

Planning Department

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

PLAN COMMISSION MEETING NOTICE AND AGENDA Thursday, May 17, 2018 7:00 PM

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

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1. Call to Order and Pledge of Allegiance
 2. Discussion and Action Regarding Approval of Meeting Minutes Dated April 19th, 2018
 3. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for B & G Realty LLC/Marcus Consid LLC/Marcus Cinemas of Wisconsin LLC to Rezone Property Located at the Northwest Corner of Springdale Road and Johnson Drive From M-2 Limited Industrial to M-1 General Wholesale Business In Order to be Developed as a Self-Storage Facility (PWC 0961996006)
 4. Discussion and Action Regarding a Petition for a Conditional Use Public Hearing for Blue Ribbon Management LLC to Allow for Property Located at the Northwest Corner of Springdale Road and Johnson Drive to be Developed as a Self-Storage Facility (PWC 0961996006)
 5. Discussion and Action Regarding the Site and Building Plans and Plan of Operation for the Blue Ribbon Self Storage Building Located at the Northwest Corner of Springdale Road and Johnson Drive (PWC 0961996006)
 6. Discussion and Action Regarding a Petition for a Conditional Use Public Hearing for 814 Development LLC to Construct a New Rainbow Child Care Center Located at N35 W23770 Capitol Drive (PWC 0906999008)
 7. Discussion and Action Regarding the Site and Building Plans and Plan of Operation for the Rainbow Child Care Center Located at N35 W23770 Capitol Drive (PWC 0906999008)
 8. Discussion and Action Regarding Applications for Outdoor Activity on Premises Where Alcoholic Beverages are Consumed
 - 8.1 5 O'Clock Club
 - 8.2 Andrea's Red Rooster
 - 8.3 Aqua Beauty Lounge
 - 8.4 Boomers Sports Pub & Grill
 - 8.5 Curly's Waterfront
 - 8.6 Edgewater
 - 8.7 Gina's Sports Dock
 - 8.8 Point Burger Bar
 - 8.9 Smokey's Musky Shop
 - 8.10 The Station Pub & Grill
 - 8.11 Waukesha Gun Club

8.12 Wonderland Tap

9. Further Consideration of the Petition for a Conditional Use for Skydance Pet Lodge to Build and Operate a Pet Daycare Facility Located at W229 N2633 Duplainville Road (PWC 0915992)
10. Discussion and Action Regarding the Site and Building Plans and Plan of Operation for the Skydance Pet Lodge Located at W229 N2633 Duplainville Road (PWC 0915992)
11. Discussion and Possible Action Regarding the Conceptual Plan for the Pewaukee Golf Course Redevelopment Known as Lake Country Commons by Diamond Club Entertainment Located at N12 W26506 Golf Road (PWC 0944994)
12. Discussion and Action Regarding the Mitigation Plan for Tim Youngbauer for Property Located at N28 W27580 Peninsula Drive (PWC 0933064)
13. Adjournment

Harlan Clinkenbeard
City Planner

Posted: 5/10/2018

NOTICE

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

Any person who has a qualifying disability under the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible format must contact the City Planner, Harlan Clinkenbeard, 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 17, 2018

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding Approval of Meeting Minutes Dated April 19th, 2018

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

4.19.18 Plan Commission minutes

In Attendance:

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

Also in Attendance:

City Planner H. Clinkenbeard, Administrator S. Klein, Department of Public Works Director J. Weigel, Community Services Director K. Woldanski 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.

Chairman Bierce then introduced Karen Salituro as a new Plan Commission member.

2. Discussion and Action Regarding Approval of Meeting Minutes Dated March 22nd, 2018

A motion was made and seconded (C. Wunder, B. Bergman) to approve the March 22nd, 2018 meeting minutes. Motion Passed: 4-For, 0-Against, 1-Abstain (Linsmeier).

3. Discussion and Action and Regarding a Petition for a Rezoning Public Hearing for J & R Revocable Trust to Rezone Property Located at N28 W26658 Peterson Drive From Rs-1 Single-Family Residential to Rs-4 Single-Family Residential In Order to Divide the Property Into Single-Family Lots (PWC 0930052009)

Mr. Clinkenbeard stated the proposal is a preliminary plat to divide the 5.6 acres into five parcels with four single-family one acre lots and one bigger outlot. The property must be rezoned from Rs-1, which is a five acre minimum lot size, to Rs-4.

Chairman Bierce opened the public hearing at 7:04pm.

Jeanine Petit (W265 N3011 Peterson Drive) questioned if City water would be used. Mr. Clinkenbeard stated there will be City water and Sanitary District sewer. Ms. Petit stated the houses down the street are on wells. She questioned if there would be any restrictions to the houses. Mr. Knutson stated they would be 3500 square feet minimum, no out buildings, no parking of vehicles outside, and three car garages. He has an attorney working on the deed restrictions.

Chairman Bierce closed the public hearing at 7:06pm

Mr. Bergman questioned if everything drains to the northeast corner, and Mr. Weigel stated that was correct. Mr. Bergman pointed out that they would have to meet the stormwater requirements. Mr. Clinkenbeard stated any approval of the preliminary plat must have a contingency that all of the Engineering comments must be met.

A motion was made and seconded (D. Linsmeier, C. Wunder) to rezone the property based on the Engineering contingencies. Motion Passed: 5-For, 0-Against.

Mr. Weigel referred to his April 10th recommendation memo and seven contingencies were listed. They must work out the stormwater drainage, the grading for the subdivision, and the extension of the water system. He has still not seen Waukesha County and the State of Wisconsin review on this. He also referred to the possible right-of-ways and noted that they did not know if the 33 feet was correct.

Ms. Salituro questioned if the setback would have to be changed and Mr. Weigel stated it would if the City has to acquire more right-of-way.

4. Discussion and Action Regarding a Preliminary Plat for the J & R Revocable Trust for the Richard Knutson Property Located at N28 W26658 Peterson Drive (PWC 0930052009)

Mr. Clinkenbeard stated this was the plat for four single-family lots. The outlot backs onto 5 O'Clock Club. He recommended approval contingent upon all of the engineering requirements being met.

A motion was made and seconded (B. Bergman, C. Wunder) to approve the preliminary plat contingent on the Engineer's requirements being met. Motion Passed: 5-For, 0-Against.

5. Discussion and Action Regarding a Petition for a Conditional Use Public Hearing for Skydance Pet Lodge to Build and Operate a Pet Daycare Facility Located at W229 N2633 Duplainville Road (PWC 0915992)

The petitioners stated the property is 3.17 acres and the development will be just over 10,000 square feet. There will be a fenced dog run on the west side of property facing CTH F.

There are four color schemes being proposed; grey, red, blue and green. The building will be all wood. There was no colored elevation for what will be facing CTH F.

The dog run wraps around from the north corner of the building around the west to the south end of the building. Mr. Weigel noted that the packet shows the entire north side being a dog run. The dog run will be the entire north, entire west and entire south side of the building. The residence is close to Duplainville Road. There will be no dogs north of the parking lot, and they will not be any further east than the building. The dogs will run along the side on the County road, and around the south side on the Goff's side. The petitioner clarified that they were not actually dog runs, but more like dog parks or play yards.

Mr. Clinkenbeard stated one of the concerns is that there is a residence there and he felt they needed to screen that area a bit. The petitioner stated he has already spoke with the homeowner and his concern was the noise at night. No dogs are outside at night. He did state it was normal to hear the dogs when outside during the day. Mr. Clinkenbeard suggested putting up some screening. The petitioner noted they have a good tree barrier there already and he did not believe it would be a problem.

It was noted that doggy daycare starts at 6:30AM but it begins indoors. They will go outside around 7:00AM and are always inside by 8:30PM.

The mouth of the buildings open to face CTH F so any noise is projected towards the road and away from the residences.

The fence will be an open wood fence with wood trimming and square wire. The dogs will be able to see out of the fence. That is what will face CTH F and the north and south sides. The fence is seven feet tall.

Chairman Bierce opened the public hearing at 7:26PM.

Larry Pawlik (W228 N2707 Duplainville Road) stated he lives right next to this property. He did agree that there was a tree line but one of the trees needs to come down and will leave a 20 to 25 foot gap, so he did not think it would block anything and he was still worried about noise. Mr. Pawlik suggested using a privacy fence like at Ken Weber's. He was also worried about dog waste and the smell from the dumpsters.

The petitioners felt the odor would not be a problem and everything is bagged in plastic bags. The disposal company picks up the waste two to three times a week. Chairman Bierce questioned what would happen on that third day in the summer.

The dumpster will be placed in the northeast corner of the property, which is closest to Mr. Pawlik's property. It was suggested that the dumpster be moved to the south side of the parking lot instead. The petitioner did not see a problem with that.

Mr. Clinkenbeard suggested putting up a board fence on the north property line. The petitioner stated they could put some pine trees up in there and it would accomplish the dead space. It was noted a board fence would be better. The petitioner did not want a wood fence or a privacy fence because it prevents people from seeing in and the dogs from seeing out. They do not want things hidden and people are concerned when dropping off their pets.

Mr. Clinkenbeard clarified that this fence wouldn't be anywhere near where the dogs are now. It would be opposite of where the dumpster is now, from the east side of the building easterly. This fence would be for sound, not privacy. The petitioner noted that any noise would be during the daylight hours and a fence would not stop that. He felt there was still high traffic with the trucks and trains and the dogs would not be a constant, steady noise. Most of their play would be done indoors and during the daylight hours. He did not think the fence would prevent sound from going up and over to Mr. Pawlik's yard.

Chairman Bierce then closed the public hearing after hearing no further requests to speak.

Chairman Bierce wanted a better picture of what would face CTH F because that is what everyone will see.

Mr. Bergman was concerned with the west elevation and felt there was a lot of siding and garage doors. He felt a masonry belt would be nice to break things up. He thought it was going to be a board to board fence, so nothing is screened. The petitioner noted the garage doors were full pane glass windows and very nice looking. This will be a luxury boarding facility with large rooms and a lot of privacy. The highest price is \$250 per night and the average price is \$45 for boarding.

Dogs will be present on the weekends for boarding, but not doggy daycare. There is a small facility for boarding over the weekend with 24 rooms.

Mr. Bergman felt there was a big discrepancy between what was being shown at this meeting versus what was in the packet that the Plan Commissioners received. The plans look more rustic and natural but the colored pictures being shown look like painted siding with stone columns on each side of the entrance.

Mr. Clinkenbeard stated when it was discussed at the staff meeting, he thought it would look like raw wood and a northern Wisconsin lodge. The petitioner noted that it was supposed to look more rustic.

Ms. Salituro felt it could be a nice quality building but would need to be maintained if it's wood.

Mr. Klein stated the issue was that this was not shown at the staff level so now they are talking about a different look. They were told it was going to be wood and he was unsure how they would get a rustic look now. The petitioner said it would be done thru the painting process. Mr. Klein questioned a faux finish on the exterior of a building and he was under the impression that it would be cedar siding.

Chairman Bierce liked the idea but was not confident that the pictures he liked were what was going to end up here. He would not be comfortable giving the okay right now until the petitioners have a better grasp on what the building will look like.

Mr. Klein suggested passing this tonight contingent upon the final review and approval of the building if the Plan Commission buys into the idea.

The petitioner was under the impression that the architect was going to design the building with reclaimed barn wood. He questioned if that would be enough to give insurance that this will have the rustic appearance that they are all shooting for. Mr. Clinkenbeard stated the west elevation had a great big wide space. Mr. Bergman added that there was a lack of continuity with the design. There are three sides with windows filling in sections, except for the west side where there is a massive section above the garage door that is all vertical siding with a tiny window. That is the highest point and the side that everyone will see.

The petitioner felt he could not change the shape of the building. He could add trees to break the roofline up. Mr. Clinkenbeard suggested reversing the elevation but the petitioner stated he could not do that. Mr. Bergman questioned if larger windows could be put in and the petitioner stated they could definitely add more windows to break it up.

Mr. Klein felt this was a design issue and thought it should maybe be tabled to be worked out.

The Plan Commission has no problem with the use, and Mr. Pawlik's problem can be solved by moving the dumpster. They still need something close to his house, like a fence, so that he has something to hide behind. Ms. Salituro asked that his house be shown on the plan.

Mr. Clinkenbeard recommended approving the conditional use contingent upon working out the problem with the building. The Common Council would not look at this until staff or the Plan Commission looks at the building and gives their ok.

A motion was made and seconded (D. Linsmeier, C. Wunder) to approve the conditional use and the site and building plan and plan of operation contingent on addressing the sound issue with the neighbor and looking at a potential fence on the lot line, and addressing the west face to add some more interest on that side possibly with windows, and being dealt with at the staff level or committee to approve it tonight without having the petitioner come back to the Plan Commission again so that they can move along with this as they go.

Mr. Bergman felt there was a discrepancy between what they were being presented with he wanted to wait until next month and have a full updated rendering. He would vote no.

Chairman Bierce wanted to look at it again and he did not want it to go through without seeing it.

There was no further discussion and the item failed 2-For, 3-Against (Bergman, Bierce, Salituro).

The petitioners will have to come back to the next meeting. Mr. Clinkenbeard stated they will get some Plan Commission members involved in a meeting.

6. Discussion and Action Regarding the Site and Building Plans and Plan of Operation for Skydance Pet Lodge to be Built on Vacant Property Located at W229 N2633 Duplainville Road (PWC 0915992)
7. Discussion and Action and Public Hearing Regarding the 2050 Land Use/Transportation Plan for the Six Non-Neighborhood Land/Water Areas of the City

Mr. Clinkenbeard stated this was the last part of the 2050 neighborhood plans. These areas did not fit into any of the 15 neighborhoods on the map. The bulk of it will be water and wetlands, but there is also some population and some dwelling units.

Chairman Bierce opened the public hearing 8:22PM. He then closed the public hearing at 8:22PM after hearing no requests to speak.

Mr. Bergman referred to area B and stated there was language regarding a two-level multi-lane interchange at Capitol Drive and Pewaukee Road. He stated the study has been cancelled and he did not want to promote something like this. He questioned why it would be included and Mr. Clinkenbeard wanted to make people aware that it may happen. Mr. Bergman stated he was highly against that design and he did not like seeing it in our plan.

A motion was made and seconded (B. Bergman, K. Salituro) to approve everything except the word "two-level". Motion Passed: 4-For, 1-Against (Wunder).

8. Discussion and Action Regarding Conceptual Site and Building Plans for the Rainbow Child Care Center Located on Highfield Court

Mr. Bergman commented that it looked very nice and hit a lot of points.

It was noted that they will be applying for a conditional use next month.

The petitioners stated the building was just under 12,000 square feet and there would be around 40 parking spaces. The classrooms would be around perimeter. There is a splash pad and surfaced-mounted shade structures, as well as mounted play areas. The playground will be about 10,000 square feet.

It was pointed out that there will be additional landscaping in the front to shield the cars from Capitol Drive.

The play area will have a five foot chain link fence with a black vinyl coating over it. It is not a privacy fence.

The building itself will be brick and made to look like a medical office or house.

It was noted that a chain link fence would not be allowed and they would have to have some sort of decorative fence.

Mr. Clinkenbeard had concerns about the parking lot and wanted it moved three feet back because they would need to put that three feet in the first driveway in order to get the Fire Department trucks through. He stated it would be nice if everything was 24 feet, and the petitioner noted that was the intent. There must also be a hydrant at the entrance. And there must be a different type of fence other than chain link. It needs to be a decorative fence. Mr. Clinkenbeard stated this could be done at the administrative level.

The building is not sprinkled as it is not over 12,000 square feet. They must have two forms of ingress and egress and all must be ADA compliant.

Mr. Bergman suggested putting some landscaping on the shortcut area by Anytime Fitness. Mr. Clinkenbeard was under the impression that they were going to connect to the frontage road, but the petitioner stated it was not possible anymore. There is a drainage swale and there will be some trees in between the two lots.

9. Further Discussion Regarding the Parkway Ridge Subdivision Proposal by Neumann Development

Mr. Klein stated this was coming back because he suggested looking at alternatives to the single-family proposal. Neumann Development was proposing that would fit into the numbers they wanted for density and would maintain the natural characteristics of the land and the topography. He stated he looked at a development in Oconomowoc, as well as some other developments in the area that had four-family units but did not look like four-family and were ranch style buildings. There were no garage doors visible to the street and there is a common driveway that goes in between the buildings. A similar development that is closest to this is the Seven Stones subdivision in Sussex. By the City's definition, it is a multi-family designation, but as a staff, they did not feel it was multi-family, and staff is in favor at this point.

Matt Neumann with Neumann Development stated the top two challenges with this project site were the topography and the preservation of the woods. They've taken a design from an area that they developed in Oconomowoc that a different company built and got 48 condos onto a ten acre parcel. Mr. Neumann felt this was the highest and best use to preserve the natural characteristics of the property, still allowing for viable development. It falls on the low end of the spectrum for medium density and they are talking about 60 units of housing. They can preserve about 35 percent of the total land and will develop 12 out of the 20 acres.

Mr. Neumann then described the map of the property. He referred to the existing County trail on adjacent land and stated they would plan connection points with that trail in at least three locations.

Mr. Neumann then introduced John Wahlen with Cornerstone Communities, which would be the construction company that builds the units.

Mr. Wahlen stated the neighborhoods are ranch style based on lifestyle. There is a clubhouse and a pool in the neighborhoods. The setting creates a cohesive neighborhood. They want to keep people who are in Pewaukee here. Mr. Wahlen pointed out that they appeal to people who want to downsize and have a lifestyle change with lower maintenance.

The homes are double duplexes, and the elevations are blended and mixed up. There are different presentations to the street and there is not a real linear look. There are a lot of windows and open areas, as well as decks and patios. Mr. Wahlen noted they prefer a more country setting and to not have sidewalks. The front doors are off of the driveways and not on the street side of the building.

The buildings were further described as being 1,600 to 1,900 square foot homes with finished basements. Prices start in the high \$300,000's and go up from there. There is a strong demographic in the marketplace right now that wants a smaller square footage with less bedrooms, less hallways and less wasted space than a single-family house. This idea appeals mostly to empty nesters, or single "again".

Mr. Neumann added that typically in a condominium community, they propose private streets. This would be a public right-of-way built to public standards, but the setbacks have been reduced substantially. They are

proposing a ten foot front yard setback and a 28 to 30 foot street yard setback from the street. The buildings have been moved south on the property to preserve as much of the woods on the north side that they could.

It was pointed out that duplexes, by code, do not have to be sprinkled. It was suggested that the petitioners should still speak to the Fire Chief.

Discussion then took place regarding the walkable areas of the driveways and the possibility of sidewalks. The driveways can be designed for traffic-calming measures. They could possibly figure out a walking lane in the paved surface.

Mr. Bergman liked the idea that out of 60 units, only eight garages can be seen from the street. He felt we were always trying to avoid the row of garage doors and this was a nice way of accomplishing that while preserving a majority of the greenery.

Mr. Clinkenbeard noted that we would still need a 30 foot wide outlot between lots 10 and 11 in order to locate a water line. It would be a dedicated outlot. Mr. Wahlen added that it would be on the plat in an area designated for common elements, so it would be an HOA agreement that would allow for the accessibility.

Mr. Neumann pointed out that there is not an allowance for PUD's under 25 acres in size in the City of Pewaukee. It was pointed out that there is a clause in the ordinance that would allow the Plan Commission to waive that requirement.

Ms. Salituro felt this proposal has come a long way. She felt it was a good option versus a single-family subdivision. Ms. Wunder stated she liked the single-family and she likes this.

Mr. Neumann stated their plan was to withdraw the submittal they made for May for single-family, and draft the preliminary plat requirements as well as a PUD and prepare for the rezone in June with this plan.

Chairman Bierce felt this was his favorite of all of the submittals. His biggest concern was that there were a lot of units.

Mr. Linsmeier stated he liked it, especially saving the trees. He liked the look of the buildings and how they were laid out.

Mr. Bergman stated he liked it but the biggest challenge is going to be the neighbors showing up at the public hearing.

Mr. Klein pointed out that the ordinance states a PUD should be 25 acres but there is a clause that says in order to provide more natural areas of a certain density, you can get down to less than that and cut down the setbacks to preserve the natural areas.

Mr. Neumann stated they will reach out to Alderman Wamser to speak with him about the submittal and see what he recommends about meeting with the neighbors.

10. Adjournment

A motion was made and seconded (D. Linsmeier, C. Wunder) to adjourn the meeting at 9:45PM. Motion Passed: 5-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk

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

DATE: May 17, 2018

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Petition for a Rezoning Public Hearing for B & G Realty LLC/Marcus Consid LLC/Marcus Cinemas of Wisconsin LLC to Rezone Property Located at the Northwest Corner of Springdale Road and Johnson Drive From M-2 Limited Industrial to M-1 General Wholesale Business In Order to be Developed as a Self-Storage Facility (PWC 0961996006)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Blue Ribbon Self Storage Rezoning Petition

Blue Ribbon Self Storage Rezoning Map

CITY OF PEWAUKEE

STATE OF WISCONSIN

WAUKESHA COUNTY

- NOTICE OF ZONING MAP AMENDMENT PUBLIC HEARING -

PLEASE TAKE NOTICE THAT THERE WILL BE A PUBLIC HEARING ON THE PETITION OF: B & G REALTY LLC / MARCUS CONSID LLC / MARCUS CINEMAS OF WISCONSIN LLC TO REZONE FROM: M-2 LIMITED INDUSTRIAL TO: M-1 GENERAL WHOLESALE BUSINESS.

THE FOLLOWING PROPERTY IN THE CITY OF PEWAUKEE:

Legal description of the property to be rezoned:

LOT 7 BLK 1 CERT SURV 6661 VOL 55/255 3.743 AC PT NE 1/4 SEC 25 T7N R19E DOC# 3464986

Common Description: NW corner of Springdale Road & Johnson Drive

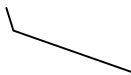
Tax Key Number: PWC 0961996006

This Amendment to the Zoning Map (Change in zoning) is being proposed for the purpose of: allowing for the property to be sold and developed as self-storage warehousing.

THE PUBLIC HEARING will be held at a meeting of the City Plan Commission in the City Hall Common Council Chambers on **Thursday, May 17th, 2018** at or after **7:00 PM**.

Dated this 20th day of April, 2018.

Kelly Tarczewski,
Clerk/Treasurer, City of Pewaukee



I - 94



N

1" = 100'

REZONE
FROM
M-2 TO
M-1

M-2

JOHNSON

DRIVE

SPRINGDALE ROAD

C.T.H. "SR"

M-2

M-6

M-2

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

DATE: May 17, 2018

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Petition for a Conditional Use Public Hearing for Blue Ribbon Management LLC to Allow for Property Located at the Northwest Corner of Springdale Road and Johnson Drive to be Developed as a Self-Storage Facility (PWC 0961996006)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Blue Ribbon Self Storage Conditional Use Petition

STATE OF WISCONSIN

CITY OF PEWAUKEE

WAUKESHA COUNTY

- NOTICE OF CONDITIONAL USE PUBLIC HEARING -

PLEASE TAKE NOTICE THAT THERE WILL BE A PUBLIC HEARING ON THE PETITION OF BLUE RIBBON MANAGEMENT, LLC FOR A **CONDITIONAL USE PERMIT ON THE FOLLOWING PROPERTY IN THE CITY OF PEWAUKEE:**

Legal description of property:

LOT 7 BLK 1 CERT SURV 6661 VOL 55/255 3.743 AC PT NE 1/4 SEC 25 T7N R19E DOC# 3464986

Common Description or name: NW corner of Springdale Road & Johnson Drive

Tax Key Number(s): PWC 0961996006 **Current zoning:** M-2 Limited Industrial

This conditional use permit is requested in order to allow for the property to be sold and developed as a self-storage facility.

THE PUBLIC HEARING will be held at a meeting of the City Plan Commission in the City Hall Common Council Chambers on **Thursday, May 17th, 2018** at or after **7:00 PM**.

Dated this 20th day of April, 2018.

Kelly Tarczewski
Clerk/Treasurer

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

DATE: May 17, 2018

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding the Site and Building Plans and Plan of Operation for the Blue Ribbon Self Storage Building Located at the Northwest Corner of Springdale Road and Johnson Drive (PWC 0961996006)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Blue Ribbon Self Storage Elevations

Blue Ribbon Self Storage Site & Building Plans

Blue Ribbon Self Storage Plan of Operation

Blue Ribbon Self Storage Staff Report



1	FILLED 4 POLISHED FACE 8X16 (NSULTECH) MASONRY UNIT, MANUFACTURER TRENUITH INDUSTRIES / OLD CASTLE - (TREADSTONE - PLUS) JOINT PATTERN RUNNING BOND COLOR QUICK TRIP BLACK MORTAR COLOR MATCH TO CMU THIS IS THE TYPICAL FIELD MATERIAL OF THE CMU WALL
2	FILLED 4 POLISHED FACE 8X16 (NSULTECH) MASONRY UNIT, MANUFACTURER TRENUITH INDUSTRIES / OLD CASTLE - (TREADSTONE - PLUS) JOINT PATTERN RUNNING BOND COLOR GRAY MARBLE MORTAR COLOR MATCH TO CMU THIS IS THE TYPICAL ACCENT BAND MATERIAL OF THE CMU WALL
3	OVERFLOW PARAPET WALL SCUPPER
4	PRE-FINISHED ALUMINUM COMPOSITE METAL (ACM) PANEL: MANUFACTURER ALPOLIC MATERIALS SYSTEM TYPE DRY JOINT SYSTEM GRAIN DIRECTION N/A COLOR ANODIZED CLEAR
6	ALUMINUM FRAME STOREFRONT GLAZING SYSTEM MANUFACTURER KAUNER SYSTEM 451 UT FRAME COLOR CLEAR ANODIZED ALUMINUM FRAME SIZE 2 1/2\"
6	ALUMINUM FRAME STOREFRONT ENTRY SYSTEM TO MATCH GLAZING SYSTEM
7	PRE-FINISHED BREAK METAL ROOF COPING W/ CONTINUOUS CLEAT - SLOPED TOWARD'S ROOF. PROVIDE BLOCKING AND ANY ASSOCIATED MATERIAL AS NEEDED TO ACCOMMODATE INSTALLATION PER MANUFACTURER'S WRITTEN INSTRUCTIONS. PROVIDE MATERIAL GAUGE 4 EXP. JOINTS WITH BEAM COVERS TO PREVENT OIL CANNING. TYP. COPING TO OVERLAP FACE OF WALL PANEL. TYP. COLOR: STAINLESS STEEL #5 TO MATCH ACM PANELS. TYPICAL AT ALL TOP OF WALL AREAS.
8	8\"
9	ALUMINUM SUN SHADE SYSTEM WITH INTEGRATED DOWN BUILDING LIGHTING HUNG FROM ALUMINUM ROD AND TURN BUCKLES.
10	OVERHEAD ALUMINUM AND PEXI-GLASS DOOR MANUFACTURER ASEA ABLOY MODEL RR3300 RIGID DOOR MATERIAL ALUMINUM 4 PEXI-GLASS DOOR COLOR ANODIZED CLEAR ALUMINUM GLASS COLOR CLEAR SIZE 18'-0\"
11	VIEW THROUGH GLASS TO INTERIOR OVERHEAD COIL DOORS WILL BE BY SUPPLIER. COLOR, STYLE, SIZE AND SPACING T.B.D.
12	6\"
13	POSSIBLE AREA FOR BUILDING SIGNAGE. SHOWN AS 3'-4\"
14	INSULATED EXTERIOR STEEL DOOR AND FRAME PAINTED TO COMPLEMENT SURROUNDING FIELD OF CMU WALL, WITH EGRESS LIGHT (ABOVE). TYP.
15	POSSIBLE AREA FOR BUILDING SIGNAGE. SHOWN AS 12'-0\"
16	POSSIBLE AREA FOR BUILDING SIGNAGE. SHOWN AS 3'-4\"

NOT FOR CONSTRUCTION

DO NOT SCALE THESE DRAWINGS

Project:

Pewaukee Self Storage

North-West parcel on the corner of Johnson Drive & Springdale Road
City of Pewaukee, WI 53186

PERSPECTIVE DESIGN, INC.

11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1750 Fax (414) 302-1751

Drawing Title:

BUILDING ELEVATIONS

Date: 05/10/18

Scale: A.N.

Drawn: WHC

Job: 18-011

Sheet:

A2.1

THIS BOX IS 1/2" x 1/2"

DATE: 05/10/18

SCALE: A.N.

DRAWN: WHC

JOB: 18-011

SHEET:

A2.1

Page 2 of 21

5/3/18

NOT FOR CONSTRUCTION



Pewaukee Self Storage
North-West parcel on the corner of
Johnson Drive & Springdale Road
City of Pewaukee, WI 53186

**PERSPECTIVE
DESIGN, INC.**
11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1788



Drawing Title:
TITLE SHEET

1

Date:	05/02/18
Scale:	A.N.
Drawn:	WHC
Job:	18-011
Sheet:	

T1

ELECTRICAL ENG./DESIGN BUILD:

(DESIGN ENGINEER) OR (DESIGN / BUILD)
SUBCONTRACTOR TO BE DETERMINED BY
GENERAL CONTRACTOR.

PLUMBING ENG./DESIGN BUILD:

(DESIGN ENGINEER) OR (DESIGN / BUILD)
SUBCONTRACTOR TO BE DETERMINED BY
GENERAL CONTRACTOR.

FIRE PROTECTION DESIGN BUILD:

(DESIGN ENGINEER) OR (DESIGN / BUILD)
SUBCONTRACTOR TO BE DETERMINED BY
GENERAL CONTRACTOR.

CODE REFERENCE

BUILDING CODES:
 IS COMMERCIAL BUILDING CODE ADOPTION OF THE INTERNATIONAL CODES
 SUBJECT TO THE MODIFICATION SPECIFIED BY THE DEPARTMENT OF SAFETY &
 PROFESSIONAL SERVICE, CHAPTER 361-366

- INTERNATIONAL BUILDING CODE - 2005
- INTERNATIONAL FIRESTICK CONSERVATION CODE - 2005
- CGC-363-366 N/A
- INTERNATIONAL MECHANICAL CODE - 2005
- INTERNATIONAL FUEL GAS CODE - 2005
- INTERNATIONAL EXISTING BUILDING CODE - 2005

ACCESSIBILITY CODES:

- INTERNATIONAL BUILDING CODE - 2005, CHAPTER 1
- ICC/ANSI A117.1 - 2005
- D.O.I. - 2005 ADA STANDARDS FOR ACCESSIBLE DESIGN

TECHNICAL CODE:
 1. REFER TO 14 COMMERCIAL BUILDING CODE - 2009, CHAPTER 28

ELECTRICAL CODE:
 1. INTERNATIONAL BUILDING CODE - 2009, CHAPTER 21
 2. NFPA 70 PROFESSIONAL SERVICES, CHAPTER 318
 3. NFPA 70 NATIONAL ELECTRIC CODE,
 4. NATIONAL ELECTRIC CODE (NEC) - 2009
 SUBJECT TO THE CHANGES:
 NFP 343-344
 NFP 330-339
 NFP 341 INTERSECTION STATE ELECTRICAL CODE

PLUMBING CODE:
 1. INTERNATIONAL BUILDING CODE - 2009, CHAPTER 29
 2. NFPA 70 PROFESSIONAL SERVICES, CHAPTER 301-307

FIRE PREVENTION:
 1. NFPA 70 PROFESSIONAL SERVICES, CHAPTER 318
 2. NFPA 70 NATIONAL ELECTRIC CODE - 2009
 3. NFPA 70-300 - 2009
 SUBJECT TO THE MODIFICATIONS
 AS SPECIFIED IN CHAPTER 314
 4. INTERNATIONAL FIRE CODE - (AS PREVIOUS BY THE EIC - 2005)

CIVIL ENGINEERS:
 1. ENGINEERS ARE RESPONSIBLE FOR ALL FEDERAL, STATE AND LOCAL CODES
 2. RELATED TO STORM DRAIN MANAGEMENT, EROSION PROTECTION, SOIL DISTURBANCE,
 3. AND NUISANCE REGULATION

EXPERIENCED DESIGNER/WRITER:
 1. THESE DOCUMENTS DEVOTE AN EXHAUSTIVE PLAN BUILDING THE PATH THAT ARE ENT
 2. LINES & PREDICATED ENGINEERING DESIGNING THAT BE REQUIRED.
 3. THE NFPA 70, ACCORDING TO THE ALTERNATIONS THAT CREATE NEW ENERGY
 4. PATHS, THE ELECTRICAL DESIGNER MUST PROVIDE, AT THE PROJECT SITE DURING
 5. THE CONSTRUCTION OF THE PROJECT, THE FOLLOWING: CALCULATIONS AND
 6. OTHER PAPER TO SHOW COMPLIANCE WITH NFPA 70 CODES.

LIGHTING / ENERGY CONSERVATION:
ELECTRICAL DESIGNER SHALL PREPARE A LIGHTING PLAN AND PROVIDE, AT THE PROJECT SITE DURING CONSTRUCTION, LIGHTING PLANS AS WELL AS FIXTURE CUT-SHEETS AND ENERGY CALCULATIONS TO SHOW COMPLIANCE WITH THE ENERGY CODE.

EST. SHEETS AND ENERGY CALCULATIONS TO SHOW COMPLIANCE WITH THE ENERGY CODE.

--	--

100

100

[illegible]

[illegible]

ALTA/NSPS LAND TITLE SURVEY

Situated on Johnson Road, in the City of Pewaukee, Waukesha County, Wisconsin.

Lot 7, Block 1 of Certified Survey Map No. 6661, recorded February 17, 1992, in Volume 55 of Certified Survey Maps, on pages 255 to 257, as Document No. 1705985, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 25, Town 7 North, Range 19 East, in the City of Pewaukee, County of Waukesha, State of Wisconsin.

Prepared for: Blue Ribbon Management, LLC

Survey No. 161204-RMK

A. Basis of Bearings

Bearings are based on the East line of the Northeast 1/4 of Section 25-7-19, which is assumed to bear North 00°51'23" West.

B. Title Commitment

This survey was prepared based on First American Title Insurance Company title commitment number NCS-886951-MKE, effective date of January 18, 2018, which lists the following easements and/or restrictions from schedule B-I:

1-3, 5, 8, 10. Visible evidence shown, if any.

4, 5-6, 19-20. Not surveyed.

11. Access restrictions as set forth in Finding, Determination and Declaration by the State Highway Commission of Wisconsin establishing certain Controlled-Access Highways recorded September 26, 1951, in Volume 566, page 394, as Document No. 356777. Does not affect site by location - general in nature, cannot be plotted.

12. Covenants and restrictions as set forth in Warranty Deed recorded October 10, 1955, in Volume 563, page 121, as Document No. 425580 and re-recorded November 9, 1955, in Volume 566, page 233, as Document No. 427700. Does not affect site by location - not shown.

13. Terms, restrictions, conditions, provisions as set forth in Bluemound East Industrial Park Declaration of Development Standards and Protective Covenants recorded January 11, 1988, Reel 968, Image 534, as Document No. 1463380. Affects site by location - general in nature, cannot be plotted.

14. Utility Easement granted to Wisconsin Electric Power Company and Wisconsin Bell, Inc. recorded March 1, 1989, Reel 1087, Image 739, as Document No. 1524348. Affects site by location - shown.

15. Building setback line, access restriction as set forth on Certified Survey Map No. 6661 recorded as Document No. 1705985. Affects site by location - shown.

16. Terms, conditions, restrictions, covenants, easements and provisions relating to the use and maintenance of Declaration of Access Easements by and between Life Investors Pewaukee, LLC, Johnson Springdale, LLC, Life Investors Rye Chip, LLC and Rye Chip, LLC recorded March 14, 2007 as Document No. 3464985. Affects site by location - shown.

17. Terms, conditions, restrictions and provisions relating to the use and maintenance of Temporary Stormwater Discharge Easement Agreement by and between Life Investors Pewaukee LLC, Johnson Springdale LLC, B & G Realty, LLC, Marcus Consolid, LLC and Marcus Cinemas of Wisconsin, LLC recorded March 14, 2007 as Document No. 3464987. Affects site by location - shown.

18. Use restrictions as set forth in Real Estate Purchase and Sale Agreement dated January 12, 2018. May affect site by location - Agreement not provided.

C. Flood Note

According to flood insurance rate map of the City of Pewaukee, community panel number 55133C0216G, effective date of November 05, 2014, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain).

D. Parking Spaces

There are no regular and no handicapped parking spaces marked on this site.

E. Municipal Zoning

A Zoning Report was not provided for this property.

F. Notes

There is no evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.

There is no proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction observed in the process of conducting the fieldwork.

There is no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

There is no evidence of wetland flags on the site observed in the process of conducting the fieldwork.

Due to existing snow cover, there may be improvements on the site that were not visible or observed as of the date of this survey.

Due to a pond on this site there maybe wetland as well.

To: Blue Ribbon Management LLC, a Wisconsin limited liability company and First American 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, 6(a), 6(b), 7(a), 7(c), 9, 9.1, 15, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on February 14, 2018.

Date of Plat or Map: February 15, 2018

Stephan G. Southwell

Stephan G. Southwell
Professional Land Surveyor
Registration Number 1939
stephensouthwell@rasmith.com



raSmith
CREATIVITY BEYOND ENGINEERING

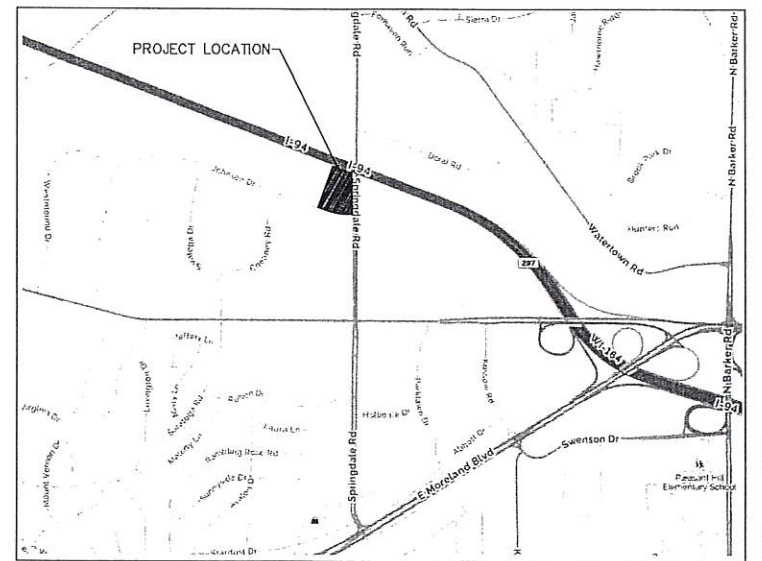
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

SHEET 1 OF 1

S:\161204-RMK\AS201E0.dwg 1 JOHNSON ROAD

CONSTRUCTION PLANS
FOR
PEWAUKEE SELF STORAGE
PEWAUKEE, WISCONSIN

VICINITY MAP



PLAN INDEX

<u>SHEET NO.</u>	<u>DESCRIPTION</u>
C000	TITLE SHEET
C100	OVERALL SITE PLAN
C200	OVERALL GRADING PLAN
C300	OVERALL UTILITY PLAN
C400	CONSTRUCTION DETAILS

ARCHITECT:
PERSPECTIVE DESIGN, INC.
CONTACT: WILLIAM H. CONINE
11525 WEST NORTH AVENUE
WAUWATOSA, WI 53226
PH.: 141/803-9646
E-MAIL: bconine@pdi-arch.com

DEVELOPER:
BLUE RIBBON MANAGEMENT, LLC
CONTACT: MICHAEL KELLY
1125 N. 9TH STREET
MILWAUKEE, WI 53233
PH.: 414/313-0057
E-MAIL: michael.william.kelly@gmail.com

ENGINEER:

raSmith
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

BENCHMARKS:

NORTHWEST FLANGE BOLT ON
HYDRANT WEST OF PROPERTY ON
NORTH SIDE OF JOHNSON ROAD.
EL=881.07

NORTHWEST FLANGE BOLT ON
HYDRANT AT THE SOUTHEAST
CORNER OF PROPERTY.
EL=881.86

PLAN DATE: 05/02/2018

[illegible]

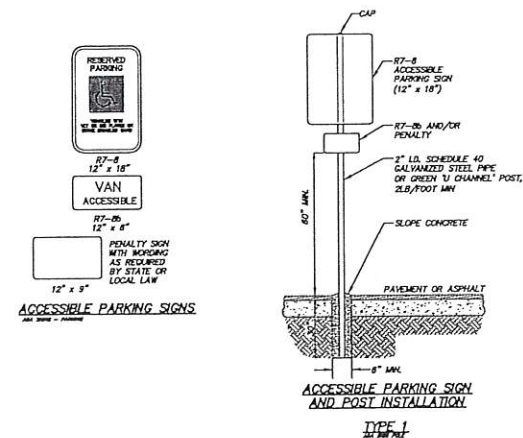
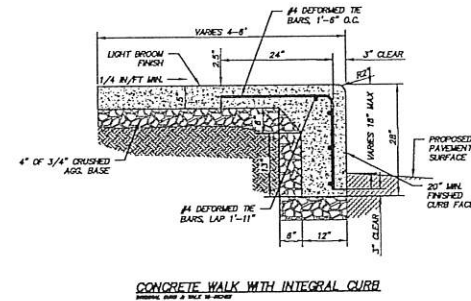
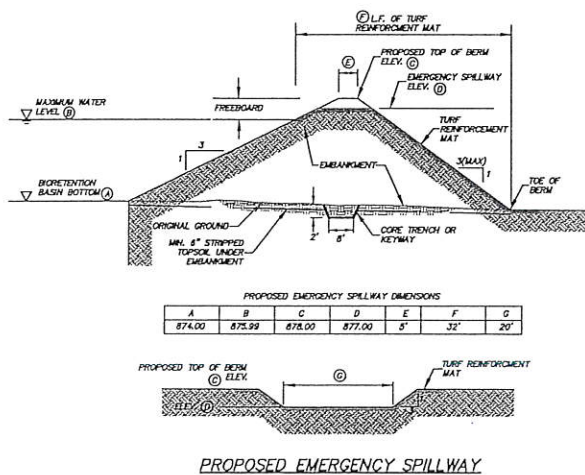
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Brookfield, WI | Appleton, WI | Madison, WI | Cedarburg, WI | Mount Pleasant, WI
Naperville, IL | Pittsburgh, PA | Irvine, CA

PEWAUKEE SELF STORAGE
PEWAUKEE, WI
TITLE SHEET

© COPYRIGHT 2018 R.A. Smith, Inc.
DATE: 05/02/2018
SCALE: #####
JOB NO. 3180065
PROJECT MANAGER: ROBERT J. HARLEY, P.E.
DESIGNED BY: DJM
CHECKED BY: JAH
SHEET NUMBER
C000



PEWAUKEE SELF STORAGE
PEWAUKEE, WI
CONSTRUCTION DETAILS

© COPYRIGHT 2018
R.A. Smith, Inc.
DATE: 05/02/2018
SCALE: 1" = 20'
JOB NO. 3180055
PROJECT MANAGER:
ROBERT J. HARLEY, P.
DESIGNED BY:
CHECKED BY:
SHEET NUMBER
C400

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

Project:

PEWAUKEE SELF
STORAGE

Johnson Drive & Springdale Rd.
Pewaukee, WI 53186

Issuance and Revisions:

Date	Number	Description
05/02/18	1	Plan Commission Submittal

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WITHOUT FIRST OBTAINING THE WRITTEN
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HOLD THE LANDSCAPE ARCHITECT HARMLESS
FROM ANY DAMAGES, LIABILITY, OR COSTS,
INCLUDING ATTORNEY'S FEES AND COSTS OF
DEFENSE, ARISING FROM ANY CHANGES OR
ALTERATIONS MADE BY ANYONE OTHER THAN
THE LANDSCAPE ARCHITECT, OR FROM ANY
BREACH OF THE DRAWING OR DATA WITHOUT
THE PRIOR WRITTEN CONSENT OF THE
LANDSCAPE ARCHITECT.

Sheet Title:

PROPOSED LANDSCAPE PLAN,
GENERAL NOTES,
AND PLANT MATERIAL TABLE

Date of Drawing: 05/02/18
Scale: 1" = 20'-0"
Drawn By: MCD
Job Number: L18-021
Sheet Number:

LSP1.1

SITE INFORMATION

USDA PLANT HARDINESS ZONE	5b (-15 to -10 Degrees F)
LOT ZONING	B-2 - General Business
LOT AREA	143,068 SQ. FT. (3.74 Acres)
SITE BUILDING AREA	58,044 SQ. FT.
TOTAL IMPERVIOUS	85,747 SQ. FT. (1.77 Acres)
TOTAL GREENSPACE	77,317 SQ. FT. (1.77 Acres)
SITE LANDSCAPE PERCENTAGE	45.8%
TOTAL PARKING STALLS	7 STALLS

LANDSCAPE PLAN GENERAL NOTES

1. PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE GROWTH.
2. AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE ELECTRIC, GAS, TELEPHONE, WATER, SEWER, AND CABLE TELEVISION COMPANIES, UTILITIES OR ENTITIES. REVIEW WITH OWNER'S REPRESENTATIVE SITE MECHANICAL, SITE ELECTRICAL AND LIGHTING, SITE GRADING AND DRAINAGE, SITE BRIGATION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS. RECORD SET OF INFORMATION ON OWNER'S REPRESENTATIVE. ALSO REVIEW OWNER'S "AS-BUILT" SET OF ALL OF THESE DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNER. MARK ALL SUCH UTILITIES ON THE SITE PRIOR TO COMMENCING. COORDINATE WITH OWNER BEFORE AND DURING CONSTRUCTION. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY LANDSCAPE CONTRACTOR AT HIS COST TO OWNER.
3. ALL PLANTINGS SPECIFIED FOR THE PEWAUKEE SELF STORAGE PROJECT PLANTING TABLE (LSP1.1) SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1 2014 AND ANSI STANDARDS FOR PLANTING 2012.
4. ALL DEVIATIONS FROM THE APPROVED PEWAUKEE SELF STORAGE PROJECT PLANS SHALL BE NOTED ON THE RECORD DRAWINGS BY THE CONTRACTOR AND MAY BE EXECUTED ONLY WITH PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNER.
5. ALL PLANTS MUST BE BID AND SELECTED FOR THE SPECIES SPECIFIED ON THE PLANS. THE SIZE OF PLANT MATERIAL LISTED HEREIN IS A MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, IF EXCESSIVE PRUNING REDUCES THE CROWN THE PLANT SHALL BE REPLACED.
6. PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
7. ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOPSOILED 3" DEEP (MIN) AND SHALL BE SOOED/SEEDED WITH SPECIFIED LAWN GRASS. LANDSCAPE CONTRACTOR SHALL INCLUDE COST FOR SQUARE YARD FOR ADDITIONAL SEED OPERATIONS AS MAY BE POSSIBLY REQUIRED TO REESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE DONE BY OTHERS.
8. CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIAL. QUANTITIES ON PLANT MATERIALS LIST ARE FOR CONVENIENCE OF BIDDING ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS AND COVERAGE OF ALL AREAS DELINEATED. THE PLANS ARE TO SUPERSEDE THE PLANT LIST IN ALL CASES.
9. CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING. ALL AREAS, QUANTITIES MATERIALS SHOULD BE FIELD VERIFIED WITH SITE CONDITIONS.
10. WHERE DISCREPANCIES OCCUR BETWEEN THE LANDSCAPE PLANS AND/OR ARCHITECTURAL AND/OR THE CIVIL DRAWINGS (AND ANY OTHER SITE DRAWINGS) THE DISCREPANCIES MUST BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION FOR COORDINATION AND RESOLUTION.
11. ALL DISEASED, NOxious OR INAPPROPRIATE MATERIALS SHALL BE REMOVED FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.
12. GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE OF CONSTRUCTION DEBRIS.
13. ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND REVIEWED WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL.
14. HIGH GRADES FOR DRIVE AND DRIVEWAY COVER AREAS SHALL BE 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
15. ALL PERENNIAL ANNUAL AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANTING. ALL THE FOLLOWING MATERIALS INTO EXISTING TOPSOIL TO A DEPTH OF APPROXIMATELY 8" A DEPTH OF 1/2" IN TREE PITS. PROPORTIONS AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXISTING SOIL. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- PER EVERY 100 SQUARE FEET ADD: ONE 2 CUBIC FOOT BAG OF PEAT MOSS, 2 POUNDS OF 5-10-5 GARDEN FERTILIZER, 1/4 CUBIC YARD OF COMPOSTED MANURE OR OTHER COMPOSTED, ORGANIC MATERIAL.
16. ALL SHRUBS TO BE POCKET PLANTED WITH A 50/50 MIX OF COMPOSTED, ORGANIC MATERIAL AND EXISTING SOIL. INSTALL TOPSOIL INTO ALL BEDS AS NEEDED TO ACHIEVE PROPER GRADE. REMOVE ALL EXCESSIVE GRAVEL, CLAY AND STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
17. PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT ROOT FLARE. BACK FILL HOLE WITH 2/3 EXISTING TOPSOIL AND ORGANIC SOIL AMENDMENTS SPECIFIED IN NOTE 15. AVOID ANY AIR POCKETS. DISCARD ANY GRAVEL CLAY OR STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
18. ALL TREES TO BE INSTALLED, SHAKED AND GUTTERED ACCORDING TO DETAILS. REFER TO ANSI STANDARDS FOR PLANTING 2012 AND DETAILS ON LSP1.2 FOR FURTHER INFORMATION.
19. PROVIDE A 4'-0" - 5'-0" DIAMETER MULCH RING ALL LAWN TREES.
20. ALL PLANTINGS TO BE WATERED AT THE TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED.
21. WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TREE RINGS ARE TO RECEIVE A MINIMUM OF 2"-3" DRESSING OF SHREDDED HARDWOOD OAK BARK MULCH SHAVINGS FREE OF GROWTH, WEEDS, FOREIGN MATTER DERIVATIVE TO PLANT LIFE OR GERMINATION INHIBITING INGREDIENTS. LANDSCAPE CONTRACTOR TO PROVIDE A SAMPLE TO OWNER FOR APPROVAL. CONTRACTOR TO TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
22. LAWN INSTALLATION: CONTRACTOR TO FURNISH AND PREPARE TOPSOIL (3" MIN) AND SEED BED (REMOVE ALL STONES 1" OR LARGER). APPLY STARTER FERTILIZER AND SEED UNIFORMLY. PROVIDE A MULCH COVERING SUITABLE TO GERMINATE AND ESTABLISH TURF. EROSION CONTROL MESH SHOULD BE USED IN SWALES AND STEEP GRADES WHERE APPLICABLE. METHODS OF INSTALLATION MAY VARY AT THE DISCRETION OF CONTRACTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TURF. IF STRAW MULCH IS USED AS A COVERING, A TACKIFIER MAY BE NECESSARY TO AVOID WIND DAMAGE.
23. REQUIRED SEED MIXES:
20% KENTUCKY BLUE GRASS
15% NEWPORT KENTUCKY BLUE GRASS
15% ST. LOUIS KENTUCKY BLUEGRASS
25% Creeping Red Fescue
15% Repeater Perennial Ryegrass
10% Field & Perennial Ryegrass
APPLY AT A RATE OF 20 POUNDS PER ACRE REFER TO SUPPLIERS
VEGETATION ESTABLISHMENT OF SEEDS FOR FURTHER INFORMATION
24. DURING THE INITIAL 30 DAY MAINTENANCE PERIOD THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE AND ON-GOING PLEASANT VISUAL ENVIRONMENT WHEREAS ANY PLANT WHICH IS NOT RESPONDING TO TRANSPLANTING OR THRIVING SHALL IMMEDIATELY BE REPLACED. NEW LAWNS SHALL WATERED AND WEEDS MUST CONSTANTLY BE REMOVED. NO EXCEPTIONS WILL BE GRANTED.
- MAINTENANCE NOTE:
MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN REQUIRED LANDSCAPING IN ACCORDANCE WITH THE MUNICIPALITY'S PROPERTY MAINTENANCE CODE AND AN APPROVED MAINTENANCE PLAN. THE MAINTENANCE MUST INCLUDE, AT A MINIMUM, METHODS FOR PROVIDING THE FOLLOWING:
1. NECESSARY IRRIGATION (IF REQUIRED)
2. INTEGRATED PEST MANAGEMENT
3. PROPER FERTILIZATION
4. TREE CARE AND PRUNING, SHRUB TIP CLIPPING AND SHAPING AS REQUIRED
5. REPLACEMENT OF LOST VEGETATION, AND ALL DISEASED, DAMAGED, OR DEAD MATERIAL WILL BE REPLACED BY THE END OF THE FOLLOWING PLANTING SEASON IN PERPETUITY.
6. WEED MANAGEMENT AND BED CARE.
25. ALL NEWLY PLANTED TREES AND SHRUBS ARE TO RECEIVE AN APPLICATION OF AN ANTI-TRANSPIRANT SPRAY THAT WILL EFFECTIVELY REDUCE THE WATER LOSS OF TRANSPIRATION OF PLANT MATERIAL AND REDUCE THE STRESS OF TRANSPIRATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO APPLY THE ANTI-TRANSPIRANT SPRAY TO ALL PLANTS THAT ARE PLANTED PRIOR TO THE END OF THE PLANTING SEASON. WHICHEVER COMES FIRST, ARBORVITAE) RECEIVE AN APPLICATION OF AN ANTI-TRANSPIRANT SPRAY TO REDUCE THE LOSS OF MOISTURE DUE TO WINTER DESICCATION.
26. MAINTENANCE, THE OWNER SHALL TEND AND MAINTAIN ALL PLANT MATERIALS IN A HEALTHY GROWING CONDITION AS PER THE APPROVED PLANT PLANTINGS SHALL BE REPLACED WHEN NECESSARY AND KEPT FREE FROM WEEDS & DEBRIS. ALL PLANTING MATERIAL WHICH IS DYING OR DAMAGED BEYOND RECOVERY SHALL BE REPLACED WITHIN 90 DAYS OF THE NEXT PLANTING SEASON, WHICHEVER COMES FIRST.
27. LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATION OF EXISTING TREES AND SHRUBS AS SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.
- TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
DIGGERS HOT LINE
WISCONSIN STATUTE 122.17(1)(a) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)
- UNDERGROUND SEWER AND UTILITY INFORMATION
AS SHOWN ON THE RECORDS OF THE MUNICIPALITY AND LOCAL UTILITY COMPANIES.
THE ACCURACY OF WHICH CANNOT BE GUARANTEED OR CERTIFIED TO. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
- TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
DIGGERS HOT LINE
WISCONSIN STATUTE 122.17(1)(a) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)
- 811
Know what's below.
Call before you dig.

