



PLAN COMMISSION AMENDED AGENDA

August 8, 2024 – 6:00 pm
Village Hall
235 Hickory Street, Pewaukee, WI 53072

To view the meeting: <https://www.youtube.com/live/KWQ9se9HIng?si=kMZ68Mig7toy92KP>

1. Call to Order, Roll Call, Pledge of Allegiance, & Moment of Silence.
2. Public Hearings.
 - a. Conditional Use Grant request of applicant Maggie Spada to construct a 1,938 sq. ft. office building with the existing detached garage (approximate 555 sq. ft.) proposed to remain in place with a 5.5' side lot offset where a 10' offset is required (Section 40.270) and with an approximately 2' public alley offset where a 15' setback is required (Section 40.269). The proposed building is a single-story principal structure where a 1.5 story structure is required (Section 40.265(17)). This 0.2-acre parcel, located at 316 Oakton Avenue/PWV 0899009, is zoned B-2 Downtown Business District. Property owner is Positivo, LLC.
 - b. Conditional Use Grant request of applicant WMG Acquisitions, LLC to construct a 5,200 sq. ft. professional dental office building. The proposed parking lot is offset less than 20 feet from the northern property line which is permissible only through the issuance of a Conditional Use Grant (Section 40.259). This 0.9-acre parcel is zoned B-1 Community Business District located at PWV 0901984003. Property owner is Meadow Creek Limited Partnership.
 - c. Conditional Use Grant request of applicant Kim Salmons to allow a day care use which is permissible only through the issuance of a Conditional Use Grant (Section 40.280(1)). This parcel is zoned B-3 Office and Service District located at 1155 Quail Court/ PWV 0903102. Property owner is Newhealth Building, LLC.
 - d. Conditional Use Grant request of applicant/owner Kevin and Erin Ark to construct a 960 sq. ft. accessory structure. The proposed accessory structure is located 3 feet from the side offset which is permissible only through the issuance of a Conditional Use Grant (Section 40.210(4)). The property is located at 214 First Street/ PWV 0899252.
3. Citizen Comments: *This is an opportunity for citizens to share their opinions with Commission Members on any topic they choose. However, due to Wisconsin Open Meeting laws, the Commission is not able to answer questions or respond to your comments. All comments should be directed to the Commission. Comments are limited to 3 minutes per speaker. Speakers are asked to use the podium and state their name and address.*
4. Approval of the Minutes:
 - a. Regular Plan Commission Meeting – July 11, 2024
5. Old Business.
 - a. Review, discussion and possible action on Conditional Use Grant request of applicant Maggie Spada to construct a 1,938 sq. ft. office building with the existing detached garage (approximate

555 sq. ft.) proposed to remain in place with a 5.5' side lot offset where a 10' offset is required (Section 40.270) and with an approximately 2' public alley offset where a 15' setback is required (Section 40.269). The proposed building is a single-story principal structure where a 1.5 story structure is required (Section 40.265(17)). This 0.2-acre parcel, located at 316 Oakton Avenue/PWV 0899009, is zoned B-2 Downtown Business District. Property owner is Positivo, LLC.

- b. Review, discussion, and possible action on the proposed business site plan of applicant Maggie Spada to construct a 1,938 sq. ft. office building. This 0.2-acre parcel, located at 316 Oakton Avenue/PWV 0899009, is zoned B-2 Downtown Business District. Property owner is Positivo, LLC.

6. New Business.

- a. Review, discussion, and possible action on Conditional Use Grant request of applicant WMG Acquisitions, LLC to construct a 5,200 sq. ft. professional dental office building. The proposed parking lot is offset less than 20 feet from the northern property line which is permissible only through the issuance of a Conditional Use Grant (Section 40.259). This 0.9-acre parcel is zoned B-1 Community Business District located at PWV 0901984003. Property owner is Meadow Creek Limited Partnership.
- b. Review, discussion, and possible action on a Business Site Plan request of applicant WMG Acquisitions, LLC 5,200 sq. ft. professional dental office building. This 0.9-acre parcel, located at PWV 0901984003, is zoned B-1 Community Business District. Property owner is Meadow Creek Limited Partnership.
- c. Review, discussion, and possible recommendation to the Village Board to approve a Certified Survey Map request of applicant Andrew Wilkowski (JSD Professional Services, Inc. to create two additional parcels labeled as lot 18 and lot 19 from the original parcel located at PWV 0901984003. Property owner is Meadow Creek Limited Partnership.
- d. Review, discussion, and possible action on Conditional Use Grant request of applicant Kim Salmons to allow a day care use which is permissible only through the issuance of a Conditional Use Grant (Section 40.280(1)). This parcel is zoned B-3 Office and Service District located at 1155 Quail Court/ PWV 0903102. Property owner is Newhealth Building, LLC.
- e. Review, discussion and possible action on Conditional Use Grant request of applicant/owner Kevin and Erin Ark to construct a 960 sq. ft. accessory structure. The proposed accessory structure is located 3 feet from the side offset which is permissible only through the issuance of a Conditional Use Grant (Section 40.210(4)). The property is located at 214 First Street/ PWV 0899252.
- f. Review, discussion, and possible recommendation to the Village Board to approve a Certified Survey Map request of applicant Attorney Mary Beth Peranteau for a lot line adjustment. This 0.1-acre parcel, located at 132 Maple Avenue/ PWV 0929004, is zoned R-5 Single-Family Residential. Property owners are Chuck and Jody Goss.

7. Citizen Comments. – *This is an opportunity for citizens to share their opinions with Commission Members on any topic they choose. However, due to Wisconsin Open Meeting laws, the Commission is not able to answer questions or respond to your comments. All comments should be directed to the Commission. Comments are limited to 3 minutes per speaker. Speakers are asked to use the podium and state their name and address.*

8. Adjournment

Note: It is possible that members and/or possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; action will not be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in the notice. Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. To request such assistance, contact the Village Clerk at 262-691-5660.

Dated: August 2, 2024

**Plan Commission Meeting
July 11, 2024 – 6:00 pm
Village Hall
235 Hickory Street, Pewaukee, WI 53072**

https://www.youtube.com/live/iqmim24m8H0?si=zcy2qHYKd_3e_vbW

1. Call to Order and Roll Call, Pledge of Allegiance, & Moment of Silence

President Knutson called the meeting to order at approximately 6:01 p.m.

Plan Commission members present: Comm. Theresa Hoff; Comm. Brian Belt; Trustee Bob Rohde, and President Jeff Knutson.

Excused: Comm. Sam Liebert and Comm. Mark Grabowski.

Also present: Village Attorney, Matt Gralinski; Village Planner, Ben Kohout; Village Engineer, Tim Barbeau; Village Administrator, Scott Gosse; and Village Clerk, Jenna Peter.

2. Public Hearings –

- a. **Conditional Use Grant request of applicant Maggie Spada to construct a 1,938 sq. ft. office building with the existing detached garage (approximate 555 sq. ft.) proposed to remain in place. The existing garage is approximately 5.5' off of the side lot line where a 10' offset is required (Section 40.270) and approximately 2' off of the public alley where a 15' setback is required (Section 40.269). This 0.2-acre parcel, located at 316 Oakton Avenue, is zoned B-2 Downtown Business District. - No comments.**

3. Citizen Comments –

Mark Bunker @322 Oakton Ave - Mr. Bunker questioned when the AirBNB ordinance was acted on and approved. He owns the neighboring property to 316 Oakton Ave and believes the building changes will be a good addition to that area.

4. Approval of the Minutes

- a. **Regular Plan Commission Meeting – June 13, 2024.**

Trustee Rohde motioned/seconded by Comm. Hoff to approve the June 13, 2024, Regular Plan Commission Meeting minutes as presented.

Motion carried 4-0.

5. Old Business

- a. **Review, discussion, and possible recommendation to Village Board regarding draft Ordinance to Create Section 40.3674A(2) of the Municipal Code of the Village of Pewaukee Regarding the Conversion of an Outlot to Buildable Single-Family Residential Use Status in the Residential Infill-Redevelopment Overlay District**

Comm. Belt motioned/seconded by Comm. Hoff to recommend adoption of the Ordinance as written to the Village Board.

Motion carried 4-0.

6. New Business

- a. **Review, discussion, and possible action on the proposed business site plan to construct a 1,938 sq. ft. office building and a conditional use grant to allow the existing detached garage (approximate 555 sq. ft.) remain in place. This 0.2-acre parcel, located at 316 Oakton Avenue, is zoned B-2 Downtown Business District. Property owner is Positivo, LLC (Applicant Maggie Spada).**

Administrator Gosse explained that it was not caught on first review that the proposed new building will be less than 1 ½ stories. The applicant will need to come back for the August 8th meeting for a conditional use grant to allow for the 1 story building. Gosse also stated the garage needs to be included as an allowable use in the CUG.

Engineer Barbeau stated a site grading and drainage plan was requested but was not received. They are proposing a rain garden, but do not address what happens to the water if the rain garden overflows. The plan should indicate that there will be now increase in water flow to any neighbor. Barbeau received comments from the Village Director of Public Works as follows:

1. Provide televising video showing the sanitary sewer lateral from basement to the main. If it is in poor condition and has substantial leaks, it may need to be lined or replaced.
2. Schedule an appointment with the Water Department staff to identify the water service material. If service material is lead, the applicant will be required to replace the water service to the curb stop.
3. Any sidewalk panels with cracks, spalling, or missing pieces, or panels which create a tripping hazard will be marked by the Village staff and must be removed and replaced by applicant.

Comm. Hoff motioned/seconded by Comm. Rohde to defer this agenda item to the August 8th

- b. Review, discussion, and possible action on the proposed business site plan to modify portions of the Pewaukee High School to demolish 16,690 SF and construct 34,950 SF. This 80-acre parcel, located at 510 lake Street, is zoned IPS Institutional and Public Service District. The property owner and applicant is the Pewaukee School District.**

Village Planner, Ben Kohout, explained the Pewaukee School District is proposing to demolish 16,690 sf of the existing building on the west side of the high school and construct a 34,950-sf building in its place; resulting in a total of 18,260 in additional square footage. The project will be completed in 2 phases. Mr. Kohout noted that the plans did not show building height information, and that height and architecture standards would need to be reviewed through a subsequent submittal for a Site Plan review and recommendation by the Planning Commission to the Village Board prior to approval.

Village Planner Recommendations:

1. That a future Business Site Plan approval is required for the architecture and any other structural element within the project area (lighting, etc.).
2. That the petitioner operates at their own risk for any construction activities for this approval without having architectural approvals by the Plan Commission.
3. That all conditions made by the Plan Commission at their meeting of July 2024 pertaining to architecture, site design, landscaping, lighting, grading, parking, or other, are met.
4. This Site Plan/Plan of Operation approval is subject to the Petitioner complying at all times with the plans and documents presented to the Village of Pewaukee Plan Commission. The existing site plan/plan of operation shall remain in effect, except as further restricted or modified herein.
5. The Petitioner shall satisfy all comments, conditions, and concerns of the Village of Pewaukee Plan Commission and Board, Village Engineer and Village Planner for the site plan, and other documentation.
6. Building Inspection. The Petitioner and/or Property Owner shall comply with any and all recommendations by the Village Building Inspector (or designee) prior to the issuance of an occupancy & use permit for the subject property. Approval by the Village Building Inspector, if granted, shall be solely for the benefit of the Village of Pewaukee, and shall not be relied upon by the petitioner or others as proof of structural integrity or safety of any structure on the property, or as proof of compliance with any particular construction standard that would apply to new construction. The petitioner shall independently determine the suitability of all structures on the property for the petitioner's intended uses.
7. Fire Inspection. The Petitioner and/or Property Owner shall comply with any and all recommendations by the Village of Pewaukee Fire Department Chief (or designee) prior to the issuance of an occupancy & use permit for the subject property. Approval by the Village of Pewaukee Fire Department Chief (or designee), if granted, shall be solely for the benefit of the Village of Pewaukee, and shall not be relied upon by the petitioner or others as proof of fire safety of any structure on the property, or as proof of compliance with any particular fire safety standard that would apply to new construction. The petitioner shall independently determine the fire safety and suitability of all structures on the property for the petitioner's intended uses.

8. This approval is granted for the express conditions stated herein. Changes or alterations including, but not limited to, a change in use, premises, lands, or ownership of the property in question shall require a new Business Site Plan approval with all the zoning procedures at the time being followed. The allowed uses of the property must at no time be hazardous, harmful, obnoxious, offensive, or a nuisance by reasons of appearance, noise, dust, smoke, odor, or other similar factors. Any use not specifically listed, as permitted, shall be considered to be prohibited, except as may be otherwise specified herein.
9. The Property Owner shall keep the exterior condition of the premises in a neat and orderly condition at all times so the premises will not detract from neighboring premises. There shall be no outside storage of junk, debris, construction material, or other refuse materials within the property and all such materials shall be disposed of promptly and properly.
10. The Property Owner shall allow Village of Pewaukee representatives to inspect the premises following a 24-hour notice for the purposes of determining compliance with this approval.
11. The Petitioner and/or Property Owner shall obtain the appropriate permits from the Village of Pewaukee.
12. The Petitioner and/or Property Owner shall, on demand, reimburse the Village of Pewaukee for all costs and expenses of any type incurred by the Village in connection with the review and approval of this application, including, but not limited to, the cost of professional services incurred by the Village for the review and preparation of required documents, attendance at meetings or other related professional services as well as to enforce the conditions in this approval due to a violation of these conditions.

Engineer Barbeau explained a new parking area is proposed south of the new building. He has requested the applicant provide a plan that shows how a fire vehicle can traverse through the parking area, what type of vehicle it will be, and confirmation from the fire department that it is satisfied that adequate access can be maintained. He stated the current water main will need to be re-routed to the south through the new parking lot, then east, south of the future indoor practice facility and then north to reconnect to the existing water main near the new synthetic turf softball field.

There was discussion over the parking lot landscaping. Planner Kohout explained in the staff summary presented that landscaping islands are technically required to comprise 10 percent of the parking area. Planner Kohout clarified the proposal is counting the corners of the parking area, which were left in green space and grass area that counted towards that 10 percent requirement. The applicants' engineer explained counting in this way provided for maximum parking spaces, and they believe retaining as many parking spaces as possible for school events was needed. Following discussion, the Plan Commission agreed to count the corners of the parking area in lieu of additional internal landscaped islands towards this 10 percent total. **Trustee Rohde motioned/seconded by Comm Belt to approve the plans presented with the planner's, engineer's, fire department, and Department of Public Works recommendations and reports. Motion carried 4-1. Comm. Hoff voting Nay.**

7. Citizen Comments – None.

8. Adjournment

Trustee Rohde motioned/seconded by Comm Belt to adjourn the July 11, 2024, Regular Plan Commission meeting at approximately 7:02 p.m.

Respectfully submitted,

Jenna Peter
Village Clerk

DRAFT

TO: Village of Pewaukee Plan Commission
CC: Jenna Peter - Clerk
FROM: Jeff Muenkel AICP, Planning Consultant
RPT DATE: June 28, 2024
MTG DATE: July 11, 2024
RE: Edward Jones – Business Site Plan & Conditional Use Request

UPDATE:

The petition was tabled at the July 2024 Plan Commission meeting in order to allow a new conditional use to be added to this overall petition and to allow the engineering plans to be submitted and approved.

The new conditional use was for consideration to allow the new principal office building to be one-story in size where the height requirements of the B-2 zoning district require buildings to be one and a half stories in size unless approved by conditional use grant.

The engineering plans were pending at the time of authoring this supplement and will be discussed in more detail at the meeting.

The details from the overall petition are found below along with possible added conditions for the new conditional use request.

BACKGROUND:

1. Petitioner: Maggie Spada (Edward Jones)
2. Property Owner: Positivo LLC
3. Location/Address: 316 Oakton Ave
4. Tax Key Number: PWV 0899009
5. Area: ~.2 AC
6. Existing Zoning: B-2 Downtown Business District
7. Proposed Zoning: N/A
8. Future Land Use: Community Commercial
9. Proposed Future Land Use: N/A

OVERVIEW:

The Petitioners are requesting approval of a Business Site Plan and Conditional Use in order to construct a new building for the Edward Jones office that exist there today. The conditional use is specifically to allow an existing accessory structure to stay on the southwest corner of the lot at reduced setbacks. The proposed modifications of the site are as follows:

- Demolish the existing ~1,200 SF principal building on site
- Grade parcel and construct a new 1,938 SF office building

- Leave existing garage on southwest corner of lot
- Include a new parking lot on south side accessing off of the alley
- Include amenities for landscaping, lighting, and accessibility (sidewalks around building and to sidewalk along Oakton Ave.)

SUBMITTAL:

The enclosed submittal includes the Building Site Plan/Conditional Use Grant applications and a planset consisting of the site plan, landscape plan, utility plan, lighting plan, floor plan, building elevations, and building renderings.

PLANNER COMMENTS - BUSINESS SITE PLAN:

1. **Comprehensive Plan.** The Future Land Use of Community Commercial is consistent with the zoning of B-2 Downtown Business District.
1. **Zoning District Requirements.** The proposed continued use of a commercial office is permitted by right in the B-2 Downtown Business District as a "professional office". The B-2 district has the following locational requirements (*notes on meeting each requirement are included*):
 - Max. Building Size/Floor Area Ratio: Shouldn't exceed 5,000 SF
 - *New proposal meets requirement*
 - Building Height: "... structure should not be less than 1.5 stories nor more than 3 stories by design, and may not exceed 42 feet unless otherwise approved in accordance with the conditional use process."
 - *Proposal looks to be only (one) 1 story in height and may be subject to new architecture or a new CUG for allowing less than 1.5 stories*
 - Setback: 15' unless approved by CUG
 - *Main structure in new proposal meets requirement but accessory structure requires CUG*
 - Offset: 10' unless approved by CUG
 - *Main structure in new proposal meets requirement but accessory structure requires CUG*
 - Open Space Ratio: 5%
 - *New proposal meets requirement*

The B-2 District has a set of "General Requirements" for uses/structures under Sec. 40-262 (shown below). Staff finds that these requirements all appear to be met with the proposal, however, Plan Commission may wish to talk through these items further upon review:

Sec. 40.262. - General requirements.

(a) All business, servicing or processing, except for off-street parking or loading, shall be conducted within completely enclosed buildings. Outside storage is not permitted except as specifically approved by the planning commission.

(b) Site development shall be approved by the planning commission in accordance with article VII, article VIII and article IX of [chapter 40](#) of this Municipal Code.

(c) The size and location of projects within the district shall be based upon evidence of justifiable community need, satisfactory traffic impact and its potential contribution to the welfare of the community.

(d) In approving or disapproving proposed locations for uses under this section the planning commission shall give due consideration to the character and suitability for development of the area in which any such use is proposed to be located and shall also base its decision on such evidence as may be presented to the village planning commission regarding traffic generation, heavy vehicular traffic, ground water impact, sewage disposal impact, soil limitations and the emission of noise, smoke, dust or dirt, odorous or noxious gases attributed to the proposed use. The following uses may be allowed if the planning commission

determines that the use would not be detrimental to the character of the surrounding area and/or would not generate a significant adverse impact relative to the above-mentioned elements.

(e)Improve visual and physical access to the Pewaukee River.

(f)Design for "walkable" streets, while maintaining functionality for all traffic types.

(g)Promote pedestrian interconnectivity.

(h)Coordinate public streetscape with private improvements.

(i)Improve the aesthetic qualities of gateways into the downtown.

2. Site & Operation Improvements:

- a. **Uses and activities:** The improvements will have continued use for as a professional office site and facility.
- b. **Number of Employees:** No employment details are mentioned.
- c. **Hours of operation:** No hours of operation are mentioned the current office operates M-F 8am-3:30pm.
- d. **Site.** As shown in the drawings a new 1,938 SF one-story office building is to be erected setback 15 feet from Oakton Avenue and 10 feet from the west/east property lines. An existing accessory garage on the southwest corner of the lot is to remain.
- e. **Traffic, Circulation and Access.** Access to the building will be on the south side of the lot off the existing alleyway. Walking access is found around the structure as well as connected to the Oakton Avenue sidewalk to the north.
- f. **Architecture.** The building elevations and renderings show a one-story office structure. The structure is proposed with materials consisting of Hardie Plank trim/siding (horizontal and shake) and asphalt shingles. The main color of the siding proposed is "Needlepoint Navy", the trim as "Classic Light Buff" and the shingle as "Grey". The structure contains four-sided architecture throughout, has multiple trimmed windows with muntins, multiple gabled roofline, and multiple decks leading up to the entrances.

The B-2 zoning district has minimal design standards in Sec. 40.274 and there are further codes for commercial properties in Section 40.447. Staff has attached those to the appendix of this document for Plan Commission review. Further, this parcel is subject to the Village of Pewaukee Downtown Design Guidelines which can be found on the Village website [here](#).

For the most part the design requirements appear to have been met. Items for Plan Commission further discussion may include the following:

- 1. No stone or brick is used. The design requirements allow cement board siding (which is the primary material proposed) but the code states that this is usually "in combination with brick or other accepted masonry".
- 2. Roof shingles are not shown as architectural shingles as of now.
- 3. One last note is that it appears that the existing accessory structure is to remain as-is for architecture. The Plan Commission should discuss the architecture intentions with the petitioner and if any of the materials should compliment the principal structure architecture upon completion.



- g. **Parking:** A proposed parking lot stemming off the southern alleyway is found showing four (4) parking stalls (including one (1) handicap stall). It should be noted that parking today directly

attaches to the alleyway whereas the newly proposed parking lot would be internal to the property.

Stall depths, widths, and offsets proposed all meet code. The drive aisle for the parking lot is shown as eighteen (18) feet. Code notes that a two-way drive aisle should be 25-feet and a one-way drive aisle should be 18-feet. Plan Commission approval can allow the 18-foot as proposed. It should be noted that the approval is subject to fire department approval as well.

- h. **Outdoor Storage:** No outdoor storage is proposed.
- i. **Landscaping:** A new landscape plan and landscape detail sheet is part of the proposal. The plan shows new foundation plantings along the front of the new structure, a couple street trees, a rain garden to the rear, and a row of 5'-6' arborvitae aligning the new parking lot. The proposed plan appears to satisfy the needs of this smaller commercial lot. Plan Commission may consider requesting more foundation plantings on the west/east portions of the building and possible consideration of a fence along the parking lot to further shield this use rather than the use of an arborvitae wall.
- j. **Exterior Lighting:** A lighting and photometric plan is found in the submittal showing all lights to be attached on the structures to illuminate the site. Three (3) wall sconces are found on the principal structure at the entrances/exits. A security light is found attached to the accessory structure to illuminate the parking lot area. The photometric plan indicates footcandle levels over 3 along some property line portions. The code discusses lighting requirements in Section 40.448 and it is stated that lighting should be contained on site to a large degree. The recommendation of approval from staff indicates a condition that a photometric plan and lighting only show up to 0.5 footcandles at a property line.
- k. **Signage:** A monument sign is found along Oakton Avenue today and is shown in the site plans as to remain. The new building renderings show a possible wall sign which would be subject to future permit approvals when final details are known.
- l. **Engineering Plans (Storm/Grading/Utilities):** Plans have been submitted to the Village Engineer and are under review. The staff recommendation is subject to the review/approval of the Village Engineer. At the time of this submittal the Engineer was still awaiting a proper grading plan to be submitted and more information may be needed from the Village Engineer before a recommendation of approval at the Plan Commission level is warranted.

PLANNER COMMENTS – CONDITIONAL USE GRANTS:

As noted, a conditional use grant is required for this project specifically to allow the existing accessory structure in the southwest corner for the parcel to remain. A conditional use grant is required in this case as the accessory structure setbacks are less than what the B-2 zoning district allows. The existing garage is approximately 5.5' off of the side lot line where a 10' offset is required (Section 40.270) and approximately 2' off of the public alley where a 15' setback is required (Section 40.269).

The petitioners have incorporated the existing accessory structure into the new site design and staff doesn't have any issue with the structure remaining. The structure will allow indoor storage needs for the site. Staff has brought up the accessory structure architecture need for Planning Commission discussion.

As noted, a conditional use is also required to allow the one story main structure where zoning requires 1/5 stories or conditional use approval. Plan Commission will have to discuss this allowance and any conditions required.

STAFF RECOMMENDATION:

Depending on confirmation by the Village of Pewaukee Plan Commission of the above-described comments, the Village of Pewaukee Plan Commission may take the following actions listed below. Before approvals though a couple discussion items will need to take place including:

- The status of the engineering plans
- The principal structure height (possible deferral needed to change architecture height or pursue CUG)
- The building architecture
- The existing accessory structure building architecture
- Lighting/landscaping

The Village of Pewaukee Plan Commission **Approves** the Business Site Plan and Conditional Use Grant Request for Edward Jones for the property located at **316 Oakton Ave**, subject to the following conditions:

1. That all conditions made by the Plan Commission at their meetings of July/August 2024 pertaining to architecture, site design, landscaping, lighting, grading, parking, or other, are met.
2. That this approval allows conditional uses for reduced accessory structure setbacks and for the main structure to be less than 1.5 stories.
3. That the photometric plan and lighting plans only show up to 0.5 footcandles at a property line.
4. This Site Plan/Plan of Operation approval is subject to the Petitioner complying at all times with the plans and documents presented to the Village of Pewaukee Plan Commission. The existing site plan/plan of operation shall remain in effect, except as further restricted or modified herein.
5. The Petitioner shall satisfy all comments, conditions, and concerns of the Village of Pewaukee Plan Commission and Board, Village Engineer and Village Planner for the site plan, and other documentation.
6. Building Inspection. The Petitioner and/or Property Owner shall comply with any and all recommendations by the Village Building Inspector (or designee) prior to the issuance of an occupancy & use permit for the subject property. Approval by the Village Building Inspector, if granted, shall be solely for the benefit of the Village of Pewaukee, and shall not be relied upon by the petitioner or others as proof of structural integrity or safety of any structure on the property, or as proof of compliance with any particular construction standard that would apply to new construction. The petitioner shall independently determine the suitability of all structures on the property for the petitioner's intended uses.
7. Fire Inspection. The Petitioner and/or Property Owner shall comply with any and all recommendations by the Village of Pewaukee Fire Department Chief (or designee) prior to the issuance of an occupancy & use permit for the subject property. Approval by the Village of Pewaukee Fire Department Chief (or designee), if granted, shall be solely for the benefit of the Village of Pewaukee, and shall not be relied upon by the petitioner or others as proof of fire safety of any structure on the property, or as proof of compliance with any particular fire safety standard that would apply to new construction. The petitioner shall independently determine the fire safety and suitability of all structures on the property for the petitioner's intended uses.
8. This approval is granted for the express conditions stated herein. Changes or alterations including, but not limited to, a change in use, premises, lands, or ownership of the property in question shall require a new Business Site Plan approval with all the zoning procedures at the time being followed. The allowed uses of the property must at no time be hazardous, harmful, obnoxious, offensive, or a nuisance by reasons of appearance, noise, dust, smoke, odor, or other similar factors. Any use not specifically listed, as permitted, shall be considered to be prohibited, except as may be otherwise specified herein.

9. The Property Owner shall keep the exterior condition of the premises in a neat and orderly condition at all times so the premises will not detract from neighboring premises. There shall be no outside storage of junk, debris, construction material, or other refuse materials within the property and all such materials shall be disposed of promptly and properly.
10. The Property Owner shall allow Village of Pewaukee representatives to inspect the premises following a 24-hour notice for the purposes of determining compliance with this approval.
11. The Petitioner and/or Property Owner shall obtain the appropriate permits from the Village of Pewaukee.
12. The Petitioner and/or Property Owner shall, on demand, reimburse the Village of Pewaukee for all costs and expenses of any type incurred by the Village in connection with the review and approval of this application, including, but not limited to, the cost of professional services incurred by the Village for the review and preparation of required documents, attendance at meetings or other related professional services as well as to enforce the conditions in this approval due to a violation of these conditions.

EXHIBIT:

- A. GIS Property Location Map
- B. Petitioner Application

Sec. 40.274. - Building design standards.

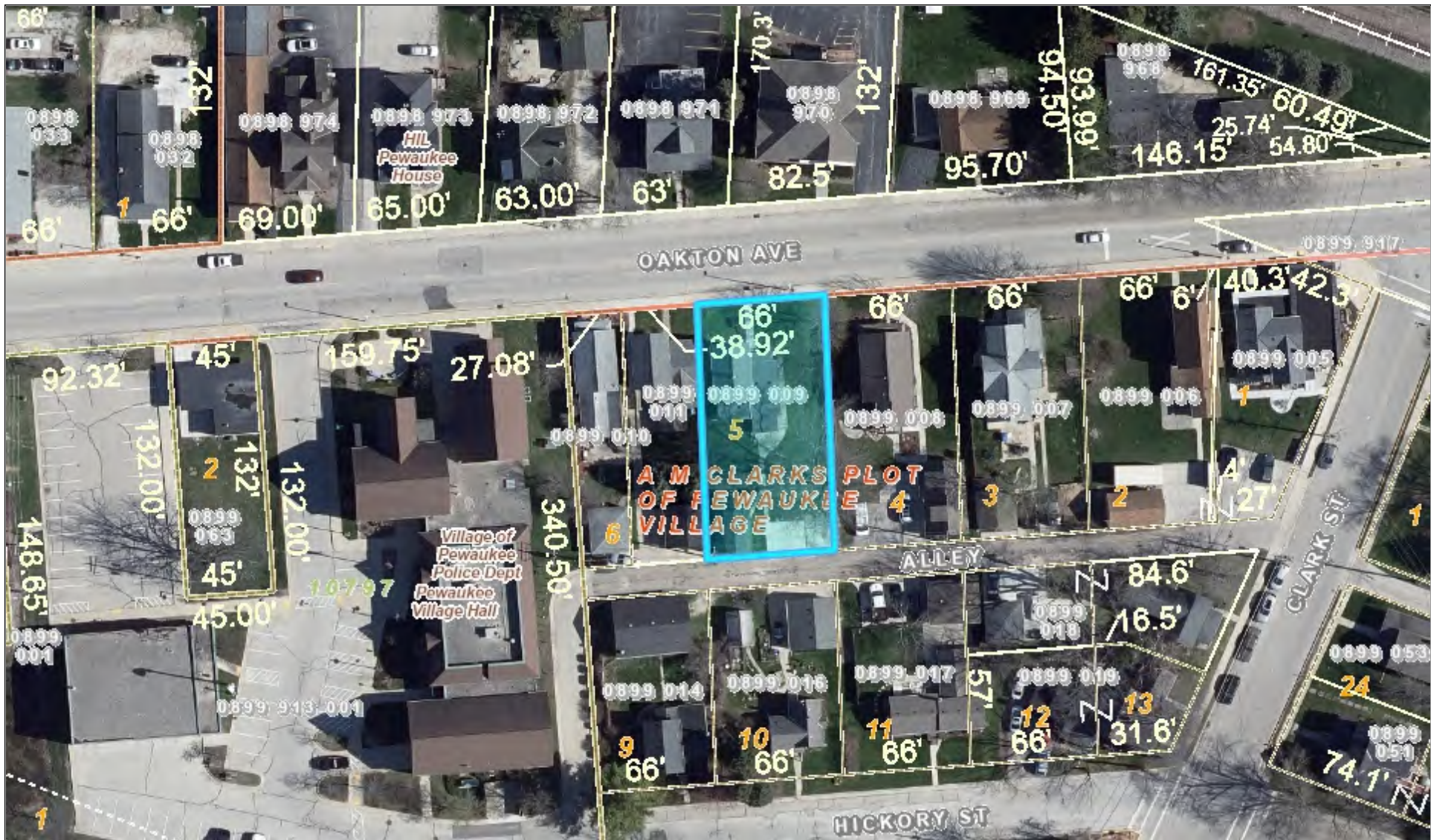
Building design shall be generally subject to the standards articulated in the Village of Pewaukee downtown design guidelines, and the following specific requirements:

- (1) *Acceptable primary materials. Primary materials shall be used for at least 70 percent of the solid (non-window) portion of any elevation. Acceptable primary materials are as follows:*
 - a. *Common size brick is acceptable for the construction of all building types. Special sizes and shapes are acceptable only as accents and decorations.*
 - b. *Native Stone including limestone, fieldstone or lannon stone is acceptable on any building type.*
 - c. *Cedar Siding or cement resin siding may be used in combination with brick or other accepted masonry.*
- (2) *Acceptable accent and secondary materials. Accents and secondary materials shall comprise less than 30 percent of the solid portion of any building elevation. Acceptable secondary materials are as follows:*
 - a. *Pre-cast concrete and cast stone are acceptable when used as accents, lintels, sills or decorations. Other uses shall be considered on a case-by-case basis.*
 - b. *Terra cotta is an acceptable material as cladding or accent.*
 - c. *Stucco is acceptable as a wall finish material on upper floors and gables.*
 - d. *Wood shingle siding is acceptable on upper floors and gable ends or as roofing materials.*
 - e. *Ornamental metals are acceptable as accent materials such as grills, railing, panels, gutters, etc.*
 - f. *Decorative concrete block is acceptable only when used as a secondary building material or accent. It is considered most appropriate as a material found in the base portion of building. The use of standard, plain gray block or glazed block is not acceptable. Other uses will be reviewed on a case-by-case basis.*
- (3) *Building facade composition. Design detail of front, side, and rear building elevations shall be subject to the standards identified in the Village of Pewaukee downtown design guidelines.*

Sec. 40.447. - Architectural requirements and standards.

The Village of Pewaukee planning commission shall be responsible and have authority to hear, review and act upon proposed commercial, industrial, institutional and multifamily residential architectural plans. Plans shall be submitted in accordance with division 2 of this article. To implement the purposes and findings set forth in this chapter, the following architectural review criteria and processing requirements are established:

- (1) *Building scale and mass.* The relative proportion of a building to its neighboring existing buildings shall be maintained to the greatest extent possible when new buildings are built or when existing buildings are remodeled or altered.
- (2) *Building rooflines and roof shapes.* The visual continuity of roofs and their contributing elements (parapet walls, gables, coping, cornices, etc.) shall be maintained in building development or redevelopment. Heating, ventilation, air conditioning and other rooftop mechanical equipment must be appropriately screened from view.
- (3) *Materials.* New retail and office building construction shall consist of quality materials such as brick, wood, stone and glass. New industrial building construction may also use decorative concrete block in addition to the above listed materials. The plan commission may, however, allow the use of metal building components, exterior finish insulation systems, and concrete block if incidental to the primary building architecture, screened from public view, or if used to reflect existing building architecture.
- (4) *Colors.* Buildings shall generally reflect earth tone colors. Awnings, trim and window colors are allowed greater color latitude subject to plan commission approval.
- (5) *Building design and compatibility.* Proposed office and retail building design shall reflect traditional architectural styles with gabled rooflines, interesting fenestration and human scale. Proposed industrial building design shall reflect contemporary standards of quality building design (e.g., Fall's Business Park, Brookfield Lakes Corporate Center, Pewaukee Woods and the Mequon Business Park). Extended expanses of walls shall be broken up with the use of creative pilasters, fenestration, soldier courses or elevation offsets.
- (6) *Design portfolio.* The village shall maintain a building design portfolio illustrating acceptable examples of building architecture and design. Planning commission approval of proposed building architecture shall be based, among other things, on these design concepts.



Village of Pewaukee GIS
Edward Jones Petition



Village of Pewaukee
235 Hickory Street
Pewaukee, WI 53072
262-691-5660

DISCLAIMER:

This map is not a survey of the actual boundary of any property this map depicts.

The Village of Pewaukee does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1 = 74'

Print Date: 6/28/2024



APPLICATION PROCESS FOR CONDITIONAL USE GRANT REQUESTS

235 Hickory St, Pewaukee WI 53072—villagehall@villageofpewaukeewi.gov— 262-691-5660

Step 1: Read through [Article V](#) of the Village's Development Code regarding the Conditional Use Grant process and regulations.

Step 2: Submit a fully completed application form (see below) along with a digital copy of all attachments you wish to have considered by the Plan Commission as part of your application.

- **11 Paper Copies are only required for documents larger than ledger size (11" x 17").**
Any documents larger than 11"x17" are required to be printed on paper (11 copies), folded down to 8.5" x 11" size, and submitted with your original application. The Village will not print your submission. It is your responsibility to ensure the Plan Commission can adequately review your plans.
- Incomplete applications and applications submitted without the required documents and/or payment will not be accepted or processed.

Applications must be submitted to Village Hall by 10:00 a.m. **three weeks + 1 day (22 days) prior** to the scheduled Plan Commission meeting (subject to change based on holiday schedules). Plan Commission meetings are held on the second Thursday of each month at 6:00 p.m. at Village Hall. The three-week + 1 day (22 days) submittal requirement allows the Village time to review the application, obtain additional information from you, and set up the required public hearing. All property owners within 300' of the subject property will be sent a notice of the public hearing.

Step 3: Pay a \$190 application fee. The fee is collected to offset the cost of publishing required legal notices in the local newspaper and the cost of sending required mailings to neighboring property owners.

Step 4: Complete and return the Reimbursement Agreement.

The Village Planner, the Village's consulting Engineer, the Village Attorney, and any other professionals engaged by the Village to review/evaluate/comment on your proposal may bill the Village for their services/expenses. These costs will be passed back through for reimbursement to the applicant and/or property owner. Any fees not paid will be placed on the real estate tax bill of the property that corresponds to the incurred services.

Step 5: If your conditional use request is approved, a document will be prepared that contains the approval conditions. That document is required to be signed by the applicant, the property owner, and the Village. It will then be recorded in the Waukesha County Register of Deeds office. The cost for recording will be billed to the applicant.

Please note: Multiple Plan Commission meetings are sometimes required prior to final project approval.



CONDITIONAL USE GRANT APPLICATION FORM

235 Hickory St, Pewaukee WI 53072—villagehall@villageofpewaukeewi.gov-- 262-691-5660

PROPERTY / PROPERTY OWNER INFORMATION

Property Address: _____ Tax Key: PWV _____

Property Owner Name: Positivo LLC Zoning of Property: _____

APPLICANT INFORMATION

Applicant Name: Maggie Spada Applicant Phone #: 262-408-1102

Applicant Address: 16680 Mary Cliff Ln Brookfield WI 53005 Applicant Email: Maggie.spada@gmail.com

Applicant Email: _____

DESCRIPTION OF REQUEST (Please be thorough and attach additional pages if needed)

Business Name, If applicable: _____

FEIN, if applicable: _____

Description of Proposed Use (Restaurant/Retail/Office) _____

DIRECTIONS / NOTES—See page 4 for specific items required

NOTE: As this is for consultative purposes only, an engineering review will not take place at this time. An engineering review will take place if/when a formal application for approval is submitted.

Please include the following required items with this application:

- 1. One paper copy of the submittal, including plans/drawings/applicable attachments. **11 paper copies are only required for documents larger than ledger size (11" X 17").**
- 2. One digital copy of the submittal, including plans/drawings/applicable attachments. (Jump drive)
- 3. Completed Professional Services Reimbursement Form
- 4. Signatures on page 3
- 5. Conditional Use for Restaurant/Night Club must be attached if applicable

For Office Use Only

Staff Initials: _____

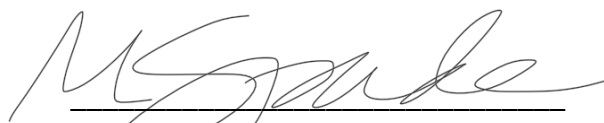
Date/Time Received: _____

Provide detailed information with your application that addresses the following:

1. Development Plans of the proposed use in sufficient detail to enable the Commission to evaluate your application such as architectural & landscape treatment, proper placement of the building(s) on the lot, traffic generation & circulation, provision for parking, site grading and drainage, exterior lighting, dumpster location and screening, outside storage of any sort, and manner of control devices (when necessary) to eliminate noise, dust, odor, smoke or other objectionable operating conditions & ensure general compatibility of the proposed use within its surroundings.
2. It is the responsibility of the applicant/owner to ensure that the proposed project complies with the Village's Land Development Code. It is also highly recommended that the applicant/owner review the Village's adopted [Land Use Plan](#) to ensure a proper understanding of the Village's future vision for the area in question.

Maggie Spada

Property Owner Printed Name



Signature of Property Owner

The application will not be processed without the Owner's Signature regardless of who is listed as the Applicant. This signature authorizes the Village of Pewaukee to process the Conditional Use Approval Application proposed for my property and further authorizes the Village or its representatives to conduct reasonable and routine inspections of my property for the purposes of evaluating this application.

Maggie Spada

Applicant's Printed Name



Signature of Applicant

Return the completed application forms along with the required attachments, **\$190** application fee, and a digital copy of the submittal (plus paper copies if required) to Pewaukee Village Hall, 235 Hickory Street, Pewaukee, WI 53072.

If you have any questions, please call Village Hall at (262) 691-5660.

See [the municipal code regarding site structure design criteria for the commercial, industrial, park, institutional, and multi-family residential developments](#) for a complete listing of plan requirements. Additional plan details may be required on a case-by-case basis if the Village's review staff or the Planning Commission finds such information is necessary to complete a full and proper project review.

DETAILED SITE PLAN

engineering scale	floodplain and/or wetland boundary
Location/vicinity map	sign location (may require additional approval)
north arrow	exterior light locations
footprint of dimensioned property lines	phasing lines
existing & proposed buildings	floor area ratio
footprint of existing adjacent buildings	open space ratio
driveway location	site acreage
parking stalls	sidewalks/pedestrian walkways
adjacent public streets	dumpster/recycling area location
easements	ground HVAC and/or utility installations
setback & offset dimensions	fence location
pond/detention location	such other details as may be determined necessary

DETAILED ARCHITECTURAL PLAN

architectural scale	dimensioned building façade sign
all building views/elevations w/scale	exterior utility boxes
detailed materials specifications	
building height dimension	exposed HVAC equipment
general floor plan with dimensions	dumpster/recycling area location and screening
exterior building materials and colors	samples of building materials (for presentation to Planning Commission)
	building mounted lighting fixtures
	such other details as may be determined necessary

DETAILED LANDSCAPING PLAN

existing and proposed two-foot contour lines at the local datum (floodplain property should be identified at USGS datum)
pond/detention location
stormwater and erosion control devices

SIGNAGE PLAN

scaled design drawing of freestanding and/or facade signs
sign specifications and color (wattage, material, dimensions)

EXTERIOR LIGHTING

light fixture design detail and specifications
iso footcandle lighting dispersion plan



PROFESSIONAL SERVICES REIMBURSEMENT AGREEMENT

235 Hickory St, Pewaukee WI 53072—villagehall@villageofpewaukee.gov—262-691-5660

PROPERTY INFORMATION

Property Address: _____ Tax Key: PWV _____
Property Owner's Name: Positivo LLC Phone Number: _____

RESPONSIBLE PARTY INFORMATION - All invoices will be mailed to this address.

Business Name: _____ FEIN: _____
Person Responsible for Payment / Business Contact Name: Maggie Spada / Positivo LLC
Mailing Address: 16680 Mary Cliff Ln Brookfield WI 53005
Responsible Party / Contact Phone Number: 262-408-1102
Responsible Party / Contact Email Address: Maggie.spada@gmail.com

AGREEMENT / SIGNATURES - Property Owner signature is required.

Pursuant to the Village of Pewaukee [Code of Ordinances Sec 40.116\(b\)](#), the Village Board has determined that whenever the services of the Village Attorney, Village Engineer, Village Planner, or any other of the Village's professional staff or other expert consultants are retained by the Village in order to complete a proper project review results in a charge to the Village for that professional's time and services and such service is not a service supplied to the Village as a whole, the Village Treasurer shall charge those service fees incurred by the Village to the applicant/property owner. Also, be advised that pursuant to the Village of Pewaukee Code of Ordinances, certain other fees, costs, and charges are the responsibility of the property owner or responsible party.

By signing this form, I, the undersigned, have been advised that pursuant to the Village of Pewaukee Code of Ordinances, if the Village Attorney, Village Engineer, Village Planner, or any other Village professional staff or other expert consultants retained by the Village in order to complete a proper project review provides services to the Village because of my activities, whether at my request or at the request of the Village, I shall be responsible for the fees incurred. In addition, I have been advised that pursuant to the Village of Pewaukee Code of Ordinances, certain other fees, costs, and charges are my responsibility.

The Village will place fees from unpaid invoices on the real estate tax bill of the property that corresponds to the incurred services.

Property Owner Signature: Printed Name: Maggie Spada Date: 6/18/24

Applicant Signature: Printed Name: Maggie Spada Date: 6/18/24

For Office Use Only Staff Initials: _____ Date Received: _____

EDWARD JONES

316 OAKTON AVE
PEWAUKEE, WI 53072

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

ALL DRAWINGS ARE
1/2 SCALE SHOWN
PRELIMINARY NOT
FOR CONSTRUCTION

DRAWING INDEX:

SP-1	PROPOSED SITE PLAN, DRAWING INDEX, SITE LOCATION
SP-2	LANDSCAPE PLAN, LANDSCAPE SCHEDULE
SP-3	EXISTING SITE PLAN
SP-4	LIGHTING PLAN
A-1	FLOOR PLAN
A-2	ELEVATIONS
A-3	ELEVATIONS

PROJECT DESCRIPTION:

REMOVAL OF EXISTING ± 1,200 S.F. PRINCIPAL STRUCTURE AND EXISTING ACCESSORY GARAGE TO REMAIN.
NEW CONSTRUCTION OF ± 2,000 S.F. BUILDING AND PARKING STALLS TO SUPPORT EXISTING OFFICE OPERATIONS. MATERIALS / FACADE DESIGN TO REFLECT EXISTING SITE CONTEXT AND SUPPORT HISTORICAL CORRIDOR OF OAKTON AVENUE IN VILLAGE OF PEWAUKEE.

