTALLATION.
3. ALL DIMENSIONS POLE BASE ARE FOR BIDDING ONLY. POLE BASE SHALL MATCH BASE AT EXISTING POLES, IF APPLICABLE.

POLE HEIGHT	BASE EMBEDMENT X DIAMETER			
	1 HEAD	2 HEAD	3 HEAD	4 HEAD
15'-0"	6'-5"/3'-0"	6'-5"/2'-0"	6'-5"/2'-0"	6'-5"/2'-0"
20'-0"	6'-5"/3'-0"	6'-5"/2'-0"	8'-0"/2'-0"	8'-0"/2'-0"
25'-0"	6'-5"/3'-0"	8'-0"/2'-0"	9'-0"/2'-6"	10'-0"/2'-6"
30'-0"	8'-0"/2'-6"	9'-0"/2'-6"	10'-0"/3'-6"	10'-0"/3'-6"

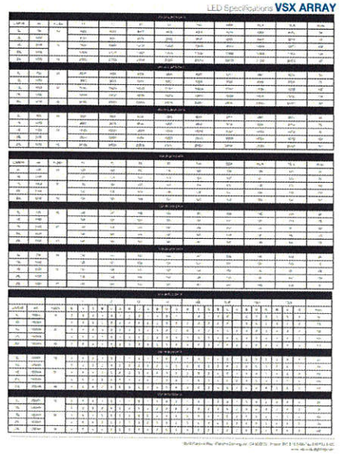
NOTES:
1. TABLE IS BASED ON SOIL BEARING PRESSURE OF 3000 PSF AND A LATERAL BEARING PRESSURE OF 250 PSF/FT.

17 SITE LIGHTING - POLE BASE DETAIL
1/2" = 1'-0"





33 POLE / WALL LIGHT
1 1/2" = 1'-0"



JAK architecture + interior design
JAKnetter Architects
N16 W23217 STONE RIDGE DRIVE, SUITE 300
WAUKESHA, WI 53188 | www.jaknetter.com
office 262 513 9800 | fax 262 513 9815

PROJECT INFORMATION:

Interstate Partners LLC
Real Estate Development

GREEN ROAD SPEC
INDUSTRIAL BUILDING

N30 W22805 GREEN RD
GREEN ROAD COMMERCE CENTER
PEWAUKEE, WI 53072

DRAWING ISSUANCE:

PLAN COMMISSION SUBMITTAL

REVISIONS

#	DATE	DESCRIPTION

8 MAY 2020

PROJECT NUMBER	PROJECT MANAGER
16004-00	NZ/JK

SITE ELECTRICAL LIGHTING DETAILS

SE101

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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 December 19, 2019

Date: December 12, 2019

Project Name: Green Road Commerce Center Rezoning, Certified Survey Map, and Site and Building Plans

Project Address/Tax Key No.: Approximately W230N22835 Green Road /PWC0914980 & 0914987

Applicant: Interstate Partners

Property Owner: Green Road LLC

Current Zoning: Rs-3 Single-Family Residential District (PWC0914980) and M-6 Mixed Industrial Use District (PWC0914987)

Proposed Zoning: M-2 Limited Industrial District

2050 Land Use Map Designation: Manufacturing/Fabrication/Warehousing

Use of Surrounding Properties: Single-family residential, institutional and agricultural zoned property to the north, Canadian Pacific Rail System and M-2 zoned industrial uses to the south, single-family residential and commercial to the east, and single-family residential to the west

Project Description/Analysis:

The applicant submitted several applications to accommodate and allow the construction of an industrial building upon two parcels of land located at approximately W230N22835 Green Road, including rezoning the two properties, a Certified Survey Map Application, and a Site and Building Plan Application.

Rezoning
The proposed development encompasses two existing properties located along the south side of Green Road. There is an approximately 1.3-acre property zoned Rs-3 Single-Family Residential District and a 10.8-acre property to the west zoned M-6 Mixed Industrial Use District.

The applicant is proposing to rezone both properties to M-2 Limited Industrial District. The most significant difference between the M-2 and M-6 District is the potential for outdoor storage as may be approved by the Plan Commission. The M-6 District specifically states that uses permitted in the M-2 and M-4 Districts are allowed "with no outside storage of equipment, materials or vehicles." The M-6 District further allows all other principal, accessory and conditional uses permitted in the M-1, M-2, M-4 and B-4 Districts.

Rezoning to M-2 will allow for outdoor storage as a Permitted Use. The M-2 District allows M-1 uses, which permits outdoor storage that is "within an open area attractively and effectively visually

screened from public streets, roads, highways and adjacent uses and where the individual goods or materials are not reduced in size of basically changed in character."

As a speculative industrial building, tenants are currently unknown. As such, individual uses in the future will require separate review and approval. Businesses will be allowed via a Business Plan of Operation Application or Conditional Use as may be allowed within the M-2 District.

Note that a Comprehensive Master Plan Amendment is not required as these properties are designated as Manufacturing/Fabrication/Warehousing on the City's 2050 Land Use/Transportation Plan, which is consistent with the proposed rezoning request.

Certified Survey Map/Land Combination

The applicant has submitted a Certified Survey Map Application as required by Section 18.0602 to combine the two existing properties. The CSM creates a single parcel of land for development that is 12.8152 acres (558,231 square feet).

Related to the CSM, staff recommends that:

1. *The Certified Survey Map shall be contingent upon City of Pewaukee approval of the Rezoning Application submitted as part of the subject development.*
2. *The Certified Survey Map shall include all applicable information as required by Section 18.0603 of the City's Land Division Ordinance.*
3. *The CSM shall be revised to include M-2 Zoning District setbacks with the approval of the subsequent rezoning request.*

Site and Building Plans

The proposed site and building plans consist of a 164,788 square foot industrial building, two dumpster enclosures and associated parking, landscaping, and storm water management facilities.

The proposed peak height of the building is 37-feet, which exceeds the M-2 District maximum height requirement of 35-feet. However, the Plan Commission may approve a height up to six stories per Section 17.0901f. of the Zoning Code. Staff has no objections to the proposed height of the building.

The site plan includes two ingress/egress locations to Green Road. The applicant is proposing 175 parking spaces as part of the initial development. Parking could be expanded in the future by 52 spaces by replacing the storage area with parking. Staff is recommending that sidewalks be extended along the parking spaces located on each side of the building (see Condition No. 6).

The Landscape Plan includes 93 trees and 215 shrubs. The plan includes 3-foot berms along Green Road to screen headlights from vehicles parking in the front parking lot.

The Lighting Plan includes both building and parking lot lighting. The parking lot lights are full cutoff and will not exceed 20-feet in height as required by the City's Zoning Code.

A monument sign is also being proposed. Sign details are attached. Sign placement is anticipated to be adjacent to one of the drives or centered on the property adjacent to Green Road. The applicant has

also indicated that building signage may be considered in the future. See Condition No. 5 below related to signage.

The building consists of primarily precast concrete panels. Staff has worked with the applicant on multiple revisions to the design of the building elevations and improvements have been made.

With that said, the Plan Commission is encouraged to consider the proposed architecture of the building in relation to existing and planned land uses. The south side of Green Road between Duplainville Road and Redford Boulevard (CTH F) is planned for industrial uses; however, there are still existing single-family homes. The north side of Green Road also has existing single-family homes and is currently planned for future single-family residential development. As such, staff finds that it is important that the architecture of this industrial building be compatible, to the extent possible, with the current conditions of Green Road and the uses around it. Further, this building will likely set the stage for future development along Green Road.

Without specific changes being suggested, staff has encouraged the applicant to try and focus attention on the main entrances of the building (e.g. more windows, awnings/canopies, or other architectural features).

Staff recommended conditions related to the site and building plans are below.

1. *Site and Building Plans shall be contingent upon the approval of the proposed rezoning requests and Certified Survey Map Application.*
2. *Final grading, erosion control, storm water management approvals by Engineering Department are required prior to any land disturbing activities.*
3. *Outdoor storage and overnight parking of commercial vehicles and trailers shall only be allowed within the "Storage Area" along the rear of the property directly behind the building as indicated on the Site Plan. Materials within this area shall be kept in an orderly manner.*
4. *Wisconsin Department of Natural Resources approval of all impacts to wetlands and wetland setbacks shall be obtained prior to the issuance of a Building Permit*.
5. *The development shall be allowed a monument sign and directional signage in substantial conformance with the sign plans dated November 11, 2019, subject to issuance of a Sign Permit through the Building Services Department prior to installation. Any future proposed signage, including additional ground signs or wall signs, shall be subject to review and approval by the Plan Commission prior to issuance of a Sign Permit. All proposed signs shall comply with Section 17.0700 of the City's Zoning Code.*
6. *Staff recommends that a walkway be extended along the east and west side parking areas between the parking and the building and connecting to the sidewalk along the front of the building.*
7. *Rooftop and ground mechanicals shall be screened from public view.*

Recommendation:

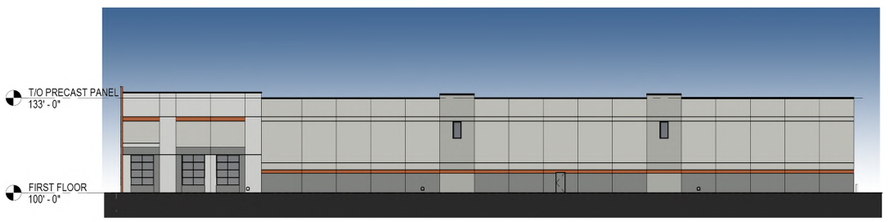
A motion to recommend approval of the proposed rezoning requests to rezone the property located at W230N22835 Green Road (Tax Key No. 0914980) from Rs-3 Single-Family Residential District to M-2 Limited Industrial District and the property bearing Tax Key No. 0914987 from M-6 Mixed Industrial Use District to M-2 Limited Industrial District.

A motion to recommend approval of a 1 Lot Certified Survey Map to combine the two existing parcels into a single lot contingent upon the approval of the rezoning requests and Site and Building Plans and compliance with Section 18.0603 of the City's Land Division Ordinance.

A motion to approve site and building plans submitted by Interstate Partners for the construction of a 164,788 square foot industrial speculative building in substantial conformance with the plans submitted on December 12, 2019 and subject to the conditions within the Plan Commission staff report dated December 12, 2019.

13 ENLARGED ELEVATION
1/16" = 1'-0"

20 ELEVATION - OVERALL NORTH COLOR ELEVATION
3/64" = 1'-0"



23 ELEVATION - OVERALL WEST COLOR ELEVATION
3/64" = 1'-0"

27 ELEVATION - OVERALL EAST COLOR ELEVATION
3/64" = 1'-0"

34 ELEVATION - OVERALL SOUTH COLOR ELEVATION
3/64" = 1'-0"

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PROJECT INFORMATION:

Interstate Partners LLC
Real Estate Development

GREEN ROAD SPEC
INDUSTRIAL BUILDING

N30 W22805 GREEN RD
GREEN ROAD COMMERCE CENTER
PEWAUKEE, WI 53072

DRAWING ISSUANCE:

PLAN COMMISSION

REVISIONS

#	DATE	DESCRIPTION

10 DECEMBER 2019

PROJECT NUMBER	PROJECT MANAGER
16004-00	NZ/JK

OVERALL COLOR ELEVATIONS-ALTERNATE

A210

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In attendance:
Mayor S. Bierce, Alderman B. Bergman, T. Janka and D. Linsmeier.

Also in attendance:
City Planner & Community Development Director N. Fuchs, Administrator S. Klein, Assistant City Engineer M. Wagner 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 October 17, 2019

   A motion was made and seconded (D. Linsmeier, S. Bierce) to approve the October 17th, 2019 Plan Commission minutes. Motion Passed: 4-For, 0-Against.

3. Discussion and Action Regarding the Swan View Farms Subdivision Lift Station Building and Site/Landscape Plans (PWC 0871996 & PWC 0871999)

   Mr. Fuchs stated the building would be temporary, and there is proposed landscaping. He recommended approval of the building.

   Ms. Wagner noted the building would be between the two phases in a low area, so there won't be any houses around it. The area needs two lifts stations and this would be a third, and they wanted to be able to be able to accommodate the development to move forward while the City decides how to serve the overall area.

   Ms. Wagner noted that the developer was building this lift station. Further discussion took place regarding assessing the cost of a future lift station.

   A motion was made and seconded (B. Bergman, T. Janka) to approve the Swan View Farms lift station and site and building plans and landscape plans. Motion Passed: 3-For, 1-Against (Bierce).

4. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Interstate Partners Green Road LLC to Rezone Property Located at N30 W22835 Green Road From Rs-3 Single-Family Residential to M-2 Limited Industrial for the Purpose of Developing a 165,000 Square Foot Industrial Building (PWC 0914980)

   Mr. Fuchs stated this is for a 165,000 square foot spec industrial building. The applicant would like to rezone both properties to M-2. The architecture of the building should be considered, as there is existing single-family adjacent to the north. Mr. Fuchs stated staff was recommending approval with the conditions that signage come back if it is beyond what is shown in the plan, and that sidewalks be placed along the parking areas on the sides of the building.

Chairman Bierce opened the public hearing.

Pete Geffert (N30 W22897 Green Road) questioned where the water runoff would go. The drainage ditch between his property and this property won't take a lot of drainage, as his property is the lowest on Green Road. He also mentioned the six ton limit on the road, and questioned if this building would change that limit. Mr. Geffert also felt the wildlife would be affected by the lighting. He questioned if the lighting could have a focus on the building so it is not overloaded to the area. Mr. Geffert also questioned the limitations on how far this has to be from a road.

Scott Augustine (N31 W22828 Green Road) was concerned about the entryway across from his driveway and was concerned about trucks pulling in. He felt the retention pond should be towards the west of the parcel and the entire building should be moved as far east as possible. Mr. Augustine was also concerned about parking and the potential for berms and landscaping. He did not think a three foot berm would be enough. He was also concerned about the lighting and the trucking and he did not want an entryway in front of his house

Greg Zinda, owner of the Station Pub & Grill, stated he was concerned with the drainage, and questioned where the water would go from the paving and the building. He did not think there was enough land to soak up the water.

Tom Nettesheim (N31 W22756 Green Road) was concerned about the lighting, as his living room and family room face the south and he did not want the headlights coming into his windows. He did not think the three foot berm would help the lighting.

Chairman Bierce then closed the public hearing.

Bill Schwartz with Interstate Partners and Jay Knetter with JAKnetter Architects introduced themselves. Mr. Schwartz stated the building was situated as a directive of the M-2 zoning setbacks. He stated they were more than happy to accommodate making the berms higher or relocating them. He noted the Sheriff's Department did not want the parking to be shrouded, so that's why the series of berms were created. Mr. Schwartz added that they are restricted by 20 foot poles, and all of the fixtures are cutoff fixtures.

Mr. Schwartz stated trucking access on Green Road is limited by load restrictions, so any truck access coming to the site would have to come from Duplainville Road. They would write into their leases that no truck access could come from the west. There are also spring and thaw restrictions from Duplainville Road down to Watertown Road.

There is a storm water pond in the southwest corner of the site, a wet pond on the northeast and an overflow dry pond in the southeast corner. Mr. Schwartz was confident that they would not cause any flooding or drainage issues to their neighbors. Ms. Wagner noted that they require as-builts on the ponds and swales to ensure that they are at the correct specifications.

Mr. Schwartz mentioned that the west drive was intentionally lined up with the homeowner's driveway across the street so that vehicle lights leaving would not shine into the home.

Commissioner Bergman referred to the photometric plans and questioned if there would be any light leaving the property. Mr. Knetter stated their intent is to have zero foot candles at the property lines.

Commissioner Bergman then referred to the weight restrictions and questioned where they extend to. Ms. Wagner noted that Green Road is restricted from Pewaukee Road to Duplainville Road 100 percent of the time. From Duplainville Road to Springdale Road is 100 percent restricted all of the time as well, so the entire stretch of Green Road is 100 percent restricted for weight limits. Truck traffic would need to take the shortest route in to its destination.

A resident questioned if there was a time restriction for the trucking. Mr. Schwartz stated this was a spec building, so they don't know yet who the users will be. They have found with other industrial buildings that there is generally not a lot of truck traffic. Chairman Bierce questioned if the Plan Commission could set something in place in the Business Plan of Operation to make sure someone could not come in that would have a lot of evening truck traffic. Mr. Fuchs stated the Plan Commission could add a condition of approval.

Chairman Bierce questioned if they could push the building closer to Green Road so that there was only one level of parking in the front. That way headlights are never shining into the neighbors' houses. Mr. Schwartz felt the headlight issue would be taken care of with the berm.

Additional discussion took place regarding the parking as related to the berming.

A motion was made and seconded (B. Bergman, D. Linsmeier) to rezone the property from Rs-3 to M-2 contingent upon staff recommendations, CSM approval and the site and building plan approval. Motion Passed: 4-For, 0-Against.

5. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Interstate Partners Green Road LLC to Rezone Vacant Land on Green Road From M-6 Mixed Industrial to M-2 Limited Industrial for the Purpose of Developing a 165,000 Square Foot Industrial Building (PWC 0914987)

Public hearing held in Item #4. See discussion above.

A motion was made and seconded (B. Bergman, D. Linsmeier) to rezone the vacant land from M-6 to M-2 contingent upon staff recommendations, CSM approval and the site and building plan approval. Motion Passed: 4-For, 0-Against.

6. Discussion and Action Regarding a Certified Survey Map for Interstate Partners Green Road LLC for Property Located at N30 W22835 Green Road (PWC 0914980 & PWC 0914987)

Mr. Schwartz stated under the M-2 zoning, he thought they had the correct setbacks on the CSM, but because one lot is adjacent to a different zoning, there was a 30 foot sideyard setback on the east. There was also clarification from staff as to the dedication of 40 feet versus 33 feet of Green Road to the City, which was still on the CSM. The 30 feet was on the west. Commissioner Bergman asked Ms. Wagner if the dedication was correct or if she was ok with it, and Ms. Wagner stated it was correct at 40 feet.

A motion was made and seconded (D. Linsmeier, T. Janka) to approve the CSM contingent upon the three conditions in the staff report. Motion Passed: 4-For, 0-Against.

7. Discussion and Action Regarding the Site and Building Plans for Interstate Partners Green Road LLC for Property Located at N30 W22835 Green Road for the Purpose of Developing a 165,000 Square Foot Industrial Building (PWC 0914980 & PWC 0914987)

Mr. Fuchs discussed the uses that are allowed within the M-1 and M-2 districts.

Commissioner Bergman questioned the recommendation for sidewalks and it was noted that with the parking on the side, staff thought that providing pedestrian access to the front of the building made more sense than people walking on the truck drives.

Mr. Schwartz felt sidewalks create a greater slip and fall hazard to the employees than walking in the parking lots. The sidewalks are a slip and fall issue and a maintenance issue, and he finds them ineffective in an industrial setting.

Discussion took place regarding the additions made to the landscaping plan.

Chairman Bierce referred to the east and west elevations and he felt they did not give it enough effort. He felt there were big, long runs of concrete and wanted to see the walls broken up a bit. Chairman Bierce did not think the building fit in with the area. The sides were his biggest concern and he felt they looked the same as the back.

Commissioner Bergman stated he did not care for the rust color, especially for the neighborhood area. He felt there was not enough done at the corners, and the southeast corner especially could use a corner window, as it would be seen from other properties and it would help break up the long expanse. Commissioner Bergman mentioned the middle entrance and suggested adding an element that goes up, like the corners, to match it.

Mr. Knetter summarized their building design choices. He felt the façade issues should be handled with landscaping, and not with decorating the building.

Mr. Knetter referred to the sign location and noted it was centered in between the two berms, off of the island on the north. The sign will be reflective vinyl letters and will not be lit from a light source.

Following continued discussion, the Plan Commission took no action.

8. Discussion and Possible Action Regarding a Potential Land Use Change for Properties Generally Located South of Capitol Drive (State Highway 190)

Mr. Fuchs stated this is an area on the north side of Green Road, south of Capitol Drive, west of Duplainville Road and east of Redford Boulevard. It is primarily planned for residential use, but staff believes it could lend itself to other uses such as industrial, commercial, office or multi-family. He felt it was an area with a lot of potential, as the southeast corner is a 61 acre farm that could be developed.

Mr. Klein questioned how flexible the Plan Commission would be if the right plan came along. He felt single-family was starting to pull back because of the shift in demographics.

Commissioner Bergman noted that there was a huge elevation change from the farm down to Green Road and over to Duplainville Road. He felt it could be considered a continuation of the City's business district from the south. He stated he was open to alternatives to the current master overlay, but he didn't know about amending it.

Chairman Bierce did not have a problem with anything that would fit and he was not tied to it being residential.

Commissioner Janka agreed and wanted to remain flexible and keep our options open.

Commissioner Linsmeier agreed as well.

9. Adjournment

A motion was made and seconded (T. Janka, D. Linsmeier) to adjourn the meeting at 8:43PM.
Motion Passed: 4-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk

From: Ray Grosch
To: Fuchs, Nick
Cc: Bergman, Brandon
Subject: Fwd: Industrial Building N30W22805 Green Rd
Date: Wednesday, January 8, 2020 10:24:09 PM

Nick,
Please see comments below concerning plans for the Industrial Building N30W22805 Green Rd.
I have also attached the comments from a second area resident.

Can you briefly update me on the project status?

Thanks for your assistance.

Ray Grosch
Alderman District 1
City of Pewaukee

---------- Forwarded message ---------
From: **Jeremy Gitzlaff** <jeremy.gitzlaff@gmail.com>
Date: Wed, Jan 8, 2020 at 12:26 PM
Subject: Industrial Building N30W22805 Green Rd
To: <grosch@pewaukee.wi.us>, Gregory Zinda <gjzinda@sbcglobal.net>

Good Afternoon Mr. Grosch,

I own the house directly to the East of the proposed industrial building going up at N30W22805 Green Rd. I was at the common council meeting on Dec 19th and that is where I learned about the plans of this entire project. My main concern is just how big it is and how the land got rezoned before we even knew what was possibly going on it. I understand that is something that can't be changed any more. I have a couple of suggestions for changes that I think would really help me be more comfortable with my new neighbors plans.

1. Overall Height- The height of the building is way too tall. There is just no need for light industrial buildings to be 37 ft tall. I am a plant engineer at a chemical facility and my type of facilities need that high of ceilings but I cannot understand why a light industrial would need to be. I know a lot of other neighbors would like the overall height shortened as well if possible.

2. Berm- I think a berm around the entire East side of the property(much like the front is getting) would be beneficial for two reasons; privacy for both parties and ensuring the pond/dry pond do not overflow into my property and my residential neighbors.

3. Trees- In the current plans it shows very little trees being planted, I would like a lot more trees to be planted along the berm to help ensure privacy and light/noise reduction. I have been planting trees near the side of my property and think it only right that while they are planting lots of other new trees they continue with trees down the entire lot line.

I am unsure when the next common council meeting will be regarding this project but I hope to be able to attend and would appreciate your support if you are able to help steer this project to make all the neighbors more at ease with the property.
Please let me know if you have any questions or would like to discuss it in more detail in person.
Thank you for your time
Jeremy Gitzlaff
262-370-8667
N30W22695 Green Rd
Pewaukee, WI 53072

Interstate Partners - Green Road spec industrial building

Inbox

Gregory Zinda <gjzinda@sbcglobal.net> 1:32 PM (8 hours ago)

to grosch, Jeremy

Mr. Grosch:
I am co-owner of The Station Bar & Grill on Duplainville Rd. Our property will abut the east side of the newly proposed subject building.
I attended the Dec. 19, 2019 Plan Commission meeting regarding the rezoning & review of the architectural plans. I was pleased with the Plan Commission discussion.

Mr. Gitzlaff (residential neighbor on east side of proposed building) & I have discussed the plans as we know them. Mr. Gitzlaff has sent an email to you earlier today. I am in agreement with Mr. Gitzlaff's suggestions.

My main concern is with the potential for water runoff onto my property. The retention ponds noted in the plans are a good start. However, I would truly like to see berming & tree plantings on the berms which would provide additional protection from runoff when the ponds fill up.

Your assistance with this matter would be greatly appreciated.

I can be reached at:
gjzinda@sbcglobal.net
home phone: 262-542-9710
cell phone: 262-527-8375

Gregory J. Zinda

CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 4.

DATE: May 21, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Kent and Christine Raabe to Rezone Property Located at N22 W25012 Still River Court from LC Lowland Conservancy to Rs-4 Single-Family Residential for the Purpose of Updating the Rear Yard Zoning for Residential Improvements (PWC 0950026)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Raabe Rezoning Staff Report

Raabe Rezoning Matter Of

Raabe Rezoning Grades

Raabe Rezoning Application and Map

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 May 21, 2020

Date: March 10, 2020

Project Name: Raabe Rezoning

Project Address/Tax Key No.: N22W25012 Still River Court/PWC 0950026

Applicant: John Craig, Century Landscaping Co.

Property Owner: Kent and Christine Raabe

Current Zoning: Rs-4 Single-Family Residential District (0865994) & Rs-6 Single-Family Residential District (0865997004)

Proposed Zoning: Rs-4 Single-Family Residential District and LC Lowland Conservancy District

2050 Land Use Map Designation: Low-Medium Density Residential

Use of Surrounding Properties: Waukesha County owned land zoned LC District to the north, Outlot 2 of the Still River subdivision (zoned LC District) to the south and east, and single-family residential to the west.

Project Description

The applicant is proposing to rezone a portion of the property located at N22W25012 Still River Court from LC Lowland Conservancy District to Rs-4 Single-Family Residential District to accommodate the construction of an in-ground swimming pool, patio, and fence.

Currently, the proposed swimming pool and patio areas overlap with the LC District zoning on the property. A swimming pool and patio are not allowed uses within the LC District; therefore, the property owner is requesting to rezone the current LC District zoning boundary on the property.

In review of the Still River Subdivision Plat, the current LC District boundary extends beyond the delineation of any wetland, wetland setback, floodplain, floodplain setback, and any other protected natural resources onsite or adjacent to the property. As such, staff is not objecting to the rezoning request.

Staff has conducted a preliminary review of the proposed improvements and it appears the patio, fence, and in-ground swimming pool comply with zoning and building code standards. Note that patios and in-ground swimming pools are allowed to be extended into the rear yard of a parcel, but not closer than 15-feet from a property boundary and 5-feet from an easement.

Upon approval of the rezoning, staff will complete a final review to ensure compliance with all applicable standards, including Sections 17.0910, 17.1400-93 and 229, and Section 14.30, prior to issuance of a Building Permit.

Recommendation

A motion to recommend approval of the rezoning request to rezone the LC District portion of the property located at N22W25012 Still River Court to Rs-4 Single-Family Residential District.

Century
LANDSCAPING CO., INC. DESIGN/CONSTRUCTION

January 14th, 2020

Office of the Planner & Community Development Director
W240 N3065 Pewaukee Road
Pewaukee, Wi. 53072

Honorable Mayor and Common Council Members,

I am requesting a zoning change from Lowland Conservancy to Rs-4 Single Family at N22 W25012 Still River Ct, Pewaukee Wi. 53072, lot 4 Still Water Subdivision.

The original grade and native vegetation have been altered/removed during the development of the subdivision to reflect the master grading plan for the Still Water Subdivision, (see attached grading plan for Lot 4). The area along the rear portion of lot 4 no longer exhibits the physical or botanical characteristics of a wetland. Therefore, I would like to change the zoning designation of approximately 2,300 sq. ft. to RS-4 to develop the residential landscape according to the submitted landscape plan.

Thank you,

Wendy Wiza

Wendy Wiza
Century Landscaping Co., Inc

N77 W31086 Hartman Court • Hartland, WI 53029 • 262.966.2822 • fax: 262.966.1941
www.centurylandscaping.com • email: info@centurylandscaping.com

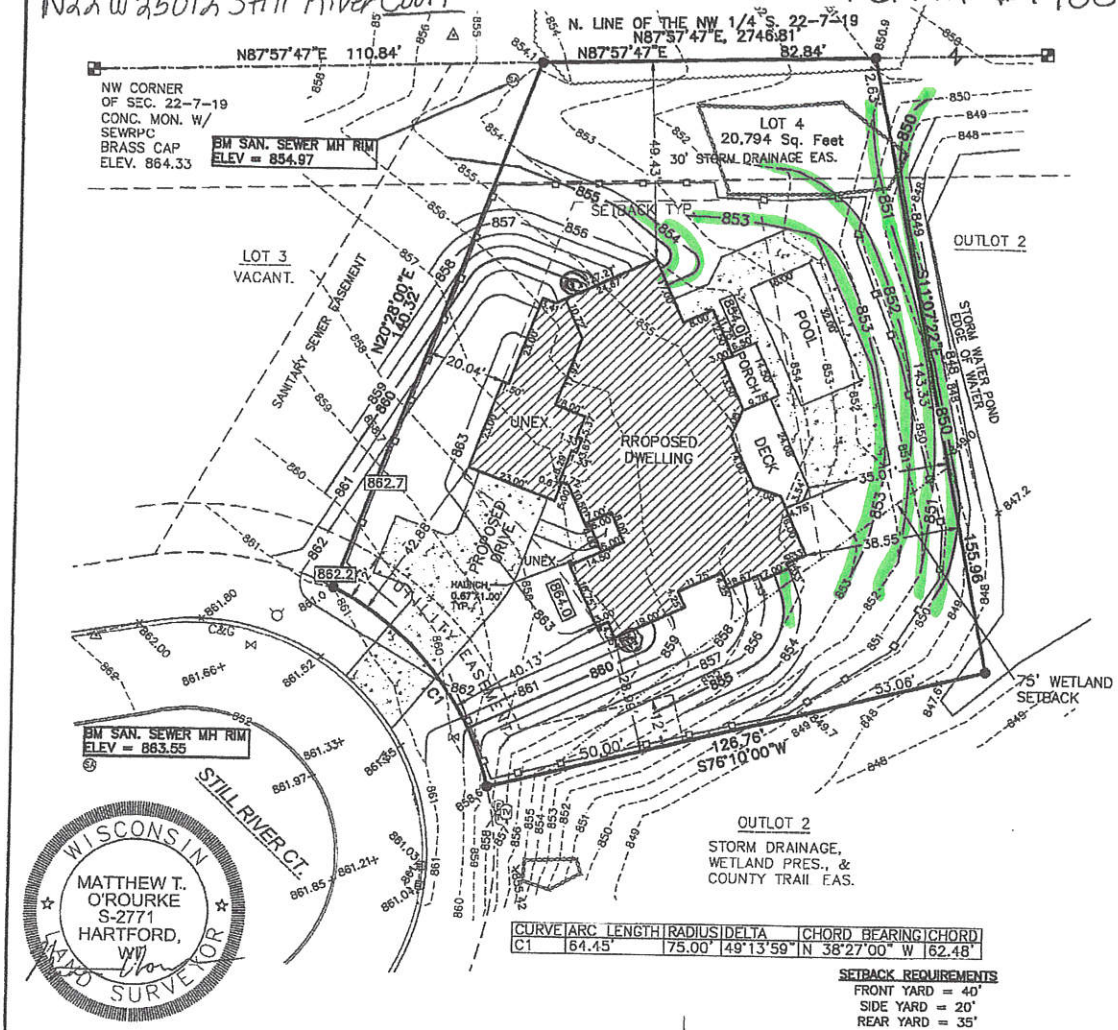
Job #
RAA 1052

PLAT OF SURVEY

LOT 4 IN STILL RIVER A SUBDIVISION OF PART OF THE NE 1/4 OF THE NE 1/4 SECTION, PART OF THE NE 1/4, THE SE 1/4, AND NW 1/4 OF THE NW 1/4 OF SECTION 22, T7N, R19E, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

N22 W25012 Still River Court

PERMIT #190073-B



CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	64.45'	75.00'	49°13'59"	N 38°27'00" W	62.48'

SETBACK REQUIREMENTS
FRONT YARD = 40'
SIDE YARD = 20'
REAR YARD = 35'

PROPOSED GRADES PER GRADING PLAN
FINISH YARD GRADE: 864.0/854.0
GARAGE FLOOR: 864.33
TOP OF WALL: 864.67
TOP OF FOOTING: 854.67 (10' WALL)
DRIVEWAY SLOPE=5%

0' 30' 60'
1 INCH = 30 FEET

NOTES:
- ELEVATIONS ARE NGVD 29 AND REFERENCED TO THE NW CORNER OF SEC. 22-7-19 ELEV. = 864.33
- BEARINGS REFERENCED TO THE NORTH LINE OF THE NW 1/4 OF SEC. 22-7-19 RECORDED AS N87°57'47"E.
- EXCAVATOR AND MASON MUST VERIFY AT LEAST 2 BENCHMARKS SHOWN ABOVE.
- PROPOSED GRADING AS SHOWN ON THIS DRAWING IS A SUGGESTED GRADE BASED ON THE MASTER GRADING PLAN (MGP) PROVIDED BY THE CITY AND SHOULD BE VERIFIED BY THE OWNER AND/OR THE BUILDER AND APPROVED BY THE BUILDING INSPECTOR. EROSION CONTROL MEASURES SHALL BE VERIFIED/ADJUSTED BY THE BUILDER AND/OR BUILDING INSPECTOR BASED ON SITE CONDITIONS.
- NO TITLE COMMITMENT HAS BEEN PROVIDED. AN ADDITIONAL SEARCH FOR EASEMENTS OF RECORD HAS NOT BEEN COMPLETED.
- EASEMENTS AND BUILDING SETBACKS PER SUBDIVISION PLAT.
- PREPARED FOR KINGS WAY HOMES, LLC

LEGEND
- SECTION CORNER MONUMENT
- SET 1" IRON PIPE
- 10' OFFSET STAKE
- HYDRANT
- ELECTRIC PEDESTAL
- TV PEDESTAL
- CURB INLET
- WATER VALVE
- SANITARY MANHOLE
- CULVERT PIPE
- TREELINE
- RIP RAP
- 886.9 × EXISTING SPOT ELEVATION
- 855 EXISTING CONTOUR
- 860 PROPOSED CONTOUR
- XXX.X PROPOSED GRADE PER MGP
- PROPOSED SILT FENCE

SURVEYOR'S CERTIFICATION:

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

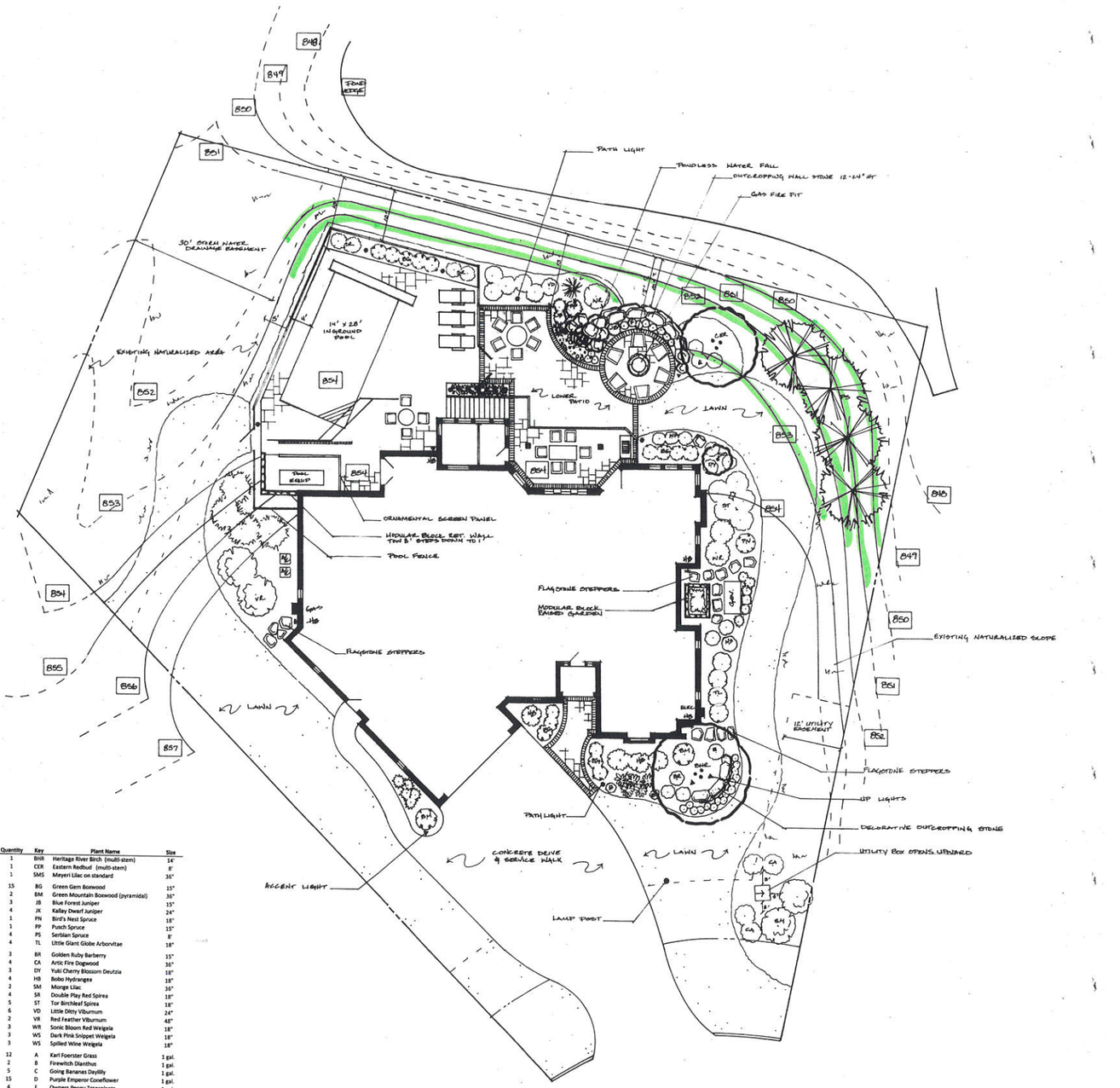
SIGNED: MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR S-2771

SHEET 1 OF 1	JOB NO. 18174	DATE 11/28/18	CLIENT: KINGS WAY HOMES	LOCATION: N22W25012 STILL RIVER COURT PEWAUKEE, WISCONSIN
			PROJECT: RAABE	
			LAYOUT: PLAT OF SURVEY	
			DRAWING: 18174.DWG	DRAWN BY: SMW CHECKED BY: MTO

REV. PROP. CONTOUR CHANGE 12/4/2018
REV. PROP. CONTOUR CHANGE 12/17/2018
REV. PROP. CONTOUR CHANGE 12/28/2018
REV. BENCHMARK UPDATE 1/10/2019

LandTech SURVEYING
LAND SURVEYING ● LAND PLANNING
P.O. BOX 19, HARTLAND, WI 53029
WWW.LANDTECHWI.COM
LANDTECHSURVEYING@GMAIL.COM
(262) 367-7899

EXISTING BUILDER GRADES



Plant List:

	Quantity	Key	Plant Name	Size
Deciduous Trees:	1	BHR	Heritage River Birch (multi-stem)	14'
	1	CER	Eastern Redbud (multi-stem)	8'
	1	SMS	Meyeri Lilac on standard	36"
Evergreen Trees & Shrubs:	15	BG	Green Gem Boxwood	15"
	2	BM	Green Mountain Boxwood (pyramidal)	36"
	3	JB	Blue Forest Juniper	15"
	4	JK	Kallay Dwerf Juniper	24"
	1	PN	Bird's Nest Spruce	18"
	1	PP	Punch Spruce	15"
	4	PS	Serbian Spruce	8'
	4	TL	Little Giant Globe Arborvitae	18"
Flowering Shrubs:	3	BR	Golden Ruby Barberry	15"
	4	CA	Artic Fire Dogwood	36"
	3	DY	Yuki Cherry Blossom Deutzia	18"
	4	HB	Bobo Hydrangea	18"
	2	SM	Monge Lilac	36"
	4	SR	Double Play Red Spirea	18"
	5	ST	Tor Birchleaf Spirea	18"
	6	VD	Little Ditty Viburnum	24"
	2	VR	Red Feather Viburnum	48"
	3	WR	Sonic Bloom Red Weigela	18"
	3	WS	Dark Pink Snippet Weigela	18"
	3	WS	Spilled Wine Weigela	18"
Perennials & Grasses:	12	A	Karl Foerster Grass	1 gal.
	2	B	Firewitch Dianthus	1 gal.
	5	C	Going Bananas Daylilly	1 gal.
	15	D	Purple Emperor Coneflower	1 gal.
	4	E	Owners Peony Transplants	1 gal.
	8	F	Zagreb Coreopsis	1 gal.
	3	G	Fruit Punch Cranberry Dianthus	1 gal.
	6	I	When My Sweetheart Returns Daylily	1 gal.
	1	L	Adiago Maiden Grass	1 gal.
	1	M	Banana Boat Sedge	1/2 gal.

Raabe Residence
N22 W25012 Still River Ct.
Pewaukee, Wi 53072

Century DESIGN/CONSTRUCTION
N77 W31086 Hartman Court Hartland, Wi. 53029 (262) 966-2822

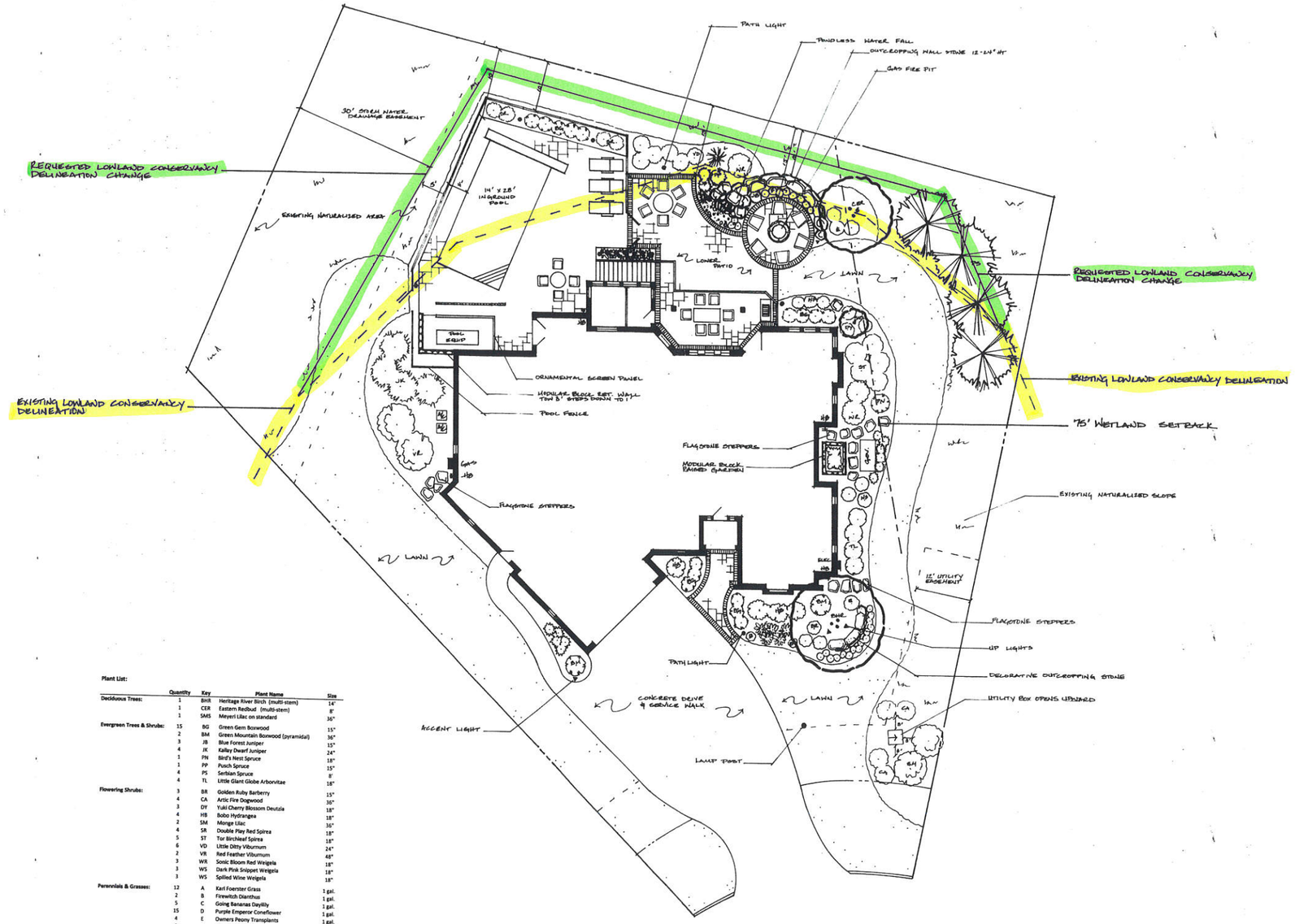
This drawing and design concepts are the copyrighted property of Wendy Wirz and Century Landscaping Co., Inc., in which reserves all rights to this plans' use in any manner whatsoever, including reproductions and installation.

Any non-authorized use or reproduction is strictly prohibited and subject to reserves of all damages.

Plan rights may be purchased, contact Century Landscaping at (262) 966-2822 for plan fee.

Design by: Wendy Wirz © date 2/23/20

PROPOSED GRADES



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Raabe Residence
N22 W25012 Still River Ct.
Pewaukee, WI 53072

ZONING

Century DESIGN/CONSTRUCTION
N77 W31086 Hartman Court Hartland, Wi. 53029 (262) 966-2822

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Design by: Wendy Wiza date 4/23/20

LC to RS-4

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

PETITION FOR A REZONING DISTRICT MAP AMENDMENT

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

The undersigned hereby petitions the Common Council of the City of Pewaukee, Waukesha County, Wisconsin to rezone the following property **FROM** LOWLAND CONSERVANCY zoning district(s) **TO** RS-4 zoning district(s):

Legal description of property to be rezoned – Please attach.

Common property description or name: LOT #4 STILL RIVER

Property Address: N22 W25012 STILL RIVER CT **Tax Key Number(s):** 0950026

Property owner(s) (Full Legal Name): KENT A RAABE & CHRISTINE L RAABE

Owner's Address: 1080 HAWTHORNE RIDGE DR **City/State/Zip:** BROOKFIELD WI 53045

Phone: 262 227-1604 **Email:** Kentraabe@icloud.com CLRAABE@icloud.com

This amendment to the zoning map is being proposed in order to

UPDATE REAR YARD ZONING FOR RESIDENTIAL IMPROVEMENTS

Applicant (Full Legal Name):

Name: JOHN M CRAIG

Company: CENTURY LANDSCAPING CO

Address: N77 W31086 HARTMAN CT

City/State/Zip: HARTLAND WI 53029

Phone: 262 966-2822

Email: JohnC@centurylandscaping.com

Contact Person (Full Legal Name):

Name: WENDY WIZA

Company: CENTURY LANDSCAPING CO

Address: N77 W31086 HARTMAN CT

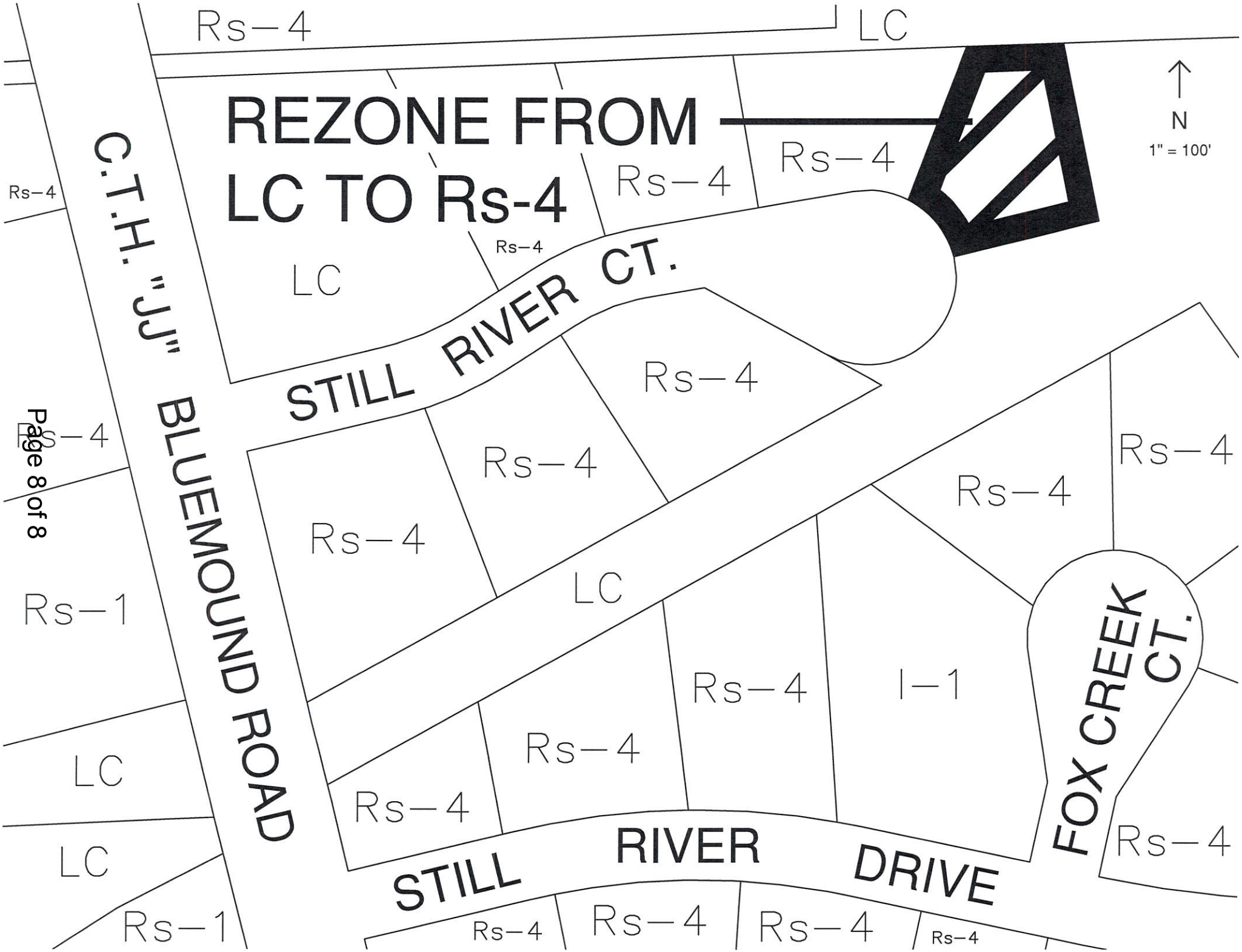
City/State/Zip: HARTLAND WI 53029

Phone: 262 966-2822

Email: Wendy@centurylandscaping.com

Rezoning submittals must include and be accompanied by the following:

- ☐ This Application form accurately completed with original signatures.
- ☐ Application Filing Fee, payable to the City of Pewaukee:
  - $400.00, plus cost for publication, notice and all attorney fees related to Project
- ☐ Five (5) complete collated sets of Application materials to include:
  - A written project narrative detailing the request and proposed zoning as well as any future development plans or any proposed site or building improvements.
  - A Rezoning Exhibit that illustrates the property boundaries, areas to be rezoned and specifically notes the existing and proposed zoning.
  - Building and Site Plans as may be applicable.
- ☐ All application materials provided in a digital format (Adobe PDF). Materials may be submitted on a USB Flash Drive or emailed to hurd@pewaukee.wi.us.
- ☐ Note twelve (12) additional sets of plans will be required for Plan Commission following staff review of the initial submittal. These plans should be revised in response to staff comments as may be necessary.


REZONE FROM
LC TO Rs-4
N
1" = 100'
Rs-4
LC
C.T.H. "JJ" BLUEMOUND ROAD
STILL RIVER CT.
STILL RIVER DRIVE
FOX CREEK CT.
Rs-1
I-1

CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 5.

DATE: May 21, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Arce Handyman LLC to Rezone Property on Bluemound Road From Rs-1 Single-Family Residential to M-1 General Wholesale Business/Warehouse District (Lot 1 of the Concurrently Filed Certified Survey Map) and Rs-3 Single-Family Residential (Lot 2 of the Concurrently Filed Certified Survey Map) for the Purpose of Constructing a Landscape and Handyman Building on Proposed Lot 1 and a Future Single-Family Residential Building on Proposed Lot 2 (PWC 0951995001)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Arce Handyman Staff Report
Arce Handyman Narrative
Arce Handyman Zoning Map
C1 Wetland
C2 Wetland Aerial
C3 Layout
C4 Layout Aerial
C5 Grading
C6 Grading & Aerial

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 May 21, 2020

Date: May 8, 2020

Project Name: Acre Handyman, LLC Rezoning, Comprehensive Master Plan Amendment, Certified Survey Map, Conditional Use, and Site & Building Plans

Project Address/Tax Key No.: Not Assigned/PWC 0951995001

Applicant: Pedro Arce

Property Owner: Arce Handyman, LLC

Current Zoning: Rs-1 Single-Family Residential District

2050 Land Use Map Designation: Manufacturing/Fabrication/Warehousing

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

Introduction

The applicant is proposing to develop the property located along the east side of Bluemound Road, approximately one-eighth mile south of Wamser Drive, for a landscape contracting and service business use.

To accommodate the proposed development and use, the applicant, Arce Handyman, LLC, filed a Rezoning request, Comprehensive Master Plan Amendment Application, Certified Survey Map, Conditional Use Application, and Site & Building Plans for City review.

The Plan Commission reviewed conceptual plans at their October 17, 2019 meeting and were generally supportive of the proposed land use. The applicant has made changes since that submittal. Most significantly, a single-family lot and home were previously proposed. At this time, the applicant is not moving forward with that use.

Project Description/Analysis

Certified Survey Map (CSM)
The applicant is proposing to subdivide the existing 7.529-acre parcel to create one lot and two outlots. Lot 1 is located in the center of the existing parcel and will be utilized for the landscape business use. Lot 1 has an area of 2.294 acres. Outlot 1 is roughly the northern third of the existing parcel and has an area of 2.684 acres and Outlot 2 is the southern third of the existing parcel and has an area of 2.524 acres.

Currently there are no development plans for the two outlots. If proposed to be developed in the future, owners of those outlots would need to submit a CSM to the City requesting to remove the outlot designations in addition to any other required applications.

Rezoning

Currently the property is zoned entirely Rs-1 Single-Family Residential District. The applicant is proposing to rezone the proposed commercial portion of the property (Lot 1) from Rs-1 Single-Family Residential District to M-1 General Wholesale Business/Warehouse District and LC Lowland Conservancy District.

The applicant is also proposing to rezone Outlot 1 from Rs-1 Single-Family Residential District to Rs-3 Single-Family Residential District and LC Lowland Conservancy District.

The proposed Outlot 2 is being requested to remain as Rs-1 Single-Family Residential District, except for rezoning the wetland area to Lowland Conservancy District.