1 PROPOSED LANDSCAPE PLAN

Proposed Plant Material Table

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
1	COAC	☉	Cornus canadensis	Eastern Redbud	2'-Cal - 8.8	
3	GRBP	☉	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair tree	2 1/2'-Cal - 8.8	1
3	MOIS	☉	Morus 'PS 9214444'	Ivory Spear Crabapple	1 1/2'-Cal - 8.8	
1	QUAL	☉	Quercus alba	White oak	2 1/2'-Cal - 8.8	
2	UMOR	☉	Ulmus 'Mortoni' Accolade	Accolade Elm	2 1/2'-Cal - 8.8	
-	EXIST	☉	Existing to Remain	Existing to Remain	Existing	
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
14	JUNVC	☉	Juniperus virginiana 'Cupressifolia'	Hitliffe Juniper	5' - 8.8	
2	JUNVI	☉	Juniperus virginiana 'Lloyd'	Taylor Redcedar	5' - 6' - 8.8	
-	EXIST	☉	Existing to Remain	Existing to Remain	Existing	
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
13	CEST	☉	Cornus sericea 'Kelsay'	Kelsay's Dwarf Red-Osier Dogwood	18" - Cont	
6	DIK8	☉	Diervilla ovata 'SANDRUP'	Kodak Black Diervilla	18" - Cont	
15	ROMECC	☉	Rosa 'Meikensie'	Carody Cane Cocktail Rose	18" - Cont	
21	SPJ8G	☉	Spirea japonica 'Galen'	Double Play Artist Spirea	4 1/2' pot	
11	VIC8L	☉	Viburnum coccineum 'J.N. Select A'	Spice Island Koreanopis viburnum	24" - Cont	
20	WE8L	☉	Weigela florida 'Brannan'	Fine Wine Weigela	18" - Cont	
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
12	JUNVC	☉	Juniperus chinensis 'Mini Julep'	Mini Julep Juniper	18" - 24" - 8.8	
4	THOCG	☉	Thuja occidentalis 'Golden Globe'	Golden Globe Arborvitae	18" - Cont	
3	THOCH	☉	Thuja occidentalis 'Hetzlman'	Hetzlman Dwarf Arborvitae	3' - 4' - 8.8	
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
16	COAC	☉	Colanthes acutiflora 'Karl Forester'	Karl Forester Feather Reed Grass	1-Gal - Cont	
21	M8G	☉	Miscanthus sinensis 'Ornamental'	Ornamental Miscanthus Grass	1-Gal - Cont	
16	M8P	☉	Miscanthus sinensis 'Purpureus'	Purple Silver Grass	1-Gal - Cont	
12	P8VCN	☉	Panicum virgatum 'Cloud Nine'	Cloud Nine Tall Switch Grass	1-Gal - Cont	
16	P8V8L	☉	Panicum virgatum 'Hot Rod'	Hot Rod Switch Grass	1-Gal - Cont	
20	SC8PM	☉	Schizanthus luteum 'Proxie Munchkin'	Proxie Munchkin Little Bluestem	1-Gal - Cont	
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
9	HE8L	☉	Hemerocallis x 'Little Business'	Little Business Dwarf Daylily	4 1/2' pot	
26	HE8S	☉	Hemerocallis x 'Ruby Spider'	Ruby Spider Daylily	4 1/2' pot	
Comments: 1. Male Only						

Project:

PEWAUKEE SELF STORAGE

Johnson Drive & Springdale Rd.
Pewaukee, WI 53186

Issuance and Revisions:

Date	Number	Description
05/02/18		Plan Commission Submittal

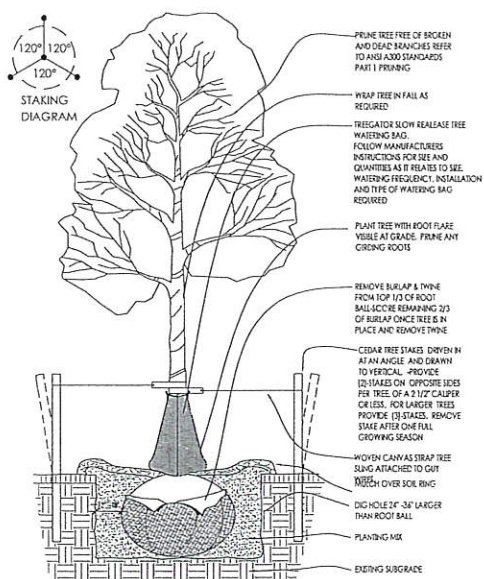
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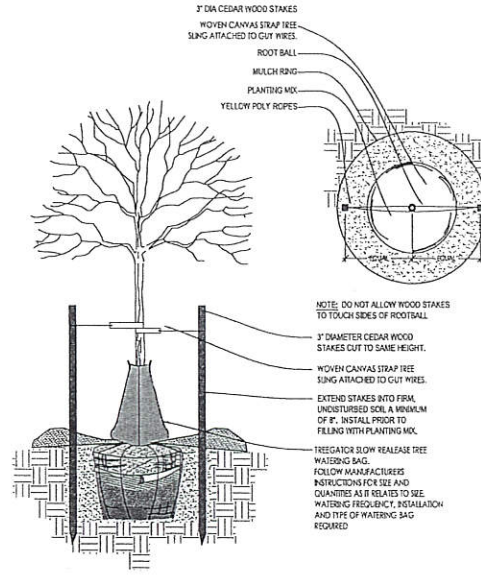
PROPOSED LANDSCAPE PLAN,
PLANTING DETAILS

Date of Drawing: 05/02/18
Scale: As Noted
Drawn By: MCD
Job Number: L18-021
Sheet Number:

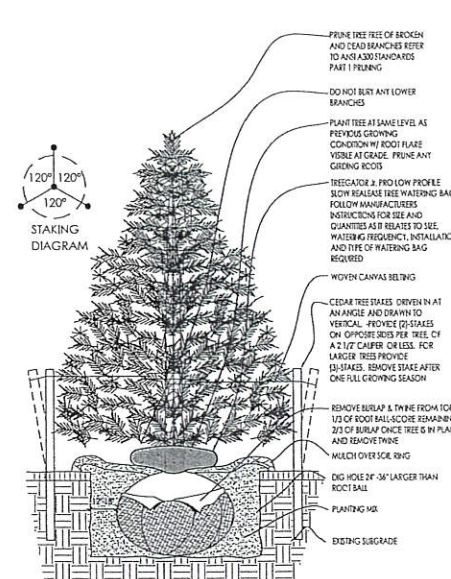
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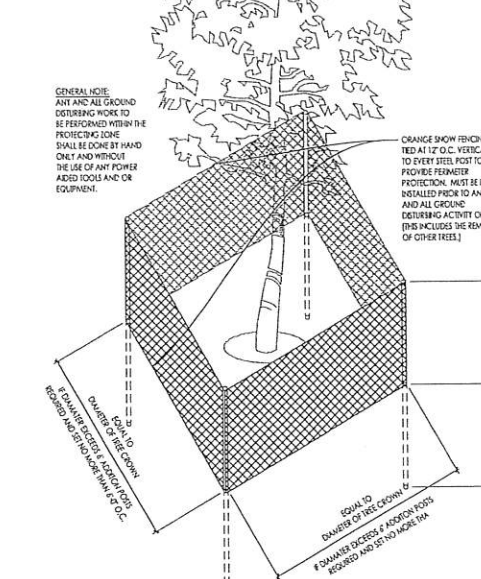
1 DECIDUOUS TREE PLANTING DETAIL SCALE: NONE



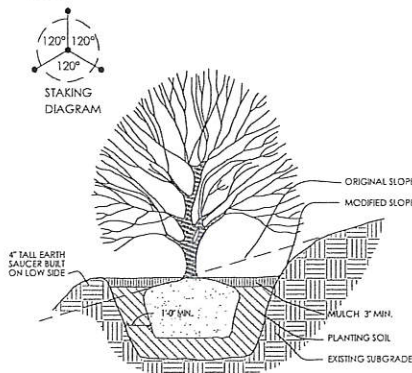
2 DECIDUOUS TREE STAKING PARKING ISLAND/RESTRICTED AREAS SCALE: NONE



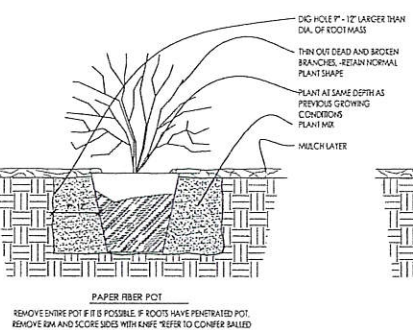
3 CONIFEROUS TREE PLANTING DETAIL SCALE: NONE



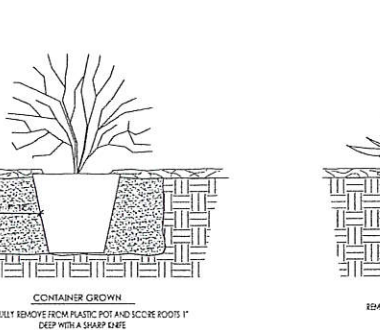
4 EXISTING TREE PROTECTION DETAIL SCALE: NONE



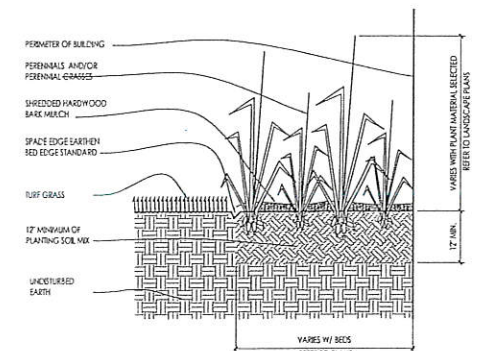
5 SLOPE PLANTING DETAIL SCALE: NONE
REFER TO TYPICAL DECIDUOUS TREE DETAIL FOR STAKING



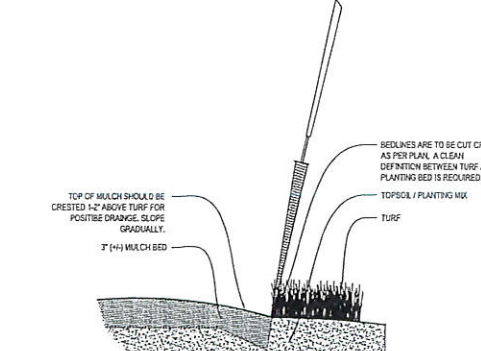
6 DECIDUOUS SHRUB PLANTING DETAIL SCALE: NONE



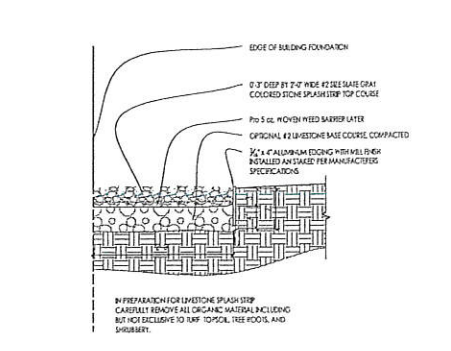
7 CONIFEROUS SHRUB PLANTING DETAIL SCALE: NONE



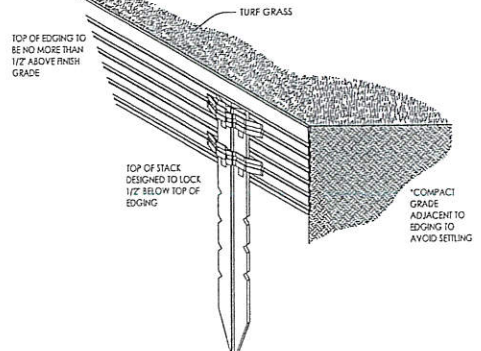
8 PERENNIAL BED PLANTING DETAIL SCALE: NONE



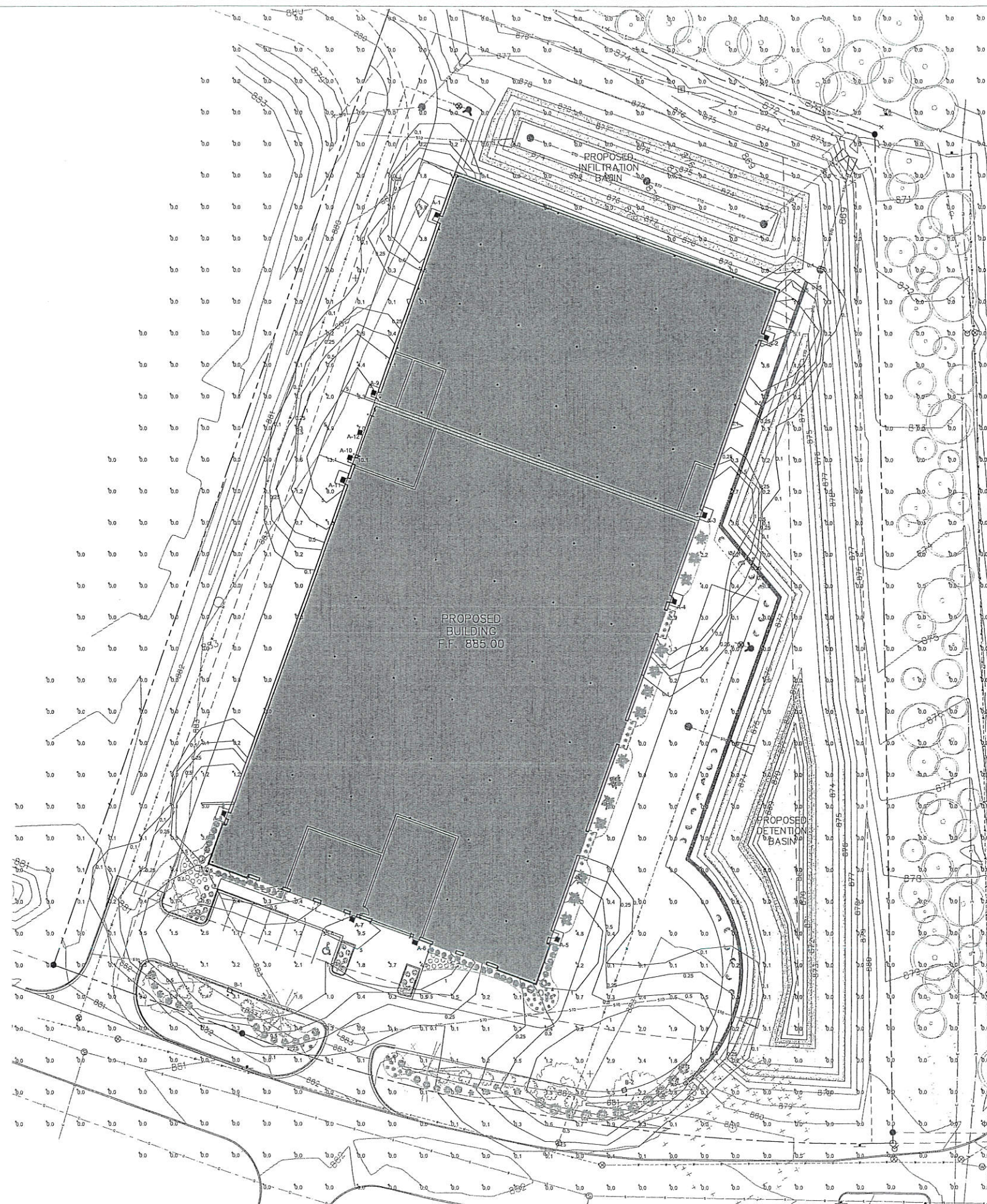
9 SPADE EDGE PLANT BED EDGE DETAIL SCALE: NONE



10 COMPACTED GRAVEL SPLASH STRIP SCALE: 1\"/>



11 METAL LANDSCAPE EDGING DETAIL SCALE: 1/2\"/>



SITE INFORMATION

USDA PLANT HARDINESS ZONE	5b (-15 to -10 Degrees F)
LOT ZONING	B-2 - General Business
LOT AREA	133,064 SQ. FT. (3.74 Acres)
SITE BUILDING AREA	58,044 SQ. FT.
TOTAL IMPERVIOUS	85,749 SQ. FT. (1.97 Acres)
TOTAL GREENSPACE	77,317 SQ. FT. (1.77 Acres)
SITE LANDSCAPE PERCENTAGE	45.8%
TOTAL PARKING SPACES	7 SPACES

1 PROPOSED PHOTOMETRIC LIGHT LEVELS CALCULATIONS PLAN

SCALE 1" = 20'-0"



LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Category Number	Description	Lamp	File	Lumens	LLF	Watts
	A	12	XSPW-A-0-3-M -C-UL-CS	Cree XSPW Series Wallpack Luminaire, Type III Medium, 4000K, C Input Power Designator, Platinum Silver Satin Finish, U.L. listed for Wet Locations	4 type MDA LEDs	XSPWAA3FC- U-RESTL-2014- -0018-IES	4156,817	1.00	42.96
	B	2	OSO A NM 3ME A 40K-UL-CS w/OSQ BLMP-DA-CS, CL-SQP-0011-CS -06-PS-ABL	CONFIGURED FROM Cree OSO Series Area Luminaire, Type III Medium w/ Backlight Shield, A Input Power Designator, 4000K on NEW concrete base	CONFIGURED FROM Cree OSO type MDA 4000K LEDs	OSO A xx 3ME A w/ OSQ BLMP 40K_CONFIG RED.rlx	9235,298	1.00	112
STATISTICS									
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	UG	CV	Avg/Max
Calc Zone #1	+	0.3 fc	13.1	0.0 fc	N/A	N/A	-1.0	2.2	0.0:1

LUMINAIRE NOTES

1. FEATURE "B" (2) ARE NEW POLE MOUNTED FIXTURES (SINGLE HEAD AND TENON) TO BE INSTALLED ON TOP OF A NEW 20'-0" SQUARE STEEL POLE w/ SILVER FINISH & IS TO BE INSTALLED ON TOP OF A 30" POURED CONCRETE LIGHT POLE BASE FOUNDATION.
2. ALL NEW CONCRETE LIGHT POLE BASES ARE TO HAVE ALL EXPOSED FORM MARKS REMOVED, GROUND FLUSH AND THE SURFACE IS TO BE PROPERLY PREPARED TO RECEIVE A HAND TROWELED, MASONRY SKM COAT OF APPROPRIATE THICKNESS TO ACHIEVE A DURABLE SURFACE AND LONG LASTING AESTHETIC.
3. ALL PROPOSED FIXTURE HEADS ARE TO BE DARK-SKY COMPLIANT AND HAVE HARDWARE WITH IS2NA FULL CUTOFF HOUSE SIDE SHIELDING WHERE REQUIRED. NEW PROPOSED POLE MOUNTED FIXTURES (HEADS AND TENONS) FINISH IS TO MATCH EXISTING w/ OPTIONAL PHOTOCELL CONTROL.
4. REFER TO ARCHITECTURAL ELEVATION FOR BUILDING MOUNTED FIXTURES MOUNTING HEIGHTS.

THIS LIGHTING PLAN REPRESENTS ILLUMINATION LEVELS ARE CALCULATED VALUES INCLUDE DIRECT AND INTER-REFLECTED COMPONENTS.

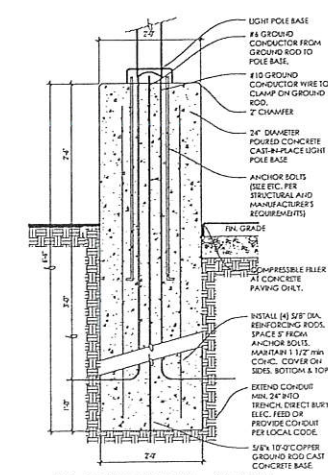
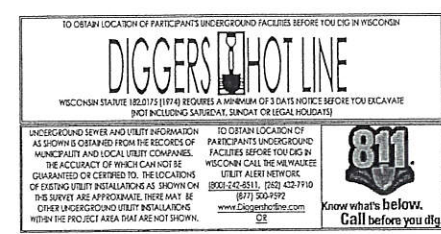
THIS LIGHTING PLAN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMP/LED'S AND OTHER MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMP/LED'S AND OTHER VARIABLE FIELD CONDITIONS. CALCULATIONS DO NOT INCLUDE OBSTRUCTIONS SUCH AS BUILDINGS CURBS, LANDSCAPING, OR ANY OTHER ARCHITECTURAL ELEMENTS UNLESS NOTED.

PHOTOMETRIC GENERAL NOTES:

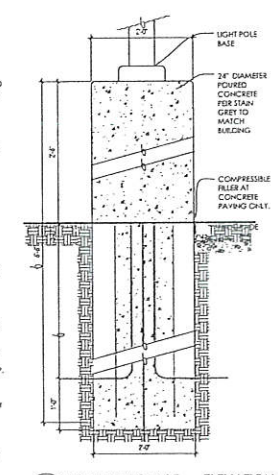
1. BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POLE PLACEMENTS AND LUMINAIRE ORIENTATION. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO RELEVANT FIELD CONDITIONS.
2. THE REPORTED ILLUMINATION RESULTS ARE BASED UPON ILLUMINATION MEASUREMENTS AS CALCULATED BY AN INDEPENDENT LABORATORY. LUMINAIRE CHARACTERISTICS DATA WAS MEASURED UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH APPROVED ILLUMINATION ENGINEERING SOCIETY METHODS. ACTUAL ON-SITE PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY FROM LABORATORY TEST RESULTS DUE TO VARIATIONS IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMP/LED'S AND OTHER VARIABLE FIELD CONDITIONS.
3. IF EXISTING LUMINAIRES ARE INCLUDED IN THIS REPORT, THEIR ILLUMINATION CHARACTERISTICS ARE BASED UPON A COMBINATIONS OF CUSTOMER PROVIDED SPECIFICATIONS & OUR BEST ESTIMATIONS.
4. ALL EXISTING AND NEW CONCRETE LIGHT POLE BASES ARE TO HAVE ALL FORM MARKS REMOVED, GROUND FLUSH AND THE SURFACE IS TO BE PROPERLY PREPARED TO RECEIVE A HAND TROWELED, MASONRY SKM COAT OF APPROPRIATE THICKNESS TO ACHIEVE A DURABLE SURFACE AND LONG LASTING AESTHETIC.

EXISTING CONDITIONS GENERAL NOTES:

1. INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE ARCHITECTURAL DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE ACTUAL EXISTING FIELD CONDITIONS. IN THE LANDSCAPE DESIGN, INC. MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS INFERRED TO THEIR NEW WORK. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW. ANY WORK PERFORMED PRIOR TO RESOLUTION OF DISCREPANCIES BY THE LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACT.
2. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT'S ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS.
3. VERIFY LOCATION OF ALL EXISTING UNDERGROUND UTILITIES I.E. WATER, SEWER, TELECOMMUNICATION AND ACCESS PANELS w/ MECHANICAL AND ELECTRICAL EQUIPMENT FOR ACCESSIBILITY OF MECHANICAL & ELECTRICAL ITEMS.



2 LIGHT POLE BASE - SECTION



3 LIGHT POLE BASE - ELEVATION

ALL EXISTING AND NEW CONCRETE LIGHT POLE BASES ARE TO HAVE ALL FORM MARKS REMOVED, GROUND FLUSH AND THE SURFACE IS TO BE PROPERLY PREPARED TO RECEIVE A HAND TROWELED, MASONRY SKM COAT OF APPROPRIATE THICKNESS TO ACHIEVE A DURABLE SURFACE AND LONG LASTING AESTHETIC.

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mdavis@insitedesigninc.com

Project:

PEWAUKEE SELF STORAGE

Johnson Drive & Springdale Rd.
Pewaukee, WI 53186

Issuance and Revisions:

Date	Number	Description
05/02/18		Plan Commission Submittal

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Sheet Title:

PROPOSED PHOTOMETRIC LIGHT LEVEL CALCULATIONS PLAN, GENERAL NOTES, AND LIGHT FIXTURE TABLE

Date of Drawing: 05/02/18
Scale: 1" = 20'-0"
Drawn By: MCD
Job Number: L18-021
Sheet Number:

PHO1.1

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L18-021 - PEWAUKEE SELF STORAGE - 05/02/18

Project:

**PEWAUKEE SELF
STORAGE**

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Sheet Title:

PROPOSED LIGHT FIXTURES

Date of Drawing: 05/02/18
Scale: NONE
Drawn By: MCD
Job Number: L18-021
Sheet Number:

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CREE

XSP Series
XSX™ LED Wall Pack Luminaire

Making the Switch to LED Lighting an Easy Decision

OUTSTANDING PERFORMANCE
• Up to 150,000 hours of life
• 150% more energy efficient than incandescent
• 90% less heat than incandescent
• 100% recyclable

EXCEPTIONAL LIGHTING VALUE
• 150% more energy efficient than incandescent
• 90% less heat than incandescent
• 100% recyclable

PRECISION
• 150% more energy efficient than incandescent
• 90% less heat than incandescent
• 100% recyclable

EASY INSTALLATION
• 150% more energy efficient than incandescent
• 90% less heat than incandescent
• 100% recyclable

CRÉÉ IS LED LIGHTING

1 XPS SERIES EXTERIOR LED WALL PACK

OSQ Series
OSQ™ LED Area/Flood Luminaire - Medium

Product Description
The OSQ Series is a medium size, square, outdoor luminaire. It is designed for use in a variety of applications, including parking lots, walkways, and general area lighting. The luminaire is made of die-cast aluminum and is finished with a powder coat. It features a clear polycarbonate lens and is available in multiple mounting options.

Performance Summary
The OSQ Series luminaire is designed to provide high-quality, long-lasting illumination. It is available in multiple wattage options, ranging from 40W to 150W. The luminaire is designed to be maintenance-free and is suitable for use in a variety of environments.

Ordering Information
The OSQ Series luminaire is available in multiple configurations, including different mounting options and finishes. The following table provides the part numbers for the various configurations.

Part Number	Wattage	Mounting	Finish
OSQ-40-1	40W	Flush	Black
OSQ-40-2	40W	Flush	White
OSQ-40-3	40W	Flush	Gray
OSQ-40-4	40W	Flush	Black
OSQ-40-5	40W	Flush	White
OSQ-40-6	40W	Flush	Gray
OSQ-40-7	40W	Flush	Black
OSQ-40-8	40W	Flush	White
OSQ-40-9	40W	Flush	Gray
OSQ-40-10	40W	Flush	Black
OSQ-40-11	40W	Flush	White
OSQ-40-12	40W	Flush	Gray
OSQ-40-13	40W	Flush	Black
OSQ-40-14	40W	Flush	White
OSQ-40-15	40W	Flush	Gray
OSQ-40-16	40W	Flush	Black
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OSQ-40-18	40W	Flush	Gray
OSQ-40-19	40W	Flush	Black
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OSQ-40-22	40W	Flush	Black
OSQ-40-23	40W	Flush	White
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OSQ-40-78	40W	Flush	Gray
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OSQ-40-80	40W	Flush	White
OSQ-40-81	40W	Flush	Gray
OSQ-40-82	40W	Flush	Black
OSQ-40-83	40W	Flush	White
OSQ-40-84	40W	Flush	Gray
OSQ-40-85	40W	Flush	Black
OSQ-40-86	40W	Flush	White
OSQ-40-87	40W	Flush	Gray
OSQ-40-88	40W	Flush	Black
OSQ-40-89	40W	Flush	White
OSQ-40-90	40W	Flush	Gray
OSQ-40-91	40W	Flush	Black
OSQ-40-92	40W	Flush	White
OSQ-40-93	40W	Flush	Gray
OSQ-40-94	40W	Flush	Black
OSQ-40-95	40W	Flush	White
OSQ-40-96	40W	Flush	Gray
OSQ-40-97	40W	Flush	Black
OSQ-40-98	40W	Flush	White
OSQ-40-99	40W	Flush	Gray
OSQ-40-100	40W	Flush	Black

4 OSQ SERIES LED AREA/FLOOD

PS Series
PS™ Square Steel Pole

Product Description
The PS Series is a square steel pole luminaire. It is designed for use in a variety of applications, including parking lots, walkways, and general area lighting. The luminaire is made of square steel and is finished with a powder coat. It features a clear polycarbonate lens and is available in multiple mounting options.

Performance Summary
The PS Series luminaire is designed to provide high-quality, long-lasting illumination. It is available in multiple wattage options, ranging from 40W to 150W. The luminaire is designed to be maintenance-free and is suitable for use in a variety of environments.

Ordering Information
The PS Series luminaire is available in multiple configurations, including different mounting options and finishes. The following table provides the part numbers for the various configurations.

Part Number	Wattage	Mounting	Finish
PS-40-1	40W	Flush	Black
PS-40-2	40W	Flush	White
PS-40-3	40W	Flush	Gray
PS-40-4	40W	Flush	Black
PS-40-5	40W	Flush	White
PS-40-6	40W	Flush	Gray
PS-40-7	40W	Flush	Black
PS-40-8	40W	Flush	White
PS-40-9	40W	Flush	Gray
PS-40-10	40W	Flush	Black
PS-40-11	40W	Flush	White
PS-40-12	40W	Flush	Gray
PS-40-13	40W	Flush	Black
PS-40-14	40W	Flush	White
PS-40-15	40W	Flush	Gray
PS-40-16	40W	Flush	Black
PS-40-17	40W	Flush	White
PS-40-18	40W	Flush	Gray
PS-40-19	40W	Flush	Black
PS-40-20	40W	Flush	White
PS-40-21	40W	Flush	Gray
PS-40-22	40W	Flush	Black
PS-40-23	40W	Flush	White
PS-40-24	40W	Flush	Gray
PS-40-25	40W	Flush	Black
PS-40-26	40W	Flush	White
PS-40-27	40W	Flush	Gray
PS-40-28	40W	Flush	Black
PS-40-29	40W	Flush	White
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PS-40-37	40W	Flush	Black
PS-40-38	40W	Flush	White
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PS-40-97	40W	Flush	Black
PS-40-98	40W	Flush	White
PS-40-99	40W	Flush	Gray
PS-40-100	40W	Flush	Black

2 PS SERIES SQUARE STEEL POLE

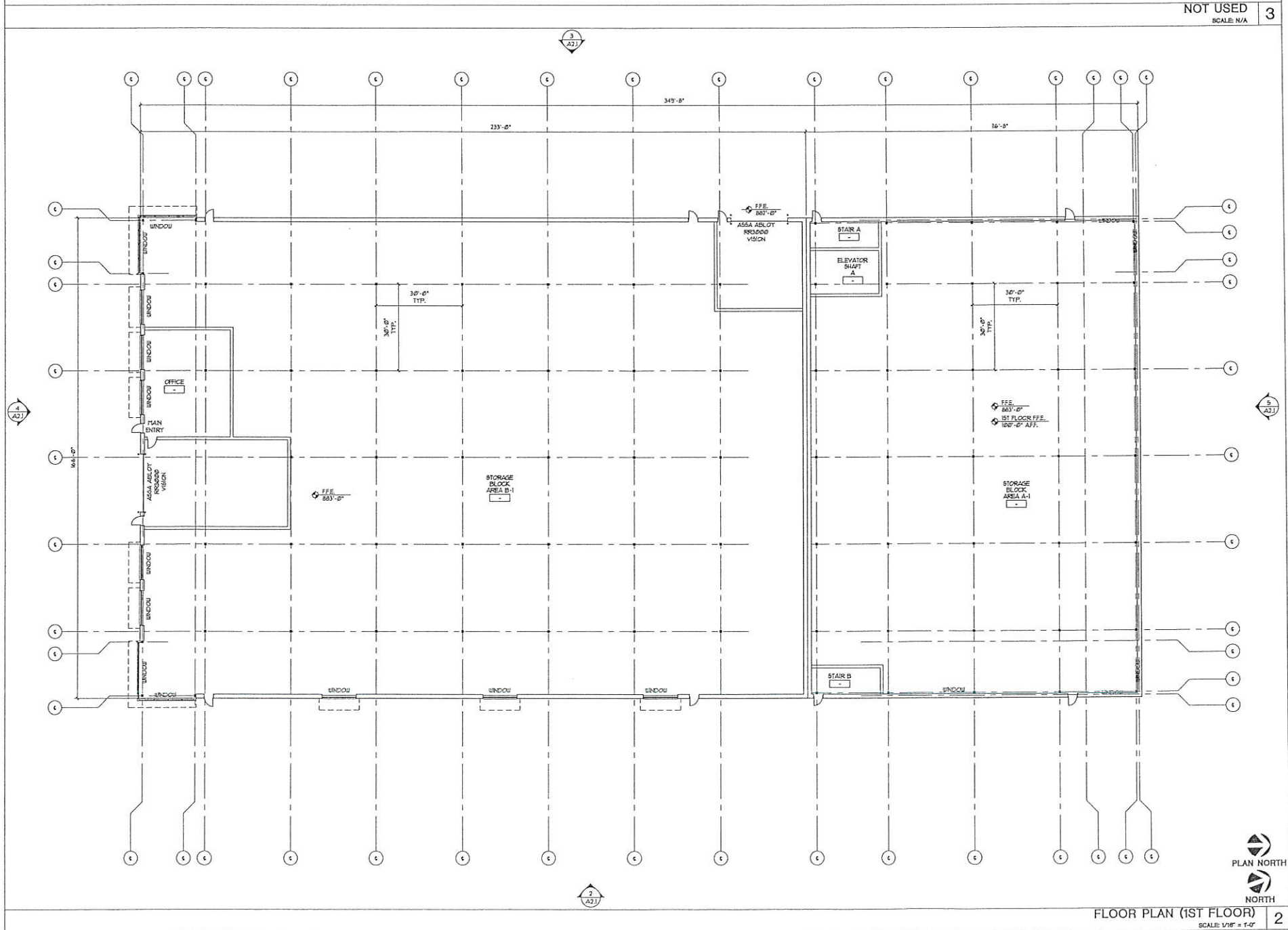
Brackets and Tenons

Product Specifications
The brackets and tenons are designed for use in a variety of applications, including parking lots, walkways, and general area lighting. They are made of square steel and are finished with a powder coat. They feature a clear polycarbonate lens and are available in multiple mounting options.

Performance Summary
The brackets and tenons are designed to provide high-quality, long-lasting illumination. They are available in multiple wattage options, ranging from 40W to 150W. The brackets and tenons are designed to be maintenance-free and are suitable for use in a variety of environments.

Ordering Information
The brackets and tenons are available in multiple configurations, including different mounting options and finishes. The following table provides the part numbers for the various configurations.

Part Number	Wattage	Mounting	Finish
BT-40-1	40W	Flush	Black
BT-40-2	40W	Flush	White
BT-40-3	40W	Flush	Gray
BT-40-4	40W	Flush	Black
BT-40-5	40W	Flush	White
BT-40-6	40W	Flush	Gray
BT-40-7	40W	Flush	Black
BT-40-8	40W	Flush	White
BT-40-9	40W	Flush	Gray
BT-40-10	40W	Flush	Black
BT-40-11	40W	Flush	White
BT-40-12	40W	Flush	Gray
BT-40-13	40W	Flush	Black
BT-40-14	40W	Flush	White
BT-40-15	40W	Flush	Gray
BT-40-16	40W	Flush	Black
BT-40-17	40W	Flush	White
BT-40-18	40W	Flush	Gray
BT-40-19	40W	Flush	Black
BT-40-20	40W	Flush	White
BT-40-21	40W	Flush	Gray
BT-40-22	40W	Flush	Black
BT-40-23	40W	Flush	White
BT-40-24	40W	Flush	Gray
BT-40-25	40W	Flush	Black
BT-40-26	40W	Flush	White
BT-40-27	40W	Flush	Gray
BT-40-28	40W	Flush	Black
BT-40-29	40W	Flush	White
BT-40-30	40W	Flush	Gray



FLOOR PLAN NOTE:
- FLOOR PLAN IS PRELIMINARY IN NATURE, IT WAS PREPARED TO PORTRAY THE SCOPE OF WORK, NO EXTENSIVE BUILDING CODE RESEARCH WAS PREPARED.
- THE BUILDING CODE AND THE AMERICAN WITH DISABILITIES ACT (ADA) REQUIRE THAT BUILDINGS AND ALTERATIONS BE DESIGNED AND CONSTRUCTED IN SUCH A MANNER THAT THE FACILITY IS READILY ACCESSIBLE TO AND USABLE BY INDIVIDUALS WITH DISABILITIES.
- IN ADDITION, ALTERATIONS TO EXISTING BUILDINGS REQUIRE UPGRADES THAT EQUAL A MINIMUM OF 20% OF THE PROJECT BUDGET FOR ACCESSIBILITY UPGRADES (PARKING LOT, ENTRANCES, RAMP, DOORS, TOILET ROOMS, DRINKING FOUNTAINS, ETC.) TO THE SITE. IT IS IMPORTANT FOR THE OWNER, TENANT AND CONTRACTOR TO BUDGET FOR THESE UPGRADES ABOVE AND BEYOND THE PROJECT SCOPE OF WORK.

NOT USED
SCALE: N/A

3

FLOOR PLAN (1ST FLOOR)
SCALE: 1/8" = 1'-0"

2

GENERAL NOTES
SCALE: N/A

1

DO NOT SCALE THESE DRAWINGS

NOT FOR CONSTRUCTION

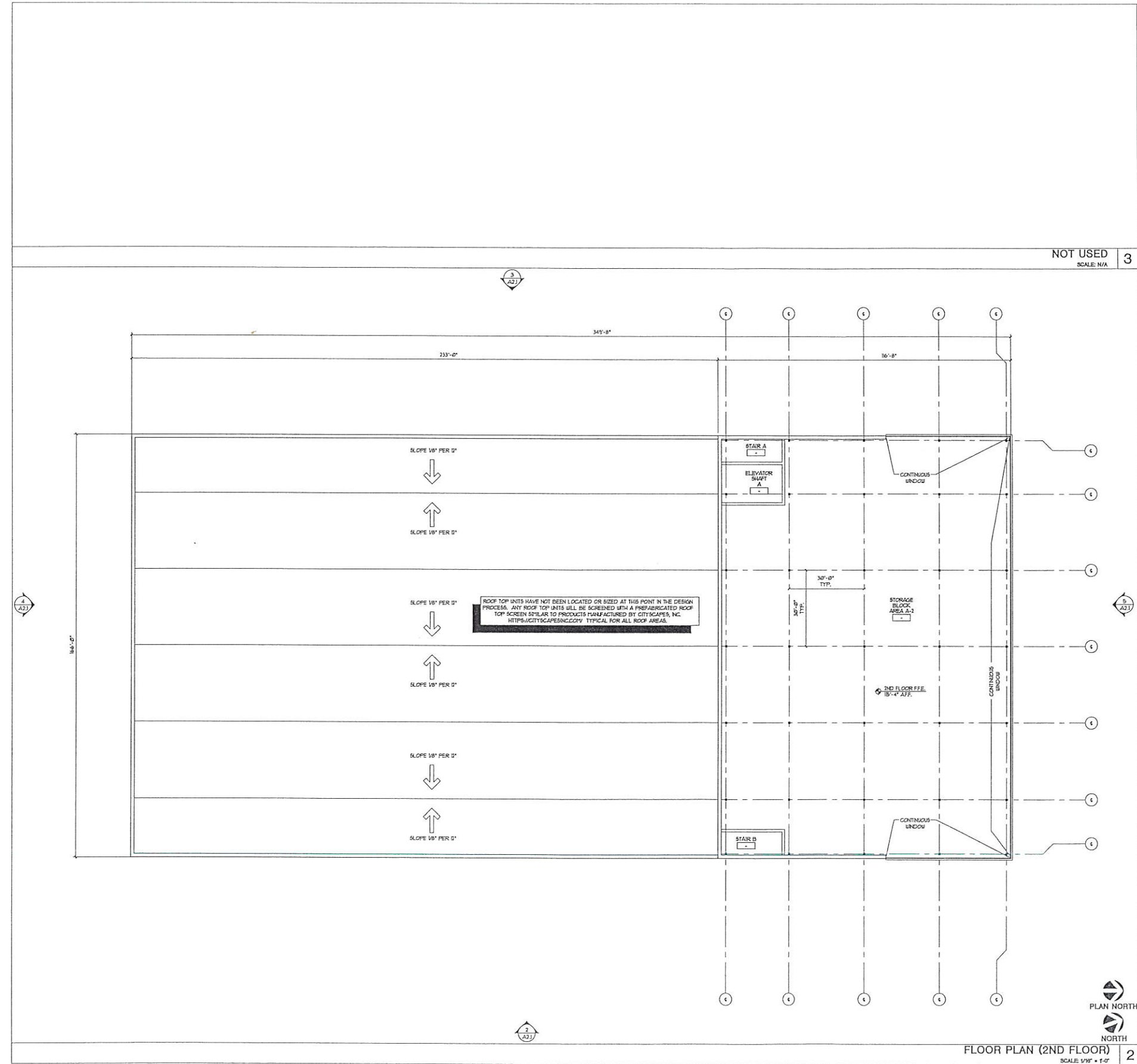
DATE: 05/02/18
Scale: A.N.
Drawn: WHC
Job: 18-011
Sheet: A1.1

PERSPECTIVE
DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel: (414) 302-1781 Fax: (414) 302-1781

Drawing Title:
FLOOR
PLAN
(1ST FLR)

Project:
Pewaukee Self Storage
North-West parcel on the corner of
Johnson Drive & Springdale Road
City of Pewaukee, WI 53186

REV. #	REV. DATE	DESCRIPTION	REV. #	REV. DATE	DESCRIPTION



FLOOR PLAN NOTE:

- FLOOR PLAN IS PRELIMINARY IN NATURE. IT WAS PREPARED TO PORTRAY THE SCOPE OF WORK, NO EXTENSIVE BUILDING CODE RESEARCH WAS PREPARED.
- THE BUILDING CODE AND THE AMERICAN WITH DISABILITIES ACT (ADA) REQUIRE THAT BUILDINGS AND ALTERATIONS BE DESIGNED AND CONSTRUCTED IN SUCH A MANNER THAT THE FACILITY IS READILY ACCESSIBLE TO ALL INDIVIDUALS, INCLUDING THOSE WITH PHYSICALLY HANDICAPPED.
- IN ADDITION, ALTERATIONS TO EXISTING BUILDINGS REQUIRE UPDATES THAT EQUAL A MINIMUM OF 20% OF THE PROJECT BUDGET FOR ACCESSIBILITY UPGRADES (PARKING LOT, ENTRANCES, RAMP, DOORS, ELEVATORS, SLOPED WALKWAYS, FOUNTAINS, ETC.) TO THE SITE. IT IS IMPORTANT FOR THE OWNER, TENANT AND CONTRACTOR TO BUDGET FOR THESE UPGRADES ABOVE AND BEYOND THE PROJECT SCOPE OF WORK.

NOT USED
SCALE: N/A

3

NORTH



PLAN NORTH
NORTH

FLOOR PLAN (2ND FLOOR)

SCALE 1/16" = 1'-0"

GENERAL NOTES
SCALE: N/A

SCALE: N/A

NOT FOR CONSTRUCTION

DO NOT SCALE THESE DRAWINGS

FULL SIZE PRINT = 30" x 42" SHEET

FULL SIZE PRINT - 30" x 42" SHEET

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Project:

Pewaukee Self Storage
North-West parcel on the corner of
Johnson Drive & Springdale Road
City of Pewaukee, WI 53186

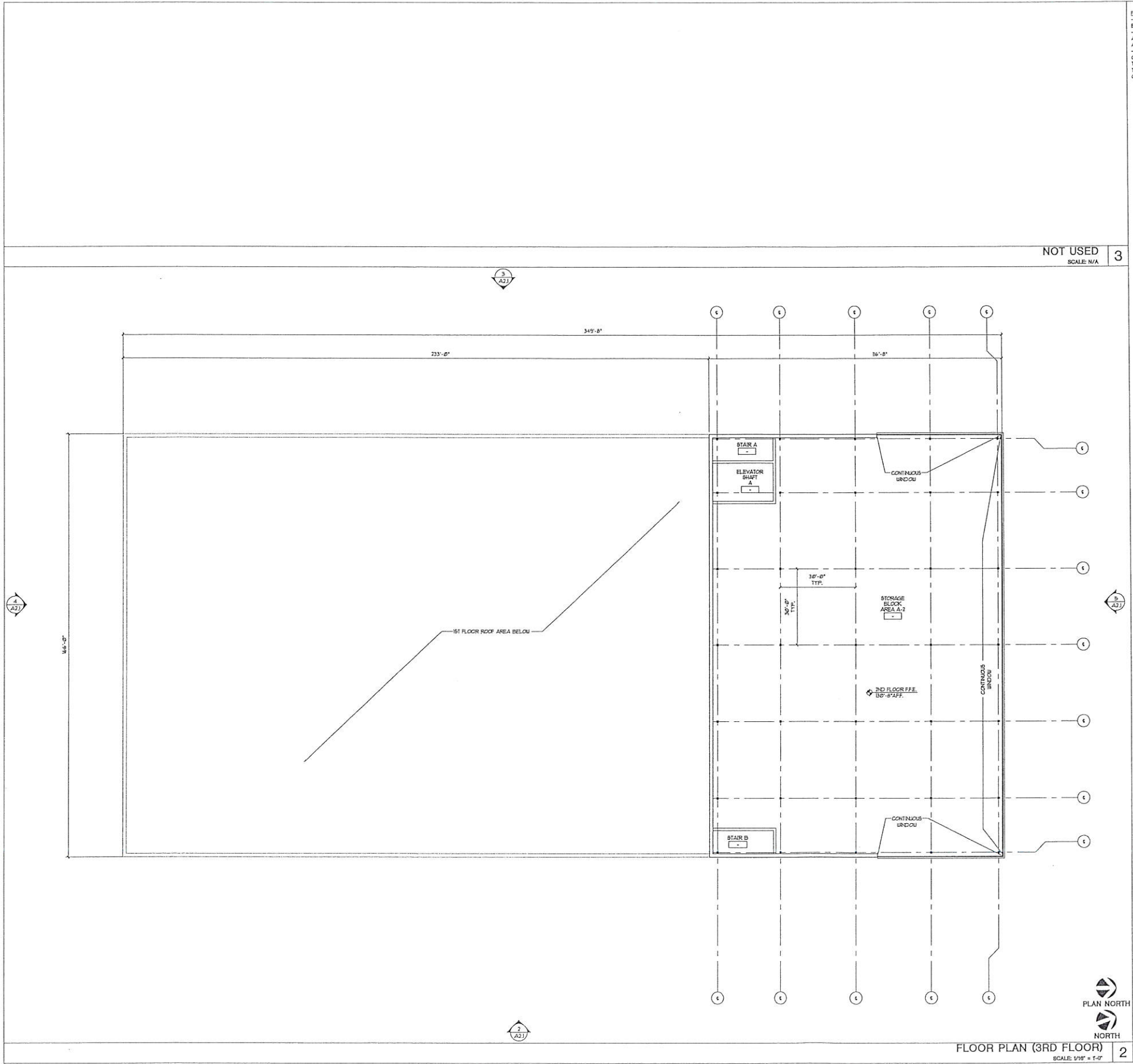
**PERSPECTIVE
DESIGN, INC.**
11525 W. North Avenue



Drawing Title:
FLOOR
PLAN
(2ND FLR)

	THIS BOX IS 1/2 x 1/2
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Job:	18-011
Sheet:	

A1.2



FLOOR PLAN NOTES:

- FLOOR PLAN IS PRELIMINARY IN NATURE, IT WAS PREPARED TO PORTRAY THE SCOPE OF WORK, NO EXTENSIVE BUILDING CODE RESEARCH WAS PREPARED.
- THE BUILDING CODE AND THE AMERICAN WITH DISABILITIES ACT (ADA) REQUIRE THAT BUILDINGS AND ALTERATIONS BE DESIGNED AND CONSTRUCTED IN SUCH A MANNER THAT THE FACILITY IS READILY ACCESSIBLE TO AND USABLE BY INDIVIDUALS WITH DISABILITIES.
- IN ADDITION, ALTERATIONS TO EXISTING BUILDINGS REQUIRE UPDATES THAT EQUAL A MINIMUM OF 20% OF THE PROJECT BUDGET FOR ACCESSIBILITY UPGRADES (PARKING LOT, ENTRANCES, RAMP, DOORS, TOILET ROOMS, DRINKING FOUNTAINS, ETC.) TO THE SITE & BUILDING. IT IS IMPORTANT FOR THE OWNER, TENANT AND CONTRACTOR TO BUDGET FOR THESE UPGRADES ABOVE AND BEYOND THE PROJECT SCOPE OF WORK.

GENERAL NOTES

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DO NOT SCALE THESE DRAWINGS

NOT FOR CONSTRUCTION

Project:

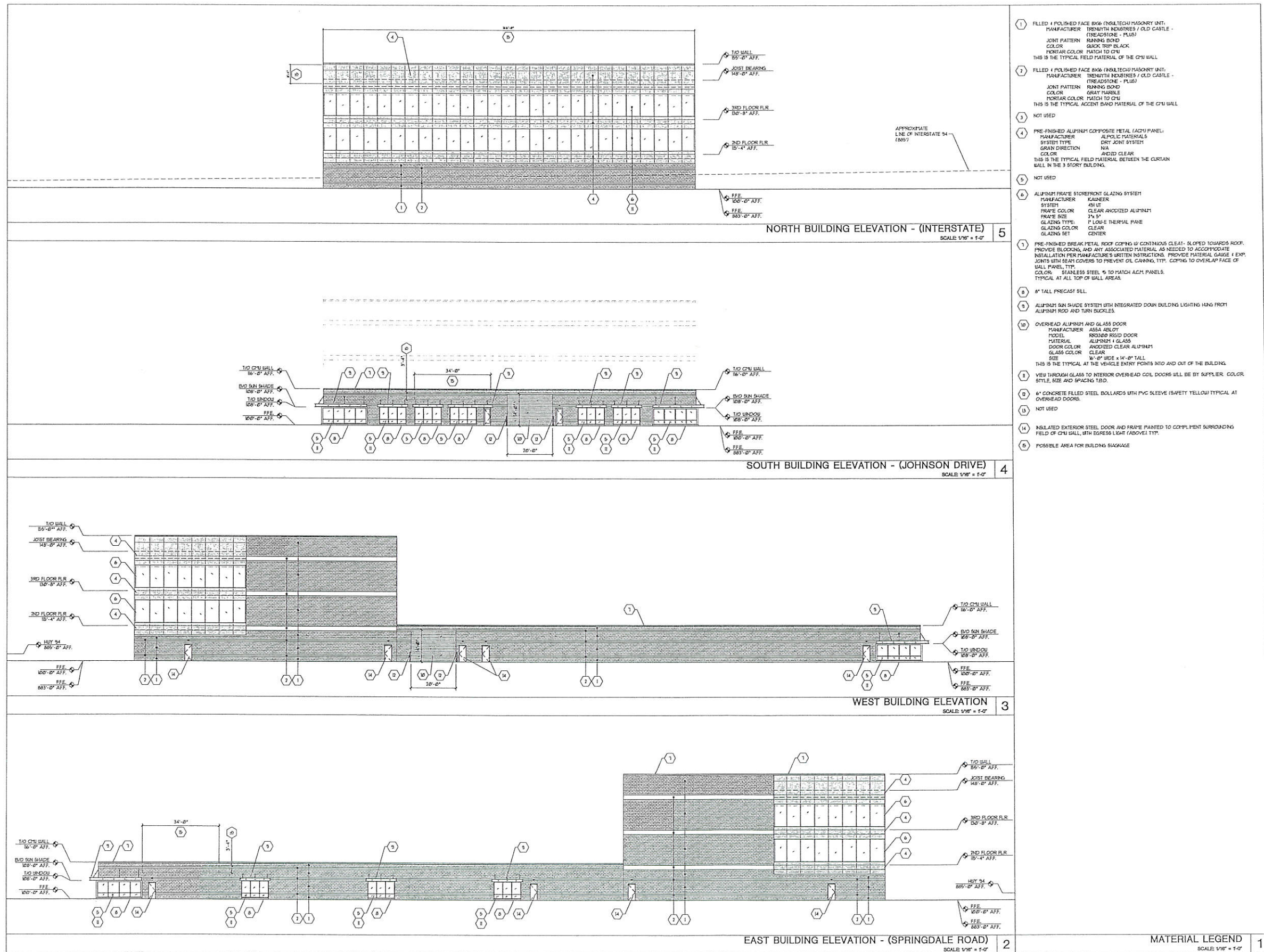
Pewaukee Self Storage
North-West parcel on the corner of
Johnson Drive & Springdale Road
City of Pewaukee, WI 53186

PERSPECTIVE DESIGN, INC.
11255 W. North Avenue
Wauwatosa, WI 53226
Tel: 414.302-1780 Fax: 414.302-1781

Drawing Title:
FLOOR PLAN (3RD FLR)

Date: 05/02/18
Scale: A.N.
Drawn: WHC
Job: 18-011
Sheet: **A1.3**

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Project:

Perspectives Design, Inc.
11225 W. North Avenue
Wauwatosa, WI 53226
Tel: (414) 302-1750 Fax: (414) 302-1781

Pewaukee Self Storage
North-West parcel on the corner of
Johnson Drive & Springdale Road
City of Pewaukee, WI 53186

Revision Table:

REV.	REV. DATE	DESCRIPTION
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Drawing Title:
BUILDING ELEVATIONS

Date: 05/02/18

Scale: A.N.

Drawn: WHC

Job: 18-011

Sheet: A2.1

W240 N3065 Pewaukee Rd Pewaukee, WI 53072 Building Services Office - 262-691-9107 City Hall Main Office - 262-691-0770 Fax - 262-691-1798		BUSINESS PLAN OF OPERATION APPLICATION CITY OF PEWAUKEE			Permit No. Parcel/Tax Key No. PWC 0961996006	
NAME OF PROPOSED BUSINESS: Blue Ribbon Self Storage					SUITE#:	
SITE ADDRESS:		City		State		Zip
NW Corner of Springdale Road & Johnson Drive		Pewaukee		WI		53186
Business / Operator's Name (Please Print) ***IF SOLE PROPRIETOR-PLEASE SEE page 2 of 4 pages***		Mailing Address		City	State	Zip
		1125 N 9th Street, Suite A		Milwaukee	WI	53233
		Email Address				Phone#
Blue Ribbon Self Storage I LLC		Zachary.flitcroft@blueribbonmgt.com				414-313-0057
Tenant's Name: (Please Print)		Mailing Address		City	State	Zip
		Email Address				Phone#
						FEIN#
DESCRIPTION OF BUSINESS OPERATION: Self Storage						
TYPE of BUSINESS: Please Check the appropriate Box for type:				Description		
☐ Retail ☐ Wholesale ☐ Office ☐ Institutional ☒ Warehouse/Storage ☐ Other? ☐ Industrial				Class A, Climate-Controlled Self-Storage with 555 units and approximately 100,000 gsf		
NEW USE?: ☒ Yes or ☐ No? or EXPANSION OF EXISTING USE?: Yes or ☒ No? or OTHER?						
HOURS of OPERATION: From:				DAYS of OPERATION:		
6am to 10pm				7		
MAXIMUM NUMBER OF EMPLOYEES:		How many Full Time?		CURRENT ZONING:		
		1-2		M-2		
How many Part Time?						
1-2						
Expected Customers per day:				Number of Trucks per day:		
10-30				Number of Autos per day:		
				10-30		
PARKING				STORAGE		
Available Parking/Parking Lot Spaces # <u>5</u>				Any Outside Storage? Yes or ☒ No		
Loading Spaces # <u>3 (interior)</u>				Please list type of Storage? <u>All Interior</u>		
Is there Overnight Parking? Yes or ☒ No						
Where?						
SEWAGE DISPOSAL BY:		WATER SUPPLY BY:		SOLID WASTE (trash) DISPOSAL BY:		
Public Sewer ☒		Public Water Main ☒		Contract: Yes		
Septic Tank		Private Well		Self:		
Holding Tank:		Other:		Any flammable substances? Yes or ☒ No		
Storm Water Retention/Detention:				If Yes, where Stored?		
☒ Yes? or ☐ No?						
Any Special Equipment/Facilities/Requirements? Yes or ☒ No						
What?						
APPLICANT'S SIGNATURE <u>Michael Kelly</u>		APPLICANT'S PRINTED NAME <u>Michael Kelly, EVP</u> DATE SIGNED				
<u>2/15/18</u>						
B & G Realty, LLC		Marcus Consid, LLC		Marcus Cinemas of Wisconsin, LLC		
PROPERTY OWNER'S SIGNATURE <u>Steven S. Bartelt</u>		PROPERTY OWNER'S PRINTED NAME <u>Steven S. Bartelt, Asst. Secy.</u> DATE SIGNED <u>2/15/2018</u>				
APPROVAL CONDITIONS						
Applicant is responsible to obtain any licenses, permits, certificates or other documents from other agencies of City Departments. For example: Cigarette and Alcoholic Beverage Licenses must be obtained from the City Clerk and Building Permits from the Building Inspector. Also, Occupancy of the premises requires approval of this application.						
For City Staff ONLY						
Submitted for Review on:				Date:		
Approval by Zoning Administrator:				Date:		
Approval by City Planner:				Date:		
SPECIAL REQUIREMENTS/COMMENTS:						



Wrayburn Consulting, LLC

info@wrayburnconsulting.com

13500 Watertown Plank Road, Suite 100

Elm Grove, WI 53122

262-893-3903

Date: May 8, 2018

To: City of Pewaukee Plan Commission
Scott Klein, City Administrator

From: Nick Fuchs, Wrayburn Consulting, LLC

RE: Blue Ribbon Self Storage Project Review

Project Description:

The applicant, Blue Ribbon Self Storage I LLC, filed for a Rezoning and Business Plan of Operation Application for approval of a self-storage facility located at the northwest corner of Johnson Drive and Springdale Road.

The subject property is designated as Manufacturing/Fabrication/Warehousing on the City's 2035 Future Land Use Map and is currently zoned M-2 Limited Industrial District. The applicant, however, is proposing to rezone the property to M-1 General Wholesale Business/Warehouse District, which allows "Warehouses used, or designed to be used, for the storage of domestic household goods, "dead" files and other limited time and use storage" as a Conditional Use.

The site is currently vacant and has an area of approximately 3.74 acres. The applicant is requesting approval of a 58,299 square foot building with a height of 55-feet. The M-1 District allows a maximum building height of 35-feet; however, per Section 17.0901 the Plan Commission may permit the height of a commercial or industrial building "to a maximum of six (6) stories if a fully operational sprinkler system is in place including enclosed stairwells to the roof and the Fire Chief has approved in writing a fire safety plan for the structure and use;" *therefore, approval shall be conditioned upon approval of a fire safety plan by the Fire Chief, prior to issuance of a Building Permit.*

It can be noted that all other M-1 District standards and setbacks are being met.

Recommendations:

- *Applicant shall provide details regarding the proposed retaining wall for staff review and approval prior to issuance of a Building Permit.*
- *Applicant shall provide parking spaces that are a minimum of 180 square feet. The proposed parking spaces are 162 square feet (9'x18'). Section 17.0601a. requires parking spaces to be a minimum of 180 square feet (e.g. 9'x20'). If a reduced parking space size is desired, the Plan Commission may consider that the use has a low turnover of vehicles and the proposed parking spaces abut a curb, which would provide an overhang for vehicles.*
- *The plans shall be revised to consistently illustrate the correct number of parking spaces proposed. The Overall Site Plan (Sheet C100) illustrates six parking spaces with the Legend noting eight. Sheet LSP1.1 illustrates seven parking spaces.*

- *The zoning note on Sheet LSP1.1 shall be revised to indicate an existing zoning of M-2 Limited Industrial District and proposed zoning of M-1 General Wholesale Business/Warehouse District. Currently the note states B-2 General Business District.*
- *No outdoor storage shall be allowed onsite.*
- *A rooftop mechanical plan shall be submitted for staff review and approval prior to issuance of a Building Permit. The plan shall include site line drawings from public rights-of-way as well as the location and size of proposed rooftop mechanicals and details related to the type of screening provided.*
- *The applicant shall work with staff to bring forward revised building elevations for Plan Commission approval that includes more variation/articulation to the building, such as varying building setbacks, more façade protrusions and/or recesses, building height changes (additional variations in parapets), additional building materials, etc. In addition, the applicant shall relocate the overhead door on the south building elevation to the west side of the building and eliminate or reduce the view of internal overhead doors from public view.*

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

DATE: May 17, 2018

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Petition for a Conditional Use Public Hearing for 814 Development LLC to Construct a New Rainbow Child Care Center Located at N35 W23770 Capitol Drive (PWC 0906999008)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Rainbow Child Care Center Conditional Use Petition

STATE OF WISCONSIN

CITY OF PEWAUKEE

WAUKESHA COUNTY

- NOTICE OF CONDITIONAL USE PUBLIC HEARING -

PLEASE TAKE NOTICE THAT THERE WILL BE A PUBLIC HEARING ON THE PETITION OF **814 DEVELOPMENT, LLC** FOR A **CONDITIONAL USE PERMIT** ON THE FOLLOWING PROPERTY IN THE CITY OF PEWAUKEE:

Legal description of property:

PARCEL 3 CERT SURV 1804 REC AS DOC# 844507 PT NW 1/4 SEC 11 T7N R19E. R1733/1825. EX DOC# 3092974. DOC# 3500481 & DOC# 3724695

Common Description or name: N35 W23770 Capitol Drive

Tax Key Number(s): PWC 0906999008 **Current zoning:** B-1 Neighborhood Business

This conditional use permit is requested in order to construct a new child care facility and associated playgrounds, parking and site support areas.