EXISTING SITE INFORMATION:

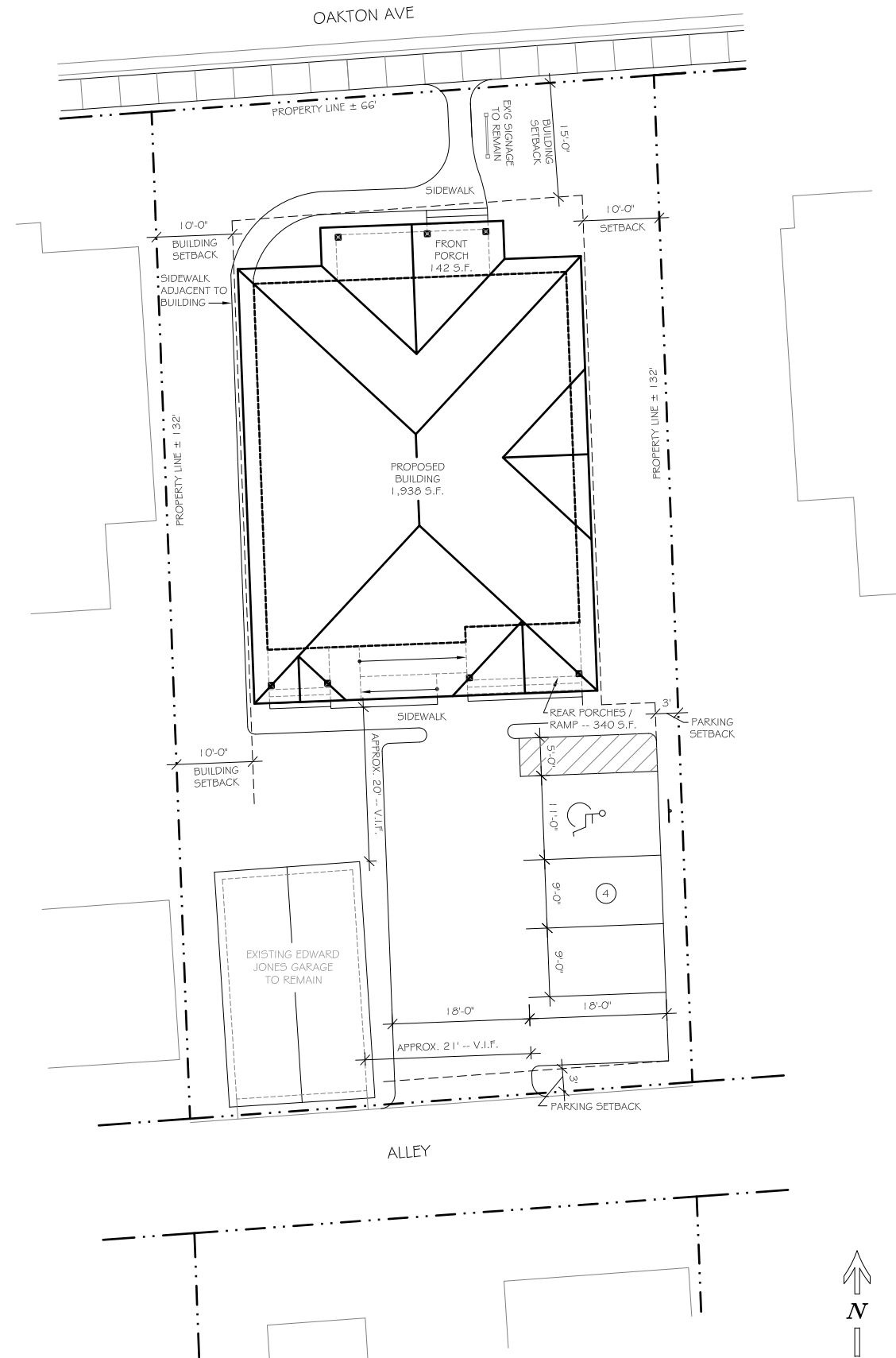
SITE AREA:	8,717 S.F.	(0.2 ACRE)
BUILDINGS / PORCH FOOTPRINT:	± 1,228 S.F.	(14.1%)
PARKING / SIDEWALK AREA:	± 980 S.F.	(11.2%)
TOTAL GREEN SPACE AREA:	6,509 S.F.	(74.7%)
TOTAL IMPERVIOUS SURFACE AREA:	2,208 S.F.	(25.3%)

PROPOSED SITE INFORMATION:

SITE AREA:	8,717 S.F.	(0.2 ACRE)
PROPOSED BUILDING / PORCH FOOTPRINT:	2,420 S.F.	(27.8%)
EXISTING GARAGE FOOTPRINT:	± 500 S.F.	(5.7%)
PARKING AREA:	1,630 S.F.	(18.7%)
SIDEWALK AREA:	500 S.F.	(5.7%)
TOTAL GREEN SPACE AREA:	± 3,667 S.F.	(42.1%)
TOTAL IMPERVIOUS SURFACE AREA:	± 5,050 S.F.	(57.9%)



SITE
LOCATION



17
SP1

SITE LOCATION MAP

SCALE: N.T.S.
2024/EDWARD JONES PEWAUKEE/EJ-DRAWINGS.DWG
DATE: 3/25/2024

20
SP1

PROPOSED SITE PLAN

SCALE: 1" = 10'-0"
2024/EDWARD JONES PEWAUKEE/EJ-DRAWINGS.DWG
DATE: 3/25/2024

Design Alliance Architects, Inc.
1003 Madison Avenue
Fort Atkinson, WI
(920) 563-3404

EDWARD JONES
316 OAKTON AVE
PEWAUKEE, WI 53072

DRAWING NAMES

DRAWING INDEX
SITE LOCATION
SITE PLAN

REVISIONS

PROJECT DATA

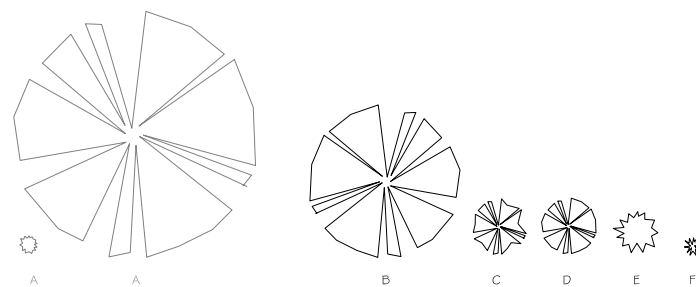
DATE:	6/27/2024
DRAWN BY:	C.J.
CHECKED BY:	P.W.

SHEET NO.

SP-1

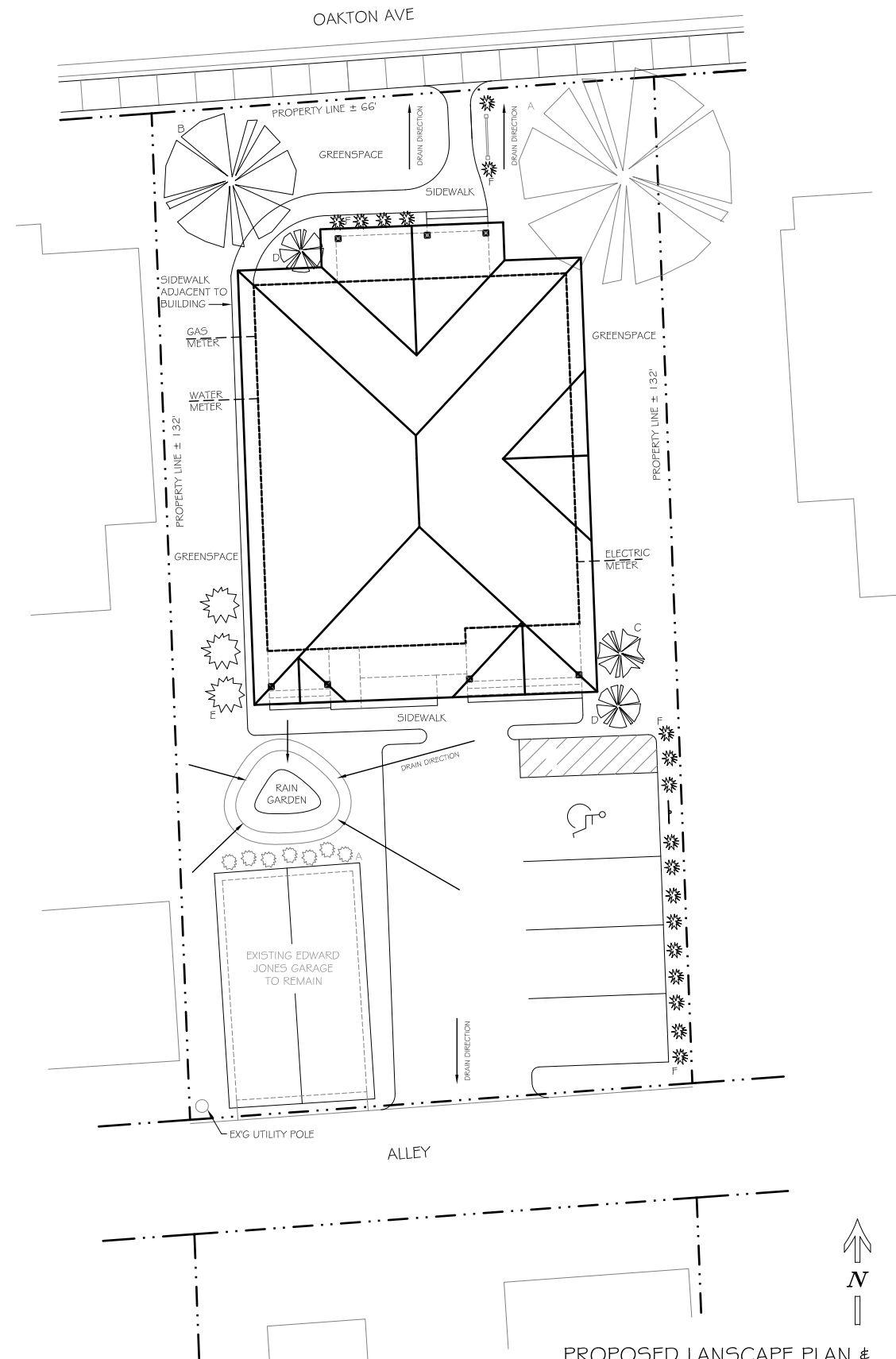
VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

ALL DRAWINGS ARE
1/2" SCALE SHOWN
PRELIMINARY NOT
FOR CONSTRUCTION



PLANTING SCHEDULE

<u>TYPE</u>	<u>DESCRIPTION</u>	<u>MATURE HEIGHT</u>	<u>MATURE WIDTH</u>	<u>QUANTITY</u>
A	EXISTING TREES TO REMAIN	-	-	-
B	PRAIRIE FIRE CRABAPPLE TREE	15' - 20' H	15' - 20' DIA	1
C	VARIEGATED BOXWOOD SHRUB	5' - 8' H	5' - 8' DIA	1
D	ANNABELLE HYDRANGEA	4' - 5' H	4' - 5' DIA	2
E	WINTER GEM BOXWOOD	4' - 6' H	4' - 6' DIA	3
F	EMERALD PETITE ARBORVITAE	5' - 6' H	1' - 2' DIA	18



EDWARD JONES
316 OAKTON AVE
PEWAUKEE, WI 53072

DRAWING NAMES

LANDSCAPE SCHEDULE
LANDSCAPE PLAN
UTILITY LOCATIONS

REVISIONS

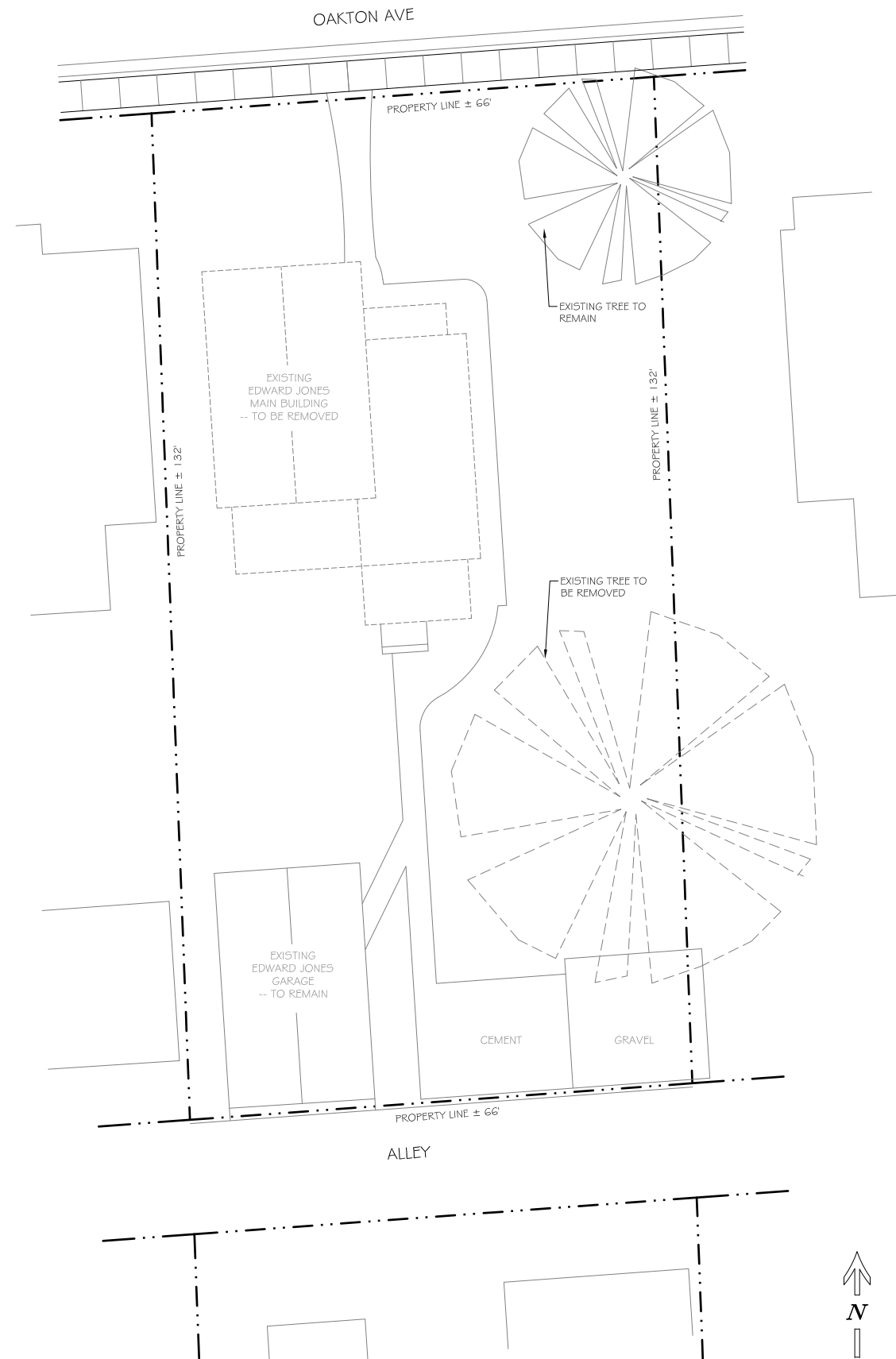
PROJECT DATA

DATE: 6/27/2024
DRAWN BY: C.J.
CHECKED BY: P.W.

SHEET NO.
SP-2

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

ALL DRAWINGS ARE
1/2 SCALE SHOWN
PRELIMINARY NOT
FOR CONSTRUCTION

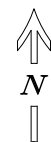


EXISTING SITE INFORMATION:

SITE AREA:	8,717 S.F.	(0.2 ACRE)
BUILDINGS / PORCH FOOTPRINT:	± 1,228 S.F.	(14.1%)
PARKING / SIDEWALK AREA:	± 980 S.F.	(11.2%)
TOTAL GREEN SPACE AREA:	6,509 S.F.	(74.7%)
TOTAL IMPERVIOUS SURFACE AREA:	2,208 S.F.	(25.3%)

16
SF2
EXISTING SITE INFORMATION
SCALE: N.T.S.
2024/EDWARD JONES PEWAUKEE/EJ-DRAWINGS.DWG
DATE: 3/25/2024

20
SP2
EXISTING SITE PLAN
SCALE: 1" = 10'-0"
2024/EDWARD JONES PEWAUKEE/EJ-DRAWINGS.DWG
DATE: 3/25/2024



Design Alliance Architects, Inc.
1003 Madison Avenue
Fort Atkinson, WI
(920) 563-3404

EDWARD JONES
316 OAKTON AVE
PEWAUKEE, WI 53072

DRAWING NAMES

EXISTING SITE PLAN
EXISTING SITE INFO

REVISIONS

PROJECT DATA

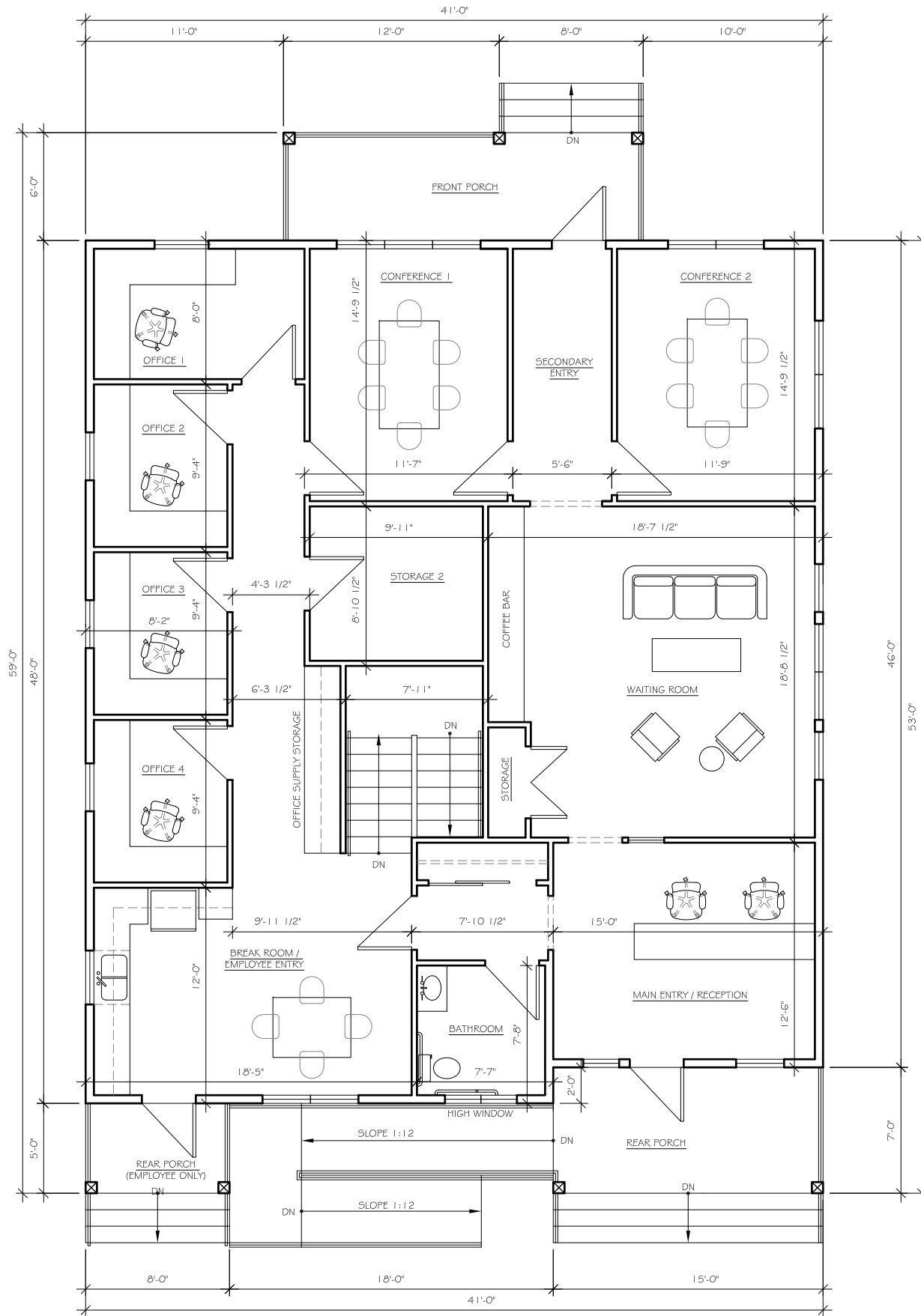
DATE: 6/27/2024
DRAWN BY: C.J.
CHECKED BY: P.W.

SHEET NO.

SP-3

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

ALL DRAWINGS ARE
1/2 SCALE SHOWN
PRELIMINARY NOT
FOR CONSTRUCTION



20
A1

MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"
2024/EDWARD JONES PEWAUKEE/EJ-DRAWINGS.DWG
DATE: 3/25/2024

Design Alliance Architects, Inc.
1003 Madison Avenue
Fort Atkinson, WI
(920) 563-3404

EDWARD JONES
316 OAKTON AVE
PEWAUKEE, WI 53072

DRAWING NAMES

MAIN FLOOR PLAN

REVISIONS

PROJECT DATA

DATE: 6/27/2024
DRAWN BY: C.J.
CHECKED BY: P.W.

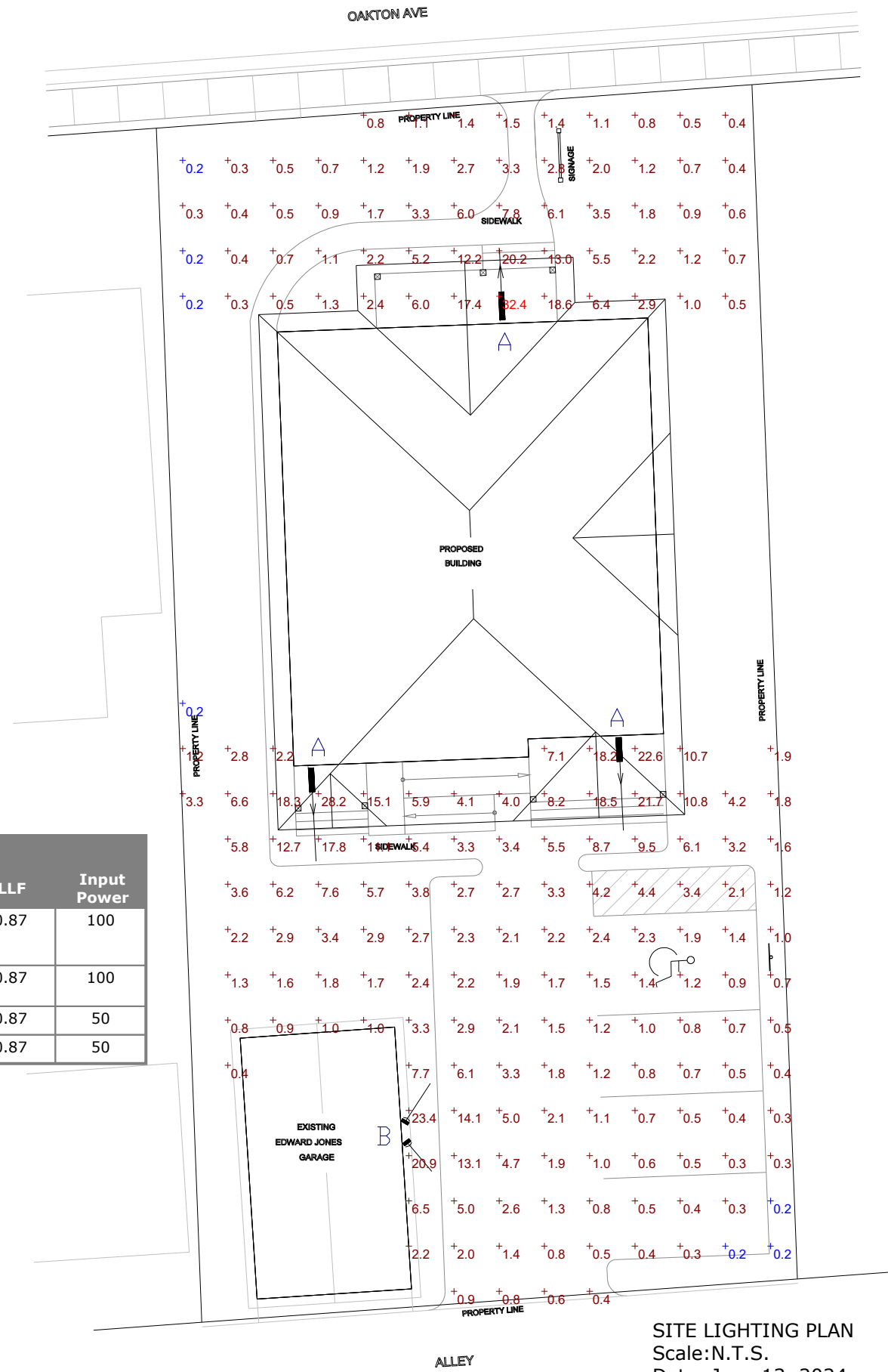
SHEET NO.

A-1

EDWARD JONES
316 Oakton Ave
Pewaukee, WI 53072

Designer
 CL
Date
 06/17/2024
Scale
 Not to Scale
Revision No.

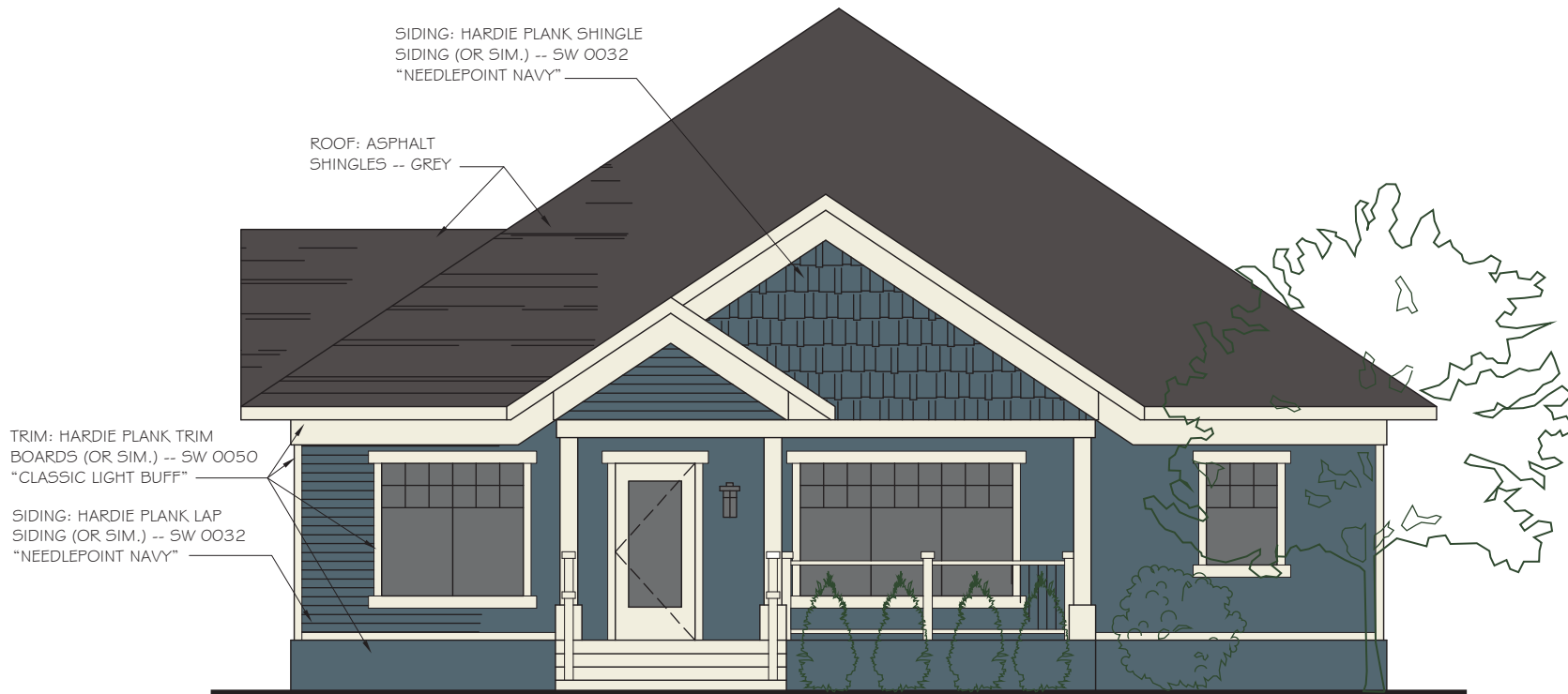
Summary



SITE LIGHTING PLAN
 Scale:N.T.S.
 Date: June 13, 2024

Schedule									
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
↑	A	3	Westinghouse	Model: 6732800	Burnham Single Light 13" Tall Outdoor Wall Sconce.	336	30	0.87	100
⊞ ⊞	B	1	Existing Security Light		2) 50 watt light bulbs.	2	1560	0.87	100
⊞ ⊞			Existing Security Light		2) 50 watt light bulbs.	2	1560	0.87	50
⊞ ⊞			Existing Security Light		2) 50 watt light bulbs.	2	1560	0.87	50

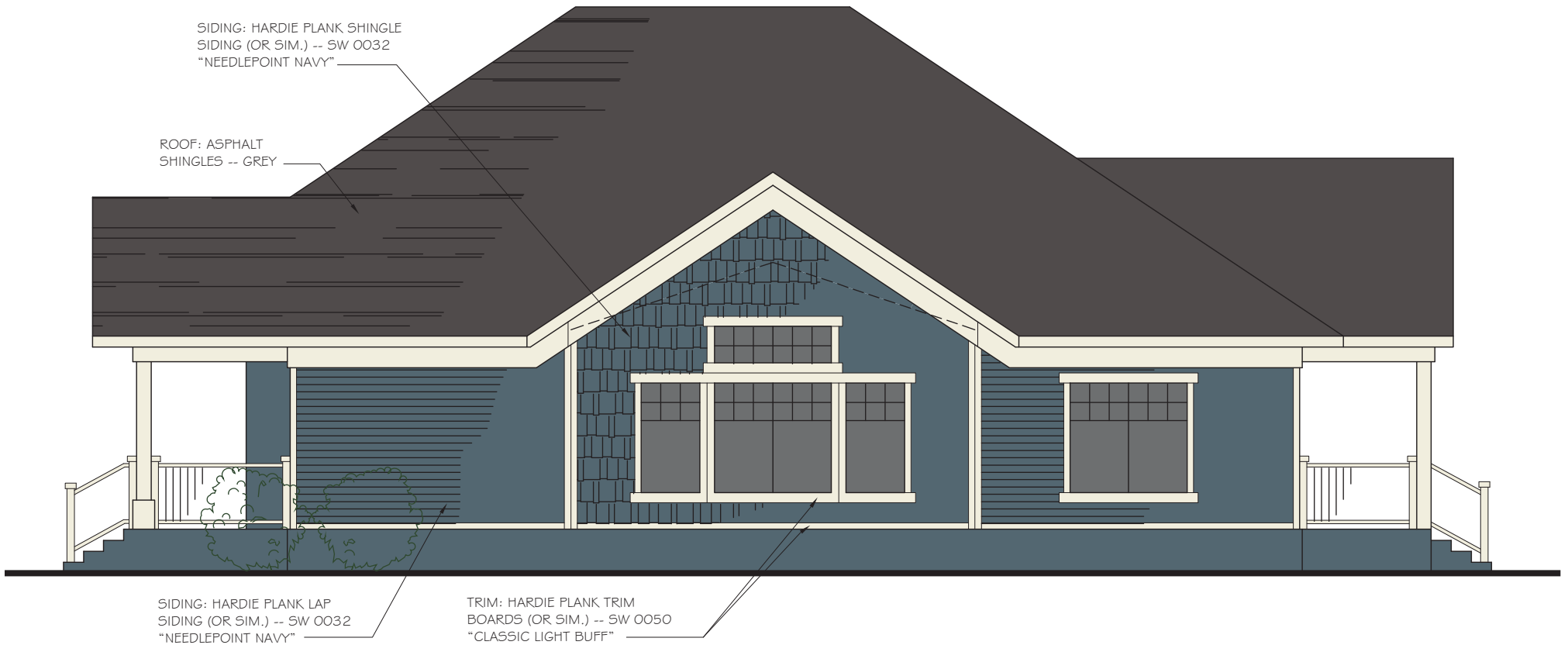
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	4.0 fc	32.4 fc	0.2 fc	162.0:1	20.0:1



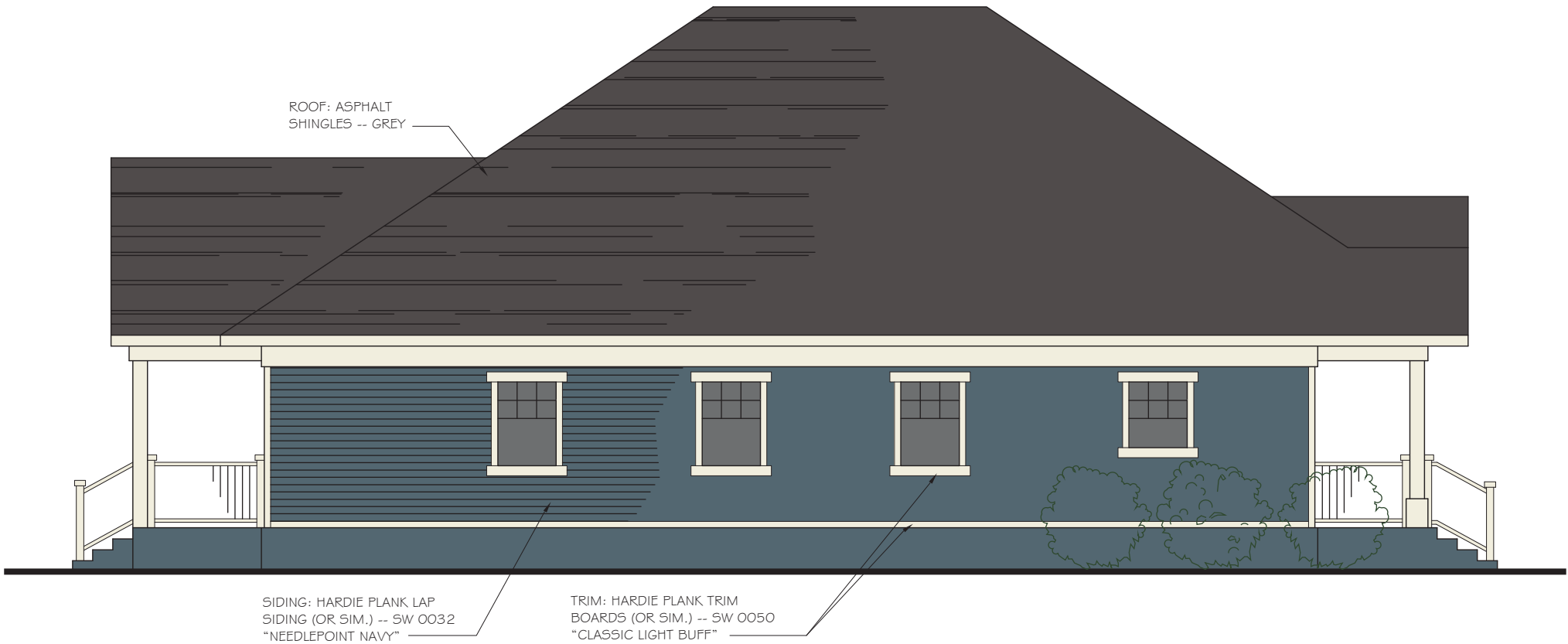
EDWARD JONES | NORTH (FRONT) ELEVATION



EDWARD JONES | SOUTH (REAR) ELEVATION



EDWARD JONES | EAST (SIDE) ELEVATION



EDWARD JONES | WEST (SIDE) ELEVATION

Village of Pewaukee Plan Commission
Engineer's Report for August 8, 2024

Edward Jones
Site Plan/Plan of Operation
316 Oakton Ave.

Report

I have been in communication with an engineering firm that may be working on a site plan and grading plan for the proposed project. The owner's representative contacted me and stated that they would like to determine if they will be granted the conditional use for a single story building before they spend the funds to prepare a site plan and grading plan. The site is relatively flat. Any change in existing grades may affect neighbors. The plan should show that there will be no increase in water flow to any neighbor.

I received comments from the Village's Director of Public Works/Village Engineer as follows:

1. Provide televising video showing the sanitary sewer lateral from basement to the main. If it is in poor condition and has substantial leaks, it may need to be lined or replaced.
2. Schedule an appointment with the Water Department staff to identify the water service material. If service material is lead, the applicant will be required to replace the water service to the curb stop.
3. Any sidewalk panels with cracks, spalling, or missing pieces, or panels which create a tripping hazard will be marked by the Village staff and must be removed and replaced by applicant.

The property is served by public sanitary sewer and water. The owner should coordinate with the respective utility department for disconnection and reconnection. The sanitary lateral should be capped to avoid unnecessary water to flow into it during construction.

Recommendation

I cannot recommend approval of the site grading/drainage plan at this time since no plan has been submitted for review.

Tim Barbeau, P.E., P.L.S.
Village Consulting Engineer
August 1, 2024



**Business Site Plan
Application Form**

Address/Parcel No. of Property Involved: _____

Zoning of Property: _____

Current Owner of Property: _____

Applicant – Name: _____

Address: _____

Phone: _____

Fax: _____

Email: _____

Name of Business that Corresponds to Site Plan: _____

Summary of Request (New Construction, Addition, Modification, etc.):

Provide detailed information with your application that addresses the following:

1. Development Plans of the proposed use in sufficient detail to enable the Commission to evaluate the suitability of architectural & landscape treatment, proper placement of the building(s) on the lot, traffic generation & circulation, provision for parking, drainage, exterior lighting, control devices (when necessary) to eliminate noise, dust, odor, smoke or other objectionable operating conditions & general compatibility of the proposed use with the area in which it is located.

2. It is the responsibility of the applicant/owner to ensure that the proposed project meets the Village's Land Development Code. It is also highly recommended that the applicant/owner review the Village's adopted Land Use Plan.

3. Signage shall be determined through a sign permit process and/or a sign plan approved by the Plan Commission. Permits for individual signs may be applied for with the Village's Code Compliance Officer.

Signature of Property Owner as listed on this Application:



Application will not be processed without the Owner's Signature regardless of who is listed as the Applicant. This signature authorizes the Village of Pewaukee to process the Site Plan Approval Application proposed for my property and further authorizes the Village or its representatives to conduct reasonable and routine inspections of my property for the purposes of evaluating this application.

Signature of Applicant (if different than Owner):



Please return Completed Application Forms along with **11 copies** of all attachments (**as well as a digital copy**) you wish to have considered by the Plan Commission as part of your application to Pewaukee Village Hall, 235 Hickory Street, Pewaukee, WI 53072. If you have any questions, please call Village Hall at (262) 691-5660.



PROFESSIONAL SERVICES REIMBURSEMENT NOTICE

Pursuant to the Village of Pewaukee Code of Ordinances, the Village Board has determined that whenever the services of the Village Attorney, Village Engineer, Village Planner or any other of the Village’s professional staff results in a charge to the Village for that professional’s time and services and such service is not a service supplied to the Village as a whole, the Village Clerk shall charge that service for the fees incurred by the Village. Also, be advised that pursuant to the Village of Pewaukee Code of Ordinances, certain other fees, costs, and charges are the responsibility of the property owner or responsible party.

I, the undersigned, have been advised that, pursuant to the Village of Pewaukee Code of Ordinances, if the Village Attorney, Village Engineer, Village Planner or any other Village professional provides services to the Village because of my activities, whether at my request or at the request of the Village, I shall be responsible for the fees incurred by the Village. In addition, I have been advised that pursuant to the Village of Pewaukee Code of Ordinances, certain other fees, costs, and charges are my responsibility. ✓

The Village will place fees from unpaid invoices on the real estate tax bill of the property that corresponds to the incurred services.

RESPONSIBLE PARTY & MAILING ADDRESS

Positivo LLC / Maggie Spada

Name of Company and/or Individual

16680 Mary Cliff Ln Brookfield WI 53005

Street _____ City _____ State _____ Zip _____
Phone: 262-408-1102 Fax: _____ E-Mail: Maggie.spada@gmail.com

M Spada 6/18/24
Signature of Applicant & Date
M Spada 6/18/24
Signature of Property Owner & Date

Village Official Accepting Form

**SEND ALL PROFESSIONAL SERVICES INVOICES TO:
(Check One)**

____ Property Owner

____ Applicant

TO: Village of Pewaukee Plan Commission
CC: Jenna Peter - Clerk
FROM: Ben Kohout, AICP, Planning Consultant
RPT DATE: July 31, 2024
MTG DATE: August 8, 2024
RE: Heartland Dental – Conditional Use Grant for Parking lot offset, Commercial Site Plan Approval and Certified Survey Map Approval

BACKGROUND:

1. Petitioner: WMG Acquisitions, LLC
2. Property Owner: MEADOW CREEK LIMITED PARTNERSHIP
3. Location/Address: PWV 0901984003
4. Tax Key Number: PWV 0901984003
5. Area: 1.109 AC
6. Existing Zoning: B-1 Community Business with PUD Overlay
7. Proposed Zoning: N/A
8. Future Land Use: Community Commercial
9. Proposed Future Land Use: N/A

OVERVIEW:

The Petitioners are requesting approval of a Conditional Use Grant to offset the parking setback requirement and associated commercial site plan for locating of a 5,200 square foot dentist office on a newly proposed 1.109 acre "lot 19" out of an existing lot currently zoned as B-1, Community Business with Planned Unit Development (PUD) overlay district regulations. The accompanying Certified Survey Map (CSM) proposes the "lot 19" and resulting 2.060 "lot 18". With this request, the Conditional Use grant shall be decided upon separately, with the accompanying Business Site Plan and Plan of Operations and CSM.

SUBMITTAL:

The enclosed submittal includes the Applications, Site Plan, (and associated landscaping, lighting, stormwater, infrastructure plans) and Certified Survey Map.

PLANNER COMMENTS:

1. **Certified Survey Map.** The lot line being proposed is creating two additional parcels, labeled as lot 18 and lot 19 out of the original parcel (tax key PWV 0901984003). The lot 19, on the south, is the lot where the Heartland Dental building and parking lot is proposed. The lot is zoned B-1 and is currently 48,311sf (317'x150') and 150 feet in width. The resultant lot 18 is to be 2.060 acres and still approx. 286 feet in width and 317 feet in length with access on all three sides to private roadway access. The resultant lots are conforming under the B-1 zoning district as there is a minimum of 1 acre lot size and minimum lot width of 100 feet.

The actual survey is under engineering review for adherence to Village and State codes. An approval is subject to all Village engineering comments being satisfied before recording of the CSM.

2. **Conditional Use Grant.** The northern property has a 20 ft. building/parking setback established from the northern proposed property line. The proposal is showing plans to encroach within this area with 11 parking stalls and a dumpster access drive running along the eastern proportion of this northerly property line and is about 5 ft. from the northern (side) property line. The Village Code permits for requests to vary this requirement with the Plan Commission reviewing the request as a conditional use request.
3. **Site Plan.** The site plan shows a 5,200 gross single story brick dentist office building along the eastern side of the property, with the associated parking lot on the central and western portions of the property. No details as to hours of operations or numbers of employees at any one time are provided at this time.
4. **Zoning Requirements:** The proposed dental office use is a permitted use under the B-1 Office & Service Zoning District. There is also the Planned Unit Development (PUD) Overlay district designation, which affords some varying of the underlying B-1 standards. As of the writing of this staff summary, it is not clear what approvals on lot sizes, setbacks or other modifications were granted as part of the original PUD approval. So, the basis of this report will be the B-1 zoning district standards, as well as noting what is supplied by the applicants. More information may come at the time of the Plan Commission meeting if found that the original PUD had separate requirements than the underlying B-1 zoning district.
 - a. The proposed lot size of just over 1 acre is within the code requirements.
 - b. There is a 65% maximum impervious area requirement and this proposal comes in at 63%, and that is satisfactory.
 - c. There is a building height maximum of 4 stories or 55 feet in height and the proposed building is one story and 30 feet, 10 inches to the top of roof.
 - d. There is a building setback minimum of 50 feet from the right of way in the B-1 district. The proposed site is within a Planned Unit Development overlay district and on a private street and the proposed front of the facility is facing to the west, and the proposed 25 foot front yard setback for the parking surface area and building are meeting this setback from the private street right of way, along with a 20 foot side/parking setback from the south private street right of way and a 20 foot rear/parking setback from the east private street right of way.
 - e. There are 51 parking spaces proposed, with two ADA accessible parking spaces shown near the front entrance of the building. The parking space needs call for those similarly called out for Hospitals. Two spaces per three patient beds, plus one space per employee for the work shift with the largest number of employees. For a dental office setting, it would be wise to ascertain the numbers of seats and numbers of employees on any maximum shift to better gauge the spaces required. The plans show interior buildout for approximately 16 seats for patients. Utilizing the standard of 2 space for every 3 beds and comparing the proposed 5,200 s.f. (gross) building, this equates to 11 spaces required for the seats for patients, plus one for each employee. Staff believes there should be enough spaces to meet the standards.
5. **Site Improvements:**
 - a. **Uses and activities:** The improvements will include a new use as a dental office building and associated access drive, parking lot and landscaping plantings.
 - b. **Site:** The proposed changes are new development and include an approximately 5,200 s.f. dental office building on the east end, associated parking lot and access drive on the west end, and dumpster access drive and screened dumpster area in the NE corner.

- c. **Design Requirements:** There are no extra general design requirements for uses/structures as B-1 District has a set of "General Requirements" for uses/structures in the B-1 zoning codes. Section 40.447 pertains to other architectural requirements.

Section 40.447 states:

(2) Building rooflines and roof shapes. The visual continuity of roofs and their contributing elements (parapet walls, gables, coping, cornices, etc.) shall be maintained in building development or redevelopment. Heating, ventilation, air conditioning and other rooftop mechanical equipment must be appropriately screened from view.

(3) Materials. New retail and office building construction shall consist of quality materials such as brick, wood, stone and glass.

The proposed building shall be of brick, with a brown brick making up the four sided architecture, with a high-ridge roof with black architectural shingles and black brick banding on the corners and trim. Screening of mechanicals will need to be conditioned in any approvals, should the Plan Commission be inclined to recommend approval.

The plans also show a screened dumpster area, consisting of a brick fence of 8 feet, 4 inches tall with "Trex" deck boards making up the swinging gate, facing to the west.

Staff finds these items meet the criteria and standards of the Village of Pewaukee, subject to the review and recommendation of the Planning Commission.

- d. **Traffic, Circulation and Access:** Access to the building will be on the west side of the lot/structure from the west with a 24 foot wide new access drive from the private street. There is a 20 foot minimum drive access requirement. No Pedestrian access exists around the portions of the site/structure along the private street.

It should be noted that the approval is subject to fire department approval as well to ensure any additional fire access requirements for the parking lot given the modifications proposed.

- e. **Landscaping:**

Planting of trees for new development is proposed. Section 40.445 requires: *(a) Street trees. The developer shall provide for the planting or retention of street trees on both sides of all new roadways and, where deemed appropriate by the plan commission for aesthetic purposes, along existing roadways adjacent to the development. Such trees shall have an average trunk dimension of 2.5 inches at a point one foot above the grade. To ensure proper planting and growth, the trees shall be balled, burlapped and staked. Such trees shall be provided at a rate of not less than one tree every 40 feet of new roadway frontage and located within the road right-of-way at a point ten feet from the right-of-way line unless otherwise required by the plan commission. The species of trees shall be subject to plan commission approval.*

Applicant plans show 2.5 inch plantings of Oaks, Lindens, Maples, Poplar and Linden trees on the perimeter along the private streets and interior parking lot area on the two islands. Staff finds this requirement to be met, pending review and findings of the Planning Commission.

Landscaping of the interior parking lot and property is proposed. Section 40.445 requires: *(b) Parking lot landscaping. Off-street parking lots with more than ten stalls shall have at least ten percent of the interior parking area landscaped. The species of landscape plantings are subject to plan commission approval.*

The proposal includes the "corner" areas of the parking lot area to be included in the required 1,933 s.f. of parking lot area, along with two islands and one "bump out" on the south end of the parking area with grass. Based on past approvals, the Planning Commission has reviewed

similar requests and will need to determine if the proposed arrangement meets the intentions of the ordinance.

Screening of the parking surface area is proposed. Section 40.445 requires: (2)
A compact landscaping hedgerow or landscaped undulating berm shall be located between parking areas and public roads. Hedges shall be planted at an initial height of two feet and shall be maintained so as to form a continuous, unbroken, solid, visual screen within a maximum of one year after time of planting. This landscaping buffer is intended to screen the view of parked cars and asphalt from pedestrian and motorist view.