Note that the proposed LC District zoning for Lot 1, Outlot 1, and Outlot 2 of the proposed Certified Survey Map will match the wetland delineation completed on October 8, 2019 by Sheri Lieffring of Natural Resources, Inc. The applicant has provided a letter of concurrence from the DNR for those delineations.

Staff is recommending that the Rezoning shall be contingent upon the approval of the Comprehensive Master Plan Amendment, Certified Survey Map, Conditional Use, and Site & Building Plans.

Comprehensive Master Plan Amendment

Currently the property is designated as Manufacturing/Fabrication/Warehousing on the City's Year 2050 Land Use/Transportation Plan. A Comprehensive Master Plan Amendment Application is required to proceed concurrently with the Rezoning Application in order for the rezoning request to be consistent with the City's Comprehensive Master Plan.

As such, the future land use designation of the proposed Lot 1, Outlot 1, and Outlot 2 must be amended as follows with the approval of the Rezoning Application:

- Lot 1: From Manufacturing/Fabrication/Warehousing to Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas.
- Outlot 1: From Manufacturing/Fabrication/Warehousing to Medium Density Residential (6,500 SQ. FT. – 1/2 AC. / D.U.) and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas.
- Outlot 2: From Manufacturing/Fabrication/Warehousing to Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas.

Note that as the existing zoning of Rs-1 District for Outlot 2 is not substantially changing or proposed to be rezoned, Outlot 2 does not require a Comprehensive Master Plan Amendment and the current future land use designation of Manufacturing/Fabrication/Warehousing may remain.

Staff is recommending that the Comprehensive Master Plan shall be contingent upon the approval of the Rezoning request, Certified Survey Map, Conditional Use, and Site & Building Plans.

Conditional Use and Site & Building Plans

The proposed landscape business use is not specifically listed within the M-1 General Wholesale Business/Warehouse District; therefore, a Conditional Use is required per Section 17.0504, which allows unspecified uses to proceed through the Conditional Use process (see below).

> 17.0504 SPECIAL CONDITIONAL USES NOT SET FORTH IN DISTRICT REGULATIONS MAY BE ALLOWED, INCLUDING:
> a. All uses similar in character to the permitted uses on the premises, as determined by the Plan Commission, which meet the intent of the district but which are not specifically listed as permitted principal, accessory or conditional uses within the text of the zoning district classification or other section of this ordinance.

It can also be noted that Section 17.0209d. allows 'unclassified uses' to be permitted by the Plan Commission provided "that such uses are similar in character to the principal uses permitted in the zoning district and create no circumstances that would detrimentally affect adjacent properties."

The applicant has indicated that the building will be utilized for an office and storage of equipment. The applicant has stated that no retail services are provided onsite.

The development plans consists of the building as well as the associated entrance drive, parking area, trash bin, and four storage bins for materials to be kept onsite. As previously mentioned, the site contains a large wetland. In addition to the wetland, the City also requires a 25-foot wetland setback. The proposed development does not encroach into the wetland or wetland setback.

The proposed building consists of LP SmartSide siding and asphalt shingles. There is an overhead door on the north and west elevations and windows throughout, except on the south elevation. The building also contains several service doors.

At the time of this report, the applicant has not yet provided landscape, lighting, or sign plans. Below are conditions of approval, which include the submittal of landscape and lighting plans for staff review and approval.

Staff recommends the following conditions related to the use and proposed site and building plans:

1. *Outdoor storage of materials and vehicles shall be kept in an orderly fashion at all times. No commercial equipment shall be parked or stored outside overnight. Commercial vehicles, such as cars and trucks, may be parked overnight within designated parking spaces onsite. There shall be no other outdoor storage allowed, except within the designated storage bins as shown on the Site Plan, dated March 6, 2020.*
2. *No outdoor activities shall occur between the hours of 9:00 p.m. and 7:00 a.m., with no starting of equipment until 8:00 a.m.*
3. *Details of the proposed trash bin, including materials and height of the enclosure, shall be submitted for staff review and approval prior to issuance of a Building Permit.*

4. *Details of the proposed storage bins, including materials and height of the walls, shall be submitted for staff review and approval prior to issuance of a Building Permit.*
5. *A Landscape Plan and Lighting Plan shall be submitted for staff review and approval prior to issuance of a Building Permit.*
6. *Waukesha County approval of the access location from Bluemound Road shall be provided to the City prior to issuance of a Building Permit.*
7. *Temporary fencing shall be installed onsite at the wetland setback line to ensure protection of the wetland.*
8. *Final utility, grading, erosion control, and storm water management plans shall be approved by the Engineering Department prior to the issuance of a Building Permit.*
9. *The Conditional Use shall be contingent upon the approval of the Rezoning request, Comprehensive Master Plan Amendment, Certified Survey Map, and Site & Building Plans*

Recommendation

Staff recommends approval of the Rezoning, Comprehensive Master Plan Amendment, Certified Survey Map, Conditional Use, and Site & Building Plans subject to the conditions contained within this report.

ARCE HANDYMAN LLC PROPERTY

BLUEMOUND ROAD

CITY OF PEWAUKEE, WISCONSIN

PROJECT NARRATIVE

Pedro Arce, owner of Arce Handyman, LLC, is the owner of the parcel with tax key identification PWC 0951995001. The parcel for this proposed development is henceforth collectively referred to as "the Site".

The Site is located on the east-northeast side of Bluemound Road and east of State Highway 16, just north of Interstate Highway 94, in the City of Pewaukee, Waukesha County. The Site contains approximately 326,816 square feet (+/-7.503 acres).

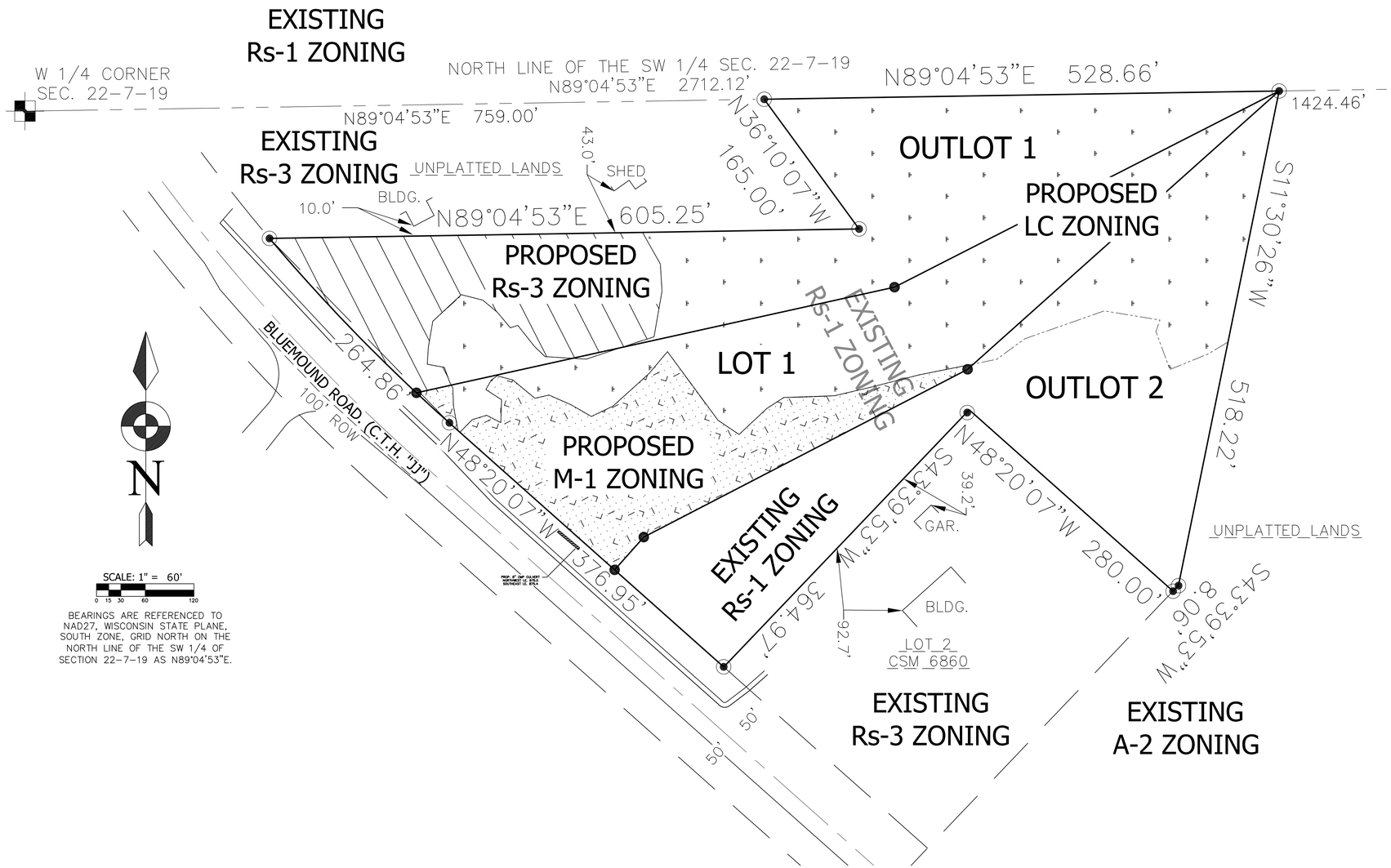
Mr. Arce intends to divide the property into one (1) lot and two (2) outlots for potential sale to adjacent owners. He requests to rezone non-wetland area on the new lot from the current RS-1 to a M-1 zoning to relocate his business from the City of Waukesha to the City of Pewaukee. Non-wetland area on the proposed Outlot 1 will be rezoned to RS-3 zoning, similar to adjacent properties; while the non-wetland area on the proposed Outlot 2 will remain as Rs-1. Wetland areas on all three (3) parcels are being requested to be rezoned as LC – Lowland Conservancy District.

Arce Handyman, LLC is a landscaping and maintenance company catering to both residential and commercial clients. The proposed new business headquarters is not intended to be a retail facility, but rather an office and warehousing facility for equipment and supplies. The majority of the equipment and supplies are proposed to be stored within the proposed warehouse/office building.

For this proposed development, LandMark Engineering Sciences, Inc. created the concept surveying and engineering documents and will perform these services for and during site design, permitting and construction.

LEGEND

- SET 1" IRON PIPE
- FOUND 3/4" REBAR
- FENCE POST
- FOUND IRON PIPE AS NOTED
- SEPTIC FACILITY
- EXISTING SPOT GRADE
- GUY WIRE
- UTIITY POLE
- UTILITY PEDESTAL
- TREE
- EROSION CONTROL BARRIER
- PROPOSED GRADE CHANGES



SCALE: 1" = 60'

0 15 30 60 120

BEARINGS ARE REFERENCED TO NAD27, WISCONSIN STATE PLANE, SOUTH ZONE, GRID NORTH ON THE NORTH LINE OF THE SW 1/4 OF SECTION 22-7-19 AS N89°04'53"E.

NOTES

1. EXISTING LOT IS CURRENTLY ZONED AS RS-1 SINGLE-FAMILY RESIDENTIAL DISTRICT AREA.
2. PROPOSED REZONING IS AS FOLLOWS:
   - * WETLAND AREAS WILL BE REZONED TO LC, LOWLAND CONSERVANCY DISTRICT.
   - * REMAINING AREA OF LOT 1 WILL BE REZONED TO M-1 TO ACCOMMODATE LANDSCAPING AND HANDYMAN BUSINESS OPERATIONS.
   - * REMAINING AREA OF OUTLOTS 1 & 2 WILL BE REZONED TO RS-3 TO MATCH EXISTING ZONING OF ADJACENT PROPERTIES.
3. COMPREHENSIVE MASTER PLAN FOR THIS AREA IS FOR FUTURE ZONING TO EVENTUALLY BE INDUSTRIAL ZONING. THE COMPREHENSIVE MASTER PLAN IS PROPOSED TO BE REVISED TO ACCOMMODATE CURRENT REZONING REQUEST DESCRIBED ABOVE.

WISCONSIN
MARK D. AUGUSTINE
E-31414
WAUKESHA, WI.
PROFESSIONAL ENGINEER

LANDMARK
ENGINEERING SCIENCES, INC.
119 COOLIDGE AVE., SUITE 100, WAUKESHA, WI 53186
PHONE: 414-719-2769
EMAIL: LANDMARK-ENGINEERING@LIVE.COM

ARCE HANDYMAN PROJECT
BLUEMOUND ROAD
PEWAUKEE, WI 53072

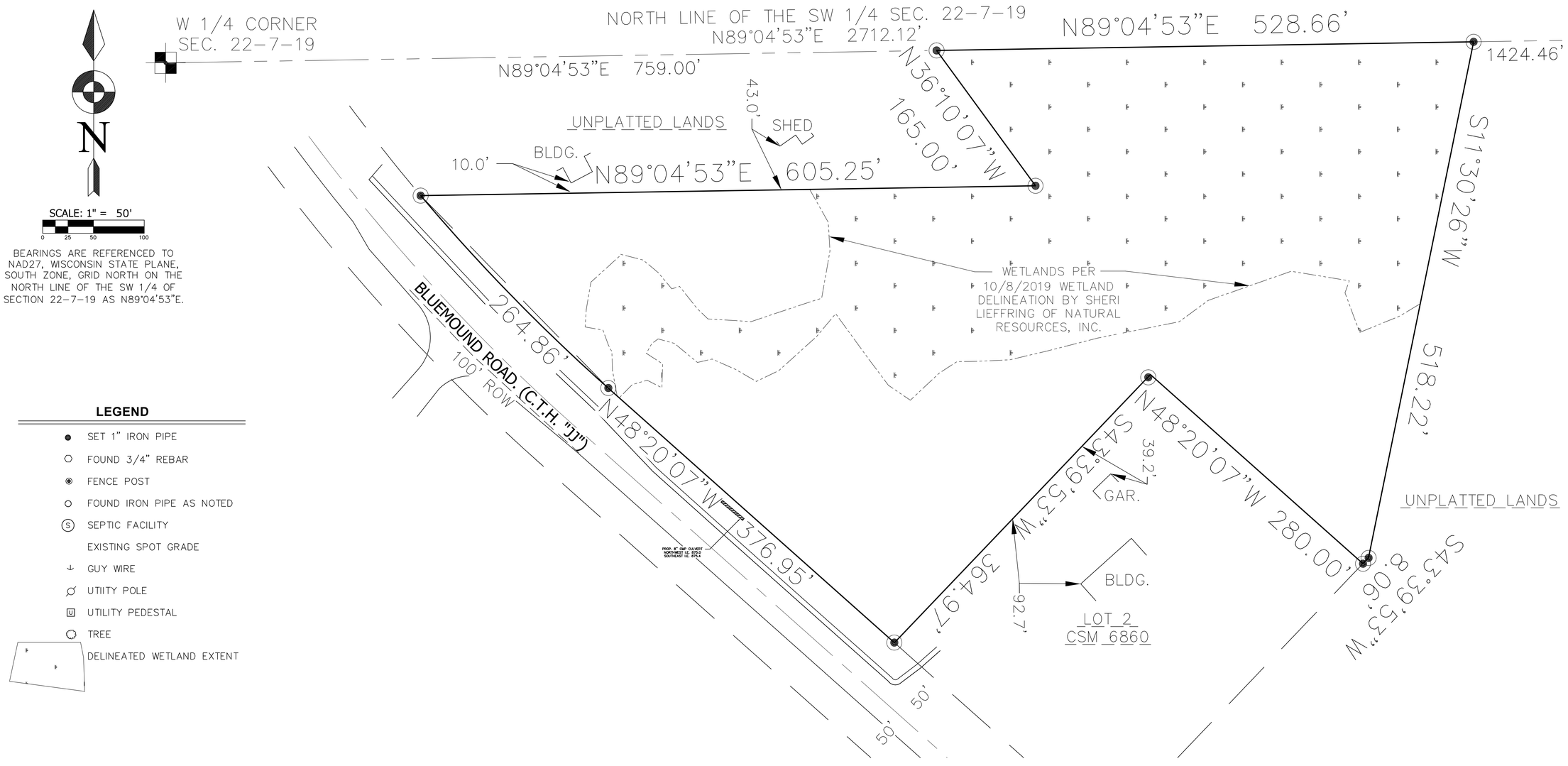
PROPOSED LAYOUT

PROJECT # 2737.00
DATE 15 DEC 2019
DRAWN BY MDA
DESIGNED BY MDA
REVISIONS 13 FEB 2020
06 MAR 2020

SHEET NUMBER
Z-1
OF 1 SHEETS

LEGAL DESCRIPTION

LOT 1 OF CERTIFIED SURVEY MAP #6860 LOCATED IN THE NW. 1/4 OF THE SW. 1/4
OF SECTION 22, T.7N., R.19E., CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN



SCALE: 1" = 50'

0 25 50 100

BEARINGS ARE REFERENCED TO NAD27, WISCONSIN STATE PLANE, SOUTH ZONE, GRID NORTH ON THE NORTH LINE OF THE SW 1/4 OF SECTION 22-7-19 AS N89°04'53"E.

LEGEND

- SET 1" IRON PIPE
- FOUND 3/4" REBAR
- FENCE POST
- FOUND IRON PIPE AS NOTED
- SEPTIC FACILITY
- EXISTING SPOT GRADE
- GUY WIRE
- UTIITY POLE
- UTILITY PEDESTAL
- TREE
- DELINEATED WETLAND EXTENT

NOTES:

1. EASEMENTS PER KNIGHT BARRY TITLE INC. COMMITMENT NO 974530 DATED JULY 5, 2018 AND REVISED 9/7/18.
2. HOLDING TANK AGREEMENT PER DOC.#1482194 NOT SHOWN DUE TO BLANKET DESCRIPTION.
3. THE SURVEYOR TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A VISUAL INSPECTION.
4. THE FIELD WORK WAS COMPLETED ON JULY 3, 2019.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND, IN MY PROFESSIONAL OPINION, THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.

WISCONSIN
MARK D. AUGUSTINE
S-2780
WAUKESHA, WI.
LAND SURVEYOR

LANDMARK
ENGINEERING SCIENCES, INC.
119 COOLIDGE AVE., SUITE 100, WAUKESHA, WI 53186
PHONE: 414-719-2769
EMAIL: LANDMARK-ENGINEERING@LIVE.COM

ARCE HANDYMAN PROJECT
BLUEMOUND ROAD
PEWAUKEE, WI 53072

WETLAND SURVEY

PROJECT #	2737.00
DATE	04 DEC 2019
DRAWN BY	MA
DESIGNED BY	MA
REVISIONS	13 DEC 2019
	15 DEC 2019
SHEET NUMBER	C-1
OF	6 SHEETS

LEGAL DESCRIPTION

LOT 1 OF CERTIFIED SURVEY MAP #6860 LOCATED IN THE NW. 1/4 OF THE SW. 1/4
OF SECTION 22, T.7N., R.19E., CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

SCALE: 1" = 50'
0 25 50 100

BEARINGS ARE REFERENCED TO NAD27, WISCONSIN STATE PLANE, SOUTH ZONE, GRID NORTH ON THE NORTH LINE OF THE SW 1/4 OF SECTION 22-7-19 AS N89°04'53"E.

LEGEND

- SET 1" IRON PIPE
- FOUND 3/4" REBAR
- FENCE POST
- FOUND IRON PIPE AS NOTED
- (S) SEPTIC FACILITY
- EXISTING SPOT GRADE
- GUY WIRE
- UTIITY POLE
- [U] UTILITY PEDESTAL
- TREE
- DELINEATED WETLAND EXTENT

NOTES:

1. EASEMENTS PER KNIGHT BARRY TITLE INC. COMMITMENT NO 974530 DATED JULY 5, 2018 AND REVISED 9/7/18.
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4. THE FIELD WORK WAS COMPLETED ON JULY 3, 2019.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND, IN MY PROFESSIONAL OPINION, THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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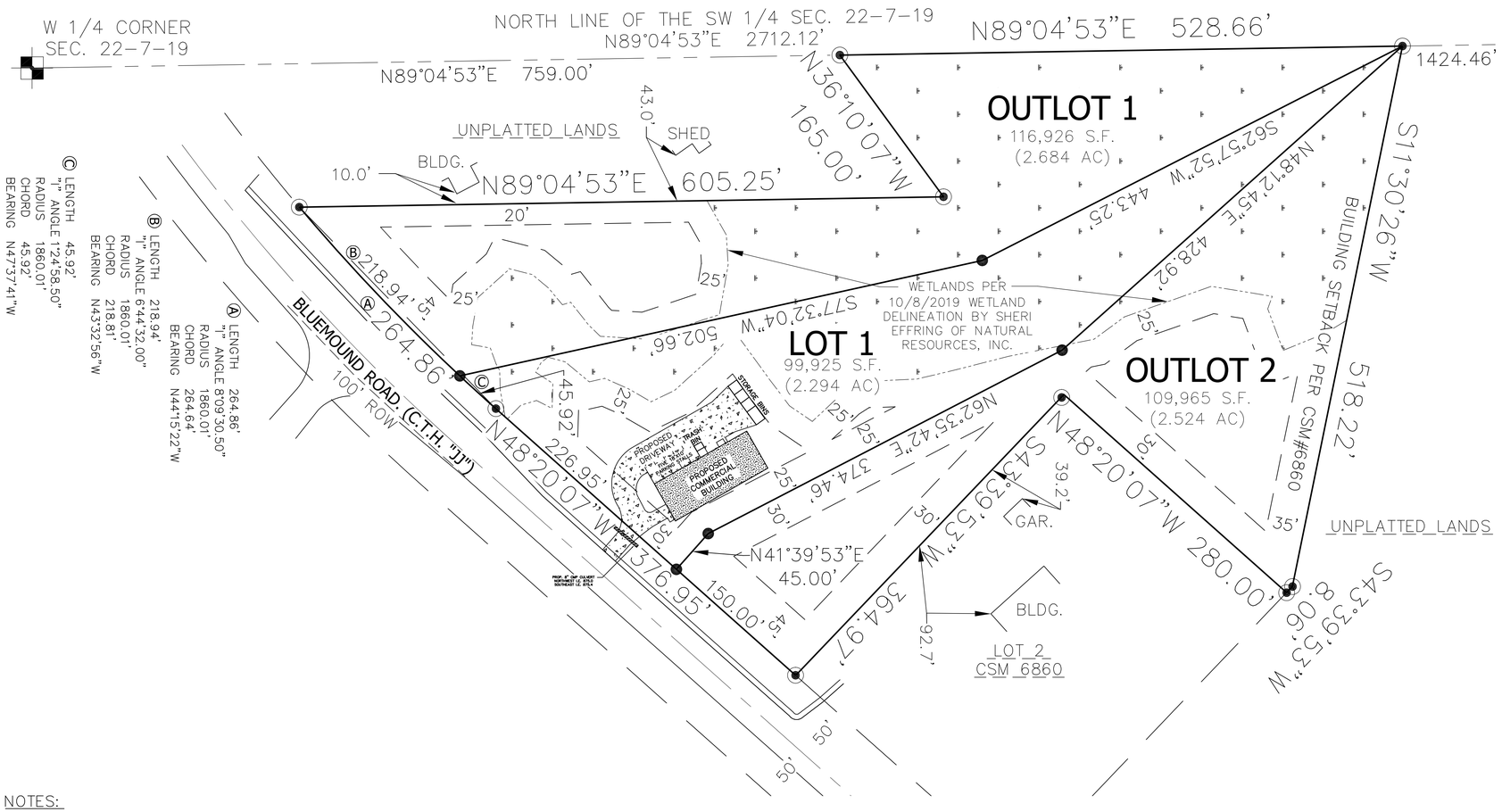
ARCE HANDYMAN PROJECT
BLUEMOUND ROAD
PEWAUKEE, WI 53072

WETLAND SURVEY

PROJECT #	2737.00
DATE	04 DEC 2019
DRAWN BY	MA
DESIGNED BY	MA
REVISIONS	13 DEC 2019
	15 DEC 2019
SHEET NUMBER	C-2
OF	4 SHEETS

LEGEND

- SET 1" IRON PIPE
- FOUND 3/4" REBAR
- FENCE POST
- FOUND IRON PIPE AS NOTED
- (S) SEPTIC FACILITY
- EXISTING SPOT GRADE
- GUY WIRE
- UTIITY POLE
- UTILITY PEDESTAL
- TREE
- EROSION CONTROL BARRIER
- PROPOSED GRADE CHANGES



SCALE: 1" = 60'

0 15 30 60 120

BEARINGS ARE REFERENCED TO NAD27, WISCONSIN STATE PLANE, SOUTH ZONE, GRID NORTH ON THE NORTH LINE OF THE SW 1/4 OF SECTION 22-7-19 AS N89°04'53"E.

NOTES:

1. EXISTING LOT IS CURRENTLY ZONED AS RS-1 SINGLE-FAMILY RESIDENTIAL DISTRICT AREA.

2. PROPOSED LOT 1 DISTURBED AREA IS +/- 26,182 S.F. (0.601 AC). DEVELOPMENT OF PROPOSED OUTLOTS 1 & 2 IS NOT BEING REQUESTED AT THIS TIME.

3. DEVELOPMENT OF LOT 1 WILL COMPLY WITH APPROPRIATE ZONING AND ENGINEERING REQUIREMENTS.

4. PROPOSED IMPERVIOUS SURFACE AREA IMPROVEMENTS FOR PROPOSED LOT 1 ARE 10,623 S.F (0.244 AC). TOTAL NON-WETLAND AREA ON PROPOSED LOT 1 IS 43,221 S.F. (0.992 AC). THUS, THE AMOUNT OF NON-WETLAND GREENSPACE AREA IS 32,598 S.F. (0.748 AC), WHICH IS 75.42% OF THE NON-WETLAND AREA AND 32.62% OF THE TOTAL LOT AREA FOR PROPOSED LOT 1. PROPOSED IMPERVIOUS SURFACE AREA IS BROKEN OUT AS FOLLOWS:

BUILDING	4,000 S.F.
DRIVEWAY	6,173 S.F.
STORAGE BINS	450 S.F.
TOTAL:	10,623 S.F.

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
MILW. AREA 259-1181

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDER-GROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDER-GROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."

WISCONSIN
MARK D. AUGUSTINE
E-31414
WAUKESHA, WI.
PROFESSIONAL ENGINEER

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119 COOLIDGE AVE., SUITE 100, WAUKESHA, WI 53186
PHONE: 414-719-2769
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ARCE HANDYMAN PROJECT
BLUEMOUND ROAD
PEWAUKEE, WI 53072

PROPOSED LAYOUT

PROJECT # 2737.00
DATE 16 SEP 2019
DRAWN BY MDA
DESIGNED BY MDA
REVISIONS 15 DEC 2019
22 JAN 2020 13 FEB 2020
06 MAR 2020

SHEET NUMBER
C-3
OF 4 SHEETS

LEGEND

- SET 1" IRON PIPE
- FOUND 3/4" REBAR
- FENCE POST
- FOUND IRON PIPE AS NOTED
- (S) SEPTIC FACILITY
- EXISTING SPOT GRADE
- GUY WIRE
- UTIITY POLE
- UTILITY PEDESTAL
- TREE
- EROSION CONTROL BARRIER
- PROPOSED GRADE CHANGES

N

SCALE: 1" = 60'
0 15 30 60 120

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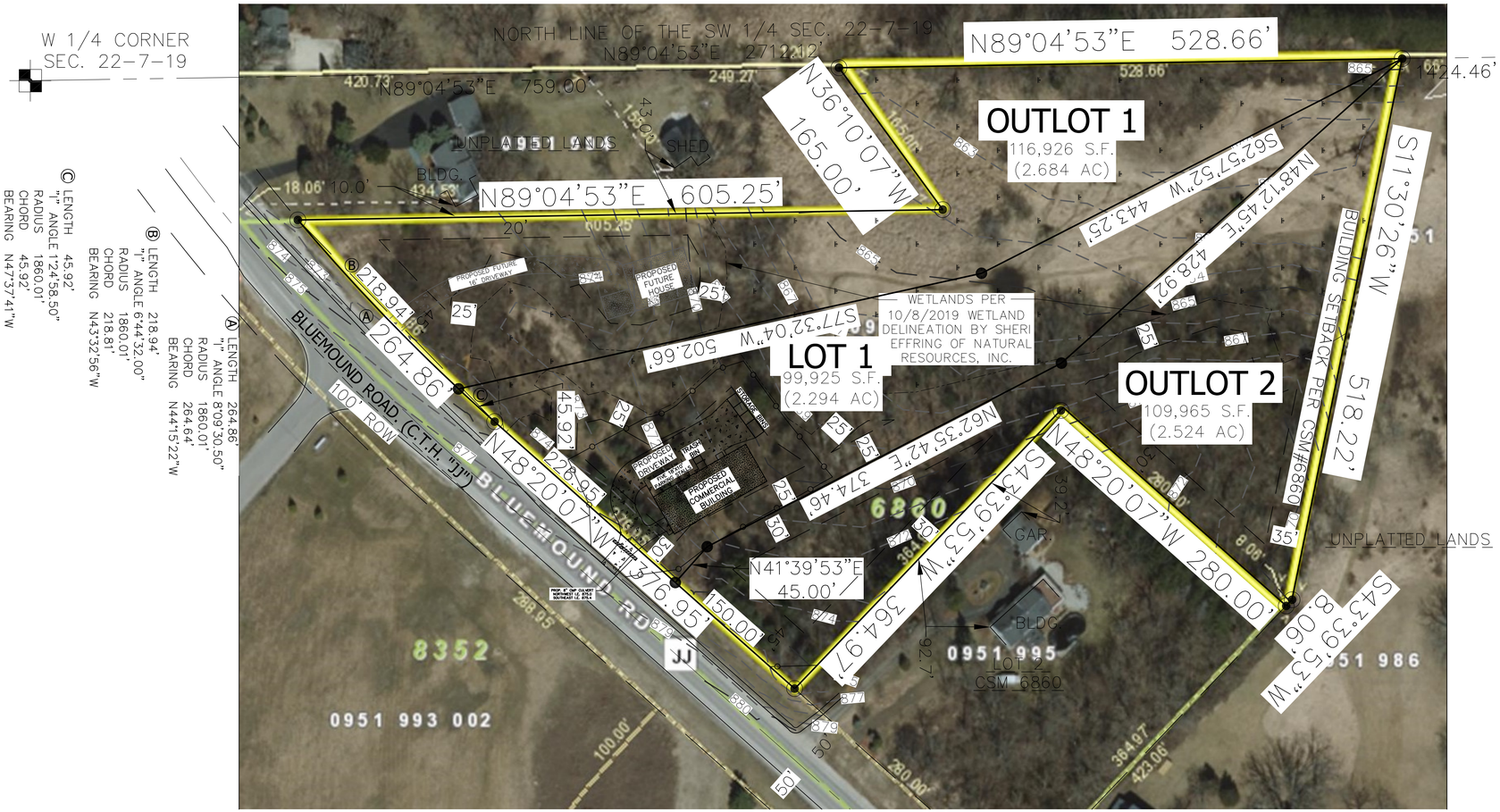

NOTES:

1. EXISTING LOT IS CURRENTLY ZONED AS RS-1 SINGLE-FAMILY RESIDENTIAL DISTRICT AREA.

2. PROPOSED LOT 1 DISTURBED AREA IS +/- 26,182 S.F. (0.601 AC). DEVELOPMENT OF PROPOSED OUTLOTS 1 & 2 IS NOT BEING REQUESTED AT THIS TIME.

3. DEVELOPMENT OF LOT 1 WILL COMPLY WITH APPROPRIATE ZONING AND ENGINEERING REQUIREMENTS.

4. PROPOSED IMPERVIOUS SURFACE AREA IMPROVEMENTS FOR PROPOSED LOT 1 ARE 10,623 S.F (0.244 AC). TOTAL NON-WETLAND AREA ON PROPOSED LOT 1 IS 42,252 S.F. (0.970 AC). THUS, THE AMOUNT OF NON-WETLAND GREENSPACE AREA IS 31,629 S.F. (0.726 AC), WHICH IS 33.08% OF THE TOTAL AREA FOR PROPOSED LOT 1. PROPOSED IMPERVIOUS SURFACE AREA IS BROKEN OUT AS FOLLOWS:

BUILDING	4,000 S.F.
DRIVEWAY	6,173 S.F.
STORAGE BINS	450 S.F.
TOTAL:	10,623 S.F.

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ARCE HANDYMAN PROJECT
BLUEMOUND ROAD
PEWAUKEE, WI 53072

PROPOSED LAYOUT

PROJECT #	2737.00
DATE	16 SEP 2019
DRAWN BY	MDA
DESIGNED BY	MDA
REVISIONS	15 DEC 2019
	22 JAN 2020 13 FEB 2020
	06 MAR 2020
SHEET NUMBER	C-4
OF	4 SHEETS

LEGEND

- SET 1" IRON PIPE
- FOUND 3/4" REBAR
- FENCE POST
- FOUND IRON PIPE AS NOTED
- (S) SEPTIC FACILITY
- EXISTING SPOT GRADE
- GUY WIRE
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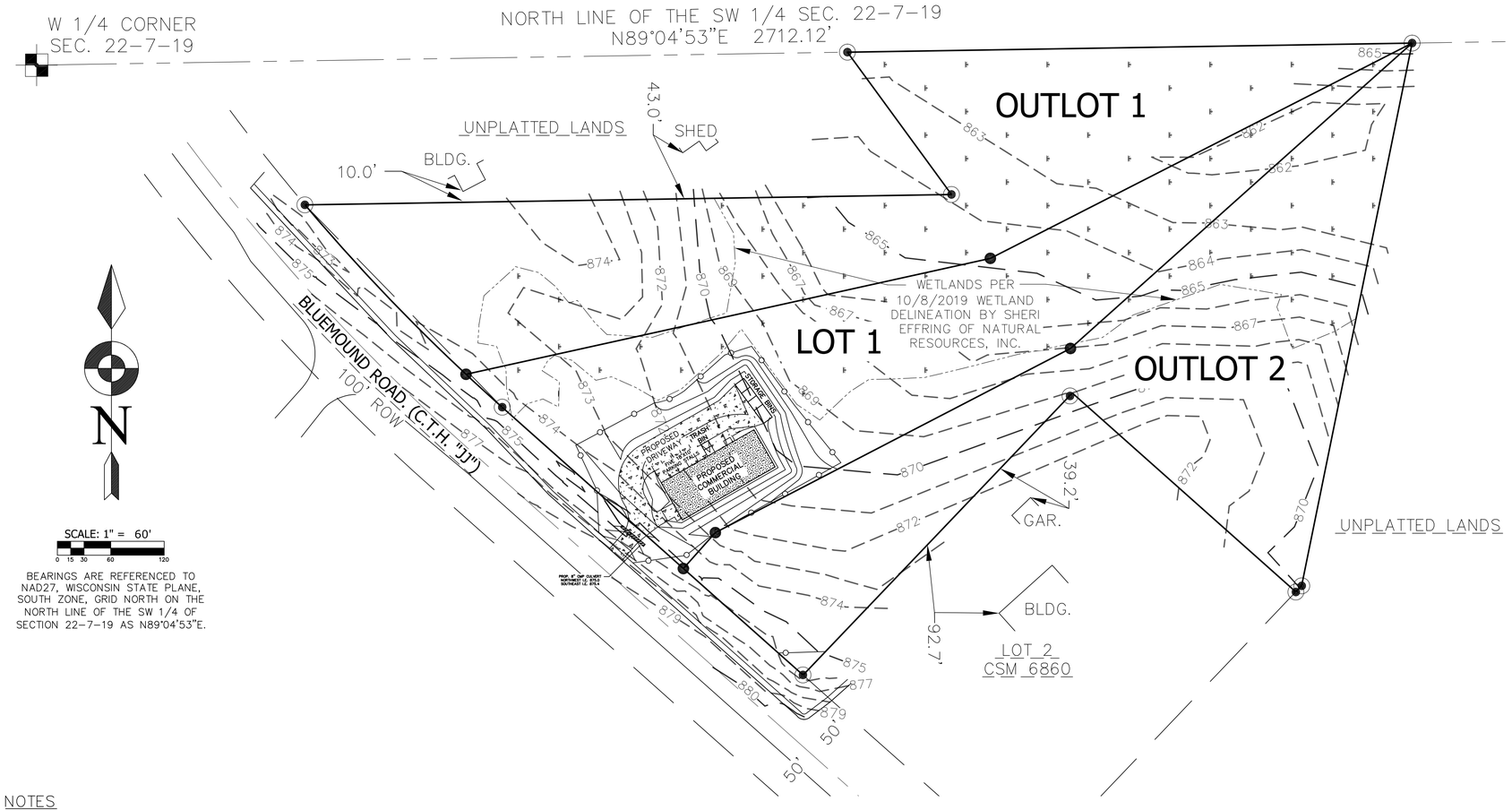
- EROSION CONTROL BARRIER
- PROPOSED GRADE CHANGES



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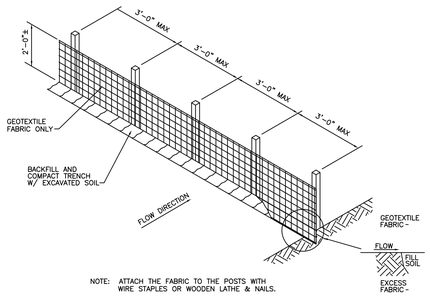
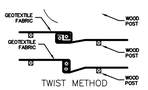


NOTE: ATTACH THE FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATHE & NAILS.

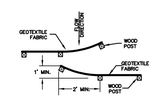
SILT FENCE INSTALLATION DETAIL

NOT TO SCALE

NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED

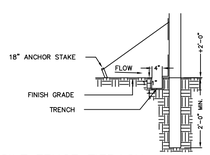


TWIST METHOD



HOOK METHOD

JOINING TWO LENGTHS OF SILT FENCE



SILT FENCE TIEBACK

NOT TO SCALE

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NOTES

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2. PROPOSED LOT 1 DISTURBED AREA IS +/- 26,182 S.F. (0.601 AC). DEVELOPMENT OF PROPOSED OUTLOTS 1 & 2 ARE NOT BEING REQUESTED AT THIS TIME.
3. DEVELOPMENT OF LOT 1 WILL COMPLY WITH APPROPRIATE ZONING AND ENGINEERING REQUIREMENTS, AS PROPOSED.

PERIMETER SILT FENCE NOTES

1. INSTALLATION- INSTALL SILT FENCES PRIOR TO DISTURBING THE UPSLOPE AREA.

2. REMOVAL- SILT FENCES MAY BE REMOVED ONCE THE DISTURBED AREA IS STABILIZED BY PERMANENT BEST MANAGEMENT PRACTICES.

3. PLACEMENT- SILT FENCES SHALL BE PLACED ON THE CONTOUR TO THE EXTENT PRACTICABLE.

THE ENDS OF THE FENCE SHALL BE TURNED UPSLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS OF THE FENCE. FOR FENCES USING 24" SILT FENCE FABRIC, THE ENDS SHALL BE UPTURNED AT LEAST 16" IN ELEVATION.

4. HEIGHT- INSTALLED SILT FENCES SHALL BE A MINIMUM OF 14" HIGH AND SHALL NOT EXCEED 28" HEIGHT. (THE HEIGHT REQUIREMENT IS MEASURED FROM THE GROUND SURFACE TO THE TOP OF THE FENCE; THIS DOES NOT INCLUDE ANCHOR MATERIAL.) THESE HEIGHT REQUIREMENTS ARE DESIGNED TO ACCOMODATE 24" AND 36" SILT FENCE FABRIC.

5. SUPPORT- THE FULL HEIGHT OF THE SILT FENCE SHALL BE SUPPORTED BY 1-1/8" x 1-1/8" AIR OR KILN DRIED POSTS OF HICKORY, OAK, OR EQUIVALENT. THE POSTS SHALL BE 3 FT LONG FOR 24" SILT FENCE AND 4 FT FOR 36" SILT FENCE FABRIC (AT LEAST 20" OF THE POST SHALL EXTEND INTO THE GROUND AFTER FENCE INSTALLATION.) THE SILT FENCE FABRIC SHALL BE STAPLED, USING AT LEAST 0.5" STAPLES, TO THE UPSLOPE SIDE OF THE POSTS. THE MAXIMUM SPACING OF POSTS FOR NON-WOVEN SILT FENCE, SHALL BE 3 FT. (NO SUPPORT CORD IS REQUIRED FOR THE 3 FT POST SPACING.) THE MAXIMUM POST SPACING FOR NON-WOVEN FABRIC WITH SUPPORT NET AND TOP SUPPORT CORD OR FOR WOVEN FABRIC WITH SUPPORT CORD SHALL BE 8 FT.

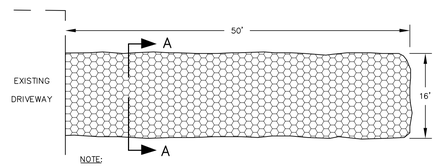
6. ANCHORING- THE SILT FENCE FABRIC SHALL BE ANCHORED BY SPREADING AT LEAST 8" OF THE FABRIC IN A 4"x4" TRENCH OR 4" DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. THE TRENCH SHALL BE BACKFILLED AND COMPACTED (SEE DETAIL A).

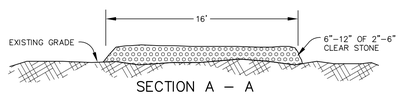
7. FABRIC SPECIFICATIONS- THE FILTER FABRIC SHALL MEET THE FOLLOWING SPECIFICATIONS:

NONWOVEN SILT FENCE
- A. GRAB STRENGTH: 100 LBS. MINIMUM IN ANY PRINCIPAL DIRECTION (ASTM D4632).
- B. MULLEN BURST: MINIMUM 200 PSI (ASTM D-3786)
- C. EQUIVALENT OPENING SIZE:
  - -BETWEEN 70 AND 140 FOR SOILS WITH MORE THEN 15% BY WEIGHT PASSING A NO. 200 SIEVE.
  - -BETWEEN 20 AND 70 FOR SOILS WITH LESS THAN 15% BY WEIGHT PASSING A NO. 200 SIEVE.
- D. WATER FLOW RATE OF 10 GAL/MIN/SQ FT AT 50 MM CONSTANT HEAD AS DETERMINED BY MULTIPLYING PERMITTIVITY IN 1/SEC AS DETERMINED BY ASTM D-4491 BY A CONVERSION FACTOR OF 74.
- E. ULTRA VIOLET RADIATION STABILITY OF 90%, USING TEST METHOD ASTM D-4355.
- F. FABRIC WITH SUPPORT NETTING SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A 3/4" SPACING OR EQUIVALENT. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED. (NOTE: WHERE POST SPACING IS </=3 FT, SUPPORT CORD IS NOT REQUIRED.)

WOVEN SILT FENCE
- A. GRAB STRENGTH: 100 LBS. MINIMUM IN ANY PRINCIPAL DIRECTION (ASTM D4632).
- B. MULLEN BURST: MINIMUM 200 PSI (ASTM D-3786)
- C. EQUIVALENT OPENING SIZE: BETWEEN 50 AND 140
- D. WATER FLOW RATE OF 10 GPM/SQ FT AT 50 MM CONSTANT HEAD AS DETERMINED BY MULTIPLYING PERMITTIVITY IN 1/SEC AS DETERMINED BY ASTM D-4491 BY A CONVERSION FACTOR OF 74.
- E. ULTRA VIOLET RADIATION STABILITY OF 90%, USING TEST METHOD ASTM D-4355.
- F. A HEAVY DUTY NYLON TOP SUPPORT CORD, SLIP CORD, OR EQUIVALENT IS REQUIRED TO PROVIDE SUPPORT AND PREVENT FENCE SAGGING.

8. DEWATERING- IF DEWATERING IS REQUIRED, DISCHARGE ALL TRENCH WATER INTO A TEMPORARY SETTLING BASIN OR APPROVED SEDIMENT FILTER BAG PRIOR TO RELEASE INTO STORM SEWER OR SWALE PER WDNR TECHNICAL STANDARD 1061.





TEMPORARY GRAVEL TRACKING DRIVE

NOT TO SCALE

WISCONSIN
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ARCE HANDYMAN PROJECT
BLUEMOUND ROAD
PEWAUKEE, WI 53072

PROPOSED LAYOUT

PROJECT #	2737.00
DATE	16 SEP 2019
DRAWN BY	MDA
DESIGNED BY	MDA
REVISIONS	15 DEC 2019
	22 JAN 2020 13 FEB 2020
	06 MAR 2020
SHEET NUMBER	C-5
OF	7 SHEETS

LEGEND

- SET 1" IRON PIPE
- FOUND 3/4" REBAR
- FENCE POST
- FOUND IRON PIPE AS NOTED
- (S) SEPTIC FACILITY
- EXISTING SPOT GRADE
- GUY WIRE
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- TREE
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SCALE: 1" = 60'
0 15 30 60 120

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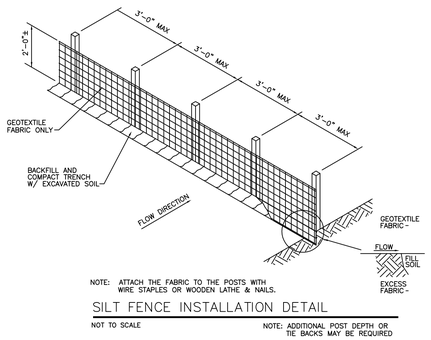
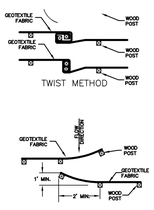


NOTE: ATTACH THE FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATHE & NAILS.

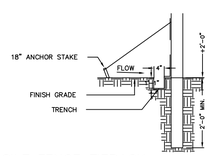
SILT FENCE INSTALLATION DETAIL

NOT TO SCALE

NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED



JOINING TWO LENGTHS OF SILT FENCE



SILT FENCE TIEBACK

NOT TO SCALE

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NOTES

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2. PROPOSED LOT 1 DISTURBED AREA IS +/- 26,182 S.F. (0.601 AC). DEVELOPMENT OF PROPOSED OUTLOTS 1 & 2 ARE NOT BEING REQUESTED AT THIS TIME.
3. DEVELOPMENT OF LOT 1 WILL COMPLY WITH APPROPRIATE ZONING AND ENGINEERING REQUIREMENTS, AS PROPOSED.

PERIMETER SILT FENCE NOTES

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2. REMOVAL- SILT FENCES MAY BE REMOVED ONCE THE DISTURBED AREA IS STABILIZED BY PERMANENT BEST MANAGEMENT PRACTICES.
3. PLACEMENT- SILT FENCES SHALL BE PLACED ON THE CONTOUR TO THE EXTENT PRACTICABLE.

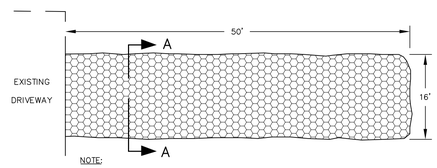
THE ENDS OF THE FENCE SHALL BE TURNED UPSLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS OF THE FENCE. FOR FENCES USING 24" SILT FENCE FABRIC, THE ENDS SHALL BE UPTURNED AT LEAST 16" IN ELEVATION.

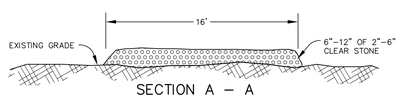
4. HEIGHT- INSTALLED SILT FENCES SHALL BE A MINIMUM OF 14" HIGH AND SHALL NOT EXCEED 28" HEIGHT. (THE HEIGHT REQUIREMENT IS MEASURED FROM THE GROUND SURFACE TO THE TOP OF THE FENCE; THIS DOES NOT INCLUDE ANCHOR MATERIAL.) THESE HEIGHT REQUIREMENTS ARE DESIGNED TO ACCOMODATE 24" AND 36" SILT FENCE FABRIC.
5. SUPPORT- THE FULL HEIGHT OF THE SILT FENCE SHALL BE SUPPORTED BY 1-1/8" x 1-1/8" AIR OR KILN DRIED POSTS OF HICKORY, OAK, OR EQUIVALENT. THE POSTS SHALL BE 3 FT LONG FOR 24" SILT FENCE AND 4 FT FOR 36" SILT FENCE FABRIC. (AT LEAST 20" OF THE POST SHALL EXTEND INTO THE GROUND AFTER FENCE INSTALLATION.) THE SILT FENCE FABRIC SHALL BE STAPLED, USING AT LEAST 0.5" STAPLES, TO THE UPSLOPE SIDE OF THE POSTS. THE MAXIMUM SPACING OF POSTS FOR NON-WOVEN SILT FENCE, SHALL BE 3 FT. (NO SUPPORT CORD IS REQUIRED FOR THE 3 FT POST SPACING.) THE MAXIMUM POST SPACING FOR NON-WOVEN FABRIC WITH SUPPORT NET AND TOP SUPPORT CORD OR FOR WOVEN FABRIC WITH SUPPORT CORD SHALL BE 8 FT.
6. ANCHORING- THE SILT FENCE FABRIC SHALL BE ANCHORED BY SPREADING AT LEAST 8" OF THE FABRIC IN A 4"x4" TRENCH OR 4" DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. THE TRENCH SHALL BE BACKFILLED AND COMPACTED (SEE DETAIL A).
7. FABRIC SPECIFICATIONS- THE FILTER FABRIC SHALL MEET THE FOLLOWING SPECIFICATIONS:

NONWOVEN SILT FENCE
- A. GRAB STRENGTH: 100 LBS. MINIMUM IN ANY PRINCIPAL DIRECTION (ASTM D4632).
- B. MULLEN BURST: MINIMUM 200 PSI (ASTM D-3786)
- C. EQUIVALENT OPENING SIZE:
  - -BETWEEN 70 AND 140 FOR SOILS WITH MORE THEN 15% BY WEIGHT PASSING A NO. 200 SIEVE.
  - -BETWEEN 20 AND 70 FOR SOILS WITH LESS THAN 15% BY WEIGHT PASSING A NO. 200 SIEVE.
- D. WATER FLOW RATE OF 10 GAL/MIN/SQ FT AT 50 MM CONSTANT HEAD AS DETERMINED BY MULTIPLYING PERMITTIVITY IN 1/SEC AS DETERMINED BY ASTM D-4491 BY A CONVERSION FACTOR OF 74.
- E. ULTRA VIOLET RADIATION STABILITY OF 90%, USING TEST METHOD ASTM D-4355.
- F. FABRIC WITH SUPPORT NETTING SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A 3/4" SPACING OR EQUIVALENT. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED. (NOTE: WHERE POST SPACING IS </=3 FT, SUPPORT CORD IS NOT REQUIRED.)

WOVEN SILT FENCE
- A. GRAB STRENGTH: 100 LBS. MINIMUM IN ANY PRINCIPAL DIRECTION (ASTM D4632).
- B. MULLEN BURST: MINIMUM 200 PSI (ASTM D-3786)
- C. EQUIVALENT OPENING SIZE: BETWEEN 50 AND 140
- D. WATER FLOW RATE OF 10 GPM/SQ FT AT 50 MM CONSTANT HEAD AS DETERMINED BY MULTIPLYING PERMITTIVITY IN 1/SEC AS DETERMINED BY ASTM D-4491 BY A CONVERSION FACTOR OF 74.
- E. ULTRA VIOLET RADIATION STABILITY OF 90%, USING TEST METHOD ASTM D-4355.
- F. A HEAVY DUTY NYLON TOP SUPPORT CORD, SLIP CORD, OR EQUIVALENT IS REQUIRED TO PROVIDE SUPPORT AND PREVENT FENCE SAGGING.

8. DEWATERING- IF DEWATERING IS REQUIRED, DISCHARGE ALL TRENCH WATER INTO A TEMPORARY SETTLING BASIN OR APPROVED SEDIMENT FILTER BAG PRIOR TO RELEASE INTO STORM SEWER OR SWALE PER WDNR TECHNICAL STANDARD 1061.





TEMPORARY GRAVEL TRACKING DRIVE

NOT TO SCALE

WISCONSIN
MARK D. AUGUSTINE
E-31414
WAUKESHA, WI.
PROFESSIONAL ENGINEER

LANDMARK
ENGINEERING SCIENCES, INC.
119 COOLIDGE AVE., SUITE 100, WAUKESHA, WI 53186
PHONE: 414-719-2769
EMAIL: LANDMARK-ENGINEERING@LIVE.COM

ARCE HANDYMAN PROJECT
BLUEMOUND ROAD
PEWAUKEE, WI 53072

PROPOSED LAYOUT

PROJECT #	2737.00
DATE	16 SEP 2019
DRAWN BY	MDA
DESIGNED BY	MDA
REVISIONS	15 DEC 2019
	22 JAN 2020 13 FEB 2020
	06 MAR 2020
SHEET NUMBER	C-6
OF	6 SHEETS

CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 6.