THE PUBLIC HEARING will be held at a meeting of the City Plan Commission in the City Hall Common Council Chambers on **Thursday, May 17th, 2018** at or after **7:00 PM**.

Dated this 25th day of April, 2018.

Kelly Tarczewski
Clerk/Treasurer

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

DATE: May 17, 2018

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding the Site and Building Plans and Plan of Operation for the Rainbow Child Care Center
Located at N35 W23770 Capitol Drive (PWC 0906999008)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

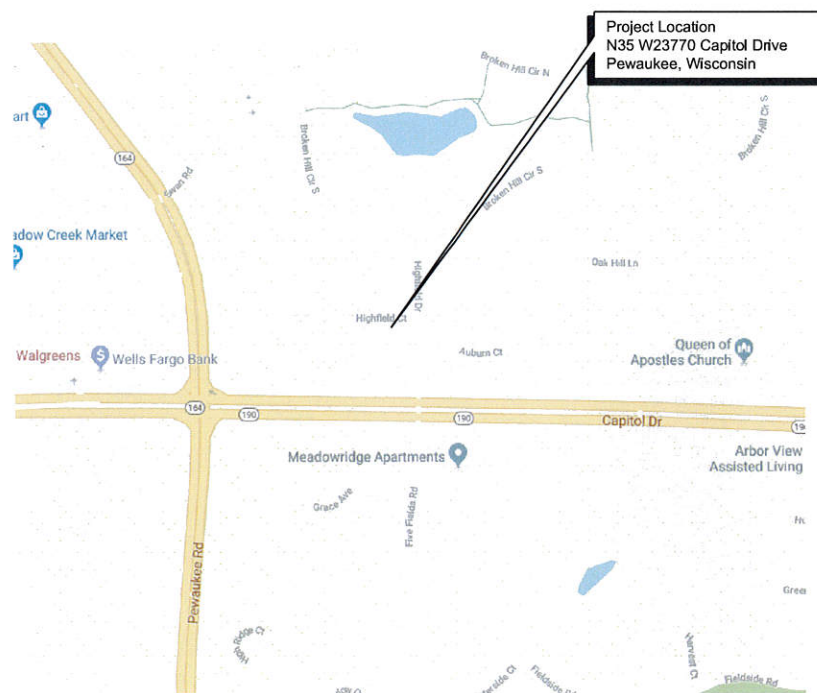
Description

Rainbow Child Care Center Site & Building Plans

Rainbow Child Care Center Plan of Operation

RAINBOW CHILD CARE CENTER

VICINITY MAP



INDEX OF DRAWINGS

T	Title, Vicinity Map, Sheet Index, Contacts
C0.1	Existing Site Conditions
C1.0	Site Demolition Plan
C2.0	Site Development Plan
C2.1	Site Dimension Plan
C3.0	Grading Plan
C4.0	Storm Sewer Plan
C4.1	Sanitary Sewer and Watermain Plan
C5.0	Erosion Control Plan
C6.0	Site Details
C6.1	Site Details
L1.0	Landscaping Plan
A100	First Floor Framing Plan
A101	First Floor Plan
A103	Attic Plan
A104	Roof Plan
A200	Exterior Elevations
A201	Exterior Elevations
E0.0	Electrical Symbols Notes and Abbreviations
E1.0	Electrical Site Lighting Plan
E2.0	Electrical Site Photometric Plan

PROJECT CONTACTS

Civil Engineer:

Sandra L. McClaine, P.E.
Larson Engineering, Inc.
2801 E. Enterprise Ave Suite 200
Appleton, WI 54913-7889
Tel: 920-734-9867
Fax: 920-734-9880

Developer:

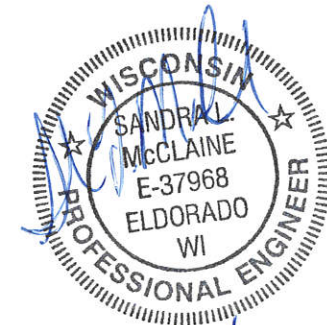
Samantha Coponen
814 Development
3221 W. Big Beaver Road
Suite 111
Troy, MI 48084
Tel: 248-817-1691

Electrical Engineer:

Shawna Brown
Larson Engineering, Inc.
1488 Bond Street
Suite 100
Naperville, IL 60563-6503
Tel: 630-357-0540

Architect:

Jonathan R. Nelson, AIA
Strang, Inc.
W238 N1610 Busse Road
Waukesha, WI 53188
Tel: 262-875-6760



04/17/18
(C0.1 - L1.0)



EIGHT
DEVELOPMENT

1742 Crooks Road
Troy, Michigan 48084
Attn: Samantha Coponen
(248) 519-9274

**RAINBOW
CHILD CARE**
N35 W23770 CAPITOL DRIVE
PEWAUKEE, WISCONSIN 53072



SEAL

Date: _____
Design Firm# _____[illegible]

Project #: 32180002.000

Drawn by: SUM

Checked by: SEK

Sheet Title:

TITLE SHEET

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PRELIMINARY--NOT FOR CONSTRUCTION

N: 402.493.75
E: 2,474.226.65
Concrete Monument with Brass Cap

Larson
Engineering, Inc.
2801 E. Enterprise Ave. Suite 200
Appleton, WI 54913-7899
920.734.9867 Fax: 920.734.9880
www.larsonengr.com



CLIENT: **EIGHT DEVELOPMENT**
1742 Crooks Road
Troy, Michigan 48084
Attn: Samantha Coponen
(248) 519-9274

**RAINBOW
CHILD CARE**
N35 W23770 CAPITOL DRIVE
PEWAUKEE, WISCONSIN 53072



SEAL

Date: _____
Design Firm: _____

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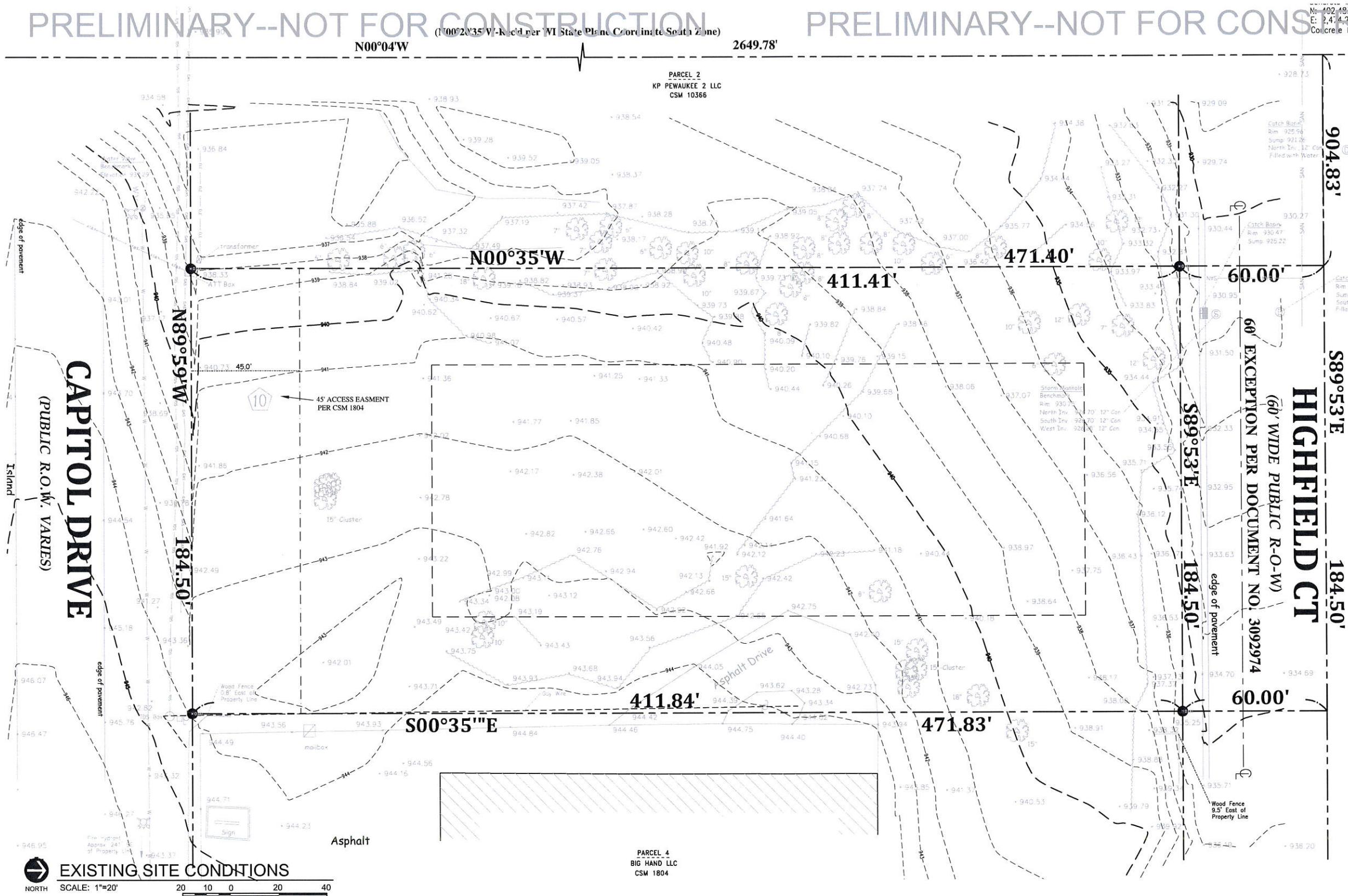
EXISTING SITE CONDITIONS

CO.1



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ZONING DATA

The Surveyor was Not Provided with a Zoning Report or Letter from the Client Pursuant to Table A Item 6(a).

AREA OF PROPERTY

75,945 Sq. Ft. / 1.743 Acres
Area to the Right of Way Line

BASIS OF BEARINGS:

ALL BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 11-7-19, WHICH IS ASSUMED TO BEAR N00°20'35"W, W1. STATE PLANE COORDINATE SYSTEM SOUTH ZONE PER JAN. 2016 C.S.S.D.

LEGEND

- - Denotes Set Iron Slake
- ⊙ - Denotes Existing Storm Manhole
- ⊕ - Denotes Existing Catch Basin
- ww - Denotes Existing Water Valve
- ⚡ - Denotes Existing Light Pole
- ⚙ - Denotes Existing Hydrant
- Denotes Existing Electric Line
- Denotes Existing Gas Line
- Denotes Existing AT&T Line
- Denotes Existing TDS Line
- ⑩ - Denotes Items Corresponding to Schedule B

LEGAL DESCRIPTION

The property hereon described below is the same as the pertinent property per First American Title Insurance Company, Commitment No.: NCS-887715-MKE, Commitment Date: January 23, 2018.

Lot 3, Certified Survey Map No. 1804, recorded March 23, 1973, in Volume 12 of Certified Survey Maps, on pages 218 and 219, as Document No. 844507, being part of the Northwest ¼ of Section 11, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin. EXCEPTING THEREFROM that part conveyed by Award of Damages recorded on November 3, 2003 as Document No. 3092974.

3 of 23 PWC 0906-999-008
Property Address: Lands along Highfield Court, Pewaukee, WI

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND 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 UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.



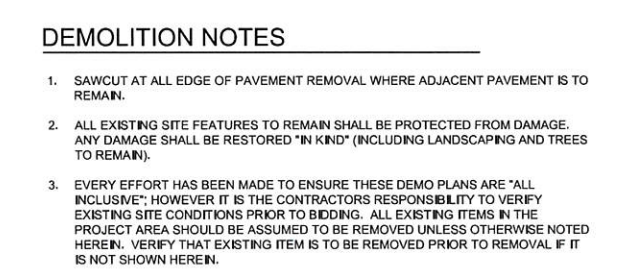
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ASSOCIATES, INC.**

MEMBER OF WISCONSIN SOCIETY OF LAND SURVEYORS
& NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS

WAUWATONIA, WI
(414) 257-2222

2554 N. 100TH STREET
P.O. BOX 26596
WAUWATOSA, WISCONSIN 53226
(414) 257-2212 FAX: (414) 257-2443
sai@wi.rr.com

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**RAINBOW
CHILD CARE**
N35 W23770 CAPITOL DRIVE
PEWAUKEE, WISCONSIN 53072



SEAL

Date: _____
Design Firm# _____

[illegible]

SITE DIMENSION PLAN

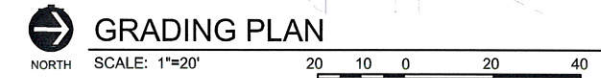
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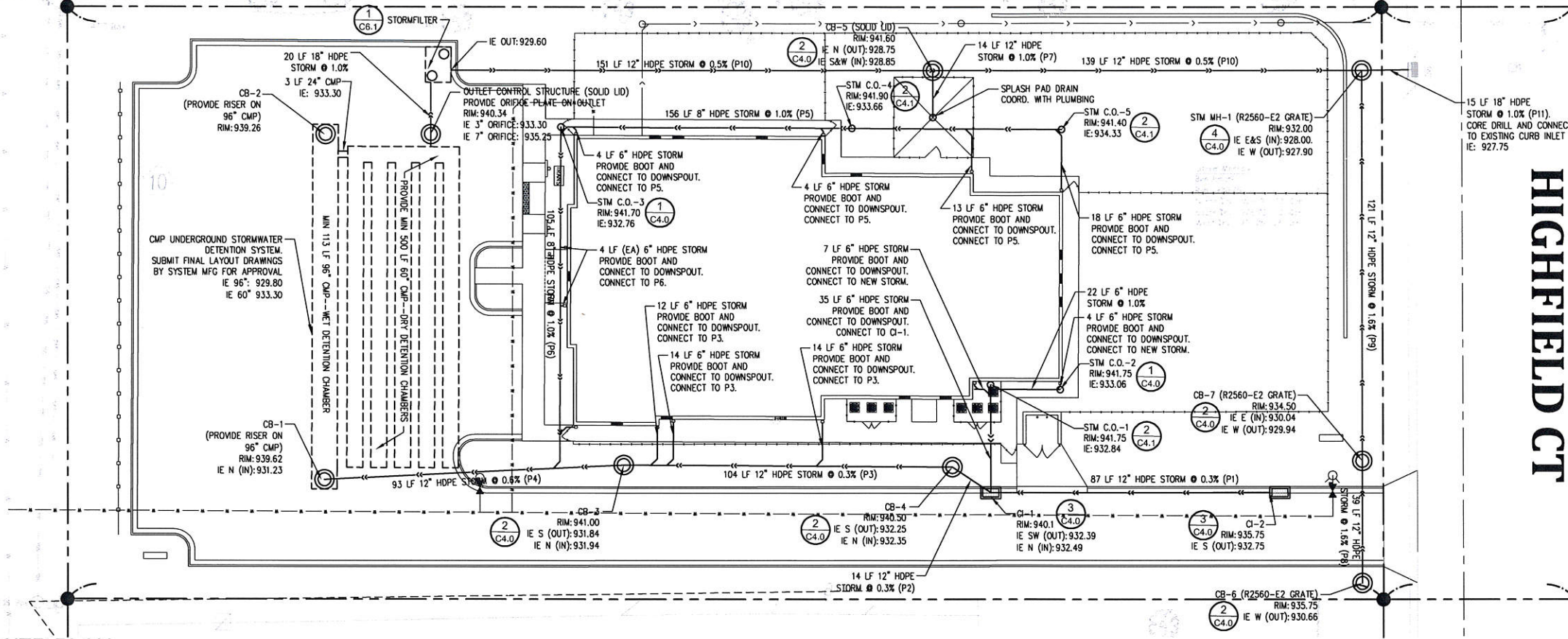
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CAPITOL DRIVE

HIGHFIELD CT

STORM SEWER PLAN

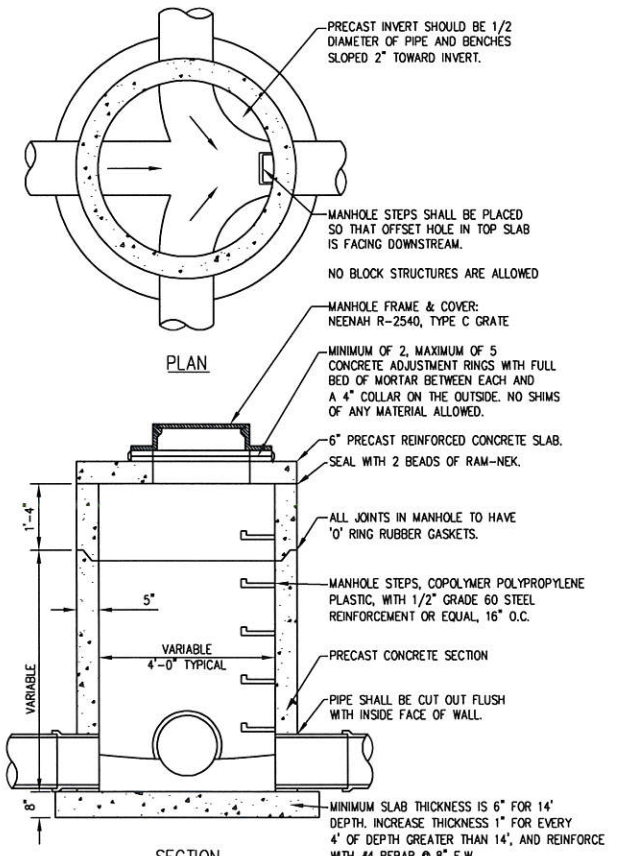
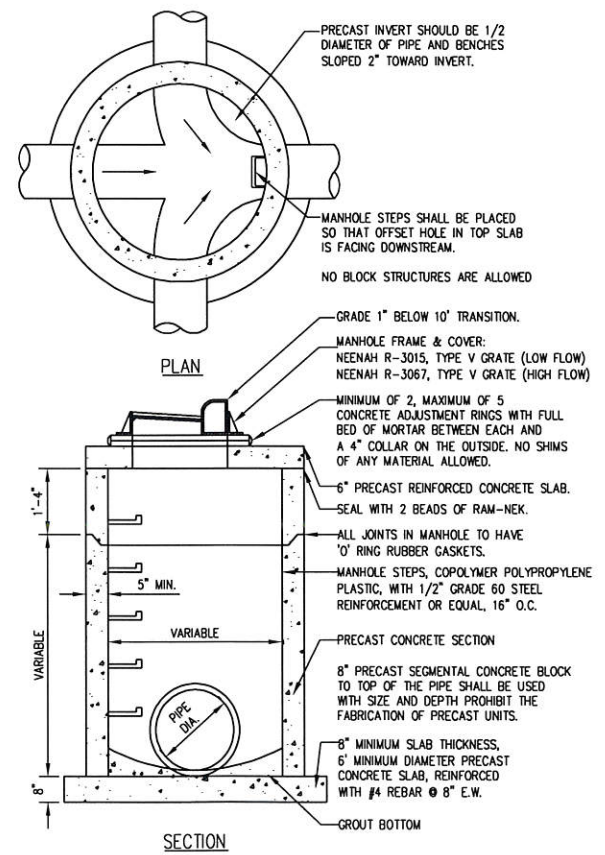
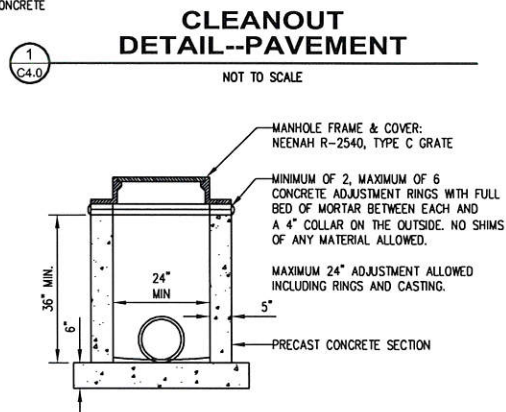
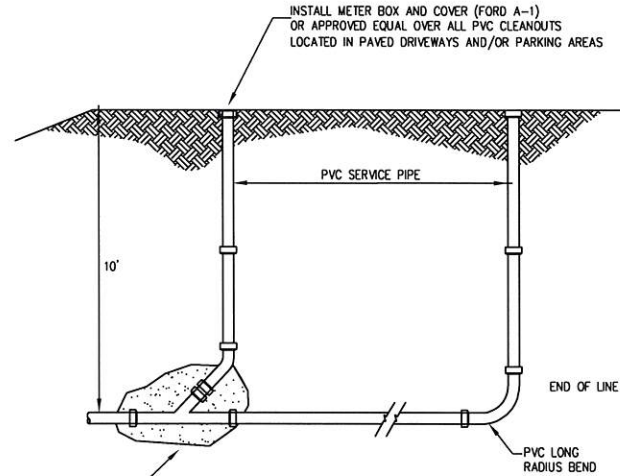
NORTH SCALE: 1"=20'



- UTILITY NOTES**
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM OR COORDINATE ALL NECESSARY UTILITY CONNECTIONS AND RELOCATIONS FROM EXISTING UTILITY LOCATIONS TO THE PROPOSED BUILDING, AS WELL AS TO ALL ON-SITE AMENITIES. THESE CONNECTIONS INCLUDE BUT ARE NOT LIMITED TO WATER, SANITARY SEWER, CABLE TV, TELEPHONE, GAS, ELECTRIC, SITE LIGHTING, ETC.
 - ALL SERVICE CONNECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL STANDARD SPECIFICATIONS FOR CONSTRUCTION. UTILITY CONNECTIONS (SANITARY SEWER, WATERMAIN, AND STORM SEWER) WILL REQUIRE A PERMIT FROM THE CITY OF OSHKOSH.
 - THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE ENGINEERING DEPARTMENTS AND UTILITY COMPANIES 72 HOURS PRIOR TO CONSTRUCTION. ALL NECESSARY PRECAUTIONS SHALL BE MADE TO AVOID DAMAGE TO EXISTING UTILITIES.
 - ABANDONED UTILITY LINES SHALL BE FILLED WITH BLOWN SAND OR FLOWABLE FILL PRIOR TO CAPPING, OR THEY SHALL BE REMOVED COMPLETELY. ABANDONED LINES WITHIN THE RIGHT-OF-WAY SHALL BE ABANDONED IN ACCORDANCE WITH CITY OF OSHKOSH SPECIFICATIONS.
 - INSTALL TRACER WIRE WITH ALL NON-METALLIC PIPING WITH ADEQUATE TERMINATION AT CLEANOUTS, RISERS, AND VALVE BOXES.
 - CONTACT CITY OF PEWAUKEE WATER DISTRIBUTION UTILITY AT LEAST 7 DAYS PRIOR TO ANY WORK INVOLVING THE PUBLIC WATER MAIN (INCLUDING LATERAL INSTALLATION).
 - ALL SANITARY SEWER AND STORM SEWER LATERALS SHALL BE PROVIDED WITH 3M SCOTCHMARK MODEL 1404-XR WASTEWATER AND 1408-XR MARKERBALLS OR EQUAL TO PROVIDE LOCATION OF THE SANITARY SEWER AND STORM LATERAL. ONE BALL SHALL BE PROVIDED AT THE CONNECTION TO THE MAIN, ONE BALL 2' OFF THE ROW INTO THE ROW, AND ONE BALL AT ALL HORIZONTAL AND VERTICAL BENDS. MAXIMUM DEPTH OF BURY OF THE MARKER BALL IS 5 FEET.
 - ANY WORK WITHIN THE RIGHT-OF-WAY SHALL REQUIRE A PERMIT FROM THE CITY OF PEWAUKEE.

SYMBOL LEGEND

- NEW SANITARY SEWER (PVC-SDR 35 UNLESS OTHERWISE NOTED)
- NEW WATER LATERAL (PVC-SDR 18 UNLESS OTHERWISE NOTED)
- NEW STORM SEWER (HDPE OR PVC-SDR 35 UNLESS OTHERWISE NOTED)
- NEW SEWER MANHOLE OR CATCH BASIN
- NEW SEWER CLEANOUT
- NEW CURB INLET
- NEW GATE VALVE
- NEW FIRE HYDRANT



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Attn: Samantha Coponen
(248) 519-9274

RAINBOW CHILD CARE
N35 W23770 CAPITOL DRIVE
PEWAUKEE, WISCONSIN 53072

Rainbow CHILD CARE CENTER

Design Firm#

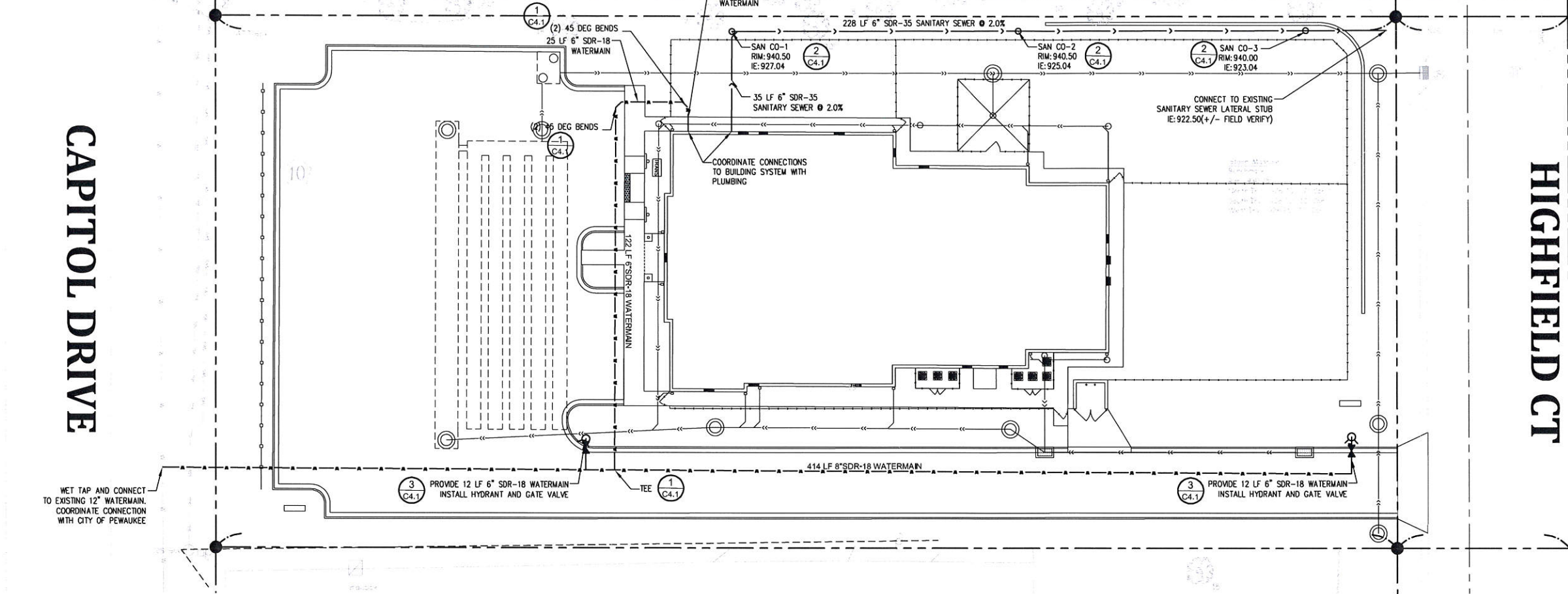
No.	Date	Description
0	04/17/2018	CITY SUBMITTAL
Project #: 32180002.000		
Drawn by: SLM		
Checked by: SEK		
Sheet Title:		
STORM SEWER PLAN		
C4.0		



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CAPITOL DRIVE

HIGHFIELD CT

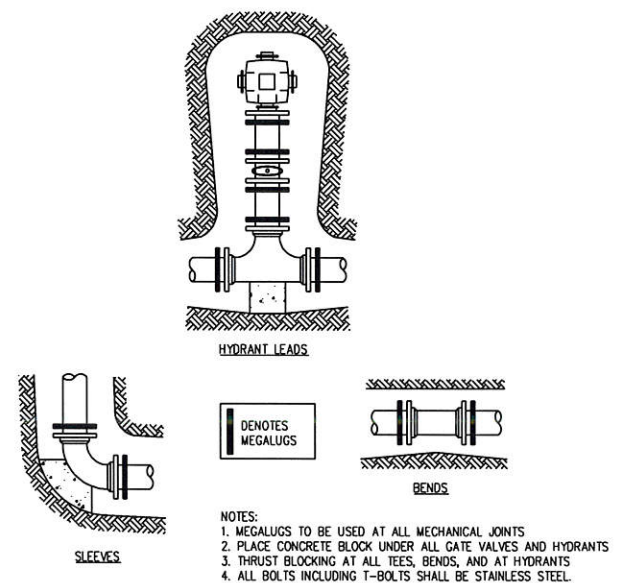


SANITARY SEWER AND WATERMAIN PLAN
NORTH SCALE: 1"=20'

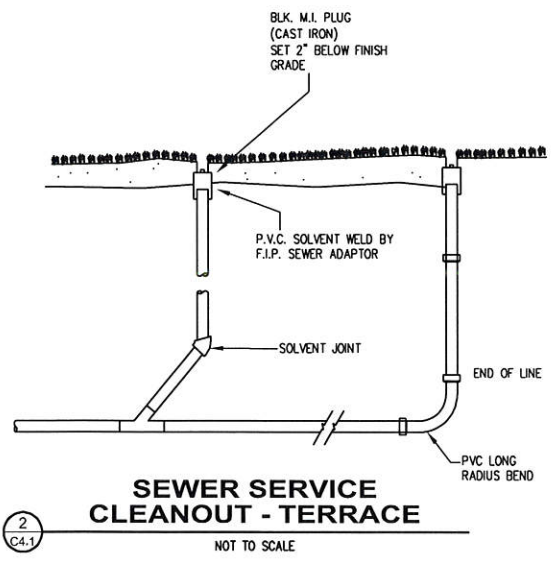
- UTILITY NOTES**
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 - 3. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE ENGINEERING DEPARTMENTS AND UTILITY COMPANIES 72 HOURS PRIOR TO CONSTRUCTION. ALL NECESSARY PRECAUTIONS SHALL BE MADE TO AVOID DAMAGE TO EXISTING UTILITIES.
 - 4. ABANDONED UTILITY LINES SHALL BE FILLED WITH BLOWN SAND OR FLOWABLE FILL PRIOR TO CAPPING, OR THEY SHALL BE REMOVED COMPLETELY. ABANDONED LINES WITHIN THE RIGHT-OF-WAY SHALL BE ABANDONED IN ACCORDANCE WITH CITY OF OSHKOSH SPECIFICATIONS.
 - 10. INSTALL TRACER WIRE WITH ALL NON-METALLIC PIPING WITH ADEQUATE TERMINATION AT CLEANOUTS, RISERS, AND VALVE BOXES.
 - 11. CONTACT CITY OF PEWAUKEE WATER DISTRIBUTION UTILITY AT LEAST 7 DAYS PRIOR TO ANY WORK INVOLVING THE PUBLIC WATER MAIN (INCLUDING LATERAL INSTALLATION).
 - 12. ALL SANITARY SEWER AND STORM SEWER LATERALS SHALL BE PROVIDED WITH 3M SCOTCHMARK MODEL 1404-XR WASTEWATER AND 1408-XR MARKERBALLS OR EQUAL TO PROVIDE LOCATION OF THE SANITARY SEWER AND STORM LATERAL. ONE BALL SHALL BE PROVIDED AT THE CONNECTION TO THE MAIN, ONE BALL 2' OFF THE ROW INTO THE ROW, AND ONE BALL AT ALL HORIZONTAL AND VERTICAL BENDS. MAXIMUM DEPTH OF BURY OF THE MARKER BALL IS 5 FEET.
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SYMBOL LEGEND

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- NEW SEWER CLEANOUT
- NEW CURB INLET
- NEW GATE VALVE
- NEW FIRE HYDRANT

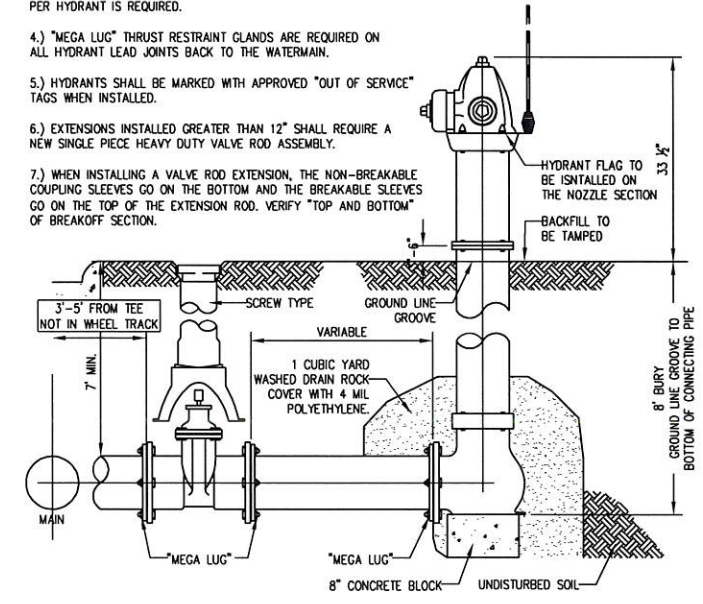


TYPICAL MEGALUG AND THRUST BLOCK LOCATIONS
NOT TO SCALE



SEWER SERVICE CLEANOUT - TERRACE
NOT TO SCALE

- NOTES:**
- 1.) HYDRANT SPECIFICATIONS PER CITY STANDARDS.
 - 2.) ALL HYDRANT LEADS SHALL BE VALVED.
 - 3.) ONE (1) 5" "HYDRAFINDER" WITH SPRING BASE HYDRANT FLAG PER HYDRANT IS REQUIRED.
 - 4.) "MEGA LUG" THRUST RESTRAINT GLANDS ARE REQUIRED ON ALL HYDRANT LEAD JOINTS BACK TO THE WATERMAIN.
 - 5.) HYDRANTS SHALL BE MARKED WITH APPROVED "OUT OF SERVICE" TAGS WHEN INSTALLED.
 - 6.) EXTENSIONS INSTALLED GREATER THAN 12" SHALL REQUIRE A NEW SINGLE PIECE HEAVY DUTY VALVE ROD ASSEMBLY.
 - 7.) WHEN INSTALLING A VALVE ROD EXTENSION, THE NON-BREAKABLE COUPLING SLEEVES GO ON THE BOTTOM AND THE BREAKABLE SLEEVES GO ON THE TOP OF THE EXTENSION ROD. VERIFY "TOP AND BOTTOM" OF BREAKOFF SECTION.



HYDRANT & GATE VALVE INSTALLATION DETAIL
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811
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SYMBOL LEGEND



SYMBOL LEGEND

 **EROSION CONTROL PLAN**
NORTH SCALE: 1"=20'

EROSION CONTROL NOTES

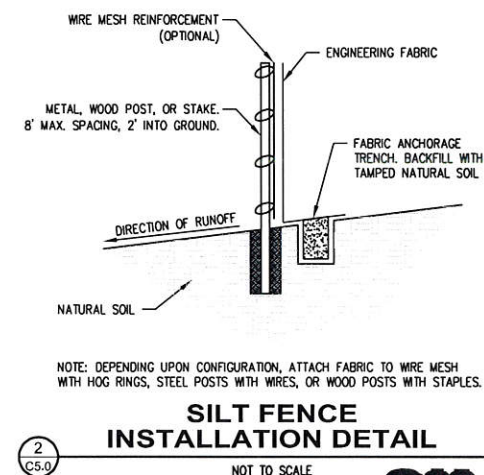
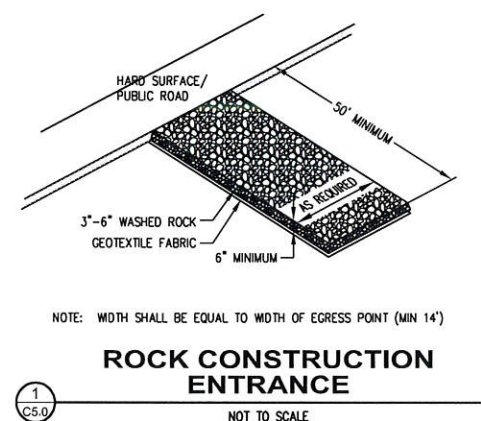
- EROSION CONTROL NOTES

EROSION CONTROL NOTES

CONSTRUCTION SITE SEQUENCING:

- CONSTRUCTION SITE SEQUENCING:

- CONSTRUCTION SITE SEQUENCING:



WIRE MESH REINFORCEMENT (OPTIONAL)

ENGINEERING FABRIC

METAL, WOOD POST, OR STAKE.
8' MAX. SPACING, 2' INTO GROUND.

FABRIC ANCHORAGE
TRENCH, BACKFILL WITH
TAMPED NATURAL SOIL.

DIRECTION OF RUNOFF

NATURAL SOIL

NOTE: DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH
WITH HOG RINGS, STEEL POSTS WITH WIRES, OR WOOD POSTS WITH STAPLES.

**SILT FENCE
INSTALLATION DETAIL**

2
C5.0

NOT TO SCALE

WIRE MESH REINFORCEMENT (OPTIONAL)

ENGINEERING FABRIC

METAL, WOOD POST, OR STAKE.
8' MAX. SPACING, 2' INTO GROUND.

FABRIC ANCHORAGE
TRENCH, BACKFILL WITH
TAMPED NATURAL SOIL.

DIRECTION OF RUNOFF

NATURAL SOIL

NOTE: DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH
WITH HOG RINGS, STEEL POSTS WITH WIRES, OR WOOD POSTS WITH STAPLES.

**SILT FENCE
INSTALLATION DETAIL**

2
C5.0

NOT TO SCALE

WIRE MESH REINFORCEMENT (OPTIONAL)

ENGINEERING FABRIC

METAL, WOOD POST, OR STAKE.
8' MAX. SPACING, 2' INTO GROUND.

FABRIC ANCHORAGE
TRENCH, BACKFILL WITH
TAMPED NATURAL SOIL.

DIRECTION OF RUNOFF

NATURAL SOIL

NOTE: DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH
WITH HOG RINGS, STEEL POSTS WITH WIRES, OR WOOD POSTS WITH STAPLES.

**SILT FENCE
INSTALLATION DETAIL**

2
C5.0

NOT TO SCALE



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PEOPLE

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Attn: Samantha Coponen
(248) 519-9274

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CHILD CARE**
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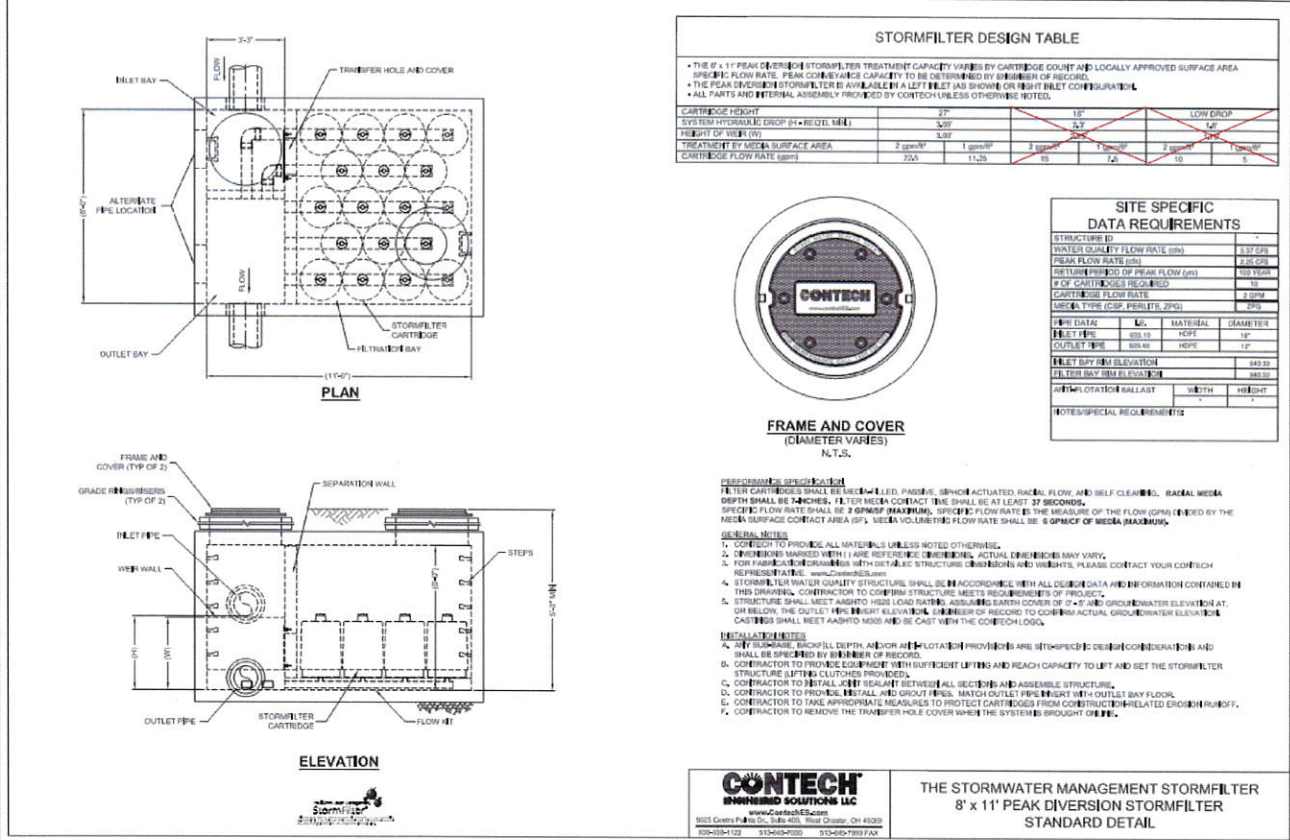


SEAL

Date:
Design Firm#[illegible]

EROSION CONTROL PLAN

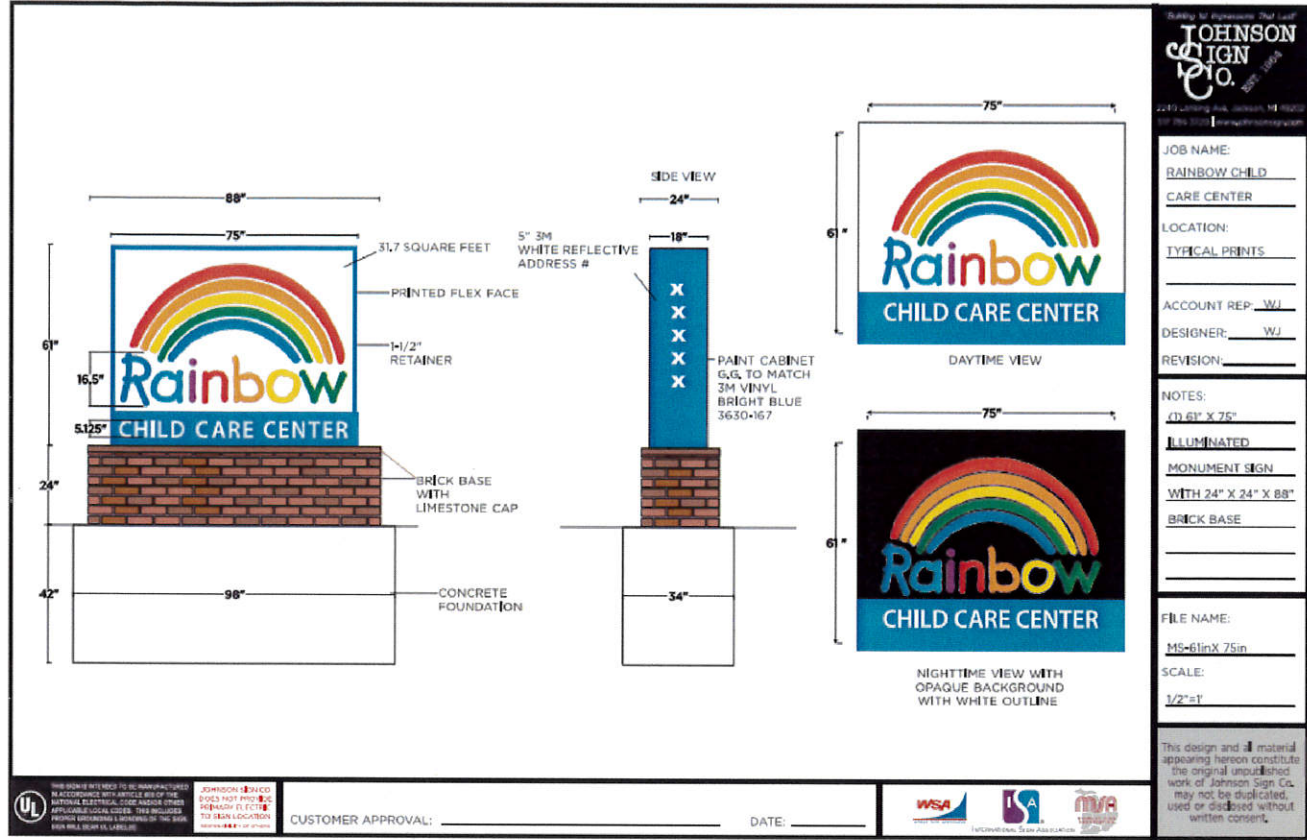
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STORMFILTER
DETAIL

1
C6.1

NOT TO SCALE



MONUMENT SIGN
DETAIL

2
C6.1

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N35 W23770 CAPITOL DRIVE
PEWAUKEE, WISCONSIN 53072



SEAL

Date: Design Firm#

No.	Date	Description
0	04/17/2018	CITY SUBMITTAL

Project #: 32180002-000

Drawn by: SLM

Checked by: SEK

Sheet Title:

SITE DETAILS

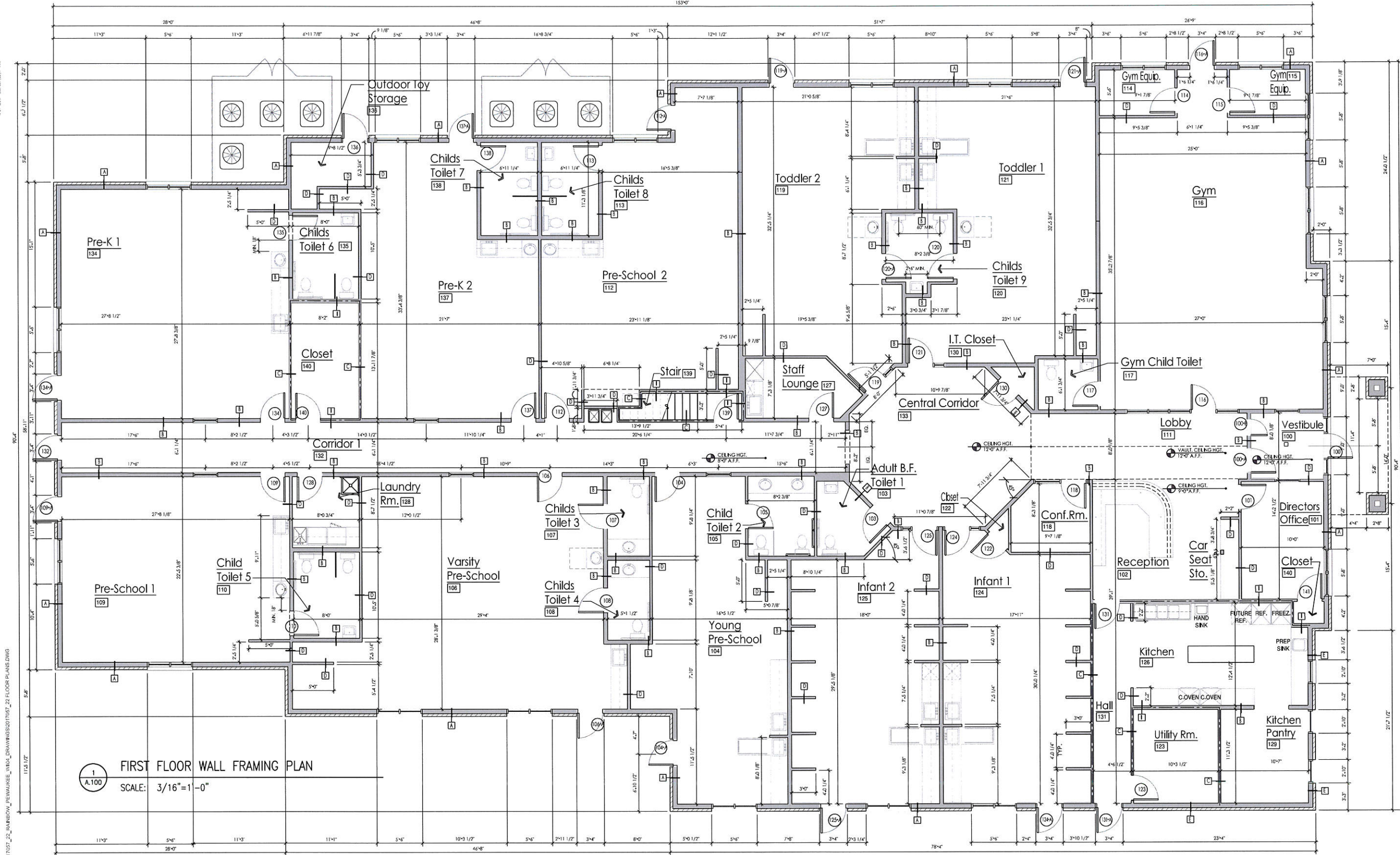
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ENGINEERING
INTERIOR DESIGN

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8445 MINERAL POINT ROAD
MADISON, WI 53708-4888
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F: 608.278.4804

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FILE NAME	2017057_22 FLOOR PLANS.DWG
REVISIONS	
DRAWN	HA
CHECKED	JN
DATE	04/06/2018
PROJECT NO.	2017057_22
PROJECT TITLE	

RAINBOW CHILD
CARE CENTER -
PEWAUKEE, WI

Wall Legend			
A	EXTERIOR WALL (BRICK): EXTERIOR FINISH: BRICK VENEER EXTERIOR FINISH W/ 1" AIR SPACE ON TYVEK AIR INFILTRATION BARRIER ON 1/2" APA RATED PLYWOOD SHEATHING ON 2X6 WOOD STUDS @ 16" O.C. W/ R-19 KRAFT FACED BATT INSUL. W/ 5/8" GYPSUM BOARD FINISH	C	INTERIOR PARTITION WALL: 1 LAYER TYPE "X" 5/8" GYPSUM BOARD EACH SIDE OF 2X4 WOOD STUDS @ 16" O.C. PROVIDE ACOUSTICAL SOUND BATT INSULATION @ ALL INTERIOR WALLS AS DIRECTED BY OWNER NOTE: ALL OPENINGS, DOORS AND WINDOW FRAMES ARE TO BE FIRE CAULKED
B	2X6 INTERIOR PARTITION WALL: 5/8" GYPSUM BOARD EACH SIDE OF 2X6 WOOD STUDS @ 16" O.C. PROVIDE ACOUSTICAL SOUND BATT INSULATION @ ALL INTERIOR WALLS AS DIRECTED BY OWNER	D	TYPICAL INTERIOR PARTITION WALL: 2X4 STUDS @ 16" O.C. WITH 5/8" GYP. BOARD EACH SIDE. PROVIDE ACOUSTICAL SOUND BATT INSULATION @ ALL INTERIOR WALLS AS DIRECTED BY OWNER
E	EXTERIOR WALL (VINYL SIDING): GEORGE PACIFIC (OR EQUIV.) DOUBLE 5" SIDING ON AIR INFILTRATION BARRIER ON 1/2" APA RATED PLYWOOD SHEATHING ON 2X6 WOOD STUDS @ 16" O.C. W/ R-19 KRAFT FACED BATT INSUL. W/ TYPE "X" 5/8" GYPSUM BOARD FINISH	F	INTERIOR MEZANINE WALL: PROVIDE (2) LAYERS TYPE "X" 5/8" GYPSUM BOARD ON ONE SIDE OF 2X4 STUDS UP TO CEILING
H	EXTERIOR WALL (VINYL SIDING): GEORGE PACIFIC (OR EQUIV.) DOUBLE 5" SIDING ON AIR INFILTRATION BARRIER ON 1/2" APA RATED PLYWOOD SHEATHING ON 2X6 WOOD STUDS @ 16" O.C. W/ R-19 KRAFT FACED BATT INSUL. W/ TYPE "X" 5/8" GYPSUM BOARD FINISH	G	DRAFTSTOPPING WALL: 3/8" PLYWOOD ON ONE SIDE OF PREPENG. ROOF TRUSS. RUN UP TO UNDER SIDE OF ROOF SHEATHING (SEE TYPICAL DETAIL ON SHEET A-305 FOR ADDITIONAL INFORMATION)
I	INTERIOR PARTITION WALL: 1 LAYER TYPE "X" 5/8" GYPSUM BOARD EACH SIDE OF 2X4 WOOD STUDS @ 16" O.C. PROVIDE ACOUSTICAL SOUND BATT INSULATION @ ALL INTERIOR WALLS AS DIRECTED BY OWNER NOTE: ALL OPENINGS, DOORS AND WINDOW FRAMES ARE TO BE FIRE CAULKED		

General Wall Type Notes:
1. ALL INTERIOR WALLS ARE ASSUMED WALL TYPE "D" U.N.O.
2. ALL EXTERIOR WALLS ARE ASSUMED WALL TYPE "A" U.N.O.

General Floor Plan Notes:

- ALL EXTERIOR WALLS ARE TO BE 2X6 WOOD FRAMING U.N.O.
- INSULATION IN CONCEALED AND EXPOSED SPACES MUST HAVE A FLAME SPREAD RATING OF 25 OR LESS AND SMOKE DEVELOPED INDEX 450 OR LESS PER CODE.
- ANY OCCUPANT SUSPECTED OF HAVING AN ILLNESS OR DISEASE SHALL BE TAKEN TO THE DIRECTOR'S OFFICE WHERE THEY CAN BE ISOLATED FROM THE OTHER OCCUPANTS AND CARED FOR. IN THE DIRECTOR'S OFFICE THERE SHALL BE A COT FOR THE PURPOSE.
- PROVIDE EXTERIOR FROST FREE HOSE BIBS @ LOCATIONS DIRECTED BY M.E.P.
- PROVIDE SLOD BLOCKING IN WALLS FOR ALL WALL MOUNTED BEAMS NOT LIMITED TO THE FOLLOWING:
S1. DOOR STOPS
S2. TOWEL BARS
S3. TOILET TISSUE DISPENSER
S4. M.E.C. WALL MOUNTED ACCESSORIES
S5. MIRRORS
- ALL WOOD AND WOOD BASED PRODUCTS WITHIN 8' OF GRADE MUST BE PRESSURE TREATED AS REQUIRED PER CODE
- PROVIDE INTERIOR AND/OR EXTERIOR JAMB EXTENSIONS AS REQ'D FOR ALL WINDOWS VER. WIDENGBR DOORS AND DRAWERS
- PROVIDE MAGNETIC CHILD LOCKS ON ALL CABINET DOORS AND DRAWERS
- GC TO COORDINATE ALL ROUGH CARPENTRY WITH MEP
- GC TO COORDINATE CONTROL JOINTS IN DRYWALL WITH MANUFACTURERS RECOMMENDATION TO PREVENT CRACKING.

Floorplan Height Notes:

- ALL FIRST FLOOR DOOR, WINDOW, AND HEADER HEIGHTS ARE TO BE 6'8" UNLESS OTHERWISE NOTED. (NOTE: WINDOWS AND DOORS ARE TO LINE-UP IN THE FINISH. ALL ROUGH FRAMING HEIGHTS ARE TO MATCH)
- ALL FIRST FLOOR CEILING HEIGHTS ARE TO BE 8'0" EXCEPT FOR OPEN STAIRWELL, GYM & KITCHEN. KITCHEN TO RECEIVE 9'0" CEILING HEIGHT. GYM TO RECEIVE 12'0" CEILING HEIGHT
- MECHANICAL EQUIPMENT ENCLOSURE CEILING HEIGHTS ARE TO BE 8'0" UNLESS NOTED OTHERWISE (ATTN: FLOOR PLAN)
- UNLESS NOTED OTHERWISE ON THE CONSTRUCTION DOCUMENTS, LOCATE ALL DOORS MINIMUM 4" FROM ADJACENT WALLS ON HINGE SIDE. IF A CASING LARGER THEN 2 1/4" IS SELECTED, ADJUST AS NECESSARY. IF DOORS ARE NOT LOCATED NEXT TO ADJACENT WALL, CENTER ON SPACE THEY ENTER INTO.