The proposal includes a hedgerow of plantings of at least 2 feet tall of Junipers and Yews spaced to conform with the standard of the ordinance. Staff finds this proposal acceptable, subject to review by the Planning Commission.

- f. **Exterior Lighting:** New lighting is proposed by the applicant to be downward facing, both servicing the parking lot area and along the building exterior. Section 40.448 governs the lighting standards. Of the standards, no lighting fixture pole shall exceed 25 feet in height.

The applicant has supplied plans that show any poles utilized in the parking lot surface area will be at 25 feet in height. Applicant has also supplied a photometric plan noting 0 foot candles measured on adjoining roadways, and minimal lighting going onto adjacent northern property.

Hours of operations for the lighting notes that: *Hours of operation. All outdoor light fixtures presently or hereafter installed and maintained upon private property within commercial, institutional, industrial or multifamily zones shall be turned off from close of business to sunrise with the following exceptions:*

a. Commercial, industrial and institutional uses which remain open and operational after 11:00 p.m. shall be allowed to keep their approved outdoor lighting on for the period of time they remain open and up to one-half hour after closing.

b. Approved security lighting shall be allowed after 11:00 p.m.

No information was supplied by the applicant on hours of operation of lighting, and staff will note the Planning Commission will need to weigh in on how they'd like to see lighting standards handled on this property, and to be of similar decisions as made for adjacent properties in the area of this proposal.

- g. **Signage:** New signage is proposed as a monument sign with plantings positioned near the new proposed access drive on the west. In addition, wall signage is shown on the façade of the building in what appears to be letter block styling and no information on illumination on the wall signage is proposed at this time. Any new signage would be subject to future permit approvals when final details are known.
- h. **Engineering Plans (Storm/Grading/Utilities):** Engineering plans were supplied and approvals are anticipated to be delivered for the use separately from this report by the Village Engineer and shall be attached to the report when delivered, or during the Plan Commission meeting date.

STAFF RECOMMENDATION:

Depending on confirmation by the Village of Pewaukee Plan Commission of the above-described comments, the Village of Pewaukee Plan Commission may take the following actions listed below.

CERTIFIED SURVEY MAP

The Village of Pewaukee Plan Commission **Approves** the Certified Survey Map Request for a creation of two new lots for the property located at PWV 0901984003, subject to the following conditions:

1. Any conditions made by the Plan Commission at their meeting of August 2024.
2. That all engineering comments are satisfied for the Certified Survey Map prior to Village signature and recording.

CONDITIONAL USE REQUEST FOR PARKING LOT SEBACK VARIANCE

The Village of Pewaukee Plan Commission **Approves** the Conditional Use Request for a varying of parking lot setback standards along the northern property line to permit for proposed 11 parking spaces, dumpster pad access drive and dumpster pad location for the property located at PWV 0901984003, subject to the following conditions:

1. Any conditions made by the Plan Commission at their meeting of August 2024.
2. Site Plan presented to the Plan Commission at their meeting of August 2024 shall be the minimum setback required for the parking lot setbacks and associated dumpster pad access drive and dumpster pad location.

SITE PLAN AND PLAN OF OPERATIONS

The Village of Pewaukee Plan Commission **Approves** the Site Plan for a new dental building, associated parking lot, landscaping and access drive for the property located at PWV 0901984003, subject to the following conditions:

1. That all conditions made by the Plan Commission at their meeting of August 2024 pertaining to architecture, site design, landscaping, lighting, grading, parking, or other, are met.
2. The hours of operation of the operations be presented to the Village Zoning Administrator and approval by Staff prior to building occupancy.
3. Landscaping shrubs are required to be replaced upon any plants not surviving.
4. This Site Plan/Plan of Operation approval is subject to the Petitioner complying at all times with the plans and documents presented to the Village of Pewaukee Plan Commission. The existing site plan/plan of operation shall remain in effect, except as further restricted or modified herein.
5. The Petitioner shall satisfy all comments, conditions, and concerns of the Village of Pewaukee Plan Commission and Board, Village Engineer and Village Planner for the site plan, and other documentation.
6. Building Inspection. The Petitioner and/or Property Owner shall comply with any and all recommendations by the Village Building Inspector (or designee) prior to the issuance of an occupancy & use permit for the subject property. Approval by the Village Building Inspector, if granted, shall be solely for the benefit of the Village of Pewaukee, and shall not be relied upon by the petitioner or others as proof of structural integrity or safety of any structure on the property, or as proof of compliance with any

particular construction standard that would apply to new construction. The petitioner shall independently determine the suitability of all structures on the property for the petitioner's intended uses.

7. Fire Inspection. The Petitioner and/or Property Owner shall comply with any and all recommendations by the Village of Pewaukee Fire Department Chief (or designee) prior to the issuance of an occupancy & use permit for the subject property. Approval by the Village of Pewaukee Fire Department Chief (or designee), if granted, shall be solely for the benefit of the Village of Pewaukee, and shall not be relied upon by the petitioner or others as proof of fire safety of any structure on the property, or as proof of compliance with any particular fire safety standard that would apply to new construction. The petitioner shall independently determine the fire safety and suitability of all structures on the property for the petitioner's intended uses. Fire department approval following review to ensure any additional fire access requirements for the parking lot as proposed is required prior to building occupancy.
8. This approval is granted for the express conditions stated herein. Changes or alterations including, but not limited to, a change in use, premises, lands, or ownership of the property in question shall require a new Business Site Plan approval with all the zoning procedures at the time being followed. The allowed uses of the property must at no time be hazardous, harmful, obnoxious, offensive, or a nuisance by reasons of appearance, noise, dust, smoke, odor, or other similar factors. Any use not specifically listed, as permitted, shall be considered to be prohibited, except as may be otherwise specified herein.
9. The Property Owner shall keep the exterior condition of the premises in a neat and orderly condition at all times so the premises will not detract from neighboring premises. There shall be no outside storage of junk, debris, construction material, or other refuse materials within the property and all such materials shall be disposed of promptly and properly.
10. The Property Owner shall allow Village of Pewaukee representatives to inspect the premises following a 24-hour notice for the purposes of determining compliance with this approval.
11. The Petitioner and/or Property Owner shall obtain the appropriate permits from the Village of Pewaukee.
12. The Petitioner and/or Property Owner shall, on demand, reimburse the Village of Pewaukee for all costs and expenses of any type incurred by the Village in connection with the review and approval of this application, including, but not limited to, the cost of professional services incurred by the Village for the review and preparation of required documents, attendance at meetings or other related professional services as well as to enforce the conditions in this approval due to a violation of these conditions.

EXHIBIT:

- A. GIS Property Location Map
- B. Petitioner Application





Village of Pewaukee GIS

DISCLAIMER:

This map is not a survey of the actual boundary of any property this map depicts.

The Village of Pewaukee does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1 = 235'



Village of Pewaukee
 235 Hickory Street
 Pewaukee, WI 53072
 262-691-5660

Print Date: 7/31/2024



CONDITIONAL USE GRANT APPLICATION FORM

235 Hickory St, Pewaukee WI 53072—villagehall@villageofpewaukeewi.gov— 262-691-5660

PROPERTY / PROPERTY OWNER INFORMATION

Property Address: TBD Tax Key: PWV 0901984003
Property Owner Name: Meadow Creek Limited Partnership Zoning of Property: B-1

APPLICANT INFORMATION

Applicant Name: WMG Acquisitions, LLC Applicant Phone #: 314-537-4140
Applicant Address: 270 W. Plant St. Winter Garden, FL 34787 Applicant Email: bschrock@wmgdevelopment.com
Applicant Email: jamie@tarr-group.com

DESCRIPTION OF REQUEST (Please be thorough and attach additional pages if needed)

Business Name, if applicable: Pewaukee Dental Office
FEIN, if applicable: 85-2829943
Description of Proposed Use (Restaurant/Retail/Office) Proposed 4,200 square foot professional dental office with parking and landscape improvements

DIRECTIONS / NOTES—See page 4 for specific items required

NOTE: As this is for consultative purposes only, an engineering review will not take place at this time. An engineering review will take place if/when a formal application for approval is submitted.

Please include the following required items with this application:

- 1. One paper copy of the submittal, including plans/drawings/applicable attachments. **11 paper copies are only required for documents larger than ledger size (11" X 17").**
- 2. One digital copy of the submittal, including plans/drawings/applicable attachments. (Jump drive)
- 3. Completed Professional Services Reimbursement Form
- 4. Signatures on page 3
- 5. Conditional Use for Restaurant/Night Club must be attached if applicable

For Office Use Only Staff Initials: _____ Date/Time Received: _____

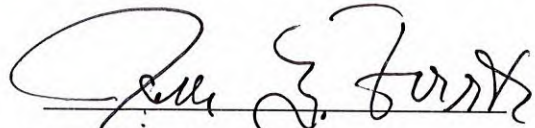
Provide detailed information with your application that addresses the following:

1. Development Plans of the proposed use in sufficient detail to enable the Commission to evaluate your application such as architectural & landscape treatment, proper placement of the building(s) on the lot, traffic generation & circulation, provision for parking, site grading and drainage, exterior lighting, dumpster location and screening, outside storage of any sort, and manner of control devices (when necessary) to eliminate noise, dust, odor, smoke or other objectionable operating conditions & ensure general compatibility of the proposed use within its surroundings.
2. It is the responsibility of the applicant/owner to ensure that the proposed project complies with the Village's Land Development Code. It is also highly recommended that the applicant/owner review the Village's adopted [Land Use Plan](#) to ensure a proper understanding of the Village's future vision for the area in question.

MEADOW CREEK LIMITED

Property Owner Printed Name

PARTNERSHIP



Signature of Property Owner

MEADOW CREEK INC.
General Partnership

The application will not be processed without the Owner's Signature regardless of who is listed as the Applicant. This signature authorizes the Village of Pewaukee to process the Conditional Use Approval Application proposed for my property and further authorizes the Village or its representatives to conduct reasonable and routine inspections of my property for the purposes of evaluating this application.

Brian Schrock

Applicant's Printed Name



Signature of Applicant

Return the completed application forms along with the required attachments, \$190 application fee, and a digital copy of the submittal (plus paper copies if required) to Pewaukee Village Hall, 235 Hickory Street, Pewaukee, WI 53072.

If you have any questions, please call Village Hall at (262) 691-5660.



PROFESSIONAL SERVICES REIMBURSEMENT AGREEMENT

235 Hickory St, Pewaukee WI 53072—villagehall@villageofpewaukee.gov—262-691-5660

PROPERTY INFORMATION

Property Address: TBD Tax Key: PWV 0901984003
 Property Owner's Name: Meadow Creek Limited Partnership Phone Number: _____

RESPONSIBLE PARTY INFORMATION - All invoices will be mailed to this address.

Business Name: WMG Acquisitions, LLC FEIN: 85-2829943
 Person Responsible for Payment / Business Contact Name: Brian Schrock
 Mailing Address: PO Box 768, Effingham, IL 62401
 Responsible Party / Contact Phone Number: 314-537-4140
 Responsible Party / Contact Email Address: bschrock@wmgdevelopment.com

AGREEMENT / SIGNATURES - Property Owner signature is required.

Pursuant to the Village of Pewaukee [Code of Ordinances Sec 40.116\(b\)](#), the Village Board has determined that whenever the services of the Village Attorney, Village Engineer, Village Planner, or any other of the Village's professional staff or other expert consultants are retained by the Village in order to complete a proper project review results in a charge to the Village for that professional's time and services and such service is not a service supplied to the Village as a whole, the Village Treasurer shall charge those service fees incurred by the Village to the applicant/property owner. Also, be advised that pursuant to the Village of Pewaukee Code of Ordinances, certain other fees, costs, and charges are the responsibility of the property owner or responsible party.

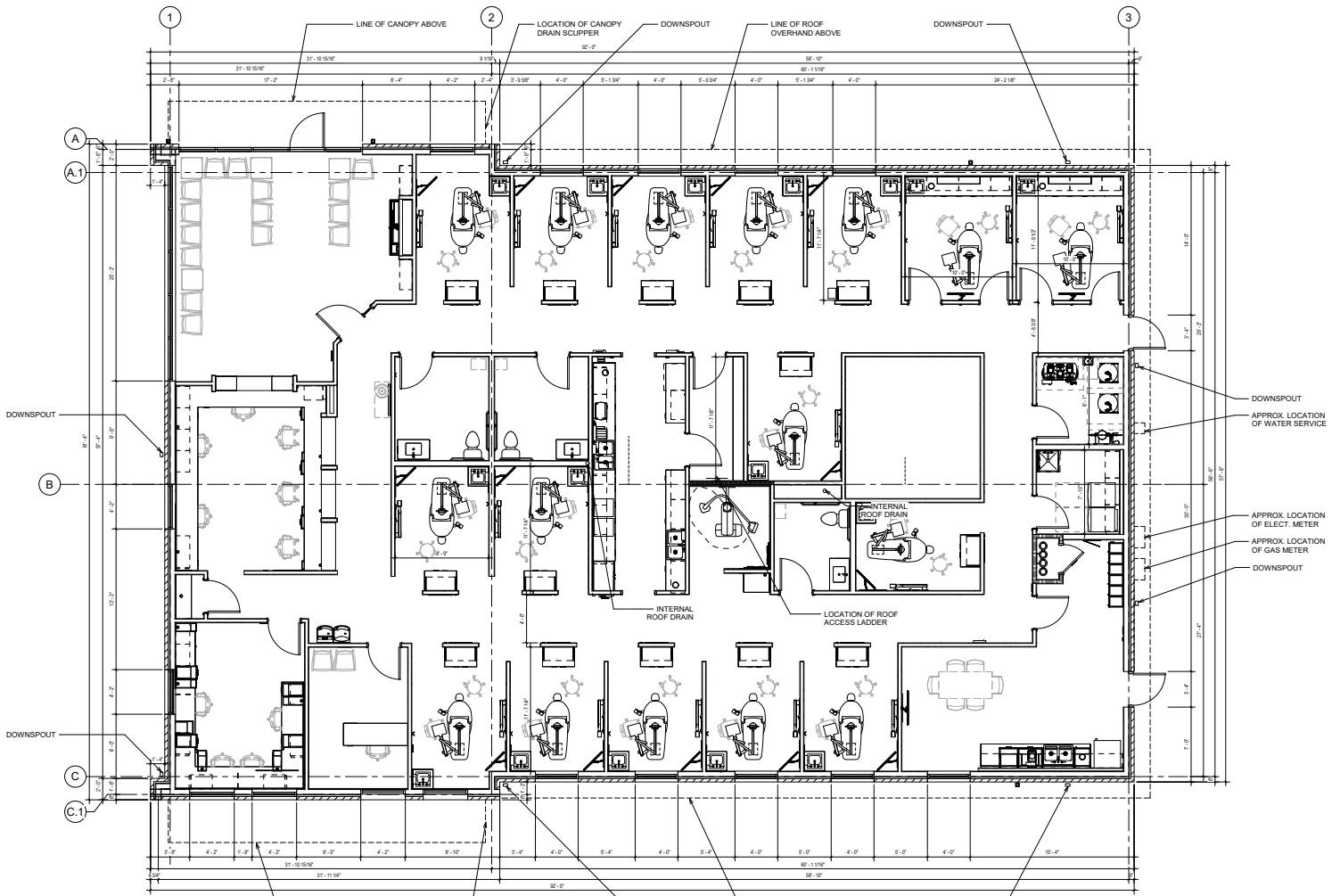
By signing this form, I, the undersigned, have been advised that pursuant to the Village of Pewaukee Code of Ordinances, if the Village Attorney, Village Engineer, Village Planner, or any other Village professional staff or other expert consultants retained by the Village in order to complete a proper project review provides services to the Village because of my activities, whether at my request or at the request of the Village, I shall be responsible for the fees incurred. In addition, I have been advised that pursuant to the Village of Pewaukee Code of Ordinances, certain other fees, costs, and charges are my responsibility.

The Village will place fees from unpaid invoices on the real estate tax bill of the property that corresponds to the incurred services.

Property Owner Signature: *James G. Forrester* Printed Name: James G. Forrester Date: 7-2-21
Meadow Creek Limited Partnership

Applicant Signature: _____ Printed Name: Brian Schrock Date: _____

For Office Use Only Staff Initials: _____ Date Received: _____



HEARTLAND
 800 S.W. 15th
 ST. LAURENCE,
 CONNECTICUT
 06460
 E-000000

CO

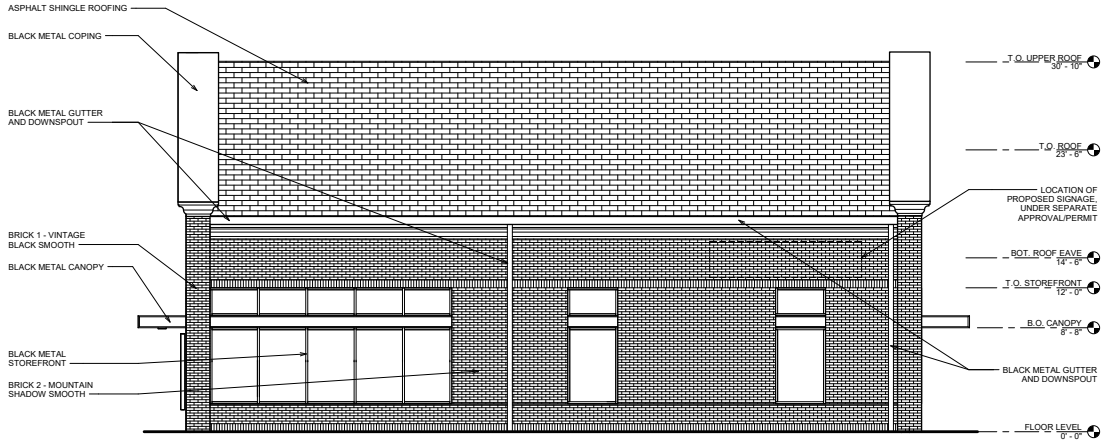
HEARTLAND DENTAL -

HEARTLAND DENTAL -

FLOOR



1 WEST ELEVATION
SCALE 1/4" = 1'-0"



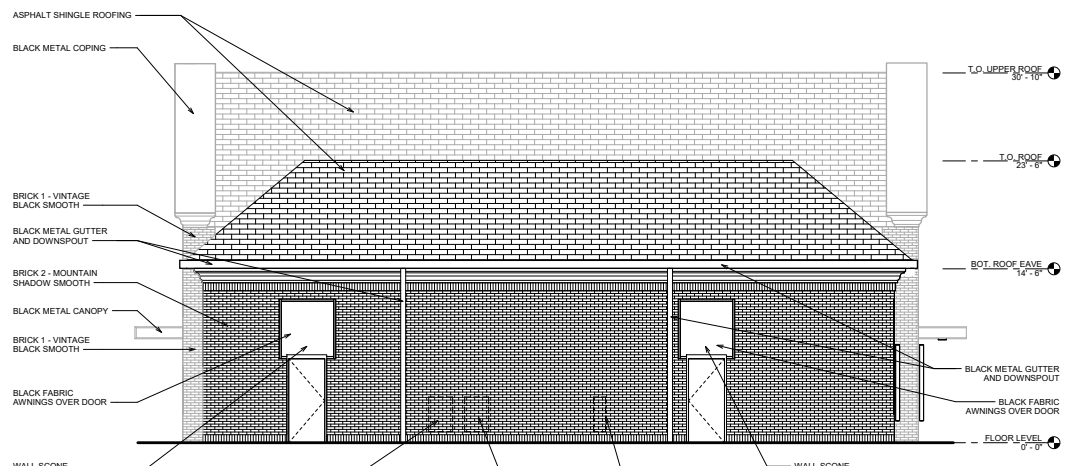
HEARTLAND DENTAL
303 MAIN ST. JAMES, MO 64601
CONTACT: T. SHAW
E. BRIDGE

HEARTLAND DENTAL -
ELEVATION

SEE OTHER EXTERIOR ELEVATIONS



1 EAST ELEVATION
SCALE 1/4"=1'-0"



HEARTLAND DENTAL
300 S.W. 15th Ave
St. James, MO 64501
Contract 134600
6-2018

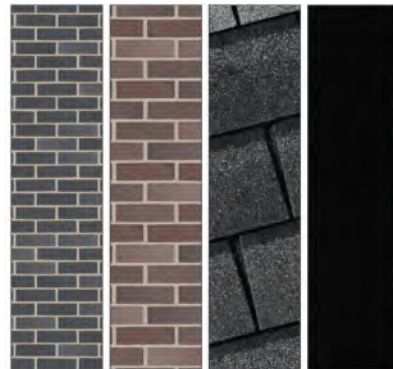
CO

HEARTLAND DENTAL -

EXT. ELEV.



1 REND WEST ELEV
SCALE: 1/4"=1'-0"

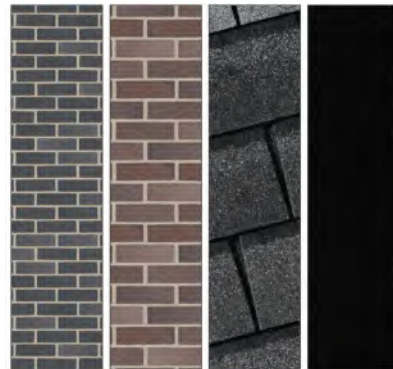


Brick 1 Brick 2 Shingles Black Metal

- BRICK 1**
Brand: Glen Gery
Color: Vintage Black Smooth
Size:
- BRICK 2**
Brand: Glen Gery
Color: Mountain Shadow Smooth
Size:
- Shingles**
Brand: GAF
Series: Stainless
Color: English Grey
- STOREFRONT / METAL**
Brand: Kamber
Series: Totilo
Color: Black
Type: 451 UT



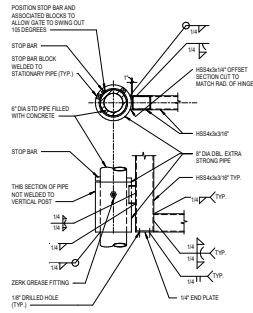
1 REND EAST ELEV
SCALE 1/4" = 1'-0"



Brick 1 Brick 2 Shingles Black Metal

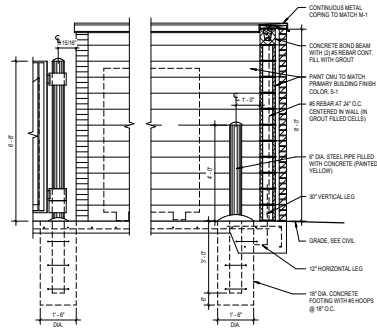
- BRICK 1**
Brand: Glen Gery
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Color: Mountain Shadow Smooth
Size:
- Shingles**
Brand: GAF
Series: Stainless
Color: English Grey
- STOREFRONT / METAL**
Brand: Kamber
Series: Totalo
Color: Black
Type: 451 UT

NOTE: ALL STEEL SHOULD BE PRE-PRIMED AND PAINTED WITH EXTERIOR GRADE PAINT. PAINT ALL STEEL TO MATCH #1 (SEE SHEET A201)

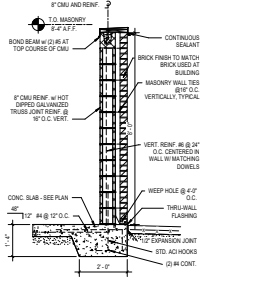


7 DUMPSTER HINGE DETAILS - BRICK
SCALE: 1/4" = 1'-0"

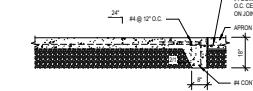
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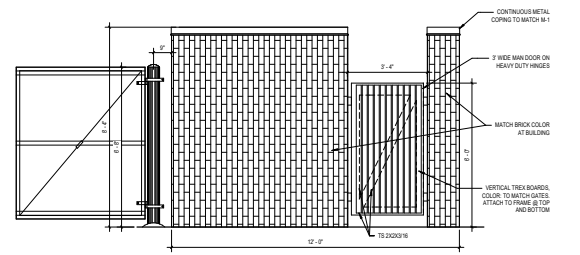
5 DUMPSTER SECTION - BRICK
SCALE: 1/2" = 1'-0"



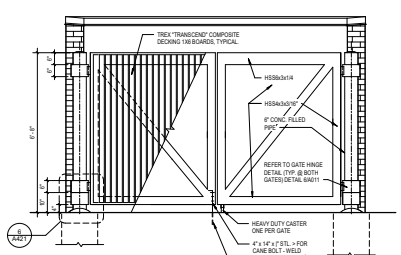
4 DUMPSTER WALL SECTION - BRICK
SCALE: 1/2" = 1'-0"



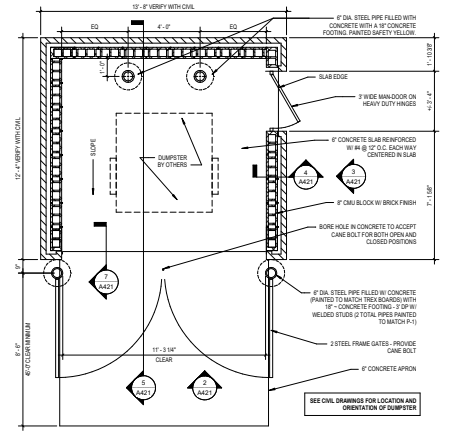
6 DUMPSTER PAD SECTION - BRICK
SCALE: 1/2" = 1'-0"



NOTE: ALL STEEL SHOULD BE PRE-PRIMED AND PAINTED WITH EXTERIOR GRADE PAINT. PAINT ALL STEEL TO MATCH #1 (SEE SHEET A201)



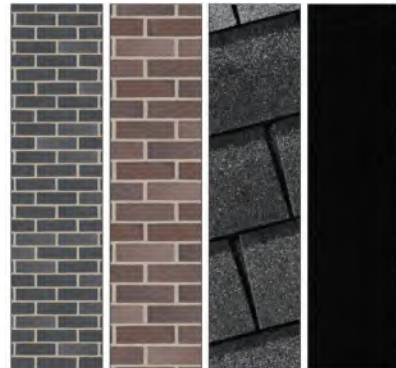
NOTE: ALL STEEL SHOULD BE PRE-PRIMED AND PAINTED WITH EXTERIOR GRADE PAINT. PAINT ALL STEEL TO MATCH #1 (SEE SHEET A201)



SEE CIVIL DRAWINGS FOR LOCATION AND ORIENTATION OF DUMPSTER



1 REND WEST ELEV
SCALE: 1/4"=1'-0"



Brick 1 Brick 2 Shingles Black Metal

- BRICK 1**
Brand: Glen Gery
Color: Vintage Black Smooth
Size:

- BRICK 2**
Brand: Glen Gery
Color: Mountain Shadow Smooth
Size:

- Shingles**
Brand: GAF
Series: Stakings
Color: English Grey

- STOREFRONT / METAL**
Brand: Kawneer
Series: Totalo
Color: Black
Type: 451 UT

HEARTLAND
DENTAL
300 S. W. 10th St.
Lakeland, FL 34601
CONTACT:
T: 344-6600
F: 344-6600

CO



HEARTLAND DENTAL

WEST SIDE
EXTerior
ELEVATION
RENDERING



1 REND EAST ELEV
SCALE 1/4" = 1'-0"



Brick 1



Brick 2



Shingles

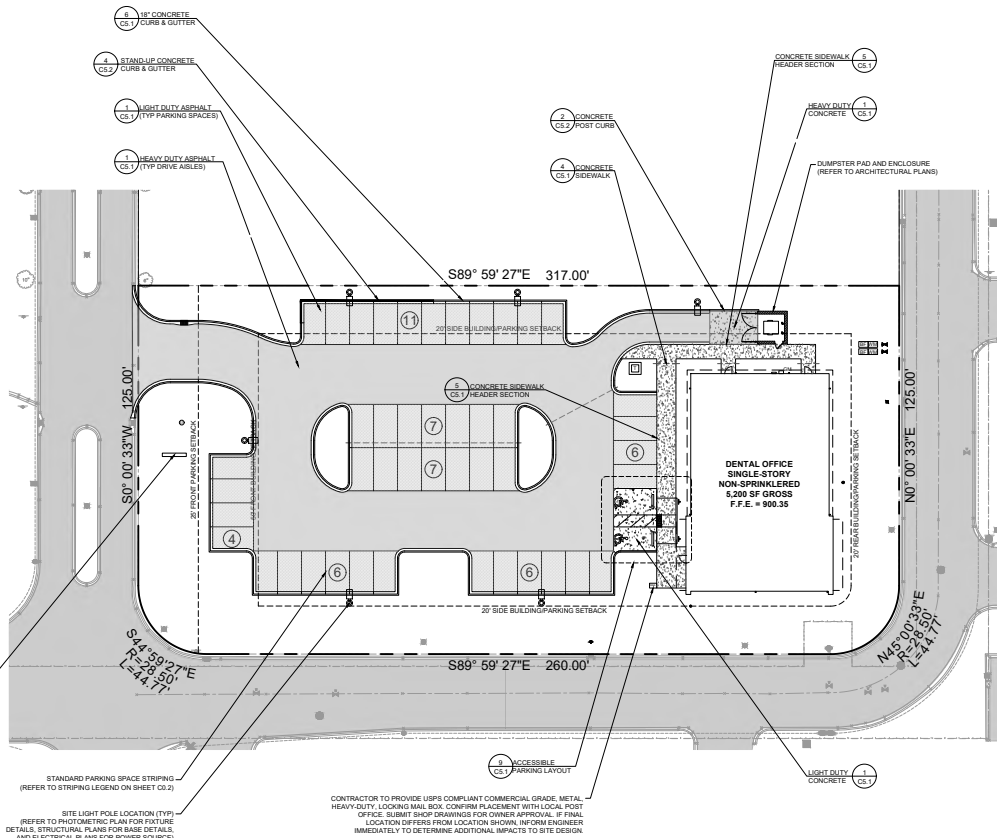


Black Metal

- BRICK 1**
Brand: Glen Gery
Color: Vintage Black Smooth
Size:
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- Shingles**
Brand: GAF
Series: Stakline
Color: English Grey
- STOREFRONT / METAL**
Brand: Kiewit
Series: Totolo
Color: Black
Type: 451 UT

LEGEND

- PROPERTY LINE
- ROADWAY CENTERLINE
- EASEMENT / SETBACK LINE
- CONCRETE SIDEWALK
- LIGHT DUTY CONCRETE
- HEAVY DUTY CONCRETE
- HEAVY DUTY ASPHALT PAVING
- LIGHT DUTY ASPHALT PAVING
- BIKE RACK
- SIGN



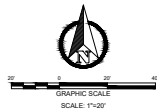
MONUMENT SIGN (DETAILS PER SIGN PACKAGE) PROVIDE APPROVED SIGN PACKAGE TO ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION

STANDARD PARKING SPACE STRIPING (REFER TO STRIPING LEGEND ON SHEET C0.2)

SITE LIGHT POLE LOCATION (TYP) REFER TO PHOTO-METRIC PLAN FOR EXISTING DETAILS. STRUCTURAL PLANS FOR BASE DETAILS, AND ELECTRICAL PLANS FOR POWER SOURCE

CONTRACTOR TO PROVIDE USPS COMPLIANT COMMERCIAL GRADE, METAL HEAVY-DUTY LOCKING MAIL BOX. CONFIRM PLACEMENT WITH LOCAL POST OFFICE. SUBMIT SHOP DRAWINGS FOR OWNER APPROVAL. IF FINAL LOCATION DIFFERS FROM LOCATION SHOWN, INFORM ENGINEER IMMEDIATELY TO DETERMINE ADDITIONAL IMPACTS TO SITE DESIGN.

SEE NOTES ON SHEET C0.2



PEWAUKEE DENTAL OFFICE
WMG ACQUISITIONS, LLC
CAPITOL DRIVE AND PEWAUKEE ROAD
PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

ORIGINAL ISSUE DATE: 07/15/2024
REVISIONS:

PROJ. NO.: 24019
WMG PROJ. NO.: W023-0444

SITE LAYOUT PLAN

C2.1



WMG DEVELOPMENT

Lighting Specifications

National

WMG - Pewaukee, WI (WI23-0444)
Submittal Binder
July 15, 2024





Liteline

SLIMLED PLUS

4" & 6", 700-1150 Lumens, 12-16W, Color Selectable
Recessed Downlighting

Job Information		
Project Name		Type
Location		
Quantity		Date
Contact/Phone		
Notes		

Features

Body

Durable airtight aluminum body with UV stable paint and white PMMA diffuser lens for low glare. Includes silicone gasket for wet location applications. Includes White interchangeable magnetic trim for round fixtures.

LED Characteristics

This general application light fixture features a 12 watt (for 4") or 16 watt (for 6") LED module that maintains uniform intensity producing up to 1150 lumens; with a typical CRI of 90. Available with 5 step CCT switch (2700 K, 3000 K, 3500 K, 4000 K and 5000 K).

Dimming

100%-10% dimming capability. This fixture is compatible with industry standard TRIAC/ELV dimmers. For compatible dimmers, visit www.liteline.com/SlimLED.

Beam Spread

The fixture lens provides 110° beam spread.

Mounting

Includes two spring loaded clips to attached to any ceiling material. The slim profile allows to be mounted under joists or duct work.

LED Driver

Extruded aluminum hardware box with 300mA (for 4") or 370mA (for 6") dimmable class II electronic LED driver with 100-135V AC input. Includes an 18" plenum rated FT6 wire with DC 2.1 connector from driver to fixture.

Quick Connect push-in terminals

"Quick connect" push-in terminals for fast and easy wiring.

Operating Temperature

-30°C--40°C (-22°F--104°F)

Environment

- Suitable for wet locations.
- Suitable for insulated ceiling applications.

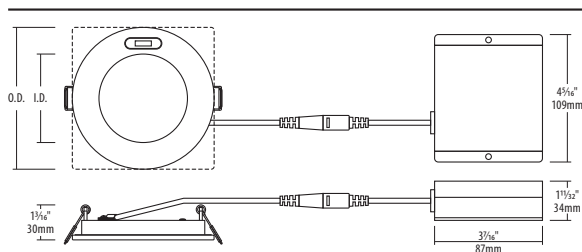
SPECIFICATION

Application	Ceiling Recessed Mount
Approved Location	Wet / Insulated Ceilings
Beam Angle	110°
CCT	2700 K / 3000 K / 3500 K / 4000 K / 5000 K
Certification	cETLus
Color	WH
CRI	90
Dimming	Yes
Dimming Tech	Forward/Reverse phase / TRIAC/ELV
Energy Star	Yes
Hole Cut	4" : Ø 4¼" (108mm) 6" : Ø 6¼" (159mm)
Input	100-135V AC, 50 / 60Hz
LM79	Yes
LM80	Yes
Lumens	Up to 1150
Lumens per Watt	Up to 74
Power Factor	0.9
Projected Life	70% @ 50,000 hrs
Title 24	JA8 (up to 4000 K)
Warranty	Lifetime
Wattage	12W / 16W



Description

A slim profile downlight. It is a high-performance, easy to install residential grade downlight solution that offers good light output, energy-efficiency and streamlined design with interchangeable color trims and CCT selecting switch. Suitable for wet locations.



Size	O.D.	I.D.
SLM4	4 13/16" (122mm)	3" (76mm)
SLM6	6 13/16" (173mm)	4 13/16" (123mm)

CCT	Lumens	
	SLM4	SLM6
2700 K	700	1,050
3000 K	720	1,100
3500 K	750	1,150
4000 K	750	1,150
5000 K	730	1,125



Ordering Guide

Size: **SLM** Wattage: **12** Driver Options: **W-CCT** Trim Finish: **WH**

4" : 4" 12 : 12 watt¹
6" : 6" 16 : 16 watt²

Leave blank for standard 120V driver
E : Lutron Hi-Lume 1% EcoSystem w/Soft-on, Fade-to-Black
C : 120-347V, 0-10V
EM : Emergency Backup, 120-277V, 0-10V

WH : White trim

Match Canopy

Notes:

¹ Available for 4" size only. ² Available for 6" size only. Accessories are sold separately. For additional options please consult your Liteline representative. Due to our continued efforts to improve our products, product specifications are subject to change without notice.

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LITELINE.COM

REV 3.6.23

Accessories

 <p>SLM4-12W-RT-BN Faceplate for SLM4-12W-CCT, round, brushed nickel.</p>	 <p>SLM6-16W-RT-BN Faceplate for SLM6-16W-CCT, round, brushed nickel.</p>	 <p>SLM-60-FC 60" Flexible connector, for use with SlimLED fixtures.</p>
 <p>SLM4-12W-RT-OB Faceplate for SLM4-12W-CCT, round, oil rubbed bronze.</p>	 <p>SLM6-16W-RT-OB Faceplate for SLM6-16W-CCT, round, oil rubbed bronze.</p>	 <p>P-NCMK-1 Hanger bar kit. Includes hanger bars, brackets and screws.</p>
 <p>SLM4-12W-RT-SL Faceplate for SLM4-12W-CCT, round, silver.</p>	 <p>SLM6-16W-RT-BK Faceplate for SLM6-16W-CCT, round, oil black.</p>	 <p>VBE-1 Vapour barrier extender. For use in new construction applications.</p>
 <p>SLM4-12W-RT-BK Faceplate for SLM4-12W-CCT, round, black.</p>	 <p>SLM6-16W-ST-BK Faceplate for SLM6S-16W-CCT, square, black.</p>	 <p>VBE-2 Vapour barrier extender. For use in remodel applications.</p>
 <p>SLM4-12W-ST-BK Faceplate for SLM4S-12W-CCT, square, black.</p>	 <p>SLM6-16W-ST-BN Faceplate for SLM6S-16W-CCT, square, brushed nickel.</p>	 <p>VBE-3 Vapour barrier extender. For use in remodel applications.</p>
 <p>SLM4-12W-ST-BN Faceplate for SLM4S-12W-CCT, square, brushed nickel.</p>	 <p>SLM6-16W-ST-OB Faceplate for SLM6S-16W-CCT, square, oil rubbed bronze.</p>	 <p>VBE-5 Vapour barrier extender. For use in new construction applications.</p>
 <p>SLM4-12W-ST-OB Faceplate for SLM4S-12W-CCT, square, oil rubbed bronze.</p>	 <p>SLM6-16W-ST-WH Faceplate for SLM6S-16W-CCT, square, white.</p>	 <p>LC-CRTL-3WAY-1 OnCloud Smart Wi-Fi 3-way switch. Suitable for 3-way or 4-way switch applications.</p>
 <p>SLM4-12W-ST-SL Faceplate for SLM4S-12W-CCT, square, silver.</p>	 <p>P-6020 6¼" Round pre-mounting plate with driver attachment clip, for 6" SlimLED fixtures.</p>	 <p>LC-CRTL-DIM-1 OnCloud Smart Wi-Fi dimmer. Features an ON/OFF press and a 7 level touch slider.</p>
 <p>SLM4-12W-ST-WH Faceplate for SLM4S-12W-CCT, square, white.</p>	 <p>SLM6P-XLRING-BK Extra large trim ring for 6" round SlimLED PLUS, metal, black.</p>	
 <p>P-4020 4¼" Round pre-mounting plate with driver attachment clip, for 4" SlimLED fixtures.</p>	 <p>SLM6P-XLRING-BN Extra large trim ring for 6" round SlimLED PLUS, metal, brushed nickel.</p>	
 <p>SLM4P-XLRING-BK Extra large trim ring for 4" round SlimLED PLUS, metal, black.</p>	 <p>SLM6P-XLRING-WH Extra large trim ring for 6" round SlimLED PLUS, metal, white.</p>	
 <p>SLM4P-XLRING-BN Extra large trim ring for 4" round SlimLED PLUS, metal, brushed nickel.</p>		
 <p>SLM4P-XLRING-WH Extra large trim ring for 4" round SlimLED PLUS, metal, white.</p>		



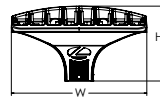
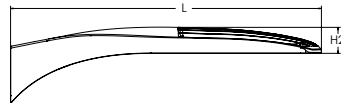
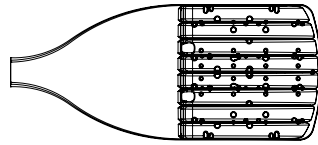
D-Series Size 1 LED Area Luminaire



d"series

Specifications

- EPA:** 0.69 ft² (0.06 m²)
- Length:** 32.71" (83.1 cm)
- Width:** 14.26" (36.2 cm)
- Height H1:** 7.88" (20.0 cm)
- Height H2:** 2.73" (6.9 cm)
- Weight:** 34 lbs (15.4 kg)



Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

Series	LEDs	Color temperature ²	Color Rendering Index ²	Distribution	Voltage	Mounting
DSX1 LED	Forward optics	(this section 70CRI only)		AFR Automotive front row	MVOLT (120V-277V) ⁴	Shipped included
	P1 P6	30K 3000K	70CRI	T1S Type I short	HVOLT (347V-480V) ^{5,6}	SPA Square pole mounting (#8 drilling)
	P2 P7	40K 4000K	70CRI	T2M Type II medium	XVOLT (277V - 480V) ^{7,8}	RPA Round pole mounting (#8 drilling)
	P3 P8	50K 5000K	70CRI	T3M Type III medium		SPAS Square pole mounting #5 drilling ⁹
	P4 P9	(this section 80CRI only, extended lead times apply)		T3LG Type III low glare ³		RPA5 Round pole mounting #5 drilling ⁹
	P5			T4M Type IV medium	BLC4 Type IV backlight control ³	SPAS8N Square narrow pole mounting #8 drilling
	Rotated optics	27K 2700K	80CRI	T4LG Type IV low glare ³		RPA5 Round pole mounting #5 drilling ⁹
	P10 ¹ P12 ¹	30K 3000K	80CRI	TFTM Forward throw medium	LCCO Left corner cutoff ³	SPA8N Square narrow pole mounting #8 drilling
	P11 ¹ P13 ¹	35K 3500K	80CRI		RCCO Right corner cutoff ³	WBA Wall bracket ¹⁰
		40K 4000K	80CRI			MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)
		50K 5000K	80CRI			

Control options	Other options	Finish (required)
Shipped installed	Shipped installed	DDBXD Dark Bronze
NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc ^{11,12,20,21}	SPD20KV 20KV surge protection	DBLXD Black
PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc ^{11,12,20,21}	HS Houseside shield (black finish standard) ²²	DNAXD Natural Aluminum
PER NEMA twist-lock receptacle only (controls ordered separate) ¹⁴	L90 Left rotated optics ¹	DWHXD White
PERS Five-pin receptacle only (controls ordered separate) ^{14,21}	R90 Right rotated optics ¹	DDBTXD Textured dark bronze
PER7 Seven-pin receptacle only (controls ordered separate) ^{14,21}	CCE Coastal Construction ²³	DBL BXD Textured black
FAO Field adjustable output ^{15,21}	HA 50°C ambient operation ²⁴	DNATXD Textured natural aluminum
BL30 Bi-level switched dimming, 30% ^{16,21}	Shipped separately	DWHGXD Textured white
BL50 Bi-level switched dimming, 50% ^{16,21}	EGSR External Glare Shield (reversible, field install required, matches housing finish)	
DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ¹⁷	BSDB Bird Spikes (field install required)	
DS Dual switching ^{18,19,21}		





Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²⁵
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²⁵
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²⁵
DSHORT SBK	Shorting cap ²⁵
DSX1HS P#	House-side shield (enter package number 1-13 in place of #)
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXSPA5 (FINISH)	Square pole adapter #5 drilling (specify finish)
DSXRPA5 (FINISH)	Round pole adapter #5 drilling (specify finish)
DSX1EGSR (FINISH)	External glare shield (specify finish)
DSX1B5DB (FINISH)	Bird spike deterrent bracket (specify finish)

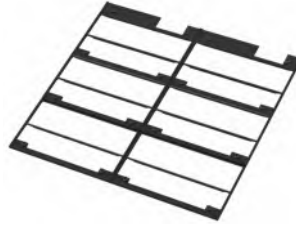
NOTES

- Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
- 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
- T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- HVOLT not available with package P1 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
- HVOLT operates with any voltage between 277V and 480V (50/60 Hz).
- XVOLT not available in packages P1 or P10.
- SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
- WBA cannot be combined with Type 5 distributions plus photocell (PER).
- NLTAIR2 and PIRHN must be ordered together. For more information on nLight AIR2 visit this [link](#)
- NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. NLTAIR2 PIRHN not available with P1 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1 and P10 using XVOLT.
- PIR not available with NLTAIR2 PIRHN, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. PIR not available with P1 and P10 using HVOLT. PIR not available with P1 and P10 using XVOLT.
- PER/PER5/PER7 not available with NLTAIR2 PIRHN, PIR, BL30, BL50, FAO, DMG and DS. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, DMG and DS.
- BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO, DMG and DS.
- DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DS.
- DS not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DMG.
- DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads using (2) drivers. DS only available with packages P8, P9, P10, P11, P12 and P13.
- Reference Motion Sensor Default Settings table on page 4 to see functionality.
- Reference Controls Options table on page 4.
- DS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- CCE option not available with option BS and EGSR. Contact Technical Support for availability.
- Option HA not available with performance packages P4, P5, P7, P8, P9 and P13.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.