DATE: May 21, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Recommendation to the Common Council for a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for Arce Handyman LLC for Property Located on Bluemound Road From Manufacturing/Fabrication/Warehousing to Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland and Upland Conservancy, and Other Natural Areas (Lot 1); and From Manufacturing/Fabrication/Warehousing to Medium Density Residential (6,500 SQ. Ft. - 1/2 AC./Dwelling Unit) and Floodplains, Lowland and Upland Conservancy, and Other Natural Areas (Lot 2) (PWC 0951995001)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Arce Handyman Draft Ordinance

Arce Handyman Draft Resolution

WAUKESHA COUNTY CITY OF PEWAUKEE STATE OF WISCONSIN

ORDINANCE NO. __-__

AN ORDINANCE TO AMEND THE CITY OF PEWAUKEE 2035 COMPREHENSIVE MASTER PLAN AND NEIGHBORHOOD PLANS 2015-2050 TO CHANGE THE YEAR 2050 LAND USE/TRANSPORTATION PLAN FOR PROPERTY LOCATED ALONG THE EAST SIDE OF COUNTY HIGHWAY JJ (BLUEMOUND ROAD), APPROXIMATELY ONE-EIGHTH MILE SOUTH OF WAMSER DRIVE (TAX KEY NO. 0951995001) FROM MANUFACTURING/FABRICATION/WAREHOUSING TO MANUFACTURING/FABRICATION/WAREHOUSING AND FLOOD PLAINS, LOWLAND & UPLAND CONSERVANCY, AND OTHER NATURAL AREAS (LOT 1 OF CERTIFIED SURVEY MAP NO. _____), MEDIUM DENSITY RESIDENTIAL (6,500 – 1/2 AC. / D.U.) AND FLOOD PLAINS, LOWLAND & UPLAND CONSERVANCY, AND OTHER NATURAL AREAS (OUTLOT 1 OF CERTIFIED SURVEY MAP NO. _____), AND MANUFACTURING/FABRICATION/WAREHOUSING AND FLOOD PLAINS, LOWLAND & UPLAND CONSERVANCY, AND OTHER NATURAL AREAS (OUTLOT 2 OF CERTIFIED SURVEY MAP NO. _____)

WHEREAS, pursuant to Wis. Stat. §§ 62.23(2) and (3) and 66.1001(4), the City of Pewaukee is authorized to prepare and adopt and to amend a comprehensive plan as defined in Wis. Stat. §§ 66.1001(1)(a) and 66.1001(2); and

WHEREAS, Pedro Arce of Arce Handyman, LLC has applied for an amendment to the Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan for property located along the east side of County Highway JJ (Bluemound Road), approximately one-eighth mile south of Wamser Drive (Tax Key No. 0951995001) from Manufacturing/Fabrication/Warehousing to Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Lot 1 of Certified Survey Map No. _____), Medium Density Residential (6,500 SQ. FT. – 1/2 AC. / D.U.) and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Outlot 1 of Certified Survey Map No. _____), and Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Outlot 2 of Certified Survey Map No. _____); and

WHEREAS, the Plan Commission of the City of Pewaukee by a majority vote of the entire Commission on March 19, 2020, recorded in its minutes, has adopted a resolution recommending to the Common Council the adoption of the Ordinance to Amend the City of Pewaukee Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan for property located along the east side of County Highway JJ (Bluemound Road), approximately one-eighth mile south of Wamser Drive (Tax Key No. 0951995001) from Manufacturing/Fabrication/Warehousing

to Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Lot 1 of Certified Survey Map No. _____), Medium Density Residential (6,500 SQ. FT. – 1/2 AC. / D.U.) and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Outlot 1 of Certified Survey Map No. _____), and Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Outlot 2 of Certified Survey Map No. _____); and

WHEREAS, the City of Pewaukee held a public hearing upon this proposed Ordinance, in compliance with the requirements of Wis. Stat. § 66.1001(4)(d); the Common Council having received input from the public at a duly noticed public hearing on April 6, 2020; and

NOW THEREFORE, the Mayor and Common Council of the City of Pewaukee, Wisconsin, do ordain as follows:

SECTION 1: Adoption

The City of Pewaukee Comprehensive Master Plan is hereby amended to change the Year 2050 Land Use/Transportation Plan for property located along the east side of County Highway JJ (Bluemound Road), approximately one-eighth mile south of Wamser Drive (Tax Key No. 0951995001) from Manufacturing/Fabrication/Warehousing to Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Lot 1 of Certified Survey Map No. _____), Medium Density Residential (6,500 SQ. FT. – 1/2 AC. / D.U.) and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Outlot 1 of Certified Survey Map No. _____), and Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Outlot 2 of Certified Survey Map No. _____).

SECTION 2: Document Transmittal

The City Common Council hereby directs the City Clerk/Treasurer to transmit a copy of the amendment as well as a signed copy of both the Resolution No. PC __-__-__ and this Ordinance No. __-__ to the Wisconsin Department of Administration, the Southeastern Wisconsin Regional Planning Commission, the Waukesha Park and Land Use Department, the Pewaukee Public Library and to each town, village and city that abuts the City of Pewaukee.

SECTION 3: Severability

The several sections and portions of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a decision of a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of all other provisions, sections, or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

SECTION 4: Effective Date

This ordinance shall take effect immediately upon passage and posting of publication as provided by law.

Passed and adopted this 6th day of April, 2020.

FOR THE COMMON COUNCIL OF THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

ATTEST:

_____
Steve Bierce, Mayor

_____
Kelly Tarczewski, Clerk/Treasurer

WAUKESHA COUNTY CITY OF PEWAUKEE STATE OF WISCONSIN

RESOLUTION NO. __-__

A RESOLUTION RECOMMENDING THE ADOPTION OF AN ORDINANCE TO AMEND THE CITY OF PEWAUKEE 2035 COMPREHENSIVE MASTER PLAN AND NEIGHBORHOOD PLANS 2015-2050 TO CHANGE THE YEAR 2050 LAND USE/TRANSPORTATION PLAN FOR PROPERTY LOCATED ALONG THE EAST SIDE OF COUNTY HIGHWAY JJ (BLUEMOUND ROAD), APPROXIMATELY ONE-EIGHTH MILE SOUTH OF WAMSER DRIVE (TAX KEY NO. 0951995001) FROM MANUFACTURING/FABRICATION/WAREHOUSING TO MANUFACTURING/FABRICATION/WAREHOUSING AND FLOOD PLAINS, LOWLAND & UPLAND CONSERVANCY, AND OTHER NATURAL AREAS (LOT 1 OF CERTIFIED SURVEY MAP NO. _____), MEDIUM DENSITY RESIDENTIAL (6,500 – 1/2 AC. / D.U.) AND FLOOD PLAINS, LOWLAND & UPLAND CONSERVANCY, AND OTHER NATURAL AREAS (OUTLOT 1 OF CERTIFIED SURVEY MAP NO. _____), AND MANUFACTURING/FABRICATION/WAREHOUSING AND FLOOD PLAINS, LOWLAND & UPLAND CONSERVANCY, AND OTHER NATURAL AREAS (OUTLOT 2 OF CERTIFIED SURVEY MAP NO. _____), PURSUANT TO WIS. STAT. § 66.1001(4)(b)

WHEREAS, pursuant to Wis. Stat. §§ 62.23(2) and (3) and 66.1001(4), the City of Pewaukee is authorized to prepare and adopt and to amend a comprehensive plan as defined in Wis. Stat. §§ 66.1001(1)(a) and 66.1001(2); and

WHEREAS, pursuant to Wis. Stat. § 66.1001(4)(b), the Plan Commission may recommend the amendment of the Comprehensive Master Plan to the Common Council by adopting a resolution by a majority vote of the entire Commission, which vote shall be recorded in the official minutes of the Plan Commission; and

WHEREAS, Pedro Arce of Arce Handyman, LLC has applied for an amendment to the Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan for property located along the east side of County Highway JJ (Bluemound Road), approximately one-eighth mile south of Wamser Drive (Tax Key No. 0951995001) from Manufacturing/Fabrication/Warehousing to Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Lot 1 of Certified Survey Map No. _____), Medium Density Residential (6,500 SQ. FT. – 1/2 AC. / D.U.) and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Outlot 1 of Certified Survey Map No. _____), and Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Outlot 2 of Certified Survey Map No.

_____), such property bearing Tax Key No. 0951995001, more particularly described as follows:

> Lot 1, Outlot 1 and, Outlot 2 of Certified Survey Map No. _____, a redivision of Lot 1 of Certified Survey Map #6860, located in the NW ¼ of the SW ¼ of Section 22, T7N, R19E, City of Pewaukee, Waukesha County, Wisconsin.

WHEREAS, the Plan Commission having determined that the proposed amendment in form and content as presented to the Commission on March 19, 2020, is consistent with the Comprehensive Master Plan's goals, objectives and policies and in proper form and content for adoption by the Common Council as an amendment to the Comprehensive Master Plan, subject to such modifications the Common Council may consider reasonable and necessary, following public hearing, in order to protect and promote the health, safety and welfare of the City of Pewaukee.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Pewaukee, Wisconsin, that the application for and the proposed ordinance to amend the City of Pewaukee Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan for property located along the east side of County Highway JJ (Bluemound Road), approximately one-eighth mile south of Wamser Drive from Manufacturing/Fabrication/Warehousing to Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Lot 1 of Certified Survey Map No. _____), Medium Density Residential (6,500 SQ. FT. – 1/2 AC. / D.U.) and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Outlot 1 of Certified Survey Map No. _____), and Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Outlot 2 of Certified Survey Map No. _____), such property bearing Tax Key No. 0951995001, be and the same is hereby recommended for adoption and incorporation into the Comprehensive Master Plan by the Common Council.:

Passed and adopted this 19th day of March, 2020.

FOR THE PLAN COMMISSION OF THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

ATTEST:

_____
Steve Bierce, Mayor

_____
Kelly Tarczewski, Clerk/Treasurer

CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 7.

DATE: May 21, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Certified Survey Map for Arce Handyman LLC for Property on Bluemound Road for the Purpose of Subdividing an Existing Lot (PWC 0951995001)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Arce Handyman CSM

CERTIFIED SURVEY MAP NO. _____

LOT 1 OF CERTIFIED SURVEY MAP #6860 LOCATED IN THE NW. 1/4 OF THE SW. 1/4 OF SECTION 22, T.7N., R.19E., CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

LANDMARK

ENGINEERING SCIENCES, INC.

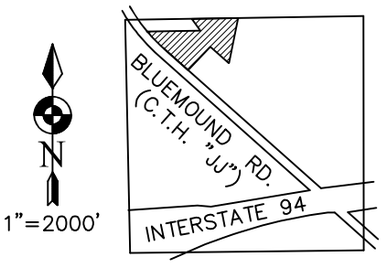
119 COOLIDGE AVE., SUITE 100
WAUKESHA, WI 53186
(414) 719-2769

SURVEYOR:
MARK AUGUSTINE, PLS

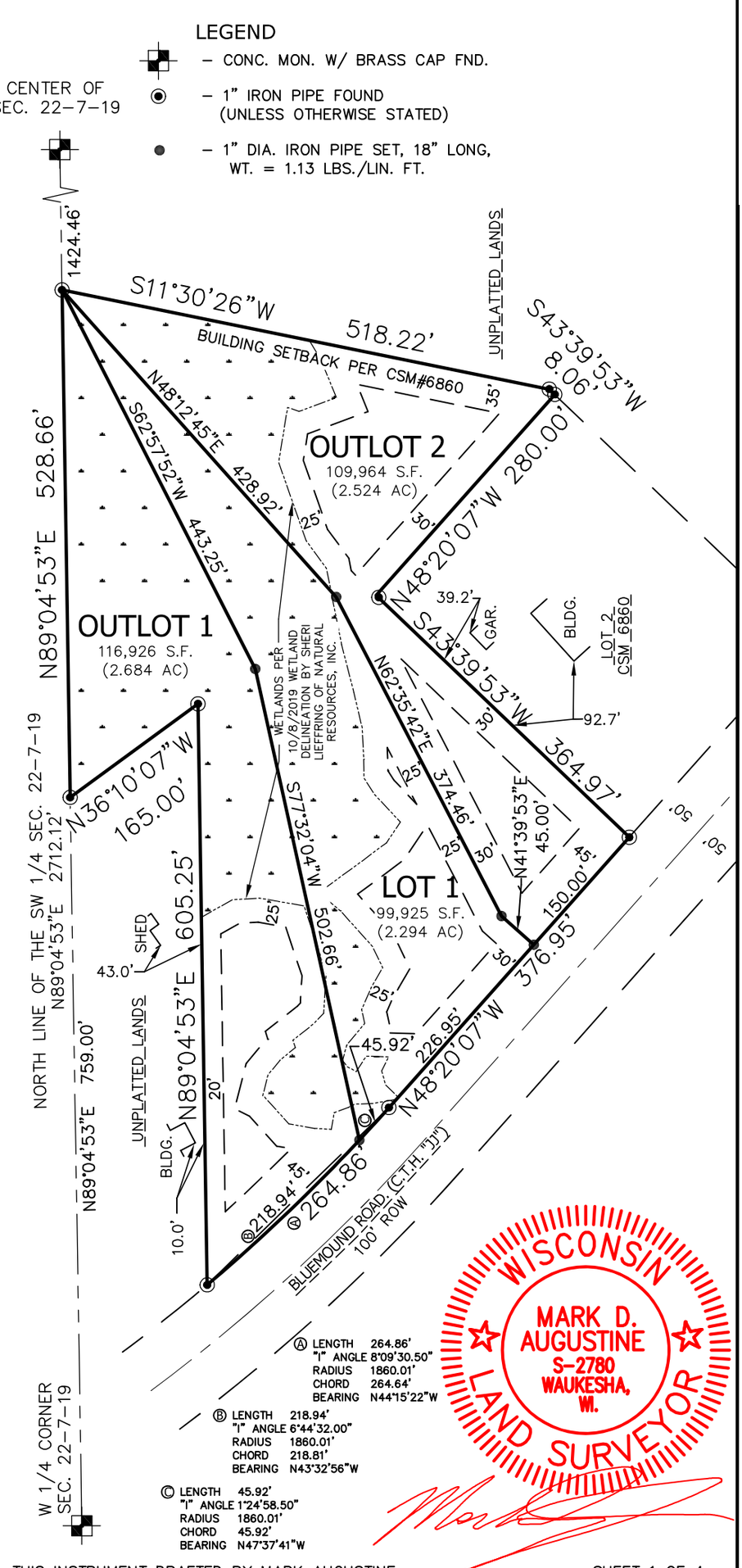
SURVEY FOR:
ARCE HANDYMAN LLC
210 S WASHINGTON AVE
WAUKESHA, WI 53188

PROPERTY:
BLUEMOUND RD
PEWAUKEE, WI 53072

LOCATION MAP



SW. 1/4 SEC. 22-T7N-R19E



Ⓐ LENGTH 264.86'
"I" ANGLE 8°09'30.50"
RADIUS 1860.01'
CHORD 264.64'
BEARING N44°15'22"W

Ⓑ LENGTH 218.94'
"I" ANGLE 6°44'32.00"
RADIUS 1860.01'
CHORD 218.81'
BEARING N43°32'56"W

Ⓒ LENGTH 45.92'
"I" ANGLE 1°24'58.50"
RADIUS 1860.01'
CHORD 45.92'
BEARING N47°37'41"W

SCALE: 1" = 150'

0 75 150 300

BEARINGS ARE REFERENCED TO NAD27, WISCONSIN STATE PLANE, SOUTH ZONE, GRID NORTH ON THE NORTH LINE OF THE SW 1/4 OF SECTION 22-7-19 AS N89°04'53"E.

WISCONSIN
MARK D. AUGUSTINE
S-2780
WAUKESHA, WI.
LAND SURVEYOR

PROJECT #2737.00 THIS INSTRUMENT DRAFTED BY MARK AUGUSTINE SHEET 1 OF 4

CERTIFIED SURVEY MAP NO. _____

LOT 1 OF CERTIFIED SURVEY MAP #6860 LOCATED IN THE NW. 1/4 OF THE SW. 1/4 OF SECTION 22, T.7N., R.19E., CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Mark D. Augustine, Professional Land Surveyor hereby certify;

That I have surveyed, divided and mapped Lot 1 of Certified Survey Map #6860, recorded in the office of the Register of Deeds for Waukesha County, Wisconsin, in Volume 57 of Certified Survey Maps, Page 266, as Document No. 1770058, located in the NW. 1/4 of the SW. 1/4 of Section 22, T.7N., R.19E., City of Pewaukee, Waukesha County, Wisconsin.

Lands containing approximately 326,816 SQ.FT. (7.503 Acres.)

That I have made such survey, land division and Certified Survey Map by the direction of ARCE HANDYMAN LLC, owner of said lands.

That such survey is a correct representation of all the exterior boundaries of the lands surveyed and the division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of the CITY OF PEWAUKEE in surveying, dividing and mapping the same.

Dated this _____ day of _____, 20_____.

_____
Mark Augustine, PLS S-2780

NOTES:

1. EASEMENTS PER KNIGHT BARRY TITLE INC. COMMITMENT NO 974530 DATED JULY 5, 2018 AND REVISED 9/7/18.

HOLDING TANK AGREEMENT PER DOC.#1482194 NOT SHOWN DUE TO BLANKET DESCRIPTION.

2. THE SURVEYOR TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A VISUAL INSPECTION.

4. THE FIELD WORK WAS COMPLETED ON OCTOBER 28, 2019.

CERTIFIED SURVEY MAP NO. _____

LOT 1 OF CERTIFIED SURVEY MAP #6860 LOCATED IN THE NW. 1/4 OF THE SW. 1/4 OF SECTION 22, T.7N., R.19E., CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

ARCE HANDYMAN LLC a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.
ARCE HANDYMAN LLC does further certify that this Certified Survey Map is required by S236.10 or S236.12 to be submitted to the following for approval or objection:

1) CITY OF PEWAUKEE

IN WITNESS WHEREOF, said ARCE HANDYMAN LLC, has caused these presents to be signed by _____, its Member, at _____, Wisconsin, and its corporate seal to be hereunto affixed on this _____ day of _____.

In Presence of:

_____

_____, its Member

STATE OF WISCONSIN)

_____ COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named _____, its Member, of the above named corporation, to me known to be such Member of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

_____

Notary Public

_____ County, Wisconsin

My Commission Expires _____

CONSENT OF CORPORATE MORTGAGEE:

WAUKESHA STATE BANK, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Certified Survey Map, and does hereby consent to the above certificate of LARRY DIETRICH, Owner.

IN WITNESS WHEREOF, said _____ has caused these presents to be signed by _____, its _____, and countersigned by _____, its _____ at _____, Wisconsin, and its corporate seal to be hereunto affixed this _____ day of _____, 20 _____.

In presence of:

_____ _____

_____ _____

STATE OF WISCONSIN)

_____ COUNTY) SS)

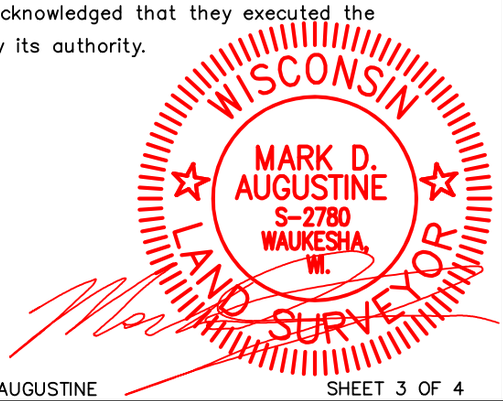
Personally came before me this _____ day of _____, 20 _____, the above named _____, _____, and _____, _____ of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ and _____ of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

_____

Notary Public

_____ County, Wisconsin

My Commission Expires _____



CERTIFIED SURVEY MAP NO. _____

LOT 1 OF CERTIFIED SURVEY MAP #6860 LOCATED IN THE NW. 1/4 OF THE SW. 1/4 OF SECTION 22, T.7N., R.19E., CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

COMMON COUNCIL APPROVAL CERTIFICATE:

Resolved that the Certified Survey Map, in the City of Pewaukee, ARCE HANDYMAN LLC, owner, is hereby approved by the Common Council.

All conditions have been met as of the _____ day of _____, 20___.

Date: _____ Signed_____

Mayor

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Common Council of the City of Pewaukee.

Date: _____ Signed_____

Kelly Tarczewski, City Clerk

PLAN COMMISSION APPROVAL CERTIFICATE:

APPROVED, that the Certified Survey Map, in the City of Pewaukee, ARCE HANDYMAN LLC, owner, is hereby approved by the Plan Commission.

Approved as of the _____ day of _____, 20___.

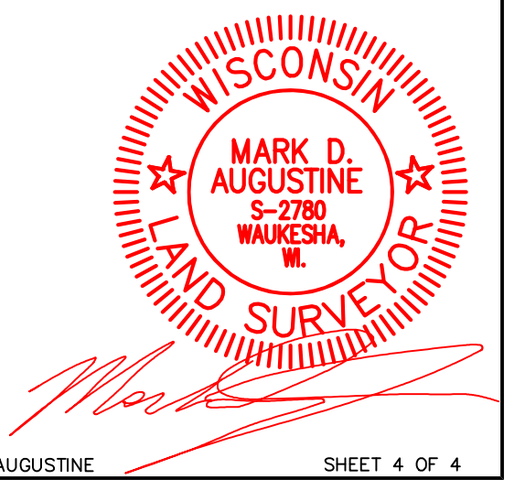
Date: _____ Signed_____

Chairperson

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Plan Commission of the City of Pewaukee.

Date: _____ Signed_____

Kelly Tarczewski, City Clerk



PROJECT #2737.00 THIS INSTRUMENT DRAFTED BY MARK AUGUSTINE SHEET 4 OF 4

CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 8.

DATE: May 21, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit and Site and Building Plans for Arce Handyman LLC for Property Located on Bluemound Road for the Purpose of Constructing a Combined Warehouse/Office Building for a Landscape and Handyman Service Company (PWC 0951995001)

BACKGROUND:

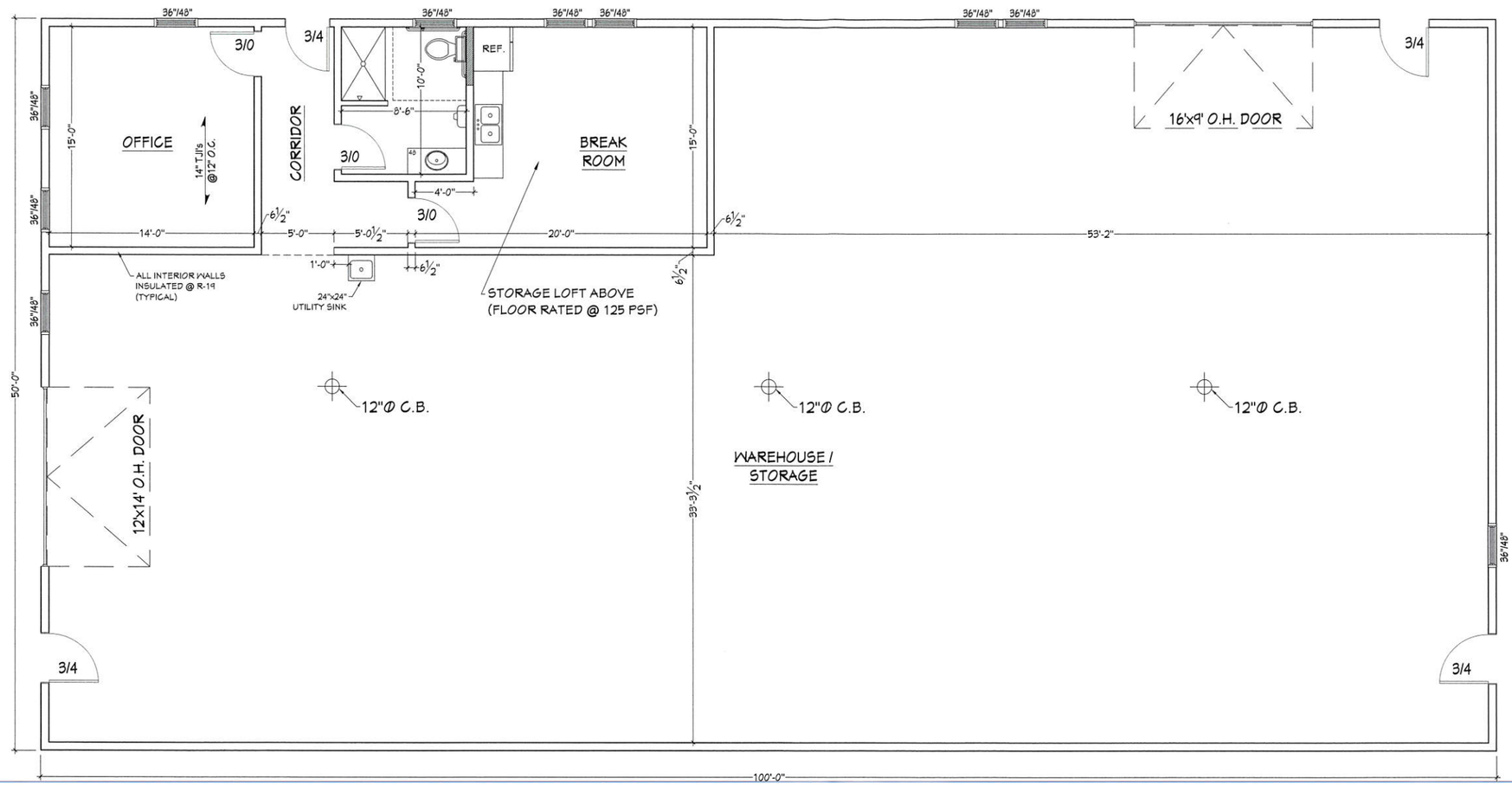
FINANCIAL IMPACT:

RECOMMENDED MOTION:

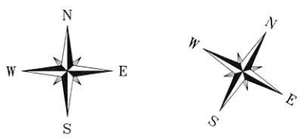
ATTACHMENTS:

Description

Arce Handyman Building Elevations

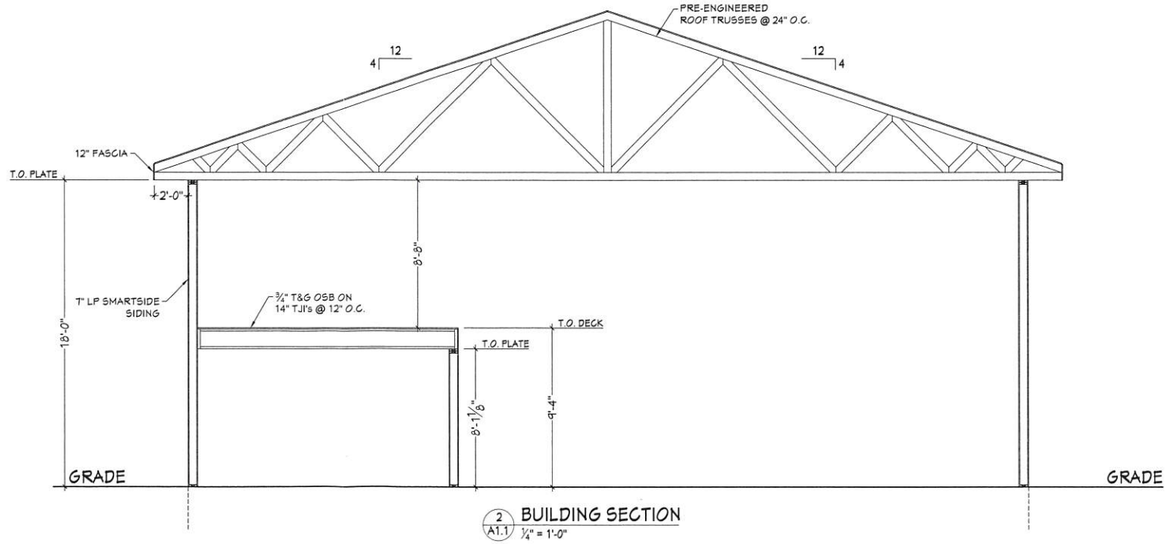


1 A1.1 PROPOSED FLOOR PLAN
¼" = 1'-0" 5,000 GROSS SQ. FT.



PLAN NORTH

TRUE NORTH



2 A1.1 BUILDING SECTION
¼" = 1'-0"

PLAN COMMISSION REVIEW SET - (03-17-20)

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David J. Koscielniak AIA ALA
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Greenfield, Wisconsin 53228
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Project: NEW OFFICE & SHOP BUILDING FOR:
ARCE HANDYMAN SERVICES, LLC
BLUEMOUND ROAD
PEWAUKEE, WISCONSIN

Sheet Title:
PROPOSED FLOOR PLAN & BUILDING SECTION

Revisions:
-
-
-
-
-
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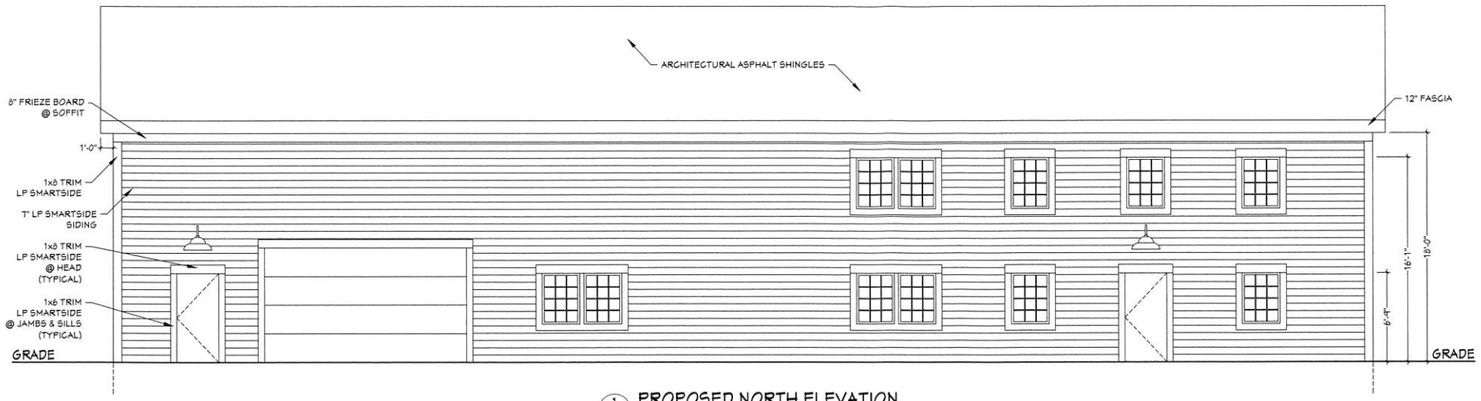
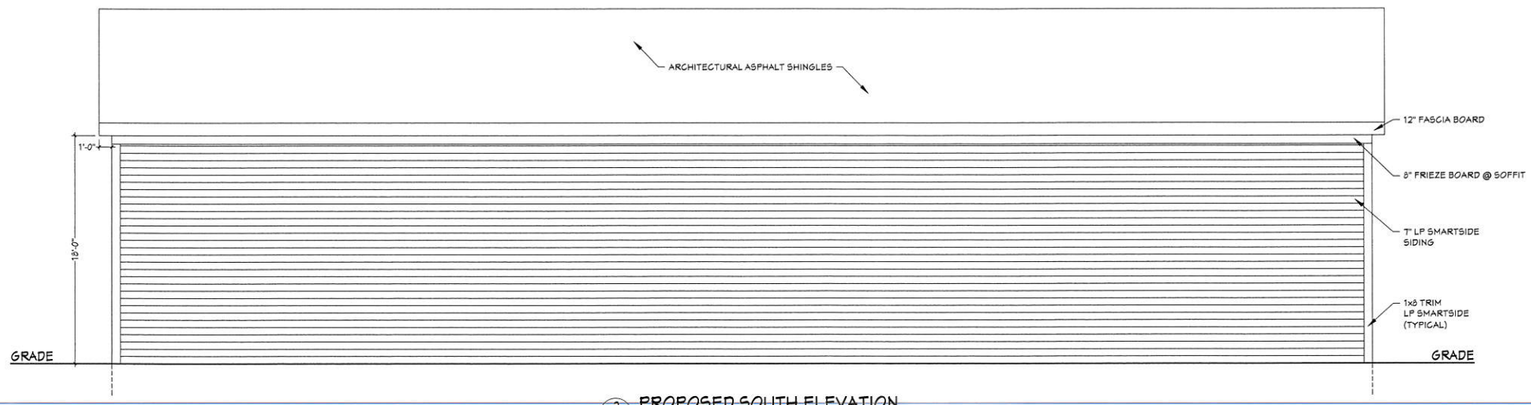
-
-

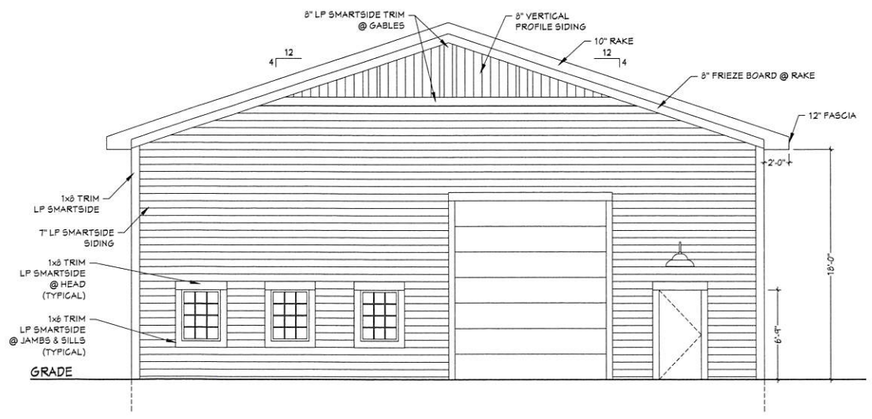
Date: 03/17/20
Job No. 20-108
Sheet No. A1.1



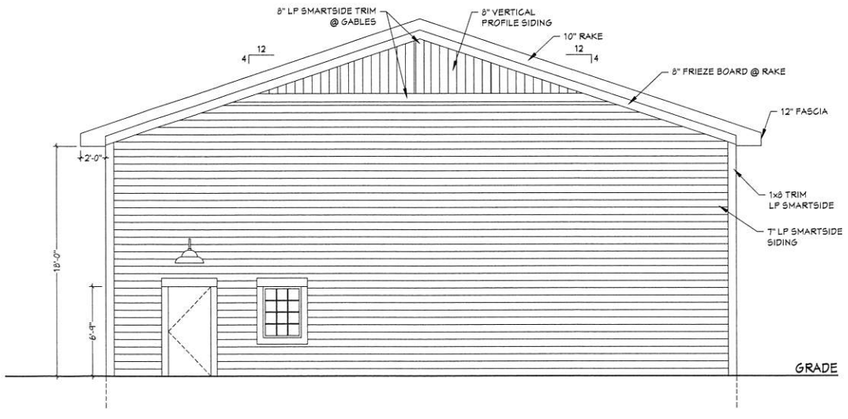
1 A2.0 PROPOSED NORTH ELEVATION
3/16" = 1'-0"



2 A2.0 PROPOSED SOUTH ELEVATION
3/16" = 1'-0"



3 A2.0 PROPOSED WEST ELEVATION
3/16" = 1'-0"



4 A2.0 PROPOSED EAST ELEVATION
3/16" = 1'-0"

PLAN COMMISSION REVIEW SET - (03-17-20)

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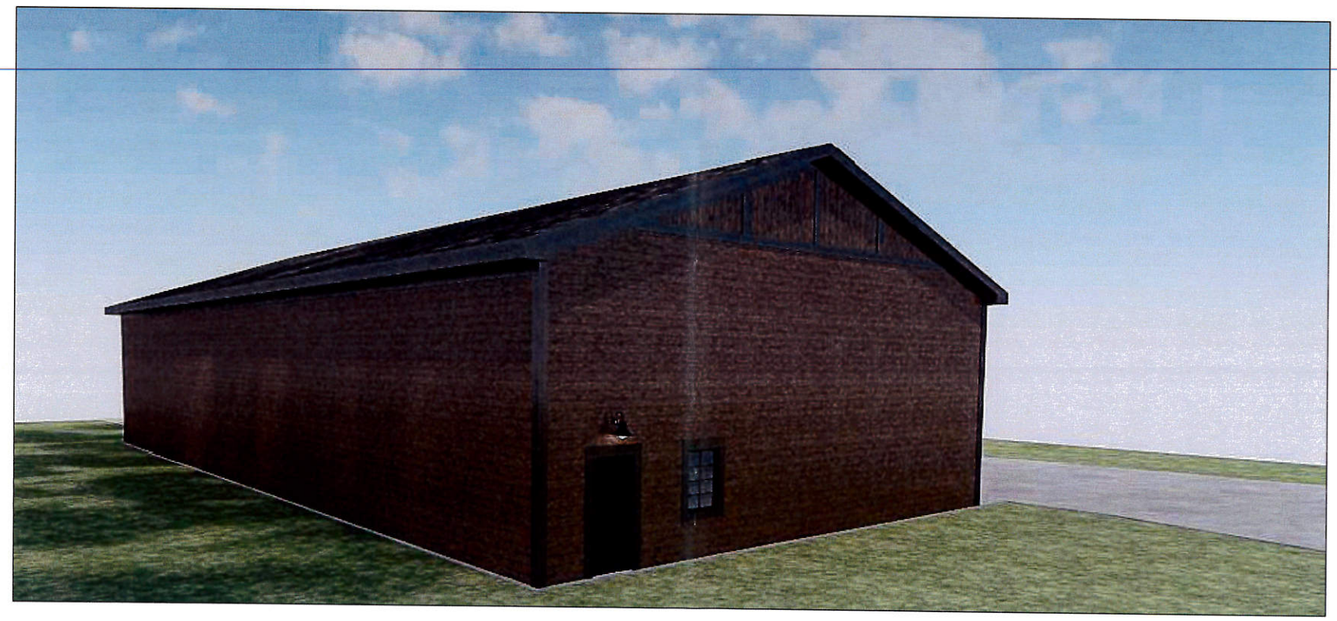
Project: NEW OFFICE & SHOP BUILDING FOR:
ARCE HANDYMAN SERVICES, LLC
BLUEMOUND ROAD
PEWAUKEE, WISCONSIN

Sheet Title:
PROPOSED ELEVATIONS

Revisions:
-
-
-
-
-

Date: 03/17/20
Job No. 20-108
Sheet No. A2.0

1 A2.1 PROPOSED FRONT 3D PERSPECTIVE



2 A2.1 PROPOSED REAR 3D PERSPECTIVE

PLAN COMMISSION REVIEW SET - (03-17-20)

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Project: NEW OFFICE & SHOP BUILDING FOR:
ARCE HANDYMAN SERVICES, LLC
BLUEMOUND ROAD
PEWAUKEE, WISCONSIN

Sheet Title:
PROPOSED 3D PERSPECTIVES

Revisions:
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.
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.

Date: 03/17/20
Job No. 20-108
Sheet No. A2.1

CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 9.

DATE: May 21, 2020

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Green Acres, LLC to rezone Property Located at N28 W25206 Bluemound Road from Rs-3 Single-Family Residential to B-4 Office District and LC Lowland Conservancy for the Purpose of Constructing a 24,000 Square Foot Two-Story Office Building (PWC 0925994004 & PWC 0925990002)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Green Acres Staff Report
Green Acres Rezoning Exhibit
Green Acres LLC Narrative
Green Acres LLC Staff Comment Responses 5.1.20
Green Acres Rezoning Petition
Green Acres Rezoning Map

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 May 21, 2020

Date: May 13, 2020

Project Name: Green Acres, LLC Rezoning, Comprehensive Master Plan Amendment, Certified Survey Map, and Site & Building Plans

Project Address/Tax Key No.: Approximately N28W25206 Bluemound Road /PWC 0925994004 and 0925990002

Applicant: Nelson Williams, Briohn Design Group, LLC

Property Owner: Green Acres, LLC

Current Zoning: Rs-3 Single-Family Residential District

2050 Land Use Map Designation: Medium Density Residential (6,500 SQ. FT. – 1/2 AC. / D.U.)

Use of Surrounding Properties: CTH JJ (Bluemound Road) to the north and east, a small vacant (0.0886-acre) Rs-3 District zoned property to the south, and a State Highway 16 off ramp to the west

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Project Description

The applicant, Briohn Design Group, LLC, filed a Rezoning, Comprehensive Master Plan Amendment, Certified Survey Map, and Site & Building Plans for a proposed office building development for properties located at approximately N28W25206 Bluemound Road.

Rezoning and Comprehensive Master Plan Amendment

The proposed development encompasses two existing properties located along the west side of Bluemound Road, which are both currently zoned Rs-3 Single-Family Residential District. The applicant is proposing to rezone both properties to B-4 Office District to allow the subject office development.

It can be noted that the B-4 Office District Permits the following principal uses and allows other similar uses via Conditional Use.

(1) Administrative and public service offices.
(2) Banks and financial or tax consultants.
(3) Interior decorators.
(4) Professional offices of an architect, landscape architect, lawyer, doctor, dentist, clergy, engineer, or other similarly recognized profession.
(5) Real estate and insurance offices.
(6) Studios for photography, painting, music, sculpture, dance, or other recognized fine art.

The property is currently designated as Medium Density Residential (6,500 SQ. FT. – 1/2 AC./D.U.) on the City's Year 2050 Land Use/Transportation Plan. As zoning and the Comprehensive Master Plan

must be consistent, the applicant is required to amend the future land use designation to Office Commercial, which is consistent with the proposed rezoning request.

Certified Survey Map

The applicant has submitted a Certified Survey Map Application as required by Section 18.0602 to combine the two existing properties. The CSM creates a single parcel of land for development that is 3.1815 acres (138,586 square feet).

The northernmost property (Tax Key No. 0925994004) is currently vacant and was mostly wooded. It has an area of about 1.02 acres. The southern property (Tax Key No. 0925990002) consists of a single-family home and accessory structures and has an area of about 2.16 acres.

Related to the CSM, staff recommends that:

1. *The Certified Survey Map shall be contingent upon City of Pewaukee approval of the Rezoning and Comprehensive Master Plan Amendment Applications submitted as part of the subject development.*
2. *The Certified Survey Map shall include all applicable information as required by Section 18.0603 of the City's Land Division Ordinance.*

Site and Building Plans

The subject properties currently consist of a single-family dwelling, a garage, and a shed which will all be razed as part of this development. The site also contains a wetland at the southwest corner of the property. The wetland will not be disturbed as part of this development. Grading will occur within the wetland setback; however, will not extend into the wetland itself. *Staff recommends that a double layer of silt fencing or orange construction fencing be placed onsite to delineate the wetland and ensure its protection during construction*.

The proposed site and building plans consist of a 24,000 square foot, two-story office building, dumpster enclosure, and associated parking, landscaping, and storm water management facilities. *Staff recommends that the dumpster enclosure be constructed of materials that match the principal building*.

The site plan includes ingress/egress from Bluemound Road that will align with the drive on the east side of Bluemound Road serving the Glen at Parkway Ridge development. The building will be connected to public sewer and water as it is available to the development.

The applicant is proposing 60 parking spaces as part of the initial development. Parking could be expanded in the future by 24 spaces, which is shown as future parking on the site plan. Staff is in favor of showing future parking areas, opposed to paving more parking spaces than needed. In this case, with all of the parking located south of the building, the future parking creates that much larger of a parking area. The allowance of the additional parking, if proposed in the future, should be reviewed and considerations made to screening and landscaping within and around the perimeter of this area, if it is to be allowed at all.

Staff has not made a specific recommendation related to the site layout and building orientation, but the Plan Commission is advised to consider Staff Comment No. 6a. and the applicant's responses, which are included in the packet.

The Landscape Plan includes 38 deciduous trees, 6 evergreen trees, 6 ornamental trees, and 110 shrubs. This is an increase of 37 trees and 64 shrubs following staff comments. Staff is also meeting with the applicant onsite to discuss the possibility of preserving additional mature trees onsite.

The Lighting Plan includes both building and parking lot lighting. The six parking lot lights (Type A) are full cutoff and will not exceed 20-feet in height as required by the City's Zoning Code. The site plan also includes eight bollard style lights (Type B) along the walkway in front of the building. The building will have 13 building lights in total (12 Type C and 1 Type D over the rear service door).

A monument sign is shown on the site plan near the entrance drive adjacent to Bluemound Road. No other sign details have been provided at this time. Signage will be subject to a Sign Permit and compliance with Section 17.0700 of the Zoning Code.

The proposed peak height of the building is about 30-feet, which complies with the B-4 maximum building height of 4-stories or 55-feet. The building primarily consists of fibercement siding. The building also features a two-story glass entry system and stone pilasters. Related to architecture, *staff recommends that the entrance feature be raised further above the roofline and that the rooftop screening match one of the siding colors of the building.*

Staff is also recommending the conditions below in addition to those noted above:

1. *Site and Building Plans shall be contingent upon the approval of the proposed Rezoning, Comprehensive Master Plan Amendment, and Certified Survey Map Applications.*
2. *Final grading, erosion control, storm water management approvals by Engineering Department are required prior to any land disturbing activities.*

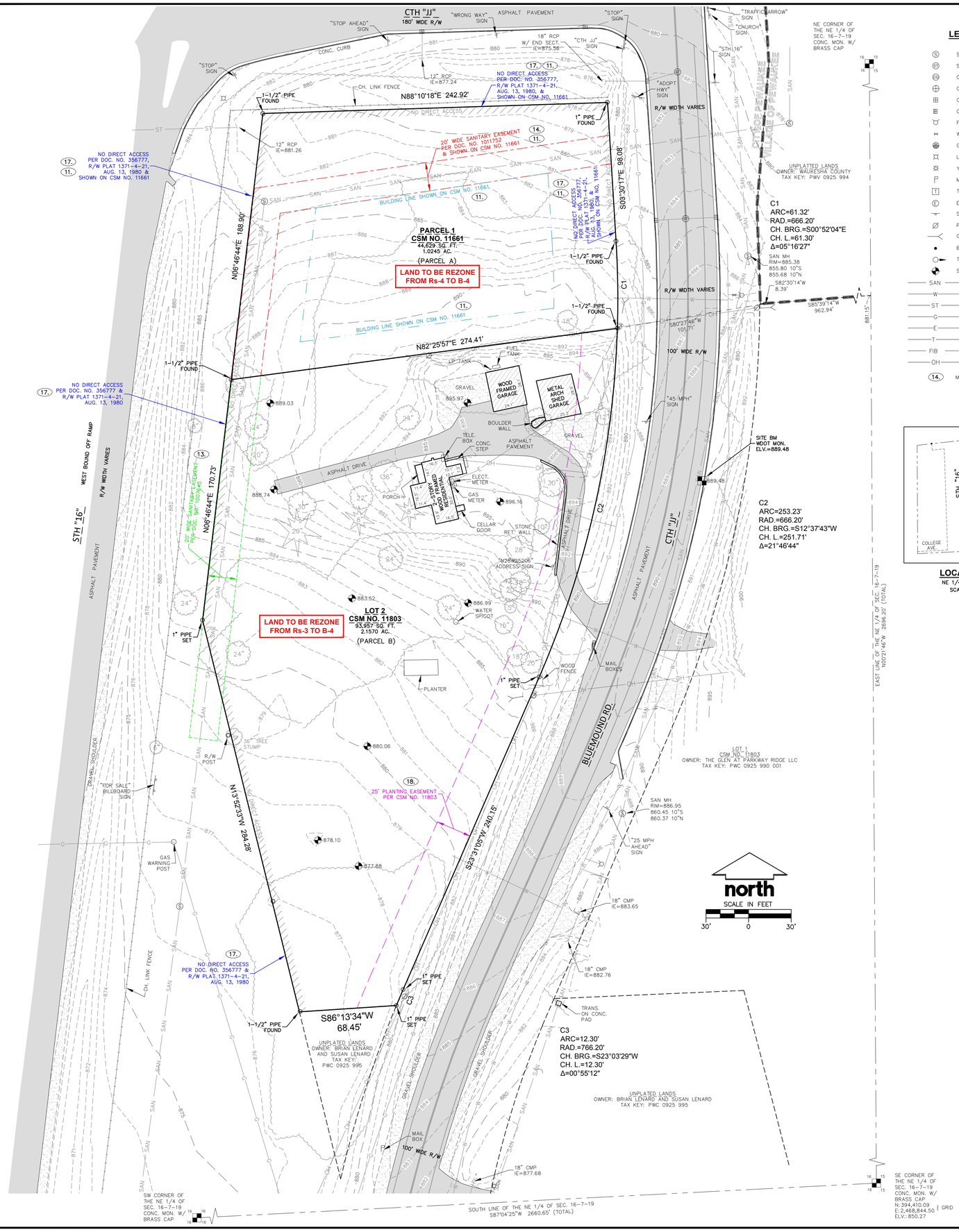
Recommendation

A motion to recommend approval of the proposed Rezoning Application to rezone the properties located at approximately N28W25206 Bluemound Road bearing Tax Key Nos. 0925994004 and 0925990002 from Rs-3 Single-Family Residential District to B-4 Office District, subject to approval of the Comprehensive Master Plan Amendment Application.

A motion to recommend approval of the proposed Comprehensive Master Plan Amendment to amend the Year 2050 Land Use/Transportation Plan for the properties located at approximately N28W25206 Bluemound Road bearing Tax Key Nos. 0925994004 and 0925990002 from Medium Density Residential (6,500 SQ. FT. – 1/2 AC./D.U.) to Office Commercial, subject to approval of the concurrent rezoning request.

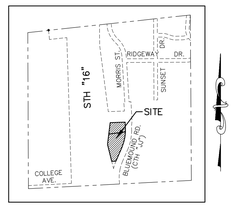
A motion to recommend approval of a 1 Lot Certified Survey Map to combine the two existing parcels into a single lot contingent upon the approval of the concurrent rezoning request, Comprehensive Master Plan Amendment Application, and Site and Building Plans and compliance with Section 18.0603 of the City's Land Division Ordinance.

A motion to approve site and building plans submitted by Briohn Design Group, LLC for the construction of a 24,000 square foot office building in substantial conformance with the plans submitted on May 12, 2020 and subject to the conditions within the Plan Commission staff report dated May 13, 2020.



LEGEND

- SANITARY SEWER MANHOLE
- STORM MANHOLE
- CLEAN OUT
- CATCH BASIN ROUND
- CATCH BASIN SQUARE
- CURB INLET
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- LIGHT POLE
- YARD LIGHT
- MAIL BOX
- TELEPHONE PEDESTAL
- ELECTRICAL MANHOLE
- SIGN
- POWER POLE
- GUY WIRE
- BOLLARD
- TRAFFIC LIGHT
- SOIL BORING
- SAN — SANITARY SEWER
- W — WATER MAIN
- ST — STORM SEWER
- G — UNDERGROUND GAS
- E — UNDERGROUND ELECTRIC
- T — UNDERGROUND TELEPHONE
- FIB — UNDERGROUND FIBER OPTICS
- OH — OVERHEAD UTILITY
- (14.) MAPPED SCHEDULE B-II EXCEPTION



LOCATION MAP
NE 1/4 SEC. 16-7-19
SCALE: 1"=1000'

GENERAL NOTES:

1. Bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone. The south line of the NE 1/4 of Section 16-7-19, was used as S87°04'25"W, and as shown on CSM No. 11661 and CSM No. 11803.
2. Project Conversion Factor: Grid/ 0.99990834 = Ground
3. Vertical Datum NGVD29.

   Reference Benchmark: Southeast corner of the Northeast 1/4 of Section 16-7-19, Concrete monument w/ SEWRPC brass cap, Elevation = 850.27

   Site Benchmark: WDOT Monument located east side of Bluemound Road (CTH "JJ") approximately 120 feet north of the site entrance, Elevation = 889.48
4. Property has vehicular access to Bluemound Road (CTH "JJ"), a public right of way.
5. At the time of this survey, per City of Pewaukee Zoning Map No. 5, Parcel A (Parcel 1 of CSM No. 11661) is zoned Rs-4 (20,000 SF min. area) and Parcel B (Lot 2 of CSM No. 11803) is zoned Rs-3 (1.0 AC. min. area).
6. This ALTA/NSPS Land Title Survey was prepared and based on Chicago Title Insurance Company Commitment No. CO-9696, with Commitment Date December 27, 2019.

TABLE A ITEMS:

2 Observed posted address number:
Parcel A (Parcel 1 of CSM No. 11661) no address number posted
Parcel B (Lot 2 of CSM No. 11803) N28 W25206 Bluemound Rd.

3 At the time of this survey both properties is located within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per FEMA map panel numbers 55133C0203G and 55133C0184G, effective date November 5, 2014.

4 Property areas:
Parcel A (Parcel 1 of CSM No. 11661): 44,629 SF (1.0245 acres)
Parcel B (Lot 2 of CSM No. 11803): 93,957 SF (2.1570 acres)

6 At the time of this survey, zoning letter report was not provided to surveyor, see General Note 5.

9 At the time of this survey, the properties contain NO designated parking stalls.

11 Underground utility locations shown are based on field location markings by "Digger's Hotline", Ticket Nos. 20200605937 and 20200605937 with a start date of February 16, 2020. Underground utility information is shown for informational purposes only, and is not guaranteed to be accurate or all inclusive. The Contractor/Owner is responsible for making his own determination as to the type and location of underground utilities as may be necessary to avoid damage thereto. Contractor/Owner shall call "Digger's Hotline" prior to the start of any construction activities.

16 At the time of this survey, there are no evidence of earth moving work or construction.

17 At the time of this survey, there was no observed evidence of recent street or sidewalk construction or repair.

18 At the time of this survey, there has been NO field delineation of wetlands conducted by a qualified specialist.

SCHEDULE B - SECTION II EXCEPTIONS

1, 5, 6, 7, 8, and 10 Shown if any.

2, 3, 4, 9, 19, and 20 Not survey related.

11. Easements and Restrictions as referenced on the Certified Survey Map No. 11661, recorded in the Register of Deeds office for Waukesha County, on January 26, 2018, as Document No. 4322279, and Certified Survey Map No. 11369, recorded in the Register of Deeds office for Waukesha County, on October 26, 2015, as Docuemnt No. 4173768. (as to Parcel 1)

12. Award of Damages, dated June 23, 1978, and recorded in the Register of Deeds office for Waukesha County, on September 5, 1980, as Document No. 1136406. (as to Tax ID No. PWC 0925-993)
SURVEYORS NOTE: Now part of STH "16" and CTH "JJ" (Bluemound Rd.) public right of way.

13. Easement granted to the Town of Pewaukee, dated July 25, 1977, and recorded in the Register of Deeds office for Waukesha County, on July 26, 1977, as Document No. 1007640. (as to Tax ID No. PWC 0925-993)

14. Award of Damages by Lake Pewaukee Sanitary District recorded on August 19, 1977, in the Register of Deeds for Waukesha County, in Document No. 1011752. (as to Parcel 1)

15. Certificate of Compensation to Parnell C. Ryan and Mairon L. Ryan, his wife, as recorded in the Register of Deeds Office for Waukesha County, on February 1, 1979, as Document No. 1080514. (as to Parcel 1)
SURVEYORS NOTE: Now part of STH "16" and CTH "JJ" (Bluemound Rd.) public right of way.

16. Easement granted to Wisconsin Electric Power Company, as recorded in the Register of Deeds for Waukesha County, on September 20, 1949, as Document No. 329706. (as to Tax ID No. PWC 0925-992)
SURVEYOR'S NOTE: Easement location/description is general and not mappable. Overhead line shown on map.

17. Finding, Determination and Declaration Establishing Certain Controlled-Access Highways in Waukesha County, Wisconsin, dated August 30, 1951, and recorded in the Register of Deeds office for Waukesha County, on September 26, 1951, as Document No. 356777. (as to Tax ID No. PWC 0925-992)

18. Twenty-five foot planting easement as shown on the plat of Certified Survey Map No. 11803, recorded as Document No. 4379502.

LEGAL DESCRIPTION:

(Based on Chicago Title Insurance Company Commitment No. CO-9696, with Commitment Date December 27, 2019.)

PARCEL A:
Parcel 1 of Certified Survey Map No. 11661, recorded January 26, 2018, in Waukesha County Register of Deeds as Document No. 4322279, being a redivision of Lot 1 and 2 of Certified Survey Map No. 11369, as recorded October 26, 2015, being part of the Southeast 1/4 and part of the Southwest 1/4 of the Northeast 1/4 of Section 16, Town 7 North, Range 19 East, in the City of Pewaukee, County of Waukesha, State of Wisconsin.

Tax Key No.: PWC 0925.994.004

PARCEL B:
Lot 2 of Certified Survey Map No. 11803, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 16, Town 7 North, Range 19 East, in the City of Pewaukee, County of Waukesha, State of Wisconsin, recorded on January 16, 2019 in Volume 119 of Certified Survey Maps, Pages 35-40 inclusive, as Document No. 4379502.