Framing Plan Note:

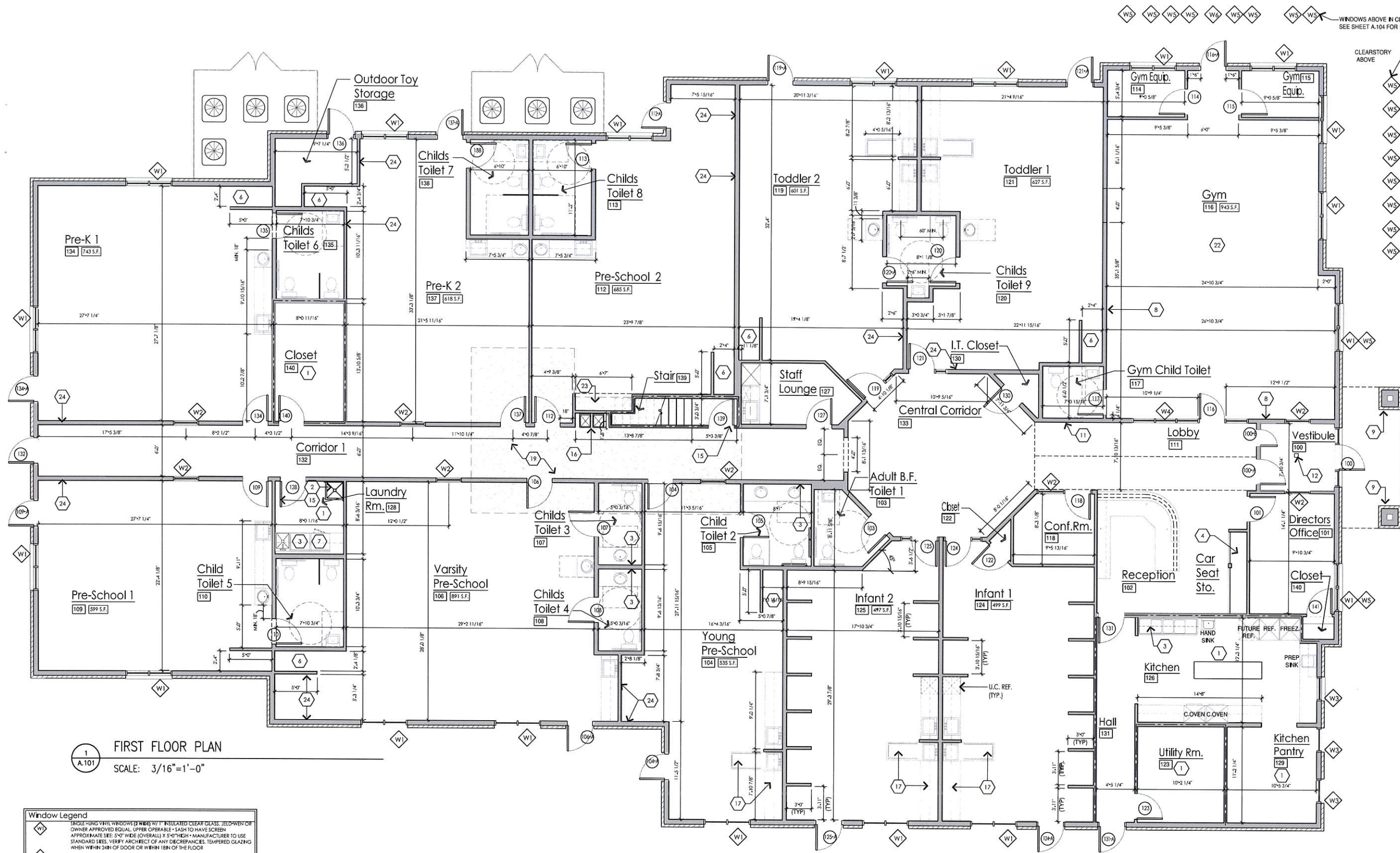
ALL DIMENSIONS ON FRAMING PLANS ARE TAKEN FROM STUD TO STUD AND DO NOT INCORPORATE THE DRYWALL.

SHEET TITLE

FIRST FLOOR WALL
FRAMING PLAN

SHEET NO.

A.100



ARCHITECTURE
INTERIOR DESIGN

80 RAVENHURD
4415 WILSON ROAD
WILSON, WI 53091-4888
TEL: 262.678.6600
FAX: 262.678.6604

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FILE NAME 2017057_22 FLOOR PLANS.DWG
REVISIONS

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CHECKED JN
DATE 04/06/2018
PROJECT NO. 2017057_22
PROJECT TITLE

RAINBOW CHILD
CARE CENTER -
PEWAUKEE, WI

SHEET TITLE

FIRST FLOOR
PLAN

SHEET NO.

A.101

FIRST FLOOR PLAN

SCALE: 3/16"=1'-0"

Window Legend	
W1	36" X 36" VINYL WINDOW (2 WIDE) W/ 1" INSULATED CLEAR GLASS, JELD-WEN OR OWNER APPROVED EQUAL, UPPER OPERABLE, SASH TO HAVE SCREEN APPROXIMATE SEE 5'0" WIDE (OVERALL) X 5'0" HIGH - MANUFACTURER TO USE STANDARD SIES, VERIFY ARCHITECT OF ANY DISCREPANCIES, TYPED GLAZING WHEN WITHIN 24" OF DOOR OR WITHIN 18" OF THE FLOOR
W2	36" X 36" SAFETY GLASS (TEMP.) LAMINATED WINDOW IN HOLLOW METAL PAINTED FRAME
W3	34" X 38" VINYL WINDOW W/ 1" INSULATED CLEAR GLASS, JELD-WEN OR OWNER APPROVED EQUAL, MANUF. TO USE STANDARD SIES.
W4	(3) 28" X 36" SAFETY GLASS (TEMP.) LAMINATED WINDOW IN HOLLOW METAL PAINTED FRAME @ GYMNASIUM
W5	30" X 34" VINYL WINDOW W/ 1" INSULATED CLEAR GLASS, JELD-WEN OR OWNER APPROVED EQUAL, MANUF. TO USE STANDARD SIES.
W6	36" X 34" VINYL WINDOW W/ 1" INSULATED CLEAR GLASS, JELD-WEN OR OWNER APPROVED EQUAL, MANUF. TO USE STANDARD SIES.

NOTES:
1. JELD-WEN WINDOWS TO BE PREFINISHED W/ DESERT SAND
2. BLACK OUT GLASS IN WINDOWS IN GYM EQUIP. #114 & #115

Floorplan Height Notes:

- ALL FIRST FLOOR DOOR, WINDOW, AND HEADER HEIGHTS ARE TO BE 6'-8" UNLESS OTHERWISE NOTED. (NOTE: WINDOWS AND DOORS ARE TO LINE UP IN THE FINISH. ALL ROUGH FRAMING HEIGHTS ARE TO MATCH)
- ALL FIRST FLOOR CEILING HEIGHTS ARE TO BE 8'-0" EXCEPT FOR OPEN STAIRWELL, GYM & KITCHEN. KITCHEN TO RECEIVE 9'-0" CEILING HEIGHT, GYM TO RECEIVE 12'-0" CEILING HEIGHT
- MECHANICAL EQUIPMENT ENCLOSURE CEILING HEIGHTS ARE TO BE 8'-0" UNLESS NOTED OTHERWISE (A.T.C. FLOOR PLAN)
- UNLESS NOTED OTHERWISE ON THE CONSTRUCTION DOCUMENTS, LOCATE ALL DOORS MINIMUM 4" FROM ADJACENT WALLS ON HINGE SIDE. IF A CASING LARGER THAN 2 1/4" IS SELECTED, ADJUST AS NECESSARY. IF DOORS ARE NOT LOCATED NEXT TO ADJACENT WALL, CENTER ON SPACE THEY ENTER INTO.

General Floor Plan Notes:

- ALL EXTERIOR WALLS ARE TO BE 2X6 WOOD FRAMING U.N.O.
- INSULATION IN CONCEALED AND EXPOSED SPACES MUST HAVE A FLAME SPREAD RATING OF 25 OR LESS AND SMOKE DEVELOPED INDEX 450 OR LESS PER CODE.
- ANY OCCUPANT SUSPECTED OF HAVING AN ILLNESS OR DISEASE SHALL BE TAKEN TO THE DIRECTOR'S OFFICE WHERE THEY CAN BE ISOLATED FROM THE OTHER OCCUPANTS AND CARED FOR. IN THE DIRECTOR'S OFFICE THERE SHALL BE A COT FOR THE PURPOSE.
- PROVIDE EXTERIOR FROST FREE HOSE BIBS @ LOCATIONS DIRECTED BY M.E.P.
- PROVIDE SOLID BLOCKING IN WALLS FOR ALL WALL MOUNTED ITEMS NOT LIMITED TO THE FOLLOWING:
S.1. DOOR STOPS
S.2. TOWEL BARS
S.3. TOILET TISSUE DISPENSER
S.4. MISC. WALL MOUNTED ACCESSORIES
S.5. MIRRORS
- ALL WOOD AND WOOD BASED PRODUCTS WITHIN 8' OF GRADE MUST BE PRESSURE TREATED AS REQUIRED PER CODE
- PROVIDE INTERIOR AND/OR EXTERIOR JAMB EXTENSIONS AS REQ'D FOR ALL WINDOWS VER. W/DESIGNER
- PROVIDE MAGNETIC CHLD LOCKS ON ALL CABINET DOORS AND DRAWERS
- GC TO COORDINATE ALL ROUGH CARPENTRY WITH MEP
- GC TO COORDINATE CONTROL JOINTS IN DRYWALL WITH MANUFACTURERS RECOMMENDATION TO PREVENT CRACKING.

Keyed First Floor Plan Notes:

- ALL MECHANICAL AND STORAGE ROOMS ARE TO BE PROTECTED BY 1 HOUR RATED WALLS, CEILINGS, DOOR AND FRAME (SEE WALL LEGEND)
- PROVIDE F.R.P. (WHITE OR AS DIRECTED BY OWNER) TO A 60" A.F.F. BEHIND MOP SINK
- PROVIDE 16" DEEP WIRE SHELVING OVER TO OWNER SPECIFICATION
- BUILT-IN CAR SEAT CUBBIES
- NOT USED
- COT STORAGE AREA - PROVIDE FULL HEIGHT F.R.P. WITH OS CORNER PROTECTION
- LOCATE DRIVER VENT IN WALL CAVITY
- PROVIDE 2X6 BLOCKING IN WALLS @ 42" A.F.F. TO CENTER @ ENTIRE PERIMETER OF GYM
- MASONRY PER. REFER TO STRUCTURAL DRAWINGS FOR DETAIL - STRUCTURAL STEEL 6 TO BE LOCATED WITHIN
- COLUMN
- NOT USED
- PROVIDE BLOCKING IN WALL FOR T.V. MOUNT - 72" WIDE @ 65" A.F.F. TO MID POINT 14"4" FROM ADJACENT VESTIBULE WALL (VERIFY EXACT LOCATION WITH OWNER)
- PROVIDE 12" X 12" HORIZONTAL BLOCKING, FINISHED TO ACCOMMODATE CEILING MOUNTED LIGHT FIXTURE
- PROVIDE BLOCKING AS REQ'D 54"78" A.F.F. FOR WALL MOUNTED BASKETBALL HOOP - EXACT LOCATION TO BE VERIFIED BY OWNER
- PROVIDE WALL MOUNTED MOP HOOKS AND SHELVING
- DOOR TO BE LOCKED AND INACCESSIBLE TO CHILDREN
- ADA COMPLAINT HIGH/LOW DRINKING FOUNTAIN
- CHANGING LOCATION
- CONDENSING UNIT PAD
- AREA OF MECHANICAL MEZANINE (ABOVE)
- NOT USED
- SEE C.M.L. DRAWINGS BY OTHERS FOR EXTERIOR WALK LOCATIONS & DETAILS
- MEASUREMENT FOR GYM PADS MUST BE GIVEN TO DEVELOPER IN A CLEAN DECIPHERABLE FORMAT NO LATER THAN 7 WEEKS BEFORE CERTIFICATE OF OCCUPANCY. NO SPEC NEEDED FOR THE GYM PADS
- LINE OF STAIRS & SLOPED CEILING (ABOVE) - PROVIDE STORAGE SPACE UNDER STAIRS
- PROVIDE BLOCKING FOR 4" W. X 15" X 20" CUBBIES TO BE INSTALLED @ (SEE BELOW)
24.1 ROOMS 109-112 @ 12 1/2" X 15" & 121 @ 36" A.F.F.
24.2 ROOM 106 @ 47 1/2"
24.3 ROOM 104 @ 39 1/2"

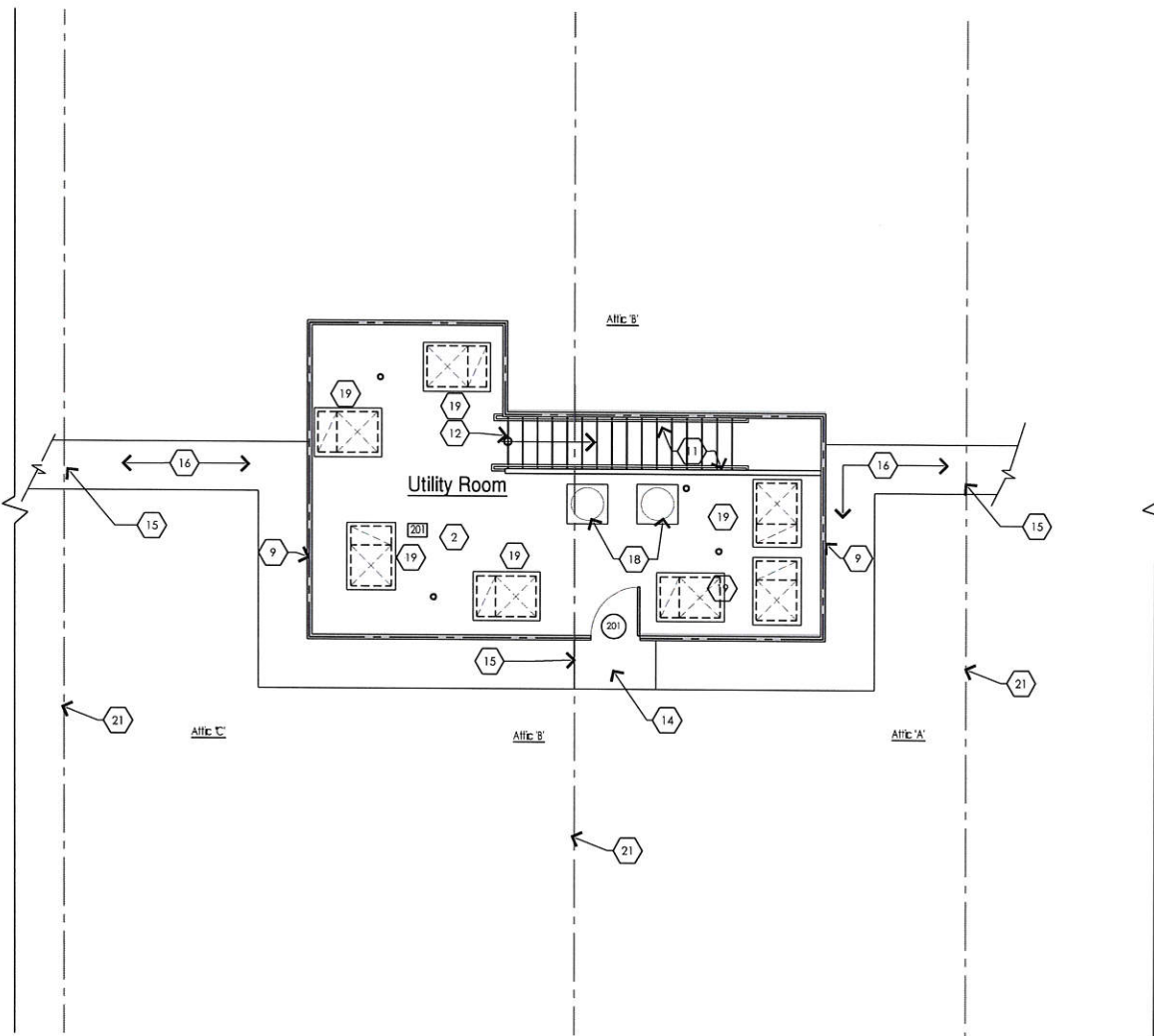
Floor Plan Note:

ALL DIMENSIONS ON FLOOR PLANS ARE TAKEN FROM FINISH TO FINISH & INCLUDE THE 5/8" GYP. BOARD

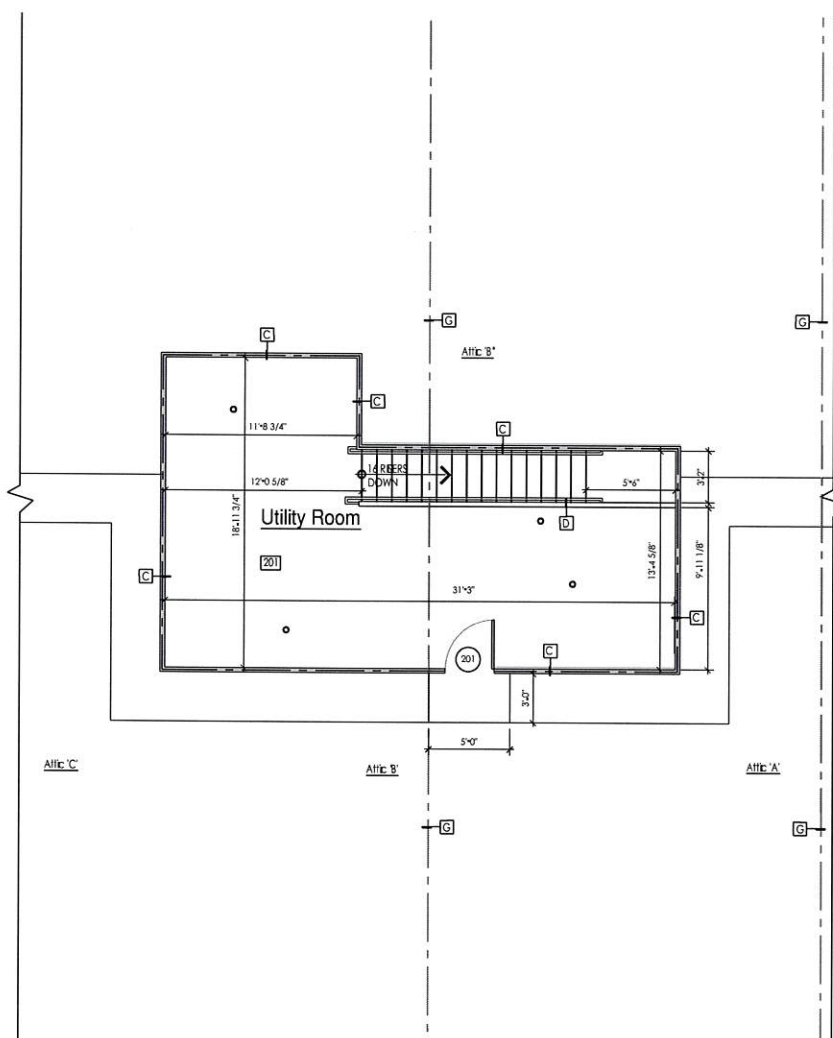


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1
A.103
ATTIC FLOOR PLAN
SCALE: 3/16"=1'-0"
514 SQ. FT.



2
A.103
ATTIC FRAMING PLAN
SCALE: 3/16"=1'-0"

General Attic Plan Notes:

1. SEE SHEET MECHANICAL DRAWINGS FOR EXACT LOCATION OF FURNACES
2. SEE SHEET #2 FOR LOCATION OF MECHANICAL ROOM IN RELATION TO FIRST FLOOR INDICATED BY DASHED LINE

Keyed Attic Plan Notes:

- | | | |
|---|--|---|
| 1. NOT USED | DISCREPANCIES) | * RUN ENTIRE LENGTH OF BUILDING |
| 2. PROVIDE (2) LAYERS OF 5/8" GYP. BRD. @ CEILING FOR 1 HR. RATING | 10. FLOOR DRAIN - VER. EXACT LOCATION (W/MEP ENGINEER) | 17. LIMESTONE SILL (BELOW) |
| 3. PRE-FIN BREAK MTL. CAP W/DRIP EDGE | 11. 34" HIGH HANDRAIL PER CODE EACH SIDE | 18. WATER HEATER (VER. EXACT SEE, LOCATION & CLEARANCES REQ'D. W/MEP ENGINEER) * PROVIDE METAL DRAIN PAN @ EACH W.H. (TYP.) |
| 4. PRIMARY ROOF SUMP (VER. EXACT LOCATION W/ MEP ENGINEER) | 12. PROVIDE METAL NOSING ON STAIR W/PAINTED TREADS & REERS (GREY) | 19. FURNACE (VER. EXACT SEE, LOCATION AND CLEARANCES REQ'D. W/MEP ENGINEER) |
| 5. EMERGENCY OVERFLOW ROOF SUMP (VER. EXACT LOCATION W/MEP ENGINEER) | 13. 7" (MAX.) STEP DOWN (VER. W/TRUSS MANUF.) | 20. LINE OF FIRST FLOOR WALL (BELOW) |
| 6. SINGLE PLY - 60 ML. EPDM ROOF ON TAPERED INSULATION | 14. PROVIDE LANDING THAT IS FLUSH W/MIZZANINE LEVEL | 21. LINE OF DRAFTSTOPPING - VER. LOCATION W/TRUSS MANUF. |
| 7. PITCHED TO DRAIN (TYP.) | 15. 3'-0" X 6'-8" SELF-CLOSING ACCESS DOOR TO EACH DRAFTSTOPPING ATTIC AREA - COORDINATE EXACT LOCATION IN FIELD W/MECHANICAL, ELECTRICAL AND PLUMBING TRADES TO AVOID INTERFERENCE WITH FURNACES, WATER HEATERS, ETC. (1-HR. RATED) | 22. PROVIDE SELF-CLOSING ACCESS DOOR TO EACH DRAFT STOPPING AREA W/AUTOMATIC LATCHES - REFER TO SH1. A.305 |
| 8. A/C CONDENSER (VER. EXACT LOCATION W/MEP ENGINEER) | 16. 3/4" THICK X 3'-0" WIDE PLYWOOD TAG CAT WALK GLUED & NAILED TO PRE-ENG. TRUSSES | |
| 9. NOTE: THESE WALLS ARE TO BE DETERMINED BY TRUSS MANUF. INTENT IS TO HAVE SIMILAR CONSTRUCTION TO WALL TYPE "C" W/ 1-HR. FIRE RATING (NOTIFY ARCHITECT OF ANY | | |

Wall Legend

A	EXTERIOR WALL (BRICK): EXTERIOR BEARING WALL: BRICK VENEER EXTERIOR FINISH W/ 1" AIR SPACE ON TYVEK AIR INFILTRATION BARRIER ON 1/2" APA RATED PLYWOOD SHEATHING ON 2X6 WOOD STUDS @ 16" O.C. W/ R-19 KRAFT FACED BATT INSUL. W/ 5/8" GYPSUM BOARD FINISH	C	INTERIOR PARTITION WALL: 1 LAYER TYPE X 5/8" GYPSUM BOARD EACH SIDE OF 2X4 WOOD STUDS @ 16" O.C. PROVIDE ACOUSTICAL SOUND BATT INSULATION @ ALL INTERIOR WALLS AS DIRECTED BY OWNER NOTE: ALL OPENINGS, DOORS AND WINDOW FRAMES ARE TO BE FIRE CAULKED	E	EXTERIOR WALL (VINYL SIDING): EXTERIOR BEARING WALL: BRICK VENEER EXTERIOR FINISH W/ 1" AIR SPACE ON TYVEK AIR INFILTRATION BARRIER ON 1/2" APA RATED PLYWOOD SHEATHING ON 2X6 WOOD STUDS @ 16" O.C. W/ R-19 KRAFT FACED BATT INSUL. W/ TYPE X 5/8" GYPSUM BOARD FINISH	H	EXTERIOR WALL (VINYL SIDING): GEORGIA PACIFIC (OR EQUIV.) DOUBLE 5" SIDING ON AIR INFILTRATION BARRIER ON 1/2" APA RATED SHEATHING ON 2X6 STUDS @ 16" O.C. W/ R-19 BATT INSULATION ON (2) LAYERS OF 5/8" TYPE X" GYP. BRD.
B	2X6 INTERIOR PARTITION WALL: 5/8" GYPSUM BOARD EACH SIDE OF 2X6 WOOD STUDS @ 16" O.C. PROVIDE ACOUSTICAL SOUND BATT INSULATION @ ALL INTERIOR WALLS AS DIRECTED BY OWNER	D	TYPICAL INTERIOR PARTITION WALL: 2X4 STUDS @ 16" O.C. WITH 5/8" GYP. BOARD EACH SIDE. PROVIDE ACOUSTICAL SOUND BATT INSULATION @ ALL INTERIOR WALLS AS DIRECTED BY OWNER	F	INTERIOR MEZZANINE WALL: PROVIDE (2) LAYERS TYPE X 5/8" GYPSUM BOARD ON ONE SIDE OF 2X4 STUDS UP TO CEILING.	I	INTERIOR PARTITION WALL: 1 LAYER TYPE X 5/8" GYPSUM BOARD EACH SIDE OF 2X6 WOOD STUDS @ 16" O.C. PROVIDE ACOUSTICAL SOUND BATT INSULATION @ ALL INTERIOR WALLS AS DIRECTED BY OWNER NOTE: ALL OPENINGS, DOORS AND WINDOW FRAMES ARE TO BE FIRE CAULKED
				G	DRAFTSTOPPING WALL: 3/8" PLYWOOD ON ONE SIDE OF PRE-ENG. ROOF TRUSS. RUN UP TO UNDER SIDE OF ROOF SHEATHING (SEE TYPICAL DETAIL ON SHEET A.305 FOR ADDITIONAL INFORMATION)		

- General Wall Type Notes:
1. ALL INTERIOR WALLS ARE ASSUMED WALL TYPE "D" U.N.O.
 2. ALL EXTERIOR WALLS ARE ASSUMED WALL TYPE "A" U.N.O.

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PROJECT NO.	2017057_22
PROJECT TITLE	

RAINBOW CHILD
CARE CENTER -
PEWAUKEE, WI

SHEET TITLE

ATTIC PLAN

SHEET NO.

A.103

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PROJECT TITLE	

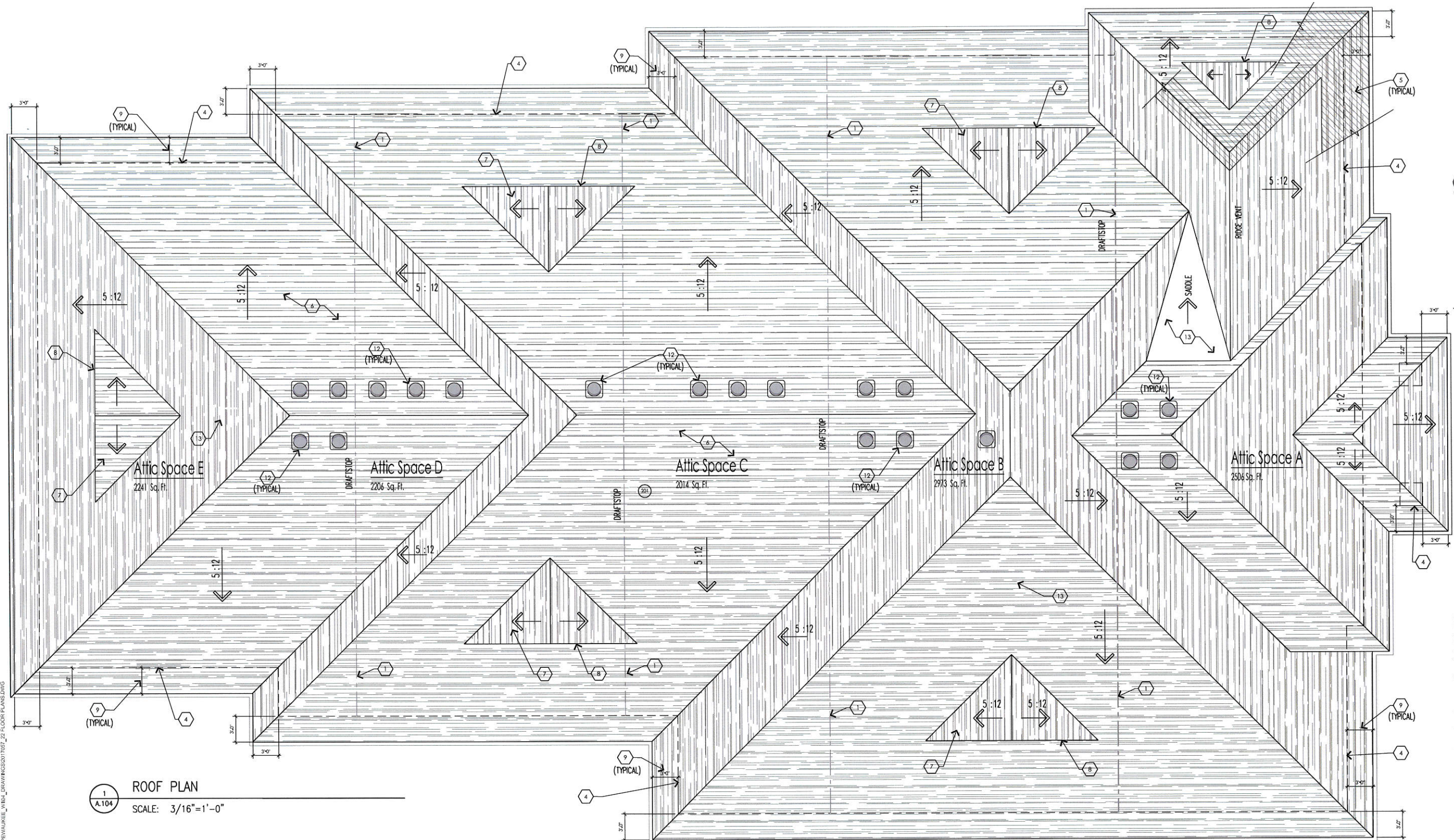
RAINBOW CHILD
CARE CENTER -
PEWAUKEE, WI

SHEET TITLE

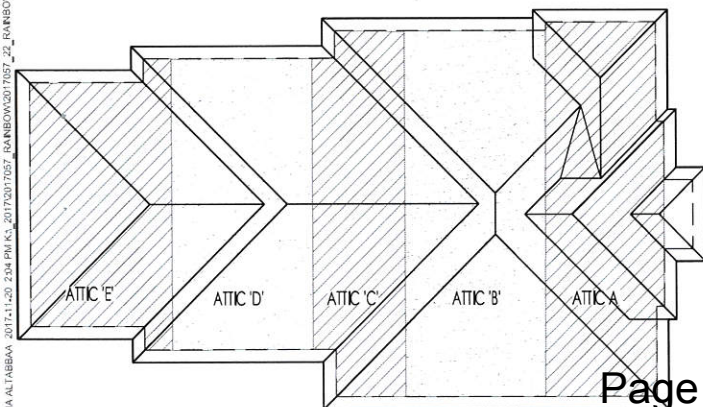
ROOF PLAN

SHEET NO.

A.104



1
A.104
ROOF PLAN
SCALE: 3/16"=1'-0"



VENTILATION DIAGRAM PLAN

Attic 'A' Ventilation Calculation:

1 SQ. FT. OF ATTIC VENT PER 300 SQ. FT. OF ATTIC FLOOR SPACE (OVER ALL PERIMETER OF ROOF)

TOTAL ATTIC SPACE: 2506 SQ. FT.
2506 SQ. FT. / 300 SQ. FT. = 8.4 SQ. FT.
8.4 SQ. FT. / 2 (INTAKE/EXHAUST) = 4.1 SQ. FT.
4.1 SQ. FT. X 144 IN. = 590.4 SQ. IN. (NET FREE AREA REQUIRED)

VENTILATION EXHAUST OPTIONS:
ROOF LOUVER: 8"X144" ROUND METAL DOME VENT BY AIR VENT
EQUALS 144 NFA PER PIECE: 590.4 SQ. IN. / 144 NFA = 4.1
STATIC VENTS REQ'D.

PROPOSED VENTILATION EXHAUST:
4 STATIC ROOF VENTS PROVIDED

VENTILATION INTAKE CALCULATIONS:
590.4 SQ. IN. (NET FREE AREA REQUIRED - SEE ABOVE)
AIR VENT UNDER EAVE VENT 16"x6" EQUALS 42 SQ. IN. NFA PER
PIECE: 590.4 SQ. IN. / 42 NFA = 14.1 = 14 VENTS REQ'D.

PROPOSED VENTILATION INTAKE:
14 VENTS PROVIDED

Attic 'B' Ventilation Calculation:

1 SQ. FT. OF ATTIC VENT PER 300 SQ. FT. OF ATTIC FLOOR SPACE (OVER ALL PERIMETER OF ROOF)

TOTAL ATTIC SPACE: 2973 SQ. FT.
2973 SQ. FT. / 300 SQ. FT. = 10.0 SQ. FT.
10.0 SQ. FT. / 2 (INTAKE/EXHAUST) = 5.0 SQ. FT.
5.0 SQ. FT. X 144 IN. = 720.0 SQ. IN. (NET FREE AREA REQUIRED)

VENTILATION EXHAUST OPTIONS:
ROOF LOUVER: 8"X144" ROUND METAL DOME VENT BY AIR VENT
EQUALS 144 NFA PER PIECE: 720.0 SQ. IN. / 144 NFA = 5.0
STATIC VENTS REQ'D.

PROPOSED VENTILATION EXHAUST:
5 STATIC ROOF VENTS PROVIDED

VENTILATION INTAKE CALCULATIONS:
720.0 SQ. IN. (NET FREE AREA REQUIRED - SEE ABOVE)
AIR VENT UNDER EAVE VENT 16"x6" EQUALS 42 SQ. IN. NFA PER
PIECE: 720.0 SQ. IN. / 42 NFA = 17.14 = 17 VENTS REQ'D.

PROPOSED VENTILATION INTAKE:
17 VENTS PROVIDED

Attic 'C' Ventilation Calculation:

1 SQ. FT. OF ATTIC VENT PER 300 SQ. FT. OF ATTIC FLOOR SPACE (OVER ALL PERIMETER OF ROOF)

TOTAL ATTIC SPACE: 2014 SQ. FT.
2014 SQ. FT. / 300 SQ. FT. = 6.7 SQ. FT.
6.7 SQ. FT. / 2 (INTAKE/EXHAUST) = 3.35 SQ. FT.
3.35 SQ. FT. X 144 IN. = 482.4 SQ. IN. (NET FREE AREA REQUIRED)

VENTILATION EXHAUST OPTIONS:
ROOF LOUVER: 8"X144" ROUND METAL DOME VENT BY AIR VENT
EQUALS 144 NFA PER PIECE: 482.4 SQ. IN. / 144 NFA = 3.35
STATIC VENTS REQ'D.

PROPOSED VENTILATION EXHAUST:
3 STATIC ROOF VENTS PROVIDED

VENTILATION INTAKE CALCULATIONS:
482.4 SQ. IN. (NET FREE AREA REQUIRED - SEE ABOVE)
AIR VENT UNDER EAVE VENT 16"x6" EQUALS 42 SQ. IN. NFA PER
PIECE: 482.4 SQ. IN. / 42 NFA = 11.48 = 11 VENTS REQ'D.

PROPOSED VENTILATION INTAKE:
11 VENTS PROVIDED

Attic 'D' Ventilation Calculation:

1 SQ. FT. OF ATTIC VENT PER 300 SQ. FT. OF ATTIC FLOOR SPACE (OVER ALL PERIMETER OF ROOF)

TOTAL ATTIC SPACE: 2206 SQ. FT.
2206 SQ. FT. / 300 SQ. FT. = 7.35 SQ. FT.
7.35 SQ. FT. / 2 (INTAKE/EXHAUST) = 3.67 SQ. FT.
3.67 SQ. FT. X 144 IN. = 529.2 SQ. IN. (NET FREE AREA REQUIRED)

VENTILATION EXHAUST OPTIONS:
ROOF LOUVER: 8"X144" ROUND METAL DOME VENT BY AIR VENT
EQUALS 144 NFA PER PIECE: 529.2 SQ. IN. / 144 NFA = 3.67
STATIC VENTS REQ'D.

PROPOSED VENTILATION EXHAUST:
4 STATIC ROOF VENTS PROVIDED

VENTILATION INTAKE CALCULATIONS:
529.2 SQ. IN. (NET FREE AREA REQUIRED - SEE ABOVE)
AIR VENT UNDER EAVE VENT 16"x6" EQUALS 42 SQ. IN. NFA PER
PIECE: 529.2 SQ. IN. / 42 NFA = 12.6 = 13 VENTS REQ'D.

PROPOSED VENTILATION INTAKE:
13 VENTS PROVIDED

Attic 'E' Ventilation Calculation:

1 SQ. FT. OF ATTIC VENT PER 300 SQ. FT. OF ATTIC FLOOR SPACE (OVER ALL PERIMETER OF ROOF)

TOTAL ATTIC SPACE: 2241 SQ. FT.
2241 SQ. FT. / 300 SQ. FT. = 7.47 SQ. FT.
7.47 SQ. FT. / 2 (INTAKE/EXHAUST) = 3.73 SQ. FT.
3.73 SQ. FT. X 144 IN. = 537.8 SQ. IN. (NET FREE AREA REQUIRED)

VENTILATION EXHAUST OPTIONS:
ROOF LOUVER: 8"X144" ROUND METAL DOME VENT BY AIR VENT
EQUALS 144 NFA PER PIECE: 537.8 SQ. IN. / 144 NFA = 3.73
STATIC VENTS REQ'D.

PROPOSED VENTILATION EXHAUST:
4 STATIC ROOF VENTS PROVIDED

VENTILATION INTAKE CALCULATIONS:
537.8 SQ. IN. (NET FREE AREA REQUIRED - SEE ABOVE)
AIR VENT UNDER EAVE VENT 16"x6" EQUALS 42 SQ. IN. NFA PER
PIECE: 537.8 SQ. IN. / 42 NFA = 12.8 = 13 VENTS REQ'D.

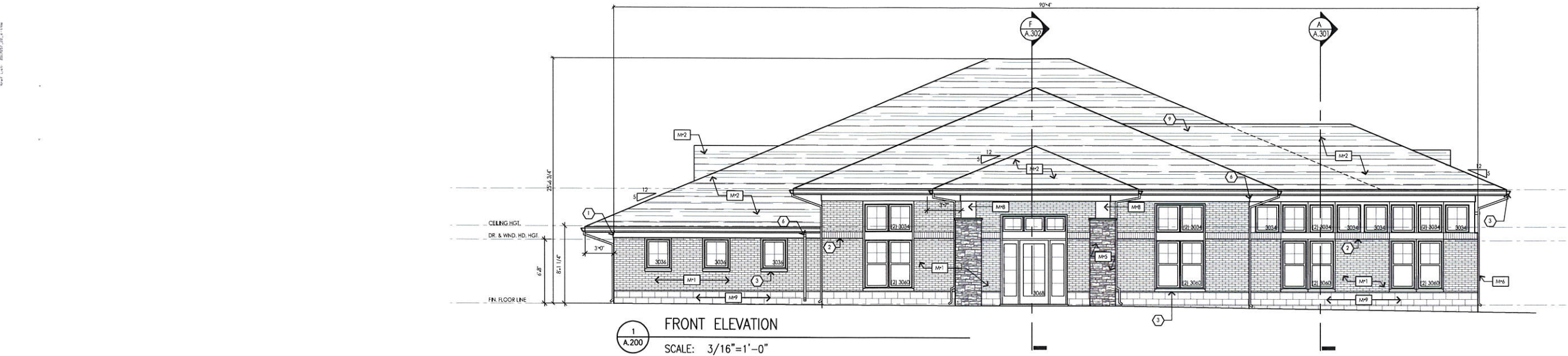
PROPOSED VENTILATION INTAKE:
13 VENTS PROVIDED

General Roof Plan Notes:

- SEE CONSTRUCTION SPECIFICATIONS FOR FLASHING NOTES
- FLASH ALL ROOF PENETRATIONS AS REQUIRED AND PER CODE
- LOCATE ALL PLUMBING STACKS AT REAR ROOF PLANE. VERIFY THAT NO VENTS ARE VISIBLE FROM THE STREET
- PROVIDE PREFIN. MET. DRP EDGE @ ALL ROOF EAVES AND RAKES
- PROVIDE PREFIN. 6" ALUM. GUTTERS & DOWNSPOUTS (MECH. FASTENED) - COORD. DOWNSPOUT LOCATIONS W/OWNER & C/L ENG. IN FIELD

Keyed Roof Plan Notes:

- LOCATION OF DRAFTSTOPPING - VER. W/RISES MANUF. NOTE: DO NOT EXCEED 3,000 SQ. FT. OF ATTIC SPACE WITHOUT DRAFTSTOPPING - SEE DETAIL ON SHEET A.305 FOR ADDITIONAL INFORMATION
- F ROOF ABOVE GYM & NOT OPEN TO MAIN ROOF STRUCTURE (ROOF #3) PROVIDE RIDGE VENT, OTHERWISE ALLOW VENTILATION TO PASS THROUGH TO MAIN ROOF ATTIC AND OUT THROUGH EXHAUST VENTS
- A/C CONDENSING UNIT - VER. DRAFT STOP LOCATION AND CLEARANCES W/MEP ENGINEER
- LINE OF EXTERIOR WALL BELOW (TYP.)
- PROVIDE GRACE ICE & WATER SHIELD @ ALL EAVES & VALLEYS 36" PAST THE INTERIOR OF THE EXTERIOR WALL AND UP EACH VALLEY SIDE 18" (MIN.)
- STANDING SEAM METAL ROOF (TYP.)
- PROVIDE FULL GRACE ICE & WATER SHIELD @ ALL DORMERS (TYP.)
- EXTEND GRACE ICE & WATER SHIELD UP ADJACENT WALL 18" (MIN.)
- TYP. O.H. FOR ALL HPS (J.N.O.) - SEE WALL SECTIONS
- TYP. RAKE PROJECTION (J.N.O.)
- TYP. O.H. FOR ALL DORMERS (J.N.O.)
- AR VENT: 8"X144" METAL DOME VENT - INSTALL PER MANUF. SPECS. VENTS MUST BE INSTALLED PER BC 1203.2 (TYP.) - PAINT TO MATCH ROOF
- SINGLYPLY 60 MIL. EPDM W/PREFIN. METAL EDGE FLASHING W/DRP EDGE - INSTALL IN STRICT COMPLIANCE W/MANUF. INSTALLATION SPECS.
- PREFIN. METAL EDGE FLASHING W/DRP ON PARAPET FRAMING (SEE SECTION)



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Exterior Elevation Materials					
SYMBOL	ITEM	MANUFACTURER	MODEL	COLOR / FINISH	NOTES
M1	BRICK	BRAMPTON BRICK	CROSSROADS SERIES	COLOR + JASPER	F BLOCK. & NOT READILY AVAILABLE PROVIDE OPTIONS FOR OWNER TO APPROVE
M2	ASPHALT SHINGLES	GAF ROOFING	TIMBERLINE HD + LIFETIME SHINGLES	COLOR + WEATHERED WOOD	-
M3	BREAK METAL TRIM	QUALITY EDGE	TRULINE EMBOSSED TRIM COIL	COLOR + 807 (CLAY)	-
M4	VINYL SIDING	GEORGIA PACIFIC	FOREST RIDGE DOUBLE S' SIDING	MET	-
M5	STONE VENEER	-	-	-	VER. W/ OWNER FOR MANUFACTURER, MODEL AND COLOR
M6	PREFIN ALUMINUM GUTTER	MASTIC HOME EXTERIORS	6" GUTTER COL + 27 GAUGE	COLOR + ROYAL BROWN (VERIFY W/OWNER)	-
M7	SHLS	T.B.D.	LIMESTONE	VAREGATED	-
M8	CEDAR TRIM BOARD	-	CEDAR	NATURAL & SEALED	-
M9	SPLIFACE C.M.U.	MICHIGAN CERTIFIED CONCRETE	SPLIFACED	VAOLS	F BLOCK. & NOT READILY AVAILABLE PROVIDE OPTIONS FOR OWNER TO APPROVE

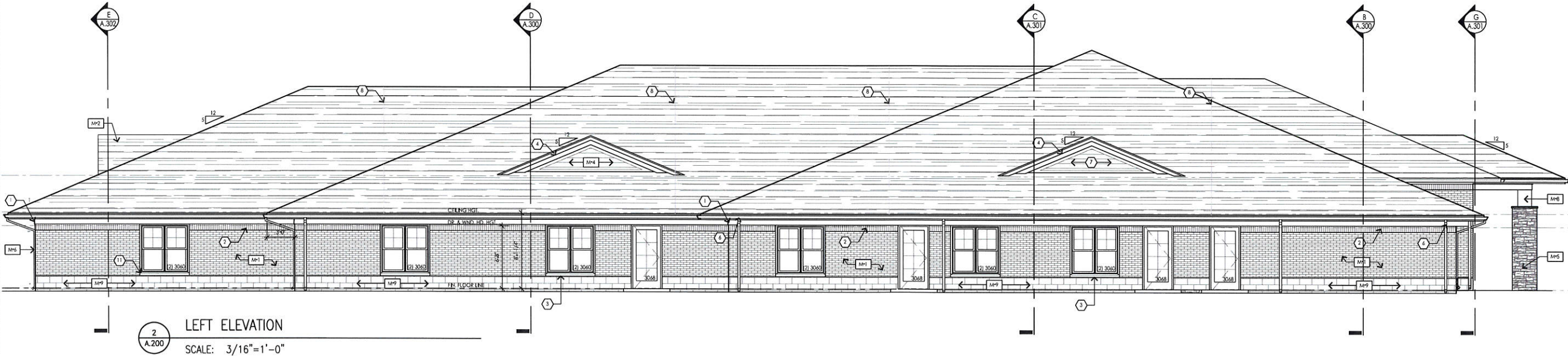
Keyed Elevation Notes:

1. TYPICAL EAVE - SEE DETAIL FOR MORE INFORMATION
2. BRICK SOLDER COURSE (TYP.)
3. SLL SLOPED TO ALLOW WATER RUNOFF WITH DRP EDGE
4. 1X2 TRIM BRD. ON 1X6 RAKE BRD. ON 1X6 SUB-RAKE BRD. WITH PREFINISHED ALUMINUM WRAP
5. 1/2" AZTEK PANEL (PAINT)
6. PREFINISHED ALUMINUM GUTTER AND DOWNSPOUT - VERIFY CONNECTION DETAIL AND LOCATION WITH CIVIL ENGINEER
7. PROVIDE LOUVERED DORMERS FOR MECHANICAL INTAKE(VER. W/ MECH. DRAWINGS)
8. LINE OF DRAFT STOPPING
9. LINE OF BUILDING BEYOND
10. CONDENSING LINE. SEE MECH. DRAWINGS FOR EXACT LOCATIONS
11. 60ML EPDM ROOF FULLY ADHERED

General Elevation Notes:

1. ALL TRIM BOARDS (U.N.O.) WILL BE CLAD IN PREFIN. ALUM. + DETERMINE GAUGE PER RAINBOW CHILD CARE CENTER SPEC'S.
2. EXTERIOR BRICK & TO BE STANDARD SIZE + COURSE OUT QUON CORNERS
3. EXTERIOR WINDOWS ARE JELDOWEN. THEY ARE OPERABLE AND HAVE SCREENS. SCREENS ARE TO BE 1/8 MESH OR BETTER.
4. DO NOT SCALE HATCHING. REFER TO BUILDING SECTIONS & WALL SECTIONS FOR PROPER CONSTRUCTION METHODS. A.300 + A.305
5. SIGNAGE TO BE INSTALLED BY G.C. AS DIRECTED BY OWNER

NOTE:
JELDOWEN WINDOWS TO BE PREFINISHED W/DESERT SAND



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DATE 04/06/2018
PROJECT NO. 2017057_22
PROJECT TITLE

RAINBOW CHILD
CARE CENTER -
PEWAUKEE, WI

SHEET TITLE
EXTERIOR
ELEVATIONS

SHEET NO.

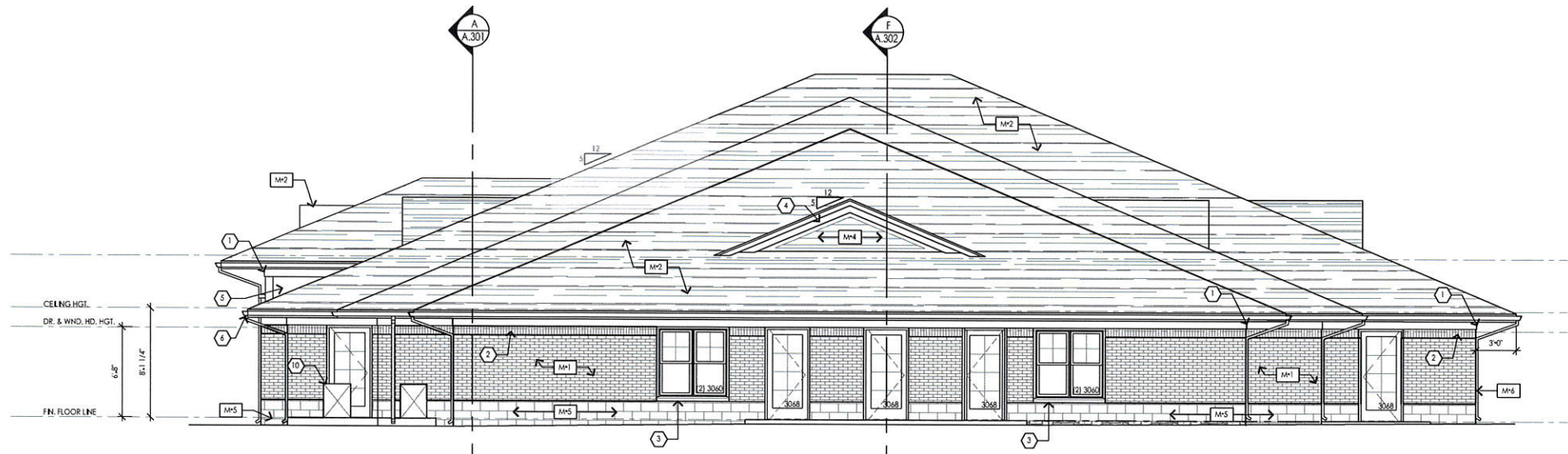
A.200

2017.11.21 3:53 PM K:\2017\2017057_RAINBOW_PEWaukee_WI\22_ELEVATIONS\SECTIONS\DWG 2017.11.21 3:53 PM K:\2017\2017057_RAINBOW_PEWaukee_WI\22_ELEVATIONS\SECTIONS\DWG



ARCHITECTURE
DESIGN
INTERIOR DESIGN

STRANG, INC.
1425 W. JEFFERSON AVE.
MILWAUKEE, WI 53233-4800
T/ 414.378.8000
F/ 414.378.8004



1
A.201
REAR ELEVATION
SCALE: 3/16"=1'-0"

Exterior Elevation Materials					Xx
SYMBOL	ITEM	MANUFACTURER	MODEL	COLOR / FINISH	NOTES
M1	BRICK	BRAMPTON BRICK	CROSSROADS SERIES	COLOR • JASPER	F BLOCK IS NOT READILY AVAILABLE PROVIDE OPTIONS FOR OWNER TO APPROVE
M2	ASPHALT SHINGLES	GAF ROOFING	TIMBERLINE HD • LIFETIME SHINGLES	COLOR • WEATHERED WOOD	
M3	BREAK METAL TRIM	QUALITY EDGE	TRULINE EMBOSSED TRIM COIL	COLOR • 807 (CLAY)	
M4	VINYL SIDING	GEORGIA PACIFIC	FOREST RIDGE DOUBLE 5" SIDING	MBT	
M5	STONE VENEER	*	*	*	VER. W/ OWNER FOR MANUFACTURER, MODEL, AND COLOR
M6	PREFIN ALUMINUM GUTTER	MASTIC HOME EXTERIORS	6" GUTTER COIL • 27 GAUGE	COLOR • ROYAL BROWN (VERIFY W/OWNER)	
M7	SILLS	T.B.D.	LIMESTONE	VAREGATED	
M8	CEDAR TRIM BOARD	*	CEDAR	NATURAL & SEALED	
M9	SPLIFACE C.M.U.	MICHIGAN CERTIFIED CONCRETE	SPLIF FACED	VAOLS	F BLOCK IS NOT READILY AVAILABLE PROVIDE OPTIONS FOR OWNER TO APPROVE

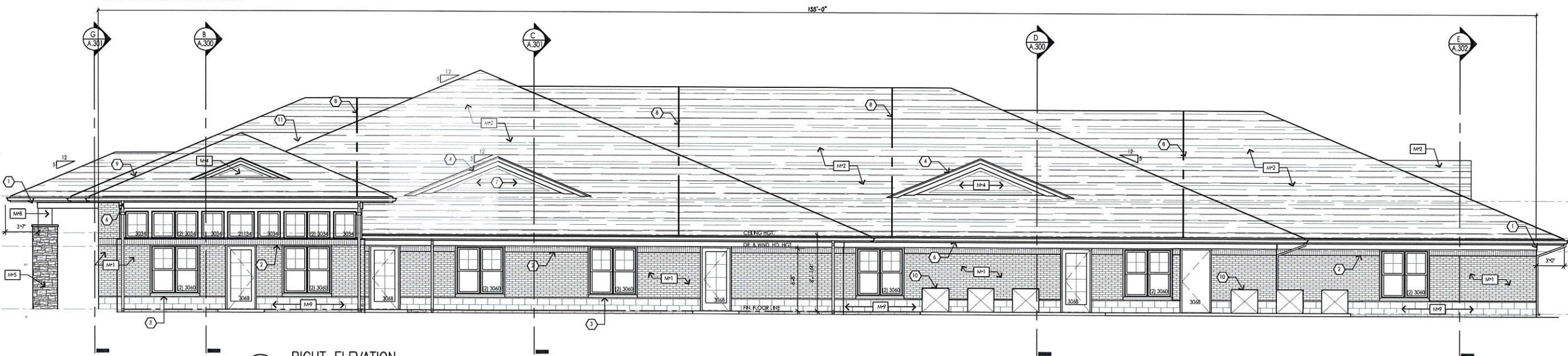
Keyed Elevation Notes:

1. TYPICAL EAVE-SEE DETAIL FOR MORE INFORMATION
2. BRICK SOLDER COURSE (TYP.)
3. SILL SLOPED TO ALLOW WATER RUNOFF WITH DRIP EDGE
4. 1X3 TRIM BRD. ON 1X6 RAKE BRD. ON 1X6 SUB-RAKE BRD. WITH PREFINISHED ALUMINUM WRAP
5. 1/2" AZTEK PANEL (PAINT)
6. PREFINISHED ALUMINUM GUTTER AND DOWNSPOUT • VERIFY CONNECTION DETAIL AND LOCATION WITH CIVIL ENGINEER
7. PROVIDE LOUVERED DORMERS FOR MECHANICAL INTAKE (VER. W/ MECH. DRAWINGS)
8. LINE OF DRAFT STOPPING
9. LINE OF BUILDING BEYOND
10. CONDENSING UNIT. SEE MECH. DRAWINGS FOR EXACT LOCATIONS
11. 60ML EPDM ROOF FULLY ADHERED

General Elevation Notes:

- 1). ALL TRIM BOARDS (I.N.O.) WILL BE CLAD IN PREFIN. ALUM. • DETERMINE GAUGE PER RAINBOW CHILD CARE CENTER SPECS.
- 2). EXTERIOR BRICK IS TO BE STANDARD SKE • COURSE OUT QUORN CORNERS
- 3). EXTERIOR WINDOWS ARE JELDWEN. THEY ARE OPERABLE AND HAVE SCREENS. SCREENS ARE TO BE 16 MESH OR BETTER.
- 4). DO NOT SCALE HATCHING. REFER TO BUILDING SECTIONS & WALL SECTIONS FOR PROPER CONSTRUCTION METHODS. A.300 • A.305
- 5). SIGNAGE TO BE INSTALLED BY G.C. AS DIRECTED BY OWNER

NOTE:
JELDWEN WINDOWS TO BE PREFINISHED W/DESERT SAND



2
A.201
RIGHT ELEVATION
SCALE: 3/16"=1'-0"

DRAWING SET	CD
COPYRIGHT	2017
STRANG, INC.	
FILE NAME	217057_22 ELEVATIONS & SECTIONS.DWG
REVISIONS	

DRAWN	HA
CHECKED	JN
DATE	04/06/2018
PROJECT NO.	2017057_22
PROJECT TITLE	

RAINBOW CHILD
CARE CENTER -
PEWAUKEE, WI

SHEET TITLE
EXTERIOR
ELEVATIONS

SHEET NO.
A.201

GENERAL REQUIREMENTS

1. THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR A COMPLETE AND FUNCTIONAL ELECTRICAL SYSTEM(S). ITEMS AND ACCESSORIES REASONABLY INFERRED AS NECESSARY TO COMPLETE THE PROPER OPERATION OF THE SYSTEM(S) SHALL BE PROVIDED.
 - A. NEW LIGHTING, MOUNTING ACCESSORIES, CONTROLS AND POWER WIRING.
 - B. PROJECT RECORD DRAWINGS.
 - C. ALL PERMITS, TESTING AND INSPECTION FEES.
2. NO EXTRA COMPENSATION WILL BE CONSIDERED FOR WORK REFERENCED OR IMPLIED IN THE CONTRACT DOCUMENTS. THE CONTRACT DOCUMENTS MAY INCLUDE BUT NOT BE LIMITED TO: ELECTRICAL, MECHANICAL, PLUMBING, ARCHITECTURAL OR STRUCTURAL.
3. NO EXTRA COMPENSATION WILL BE CONSIDERED FOR WORK REFERRED TO OR IMPLIED ON THE CONTRACT DOCUMENT BUT "NOT INCLUDED" IN THE BID UNLESS ABSOLUTELY NOTED AS SUCH ON THE SUBMITTED BID DOCUMENTS.
4. MATERIALS AND INSTALLATION SHALL COMPLY WITH CODES, UTILITY REQUIREMENTS, LAWS AND ORDINANCES OF FEDERAL, STATE, OSHA AND LOCAL GOVERNING BODIES HAVING JURISDICTION.
5. THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF 12 MONTHS AFTER FINAL ACCEPTANCE OF THE WORK.
6. THE INTENT IS TO FURNISH, ERECT, INSTALL, CONNECT, CLEAN, ADJUST, TEST AND PLACE IN SERVICE ALL MATERIALS, EQUIPMENT AND SYSTEMS FOR ALL WORK SHOWN ON THE DRAWINGS OR CALLED FOR IN THE SPECIFICATIONS. SHOULD THERE BE ANY DISCREPANCIES OR A QUESTION OF INTENT, REFER THE MATTER TO THE ARCHITECT/ENGINEER FOR A FINAL DECISION.
7. ALL QUESTIONS DURING THE CONSTRUCTION PROCESS SHALL BE DIRECTED TO THE ENGINEER IN A WRITTEN FORM OF AN "RFI". ANY FORMAL OR INFORMAL DISCUSSION OR PHONE CONVERSATION DOES NOT CONSTITUTE THE AUTHORIZATION TO PROCEED OR ENGINEER'S APPROVAL. THE "RFI" MUST CONTAIN THE FOLLOWING INFORMATION. FAILURE TO COMPLY WILL RENDER THE "RFI" VOID AND IT WILL BE RETURNED UNANSWERED:
 - A. PROJECT NAME.
 - B. FIRM'S NAME.
 - C. DATE.
 - D. AUTHORS NAME (PRINTED)
 - E. AUTHORS NAME (SIGNED)
 - F. DRAWING NUMBER
 - G. DATE OF DRAWING.
8. MISCELLANEOUS APPARATUS, MATERIAL OR WORK NOT SHOWN ON DRAWINGS, OR ANY INCIDENTAL ACCESSORIES SUCH AS WIRING, RELAYS, SWITCHES, TRANSFORMERS (LINE VOLTAGE TO LOW VOLTAGE). ETC., NECESSARY TO MAKE THE WORK COMPLETE SHALL BE FURNISHED AND INSTALLED WITHOUT ADDITIONAL EXPENSE TO THE OWNER.
9. THE ELECTRICAL CONTRACTOR SHALL FOLLOW THE STANDARDS AND SPECIFICATIONS CONTAINED HEREIN AS WELL AS:
 - A. NATIONAL ELECTRICAL CODE
 - B. ALL APPLICABLE LOCAL AND MUNICIPAL CODES, AMENDMENTS AND ORDINANCES.
 - C. UNDERWRITERS LABORATORIES (U.L.)
 - D. NFPA, NEMA, ANSI, IES AND IEEE STANDARDS.
 - E. NFPA LIFE SAFETY CODE 101.
 - F. ASHRAE 90.1, INTERNATIONAL ENERGY CONSERVATION CODE.
10. THE ELECTRICAL CONTRACTOR SHALL BID ALL WORK AS SHOWN AND NOTED AND THE EXACT MATERIAL AND EQUIPMENT AS SPECIFIED. ANY UNAPPROVED SUBSTITUTION OF MATERIAL AND EQUIPMENT DURING THE BIDDING PROCESS TO SECURE THE AWARD OF CONTRACT WILL NOT BE ACKNOWLEDGED.
11. THE ELECTRICAL CONTRACTOR SHALL BE FINANCIALLY LIABLE FOR ANY REQUIRED ENGINEERING REVIEW TIME DUE TO ANY PROPOSED PRODUCT CHANGE AND/OR VOLUNTARY "VALUE ENGINEERING" DURING THE BIDDING PROCEDURE THROUGH THE SUBMITTAL PROCESS.
12. ANY CONFLICTING INFORMATION DEPICTED OR IMPLIED ON THE DRAWINGS IDENTIFIED DURING THE BIDDING PROCESS SHALL BE SUBMITTED FOR CLARIFICATION OF INTENT. FAILURE TO CLARIFY THE ENGINEERS INTENT MAY MAKE THE ELECTRICAL CONTRACTOR LIABLE FOR ANY ASSOCIATED COSTS RELATIVE TO CHANGES DURING THE CONSTRUCTION PROCESS.
13. NO EXTRA CHARGES SHALL BE ACCEPTED BY THE OWNER FOR WORK THAT HAS TO BE PERFORMED DUE TO THE CONTRACTOR'S NEGLIGENCE TO VERIFY THE EXISTING CONDITIONS.
14. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL MATERIAL AND LABOR SO THAT THIS CONSTRUCTION IS IN COMPLIANCE WITH THE APPLICABLE BUILDING CODES.
15. THE CONTRACTOR COVENANTS AND AGREES THAT HE AND HIS SUBCONTRACTORS AND HIS AND THEIR AGENTS, AND EMPLOYEES WILL PROVIDE AND MAINTAIN AND SAFE PLACE TO WORK AND THAT HE AND THEY WILL COMPLY WITH ALL LAWS AND REGULATIONS OF ANY GOVERNMENTAL AUTHORITY HAVING JURISDICTION HEREOF, AND THE CONTRACTOR AGREES TO INDEMNIFY, DEFEND AND HOLD HARMLESS THE ARCHITECT/ENGINEER(S) AND THE OWNER FROM AND AGAINST ANY LIABILITY, LOSS, INJURY, DEATH, DAMAGE OR EXPENSE, INCLUDING ATTORNEYS' FEES.