Shield Accessories



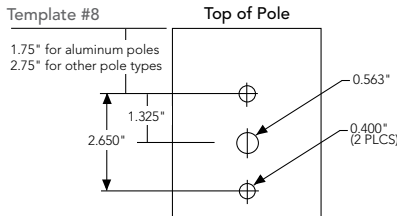
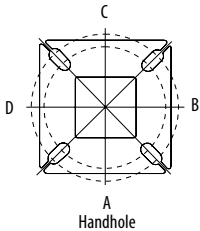
External Glare Shield (EGSR)



House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
Minimum Acceptable Outside Pole Dimension							
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

DSX1 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 with SPA	0.69	1.38	1.23	1.54	---	1.58
DSX1 with SPA5, SPA8N	0.70	1.40	1.30	1.66	---	1.68
DSX1 with RPA, RPA5	0.70	1.40	1.30	1.66	1.60	1.68
DSX1 with MA	0.83	1.66	1.50	2.09	2.09	2.09



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DSX1-LED
Rev. 04/25/23
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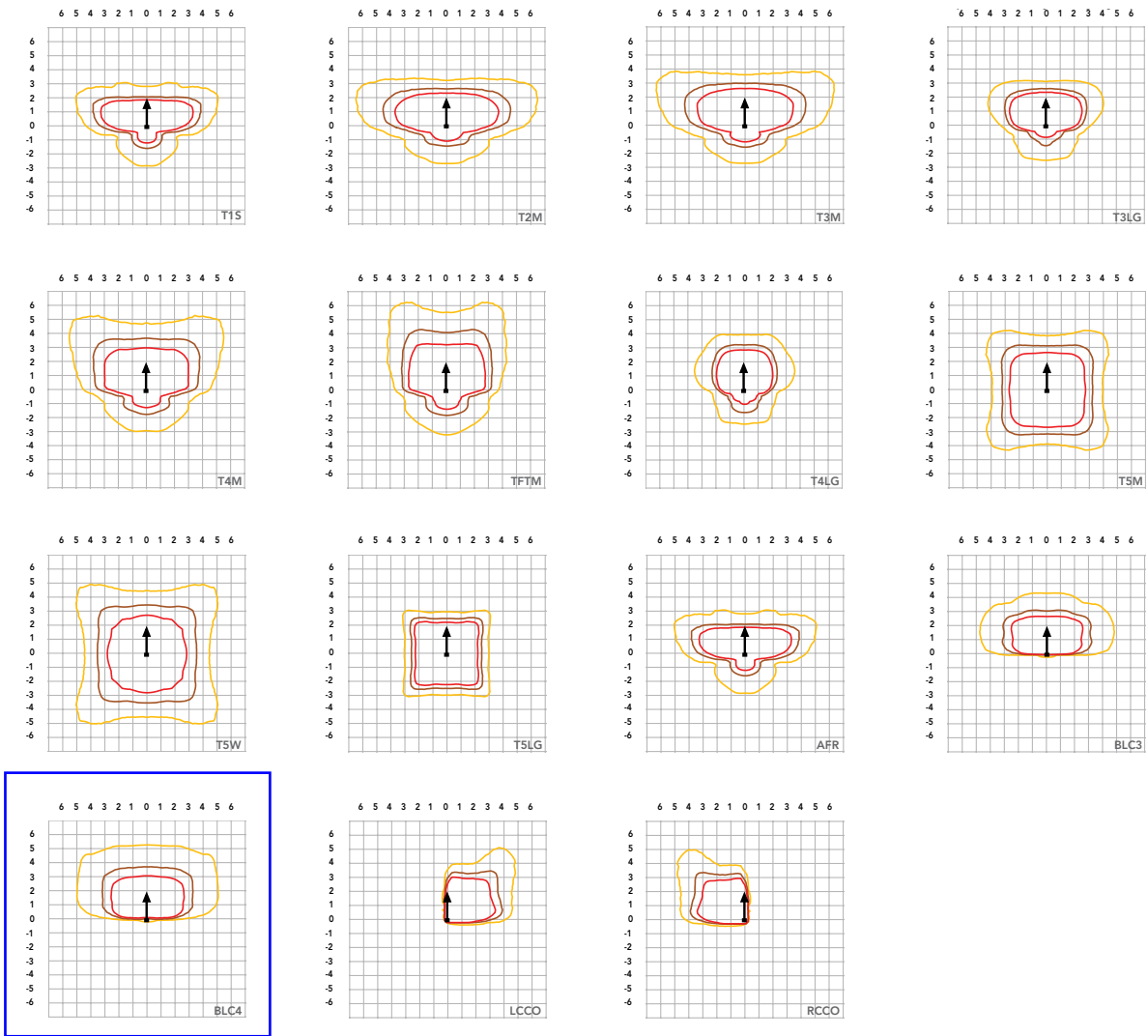


Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [homepage](#).

Isofootcandle plots for the DSX1 LED P9 40K 70CRI. Distances are in units of mounting height (25').

- LEGEND**
- 0.1 fc
 - 0.5 fc
 - 1.0 fc





Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°C	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.95
50,000	0.90
100,000	0.81

FAO Dimming Settings

FAO Position	% Wattage	% Lumen Output
8	100%	100%
7	93%	95%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	15%	20%

*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use maximum published values by package listed on specification sheet (input watts and lumens by optic type).

Electrical Load

	Performance Package	LED Count	Drive Current (mA)	Wattage	Current (A)					
					120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	30	530	51	0.42	0.24	0.21	0.18	0.15	0.11
	P2	30	700	68	0.56	0.33	0.28	0.24	0.20	0.14
	P3	30	1050	104	0.85	0.49	0.43	0.37	0.29	0.21
	P4	30	1250	125	1.03	0.60	0.52	0.45	0.36	0.26
	P5	30	1400	142	1.15	0.66	0.58	0.50	0.40	0.29
	P6	40	1250	167	1.38	0.79	0.69	0.60	0.48	0.34
	P7	40	1400	188	1.54	0.89	0.77	0.67	0.53	0.38
	P8	60	1100	216	1.80	1.04	0.90	0.78	0.62	0.45
	P9	60	1400	279	2.31	1.33	1.15	1.00	0.80	0.58
Rotated Optics (Requires L90 or R90)	P10	60	530	101	0.84	0.49	0.42	0.37	0.29	0.21
	P11	60	700	135	1.12	0.65	0.56	0.49	0.39	0.28
	P12	60	1050	206	1.72	0.99	0.86	0.74	0.59	0.43
	P13	60	1400	279	2.30	1.33	1.15	1.00	0.79	0.57

LED Color Temperature / Color Rendering Multipliers

	70 CRI		80CRI		90CRI	
	Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	102%	Standard	92%	Extended lead-time	71%	(see note)
4000K	100%	Standard	92%	Extended lead-time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead-time	63%	(see note)
3000K	96%	Standard	87%	Extended lead-time	61%	(see note)
2700K	94%	(see note)	85%	Extended lead-time	57%	(see note)

Note: Some LED types are available as per special request. Contact Technical Support for more information.

Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when occupied)	Photocell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
NLTAIR2 PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS (not available on DSX0)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8' to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Edyipse.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the ClAIRity Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V



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Performance Data

Lumen Output

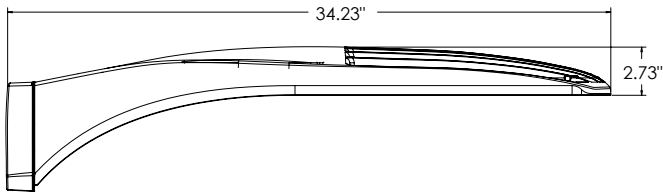
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics																			
Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P7	184W	40	1400	T1S	22,741	2	0	3	123	23,700	2	0	3	129	24,162	3	0	3	131
				T2M	21,066	3	0	4	114	21,955	3	0	4	119	22,383	3	0	4	121
				T3M	21,311	3	0	5	116	22,210	3	0	5	120	22,642	3	0	5	123
				T3LG	19,036	2	0	2	103	19,839	2	0	3	108	20,226	2	0	3	110
				T4M	21,628	3	0	5	117	22,541	3	0	5	122	22,980	3	0	5	125
				T4LG	19,671	2	0	2	107	20,501	2	0	3	111	20,900	2	0	3	113
				TF1M	21,778	3	0	5	118	22,697	3	0	5	123	23,139	3	0	5	125
				T5M	22,252	5	0	3	121	23,191	5	0	3	126	23,643	5	0	3	128
				T5W	22,613	5	0	3	123	23,567	5	0	4	128	24,027	5	0	4	130
				T5LG	22,317	4	0	2	121	23,258	4	0	2	126	23,712	4	0	2	129
				BLC3	15,501	0	0	3	84	16,155	0	0	4	88	16,470	0	0	4	89
				BLC4	16,010	0	0	4	87	16,685	0	0	4	90	17,010	0	0	4	92
				RCCO	15,641	1	0	3	85	16,301	1	0	3	89	16,619	1	0	3	90
				LCCO	15,641	1	0	3	85	16,301	1	0	3	89	16,619	1	0	3	90
				AFR	22,741	2	0	3	123	23,700	2	0	3	129	24,162	3	0	3	131
				P8	216W	60	1100	T1S	28,701	3	0	3	133	29,912	3	0	4	139	30,495
T2M	26,587	3	0					5	123	27,709	3	0	5	128	28,249	3	0	5	131
T3M	26,895	3	0					5	125	28,030	3	0	5	130	28,576	3	0	5	132
T3LG	24,025	3	0					3	111	25,038	3	0	3	116	25,526	3	0	3	118
T4M	27,296	3	0					5	127	28,448	3	0	5	132	29,002	3	0	5	134
T4LG	24,826	3	0					3	115	25,873	3	0	3	120	26,378	3	0	3	122
TF1M	27,485	3	0					5	127	28,645	3	0	5	133	29,203	3	0	5	135
T5M	28,084	5	0					4	130	29,269	5	0	4	136	29,839	5	0	4	138
T5W	28,539	5	0					4	132	29,743	5	0	4	138	30,323	5	0	4	141
T5LG	28,165	4	0					2	131	29,354	4	0	2	136	29,926	4	0	2	139
BLC3	19,563	0	0					4	91	20,388	0	0	4	94	20,786	0	0	4	96
BLC4	20,205	0	0					5	94	21,057	0	0	5	98	21,468	0	0	5	99
RCCO	19,740	1	0					4	91	20,572	1	0	4	95	20,973	1	0	4	97
LCCO	19,740	1	0					4	91	20,572	1	0	4	95	20,973	1	0	4	97
AFR	28,701	3	0					3	133	29,912	3	0	4	139	30,495	3	0	4	141
P9	277W	60	1400					T1S	34,819	3	0	4	126	36,288	3	0	4	131	36,996
				T2M	32,255	3	0	5	116	33,616	3	0	5	121	34,271	3	0	5	124
				T3M	32,629	3	0	5	118	34,006	3	0	5	123	34,668	3	0	5	125
				T3LG	29,146	3	0	3	105	30,376	3	0	4	110	30,968	3	0	4	112
				T4M	33,116	3	0	5	120	34,513	3	0	5	125	35,185	3	0	5	127
				T4LG	30,119	3	0	3	109	31,389	3	0	4	113	32,001	3	0	4	116
				TF1M	33,345	3	0	5	120	34,751	3	0	5	125	35,429	3	0	5	128
				T5M	34,071	5	0	4	123	35,509	5	0	4	128	36,201	5	0	4	131
				T5W	34,624	5	0	4	125	36,084	5	0	4	130	36,788	5	0	4	133
				T5LG	34,170	5	0	3	123	35,612	5	0	3	129	36,306	5	0	3	131
				BLC3	23,734	0	0	4	86	24,735	0	0	4	89	25,217	0	0	4	91
				BLC4	24,513	0	0	5	88	25,547	0	0	5	92	26,045	0	0	5	94
				RCCO	23,948	1	0	4	86	24,958	1	0	4	90	25,445	1	0	4	92
				LCCO	23,948	1	0	4	86	24,958	1	0	4	90	25,445	1	0	4	92
				AFR	34,819	3	0	4	126	36,288	3	0	4	131	36,996	3	0	4	134

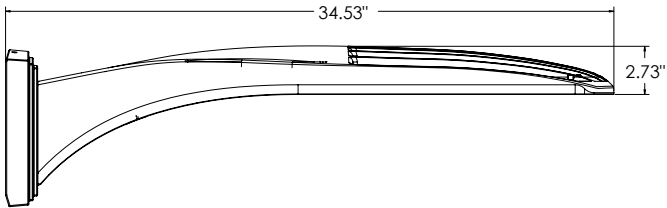
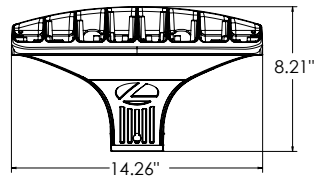




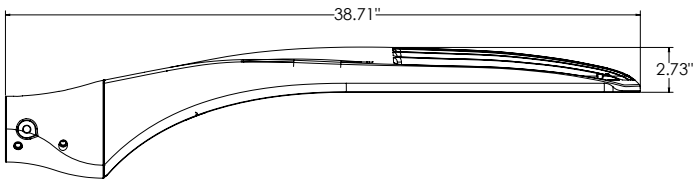
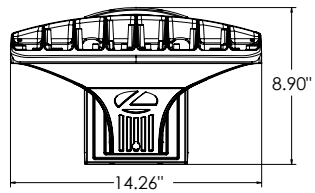
Dimensions



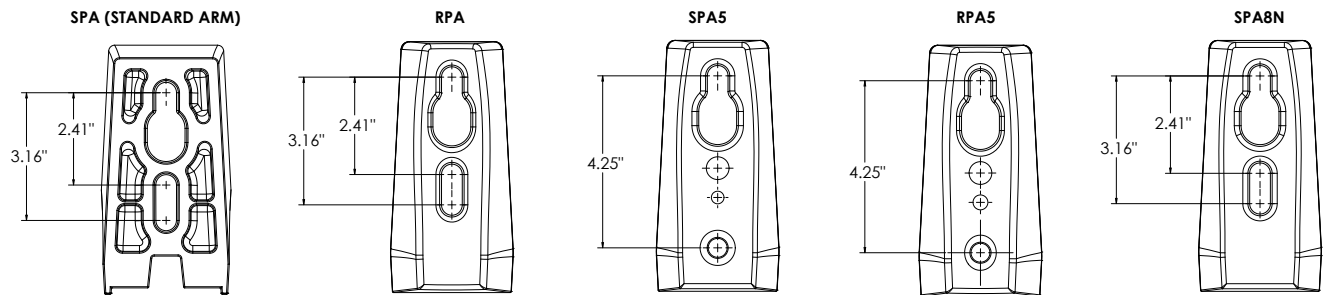
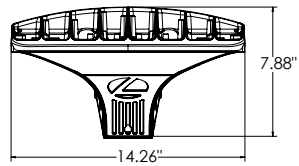
DSX1 with RPA, RPA5, SPA5, SPA8N mount
Weight: 36 lbs



DSX1 with WBA mount
Weight: 38 lbs

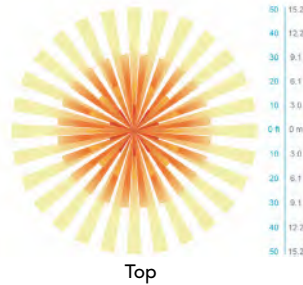


DSX1 with MA mount
Weight: 39 lbs



nLight Control - Sensor Coverage and Settings

nLight Sensor Coverage Pattern NLTAIR2 PIRHN



FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing driver compartment is completely sealed against moisture and environmental contaminants (IP66). Vibration rated per ANSI C136.31 for 3G for SPA and MA. 1.5G for mountings RPA, RPA5, SPA5 and SPA8N. Low EPA (0.69 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

Coastal Construction (CCE)

Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times may apply.

OPTICS

Precision-molded proprietary silicone lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. 80CRI configurations are also available. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L81/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX1 LED area luminaire has a number of control options. DSX Size 1, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensor with on-board photocells feature field-adjustable programming and are suitable for mounting heights up to 40 feet. Control option BL features a bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output.

nLIGHT AIR CONTROLS

The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found here.

INSTALLATION

Integral mounting arm allows for fast mounting using Lithonia standard #8 drilling and accommodates pole drilling's from 2.41 to 3.12" on center. The standard "SPA" option for square poles and the "RPA" option for round poles use the #8 drilling. For #5 pole drillings, use SPA5 or RPA5. Additional mountings are available including a wall bracket (WBA) and mast arm (MA) option that allows luminaire attachment to a 2 3/8" horizontal mast arm.

LISTINGS

UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP66 rated. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



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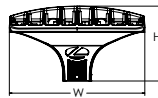
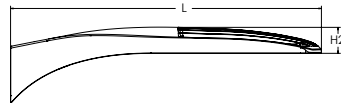
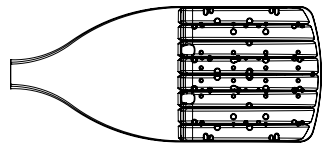
D-Series Size 1 LED Area Luminaire



d"series

Specifications

- EPA:** 0.69 ft² (0.06 m²)
- Length:** 32.71" (83.1 cm)
- Width:** 14.26" (36.2 cm)
- Height H1:** 7.88" (20.0 cm)
- Height H2:** 2.73" (6.9 cm)
- Weight:** 34 lbs (15.4 kg)



Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

Series	LEDs	Color temperature ²	Color Rendering Index ²	Distribution	Voltage	Mounting
DSX1 LED	Forward optics	(this section 70CRI only)		AFR Automotive front row	MVOLT (120V-277V) ⁴	Shipped included
P1	P6	30K 3000K	70CRI	T1S Type I short	HVOLT (347V-480V) ^{5,6}	SPA Square pole mounting (#8 drilling)
P2	P7	40K 4000K	70CRI	T2M Type II medium	XVOLT (277V - 480V) ^{7,8}	RPA Round pole mounting (#8 drilling)
P3	P8	50K 5000K	70CRI	T3M Type III medium		SPAS Square pole mounting #5 drilling ⁹
P4	P9	(this section 80CRI only, extended lead times apply)		T3LG Type III low glare ³		RPA5 Round pole mounting #5 drilling ⁹
P5				T4M Type IV medium		SPA8N Square narrow pole mounting #8 drilling
	Rotated optics	27K 2700K	80CRI	T4LG Type IV low glare ³		WBA Wall bracket ¹⁰
P10 ¹	P12 ¹	30K 3000K	80CRI	TFTM Forward throw medium	LCCO Left corner cutoff ³	MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)
P11 ¹	P13 ¹	35K 3500K	80CRI		RCCO Right corner cutoff ³	
		40K 4000K	80CRI			
		50K 5000K	80CRI			

Control options	Other options	Finish (required)
Shipped installed	Shipped installed	DDBXD Dark Bronze
NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc ^{11,12,20,21}	SPD20KV 20KV surge protection	DBLXD Black
PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc ^{11,12,20,21}	HS Houseside shield (black finish standard)²²	DNAXD Natural Aluminum
PER NEMA twist-lock receptacle only (controls ordered separate) ¹⁴	L90 Left rotated optics ¹	DWHXD White
PERS Five-pin receptacle only (controls ordered separate) ^{14,21}	R90 Right rotated optics ¹	DDBTXD Textured dark bronze
PER7 Seven-pin receptacle only (controls ordered separate) ^{14,21}	CCE Coastal Construction ²³	DBL BXD Textured black
FAO Field adjustable output ^{15,21}	HA 50°C ambient operation ²⁴	DNATXD Textured natural aluminum
BL30 Bi-level switched dimming, 30% ^{16,21}	Shipped separately	DWHGXD Textured white
BL50 Bi-level switched dimming, 50% ^{16,21}	EGSR External Glare Shield (reversible, field install required, matches housing finish)	
DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ¹⁷	BSDB Bird Spikes (field install required)	
DS Dual switching ^{18,19,21}		



Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²⁵
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²⁵
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²⁵
DSHORT SBK	Shorting cap ²⁵
DSX1HS P#	House-side shield (enter package number 1-13 in place of #)
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXSPA5 (FINISH)	Square pole adapter #5 drilling (specify finish)
DSXRPA5 (FINISH)	Round pole adapter #5 drilling (specify finish)
DSX1EGSR (FINISH)	External glare shield (specify finish)
DSX1BSD8 (FINISH)	Bird spike deterrent bracket (specify finish)

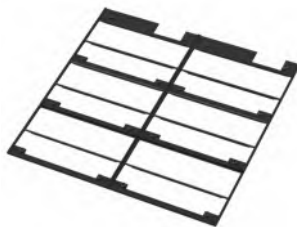
NOTES

- Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
- 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
- T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- HVOLT not available with package P1 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
- HVOLT operates with any voltage between 277V and 480V (50/60 Hz).
- XVOLT not available in packages P1 or P10.
- SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
- WBA cannot be combined with Type 5 distributions plus photocell (PER).
- NLTAIR2 and PIRHN must be ordered together. For more information on nLight AIR2 visit this [link](#)
- NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. NLTAIR2 PIRHN not available with P1 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1 and P10 using XVOLT.
- PIR not available with NLTAIR2 PIRHN, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. PIR not available with P1 and P10 using HVOLT. PIR not available with P1 and P10 using XVOLT.
- PER/PER5/PER7 not available with NLTAIR2 PIRHN, PIR, BL30, BL50, FAO, DMG and DS. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, DMG and DS.
- BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO, DMG and DS.
- DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DS.
- DS not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DMG.
- DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads using (2) drivers. DS only available with packages P8, P9, P10, P11, P12 and P13.
- Reference Motion Sensor Default Settings table on page 4 to see functionality.
- Reference Controls Options table on page 4.
- DS HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- CCE option not available with option BS and EGSR. Contact Technical Support for availability.
- Option HA not available with performance packages P4, P5, P7, P8, P9 and P13.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.

Shield Accessories



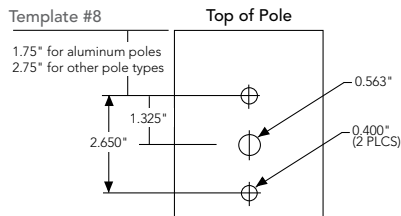
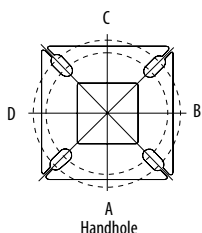
External Glare Shield (EGSR)



House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
Minimum Acceptable Outside Pole Dimension							
SPA	#8	3.5"	3.5"	3.5"	3.5"	3"	3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"	3"	3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"	3"	3"

DSX1 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 with SPA	0.69	1.38	1.23	1.54	---	1.58
DSX1 with SPA5, SPA8N	0.70	1.40	1.30	1.66	---	1.68
DSX1 with RPA, RPA5	0.70	1.40	1.30	1.66	1.60	1.68
DSX1 with MA	0.83	1.66	1.50	2.09	2.09	2.09

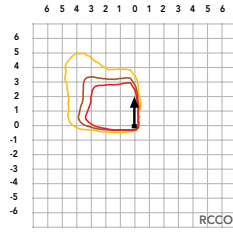
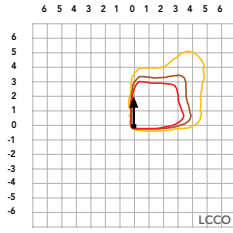
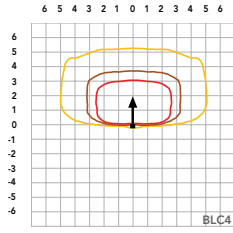
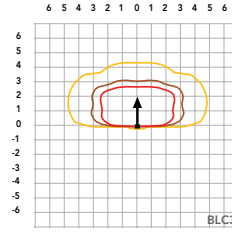
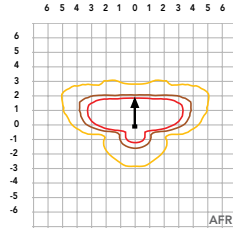
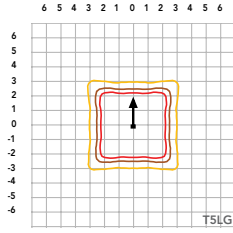
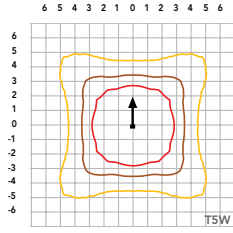
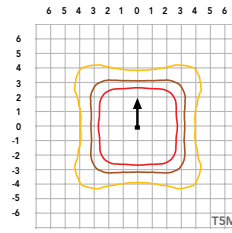
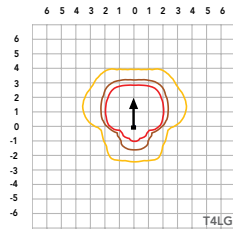
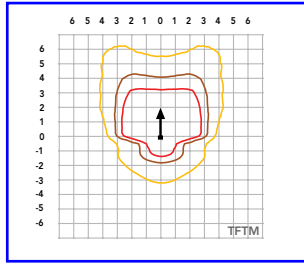
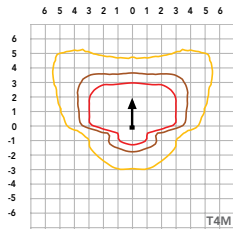
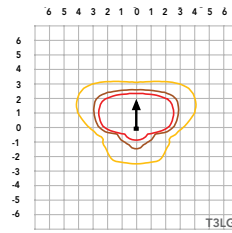
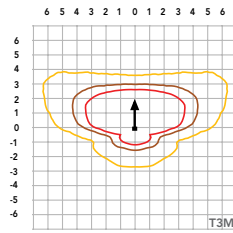
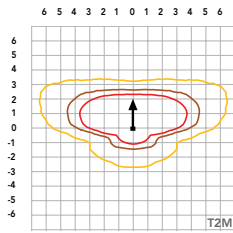
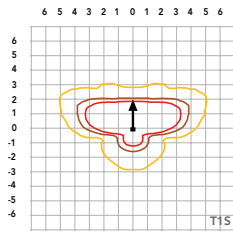


Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [homepage](#).

Isofootcandle plots for the DSX1 LED P9 40K 70CRI. Distances are in units of mounting height (25').

- LEGEND**
- 0.1 fc
 - 0.5 fc
 - 1.0 fc





Performance Data

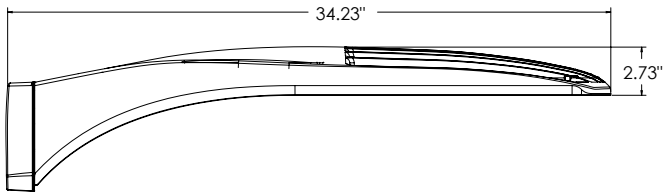
Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

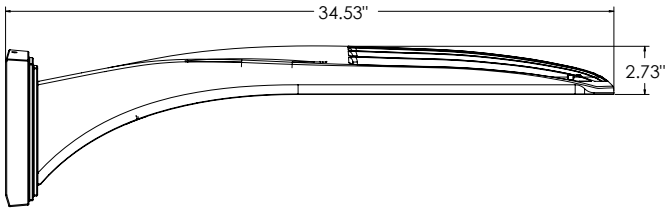
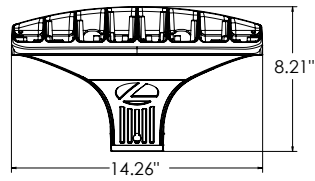
Forward Optics																							
Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K								
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)								
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW				
P7	184W	40	1400	T1S	22,741	2	0	3	123	23,700	2	0	3	129	24,162	3	0	3	131				
				T2M	21,066	3	0	4	114	21,955	3	0	4	119	22,383	3	0	4	121				
				T3M	21,311	3	0	5	116	22,210	3	0	5	120	22,642	3	0	5	123				
				T3LG	19,036	2	0	2	103	19,839	2	0	3	108	20,226	2	0	3	110				
				T4M	21,628	3	0	5	117	22,541	3	0	5	122	22,980	3	0	5	125				
				T4LG	19,671	2	0	2	107	20,501	2	0	3	111	20,900	2	0	3	113				
				TFIM	21,778	3	0	5	118	22,697	3	0	5	123	23,139	3	0	5	125				
				T5M	22,252	5	0	3	121	23,191	5	0	3	126	23,643	5	0	3	128				
				T5W	22,613	5	0	3	123	23,567	5	0	4	128	24,027	5	0	4	130				
				T5LG	22,317	4	0	2	121	23,258	4	0	2	126	23,712	4	0	2	129				
				BLC3	15,501	0	0	3	84	16,155	0	0	4	88	16,470	0	0	4	89				
				BLC4	16,010	0	0	4	87	16,685	0	0	4	90	17,010	0	0	4	92				
RCCO	15,641	1	0	3	85	16,301	1	0	3	89	16,619	1	0	3	90								
LCCO	15,641	1	0	3	85	16,301	1	0	3	89	16,619	1	0	3	90								
AFR	22,741	2	0	3	123	23,700	2	0	3	129	24,162	3	0	3	131								
P8	216W	60	1100	T1S	28,701	3	0	3	133	29,912	3	0	4	139	30,495	3	0	4	141				
				T2M	26,587	3	0	5	123	27,709	3	0	5	128	28,249	3	0	5	131				
				T3M	26,895	3	0	5	125	28,030	3	0	5	130	28,576	3	0	5	132				
				T3LG	24,025	3	0	3	111	25,038	3	0	3	116	25,526	3	0	3	118				
				T4M	27,296	3	0	5	127	28,448	3	0	5	132	29,002	3	0	5	134				
				T4LG	24,826	3	0	3	115	25,873	3	0	3	120	26,378	3	0	3	122				
				TFIM	27,485	3	0	5	127	28,645	3	0	5	133	29,203	3	0	5	135				
				T5M	28,084	5	0	4	130	29,269	5	0	4	136	29,839	5	0	4	138				
				T5W	28,539	5	0	4	132	29,743	5	0	4	138	30,323	5	0	4	141				
				T5LG	28,165	4	0	2	131	29,354	4	0	2	136	29,926	4	0	2	139				
				BLC3	19,563	0	0	4	91	20,388	0	0	4	94	20,786	0	0	4	96				
				BLC4	20,205	0	0	5	94	21,057	0	0	5	98	21,468	0	0	5	99				
				RCCO	19,740	1	0	4	91	20,572	1	0	4	95	20,973	1	0	4	97				
				LCCO	19,740	1	0	4	91	20,572	1	0	4	95	20,973	1	0	4	97				
				AFR	28,701	3	0	3	133	29,912	3	0	4	139	30,495	3	0	4	141				
				P9	277W	60	1400	T1S	34,819	3	0	4	126	36,288	3	0	4	131	36,996	3	0	4	134
								T2M	32,255	3	0	5	116	33,616	3	0	5	121	34,271	3	0	5	124
								T3M	32,629	3	0	5	118	34,006	3	0	5	123	34,668	3	0	5	125
T3LG	29,146	3	0					3	105	30,376	3	0	4	110	30,968	3	0	4	112				
T4M	33,116	3	0					5	120	34,513	3	0	5	125	35,185	3	0	5	127				
T4LG	30,119	3	0					3	109	31,389	3	0	4	113	32,001	3	0	4	116				
TFIM	33,345	3	0					5	120	34,751	3	0	5	125	35,429	3	0	5	128				
T5M	34,071	5	0					4	123	35,509	5	0	4	128	36,201	5	0	4	131				
T5W	34,624	5	0					4	125	36,084	5	0	4	130	36,788	5	0	4	133				
T5LG	34,170	5	0					3	123	35,612	5	0	3	129	36,306	5	0	3	131				
BLC3	23,734	0	0					4	86	24,735	0	0	4	89	25,217	0	0	4	91				
BLC4	24,513	0	0					5	88	25,547	0	0	5	92	26,045	0	0	5	94				
RCCO	23,948	1	0					4	86	24,958	1	0	4	90	25,445	1	0	4	92				
LCCO	23,948	1	0					4	86	24,958	1	0	4	90	25,445	1	0	4	92				
AFR	34,819	3	0					4	126	36,288	3	0	4	131	36,996	3	0	4	134				



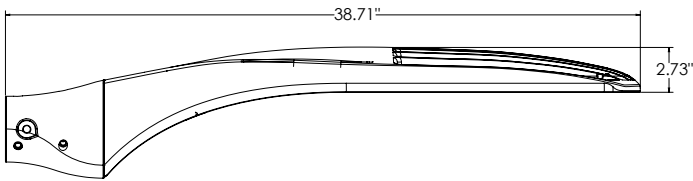
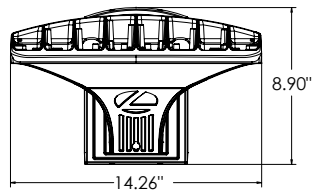
Dimensions



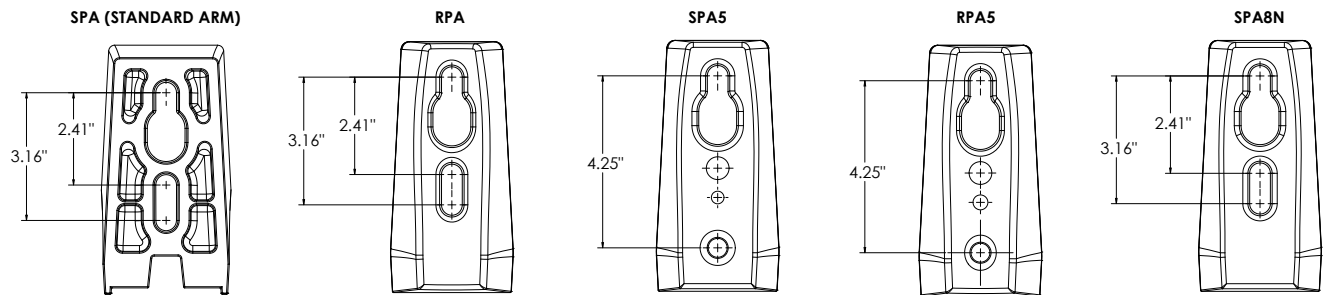
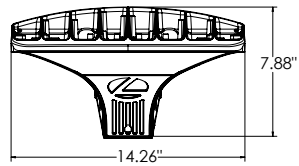
DSX1 with RPA, RPA5, SPA5, SPA8N mount
Weight: 36 lbs



DSX1 with WBA mount
Weight: 38 lbs



DSX1 with MA mount
Weight: 39 lbs

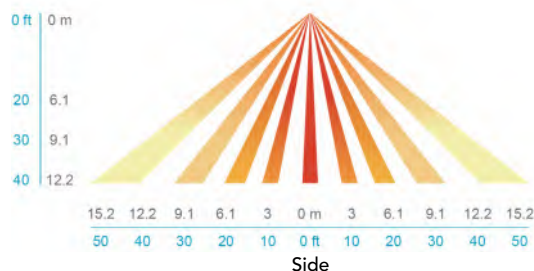
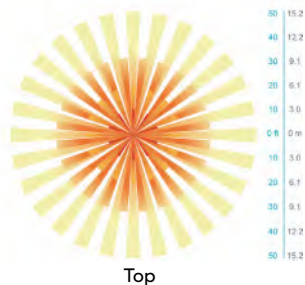




nLight Control - Sensor Coverage and Settings

nLight Sensor Coverage Pattern

NLTAIR2 PIRHN



FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing driver compartment is completely sealed against moisture and environmental contaminants (IP66). Vibration rated per ANSI C136.31 for 3G for SPA and MA. 1.5G for mountings RPA, RPA5, SPA5 and SPA8N. Low EPA (0.69 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

Coastal Construction (CCE)

Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times may apply.

OPTICS

Precision-molded proprietary silicone lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. 80CRI configurations are also available. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L81/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX1 LED area luminaire has a number of control options. DSX Size 1, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensor with on-board photocells feature field-adjustable programming and are suitable for mounting heights up to 40 feet. Control option BL features a bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output.

nLIGHT AIR CONTROLS

The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found here.

INSTALLATION

Integral mounting arm allows for fast mounting using Lithonia standard #8 drilling and accommodates pole drilling's from 2.41 to 3.12" on center. The standard "SPA" option for square poles and the "RPA" option for round poles use the #8 drilling. For #5 pole drillings, use SPA5 or RPA5. Additional mountings are available including a wall bracket (WBA) and mast arm (MA) option that allows luminaire attachment to a 2 3/8" horizontal mast arm.

LISTINGS

UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP66 rated. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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DSX1-LED
Rev. 04/25/23
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FEATURES & SPECIFICATIONS

INTENDED USE — These specifications are for USA standards only. Square Straight Steel is a general purpose light pole for up to 39-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION —

Pole Shaft: The pole shaft is of uniform dimension and wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 55 KSI (11-gauge, 0.120"), or 50 KSI (7-gauge, 0.179"). Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4", 5" and 6".

Pole Top: Options include 4" tenon top, drilled for side mount fixture, tenon with drilling (includes extra handhole) and open top. Side drilled and open top poles include a removable top cap.

Handhole: A reinforced handhole with grounding provision is provided at 18" from the base on side A. Positioning the handhole lower may not be possible and requires engineering review; consult Tech Support-Outdoor for further information. Every handhole includes a cover and cover attachment hardware. The handhole has a nominal dimension of 2.5" x 5".

Base Cover: A durable ABS plastic two-piece full base cover, finished to match the pole, is provided with each pole assembly. Additional base cover options are available upon request.

Anchor Base/Bolts: Anchor base is fabricated from steel that meets ASTM A36 standards and can be altered to match existing foundations; consult factory for modifications. Anchor bolts are manufactured to ASTM F1554 Standards grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Top threaded portion (nominal 12") is hot-dipped galvanized per ASTM A-153.

HARDWARE — All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

FINISH — Extra durable painted finish is coated with TGIC (Triglycidyl Isocyanurate) Polyester powder that meets 5A and 5B classifications of ASTM D3359. Powder-coat finishes include Dark Bronze, White, Black, and Natural Aluminum colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes.

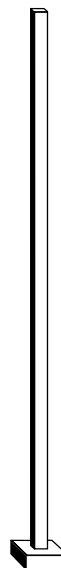
BUY AMERICAN ACT — Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/buy-american for additional information.

INSTALLATION — **Do not** erect poles without having fixtures installed. Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates. If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage. Lithonia Lighting is not responsible for the foundation design.

WARRANTY — 1-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

NOTE: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.

Number
Notes
Type



Anchor Base Poles

SSS

SQUARE STRAIGHT STEEL





FORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: SSS 20 5C DM19 DDBXD

SSS	Nominal fixture mounting height	Nominal shaft base size/wall thickness ²	Mounting ³	Options	Finish ¹⁴	
SSS ¹	10'-39' (for 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.) See technical information table for complete ordering information.) 25'	4C 4" 11g (0.120") 4G 4" 7g (0.179") 5C 5" 11g (0.120") 5G 5" 7g (0.179") 6G 6" 7g (0.179") See technical information table for complete ordering information.)	<u>Tenon mounting</u> PT Open top (includes top cap) T20 2-3/8" O.D. (2" NPS) T25 2-7/8" O.D. (2-1/2" NPS) T30 3-1/2" O.D. (3" NPS) T35 4" O.D. (3-1/2" NPS) <u>KAC/KAD/KSE/KSF/KVR/KVF Drill mounting⁴</u> DM19 1 at 90° DM28 2 at 180° DM28 PL 2 at 180° with one side plugged DM29 2 at 90° DM39 3 at 90° DM49 4 at 90° <u>CSX/DSX/R SX/AERIS™/OMERO™/HLA/KAX Drill mounting⁴</u> DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM39AS 3 at 90° DM49AS 4 at 90° <u>RAD drill mounting^{4,5}</u> DM19RAD 1 at 90° DM28RAD 2 at 180° DM29RAD 2 at 90° DM39RAD 3 at 90° DM49RAD 4 at 90° <u>ESX Drill mounting⁴</u> DM19ESX 1 at 90° DM28ESX 2 at 180° DM29ESX 2 at 90° DM39ESX 3 at 90° DM49ESX 4 at 90°	<u>AERIS™ Suspend drill mounting^{4,6}</u> DM19AST_ 1 at 90° DM28AST_ 2 at 180° DM29AST_ 2 at 90° DM39AST_ 3 at 90° DM49AST_ 4 at 90° <u>OMERO™ Suspend drill mounting^{4,6}</u> DM19MRT_ 1 at 90° DM28MRT_ 2 at 180° DM29MRT_ 2 at 90° DM39MRT_ 3 at 90° DM49MRT_ 4 at 90° STLHHC Steel handhole cover (standard is plastic, finish is smooth) FBCSTL2PC 2 Piece steel base cover (standard is plastic) IC Interior coating ¹² L/AB Less anchor bolts (Include when anchor bolts are not needed) TP Tamper resistant handhole cover fasteners NEC NEC 410.30 compliant gasketed handhole (Not UL Labeled) UL UL listed with label (Includes NEC compliant cover) BAA Buy America(n) Act Compliant ¹³	<u>Shipped installed</u> VD Vibration damper ⁷ HAxy Horizontal arm bracket (1 fixture) ^{8,9} FDLxy Festoon outlet less electrical ^{8,10} CPL12/xy 1/2" coupling ⁸ CPL34/xy 3/4" coupling ⁸ CPL1/xy 1" coupling ⁸ NPL12/xy 1/2" threaded nipple ⁸ NPL34/xy 3/4" threaded nipple ⁸ NPL1/xy 1" threaded nipple ⁸ EHHxy Extra handhole ^{8,11} UL NEC 410.30 compliant gasketed handhole (Not UL Labeled) UL UL listed with label (Includes NEC compliant cover) BAA Buy America(n) Act Compliant ¹³	<u>Super durable paint colors</u> DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DGCXD Charcoal gray DTGXD Tennis green DBRXD Bright red DSBXD Steel blue DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white <u>Other finishes</u> GALV Galvanized finish <u>Architectural colors and special finishes</u> Paint over Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes available.

NOTES:

- Handhole covers (HHC), full base covers (FBC) and top caps (TC) shipped separately. No need to call out in nomenclature. For additional parts please order as replacements.
- Wall thickness will be signified with a "C" (11 Gauge) or a "G" (7-Gauge) in nomenclature. "C" - 0.120" | "G" - 0.179".
- PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, follow this example: DM28/T20. The combination includes a required extra handhole.
- Refer to the fixture spec sheet for the correct drilling template pattern and orientation compatibility.
- All RAD drilling's require a minimum top O.D. of 4".
- Insert "1" or "2" to designate fixture size; e.g. DM19AST2.
- On 4" and 5" poles, VD cannot be installed if provisions (EHH, FDL, NPL, CPL) are located higher than 2/3 of the pole's total height.
Example: Pole height is 25ft, A provision cannot be placed above 16ft.
- Specify location and orientation when ordering option.
For "x": Specify the height above the base of pole in feet or feet and inches; separate feet and inches with a "-".
Example: 5ft = 5 and 20ft 3in = 20-3
For "y": Specify orientation from handhole (A,B,C,D) Refer to the Handhole Orientation diagram below.
Example: 1/2" coupling at 5' 8", orientation C = CPL12/5-8C
- Horizontal arm is 18" x 2-3/8" O.D. tenon standard, with radius curve providing 12" rise and 2-3/8" O.D. If ordering two horizontal arm at the same height, specify with HAxy. *Example: HA20BD.*
- FDL does not come with GFCI outlet or handhole cover. These must be supplied by contractor or electrician.
- Combination of tenon-top and drill mount includes extra handhole. EHH includes cover.
- Provides enhanced corrosion resistance.
- Use when mill certifications are required.
- Finish must be specified. Additional colors available; see Architectural Colors brochure linked [here](#) (Form No. 794.3). Lead times may be extended up to 2 weeks due to paint procurement.

Accessories: Order as separate catalog number.	
PL DT20	Plugs for ESX drillings
PL DT8	Plugs for DMxxAS drillings



TECHNICAL INFORMATION — EPA (ft²) with 1.3 gust

Catalog Number	Nominal Shaft Length (ft.)*	Pole Shaft Size (Base in. x Top in. x ft.)	Wall thick (in)	Gauge	EPA (ft ²) with 1.3 gust						Bolt circle (in)	Bolt size (in. x in. x in.)	Approximate ship weight (lbs.)
					80 MPH	Max. weight	90 MPH	Max. weight	100 MPH	Max. weight			
SSS 10 4C	10	4.0 x 10.0	0.120"	11	30.6	765	23.8	595	18.9	473	8--9	3/4 x 18 x 3	75
SSS 12 4C	12	4.0 x 12.0	0.120"	11	24.4	610	18.8	470	14.8	370	8--9	3/4 x 18 x 3	90
SSS 14 4C	14	4.0 x 14.0	0.120"	11	19.9	498	15.1	378	11.7	293	8--9	3/4 x 18 x 3	100
SSS 16 4C	16	4.0 x 16.0	0.120"	11	15.9	398	11.8	295	8.9	223	8--9	3/4 x 18 x 3	115
SSS 18 4C	18	4.0 x 18.0	0.120"	11	12.6	315	9.2	230	6.7	168	8--9	3/4 x 18 x 3	125
SSS 20 4C	20	4.0 x 20.0	0.120"	11	9.6	240	6.7	167	4.5	150	8--9	3/4 x 18 x 3	140
SSS 20 4G	20	4.0 x 20.0	0.179"	7	14	350	11	275	8	200	8--9	3/4 x 30 x 3	198
SSS 20 5C	20	5.0 x 20.0	0.120"	11	17.7	443	12.7	343	9.4	235	10--12	1 x 36 x 4	185
SSS 20 5G	20	5.0 x 20.0	0.179"	7	28.1	703	21.4	535	16.2	405	10--12	1 x 36 x 4	265
SSS 25 4C	25	4.0 x 25.0	0.120"	11	4.8	150	2.6	100	1	50	8--9	3/4 x 18 x 3	170
SSS 25 4G	25	4.0 x 25.0	0.179"	7	10.8	270	7.7	188	5.4	135	8--9	3/4 x 30 x 3	245
SSS 25 5C	25	5.0 x 25.0	0.120"	11	9.8	245	6.3	157	3.7	150	10--12	1 x 36 x 4	225
SSS 25 5G	25	5.0 x 25.0	0.179"	7	18.5	463	13.3	333	9.5	238	10--12	1 x 36 x 4	360
SSS 30 4G	30	4.0 x 30.0	0.179"	7	6.7	168	4.4	110	2.6	65	8--9	3/4 x 30 x 3	295
SSS 30 5C	30	5.0 x 30.0	0.120"	11	4.7	150	2	50	--	--	10--12	1 x 36 x 4	265
SSS 30 5G	30	5.0 x 30.0	0.179"	7	10.7	267	6.7	167	3.9	100	10--12	1 x 36 x 4	380
SSS 30 6G	30	6.0 x 30.0	0.179"	7	19	475	13.2	330	9	225	11--13	1 x 36 x 4	520
SSS 35 5G	35	5.0 x 35.0	0.179"	7	5.9	150	2.5	100	--	--	10--12	1 x 36 x 4	440
SSS 35 6G	35	6.0 x 35.0	0.179"	7	12.4	310	7.6	190	4.2	105	11--13	1 x 36 x 4	540
SSS 39 6G	39	6.0 x 39.0	0.179"	7	7.2	180	3	75	--	--	11--13	1 x 36 x 4	605

NOTE: * EPA values are based ASCE 7-93 wind map. For 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.

TECHNICAL INFORMATION — EPA (ft²) WITH 3-SECOND GUST PER AASHTO 2013

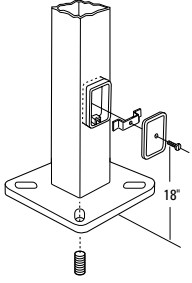
Series	Mounting Height (ft)*	Shaft Base Size	90 MPH	Max. weight	100 MPH	Max. weight	110 MPH	Max. weight	120 MPH	Max. weight	130 MPH	Max. weight	140 MPH	Max. weight	150 MPH	Max. weight	Approximate ship weight (lbs.)
SSS	10	4C	20	500	16	400	13	325	10.5	263	8.5	213	7	175	6	150	75
SSS	12	4C	16	400	13	325	10	250	8	200	6.5	163	5	125	4	100	90
SSS	14	4C	13.5	338	10	250	7.5	188	6	150	4.5	113	3.5	88	2.5	63	100
SSS	16	4C	10.5	263	7.5	188	5.5	138	4	100	3	75	1.5	38	1	25	115
SSS	18	4C	8	200	5.5	138	4	100	2.5	63	1.5	38	0.5	13	-	-	125
SSS	18	4G	13	325	9.5	238	7	175	5	125	3.5	88	2.5	63	1.5	38	185
SSS	18	5C	13	325	9.5	238	6.5	163	4.5	113	3	75	1.5	38	.5	13	170
SSS	20	4C	6	150	4	100	2.5	63	1	25	-	-	-	-	-	-	140
SSS	20	4G	10.5	263	7.5	188	5.5	138	3.5	88	2	50	1	25	-	-	205
SSS	20	5C	10	250	7	175	4.5	113	2.5	63	1	25	-	-	-	-	185
SSS	20	5G	20	500	15	375	11.5	288	8.5	213	6	150	4.5	113	3	75	265
SSS	25	4C	2	50	0.5	13	-	-	-	-	-	-	-	-	-	-	170
SSS	25	4G	5.5	138	3	75	1.5	38	-	-	-	-	-	-	-	-	245
SSS	25	5C	4.5	113	2	50	-	-	-	-	-	-	-	-	-	-	225
SSS	25	5G	12	300	8.5	213	5.5	138	3	75	1.5	38	-	-	-	-	360
SSS	25	6G	19	475	13.5	338	9	225	5.5	138	3	75	1	25	-	-	445
SSS	30	4G	1.5	38	-	-	-	-	-	-	-	-	-	-	-	-	291
SSS	30	5C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	265
SSS	30	5G	6.5	163	3.5	88	1	25	-	-	-	-	-	-	-	-	380
SSS	30	6G	11	275	6	150	2.5	63	-	-	-	-	-	-	-	-	520
SSS	35	5G	2	50	-	-	-	-	-	-	-	-	-	-	-	-	440
SSS	35	6G	4	100	-	-	-	-	-	-	-	-	-	-	-	-	540
SSS	39	6G	-	-	-	-	-	-	-	-	-	-	-	-	-	-	605

NOTE: AASHTO 2013 criteria is the most conservative existing EPA calculation. For poles not showing EPA values under AASHTO 2013, EPA values may exist under commercial criteria (see table above).