2019 Tax Key Nos: part of PWC 0925.990, part of PWC 0925.992 and part of PWC 0925.993
2020 Tax Key No: PWC 0925.990.002

SURVEYOR'S CERTIFICATE:

To Kowal Investment Group, LLC, a Wisconsin limited liability company; Green Acres LLC, a Wisconsin limited liability company; and Chicago Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7a, 7(b)(1), 8, 9, 11, 13, 16, 17 and 18 of Table A thereof. The field work was completed on March 5, 2020.

Date of Map: _____

_____
Rizal W. Iskandarsjach, P.L.S.
Professional Land Surveyor, S-2738
JSD Professional Services, Inc.
W238N1610 Busse Rd., Ste. 100
Waukesha, WI 53188
262-513-0666

REZONING EXHIBIT

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W238 N1610 BUSSE ROAD SUITE 100
WAUKESHA, WISCONSIN 53188
262.513.0666 PHONE | 262.513.1232 FAX
MADISON | MILWAUKEE | CHICAGO
KENOSHA | APPLETON | WAUSAU
www.jsdinc.com

SERVICES PROVIDED TO:

DESIGN GROUP
3885 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD WISCONSIN 53045-1900
(262) 790-0500 PHONE
(262) 790-0505 FAX

PROJECT:
PARCEL 1 OF CSM NO. 11661 & LOT 2 OF CSM NO. 11803

PROJECT LOCATION:
CITY OF PEWAUKEE
WAUKESHA COUNTY, WI

JSD PROJECT NO.: 20-9495

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

SURVEYED BY: JFA/RWI	05-05-20
DRAWN BY: RWI	03-10-20
CHECKED BY: RKW	03-10-20

PLAN MODIFICATIONS:

DIGGERS HOTLINE
Call 811 or (800) 242-8511
Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

SHEET TITLE:
ALTA/NSPS LAND TITLE SURVEY

SHEET NUMBER:
CS-1

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Project Narrative

PROPOSED TWO-STORY 24,000 GROSS SQUARE FOOT OFFICE BUILDING AT N28W25206 BLUEMOUND ROAD, CITY OF PEWAUKEE, WISCONSIN:

Submission information for:
Petition For An Amendment To The Comprehensive Master Plan
Petition For A Rezoning District Map Amendment
Application For Site And Building Plan Review
Application For Minor Land Division / Certified Survey Map

April 6, 2020

Applicant's Contact Person:
Paul Grzeszczak, AIA
Briohn Design Group, LLC
3885 N. Brookfield Road, Suite 200
Brookfield, Wisconsin 53045
(262) 790-0500

Property Owner:
Green Acres LLC
Attn: Matthew Quest
W243N2730 Creekside
Pewaukee, WI
414-640-6288

Site Data:
Land to be rezone from Rs-4 to B-4:
Parcel 1 CSM #11661
Property addresses: not assigned
Tax key numbers: PWC 0925 994 004
Legal description: Parcel 1 of Certified Survey Map No. 11661, recorded January 26, 2018, in Waukesha County Register of Deeds as Document No. 4322279, being a redivision of Lot 1 and 2 of Certified Survey Map No. 11369, as recorded October 26, 2015, being part of the Southeast 1/4 and part of the Southwest 1/4 of the Northeast 1/4 of Section 16, Town 7 North, Range 19 East, in the City of Pewaukee, County of Waukesha, State of Wisconsin.

Land to be rezone from Rs-3 to B-4:
LOT 2 CSM #11803
Property addresses: N28W25206 Bluemound Road
Tax key numbers: PWC 0925 990 002
Legal description: Lot 2 of Certified Survey Map No. 11803, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 16, Town 7 North, Range 19 East, in the City of Pewaukee, County of Waukesha, State of Wisconsin, recorded on January 16, 2019 in Volume 119 of Certified Survey Maps, Pages 35-40 inclusive, as Document No. 4379502.

Current Zoning District:
Parcel 1 – RS-3
Parcel 2 – RS-4
Proposed Re-Zoning to B-4 Office District

Current and Proposed Land Use:
Parcel 1 - Vacant
Parcel 2 - Single family residence
Proposed Amendment to Comprehensive Master Plan: Office Commercial, from the current land use plan for 2035 which indicates Low-Medium Density Residential for these parcels. The initial proposed occupant, occupying the second floor, is a financial consultant, and similar professional offices are anticipated (possibly including expansion space for initial tenant).
PLEASE NOTE: Please accept the client's need to keep the owner and tenant name confidential until the ongoing land purchase and due diligence is completed.

Description of Existing Environmental Features:
Parcels are bounded by Highway 16 to the west, Highway JJ to the north and to the east, and southern boundary is a small triangle of land owned by property owner on east side of Highway JJ. WDNR website shows no delineated wetlands on site and no environmental corridors.
Parcel 1 - The site is partially wooded, slopes to the north.
Parcel 2 – The site is generally open, with an existing house on the northeast edge of the parcel. This is also the high point of the overall site. Site slopes to the south west, toward Highway 16 Right-of-Way. WDNR mapping indicates possible hydric soils at southwest portions Parcel 2.

Projected number of Employees and or customers:
Proposed financial consultant owner/tenant is considering occupying one full floor of the two level building, with space for 25-30 employees and additional room for growth. It is anticipated that the remaining space in the building will accommodate 25-40 employees on the remaining level.

Existing Site:
Total area is 138,591 SF (3.18 acres)

Building Gross Area: 24,000 SF
Building Net Area: 23,170 SF

Building Footprint: 12,163 SF

Parking Proposed:
We are intending an initial impervious area that is 48,127 sf (1.10 acres) and includes 74 parking stalls. Available parking expansion (as needed based on building occupancy) would provide an additional 24 parking stalls, for a final total of 56,614sf (1.30 acres) of impervious area and 98 total parking stalls. Please note that the suggested minimum parking per Section 17.0600 (of 1/200sf plus 1 space per two employees) could be as high as 151 per ordinance, which exceeds all likely scenarios of building use.

Green space ratio:
Based on the impervious areas noted above, we are indicating an initial green space of 90,464sf (2.08 acres), which is 65.3%, and greater than the 40% Minimum Green Space required per ordinance. The green space with parking expansion is 81,977sf (1.88 acres), which is 59.2%, and still greater than the 40% Minimum Green Space required per ordinance.
Storm Water Management:
A Storm Water Management Plan is provided. Please note that there has been additional coordination with the Lake Pewaukee Sanitary District, the State of Wisconsin Department of Transportation, the Waukesha County DPW, and the Waukesha County Airport during the development of the site design and Storm Water Management Plan.

Traffic Generation:
The occurrence of onsite generated peak levels are during typical 8am-5pm weekday business hours, with additional evening and weekend events. Anticipated customer visitations are anticipated to be low during normal work hours for the proposed owner/tenant. Our submission represents a design that has been coordinated with the Waukesha County DPW, and is being coordinated with the entrance drive of the proposed development immediately across Bluemound Road from our development.

Exterior Building Materials and landscape:
We propose to construct a new two story office building with materials used in a contemporary architectural style. See building elevations for preliminary material concepts. The landscape design will provide some definition along the street and along the freeway frontage; landscape plans will be provided for review, and will meet or exceed municipal standards. The existing Parcel 1 has some existing wooded areas that will remain as a buffer along the north edge of the site, along Highway JJ.

Project Schedule:
We intend to proceed with this project as the pace of municipal approval allow. We are scheduled for state plan review on May 20, 2020, and intend to submit for building permit and engineering final reviews immediately afterward. We anticipate that this would have us receiving permits and starting construction mid-July 2020.

Included in-line (in red) are responses to the **4/27/20 Comments and Recommendations**. These items can be covered in more detail during the 2pm 5/6/20 Conference Call.

Date:	April 27, 2020 (comments from Briohn Design Group 05/01/20)
To:	Nelson Williams, Briohn Design Group, LLC (comments from Paul Grzeszczak, AIA, Briohn Design Group)
From:	Nick Fuchs, Planner & Community Development Director
RE:	Green Acres, LLC Rezoning, Comprehensive Master Plan Amendment, Certified Survey Map, and Site & Building Plans

Comments and Recommendations:

Below are comments and recommendations for the proposed building for property located at approximately N28W25206 Bluemound Road (Tax Key Nos. 0925994004 and 0925990002).

1. The proposed office use for the building is a Permitted Use in the B-4 District. Note that if rezoned and the development approved, the specific user(s) will require approval of a Business Plan of Operation Application prior to occupancy. Acknowledged, we will comply.
2. Please update the Rezoning Exhibit from Rs-4 District to Rs-3 District for the northernmost parcel. Please also add language for the proposed Comprehensive Master Plan amendment to the exhibit. Additionally, the zoning on the Site Data Table on Sheet C2.0 needs to be updated. Exhibit and table have been revised.
3. The wetland and 25-foot wetland setback must be shown on all plans (CSM, site, grading, landscape, etc.). Please also include the date and name of the person that completed the delineation. Drawings have been revised to indicate wetland and delineator information.
4. Is grading currently proposed within the wetland? No grading is proposed in the wetland area.
5. Please be aware that according to Section 17.0601c. all open off-street parking areas shall be surfaced with at least three (3) inches of bituminous or concrete pavement over a crushed stone base and at least one-half the thickness of such pavement shall be in place prior to occupancy of the principal structure(s) Acknowledged, we will comply.
6. Generally staff has a concern with the site plan layout and large parking area. Please consider the following suggestions:
    a. Reorient the building to face Bluemound Road, which would allow parking to be split with some in front and additional parking wrapping around the side and/or rear of the building. We will provide a site plan sketch showing a reoriented layout for the purpose of discussion during the conference call. We have considerable concerns with making such a change.
        - Part of the buyer's desire for this site is the hilltop location for the building, and its backdrop of trees behind it, as opposed to a building sitting in a field of asphalt.
        - Having private outdoor space is a critical desire of the owner. Part of the building design is a second level patio deck area that takes advantage of the long views and being tucked up against the existing trees. If we turn the building and place it in the middle, we lose all ability to successfully achieve this.
        - The building placement with the entry element facing south and being on top of the hill allows that elevation to be clearly seen from northbound

traffic on both Hy. 16 and Bluemound Rd. And due to the slope and curve of Bluemound Road, the south facing entry elevation can be seen nicely from a distance. Its placement near the crest of the site also gives it veiled visibility through the trees when approaching on Blumound from the north and over the bridge. If rotated, the front can only be seen from Bluemound Road, which is much less traveled than Hy. 16, and instead you get the back of the building as a Highway 16 view.

- We are working on an option for the conference call, but initial indications are that as such as 20% less parking will fit on the site, yet requiring nearly the same amount of paving.
- The rotated orientation would place the building in a position close to the new entry drive off of Bluemound Road. Since it is aligned with the proposed road to the new residential development across the street, traffic from the residential development will always be aimed at the building. Also, that means that our project blocks the long open view to the west that the residential development would have. And the main views from our project would be down the road into the residential development, versus a long expansive view to the south and west.
- The rotated building concept fights against the natural grade of the site. At the crest of the hill, we can more naturally create a plateau for the building with the current orientation. Rotated, the pad for the building would have a considerable amount of cut/fill, and make parking along the front of the building challenging. This adds cost, and sacrifices functionality. Based on coordination with the County, our entry drive location from Bluemound Road can be in no other place, limiting our layout and grading options.

b. Add landscape islands and plantings within the parking lot. We will provide planted landscape islands.

c. Provide additional landscaping around the perimeter of the parking area for better screening. We will provide additional plantings, coordinated with the City for appropriate quantity and placement.

7. Overall it is recommended that a substantial amount of landscaping be added to the plan. As mentioned above, the parking lot needs to be better screened. Plantings could also be added around the storm water ponds and along the west side of the property. We will provide additional plantings, coordinated with the City for appropriate quantity and placement.
8. Some existing trees are shown on the plans, but none are illustrated or noted on the north side of the property. It appears about half of the wooded area on the north side of the property will be impacted by grading. Was a tree inventory completed for the entire property? Are these mature trees? As much of the treed area on the north side of the property is being disturbed and

further considering Comment No. 5, it is recommended that additional trees be planted to the north of the building to better mitigate impacts to existing trees. Please note that sheet C1.0 reflects the existing individual trees that will be removed, and a "clouded" edge indication of the drip line edge of the broadly wooded areas. Much of the grading proposed north of our building location may be able to occur under the drip line, without the requirement to remove many trees in that northern wooded area. We can determine the number of actual trees over a determined caliper that will need to be removed based on the current plan, and inventory those specifically. And generally speaking, we will provide additional plantings, coordinated with the City for appropriate quantity and placement.

9. There appears to be a service door on the rear of the building. Will there be a walkway that wraps around the building? The service door will open to a sidewalk which then connects to an outdoor patio space at the grade level.
10. Please consider the following suggestions related to the architecture of the building:
    a. The awning above the entrance extends over the coursing of the stone pilaster. Please consider revising, so the architectural elements do not conflict. We will look at the detail and provide a sketch for discussion.
    b. Is there two rows of metal trim on the east elevation at the midpoint? The trim dimension will be the same on all elevations. We have revised and will provide for the discussion.
    c. Consider adding window treatments. Please provide additional guidance during our discussion.
    d. Consider adding variation to the roofline, such as a taller entrance feature. For example, the North Avenue Office Building on North Avenue and San Fernando in Brookfield has three different roof heights along the front of the building. We have modified the elevation to raise the center area of the building, and will provide for the discussion.
11. What is the anticipated value of the proposed development? We will provide the information for the discussion.
12. Please be aware that prior to any land disturbing activities taking place, a storm water management plan and erosion control measures must be approved by the City. As you are aware, storm water reviews my take up to several months to complete. We intend on requesting review of the stormwater management plan as soon as we discuss the items listed above with staff and have a mutual understanding for the changes that are required in order to have an approvable plan.

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

PETITION FOR A REZONING DISTRICT MAP AMENDMENT

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

The undersigned hereby petitions the Common Council of the City of Pewaukee, Waukesha County, Wisconsin to rezone the following property **FROM** RS-4 (for ~~PWC~~ PWC 0925 994 004) RS-3 (for PWC 0925 990 002) zoning district(s) **TO** B-4 Office District zoning district(s):

Legal description of property to be rezoned – Please attach.

Common property description or name: N28W25206 Bluemound Rd

Property Address: N28 W25206 Bluemound Rd **Tax Key Number(s):** PWC 0925 994 004 PWC 0925 990 002

Property owner(s) (Full Legal Name): Green Acres LLC

Owner's Address: W243 N2730 Creekside **City/State/Zip:** Pewaukee, WI 53072

Phone: 414-640-6288 **Email:** mquest@capital-cre.com

This amendment to the zoning map is being proposed in order to Construct a 24,000sf office building.

Applicant (Full Legal Name):

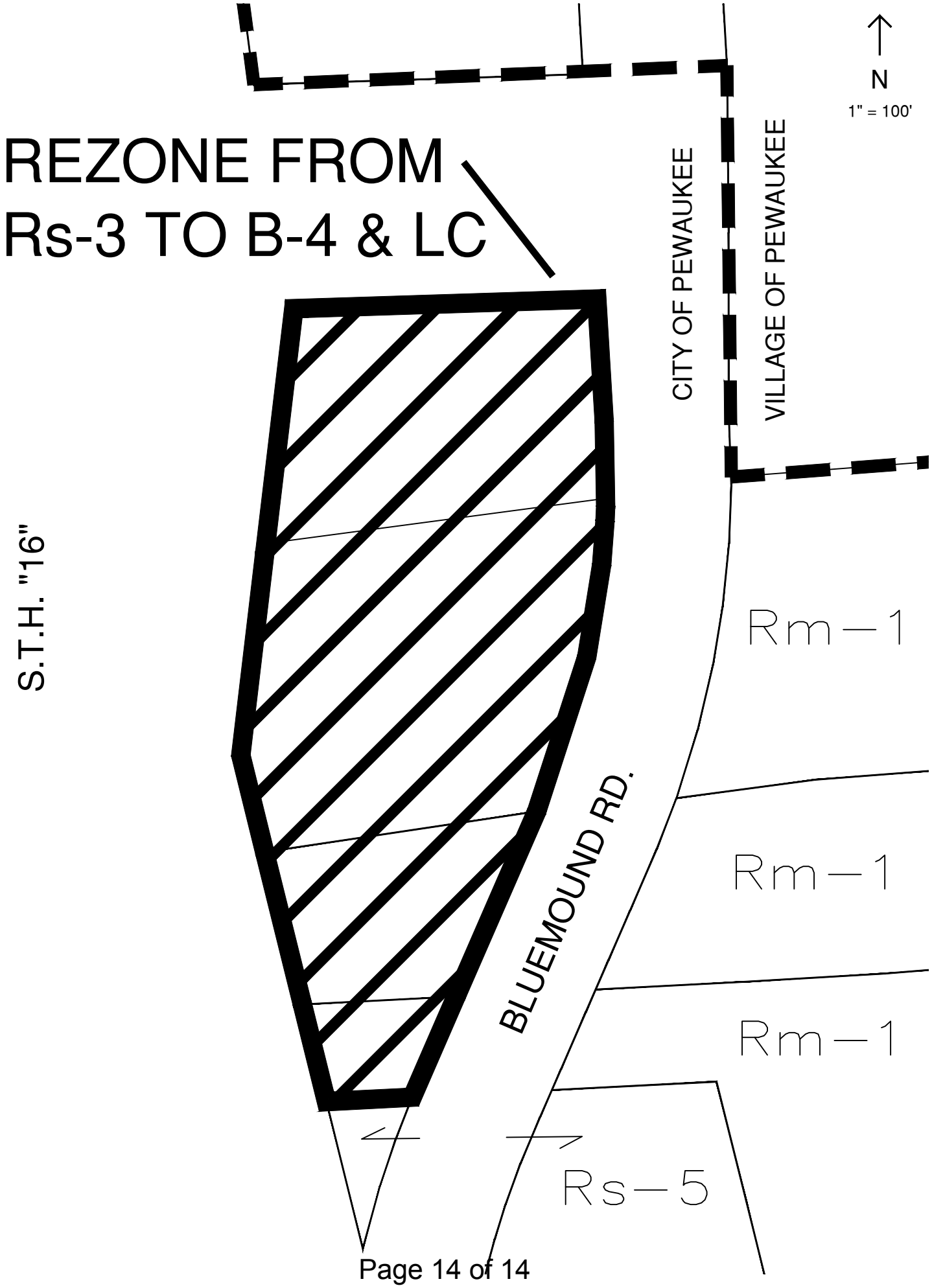
Name: Nelson Williams
Company: Briohn Design Group LLC
Address: 3885 N. Brookfield Rd Suite 200
City/State/Zip: Brookfield WI 53045
Phone: 262 790 0500
Email: nwilliams@briohn.com

Contact Person (Full Legal Name):

Name: Paul Grzeszczak, AIA
Company: Briohn Design Group LLC
Address: 3885 N. Brookfield Rd Suite 200
City/State/Zip: Brookfield WI 53045
Phone: 262 790 0500
Email: paulg@briohn.com

Rezoning submittals must include and be accompanied by the following:

- ☐ This Application form accurately completed with original signatures.
- ☐ Application Filing Fee, payable to the City of Pewaukee:
  - $400.00, plus cost for publication, notice and all attorney fees related to Project
- ☐ Five (5) complete collated sets of Application materials to include:
  - A written project narrative detailing the request and proposed zoning as well as any future development plans or any proposed site or building improvements.
  - A Rezoning Exhibit that illustrates the property boundaries, areas to be rezoned and specifically notes the existing and proposed zoning.
  - Building and Site Plans as may be applicable.
- ☐ All application materials provided in a digital format (Adobe PDF). Materials may be submitted on a USB Flash Drive or emailed to hurd@pewaukee.wi.us.
- ☐ Note twelve (12) additional sets of plans will be required for Plan Commission following staff review of the initial submittal. These plans should be revised in response to staff comments as may be necessary.


REZONE FROM
Rs-3 TO B-4 & LC
N
1" = 100'
CITY OF PEWAUKEE
VILLAGE OF PEWAUKEE
S.T.H. "16"
BLUEMOUND RD.
Rm-1
Rm-1
Rm-1
Rs-5

CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 10.

DATE: May 21, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Recommendation to the Common Council for a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for Green Acres, LLC for Property Located at N28 W25206 Bluemound Road from Medium Density Residential (6,500 SQ. FT. – 1/2 AC. / D. U.) to Office Commercial and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (PWC 0925994004 & PWC 0925990002)

BACKGROUND:

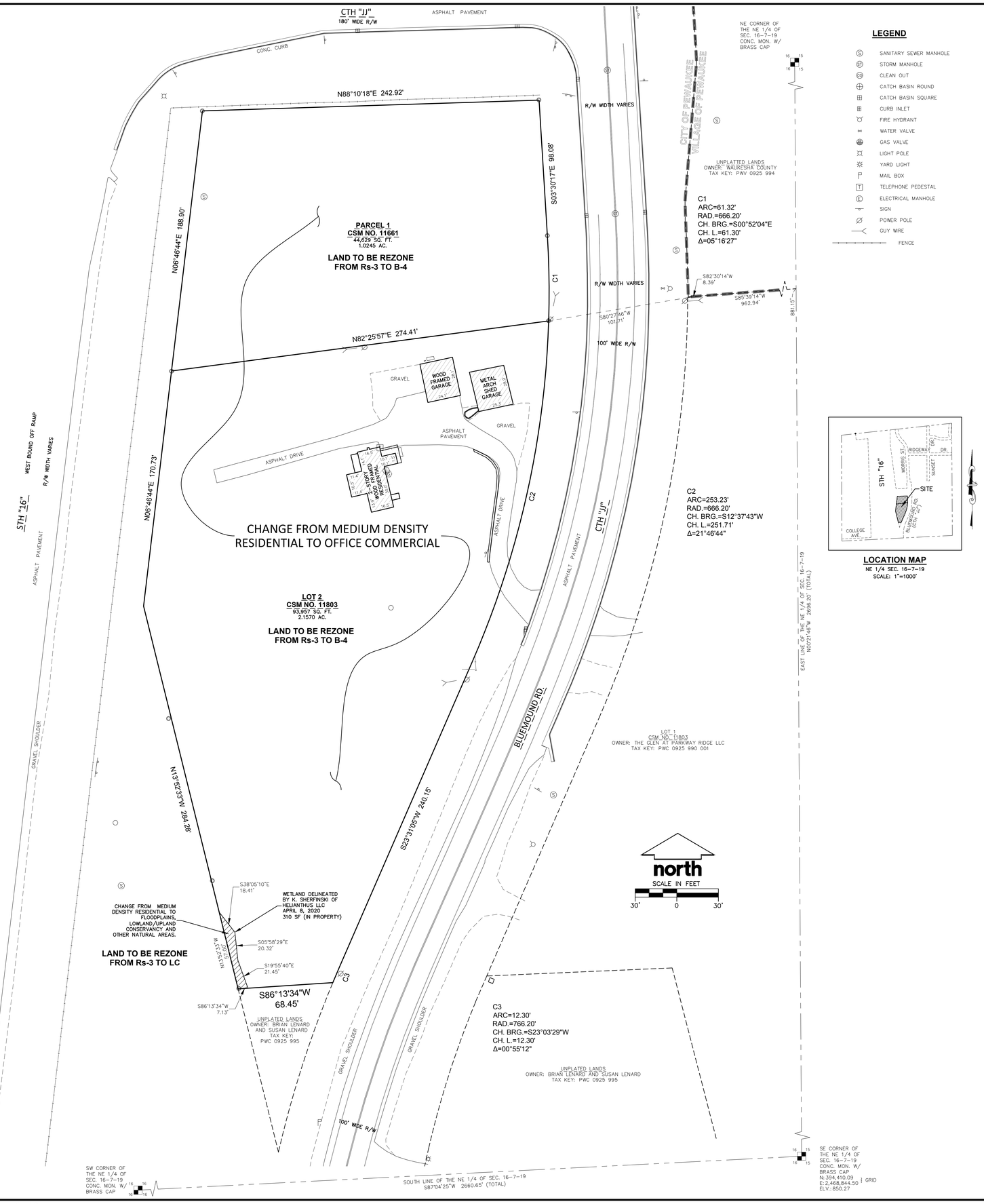
FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Green Acres Comp Plan Exhibit



LEGEND

- SANITARY SEWER MANHOLE
- STORM MANHOLE
- CLEAN OUT
- CATCH BASIN ROUND
- CATCH BASIN SQUARE
- CURB INLET
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- LIGHT POLE
- YARD LIGHT
- MAIL BOX
- TELEPHONE PEDESTAL
- ELECTRICAL MANHOLE
- SIGN
- POWER POLE
- GUY WIRE
- FENCE

LOCATION MAP
NE 1/4 SEC. 16-7-19
SCALE: 1"=1000'

GENERAL NOTES:

1. Bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone. The south line of the NE 1/4 of Section 16-7-19, was used as S87°04'25"W, and as shown on CSM No. 11661 and CSM No. 11803.
2. Project Conversion Factor: Grid/ 0.99990834 = Ground
3. Properties to be combined via future Certified Survey Map

LAND TO BE REZONE FROM Rs-3 TO B-4:

Parcel 1 of Certified Survey Map No. 11661, recorded January 26, 2018, in Waukesha County Register of Deeds as Document No. 4322279, being a redivision of Lot 1 and 2 of Certified Survey Map No. 11369, as recorded October 26, 2015, being part of the Southeast 1/4 and part of the Southwest 1/4 of the Northeast 1/4 of Section 16, Town 7 North, Range 19 East, in the City of Pewaukee, County of Waukesha, State of Wisconsin.

Tax Key No.: PWC 0925.994.004

ALSO;

Lot 2 of Certified Survey Map No. 11803, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 16, Town 7 North, Range 19 East, in the City of Pewaukee, County of Waukesha, State of Wisconsin, recorded on January 16, 2019 in Volume 119 of Certified Survey Maps, Pages 35-40 inclusive, as Document No. 4379502.

EXCEPT lands described below to be rezone as LC, Floodplains, lowland/upland conservancy and other natural areas.

LAND TO BE REZONE FROM Rs-3 TO LC:

Being a part Lot 2 of Certified Survey Map No. 11803, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 16, Town 7 North, Range 19 East, in the City of Pewaukee, County of Waukesha, State of Wisconsin, recorded on January 16, 2019 in Volume 119 of Certified Survey Maps, Pages 35-40 inclusive, as Document No. 4379502, bounder and described as follows:

Commencing and beginning of the southwest corner of said Lot 2, thence North 13°52'33" West along the west line of said Lot 2, 57.00 feet; thence South 38°05'10" East, 18.41 feet; thence South 05°58'29" East, 20.32 feet; thence South 19°55'40" East, 21.48 feet to the south line of said Lot 2; thence South 86°13'34" West along said south line, 7.13 feet to the point of beginning.

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

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- TRANSPORTATION ENGINEERING
- LANDSCAPE ARCHITECTURE

MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD SUITE 100
WAUKESHA, WISCONSIN 53188
262.513.0666 PHONE ▌262.513.1232 FAX

MADISON ▌MILWAUKEE ▌CHICAGO
KENOSHA ▌APPLETON ▌WAUSAU

www.jsdinc.com

SERVICES PROVIDED TO:

DESIGN GROUP
3885 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD WISCONSIN 53045-1900
(262) 790-0500 PHONE
(262) 790-0505 FAX

PROJECT:
PARCEL 1 OF CSM NO. 11661 & LOT 2 OF CSM NO. 11803

PROJECT LOCATION:
CITY OF PEWAUKEE
WAUKESHA COUNTY, WI

JSD PROJECT NO.: 20-9495

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

SURVEYED BY: JFA/RWI		05-05-20
DRAWN BY: RWI		03-10-20
CHECKED BY: RKW		03-10-20

PLAN MODIFICATIONS:

DIGGERS HOTLINE
Call 811 or (800) 242-8511
Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

SHEET TITLE:
RE-ZONING AND COMPREHENSIVE MASTER PLAN ADMENDMENT EXHIBIT

SHEET NUMBER:
EX-1

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 11.

DATE: May 21, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Certified Survey Map for Green Acres, LLC for Property Located at N28 W25206 Bluemound Road for the Purpose of Constructing a 24,000 Square Foot Two-Story Office Building (PWC 0925994004 & PWC 0925990002)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Green Acres CSM

CERTIFIED SURVEY MAP No. _____

ALL THAT PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 11661 AND LOT 2 OF CERTIFIED SURVEY MAP NO. 11803 LOCATED IN THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

PREPARED BY:

JSD Professional Services, Inc.
Engineers • Surveyors • Planners
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
262.513.0666 PHONE | 262.513.1232 FAX

PREPARED FOR:

KOWAL INVESTMENT GROUP LLC
W238N1660 BUSSE ROAD
SUITE 100
WAUKESHA, WI 53188

north
SCALE IN FEET
0' 80'

LEGEND:

- NO ACCESS DOC. NO. 356777
- 1" IRON PIPE FOUND
- SET 1"X18" IRON PIPE SET WT. 1.13 LBS/LIN. FT.

NOTE:

PARCEL 1 OF CSM NO. 11661 RECORDED IN WAUKESHA CO. REGISTER OF DEEDS ON JAN. 26, 2018, AS DOC. NO. 4322279.

LOT 2 OF CSM NO. 11803 RECORDED IN WAUKESHA CO. REGISTER OF DEEDS ON JAN. 16, 2019, AS DOC. NO. 4379502.

C.T.H. "JJ"
180' WIDE R/W

N88°10'18"E 242.92'

S03°30'17"E 98.08'

20' WIDE SANITARY EASEMENT PER DOC. NO. 1011752 & SHOWN ON CSM NO. 11661

NE CORNER OF THE NE 1/4 OF SEC. 16-7-19 CONC. MON. W/ BRASS CAP

R/W WIDTH VARIES

100' WIDE R/W

359.63'

N06°46'44"E

20' WIDE SANITARY EASEMENT PER DOC. NO. 1007640

S.T.H "16" WEST BOUND OFF RAMP R/W WIDTH VARIES

LOT 1
138,586 SF
3.1815 AC

GARAGE TO BE RAZED

SHED TO BE RAZED

N28W25206 RESIDENTIAL TO BE RAZED

C1
ARC=314.55'
RAD.=666.20'
CH. BRG.=S09°59'30"W
CH. L.=311.64'
Δ=27°03'10"

C.T.H. "JJ"

R/W WIDTH VARIES

LOT 1
CSM NO. 11803
OWNER: THE GLEN AT PARKWAY RIDGE LLC
TAX KEY: PWC 0925 990 001

EAST LINE OF THE NE 1/4 OF SEC. 16-7-19
N00°21'46"W 2696.20' (TOTAL)

WISCONSIN
RIZAL W. ISKANDARSJACH
S-2738
MILWAUKEE, WIS.
LAND SURVEYOR

SET

25' PLANTING EASEMENT PER CSM NO. 11803

BLUEMOUND RD.

240.15'

S23°31'05"W

N13°52'33"W 284.28'

WETLAND*
310 SF
(IN PROPERTY)

WET

25'

POB

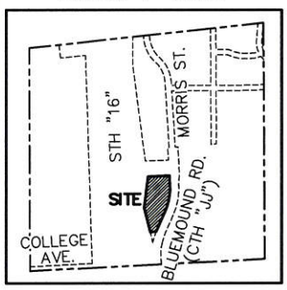
SET

C2

S86°13'34"W 68.45'

C2
ARC=12.30'
RAD.=766.20'
CH. BRG.=S23°03'29"W
CH. L.=12.30'
Δ=00°55'12"

VICINITY MAP
NE 1/4 SEC. 16-7-19
SCALE: 1"=2000'



PLANTING EASEMENT NOTE: THIS STRIP OF LAND RESERVED FOR THE PLANTING OF TREES AND SHRUBS FOR THE PURPOSES OF VISUAL SCREENING. THE BUILDING OF STRUCTURES HEREON IS PROHIBITED, EXCEPT FOR SITE ACCESS PAVING ENTRANCE, MON. SIGN, AND STO. CULVERTS.

BEARING BASIS:

ALL BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. THE S. LINE OF THE NE 1/4 OF SEC 16-7-19, WAS USED AS S87°04'25"W.

PROJECT CONVERSION FACTOR:
GRID/0.999908351 = GROUND

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

ALL MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE-HUNDREDTH OF A FOOT.

ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE SECOND.

UNPLATED LANDS
OWNER: BRIAN LENARD AND SUSAN LENARD
TAX KEY: PWC 0925 995

N13°52'33"W 381.40'

100' WIDE R/W

SE CORNER OF THE NE 1/4 OF SEC. 16-7-19 CONC. MON. W/ BRASS CAP
N: 394,410.09
E: 2,468,844.50
ELV.: 850.27
} GRID

SW CORNER OF THE NE 1/4 OF SEC. 16-7-19 CONC. MON. W/ BRASS CAP

1208.46'

SOUTH LINE OF THE NE 1/4 OF SEC. 16-7-19
S87°04'25"W 2660.65' (TOTAL)

*WETLAND DELINEATED BY KRISTI SHERFINSKI OF HELIANTHUS LLC, APRIL 8, 2020.

DATED THIS ____ DAY OF MAY, 2020
THIS INSTRUMENT WAS DRAFTED BY RIZAL W. ISKANDARSJACH, S-2738

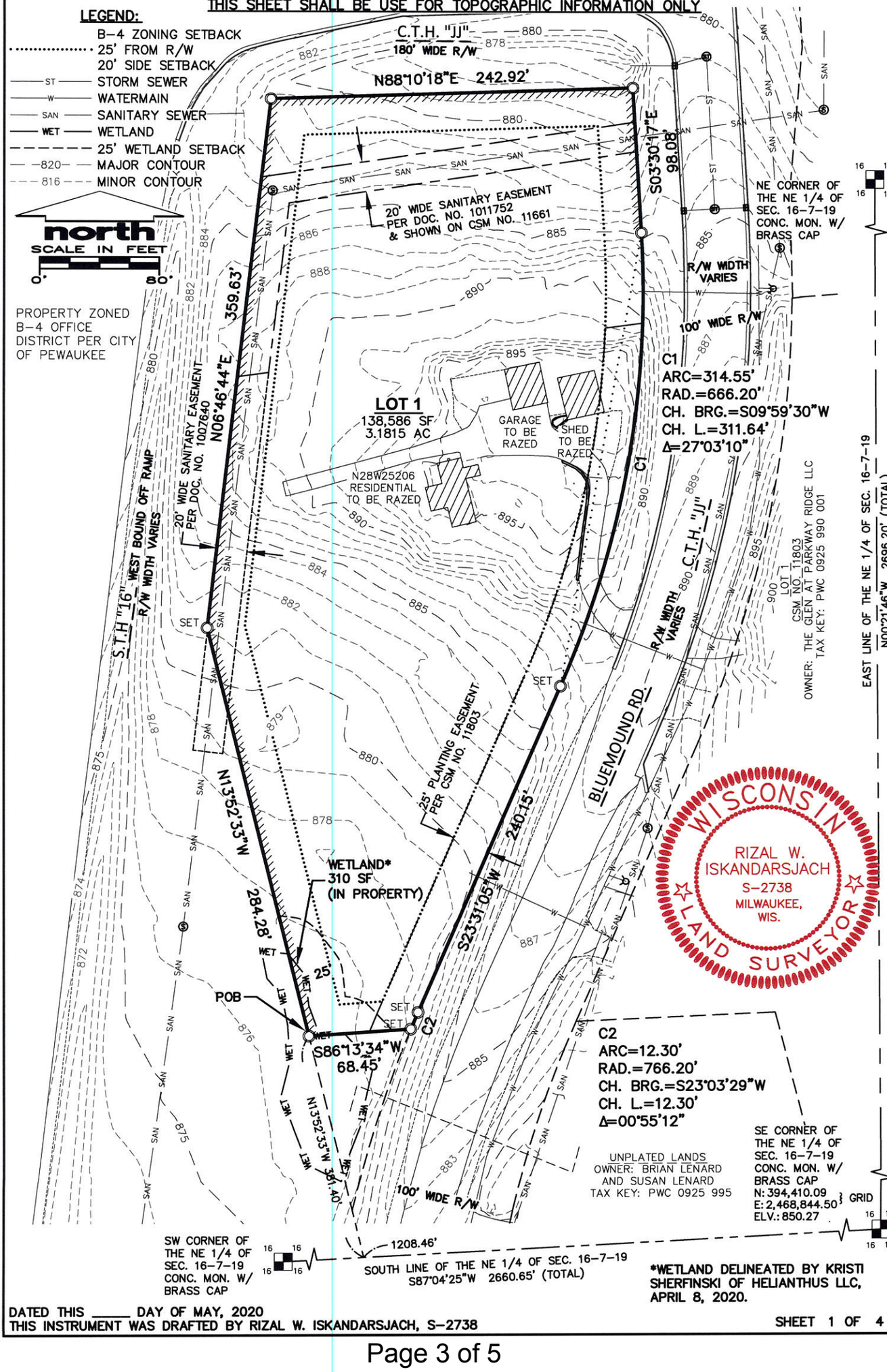
SHEET 1 OF 4

R:\2020\20495\DWG\20-9495 CSM.dwg

CERTIFIED SURVEY MAP No. _____

ALL THAT PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 11661 AND LOT 2 OF CERTIFIED SURVEY MAP NO. 11803 LOCATED IN THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

THIS SHEET SHALL BE USE FOR TOPOGRAPHIC INFORMATION ONLY



*WETLAND DELINEATED BY KRISTI SHERFINSKI OF HELIANTHUS LLC, APRIL 8, 2020.

DATED THIS _____ DAY OF MAY, 2020
THIS INSTRUMENT WAS DRAFTED BY RIZAL W. ISKANDARSJACH, S-2738

SHEET 1 OF 4

R:\2020\209495\DWG\20-9495 CSM.dwg

CERTIFIED SURVEY MAP No. _____

ALL THAT PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 11661 AND LOT 2 OF CERTIFIED SURVEY MAP NO. 11803 LOCATED IN THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

State of Wisconsin)
) SS
Waukesha County)

I, Rizal W. Iskandarsjach, Professional Land Surveyor, do hereby certify that I have surveyed, divided, and mapped all of Parcel 1 of Certified Survey Map No. 11661 and Lot 2 of Certified Survey Map No. 11803 located in the Southwest 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 16, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the southeast corner of the Northeast 1/4 of said Section 16; thence South 87°04'25" West along the south line of said Northeast 1/4 section, 1208.46 feet; thence North 13°52'33" West, 381.40 to the southwest corner of said Lot 2 the point of beginning;

Thence continuing North 13°52'33" West along the easterly line of State Trunk Highway "16", 284.28 feet; thence North 06°46'44" East along said easterly line, 359.63 feet to the southerly line of County Trunk Highway "JJ"; thence North 88°10'18" East along said southerly line, 242.92 feet to the westerly line of Bluemound Road (County Trunk Highway "JJ"); thence South 03°30'17" East along said westerly line, 98.08 feet to a point on a curve; thence southwesterly 314.55 feet along the arc of said curve to the right whose radius is 666.20 feet and whose chord bears South 09°59'30" West, 311.64 feet to a tangent point; thence South 23°31'05" West along said westerly line, 240.15 feet to a point of curve, thence southwesterly 12.30 feet along the arc of said curve to the left whose radius is 766.20 feet and whose chord bears South 23°03'29" West, 12.30 feet; thence South 86°13'34" West, 68.45 feet to point of beginning.

Containing in all 138,586 square feet (3.1815 acres) of land, more or less.

All subject to easements and restrictions of record and potential future road widening and government restrictions, if any.

That I have made such survey, land division, and map by the direction of KOWAL INVESTMENT GROUP LLC, owner said lands.

That such map is a correct representation of all exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the regulations of the City of Pewaukee in surveying, dividing and mapping the same.

DATED THIS _____ DAY OF MAY, 2020

_____
Rizal W. Iskandarsjach, P.L.S.
Professional Land Surveyor, S-2738

THIS INSTRUMENT WAS DRAFTED BY RIZAL W. ISKANDARSJACH, S-2738

SHEET 1 OF 4

R:\2020\209495\DWG\20-9495 CSM.dwg

CERTIFIED SURVEY MAP No. _____

ALL THAT PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 11661 AND LOT 2 OF CERTIFIED SURVEY MAP NO. 11803 LOCATED IN THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

OWNER'S CERTIFICATES

KOWAL INVESTMENT GROUP, LLC, as owner, do hereby certify that said company caused the land described in the foregoing affidavit of Rizal W. Iskandarsjach, to be surveyed, divided, and mapped as represented on this map, in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and the regulations of the City of Pewaukee in surveying, dividing and mapping the same.

KOWAL INVESTMENT GROUP, LLC

_____(sign) _____
_____(print) Date
_____(title)

State of Wisconsin)
) SS
_____ County)

Personally came before me this _____ day of _____, 2020, the above named _____, as the _____ of the above named company and acknowledged that they executed the foregoing instrument as such officers as the deed of said company, as Manager, by its authority.

_____(sign)
_____(print)
Notary Public, _____ County, _____
My Commission Expires _____

PLAN COMMISSION APPROVAL

This Certified Survey Map is hereby approved by the Plan Commission of the City of Pewaukee, on this _____ day of _____, 2020.

_____ _____
Steve Bierce, Chairperson Date

_____ _____
Brandon Bergman, Secretary Date

COMMON COUNCIL APPROVAL

This Certified Survey Map is approved and dedication accepted by the Common Council of the City of Pewaukee, on this ____ day of _____, 2020.

_____ _____
Steve Bierce, Mayor Date

_____ _____
Kelly Tarczewski, Clerk /Treasurer Date

WISCONSIN
RIZAL W. ISKANDARSJACH
S-2738
MILWAUKEE, WIS.
LAND SURVEYOR

DATED THIS _____ DAY OF MAY, 2020
THIS INSTRUMENT WAS DRAFTED BY RIZAL W. ISKANDARSJACH, S-2738

SHEET 1 OF 4

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CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 12.

DATE: May 21, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding the Site and Building Plans for Green Acres, LLC for Property Located at N28 W25206 Bluemound Road for the Purpose of Constructing a 24,000 Square Foot Two-Story Office Building (PWC 0925994004 & PWC 0925990002)

BACKGROUND:

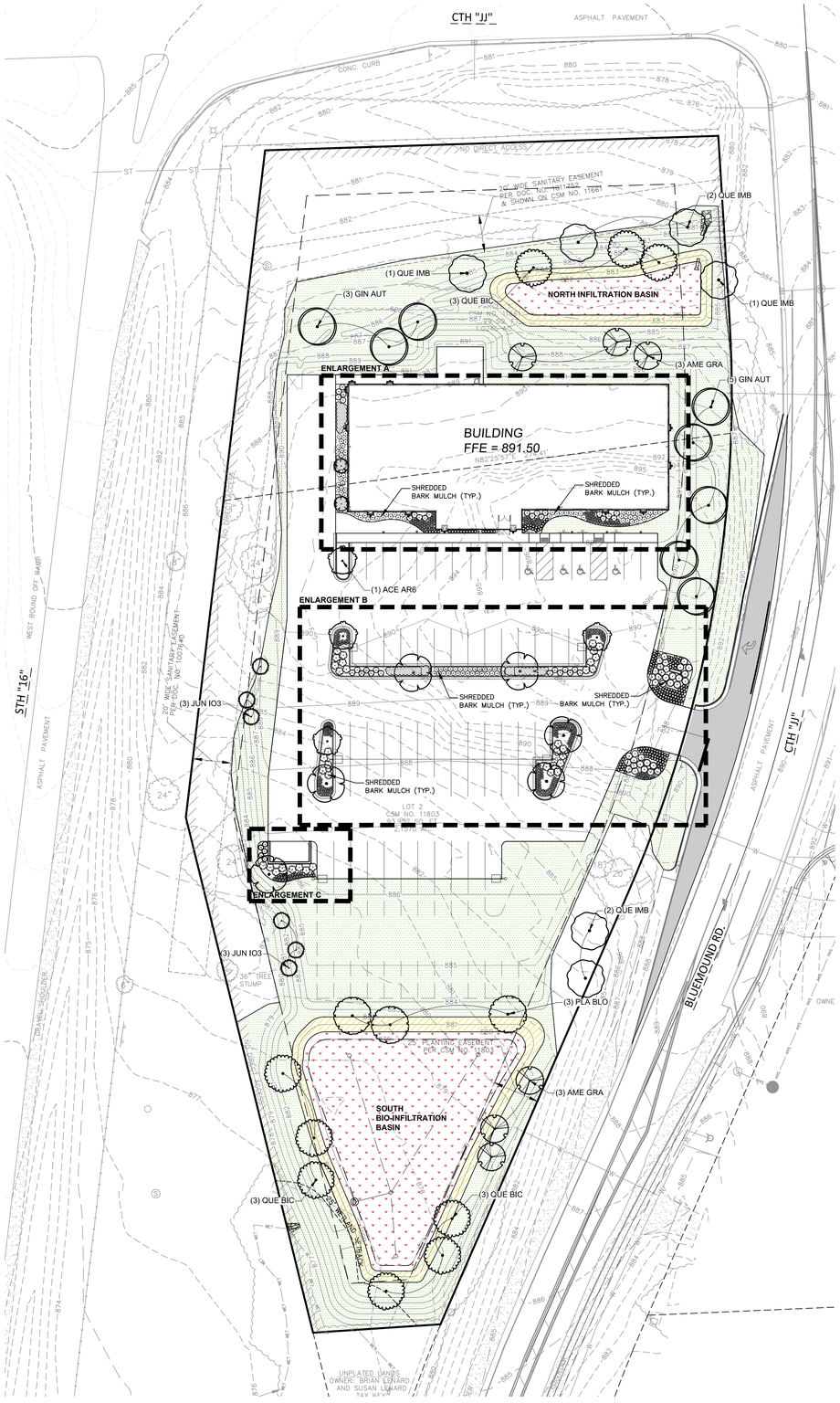
FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Green Acres Landscape Plan
Green Acres Civil Set
Green Acres Erosion Control
Green Acres Exterior Elevation
Green Acres Exterior Lighting
Green Acres Ground Floor Plan
Green Acres Lighting Plan
Green Acres Rendering 1
Green Acres Second Floor Plan



north

SCALE IN FEET

30' 0 30'

PLANT SCHEDULE

DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	ROOT CONDITION	SIZE AT PLANTING		QTY
	ACE AR6	Acer x freemanii 'Armstrong' / Armstrong Freeman Maple	B & B	3"Cal		4
	GIN AUT	Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Maidenhair Tree	B & B	3"Cal		8
	LIQ SLE	Liquidambar styraciflua 'Slender Silhouette' / Columnar Sweet Gum	B & B	3"Cal		2
	PLA BLO	Platanus x acerifolia 'Bloodgood' / London Plane Tree	B & B	3"Cal		3
	QUE BIC	Quercus bicolor / Swamp White Oak	B & B	3"Cal		9
	QUE IMB	Quercus imbricaria / Shingle Oak	B & B	3"Cal		6
	ULM VAL	Ulmus americana 'Valley Forge' / American Elm	B & B	3"Cal		6
EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	ROOT CONDITION	SIZE AT PLANTING		QTY
	JUN IO3	Juniperus chinensis 'Iowa' / Iowa Juniper	B & B	5' Min Ht.		6
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	ROOT CONDITION	SIZE AT PLANTING		QTY
	AME GRA	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	5-6 ft. tall		6
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE AT PLANTING		QTY
	CLE SIX	Clethra alnifolia 'Sixteen Candles' / Summersweet Clethra	#05/5 gal.			29
	ITE NNG	Itea virginica 'SMNIVDFC' TM / Scentlandia Virginia Sweetspire	#03/3 gal.			5
	RHU GRO	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	#05/5 gal.			36
	ROS 378	Rosa x 'Radrazz' TM / Knock Out Shrub Rose	#05/5 gal.	24" Min. Ht.		17
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE AT PLANTING		QTY
	JUN HUG	Juniperus horizontalis 'Hughes' / Hughes Creeping Juniper	#05/5 gal.			18
	THU HOL	Thuja occidentalis 'Holmstrup' / Holmstrup Cedar	B & B	4' Ht.		5
ORNAMENTAL GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE AT PLANTING		QTY
	SCH CAR	Schizachyrium scoparium 'Carousel' / Carousel Little Bluestem	#01/1 gal.			97
PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE AT PLANTING		QTY
	ACH MZ0	Achillea millefolium 'Moonshine' / Yarrow	#01/1 gal.			29
	HEM S97	Hemerocallis x 'Stella D'Oro' / Stella D'Oro Daylily	#01/1 gal.			186
	SAL HIL	Salvia nemorosa 'Blue Hill' / Woodland Sage	#01/1 gal.			286
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE AT PLANTING	SPACING	QTY
	VIN DAR	Vinca minor 'Dart's Blue' / Dart's Blue Periwinkle	01/#1 Gal.		18" o.c.	363 sf

LEGEND

- KENTUCKY BLUEGRASS BLEND (SEED)
- NATIVE SEED MIX 1
- NATIVE SEED MIX 2

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
4. DRAWING FOR REVIEW – NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
6. REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN
7. CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
8. DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION, AND FINISH GRADING ARE COMPLETE

DRAFT - NOT FOR CONSTRUCTION

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

SHEET TITLE
LANDSCAPE PLAN

PROPOSED OFFICE BUILDING
BLUEMOUND ROAD
PEWAUKEE, WI

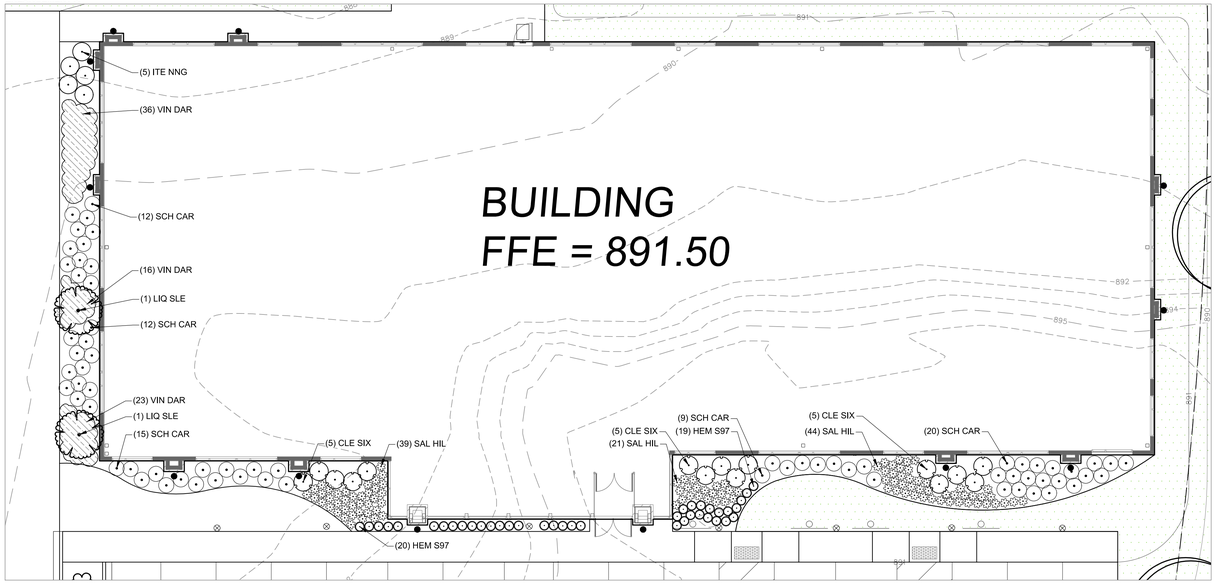
REVISION #1: CITY PLANNER COMMENTS 05/11/20

JOB:	20-9495
DRAWN:	SCD
CHECKED:	
DATE:	04/06/20
SHEET:	L1.0

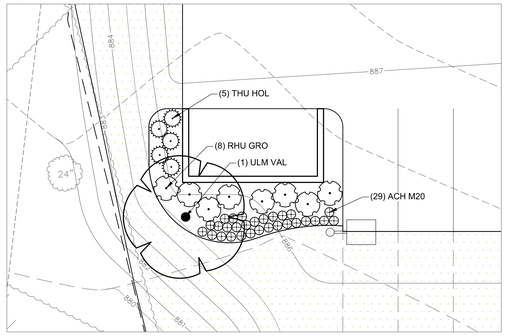
DIGGERS HOTLINE
Call 811 or (800) 242-8511
Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners
MILWAUKEE REGIONAL OFFICE
W238N1610 BUSSE RD. SUITE 100
WAUKESHA, WISCONSIN 53188
262.513.0666 PHONE | 262.513.1232 FAX
www.jsdinc.com
JSD JOB NO.: 20-9495

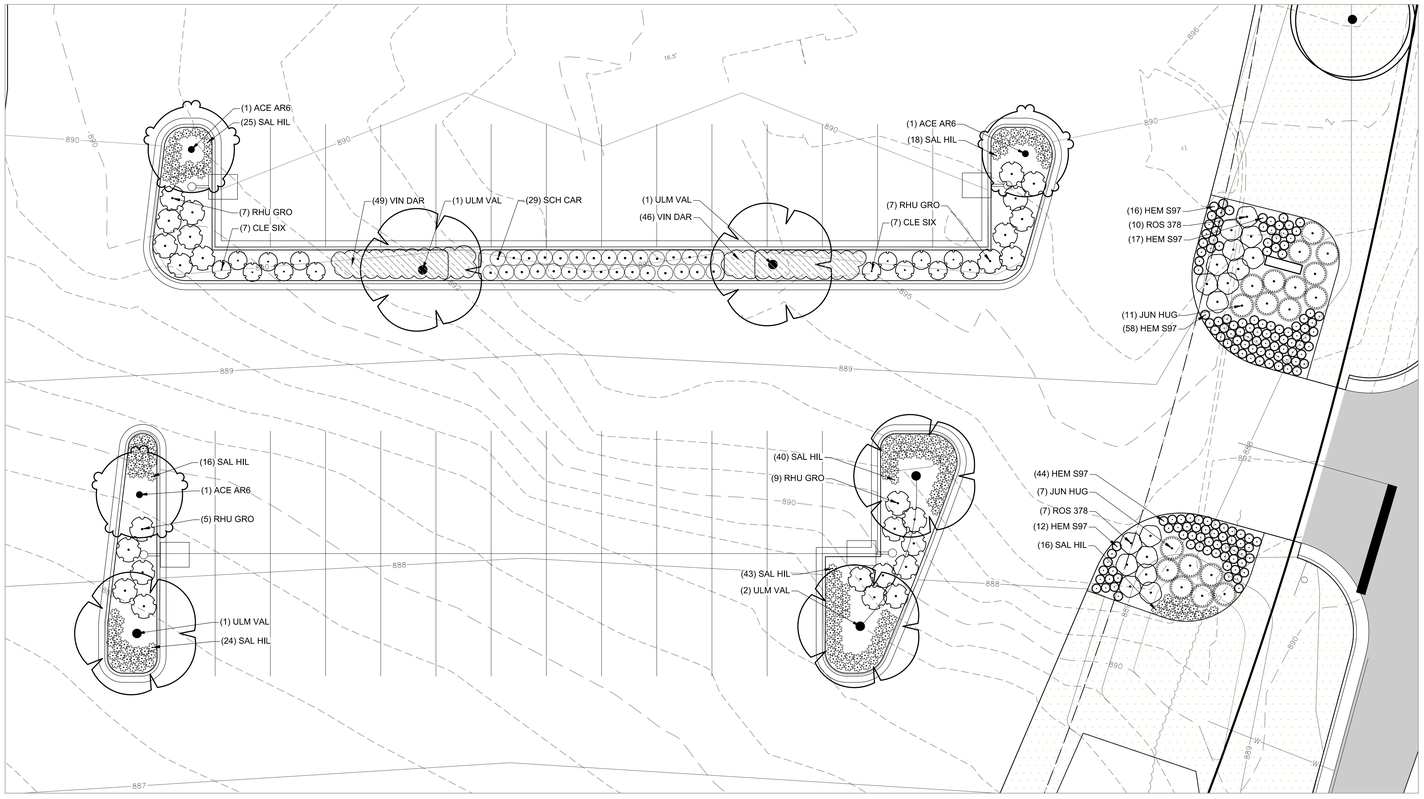
ENLARGEMENT A



ENLARGEMENT C



ENLARGEMENT B



north

SCALE IN FEET
10' 0 10'

DRAFT - NOT FOR CONSTRUCTION

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

SHEET TITLE
LANDSCAPE PLAN
ENLARGEMENTS

PROPOSED OFFICE BUILDING
BLUEMOUND ROAD
PEWAUKEE, WI

REVISION #1: CITY PLANNER COMMENTS 05/11/20

JOB:	20-9495
DRAWN:	SCD
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TREE PRESERVATION NOTES:

DURING CONSTRUCTION TAKE ALL REASONABLE STEPS NECESSARY TO PREVENT THE DESTRUCTION OR DAMAGING OF TREES (OTHER THAN THOSE SPECIFIED TO BE REMOVED). INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

1. NO CONSTRUCTION ACTIVITY, MOVEMENT AND/OR PLACEMENT OF EQUIPMENT OR MATERIAL OR SPOILS STORAGE SHALL BE PERMITTED OUTSIDE THE CONSTRUCTION LIMITS OR WITHIN THE TREE PRESERVATION AREA. NO EXCESS SOIL, ADDITIONAL FILL, LIQUIDS OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE ROOT ZONE OF ANY TREE THAT IS REQUIRED TO REMAIN.