REVIEW OF CONTRACT DOCUMENTS AND FIELD CONDITIONS

1. THE CONTRACTOR SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS, VISIT THE SITE, AND BECOME THOROUGHLY FAMILIAR WITH THE BUILDING STANDARDS AND LOCAL CONDITIONS RELATING TO THE WORK PRIOR TO SUBMITTING THE BID PROPOSAL. FAILURE TO DO SO SHALL NOT RELIEVE THE CONTRACTOR OF THE OBLIGATIONS OF THE CONTRACT. IDENTIFY ALL DISCREPANCIES TO THE ENGINEER.
2. THE DRAWINGS SHALL SERVE TO INDICATE THE GENERAL LAYOUT OF THE VARIOUS ITEMS OF EQUIPMENT, THE LAYOUT OF THE EQUIPMENT, ACCESSORIES AND OTHER COMPONENTS ARE DIAGRAMMATIC UNLESS SPECIFICALLY SHOWN OR DIMENSIONED.
3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY MATERIALS, EQUIPMENT OR CONFIGURATION BELIEVED TO BE INADEQUATE, UNSUITABLE, IN VIOLATION OF LAWS, ORDINANCES, RULES OR REGULATIONS OF AUTHORITIES HAVING JURISDICTION PRIOR TO INSTALLATION.

PERMITS, FEES

1. THE CONTRACTOR SHALL PREPARE AND SUBMIT ANY AND ALL DATA, DRAWINGS, AND DETAILS REQUIRED TO SECURE AND PAY FOR ALL PERMITS, GOVERNMENTAL FEES, TAXES, INSPECTIONS AND LICENSES NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
2. ARRANGE FOR AND PAY ALL APPLICABLE FEES FOR TEST AND INSPECTIONS REQUIRED BY LOCAL AUTHORITIES HAVING JURISDICTION.
3. WHERE REGULATIONS OF ELECTRIC UTILITY AND TELEPHONE COMPANIES APPLY, CONFORMANCE WITH THEIR REGULATIONS IS MANDATORY AND ANY COSTS INVOLVED SHALL BE INCLUDED IN THE CONTRACT.

SUBMITTALS AND SHOP DRAWINGS

1. THE CONTRACTOR SHALL PREPARE AND SUBMIT TO GOVERNMENTAL AGENCIES AND UTILITY COMPANIES THE SHOP DRAWINGS, WHICH ARE REQUIRED BY THESE AGENCIES, FOR THEIR APPROVAL.
2. SHOP DRAWINGS SHALL INCLUDE CONTRACTOR'S NAME, JOB ADDRESS, MANUFACTURERS' NAMES, CATALOG NUMBERS, CUTS, DIAGRAMS AND OTHER SUCH DESCRIPTIVE DATA AS MAY BE REQUIRED TO IDENTIFY AND REVIEW THE EQUIPMENT. SUBMITTALS SHALL BE IN LOGICAL GROUPS: FOR EXAMPLE, ALL LIGHTING FIXTURES, PARTIAL SUBMITTALS SHALL NOT BE REVIEWED. THE CONTRACTOR SHALL SUBMIT SIX (6) COPIES OF THE FOLLOWING SHOP DRAWINGS FOR REVIEW:
 - A. LIGHTING FIXTURES, LIGHTING CONTROLS, LAMPS AND BALLASTS
3. PREPARE AND MAINTAIN IN CURRENT STATUS A COMPLETE SET OF DETAILED DRAWINGS COMPLETELY CIRCUTED WITH ALL BRANCH CIRCUIT LOAD SCHEDULES FOR ALL WORK INCLUDED UNDER THIS CONTRACT. THESE DRAWINGS SHALL BE MADE ON MYLAR SHEETS AT THE CONTRACTOR'S EXPENSE.
4. THE ELECTRICAL CONTRACTOR IS NOT ALLOWED TO USE THE CONTRACT DOCUMENTS FOR "AS-BUILT" DRAWINGS. THE BACKGROUNDS SHALL BE IN THE LATEST RELEASE OF AUTOCAD. AT THE CONTRACTORS OPTION THE AUTOCAD BACKGROUNDS CAN BE OBTAINED FROM THE ENGINEERING FIRM AT THE COST OF \$100.00 PER DRAWING FILE.
5. PRIOR TO ROUGHING IN ANY ELECTRICAL WORK AND ORDERING EQUIPMENT, SUBMIT DRAWINGS TO ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL.
6. CONTRACTOR SHALL NOT ORDER ANY LIFE SAFETY EQUIPMENT OR ROUGH-IN ANY CONDUITS PRIOR TO SECURING APPROVAL OF RELATED SHOP DRAWINGS FROM THE LOCAL AUTHORITIES.
7. ONE (1) WEEK PRIOR TO THE FINAL INSPECTION, DELIVER TO THE ARCHITECT FOUR TYPED COPIES EACH OF THE FOLLOWING:
 - A. CERTIFICATION FROM CONTRACTOR THAT ALL EQUIPMENT AND SYSTEMS HAVE BEEN PROPERLY INSTALLED, ADJUSTED AND TESTED.
 - B. CERTIFICATION FROM THE RESPECTIVE MANUFACTURER'S AUTHORIZED REPRESENTATIVE THAT THE EQUIPMENT AND SYSTEMS HAVE BEEN PROPERLY INSTALLED, ADJUSTED AND TESTED.
 - C. LIGHTING CONTROL SYSTEM

CONSTRUCTION REQUIREMENTS

1. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY POWER, LIGHTING AND WIRING FOR THE PERFORMANCE OF ALL TRADES, FOR THE ENTIRE PERIOD OF CONSTRUCTION AND SHALL REMOVE ALL TEMPORARY SERVICES AT THE COMPLETION OF CONSTRUCTION.
2. MATERIALS AND EQUIPMENT SHALL BE LISTED AND/OR LABELED BY UL, ETL, CSA OR ANOTHER NATIONALLY RECOGNIZED TESTING LABORATORY.
3. ALL MATERIAL, EQUIPMENT, WIRING DEVICES, ETC. SHALL BE NEW, UNLESS SPECIFICALLY INDICATED AS EXISTING TO BE REUSED. ACCEPTABLE MANUFACTURERS:
 - A. SQUARE D COMPANY
 - B. CUTLER-HAMMER
 - C. GENERAL ELECTRIC COMPANY
4. ALL MATERIALS AND EQUIPMENT SHALL BE STORED, HANDLED, ERECTED, INSTALLED, CONNECTED, CLEANED, ADJUSTED, TESTED, CONDITIONED AND PLACED IN SERVICE IN ACCORDANCE WITH THE MANUFACTURERS' DIRECTIONS AND RECOMMENDATIONS.
5. EXCEPT AS NOTED OTHERWISE, ALL WORK REQUIRED INCLUDING LABOR, EQUIPMENT AND MATERIALS SHALL BE IN STRICT COMPLIANCE WITH THE BUILDING STANDARD.
6. THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS INCLUDING ALL SAFETY REQUIREMENTS ON THE PROJECT SITE AND SHALL COORDINATE ALL WORK ACTIVITIES WITH THE GENERAL CONTRACTOR.
7. THE ELECTRICAL CONTRACTOR WITH THE APPROVAL OF THE ARCHITECT/ENGINEER AND WITHOUT ADDITIONAL COST TO THE OWNER, MAY MAKE MINOR MODIFICATIONS IN THE WORK AS REQUIRED BY INTERFERENCE'S AND WORK OF OTHER TRADES
8. THE ELECTRICAL CONTRACTOR SHALL REFER TO ALL CONTRACT DOCUMENTS FOR DETAILS, REFLECTED CEILING PLANS, AND LARGE SCALE DRAWINGS FOR ARCHITECTURAL, STRUCTURAL AND MECHANICAL WORK.
9. THE ELECTRICAL CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS/ELEVATIONS FOR THE EXACT LOCATION OF ALL LIGHT FIXTURES, RECEPTACLES AND WALL OUTLETS FOR ALL DIMENSIONS AND LOCATIONS.
10. COORDINATE THE UTILITY COMPANY SERVICE CORRESPONDENCE, FEEDS, AND INSTALLATION. ARRANGE ALL MEETINGS AS REQUIRED.
11. DELIVER MATERIALS IN ADEQUATE TIME TO MAINTAIN APPROVED CONSTRUCTION SCHEDULE AND STORE IN A SAFE DRY LOCATION OUT OF THE WAY OF CONSTRUCTION OPERATIONS WHERE APPROVED BY THE BUILDING ENGINEER.
12. THE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF CONDUIT, BOXES, EQUIPMENT, FIXTURES AND OTHER WORK. EXACT LOCATIONS NECESSARY TO SECURE THE BEST CONDITIONS AND RESULTS SHALL BE DETERMINED AT THE SITE AND SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT/ENGINEER. THE ELECTRICAL CONTRACTOR SHALL CHECK DRAWINGS OF OTHER TRADES TO VERIFY LOCATIONS IN WHICH WORK WILL BE INSTALLED. FURNISH ALL OTHER TRADES AFFECTED WITH ADVANCE INFORMATION ON LOCATIONS, SIZES OF FRAMES, BOXES, SLEEVES, AND OPENINGS NEEDED FOR THE COMPLETION OF ALL WORK.

EXECUTION

1. PRIOR TO ANY DIGGING, TRENCHING, ETC. CONTACT ALL LOCAL UTILITY COMPANIES AND MUNICIPALITIES AND CONFIRM EXACT LOCATIONS OF ALL EXISTING UTILITIES.

CLOSEOUT

1. PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL PROVIDE A WRITTEN CERTIFICATE THAT ALL EQUIPMENT AND SYSTEMS HAVE BEEN PROPERLY INSTALLED PER CODE, CLEANED, ADJUSTED AND TESTED. INCLUDE IN THE CERTIFICATE, CORRESPONDENCE FROM EACH EQUIPMENT MANUFACTURER'S REPRESENTATIVE THAT THE CONFIGURATION OF THEIR EQUIPMENT, SYSTEM AND THE INSTALLATION CONFORM TO THE MANUFACTURER'S REQUIREMENTS.
2. THE CONTRACTOR SHALL PROVIDE ORIGINAL "AS-BUILT" DRAWINGS. THESE DRAWINGS SHALL BE MADE AT THE CONTRACTOR'S EXPENSE ON REPRODUCIBLE SHEETS OF THE SAME SIZE AS THE ARCHITECTURAL DRAWINGS. SUBMIT AS-BUILT DRAWINGS TO ENGINEER.
3. SUBMIT CERTIFIED RECORDS OF ALL TESTS, IN TABULATED PERMANENT, REPRODUCIBLE FORM, COMPLETELY INDEXED AND EXPLAINED, INDICATING THE SPECIFIC TEST PERFORMED, ENVIRONMENTAL CONDITIONS AND RESULTS OBTAINED UPON COMPLETION OF THE PROJECT AND FULL SCOPE OF WORK.

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EIGHT
DESIGN-BUILD
1742 Crooks Road
Troy, Michigan 48064
Attn: Samantha Coponen
(248) 519-9274

RAINBOW CHILD CARE
N35 W23770 CAPITOL DRIVE
PEWAUKEE, WISCONSIN 53072



SEAL

Date:
Design Firm#

No.	Date	Description
0	04/17/2018	CITY SUBMITTAL

Project #: 32180002.000

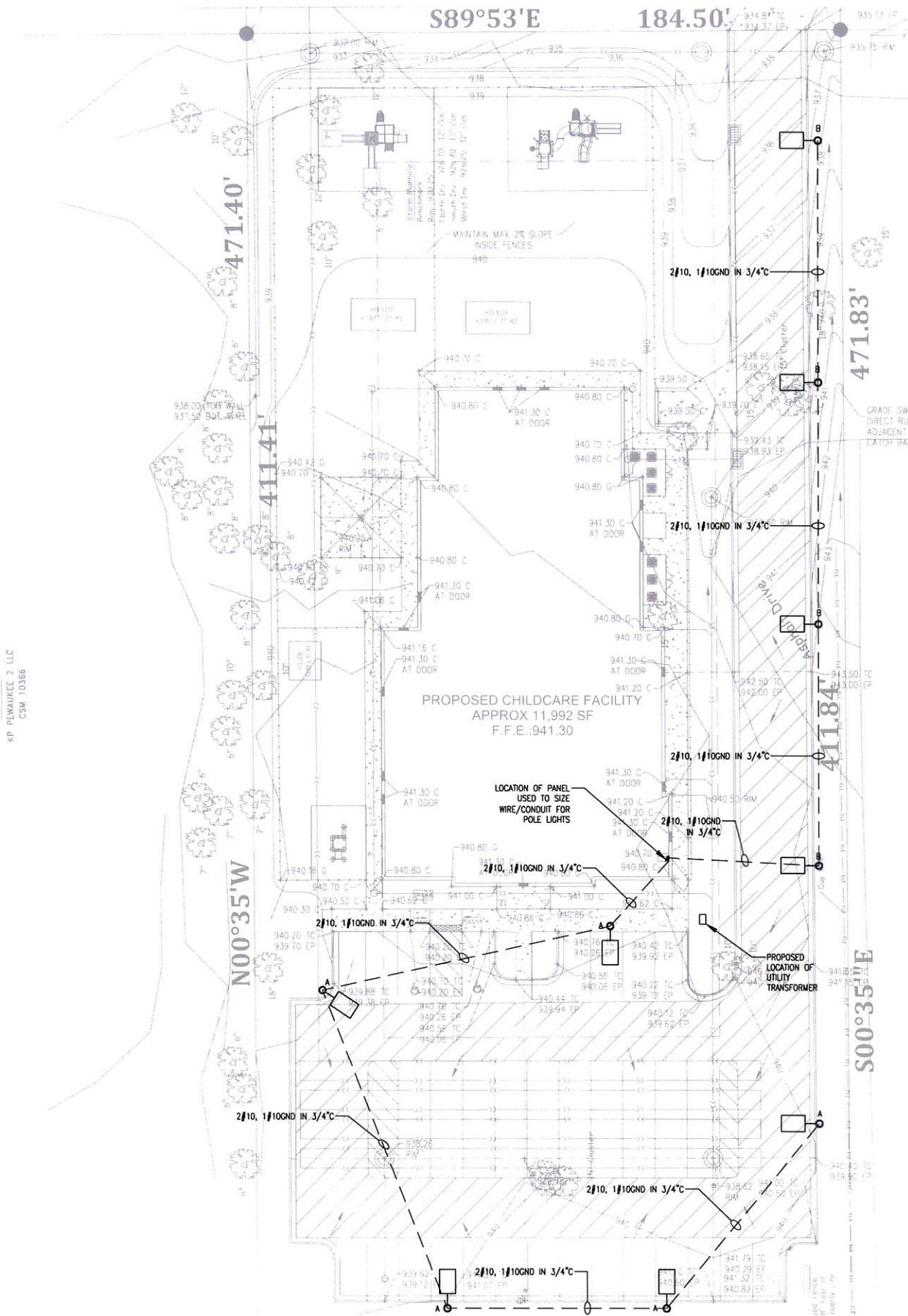
Drawn by: SLB

Checked by: NTB

Sheet Title:

**ELECTRICAL SYMBOLS
NOTES AND
ABBREVIATIONS**

E0.0



1 SITE PHOTOMETRIC PLAN
EP1.0 SCALE: 1/32" = 1'-0"

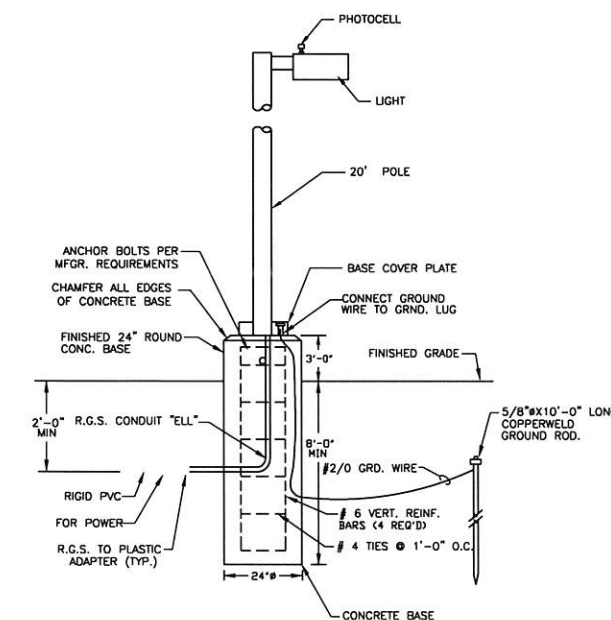
1. ALL UNDERGROUND SITE WORK CONDUIT SHALL BE A MINIMUM 30" BELOW FINISHED GRADE WITH RED PLASTIC WARNING TAPE 12" BELOW FINISHED GRADE. MINIMUM WIRE FOR ALL SITE WORK IRORING SHALL BE #8WG UNLESS OTHERWISE NOTED.
2. ALL TRENCHING, CORING, BACKFILLING AND COMPACTING FOR THE ELECTRICAL INSTALLATION IS BY THE ELECTRICAL CONTRACTOR. ALL EXCESS DEBRIS FROM TRENCHING AND CORING SHALL BE REMOVED FROM THE SITE BY THE ELECTRICAL CONTRACTOR.
3. ELECTRICAL CONTRACTOR SHALL FURNISH ALL CONCRETE BASES COMPLETE.
4. ELECTRICAL CONTRACTOR SHALL WEATHERPROOF ALL OPENINGS AND PENETRATIONS THROUGH FOUNDATIONS AND EXTERIOR WALLS CREATED BY FITURES AND CONDUITS TO PREVENT MOISTURE FROM ENTERING THROUGH.
5. CONDUIT AND CONDUCTORS SHALL BE RUN UNDERGROUND TO EACH LIGHT FIXTURE AND EACH LIGHT FIXTURE CONNECTED IN SERIES. HOMERUN SHALL COME UP NEAR WHERE FUTURE BUILDING WILL BE AND CAPPED FOR FUTURE CONNECTION TO A 20A/120V/1Ø CIRCUIT INSIDE FUTURE BUILDING.
6. PROVIDE PROVISIONS FOR CONNECTION TO A FUTURE TIMECLOCK.

LIGHTING FIXTURE SCHEDULE								
TAG	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	LAMPS		MOUNTING	VOLT	NOTES
				NO	TYPE			
S1	EXTERIOR LED POLE LIGHT WITH 20'-0" POLE	LITHONIA	DSXO LED 40C 1000 40K T4M BLC MVOLT SPA **** PROVIDE PHOTOCELL VERIFY FINISH WITH ARCHITECT/OWNER	-	138W LED	POLE 20'	UNV	1,2
S2	EXTERIOR LED POLE LIGHT WITH 20'-0" POLE	LITHONIA	DSXO LED P11 BLC MVOLT SPA **** WITH OPTICS ROTATED 90° RIGHT PROVIDE WITH PHOTOCELL	-	72W LED	POLE 20'	UNV	1,2

NOTE:
1. FIXTURE SHALL BE U.L. WET LOCATION LISTED.
2. VERIFY CATALOG NUMBER WITH MANUFACTURER.



3 PROPOSED LUMINAIRE
EP1.0 SCALE: N.T.S.



2 EXTERIOR LIGHT POLE MOUNTING DETAIL
EP1.0 SCALE: N.T.S.

GENERAL NOTES

1. TIE TOGETHER ALL GROUNDING CONDUCTORS INCLUDING CONDUCTORS INSTALLED WITH THE CIRCUIT WIRING.
2. WELD ALL STEEL, ANCHOR BOLT AND CONDUIT TOGETHER VIA #6 GROUNDING CONDUCTOR. USE EXOTHERMIC WELDINGS.
3. BOLT POLE BASE PER MANUFACTURER INSTRUCTIONS WITH ANCHOR BOLTS MINIMUM LENGTH OF 36"x4". GROUT AS REQUIRED WITH NON-SHRINK GROUT.
4. TERMINATE ALL CONDUITS WITH GROUNDING BUSHINGS BONDED TO GROUND LUG.
5. PROVIDE IN-LINE FUSE AT POLE BASE.
6. BOND CAGE, CONDUIT AND POLE TOGETHER BY USE OF GROUND ROD, G.E.C. AND LISTED FITTINGS.
7. LIGHT POLE NOTES:
POLE EFFECTIVE PROJECTED AREA (EPA) FOR JOISTIC WIND CONDITIONS SHALL BE EQUAL OR GREATER THAN THE LIGHT FIXTURE AREA. REFER TO AASHTO STANDARD AND LOCAL CODE REQUIREMENTS, ALONG WITH TYPICAL WIND CONDITIONS FOR THE AREA THIS PROJECT IS LOCATED, PRIOR TO ORDERING POLES.
POLE AND MOUNTING BASE SHALL BE SUITABLE FOR WIND AND SOIL CONDITIONS WHERE INSTALLED. SITE LIGHTING CONDUCTORS BETWEEN POLES SHALL BE IN CONDUIT.

 **Larson
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EIGHT
OFFICE OF THE CLERK

1742 Crooks Road
Troy, Michigan 48084
Attn: Samantha Coponen
(248) 519-9274

**RAINBOW
CHILD CARE**
N35 W23770 CAPITOL DRIVE
PEWAUKEE, WISCONSIN 53072



SEAL

Date: _____
Design Firm # _____

No.	Date	Description
0	04/17/2018	CITY SUBMITTAL

Project #: 32180002.000

Drawn by: SLB

Checked by: NTB

Sheet Title:

**ELECTRICAL SITE
LIGHTING PLAN**

E1.0

PRELIMINARY--NOT FOR CONSTRUCTION



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E1.0

W240 N3065 Pewaukee Rd Pewaukee, WI 53072 Building Services Office - 262-691-9107 City Hall Main Office - 262-691-0770 Fax - 262-691-1798		BUSINESS PLAN OF OPERATION APPLICATION CITY OF PEWAUKEE		Permit No. Parcel/Tax Key No. PWC 0906-999-008	
NAME OF PROPOSED BUSINESS: <u>RAINBOW child care center</u>				SUITE#:	
SITE ADDRESS: <u>N35 W23770 Capitol Drive</u>		City: <u>Pewaukee</u>		State: <u>WI</u> Zip: <u>53072</u>	
Business / Operator's Name (Please Print) ***IF SOLE PROPRIETOR-PLEASE SEE page 2 of 4 pages*** <u>Jack J. Andersen, Janice G. Andersen, Jason B. Andersen</u>		Mailing Address <u>1341 South Grand Avenue Waukesha WI 53186</u>		Phone# <u>N/A</u>	
		Email Address <u>N/A</u>		FEIN# <u>N/A</u>	
Tenant's Name: (Please Print) <u>RAINBOW child care center</u>		Mailing Address <u>1742 CROOKS ROAD TROY MI 48064</u>		Phone# <u>(248) 519-9279</u>	
		Email Address <u>Amy@8Hcore.com</u>		FEIN#	
DESCRIPTION OF BUSINESS OPERATION: <u>child care center</u>					
TYPE of BUSINESS: Please Check the appropriate Box for type: ☐ Retail ☐ Office ☐ Warehouse/Storage ☐ Industrial			Description ☒ Wholesale ☐ Institutional ☐ Other: <u>child care</u> <u>National child care provider with 120+ locations throughout U.S.</u>		
NEW USE?: Yes or <u>No</u>		EXPANSION OF EXISTING USE?: Yes or <u>No</u>		OTHER? <u>Vacant land</u>	
HOURS of OPERATION: From <u>6:00am</u> to <u>6:30pm</u>		DAYS of OPERATION: <u>Monday-Friday</u>			
MAXIMUM NUMBER OF EMPLOYEES <u>15</u>		How many Full Time? <u>5</u> How many Part Time? <u>10</u>		CURRENT ZONING: <u>B1-NEIGHBORHOOD BUSINESS</u>	
Expected Customers per day: <u>120 children</u>		Number of Trucks per day: <u>N/A</u> Number of Autos per day: <u>215-240</u>			
PARKING Available Parking/Parking Lot Spaces # <u>40</u> Loading Spaces # <u>0</u> Is there Overnight Parking? Yes or <u>No</u> Where?			STORAGE Any Outside Storage? Yes or <u>No</u> Please list type of Storage? <u>N/A</u>		
SEWAGE DISPOSAL BY: Public Sewer <u>X</u> Septic Tank Holding Tank Storm Water Retention/Detention: <u>Yes</u> or No?		WATER SUPPLY BY: Public Water Main <u>X</u> Private Well Other		SOLID WASTE (trash) DISPOSAL BY: Contract: <u>X</u> Self: Any flammable substances? Yes or <u>No</u> If Yes, where Stored?	
Any Special Equipment/Facilities/Requirements? Yes or No What?					
APPLICANT'S SIGNATURE <u>3/24/2010</u>		APPLICANT'S PRINTED NAME <u>Amy Labadie</u>		DATE SIGNED	
PROPERTY OWNER'S SIGNATURE		PROPERTY OWNER'S PRINTED NAME		DATE SIGNED	
APPROVAL CONDITIONS Applicant is responsible to obtain any licenses, permits, certificates or other documents from other agencies of City Departments. For example: Cigarette and Alcoholic Beverage Licenses must be obtained from the City Clerk and Building Permits from the Building Inspector. Also, Occupancy of the premises requires approval of this application.					
For City Staff ONLY Submitted for Review on: _____ Date: _____ Approval by Zoning Administrator: _____ Date: _____ Approval by City Planner: _____ Date: _____ SPECIAL REQUIREMENTS/COMMENTS: _____					

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 8.**

DATE: May 17, 2018

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:

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

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

5 O'Clock Club

Andrea's Red Rooster

Aqua Beauty Lounge

Boomers

Curly's Waterfront

Edgewater

Gina's Sports Dock

Point Burger Bar

Smokey's Musky Shop

The Station

Waukesha Gun Club

Wonderland Tap

2018 APPLICATION FOR OUTDOOR ACTIVITY ON PREMISES WHERE ALCOHOLIC BEVERAGES ARE CONSUMED

RECEIVED
APR 20 2018

FILING DEADLINE IS APRIL 23rd, 2018

CITY OF PEWAUKEE
ANNUAL FEE: \$30

The 5 O'Clock Club of Pewaukee non conforming business
Name of Business Property Zoned
N28 W26658 Peterson Dr Pewaukee 53072
Address of Business City Zip
Richard Knutson (262) 691-9960
Contact Person / Agent for the Business Phone Number
Knutson Bros Partnership (414) 702-6124
Owner of the Property Owner's Phone Number

89 years!
This June

serving food

INDOOR LIST NORMAL BUSINESS HOURS OF OPERATION						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		11:30 A.M. 10:00 P.M.	11:30 A.M. 10:00 P.M.	11:30 A.M. 10:00 P.M.	11:30 A.M. 10:00 P.M.	11:30 A.M. 10:00 P.M.

List Proposed Start to Finish Times on Each of the Days

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

SPORTS RELEATED OUTDOOR ACTIVITIES

VOLLEYBALL						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

HORSESHOES						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

BAGS						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

CLAY TARGET SHOOTING						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

OTHER (please list in space below)						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

ENTERTAINMENT RELATED OUTDOOR ACTIVITIES

DINING / DRINKING

Serving until dusk *Summer time*

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<i>but folks may still enjoy after dinner ambiance of the patio/deck</i>		11:30 A.M. 8:00 P.M.	11:30 A.M. 8:00 P.M.	11:30 A.M. 8:00 P.M.	11:30 P.M. 8:00 P.M.	11:30 A.M. 8:00 P.M.

TYPE OF AREA

☒ DECK	☒ PATIO	☒ GARDEN	☒ DESIGNATED SMOKING AREA	☐ OTHER
Square Footage of Area	Square Footage of Area	Square Footage of Area	Square Footage of Area	Square Footage of Area
<i>enclosed</i>	<i>enclosed</i>	<i>enclosed</i>	<i>enclosed</i>	<i>enclosed</i>
Seating Capacity	Seating Capacity	Seating Capacity	Seating Capacity	Seating Capacity

TYPE OF MUSIC

Live music 2x month seasonal

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		<i>indoor</i>	<i>indoor</i>	<i>indoor</i>	<i>indoor</i>	<i>indoor</i>
☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☒ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☒ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☒ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☒ Recorded ☐ Live ☐ Amplified ☐ Unamplified

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

Speaker positions shown on diagram. Nothing has changed.

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

Lighting positions shown on diagram. Nothing has changed.

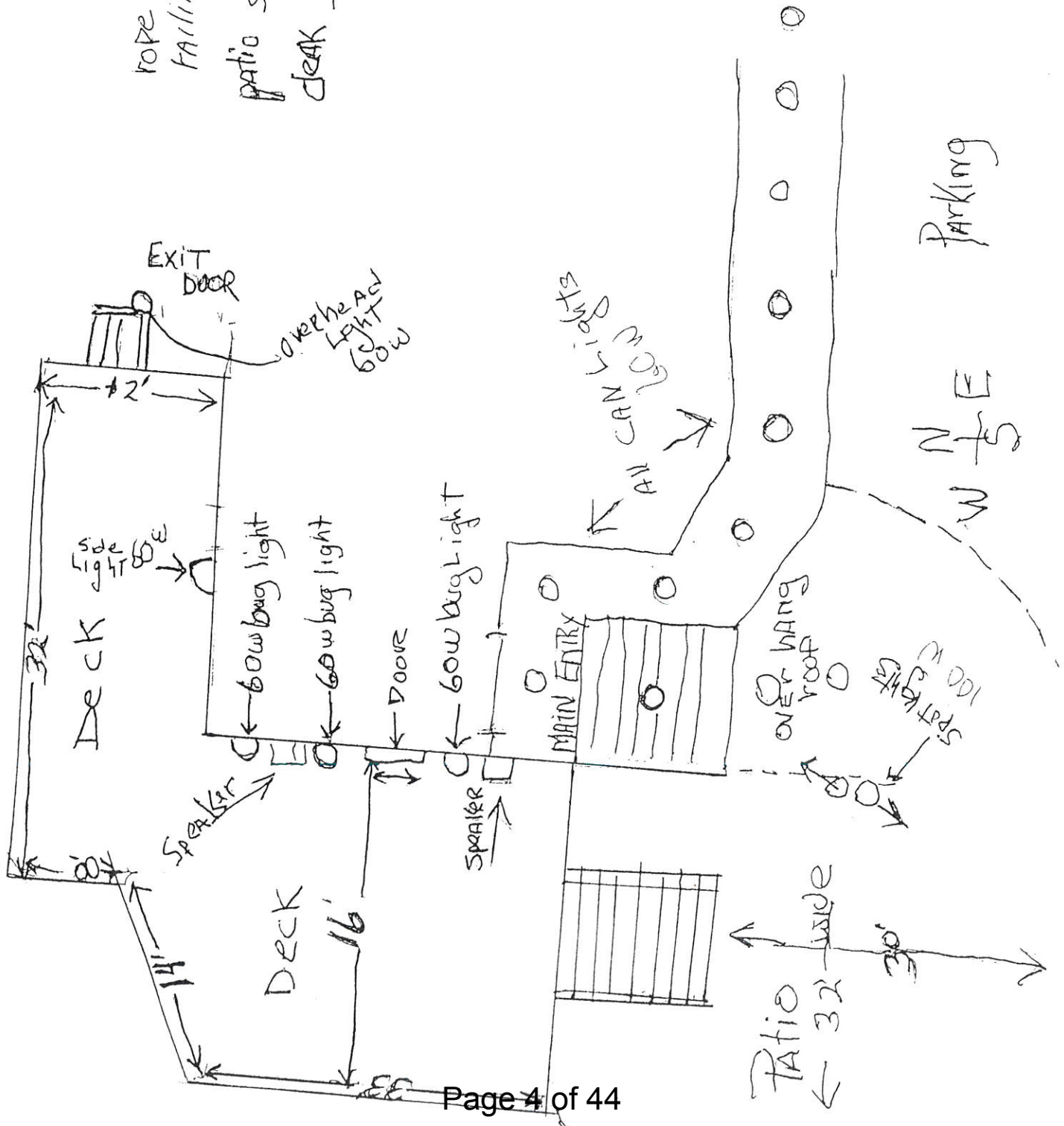
The following items MUST accompany this application:

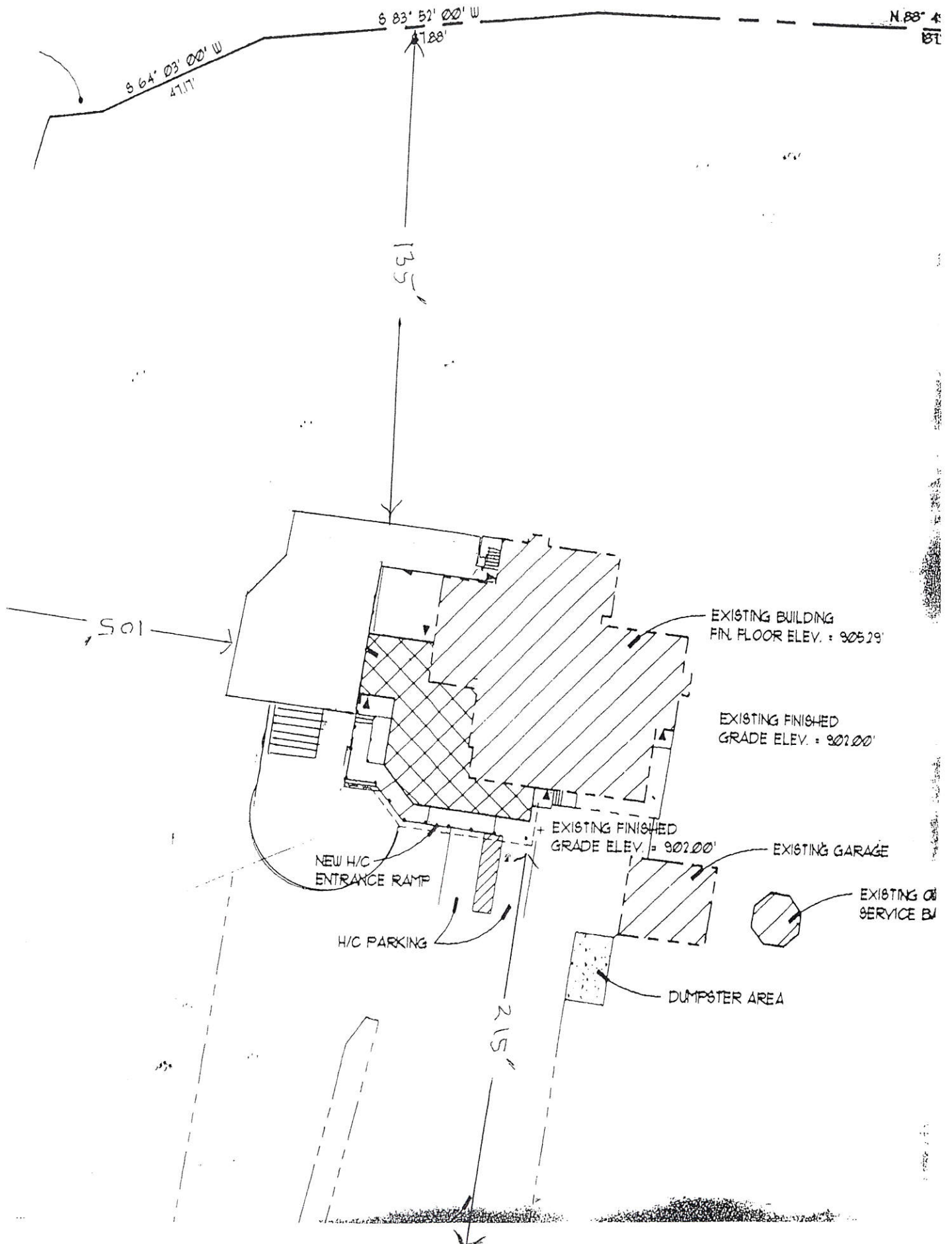
- ☒ **SITE PLAN** to scale, showing buildings on the premises, outdoor facilities and distance to buildings on adjoining properties.
- ☒ **SCALED DRAWING OR MAP** showing the location of all speakers or other means of providing music, television and/or sporting activities.
- ☒ **BUILDING PLAN OF OPERATION**

If you have any questions about this process, please contact the City Planner, H.E. "Clink" Clinkenbeard, during his regular office hours of Wednesday and Thursday 8:00 a.m. to 12:00 p.m. and 1:00 p.m. to 4:30 p.m. at (262) 691-0770.

rope lights Along All
railings on deck

patio seating for 24 per
deck 11 11 42 per





2018 APPLICATION FOR OUTDOOR ACTIVITY ON PREMISES WHERE ALCOHOLIC BEVERAGES ARE CONSUMED

RECEIVED
APR 17 2018

FILING DEADLINE IS APRIL 23rd, 2018

ANNUAL FEE \$30
CLERK'S OFFICE

ANDREA'S RED ROOSTER

B 6

Name of Business

N 14 W 22032 WATERTOWN RD

Property Zoned

PEWAUKEE

53186

Address of Business

DENNIS M. BARTON

PWC 0960998003

City

262 317-8044

Zip

Contact Person / Agent for the Business

MB PEWAUKEE 1, LLC

MB PEWAUKEE 2, LLC

Phone Number

(262) 317-8044

Owner of the Property

Owner's Phone Number

LIST NORMAL BUSINESS HOURS OF OPERATION

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11:00 am to 1:00 am	same	same	same	same	same	same

List Proposed Start to Finish Times on Each of the Days

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

SPORTS RELATED OUTDOOR ACTIVITIES

NONE

VOLLEYBALL

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

HORSESHOES

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

BAGS

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

CLAY TARGET SHOOTING

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

OTHER

(please list in space below)

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

ENTERTAINMENT RELATED OUTDOOR ACTIVITIES

DINING / DRINKING

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11:00 am to 1:00 am	same	same	same	same	same	same

TYPE OF AREA

☒ DECK	☐ PATIO	☐ GARDEN	☐ DESIGNATED SMOKING AREA	☐ OTHER
Square Footage of Area 600	Square Footage of Area NA	Square Footage of Area NA	Square Footage of Area NA	Square Footage of Area NA
Seating Capacity 50	Seating Capacity	Seating Capacity	Seating Capacity	Seating Capacity

TYPE OF MUSIC

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified

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

NONE

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

NONE

The following items MUST accompany this application:

xx☒xxx **SITE PLAN** to scale, showing buildings on the premises, outdoor facilities and distance to buildings on adjoining properties.

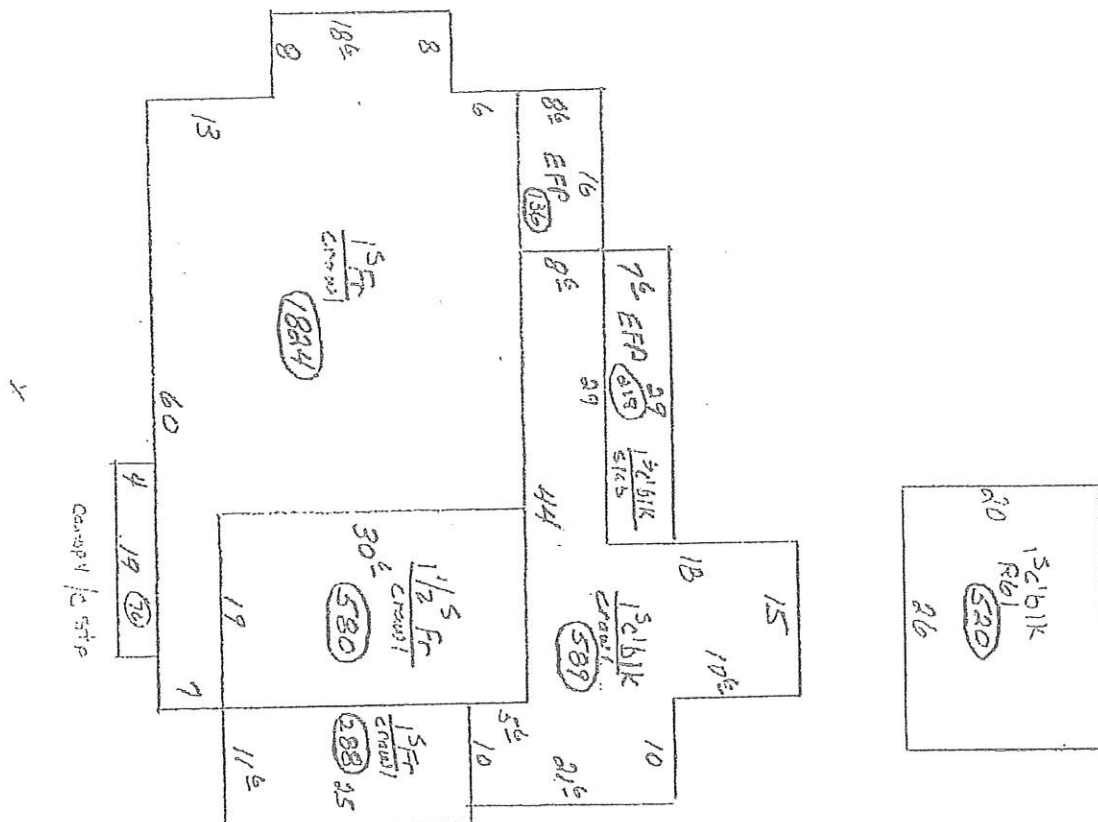
☐ **SCALED DRAWING OR MAP** showing the location of all speakers or other means of providing music, television and/or sporting activities.

☐ **BUILDING PLAN OF OPERATION** CASUAL DINING RESTAURANT AND BAR

If you have any questions about this process, please contact the City Planner, H.E. "Clink" Clinkenbeard, during his regular office hours of Wednesday and Thursday 8:00 a.m. to 12:00 p.m. and 1:00 p.m. to 4:30 p.m. at (262) 691-0770.

years. We believe the subject's effective age is less than its actual age. We have assigned an effective age of 25 years resulting in a 71.43 percent (25 effective years / 35 year economic life) deduction for curable physical depreciation.

Floor Plan



**2018 APPLICATION FOR OUTDOOR ACTIVITY
ON PREMISES WHERE ALCOHOLIC BEVERAGES ARE CONSUMED**

RECEIVED
APR 20 2018
CITY OF MILWAUKEE
CLERK'S OFFICE
ANNUAL FEE: \$30

FILING DEADLINE IS APRIL 23rd, 2018

Name of Business AQUA BEAUTY Lounge, LLC Property Zoned COMMERCIAL
Address of Business W279 N2221 PROSPECT AVE City MILWAUKEE Zip 53072
PWC 0938995
Contact Person / Agent for the Business CORY LEFEVER Phone Number (262) 208-8696
Owner of the Property LEFEVER PROPERTIES, LLC Owner's Phone Number (262) 208-8696
(CORY LEFEVER)

LIST NORMAL BUSINESS HOURS OF OPERATION

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<u>X</u>	<u>9AM-9PM</u>	<u>9AM-9PM</u>	<u>9AM-9PM</u>	<u>9AM-9PM</u>	<u>9AM-5PM</u>	<u>8AM-4PM</u>

List Proposed Start to Finish Times on Each of the Days

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

SPORTS RELATED OUTDOOR ACTIVITIES

VOLLEYBALL N/A

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

HORSESHOES N/A

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

BAGS N/A

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

CLAY TARGET SHOOTING N/A

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

OTHER N/A
(please list in space below)

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

ENTERTAINMENT RELATED OUTDOOR ACTIVITIES

DINING (DRINKING)						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

TYPE OF AREA				
☐ DECK	☒ PATIO	☐ GARDEN	☐ DESIGNATED SMOKING AREA	☐ OTHER
Square Footage of Area	Square Footage of Area	Square Footage of Area	Square Footage of Area	Square Footage of Area
	864			
Seating Capacity	Seating Capacity	Seating Capacity	Seating Capacity	Seating Capacity
	10-12			

TYPE OF MUSIC						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☒ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified

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

(SEE ATTACHED PICTURE) ① SMALL SPEAKERS WITH THE SOUND DIRECTED TOWARD DECK AREA.

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

(SEE ATTACHED PICTURE) ② LED LIGHTS (EXISTING)

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

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

☐ BUILDING PLAN OF OPERATION

If you have any questions about this process, please contact the City Planner, H.E. "Clink" Clinkenbeard, during his regular office hours of Wednesday and Thursday 8:00 a.m. to 12:00 p.m. and 1:00 p.m. to 4:30 p.m. at (262) 691-0770.



Existing
Lights



Small speaker in
this area.

2018 APPLICATION FOR OUTDOOR ACTIVITY ON PREMISES WHERE ALCOHOLIC BEVERAGES ARE CONSUMED

RECEIVED
APR 24 2018

FILING DEADLINE IS APRIL 23rd, 2018

CITY OF PEWAUKEE
CLERK'S OFFICE
ANNUAL FEE: \$30

Boomers Sports Pub + Grill
Name of Business

N29 W 24483 Hwy M
Address of Business

PWC 0922987001
Contact Person / Agent for the Business

Tyler Pasquera
Owner of the Property

Property Zoned Penaukee WI
City 53072 Zip

(262) 391-6000
Phone Number

(262) 391-6000
Owner's Phone Number

LIST NORMAL BUSINESS HOURS OF OPERATION

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

List Proposed Start to Finish Times on Each of the Days

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

SPORTS RELATED OUTDOOR ACTIVITIES

VOLLEYBALL

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	6pm - 10pm	6pm - 10pm	6pm - 10pm	6pm - 10pm	6pm - 10pm	

HORSESHOES

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

BAGS

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

CLAY TARGET SHOOTING

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

OTHER

(please list in space below)

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

ENTERTAINMENT RELATED OUTDOOR ACTIVITIES

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

TYPE OF AREA				
☐ DECK	☐ PATIO	☒ GARDEN	☒ DESIGNATED SMOKING AREA	☐ OTHER
Square Footage of Area	Square Footage of Area	Square Footage of Area outdoor volleyball	Square Footage of Area Deck	Square Footage of Area
Seating Capacity	Seating Capacity	Seating Capacity 80+ people Volleyball	Seating Capacity 40 people	Seating Capacity

TYPE OF MUSIC						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☒ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☒ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☒ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☒ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☒ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified
	Radio	Radio	Radio	Radio	Radio	

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

one Radio

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

LED lights around volleyball Courts

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

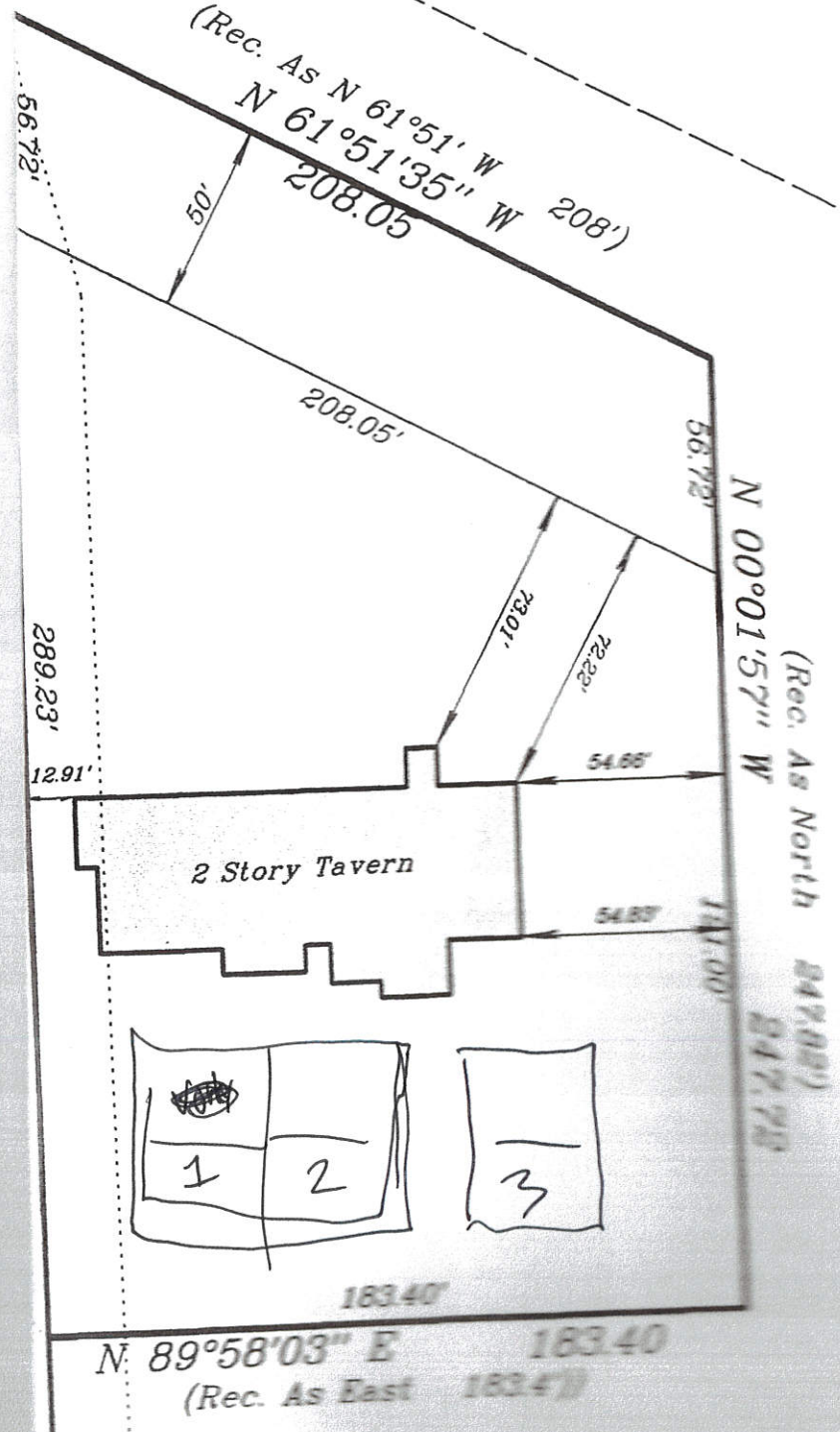
- ☐ **SITE PLAN** to scale, showing buildings on the premises, outdoor facilities and distance to buildings on adjoining properties.
- ☐ **SCALED DRAWING OR MAP** showing the location of all speakers or other means of providing music, television and/or sporting activities.
- ☐ **BUILDING PLAN OF OPERATION**

If you have any questions about this process, please contact the City Planner, H.E. "Clink" Clinkenbeard, during his regular office hours of Wednesday and Thursday 8:00 a.m. to 12:00 p.m. and 1:00 p.m. to 4:30 p.m. at (262) 691-0770.

C.S.M. No. 9112
Parcel 1

"SS"

(Rec. As N 61°51' W
N 61°51'35" W 208')



2018 APPLICATION FOR OUTDOOR ACTIVITY ON PREMISES WHERE ALCOHOLIC BEVERAGES ARE CONSUMED

FILING DEADLINE IS APRIL 23rd, 2018

ANNUAL FEE: \$30

Curlys Waterfront
Name of Business

Property Zoned _____

W272 N2696 Lakeview Blvd.
Address of Business PWC 0936022001

Pewaukee 53072
City Zip

Ryan Gardner
Contact Person / Agent for the Business

(262) 691-4243
Phone Number

Kevin Kleczka
Owner of the Property

(650) 799-8311
Owner's Phone Number

LIST NORMAL BUSINESS HOURS OF OPERATION

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

List Proposed Start to Finish Times on Each of the Days

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

SPORTS RELATED OUTDOOR ACTIVITIES

VOLLEYBALL

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

HORSESHOES

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

BAGS

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

CLAY TARGET SHOOTING

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

OTHER

(please list in space below)

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

ENTERTAINMENT RELATED OUTDOOR ACTIVITIES

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

TYPE OF AREA				
☒ DECK	☐ PATIO	☐ GARDEN	☐ DESIGNATED SMOKING AREA	☐ OTHER
Square Footage of Area 400	Square Footage of Area	Square Footage of Area	Square Footage of Area	Square Footage of Area
Seating Capacity 10	Seating Capacity	Seating Capacity	Seating Capacity	Seating Capacity

existing deck connected to building

TYPE OF MUSIC						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
N/A	N/A	N/A	N/A	N/A	N/A	N/A
☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified

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

N/A

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

N/A

The following items **MUST** accompany this application: *only applying for Beverage consumption on current existing deck*

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

If you have any questions about this process, please contact the City Planner, H.E. "Clink" Clinkenbeard, during his regular office hours of Wednesday and Thursday 8:00 a.m. to 12:00 p.m. and 1:00 p.m. to 4:30 p.m. at (262) 691-0770.