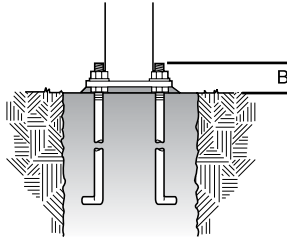
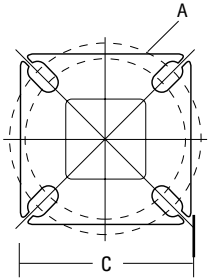
*For 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.



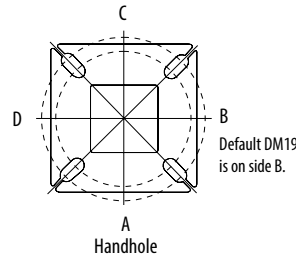
DETAIL



POLE DATA							
Shaft base size	Bolt circle A	Bolt projection B	Base square C	Base plate thickness	Template description	Anchor bolt description	Anchor bolt and template description
4"C	8" – 9"	3.25" - 3.75"	8" - 8.25"	0.75"	ABTEMPLATE PJ50004	AB18-0	ABSSS-4C
4"G	8" – 9"	3.38" - 3.75"	8" - 8.25"	0.875"	ABTEMPLATE PJ50004	AB30-0	ABSSS-4G
5"	10" – 12"	3.5" - 4"	11"	1"	ABTEMPLATE PJ50010	AB36-0	ABSSS-5
6"	11" – 13"	4" - 4.50"	12.5"	1"	ABTEMPLATE PJ50011	AB36-0	N/A



HANDHOLE ORIENTATION



IMPORTANT INSTALLATION NOTES:

- **Do not** erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
- Lithonia Lighting is not responsible for the foundation design.
- Bolt circles have +/- 1/2" tolerance.

CAUTION: These specifications are intended for general purposes only. Lithonia Lighting reserves the right to change material or design, without prior notice, in a continuing effort to upgrade its products.



SLIM37N



37, 57 and 62 Watt SLIM Wall packs are designed to cover the footprint of most traditional wall packs. They are suitable for mounting heights from 20' to 30', and replace HID Wattages from 200W MH to 320W MH. These ultra-high efficiency fixtures are available in cutoff or full cutoff models.

Color: Bronze

Weight: 8.3 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.31A
208V	0.19A
240V	0.16A
277V	0.14A
Input Watts	34.6W

LED Info

Watts	37W
Color Temp	4000K (Neutral)
Color Accuracy	73 CRI
L70 Lifespan	100,000 Hours
Lumens	3,873
Efficacy	111.9 lm/W

Technical Specifications

Compliance

UL Listed:

Suitable for Wet Locations. Wall Mount Only.

IESNA LM-79 & LM-80 Testing:

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

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P9BJASW7

Construction

Footprint:

Designed to replace RAB HID WP1 wall packs, both in size and footprint template, so upgrading to LED is easy and seamless

IP Rating:

Ingress protection rating of IP66 for dust and water

Cold Weather Starting:

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

Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Housing:

Precision die-cast aluminum housing and door frame

Mounting:

Die-cast back box with four (4) conduit entry points and knockout pattern for junction box or direct wall mounting. Hinged housing and bubble level for easy installation.

Cutoff:

Cutoff (10°)

Recommended Mounting Height:

Up to 20 ft

Lens:

Microprismatic diffusion glass lens reduces glare and has smooth and even light distribution

Reflector:

Specular thermoplastic

Gaskets:

The unique design of the tight-lock gasket ensures no water or environmental elements will ever get inside the SLIM

SLIM37N



Technical Specifications (continued)

Construction

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

LED Characteristics

LED:

Long-life, high-efficiency, micro-power, surface mount LEDs; binned and mixed for uniform light output and color

Color Stability:

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

Color Consistency:

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

Performance

Lifespan:

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

Other

Accessories:

Available accessories include polyshield and wire guard. Click [here](#) to see all accessories.

Equivalency:

Equivalent to 150W Metal Halide

Patents:

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

Warranty:

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

HID Replacement Range:

Replaces 200W Metal Halide

Trade Agreements Act Compliant:

This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act

Buy American Act Compliance:

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

Optical

BUG Rating:

B1 U2 G1

Electrical

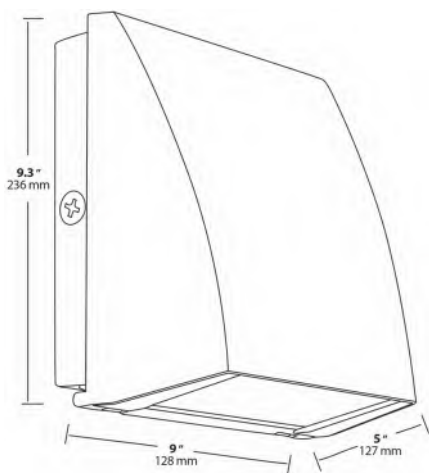
Driver:

Constant Current, 100-277V. 50/60Hz, 100-277VAC 0.6A, 4kV Surge Protection, 700mA, Power Factor 99.4%.

THD:

22.1% at 347V

Dimensions



Features

- Covers footprint of most traditional wall packs
- Easy installation with hinged access, bubble level and multiple conduit entries
- Tight-lock gasket keeps elements out
- 100,000-hour LED lifespan
- 5-Year, No-Compromise Warranty



SLIM37N



Ordering Matrix

Family	Cutoff	Wattage	Color Temp	Finish	Driver Options	Options	Other Options
SLIM		37	N				
	Blank = Cutoff (10 degrees) FC = Full Cutoff (0 degrees)	37 = 37W 57 = 57W 62 = 62W	Blank = 5000K Cool N = 4000K Neutral Y = 3000K Warm	Blank = Bronze W = White	Blank = Standard (120-277V) /BL = Bi-Level /D10 = Dimmable /480 = 480V	/LC = Lightcloud® Controller Blank = No Option /PC = 120V Button Photocell /PC2 = 277V Button Photocell /PCS = 120V Swivel Photocell /PCS2 = 277V Swivel Photocell	Blank = Standard USA = BAA Compliant

Village of Pewaukee Plan Commission Engineer's Report for August 8, 2024

Pewaukee Dental Office Certified Survey Map and Site Development Plan Approval Meadowcreek Market/Capitol Drive

Report

Certified Survey Map (CSM)

The proposed CSM divides a 3.169-acre parcel of land into two parcels of 1.109 acres (for the dental office) and 2.060 acres that will remain vacant. I have reviewed the CSM and have identified minor technical items that need to be addressed on the CSM. The surveyor has been notified of my comments.

Site Development Plans

The applicant has submitted a complete set of development plans for review. I defer the parking lot requirements, landscape, lighting and architectural plan reviews to the Village Planner. The following are my comments on the site civil engineering plans:

General Site Layout/Access: Entrance/exit driveway is located at an opening in the median on the westerly adjacent street. It is far enough away from the intersection to minimize any conflicting moves. General circulation in the parking lot is acceptable. Since this site is surrounded on three sides with streets, there is adequate access to the site for emergency vehicles.

Site grading, drainage and erosion control: The entire development is served by a regional storm water pond; therefore, no on-site stormwater management facilities are required. The existing drainage pattern is from southeast to northwest with an approximate 2% to 3% slope. The developed site will maintain the same drainage pattern but will capture the stormwater runoff in internal storm drains and pipe to accommodate site drainage. I have questioned whether the single inlet in the driveway entrance is adequate to accommodate the parking lot runoff. The entire parking lot is curbed, so all parking lot water will be directed to a storm sewer inlet that is connected to the private storm sewer system of the development. Roof downspouts will be connected to the storm sewer system through underground drainpipe. Erosion control practices include a tracking pad at the entrance, existing inlet protection and silt fence along the north side of the site. I am recommending that they extend silt fence along the west side of the property.

Public Utility Connections

Public sanitary sewer and water are available for this site. The developer will need to cut into the private road to make the connection. They should work with the development owner to make sure that they meet all restoration requirements, and that the restoration is done to the owner's satisfaction. Our DPW's preference is to have the water service and the sanitary sewer lateral be located close to each other for ease of finding both services. The plans show them being about 30 feet apart. The sanitary sewer lateral is noted as a 6-inch pipe, which is acceptable. The water service size will have to be determined by the Village (1.5-inch pipe shown – normal commercial connections are 2-inch).

Recommendation

CSM

I recommend approval of the CSM dated June 18, 2024, subject to satisfaction of any outstanding review comments prior to the Village executing the document.

Civil Plans

There is a small amount of minor plan clean-up items that need to be addressed. Generally, the site access, grading, drainage and erosion control are acceptable. I recommend approval of the civil plans (sheets C1.3, C1.4, C4.1, C4.2) dated July 15, 2024, subject to satisfaction of my review comments attached hereto prior to issuing a construction permit

Tim Barbeau, P.E., P.L.S.
Village Consulting Engineer
August 1, 2024

August 1, 2024

Mr. Eric Morff
Tarr Group, LLC
8650 East State Road 32
Zionsville, IN 46077

via email

Re: Pewaukee Dental Office
Village of Pewaukee

Dera Mr. Morff,

I have reviewed the site plan, grading and drainage plan, erosion control and public utility plan for the subject project. The parking, landscape and lighting has been reviewed by the Village Planner. Below are my review comments for consideration and incorporation onto the plans. My recommendation at the upcoming meeting will be to approve the plans subject to satisfaction of all review comments prior to receiving a building permit.

Sheet C0.1

The zoning department contact for the Village is the Village Planner, Jeff Muenkel of Foth Companies. I operate as the Village's consulting engineer for development (Note that Scott Gosse retired a couple of weeks ago, so his name should be removed from all contact information).

The Village has no "Transportation Department"

For all the utilities, the contact name is Dave Buechl, Director of Public Works, phone number 262-691-5694, email is dbuechel@villageofpewaukeewi.gov.

Sheet C1.3

Add silt fence along the west side of the property, since there may be some runoff in that direction.

Sheet C3.1

The sanitary sewer and water main that serves this development is public. The roads adjacent to this property are private, along with the storm sewer system. Coordinate all road excavation and connections to the storm sewer system with the property owner's representative, including excavation and restoration of trenches.

The sewer and water utility prefers that the water service lateral and the sanitary sewer lateral be close together – possibly in the same trench. Shift the sanitary sewer lateral to achieve this.

Staff from the Village Sewer and Water Utility Department need to be contacted to observe and inspect the connections to the sanitary sewer and water main. Contractor shall not operate any mainline valves - only Village staff.

Confirm the size of the water service lateral. The minimum size for a commercial site is 2-inch.

There is a refence in the water/sewer connection detail to "KAW Standards." Please explain.

Sheet 4.1

The general grading and drainage plan is acceptable; however, all the parking lot water is being directed to one inlet. Please provide proof that there is enough inlet capacity in the inlet grate to capture the 10-year storm event. If not, additional inlets may be required at that location.

Sheet C4.3

There is a note on the west side of the property that indicates that the storm sewer will be connected to a stub. I am not sure if that stub is present.

Sheet C5.1

Detail No. 12 shows a cross-section A-A of the sidewalk and curb ramp. The dimension on the section view does not match with the plan view dimensions. Pleases verify and adjust as needed.

Please address all items as well as any others from the Village Planner (on the other sheets) in the plan set. A revision date should be added to all pages.

Should you have any questions, please contact me.

Sincerely,

A handwritten signature in blue ink that reads "Timothy G. Barbeau". The signature is written in a cursive, flowing style.

Timothy G. Barbeau, P.E., P.L.S.
Village of Pewaukee Consulting Engineer

c: Jeff Muenkel, Village Planner via email



**Business Site Plan
Application Form**

Address/Parcel No. of Property Involved: _____

Zoning of Property: _____

Current Owner of Property: _____

Applicant – Name: _____

Address: _____

Phone: _____

Fax: _____

Email: _____

Name of Business that Corresponds to Site Plan: _____

Summary of Request (New Construction, Addition, Modification, etc.):

We are also requesting a waiver to allow for the parking spaces along the northern

property line to encroach into the building setback

Provide detailed information with your application that addresses the following:

1. Development Plans of the proposed use in sufficient detail to enable the Commission to evaluate the suitability of architectural & landscape treatment, proper placement of the building(s) on the lot, traffic generation & circulation, provision for parking, drainage, exterior lighting, control devices (when necessary) to eliminate noise, dust, odor, smoke or other objectionable operating conditions & general compatibility of the proposed use with the area in which it is located.

2. It is the responsibility of the applicant/owner to ensure that the proposed project meets the Village's Land Development Code. It is also highly recommended that the applicant/owner review the Village's adopted Land Use Plan.

3. Signage shall be determined through a sign permit process and/or a sign plan approved by the Plan Commission. Permits for individual signs may be applied for with the Village's Code Compliance Officer.

Signature of Property Owner as listed on this Application:

Application will not be processed without the Owner's Signature regardless of who is listed as the Applicant. This signature authorizes the Village of Pewaukee to process the Site Plan Approval Application proposed for my property and further authorizes the Village or its representatives to conduct reasonable and routine inspections of my property for the purposes of evaluating this application.

Signature of Applicant (if different than Owner):



Please return Completed Application Forms along with **11 copies** of all attachments (**as well as a digital copy**) you wish to have considered by the Plan Commission as part of your application to Pewaukee Village Hall, 235 Hickory Street, Pewaukee, WI 53072. If you have any questions, please call Village Hall at (262) 691-5660.



PROFESSIONAL SERVICES REIMBURSEMENT NOTICE

Pursuant to the Village of Pewaukee Code of Ordinances, the Village Board has determined that whenever the services of the Village Attorney, Village Engineer, Village Planner or any other of the Village's professional staff results in a charge to the Village for that professional's time and services and such service is not a service supplied to the Village as a whole, the Village Clerk shall charge that service for the fees incurred by the Village. Also, be advised that pursuant to the Village of Pewaukee Code of Ordinances, certain other fees, costs, and charges are the responsibility of the property owner or responsible party.

I, the undersigned, have been advised that, pursuant to the Village of Pewaukee Code of Ordinances, if the Village Attorney, Village Engineer, Village Planner or any other Village professional provides services to the Village because of my activities, whether at my request or at the request of the Village, I shall be responsible for the fees incurred by the Village. In addition, I have been advised that pursuant to the Village of Pewaukee Code of Ordinances, certain other fees, costs, and charges are my responsibility.

The Village will place fees from unpaid invoices on the real estate tax bill of the property that corresponds to the incurred services.

RESPONSIBLE PARTY & MAILING ADDRESS

Name of Company and/or Individual

Street City State Zip

Phone: _____ Fax: _____ E-Mail: _____



Signature of Applicant & Date

Signature of Property Owner & Date

Village Official Accepting Form

**SEND ALL PROFESSIONAL
SERVICES INVOICES TO:
(Check One)**

____ Property Owner

____ Applicant

AGENCY CONTACTS

ZONING DEPARTMENT

AGENCY: VILLAGE OF PEWAUKEE
 CONTACT: TIM BARBEAU
 PHONE: (262) 317-3307
 EMAIL: TIM.BARBEAU@RASMITH.COM

ENGINEERING DEPARTMENT

AGENCY: VILLAGE OF PEWAUKEE
 CONTACT: SCOTT GOSSE
 PHONE: (262) 691-5660
 EMAIL: SGOSSE@VILLAGEOFPEWAUKEEWI.ORG

FIRE DEPARTMENT

AGENCY: CITY OF PEWAUKEE FIRE DEPARTMENT
 PHONE: (262) 522-2500

TRANSPORTATION DEPARTMENT

AGENCY: VILLAGE OF PEWAUKEE
 CONTACT: SCOTT GOSSE
 PHONE: (262) 691-5660
 EMAIL: SGOSSE@VILLAGEOFPEWAUKEEWI.ORG

STORMWATER UTILITY

AGENCY: VILLAGE OF PEWAUKEE
 CONTACT: SCOTT GOSSE
 PHONE: (262) 691-5660
 EMAIL: SGOSSE@VILLAGEOFPEWAUKEEWI.ORG

SANITARY SEWER UTILITY

AGENCY: VILLAGE OF PEWAUKEE
 CONTACT: SCOTT GOSSE
 PHONE: (262) 691-5660
 EMAIL: SGOSSE@VILLAGEOFPEWAUKEEWI.ORG

WATER UTILITY

AGENCY: VILLAGE OF PEWAUKEE
 CONTACT: SCOTT GOSSE
 PHONE: (262) 691-5660
 EMAIL: SGOSSE@VILLAGEOFPEWAUKEEWI.ORG

ELECTRIC UTILITY

AGENCY: WE ENERGIES
 CONTACT: KEVIN REHRER
 PHONE: (262) 574-3054
 EMAIL: KEVIN.REHRER@WE-ENERGIES.COM

GAS UTILITY

AGENCY: WE ENERGIES
 CONTACT: KEVIN REHRER
 PHONE: (262) 574-3054
 EMAIL: KEVIN.REHRER@WE-ENERGIES.COM

COMMUNICATIONS UTILITY

AGENCY: CENTURYLINK
 PHONE: (800) 786-6272

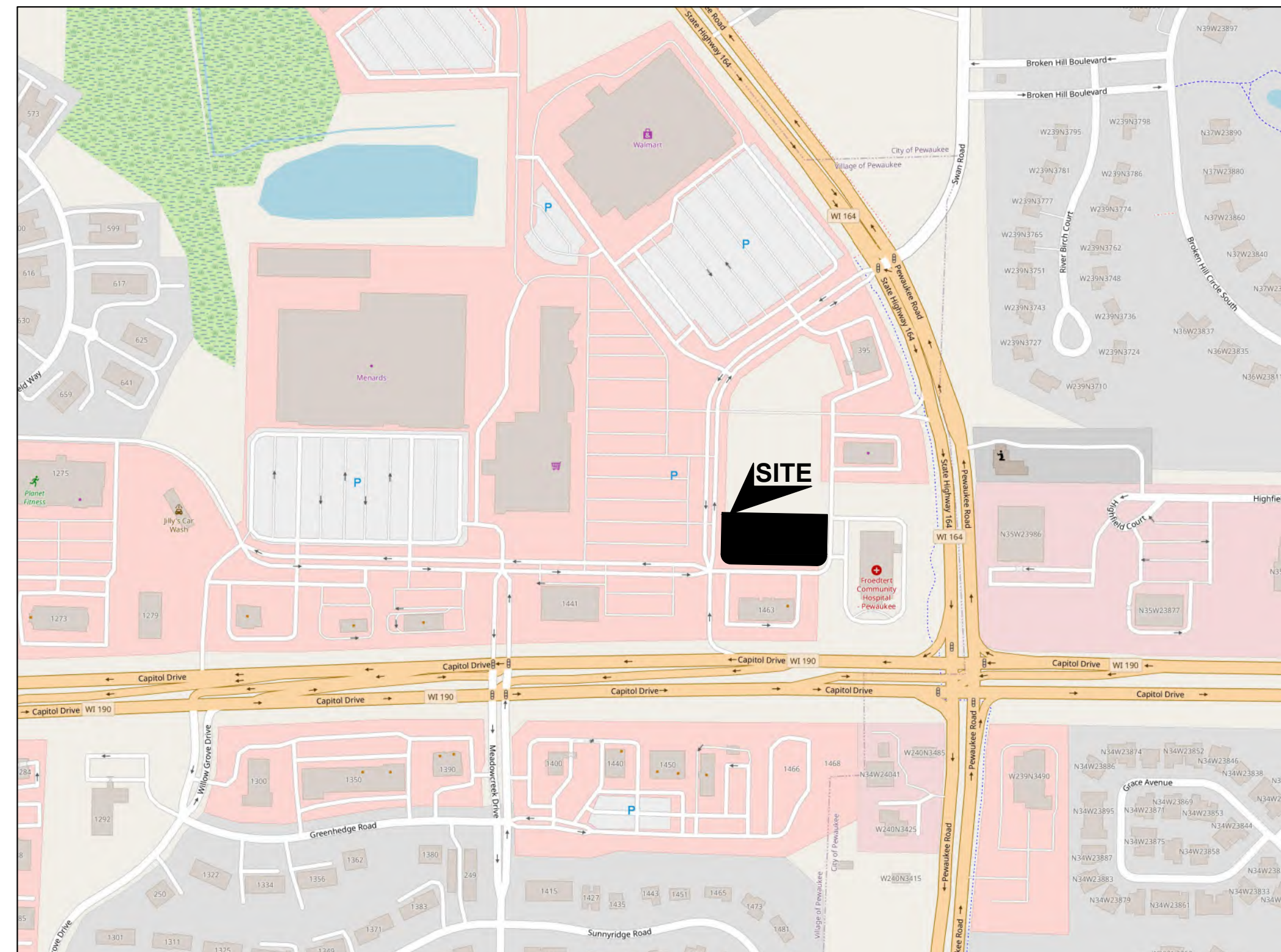
POSTMASTER

AGENCY: USPS - PEWAUKEE POST OFFICE
 EMAIL: (262) 691-3253

5,200 SQUARE FOOT - SINGLE STORY DENTAL OFFICE

PEWAUKEE DENTAL OFFICE

**CAPITOL DRIVE AND PEWAUKEE ROAD
 PEWAUKEE, WAUKESHA COUNTY, WISCONSIN
 PART OF LOT 17, CSM NO. 11391**



VICINITY MAP
 NTS



DESIGN CONTACTS

SURVEYOR

FIRM: JSD
 ADDRESS: W238 N1610 BUSSE ROAD, SUITE 100
 WAUKESHA, WI 53188
 CONTACT: JIM MORROW
 PHONE: (734) 637-3922
 EMAIL: JIM.MORROW@JSDINC.COM

CIVIL ENGINEER

FIRM: TARR GROUP, LLC
 ADDRESS: 8650 EAST STATE ROAD 32
 ZIONSVILLE, IN 46077
 CONTACT: ERIC MORFF
 PHONE: (314) 896-3889
 EMAIL: ERIC@TARR-GROUP.COM

LANDSCAPE

FIRM: TARR GROUP, LLC
 ADDRESS: 8650 EAST STATE ROAD 32
 ZIONSVILLE, IN 46077
 CONTACT: TIM HUBER
 PHONE: (502) 648-3803
 EMAIL: TIM@TARR-GROUP.COM

ARCHITECT

FIRM: JEMA
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PEWAUKEE DENTAL OFFICE
 WMG ACQUISITIONS, LLC
 CAPITOL DRIVE AND PEWAUKEE ROAD
 PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

ORIGINAL ISSUE DATE: 07/15/2024
 REVISIONS:

PROJ. NO.: 24019
 WMG PROJ. NO.: W123-0444

COVER SHEET

C0.1

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DATUM INFO

ELEVATIONS SHOWN REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). REFERENCE THE SURVEY ON THE EXISTING CONDITIONS SHEET, C1.1.

FLOOD MAP INFO

PER F.I.R.M. NO. 55133C0203H, EFFECTIVE 10/19/2023, THE PROJECT SITE IS LOCATED IN ZONE X.

SELECTIVE DEMOLITION NOTES

- 1. THE DEMOLITION PLAN IS BASED ON EXISTING CONDITION SITE INFORMATION OBTAINED FROM THE OWNER. TARR GROUP HAS NOT FIELD VERIFIED EXISTING CONDITIONS. REMOVAL ITEMS SHOWN ARE BASED ON BEST AVAILABLE INFORMATION AND ARE SHOWN SCHEMATICALLY. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BID TO BE FULLY FAMILIAR WITH THE EXTENT OF THE REMOVAL ITEMS. THE CONTRACTOR IS RESPONSIBLE FOR ALL REMOVALS NECESSARY TO COMPLETE CONSTRUCTION. QUESTIONS REGARDING ITEMS TO BE REMOVED SHALL BE DIRECTED TO TARR GROUP PRIOR TO DEMOLITION ACTIVITIES.
2. CAREFULLY PRESERVE AND MAINTAIN EXISTING BENCHMARKS, HORIZONTAL/VERTICAL CONTROL MONUMENTS, PROPERTY LINE PIPES AND PINS AND OTHER REFERENCE POINTS. CONTRACTOR TO RESTORE OR REPLACE AT OWN EXPENSE.
3. ONSITE BLASTING AND BURNING IS NOT ALLOWED. EMPLOY JACK HAMMERING AND OTHER LOUD NOISES AND METHODS SPARINGLY AND ONLY DURING TIME PERIODS APPROVED BY OWNER AND AUTHORITY HAVING JURISDICTION.
4. CONTRACTOR SHALL ARRANGE FOR DISPOSITION OF REMOVAL ITEMS IN ACCORDANCE WITH LOCAL REQUIREMENTS. LOCATION OF DUMP, LENGTH OF HAUL, AND DISPOSAL EXPENSES ARE CONTRACTOR'S RESPONSIBILITY.
5. MATERIALS ENCOUNTERED THAT ARE SUSPECTED OF CONTAINING HAZARDOUS MATERIALS SHALL NOT BE DISTURBED. CONTACT CIVIL ENGINEER OR OWNER IMMEDIATELY.
6. SALVAGED ITEMS ARE TO BE CLEANED, PACKED OR CRATED IN CLEARLY IDENTIFIED CONTAINERS, AND STORED IN A SECURE AREA UNTIL DELIVERED TO OWNER. CONTRACTOR TO PROTECT ITEMS FROM DAMAGE DURING TRANSPORT AND STORAGE.
7. THE CONTRACTOR SHALL CONTACT OWNER TO ARRANGE THE STORAGE OF ANY REMOVED SIGNS, LIGHTING, OR OTHER OBJECTS THAT ARE IDENTIFIED ON THE PLAN AS BEING RETURNED TO OWNER.
8. REFER TO THE CIVIL DRAWINGS FOR UTILITY DEMOLITION INFORMATION (IF APPLICABLE).
9. ALL EXISTING PLANTS TO REMAIN ARE TO BE PROTECTED FROM DAMAGE BY CONSTRUCTION OPERATIONS. DO NOT OPERATE EQUIPMENT, STORE, STOCKPILE, OR PARK WITHIN DRIP LINE OF PLANTS. REMOVE SOD OVER PROMINENT ROOTS BY HAND TO MINIMIZE DAMAGE TO ROOT SYSTEM. CONTRACTOR IS RESPONSIBLE FOR HEALTH AND LIFE OF ALL PLANTS TO REMAIN OR BE RELOCATED THROUGHOUT CONSTRUCTION AND WARRANTY PERIOD.
10. THE CONTRACTOR SHALL LOCATE AND PROTECT EXISTING IRRIGATION MAINLINE PRIOR TO DEMOLITION ACTIVITIES. IRRIGATION TO EXISTING LANDSCAPE AREAS SHALL BE PROTECTED AND MAINTAINED DURING CONSTRUCTION.
11. MINIMIZE DISTURBANCE IN CONSTRUCTION STAGING AREAS. REPLACE/RESTORE ALL LANDSCAPE, HARDSCAPE, IRRIGATION, LIGHTING, ETC. WHICH IS DISTURBED BY CONSTRUCTION.
12. CONTRACTOR TO CONDUCT SELECTIVE DEMOLITION AND DEBRIS-REMOVAL OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, WALKWAYS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.
13. CONTRACTOR TO PROVIDE TEMPORARY BARRICADES AND OTHER PROTECTIONS REQUIRED TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN.
14. CONTRACTOR SHALL NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. CONTRACTOR TO REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
15. CONTRACTOR TO COMPLY WITH ALL APPLICABLE LAWS FOR MATERIALS TRANSPORTATION DURING ONSITE AND OFFSITE HAULING. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO EXISTING CONDITION BEFORE SELECTIVE DEMOLITION OPERATIONS BEGAN.
17. THE LIMITS OF WORK DESCRIBED IN THE DRAWINGS ARE APPROXIMATE. WORK REQUIRED OUTSIDE THESE LIMITS WHICH IS NEEDED TO MEET THE INTENT OF THE DRAWING IS THE RESPONSIBILITY OF THE CONTRACTOR.

LAYOUT AND PAVING NOTES

- 1. THE ENGINEER OR OWNER IS NOT RESPONSIBLE FOR THE SAFETY OF THE CONTRACTOR OR HIS CREW. ALL O.S.H.A. REGULATIONS SHALL BE STRICTLY ADHERED TO IN THE PERFORMANCE OF THE WORK.
2. ALL EXISTING STRUCTURES, CONCRETE PADS/WALKS/DRIVES AND UTILITY SERVICES ON THE SITE SHALL BE REMOVED TO FULL DEPTH PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING WORK.
4. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL PERMITS AND PAY ALL FEES PRIOR TO BEGINNING WORK.
5. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT, FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES AND IRRIGATION SLEEVES PRIOR TO INSTALLATION OF PAVEMENT.
6. THE CONTRACTOR SHALL PROTECT ALL TREES TO REMAIN, IN ACCORDANCE WITH THE SPECIFICATIONS. DO NOT OPERATE OR STORE HEAVY EQUIPMENT OR STORE MATERIALS WITHIN THE DRIP LINES OF TREES OR OUTSIDE THE LIMIT OF GRADING.
7. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH WITH NO EXPOSED AGGREGATE ON ANY FACE. ALL CONCRETE TO BE MINIMUM 4,000 PSI COMPRESSIVE STRENGTH WITH 5% (+/-1%) AIR ENTRAINMENT. MIXTURES WITH WATER/CEMENT RATIOS AT 0.5 OR BELOW ARE RECOMMENDED. CURB RAMPS, SIDEWALK SLOPES, AND DRIVEWAY RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL CURRENT LOCAL REQUIREMENTS. IF APPLICABLE, THE CONTRACTOR SHALL REQUEST INSPECTION OF SIDEWALK AND RAMP FORMS PRIOR TO PLACEMENT OF CONCRETE, NO FLY ASH PERMITTED.
8. CONSTRUCTION OF REINFORCED CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH ACI 330 STANDARD SPECIFICATIONS. CURING COMPOUND SHALL BE APPLIED TO ALL CONCRETE SURFACES IMMEDIATELY AFTER BROOM CONTRACTOR SHALL REJECT CONCRETE IF IT CANNOT BE PLACED WITHIN 90 MINUTES OF BATCH TIME OR WITHIN 75 MINUTES DURING SUMMER HIGH TEMPERATURE CONDITIONS.
9. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN RESULTING FROM NEW CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
10. DIMENSIONS ARE TO THE FACE OF CURB, EXPOSED FACE OF WALL, EDGE OF CONCRETE OR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.
11. SCREENED ITEMS INDICATE A PRE-CONSTRUCTION TOPOGRAPHIC SURVEY PROVIDED BY JSD (734-637-3922), DATED 06/05/2024.
12. CONCRETE PAVEMENT CONTRACTION JOINTS SHALL BE CONSTRUCTED TO A DEPTH OF AT LEAST 1/4 THE CONCRETE THICKNESS, AND SHALL DIVIDE CONCRETE ROUGHLY INTO SQUARES WITH MAXIMUM 10' SEGMENTS. JOINTS CAN BE SAWCUT, FORMED, OR TOOLED.
13. MAINTAIN ONE SET OF MARKED-UP AS-BUILT DRAWINGS ON THE JOB SITE FOR DISTRIBUTION TO THE ENGINEER UPON COMPLETION.
14. CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY FOR COMPLETED SITE. CONSULT ENGINEER FOR SPECIFIC REQUIREMENTS.
15. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING POSTAL DELIVERY METHOD WITH THE LOCAL JURISDICTION. IF A PHYSICAL MAILBOX IS REQUIRED, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE PURCHASE, LOCATION PLACEMENT, AND INSTALLATION.
16. ALL PAVEMENT MARKINGS, SIGNAGE, AND TRAFFIC CONTROL SHALL CONFORM TO THE LOCAL DEPARTMENT OF TRANSPORTATION AND THE MUTCD STANDARDS, CURRENT EDITION, UNLESS NOTED OTHERWISE.
17. ALL CURBING CURB TO BE PAINTED YELLOW WHERE LESS THAN 6" (TYP)
18. IF PAVEMENT IS CONCRETE, ADD 4" WIDE SAFETY YELLOW STRIPE AT EDGE OF ALL SIDEWALK BORDERING PAVEMENT.

GENERAL UTILITY NOTES

- 1. WATER AND SEWER CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL CODES AND SPECIFICATIONS.
2. THE OWNER SHALL PAY ALL FEES AND OBTAIN PERMITS.
3. ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND ARE BASED ON BEST INFORMATION AVAILABLE. ADDITIONAL UTILITIES MAY BE PRESENT. SHOULD UNCHARTED UTILITIES BE ENCOUNTERED DURING EXCAVATION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE FOR INSTRUCTIONS.
4. THE CONTRACTOR SHALL NOTIFY THE STATE ONE-CALL SYSTEM AT (811) AT LEAST THREE WORKING DAYS PRIOR TO ANY EXCAVATION AND/OR DEMOLITION.
5. MAINTAIN 10-FOOT HORIZONTAL AND 24-INCH VERTICAL SEPARATIONS BETWEEN SANITARY SEWER AND WATER SUPPLY LINES.
6. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES WITHIN 14 DAYS OF MOBILIZATION. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTORS EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES AND UNDERGROUND ELECTRIC DO NOT CONFLICT WITH SANITARY SEWERS OR STORM INSTALL UTILITIES PRIOR TO FINAL PAVEMENT CONSTRUCTION.
8. BACKFILL UTILITY TRENCHES UNDER PAVEMENT AREAS WITH CRUSHED STONE OR GRAVEL. BACKFILL UTILITY TRENCHES IN LAWN AREAS WITH SATISFACTORY FILL MATERIAL COMPACTED TO AT LEAST 95% OF MAXIMUM PER ASTM D698.
9. ADJUST ALL EXISTING CASTINGS TO MATCH PROPOSED FINISH GRADE.
10. ALL SANITARY SEWER PIPE SHALL BE SCHEDULE 40 PVC UNLESS NOTED OTHERWISE.
11. WATER SERVICE PIPE SHALL BE SDR21 PVC PRESSURE RATING 200 PSI.
12. CONTRACTOR IS RESPONSIBLE FOR ALL PUBLIC UTILITY CONNECTIONS (ELECTRIC, WATER, GAS, SEPTIC, SEWER) AS WELL AS PROVIDING ALL INFRASTRUCTURE REQUIRED BY UTILITY COMPANY.
13. SANITARY SEWER CLEANOUT LIDS SHALL BE HEAVY-DUTY RATED WHEN LOCATED IN PAVEMENT AND WHEN ACCESSIBLE BY VEHICLE, AND MEDIUM-DUTY RATED WHEN IN LANDSCAPED AREAS.
14. CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY FOR COMPLETED UTILITIES. CONSULT ENGINEER FOR SPECIFIC REQUIREMENTS. TOP OF PIPE ELEVATIONS WILL BE REQUIRED FOR WATER AND SEWER AT ALL BENDS, APPURTENANCES, FITTINGS, ETC. FOR AS-BUILT SURVEY.
15. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ENGINEER FOR ALL PRECAST SANITARY STRUCTURES FOR APPROVAL, PRIOR TO PURCHASING.

GRADING AND DRAINAGE NOTES

- 1. TOPSOIL SHALL BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS TO A MINIMUM DEPTH OF 6 INCHES. MAKE STOCKPILES FREE DRAINING AND PROVIDE EROSION AND SEDIMENTATION CONTROLS AROUND STOCKPILES.
2. SATISFACTORY TOPSOIL IS DEFINED AS SOIL BEING FREE OF SUBSOIL, CLAY LUMPS, STONES, OTHER OBJECTS OVER 1 INCH IN DIAMETER, OR CONTAMINANTS.
3. ALL GRADED AREAS SHALL BE HAVE STABILIZATION APPLIED WITHIN 15 DAYS AFTER GRADING IS COMPLETED.
4. STABILIZED AREAS SHALL HAVE NO BARE SPOTS.
5. ALL SITE OPEN SPACE NOT OTHERWISE PAVED TO BE STABILIZED PER LANDSCAPE PLAN L2.1.
6. AFTER STRIPPING TOPSOIL, PROOFROLL SUBGRADE WITH A LOADED DUMP TRUCK WITH A MINIMUM WEIGHT OF 16 TONS.
7. FINISH GRADE TOLERANCES ARE 0.10 FOOT ABOVE OR BELOW DESIGN ELEVATIONS.
8. THE CONTRACTOR SHALL PROTECT ALL TREES DESIGNATE TO REMAIN. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE/STORE MATERIALS WITHIN DRIP LINES OF TREES.
9. TOP OF GRATE ELEVATIONS FOR CURB INLETS ARE GIVEN TO THE CENTER OF THE INLETS AT THE FACE OF CURB. THE GRATES SHALL SLOPE LONGITUDINALLY WITH THE PAVEMENT GRADE. ADJUST THE CASTING TO FALL ALONG THE CURB LINE.
10. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, PROTECT UTILITIES TO REMAIN, AND REPAIR CONTRACTOR-CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AT CONTRACTOR'S EXPENSE.
11. NOTIFY LOCAL UTILITY LOCATOR SERVICE OF INTENDED EXCAVATION/UTILITY TRENCHING OPERATIONS. SEE GENERAL UTILITY NOTE #4 ON THIS SHEET FOR PHONE NUMBER.
12. IN THE EVENT OF ANY DISCREPANCIES FOUND IN THE DRAWINGS OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
13. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS.
14. SPOT ELEVATIONS AND CONTOURS REPRESENT PROPOSED FINISHED GRADE AND TOP OF FINISHED PAVEMENT.
15. CONTRACTORS SHALL VERIFY EXISTING ELEVATIONS AND INVERTS PRIOR TO BEGINNING WORK.
16. EXCESS MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR OFF THE OWNER'S PROPERTY AT NO ADDITIONAL COST IN AL LEGAL MANNER.
17. CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF A DETAILED ENGINEERING GRADING DESIGN AND REFLECT THE PLANNED INTENT WITH REGARD TO DRAINAGE. SHOULD THE CONTRACTOR HAVE ANY QUESTION OF THIS INTENT OR ANY PROBLEMS WITH THE CONTINUITY OF GRADES, THE ENGINEER SHALL BE CONTACTED PRIOR TO BEGINNING WORK.
18. ALL CURBS AND SIDEWALKS SHALL BE BACKFILLED FLUSH WITH TOPSOIL, AND SEEDED AND MULCHED UNLESS OTHERWISE NOTED.
19. ALL PIPES UNDER PAVED AREAS SHALL BE BACKFILLED WITH CRUSHED STONE. ALL PIPES UNDER LAWN AREAS SHALL BE BACKFILLED WITH SATISFACTORY MATERIAL, COMPACTED TO 95% OF MAXIMUM PER ASTM D698.
20. SCREENED EXISTING CONDITIONS ITEMS INDICATE A PRE-CONSTRUCTION TOPOGRAPHIC SURVEY PROVIDED BY JSD, DATED 06/05/2024. PLEASE SEE EXISTING CONDITIONS PLAN FOR ANY ITEMS THAT HAVE BEEN DEMOLISHED, IF APPLICABLE, THAT MAY NOT BE SHOWN ON GRADING AND DRAINAGE PLANS.
21. MAXIMUM SLOPES IN ALL DIRECTIONS OF HANDICAP PARKING SPACES/AISLES SHALL NOT EXCEED 2%
22. EARTHWORK FILL SHALL INCLUDE STRIPPING TOPSOIL AND PLACING ENGINEERED FILL IN MAXIMUM 8" LOOSE MATERIAL LIFTS AND COMPACTED TO MAXIMUM DRY DENSITY OF 98% OF STANDARD PROCTOR DENSITY (ASTM D698).
23. FINISHED GRADE AT EXTERIOR WALLS SHALL BE A MINIMUM OF 6 INCHES BELOW FINISHED FLOOR AT ALL NON PAVED AREAS.
24. ALL HDPE STORM PIPE SHALL BE ADS N-12 ST 18 OR APPROVED EQUAL.
25. STORM CLEANOUT LIDS SHALL BE HEAVY-DUTY RATED WHEN LOCATED IN PAVEMENT AND WHEN ACCESSIBLE BY VEHICLE, AND MEDIUM-DUTY RATED WHEN IN LANDSCAPED AREAS.
26. ALL SUBGRADE PREPARATION WITHIN THE CONSTRUCTION AREA SHALL BE COMPLETED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY PARTNER ENGINEERING AND SCIENCE, INC., PROJECT NO. 24-443566.2, DATED 04/23/2024.
27. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ENGINEER FOR ALL PRECAST STORM STRUCTURES FOR APPROVAL, PRIOR TO PURCHASING

CONSTRUCTION CLOSE-OUT

- 1. MAINTAIN ONE SET OF MARKED-UP AS-BUILT DRAWINGS ON THE JOB SITE FOR DISTRIBUTION TO THE ENGINEER UPON COMPLETION.
2. ANY PLAN SUBSTITUTIONS THAT ARE NOT PREVIOUSLY APPROVED AND FOUND TO BE UNACCEPTABLE BY CIVIL ENGINEER & / OR LANDSCAPE ARCHITECT ARE TO BE RECONSTRUCTED AT CONTRACTOR'S EXPENSE.
3. ANY WORK REQUIRED TO COMPLETE THE SCOPE OF THIS PROJECT BUT NOT SPECIFICALLY CALLED OUT, SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR THE COMPLETION OF THIS WORK.
4. REPAIR OR REPLACE DAMAGE TO EXISTING FACILITIES (CURBS, PAVEMENT, UTILITIES, ETC.) DESIGNATED TO REMAIN, AT NO ADDITIONAL EXPENSE TO THE OWNER.
5. WORK WHICH DOES NOT CONFORM TO THE REQUIREMENTS OF THE CONTRACT WILL BE CONSIDERED UNACCEPTABLE. UNACCEPTABLE WORK, WHETHER THE RESULT OF POOR WORKMANSHIP, USE OF DEFECTIVE MATERIALS, DAMAGE THROUGH CARELESSNESS OR ANY OTHER CAUSES, FOUND TO EXIST PRIOR TO THE FINAL ACCEPTANCE OF THE WORK, SHALL BE REMOVED AND REPLACED IN AN ACCEPTABLE MANNER, AS REQUIRED BY THE ENGINEER AND/OR LANDSCAPE ARCHITECT AT THE CONTRACTORS EXPENSE. WORK DONE CONTRARY TO THE INSTRUCTIONS OF THE ENGINEER AND/OR LANDSCAPE ARCHITECT, WORK DONE BEYOND THE LINES SHOWN ON THE PLANS, OR ANY EXTRA WORK DONE WITHOUT AUTHORITY WILL NOT BE PAID FOR.
6. THE CONTRACTOR SHALL PRESERVE AND PROTECT FROM DAMAGE ALL EXISTING MONUMENTATION DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR THE REPLACEMENT OF ANY MONUMENTS DAMAGED OR REMOVED DURING CONSTRUCTION. NEW MONUMENT SHALL BE REESTABLISHED BY A LICENSED SURVEYOR IN THE STATE OF THE PROJECT.
7. CONTRACTOR TO VERIFY UTILITY FINAL ACCEPTANCE PROCESS AND COORDINATE WITH THE APPROPRIATE PARTIES. THESE TASKS CAN INCLUDE, BUT ARE NOT LIMITED TO:
7.1. AS-BUILTS
7.2. INSPECTIONS
7.3. TESTING
7.4. CLEANING
7.5. EASEMENT RECORDATION
7.6. OPERATIONS AND MAINTENANCE AGREEMENT
8. CONTRACTOR TO VERIFY GRADING AND DRAINAGE FINAL ACCEPTANCE PROCESS AND COORDINATE WITH THE APPROPRIATE PARTIES. THESE TASKS CAN INCLUDE, BUT ARE NOT LIMITED TO:
8.1. AS-BUILTS
8.2. INSPECTIONS
8.3. EASEMENT RECORDATION
8.4. OPERATIONS AND MAINTENANCE AGREEMENT
9. CONTRACTOR TO VERIFY LANDSCAPE FINAL ACCEPTANCE PROCESS AND COORDINATE WITH THE APPROPRIATE PARTIES. THESE TASKS CAN INCLUDE, BUT ARE NOT LIMITED TO:
9.1. AS-BUILTS
9.2. INSPECTIONS
9.3. MATERIALS APPROVAL BY LANDSCAPE ARCHITECT.
9.4. PLANTING LOCATIONS IN REFERENCE TO AS-BUILT UTILITY LOCATIONS (NO TREE PLANTED WITH 10' OF ANY UTILITY LINES)
10. CONTRACTOR TO PROVIDE LANDSCAPE ARCHITECT AND ENGINEER PHOTOGRAPHS OF AS-BUILT SITE UPON CONSTRUCTION AND LANDSCAPE INSTALLATION FOR REVIEW AND APPROVAL. CONTACT TARR GROUP FOR CLARIFICATION.

IRRIGATION NOTES

- 1. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO CONFORM TO THE REQUIREMENTS OF THE VILLAGE OF PEWAUKEE CODE OF ORDINANCES.
2. THE IRRIGATION SYSTEM IS TO BE DESIGN BUILT BY THE CONTRACTOR AND WILL CONSIST OF DRIP IRRIGATION IN ALL PLANTING BEDS, UNLESS SPECIFIED OTHERWISE. ALL SOD AND NATIVE SEED AREAS SHALL BE IRRIGATED WITH POP-UP OR SPRAY HEADS.
3. ALL LATERAL AND SUPPLY LINES SHALL BE CLASS 200 PVC, SIZED FOR FLOW VELOCITIES OF 5 FT./SEC. OR LESS.
4. PROVIDE TWO 3/4" QUICK COUPLING VALVES ON SUPPLY LINE.
5. PROVIDE AUTOMATIC DRAIN VALVES AT ALL LOW POINTS ON SUPPLY AND LATERAL LINES.
6. PROVIDE TWO PLASTIC SUPPLY LINE MANUAL DRAIN VALVES.
7. ACCEPTABLE SYSTEM COMPONENTS:
A. SYSTEM CONTROLLER: HUNTER X-CORE SERIES, TORO TMC-212 SERIES, RAIN BIRD RXZ SERIES. CONTROLLER SHALL BE LOCATED IN THE RECEIVING AREA NEXT TO THE ELECTRICAL PANEL.
B. ZONE CONTROL VALVES: HUNTER PGV SERIES, TORO 250/260 SERIES, RAIN BIRD DV/DVF SERIES
C. SPRINKLER HEADS: HUNTER SRM AND PRO SPRAY SERIES, TORO 570Z AND 300 SERIES, RAIN BIRD 1800 AND 3500 SERIES
D. RAIN/FREEZE SENSORS: HUNTER RAIN CLIK PLUS HUNTER FREEZE CLIK, TORO TWRFS RAIN/FREEZE SENSOR, OR RAIN BIRD WR2 WIRELESS RAIN/FREEZE SENSOR.