2. CRUSHED LIMESTONE, HYDROCARBONS AND OTHER MATERIALS DETRIMENTAL TO TREES SHALL NOT BE DUMPED WITHIN THE ROOT ZONE OF ANY TREE, NOR AT ANY HIGHER LOCATION WHERE DRAINAGE TOWARD THE TREE COULD CONCEIVABLY AFFECT THE HEALTH OF THE TREE.

3. APPROPRIATE PROTECTIVE FENCING SHALL BE TEMPORARILY INSTALLED FOR PROTECTION OF REMAINING TREES. APPROPRIATE PROTECTIVE FENCING SHALL INCLUDE WOODEN SNOW FENCE OR VINYL CONSTRUCTION FENCE.

4. ALL REQUIRED PROTECTIVE FENCING OR OTHER PHYSICAL BARRIER MUST BE IN PLACE AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING CONSTRUCTION. THE FENCING MUST REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PERIOD TO PREVENT THE IMPINGEMENT OF CONSTRUCTION VEHICLES, MATERIALS, SPOILS AND EQUIPMENT INTO OR UPON THE TREE PRESERVATION AREA.

5. NO ATTACHMENTS, FENCES OR WIRES, OTHER THAN THOSE APPROVED FOR BRACING, GUYING OR WRAPPING, SHALL BE ATTACHED TO TREES DURING THE CONSTRUCTION PERIOD.

6. UNLESS OTHERWISE INDICATED ON THE PLANS, NO SOIL IS TO BE REMOVED FROM WITHIN THE ROOT ZONE OF ANY TREE THAT IS TO REMAIN.

7. WHERE CONSTRUCTION TAKES PLACE WITHIN THE CRITICAL ROOT ZONE OF ONE SIDE OF A TREE PROPOSED FOR PRESERVATION, PROTECTIVE FENCING SHALL BE EXTENDED BEYOND THE CRITICAL ROOT ZONE OF THE OTHER SIDE OF THE TREE TO MAXIMIZE PROTECTION OF THE ROOT SYSTEM.

8. TREES WHICH ARE PRESERVED, BUT WILL BE AFFECTED DURING THE CONSTRUCTION PROCESS SHALL HAVE THE CROWNS AND ROOTS PRUNED BY A CERTIFIED ARBORIST ACCORDING TO THE TREE PRUNING STANDARDS SET BY ANSI 2100.

IF, IN THE OPINION OF THE LANDSCAPE ARCHITECT, THE NECESSARY PRECAUTIONS AS SPECIFIED WERE NOT UNDERTAKEN BEFORE CONSTRUCTION COMMENCED, OR ARE NOT MAINTAINED AT ANY TIME DURING CONSTRUCTION, A STOP WORK ORDER SHALL BE ISSUED UNTIL SUCH TIME AS THE CONTRACTOR COMPLIES WITH THE PRECAUTIONS HEREIN.

GENERAL NOTES

1. GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-242-8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.

2. DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE IDENTIFIED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.

3. MATERIALS – PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH AND WITHIN HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS NORMAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.

4. PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURIED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.

5. CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL AND BRANCHES. BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.

6. ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

7. CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

LANDSCAPE MATERIAL NOTES

1. MATERIALS – PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.

2. MATERIALS – TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.

3. MATERIALS – SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.

4. MATERIALS – TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4' DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3-INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.

5. MATERIALS – TREE PROTECTION: ALL TREES TO BE INSTALLED WITH LDPE TREE GUARDS AS MANUFACTURED BY A.M. LEONARD HORTICULTURAL TOOL & SUPPLY CO., OR APPROVED EQUAL.

6. MATERIALS – (ALTERNATE 1): TREE WATERING BAGS: ALL TREES TO BE INSTALLED WITH ONE (1) WATER BAG. PRODUCT TO BE "TREE GATOR ORIGINAL SLOW RELEASE WATERING BAG," PRODUCT NO. 98183-R OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

7. MATERIALS – (ALTERNATE 2): ROOT WATERING SYSTEM: ALL TREES TO BE INSTALLED WITH TWO (2) DEEP TREE ROOT WATER AERATION/WATERING TUBES. PRODUCT TO BE "ROOTWELL PRO-318, OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO TREE ROOT BALL.

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

1. **GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.**

2. **CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.**

3. **MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AND/OR SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.**

4. **MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.**

SEEDING, SODDING, & POND VEGETATION NOTES

1. MATERIALS – TURFGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPET'S "MADISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED-FREE

2. MATERIALS – PRAIRIE SEED MIX: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL BE BROADCAST SEEDED WITH "DIVERSE PRAIRIE FOR MEDIUM SOILS" SEED MIX, AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WISCONSIN, 53964, TEL: 608-296-3679 (OR APPROVED EQUIVALENT). INSTALL SEED WITH SUPPLEMENTAL MATERIALS AND AMENDMENTS AS RECOMMENDED BY SEED SUPPLIER AND AT RATES AND OPTIMUM TIMES OF THE YEAR AS SPECIFIED BY THE SEED SUPPLIER TO ENSURE SUCCESSFUL GERMINATION AND SEED/ROOT ZONE GROWTH DEVELOPMENT. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION.

3. MATERIALS – BIORETENTION BASIN PLUG PLANTINGS: PLUG PLANTINGS TO BE INSTALLED 1'-0" ON CENTER, MIXING SPECIES INTEGRALLY IN FLATS OF 20 AT A TIME. REFER TO WDNR PLUG PLANTING TECHNICAL STANDARDS FOR ROOTSTOCK AND INSTALLATION SPECIFICATIONS.

4. MATERIALS – BIORETENTION BASIN NATIVE VEGETATIVE MAT (NVM): AREAS SPECIFIED ON PLANS SHALL RECEIVE AGRECOL "RAINWATER RENEWAL" NATIVE VEGETATIVE MAT – DEGRADABLE CORE. CONTRACTOR SHALL CONTACT AGRECOL NATIVE NURSERY 16 WEEKS IN ADVANCE OF INSTALLATION FOR PROPER GROWING LEAD TIME. CONTRACTOR SHALL ASSUME AVAILABLE DELIVERY DATE TO BE BETWEEN MID-JUNE THROUGH THE END OF OCTOBER DUE TO THE NMV GROWING SEASON. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION PROCEDURES.

NATIVE LANDSCAPE NOTES

A. GENERAL NOTES

1. CONTRACTOR QUALIFICATIONS – THE LANDSCAPE CONTRACTOR CHOSEN FOR ESTABLISHMENT OF THE NATIVE PLANTINGS MUST BE EXPERIENCED IN THE INSTALLATION AND MANAGEMENT OF THE SAID AREAS, HAVING A MINIMUM OF FIVE YEARS FIELD EXPERIENCE. A SUPERVISOR WHO CAN IDENTIFY NON-NATIVE AND NATIVE PLANTS BY GENUS AND SPECIES SHALL BE AVAILABLE AT ALL TIMES.

2. RESPONSIBLE PARTY – THE CONTRACTOR WILL BE RESPONSIBLE FOR ESTABLISHING THE VEGETATIVE IMPROVEMENTS INCLUDING THE NATIVE PLUG AREAS, THE NATURALIZED SEEDING AREAS, THE LOW-MOW FESCUE AREAS AND THE EXISTING TURF MAINTENANCE STRIPS. THE CONTRACTOR WILL BE RESPONSIBLE FOR MONITORING AND MANAGING THESE AREAS FOR FIVE YEARS TO ENSURE THAT THE PERFORMANCE CRITERIA ARE MET. THE CONTRACTOR MAY ELECT TO CONTRACT MANAGEMENT AND MAINTENANCE SERVICES TO A THIRD PARTY TO ENSURE PROPER IMPLEMENTATION.

3. THE CONTRACTOR MUST RETAIN A QUALIFIED ECOLOGICAL CONSULTANT AS A THIRD PARTY TO PROVIDE ANNUAL MONITORING AND REPORTING ON THE PERFORMANCE OF THE IMPLEMENTS.

4. ALL NATIVE PLANT AND SEED MATERIALS SHALL BE TRUE TO THEIR NAME AND VARIETY AS SPECIFIED. TO ENSURE THAT LOCAL GENOTYPES ARE USED, THEIR ORIGIN SHALL BE KNOWN TO BE LOCAL WITHIN A 200-MILE RADIUS OF THE PROJECT LOCATION AND SPECIES NATIVE TO WAUKESHA COUNTY, WISCONSIN. PLANT ORIGINS BEYOND A 200-MILE RADIUS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.

5. THE CLIENT RESERVES THE RIGHT TO INSPECT ALL SEED AND PLANTS EITHER AT THE PLACE OF GROWTH OR AT SITE BEFORE PLANTING FOR COMPLIANCE WITH REQUIREMENTS FOR NAME, VARIETY, SIZE, QUANTITY, QUALITY, OR MIX PROPORTIONS. CONTRACTOR IS TO KEEP RECORDS OF THE CERTIFICATES OF COMPOSITION OR INVOICES OF SEED MIXTURES AND INTEGRITY OF PLANT MATERIALS WITH RESPECT TO SPECIES, VARIETY, AND SOURCE AT PURCHASE.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER HANDLING AND STORAGE OF SEED AND PLANT MATERIALS ACCORDING TO THE BEST HANDLING AND STORAGE PRACTICES. DURING LANDSCAPE WORK, MATERIALS AND EQUIPMENT SHALL BE PROTECTED FROM DAMAGE. PAVEMENT AND WORK AREAS AND ADJOINING AREAS SHALL BE KEPT CLEAN AND IN AN ORDERLY CONDITION.

B. SEEDING/PLANTING SUBSTRATE NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING ALL WORK NECESSARY TO ACHIEVE AND MAINTAIN AN ACCEPTABLE PLANT AND SEED BED PRIOR TO INSTALLING PLUGS AND SEEDING.

2. IN ALL AREAS THAT WILL BE PLANTED OR SEEDED, THE EXISTING TURFGRASS WILL BE KILLED USING AN HERBICIDE WHICH IS NON-TOXIC TO TERRESTRIAL AND AQUATIC ANIMALS. ONLY PERSONNEL WHO ARE STATE OF WISCONSIN LICENSED APPLICATORS, OR LICENSED OPERATORS WORKING UNDER A LICENSED APPLICATOR, AND ARE EXPERIENCED IN PLANT IDENTIFICATION SHALL PERFORM APPLICATION OF HERBICIDE. AFTER THE HERBICIDE APPLICATION, AN APPROPRIATE TIME PERIOD TO THE DEGRADATION OF THE HERBICIDE USED MUST BE PROVIDED PRIOR TO INSTALLING SEED OR PLUGS. CARE MUST BE TAKEN TO PROTECT THE EXISTING LAWN IN THOSE AREAS THAT ARE TO REMAIN TURFGRASS.

3. IN THE AREAS THAT WILL BE PLANTED WITH NATIVE PLUGS, A TWO INCH LAYER OF BLACK LEAF COMPOST, OR EQUIVALENT COMPOST PRODUCT APPROVED BY THE LANDSCAPE ARCHITECT, SHALL BE PLACED ON TOP OF THE DEAD TURFGRASS PLANTING AREA. PLUGS WILL BE PLANTED DIRECTLY INTO THE MULCH AND SOD WITHOUT ADDITIONAL GROUND PREPARATION.

4. IN THE AREAS THAT WILL BE SEEDED WITH NATIVE SPECIES AND NOT PLUGGED, THE SEED MAY BE INSTALLED, USING A SEED DRILL, DIRECTLY INTO THE DEAD TURFGRASS WITHOUT ADDITIONAL GROUND PREPARATION.

5. IN THE AREAS THAT WILL BE SEEDED WITH LOW-MOW FESCUE, THE SEED MAY BE INSTALLED, USING A SLIT SEED APPLICATION, DIRECTLY INTO THE DEAD TURFGRASS WITHOUT ADDITIONAL GROUND PREPARATION.

6. PLANTING AREAS SHALL NOT RECEIVE FERTILIZER.

7. OPERATION OF EQUIPMENT WITHIN THE PROJECT AREA IS TO BE AVOIDED DURING WET CONDITIONS IF IT CAUSES SOIL COMPACTION OR RUTTING.

C. SEED GENERAL NOTES

1. SEED SHALL MEET THE STANDARDS OF THE AMERICAN ASSOCIATION FOR NURSERY STOCK (ANSI Z60.1-1980).

2. ALL SEED MATERIAL SHALL BE TRUE TO THEIR NAME AND VARIETY AS SPECIFIED.

3. THE OWNER RESERVES THE RIGHT TO INSPECT ALL SEED BEFORE PLANTING FOR COMPLIANCE WITH REQUIREMENTS FOR NAME, VARIETY, SIZE, QUANTITY, QUALITY, OR MIX PROPORTIONS.

4. CONTRACTOR IS TO KEEP RECORDS OF THE CERTIFICATES OF COMPOSITION OR INVOICES OF SEED WITH RESPECT TO SPECIES, VARIETY, AND SOURCE AFTER PURCHASE. CONTRACTOR SHALL PROVIDE THE OWNER WITH THE NAME AND LOCATION OF SEED SUPPLIER, AND A STATEMENT OF THE PURITY OF THE GRASSES.

5. THE AMOUNT OF SEED INDICATED ON THE SPECIFICATIONS SHALL MEAN THE TOTAL AMOUNT OF PURE LIVE SEED (PLS) PER ACRE WHERE AVAILABLE. ACTUAL SEED AMOUNTS USED ON THE PROJECT WILL VARY WITH THE ACTUAL PERCENT OF PLS IN THE SEED LOT. SEED SUPPLIED TO THE SITE SHALL CONTAIN DOCUMENTATION OF PLS TESTING AND, IF REQUIRED, ADJUSTMENT OF THE SEED WEIGHTS TO PROVIDE 100 PERCENT PLS STANDARDS. PLS ADJUSTMENT SHALL BE BASED ON SEED TEST RESULTS NO OLDER THAN 12 MONTHS.

6. UNLESS OTHERWISE SPECIFIED, SEED SHALL NOT CONTAIN IN EXCESS OF 1 PERCENT WEED SEEDS; 0 PERCENT IS DESIRABLE.

D. SEED DELIVERY, HANDLING, AND TEMPORARY STORAGE:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER HANDLING AND STORAGE OF SEED MATERIALS ACCORDING TO THE BEST HANDLING AND STORAGE PRACTICES.

2. ALL SEED SHALL BE FURNISHED IN SEALED CONTAINERS. SEED PACKAGING IS TO BE PROTECTED FROM MOISTURE AND EXTREME HEAT. SEED THAT HAS BECOME WET, MOLDY, OR OTHERWISE DAMAGED IN TRANSIT OR STORAGE SHALL NOT BE ACCEPTABLE.

3. SEED SHALL BE STORED IN A TEMPERATURE-CONTROLLED ENVIRONMENT. SEED CONTAINERS SHALL BE STORED OFF THE GROUND AND INDOORS. ONSITE STORAGE OF SEED SHALL BE AT THE CONTRACTOR'S OWN RISK. ANY DAMAGE INCURRED TO SEED STOCK WHILE STORED ON-SITE SHALL NOT RELIEVE CONTRACTOR FROM HIS/HER RESPONSIBILITY FOR FURNISHING AND INSTALLING ALL MATERIALS IN STRICT ACCORDANCE WITH CONTRACT DOCUMENTS WITHOUT ADDITIONAL COST TO OWNER.

4. ALL NATIVE SEEDS SHALL HAVE THE PROPER STRATIFICATION AND/OR SCARIFICATION TO BREAK SEED DORMANCY FOR OTHER THAN FALL PLANTING. ALL STORAGE REQUIREMENTS, STRATIFICATION, AND VERNALIZATION CONSIDERATIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

A. SEED INSTALLATION NOTES

1. COVER CROP IS TO BE INSTALLED CONCURRENTLY WITH THE PERMANENT MATRIX SEED. COVER CROP MAY BE PLANTED IMMEDIATELY AFTER GRADING TO PREVENT EROSION IF CONDITIONS ARE NOT CONDUCIVE FOR NATIVE SEEDING. PERMANENT NATIVE SPECIES SHALL BE PLANTED DURING THE FIRST AVAILABLE GROWING SEASON AT THE APPROPRIATE TIME AND CONDITION FOR SUCH PLANTINGS.

2. UNDER NO CIRCUMSTANCE SHALL CEREAL RYE (SECALE CEREALE), BARNYARD GRASS (ECHINOCHLOA CRUS-GALLI), PERENNIAL RYE (LOLIUM PERENNE), OR BARLEY (HORDEUM VULGARE) BE USED AS A TEMPORARY COVER CROP.

3. SEEDING SHALL OCCUR BETWEEN 1 APRIL AND 15 JUNE AS ALLOWED BY SITE CONDITIONS. SEEDING BETWEEN 15 JUNE AND 30 JULY MAY OCCUR IF SUPPLEMENTAL WATERING IS PROVIDED TO PROMOTE GERMINATION AND SEEDLING DEVELOPMENT, IF NEEDED. SEEDING SHOULD NOT OCCUR BETWEEN 30 JULY AND 1 SEPTEMBER UNLESS IRRIGATION CAN BE PROVIDED. DORMANT SEEDING SHALL BE IMPLEMENTED FROM 1 NOVEMBER THROUGH FREEZE-UP. FROST SEEDING (TYPICALLY BETWEEN FREEZE UP AND 1 APRIL) IS NOT RECOMMENDED; IF PERFORMED, A SUPPLEMENTAL SEED APPLICATION SHOULD OCCUR IN LATE SPRING.

4. SEEDING OPERATIONS SHALL OCCUR WHEN SOIL MOISTURE IS APPROPRIATE FOR SEEDING OPERATIONS (SEE PLANTING SUBSTRATE NOTES). IDEALLY, SEEDING SHALL BE TIMED SUCH THAT RAINFALL OCCURS WITHIN 48 HOURS OF SEEDING (PARTICULARLY IF SEEDING IN EARLY SPRING).

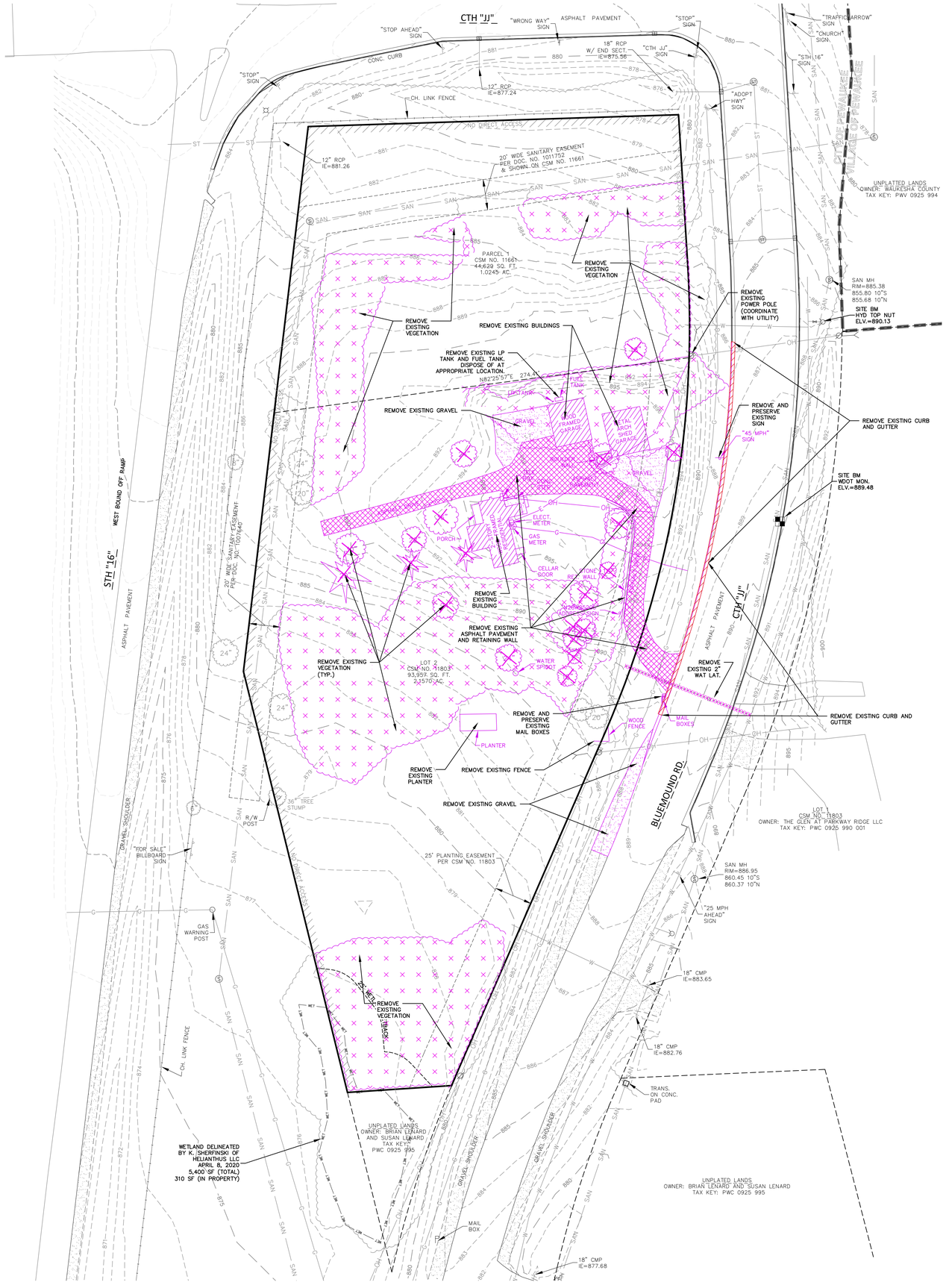
5. NO SEED SHALL BE SOWN WHEN WINDS EXCEED A VELOCITY OF 10 MILES PER HOUR OR WHEN THE GROUND IS NOT IN PROPER CONDITION FOR SEEDING, NOR SHALL ANY SEED BE SOWN UNTIL THE PURITY TESTING HAS BEEN COMPLETE FOR THE SEEDS TO BE USED, AND SHOWS THE SEED MEETS THE NOXIOUS WEED REQUIREMENTS.

6. ALL NATIVE SEED MIXES SHALL BE COMBINED WITH AN APPROPRIATE ENDOMYCORRHIZAL INOCULANT SUCH AS AM 120 MYCORRHIZAL INOCULUM (OR COMPARABLE). THE INOCULANTS SHALL CONTAIN A DIVERSE MIXTURE OF GLOMALES FUNGAL SPECIES (GLOMUS SPP.) IN PALLETIZED FORM. APPLICATION RATE SHALL BE PER THE MANUFACTURERS RECOMMENDATIONS.

7. THE CONTRACTOR SHALL DETERMINE THE OPTIMAL METHOD AND EQUIPMENT FOR SEED INSTALLATION IN EACH AREA BASED ON SITE CONDITIONS:

a. SEED INSTALLATION VIA A RANGELAND-TYPE DRILL DESIGNED TO INSTALL NATIVE SPECIES (E.G., TRUAX NO-TILL DRILL) IS PREFERRED FOR THE NATIVE SEED AREAS ON SURFACES WHERE THE SOIL IS SUFFICIENTLY FIRM TO SUPPORT SUCH EQUIPMENT. IN THE NATURALIZED AREAS (WET-MESIC PRAIRIE AND WET PRAIRIE), THE NATIVE SEED MAY BE DRILLED DIRECTLY THROUGH THE DEAD SOD. SEEDING EQUIPMENT SHALL BE OPERATED IN A MANNER TO ENSURE COMPLETE COVERAGE OF THE ENTIRE AREA TO BE SEEDED. SEED SHALL BE DRILLED IN TWO SEPARATE RUNS, WITH EACH APPLICATION OF SEED OVERLAPPING THE PREVIOUS APPLICATION BY ONE-HALF THE WEIGHT TO ENSURE DOUBLE COVERAGE OF SEEDED AREAS (E.G., HALF OF THE SEED IN A NORTH-TO-SOUTH DIRECTION AND THEN OVERLAP THE REMAINING SEED BY APPLICATION IN AN EAST-TO-WEST DIRECTION). EACH PLANTING RUN SHALL OVERLAP BY A MINIMUM OF ONE PLANTING ROW. PRIOR TO STARTING WORK, SEEDING EQUIPMENT SHALL BE CALIBRATED AND ADJUSTED TO SOW SEEDS AT THE REQUIRED SEEDING RATE AND TO THE PROPER DEPTH. GRASS/SEDGE SEED SHALL BE INSTALLED AT A DEPTH NO GREATER THAN 0.25 INCHES. IF SEEDED SPECIES REQUIRES EXPOSURE TO SUNLIGHT FOR GERMINATION, SUCH SPECIES SHALL BE PLANTED SEPARATELY, AFTER DRILLING, USING A BROADCAST APPLICATION METHOD.

b. FOR SEED INSTALLATION AND WHERE SOIL CONDITIONS ARE TOO WET FOR DRILLING NATIVE SEED, OR THOSE AREAS WHERE LOW-MOW FESCUE WILL BE PLANTED, BROADCASTING THE SEED IS THE PREFERRED METHOD OF INSTALLATION. BROADCAST SEED METHODS WILL USE 1.5 TIMES THE INDICATED SEED RATE. BROADCAST NATIVE SEED SHALL BE MIXED WITH AN EQUAL AMOUNT OF INERT FILLER (E.G., PERLITE, GROUND CORNCOBS, VERMICULITE) TO ENABLE EVEN DISTRIBUTION. A MECHANICAL BROADCAST SEEDER (E.G., CYCLONE OR SEED SLINGER) MAY BE USED. UNLESS SEED IS APPLIED CONCURRENTLY WITH A POLYMER, WITHIN 12 HOURS FOLLOWING BROADCAST SEEDING OR AS SOON AS SITE CONDITIONS PERMIT, THE CONTRACTOR SHALL RAKE, DRAG, OR RO



SHEET INDEX

C1.0	DEMO PLAN
C2.0	SITE DIMENSION AND PAVEMENT ID PLAN
C2.1	PUBLIC ROADWAY PAVEMENT ID PLAN
C2.2	ROADWAY SIGHT LINE PLAN
C3.0	SITE GRADING AND DRAINAGE PLAN
C4.0	SITE EROSION CONTROL PLAN
C5.0	SITE UTILITY PLAN
C6.0	DETAILS
C6.1	DETAILS
CS-1	ALTA/NSPS LAND TITLE SURVEY

DEMOLITION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., IN A LAWFUL MANNER, SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
2. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING FOR ALL FEES AND CHARGES. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
3. THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE, "DIGGER'S HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE THEIR OWN DUE DILIGENCE TO INCLUDE IN THEIR BID WHAT ADDITIONAL ITEMS, IN THEIR OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. JSD PROFESSIONAL SERVICES, INC. (JSD) TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
4. ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS, PRIVATE DRIVES AND PAVEMENT FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
5. CONTRACTOR TO MAINTAIN CONTINUOUS ACCESS TO SURROUNDING PROPERTIES AND REMAINING PARTS OF THE SITE AT ALL TIMES DURING THE DEMOLITION.
6. ALL VEGETATION WITHIN THE EXISTING ISLANDS TO BE REMOVED SHALL BE REMOVED BE REMOVED IN THEIR ENTIRETY.
7. ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. SALVAGE FOR RELOCATION. COORDINATE RELOCATION AND/OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
8. ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF-SITE UNLESS OTHERWISE NOTED.
9. CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTIES, WHICH IS DAMAGED BY THE CONSTRUCTION.
10. VOIDS LEFT BY ANY ITEM REMOVED UNDER ANY PROPOSED PAVEMENT, WALK, ETC. OR WITHIN 24' THEREOF SHALL BE FILLED AND BACKFILLED WITH GRANULAR MATERIALS AND COMPACTED PER SPECIFICATIONS.
11. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
    - 11.1. EXAMINE ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE DESIGN ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
    - 11.2. VERIFYING UTILITY ELEVATIONS AND NOTIFYING THE DESIGN ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
    - 11.3. NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
    - 11.4. NOTIFYING THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
    - 11.5. PERFORMING UTILITY LOCATE OBSERVATIONS (ULO) ON ALL UTILITY CROSSINGS. CONTRACTOR TO REPORT ANY PLAN DISCREPANCIES OR CONFLICTS PRIOR TO THE START OF UTILITY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE APPROPRIATE UTILITY COMPANIES TO CONDUCT ULO'S.
12. ALL EXISTING UTILITIES TO BE FIELD LOCATED AND FLAGGED BY CONTRACTOR.
13. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE TO REMAIN, THAT ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
14. CONTRACTOR SHALL NOTIFY JSD OF ANY ROOF LEADERS AND/OR STORM DRAIN LINES ENCOUNTERED DURING DEMOLITION WHICH ARE NOT SHOWN ON THE PLANS PRIOR TO ABANDONMENT OR REMOVAL.
15. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
16. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED MUNICIPALITY RECYCLING PLAN.
17. ANY CONTAMINATED SOILS SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROVED LANDFILL.
18. SEWER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 3.2.24, OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN WISCONSIN, LATEST ADDITION, AND MUNICIPALITY SPECIFICATIONS.
19. WATER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 4.14.0 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN WISCONSIN, LATEST ADDITION, AND MUNICIPALITY SPECIFICATIONS.
20. BUILDING REMOVALS SHALL BE BY A QUALIFIED CONTRACTOR. CONTRACTOR TO FOLLOW ALL DEMOLITION REGULATIONS, DISCONNECT ALL UTILITIES, OBTAIN ALL APPLICABLE PERMITS AND DISPOSE OF ALL BUILDING MATERIALS IN APPROPRIATE LANDFILLS. DEMOLISHED MATERIALS SHALL NOT BE BURIED ON SITE. IF ENCOUNTERED, ANY CONTAMINATED BUILDING MATERIAL AND/OR SOILS SHALL BE REMOVED AND DISPOSED OF OFF-SITE BY THE CONTRACTOR IN ACCORDANCE WITH APPROPRIATE STATE AND FEDERAL REGULATIONS.
21. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, CURB, SIDEWALK, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IT'S REMOVAL AND REPAIR. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.

GENERAL NOTES:

1. REFER TO THE EXISTING CONDITIONS PLAN FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
3. JSD PROFESSIONAL SERVICES, INC. (JSD) SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.

BENCH MARK

WIS. DOT MONUMENT
BLUEMOUND ROAD (EAST)
ELEV = 889.48

HYDRANT TOP NUT
BLUEMOUND ROAD (EAST)
ELEV = 890.13

LEGEND

SANITARY SEWER MANHOLE		POWER POLE	
STORM MANHOLE		GUY WIRE	
CLEAN OUT		BOLLARD	
CATCH BASIN ROUND		TRAFFIC LIGHT	
CATCH BASIN SQUARE		SOIL BORING	
CURB INLET	SAN	SANITARY SEWER	
FIRE HYDRANT	W	WATER MAIN	
WATER VALVE	ST	STORM SEWER	
GAS VALVE	G	UNDERGROUND GAS	
LIGHT POLE	E	UNDERGROUND ELECTRIC	
YARD LIGHT	T	UNDERGROUND TELEPHONE	
MAIL BOX	FIB	UNDERGROUND FIBER OPTICS	
TELEPHONE PEDESTAL	OH	OVERHEAD UTILITY	
ELECTRICAL MANHOLE	14.	MAPPED SCHEDULE B-II EXCEPTION	
SIGN			

DEMOLITION LEGEND

- REMOVE EXISTING ITEM
- REMOVE EXISTING ASPHALT PAVEMENT
- REMOVE EXISTING GRAVEL
- REMOVE EXISTING CONCRETE
- REMOVE EXISTING VEGETATION
- REMOVE EXISTING TREE

north
SCALE IN FEET
30' 0 30'

DRAFT - NOT FOR CONSTRUCTION

DIGGERS HOTLINE
Call 811 or (800) 242-8511
Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

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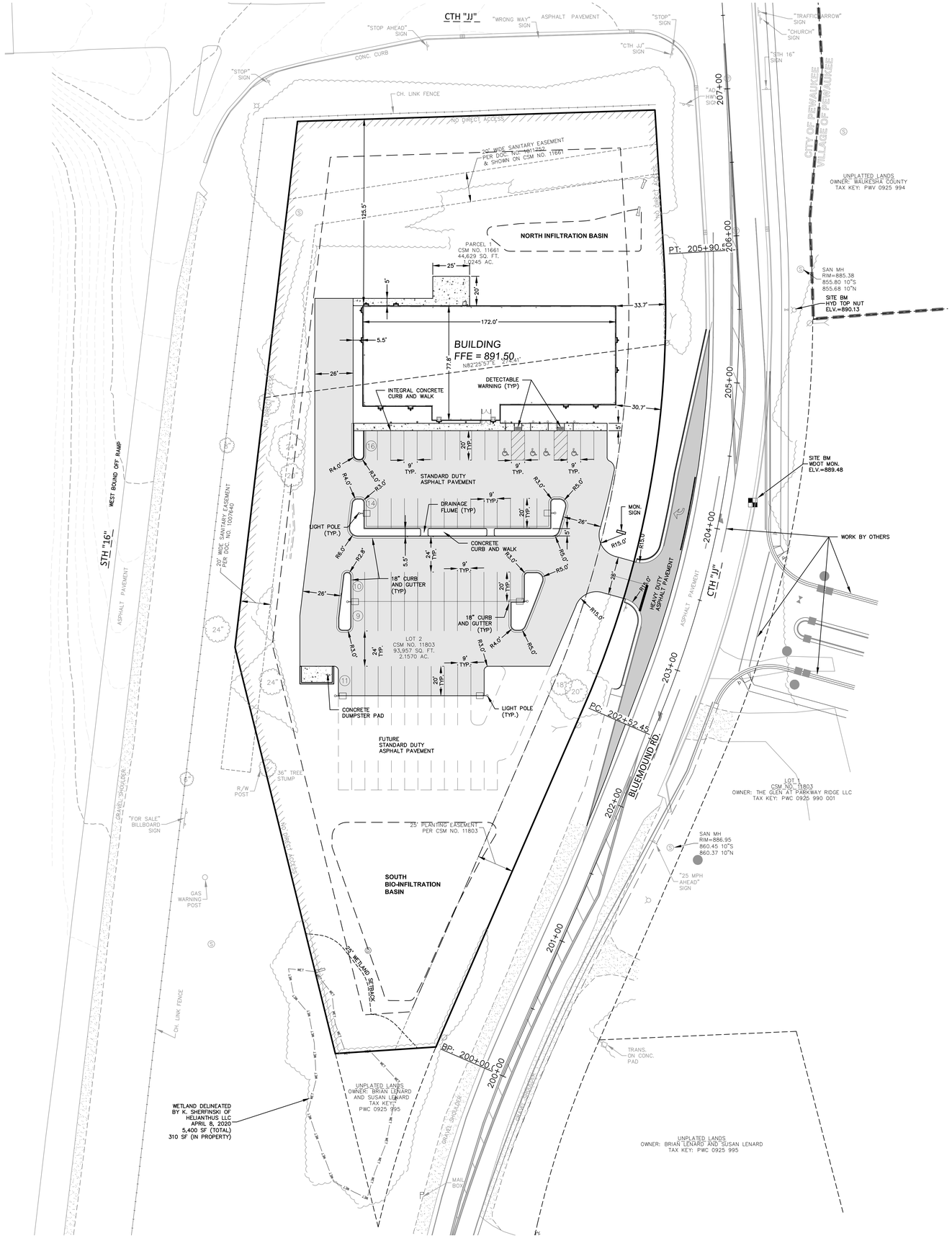
SHEET TITLE
DEMO PLAN

PROPOSED OFFICE BUILDING
BLUEMOUND ROAD
PEWAUKEE, WI

REVISION #1: CITY PLANNER COMMENTS 06/11/20

JOB:	20-9495
DRAWN:	PSM
CHECKED:	
DATE:	04/06/20
SHEET:	C1.0



PAVEMENT THICKNESS NOTES

ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION – CURRENT EDITION AND ADDENDUM, APPLICABLE CITY OF PEWAUKEE ORDINANCES, AND THE GEOTECHNICAL REPORT.

**** FINAL PAVEMENT DESIGN TO BE DETERMINED BY OWNER BASED ON GEOTECHNICAL ENGINEER OF RECORD RECOMMENDATIONS. ALL PAVING SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER OF RECORDS RECOMMENDATIONS AS SPECIFIED IN THE SAID GEOTECHNICAL REPORT.**

MINIMUM PAVEMENT STRUCTURE

- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT (SEE SHEET C-2.1)
- CONCRETE DUMPSTER AND SIDEWALK

SITE DATA TABLE

LOT AREA	138,591 SF (3.18 AC)
IMPERVIOUS SURFACE AREA	49,035 SF (1.13 AC)
FUTURE IMPERVIOUS SURFACE AREA	57,043 SF (1.31 AC)
OPEN SPACE AREA	89,556 SF (2.05 AC)
GREEN SPACE	64.6%
FUTURE OPEN SPACE AREA	81,548 SF (1.87 AC)
FUTURE GREEN SPACE	58.8%
EXTERIOR PARKING STALLS	60 SPACES 24 FUTURE SPACES
EXTERIOR HANDICAP PARKING STALLS	4 STALLS

CURRENT ZONING PER CITY OF PEWAUKEE GIS MAP ZONING LAYER:
PARCEL 1 OF CSM NO. 11661 AND LOT 2 OF CSM NO. 11803 ARE ZONED RS-3 (1.0 AC. MIN. AREA)
BOTH PROPERTIES TO BE COMBINED VIA A PROPOSED CSM AND REZONED TO B-4 OFFICE DISTRICT

THE COMPREHENSIVE MASTER PLAN TO BE AMENDED TO OFFICE COMMERCIAL.

LEGEND

S	SANITARY SEWER MANHOLE	⌀	POWER POLE
ST	STORM MANHOLE		GUY WIRE
CO	CLEAN OUT		BOLLARD
	CATCH BASIN ROUND		TRAFFIC LIGHT
	CATCH BASIN SQUARE		SOIL BORING
	CURB INLET	SAN	SANITARY SEWER
	FIRE HYDRANT	W	WATER MAIN
	WATER VALVE	ST	STORM SEWER
	GAS VALVE	G	UNDERGROUND GAS
	LIGHT POLE	E	UNDERGROUND ELECTRIC
	YARD LIGHT	T	UNDERGROUND TELEPHONE
	MAIL BOX	FIB	UNDERGROUND FIBER OPTICS
T	TELEPHONE PEDESTAL	OH	OVERHEAD UTILITY
E	ELECTRICAL MANHOLE	14	MAPPED SCHEDULE B-II EXCEPTION
	SIGN		

BENCH MARK

WIS. DOT MONUMENT
BLUEMOUND ROAD (EAST)
ELEV = 889.48

HYDRANT TOP NUT
BLUEMOUND ROAD (EAST)
ELEV = 890.13

north
SCALE IN FEET
30' 0 30'

GENERAL NOTES AND SPECIFICATIONS

1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
4. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES DISCOVERED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON THEIR OWN COMPUTATIONS AND UNDER NO CIRCUMSTANCES BE BASED ON THE ENGINEER'S ESTIMATE.
6. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
7. PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
8. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN THEIR ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
9. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
10. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS IN OBTAINING PERMITS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
11. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND "DIGGER'S HOTLINE" IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS. CONTRACTOR IS RESPONSIBLE TO DETERMINE WHICH ORDINANCES/CODES/RULES/ETC. ARE APPLICABLE.
12. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
13. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL 'GOOD HOUSEKEEPING.'
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, JSD, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
15. ALL FIELD/DRAIN TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE IMMEDIATELY REPORTED TO ENGINEER/OWNER. TILES ORIGINATING OUTSIDE THE PROJECT LIMITS SHALL BE RECONNECTED OR REROUTED TO MAINTAIN DRAINAGE. ENGINEER/OWNER SHALL DETERMINE THE MOST FAVORABLE METHOD OF RE-ESTABLISHMENT OF OFFSITE DRAINAGE. IF TILE IS ENCOUNTERED DURING TRENCH EXCAVATIONS, RE-ESTABLISHING TILE FUNCTIONALITY SHALL BE CONSIDERED AN INCIDENTAL EXPENSE.

CONSTRUCTION SITE SEQUENCING

1. INSTALL PERIMETER SILT FENCE, EXISTING INLET PROTECTION, AND TEMPORARY CONSTRUCTION ENTRANCE.
2. CONSTRUCT POND AND CONDUCT ROUGH GRADING EFFORTS.
3. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
4. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
5. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
6. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER THAT MEETS OR EXCEEDS THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES DEFINITION OF 'FINAL STABILIZATION'.

   CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

PAVING NOTES

1. ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION AND APPLICABLE CITY OF PEWAUKEE ORDINANCES.
2. CONCRETE PAVING SPECIFICATIONS–

   CODES AND STANDARDS – THE PLACING, CONSTRUCTION AND COMPOSITION OF THE CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.

   CRUSHED AGGREGATE BASE COURSE – THE BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.

   SURFACE PREPARATION – NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
3. ASPHALTIC CONCRETE PAVING SPECIFICATIONS–

   CODES AND STANDARDS – THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, EDITION OF 2005. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.

   WEATHER LIMITATIONS – APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (–1° C).

   GRADE CONTROL – ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.

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   SURFACE COURSE AGGREGATE – THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 465, STATE HIGHWAY SPECIFICATIONS.

   ASPHALTIC MATERIALS – THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.

   SURFACE PREPARATION – NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
4. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.

PAVEMENT STRIPING NOTES

1. STRIPING SHALL BE YELLOW.
2. PROVIDE CONTRACTOR GRADE ACRYLIC, STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. ALL STRIPING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
4. DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.
5. LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.
6. PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
7. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300–400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES. (OR TO MFG. SPECIFICATION)
8. BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
9. ALL HANDICAPPED ACCESSIBLE PARKING SHALL BE LOCATED PER 2009 IBC 1106.6

DRAFT - NOT FOR CONSTRUCTION

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Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

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W238N1610 BUSSE RD. SUITE 100
WAUKESHA, WISCONSIN 53188
262.513.0666 PHONE | 262.513.1232 FAX
www.jsdinc.com
JSD JOB NO.: 20-9495

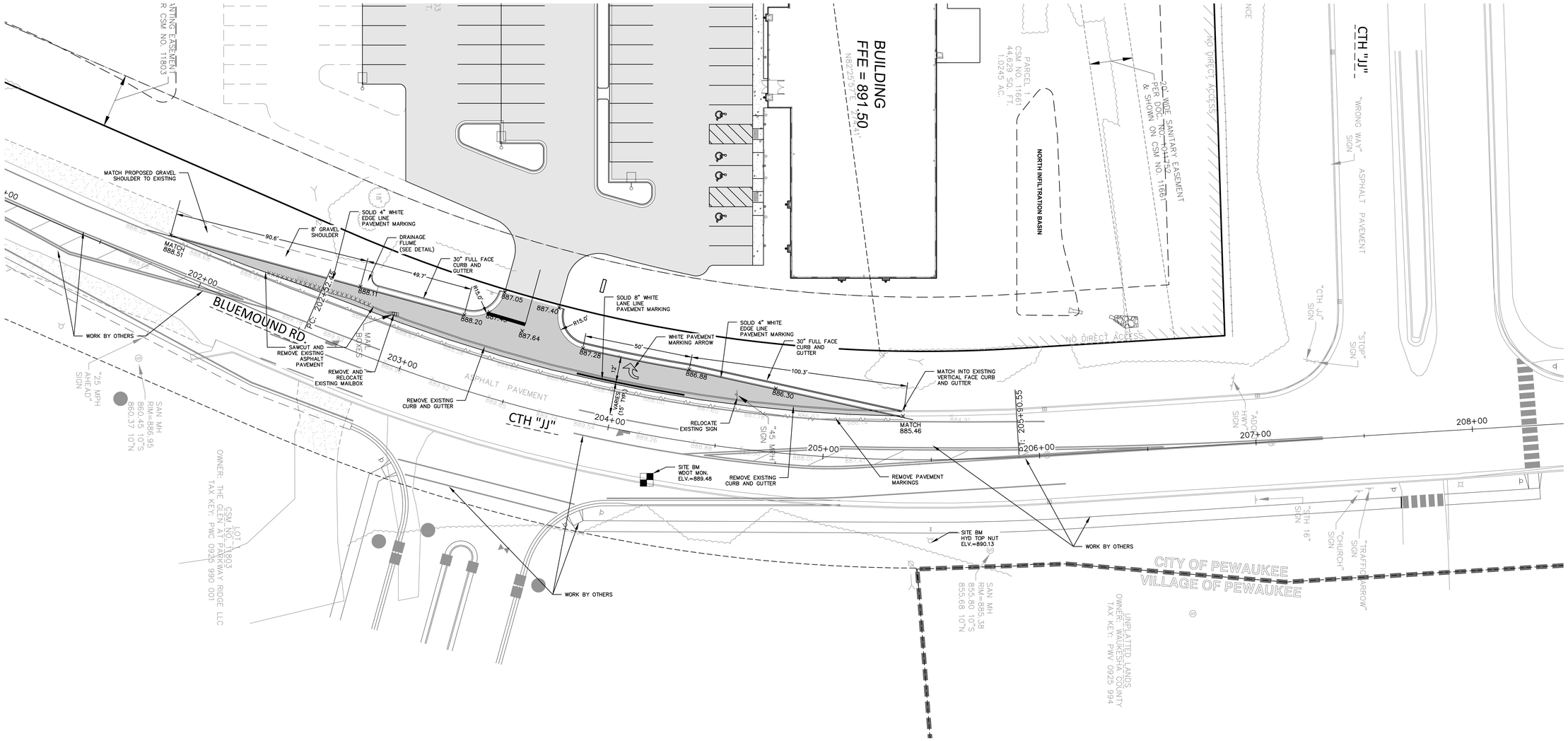
BRIOHN
DESIGN GROUP
3885 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD WISCONSIN 53045-1950
(262) 790-0500 PHONE
(262) 790-0505 FAX

PROPOSED OFFICE BUILDING
BLUEMOUND ROAD
PEWAUKEE, WI

SHEET TITLE
SITE DIMENSION AND PAVEMENT ID PLAN

REVISION #1: CITY PLANNER COMMENTS (05/11/20

JOB:	20-9495
DRAWN:	PSM
CHECKED:	
DATE:	04/06/20
SHEET:	C2.0



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PAVING NOTES

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   CODES AND STANDARDS – THE PLACING, CONSTRUCTION AND COMPOSITION OF THE CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.

   CRUSHED AGGREGATE BASE COURSE – THE BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.

   SURFACE PREPARATION – NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
3. ASPHALTIC CONCRETE PAVING SPECIFICATIONS–

   CODES AND STANDARDS – THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, EDITION OF 2005. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.

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   SURFACE COURSE AGGREGATE – THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 465, STATE HIGHWAY SPECIFICATIONS.

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4. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.

PAVEMENT STRIPING NOTES

1. STRIPING SHALL BE WHITE.
2. CODES AND STANDARDS – THE PLACING, CONSTRUCTION AND COMPOSITION OF THE PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 646 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
3. ALL STRIPING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
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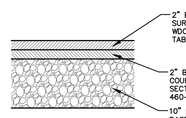
7. PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
8. BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.

PAVEMENT THICKNESS NOTES

ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION – CURRENT EDITION AND ADDENDUM, APPLICABLE CITY OF PEWAUKEE ORDINANCES, AND THE GEOTECHNICAL REPORT.