2018 APPLICATION FOR OUTDOOR ACTIVITY ON PREMISES WHERE ALCOHOLIC BEVERAGES ARE CONSUMED

FILING DEADLINE IS APRIL 23rd, 2018

ANNUAL FEE: \$30

RECEIVED
APR 18 2018
CITY OF PEWAUKEE
CLERK'S OFFICE

Weekends Sundbar (DBA Edgewater)

Name of Business

W278 N2315 Prospect Ave

Address of Business PWC 0935977

Bennet Kook

Contact Person / Agent for the Business

Anne Ben LLC (Bennet Kook)

Owner of the Property

B-3

Property Zoned

Pewaukee

City

53072

Zip

(414) 350-1133

Phone Number

(414) 350-1133

Owner's Phone Number

LIST NORMAL BUSINESS HOURS OF OPERATION

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11:00 AM - 2:00 AM	11:00 AM - 2:00 AM	11:00 AM - 2:00 AM	11:00 AM - 2:00 AM	11:00 AM - 2:00 AM	11:00 AM - 2:30 AM	11:00 AM - 2:30 AM

List Proposed Start to Finish Times on Each of the Days

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

SPORTS RELATED OUTDOOR ACTIVITIES

VOLLEYBALL

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

HORSESHOES

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

BAGS

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11:00 AM Sunset	11:00 AM Sunset	11:00 AM Sunset	11:00 AM Sunset	11:00 AM Sunset	11:00 AM Sunset	11:00 AM Sunset

CLAY TARGET SHOOTING

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

OTHER

(please list in space below)

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

ENTERTAINMENT RELATED OUTDOOR ACTIVITIES

DINING / DRINKING						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11:00 AM 2:00 AM	11:00 AM 2:00 AM	11:00 AM 2:00 AM	11:00 AM 2:00 AM	11:00 AM 2:00 AM	11:00 AM 2:30 AM	11:00 AM 2:30 AM

TYPE OF AREA				
☒ DECK	☒ PATIO	☒ GARDEN	☒ DESIGNATED SMOKING AREA	☐ OTHER
Square Footage of Area 363	Square Footage of Area 2880	Square Footage of Area 1082	Square Footage of Area 252	Square Footage of Area N/A
Seating Capacity 30	Seating Capacity 170	Seating Capacity 72	Seating Capacity -0-	Seating Capacity -0-

TYPE OF MUSIC						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11:00 AM 9:00 PM	11:00 AM 9:00 PM	11:00 AM 9:00 PM	11:00 AM 9:00 PM	11:00 AM 9:00 PM	11:00 AM 11:00 PM	11:00 AM 11:00 PM
☒ Recorded ☒ Live ☒ Amplified ☒ Unamplified	☒ Recorded ☒ Live ☒ Amplified ☒ Unamplified	☒ Recorded ☒ Live ☒ Amplified ☒ Unamplified	☒ Recorded ☒ Live ☒ Amplified ☒ Unamplified	☒ Recorded ☒ Live ☒ Amplified ☒ Unamplified	☒ Recorded ☒ Live ☒ Amplified ☒ Unamplified	☒ Recorded ☒ Live ☒ Amplified ☒ Unamplified

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

8 speakers, directed into the buildings surrounding the outdoor/seating & dining patio and deck

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

2 300 watt Quartz lights hanging over parking lot
40 11 watt LED lights recessed around building
Strings of LED decorative lights over patio area

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

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

If you have any questions about this process, please contact the City Planner, H.E. "Clink" Clinkenbeard, during his regular office hours of Wednesday and Thursday 8:00 a.m. to 12:00 p.m. and 1:00 p.m. to 4:30 p.m. at (262) 691-0770.

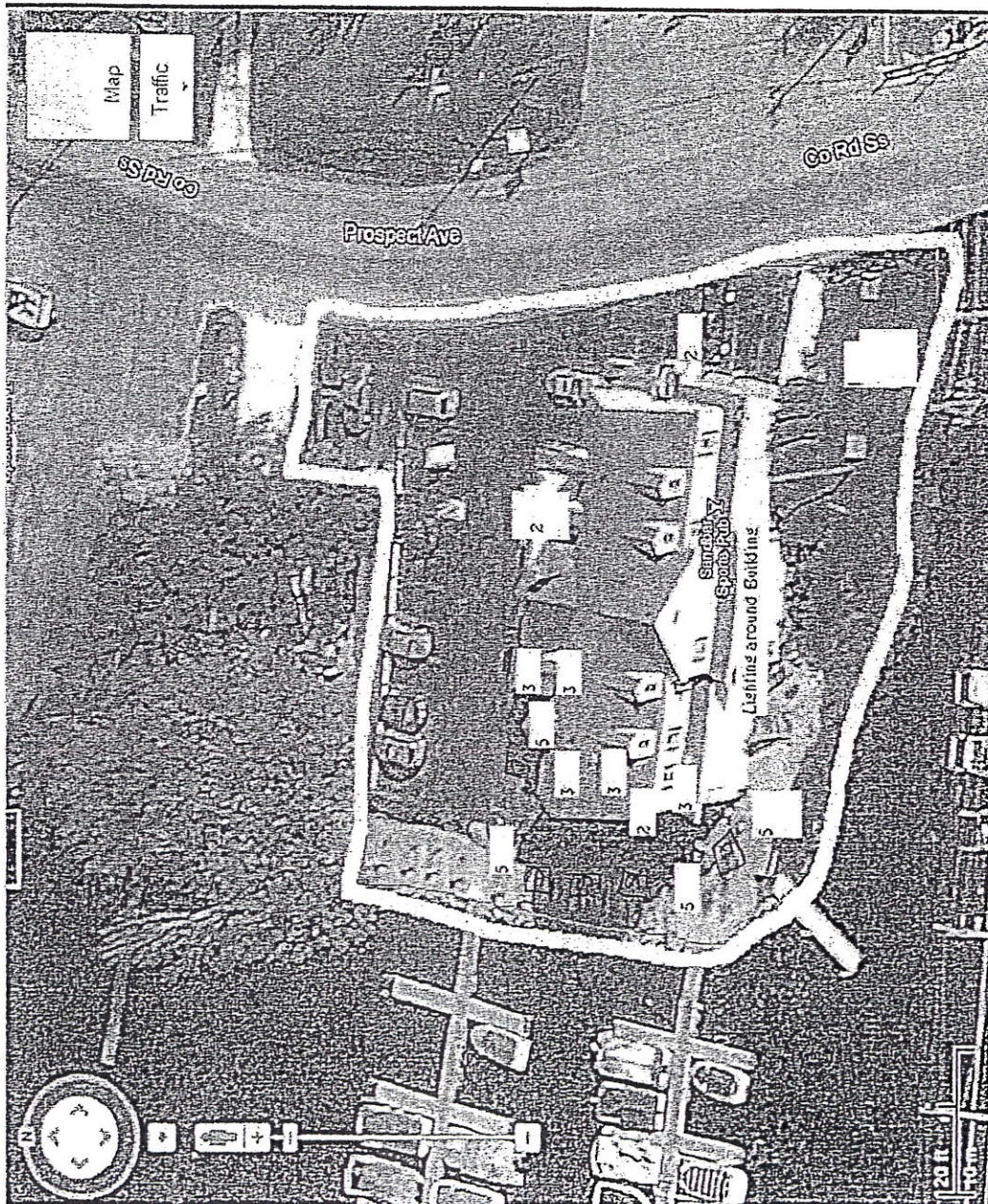
Waukesha County GIS Map



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

Notes:

Printed: 11/11/2015



- 1 = Horse shoe Pits
 - 2 = Smoking Areas
 - 3 = Speakers (5 Speakers on Patio)
 - 4 = Bar
 - 5 = Dining (All Patio)
- Lighting wraps around building with 40-50 watt can lights and 6 spotlights on lot.
6. Additional Speakers

2018 APPLICATION FOR OUTDOOR ACTIVITY ON PREMISES WHERE ALCOHOLIC BEVERAGES ARE CONSUMED

RECEIVED
APR 13 2018
CITY OF PEWAUKEE
CLERK'S OFFICE

FILING DEADLINE IS APRIL 23rd, 2018

ANNUAL FEE: \$30

Name of Business Ennis Sports Deck

Property Zoned Business / Commercial

Address of Business 10278 N 2345 Prospect Ave
PWC 0935987

City Pewaukee Zip 53072

Contact Person / Agent for the Business Enna M. Schwister

Phone Number (262) 695-9600

Owner of the Property H. Clemen Norris

Owner's Phone Number (262) 490-6072

LIST NORMAL BUSINESS HOURS OF OPERATION

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

List Proposed Start to Finish Times on Each of the Days

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

SPORTS RELATED OUTDOOR ACTIVITIES

VOLLEYBALL

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
N/A						

HORSESHOES

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
N/A						

BAGS

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
N/A						

CLAY TARGET SHOOTING

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
N/A						

OTHER

(please list in space below)

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
N/A						

ENTERTAINMENT RELATED OUTDOOR ACTIVITIES

DINING / DRINKING						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11AM-10PM	11AM-10PM	11AM-10PM	11AM-10PM	11AM-10PM	11AM-11PM	11AM-11PM

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

TYPE OF MUSIC						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11AM-9PM 2-6PM Live	11AM-9PM 2-PM-6PM Live	11AM-9PM	11AM-9PM	11AM-9PM	11AM-9PM	11AM-9PM 2-6PM Live
☒ Recorded ☒ Live ☒ Amplified ☐ Unamplified	☒ Recorded ☐ Live ☒ Amplified ☐ Unamplified	☒ Recorded ☐ Live ☒ Amplified ☐ Unamplified	☒ Recorded ☐ Live ☒ Amplified ☐ Unamplified	☒ Recorded ☐ Live ☒ Amplified ☐ Unamplified	☒ Recorded ☐ Live ☒ Amplified ☐ Unamplified	☒ Recorded ☒ Live ☒ Amplified ☐ Unamplified

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

2 Speakers - located on the front of the building facing the lake -
cantilevered downward toward the ground. Bands will be amplified with
minimal speakers from 2-6pm Sat. + Sundays and Labor Day + Memorial Day

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

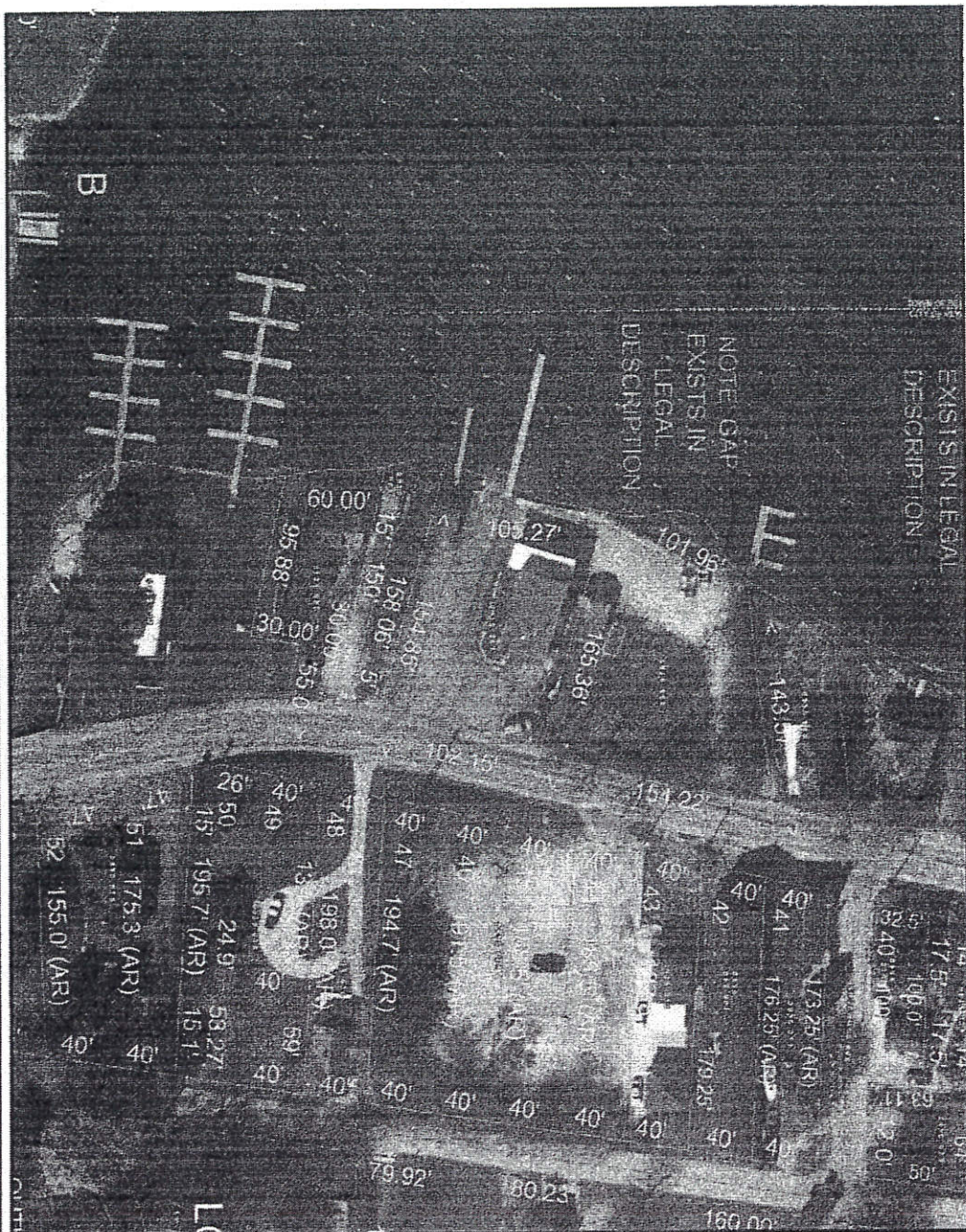
Type: Spotlights - 6 Total 70 watt flood lights
located @ the top of building - top corners facing down on beach
area

The following items MUST accompany this application:

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

If you have any questions about this process, please contact the City Planner, H.E. "Clink" Clinkenbeard, during his regular office hours of Wednesday and Thursday 8:00 a.m. to 12:00 p.m. and 1:00 p.m. to 4:30 p.m. at (262) 691-0770.

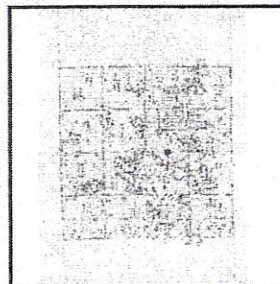
Waukesha County GIS Map



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

Notes:

Printed: 4/1/2015



Legend

Plais

Assessor Plat
CSM
Condo Plat
Subdivision Plat

Business Plan of Operation

Gina's Sports Dock
W278 N2345 Prospect Ave
Pewaukee, WI 53072
262-695-9600

Bob and Gina Schwister Owners

Gina Schwister Business Operator
W317 N8431 Hwy 83
Hartland, WI 53029
Phone Number 262-966-0239 home 262-490-6072 cell

Description of Business Operation: Bar and grill with Beach Bar

Type of Business: Service

Hours of Operation: 11:00 am opening 7 days a week
Closing 2:00 am Sunday through Thursday
Closing 2:30 am Friday and Saturday

Seasonal Operation of Beach Bar
11:00 am opening 7 days a week
Closing 10pm Sunday through Thursday *
Closing 11pm Friday and Saturday *

- With any recorded music through speakers going off in time of city ordinances

Expected customers a day: 250 / 50 vehicles, at any given time (this will include boat traffic parked at our piers) this is an average of weekday traffic as well as weekend traffic.

Parking spaces: over 60

No overnight parking or outside storage

Public sewer and private well

Solid waste removal: Advanced Disposal

No Flammable Substances

Building/Grounds Maintenance: Staff/Schneider Landscape Co.

Method of Security: Hired Staff

During hours of operation Gina's Sports Dock will serve food and drink to customers, offering recorded music and occasional live music or DJ's/karaoke at the main bar inside the building.

During hours of operation for the seasonal Beach Bar, Gina's Sports Dock will serve food and drinks to customers with recorded music piped through 2 speakers with an occasional band or acoustic musician or duo.

We offer plenty of parking for our customers as well as our entire staff without having to go off premise for parking.

Throughout the busy summer season as well as many weekends throughout the year we offer parking lot attendants for our customers to assure there are no parking issues and to make sure we utilize our property to the best we can.

All liquor and beer are stored at the main bar and beach bar for serving, with stock rooms in basement for back stock of both liquor and beer.

Property Owner:
H. Coleman Norris
Postfach 10
Chalet am Renn
Wargistalstrasse 68
3818 Grindelwald Switzerland

Lease Holder:
Gina and Robert Schwister
GNB Enterprises, Inc.
DBA Gina's Sports Dock
W317 N8431 Hwy 83
Hartland, WI 53029

2018 APPLICATION FOR OUTDOOR ACTIVITY ON PREMISES WHERE ALCOHOLIC BEVERAGES ARE CONSUMED

FILING DEADLINE IS APRIL 23rd, 2018

ANNUAL FEE: \$30

Name of Business Point Burger Bar

Property Zoned B5

CITY OF PEWAUKEE
CLERK'S OFFICE

Address of Business W229 N1400 Westwood Dr STE A
0959988004

City Pewaukee

Zip 53186

Contact Person / Agent for the Business Brian Ward

Phone Number (262) 339-2862

Owner of the Property American Property Acquisition LLC
John Schweter

Owner's Phone Number (414) 769-7000

LIST NORMAL BUSINESS HOURS OF OPERATION

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
10:30 AM 2:00 AM	10:30 AM 2:00 AM	10:30 AM 2:00 AM	10:30 AM 2:00 AM	10:30 AM 2:00 AM	10:30 AM 2:30 AM	10:30 AM 2:30 AM

List Proposed Start to Finish Times on Each of the Days

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

SPORTS RELATED OUTDOOR ACTIVITIES

N/A **VOLLEYBALL**

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

N/A **HORSESHOES**

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

N/A **BAGS**

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

N/A **CLAY TARGET SHOOTING**

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

N/A **OTHER**
(please list in space below)

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

ENTERTAINMENT RELATED OUTDOOR ACTIVITIES

DINING / DRINKING <i>Car show</i>						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			4:30 PM 9:00 PM			

TYPE OF AREA				
☐ DECK	☐ PATIO	☐ GARDEN	☐ DESIGNATED SMOKING AREA	<i>Parking Lot</i> ☒ OTHER
Square Footage of Area	Square Footage of Area	Square Footage of Area	Square Footage of Area	Square Footage of Area <i>+20,000 Sq FT</i>
Seating Capacity	Seating Capacity	Seating Capacity	Seating Capacity	Seating Capacity

N/A TYPE OF MUSIC <i>Patio</i>						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<i>11-10</i>	<i>11-10</i>	<i>11-10</i>		<i>11-10</i>	<i>11-11</i>	<i>11-11</i>
☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified

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

8 Speakers on Patio

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

The following items MUST accompany this application:

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- ☐ **SCALED DRAWING OR MAP** showing the location of all speakers or other means of providing music, television and/or sporting activities.
- ☐ **BUILDING PLAN OF OPERATION**

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LAND INFORMATION SYSTEMS DIVISION

Waukesha County GIS Map



Legend
Simultaneous Conveyance
Assessor Plot
CSM
Condo Plot
Subdivision Plot

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0 333.33 Feet

Notes:

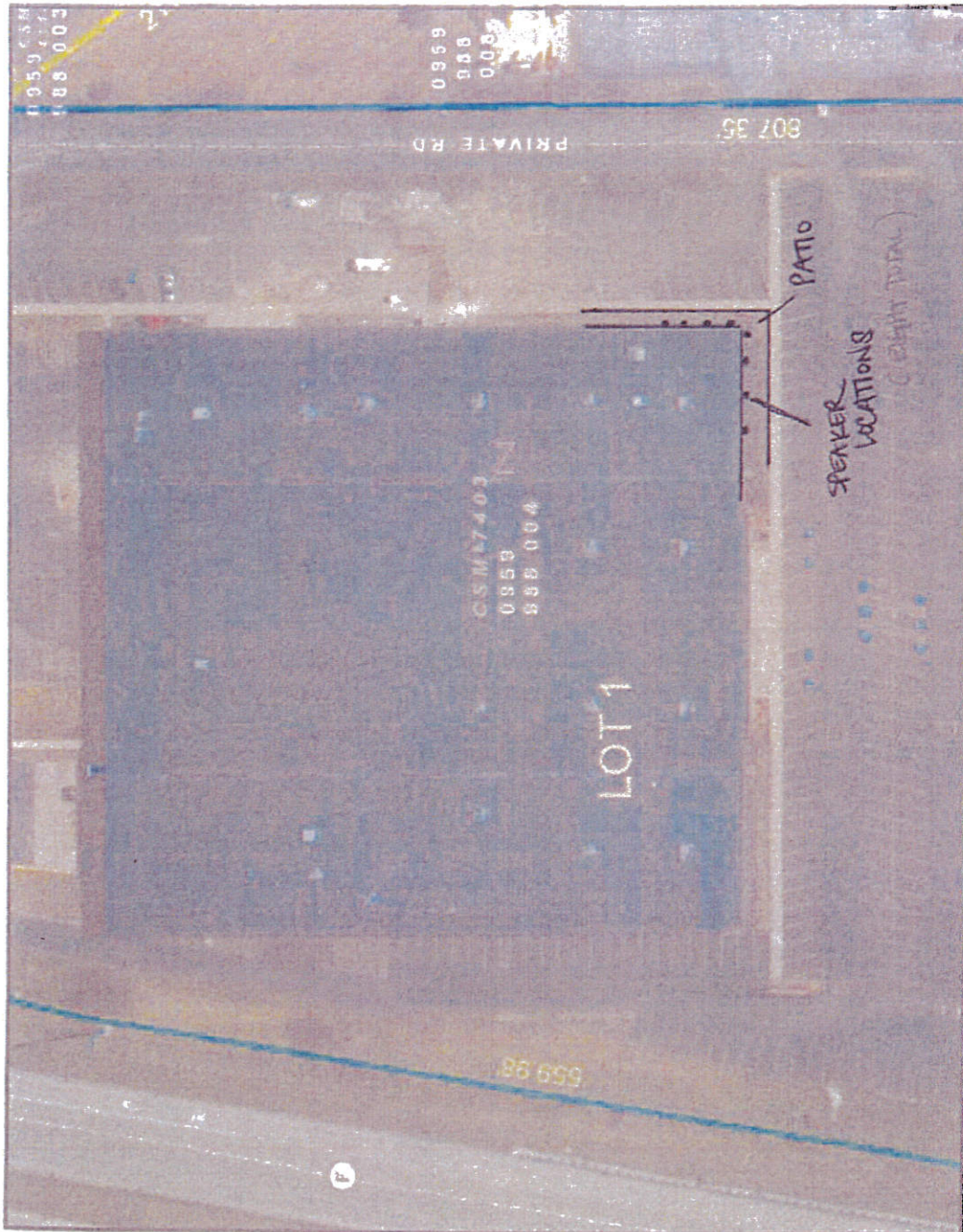
Printed: 3/27/2017

Waukesha County GIS Map

LAND INFORMATION SYSTEMS DIVISION



- Legend
- Simultaneous Conveyance
 - Assessor Plat
 - CSM
 - Condo Plat
 - Subdivision Plat



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83.33 Feet

Notes:

Printed: 3/27/2017

2018 APPLICATION FOR OUTDOOR ACTIVITY ON PREMISES WHERE ALCOHOLIC BEVERAGES ARE CONSUMED

RECEIVED
APR 24 2018

CITY OF PEWAUKEE
CLERK'S OFFICE
ANNUAL FEE: \$30

FILING DEADLINE IS APRIL 23rd, 2018

Bait Shop

Smokeys Musky's
Name of Business

N27 W27250 Woodland Dr
Address of Business

Property Zoned

Pew.

53072
Zip

Lois Lannon
Contact Person / Agent for the Business

City *310*

810940-1624
Phone Number

Lannon, Lois
Owner of the Property

262 691-9659
Owner's Phone Number

LIST NORMAL BUSINESS HOURS OF OPERATION

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<i>5:30-8</i>	<i>7-8</i>	<i>7-8</i>	<i>7-8</i>	<i>7-8</i>	<i>7-8</i>	<i>5:30-8</i>

List Proposed Start to Finish Times on Each of the Days

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

SPORTS RELATED OUTDOOR ACTIVITIES

VOLLEYBALL

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

HORSESHOES

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

BAGS

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

CLAY TARGET SHOOTING

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

OTHER

(please list in space below)

SEE ATTACHED

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

ENTERTAINMENT RELATED OUTDOOR ACTIVITIES

DINING / DRINKING

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

TYPE OF AREA

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

TYPE OF MUSIC

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified

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

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

The following items MUST accompany this application:

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

If you have any questions about this process, please contact the City Planner, H.E. "Clink" Clinkenbeard, during his regular office hours of Wednesday and Thursday 8:00 a.m. to 12:00 p.m. and 1:00 p.m. to 4:30 p.m. at (262) 691-0770.

WEDNESDAY LEAGUE POSSIBLE 25

APRIL 28 MISTAKE ON THE LAKE

MAY 5 MUSKIE INC QUAD COUNTY TOURNAMENT

MAY 12 BOB LASS MUSKY TOURNAMENT

MAY

JUNE 23 MONCHES FISH & GAME OUTING

AUG 25 MUSKIE INC ~~TOURNAMENT~~ VETERANS OUTING

SEPT 22 MUSKIE INC TOURNAMENT

OCT 20 3 CHARLIES

POSSIBLE
BEER
SALES



JUNE 16 BIG BROTHERS, BIG SISTERS

JUNE 13 TO AUG 15 EVERY WEDNESDAY

BADGES + BUDDIES

NO BEER

- 20 Parking Passes
from city
Todd Radtke - Before 28

2018 APPLICATION FOR OUTDOOR ACTIVITY ON PREMISES WHERE ALCOHOLIC BEVERAGES ARE CONSUMED

RECEIVED
APR 23 2018
CITY OF DEWARBEE
CLERK'S OFFICE

FILING DEADLINE IS APRIL 23rd, 2018

ANNUAL FEE: \$30

The Station Pub & Grill
Name of Business

Commercial
Property Zoned

W226 N3013 DuPlainville Road
Address of Business
PWC 0914981001

Pewaukee 53072
City Zip

Danielle Zinda
Contact Person / Agent for the Business

(262) 695-5300
Phone Number

Gregory Zinda
Owner of the Property

(262) 542-9710
Owner's Phone Number

LIST NORMAL BUSINESS HOURS OF OPERATION

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11am - 8pm	11am - 2am	11am - 2am	11am - 2am	11am - 2am	11am - 2:30am	11am - 2:30am

List Proposed Start to Finish Times on Each of the Days

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

SPORTS RELEATED OUTDOOR ACTIVITIES

VOLLEYBALL

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
N/A						

HORSESHOES

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11am - 8pm	11am - 9pm	11am - 9pm	11am - 9pm	11am - 9pm	11am - 9pm	11am - 9pm

League on Tuesdays, but available for patrons @ any time

BAGS

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

CLAY TARGET SHOOTING

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
N/A						

OTHER

(please list in space below)

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Soccer Pool / Soccer Golf						
11am - 8pm	11am - 9pm	11am - 9pm	11am - 9pm	11am - 9pm	11am - 9pm	11am - 9pm

ENTERTAINMENT RELATED OUTDOOR ACTIVITIES

DINING / DRINKING

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11am - 9pm	11am - 9pm	11am - 9pm	11am - 9pm	11am - 9pm	11am - 9pm	11am - 9pm

TYPE OF AREA

☐ DECK	☒ PATIO	☐ GARDEN	☐ DESIGNATED SMOKING AREA	☐ OTHER
Square Footage of Area	Square Footage of Area approx. 500 sq ft	Square Footage of Area	Square Footage of Area	Square Footage of Area
Seating Capacity	Seating Capacity 24	Seating Capacity	Seating Capacity	Seating Capacity

TYPE OF MUSIC

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
NONE	—————→					
☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified

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

N/A

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

N/A - Parking lot lights only

The following items MUST accompany this application:

- ☐ **SITE PLAN** to scale, showing buildings on the premises, outdoor facilities and distance to buildings on adjoining properties.
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Soccer
Golf
Course

Horseshoe
pits

Gazebo

Soccer
pool
table

Outdoor
patio

Building

Fence

Parking
lot

2018 APPLICATION FOR OUTDOOR ACTIVITY ON PREMISES WHERE ALCOHOLIC BEVERAGES ARE CONSUMED

FILING DEADLINE IS APRIL 23rd, 2018

ANNUAL FEE: \$30

WAUKESHA GUN CLUB
Name of Business
N 22 W 23170 WATERTOWN RD
Address of Business **PWC 0920998**
PAT GERBENSKY
Contact Person / Agent for the Business
WAUKESHA GUN CLUB
Owner of the Property

PROPERTY ZONED
WAUKESHA, WI 53188
City Zip
(262) 470-1635
Phone Number
(262) 547-9785
Owner's Phone Number

**CITY OF PEWAUKEE
CLERK'S OFFICE**

LIST NORMAL BUSINESS HOURS OF OPERATION

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
9-3 pm	CLOSED	2-8 pm	2-8 pm	2-8 pm	closed	9-3 pm

List Proposed Start to Finish Times on Each of the Days

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

SPORTS RELATED OUTDOOR ACTIVITIES

VOLLEYBALL

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
N/A						

HORSESHOES

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
N/A						

BAGS

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
N/A						

CLAY TARGET SHOOTING

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
8 ^{AM} - 10 ^{PM}	8 - 10	8 - 10	8 10	8 - 10	8 - 10	8 - 10

OTHER

(please list in space below)

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
N/A						

ENTERTAINMENT RELATED OUTDOOR ACTIVITIES

DINING / DRINKING

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
8am-10pm	SAME	SAME	SAME	SAME	SAME	SAME

TYPE OF AREA

☐ DECK	☒ PATIO	☐ GARDEN	☐ DESIGNATED SMOKING AREA	☐ OTHER
Square Footage of Area N/A	Square Footage of Area 1400	Square Footage of Area N/A	Square Footage of Area N/A	Square Footage of Area N/A
Seating Capacity	Seating Capacity 100	Seating Capacity	Seating Capacity	Seating Capacity

TYPE OF MUSIC

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
N/A						
☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified

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

N/A

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

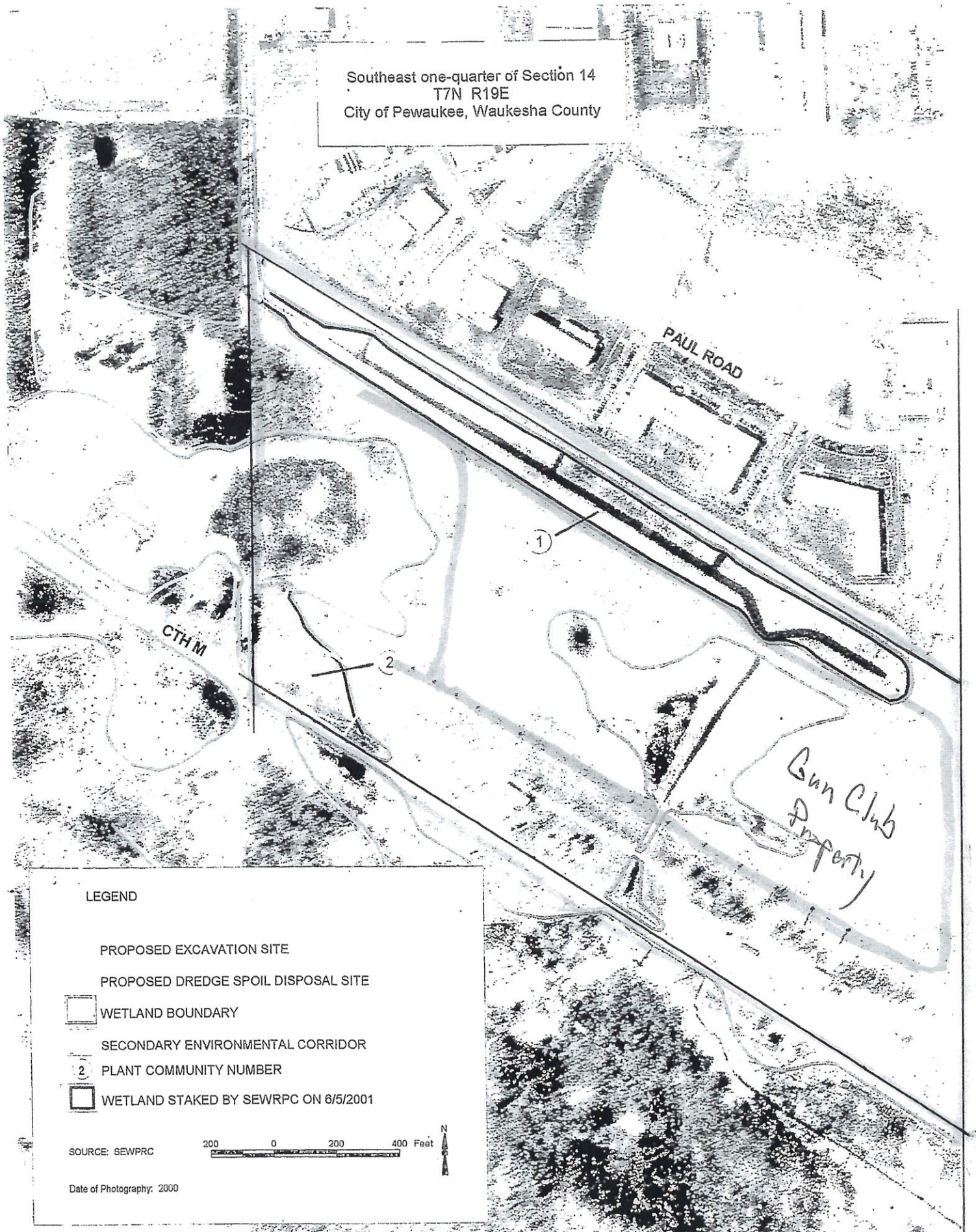
(5) TRAP SKEET FIELDS ARE LIGHTED FOR NIGHT SHOOTING

The following items MUST accompany this application:

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Southeast one-quarter of Section 14
T7N R19E
City of Pewaukee, Waukesha County



2018 APPLICATION FOR OUTDOOR ACTIVITY ON PREMISES WHERE ALCOHOLIC BEVERAGES ARE CONSUMED

RECEIVED
APR 19 2018
ANNUAL FEE: \$30
CITY OF PEWAUKEE
CLERK'S OFFICE

FILING DEADLINE IS APRIL 23rd, 2018

WONDERLAND TAP
Name of Business

W 233 N 536 Hwy F
Address of Business

PWC 0968996

Robert J. BOEHLEN
Contact Person / Agent for the Business

Robert J. BOEHLEN
Owner of the Property

Property Zoned WAUKESHA

City 53186 Zip

(262) 547-6788
Phone Number

(262) 227-6782
Owner's Phone Number

LIST NORMAL BUSINESS HOURS OF OPERATION

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
10:00 AM - 2:00 AM	10:00 AM - 2:00 AM	10:00 AM - 2:00 AM	10:00 AM - 2:00 AM	10:00 AM - 2:00 AM	6:00 AM - 2:00 AM	10:00 AM - 2:00 AM

List Proposed Start to Finish Times on Each of the Days

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

SPORTS RELATED OUTDOOR ACTIVITIES

VOLLEYBALL

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			10:00 AM - 10:00 PM	10:00 AM - 10:00 PM	10:00 AM - 10:00 PM	10:00 AM - 10:00 PM

HORSESHOES

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
10:00 AM - 10:00 PM	10:00 AM - 10:00 PM	10:00 AM - 10:00 PM	10:00 AM - 10:00 PM	10:00 AM - 10:00 PM	10:00 AM - 10:00 PM	10:00 AM - 10:00 PM

BAGS

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

CLAY TARGET SHOOTING

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

OTHER

(please list in space below)

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

ENTERTAINMENT RELATED OUTDOOR ACTIVITIES

DINING / DRINKING						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

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

TYPE OF MUSIC						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified

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

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

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**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 9.**

DATE: May 17, 2018

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:

Further Consideration of the Petition for a Conditional Use for Skydance Pet Lodge to Build and Operate a Pet Daycare Facility Located at W229 N2633 Duplainville Road (PWC 0915992)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Skydance Pet Lodge Conditional Use

STATE OF WISCONSIN

CITY OF PEWAUKEE

WAUKESHA COUNTY

- NOTICE OF CONDITIONAL USE PUBLIC HEARING -

PLEASE TAKE NOTICE THAT THERE WILL BE A PUBLIC HEARING ON THE PETITION OF **SKYDANCE PET LODGE** FOR A **CONDITIONAL USE PERMIT** ON THE FOLLOWING PROPERTY IN THE CITY OF PEWAUKEE:

Legal description of property:

PARCEL A CERT SURV 596 VOL 4/39 PT SW1/4 SEC 13 T7N R19E DOC# 4002439

Common Description or name: W229 N2633 Duplainville Road

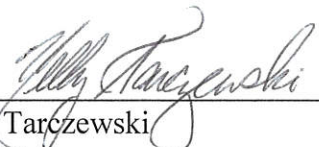
Tax Key Number(s): PWC 0915992

Current zoning: B-6 Mixed Use Business

This conditional use permit is requested in order to construct a pet boarding and daycare facility.

THE PUBLIC HEARING will be held at a meeting of the City Plan Commission in the City Hall Common Council Chambers on **Thursday, March 15th, 2018** at or after **7:00 PM**.

Dated this 21st day of February, 2018.



Kelly Tarczewski
Clerk/Treasurer

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 10.**

DATE: May 17, 2018

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding the Site and Building Plans and Plan of Operation for the Skydance Pet Lodge
Located at W229 N2633 Duplainville Road (PWC 0915992)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

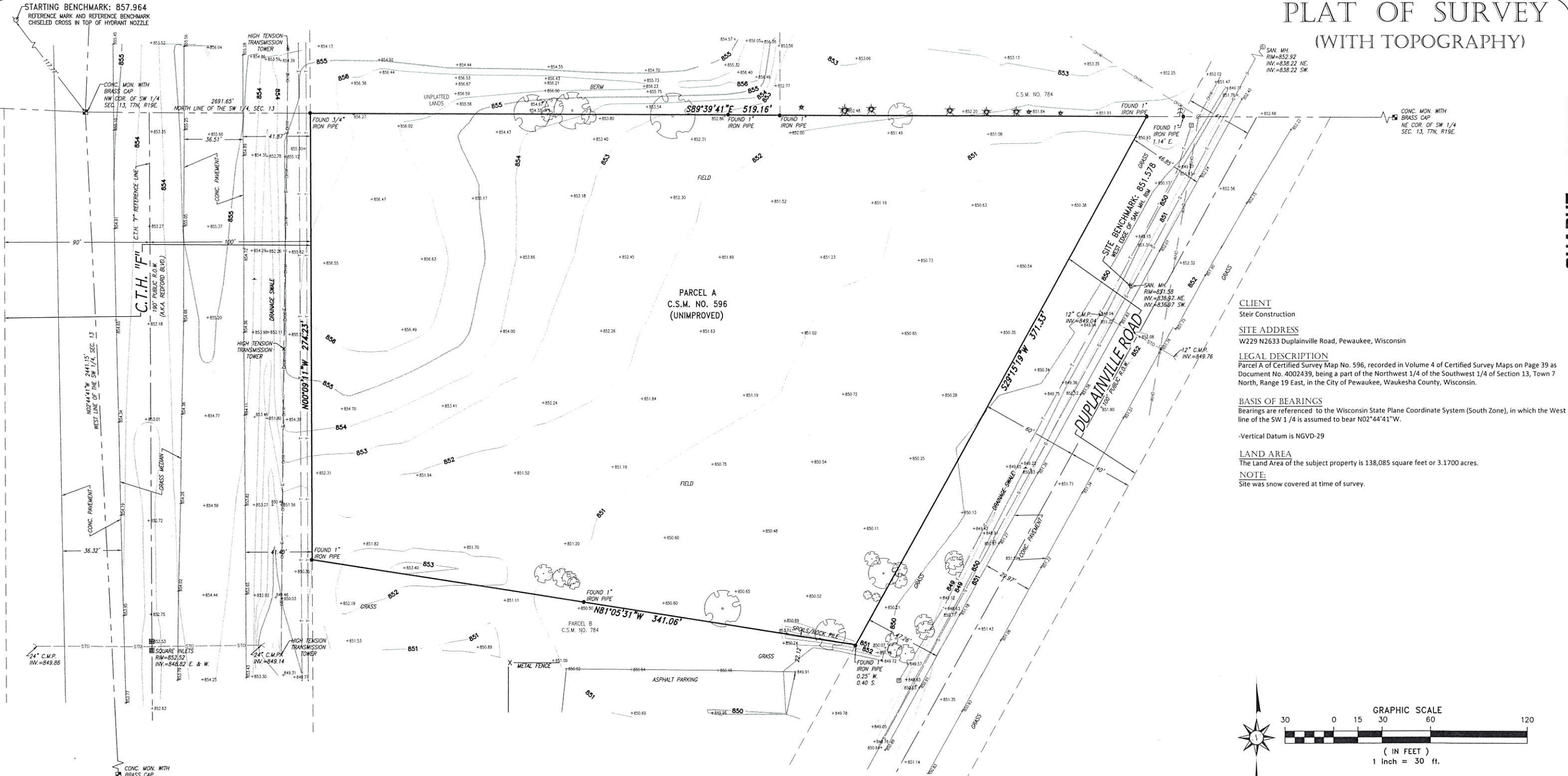
Description

Skydance Pet Lodge Site & Building Plans

Skydance Pet Lodge Plan of Operation

PLAT OF SURVEY
(WITH TOPOGRAPHY)

CHAPUT LAND SURVEYS



CLIENT
Steir Construction

SITE ADDRESS
W229 N2633 Duplainville Road, Pewaukee, Wisconsin

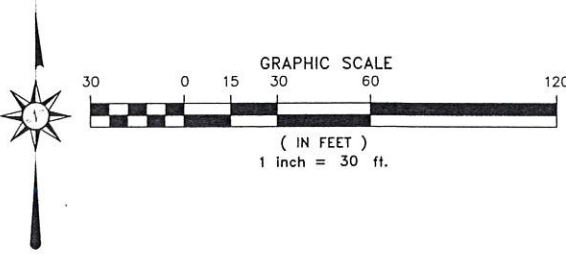
LEGAL DESCRIPTION
Parcel A of Certified Survey Map No. 596, recorded in Volume 4 of Certified Survey Maps on Page 39 as Document No. 4002439, being a part of the Northwest 1/4 of the Southwest 1/4 of Section 13, Town 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

BASIS OF BEARINGS
Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone), in which the West line of the SW 1/4 is assumed to bear N02°44'41\"/>

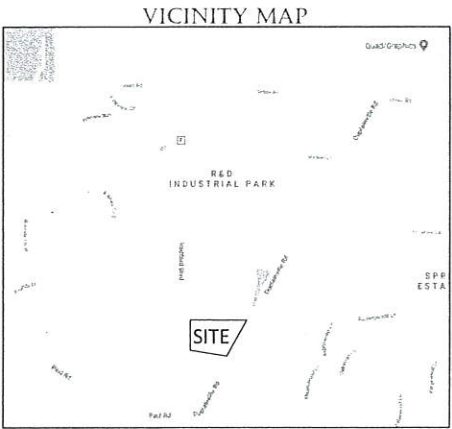
-Vertical Datum is NGVD-29

LAND AREA
The Land Area of the subject property is 138,085 square feet or 3.1700 acres.

NOTE:
Site was snow covered at time of survey.



● INDICATES FOUND 1\"/>	○ HYDRANT ○ WATER MANHOLE ○ WATER SERVICE CURB STOP ○ WELL HEAD ○ STAND PIPE ○ WALL INDICATOR VALVE ○ POST INDICATOR VALVE ○ LIGHT POLE ○ SPOT/YARD LIGHT ○ UTILITY POLE ○ GUY POLE ○ GUY WIRE ○ ELECTRIC MANHOLE ○ ELECTRIC PEDESTAL ○ ELECTRIC METER	○ TELEPHONE MANHOLE ○ TELEPHONE PEDESTAL ○ CABLE PEDESTAL ○ CONTROL BOX ○ FIBER OPTIC SIGN ○ TRAFFIC LIGHT ○ COMMUNICATION MANHOLE ○ BOLLARD ○ SOIL BORING/MONITORING WELL ○ WATER SURFACE ○ WETLANDS FLAG ○ MARSH ○ FLAGPOLE ○ PARKING METER ○ SIGN	○ MAILBOX ○ RAILROAD CROSSING SIGNAL ○ HANDICAP SPACE ○ CONIFEROUS TREE ○ DECIDUOUS TREE
— SANITARY SEWER — STORM SEWER — WATERLINE — MARKED GAS MAIN — MARKED ELECTRIC — OVERHEAD WIRES — MARKED TELEPHONE — MARKED CABLE TV LINE — MARKED FIBER OPTIC — FENCE			



I certify that I have surveyed the above described property (Property), and the above map is correct to the best of my professional knowledge and belief and shows the size and location of the Property, its exterior boundaries, the location and dimensions of any visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the Property, and also those who purchase, mortgage, or guarantee the title thereto, within one (1) year from date hereof.



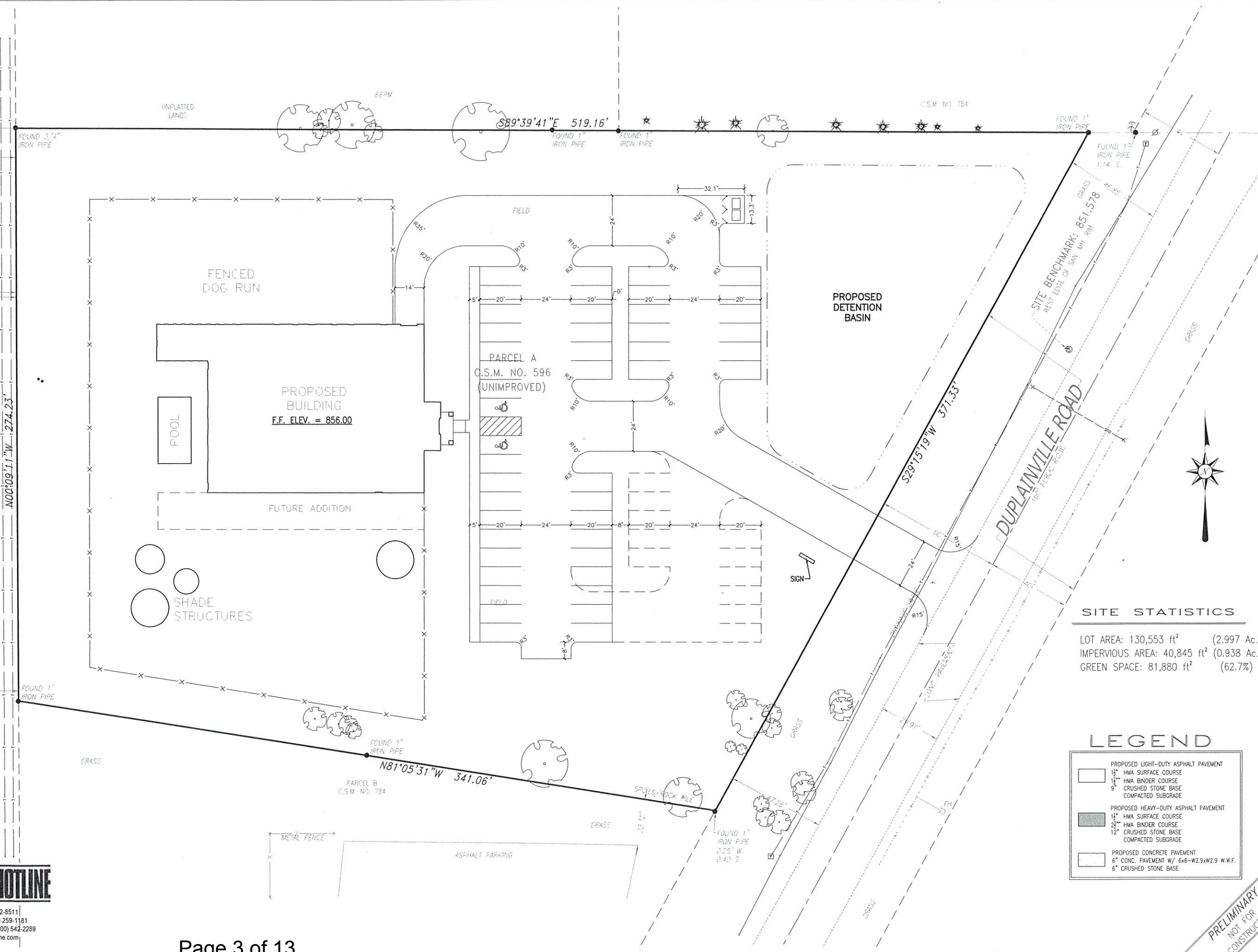
Donald C. Chaput
Professional Land Surveyor
Registration Number S-1316

Date: February 5, 2018

CHAPUT
LAND SURVEYS

Date	Revision description

This document is an instrument of professional service, and may be protected by the surveyors work product doctrine or surveyor's client privilege. The information shown hereon is intended solely for the use of the client and client directed third parties.
Drawing No. 2777-dmb

[illegible]

Site Engineering Services

2920 Oakwood Road
Hartland, WI 53029
262-367-4960 office
martyn.werden@att.net email

Martin D. Werden, PE
Civil Engineer/Consultant

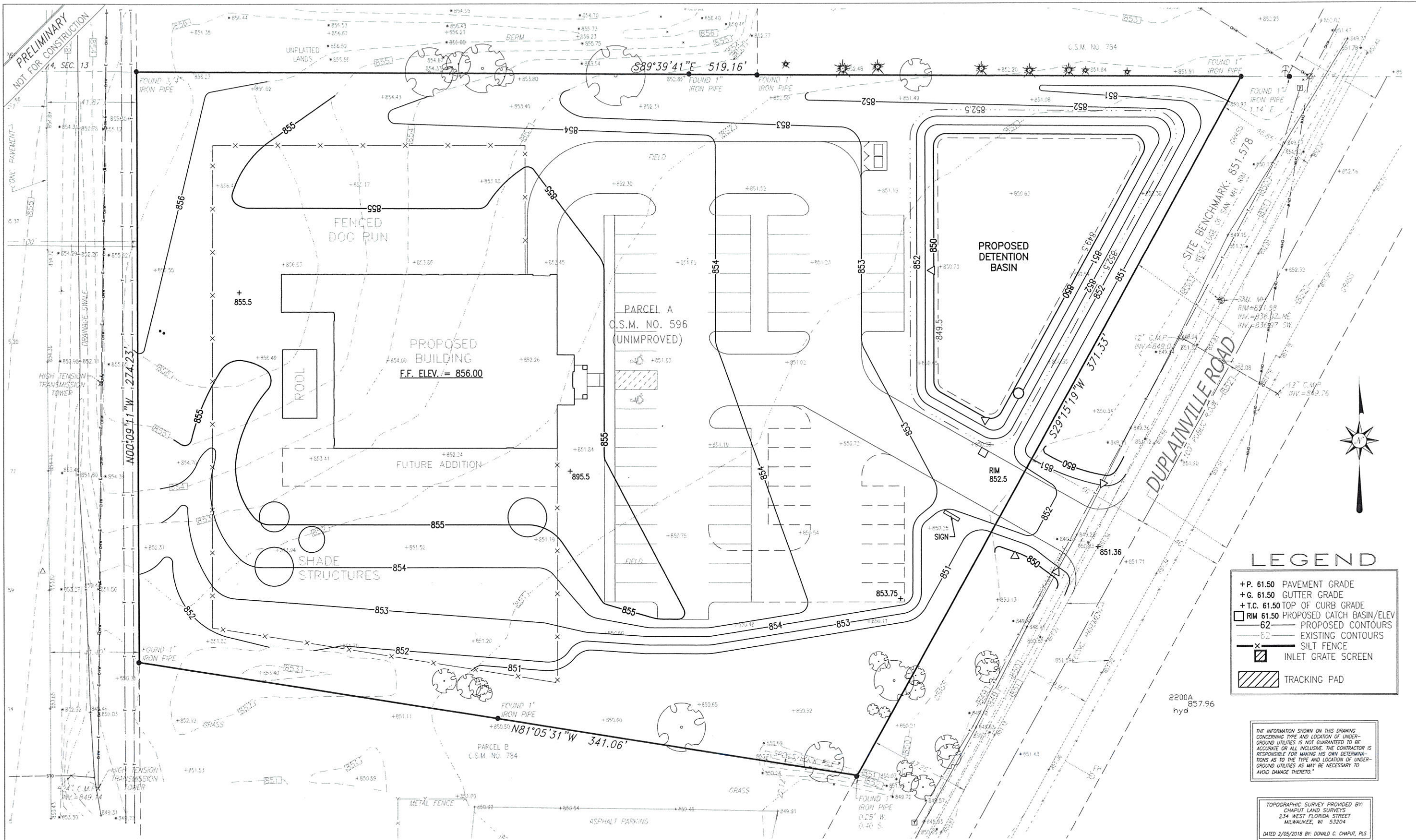


Site Engineering Services, Inc.

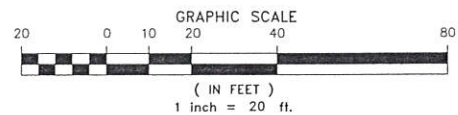
SITE PLAN for Sky Dance Pet Lodge		W229 N2633 Duplainville Road City of Pewaukee, Waukesha County, Wisconsin	
SCALE: 1"=20'			
PROJECT NO. 17046			
DATE: 2/15/2018			
SHEET NUMBER			
CE-2			

SCALE: 1"=20'
PROJECT NO. 17046
DATE: 2/15/2018
SHEET NUMBER
CE-2

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

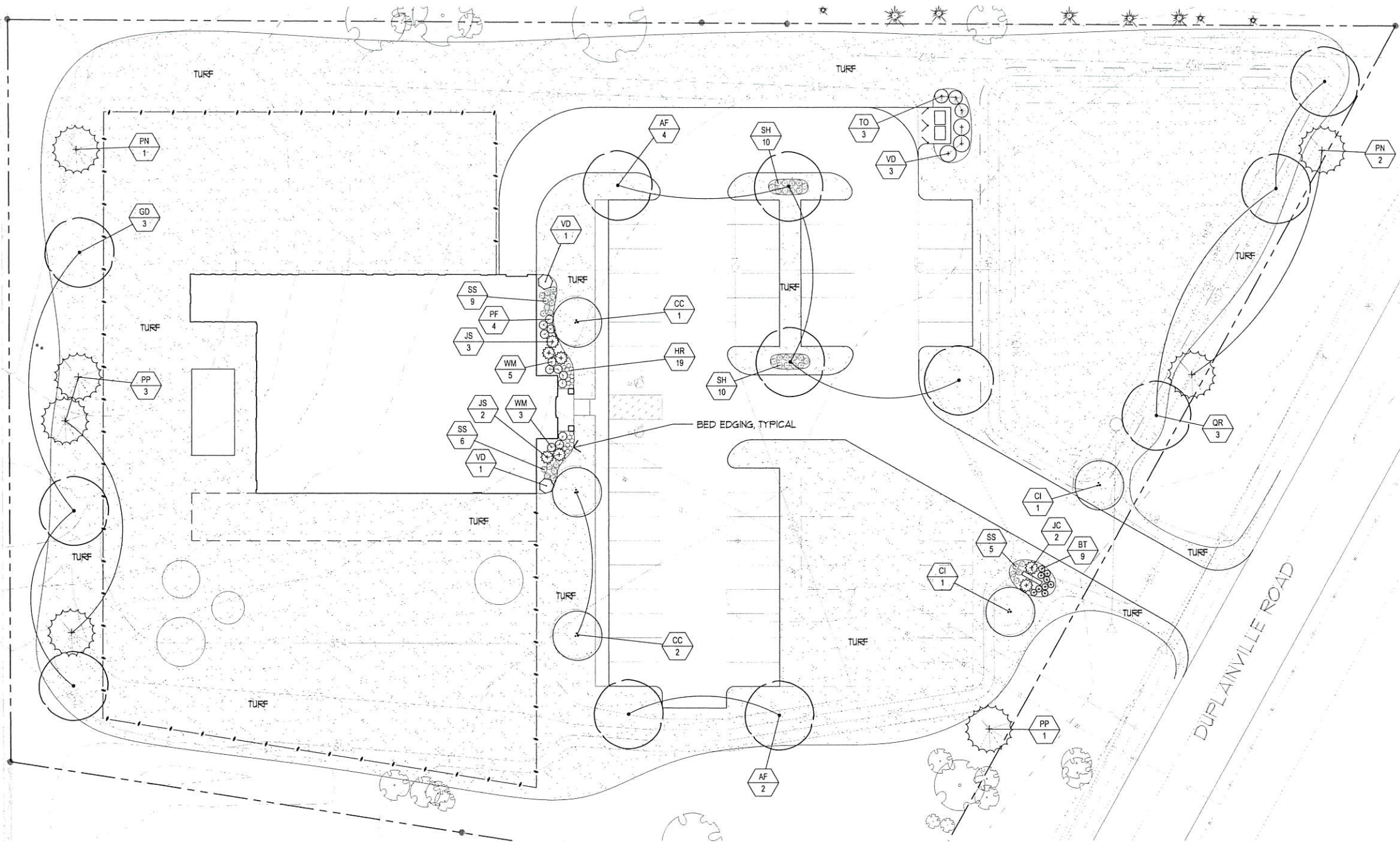


Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com



PRELIMINARY
NOT FOR
CONSTRUCTION

DATE	DESCRIPTION	ISSUE	PROJECT TEAM
			PROJECT MANAGER: Initials
			PROJECT ENGINEER: Initials
			DESIGNER: Initials
			CAD TECHNICIAN: LDH
Site Engineering Services			
2920 Oakwood Road Hartland, WI 53029 262-367-4960 office marty.warden@att.net email Martin D. Warden, PE Civil Engineer/Consultant			
GRADING & EROSION CONTROL PLAN for Sky Dance Pet Lodge			
W229 N2633 Duplainville Road City of Pewaukee, Waukesha County, Wisconsin			
SCALE: 1"=20' PROJECT NO. 17046 DATE: 2/13/2018			
SHEET NUMBER CE-3			



PLANTING NOTES

GENERAL

Digging
Contact local Digger's Hotline prior to any digging.

Topsoil
Topsoil shall be classified as a sandy loam soil to silty loam. No organic topsoil from peaty sources will be accepted. Topsoil imported from a local supplier shall be stripped and stockpiled for more than 12 months to be relatively free of viable weed seeds. Topsoil shall be sifted and/or screened to be free of stones and clay lumps, plants or other extraneous materials.