ABBREVIATIONS

Table listing abbreviations and their corresponding full names, such as @ AT, CL CENTERLINE, PL PROPERTY LINE, etc.

SITE DATA TABLE

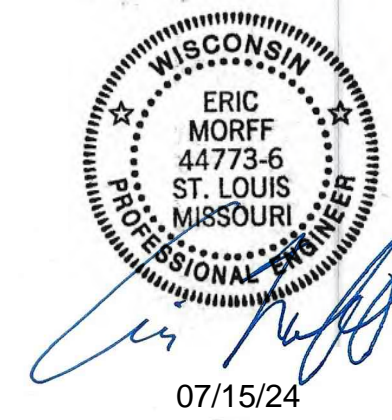
Table containing site data including Tax Key, Current Zoning, Proposed Zoning, Current Use, Proposed Use, Total Site Area, Existing Impervious Area, Existing Pervious Area, Proposed Impervious Area, Proposed Pervious Area, Proposed Building Area, Floor Area Ratio, Proposed Building Height, Minimum Open Space Area, Provided Open Space Area, Building Setbacks, and Directional setbacks (North, East, South, West).

PARKING CALCULATIONS

Table detailing parking requirements and calculations, including Use Category, Requirement, Building Area, Employees on Maximum Shift, Calculation, Total Spaces Required, Parking Requirements (Accessible), Tier, Total Accessible Spaces Required, Van Accessible Requirement, Total Van Accessible Spaces Required, Parking Summary, Total Standard Spaces Provided, Total Accessible Spaces Provided, and Total Spaces Provided.

STRIPING LEGEND

Table defining striping legend for painted curbs, standard parking spaces, accessible parking spaces, fire lanes, bollards, and other traffic markings, including surface requirements and colors.



PEWAUKEE DENTAL OFFICE
WMG ACQUISITIONS, LLC
CAPITOL DRIVE AND PEWAUKEE ROAD
PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

ORIGINAL ISSUE DATE: 07/15/2024

REVISIONS:

PROJ. NO.: 24019




WMG PROJ. NO.: WI23-0444

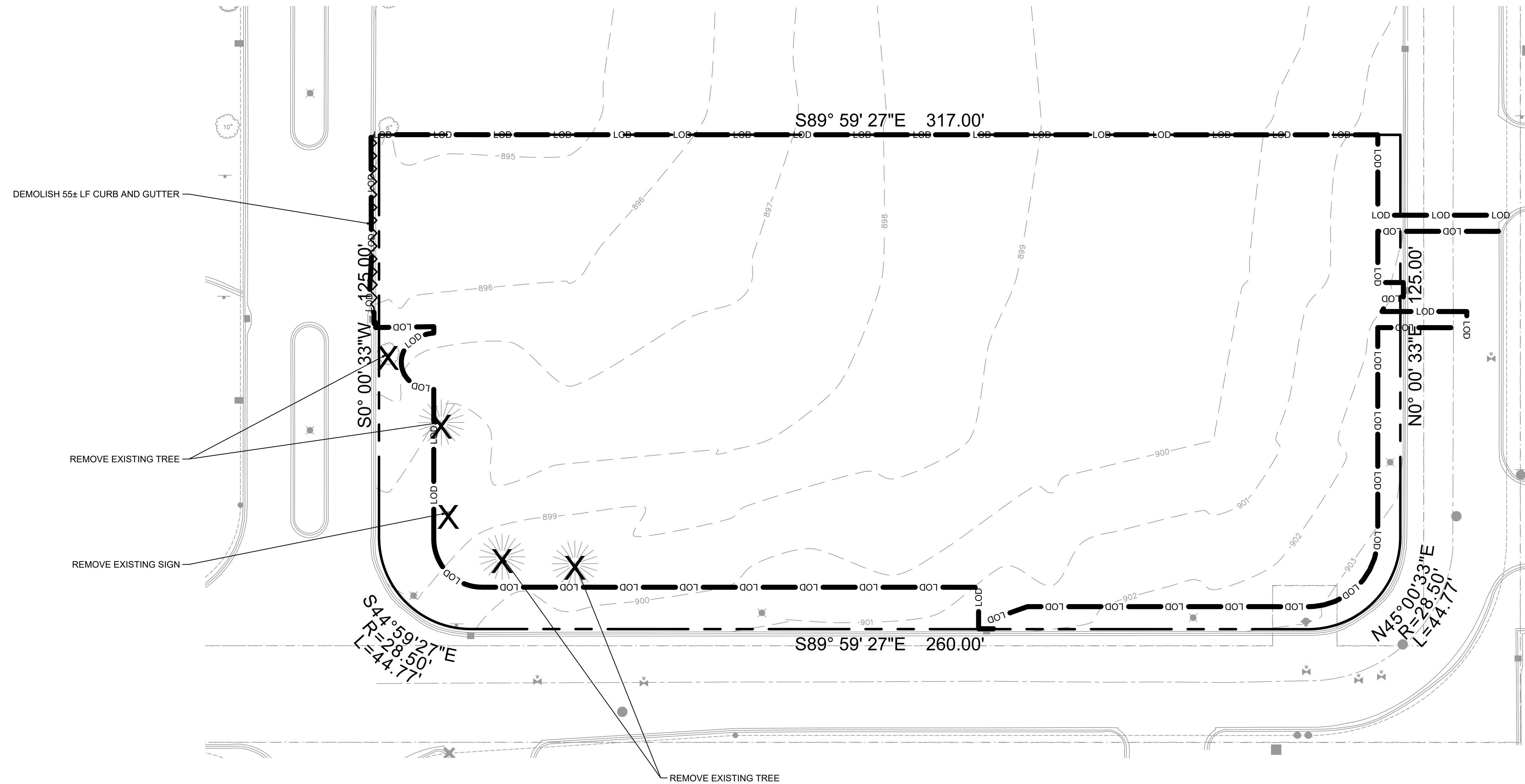
NOTES SHEET

C0.2

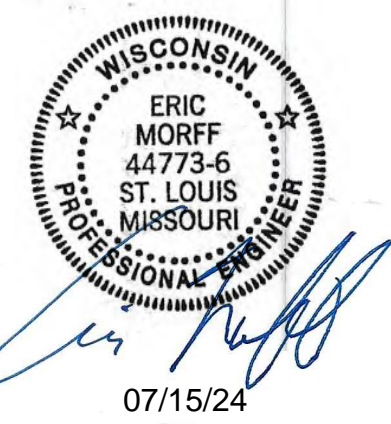
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DEMOLITION LEGEND

-  REMOVE EXISTING CURB AND GUTTER
-  LOD LIMITS OF DISTURBANCE
-  REMOVE EXISTING IMPROVEMENT



SEE NOTES ON SHEET C0.2



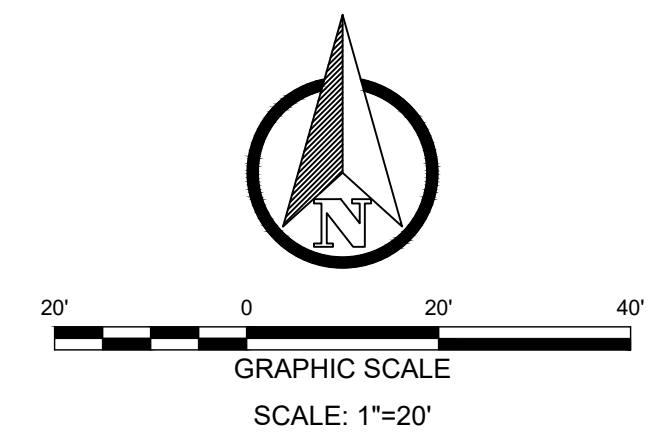
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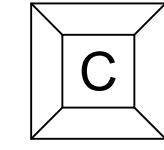

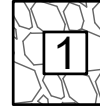
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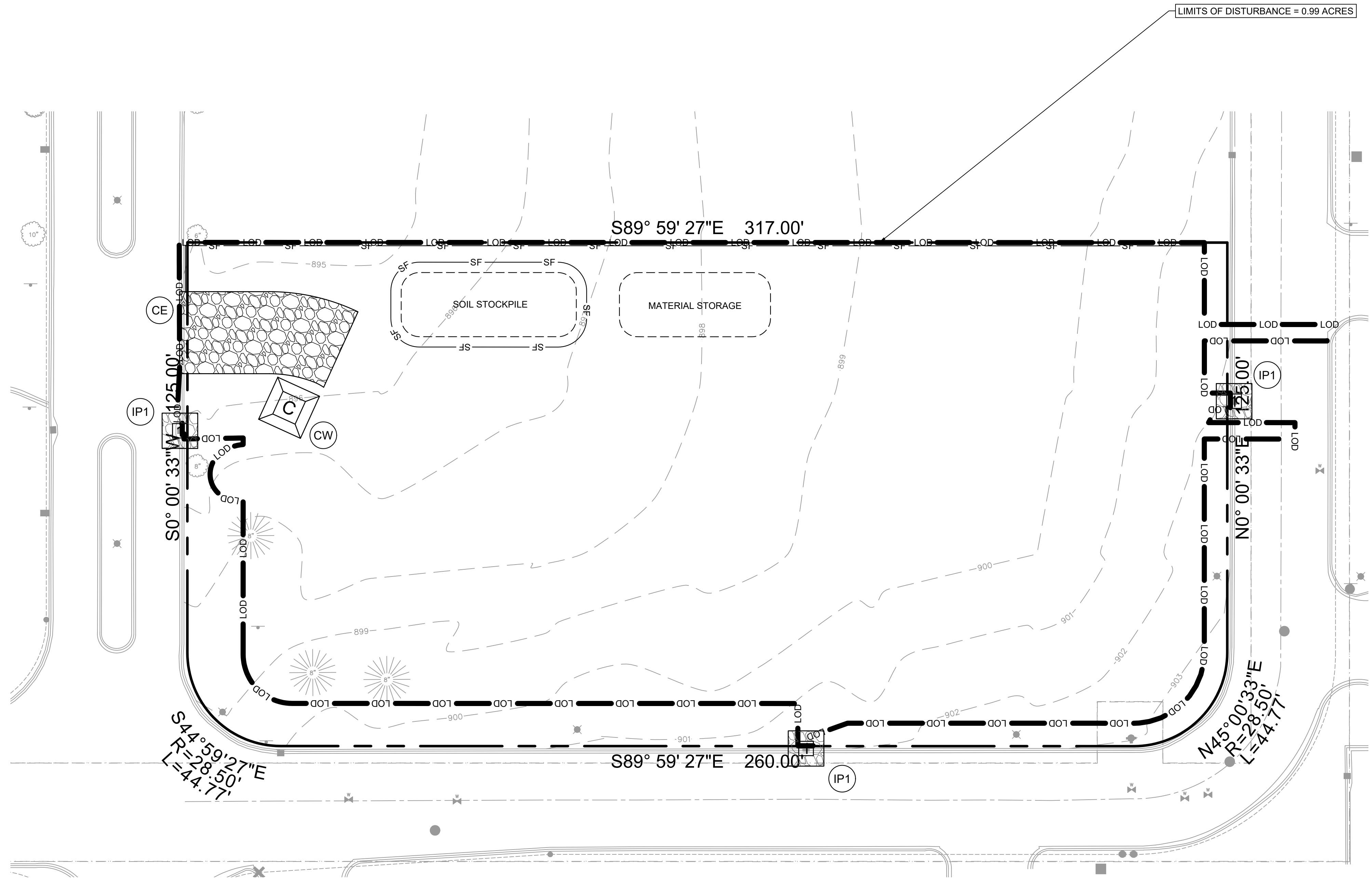
DEMOLITION PLAN

C1.2



EROSION CONTROL LEGEND

-  LOD — LOD — LOD LIMITS OF DISTURBANCE
-  SF — SF — SF SILT FENCE (DETAIL 3/C1.5)
-  CE  CONSTRUCTION ENTRANCE (DETAIL 1/C1.5)
-  CW  LINED CONCRETE WASHOUT (DETAIL 2/C1.5)
-  IP1  INLET PROTECTION TYPE C (DETAIL 4/C1.5)

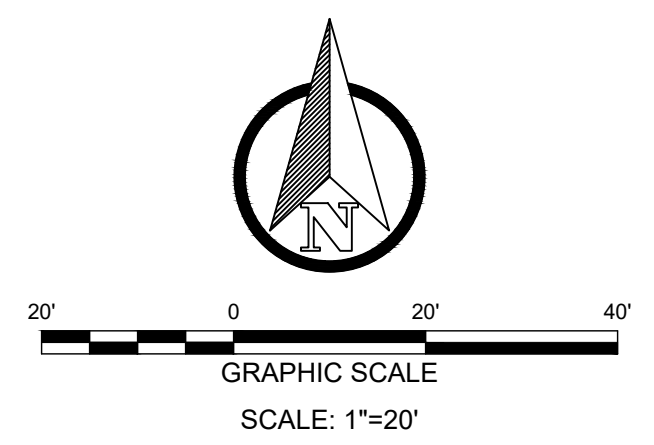


PEWAUKEE DENTAL OFFICE
 WMG ACQUISITIONS, LLC
 CAPITOL DRIVE AND PEWAUKEE ROAD
 PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

ORIGINAL ISSUE DATE: 07/15/2024
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PROJ. NO.: 24019
 WMG PROJ. NO.: W123-0444

EROSION & SEDIMENT CONTROL PLAN PHASE 1




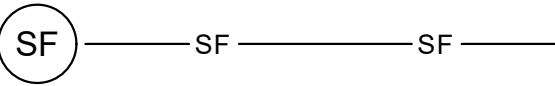
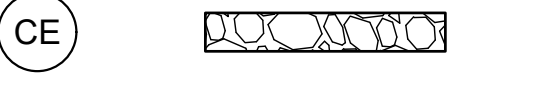
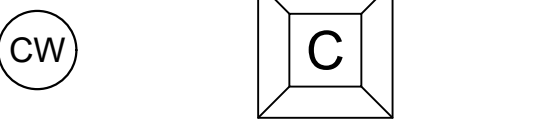


SEE NOTES ON SHEET C1.6

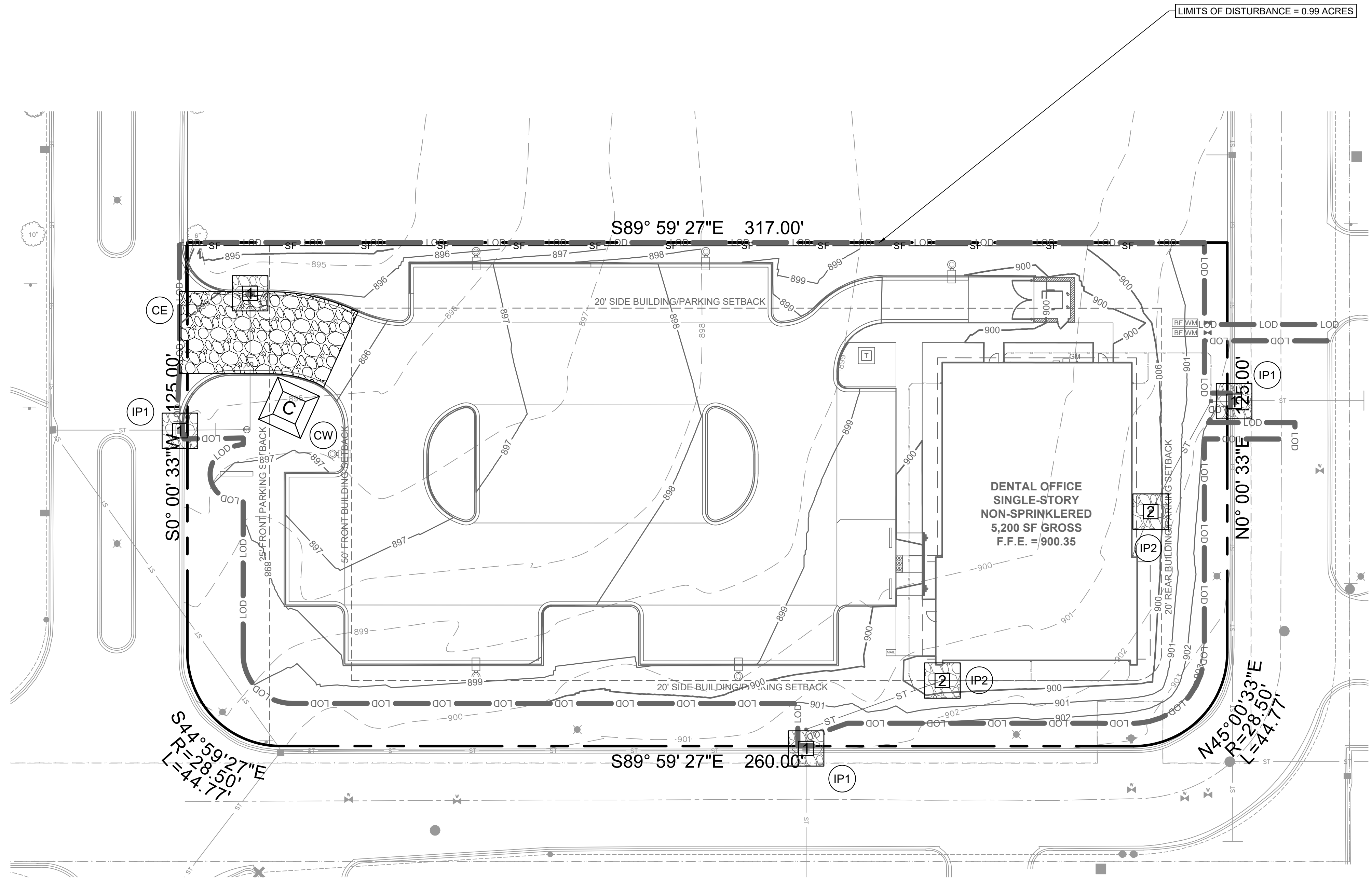
C1.3

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EROSION CONTROL LEGEND

-  LOD — LOD — LOD LIMITS OF DISTURBANCE
-  SF — SF — SF SILT FENCE (DETAIL 3/C1.5)
-  CE CONSTRUCTION ENTRANCE (DETAIL 1/C1.5)
-  CW LINED CONCRETE WASHOUT (DETAIL 2/C1.5)
-  IP1 INLET PROTECTION TYPE C (DETAIL 4/C1.5)
-  IP2 INLET PROTECTION TYPE A (DETAIL 4/C1.5)

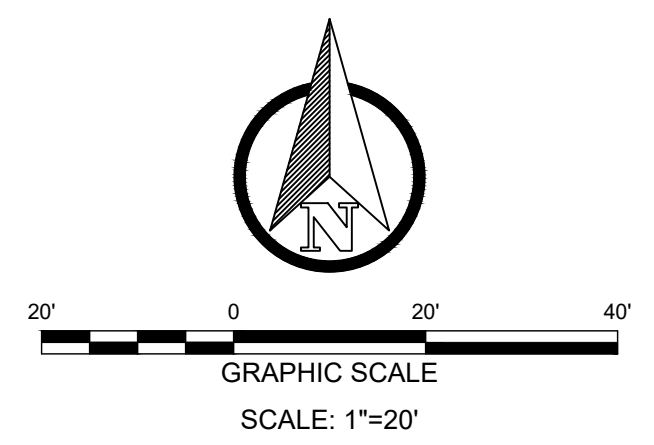


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EROSION & SEDIMENT CONTROL PLAN PHASE 2



SEE NOTES ON SHEET C1.6

C1.4

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PROJECT DESCRIPTION

THE PROPOSED PROJECT IS LOCATED ON PROPOSED LOT 19 (CURRENTLY PART OF LOT 17, CERTIFIED SURVEY MAP NO. 11391) AND HAS NOT YET BEEN ASSIGNED AN ADDRESS. THE PROJECT WILL CONSIST OF A 5,200 SQUARE FOOT DENTAL OFFICE WITH ASSOCIATED PARKING AREA, DRIVES, AND APPURTENANCES. THE TOTAL DISTURBED AREA IS 0.99 ACRES.

EROSION AND SEDIMENT CONTROL NOTES

1. CONSTRUCT TEMPORARY EROSION CONTROL AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING GRADING OPERATIONS
2. ALL LOCATIONS OF TEMPORARY EROSION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DIRECTED BY THE ARCHITECT/ENGINEER.
3. PROVIDE TEMPORARY SEEDING AND MULCH ON STOCKPILES AND ALL OTHER AREAS OF THE SITE THAT WILL REMAIN UNDISTURBED FOR 14 DAYS OR MORE.
4. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 50% FILLED.
5. REPLACE DAMAGED AND WORN OUT SILT BARRIERS AS DIRECTED BY THE ENGINEER OR AS NECESSARY PER THE SWPPP NARRATIVE (IF APPLICABLE).
6. WHEN THE TEMPORARY EROSION CONTROL DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE (IN THE ENGINEER'S OPINION), THEY SHALL BE REMOVED.
7. ALL DRAINAGE STRUCTURES, PIPES WITHIN THE LIMITS OF CONSTRUCTION AND DETENTION PONDS SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.
8. THE CONTRACTOR SHALL PROVIDE BARRICADES, FENCING, AND OTHER DEVICES TO KEEP UNAUTHORIZED PERSONNEL FROM THE PROJECT SITE AND WORK ZONES AND TO DIRECT TRAFFIC TO EXISTING PARKING AS NEEDED.
9. STAGING LOCATION FOR CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE COORDINATED WITH AND APPROVED BY THE OWNER.
10. CONSTRUCTION TRAFFIC SHALL ONLY USE THE DESIGNATED CONSTRUCTION ENTRANCE TO ENTER AND EXIT THE PROJECT SITE.
11. REFER TO SHEET L2.1 FOR FINAL STABILIZATION PLAN.

EROSION & SEDIMENT POLLUTION CONTROL MAINTENANCE NOTES:

1. BMP INSPECTIONS WILL BE REQUIRED EVERY 7 OR 14 DAYS AND WITHIN 24 HOURS OF A 0.5 INCH RAINFALL EVENT.
2. MAINTENANCE OF ITEMS NOTED DURING INSPECTION SHOULD BE CORRECTED IMMEDIATELY OR WITHIN 48 HOURS OF INSPECTION
3. EROSION AND SEDIMENTATION CONTROLS MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE WITHIN THE TRIBUTARY AREAS OF THOSE CONTROLS.
4. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENTATION CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THOSE CONTROLS MUST BE STABILIZED IMMEDIATELY.
5. SEDIMENTATION BASINS MUST BE PROTECTED FROM UNAUTHORIZED ACTS OF THIRD PARTIES.
6. SEDIMENT MUST BE REMOVED FROM TRAPS WHEN SEDIMENT HAS ACCUMULATED TO THE CLEANOUT ELEVATION.
7. SEDIMENT TRAPS MUST BE PROTECTED FROM THE ACTS OF THIRD PARTIES.
8. FILTER FABRIC FENCE MUST BE INSTALLED AT LEVEL GRADE. BOTH ENDS OF EACH FENCE SECTION MUST EXTEND AT LEAST 8 FEET UPSLOPE AT A 45° TO THE MAIN FENCE ALIGNMENT.
9. SEDIMENT MUST BE REMOVED FROM WHEN ACCUMULATIONS REACH HALF THE ABOVE GROUND HEIGHT OF THE FENCE.
10. ANY FENCE SECTION THAT HAS BEEN UNDERMINED OR TOPPED MUST BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET.
11. STORMWATER INLETS WHICH DO NOT DISCHARGE TO SEDIMENT TRAPS OR BASINS, MUST BE PROTECTED UNTIL THE TRIBUTARY AREAS ARE STABILIZED.
12. SEDIMENT MUST BE REMOVED FROM INLET PROTECTION AFTER EACH STORM EVENT.
13. DIVERSIONS, CHANNELS, SEDIMENTATION BASINS, SEDIMENT TRAPS, AND STOCKPILES, MUST BE STABILIZED IMMEDIATELY.
14. DISTURBED AREAS INACTIVE FOR MORE THAN 14 DAYS SHOULD RECEIVE SEEDING, MULCHING, OR

BEST MANAGEMENT PRACTICES SEQUENCE

NOTE: UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY DOWN, PORTA POTTY, WHEEL WASH, CONCRETE WASHOUT, MASON'S AREA, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC, IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

PHASE I

1. *INSTALL STABILIZED CONSTRUCTION EXIT(S) AND SWPPP INFORMATION SIGN.*
2. *INSTALL SILT FENCE(S) ON THE SITE (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL SILT FENCE.)*
3. PREPARE TEMPORARY PARKING AND STORAGE AREA.

HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEER TO PERFORM INSPECTION AND CERTIFICATION OF BMP'S. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH THE CIVIL ENGINEER, WMG DEVELOPMENT CONSTRUCTION MANAGER, AGENCY(IES) AND GROUND-DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.

ALL EXCEPTIONS NOTED ON THE BMP CERTIFICATION FORM MUST BE ADDED TO THE FIRST DAILY REPORT AS A DEFICIENCY OR DEFICIENCIES AND RESOLVED WITHIN 24-HOURS. BMPS CAN NOT BE CERTIFIED IF ANY EXCEPTION REQUIRES GREATER THAN 24 HOURS TO RESOLVE.

DAILY INSPECTIONS AND REPORTING MUST START THE DAY OF OR IMMEDIATELY AFTER BMP CERTIFICATION.

4. *CONSTRUCT AND STABILIZE SEDIMENT BASIN(S) AND SEDIMENT TRAP(S) WITH APPROPRIATE OUTFALL STRUCTURES (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL BASINS AND TRAPS).*
5. *INSTALL AND STABILIZE HYDRAULIC CONTROL STRUCTURES (DIKES, SWALES, CHECK DAMS, ETC).*
6. BEGIN CLEARING AND GRUBBING THE SITE.
7. BEGIN GRADING THE SITE.
8. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.

PHASE II

1. *TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE.*
2. INSTALL BUILDING.
3. INSTALL PIPING, UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
4. *INSTALL RIP RAP AROUND OUTLET STRUCTURES AS EACH OUTLET STRUCTURE IS INSTALLED.*
5. *INSTALL INLET PROTECTION AT ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED.*
6. *PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.*
7. PREPARE SITE FOR PAVING.
8. PAVE SITE.
9. *INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.*
10. COMPLETE GRADING AND *INSTALLATION OF PERMANENT STABILIZATION* OVER ALL AREAS INCLUDING OUT LOTS.
11. OBTAIN CONCURRENCE WITH THE WMG DEVELOPMENT CONSTRUCTION MANAGER THAT THE SITE HAS BEEN FULLY STABILIZED THEN:
 - A. REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES.
 - B. STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF BMP'S.
14. CONTINUE DAILY INSPECTION REPORTS UNTIL THE FINAL DAILY INSPECTION REPORT, MARKED 'READY TO TERMINATE PERMIT', IS SIGNED BY THE CONSTRUCTION MANAGER.

NOTE: THE GENERAL CONTRACTOR MAY COMPLETE CONSTRUCTION-RELATED ACTIVITIES CONCURRENTLY ONLY IF ALL PRECEDING BMP'S HAVE BEEN COMPLETELY INSTALLED, BMP-RELATED STEPS IN THE ABOVE SEQUENCES ARE *ITALICIZED FOR CLARITY.*

ACREAGE SUMMARY (ACRES)	
TOTAL SITE AREA	1.11
ON-SITE DISTURBED AREA	0.98
OFF-SITE DISTURBED AREA	0.01
TOTAL DISTURBED AREA	0.99
IMPERVIOUS AREA AT COMPLETION	0.63
PERVIOUS AREA AT COMPLETION	0.48

DEVELOPER / OWNER:
 WMG ACQUISITIONS, LLC
 PO BOX 768
 EFFINGHAM, IL 62401
 (314) 537-4140

SITE OPERATOR / GENERAL CONTRACTOR:

SUPERINTENDENT:



PEWAUKEE DENTAL OFFICE
 WMG ACQUISITIONS, LLC
 CAPITOL DRIVE AND PEWAUKEE ROAD
 PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

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WMG PROJ. NO.: WI23-0444

EROSION & SEDIMENT CONTROL NOTES

C1.6

POLLUTION PREVENTION NOTES AND BMP'S FOR THE REMEDIATION OF ALL PETROLEUM SPILLS AND LEAKS AND:

A. POTENTIAL ENVIRONMENTAL IMPACTS FROM POLLUTANT SOURCES (EXISTING AND PROPOSED)

1. VEHICLE AND/OR EQUIPMENT LEAKS, AS WELL AS FROM ANY UNEXPECTED ACCIDENTS.
2. STORAGE, HANDLING AND/OR TRANSPORTATION OF HAZARDOUS MATERIALS/CHEMICALS.
3. LOADING/UNLOADING AND/OR REFUELING/TRANSFERRING OPERATIONS OF HEAVY EQUIPMENT AND ANY OTHER FUEL OPERATED EQUIPMENT (GENERATORS, PUMPS, CHAINSAWS, ETC.) TO INCLUDE THE USE OF FUEL TANKS AND ANY OTHER TYPE OF DISPENSERS (AS APPLICABLE).
4. ASPHALT, CONCRETE AND ROCK CRUSHER OPERATIONS.

SPILL PREVENTION, CONTROL AND COUNTERMEASURE (SPCC) REQUIREMENTS: DURING THE IMPLEMENTATION (CONSTRUCTION/OPERATION) PHASE(S) OF THIS PROJECT, THE CONTRACTOR AND/OR PROPONENT MUST HAVE A SPCC PLAN, AND FOLLOW ALL DEPARTMENT OF TRANSPORTATION (DOT) REGULATIONS ASSOCIATED WITH TRANSPORTATION OF ANY HAZARDOUS MATERIALS. STORAGE OF HAZARDOUS MATERIAL/CHEMICALS AND WASTE MUST COMPLY WITH APPLICABLE REGULATIONS, INCLUDING SECONDARY CONTAINMENT AS REQUIRED. DRIP PANS SHOULD BE AVAILABLE FOR VEHICLES AND EQUIPMENT TO PREVENT OIL AND OTHER PETROLEUM PRODUCTS FROM SPILLING ONTO THE SOIL OR WATER. SECONDARY CONTAINMENT IS REQUIRED FOR ANY REFUELING/TRANSFERRING ACTIVITIES.

STORAGE AREAS FOR HAZARDOUS MATERIALS/CHEMICALS/WASTE SHOULD BE DESIGNED TO ALLOW FOR SECURE PRODUCT STORAGE, TO PROVIDE SECONDARY CONTAINMENT, AND COVERED.

A HAZARDOUS MATERIAL INVENTORY AND MSDS SHOULD BE KEPT ON RECORD AT ALL TIMES FOR SPCC/ASCP AND EPCRA REQUIREMENTS. THE INVENTORY MUST INCLUDE ALL PETROLEUM PRODUCTS, CHEMICAL, HERBICIDES, PESTICIDES, FERTILIZERS, DETERGENTS, PAINTS AND ANY OTHER HAZARDOUS SUBSTANCES USED AND/OR STORED BY THE CONTRACTOR.

FOR WATER QUALITY: NO DEMOLITION/CONSTRUCTION WASTE OR EXCESS CONSTRUCTION MATERIALS OF ANY KIND CAN BE DUMPED TO THE SANITARY SEWER SYSTEM, THE STORM SEWER SYSTEM, OR BE DISPOSED TO THE GROUND INCLUDING PAINT, PAINT PRIMER, PAINT THINNER, PAINT STRIPPER, SOLVENTS, ACIDS, BASES, OILS, GREASES, ADHESIVES, GLUES, PASTES, SEALANTS, SOLDER, CAULKING, GROUT, PUTTY, WAXES, SHEET ROCK, INSULATION, CARPET, CARPET PADDING, ACETATE, TILE, COOLANT, CORROSION INHIBITOR, CLEANING COMPOUNDS, HERBICIDES, TERMITICIDES, FUNGICIDE, WEED KILLER, PESTICIDE.

B. BMP'S FOR THE REMEDIATION OF ALL PETROLEUM SPILLS AND LEAKS: TO ENSURE BEST PRACTICE MANAGEMENT PRACTICES FOR THE REMEDIATION OF ALL PETROLEUM SPILLS AND LEAKS ARE SUITABLE, THE PRIMARY PERMITTEE (OPERATOR/CONTRACTOR) SHALL PROVIDE AND IMPLEMENT THE FOLLOWING INSTALLATION SPILL CONTINGENCY PLAN (ISCP) REQUIREMENTS. THIS WILL ALSO MEET GAR 100001 --PART III.B.1 & 2; PART IV. (II) [SECOND PARAGRAPH] D.2.C(1), (3), &(4); PART IV.D.3.(1); GAR 000000 NPDES INDUSTRIAL REQUIREMENTS. THIS SECTION ALSO COVERS REQUIREMENTS FOR HAZARDOUS WASTE AND PEST MANAGEMENT.

- a. DESCRIPTION OF MEASUREMENTS TO REDUCE/PREVENT/MINIMIZE SPILL/RELEASE OF HAZARDOUS MATERIAL STORED AND USED AT THE SITE DURING CONSTRUCTION ACTIVITIES.
- b. LOCATION OF HAZARDOUS MATERIALS STORAGE AREAS, INCLUDING TANKS AND REFUELING OPERATIONS
- c. EMERGENCY RESPONSE AND CLEAN-UP PROCEDURES. ALL SPILLS WILL BE CLEANED UP IMMEDIATELY UPON DISCOVERY. CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL EMERGENCY RESPONSE ACTIONS AT THE SITE, TO INCLUDE REMOVAL AND DISPOSAL OF CONTAMINATED MATERIALS.

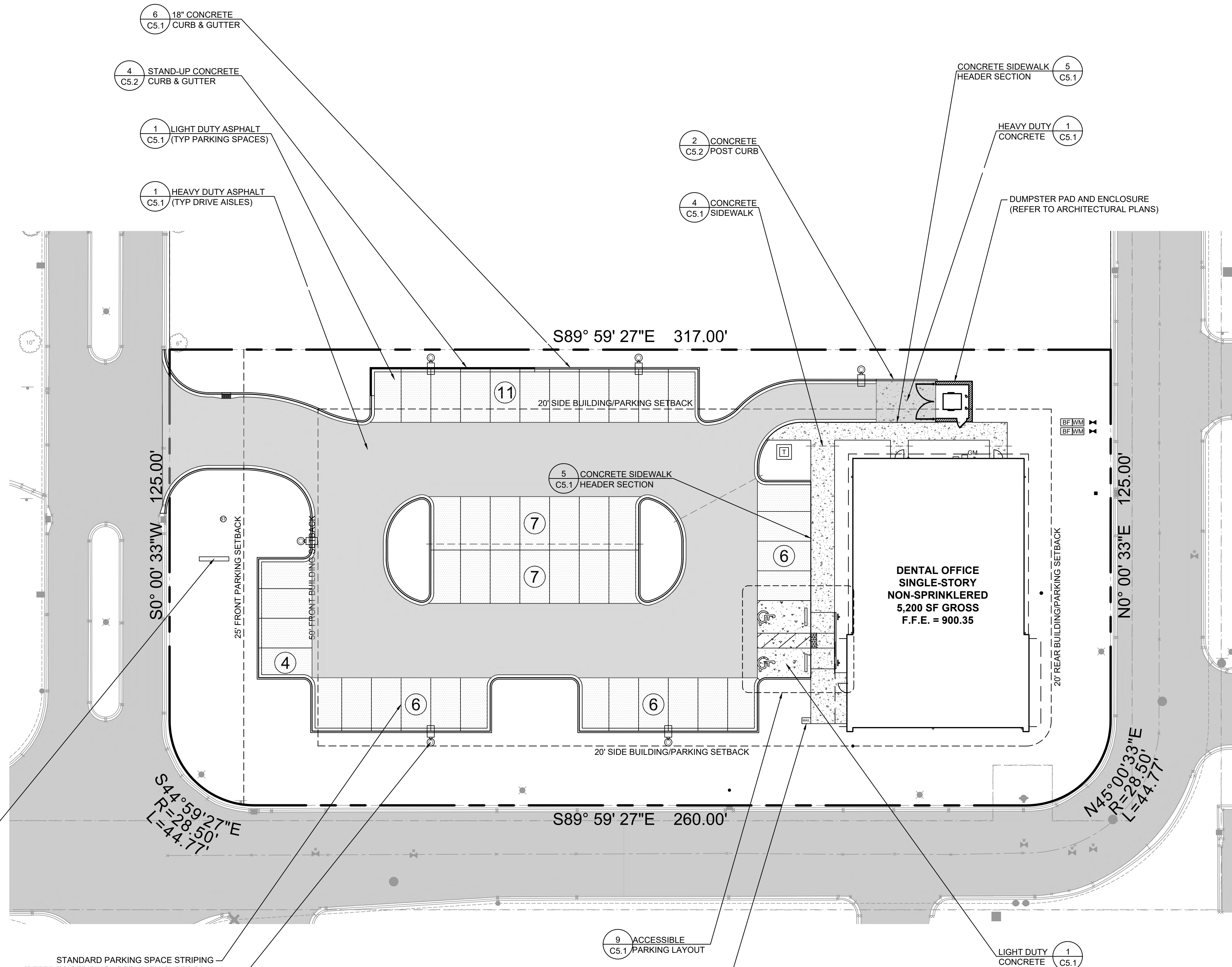
CONTRACTOR TO DESCRIBE SPECIFIC MEASUREMENTS AT THE SITE, AND TO SHOW LOCATION IN MAP. CONTRACTOR TO PROVIDE SPECIFIC INFORMATION OF THEIR EMERGENCY RESPONSE TEAM FOR CLEAN-UP IN THE ENVIRONMENTAL PROTECTION PLAN (EPP). ALL SPILLS WILL BE CLEANED UP IMMEDIATELY UPON DISCOVERY.

ACTIVITY	WEEKS																											
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24				
CLEARING & GRUBBING	X																											
EROSION CONTROL IMPLEMENTATION	X	X	X																									
ROUGH GRADING		X	X	X																								
GRASSING			X	X	X	X	X	X																				
UTILITY INSTALLATION						X	X	X	X	X	X	X																
BUILDING CONSTRUCTION								X	X	X	X	X	X	X	X	X	X	X	X									
PAVING																X	X	X	X	X	X	X	X	X	X	X	X	
FINE GRADING																					X	X	X	X	X	X	X	
FINAL STABILIZATION																									X	X	X	
MAINTENANCE OF EROSION CONTROLS	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	

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LEGEND

- PROPERTY LINE
- - - ROADWAY CENTERLINE
- - - EASEMENT / SETBACK LINE
- [Pattern] CONCRETE SIDEWALK
- [Pattern] LIGHT DUTY CONCRETE
- [Pattern] HEAVY DUTY CONCRETE
- [Pattern] HEAVY DUTY ASPHALT PAVING
- [Pattern] LIGHT DUTY ASPHALT PAVING
- [Symbol] BIKE RACK
- [Symbol] SIGN



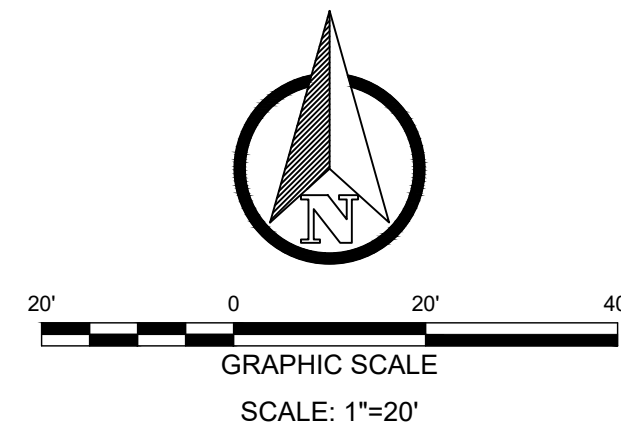
MONUMENT SIGN (DETAILS PER SIGN PACKAGE)
PROVIDE APPROVED SIGN PACKAGE TO ENGINEER
FOR REVIEW PRIOR TO CONSTRUCTION

STANDARD PARKING SPACE STRIPING
(REFER TO STRIPING LEGEND ON SHEET C0.2)

SITE LIGHT POLE LOCATION (TYP)
(REFER TO PHOTOMETRIC PLAN FOR FIXTURE
DETAILS, STRUCTURAL PLANS FOR BASE DETAILS,
AND ELECTRICAL PLANS FOR POWER SOURCE)

CONTRACTOR TO PROVIDE USPS COMPLIANT COMMERCIAL GRADE, METAL,
HEAVY-DUTY, LOCKING MAIL BOX. CONFIRM PLACEMENT WITH LOCAL POST
OFFICE. SUBMIT SHOP DRAWINGS FOR OWNER APPROVAL. IF FINAL
LOCATION DIFFERS FROM LOCATION SHOWN, INFORM ENGINEER
IMMEDIATELY TO DETERMINE ADDITIONAL IMPACTS TO SITE DESIGN.