**** FINAL PAVEMENT DESIGN TO BE DETERMINED BY OWNER BASED ON GEOTECHNICAL ENGINEER OF RECORD RECOMMENDATIONS. ALL PAVING SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER OF RECORDS RECOMMENDATIONS AS SPECIFIED IN THE SAID GEOTECHNICAL REPORT.**



HEAVY DUTY ASPHALT PAVEMENT SECTION

BENCH MARK

WS. DOT MONUMENT
BLUEMOUND ROAD (EAST)
ELEV = 889.48

HYDRANT TOP NUT
BLUEMOUND ROAD (EAST)
ELEV = 890.13

north

SCALE IN FEET
20' 0 20'

LEGEND

SANITARY SEWER MANHOLE	POWER POLE
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CATCH BASIN ROUND	TRAFFIC LIGHT
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TELEPHONE PEDESTAL	OH — OVERHEAD UTILITY
ELECTRICAL MANHOLE	14 — MAPPED SCHEDULE B–II EXCEPTION
SIGN	-XXXXXXXXXX- SAWCUT PAVEMENT
884.00 EXISTING ELEVATION	
884.00 PROPOSED ELEVATION	
REMOVE PAVEMENT MARKING	
HEAVY DUTY PAVEMENT	

DRAFT - NOT FOR CONSTRUCTION

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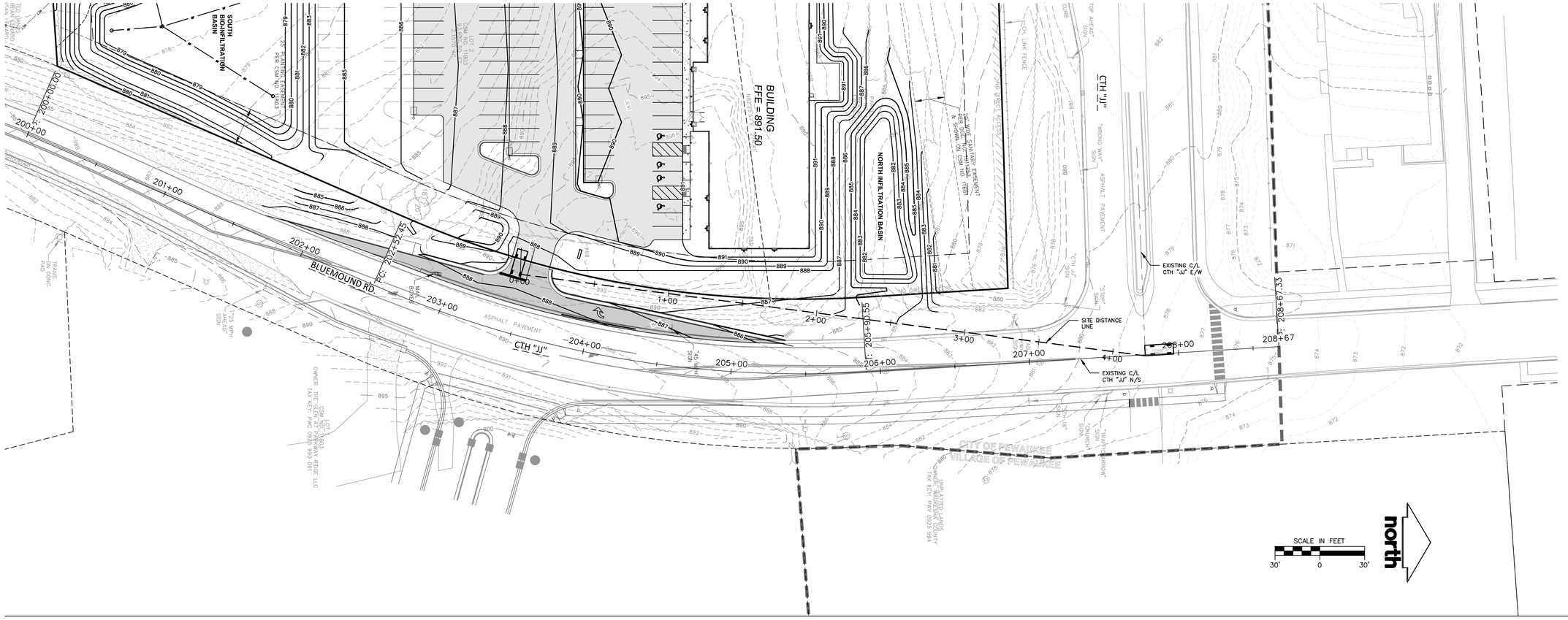
(262) 790-0505 FAX

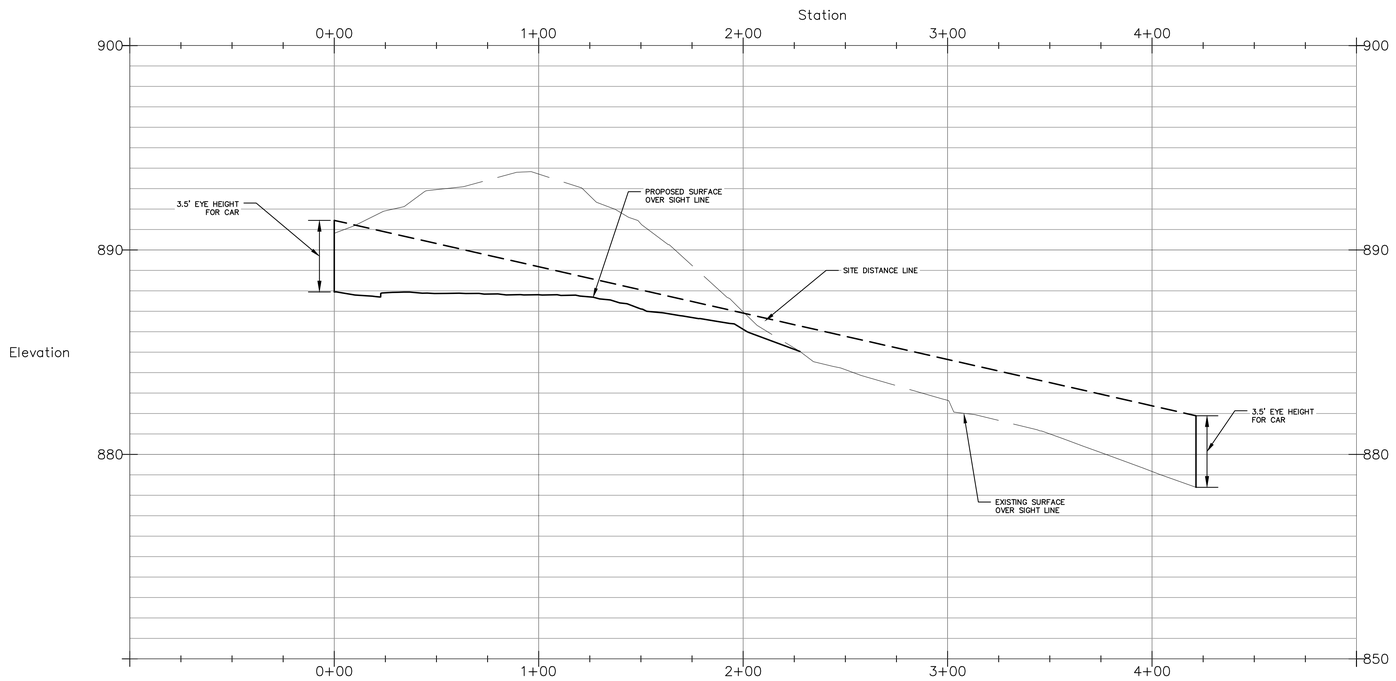
SHEET TITLE
PUBLIC ROADWAY PAVEMENT ID PLAN

PROPOSED OFFICE BUILDING
BLUEMOUND ROAD
PEWAUKEE, WI

REVISION #1: CITY PLANNER COMMENTS 05/11/20

JOB:	20-9495
DRAWN:	PSM
CHECKED:	
DATE:	04/06/20
SHEET:	C2.1





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

SHEET TITLE
ROADWAY SIGHT LINE PLAN

PROPOSED OFFICE BUILDING
BLUEMOUND ROAD
PEWAUKEE, WI

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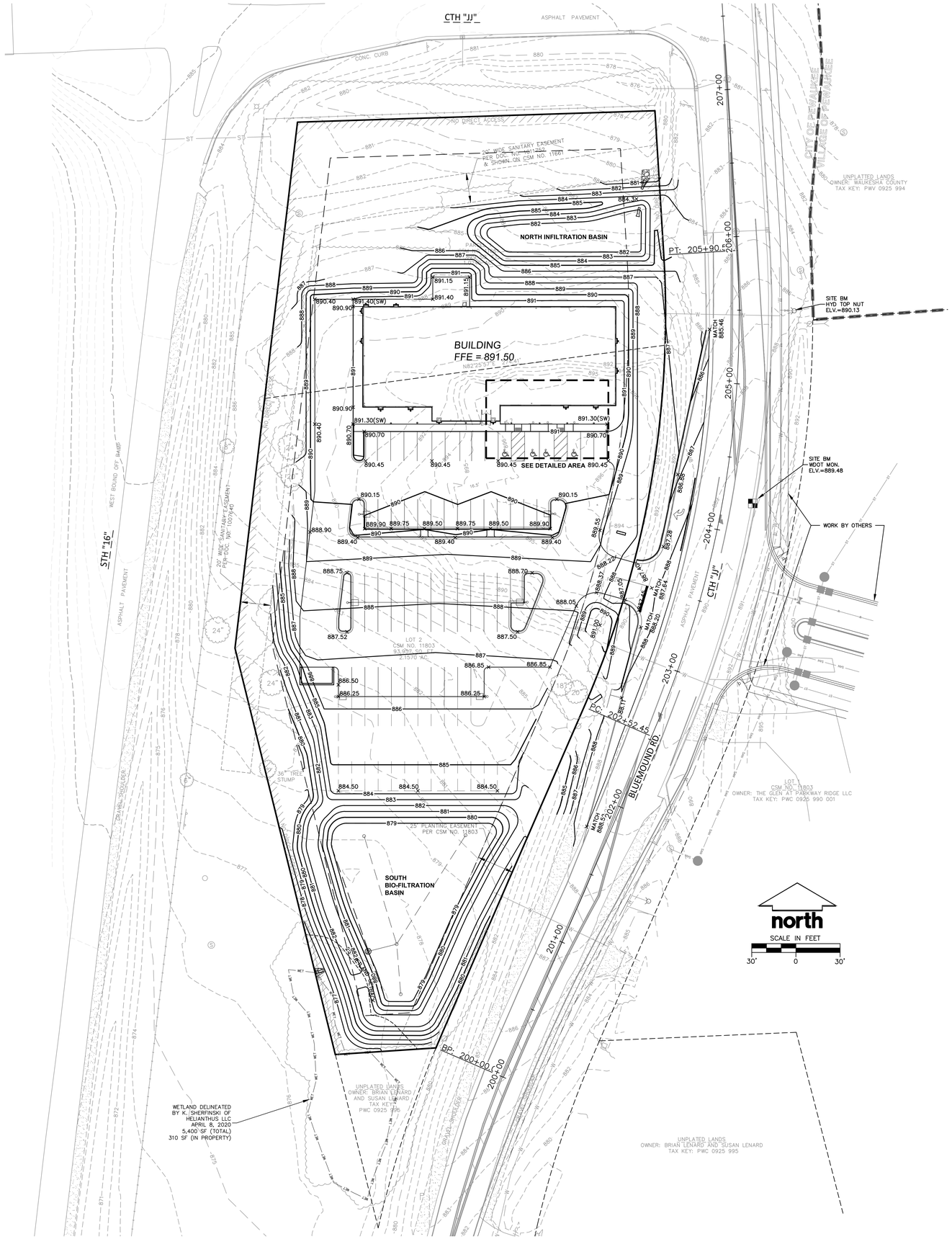

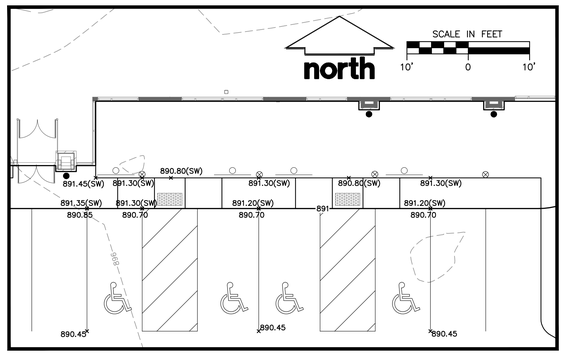

DETAILED AREA

GRADING NOTES

1. CONTRACTOR SHALL VERIFY ALL GRADES, ENSURE ALL AREAS DRAIN PROPERLY AND REPORT ANY DISCREPANCIES TO JSD PROFESSIONAL SERVICES, INC. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
2. ALL EXISTING CONTOURS REPRESENT EXISTING SURFACE GRADES UNLESS OTHERWISE NOTED. ALL PROPOSED GRADES SHOWN ARE FINISH SURFACE GRADES UNLESS OTHERWISE NOTED.
3. ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS DEPICTED IN THE PLANS.
   - CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATION(S) OF ALL GRADING QUANTITIES. WHILE JSD ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARD OF CARE, THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
   - THE CONTRACTOR MAY SOLICIT APPROVAL FROM ENGINEER/OWNER TO ADJUST FINAL GRADES FROM DESIGN GRADES TO PROVIDE AN OVERALL SITE BALANCE AS A RESULT OF FIELD CONDITIONS.
4. GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS, WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT PONDING, AND IF NECESSARY PUMPING TO ALLEVIATE PONDING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSUITABLE SOILS CREATED/ORIGINATED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS DUE TO WEATHER.
5. THE CONTRACTOR IS RESPONSIBLE FOR MEETING MINIMUM COMPACTION STANDARDS AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL ENGINEERING SERVICES REPORT FOR SITE COMPACTION REQUIREMENTS. THE CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTION CANNOT BE OBTAINED. THE PROJECT'S GEOTECHNICAL CONSULTANT SHALL DETERMINE WHICH IN-SITU SOILS ARE TO BE CONSIDERED UNSUITABLE SOILS. THE ENGINEER/OWNER AND GEOTECHNICAL TESTING CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.
6. IN THE EVENT THAT ANY MOISTURE-DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY TO BRING THE MATERIAL INTO COMPLIANCE AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.
7. WITH THE AUTHORIZATION OF THE ENGINEER/OWNER, MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON FILL AREAS IN AN EFFORT TO DRY. CONTRACTOR SHALL CLEARLY FIELD MARK THE EXTERIOR LIMITS OF SPREAD MATERIAL WITH PAINTED LATH AND SUBMIT A PLAN TO THE ENGINEER/OWNER THAT IDENTIFIES THE LIMITS. UNDER NO CONDITION SHALL THE SPREAD MATERIAL DEPTH EXCEED THE MORE RESTRICTIVE OF: THE EFFECTIVE TREATMENT DEPTH OF MACHINERY THAT WILL BE USED TO TURNOVER THE SPREAD MATERIAL; OR THE MAXIMUM COMPACTION LIFT DEPTH.
8. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
9. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.
10. THE SITE SHALL BE COMPLETED TO WITHIN 0.10-FT (+/-) OF THE PROPOSED GRADES AS INDICATED WITHIN THE PLANS PRIOR TO PLACEMENT OF TOPSOIL OR STONE. CONTRACTOR IS ENCOURAGED TO SEQUENCE CONSTRUCTION SUCH THAT THE SITE IS DIVIDED INTO SMALLER AREAS TO ALLOW STABILIZATION OF DISTURBED SOILS IMMEDIATELY UPON COMPLETION OF INDIVIDUAL SMALLER AREAS.
11. CONTRACTOR SHALL CONTACT "DIGGER'S HOTLINE" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING SAID UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
12. CONTRACTOR SHALL PROTECT INLETS AND ADJACENT PROPERTIES WITH SILT FENCING OR APPROVED EROSION CONTROL METHODS UNTIL CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL PLACE SILT FENCING AT DOWN SLOPE SIDE OF GRADING LIMITS.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING FACILITIES OR UTILITIES. ANY DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
14. WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
15. CONTRACTOR SHALL COMPLY WITH ALL CITY AND/OR STATE CONSTRUCTION STANDARDS/ORDINANCES.

LEGEND

SANITARY SEWER MANHOLE		POWER POLE	
STORM MANHOLE		GUY WIRE	
CLEAN OUT		BOLLARD	
CATCH BASIN ROUND		TRAFFIC LIGHT	
CATCH BASIN SQUARE		SOIL BORING	
CURB INLET	SAN	SANITARY SEWER	
FIRE HYDRANT	W	WATER MAIN	
WATER VALVE	ST	STORM SEWER	
GAS VALVE	G	UNDERGROUND GAS	
LIGHT POLE	E	UNDERGROUND ELECTRIC	
YARD LIGHT	T	UNDERGROUND TELEPHONE	
MAIL BOX	FIB	UNDERGROUND FIBER OPTICS	
TELEPHONE PEDESTAL	OH	OVERHEAD UTILITY	
ELECTRICAL MANHOLE	14	MAPPED SCHEDULE B-II EXCEPTION	
SIGN			

BENCH MARK

WS. DOT MONUMENT
BLUEMOUND ROAD (EAST)
ELEV = 889.48

HYDRANT TOP NUT
BLUEMOUND ROAD (EAST)
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SHEET TITLE
SITE GRADING AND DRAINAGE PLAN

PROPOSED OFFICE BUILDING
BLUEMOUND ROAD
PEWAUKEE, WI

REVISION #1: CITY PLANNER COMMENTS 05/11/20

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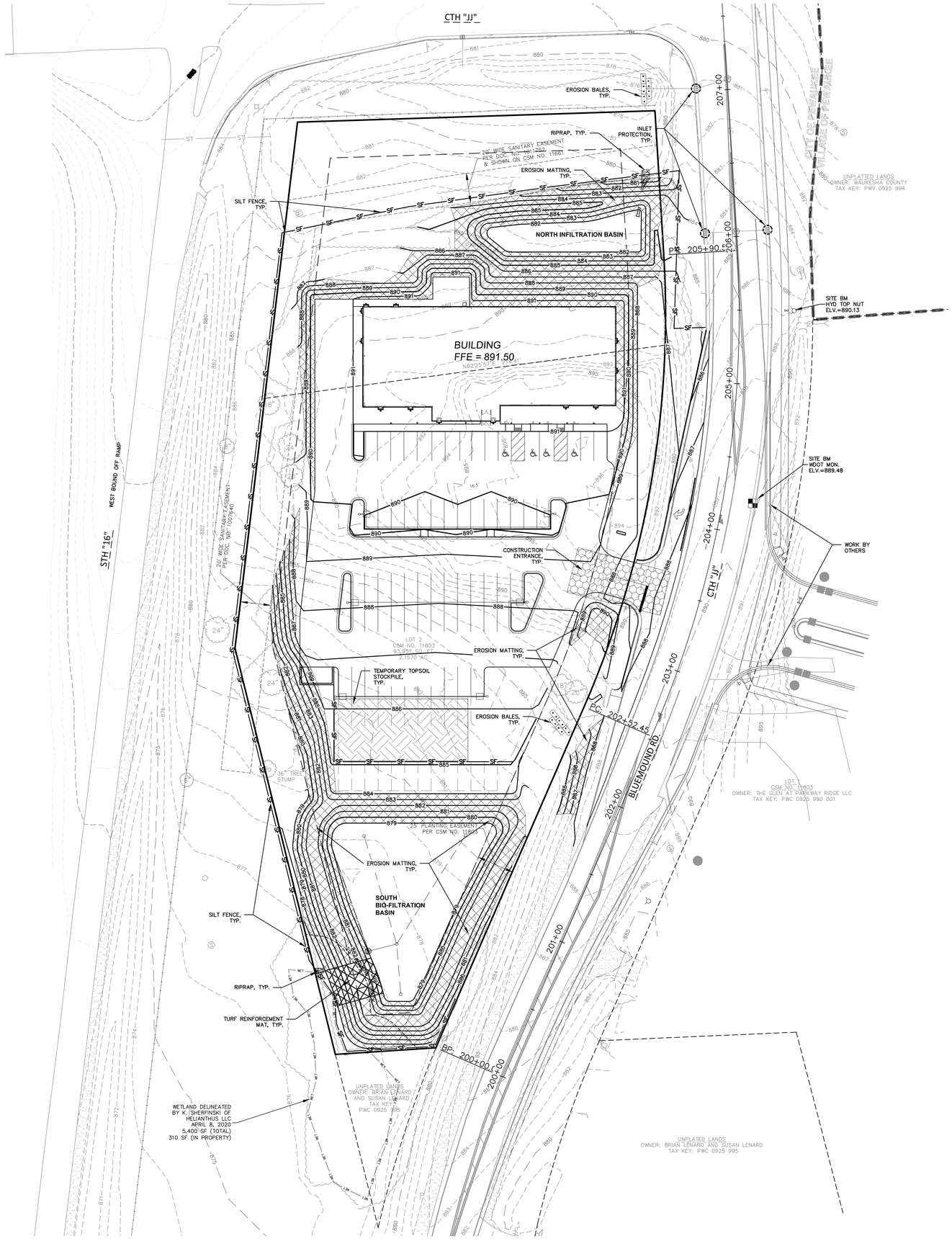

EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS. ENGINEER OF RECORD AND APPROPRIATE CITY OF PEWAUKEE OFFICIALS MUST APPROVE ANY CHANGES PRIOR TO DEVIATION FROM THE APPROVED PLANS.

2. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND THE CITY OF PEWAUKEE ORDINANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.

5. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE CITY OF PEWAUKEE PRIOR TO DEVIATION OF THE APPROVED PLAN.

4. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, COUNTY INSPECTORS AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.

5. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.

6. ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5 INCHES. ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.

7. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. ADDITIONAL LOCATIONS OTHER THAN AS SHOWN ON THE PLANS MUST BE PRIOR APPROVED BY THE MUNICIPALITY. CONSTRUCTION ENTRANCES SHALL BE 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.

8. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE CITY OF PEWAUKEE.

9. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS.

10. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES. IF STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A "TACKIFIER."

11. DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.

12. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
    A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
    B. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
    C. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.

13. ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING OR APPLICATION OF A WISCONSIN DEPARTMENT OF TRANSPORTATION (WisDOT) APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED WITHIN 7 DAYS OF REACHING FINAL GRADE AND/OR AS SOON AS CONDITIONS ALLOW. DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNR TECHNICAL STANDARDS 1052 AND 1053.

14. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.

15. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.

16. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WDNR REQUIREMENTS AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNR REQUIREMENTS.

17. <u>STABILIZATION PRACTICES:</u>

17.1. *STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:

17.2. *THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.

17.3. *CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS. IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.

17.4. *STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME OF CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
    * PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
    * TEMPORARY SEEDING; MAY CONSIST OF SPRING OATS(100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LB/ACRE)
    * HYDRO-MULCHING WITH A TACKIFIER
    * GEOTEXTILE EROSION MATTING
    * SODDING

LEGEND

(S)	SANITARY SEWER MANHOLE	⌀	POWER POLE
(ST)	STORM MANHOLE		GUY WIRE
(D)	PROPOSED STORM MANHOLE		BOLLARD
(CO)	CLEAN OUT		TRAFFIC LIGHT
	CATCH BASIN ROUND		SOIL BORING
	CATCH BASIN SQUARE	SAN	SANITARY SEWER
	CURB INLET	W	WATER MAIN
	FIRE HYDRANT	ST	STORM SEWER
	WATER VALVE	G	UNDERGROUND GAS
	GAS VALVE	E	UNDERGROUND ELECTRIC
	LIGHT POLE	T	UNDERGROUND TELEPHONE
	YARD LIGHT	FIB	UNDERGROUND FIBER OPTICS
P	MAIL BOX	OH	OVERHEAD UTILITY
T	TELEPHONE PEDESTAL	(14.)	MAPPED SCHEDULE B-II EXCEPTION
E	ELECTRICAL MANHOLE		
	SIGN		

LEGEND

SF	SILT FENCE
	INLET PROTECTION
	TEMPORARY TOPSOIL STOCKPILE
	RIPRAP
	CONSTRUCTION ENTRANCE
	EROSION MATTING
	EROSION BALES

BENCH MARK

WIS. DOT MONUMENT
BLUEMOUND ROAD (EAST)
ELEV = 889.48

HYDRANT TOP NUT
BLUEMOUND ROAD (EAST)
ELEV = 890.13

north
SCALE IN FEET
30' 0 30'

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SITE EROSION CONTROL PLAN

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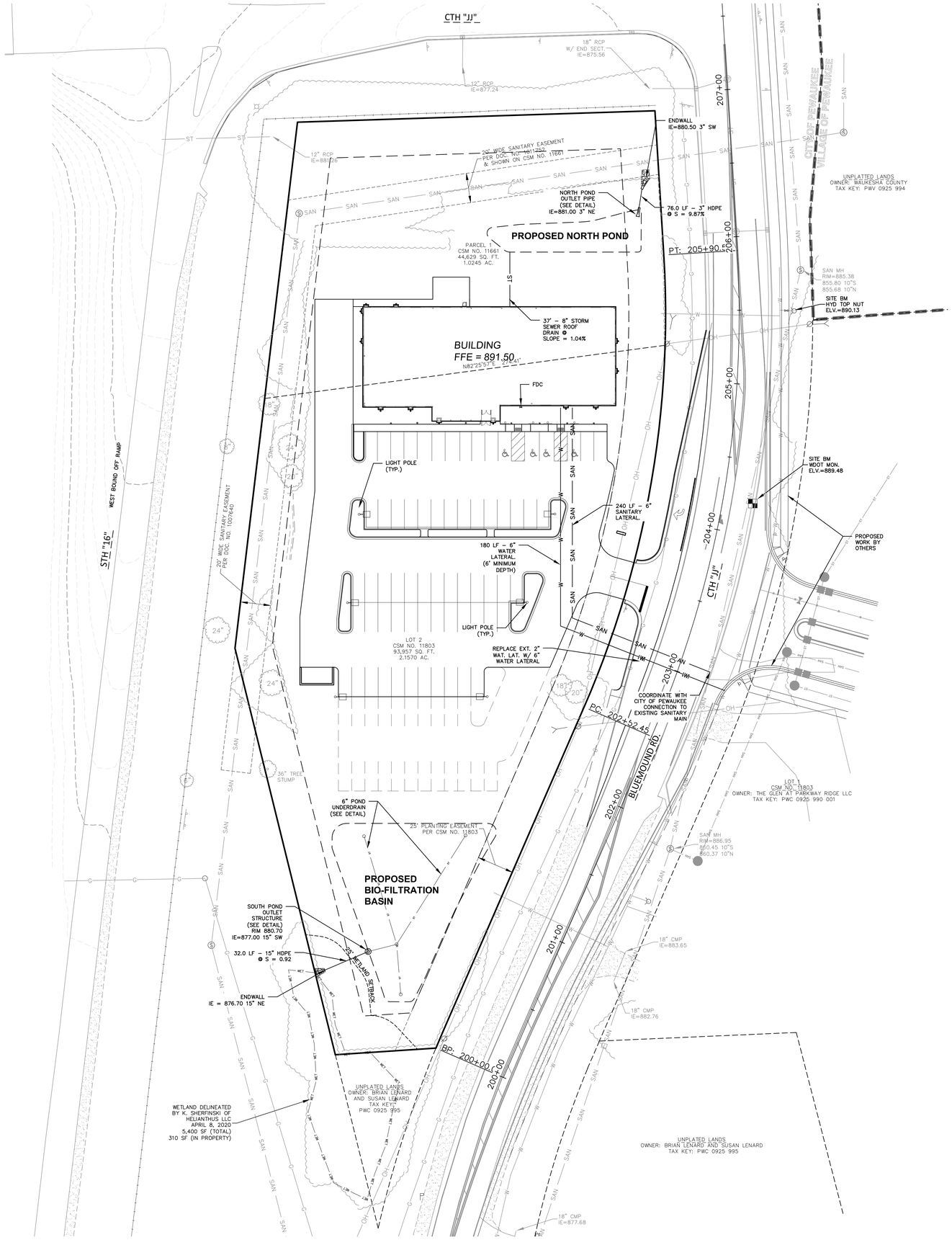

UTILITY NOTES

1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN (WISCONSIN LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
3. UTILITY CONSTRUCTION AND SPECIFICATIONS SHALL COMPLY WITH THE CITY OF PEWAUKEE CONSTRUCTION STANDARDS AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES DSPS 382.
4. TRACER WIRE SHALL BE INSTALLED AS NECESSARY IN ACCORD WITH 182.0715(2R) OF THE STATE STATUTES AND CITY OF PEWAUKEE REQUIREMENTS.
5. LENGTHS OF PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPUTATIONS OF MATERIALS REQUIRED TO COMPLETE WORK. LENGTHS SHALL BE FIELD VERIFIED DURING CONSTRUCTION.
6. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OF THE AREAS DISTURBED DURING CONSTRUCTION.
7. CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF PROPOSED UTILITIES AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS PRIOR TO ATTEMPTING CONNECTIONS AND BEGINNING UTILITY CONSTRUCTION.
8. STORM SEWER SPECIFICATIONS –

   PIPE – HIGH DENSITY DUAL-WALL POLYETHYLENE CORRUGATED PIPE SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE "S".

   INLETS/CATCH BASINS – INLETS/CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NO. 25 OF THE "STANDARD SPECIFICATIONS". FRAME & GRATE SHALL BE NEENAH R-2501 WITH TYPE G GRATE, OR EQUAL. CURB FRAME & GRATE SHALL BE NEENAH R-3067, OR EQUAL.

   FIELD TILE CONNECTION – ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.
9. WATER MAIN SPECIFICATIONS –

   PIPE – POLYVINYL CHLORIDE (PVC) PIPE SHALL MEET THE REQUIREMENTS OF AWWA STANDARD C-900, CLASS 150, DR-18 WITH CAST IRON O.D. AND INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS. NON-METALLIC WATERMAINS SHALL BE INSTALLED WITH BLUE INSTALLATION TRACER WIRE AND CONFORM WITH SPS 382.30 (11)(n).

   VALVES AND VALVE BOXES – GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-500 AND CHAPTER 8.27.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.

   HYDRANTS – HYDRANTS SHALL CONFORM TO THE SPECIFICATION OF THE CITY OF PEWAUKEE. THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18-INCHES AND NO GREATER THAN 23-INCHES.

   BEDDING AND COVER MATERIAL – PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE "STANDARD SPECIFICATIONS".

   BACKFILL – BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".
10. SANITARY SEWER SPECIFICATIONS –

    PIPE – SANITARY SEWER PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, SDR-35, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212.

    BEDDING AND COVER MATERIAL – BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE "STANDARD SPECIFICATION" WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.43.2 (A). BEDDING AND COVER MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO INSURE ADEQUATE COMPACTING OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT."

    BACKFILL – BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS." GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS."

    MANHOLES – MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NOS. 12, 13 AND 15 OF THE "STANDARD SPECIFICATIONS" AND ALL SPECIAL PROVISIONS OF THE CITY OF PEWAUKEE.

    MANHOLE FRAMES AND COVERS – MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1642 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL.
11. WATER MAIN, SANITARY FORCE MAIN, AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6 FEET. INSULATION AND PLACING OF INSULATION SHALL CONFORM TO CHAPTER 4.17.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH ITS LATEST ADDENDUM (TYP.).
12. TRACER WIRE SHALL BE INSTALLED ALONG THE SANITARY SEWER SERVICE. THE TRACER WIRE SHALL BE CONTINUOUS AND SHALL BE EXTENDED ABOVE GRADE VIA A 4-INCH PVC PIPE WITH SCREW-ON CAP ADJACENT TO THE PROPOSED TERMINATION POINT OF THE LATERAL FOR THE PROPOSED BUILDING.
13. ALL NEW ON-SITE SANITARY, STORM AND WATER UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.
14. THE CONTRACTOR SHALL CONTACT THE CITY OF PEWAUKEE ENGINEERING DEPARTMENT 72-HOURS IN ADVANCE OF SANITARY, WATER AND STORM CONNECTIONS TO THE CITY-OWNED SYSTEM TO SCHEDULE INSPECTIONS.

LEGEND

S	SANITARY SEWER MANHOLE		POWER POLE
ST	STORM MANHOLE		GUY WIRE
D	PROPOSED STORM MANHOLE		BOLLARD
CO	CLEAN OUT		TRAFFIC LIGHT
	CATCH BASIN ROUND		SOIL BORING
	CATCH BASIN SQUARE	SAN	SANITARY SEWER
	CURB INLET	SAN	PROPOSED SANITARY SEWER
	FIRE HYDRANT	W	WATER MAIN
	WATER VALVE	W	PROPOSED WATER MAIN
	GAS VALVE	ST	STORM SEWER
	LIGHT POLE	ST	PROPOSED STORM SEWER
	YARD LIGHT	G	UNDERGROUND GAS
	MAIL BOX	E	UNDERGROUND ELECTRIC
T	TELEPHONE PEDESTAL	T	UNDERGROUND TELEPHONE
E	ELECTRICAL MANHOLE	FIB	UNDERGROUND FIBER OPTICS
	SIGN	OH	OVERHEAD UTILITY
		14.	MAPPED SCHEDULE B-II EXCEPTION

BENCH MARK

WIS. DOT MONUMENT
BLUEMOUND ROAD (EAST)
ELEV = 889.48

HYDRANT TOP NUT
BLUEMOUND ROAD (EAST)
ELEV = 890.13

north
SCALE IN FEET
30' 0 30'

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W238N1610 BUSSE RD. SUITE 100
WAUKESHA, WISCONSIN 53188
262.513.0666 PHONE | 262.513.1232 FAX
www.jsdinc.com
JSD JOB NO.: 20-9495

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

SITE UTILITY PLAN

SHEET TITLE

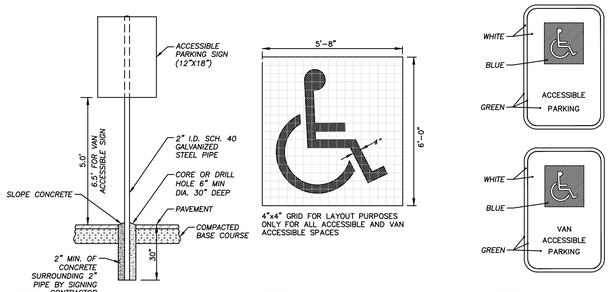
PROPOSED OFFICE BUILDING

BLUEMOUND ROAD
PEWAUKEE, WI

REVISION #1: CITY PLANNER COMMENTS 05/11/20

JOB:	20-9495
DRAWN:	PSM
CHECKED:	
DATE:	04/06/20

SHEET:
C5.0



NOTE: SIGNAGE DETAILS ARE SHOWN FOR INTENT ONLY. CONTRACTOR SHALL VERIFY EXACT REQUIREMENTS PRIOR TO CONSTRUCTION.

ACCESSIBLE PARKING SIGN AND POST INSTALLATION
N.T.S.

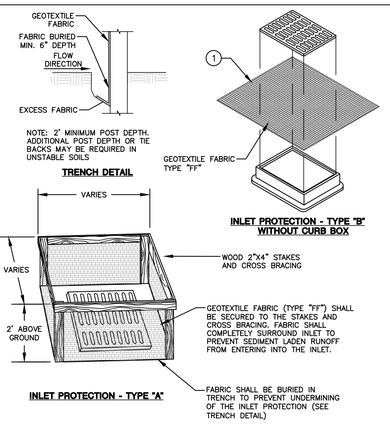
4"x4" GRID FOR LAYOUT PURPOSES ONLY FOR ALL ACCESSIBLE AND VAN ACCESSIBLE SPACES

NOTE: SYMBOL DETAILS ARE SHOWN FOR INTENT ONLY. CONTRACTOR SHALL VERIFY EXACT REQUIREMENTS PRIOR TO CONSTRUCTION.

PAINTED SYMBOL
N.T.S.

NOTE: SIGNAGE AND SYMBOL DETAILS ARE SHOWN FOR INTENT ONLY. CONTRACTOR SHALL VERIFY EXACT REQUIREMENTS PRIOR TO CONSTRUCTION.

SIGN DETAILS
N.T.S.



GENERAL NOTES:

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

1. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER OF FACILITATE MAINTENANCE OR REMOVAL.
2. FOR INLET PROTECTION, TYPE "C" (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
3. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT A WOOD 2X4

INSTALLATION NOTES:

TYPE "B" & "C"

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHODS TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

INSTALLATION NOTES:

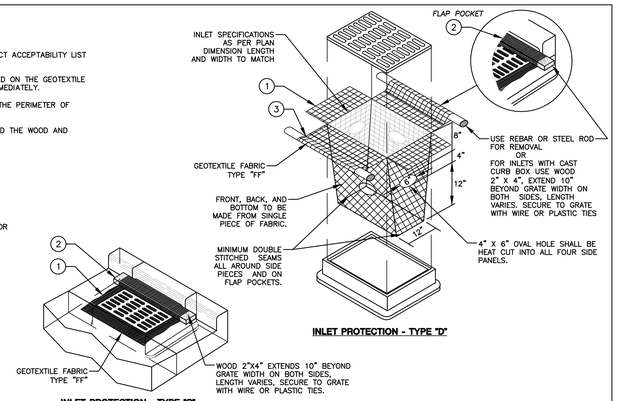
TYPE "D"

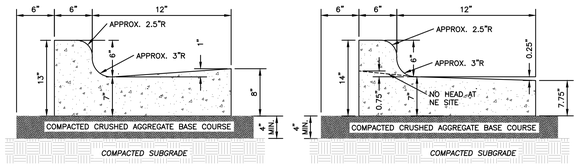
DO NOT INSTALL INLET PROTECTION TYPE "D" IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3 INCHES. WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3 INCHES CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4 INCHES FROM THE BOTTOM OF THE BAG.

INLET PROTECTION
N.T.S.

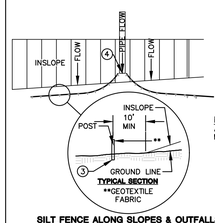




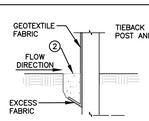
GENERAL NOTES

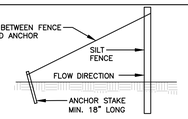
1. *LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15 FEET NOR LESS THAN 6 FEET. THE JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH*
2. *EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200 FEET OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER OF RECORD. THE EXPANSION JOINT FILLER SHALL BE A ONE PIECE FIBER BOARD OR THE APPROVED EQUIVALENT MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 0.5 INCH THICK.*
3. *IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE*

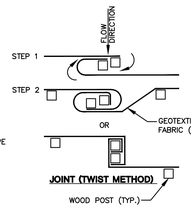
18" STANDARD CURB & GUTTER
N.T.S.

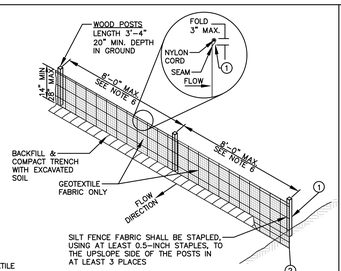


SILT FENCE ALONG SLOPES & OUTFALLS





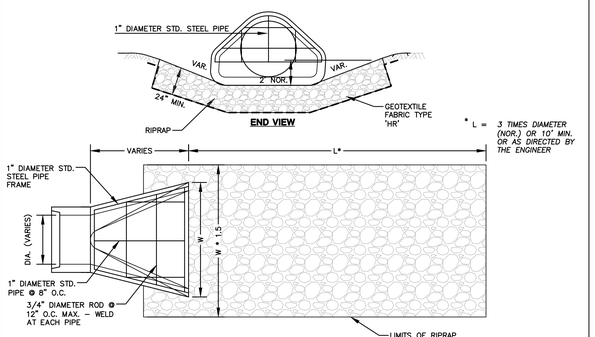


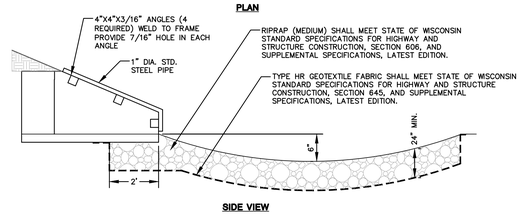


GENERAL NOTES:

1. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
2. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
4. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE.
5. SILT FENCE CONSTRUCTION AND GEOTEXTILE FABRIC SHALL CONFORM TO WDNR TECHNICAL STANDARD 1056.
6. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8-FEET FOR WOVEN & 3-FEET FOR NON-WOVEN)

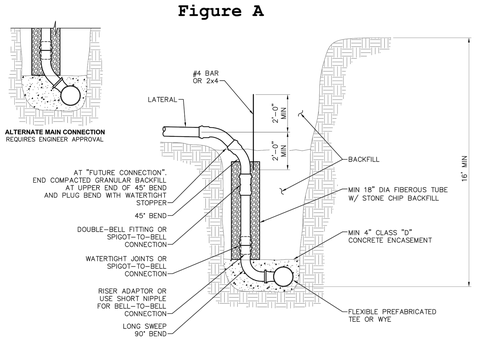
SILT FENCE
N.T.S.



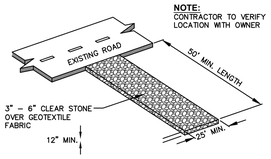


APRON ENDWALL WITH GRATE
N.T.S.

Figure A



FLEXIBLE RISER TO FLEXIBLE SEWER MAIN
NO SCALE

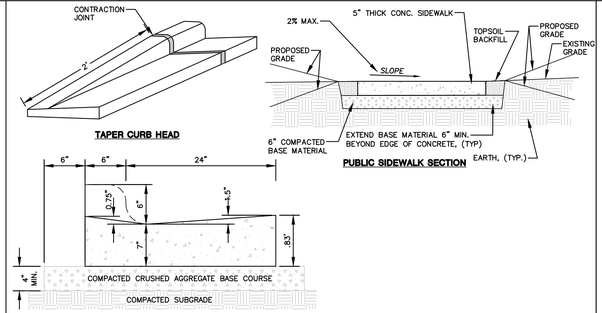


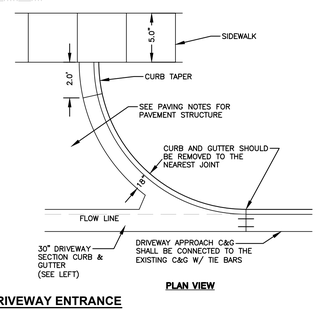
NOTE: CONTRACTOR TO VERIFY LOCATION WITH OWNER

GENERAL NOTES:

1. TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE.
2. THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6-INCH CLEAR OR WASHED STONE. ALL MATERIAL TO BE RETAINED ON A 3-INCH SIEVE.
3. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12-INCHES THICK. ON SITES WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PAD, THE PAD SHALL BE UNDERLAIN WITH WisDOT TYPE "R" GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOILS INTO THE STONE LAYER.
4. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. THE TRACKING PAD SHALL BE A MINIMUM 50-FEET LONG.
5. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, AT THE END OF EACH WORKING DAY.
6. TRACKING PADS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24-HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
7. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

CONSTRUCTION ENTRANCE
N.T.S.

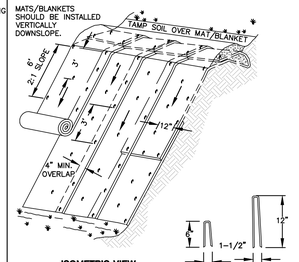




GENERAL NOTES:

1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15 FEET NOR LESS THAN 6 FEET. THE JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH.
2. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200 FEET OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER OF RECORD. THE EXPANSION JOINT FILLER SHALL BE A ONE PIECE FIBER BOARD OR THE APPROVED EQUIVALENT MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 0.5 INCH THICK.
3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.

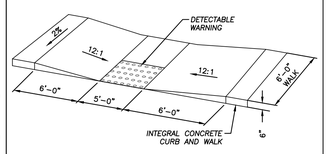
CURBED DRIVEWAY ENTRANCE
N.T.S.



GENERAL NOTES:

1. EROSION MAT CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1052 "NON-CHANNEL EROSION MAT".
2. ONLY WisDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL) APPROVED MATS SHALL BE ALLOWED. REFER TO EROSION CONTROL PLAN FOR EXACT MAT CLASSIFICATION.
3. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
4. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
5. ONLY WisDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL) APPROVED MATS SHALL BE ALLOWED. REFER TO EROSION CONTROL PLAN FOR EXACT MAT CLASSIFICATION.

EROSION MATTING
N.T.S.



HANDICAP ACCESSIBLE RAMP DETAIL
N.T.S.

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DETAILS

SHEET TITLE

PROPOSED OFFICE BUILDING

BLUEMOUND ROAD
PEWAUKEE, WI

REVISION #1: CITY PLANNER COMMENTS 05/11/20

JOB:	20-9495
DRAWN:	PSM
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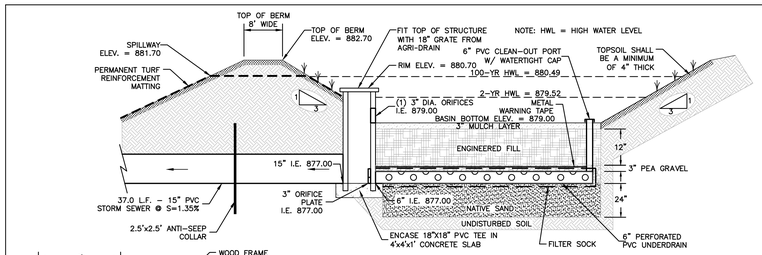
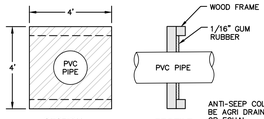
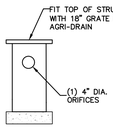


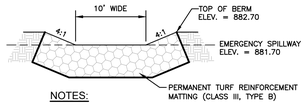


ANTI-SEEP COLLAR
N.T.S.



OUTLET STRUCTURE DETAIL
N.T.S.

NOTE: BASIN, OUTLET, AND SPILLWAY SHOWN FOR GRAPHICAL PURPOSES (SEE UTILITY PLAN FOR PLAN VIEW LOCATION)



NOTES:

1. EXTEND MATTING TO TOE OF SLOPE ON THE INSIDE AND OUTSIDE OF THE BASIN.
2. MATTING SHALL BE INSTALLED IN ACCORDANCE WITH WDNR TECH STANDARD 1052 AND MANUFACTURER'S GUIDELINES.

EMERGENCY SPILLWAY DETAIL
N.T.S.

SOUTH BIORETENTION BASIN DETAIL
N.T.S.

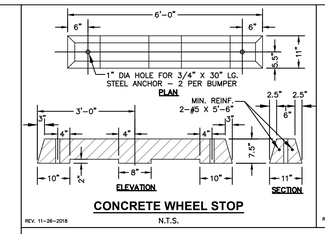
GENERAL NOTES

1. ALL CONSTRUCTION PRACTICES SHALL MEET THE SPECIFICATIONS OF THE WDNR TECHNICAL STANDARD 1004 – BIORETENTION FOR INFILTRATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THIS STANDARD AND CONSTRUCT THE BIORETENTION DEVICE IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED THEREIN.
2. CONTRACTOR SHALL INSTALL 24" OF ENGINEERED SOIL CONSISTING OF: 85% ASTM C33 SAND, 15% CERTIFIED COMPOST (SEE GENERAL NOTE 3).
3. CERTIFIED COMPOST SHALL CONSIST OF: >40% ORGANIC MATTER, <60% ASH CONTENT, pH OF 6–8, AND MOISTURE CONTENT OF 35–50% BY WEIGHT.
4. SAND/GRAVEL STORAGE LAYER SHALL CONSIST OF SAND OR GRAVEL MATERIAL MEETING THE SPECIFICATIONS IN SECTION V.B.7 OF WDNR TECHINCAL STANDARD 1004.
5. SAND/NATIVE SOIL INFILTRATION LAYER SHALL BE FORMED BY A LAYER OF SAND 3 INCHES DEEP, WHICH IS VERTICALLY MIXED WITH THE NATIVE SOIL TO A DEPTH OF 2–4 INCHES.
6. CONFIRM WITH GEOTECHNICAL ENGINEER THAT THE SILT LOAM SOIL PROFILE HAS BEEN REACHED PRIOR TO BACKFILLING THE BIORETENTION BASIN. DEEP TILL MINIMUM 2 FEET OF NATIVE SOIL TO PROMOTE INFILTRATION.
7. IF ADDITIONAL EXCAVATION IS REQUIRED BELOW THE SAND SOIL PROFILE TO REACH THE LISTED NATIVE SOIL LAYER, THE BACKFILL USED TO RETURN THE BOTTOM OF THE BIORETENTION SYSTEM TO THE BOTTOM OF THE SAND LAYER ELEVATION MUST HAVE AN EQUAL OR HIGHER INFILTRATION RATE THAN THE LISTED NATIVE SOIL LAYER AS CONFIRMED BY A GEOTECHNICAL ENGINEER.
8. FILTER FABRIC SHALL BE PLACED ABOVE AND ON THE SIDES OF THE PERFORATED PIPE, BETWEEN THE PEA GRAVEL AND THE ENGINEERED SOIL, A WIDTH OF 4 FEET CENTERED OVER THE FLOW LINE OF THE PIPE.
10. ANNUAL RYE GRASS SHALL BE SEEDED AT 40 LB/ACRE WITH THE SEED MIX IN THE AREAS SURROUNDING THE BASIN, ON SIDE SLOPES, AND OVER ANY LAND THAT DISCHARGES INTO THE BASIN FOR EROSION CONTROL WHEN BASIN IS BROUGHT ON-LINE. ROOTSTOP AND PLUGS ARE REQUIRED TO ESTABLISH VEGETATION AT THE INVERT OF THE BASIN.
11. RUNOFF MUST INFILTRATE WITHIN 24–HOURS. BASINS UNABLE TO MAINTAIN THESE RATES MUST BE DEEP TILLED, REGRADED, AND IF NECESSARY REPLANTED TO RESTORE ORIGINAL INFILTRATION RATES.
12. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH APPLICABLE LOCAL, REGIONAL, AND STATE STORMWATER STANDARDS FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER.
13. SEE LANDSCAPING PLAN AND CONSULT WITH LANDSCAPE ARCHITECT OR ECOLOGICAL PLANTING AGENCY FOR APPROPRIATE SEED MIX, PLANTS AND PLANTING CONFIGURATIONS.

NOTE:
INFILTRATION DEVICES ARE DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR), COUNTY, MUNICIPALITY, AND ENGINEERING STANDARD OF CARE. ALL DESIGNATED INFILTRATION AREAS (e.g. RAIN GARDENS, INFILTRATION BASINS, BIORETENTION DEVICES) SHALL BE FENCED PRIOR TO CONSTRUCTION AND REMAIN UNDISTURBED AND PROTECTED DURING THE CONSTRUCTION OF PROPOSED SITE IMPROVEMENTS. PROPOSED BIORETENTION DEVICES SHALL NOT BE CONSTRUCTED UNTIL THE DEVICE'S CONTRIBUTING WATERSHED AREA MEETS ESTABLISHED VEGETATION REQUIREMENTS SET FORTH WITHIN THE RESPECTIVE WDNR TECHNICAL STANDARDS. IF THE LOCATION OF THE INFILTRATION AREA CONFLICTS WITH CONSTRUCTION STAGING AND/OR CONSTRUCTION TRAFFIC AND IS DISTURBED, COMPACTION MITIGATION WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE.

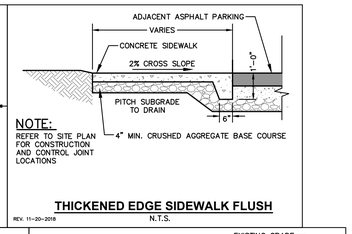
THE CONTRACTOR IS REQUIRED TO PROVIDE QUALIFIED STAFF FOR INSPECTION AND OBSERVATION OF THE CONSTRUCTION ACTIVITIES RELATING TO ALL JOB SITE REGULATORY COMPLIANCE INCLUDING THE PROTECTION AND CONSTRUCTION OF ALL STORMWATER MANAGEMENT FEATURES. ANY OBSERVATION OF PLAN OR SITE DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

BIORETENTION BASIN NOTES



CONCRETE WHEEL STOP
N.T.S.

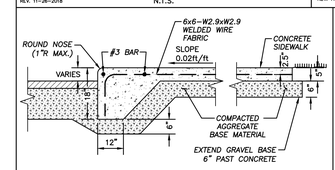
REV. 11-26-2018



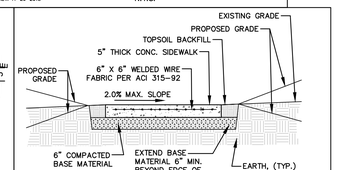
NOTE:
REFER TO SITE PLAN FOR CONSTRUCTION AND CONTROL JOINT LOCATIONS

THICKENED EDGE SIDEWALK FLUSH
N.T.S.

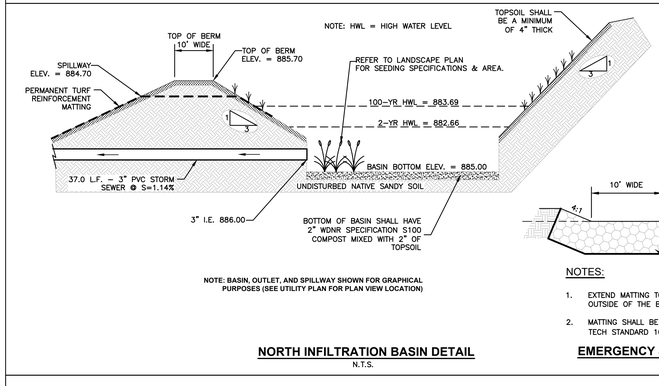
REV. 11-20-2018



INTEGRAL CONCRETE CURB & WALK
N.T.S.

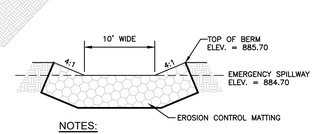


PRIVATE CONCRETE SIDEWALK
N.T.S.



NOTE: BASIN, OUTLET, AND SPILLWAY SHOWN FOR GRAPHICAL PURPOSES (SEE UTILITY PLAN FOR PLAN VIEW LOCATION)

NORTH INFILTRATION BASIN DETAIL
N.T.S.



NOTES:

1. EXTEND MATTING TO TOE OF SLOPE ON THE INSIDE AND OUTSIDE OF THE BASIN.
2. MATTING SHALL BE INSTALLED IN ACCORDANCE WITH WDNR TECH STANDARD 1052 AND MANUFACTURER'S GUIDELINES.

EMERGENCY SPILLWAY DETAIL
N.T.S.

GENERAL NOTES

1. CONTRACTOR SHALL INSTALL 6" OF ENGINEERED SOIL CONSISTING OF: 85% ASTM C33 SAND AND 15% CERTIFIED COMPOST.
2. CERTIFIED COMPOST SHALL CONSIST OF: >40% ORGANIC MATTER, <60% ASH CONTENT, pH OF 6–8, AND MOISTURE CONTENT OF 35–50% BY WEIGHT.
3. INSTALL EROSION MATTING OVER ENGINEERED SOILS LAYER FOLLOWING SEEDING OF THE BOTTOM OF THE INFILTRATION BASIN TO PROVIDE SOIL STABILIZATION PRIOR TO MATURE VEGETATION COVER.
4. CONFIRM WITH GEOTECHNICAL ENGINEER THAT THE SANDY SOIL PROFILE HAS BEEN REACHED PRIOR TO BACKFILLING THE INFILTRATION BASIN.
5. IF ADDITIONAL EXCAVATION IS REQUIRED TO REACH SANDY SOIL PROFILE, THE BACKFILL USED TO RETURN THE BOTTOM OF THE BASIN TO THE ENGINEERED SOIL LAYER ELEVATION MUST HAVE AN EQUAL OR HIGHER INFILTRATION RATE THAN THE BOTTOM OF THE INFILTRATION BASIN AS CONFIRMED BY A GEOTECHNICAL ENGINEER.
6. RUNOFF MUST INFILTRATE WITHIN 24–HOURS. BASINS UNABLE TO MAINTAIN THESE RATES MUST BE DEEP TILLED, REGRADED, AND IF NECESSARY REPLANTED TO RESTORE ORIGINAL INFILTRATION RATES.
7. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH APPLICABLE LOCAL, REGIONAL, AND STATE STORMWATER STANDARDS FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER.
8. OWNER OR CONTRACTOR MUST CONSULT LANDSCAPE ARCHITECT OR ECOLOGICAL PLANTING AGENCY FOR APPROPRIATE PLANTS AND PLANTING CONFIGURATIONS.

NOTE:

INFILTRATION DEVICES ARE DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) THE CITY OF PEWAUKEE, AND ENGINEERING STANDARD OF CARE. ALL DESIGNATED INFILTRATION AREAS (e.g. RAIN GARDENS, INFILTRATION BASINS, BIORETENTION DEVICES) SHALL BE FENCED PRIOR TO CONSTRUCTION AND REMAIN UNDISTURBED AND PROTECTED DURING THE CONSTRUCTION OF PROPOSED SITE IMPROVEMENTS. PROPOSED BIORETENTION DEVICES SHALL NOT BE CONSTRUCTED UNTIL THE DEVICE'S CONTRIBUTING WATERSHED AREA MEETS ESTABLISHED VEGETATION REQUIREMENTS SET FORTH WITHIN THE RESPECTIVE WDNR TECHNICAL STANDARDS. IF THE LOCATION OF THE INFILTRATION AREA CONFLICTS WITH CONSTRUCTION STAGING AND/OR CONSTRUCTION TRAFFIC AND IS DISTURBED, COMPACTION MITIGATION WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE.

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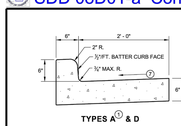
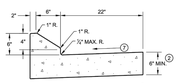
INFILTRATION BASIN NOTES

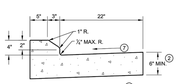
SDD 08D01-a Concrete Curb and Gutter



TYPES A① & D

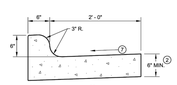


6" SLOPED CURB TYPES G① & J



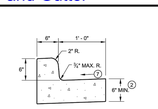
4" SLOPED CURB TYPES G① & J

TYPES K① & L
(OPTIONAL CURB SHAPE)



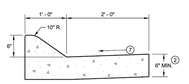
TYPES K① & L

CONCRETE CURB AND GUTTER 30"

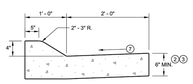


TYPES A① & D

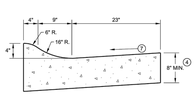
CONCRETE CURB AND GUTTER 18"



6" SLOPED CURB TYPES A① & D

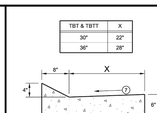


4" SLOPED CURB TYPES A① & D



4" SLOPED CURB TYPES R① & T⑤

CONCRETE CURB AND GUTTER 36"



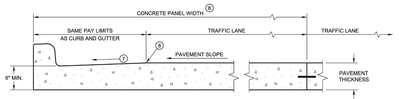
TBT & TBTT	X
30"	22"
36"	28"

TYPES TBT & TBTT①

CONCRETE CURB AND GUTTER

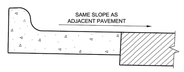
PAVEMENT THICKNESS AND MAXIMUM CONCRETE PANEL WIDTH TABLE

PAVEMENT THICKNESS	MAXIMUM PANEL WIDTH
LESS THAN 10"	12'
10" & ABOVE	15'



PARTIAL SECTION OF PAVEMENT * WITH INTEGRAL CURB AND GUTTER

*BIKE LANE IS NOT SHOWN



REVERSE SLOPE GUTTER⑨
(TYPICAL FOR ALL CURB & GUTTER TYPES)

GENERAL NOTES

DETAILS OF CONSTRUCTION AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE CONTRACT.

PAVEMENT TIES AND TIE BARS SHALL BE EPOXY COATED IN CONFORMANCE WITH SUBSECTION 505.2.8.2 OF THE STANDARD SPECIFICATIONS.