Fine Grading
Inspect site and verify that adequate topsoil has been provided for all seed and planting beds. Remove all trash and stone exceeding 2 inches in diameter from area to a depth of 2 inches prior to bed preparation and planting. Fine grade to within 1/2" of finished grade. All lawn areas to be sloped evenly to sheet drain and approximate contours on grading plan.

PLANTING

Substitutions
Substitutions or changes of plant species, cultivar, or size at planting must be approved by the owner prior to ordering of materials.

Plant Staking and Quantities
Contractor shall stake tree, shrub, and perennial locations in the field and obtain approval from owner prior to planting. Plantings shown are diagrammatic. Provide additional plant quantities as needed, based on actual field dimensions to satisfy the design intent of the drawings.

Plant starter mix
A 2:1 ratio mix of two parts peat moss and one part manure.

Trees
Pocket plant and back fill pits with a mix of 10% plant starter mix, and 90% existing soil. Tree holes to be at least 2 times the spread diameter of the root ball. Use shovel to rough up sides of exposed walls. Set depth of root ball to be same as grown in nursery or slightly higher if planting in clay soil.

Shrubs
Pocket plant and back fill pits with a mix of 10% plant starter mix, and 90% existing soil. Set depth of root ball to be same as grown in nursery or slightly higher if planting in clay soil.

Perennials:
Condition topsoil in perennial planting beds by adding 3" plant starter mix. Add bone meal and milorganite, each at the rate of 1-2 lbs. per 100 S.F. Add granular sulfur at the rate of 3-4 lbs. per 100 S.F. Rototill to blend and remove any clumps of topsoil. Same as grown in nursery. Water-in well.

MULCHING

Install a 3" layer of shredded bark throughout tree, shrub, and perennial planting beds. For trees in lawn, install a 4-5' diameter circle of mulch around each tree. Do not allow mulch to touch plant stems. Contractor shall provide shredded bark mulch from disease-free hardwood trees. Provide generally flat bark, maximum of 1" wide and 4" long, graded down to sawdust, and relatively free of deleterious matter.

BED EDGING

All turf and perennial planting beds adjacent to turf areas shall be edged with poly-vinyl edging. Install per manufacturer's instructions.

TURF SEEDING

Proportions by common name	by weight
A. Barron kentucky bluegrass	20 %
B. Liberty kentucky bluegrass	20 %
C. Pennlawn fescue	20 %
D. Prelude II perennial ryegrass	20 %
E. Palmer II perennial ryegrass	20 %

Apply at the rate of 5 Lbs. per 1000 Sf.

Method of grass seeding may be varied at discretion of Contractor on their responsibility to establish smooth, uniform turf composed of the grasses specified.

- Spread lawn fertilizer per manufacturer's specifications.
- Do not seed following rain or if surface has been compacted by rain.
- Do not seed when wind velocity exceeds 6 m.p.h.
- Method of mulching may be varied at discretion of contractor. Fiber mulch to be mixed with seed and fertilizer if hydroseeding. Or, protect seeded areas by spreading straw mulch to form a continuous blanket over seeded areas.
- Keep seedbed moist for 4 weeks.

MAINTENANCE

Maintenance Period - Contractor shall provide regular maintenance until a date of 60 days after completion of planting. Maintenance shall begin when planting is started for ongoing planting areas. Maintenance operations shall include watering, weeding, and mowing. Contractor shall provide temporary irrigation equipment if needed to provide a minimum of 1" of water per week throughout the maintenance period for all planting areas.

PLANT GUARANTEE

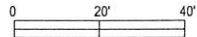
The landscape contractor shall guarantee to replace once, without charge, any woody plant material (deciduous or evergreen trees & shrubs) that dies within one year of installation, providing the owner gives normal plant care (regular watering). The owner must report plant losses within the guarantee period.

PLANTING SCHEDULE

SYM	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COND	SPACING
Shade Trees						
AF	Acer x freemontii 'Autumn Blaze'	Autumn Blaze Maple	6	2 1/2' Cal	B/B	As shown
GD	Gymnocladia dioica	Kentucky Cucumber	3	2 1/2' Cal	B/B	As shown
QR	Quercus rubra	Red Oak	3	2 1/2' Cal	B/B	As shown
Ornamental Trees						
CC	Cercis canadensis 'Columbus Strain'	Columbus strain Redbud	3	2 1/2' Cal	B/B	As shown
CI	Crataegus crusgalli var. nivalis	Thornless Cockspur Hawthorn	2	2 1/2' Cal	B/B	As shown
Evergreen Trees						
PP	Pinus pungens	Colorado Green Spruce	4	6' Ht	B/B	As shown
PN	Pinus nigra	Austrian Pine	3	6' Ht	B/B	As shown
Deciduous Shrubs						
BT	Berberis l. s. nana 'Crimson Pigmy'	Crimson Pigmy Barberry	9	2 Gal	Container	30" o.c.
PF	Philadelphus l. 'Mickey's Wish'	Mickey's White Potted	4	2 Gal	Container	30" o.c.
VD	Viburnum dentatum 'Autumn Jazz'	Autumn Jazz Arrowwood Viburnum	5	36" Ht	B/B	72" o.c.
WM	Wegelia 'Minuet'	Minuet Weigela	8	2 Gal	Container	42" o.c.
Evergreen Shrubs						
JC	Juniperus chinensis pfitz. comp.	Compad Pfitzer Juniper	2	5 Gal	B/B	60" o.c.
JS	Juniperus sibirica 'Calgary Carpet'	Calgary Carpet Juniper	8	5 Gal	Container	60" o.c.
TO	Thuja occidentalis 'Tectony'	Tectony Arborvitae	3	5' Ht	B/B	60" o.c.
Perennials						
HR	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	19	1 Gal	Container	18" o.c.
SH	Sporobolus heterolepis	Prarie Dropseed	20	1 Gal	Container	30" o.c.
SS	Schizanthus luteus	Lute Bluestem	20	1 Gal	Container	30" o.c.



PLANTING PLAN



PLANTING PLAN

for
Skydance Pet Lodge

W229 N2633 Duplainville Road
City of Pewaukee, Waukesha County, Wisconsin

SCALE: 1" = 20'-0"

PROJECT NO.

DATE: 2/14/2018

SHEET NUMBER

L-1

Site Engineering Services

2920 Oakwood Road
Hartland, WI 53029
262-367-4960 office
262-367-4960 cell
martin@worden.net email
Martin D. Worden, PE
Civil Engineer/Consultant



SITE INFORMATION

TOTAL SITE AREA:
- 138,085 S.F. (3.17 ACRES)

BUILDING AREA:
- 9,099 S.F. OR 5.8%

ACCESSORY BUILDING AREA:
- A= 402
- B= 113
- C= 79

594 SF.

PAVED AREA:
- 24,055 S.F.

GREEN SPACE:
- 33,748/138,085= 24.4%

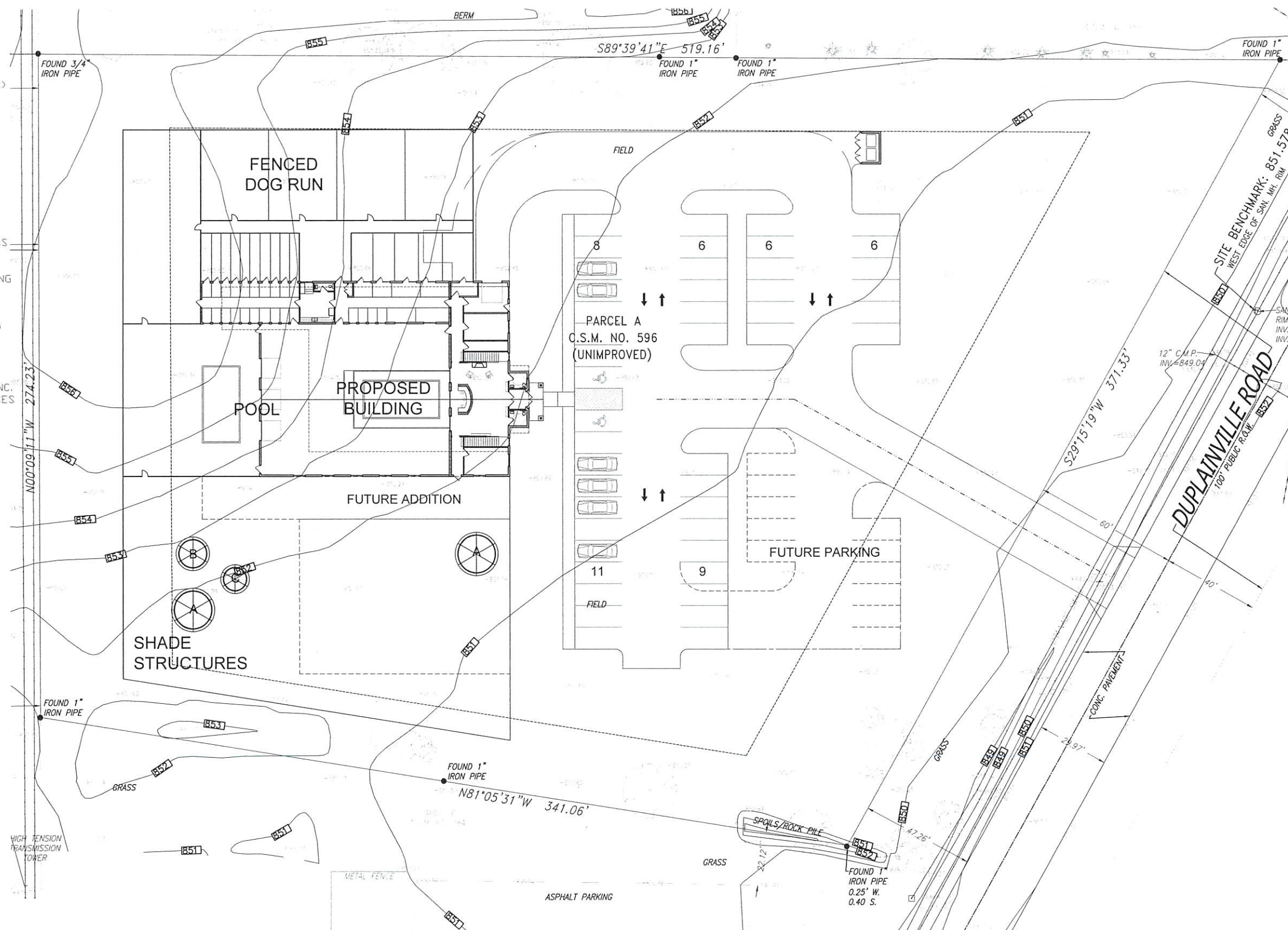
ZONING:
- B-6 MIXED USE BUSINESS
CITY OF PEWAUKEE, WI

BUILDING SETBACKS:
- 55' FRONT YARD BUILDING
- 30' SIDE YARD
- 55' REAR YARD

BUILDING HEIGHT:
- 45'-0" (3 STORIES MAX.)

PAVING SETBACKS:
- 10'

PARKING REQUIREMENTS:
- TBD
46 SPACES PROVIDED INC.
2 H.C. ACCESSIBLE SPACES



SITE PLAN
SCALE: 1"=20'



bob rowe, aia
414.319.9016
www.pure-arch.com

Sky Dance Pet Lodge

W229 N2633 Duplainville Road
Pewaukee, WI

DOCUMENT SEAL

OWNERSHIP AND USE OF DOCUMENTS

The drawings, specifications and other documents furnished by the ARCHITECT are instruments of service and shall not become the property of the Owner whether or not the Project for which they are made is commenced. Drawings, specifications and other documents furnished by the ARCHITECT shall not be used by the Owner on other projects, for additions to this project or for completion to use, liability and compensation. Submission or distribution of documents to meet official regulatory requirements or for other purposes in connection with the Project is not to be construed as publication in derogation of the ARCHITECT'S common law copyrights or other reserved rights. The Owner shall own neither the documents nor the copyrights.

REVISIONS

PROJECT INFORMATION

Date: 02.15.2018

Job No.:

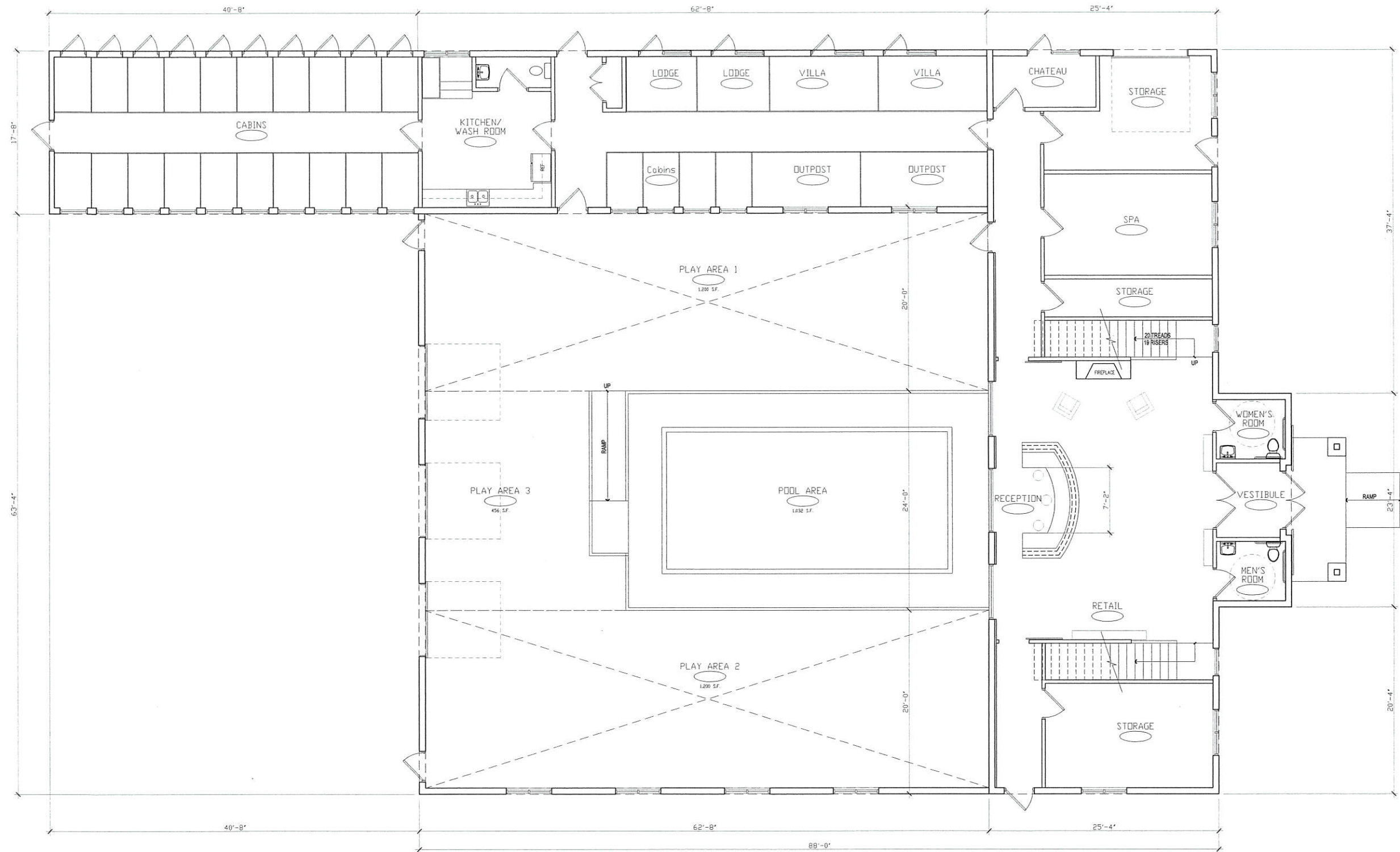
Drawn By: BR

SHEET NO.

SP1.1

SHEET TITLE

Site Plan



○ MAIN FLOOR PLAN
SCALE: 3/16" = 1'-0"
8,032 S.F.



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Sky Dance Pet Lodge
W229 N2633 Duplainville Road
Pewaukee, WI

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REVISIONS

PROJECT INFORMATION
Date: 02.13.2018
Job No.:
Drawn By: BR
SHEET NO.

A1.1
SHEET TITLE
Main Level Plan



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Sky Dance Pet Lodge

W229 N2633 Duplainville Road
 Pewaukee, WI

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PROJECT INFORMATION

Date:

02.13.2018

Job No.:

Drawn By:

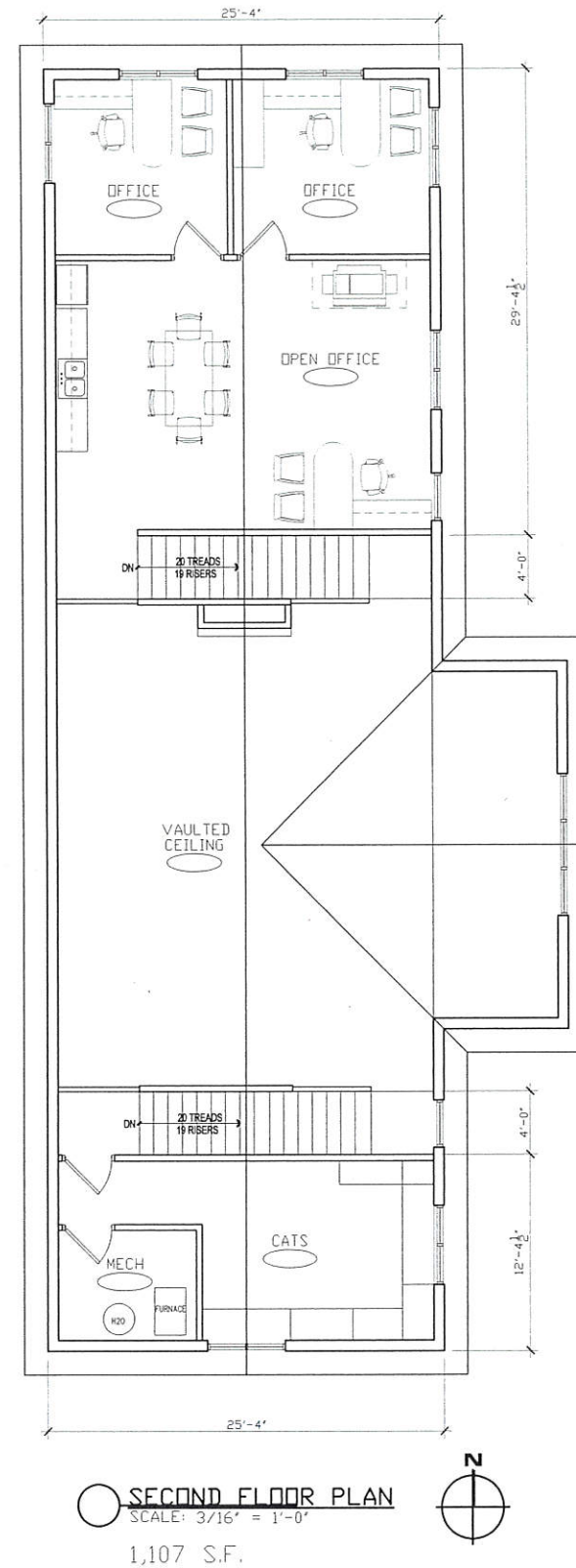
BR

SHEET NO.

A1.2

SHEET TITLE

Lower & Upper Level



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REVISIONS

PROJECT INFORMATION

Date: 02.13.2018

Job No.:

Drawn By: BR

SHEET NO.

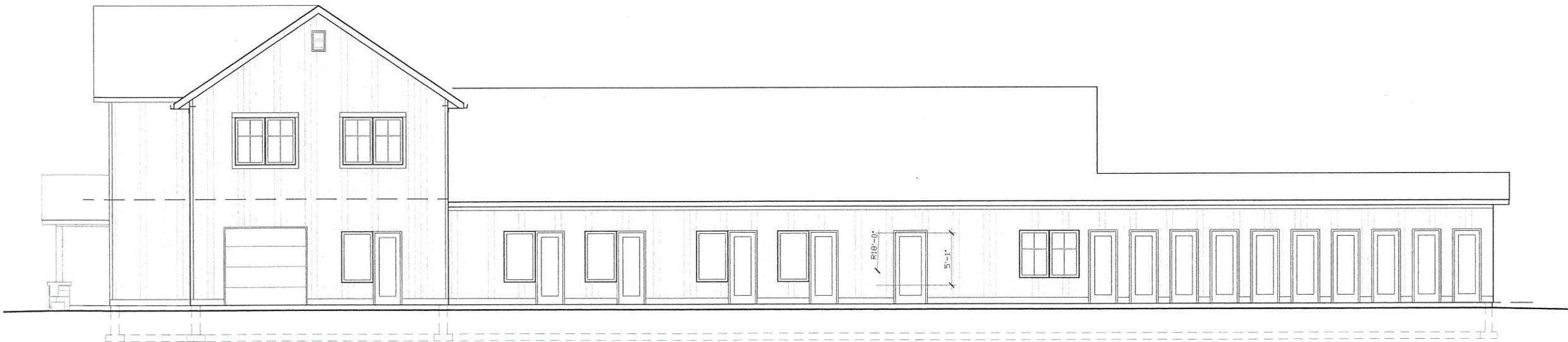
A4.1

SHEET TITLE

Elevations



EAST ELEVATION
SCALE: 3/16" = 1'-0"



NORTH ELEVATION
SCALE: 3/16" = 1'-0"



PA
STUDIO
PURE ARCHITECTURE STUDIO, LLC

bob rowe, aia
414.319.9016
www.pure-arch.com

Sky Dance Pet Lodge

W229 N2633 Duplainville Road
Pewaukee, WI

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REVISIONS

PROJECT INFORMATION

Date:

02.13.2018

Job No.:

Drawn By:

BR

SHEET NO.

A4.2

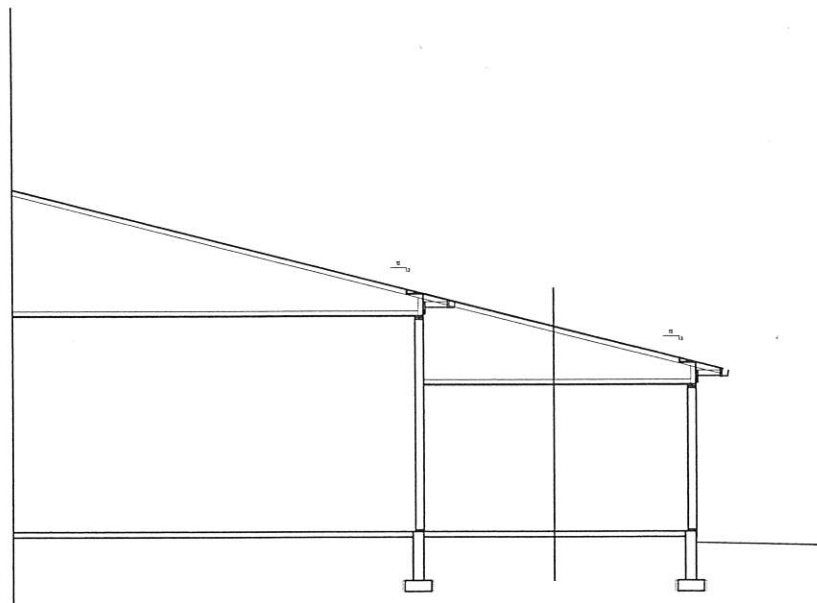
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Elevations



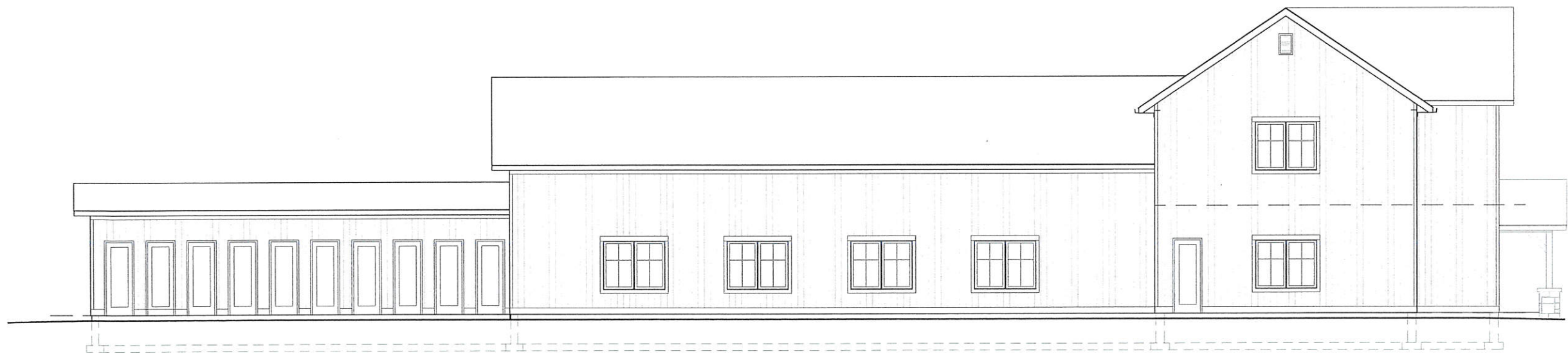
WEST ELEVATION

SCALE: 3/16" = 1'-0"



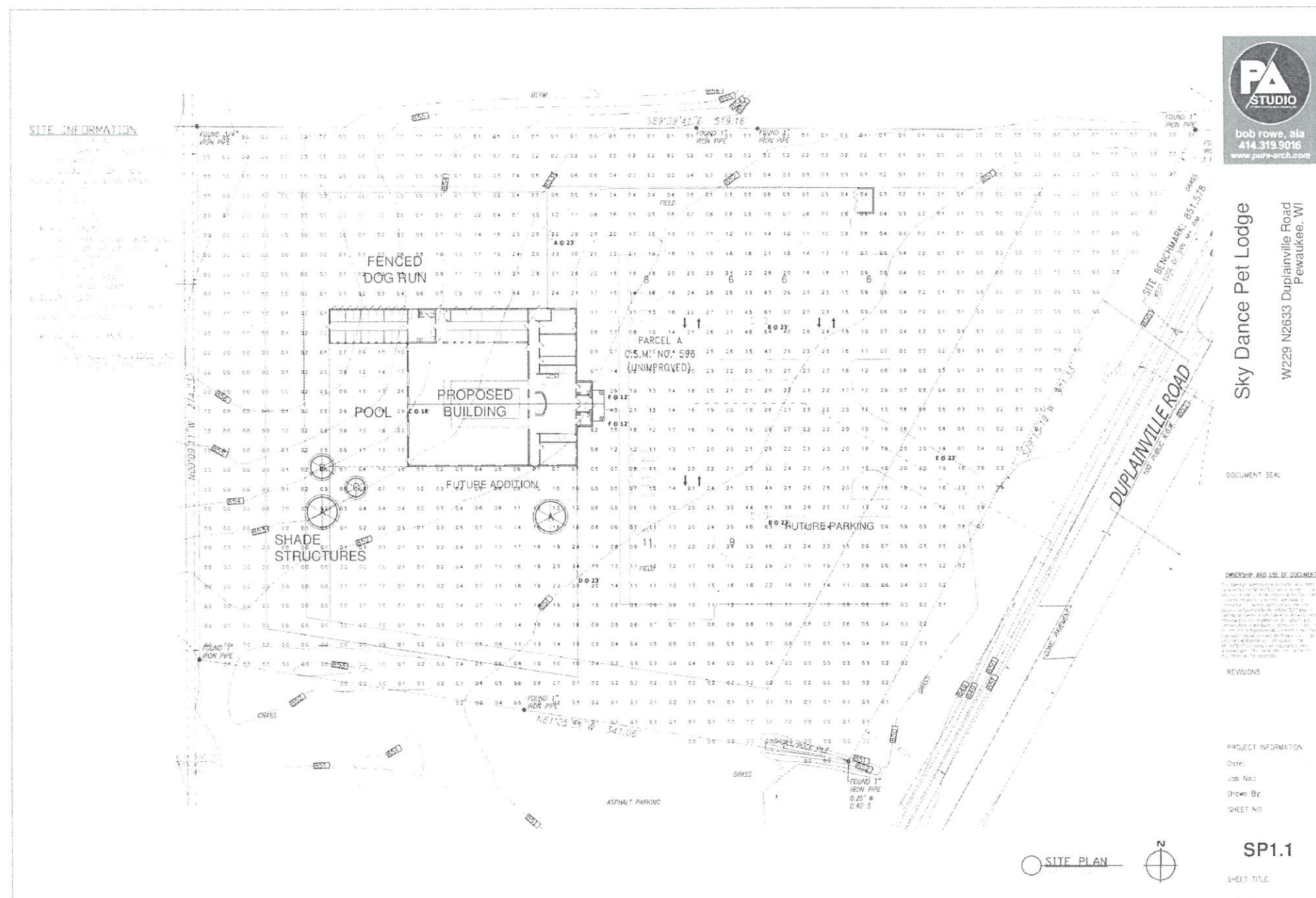
STUDY SECTION

SCALE: 3/16" = 1'-0"



SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



Plan View
Scale - 1" = 30ft

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	1	Lithonia Lighting	KAD LED 40C 1000 40K R2 MVOLT	KAD LED, 40 LED, 1 AMP MVOLT DRIVER, 4000K, TYPE 2 OPTICS.	LED	1	KAD_LED_40C_1000_40K_R2_MVOLT.ies	14951	0.95	141
	B	2	Lithonia Lighting	KAD LED 40C 1000 40K R4 MVOLT	KAD LED, 40 LED, 1 AMP MVOLT DRIVER, 4000K, TYPE 4 OPTICS.	LED	1	KAD_LED_40C_1000_40K_R4_MVOLT.ies	14907	0.95	282
	C	1	Lithonia Lighting	DSXW2 LED 20C 1000 40K T4M MVOLT	DSXW2 LED WITH 2 LIGHT ENGINES, 20 LED's, 1000mA DRIVER, 4000K LED, TYPE 4 MEDIUM OPTIC	LED	1	DSXW2_LED_20C_1000_40K_T4M_MVOLT.ies	7599	0.95	73
	D	1	Lithonia Lighting	KAD LED 40C 1000 40K R4 MVOLT	KAD LED, 40 LED, 1 AMP MVOLT DRIVER, 4000K, TYPE 4 OPTICS.	LED	1	KAD_LED_40C_1000_40K_R4_MVOLT.ies	14907	0.95	141
	E	1	Lithonia Lighting	KAD LED 20C 1000 40K R2 MVOLT	KAD LED, 20 LED, 1 AMP MVOLT DRIVER, 4000K, TYPE 2 OPTICS.	LED	1	KAD_LED_20C_1000_40K_R2_MVOLT.ies	7886	0.95	73
	F	2	Barn Light USA	BLE-G-WHS14-XXX-G22-LED27-3000K		LED 2000 LUMENS	1	BS16-150W A21 F.IES	2000	0.9	27

20' pole + 3' base = 23' mounting height



Page 1 of 4

W240 N3065 Pewaukee Rd Pewaukee, WI 53072 Building Services Office - 262-691-9107 City Hall Main Office - 262-691-0770 Fax - 262-691-1793		BUSINESS PLAN OF OPERATION APPLICATION CITY OF PEWAUKEE		Permit No. Parcel/Tax Key No. SUITE#:
NAME OF PROPOSED BUSINESS: <u>SkyDance Pet Lodge</u>				
SITE ADDRESS: <u>W229 N2633 Duplainville Rd.</u>				
Business / Operator's Name (Please Print) ***IF SOLE PROPRIETOR-PLEASE SEE page 2 of 4 pages*** <u>Dennis Lutynski</u>		Mailing Address <u>W267 S5619 Hwy67 Dousman</u>	City <u>WI</u>	State <u>WI</u>
		Zip <u>53118</u>	Phone# <u>414-669-8937</u>	FEIN#
Tenant's Name: (Please Print) <u>NA</u>		Mailing Address City State Zip Email Address	Phone# FEIN#	
DESCRIPTION OF BUSINESS OPERATION: <u>Luxury Dog/Pet Kennel, Daycare, grooming, training, pool, boarding</u>				
TYPE OF BUSINESS: Please Check the appropriate Box for type: ☒ Retail ☐ Office ☐ Warehouse/Storage ☐ Industrial		Description Primary use for <u>Doggie Daycare & Luxury Pet boarding.</u> ☐ Wholesale ☐ Institutional ☒ Other? <u>Dog Kennel</u>		
NEW USE?: ☒ Yes or ☐ No?		EXPANSION OF EXISTING USE?: Yes or ☒ No? or OTHER?		
HOURS of OPERATION: From: <u>6:15am</u> to <u>9:00pm</u>		DAYS of OPERATION: <u>Sunday to Saturday</u>		
MAXIMUM NUMBER OF EMPLOYEES: <u>How many Full Time? 10</u> <u>How many Part Time? 10</u>		CURRENT ZONING: <u>B6</u>		
Expected Customers per day: <u>65</u>		Number of Trucks per day: <u>0-1</u> Number of Autos per day: <u>65</u>		
PARKING Available Parking/Parking Lot Spaces # <u>45</u> Loading Spaces # <u>1</u> Is there Overnight Parking? Yes or ☒ No?		STORAGE Any Outside Storage? Yes or ☒ No? Please list type of Storage?		
SEWAGE DISPOSAL BY: Public Sewer ☒ Septic Tank ☐ Holding Tank ☐ Storm Water Retention/Detention: ☒ Yes? or ☐ No?		WATER SUPPLY BY: Public Water Main ☒ Private Well ☐ Other ☐		
Any Special Equipment/Facilities/Requirements? Yes or ☒ No? What?		SOLID WASTE (trash) DISPOSAL BY: Contract: <u>Advance Disposal</u> Self: <u>NA</u> Any flammable substances? Yes or ☒ No? If Yes, where Stored?		
APPLICANT'S SIGNATURE <u>[Signature]</u>		APPLICANT'S PRINTED NAME <u>Dennis Lutynski</u> DATE SIGNED <u>2-9-18</u>		
PROPERTY OWNER'S SIGNATURE <u>[Signature]</u>		PROPERTY OWNER'S PRINTED NAME <u>Dennis Lutynski</u> DATE SIGNED <u>2-9-18</u>		
APPROVAL CONDITIONS Applicant is responsible to obtain any licenses, permits, certificates or other documents from other agencies of City Departments. For example: Cigarette and Alcoholic Beverage Licenses must be obtained from the City Clerk and Building Permits from the Building Inspector. Also, Occupancy of the premises requires approval of this application.				
For City Staff ONLY Submitted for Review on: _____ Date: _____ Approval by Zoning Administrator: _____ Date: _____ Approval by City Planner: _____ Date: _____ SPECIAL REQUIREMENTS/COMMENTS: _____				

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 11.**

DATE: May 17, 2018

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:

Discussion and Possible Action Regarding the Conceptual Plan for the Pewaukee Golf Course Redevelopment Known as Lake Country Commons by Diamond Club Entertainment Located at N12 W26506 Golf Road (PWC 0944994)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

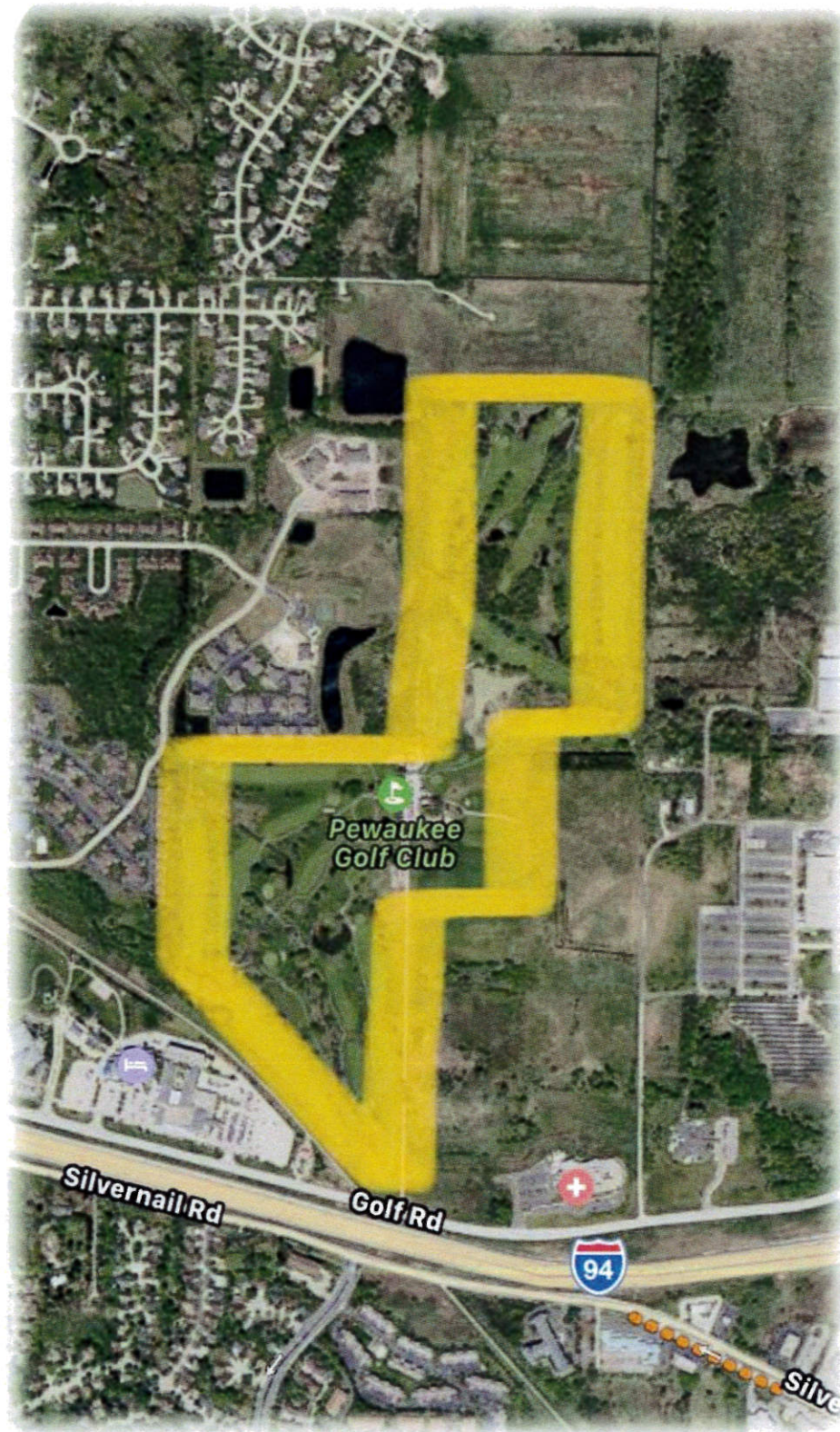
ATTACHMENTS:

Description

Pewaukee Golf Club Plans

Lake Country Commons Staff Report

Pewaukee Golf Club Staff Report



Pewaukee Golf Club Redevelopment

Conceptual Approval

**City of Pewaukee
Planning Commission
May 17, 2018**

**Proposed by:
Diamond Club Entertainment LLC**





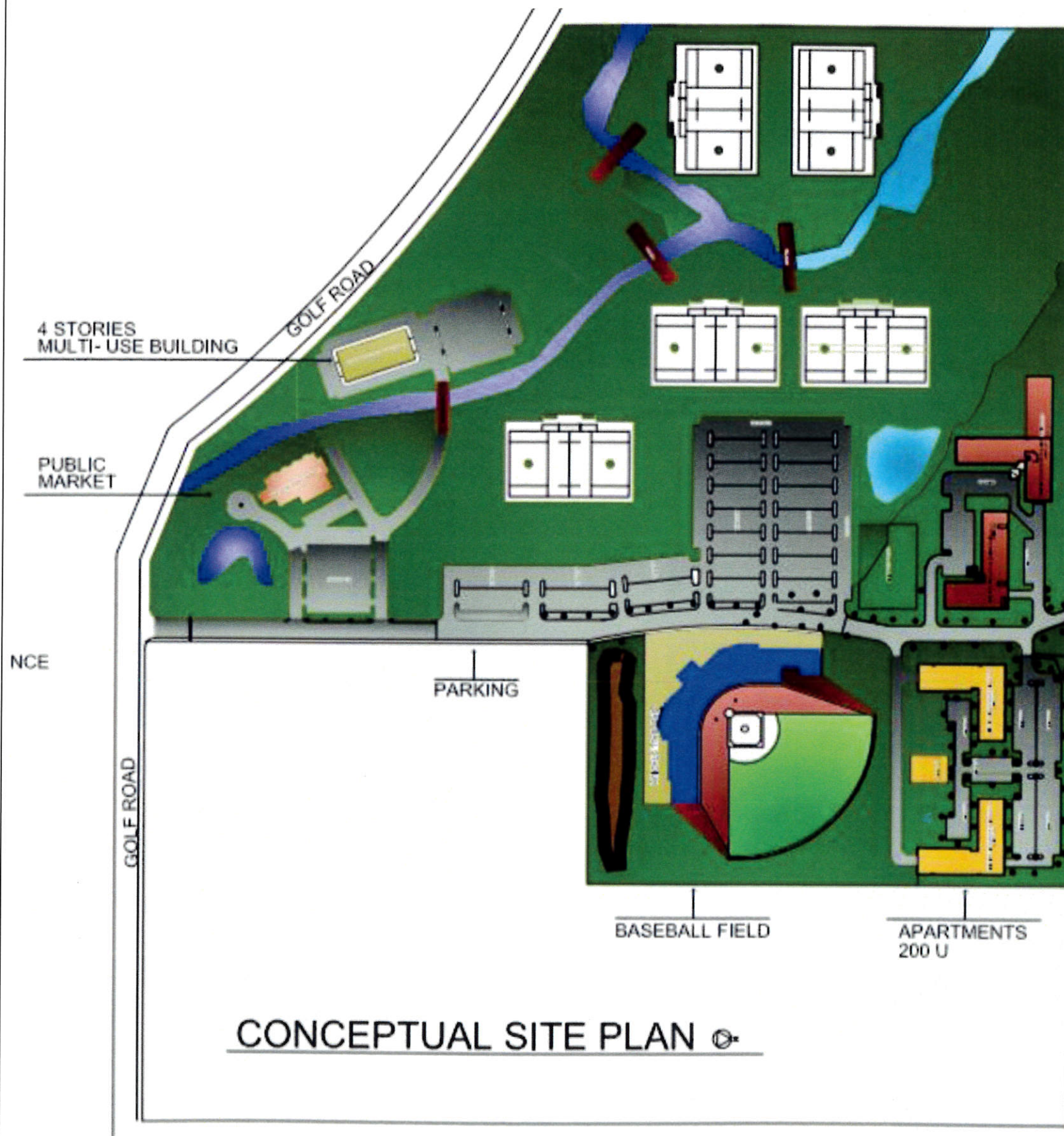
“Lake Country Commons”

**An Athletic and Residential
Community in the
City of Pewaukee, Waukesha County**

- Landsberg Center Connection
- Public Market / Future Use
- Baseball Stadium (2,500 seats)
- Year Round Restaurant
- Lacrosse & Soccer Fields (Grass)
- 9 Hole Golf Course
- Residential Apartment Living
- Senior (55+) Apartment Living and Community Center
- Nature Trails and Parks
- Common Gardens

City of
PEWAUKEE
Wisconsin





ATHLETIC FIELD
LA CROSSE / OTHERS

City of
PEWAUKEE
Wisconsin

Lake Country Commons

210 U
SENIOR
APARTMENTS

GOLF COURSE-9 HOLES



"Lake Country Commons"



Landsberg Center

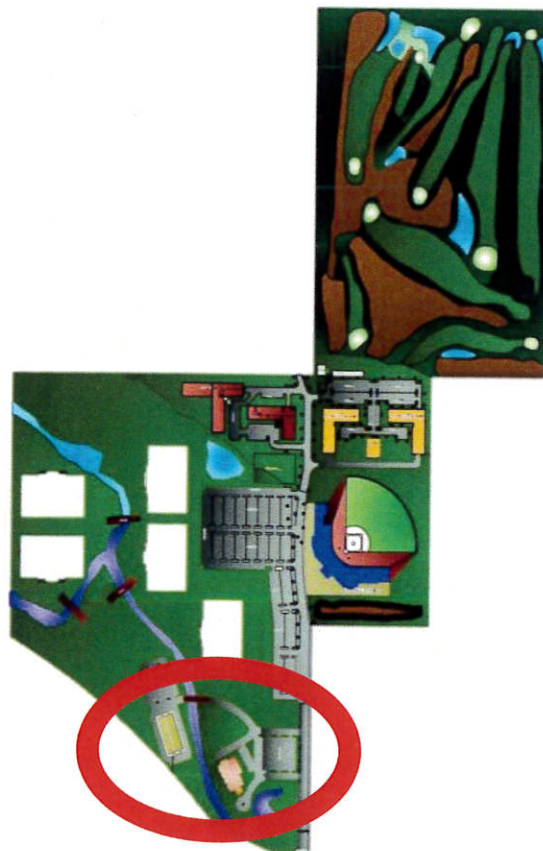
- Lake Country Recreation Trail Connection
- Trails and Park Stations throughout site



"Lake Country Commons"

Public Market / Future Use

- Lake Country Public Market
- Café, Artisan & Ethic Products, Fresh Foods
- Local and County Merchants
- Farm to Table, Crafts
- Connection from Landsberg Center and bike trails from within the site

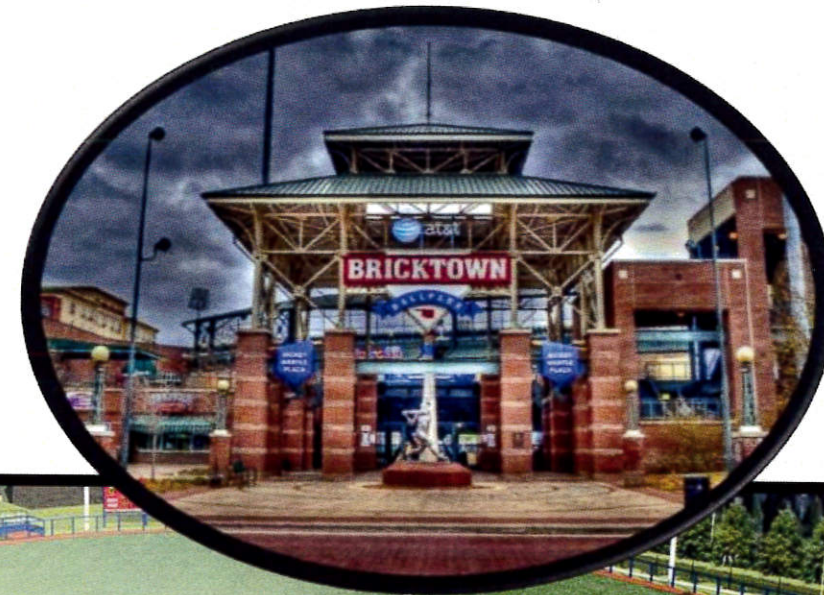
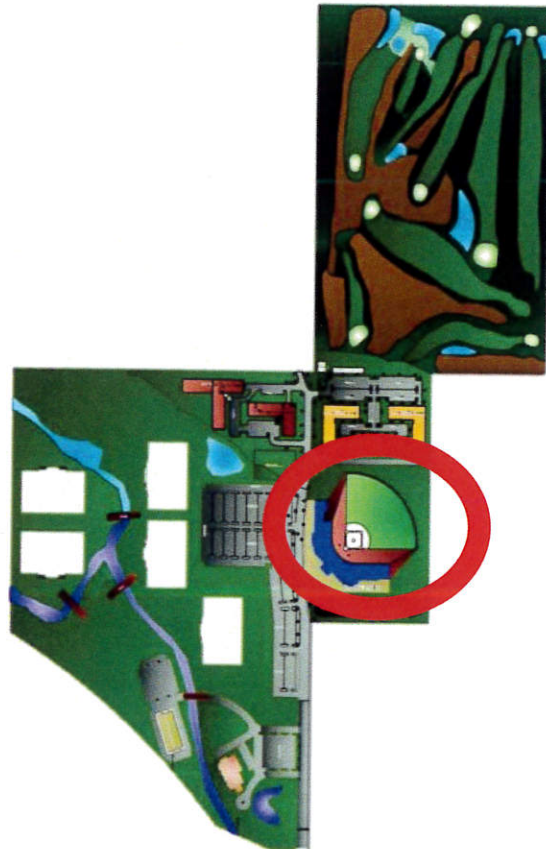


"Lake Country Commons"



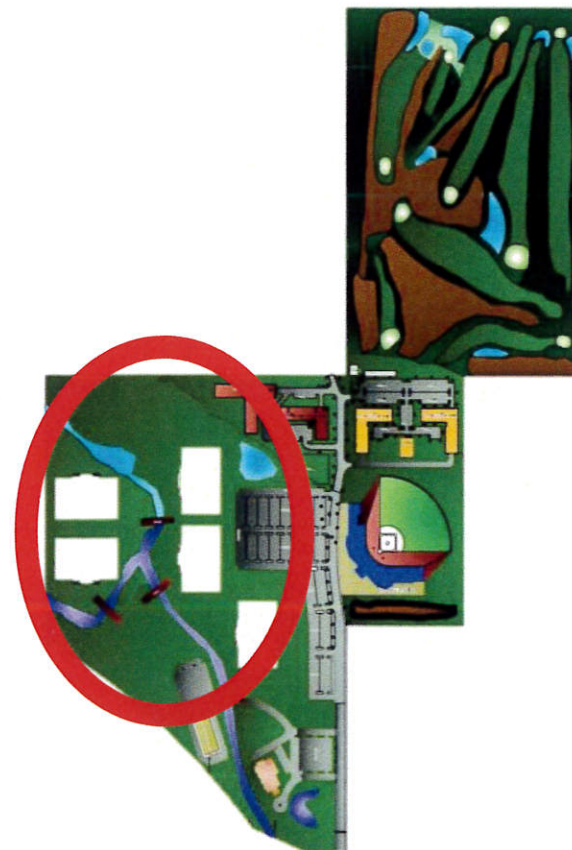
Baseball Stadium

- Pewaukee High School
- Collegiate Baseball (Local College & University)
- Celebrity Softball
- USA Baseball
- MLB Scouting Events



"Lake Country Commons"

Lacrosse & Soccer Fields



AMPLIFY LACROSSE

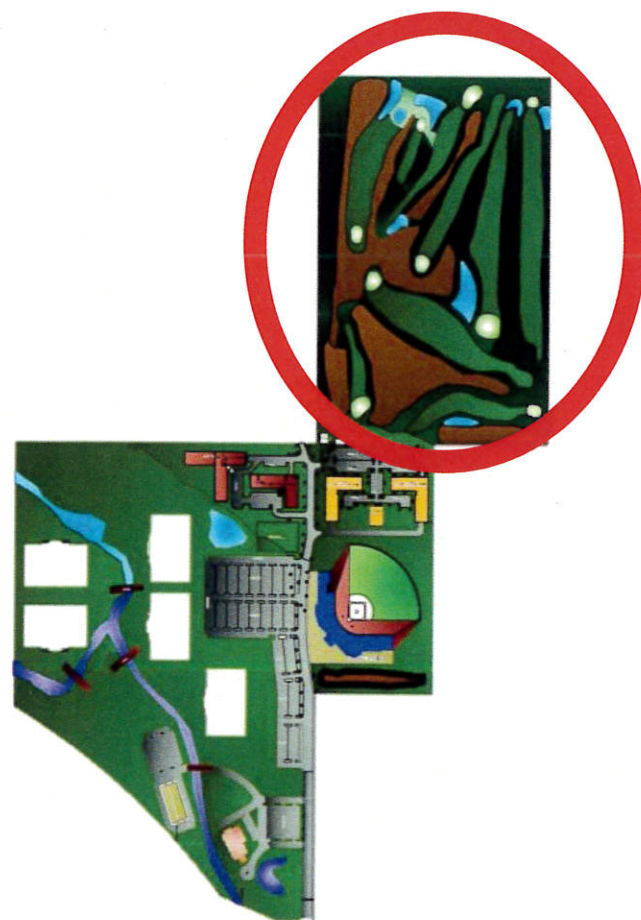


ABOUT AMPLIFY LACROSSE

Amplify Lacrosse was founded to give lacrosse players, parents and coaches and unparalleled event experience. Utilizing premier athletic venues, we create lacrosse experiences unlike any other. Founded in 2014 with the first ever Northwoods Classic, we've been able to grow our programming base through thought-out, well-planned lacrosse events built with the athlete in mind.