SEE NOTES ON SHEET C0.2



PEWAUKEE DENTAL OFFICE
WMG ACQUISITIONS, LLC
CAPITOL DRIVE AND PEWAUKEE ROAD
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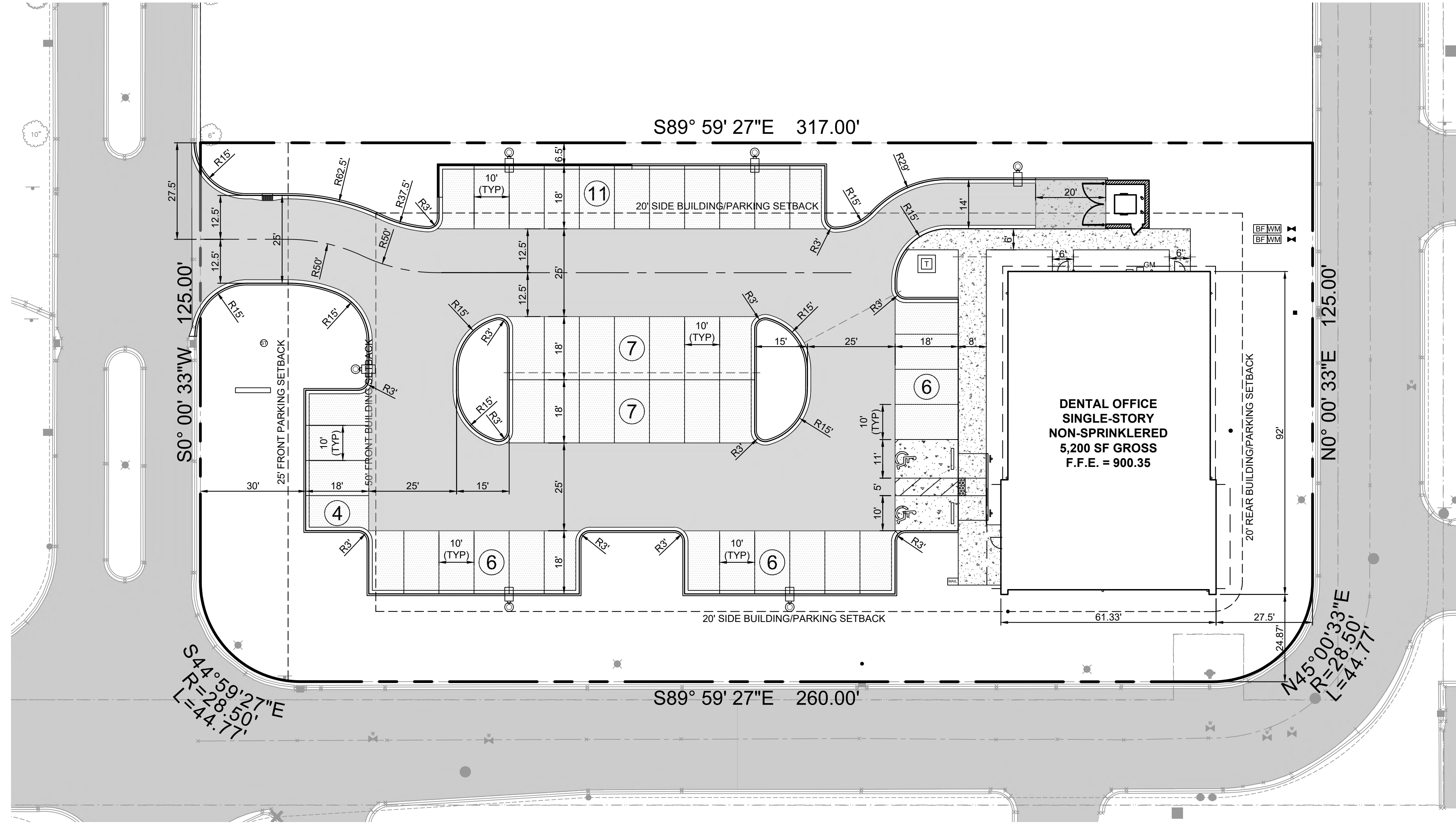
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SITE LAYOUT PLAN

C2.1

LEGEND

- PROPERTY LINE
- ROADWAY CENTERLINE
- EASEMENT / SETBACK LINE
- [Pattern] CONCRETE SIDEWALK
- [Pattern] LIGHT DUTY CONCRETE
- [Pattern] HEAVY DUTY CONCRETE
- [Pattern] HEAVY DUTY ASPHALT PAVING
- [Pattern] LIGHT DUTY ASPHALT PAVING
- [Symbol] BIKE RACK
- [Symbol] SIGN



SEE NOTES ON SHEET C0.2



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 WMG ACQUISITIONS, LLC
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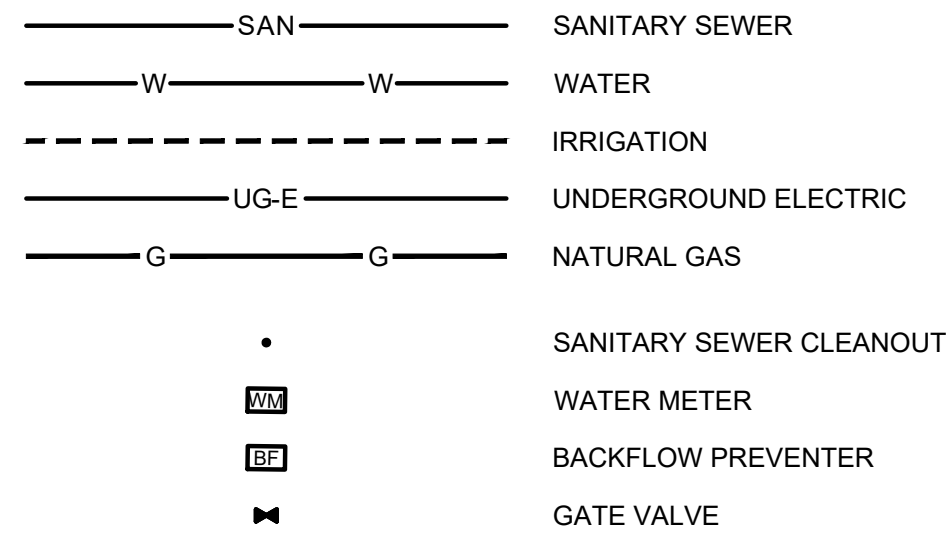
SITE GEOMETRY PLAN

C2.2

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UTILITY LEGEND



UTILITY CONTACTS

SANITARY SEWER
 AGENCY: VILLAGE OF PEWAUKEE
 CONTACT: SCOTT GOSSE
 PHONE: (262) 691-5660
 EMAIL: SGOSSE@VILLAGEOFPEWAUKEEWI.ORG

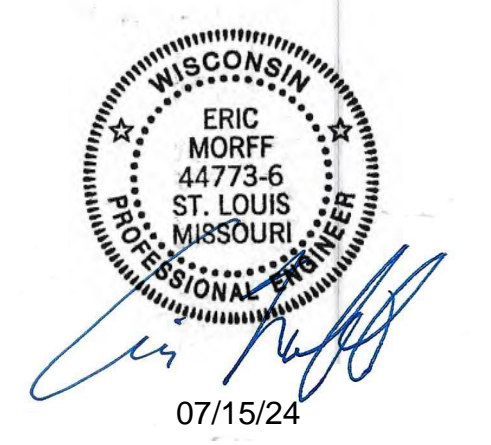
WATER
 AGENCY: VILLAGE OF PEWAUKEE
 CONTACT: SCOTT GOSSE
 PHONE: (262) 691-5660
 EMAIL: SGOSSE@VILLAGEOFPEWAUKEEWI.ORG

GAS
 AGENCY: WE ENERGIES
 CONTACT: KEVIN REHRER
 PHONE: (262) 574-3054
 EMAIL: KEVIN.REHRER@WE-ENERGIES.COM

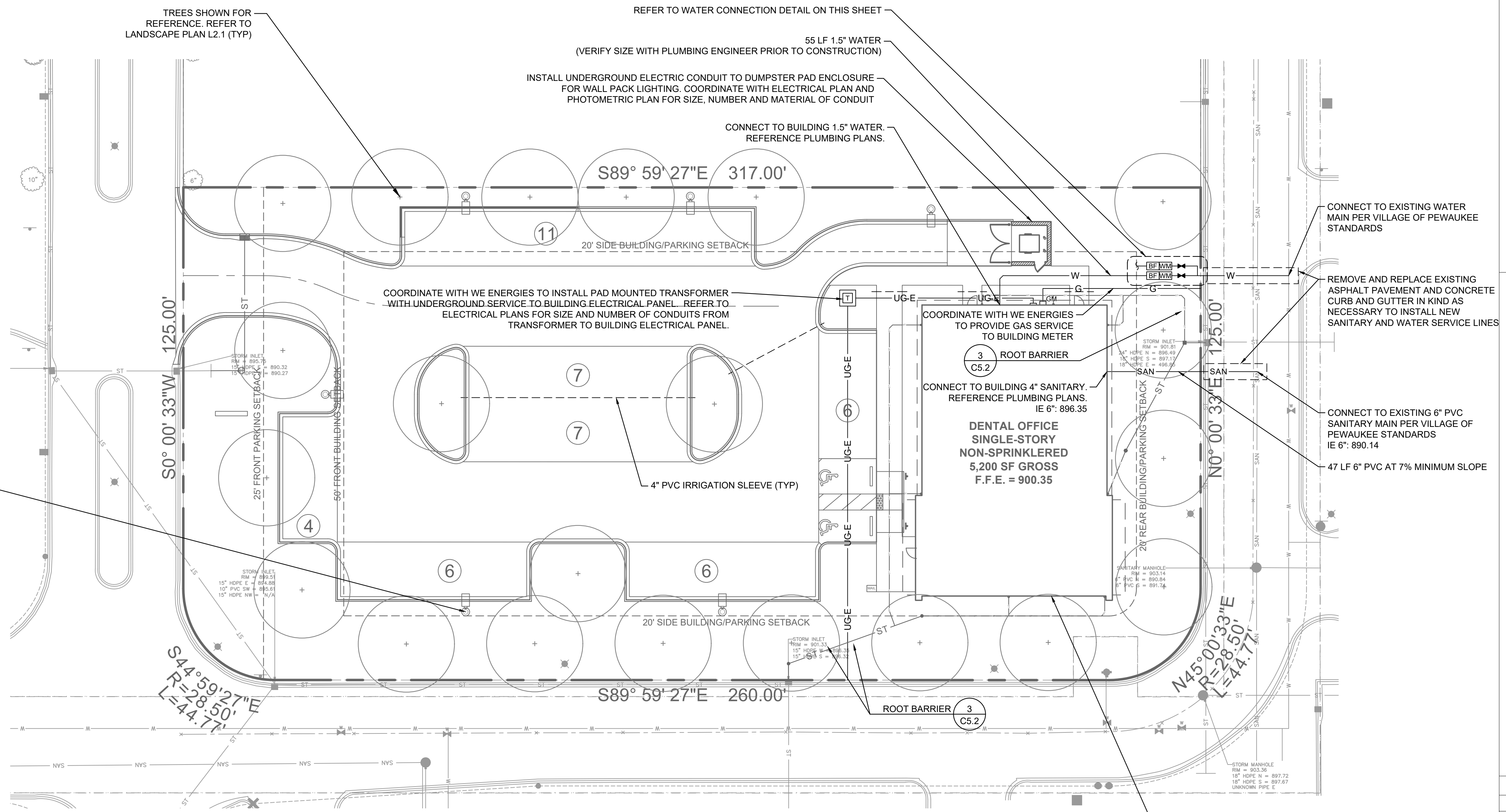
ELECTRIC
 AGENCY: WE ENERGIES
 CONTACT: KEVIN REHRER
 PHONE: (262) 574-3054
 EMAIL: KEVIN.REHRER@WE-ENERGIES.COM

COMMUNICATIONS
 AGENCY: CENTURYLINK
 PHONE: (800) 786-6272

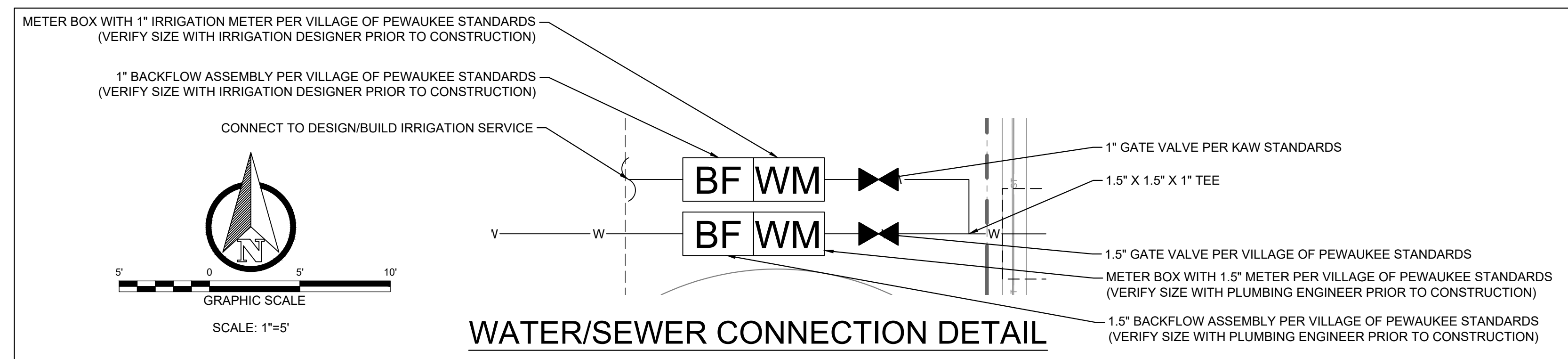
POSTMASTER
 AGENCY: USPS - PEWAUKEE POST OFFICE
 PHONE: (262) 691-3253



PEWAUKEE DENTAL OFFICE
 WMG ACQUISITIONS, LLC
 CAPITOL DRIVE AND PEWAUKEE ROAD
 PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

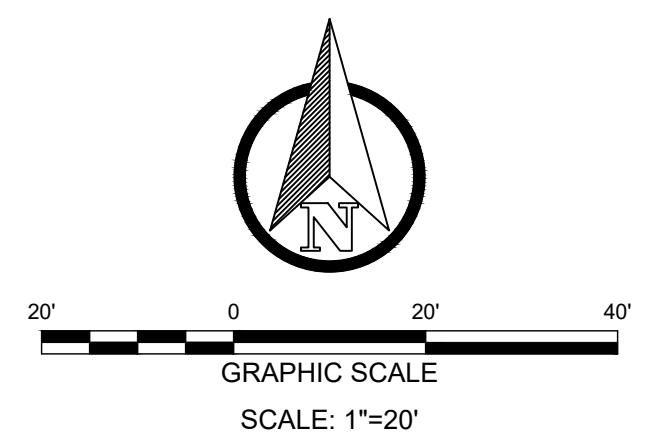
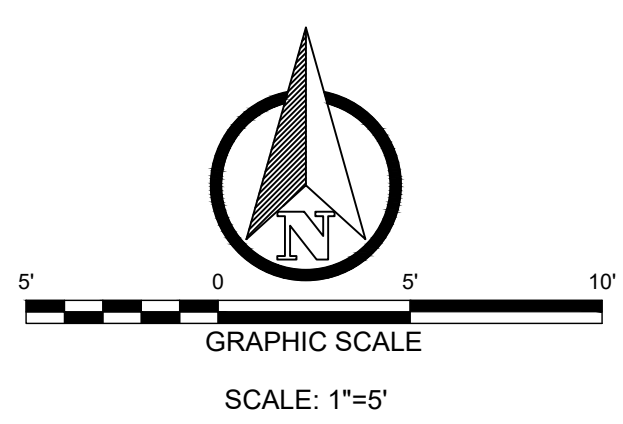


SITE LIGHT POLE LOCATION (TYP)
 (REFER TO PHOTOMETRIC PLAN FOR FIXTURE DETAILS, STRUCTURAL PLANS FOR BASE DETAILS, AND ELECTRICAL PLANS FOR POWER SOURCE)



INSTALL TWO (2) 4-INCH CONDUITS FOR TELEPHONE/CABLE/INTERNET TO IT CLOSET IN BUILDING (BENDS NOT TO EXCEED 45 DEGREES - INSTALL PULL BOX(ES) AS NEEDED). COORDINATE WITH LOCAL UTILITY PROVIDER AND TENANT IT GROUP FOR LOCATIONS AND FINAL ROUTING.

SEE NOTES ON SHEET C0.2



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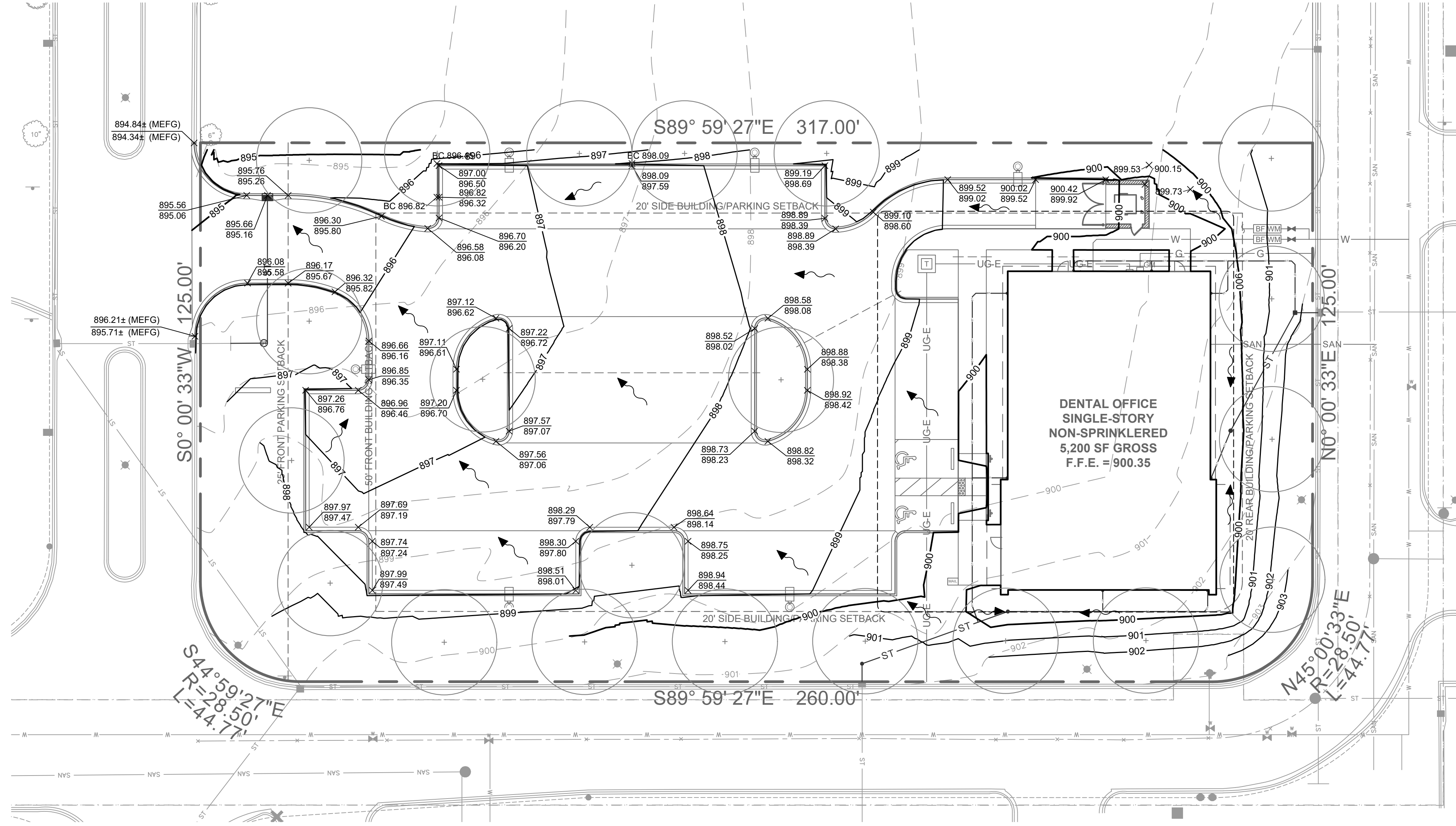
UTILITY PLAN

C3.1

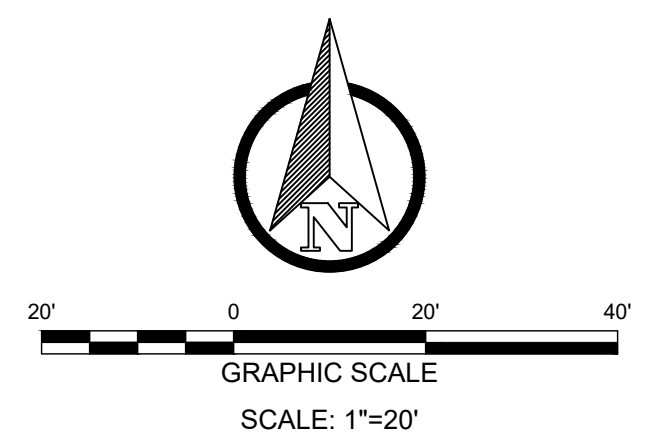
GRADING LEGEND

- 69 — PROPOSED MINOR CONTOUR
- 70 — PROPOSED MAJOR CONTOUR
- - - 69 - - - EXISTING MINOR CONTOUR
- - - 70 - - - EXISTING MAJOR CONTOUR
- — — — — LIMITS OF DISTURBANCE
- ✕ 101.00 SPOT ELEVATION (FINISHED SURFACE)
- ✕ 101.00 (FFE) SPOT ELEVATION (FINISHED FLOOR)
- ✕ 101.00 (F) SPOT ELEVATION (FLUSH)
- ✕ 101.0± (MEFG) SPOT ELEVATION (MATCH EXISTING)
- ✕ 101.00 (HP) SPOT ELEVATION (HIGH POINT)
- ✕ 101.00 (LP) SPOT ELEVATION (LOW POINT)
- 101.50 SPOT ELEVATION (TOP OF CURB / BOTTOM FACE OF CURB)
- 101.00 SPOT ELEVATION (TOP OF CURB / BOTTOM FACE OF CURB)
- 101.45° SPOT ELEVATION (TOP OF CURB (LESS THAN 6") / BOTTOM OF CURB)
- ↘ SLOPE (DOWNHILL)

DATUM INFORMATION
 ELEVATIONS SHOWN REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).



SEE NOTES ON SHEET C0.2



PEWAUKEE DENTAL OFFICE
 WMG ACQUISITIONS, LLC
 CAPITOL DRIVE AND PEWAUKEE ROAD
 PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

ORIGINAL ISSUE DATE: 07/15/2024
 REVISIONS:

PROJ. NO.: 24019
 WMG PROJ. NO.: W123-0444

GRADING PLAN

C4.1

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DRAINAGE LEGEND

- ST — ST — STORM SEWER PIPE (HDPE TYPICAL)
- — — ROOF LEADER (HDPE TYPICAL)
- ⊕ ST STORM SEWER MANHOLE
- CURB INLET
- DOME GRATE
- SOLID GRATE
- SOLID GRATE



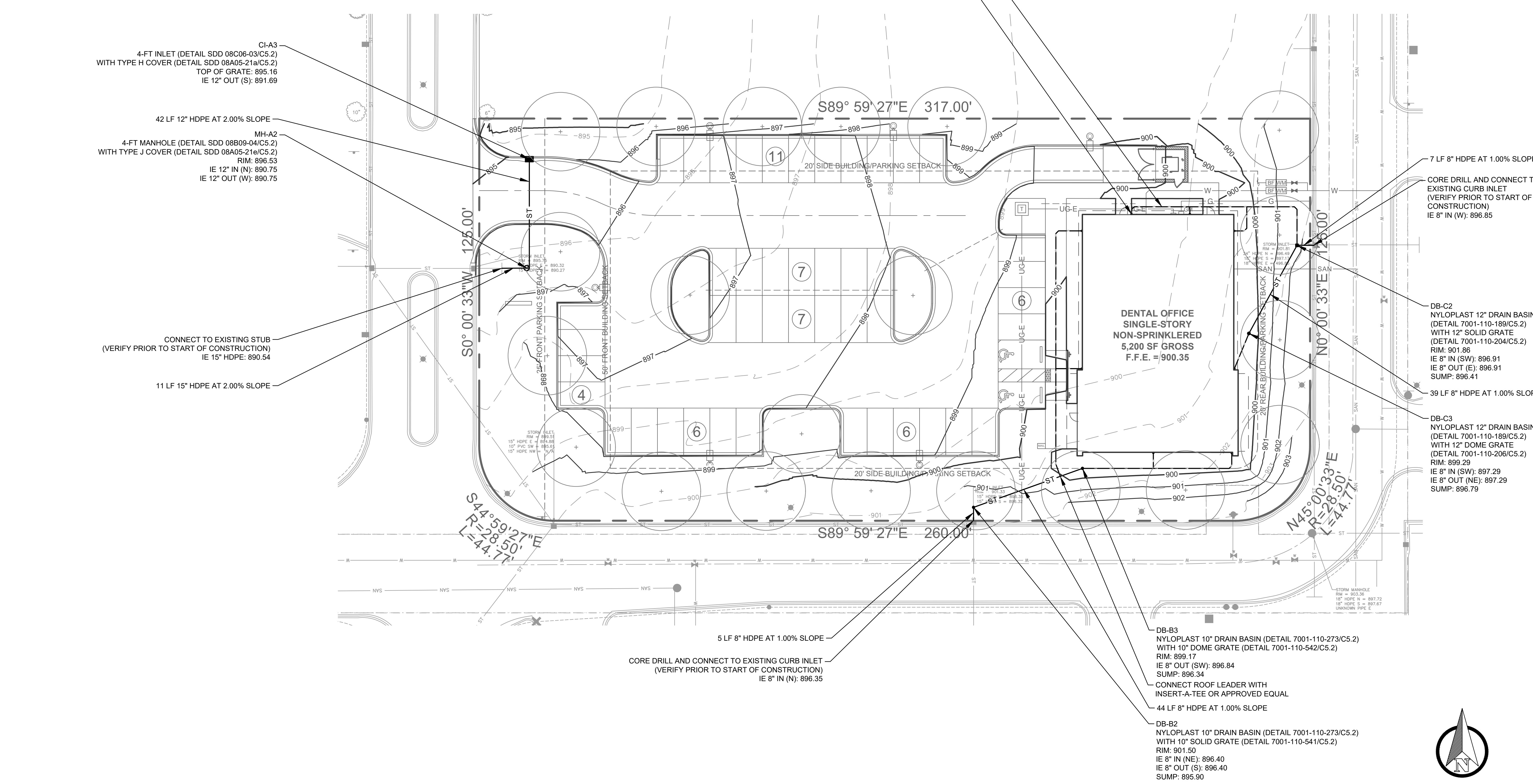
PEWAUKEE DENTAL OFFICE
WMG ACQUISITIONS, LLC
 CAPITOL DRIVE AND PEWAUKEE ROAD
 PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

ORIGINAL ISSUE DATE: 07/15/2024
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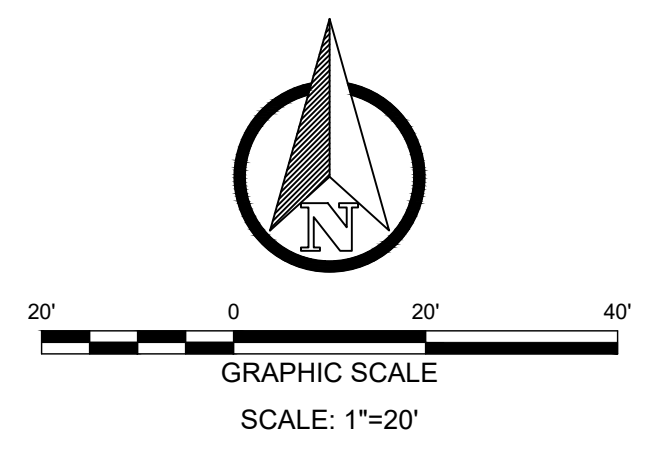
PROJ. NO.: 24019
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DRAINAGE PLAN

C4.3



SEE NOTES ON SHEET C0.2



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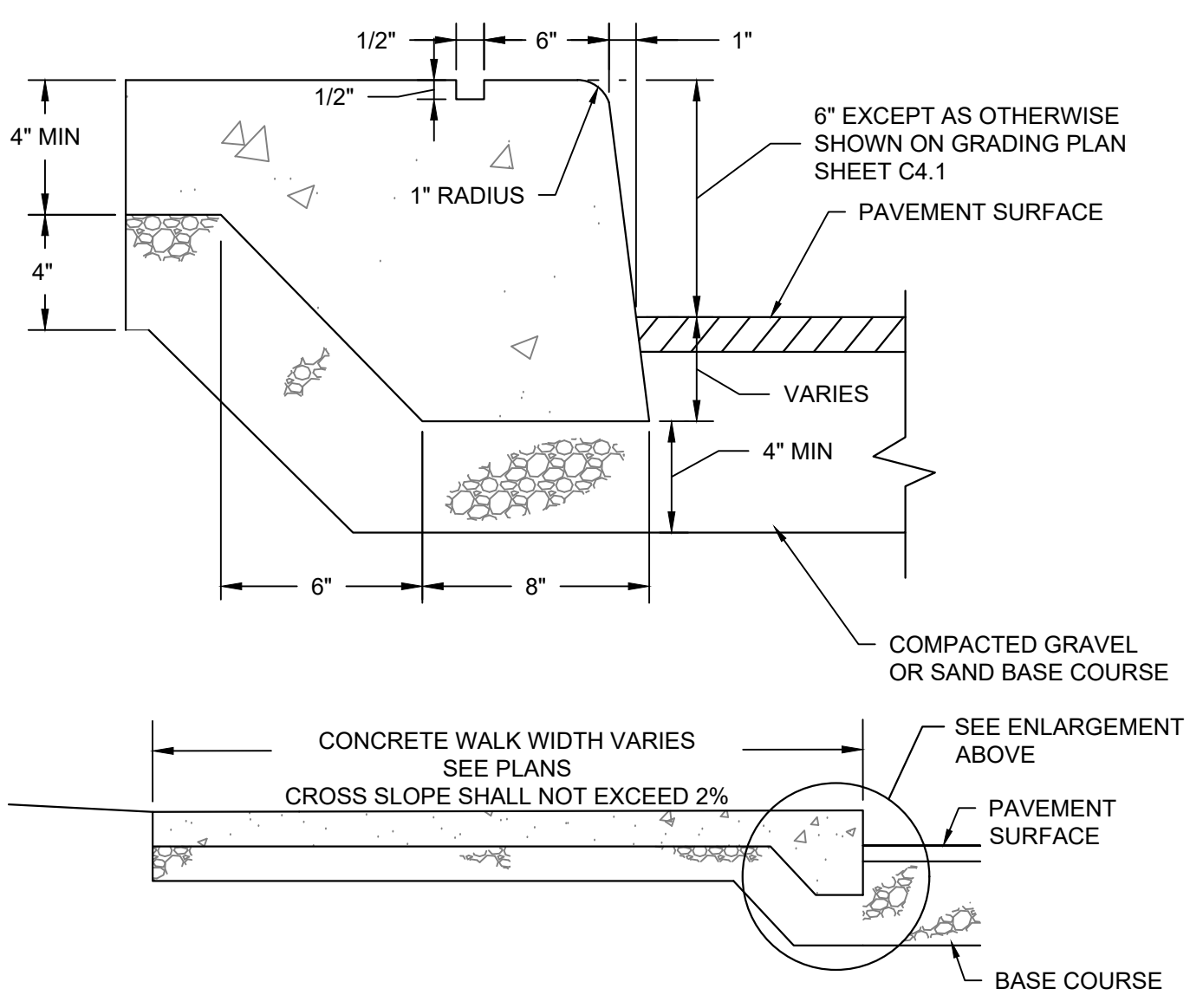


- LIGHT DUTY**
- (A) 3" ASPHALTIC CONCRETE
 - (B) 6" AGGREGATE BASE
 - (C) 12" STABILIZED SUBGRADE
- HEAVY DUTY**
- (A) 4" ASPHALTIC CONCRETE
 - (B) 8" AGGREGATE BASE
 - (C) 12" STABILIZED SUBGRADE

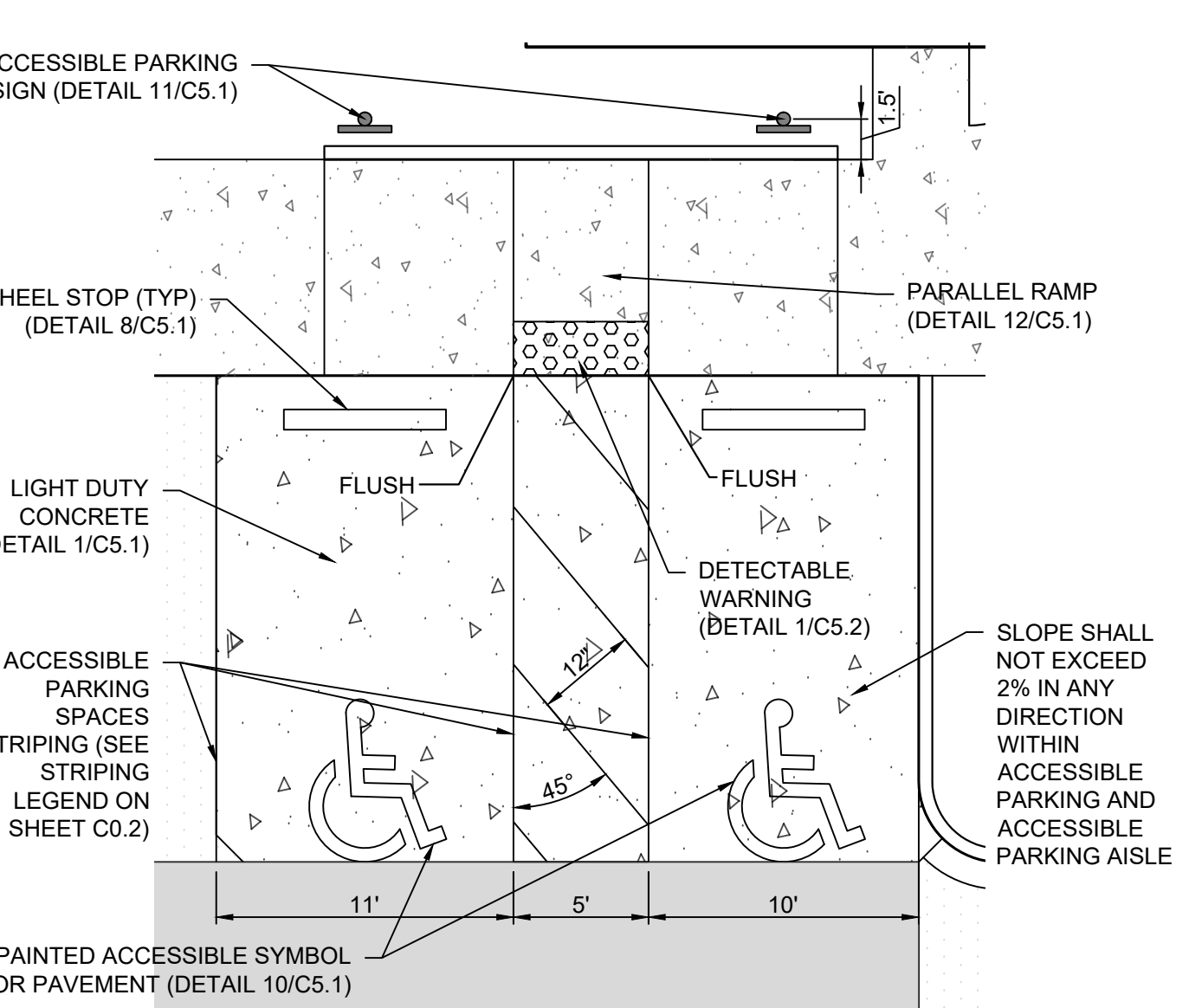
NOTES:

- REFER TO GEOTECHNICAL INVESTIGATION PREPARED BY PARTNER ENGINEERING AND SCIENCE, INC., PROJECT NO. 24-443566.2, DATED 04/23/2024.
- PREPARE STABILIZED SUBGRADE PER GEOTECHNICAL INVESTIGATION.
- PAVEMENT CONSTRUCTION AND COMPONENTS SHOULD MEET WISCONSIN DOT SPECIFICATIONS.

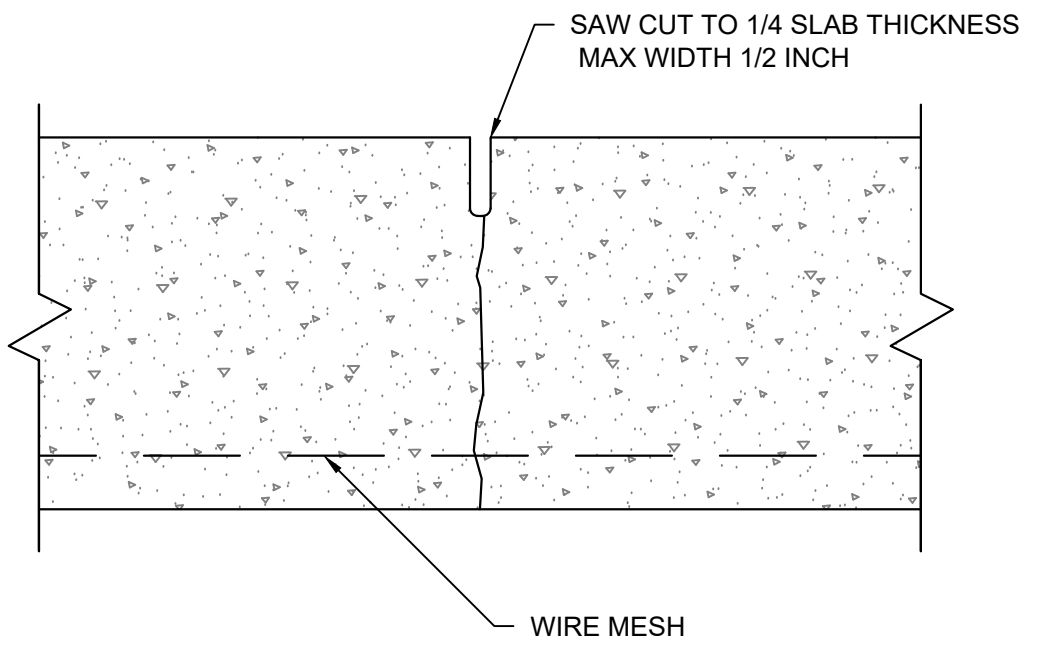
1 PAVEMENT SECTIONS
NTS



5 CONCRETE SIDEWALK HEADER SECTION
NTS

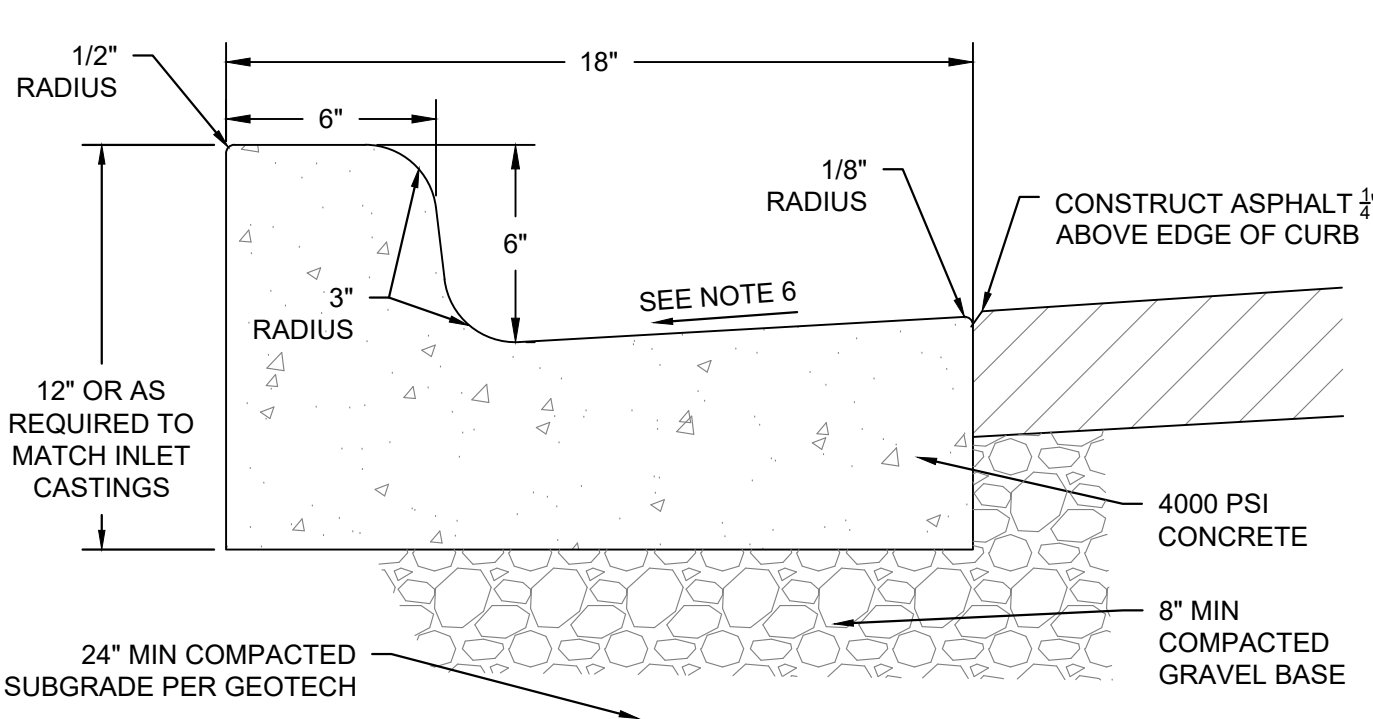


9 ACCESSIBLE PARKING LAYOUT



NOTE: CONTRACTION JOINTS TO BE SPACED EVERY 10'

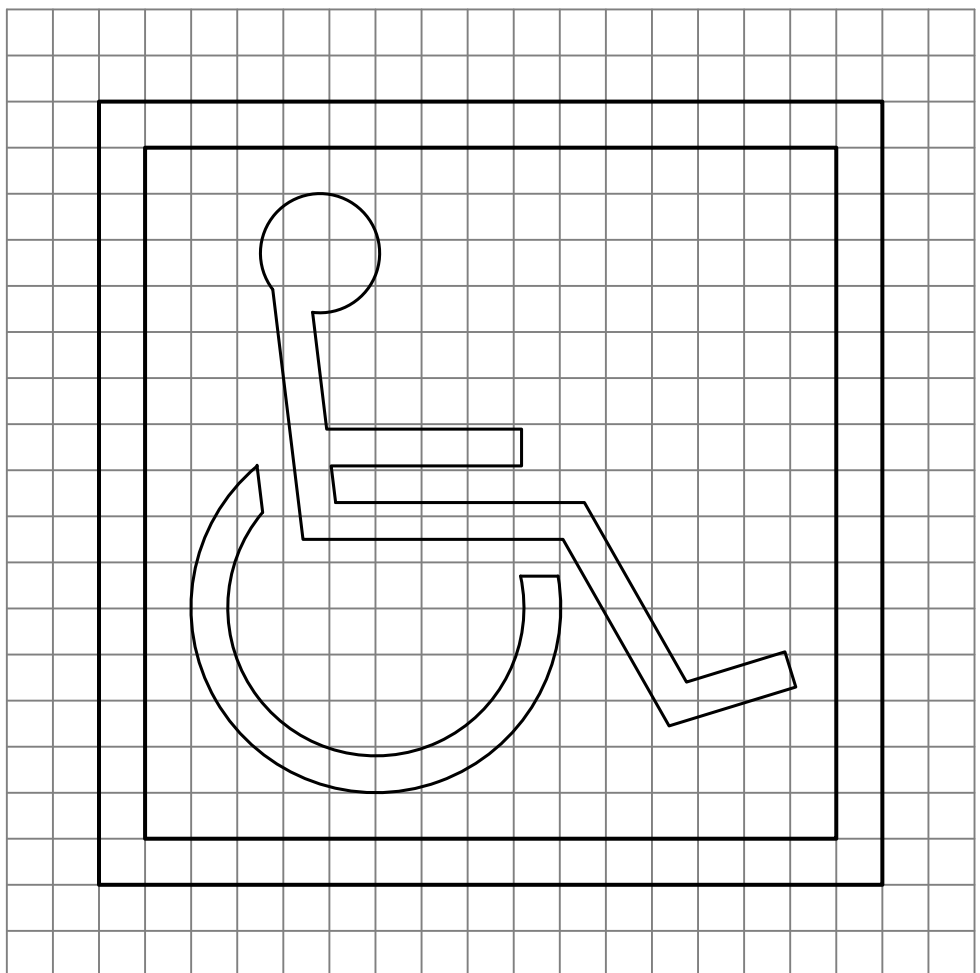
2 CONTRACTION JOINTS IN CONCRETE
NTS



NOTES:

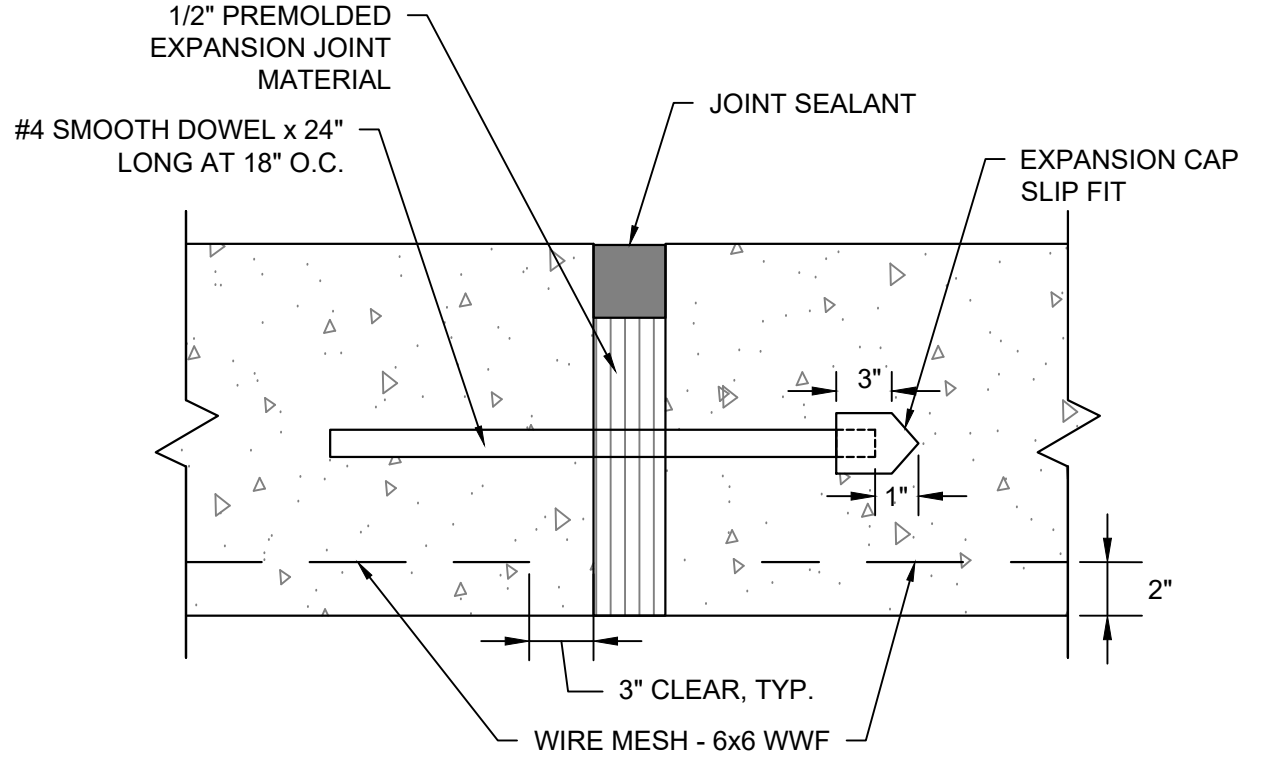
- CURB AND GUTTER SHALL BE CONSTRUCTION IN 10-FOOT LENGTHS, OR EXTRUDED AND THEN SAWCUT AT 10-FOOT INTERVALS TO A DEPTH OF 1-3/4 INCHES.
- 1/2-INCH EXPANSION JOINTS SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 50 FEET, AT THE ENDS OF RETURNS AND AT ALL POINTS WHERE THE NEW CURB AND GUTTER ABUTS OTHER CONCRETE STRUCTURES OR INLET CASTINGS.
- PITCHED CURB & GUTTER TO BE USED WHERE WATER FLOWS AWAY FROM THE CURB FACE. REFER TO GRADING PLAN, C4.1. 10-FOOT LONG TRANSITIONS SHALL BE PROVIDED BETWEEN NORMAL GUTTER AND PITCHED GUTTER.
- ALL CONCRETE SHALL BE 4,000 PSI (TYP.).
- CURB HEIGHT TO BE 6 INCHES UNLESS OTHERWISE NOTED ON GRADING PLAN, SHEET C4.1.
- CONSTRUCT NORMAL GUTTER SLOPE AT 8% SLOPE WHEN DRAINING TOWARDS CURB. CONSTRUCT PITCHED GUTTER AT 4% SLOPE WHEN DRAINING AWAY FROM CURB. WHERE GUTTER IS IN FRONT OF CURB RAMP OR ACCESSIBLE ROUTES, CONSTRUCT GUTTER AT 1.5% MAX. SLOPE.

6 18" CONCRETE CURB & GUTTER
NTS



4'x4' GRID PROVIDED FOR LAYOUT OF SYMBOL. PROVIDE PAINT COLORS IN ACCORDANCE WITH ADA AND LOCAL REQUIREMENTS (TYPICALLY WHITE SYMBOL ON BLUE BACKGROUND INSIDE WHITE BORDER).