INTEGRAL CURB AND GUTTER SHALL CONFORM TO THE DETAILS SHOWN FOR CONCRETE CURB AND GUTTER INCLUDING THE TRANSVERSE GUTTER SLOPE.

UNLESS OTHERWISE SHOWN ON THE TYPICAL CROSS SECTIONS, THE BASE AGGREGATE AND COMMON EXCAVATION LIMITS ARE 2'-0" BEHIND THE BACK OF CURBS.

① TIE BARS ARE REQUIRED FOR CURB AND GUTTERS TYPES A, G, K, R, AND TBTT.

② THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MINIMUM GUTTER THICKNESS IS MAINTAINED.

③ USE 8" MINIMUM GUTTER THICKNESS WHEN USED WITH AN ADJACENT CONCRETE TRUCK APRON PLACED BEHIND BACK OF CURB.

④ THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 8" MINIMUM GUTTER THICKNESS IS MAINTAINED.

⑤ THE FACE OF CURB IS 6" FROM THE BACK OF CURB.

⑥ WHEN REVERSE SLOPE GUTTER IS REQUIRED, THE LOCATION(S) WILL BE SHOWN ELSEWHERE IN THE PLAN.

⑦ USE 4% GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.

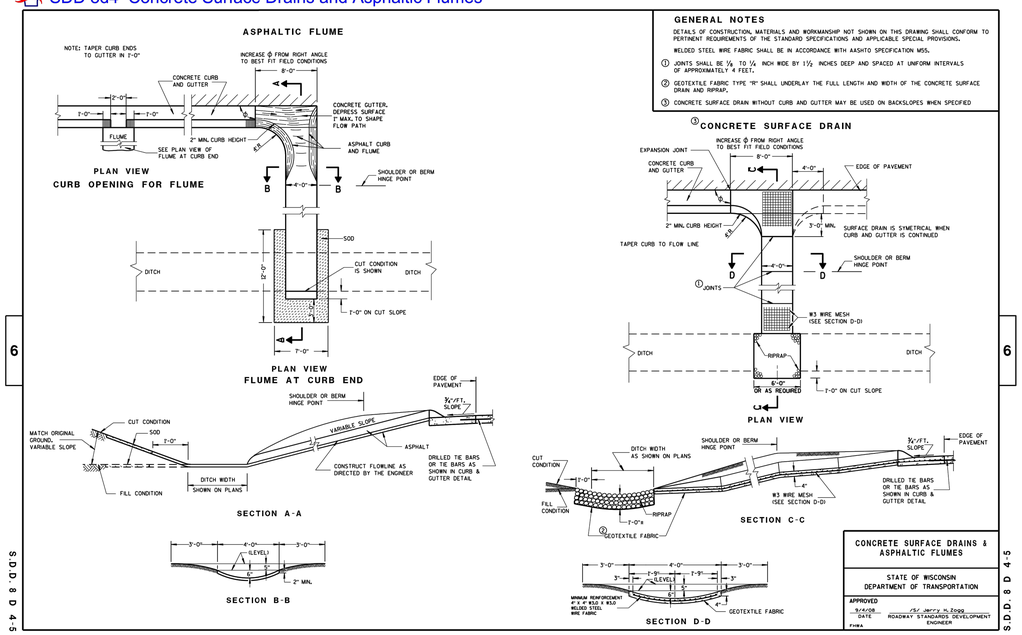
⑧ INCLUDE LONGITUDINAL JOINT AND TIE BARS ALONG LANE EDGE WHEN CONCRETE PANEL WIDTH EXCEEDS THE MAXIMUM WIDTH PER TABLE BELOW. LONGITUDINAL JOINT(S) ARE NOT ALLOWED WITHIN TRAFFIC LANES AND BIKE LANES. LONGITUDINAL JOINT MAY BE SAWED.

CONCRETE CURB AND GUTTER

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

SDD08D01 - 21a

SDD 8d4 Concrete Surface Drains and Asphaltic Flumes



CONCRETE SURFACE DRAINS & ASPHALTIC FLUMES

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

APPROVED
5/11/20
DATE
FHWA
/S/ Jerry M. Poage
ROADWAY STANDARDS DEVELOPMENT ENGINEER

SDD 8d4-5

DRAFT - NOT FOR CONSTRUCTION

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WAUKESHA, WISCONSIN 53188
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JSD JOB NO.: 20-9495

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

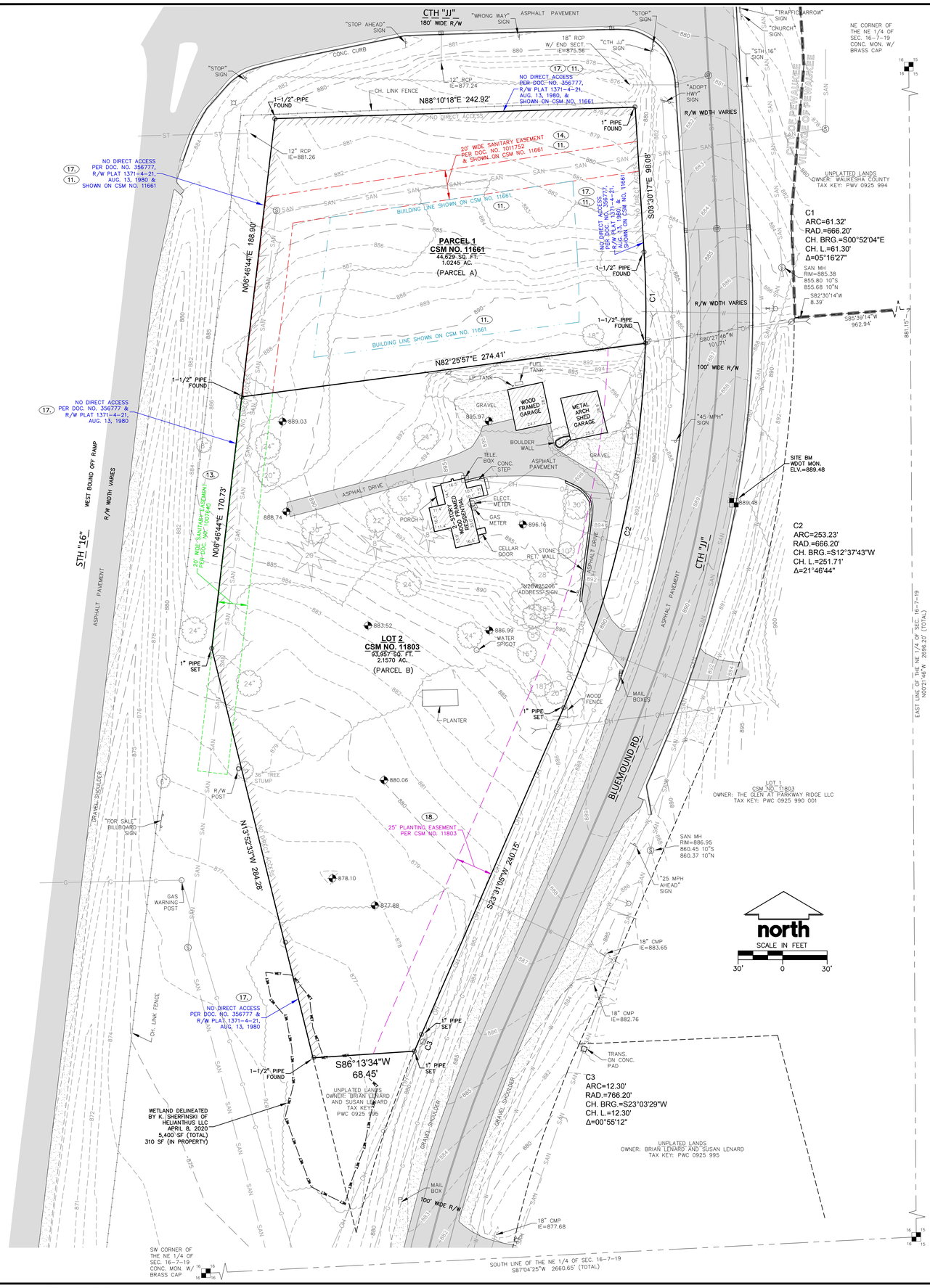
DETAILS

SHEET TITLE

PROPOSED OFFICE BUILDING
BLUEMOUND ROAD
PEWAUKEE, WI

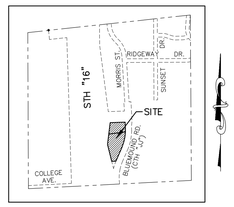
REVISION #1: CITY PLANNER COMMENTS 05/11/20

JOB:	20-9495
DRAWN:	PSM
CHECKED:	
DATE:	04/06/20
SHEET:	C6.1



LEGEND

- SANITARY SEWER MANHOLE
- STORM MANHOLE
- CLEAN OUT
- CATCH BASIN ROUND
- CATCH BASIN SQUARE
- CURB INLET
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- LIGHT POLE
- YARD LIGHT
- MAIL BOX
- TELEPHONE PEDESTAL
- ELECTRICAL MANHOLE
- SIGN
- POWER POLE
- GUY WIRE
- BOLLARD
- TRAFFIC LIGHT
- SOIL BORING
- SAN — SANITARY SEWER
- W — WATER MAIN
- ST — STORM SEWER
- G — UNDERGROUND GAS
- E — UNDERGROUND ELECTRIC
- T — UNDERGROUND TELEPHONE
- FIB — UNDERGROUND FIBER OPTICS
- OH — OVERHEAD UTILITY
- (14.) MAPPED SCHEDULE B-II EXCEPTION



LOCATION MAP
NE 1/4 SEC. 16-7-19
SCALE: 1"=1000'

GENERAL NOTES:

1. Bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone. The south line of the NE 1/4 of Section 16-7-19, was used as S87°04'25"W, and as shown on CSM No. 11661 and CSM No. 11803.
2. Project Conversion Factor: Grid/ 0.99990834 = Ground
3. Vertical Datum NGVD29.

   Reference Benchmark: Southeast corner of the Northeast 1/4 of Section 16-7-19, Concrete monument w/ SEWRPC brass cap, Elevation = 850.27

   Site Benchmark: WDOT Monument located east side of Bluemound Road (CTH "JJ") approximately 120 feet north of the site entrance, Elevation = 889.48
4. Property has vehicular access to Bluemound Road (CTH "JJ"), a public right of way.
5. At the time of this survey, per City of Pewaukee GIS Zoning Map both Parcel A (Parcel 1 of CSM No. 11661) and Parcel B (Lot 2 of CSM No. 11803) are zoned Rs-3 (1.0 AC. min. area).
6. This ALTA/NSPS Land Title Survey was prepared and based on Chicago Title Insurance Company Commitment No. CO-9696, with Commitment Date December 27, 2019.

TABLE A ITEMS:

2 Observed posted address number:
Parcel A (Parcel 1 of CSM No. 11661) no address number posted
Parcel B (Lot 2 of CSM No. 11803) N28 W25206 Bluemound Rd.

3 At the time of this survey both properties is located within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per FEMA map panel numbers 55133C0203G and 55133C0184G, effective date November 5, 2014.

4 Property areas:
Parcel A (Parcel 1 of CSM No. 11661): 44,629 SF (1.0245 acres)
Parcel B (Lot 2 of CSM No. 11803): 93,957 SF (2.1570 acres)

6 At the time of this survey, zoning letter report was not provided to surveyor, see General Note 5.

9 At the time of this survey, the properties contain NO designated parking stalls.

11 Underground utility locations shown are based on field location markings by "Digger's Hotline", Ticket Nos. 20200605937 and 20200605937 with a start date of February 16, 2020. Underground utility information is shown for informational purposes only, and is not guaranteed to be accurate or all inclusive. The Contractor/Owner is responsible for making his own determination as to the type and location of underground utilities as may be necessary to avoid damage thereto. Contractor/Owner shall call "Digger's Hotline" prior to the start of any construction activities.

16 At the time of this survey, there are no evidence of earth moving work or construction.

17 At the time of this survey, there was no observed evidence of recent street or sidewalk construction or repair.

18 At the time of this survey, there is a field delineation of wetlands conducted by a Kristi Sherfinski, certified as an Assured Wetland Delineator with the Wisconsin Department of Natural Resources (WDNR).

SCHEDULE B - SECTION II EXCEPTIONS

1, 5, 6, 7, 8, and 10 Shown if any.

2, 3, 4, 9, 19, and 20 Not survey related.

(11.) Easements and Restrictions as referenced on the Certified Survey Map No. 11661, recorded in the Register of Deeds office for Waukesha County, on January 26, 2008, as Document No. 4322279, and Certified Survey Map No. 11369, recorded in the Register of Deeds office for Waukesha County, on October 26, 2015, as Documemnt No. 4173768. (as to Parcel 1)

12. Award of Damages, dated June 23, 1978, and recorded in the Register of Deeds office for Waukesha County, on September 5, 1980, as Document No. 1136406. (as to Tax ID No. PWC 0925-993)
SURVEYORS NOTE: Now part of STH "16" and CTH "JJ" (Bluemound Rd.) public right of way.

(13.) Easement granted to the Town of Pewaukee, dated July 25, 1977, and recorded in the Register of Deeds office for Waukesha County, on July 26, 1977, as Document No. 1007640. (as to Tax ID No. PWC 0925-993)

(14.) Award of Damages by Lake Pewaukee Sanitary District recorded on August 19, 1977, in the Register of Deeds for Waukesha County, in Document No. 1011752. (as to Parcel 1)

15. Certificate of Compensation to Parnell C. Ryan and Mairon L. Ryan, his wife, as recorded in the Register of Deeds Office for Waukesha County, on February 1, 1979, as Document No. 1080514. (as to Parcel 1)
SURVEYORS NOTE: Now part of STH "16" and CTH "JJ" (Bluemound Rd.) public right of way.

16. Easement granted to Wisconsin Electric Power Company, as recorded in the Register of Deeds for Waukesha County, on September 20, 1949, as Document No. 329706. (as to Tax ID No. PWC 0925-992)
SURVEYOR'S NOTE: Easement location/description is general and not mappable. Overhead line shown on map.

(17.) Finding, Determination and Declaration Establishing Certain Controlled-Access Highways in Waukesha County, Wisconsin, dated August 30, 1951, and recorded in the Register of Deeds office for Waukesha County, on September 26, 1951, as Document No. 356777. (as to Tax ID No. PWC 0925-992)

(18.) Twenty-five foot planting easement as shown on the plat of Certified Survey Map No. 11803, recorded as Document No. 4379502.

LEGAL DESCRIPTION:

(Based on Chicago Title Insurance Company Commitment No. CO-9696, with Commitment Date December 27, 2019.)

PARCEL A:
Parcel 1 of Certified Survey Map No. 11661, recorded January 26, 2018, in Waukesha County Register of Deeds as Document No. 4322279, being a redivision of Lot 1 and 2 of Certified Survey Map No. 11369, as recorded October 26, 2015, being part of the Southeast 1/4 and part of the Southwest 1/4 of the Northeast 1/4 of Section 16, Town 7 North, Range 19 East, in the City of Pewaukee, County of Waukesha, State of Wisconsin.

Tax Key No.: PWC 0925.994.004

PARCEL B:
Lot 2 of Certified Survey Map No. 11803, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 16, Town 7 North, Range 19 East, in the City of Pewaukee, County of Waukesha, State of Wisconsin, recorded on January 16, 2019 in Volume 119 of Certified Survey Maps, Pages 35-40 inclusive, as Document No. 4379502.

2019 Tax Key Nos: part of PWC 0925.990, part of PWC 0925.992 and part of PWC 0925.993
2020 Tax Key No: PWC 0925.990.002

SURVEYOR'S CERTIFICATE:

To Kawal Investment Group, LLC, a Wisconsin limited liability company; Green Acres LLC, a Wisconsin limited liability company; and Chicago Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7a, 7(b)(1), 8, 9, 11, 13, 16, 17 and 18 of Table A thereof. The field work was completed on April 9, 2020.

Date of Map: _____

_____
Rizal W. Iskandarsjach, P.L.S.
Professional Land Surveyor, S-2738
JSD Professional Services, Inc.
W238N1610 Busse Rd., Ste. 100
Waukesha, WI 53188
262-513-0666

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W238 N1610 BUSSE ROAD SUITE 100
WAUKESHA, WISCONSIN 53188
262.513.0666 PHONE | 262.513.1232 FAX
MADISON | MILWAUKEE | CHICAGO
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DESIGN GROUP
3885 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD WISCONSIN 53045-1900
(262) 790-0500 PHONE
(262) 790-0505 FAX

PROJECT:
PARCEL 1 OF CSM NO. 11661 & LOT 2 OF CSM NO. 11803

PROJECT LOCATION:
CITY OF PEWAUKEE
WAUKESHA COUNTY, WI

JSD PROJECT NO.: 20-9495

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

SURVEYED BY:	JF/ARW	05-05-20
DRAWN BY:	RWI	03-10-20
CHECKED BY:	RKW	03-10-20

PLAN MODIFICATIONS:

SURVEYED WETLAND FLAGS	04-09-20

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Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
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SHEET TITLE:
ALTA/NSPS LAND TITLE SURVEY

SHEET NUMBER:
CS-1

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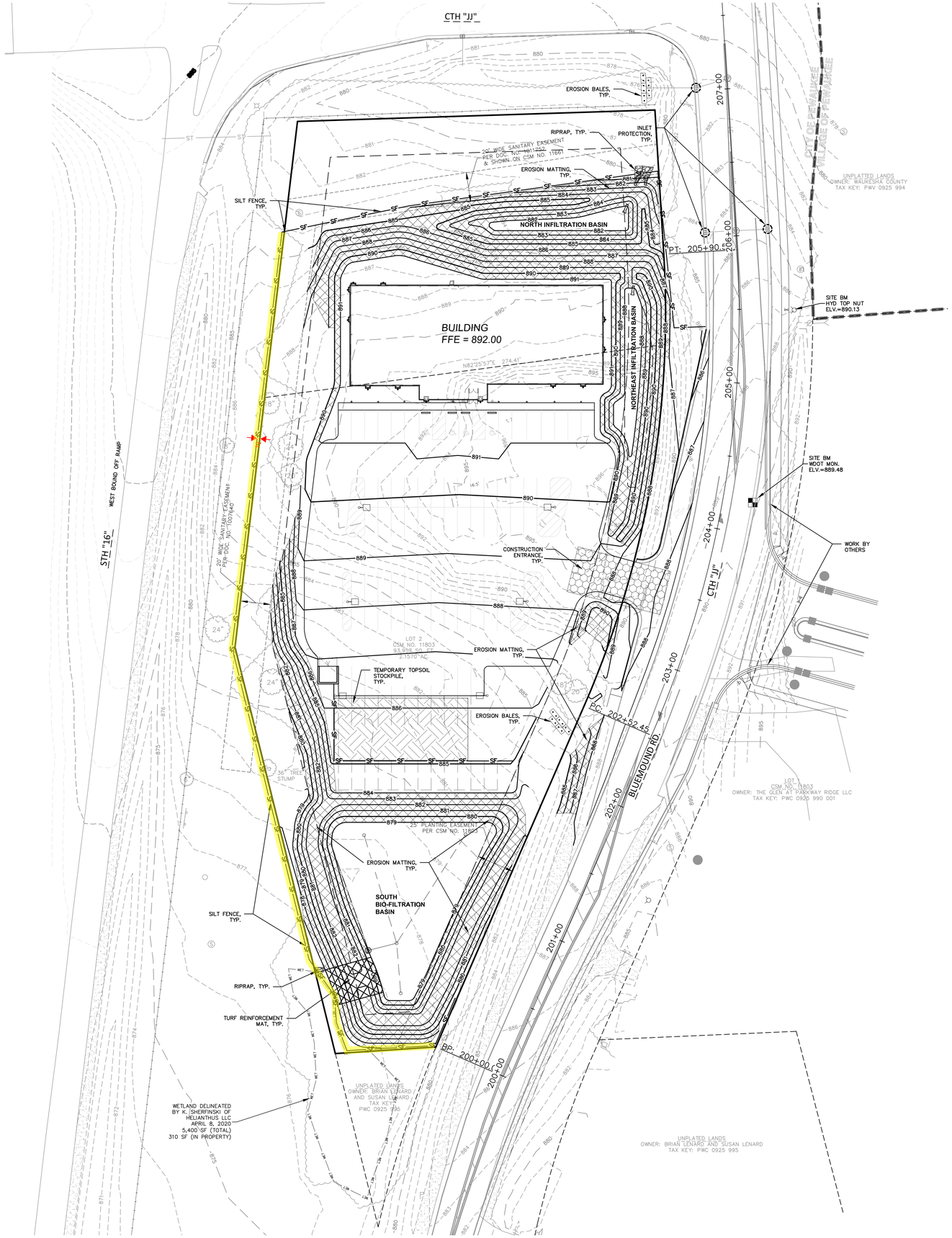

EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS. ENGINEER OF RECORD AND APPROPRIATE CITY OF PEWAUKEE OFFICIALS MUST APPROVE ANY CHANGES PRIOR TO DEVIATION FROM THE APPROVED PLANS.

2. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND THE CITY OF PEWAUKEE ORDINANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.

5. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE CITY OF PEWAUKEE PRIOR TO DEVIATION OF THE APPROVED PLAN.

4. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, COUNTY INSPECTORS AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.

5. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.

6. ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5 INCHES. ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.

7. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. ADDITIONAL LOCATIONS OTHER THAN AS SHOWN ON THE PLANS MUST BE PRIOR APPROVED BY THE MUNICIPALITY. CONSTRUCTION ENTRANCES SHALL BE 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.

8. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE CITY OF PEWAUKEE.

9. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS.

10. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES. IF STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A "TACKIFIER."

11. DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.

12. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
    A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
    B. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
    C. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.

13. ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING OR APPLICATION OF A WISCONSIN DEPARTMENT OF TRANSPORTATION (WisDOT) APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED WITHIN 7 DAYS OF REACHING FINAL GRADE AND/OR AS SOON AS CONDITIONS ALLOW. DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNR TECHNICAL STANDARDS 1052 AND 1053.

14. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.

15. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.

16. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WDNR REQUIREMENTS AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNR REQUIREMENTS.

17. <u>STABILIZATION PRACTICES:</u>

17.1. *STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:

17.2. *THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.

17.3. *CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS. IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED;

17.4. *STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME OF CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
    * PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
    * TEMPORARY SEEDING; MAY CONSIST OF SPRING OATS(100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LB/ACRE)
    * HYDRO-MULCHING WITH A TACKIFIER
    * GEOTEXTILE EROSION MATTING
    * SODDING

LEGEND

S	SANITARY SEWER MANHOLE		POWER POLE
ST	STORM MANHOLE		GUY WIRE
D	PROPOSED STORM MANHOLE		BOLLARD
CO	CLEAN OUT		TRAFFIC LIGHT
	CATCH BASIN ROUND		SOIL BORING
	CATCH BASIN SQUARE	SAN	SANITARY SEWER
	CURB INLET	W	WATER MAIN
	FIRE HYDRANT	ST	STORM SEWER
	WATER VALVE	G	UNDERGROUND GAS
	GAS VALVE	E	UNDERGROUND ELECTRIC
	LIGHT POLE	T	UNDERGROUND TELEPHONE
	YARD LIGHT	FIB	UNDERGROUND FIBER OPTICS
	MAIL BOX	OH	OVERHEAD UTILITY
T	TELEPHONE PEDESTAL	14	MAPPED SCHEDULE B-II EXCEPTION
E	ELECTRICAL MANHOLE		
	SIGN		

LEGEND

SF	SILT FENCE
	INLET PROTECTION
	TEMPORARY TOPSOIL STOCKPILE
	RIPRAP
	CONSTRUCTION ENTRANCE
	EROSION MATTING
	EROSION BALES

BENCH MARK

WIS. DOT MONUMENT
BLUEMOUND ROAD (EAST)
ELEV = 889.48

HYDRANT TOP NUT
BLUEMOUND ROAD (EAST)
ELEV = 890.13

north
SCALE IN FEET
30' 0 30'

DRAFT - NOT FOR CONSTRUCTION

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JSD JOB NO.: 20-9495

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

SHEET TITLE
SITE EROSION CONTROL PLAN

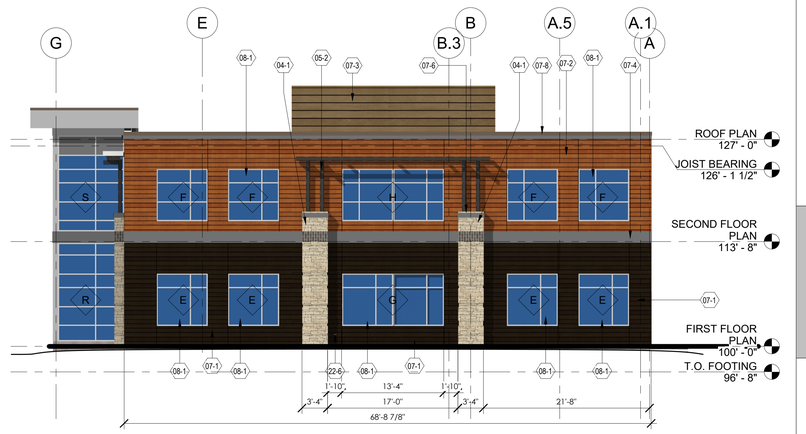
PROPOSED OFFICE BUILDING
BLUEMOUND ROAD
PEWAUKEE, WI

JOB:	20-9495
DRAWN:	PSM
CHECKED:	
DATE:	04/06/20
SHEET:	C4.0

KEYNOTE LEGEND

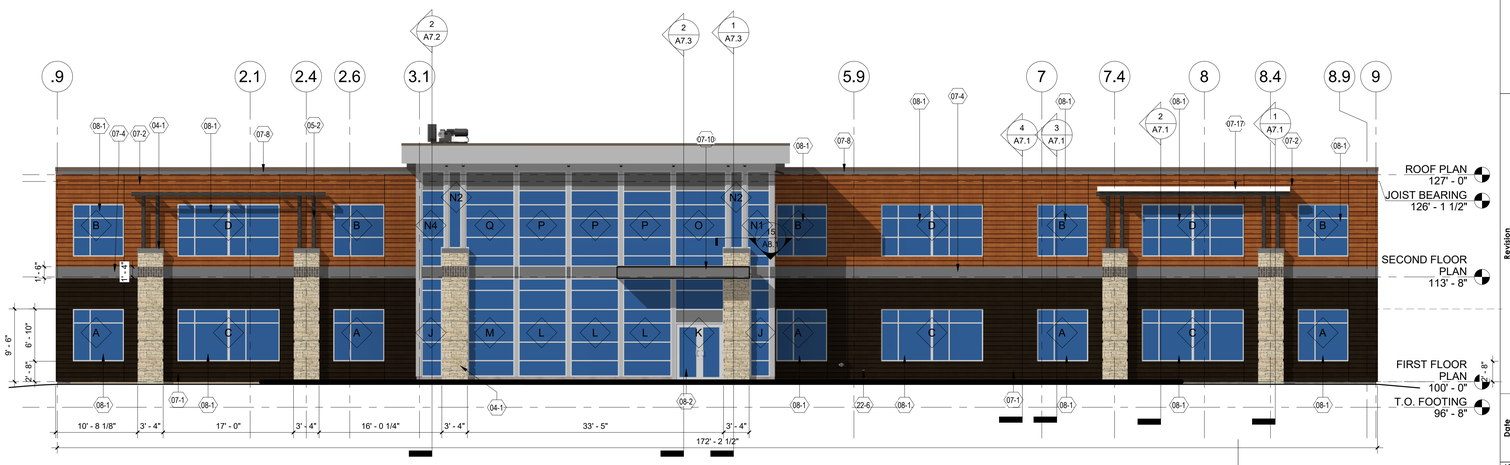
04-1	STONE VENEER PIER WITH SOLDIER BRICK BAND AND REVEAL BANDS
05-2	PAINTED STEEL TUBE BRACKETS AND COLUMNS, PROVIDE END CAPS AT BRACKETS
07-1	FIBERCEMENT BOARD LAPPED SIDING; COLOR A, EXPOSURE 6"
07-2	FIBERCEMENT BOARD LAPPED SIDING; COLOR B, EXPOSURE 6"
07-3	FIBERCEMENT BOARD LAPPED SIDING; COLOR C, EXPOSURE 6" (ROOF TOP EQUIPMENT SCREENS)
07-4	PREFINISHED METAL TRIM BAND TO MATCH COPING
07-6	PREFINISHED METAL PIER CAP
07-8	PRE FINISHED METAL 24 GA. COPING COLOR SHALL BE "CLEAR ANODOIZED FINISH".
07-10	CANOPY WITH PREFINISHED METAL FASICA
07-17	BALLASTED ROOF ASSEMBLY
08-1	ALUMINUM STOREFRONT WINDOW SYSTEM
08-2	ALUMINUM STOREFRONT ENTRY SYSTEM
08-4	PAINTED HOLLOW METAL SERVICE DOOR AND FRAME WITH EMERGENCY EGRESS CODE REQUIRED LIGHTING (COLOR TO MATCH ADJACENT PRE CAST COLOR).
22-6	EXTERIOR FREEZE-PROOF HOSE BIB. REFER TO PLUMBING DRAWINGS. PROVIDE A THERMAL SEPARATION BETWEEN WALL AND PIPE. IF WITHIN INTERIOR FURRING WALL, PROVIDE ACCESS PANEL AT INTERIOR.

3 NORTH ELEVATION.
1/8" = 1'-0"



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

4 WEST ELEVATION.
1/8" = 1'-0"



2 SOUTH ELEVATION.
1/8" = 1'-0"

APPLICABLE TO ALL PLAN VIEWS

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BROOKFIELD WISCONSIN 53045-1950
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SHEET TITLE
EXTERIOR ELEVATIONS

PROPOSED:
PEWAUKEE OFFICE BUILDING
BLUEMOUND RD.
PEWAUKEE, WI

PROGRESS SET
NOT FOR CONSTRUCTION

Revision

Date

JOB:	3240
DRAWN:	CW
CHECKED:	MM
DATE:	05-06-2020

SHEET:
A5.1

HFR electric inc
RESIDENTIAL · COMMERCIAL · INDUSTRIAL
227 Weil Drive · Slinger, WI 53086
Phone(262)644-6940 · Fax(262)644-7647

Pewaukee Office Building

Exterior Lighting Submittal 4-3-2020

Fixture Type: A

PROJECT: _____
CATALOG #: _____
FIXTURE TYPE: _____
NOTES: _____

AL Area Light Generation 1 & 2

ALL Large

ALM Medium

ALS Small

Images are shown for illustratration purpose only.

The ***AL Series Area Light Gen 1 and Gen 2*** comes in three sizes small, medium, and large with a lumen output between 9,000 to 39,300 lumens. This versatile luminaire has different mounting options, photocell, and motion sensors for efficiency and greater energy savings.

APPLICATIONS

Auto Dealerships, Parking Lots, Walkways, Roadways, and other Public Areas, etc.

REPLACEMENT

ALS: 175W- 250W MH, **ALM:** 400W MH,
ALL: 750W-1000W MH

PERFORMANCE INFORMATION

SERIES NUMBER	WATT	LUMENS	DIST	CCT
ALS 90 T3 G1 5K	70W	9,000	Type III	5000K
ALS 130 T3 G1 5K	105W	13,400	Type III	5000K
ALM 195 T3 G2 5K	150W	19,700	Type III	5000K
ALM 195 T3 G2 HVU 5K	150W	19,700	Type III	5000K
ALM 260 T3 G2 5K	200W	26,200	Type III	5000K
ALM 260 T3 G2 HVU 5K	200W	26,380	Type III	5000K
ALL 330 T3 G2 5K	250W	33,250	Type III	5000K
ALL 330 T3 G2 HVU 5K	250W	33,000	Type III	5000K
ALL 390 T3 G2 5K	300W	39,300	Type III	5000K
ALL 390 T3 G2 HVU 5K	300W	39,300	Type III	5000K

MOUNTING & OPTIONS

AL-SPAR

AL-WM

AL-SFD

AL-T

ALG2-Y

PC-1

PC-2

MS-FSP-212

L3/L7

ORDERING GUIDE

EXAMPLE: ALM 140 T3 G1 5K

Luminaire Type	Lumen Output	Dist. Type	Generation	Voltage	CCT	Finish	Mount	Options
ALS= Area Light Small	**90** 9,000 Lumens **130** 13,400 Lumens	**T3=** Type III **T4=** Type IV **T5=** Type V	**G1**	**BLANK=** 120-277V **HVU=** 347-480V	**4K** 4000K **5K** 5000K	**BLANK=** Dark Bronze **C=** Custom*	**AL-SPAR=** Square and Round Pole Mount **AL-WM=** Wall Mount **AL-SFD=** Slipfitter Mount **AL-SFD-P1=** Slipfitter Mount with PC-1 (Photocell 120V-277V) **AL-T=** Trunnion Mount **ALG2-Y=** Yoke Mount (ALL only)	**PC-1=**Twist-lock Photocell (120-277V) **PC-2=**Twist-lock Photocell (347-480V) **PC-3=**7-Pin receptacle **MS-FSP-212=**Motion Sensor (Choose 1) **L3=**40' diameter lens **L7=**100' diameter lens **AL-BC-ML=**House side shield for ALM-ALL G2 Series only, ALL requires 2 shields
ALM= Area Light Medium	**195** 19,700 Lumens **260** 26,200 Lumens		**G2**					
ALL= Area Light Large	**330** 33,250 Lumens **390** 39,300 Lumens							

*For a custom color, please call to place your order

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

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SPECIFICATIONS

HOUSING
One piece die-cast aluminum housing with anti-corrosive paint.

AMBIENT TEMPERATURE
Suitable for use in -40°C to +45°C (-40°F to 113°F)

MOUNTING
Mounting options include Square and Round Pole Mount, Wall Mount, Adjustable Slipfitter Mount and option for photocell, Trunnion Mount for ALS and ALM, and Yoke Mount for ALL

EFFICACY
Up to 133 lumen's per watt (see individual wattage data)

CCT AND CRI
4000K and 5000K CCT available; 70CRI

OPTICS
Precision molded secondary optics produce superior uniformity, minimal light trespass and maximum pole spacing. Optics sealed to LED package for IP66 protection.

WARRANTY
10-year limited warranty. Comprehensive warranty terms can be located on www.slgus.com.

ELECTRICAL
Standard 120-277V. Optional HVU 347V/480V. 50/60Hz with open/short circuit protection. 10K Surge protector per ANSI/IEEE C62.41.2. Dimming 0-10V optional. Optional NEMA twist-lock photocell control.

ENERGY DATA
Constant current driver efficiency above 90%.

FINISH
Polyester Powder Dark Bronze finish. Custom colors available. Multiple stage process to produce 3 mil thickness for superior corrosion resistance and maximum durability.

CERTIFICATIONS
UL Listed for wet locations. Equivalent to IP66 rating. FCC compliant. RoHs compliant. IDA dark-sky compliance. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.slgus.com/DLC to confirm which versions are qualified.

MOUNTING

AL-SPAR

AL-WM

AL-SFD

AL-T

ALG2-Y

AL-BC-ML

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OPTIONS

MS-FSP-212
Dimmable Motion Sensor

MS-FSP-L3/L7
Lens

The *MS-FSP-212* provides multi-level control base on motion and daylight level. Requires L3 or L7 lens depending the mounting height.

Operation Voltage	Shape	Adjustable Time Delay	Fade Down Time	Operating Temperature	Mounting Height For MS-FSP-L3	Mounting Height For MS-FSP-L7
120/277V	Cone	30 sec - 30 min	0-10 sec	-40°F to 158°F	20 ft*	40 ft**

*Covers a 40 ft diameter when mounting height is 20 ft. Coverage is equal to 2x the height.
**Covers a 100 ft diameter when mounting height is 40 ft. Coverage is equal to 2.5x the height

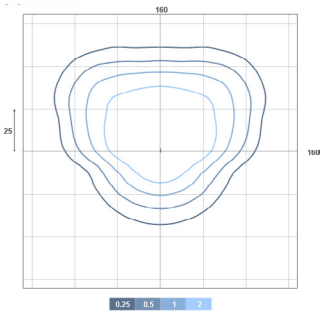
PHOTOMETRIC

Type III
Type III optics produce an asymmetrical pattern that directs the majority of the light forward and equally on both sides of the luminaire. In a back-to-back configuration, it creates a rectangular pattern which can extend pole spacings.

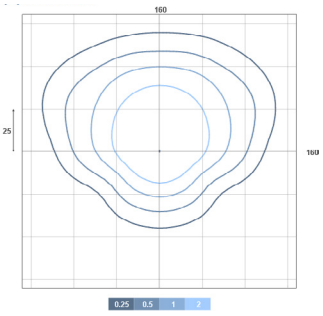
Type IV
Type IV is suitable for applications where light is primarily required forward with minimal back light. Typical installations include perimeter poles.

Type V
Type V optics produce a symmetrical square distribution pattern that distributes light equally on all sides of the luminaire. Type V luminaires is universal for most area lighting applications.

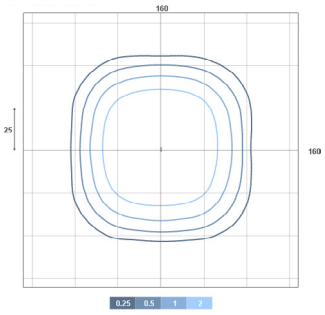
ALM 195 T3 G2 4K



ALM 195 T4 G2 4K



ALM 195 T5 G2 4K



Mounting Height	15	20	25	30	35
Multiplier	2.8	1.6	1.0	0.7	0.5

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

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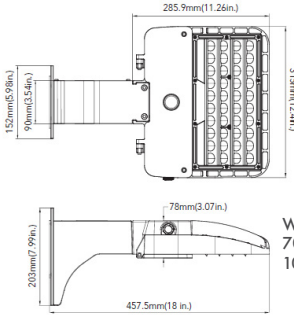
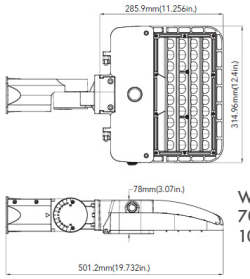
DIMENSIONS

SMALL
70W & 105W
Wall Mount



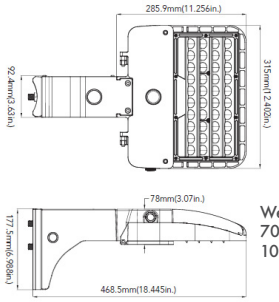
Weight
70W: 13.45 LB
105W: 13.84 LB

SMALL
70W & 105W
Slipfitter Mount



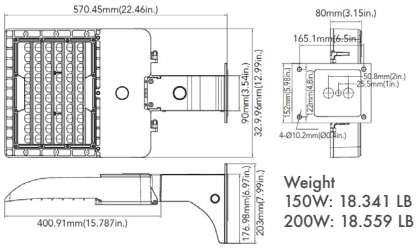
Weight
70W: 11 LB
105W: 11.40 LB

LARGE
70W & 105W
Pole Mount



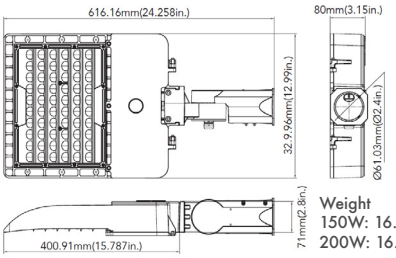
Weight
70W: 11.8 LB
105W: 11.98 LB

MEDIUM
150W & 200W
Wall Mount



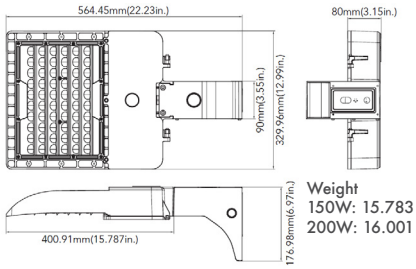
Weight
150W: 18.341 LB
200W: 18.559 LB

MEDIUM
150W & 200W
Slipfitter Mount



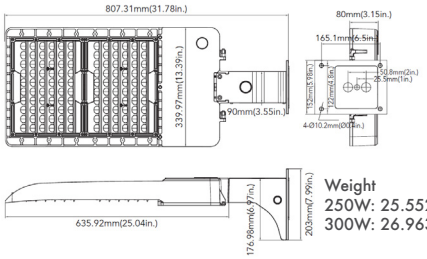
Weight
150W: 16.308 LB
200W: 16.526 LB

MEDIUM
150W & 200W
Pole Mount



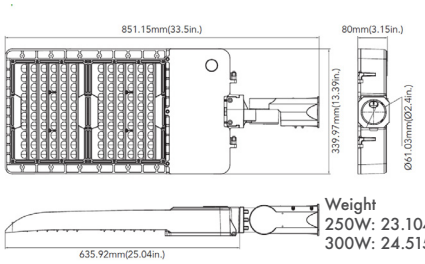
Weight
150W: 15.783 LB
200W: 16.001 LB

LARGE
250W & 300W
Wall Mount



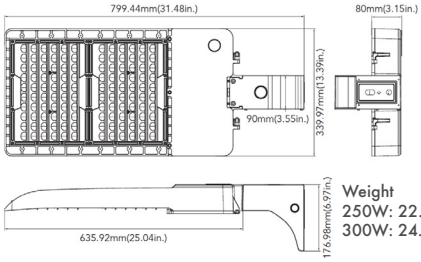
Weight
250W: 25.552 LB
300W: 26.963 LB

LARGE
250W & 300W
Slipfitter Mount



Weight
250W: 23.104 LB
300W: 24.515 LB

LARGE
250W & 300W
Pole Mount



Weight
250W: 22.686 LB
300W: 24.097 LB

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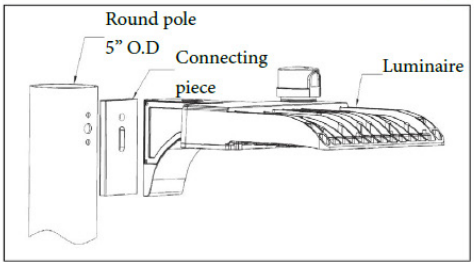
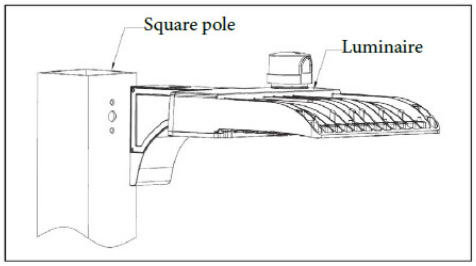
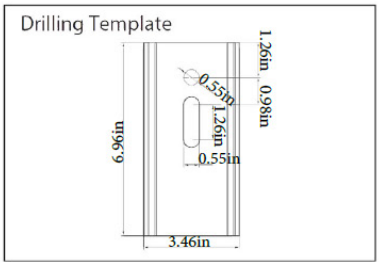
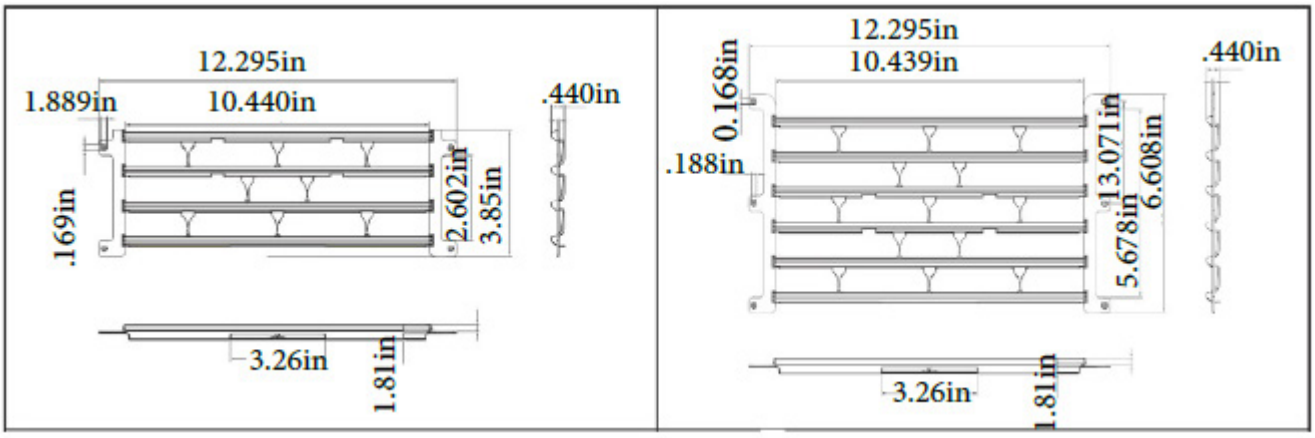
MOUNTING DIMENSIONS







BACKLIGHT CONTROL OPTIONS



EPA OF AREA LIGHT

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

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PERFORMANCE INFORMATION

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

PERFORMANCE COMPARISON

Product Series	Wattage	Lumen	Efficacy	Replaces	Voltage	Max Mounting Height	DLC
ALS 90	70W	9,000 Lm	129 Lm/W	175W	120-277V	15-20 ft	Standard
ALS 130	105W	13,400 Lm	128 Lm/W	250W	120-277V	15-20 ft	Standard
ALM 195	150W	19,700 Lm	131 Lm/W	400W	120-277V	20-30 ft	Premium
ALM 260	200W	26,200 Lm	131 Lm/W	400W	120-277V	20-30 ft	Premium
ALL 330	250W	33,250 Lm	133 Lm/W	750W	120-277V	30-50 ft	Premium
ALL 390	300W	39,300 Lm	131 Lm/W	1000W	120-277V	30-50 ft	Premium

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ELECTRICAL LOAD

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

PROJECTED LUMINAIRE MAINTENANCE

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

Lumien Ambient Temperature (LAT) Multipliers

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

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SSS-H SERIES POLES

SQUARE STRAIGHT STEEL

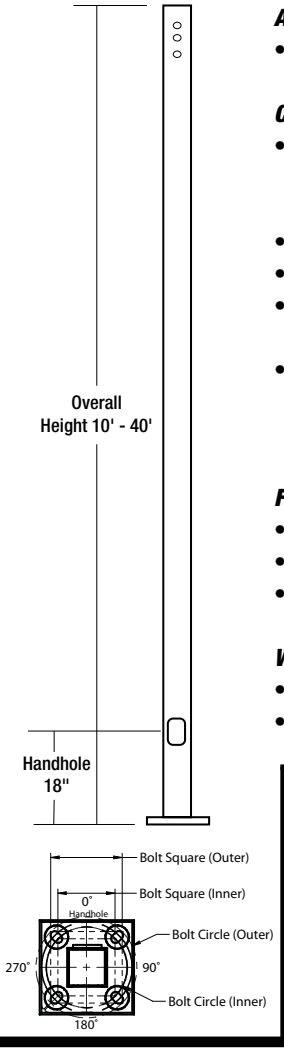
Cat.#

Job

Type

HUBBELL Outdoor Lighting

Approvals



APPLICATIONS

- Lighting installations for side and top mounting of luminaires with effective projected area (EPA) not exceeding maximum allowable loading of the specified pole in its installed geographic location

CONSTRUCTION

- SHAFT: One-piece straight steel with square cross section, flat sides and minimum 0.23" radius on all corners; Minimum yield of 46,000 psi (ASTM-A500, Grade B); Longitudinal weld seam to appear flush with shaft side wall; Steel base plate with axial bolt circle slots welded to pole shaft having minimum yield of 36,000 psi (ASTM A36)
- BASE COVER: Two-piece square aluminum base cover included standard
- POLE CAP: Pole shaft supplied with removable cover when applicable; Tenon and post-top configurations also available
- HAND HOLE: Rectangular 3x5 steel hand hole frame (2.38" x 4.38" opening); Mounting provisions for grounding lug located behind gasketed cover
- ANCHOR BOLTS: Four galvanized anchor bolts provided per pole with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per bolt for leveling
  Anchor bolt part numbers: 3/4 x 30 x 3 — TAB-30-M38
  1 x 36 x 4 — TAB-36-M38

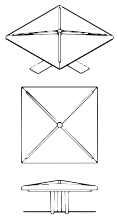
FINISH

- Durable thermoset polyester powder coat paint finish with nominal 3.0 mil thickness
- Powder paint prime applied over "white metal" steel substrate cleaned via mechanical shot blast method
- Decorative finish coat available in seven standard colors; Custom colors available; RAL number preferable; Internal protective coating available

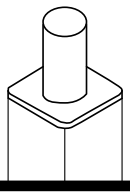
WAREHOUSE 'STOCKED' POLES:

- SSSH20-40A-4-HV-DB-RDC, SSSH25-40A-4-HV-DB-RDC and SSSH30-50B-4-HV-DB-RDC
- The HV designation in the above catalog numbers is a combination of the S2 pattern and the B3 pattern

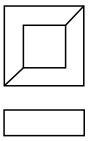
POLE CAP



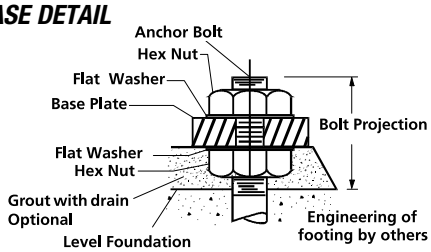
TENON



BASE COVER



BASE DETAIL



ORDERING INFORMATION

Reference page 2 for available configurations

ORDERING EXAMPLE:

SSS-H - 20 - 40 - A/B/C - 1L - S2 - DBT - UL

SERIES

SSS-H	Square Straight Steel Pole Hubbell Outdoor

HEIGHT

Reference page 2 Ordering matrix

SHAFT

Reference page 2 Ordering matrix

THICKNESS

Reference page 2 Ordering matrix

MOUNTING

1	Single arm mount
2	Two fixtures at 180°
2L	Two fixtures at 90°
3T	Three fixtures at 90°
4	Four fixtures at 90°
TA	Tenon (2.38" OD x 4" Tall)
TB	Tenon (2.88" OD x 4" Tall)
TC	Tenon (3.5" OD x 6" Tall)
TR[1]	Removable Tenon (2.38" x 4")
OT	Open Top (includes pole cap)

FINISH

BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Matte Textured
DBS	Dark Bronze Gloss Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured

Color Option

CC	Custom Color

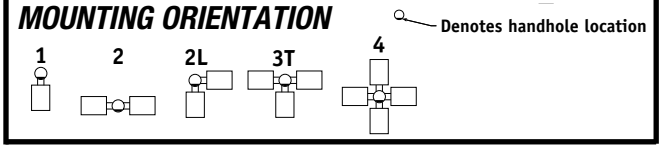
OPTIONS

GFI[2]	20 Amp GFCI Receptacle and Cover
EHH[2]	Extra Handhole
C05[2]	.5" Coupling
C07[2]	.75" Coupling
C20[2]	2" Coupling
MPB[2]	Mid-pole Luminaire Bracket
VM2	2nd mode vibration damper
LAB	Less Anchor Bolts
UL	UL Certified

DRILL PATTERN

B1	Cruzer, "AM" arm
B3	2 bolt (2-½" spacing), Viper "A" arm
S2	2 bolt (3-½" spacing), Viper "AD" arm

MOUNTING ORIENTATION



1 Removable tenon used in conjunction with side arm mounting. First specify desired arm configuration followed by the "**TR**" notation. Example: **SSS-H-25-40-A-1-S2-TR-DB**
2 Specify option location using logic found on page 2 **(Option Orientation)**
3 VM1 recommended on poles 20' and taller with EPA of less than 1.

ACCESSORIES- Order Separately

Catalog Number	Description
VM1[3]	1st mode vibration damper
VM2SXX	2nd mode vibration damper

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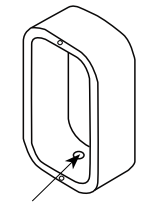
HUBBELL Lighting

ORDERING INFORMATION (Continued)

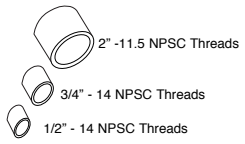
Catalog Number	Height		Nominal Shaft Dimensions	Wall Thickness	Bolt Circle (suggested)	Bolt Circle (range)	Bolt Square (range)	Base Plate Square	Anchor bolt size	Bolt Projection	Pole weight
	Feet	Meters									
SSS-H-10-40-A-XX-XX	10	3.0	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	77
SSS-H-12-40-A-XX-XX	12	3.7	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	90
SSS-H-14-40-A-XX-XX	14	4.3	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	103
SSS-H-16-40-A-XX-XX	16	4.9	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	116
SSS-H-18-40-A-XX-XX	18	5.5	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	129
SSS-H-20-40-A-XX-XX	20	6.1	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	142
SSS-H-25-40-A-XX-XX	25	7.6	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	175
SSS-H-14-40-B-XX-XX	14	4.3	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	152
SSS-H-16-40-B-XX-XX	16	4.9	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	171
SSS-H-18-40-B-XX-XX	18	5.5	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	190
SSS-H-20-40-B-XX-XX	20	6.1	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	209
SSS-H-25-40-B-XX-XX	25	7.6	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	257
SSS-H-30-40-B-XX-XX	30	9.1	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	304
SSS-H-16-50-B-XX-XX	16	4.9	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	219
SSS-H-18-50-B-XX-XX	18	5.5	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	243
SSS-H-20-50-B-XX-XX	20	6.1	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	267
SSS-H-25-50-B-XX-XX	25	7.6	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	327
SSS-H-30-50-B-XX-XX	30	9.1	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	387
SSS-H-25-50-C-XX-XX	25	7.6	5" square	.25"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	427
SSS-H-30-50-C-XX-XX	30	9.1	5" square	.25"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	507
SSS-H-20-60-B-XX-XX	20	6.1	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	329
SSS-H-25-60-B-XX-XX	25	7.6	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	404
SSS-H-30-60-B-XX-XX	30	9.1	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	479
SSS-H-35-60-B-XX-XX	35	10.7	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	554
SSS-H-40-60-B-XX-XX	40	12.2	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	629
SSS-H-30-60-C-XX-XX	30	9.1	6" square	.25"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	614
SSS-H-35-60-C-XX-XX	35	10.7	6" square	.25"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	712
SSS-H-40-60-C-XX-XX	40	12.2	6" square	.25"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	809

NOTE Factory supplied template must be used when setting anchor bolts. Hubbell Lighting will deny any claim for incorrect anchorage placement resulting from failure to use factory supplied template and anchor bolts.

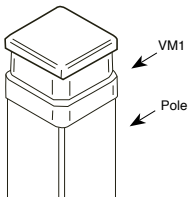
EHH - EXTRA HANDHOLE



C05 - C07 - C20 - COUPLING

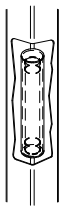


VM1 - VIBRATION DAMPER 1ST MODE



Field Installed Pole Top damper designed to reduce pole top deflection or sway. VM1 is recommended for pole systems 25' and taller with a total EPA of 1.0 or less.