"Lake Country Commons"

9 Hole Golf Course

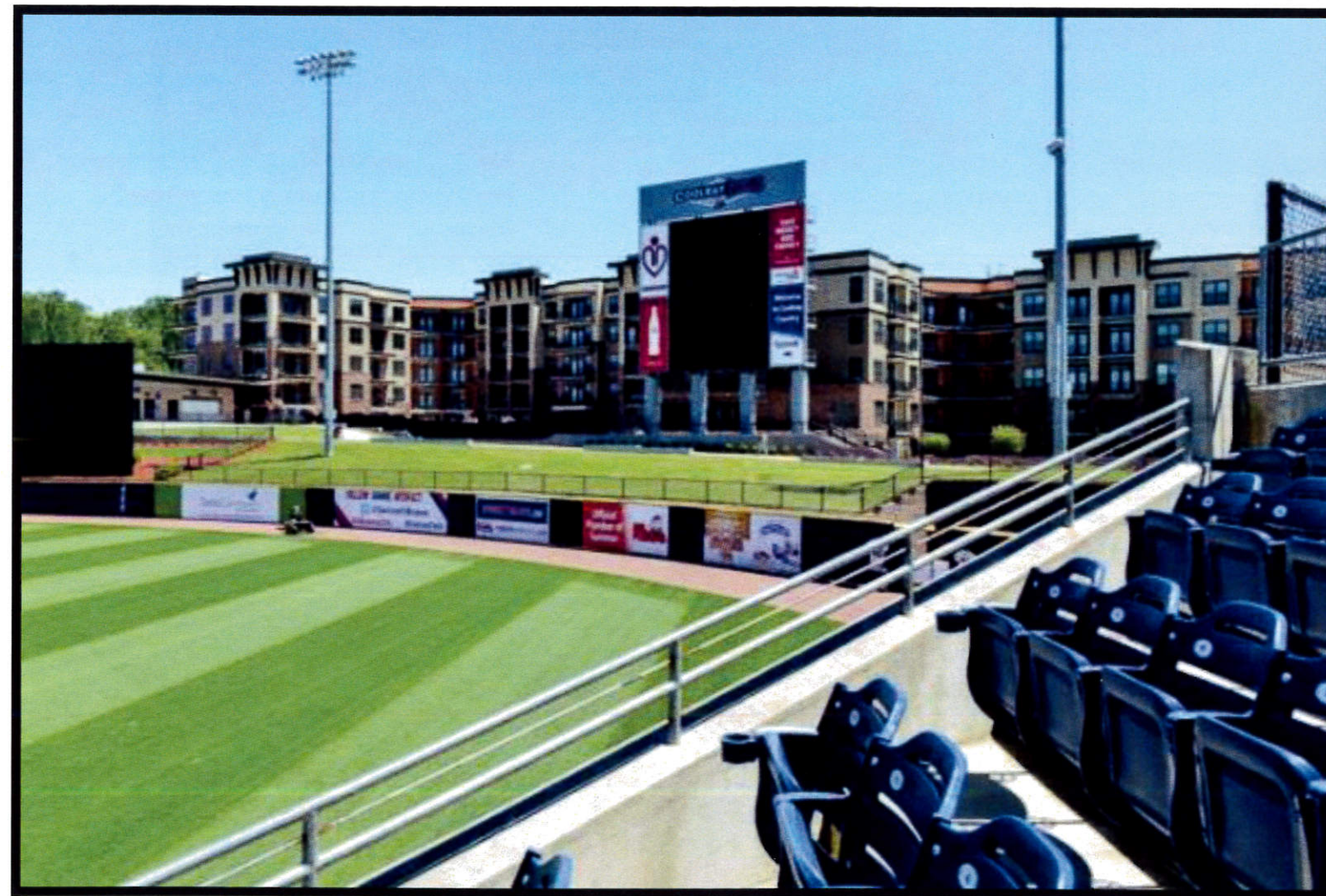
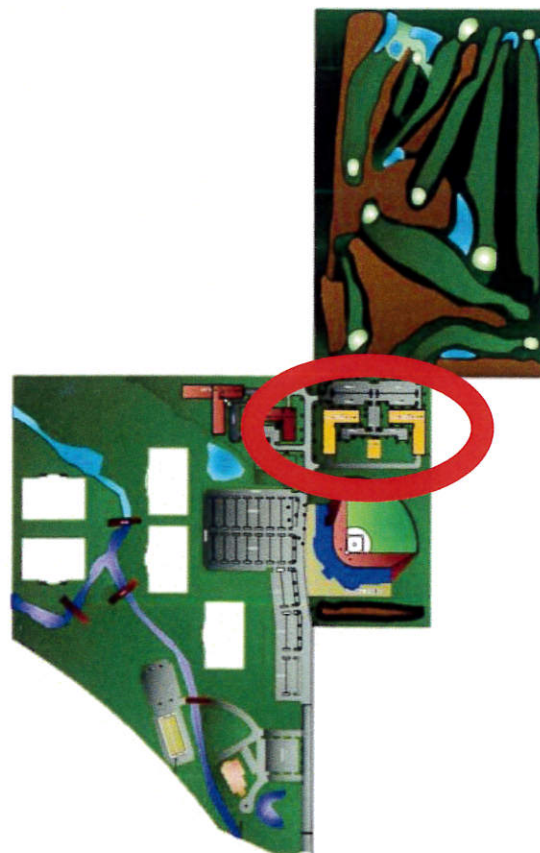




"Lake Country Commons"

Residential Apartment Living

200 Proposed Units

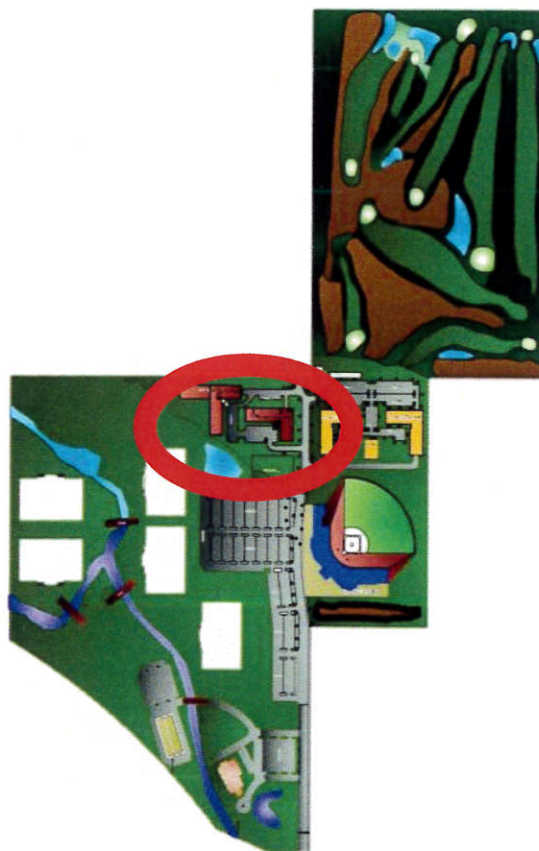


"Lake Country Commons"

Senior (55+) Apartment Living

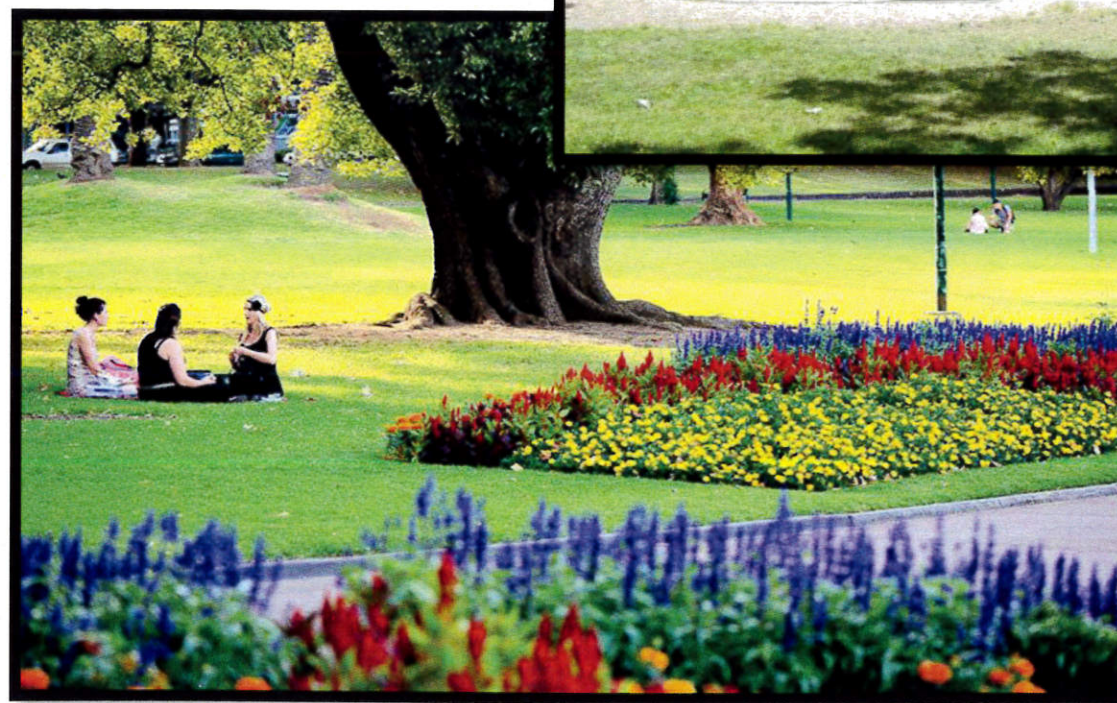
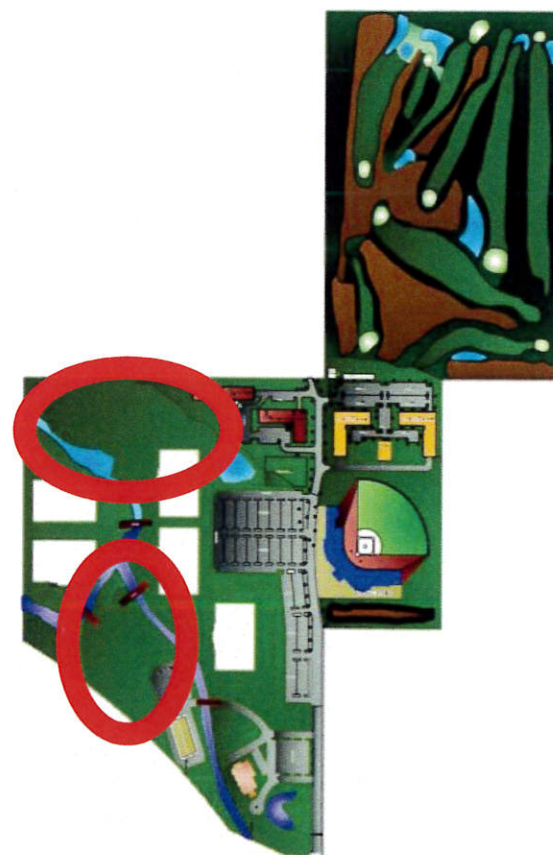


210 Proposed Units



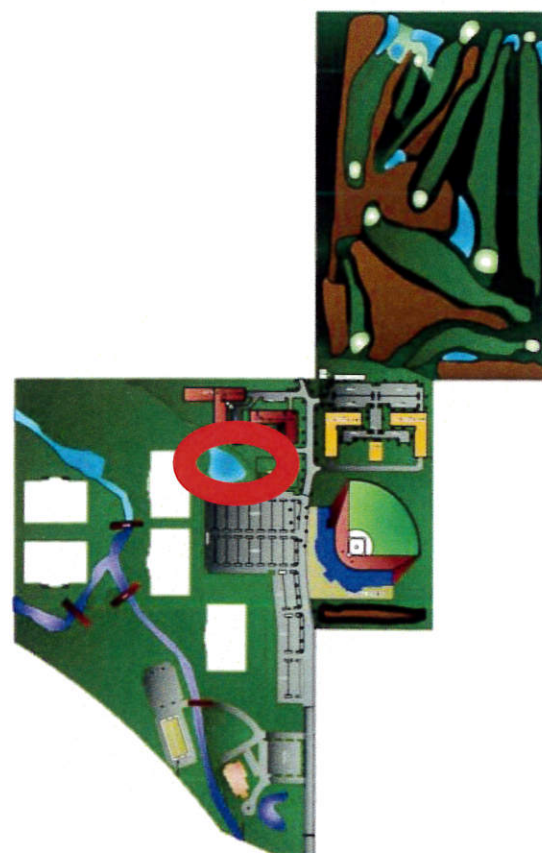
"Lake Country Commons"

Nature Trails and Parks



"Lake Country Commons"

Common Gardens





“Lake Country Commons”

**An Athletic and Residential Community in
the City of Pewaukee**

144 Total Acres

- **Total anticipated investment up to \$85 million
and increase in current tax base**
- **Job Creation and Internships**
- **Affordable Family Entertainment**
- **Premier Pewaukee Destination**

City of
PEWAUKEE
Wisconsin





Wrayburn Consulting, LLC

info@wrayburnconsulting.com

13500 Watertown Plank Road, Suite 100

Elm Grove, WI 53122

262-893-3903

Date: May 8, 2018

To: City of Pewaukee Plan Commission
Scott Klein, City Administrator

From: Nick Fuchs, Wrayburn Consulting, LLC

RE: Lake Country Commons Conceptual Plan Summary

Introduction:

The applicant, Diamond Club Entertainment LLC, submitted conceptual plans dated May 17, 2018 for the Lake Country Commons project, a redevelopment of the Pewaukee Golf Club located at N12 W26506 Golf Road. The applicant is proposing a mixed-use development consisting of a baseball stadium, restaurant, lacrosse and soccer fields, a 9-hole golf course, multi-family apartments, senior multi-family apartments and community center, and other recreational uses. The applicant has indicated that no tax-exempt uses are contemplated.

In addition to this report, the Department of Public Works has provided a letter, dated May 1, 2018, outlining questions and potential issues related to the floodplain, road access, public sewer and water facilities and storm water management. This letter is **attached** for review.

Project Description:

The subject property has an area of approximately 144.29 acres and is zoned P-1 Park and Open Space District and F-1 Floodplain District. The 2035 Future Land Use Map designation is primarily Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas and Public or Private Park and Recreation. A small portion of the southernmost portion of the property is designated as Office Commercial.

The current use of the property is the Pewaukee Golf Club, an 18-hole golf course and driving range.

The site has several known protected natural resource features, including floodplain, wetland, and an intermittent stream. Natural resources must be delineated and if impacted, all other necessary governmental approvals must be obtained. It should be noted that the State of Wisconsin recently modified its protection of wetlands and allows for up to one acre of wetland impacts per property with required mitigation when impacting more than 10,000 square feet of wetland.

As indicated, the applicant is proposing several uses for the property. A brief description of each use is below.

- Baseball stadium
The baseball stadium is located on the east side of the property, just south of the proposed market rate apartments. The stadium consists of 2,500 fixed seats and a maximum capacity of up to approximately 3,500 people. The specific users of the baseball stadium are currently unknown; however, it is anticipated that the stadium would be home to a baseball team and also used by nearby high schools and colleges/universities as well as other leagues.
- Restaurant

At least one year-round full-service restaurant is planned. The restaurant would be located within or directly adjacent to the stadium.

- Lacrosse and soccer fields
The conceptual plans illustrate six lacrosse fields. It is likely that some or all of these fields will be constructed as multi-purpose fields for other sports, such as soccer.
- 9-hole golf course
The approximate north half of the property will continue to be used as a golf course. The project would include a new or remodeled club house.
- Market rate multi-family apartments
The conceptual plans indicate 200 proposed market rate apartment units. The apartments are illustrated in two separate buildings (100 units each) with a club house in the middle.
- Age restricted multi-family senior apartments
Directly to the west of the market rate apartments are 210 “senior” (55+ years of age) apartment units within two separate buildings.

The Community Center use would be incorporated as part of the senior apartments development.

- Recreational uses
The applicant intends to include trails throughout the development as well as a park and community gardens. It is planned that the trails will connect to the adjacent Lake Country Recreational Trail, which extends along the southern property line of the subject parcel. The Lake Country Recreation Trail is a 15-mile multi-use trail, located on the former Milwaukee-Watertown Interurban Railway.
- Other uses
In further discussions with the applicant, several other uses may be part of the development as well. These could include additional commercial/retail uses, entertainment type uses and a public market.

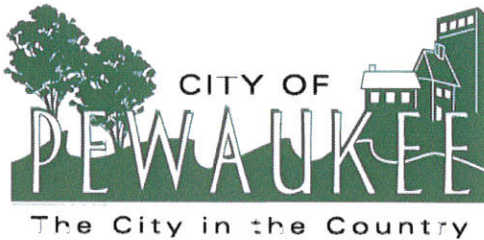
The developer has noted an anticipated project value of \$65 million. The developer plans to break ground in March of 2019 and complete the project with little to no phasing.

The developer intends to request a Tax Incremental Finance District (TID/TIF) to assist in infrastructure improvements. Specifics of that request have not yet been disclosed or discussed.

Comments and Recommendation:

It is recommended that conceptual approval be granted, subject to revisions based upon Plan Commission discussion and comments to allow the applicant to continue to refine plans for further review and consideration.

Detailed comments related to the site plan, landscaping, lighting, architecture, etc. will be provided in review of more detailed plans.



Department of Public Works

W240 N3065 Pewaukee Road
Pewaukee, WI 53072

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Water & Sewer Division 691-0804 Fax: 691-5729
Street Division 691-0771 Fax: 691-6079
Engineering Division 691-0804 Fax: 691-5729

TO: Plan Commission

FR: Jeffrey Weigel, Public Works Director

DT: May 1, 2018

RE: Lake Country Commons Conceptual Plan
Willow Run Golf Course

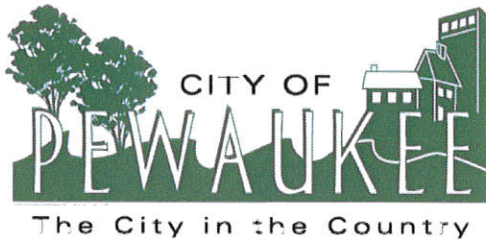
The Lake Country Commons proposal is a multi-faceted development plan for the Willow Run Golf Course lands located on the north side of I-94 and east of Meadowbrook Road (CTH G), and represents a substantial change of use. Reference the enclosed conceptual development plan. We have included pp. 23-24 and Map No. 14 Meadowbrook Creek Neighborhood Plan-2035, both part of the Neighborhood Plans For the City of Pewaukee 2010-2035. The text associated with Map No. 14 begins about the middle of page 23 and ends in the middle of page 24. Note that the 2035 plans did not anticipate any significant changes to the golf course use. The following comments utilize portions of the various City infrastructure planning documents along with maps and information provided by the developer's consulting engineer (*Stantec Willow Run Infrastructure Analysis Pewaukee, WI* draft copy dated February 15, 2018). We thank the developer and Stantec for sharing this preliminary study as it is useful in preparing our comments at this conceptual phase of the development process.

Flood Plain.

Attached for references is a print of the City of Pewaukee GIS Map for this area. Note that much of this site is mapped as "pink" in color—flood plain. More specifically, it is identified as a Zone A flood plain which has no Base Flood Elevation (BFE) determined.

The Lake Country Commons plan respects the mapped flood plain by proposing development outside the flood plain; however, the lacrosse fields and large parking lots are shown within the flood plain. Athletic fields are generally allowed within flood plain provided that all grading is finished at or below the existing ground elevation in the Zone A area (i.e. no fill placed within the flood plain). Parking lots may be allowed in flood plain in certain jurisdictions; however the City of Pewaukee Zoning Code Chapter 17 does provide some restrictions to the parking lots that may apply:

Section 17.0435 M (9) on page 98/191 specifically prohibits "Storm water retention or detention ponds" in flood plain. This is problematic since compliance with storm water management City/State/Federal regulations identify parking lots as a specific high volume and high pollutant loading elements of development. Storm water run-off from parking lots in



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almost every situation must be treated for pollutant reductions and volume (flooding) reductions.

Section 17.0436.b (5) pertains to Structure Setbacks within the Shoreland Overlay District. Note the drainage ditch that runs through the property on the Map 14 Meadowbrook Creek Neighborhood Plan 2015. Should this ditch/stream be determined to be a Navigable Stream, then the Shoreland provisions may become effective and “No Structure ...shall be within 75’ of a designated 100 year recurrence interval (base flood) flood plain...” It may be impossible for the parking to satisfy the 75’ setback as it sits in the flood plain. The definition of “Structure” is “Any manmade object with form, shape and utility, either permanently or temporarily attached to, placed upon or set into the ground...” Defined at least twice in the Zoning Code: “(74)” page 115/191 and “223” page 175/191, it appears that a parking lot would be a structure

Our point on the flood plain challenges on this site is that there may be elements within our code that may preclude the parking lot placement in the flood plain.

As previously noted, the parcel consists of Zone A flood plain. City Zoning 17.0435(f) p.95/191 requires the developer to determine the Base Flood Elevation for this site, whether this is by estimation or detailed study will be determined as the development review progresses. It is possible that further detailed modeling to define the base flood elevation on this parcel may lead to a reduction of the regulatory flood plain should the process be carried through to DNR and FEMA.

Road Access

The Lake Country Commons development will require at least two streets for public access. These would be public streets for full time access constructed to the City’s standards. Stantec Figure No. 6 Road Access Options contains two suggestions for a second public street—the first public street is assumed to be in the location of the current driveway to the golf course off of Golf Road. We will be looking for at least three requirements in siting the streets:

- 1) Constructed to the City public street standards;
- 2) Constructed to an elevation above any pertinent flood Base Flow Elevation, keeping the access “dry” during flood events; and
- 3) Street functions as an access to the public sewer and water pipes as much as is practicable.

Municipal Water

Issues relating to municipal water service to this development consist of access and capacity. Stantec Figure No. 3 Existing Water and Sanitary Sewer conceptually shows the City water mains in E. Fieldhack Drive and Milkweed Lane. Stantec Figure No. 4 conceptually illustrates routes to extend



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water service to the development. The text of the Stantec study accurately states that the City will require a “looped” or redundant (two pipe connections) system for the development. Stantec also assumes that there will be adequate water capacity (pressure and volume) from the existing City pipes in E. Fieldhack and Milkweed Lane to serve the development. We do not object to either assumption, but our general requirements will be:

- 1) Looped or redundant water system;
- 2) Water pipe to be located for vehicle access via either service drive or street as practicable.
- 3) Pressure and volume requirements dependent upon Fire Department needs.

Sanitary Sewer.

Pursuant to the 2035 plans, we did not plan for servicing the golf course parcel for more sanitary sewer use than a golf course club house typically requires.

The sanitary sewer service focuses on two issues: 1) access or location; and 2) capacity—and there are several components to capacity including local pipe conveyance capacity, sewer lift station capacity (up to three lift stations), interceptor conveyance capacity (force mains and interceptor sewer pipes) and treatment plant capacity.

Access.

Stantec Figure No. 4 Water and Sanitary Sewer Connection Options conceptually identifies possible sewer service connections and routes. In addition to the similar access issues preferred for the water pipes, the sewer manholes will have to be located above the Base Flood Elevation, secured (locked in place) and flood-proofed if at or below that flood elevation, or located entirely outside of the flood plain.

Sewer Capacity Analysis.

Starting with the development, a rather extensive engineering analysis regarding conveyance capacities and purchased discharge capacities is required:

- 1) The receiving pipes in E. Fieldhack will have to be evaluated for conveyance capacity.
- 2) Those Fieldhack pipes flow into sewage lift stations, one near the Spice Creek Condo Recreation Center, and one on Milkweed Lane. Those lift stations will have to be evaluated for storage capacity, pumping capacity and force main conveyance capacity.
- 3) Those lift stations discharge into a City gravity sewer in the Deer Haven Subdivision, and the gravity sewer capacity will have to be evaluated.
- 4) That Deer Haven gravity sewer discharges into a Lake Pewaukee Sanitary District (LPSD) interceptor sewer. This will require both a pipe capacity analysis for the wastewater conveyed by the City pipe, and an analysis of our allowed discharge capacity into the LPSD pipe



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pursuant to our agreement with LPSD. Since we did not plan for the wastewater generated by this development when we last purchased additional capacity from LPSD in 1998, it is likely that we will have to seek additional purchased capacity from LPSD as we did in 1998.

- 5) The LPSD interceptor discharges into the Village of Pewaukee pumping station. The agreement which established our purchased capacity will have to be re-evaluated, and it is anticipated that additional capacity may be needed—either for this development or for a future development that was planned to use the capacity that this development may use. This was purchased in 1997.
- 6) The final destination for the wastewater is the Fox River Water Pollution Control Center in Brookfield (sewage plant). This development is within the planed 2035 service area for the sewage plant; however, when the sewage plant 2035 Facility Plan was updated in 2014 we did not anticipate this change of use for this parcel. That 2035 plant study did reveal that the City of Pewaukee will have to acquire excess capacity from other sewage plant partners prior to 2035 in order to accommodate the City's planned growth regardless of the change on this parcel.

Should the Plan Commission favorably review the conceptual plan, then a rather extensive engineering capacity study and evaluation would be necessary to better understand the impacts of the six sanitary sewer issues identified above. Typically, the City would seek a consultant proposal to do so with funds provided by the developer.

Storm Water Management.

The Stantec study understandably takes a cursory review of storm water management. We only repeat the comment that storm water management ponds are not allowed in flood plain areas.

Wetlands

The Stantec study does not address wetland issues; however, the developer should be aware that wetlands have been mapped in this area.

Bicycle and Pedestrian Planning

The development of Lake Country Commons may provide an opportunity for residents in the area to access the Lake Country Recreation Trail via local streets outside of the existing connections along the arterial roads of Meadowbrook Road (CTH G) and Golf Road (CTH GR), a stated goal of the City Bicycle and Pedestrian planning process.

include: the gas station/car wash in the SW quadrant of the Prospect Avenue/Meadowbrook Road intersection; the nunnery on Carmelite Road; Nettesheim City Neighborhood Park on Oak Street; the Pewaukee Lake Sanitary District offices; and, the several small businesses on the east side of Prospect Avenue in the vicinity of Edgewood Avenue. Residential development in this area includes the Orchards, Edgewood Farm and Palomino Point subdivisions, all developed in the 1990s and 2000s and the Rocky Point and Rocky Point-south subdivisions developed in the 1980s. Some of the other residential development in this area dates back to the 1920s. Also included within this neighborhood is the narrow strip of residential land between the lake and Prospect Avenue in the vicinity of Edgewood Avenue north of Meadowbrook Creek. There are both restaurants and residences in this narrow strip of land.

The detail long-range South Lake Neighborhood Plan depicted on Map No. 13 proposes that any flood lands, wetlands or upland conservancy lands be preserved in a natural state and all existing streets and highways be retained. Any developable lands should be converted to low-medium density residential use by 2035. There also some small areas of developed land in the Edgewood Avenue area that may be redeveloped during the next 25 years. Some arterial and collector streets and highways in the neighborhood may need additional right-of-way as shown on the City Official Map. Any new development will require new public streets, which are shown on Map No. 13 in black.

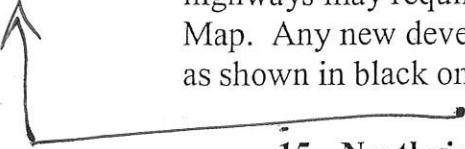


14 - Meadowbrook Creek Neighborhood – This almost completely developed neighborhood lies in the west-central area of the City and encompasses all of U.S. Public Land Survey Sections 19 and 20 north of I-94. (*Please see Map No. 14*). The neighborhood is bounded on the north by the section lines between Sections 18 & 19 and 17 & 20; on the east by the section line between Sections 20 and 21; on the south by I-94; and, on the west by the City's mutual boundary with the Town of Delafield. The gross land area of the neighborhood is 1.52 square miles but includes about 108 acres of City of Waukesha territory resulting in a net City area of 1.35 square miles. Meadowbrook Road (CTH G) traverses the center of the neighborhood in a north-south direction, splitting the neighborhood into two approximately equal parts. The Lake Country (bike/hike) Trail, located on the WEnergies electric transmission line right-of-way and paralleling Meadowbrook Creek, traverses the neighborhood diagonally from SE to NW. The topography can be described as rolling.

Existing land use development in the City portion of the neighborhood east of Meadowbrook Road is primarily medium density residential but includes an 18 hole golf course and a large area of flood lands and wetlands. Part of the Deer Haven subdivision described in the South Lake Neighborhood and the very large Meadowbrook Farms residential development comprise the residential uses.

Existing land uses in that portion of the neighborhood lying west of Meadowbrook Road include several low - medium density residential subdivisions developed in the 1950s and 1960s, such as Fieldhack, Knollwood, Oak Springs, Lake View, Lakefield-at-Spring-Hill, Spring Creek subdivision and the late 1990s Oak Spring – South subdivision. There is also a significant area of flood lands and wetlands on both sides of Meadowbrook Creek. In addition, there is a small office/commercial use located in the SE quadrant of the intersection of Prospect Avenue and Edgewater Drive. There are also two small commercial properties located on the west side of Prospect Avenue, one of which houses a restaurant. There is a small amount of developable land on the north side of Golf Road west of Meadowbrook Road.

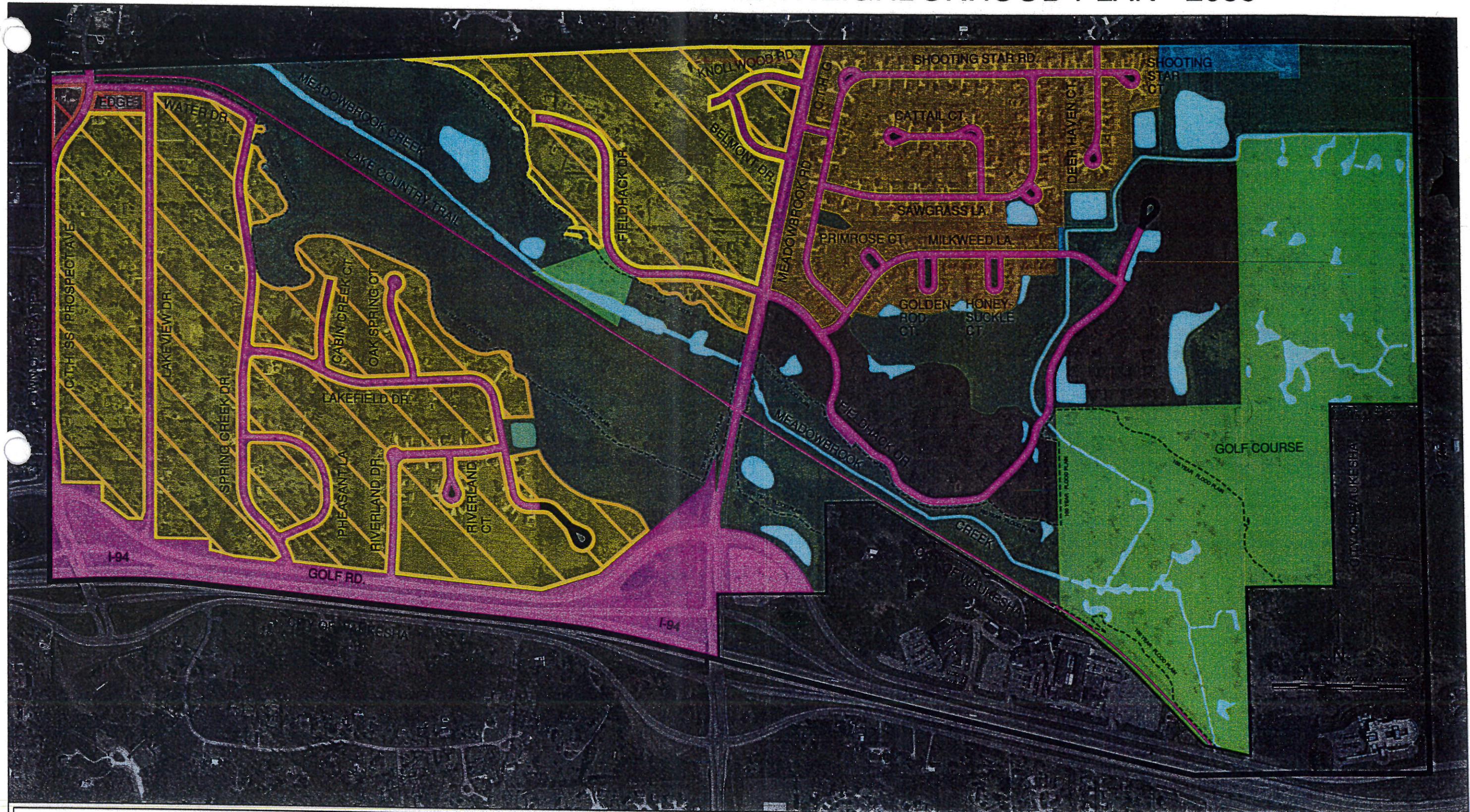
The detailed long-range plan for the Meadowbrook Creek Neighborhood depicted on Map No. 14 proposes that all flood lands and wetlands be preserved in a natural state and all existing streets and highways be retained. The developable land should be converted to medium density residential use or, perhaps, institutional use by 2035. Some of the existing arterial streets and highways may require additional right-of-way as shown on the City Official Map. Any new development will require public utilities as well as public streets as shown in black on plan Map No. 14.



15 - Northview Hills Neighborhood – This almost completely developed neighborhood lies in the southwestern area of the City and encompasses that portion of U.S. Public Land Survey Section 19 lying south of I-94 and all of Section 30. (*Please see Map No. 15*). The neighborhood is bounded on the north by I-94; on the east by Meadowbrook Road (CTH TT); on the south by the section line between Sections 30 and 31, also the City's mutual boundary with the City of Waukesha; and, on the west by the City's mutual boundary with the Town of Delafield. Please note that at some time in the future the governmental jurisdiction of CTH TT (Meadowbrook Road) south of I-94 may change to a state trunk highway. The gross area of the neighborhood is 1.13 square miles but includes about 55 acres of City of Waukesha territory resulting in a net City area of 1.05 square miles. Northview Road, a City arterial street, traverses the southern half of the neighborhood in an east-west direction. The topography can be described as hilly.

Existing land use development in the City portion of the neighborhood is entirely low-medium density residential with the exception of the City's South Neighborhood Park, a small non-denominational church and a very small printing shop. There are four 1950s/1960s residential developments including: Rolling Ridge Estates, Woodland Village, University Heights, and Arrowhead Trails subdivisions, in addition to the small Woodside Glen subdivision developed in the late 1990s. None of these subdivisions had public sanitary sewerage facilities until the 2000s and are not yet served with public water supply. Public sanitary sewerage service in this neighborhood is purchased by

MAP NO.14 MEADOWBROOK CREEK NEIGHBORHOOD PLAN - 2035



- WATER (> 2 AC.)
- AGRICULTURE
- PUBLIC OR PRIVATE PARK AND RECREATION

- FLOOD PLAINS, LOWLAND & UPLAND CONSERVANCY, & OTHER NATURAL AREAS
- LOW DENSITY RESIDENTIAL (> 2 AC. / DWELLING UNIT (D.U.))
- LOW - MEDIUM DENSITY RESIDENTIAL (1/2 AC. - 2 AC. / D.U.)

LEGEND

- MEDIUM DENSITY RESIDENTIAL (6,500 SQ. FT. - 1/2 AC. / D.U.)
- HIGH DENSITY RESIDENTIAL (< 6,500 SQ. FT. / D.U.)
- OFFICE COMMERCIAL

- MIXED OFFICE / RETAIL COMMERCIAL
- RETAIL / SERVICE COMMERCIAL
- TRANSPORTATION / UTILITIES

- GOVERNMENTAL / INSTITUTIONAL
- MANUFACTURING / FABRICATION / WAREHOUSING
- MINING

- EXISTING STREET & RAILROAD
- PROPOSED STREET
- CITY DIVISION BOUNDARY

DATE ADOPTED: _____



- Legend
- Civil Division Boundary

Parks

Assessment Data

FEMA Floodplain

0.2% Chance Flood

1% Chance Flood (Zone A No Ba

1% Chance Flood Area (Zone AE

AE, Floodway

Drainage Ditch

Municipal Boundary_1K

Railroad_1K

TaxParcel_1K_Labels

SimultaneousConveyance_1K

Assessor Plat

CSM

Condo Plat

Subdivision Plat

TaxParcel_1K

Cartoline_1K

<all other values>

EA-Easement_Line

PL-DA

PL-Extended_Tie_line

PL-IA

PL-Meander_Line

PL-Note

PL-Original_Parcel_Line

PL-PT

PL-Tie

PL-Tie_Line

ROW_CL

RR_CL

RW_Radius

SD-SD_Block_O_100

SD-SD_Block_O_200

Road Centerlines_1K

Waterbodies_1K_Labels

Waterlines_1K_Labels

FlowCenterline

Other

UnderRoad

Visible

Waterlines_use_1K

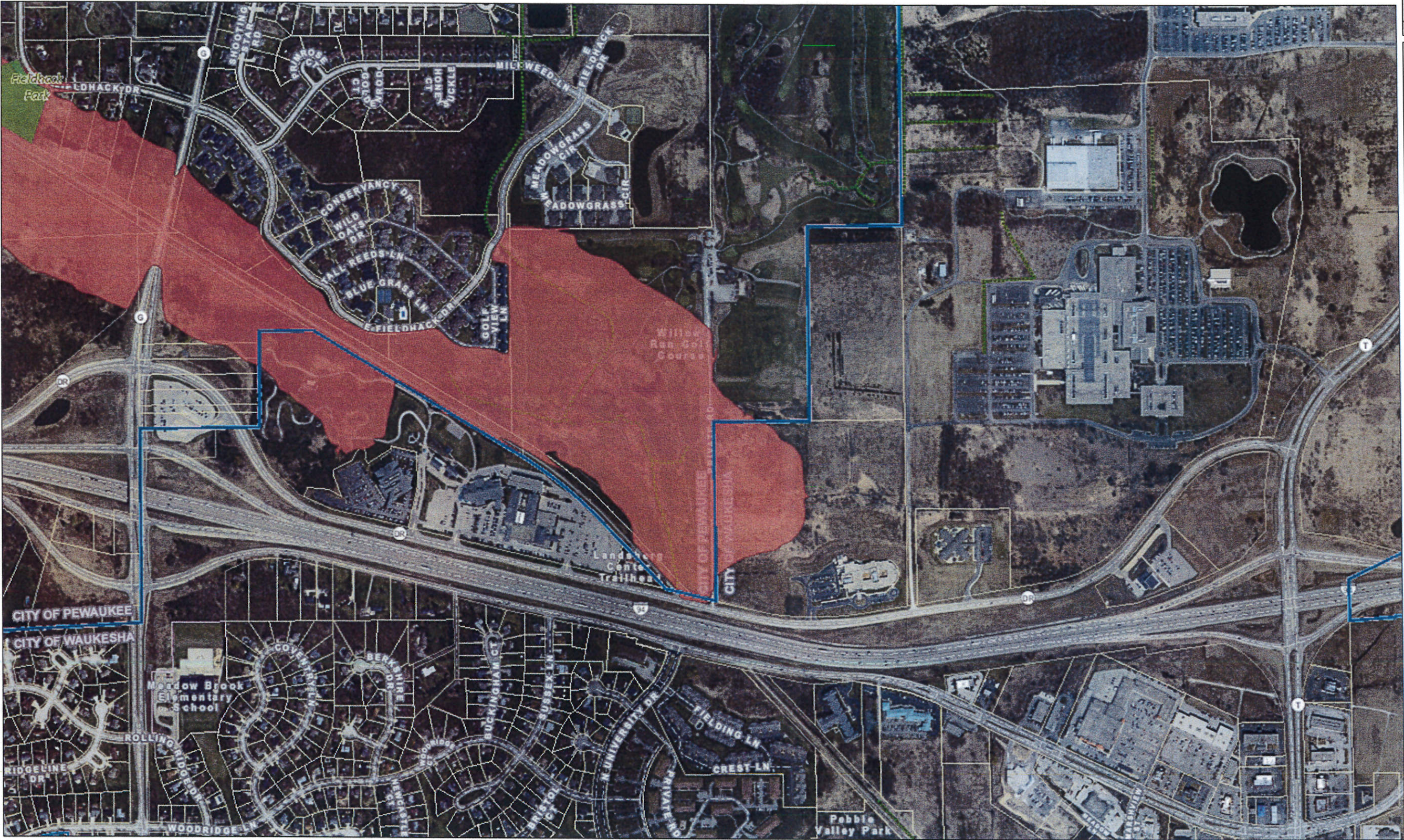
FlowCenterline

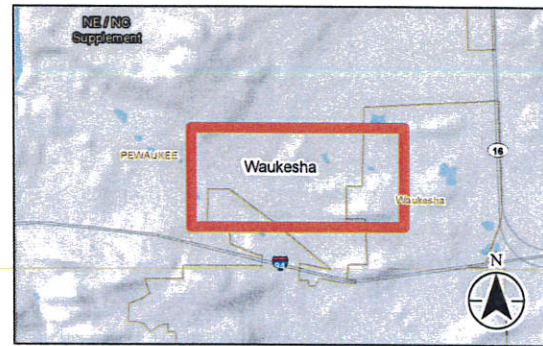
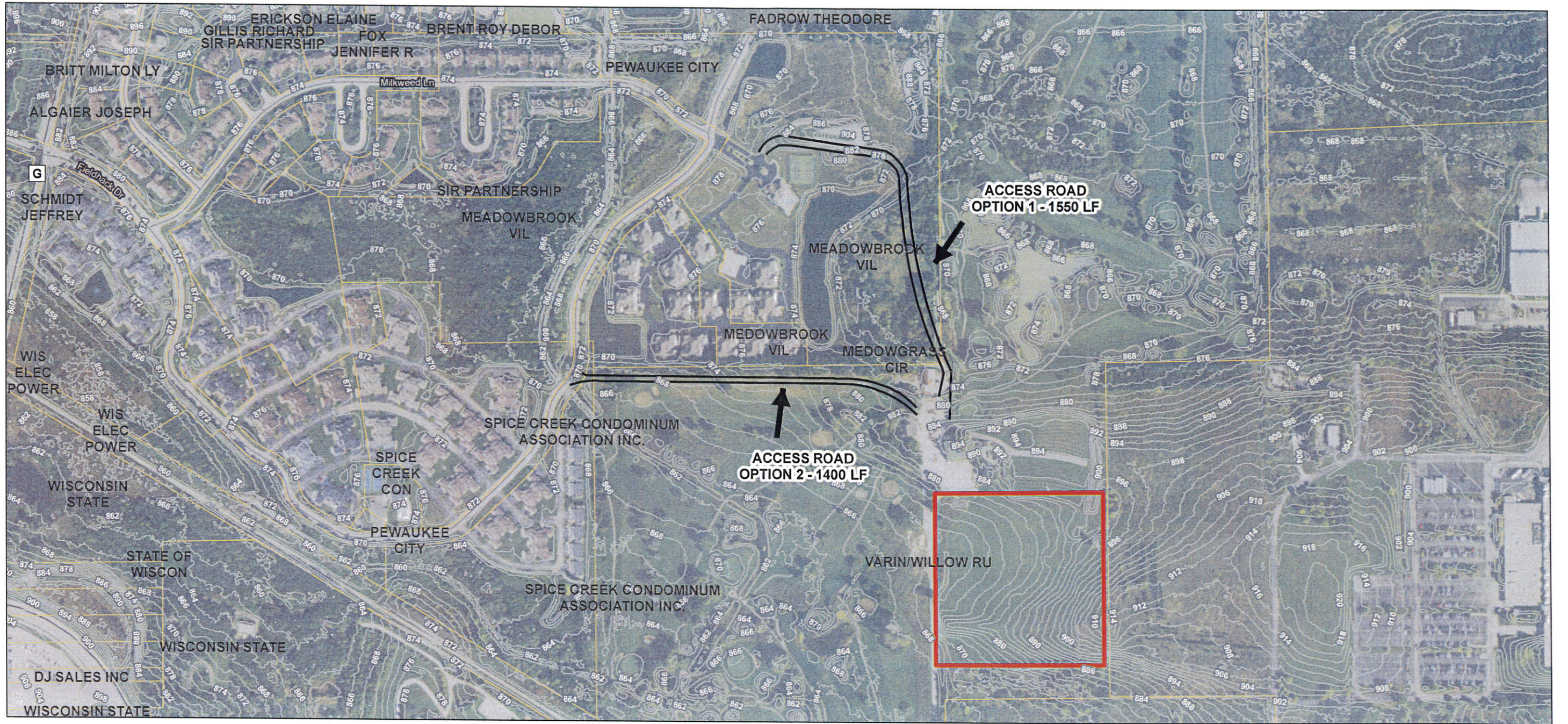
Other

UnderRoad

Visible

County_Parks_1K





Legend

- Proposed Road Alignment
- 2ft Elevation Contours
- Parcels
- Site Location

Notes

1. Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet
2. Data Sources Include: Stantec, Ameren, KDOT, USGS, USFWS, NRCS, Ventyx, Esri

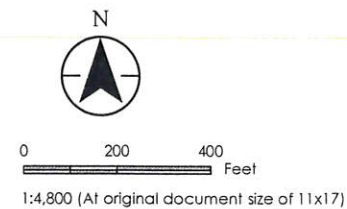


Figure No.
6

Title

Road Access Options

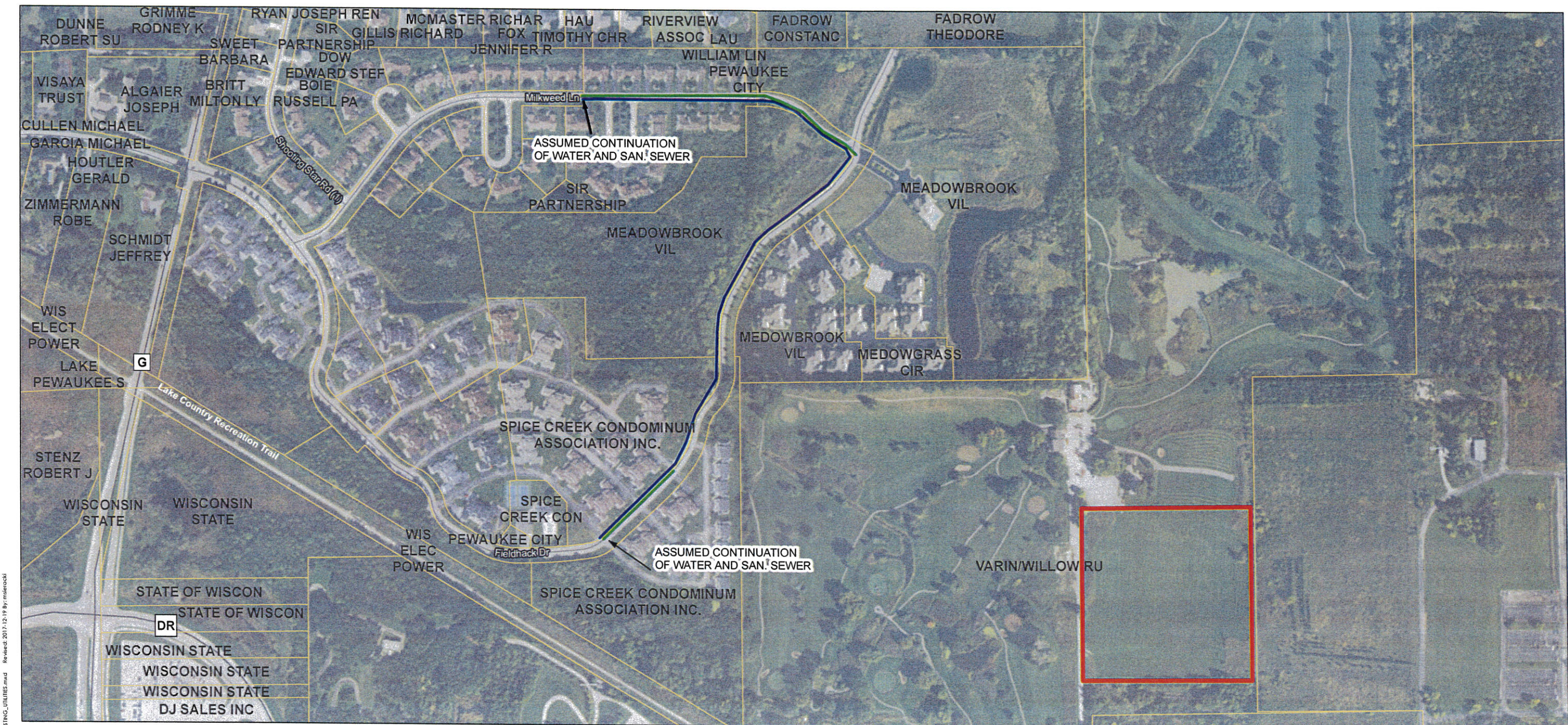
Client/Project
Willow Run Infrastructure Analysis
City of Pewaukee

Project Location
Pewaukee, WI

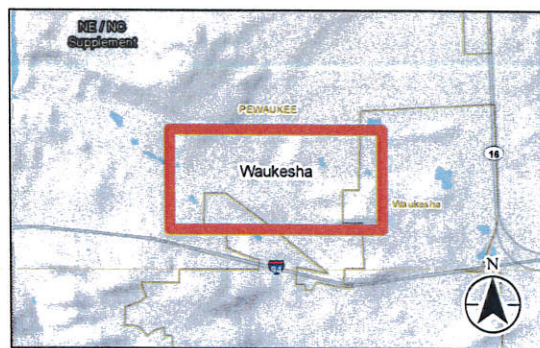
193805789
Prepared by MPS on 2017-12-8
Technical Review by XXX on 2017-XX-XX
Independent Review by XXX on 2017-XX-XX



DRAFT



V:\1938\business_development\2017\WillowRun\GIS\Project\WillowRun_Existing_Utility.mxd Revised: 2017-12-19 By: mlsrckl



- Notes**
1. Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet
 2. Data Sources Include: Stantec, Ameren, KDOT, USGS, USFWS, NRCS,
 3. Ventlyx, Esri

- Legend**
- Existing Saintry Sewer
 - Existing Water Main
 - Parcels
 - Site Location

Note
Existing water main and sanitary sewer depicted based on information provided by City of Pewaukee Department of Public Works

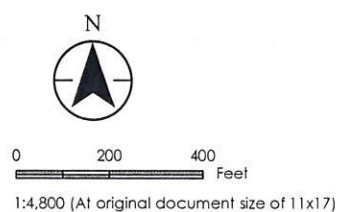


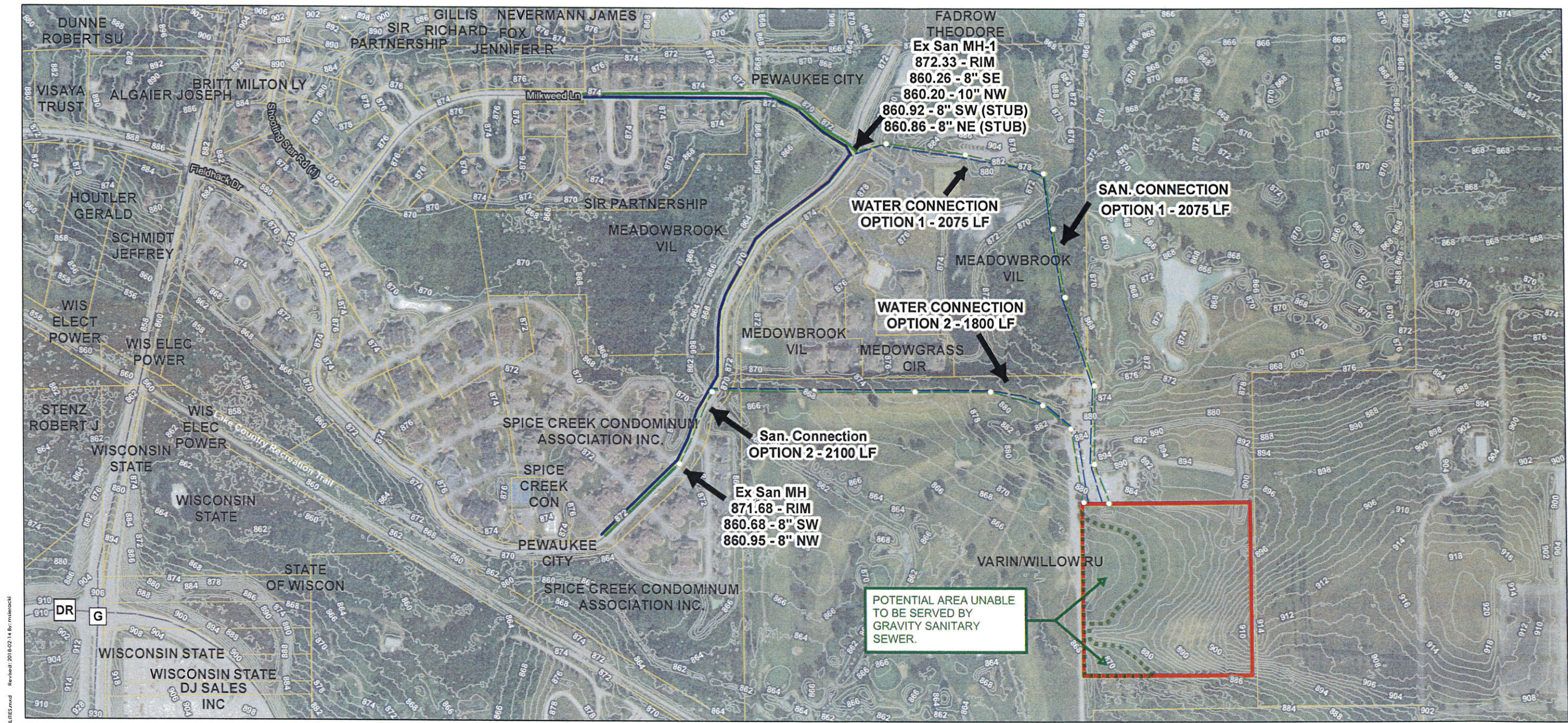
Figure No. **3** **DRAFT**
Title
Existing Water and Sanitary Sewer

Client/Project
Willow Run Infrastructure Analysis
City of Pewaukee

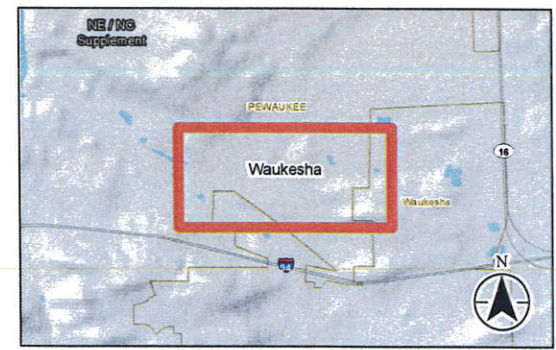
Project Location
Pewaukee, WI

193805789
Prepared by MPS on 2017-12-8
Technical Review by XXX on 2017-XX-XX
Independent Review by XXX on 2017-XX-XX





\\P38\Utilities\development\3017\Varin Willow Run LLC - Pewaukee\GIS\Project\Willow_Run_UTILITIES.mxd
Revised: 2018-02-14 by: mlsnch



- Legend**
- New Sanitary Sewer
 - New Sanitary Mahole
 - New Domestic Water Main
 - Existing Sainitary Sewer
 - Existing Water Main
 - 2ft Elevation Contours
 - Parcels
 - Site Location

Notes

1. Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet
2. Data Sources Include: Stantec, Ameren, KDOT, USGS, USFWS, NRCs,
3. Ventyx, Esri

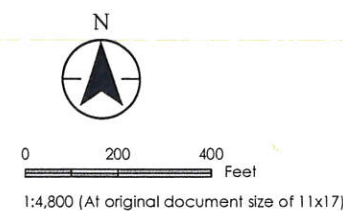


Figure No. **4**
Title
Water and Sanitary Connection Options

Client/Project
Willow Run Infrastructure Analysis
City of Pewaukee

Project Location
Pewaukee, WI

193805758
Prepared by MPS on 2017-12-8
Technical Review by XXX on 2017-XX-XX
Independent Review by XXX on 2017-XX-XX



**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 12.**

DATE: May 17, 2018

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding the Mitigation Plan for Tim Youngbauer for Property Located at N28 W27580 Peninsula Drive (PWC 0933064)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Youngbauer Mitigation Plan

Youngbauer Mitigation Plan staff report

RECEIVED

APR 26 2018

**CITY OF PEWAUKEE
BUILDING SERVICES DEPT**

City of Pewaukee – Mitigation Plan Narrative

T. Youngbauer Residence

SITE: N28W27580 Peninsula Drive

Applicant: Tom Youngbauer

April 18, 2018

As owner of the property listed above, I am proposing the removal of the existing house and building a new structure. The new structure and remaining shed exceed the standard allowable 27.5% lot coverage of impervious surfaces by 378 sq ft or 32.7% of the lot. Mitigation of the 85 cubic feet of rain water generated by the excess impervious surfaces will be done through the use of two rain gardens totaling 160 sq ft . Plot Plan and calculations are shown in the EXHIBITS A & B of the IMPERVIOUS SURFACE RESTRICTIONS AND MITIGAION PLAN document.

Document Number

EXHIBIT "A"

The West 33.33 feet of Lot 48, Starke Peninsula Subdivision, being a part of the Northwest 1/4 and the Northeast 1/4 of Section 18, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

N28W27580 PENINSULA DR
 TAX PARCEL # PWCO933064
 THOMAS W. YOUNGBAUER, Owner

PEWAUKEE LAKE
 WATER ELEV = 852.74
 (AUG. 6, 2014)

SCALE 1"=20'

(2) 8'x10' RAIN GARDENS
 8" DEEP - PLANTED WITH WATER
 TOLERANT NATIVE PLANTS

4" PLASTIC PIPE FROM
 HOUSE RAIN GUTTERS TO
 WATER GARDENS

PROPOSED HARD SURFACES	
PROPOSED RESIDENCE & GARAGE:	1659 S.F.
PROPOSED COVERED PORCH:	114 S.F.
PROPOSED DRIVE:	320 S.F.
PROPOSED WALK & STOOP:	155 S.F.
EXISTING SHED:	121 S.F.
TOTAL SURFACES: 2369 S.F.	
$2369/7241 = 32.72\%$ COVERAGE	
67.28% OPEN SPACE	

NOTES

1. 100-YEAR FLOOD ON PEWAUKEE LAKE HAS BEEN LOWERED TO 854.4 AND MUST BE FIELD-LOCATED.
2. ADDED 75' OFFSET LINE FROM ORDINARY HIGH-WATER

EXHIBIT "B"

N28W27580 Peninsula Dr

Tax Parcel # PWC0933064

Lot Area 7241 Square feet

Existing impervious area: house 1120sf, shed 121sf, walk 120sf, total 1361sf

New impervious area: house & Garage 1659sf, shed 121sf, drive 320sf,
porch 114sf, walks & Stoop 155sf: Total area 2369 square feet.

Proposed Percentage of lot covered: $2369/7241 = 32.7\%$

Allowed standard coverage $27.5\% \times 7241 = 1991$ square feet

Difference from proposed coverage $2369 - 1991 = 378$ square feet

Water volume excess (for a 2 year, 24-hour storm event) $2.69" \times 378\text{sf} = 85$ cu ft

Or 636 gallons of water storage needed for mitigation.

Area of 8" deep rain garden needed to hold 85 cu ft of water $85/.67 = 129$ sq ft.

Mitigation plan is to make two 8 ft by 10 ft rain gardens to be located along the property lines between the new house and the lake. The gardens will be 8 inches deep having a total of 160 sq ft and holding 107 cu ft of water. The gardens will be planted with native plants that like wet soil conditions. There will be piping from the house rain gutters into the rain gardens.



Department of Public Works
Engineering Division
W240N3065 Pewaukee Road
Pewaukee, WI 53072
(262) 691-0804 Fax: (262) 691-5720

Memorandum

To: Plan Commission

From: Magdelene J. Wagner, P.E.

Subject: Youngbauer Residence – N28W27580 Peninsula Drive
Mitigation Plan

Date: May 10, 2018

Requested Action: Plan Commission to approve the mitigation plan contingent on 1) the location of the rain gardens are removed from the floodplain and shown on a grading plan; 2) the mitigation plan is corrected per A, B, and C below; and 3) the mitigation plan and Plan Commission minutes are recorded at Waukesha County and a recorded copy provided to the City for their records.

Background:

According to Ordinance 17.0436, any home within 300 feet of the lake has a maximum building coverage of permanent structures of 20% of the total parcel area. In addition, it has a maximum of 10% (lot is less than 10,000 sf) of permanent impervious surfaces outside of the structures. If a lot is proposing to be over this 30%, it will be allowed a maximum of 35% total impervious area with mitigation practices as approved by the Plan Commission.

The Youngbauer property located at N28W27580 Peninsula Drive and has a lot size of 7,241 SF. The allowable permanent structure is 1,448 SF (20%) and the allowable permanent impervious surface is 724 SF (10%) for a total allowable impervious area of 2,172 SF. Youngbauer is requesting approval for 34.9% total impervious area which consists of 1,894 SF (26.1%) for permanent structures and 635 SF (8.8%) for permanent impervious surfaces.

The Youngbauer property is mitigating this additional impervious area with 2 - 8'x10'x8" rain gardens which will receive drainage from the downspouts of the house. We have the following concerns with the proposed mitigation plan:

1. A proposed grading plan was not submitted as part of the mitigation plan. This is required. The grading for the rain garden must be shown on the plan.
2. One of the rain gardens appear to be entirely located in the floodplain and the second rain garden is partially located within the floodplain. In accordance with Ordinance 17.0435.m(9), they must be entirely located out of the floodplain.

It should be noted that the mitigation plan submitted by the property owner had the following

P:\City\Lot grading\Mitigation reviews\N28W27580 Peninsula Dr - 0933064 - youngbauer\20180510-N28W27580 Peninsula Dr-Youngbauer Property-mitigation review.docx

Director Jeffrey L. Weigel, P.E.



Department of Public Works

Engineering Division

W240N3065 Pewaukee Road

Pewaukee, WI 53072

(262) 691-0804 Fax: (262) 691-5720

concerns which will need to be corrected prior to recording the documents:

- A. The narrative stated the lot could not exceed 27.5% impervious surfaces. Because this lot is less than 10,000 SF, the lot is allowed up to 30% impervious surfaces. This error is carried through to the calculations in Exhibit B.
- B. Exhibit A calculates the proposed driveway as 320 SF. However, the driveway dimensions scale to be 30 FT by 16 FT which yields 480 SF. This increases the total proposed hard surfaces from 2369 SF to 2529 SF (which was used by City Staff to analyze the mitigation plan).
- C. Note 1 on Exhibit A states the floodplain elevation has been lowered to 854.4. However, this is only true if the survey was completed using NAVD88. If the survey was completed using NGVD29 then the floodplain elevation is 854.6. Please clarify which control was utilized.

The calculations provided in the mitigation plan are correct. The size of the rain gardens are adequately sized to provide the required mitigation.

We recommend approving the mitigation plan contingent on the following:

1. The mitigation plan narrative, plan, and the Plan Commission minutes are recorded at Waukesha County (City provided a recorded copy) as required in the ordinance using the Recording Template previously provided to the owner.
2. The location of the rain gardens are removed from the floodplain and shown on a grading plan.
3. The mitigation plan is corrected per A, B, and C above.