VM2 - VIBRATION DAMPER 2ND MODE



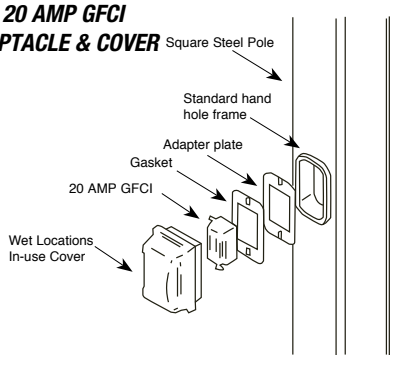
Factory installed, internal damper designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration.

VM2SXX - VIBRATION DAMPER 2ND MODE

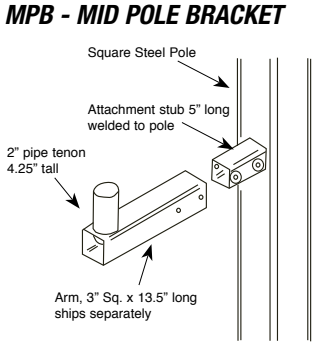
VM2S08 – 8'
VM2S12 – 12'
VM2S16 – 16'
VM2S20 – 20'
VM2S24 – 24'

Field installed, internal damper designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration.

GFI – 20 AMP GFCI RECEPTACLE & COVER

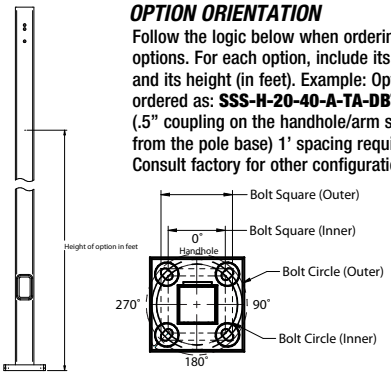


MPB - MID POLE BRACKET



OPTION ORIENTATION

Follow the logic below when ordering location specific options. For each option, include its orientation (in degrees) and its height (in feet). Example: Option C07 should be ordered as: **SSS-H-20-40-A-TA-DBT-C07-0-15** (.5" coupling on the handhole/arm side of pole, 15 feet up from the pole base) 1' spacing required between option. Consult factory for other configurations.



For more information about pole vibration and vibration dampers, please consult https://hubbellcdn.com/ohwassets/HLI/outdoor/resources/literature/files/Pole_Wind_Induced_Flyer_HLOI0022.pdf
Due to our continued efforts to improve our products, product specifications are subject to change without notice.

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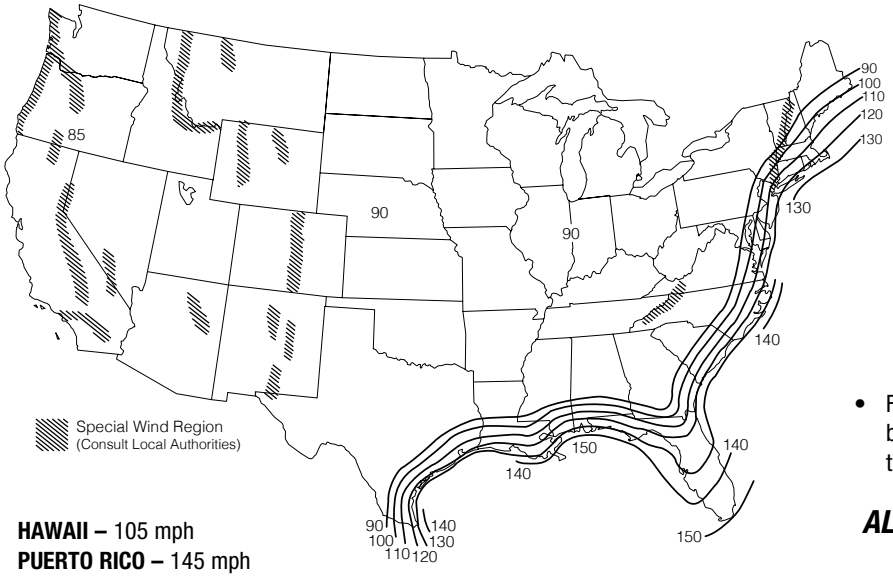
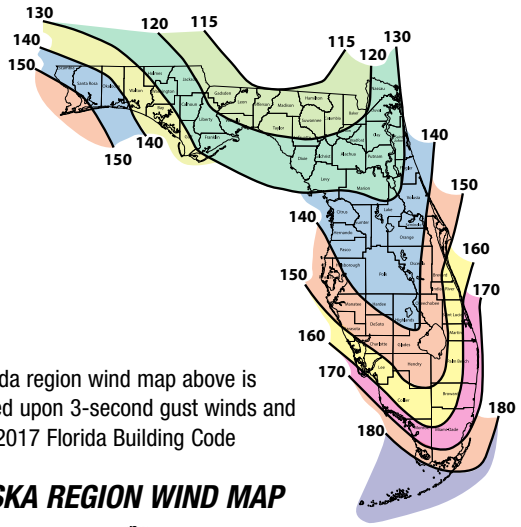
ASCE7-05 WIND MAP



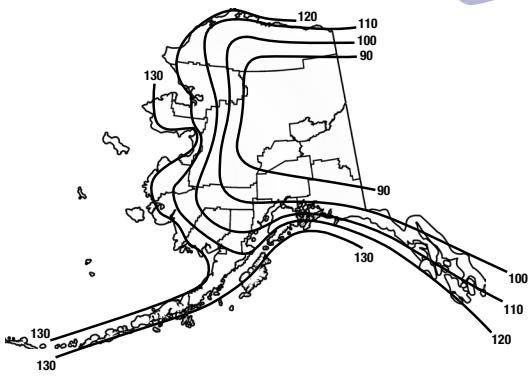
HAWAII – 105 mph
PUERTO RICO – 145 mph

FLORIDA REGION WIND MAP



- Florida region wind map above is based upon 3-second gust winds and the 2017 Florida Building Code

ALASKA REGION WIND MAP



ASCE 7-05 wind map EPA Load Rating - 3 second gust wind speeds (Use for all locations except Florida)										
Catalog Number	**85**	**90**	**100**	**105**	**110**	**120**	**130**	**140**	**145**	**150**
SSS-H-10-40-A	25.0	25.0	25.0	22.8	20.6	17.0	14.2	11.9	11.0	10.1
SSS-H-12-40-A	25.0	25.0	20.0	18.0	16.1	13.2	10.8	8.9	8.1	7.4
SSS-H-14-40-A	23.1	20.4	16.1	14.3	12.8	10.2	8.2	6.6	5.9	5.3
SSS-H-16-40-A	19.0	16.7	13.0	11.5	10.1	7.9	6.2	4.7	4.1	3.6
SSS-H-18-40-A	15.6	13.6	10.0	9.0	7.8	5.9	4.4	3.1	2.6	2.1
SSS-H-20-40-A	12.7	10.9	7.9	6.9	5.9	4.2	2.8	1.7	1.3	0.9
SSS-H-25-40-A	7.3	5.9	3.8	2.9	2.1	0.8	NR	NR	NR	NR
SSS-H-14-40-B	25.0	25.0	23.3	20.8	18.6	15.1	12.3	10.2	9.2	8.4
SSS-H-16-40-B	25.0	24.9	19.4	17.3	15.4	12.3	9.9	8.0	7.2	6.4
SSS-H-18-40-B	24.0	20.8	16.1	14.2	12.5	9.8	7.7	6.1	5.3	4.7
SSS-H-20-40-B	20.2	17.5	13.2	11.6	10.1	7.7	5.9	4.4	3.8	3.2
SSS-H-25-40-B	12.8	11.0	7.9	6.7	5.5	3.7	2.3	1.2	0.7	NR
SSS-H-30-40-B	8.0	6.6	4.1	3.1	2.2	0.8	NR	NR	NR	NR
SSS-H-16-50-B	25.0	25.0	25.0	25.0	24.8	20.1	16.5	13.6	12.3	11.2
SSS-H-18-50-B	25.0	25.0	25.0	22.9	20.4	16.4	13.2	10.7	9.6	8.6
SSS-H-20-50-B	25.0	25.0	21.3	18.9	16.7	13.2	10.4	8.1	7.2	6.3
SSS-H-25-50-B	20.7	17.8	13.3	11.5	9.8	7.2	5.0	3.3	2.6	1.9
SSS-H-30-50-B	13.5	11.3	7.7	6.2	4.9	2.8	1.1	NR	NR	NR
SSS-H-25-50-C	25.0	25.0	19.4	17.1	15.1	11.7	9.0	6.9	6.0	5.1
SSS-H-30-50-C	20.1	17.3	12.7	10.9	9.3	6.6	4.5	2.8	2.1	1.4
SSS-H-20-60-B	25.0	25.0	25.0	25.0	25.0	20.2	16.1	12.9	11.5	10.3
SSS-H-25-60-B	25.0	25.0	20.6	18.0	15.6	11.8	8.7	6.2	5.2	4.2
SSS-H-30-60-B	21.4	18.1	12.9	10.7	8.8	5.7	3.3	1.3	NR	NR
SSS-H-35-60-B	14.0	11.3	6.9	5.2	3.6	1.0	NR	NR	NR	NR
SSS-H-40-60-B	8.1	5.8	2.2	nr	NR	NR	NR	NR	NR	NR
SSS-H-30-60-C	24.3	20.5	14.6	12.2	10.2	6.8	4.2	2.2	1.3	0.5
SSS-H-35-60-C	16.6	13.5	8.6	6.6	4.9	2.1	NR	NR	NR	NR
SSS-H-40-60-C	10.6	7.9	3.7	2.1	0.6	NR	NR	NR	NR	NR

Florida Building Code 2017 EPA Load Rating - 3 second gust wind speeds (Use for Florida only)								
Catalog Number	**115**	**120**	**130**	**140**	**150**	**160**	**170**	**180**
SSS-H-10-40-A	25.0	25.0	25.0	25.0	21.4	18.4	15.9	13.9
SSS-H-12-40-A	25.0	25.0	23.6	19.8	16.7	14.2	12.1	10.4
SSS-H-14-40-A	25.0	23.1	19.0	15.7	13.1	10.9	9.1	7.6
SSS-H-16-40-A	20.8	18.7	15.2	12.3	10.1	8.2	6.7	5.4
SSS-H-18-40-A	16.8	15.0	11.9	9.4	7.5	5.9	4.5	3.4
SSS-H-20-40-A	13.6	11.9	9.2	7.1	5.3	3.9	2.7	1.7
SSS-H-25-40-A	7.4	6.2	4.1	2.5	1.1	NR	NR	NR
SSS-H-14-40-B	25.0	23.6	19.4	16.1	13.4	11.2	9.4	7.8
SSS-H-16-40-B	21.4	19.2	15.6	12.7	10.4	8.5	6.9	5.6
SSS-H-18-40-B	17.2	15.4	12.2	9.7	7.7	6.1	4.7	3.6
SSS-H-20-40-B	13.9	12.3	9.5	7.3	5.5	4.1	2.9	1.9
SSS-H-25-40-B	7.7	6.4	4.3	2.6	1.3	NR	NR	NR
SSS-H-30-40-B	3.2	2.1	NR	NR	NR	NR	NR	NR
SSS-H-16-50-B	25.0	25.0	25.0	25.0	25.0	21.4	18.2	15.5
SSS-H-18-50-B	25.0	25.0	25.0	24.4	20.4	17.0	14.2	11.9
SSS-H-20-50-B	25.0	25.0	24.4	19.9	1 6.3	13.4	11.0	8.9
SSS-H-25-50-B	21.8	19.3	15.0	11.5	8.8	6.5	4.7	3.1
SSS-H-30-50-B	13.7	11.7	8.2	5.5	3.3	1.5	NR	NR
SSS-H-25-50-C	21.8	19.3	15.0	11.5	8.8	6.5	4.7	3.1
SSS-H-30-50-C	13.7	11.7	8.2	5.5	3.3	1.5	NR	NR
SSS-H-20-60-B	25.0	25.0	25.0	21.9	17.8	14.5	11.7	9.4
SSS-H-25-60-B	23.8	20.9	16.1	12.3	9.2	6.6	4.5	2.8
SSS-H-30-60-B	14.6	12.3	8.4	5.3	2.8	0.8	NR	NR
SSS-H-35-60-B	7.5	5.6	2.4	NR	NR	NR	NR	NR
SSS-H-40-60-B	1.8	NR	NR	NR	NR	NR	NR	NR
SSS-H-30-60-C	14.6	12.3	8.4	5.3	2.8	0.8	NR	NR
SSS-H-35-60-C	7.5	5.6	2.4	NR	NR	NR	NR	NR
SSS-H-40-60-C	1.8	NR	NR	NR	NR	NR	NR	NR

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NOTES

- Allowable EPA, to determine max pole loading weight, multiply allowable EPA by 30 lbs.
- The tables for allowable pole EPA are based on the ASCE 7-05 Wind Map or the Florida Region Wind Map for the 2010 Florida Building Code. The Wind Maps are intended only as a general guide and cannot be used in conjunction with other maps. Always consult local authorities to determine maximum wind velocities, gusting and unique wind conditions for each specific application
- Allowable pole EPA for jobsite wind conditions must be equal to or greater than the total EPA for fixtures, arms, and accessories to be assembled to the pole. Responsibility lies with the specifier for correct pole selection. Installation of poles without luminaires or attachment of any unauthorized accessories to poles is discouraged and shall void the manufacturer's warranty
- Wind speeds and listed EPAs are for ground mounted installations. Poles mounted on structures (such as bridges and buildings) must consider vibration and coefficient of height factors beyond this general guide; Consult local and federal standards
- Wind Induced Vibration brought on by steady, unidirectional winds and other unpredictable aerodynamic forces are not included in wind velocity ratings. Consult Hubbell Lighting's Pole Vibration Application Guide for environmental risk factors and design considerations. https://hubbellcdn.com/ohwassets/HLI/outdoor/resources/literature/files/Pole_Wind_Induced_Flyer_HLOI0022.pdf
- Extreme Wind Events like, Hurricanes, Typhoons, Cyclones, or Tornadoes may expose poles to flying debris, wind shear or other detrimental effects not included in wind velocity ratings

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

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Fixture Type: B

D-Series
LED Bollard

d-series

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Diameter: 8" Round *(20.3 cm)*

Height: 42" *(106.7 cm)*

Weight (max): 27 lbs *(12.25 kg)*

Introduction

The D-Series LED Bollard is a stylish, energy-saving, long-life solution designed to perform the way a bollard should—with zero uplight. An optical leap forward, this full cut-off luminaire will meet the most stringent of lighting codes. The D-Series LED Bollard's rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.

Ordering Information

EXAMPLE: DSXB LED 16C 700 40K SYM MVOLT DDBXD

DSXB LED								
Series	**LEDs**	**Drive current**	**Color temperature**	**Distribution**	**Voltage**	**Control options**	**Other options**	**Finish** *(required)*
DSXB LED	**Asymmetric** 12C 12 LEDs[1] **Symmetric** 16C 16 LEDs[2]	350 350 mA 450 450 mA [3,4] 530 530 mA 700 700 mA	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted AMBLW Amber limited wavelength [3,4]	ASY Asymmetric [1] SYM Symmetric [2]	MVOLT [5] 120 [5] 208 [5] 240 [5] 277 [5] 347 [4]	**Shipped installed** PE Photoelectric cell, button type DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ELCW Emergency battery backup[6]	**Shipped installed** SF Single fuse (120, 277, 347V) [4,7] DF Double fuse (208, 240V) [4,7] H24 24" overall height H30 30" overall height H36 36" overall height FG Ground-fault festoon outlet L/AB Without anchor bolts L/AB4 4-bolt retrofit base without anchor bolts [8]	DWHXD White DNAXD Natural aluminum DDBXD Dark bronze DBLXD Black DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Accessories

Ordered and shipped separately.

MRAB U Anchor bolts for DSXB [8]

NOTES

1. Only available in the 12C, ASY version.
2. Only available in the 16C, SYM version.
3. Only available with 450 AMBLW version.
4. Not available with ELCW.
5. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
6. Not available with 347V. Not available with fusing. Not available with 450 AMBLW.
7. Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
8. MRAB U not available with L/AB4 option.

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Performance Data

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%.

Light Engines	Drive Current	System Watts	3000 K					4000 K					5000 K					Limited Wavelength Amber				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
Asymmetric (12 LEDs)	350	16	1,194	75	1	0	1	1,283	80	1	0	1	1,291	81	1	0	1					
	530	22	1,719	78	1	0	1	1,847	84	1	0	1	1,859	85	1	0	1					
	700	31	2,173	70	1	0	1	2,335	75	1	0	1	2,349	76	1	0	1					
	Amber 450	16																348	22	1	0	1
Symmetric (16 LEDs)	350	20	1,558	78	1	0	0	1,674	84	1	0	0	1,685	84	1	0	0					
	530	28	2,232	80	2	0	1	2,397	86	2	0	1	2,412	86	2	0	1					
	700	39	2,802	72	2	0	1	3,009	77	2	0	1	3,028	78	2	0	1					
	Amber 450	20																419	21	1	0	1

Note: Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm. Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.00	0.98	0.97	0.95

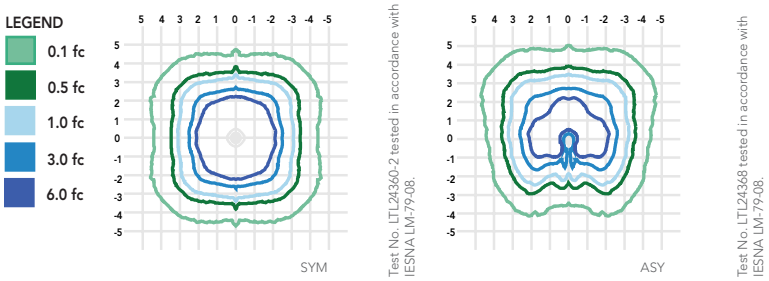
Electrical Load

Light Engines	Drive Current (mA)	System Watts	Current (A) 120	208	240	277	347
12C	350	16W	0.158	0.118	0.114	0.109	0.105
	530	22W	0.217	0.146	0.136	0.128	0.118
	700	31W	0.296	0.185	0.168	0.153	0.139
	Amber 450	16W	0.161	0.120	0.115	0.110	0.106
16C	350	20W	0.197	0.137	0.128	0.121	0.114
	530	28W	0.282	0.178	0.162	0.148	0.135
	700	39W	0.385	0.231	0.207	0.185	0.163
	Amber 450	20W	0.199	0.139	0.130	0.123	0.116

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Bollard homepage.

Isofootcandle plots for the DSXB LED 700 40K. Distances are in units of mounting height (3').



FEATURES & SPECIFICATIONS

INTENDED USE
The rugged construction and maintenance-free performance of the D-Series LED Bollard is ideal for illuminating building entryways, walking paths and pedestrian plazas, as well as any other location requiring a low-mounting-height light source.

CONSTRUCTION
One-piece 8-inch-round extruded aluminum shaft with thick side walls for extreme durability, and die-cast aluminum reflector and top cap. Die-cast aluminum mounting ring allows for easy leveling even in uneven areas and full 360-degree rotation for precise alignment during installation. Three ½" x 11" anchor bolts with double nuts and washers and 3-5/8" max. bolt circle template ensure stability. Overall height is 42" standard.

FINISH
Exterior parts are protected by a zinc-infused super durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering for maximum retention of gloss and luster. A tightly controlled multi-stage process ensures a minimum 3-mil thickness for a finish that can withstand the elements without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Two 0% uplight optical distributions are available: symmetrical and asymmetrical. IP66 sealed LED light engine provides smoothly graduated illumination without uplight. Light engines are available in standard 4000 K (>70 CRI) or optional 3000 K (>80 CRI) or 5000 K (67 CRI). Limited-wavelength amber LEDs are also available.

ELECTRICAL
Light engines consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (L95/100,000 hours at 700mA at 25°C). Class 2 electronic drivers are designed for an expected life of 100,000 hours with < 1% failure rate. Electrical components are mounted on a removable power tray.

LISTINGS
CSA certified to U.S. and Canadian standards. Light engines are IP66 rated. Rated for -40°C minimum ambient. Cold-weather emergency battery backup rated for -20°C minimum ambient.

WARRANTY
Five-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

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Fixture Type: C

Dorado Square

4" Square LED Wall Mount Cylinder

Project

Catalog

Type

Date

Product Description

The Dorado Square 4" LED Wall Mount Cylinder delivers optimal performance up to 118 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 Square 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+

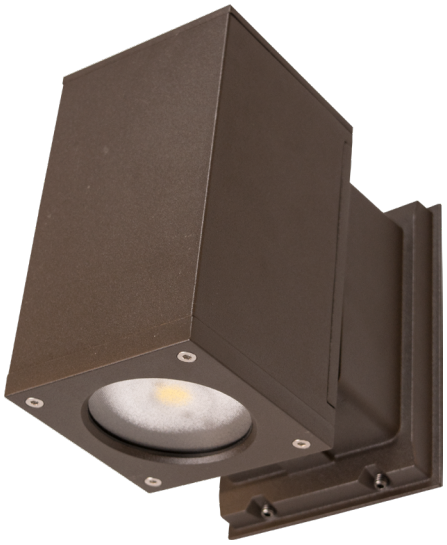
Electrical
- Thermally-protected, high-efficiency driver
- Operating temperature rating of -4° to 104°F (-20°C to 40°C)
- Input voltage of 120-277VAC
- Available in 22 and 33 watt

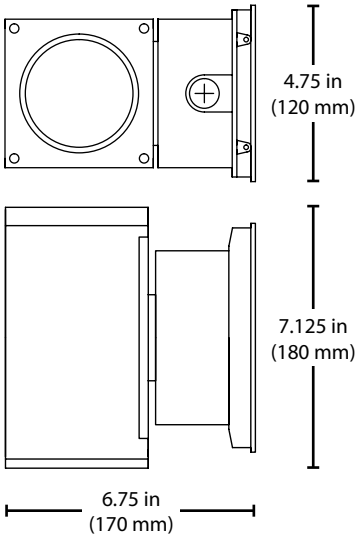
Finish
- Fine-textured, bronze or white UV-stabilized powder coat finish

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 =108,000 hours

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





WET LOCATION RATED · 5 YEAR WARRANTY · 3 YEAR WARRANTY

*Only available on OWCQ4D

Photometric Data

OWCQ4D 5000K

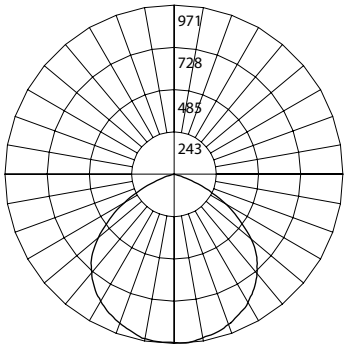
Input Voltage (VAC)	120-277
System Level Power (W)	21.1
120V Current (A)	0.18
277V Current (A)	0.08
Delivered Lumens (Lm)	2497
System Efficacy (Lm/W)	118.4
Correlated Color Temp (K)	5000
Power Factor	0.901
THD	14.11%
Color Rendering Index (CRI)	83
Beam Angle	107.6°
Spacing Criteria	1.31

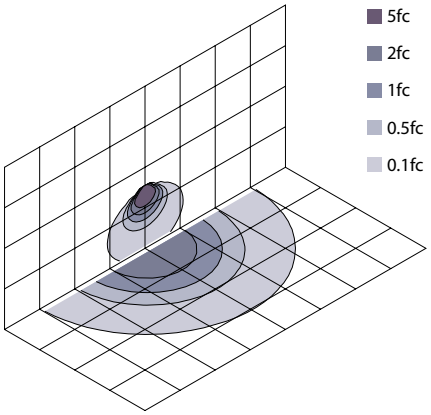
Intensity Summary (Candle Power)

Angle	Mean CP
0	966
5	964
15	937
25	882
35	796
45	666
55	457
65	215
75	31
85	0
90	0

CCT Data Multiplier

OWCQ4D1022MV30	0.855
OWCQ4D1022MV40	0.917





Each square represents 100 square feet.

Zonal Lumen Summary

Zone	Lumens	% of Luminaire
0-30	781	31.3%
0-40	1291	51.7%
0-60	2233	89.4%
0-90	2497	100.0%
90-180	0	0.0%
0-180	2497	100.0%

OWCQ4U 5000K

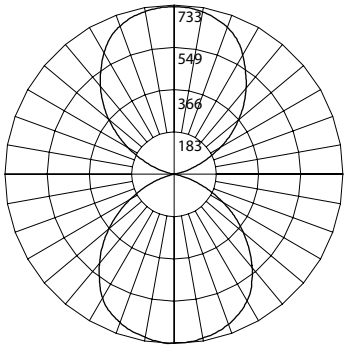
Input Voltage (VAC)	120-277
System Level Power (W)	33.7
120V Current (A)	0.29
277V Current (A)	0.13
Delivered Lumens (Lm)	3489
System Efficacy (Lm/W)	103.4
Correlated Color Temp (K)	5000
Power Factor	> 0.9
THD	< 20%
Color Rendering Index (CRI)	83
Beam Angle	102.5°
Spacing Criteria	1.31

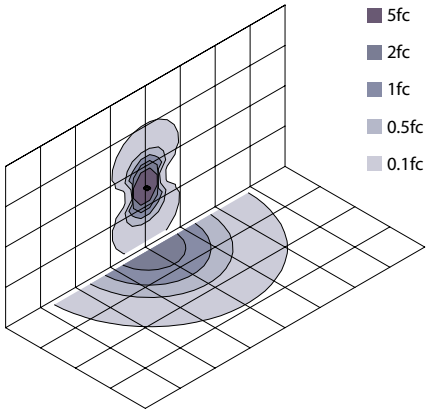
Intensity Summary (Candle Power)

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

OWCQ4D1033MV30	0.886
OWCQ4D1033MV40	0.917





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
OWCQ4D1022MV30	2134	21.1	101.2	B1-U1-G0
OWCQ4D1022MV40	2290	21.1	108.6	B1-U1-G0
OWCQ4D1022MV50	2497	21.1	118.4	B1-U1-G0
OWCQ4U1033MV30	3091	33.7	91.6	B1-U5-G0
OWCQ4U1033MV40	3200	33.7	94.9	B1-U5-G0
OWCQ4U1033MV50	3489	33.7	103.4	B1-U5-G0

Ordering Information						*Example: OWCQ4D1022MV50BZ*
Series	**Distribution**	**Version**	**Wattage**	**Voltage**	**CCTs**	**Finish**
OWCQ4	**D** (Down)	**10** (Version 1)	**22** (22 W)*	**MV** (120-277)	**30** (3000 K)	**BZ** (Bronze)
	U (Up/Down)		**33** (33 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.

WPLED10

Fixture Type: D

RAB

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

Color: Bronze

Weight: 3.3 lbs

Project:	**Type:**
Prepared By:	**Date:**

Driver Info

Type	Constant Current
120V	0.1A
208V	0.07A
240V	0.06A
277V	0.05A
Input Watts	12.40W

LED Info

Watts	10W
Color Temp	5000K (Cool)
Color Accuracy	73 CRI
L70 Lifespan	100,000
Lumens	1,208
Efficacy	97.4 LPW

Technical Specifications

Listings

UL Listed:

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

IESNA LM-79 & IESNA LM-80 Testing:

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

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: PXP2JZLL

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 color temperature over a 5-year period

Color Uniformity:

RAB's of Correlated Color Temperature follows the guidelines of the American National Standard

Lumen Maintenance:

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

Construction

Finish:

Formulated for high durability and long-lasting color

Cold Weather Starting:

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

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F)

Housing:

Precision die-cast aluminum housing, lens frame

Mounting:

Surface plate and Junction box

Green Technology:

Mercury and UV free. RoHS-compliant components.

Gaskets:

High-temperature Silicone

Electrical

Driver:

Multi-chip 10W high output long life LED Driver Constant Current, Class II, 120V-240V, 50/60/ Hz, 350mA

THD:

10.8% at 120V, 13.8% at 277V

Power Factor:

98.5% at 120V, 92.1% at 277V

Other

Patents:

The LPACK design is protected under patents in the U.S. Pat. D608,040, Canada Pat. 130,243, China Pat. 200930183252.2, and pending patents in Taiwan and Mexico.

Warranty:

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

Copyright © 2020 RAB Lighting All Rights Reserved Note: Specifications are subject to change at any time without notice

for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

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Technical Specifications (continued)

Other

Equivalency:

Equivalent to 70W Metal Halide

Buy American Act Compliance:

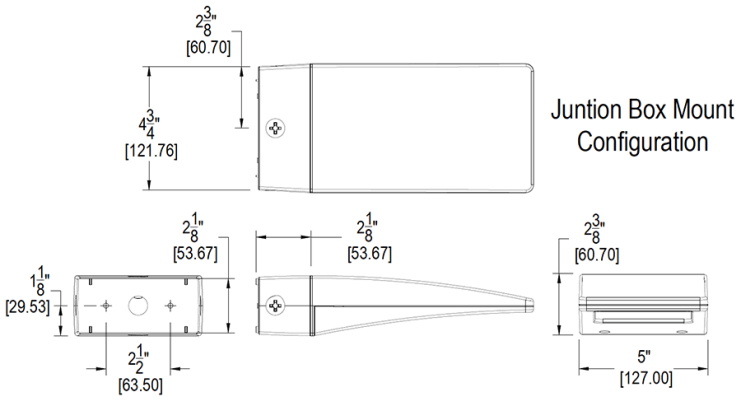
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B1 U0 G0

Dimensions



Features

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

Copyright © 2020 RAB Lighting All Rights Reserved Note: Specifications are subject to change at any time without notice

KEYNOTE LEGEND

05-5	STEEL STAIRS WITH CONCRETE FILLED METAL PAN TREADS, STEEL CLOSED RISERS, AND PIPE RAIL. DESIGN AND FABRICATION TO BE CODE/OSHA/ANSI COMPLIANT. STEEL TO BE PAINTED. ADDITIONAL FINISHES NOTED IN FINISH SCHEDULE.
22-6	EXTERIOR FREEZE-PROOF HOSE BIB. REFER TO PLUMBING DRAWINGS. PROVIDE A THERMAL SEPARATION BETWEEN WALL AND PIPE. IF WITHIN INTERIOR FURRING WALL, PROVIDE ACCESS PANEL AT INTERIOR.
22-21	PROPOSED FIRE DEPARTMENT CONNECTION LOCATION
22-22	PROVIDE CLEANOUT ACCESS AND COVERS AT DOWNSPOUT LEADER

FLOOR PLAN LEGEND

- ROOM NAME / ROOM NUMBER
- DOOR NUMBER
- PARTITION TYPE
- PLAN NOTES
- SURFACE MOUNTED FIRE EXTINGUISHER
- RECESSED EXTINGUISHER CABINET & FIRE EXTINGUISHER (F.E.C.)
- EXIT LIGHT
- EXIT LIGHT (DIRECTIONAL)
- PARTITION TO BE DEMOLISHED
- DOOR AND FRAME TO BE REMOVED
- EXISTING PARTITION TO REMAIN
- EXISTING DOOR TO REMAIN
- NEW CONSTRUCTION
- NEW DOOR & FRAME

GENERAL NOTES:

1. VERIFY ALL CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO BRIOHN'S ATTENTION PRIOR TO FABRICATION / START OF CONSTRUCTION.
2. VERIFY LOCATION OF ACCESS PANELS WITH MECHANICAL AND ELECTRICAL DRAWINGS FOR ACCESS TO MECHANICAL AND ELECTRICAL ITEMS.
3. SEAL PENETRATIONS IN FIRE RATED ASSEMBLIES AND SMOKE BARRIERS TO MEET REQUIRED RATINGS. UTILIZE 'UL' APPROVED METHODS.
4. DURING CONSTUCTION, AREA SHALL BE KEPT BROOM CLEAN AND FREE OF DEBRIS.

1 GROUND FLOOR PLAN
3/16" = 1'-0"

APPLICABLE TO ALL PLAN VIEWS

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

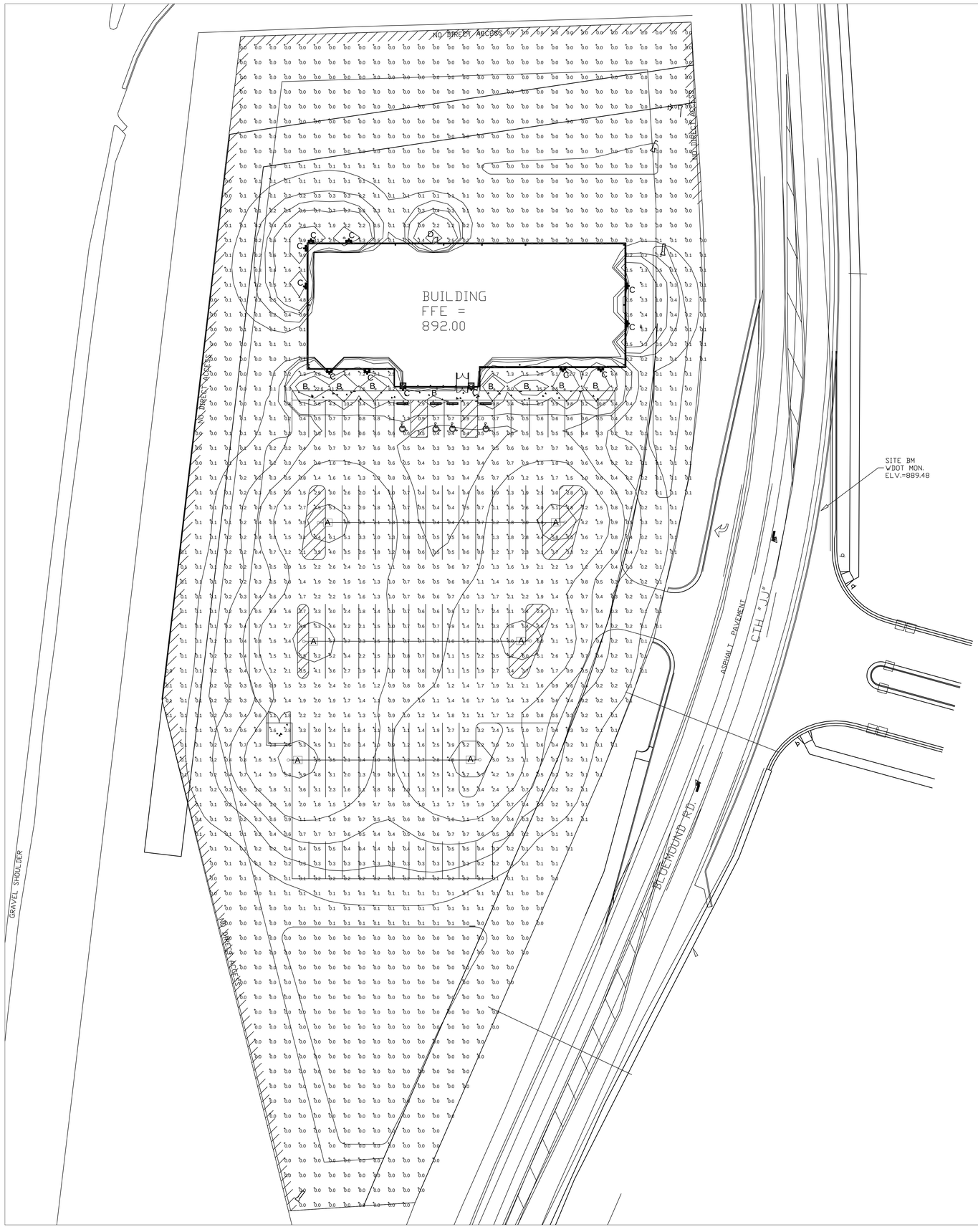
SHEET TITLE
GROUND FLOOR PLAN

PROPOSED:
PEWAUKEE OFFICE BUILDING
BLUEMOUND RD.
PEWAUKEE, WI

PROGRESS SET
NOT FOR CONSTRUCTION

Revision	Date
Revision 1	Date 1

JOB:	3240
DRAWN:	CW
CHECKED:	DF
DATE:	05-06-2020
SHEET:	A1.1



Luminaire Schedule					
Symbol	Label	Quantity	Manufacturer	Catalog Number	Wattage
□	A	6	SLG Lighting	ALS 130 T4 G1 5K 20' pole mounted on a 2' base	105
⊗	B	8	Lithonia Lighting	DSXB LED 16C 700 50K SYM	39
●	C	12	NICOR LED Lighting	OWCQ4U1033MV50BZ Building mounted at 9'	33.7
□	D	1	RAB LIGHTING, INC.	WPLED10 Building mounted @ 9'	10

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Calc Zone #1	+	0.9 fc	35.5 fc	0.0 fc	N/A	N/A	0.0:1

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

PEWAUKEE OFFICE

Exterior Photometric Lighting Plan

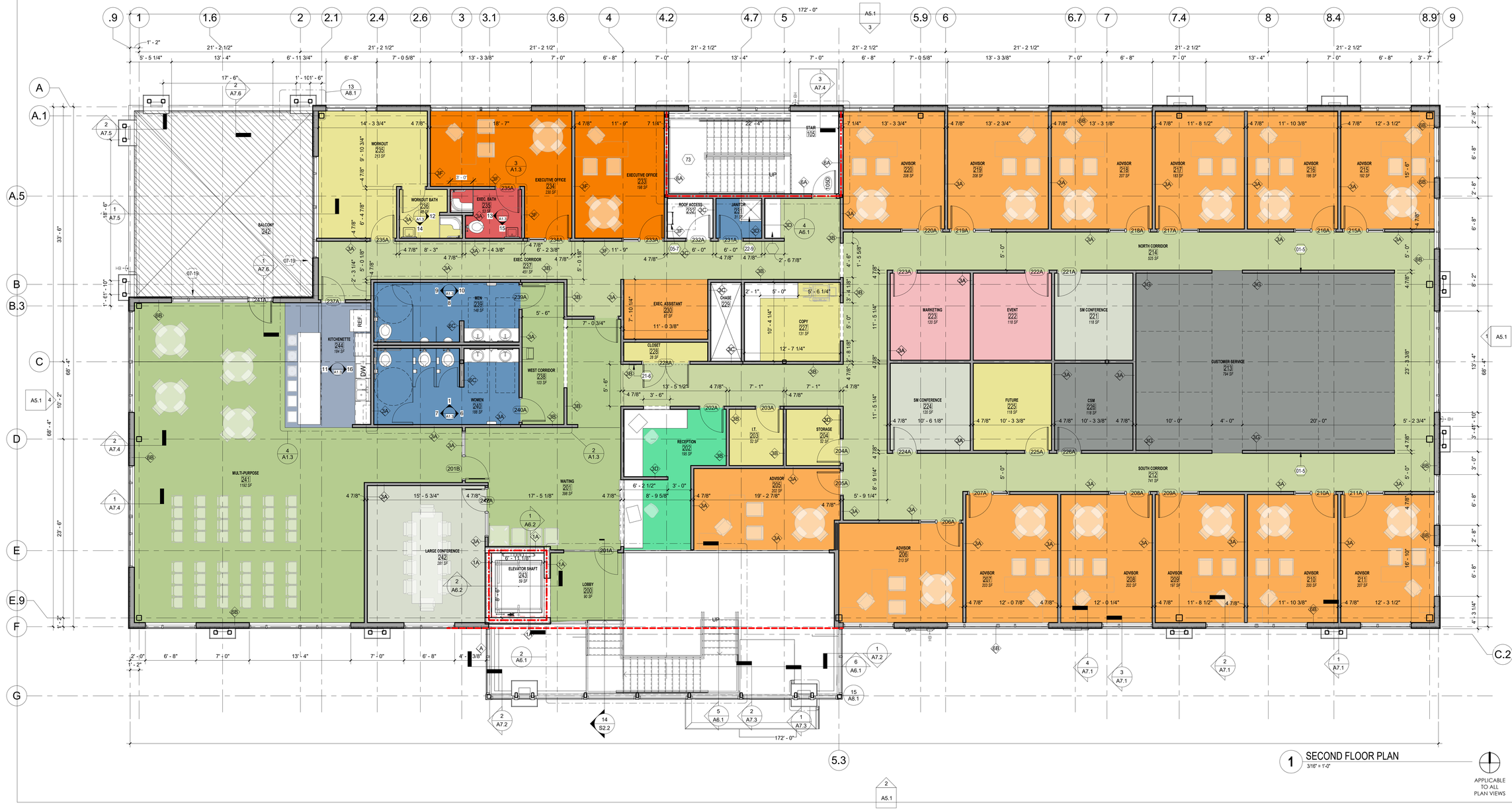
DATE: 4–3–2020

E-1.0

BRIOHN
BUILDING CORPORATION

KEYNOTE LEGEND

01-5	PROVIDE (3) 3X3 TUBE STEEL STUB COLUMN SUPPORTS ANCHORED TO FLOOR WITH 3X12X3/4" BASE PLATES
05-7	STEEL LADDER (PAINTED). WITH DESIGN AND FABRICATION TO BE CODE/OSHA/ANSI COMPLIANT. BLOCKING TO BE FIRE TREATED. SEE ROOF PLAN FOR ADDITIONAL HATCH INFO.
07-19	PROVIDE HEAT TRACE TAPE BELOW EDGE OF PAVER ALONG SOUTH AND EAST WALLS OF BALCONY
21-6	PROVIDE SEMI-RECESSED WALL CABINETS / FIRE EXTINGUISHERS. COORDINATE FINAL QUANTITY AND LOCATIONS WITH FIRE MARSHAL
22-9	MOP SINK, SEE PLUMBING DRAWINGS.
73	



1 SECOND FLOOR PLAN
3/16" = 1'-0"

APPLICABLE TO ALL PLAN VIEWS

BRIOHN DESIGN GROUP
3885 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD WISCONSIN 53045-1950
(262) 790-9500 PHONE
(262) 790-9505 FAX

SHEET TITLE
SECOND FLOOR PLAN

PROPOSED:
PEWAUKEE OFFICE BUILDING
BLUEMOUND RD.
PEWAUKEE, WI

PROGRESS SET
NOT FOR CONSTRUCTION

Revision

Date

JOB:	3240
DRAWN:	Author
CHECKED:	Checker
DATE:	05-06-2020

SHEET:
A1.2

CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 13.

DATE: May 21, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion Regarding the Community Development and Building Services Annual Report for 2019

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Annual Report 2019

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

Community Development & Building Services Annual Report: 2019

Prepared for:
Mayor Steve Bierce
City of Pewaukee Common Council
City of Pewaukee Plan Commission

Prepared by:
Nick Fuchs, Planner & Community Development Director
Ami Hurd, Deputy Clerk & Community Development Coordinator
Building Services – Shawn Olson, Barb Tsoris, Randy Romens, Corry Eifert, Charlie Dwyer

City of Pewaukee Purpose Statement: It is our purpose to sustain a safe, fiscally sound, and thriving community for City of Pewaukee residents, businesses, property owners, and visitors.

Part 1: Community Development

INTRODUCTION

The City of Pewaukee's Community Development Department oversees planning, zoning, and nonresidential development activities and is responsible for administration of the City of Pewaukee's Zoning Code and implementation of the City's Comprehensive Master Plan. A primary responsible of the Department is to coordinate development applications and submittals with other City departments, boards, commissions, and public officials.

Other responsibilities include: assisting with the preparation of resolutions and ordinances; Conditional Use Permits; municipal code amendments, primarily related to Chapter 17 Zoning; review of new home and other building permits; review and approval of Business Plan of Operation Applications and Sign Permits; providing zoning letters; and assisting with complaints and property maintenance enforcement issues.

The Department also provides staff support for the Plan Commission and assists the Clerk's Office with the Zoning Board of Appeals. Further, the Community Development Department serves as the economic development arm of the City and acts as a liaison for businesses and property owners. Generally, the Department strives to be responsive and provide information to the general public, businesses, and property owners in a timely manner.

This report provides a summary of the Community Development Department's activities during **2019** related to the review of permits and applications, special projects, and community growth issues. To put

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the activity in some perspective, this report also contains a table outlining quantities for different permit types from previous years. Please note that this is not a comprehensive list of projects, applications, reviews, or undertakings of the Department.

Going into 2020, the Department has set the following Department Goals:

- Start the Zoning Code rewrite process
- Continue future land use reviews
- Continue to develop process efficiencies
- Promote the development of certain sites within the City

ZONING AND LAND DIVISION ACTIVITIES

Municipal Code Amendments

One Zoning Code amendment was brought forward in 2019 by staff. Staff requested, and the Common Council approved, an amendment to allow M-1 District uses in the M-2 District and vice versa. This has resulted in multi-tenant industrial buildings to be able to better fill vacancies with appropriate uses.

Comprehensive Master Plan Amendments

Several developments required the rezoning of property, which then also required amendments to the future land use designation of the Year 2050 Land Use/Transportation map (see below). Comprehensive Master Plan Amendments are required by State Statute at the time of rezoning to provide consistency between the zoning and future land use of a property.

- Jim Forester Condominium development
- Klein-Dickert Glass
- Wisconsin Veterinary Referral Center
- The Waters senior living community

Rezoning

In addition to the projects noted above, the following developments/land divisions included a request to rezone the property.

- Cardinal Meadows subdivision
- Dan Ladwig single-family home
- The Glen at Parkway Ridge (Neumann Developments)
- Richard Knutson single-family homes
- Briohn Building/The Angelus Corporation
- Klatt/Russo single-family home
- Dennis Carlson land combination
- Waukesha County Technical College

Land Divisions (Certified Survey Maps and Plats)

Often property owners or developers propose to subdivide existing parcels or combine multiple properties into a single lot. Minor land divisions (4 lots or less) may be done via Certified Survey Map, while creating 5 or more lots requires review and approval of a Preliminary and Final Plat. The City also reviews Condominium Plats.

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Certified Survey Maps

- The Glen at Parkway Ridge (Neumann Developments)
- NCL Graphic Specialties Inc.
- John Troudt/Surf Prep
- Linda Uebele single-family home
- Richard Knutson single-family homes
- Klein-Dickert Glass
- Briohn Building Northmound development (Paul Davis)
- Klatt/Russo single-family home
- Dennis Carlson land combination
- Kingsway Home Outlot 10 of Still River Subdivision
- The Waters senior living community

Plats

- Cardinal Meadows Preliminary Plat
- J & R Dreamfield Preliminary Plat
- Jim Forester Condominium Plat

Conditional Use Permits

Conditional Use Permits are required for certain uses based upon individual zoning districts. The Zoning Code also allows unspecified uses to be reviewed through the Conditional Use process. Applicants must present substantial evidence that the use is appropriate within a zoning district and the City must present substantial evidence in granting or denying the proposed use. Below are Conditional Uses that were approved in 2019.

- Blazek Boathouse
- Wills Boathouse
- Jim Forester Condominium development
- Wisconsin Veterinary Referral Center
- Fyzical Therapy & Balance Center
- Mental Health America of Wisconsin
- The Waters senior living community

Conceptual Reviews

Concept Reviews allow applicants to discuss a potential development with the Plan Commission and receive preliminary input. For larger developments, or if a rezoning or Comprehensive Master Plan Amendment is needed, a concept review is typically encouraged. Applicants generally are supportive and want to take advantage of this opportunity and process, prior to spending significant time and money on site and building plans.

- The Waters senior living community
- Arce Handyman LLC

Site & Building Plans

New developments and more significant additions or remodeling projects require a Site & Building Plan Application and review and approval by the Plan Commission. At times, for more minor projects, staff will require a Minor Site Plan Amendment Application, which then gets routed to different departments for review, but only requires staff approval. Below are Plan Commission reviewed Site & Building Plan Applications for 2019.

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- Spice Creek Condominium garage
- Jim Forester Condominiums
- Klein-Dickert Glass
- Walbec Group
- Pure Mechanical
- Wisconsin Veterinary Referral Center
- The Angelus Corporation
- R&R Insurance
- The Waters senior living community
- Swan View Farms lift station
- Green Road Commerce Center

A few of these projects are featured below.

The Angelus Corporation (Briohn Building)
W220N1051 Springdale Road
36,308 square foot building with possible 53,680 square foot expansion

WVRC Emergency & Specialty Pet Care
Address Not Assigned/Pewaukee Road (PWC 0966999)
33,205 square foot building with possible 13,000 square foot expansion

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Klein-Dickert Glass
W227N4755 Duplainville Road
54,335 square foot building

Variances

Variance requests are heard by the Zoning Board of Appeals (ZBA), which is primarily staffed by the Clerk's Office. Individual projects and requests are reviewed by the City Planner. In 2019, the following six variance requests were reviewed by the City Planner and ZBA.

- Blue Ribbon Management
- Tyler Pinter
- Nicolas and Emily Romeo
- RFR Milwaukee LLC
- Jodi Olson
- Catarozoli/Burdick

Zoning Compliance Letters

Zoning letter requests range anywhere from simply identifying the current zoning of a property to a time consuming investigation of previous approvals and the history of a property. Approximately eight letters were written in 2019.

Development Review Team Meetings

At these monthly meetings, applicants meet with staff to discuss their projects in detail. This is an important and valuable step in the process and allows applicants to revise plans prior to Plan Commission to address staff concerns and any code issues. Following these meetings, applicants submit final plans for review and staff prepares a report for the Plan Commission that includes staff's final comments and recommendations.

ECONOMIC DEVELOPMENT

Staff's approach to economic development, includes meeting with developers, businesses, and property owners as needed to work through property and development issues to potentially make a development project or business location feasible in Pewaukee. This is done on an almost daily basis.

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Further, as time permits, Staff attends special events, such as ground breakings, grand openings, and networking events. Below are several events attended in 2019.

- Attended and spoke at the Briohn Building/Paul Davis ground breaking
- Attended and spoke at the Briohn Building/The Angelus Corporation ground breaking
- Attended the R&R Insurance grand opening
- Attended several Pewaukee Chamber events
- Met with Waukesha County Center for Growth to discuss regional economic development opportunities

OTHER PLANNING ACTIVITIES

In addition to the tasks above, on a daily basis staff will answer questions from residents, business owners, developers, and brokers. Staff is also continually reviewing future land uses and ordinances and proposing changes or initiating further discussions as may be needed. Twice in 2019 staff brought forward a specific area of the City to discuss potential land uses.

Part 2: Building Services

INTRODUCTION

The Building Services Department reviews, processes, and issues building related permits for both residential and nonresidential development. The Department handles all permit types including New Residential and Commercial Building Permits, building additions and remodels, plumbing permits, electrical permits, and HVAC permits. The Department also issues Zoning Permits, Business Plan of Operations Applications, and Sign Permits.

In addition, Building Services investigates and responds to all property maintenance complaints.

Building Services staff also fulfills the agreement with the Village of Pewaukee, providing the Village with Inspection and Property Maintenance services. Currently the City receives $1,000 per month to cover administrative services and 60% of the permit fees. For 2019, this total $157,501.32.

Going into 2020, the Department has set the following Department Goals:

- Continue providing a high level of customer service
- Inspections scheduled within 24 hours
- Residential plan reviews completed and permits issued within 10 business days
- Complaints reviewed and inspected within one week
- Implementation of new Building Permit software

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PERMITS

Business Plan of Operations

Permitted Uses within zoning districts require a Business Plan of Operations Application to ensure a particular use is allowed and compliant with the zoning district standards.

Building Permits

2019 continued to show a high activity in permitting with 1,957 permits issued in total. A further breakdown can be found in the table at the end of this report.

CODE ENFORCEMENT/PROPERTY MAINTENANCE

The City responded to and enforced as necessary on 117 code enforcement and property maintenance complaints in 2019.

OTHER BUILDING SERVICES ACTIVITIES

Related to the Department's focus on customer service, significant time is spent answering resident inquiries and questions from contractors in a timely manner. Anecdotally, it's safe to say the Building Services phone is consistently ringing. The office takes roughly 150 or more calls per day on average.

Residents, contractors, business owners, etc. also frequently stop in the office to seek assistance from staff.

ANTICIPATED PROJECTS IN 2020

Major projects envisioned for the Community Development and Building Services Departments in 2020 include:

Community Development

- Review of current and incoming projects and applications. Submittals already under review in 2020 include:
  - Interstate Partners Green Road Commerce Center development
  - Arce Handyman LLC
  - Precision Diagnostics Conditional Use
  - Hanrahan's Small Engine LLC Conditional Use
  - Raabe Rezoning
- Zoning and Municipal Code amendments
  - Removing applications from the Zoning Code
  - Revisions to the Special Event ordinances (in partnership with the Clerk's Office)

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- The addition of a short-term rental ordinance (in partnership with the Clerk's Office)
- The addition of a historic preservation ordinance (in partnership with the Clerk's Office)

Building Services

- With the approval of the Swan View Farms subdivision development (83 lots) and the Cardinal Meadows subdivision (24 lots) it is anticipated that 2020 will include an increasing number of Building Permits for new single-family homes.
- It is also anticipated that Neumann Developments will be submitting for Building Permits for The Glen at Parkway Ridge Condominium Development (40 units) in 2020.
- The Waters senior living community (161 units) is planned to break ground in 2020 as well.

SUMMARY

Below is a table that summarizes the quantity of application types and activities over a 3 year period for both the Community Development Department and Building Services. It can be noted that a project submitted to the Department may often consist of a number of separate applications. For example, a single project could include a certified survey map, conditional use, and rezoning. The Department tracks all applications within a project separately.

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Community Development Department	2017	2018	2019
Chapter 17 Zoning Code Amendments	5	1	0
Other Municipal Code Amendments	0	1	0
Comprehensive Master Plan Amendments	0	0	6
Rezoning Applications	4	9	14
Certified Survey Maps/Land Combinations	6	10	18
Preliminary Plats	0	4	2
Final Plats	0	1	0
Conditional Use/Planned Development Districts	0	0	1
Conditional Use Permits	3	7	7
Conditional Use Amendments	0	0	0
Conceptual Reviews	6	8	3
Site Plans & Site Plan Amendments	7	11	10
Minor Site Plan Amendments	0	1	0
Right of Way Vacations	0	0	1
Variances	3	3	7
Zoning Board of Appeals meetings	3	3	8
Zoning Compliance Letters	-	2	6
Plan Commission meetings	8	12	11
Common Council meetings	23	23	25
Miscellaneous (general planning and land use discussions, Plan Commission determinations, kennel licenses, etc.)	17	7	6
Special Events (grand openings, ground breakings, Chamber of Commerce events, conferences, etc.)	-	2	4
Building Services Department	**2017**	**2018**	**2019**
Chapter 14 Building Code Amendments	-	1	-
Business Plan of Operation Applications	-	-	38
Building Permits (does not include new homes)	341	297	325
Building Permits - New Homes	69	45	36
Culvert Permits	2	4	7
Electrical Permits	510	534	570
Erosion Control	78	51	46
HVAC Permits	361	347	343
Plumbing Permits	489	423	396
Sign Permits	23	20	32
Zoning Permits	47	48	47
Complaints/Enforcements, including Building and Zoning	115	124	117