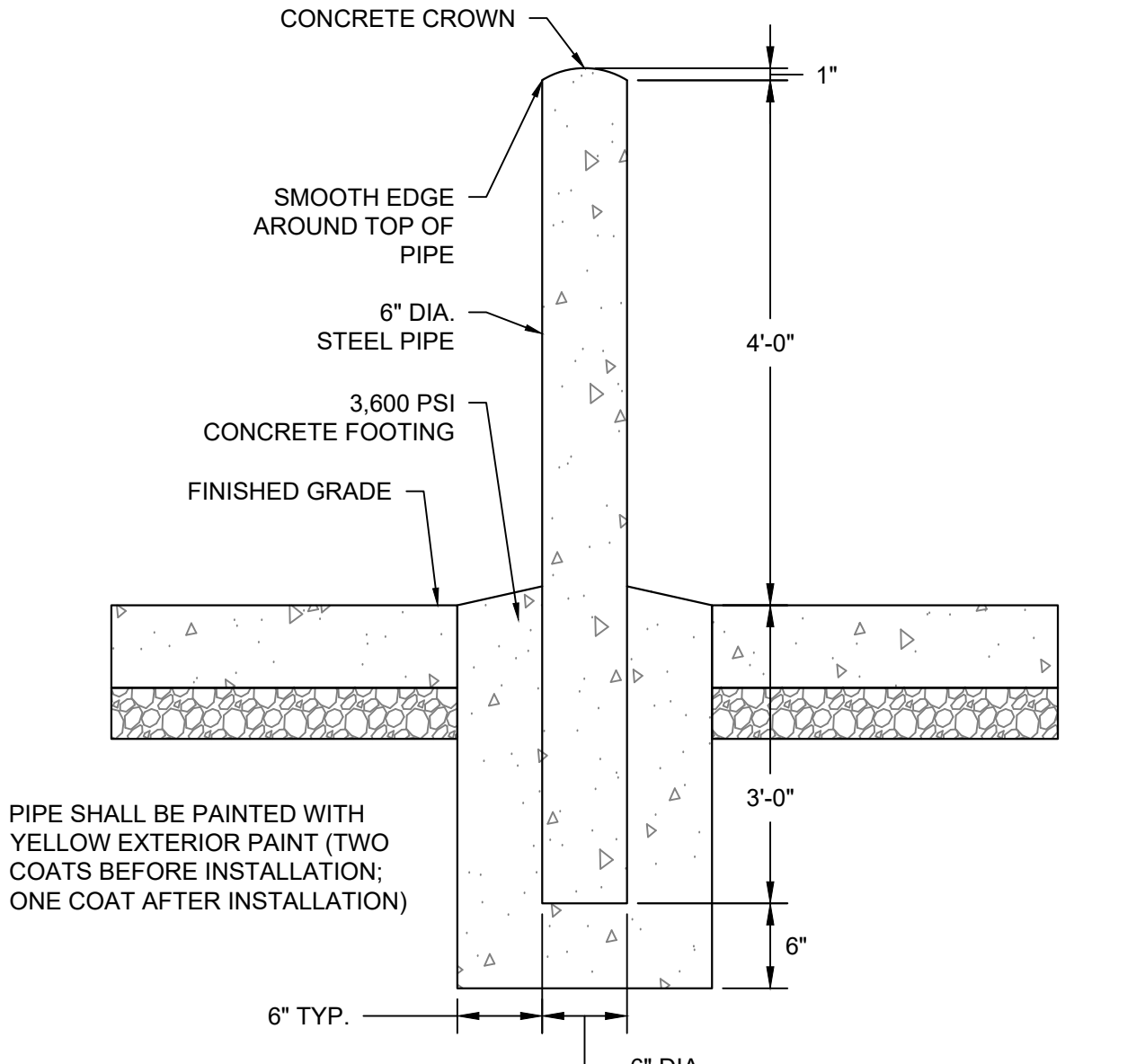
10 PAINTED ACCESSIBLE SYMBOL FOR PAVEMENT



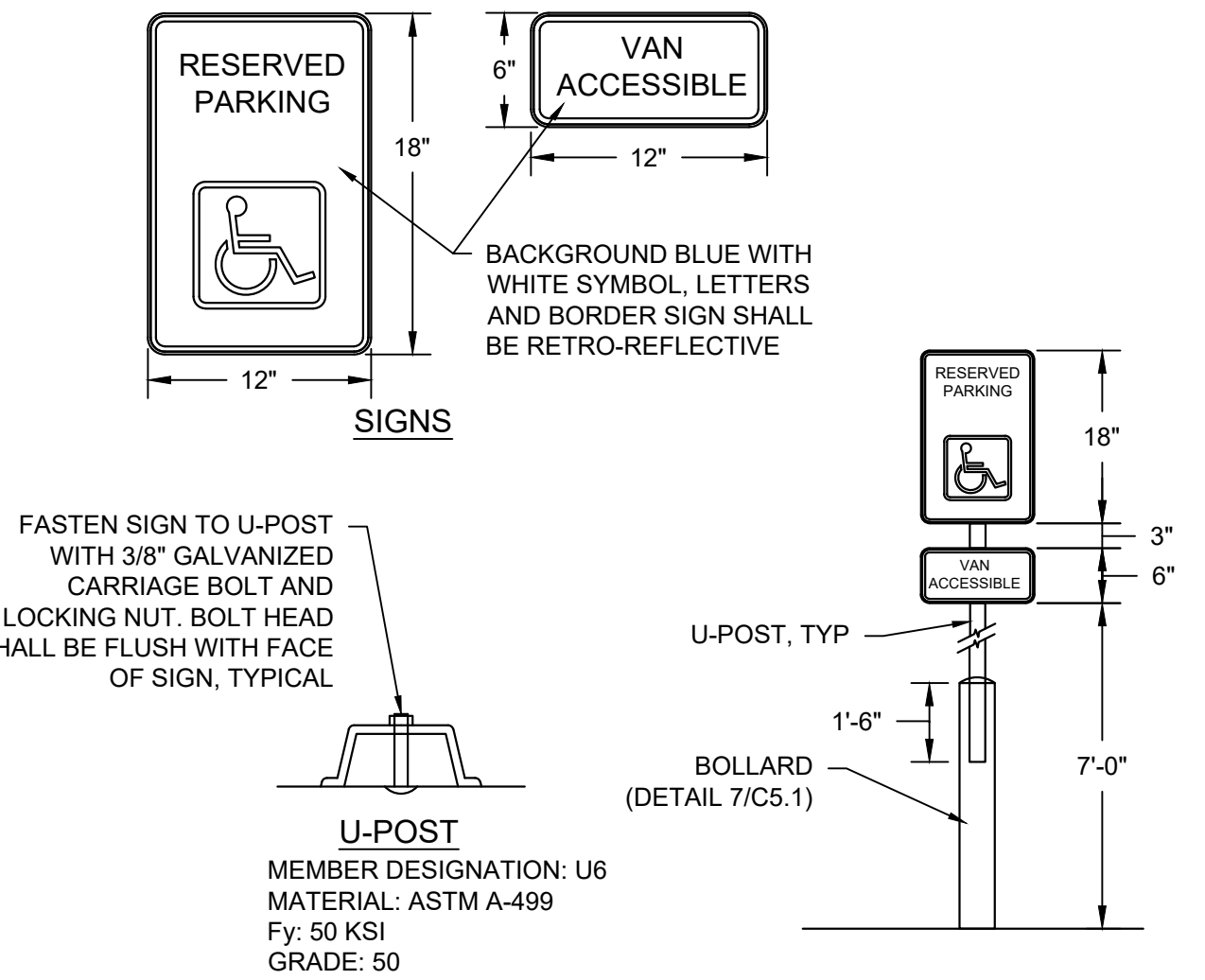
PARKING LOT EXPANSION JOINTS TO BE INSTALLED IN 3 LOCATIONS:

- IN THE PARKING LOT LIMITS ALONG A LINE EXTENDED FROM THE FACE OF THE BUILDING.
- ALONG THE PERIMETER OF THE DUMPSTER WHERE IT ABUTS CONCRETE PAVEMENT.
- ALONG CONNECTION OF PARKING LOT TO ANY CONCRETE DRIVEWAY RAMPS.

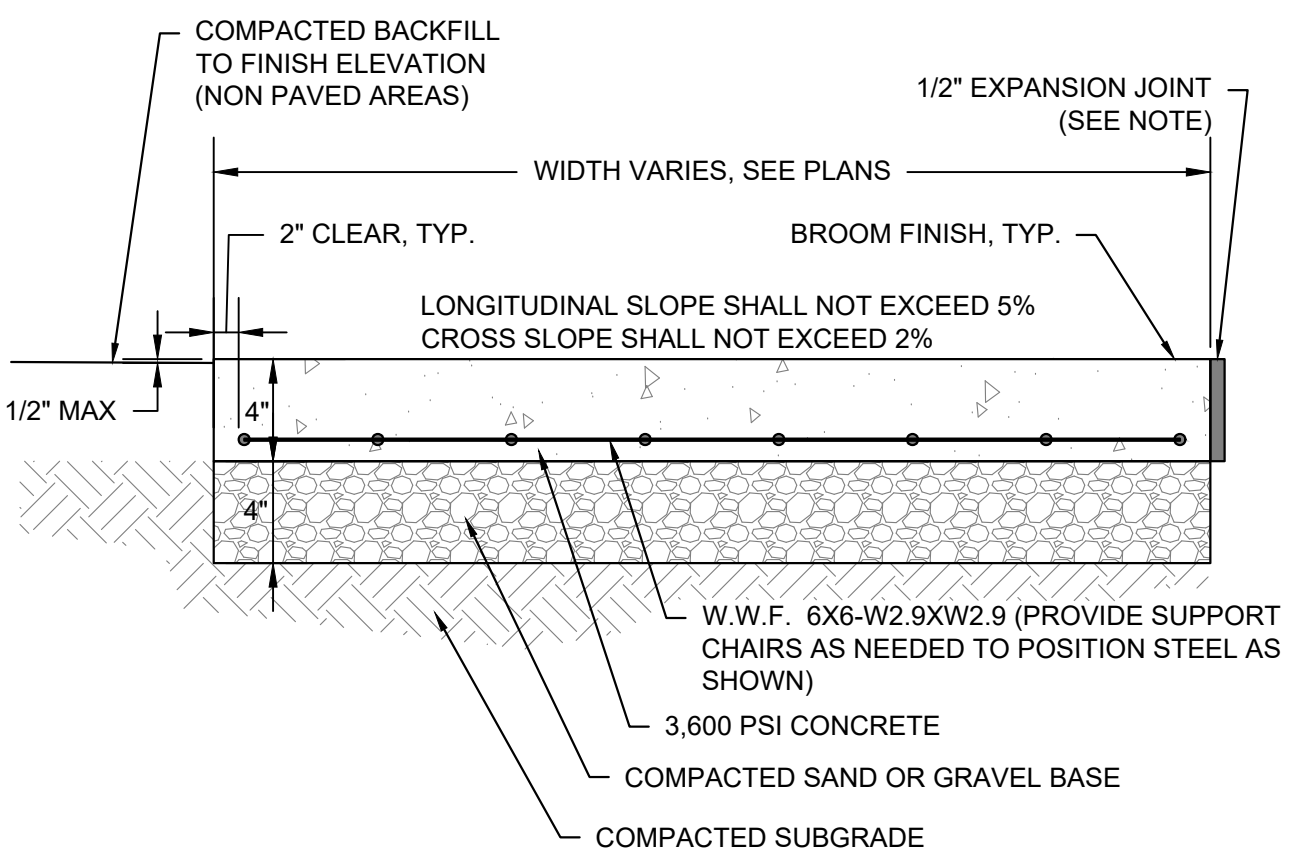
3 EXPANSION JOINT FOR CONCRETE PAVEMENT
NTS



7 BOLLARD
NTS



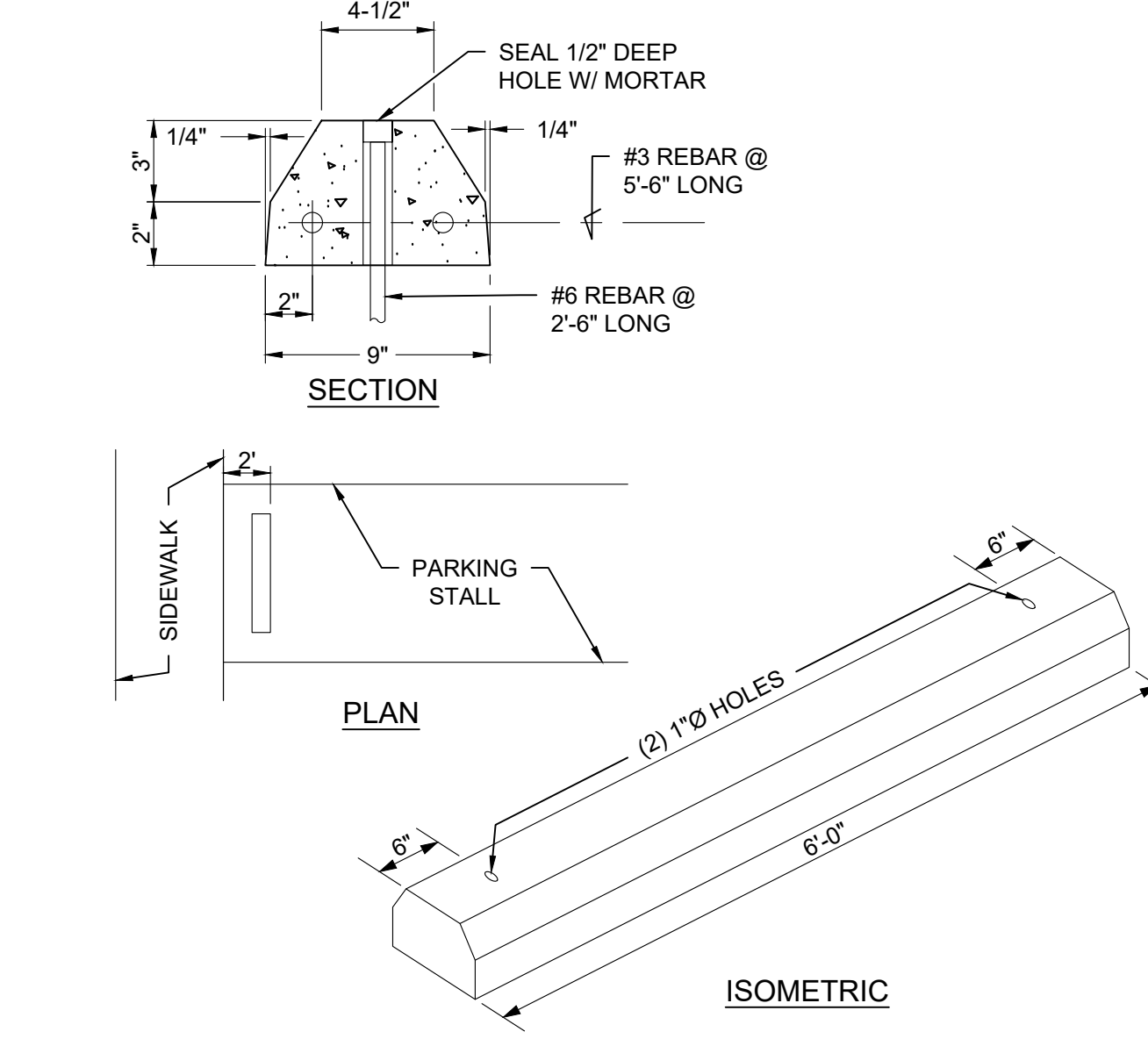
11 ACCESSIBLE PARKING SIGN



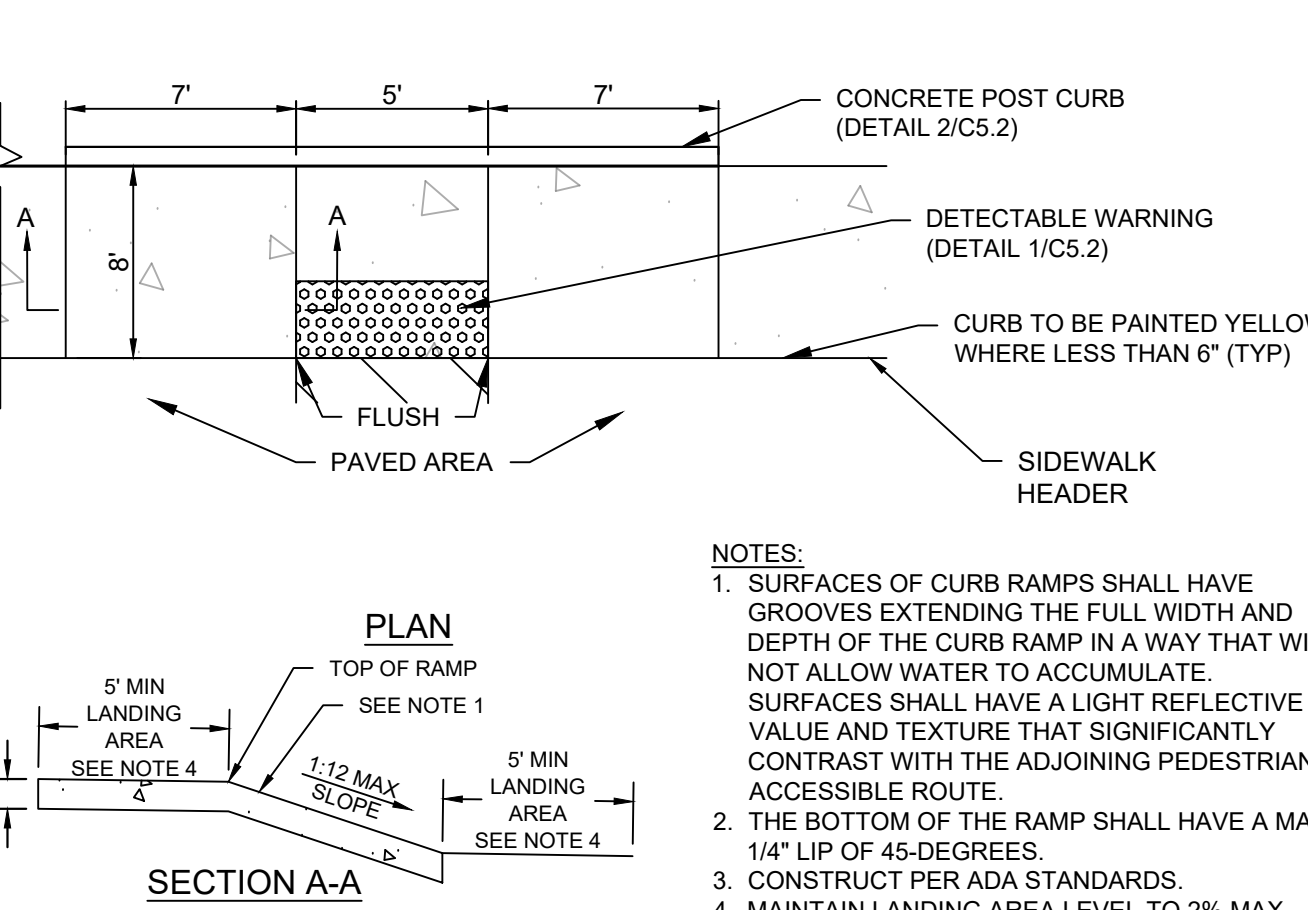
NOTES:

- PROVIDE WEAKENED PLANE (SAW CUT OR TOOLED) CONTROL JOINTS AT 5'-0" ON CENTER.
- PROVIDE EXPANSION JOINTS AT 50'-0" (MAX) ON CENTER AND CONTINUOUSLY BETWEEN SIDEWALK AND WALLS OR OTHER STRUCTURES

4 CONCRETE SIDEWALK SECTION
NTS



8 PRECAST CONCRETE WHEEL STOP
NTS



NOTES:

- SURFACES OF CURB RAMPS SHALL HAVE GROOVES EXTENDING THE FULL WIDTH AND DEPTH OF THE CURB RAMP IN A WAY THAT WILL NOT ALLOW WATER TO ACCUMULATE. SURFACES SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRAST WITH THE ADJOINING PEDESTRIAN ACCESSIBLE ROUTE.
- THE BOTTOM OF THE RAMP SHALL HAVE A MAX 1/4" LIP OF 45-DEGREES.
- CONSTRUCT PER ADA STANDARDS.
- MAINTAIN LANDING AREA LEVEL TO 2% MAX. SLOPE
- WHERE CURB AND GUTTER ARE USED, CONSTRUCT GUTTER PAN AT 1.5% MAX IN FRONT OF RAMP.
- THE MAXIMUM RAMP RISE WITHOUT HANDRAILS SHALL BE LIMITED TO 6-INCHES.

12 PARALLEL RAMP IN SIDEWALK
NTS



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EMAIL: ERIC@TARR-GROUP.COM

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WMG ACQUISITIONS, LLC
CAPITOL DRIVE AND PEWAUKEE ROAD
PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

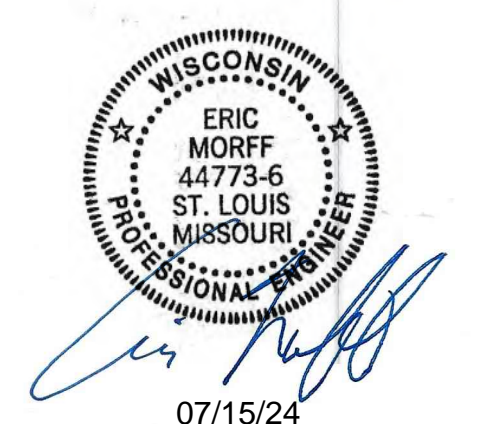
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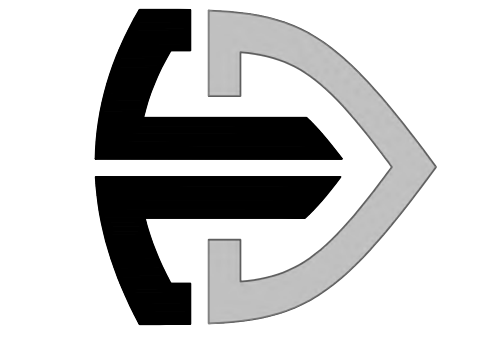
CIVIL DETAILS

C5.1

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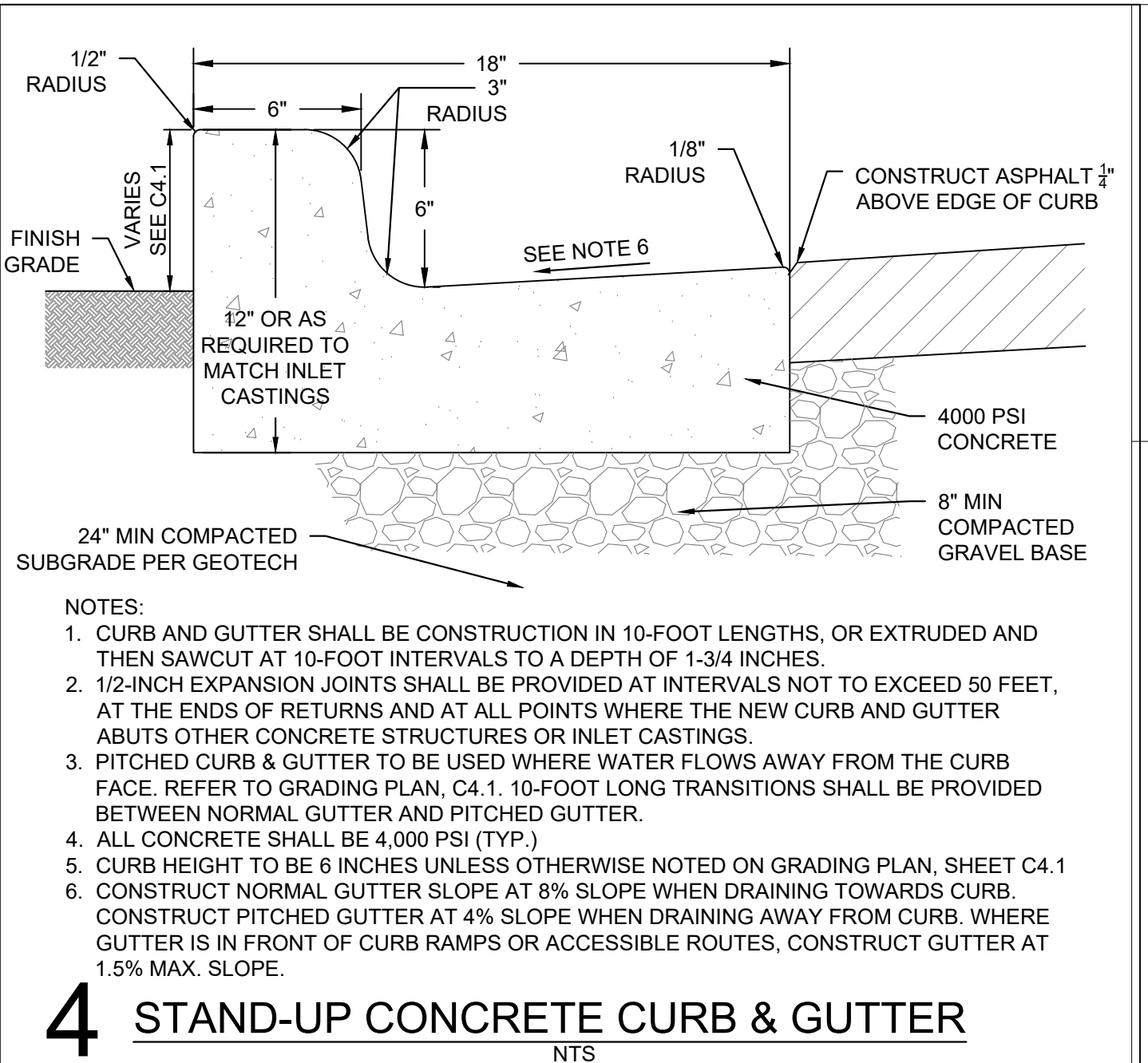
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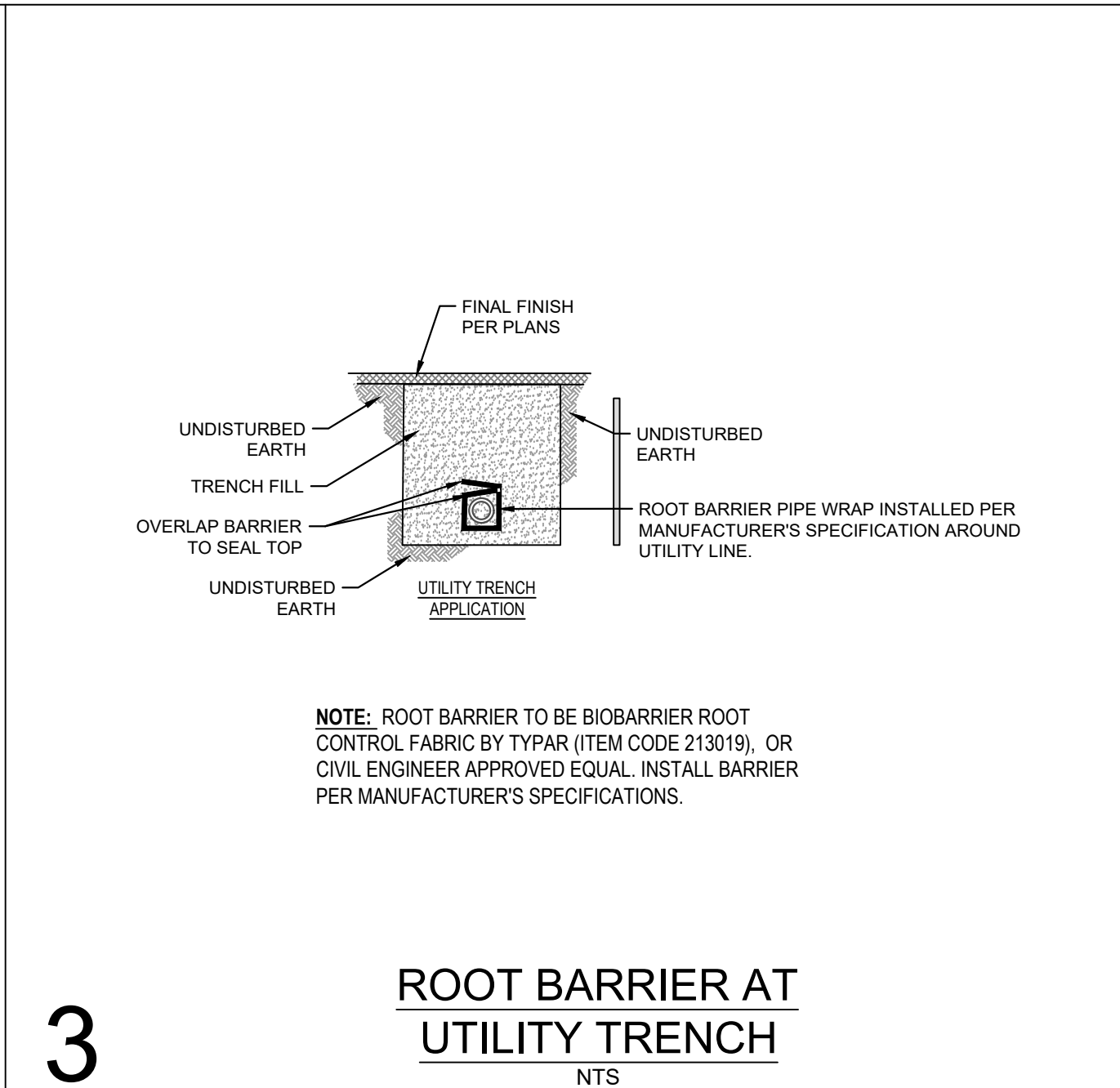
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CIVIL DETAILS

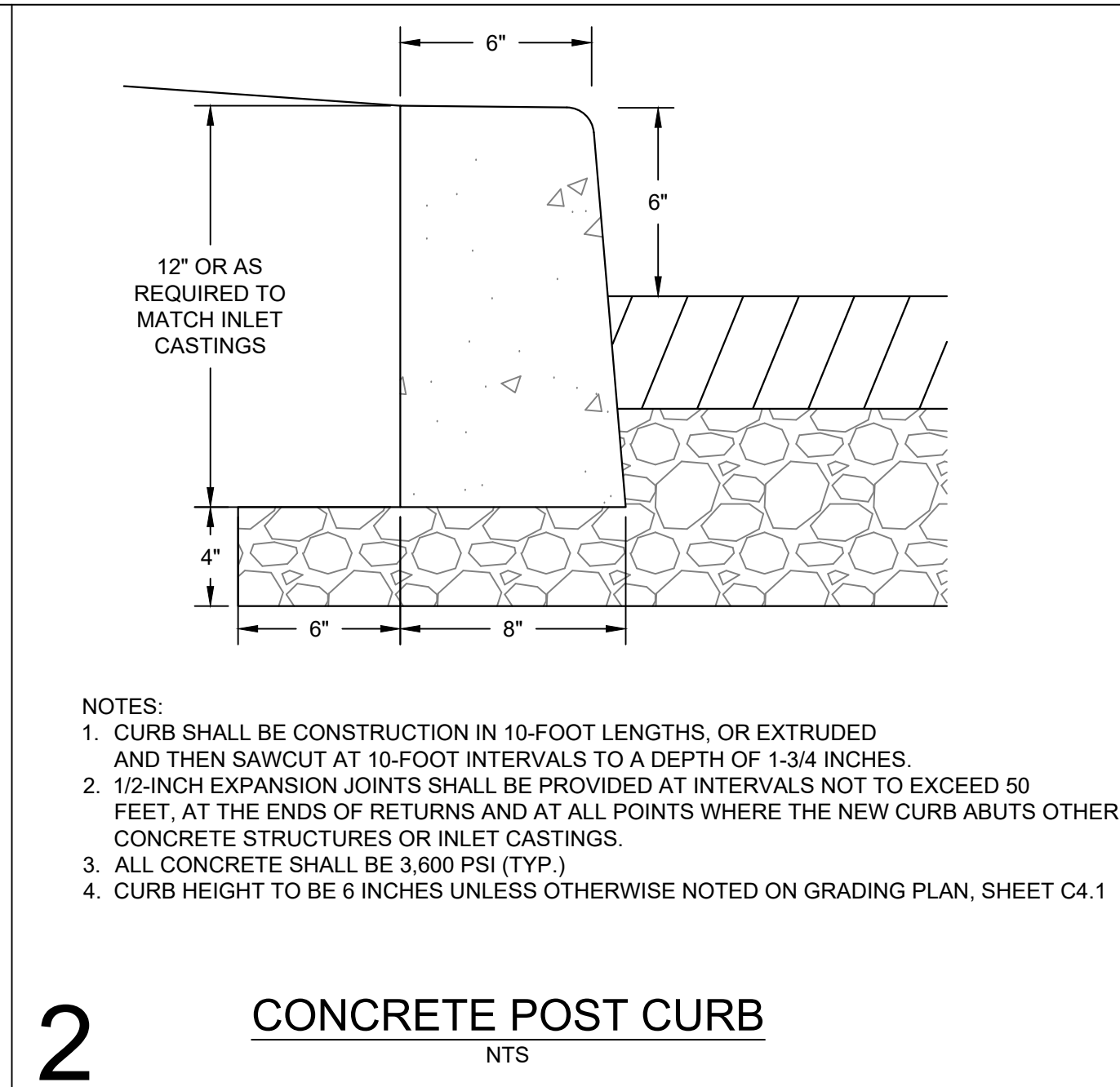
C5.2



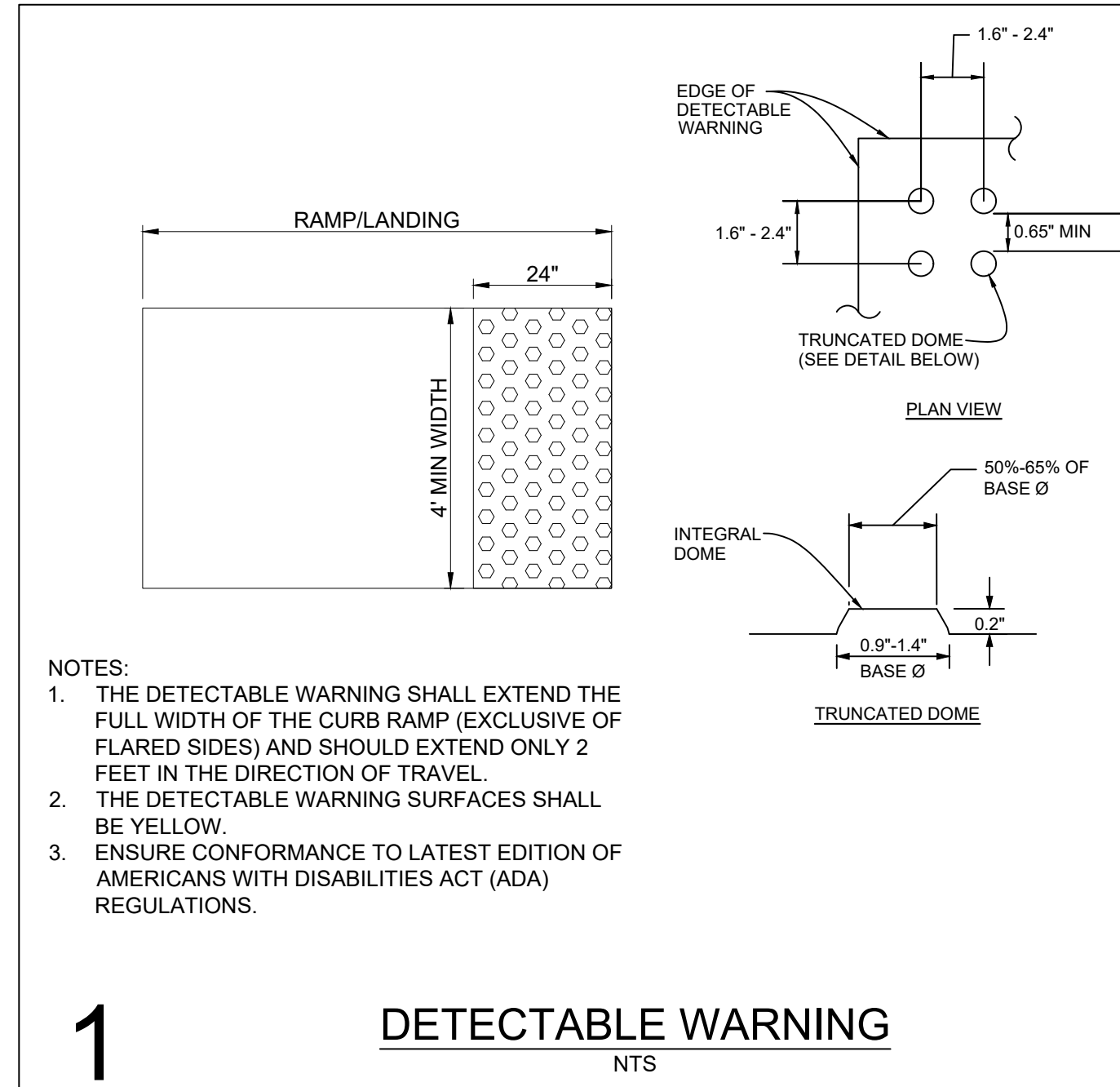
4 STAND-UP CONCRETE CURB & GUTTER
NTS



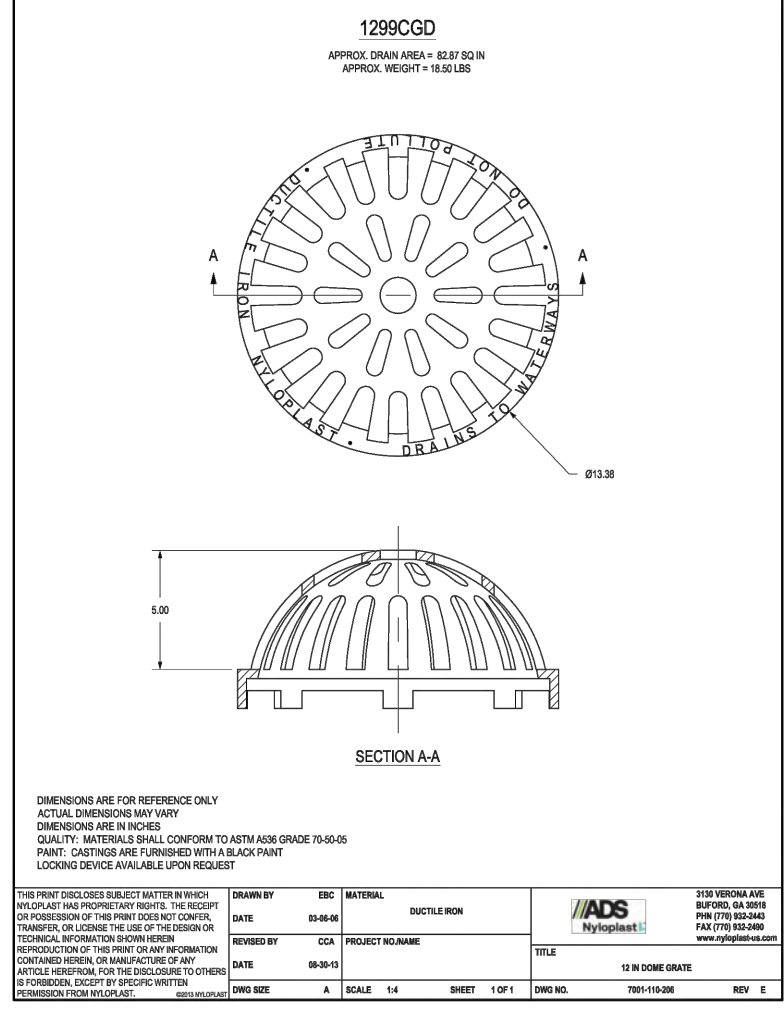
3 ROOT BARRIER AT UTILITY TRENCH
NTS



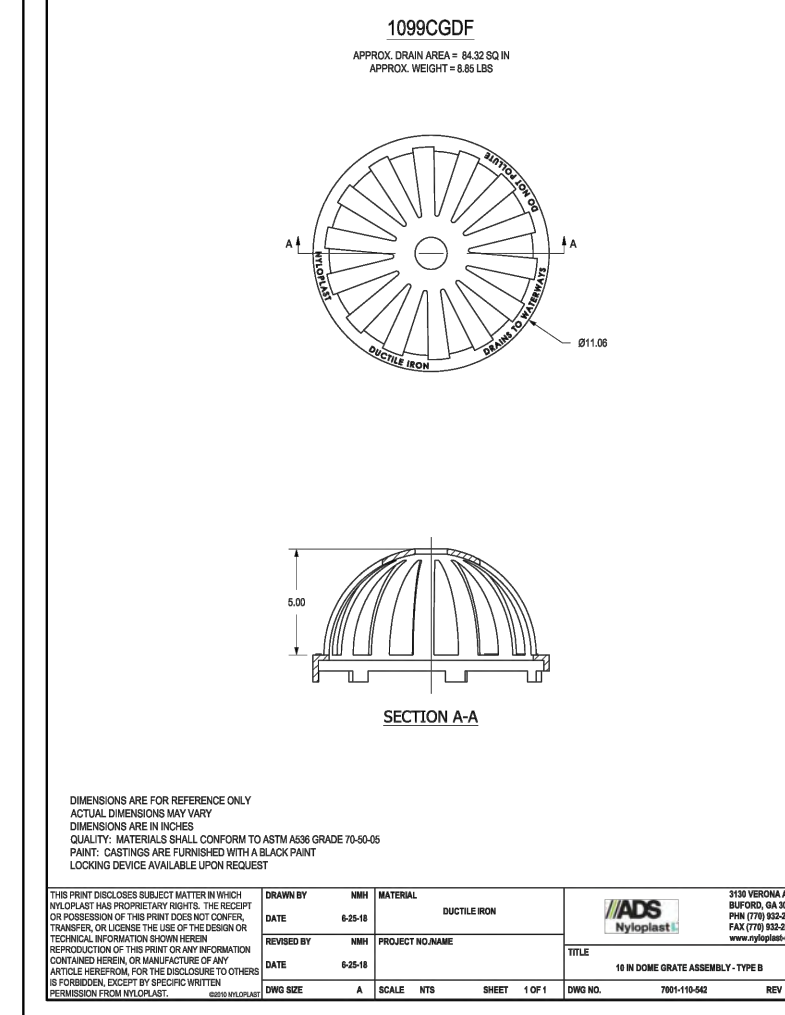
2 CONCRETE POST CURB
NTS



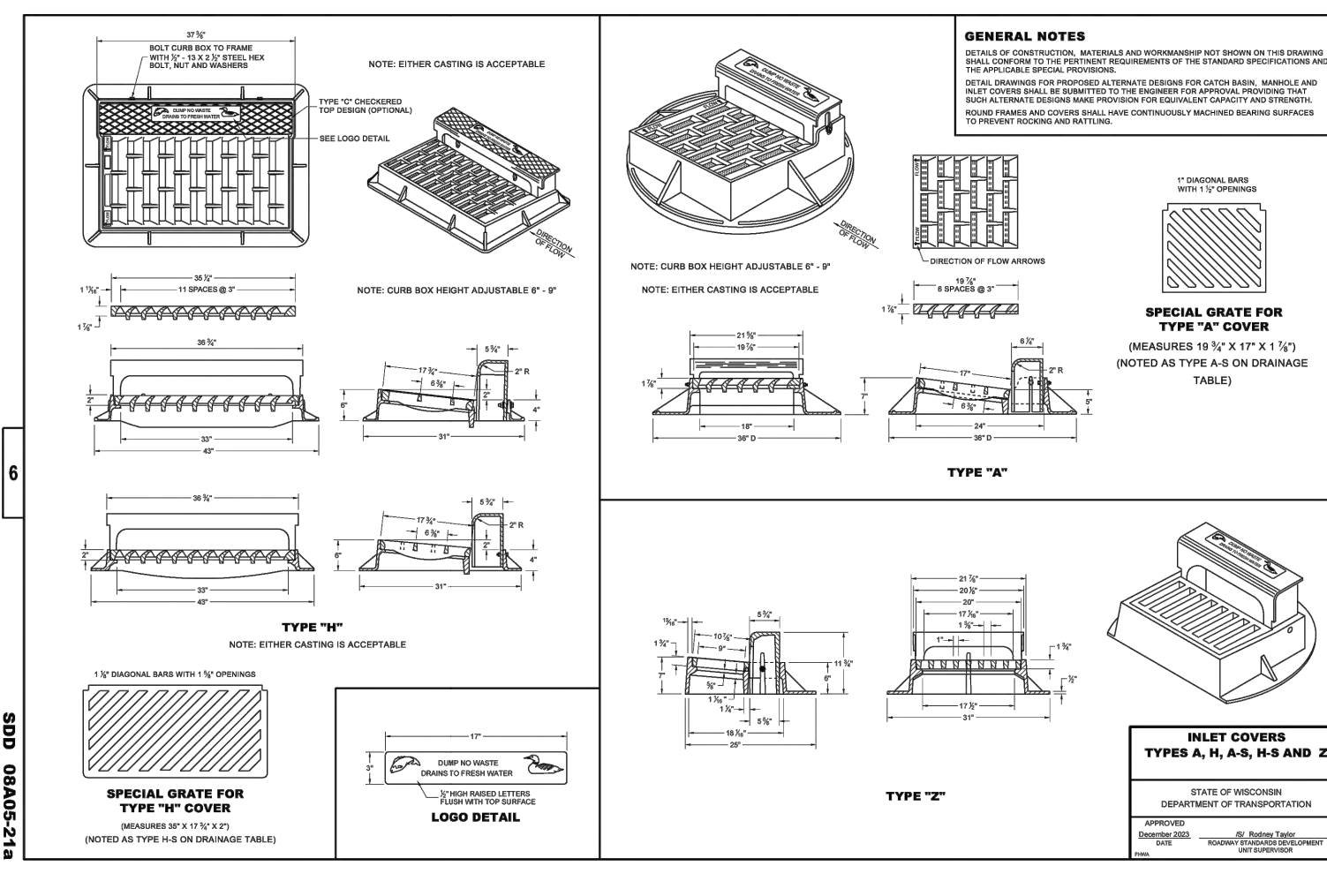
1 DETECTABLE WARNING
NTS



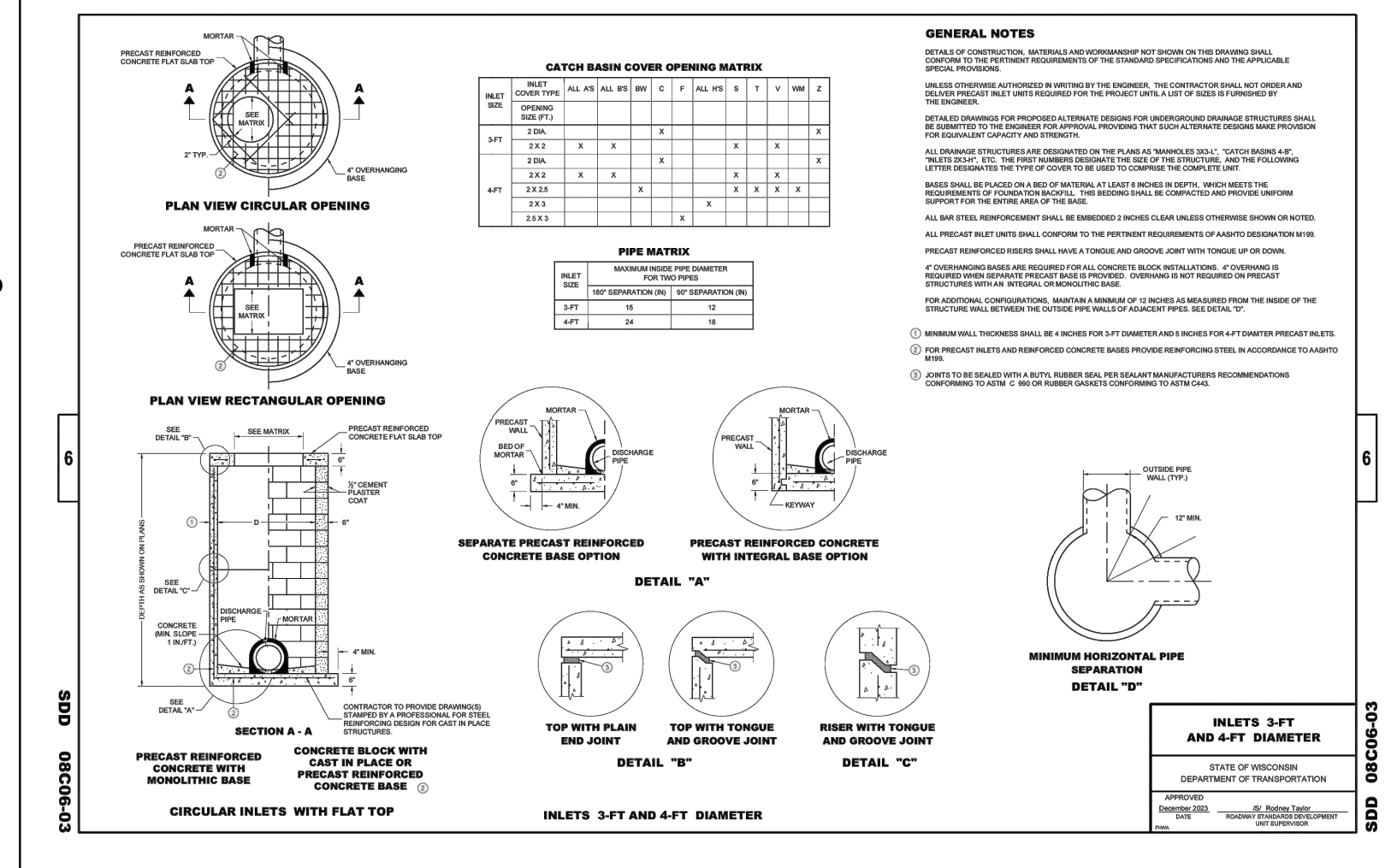
1299CGDF
APPROX. HEIGHT: 18.5 IN. (SEE NOTE 6)



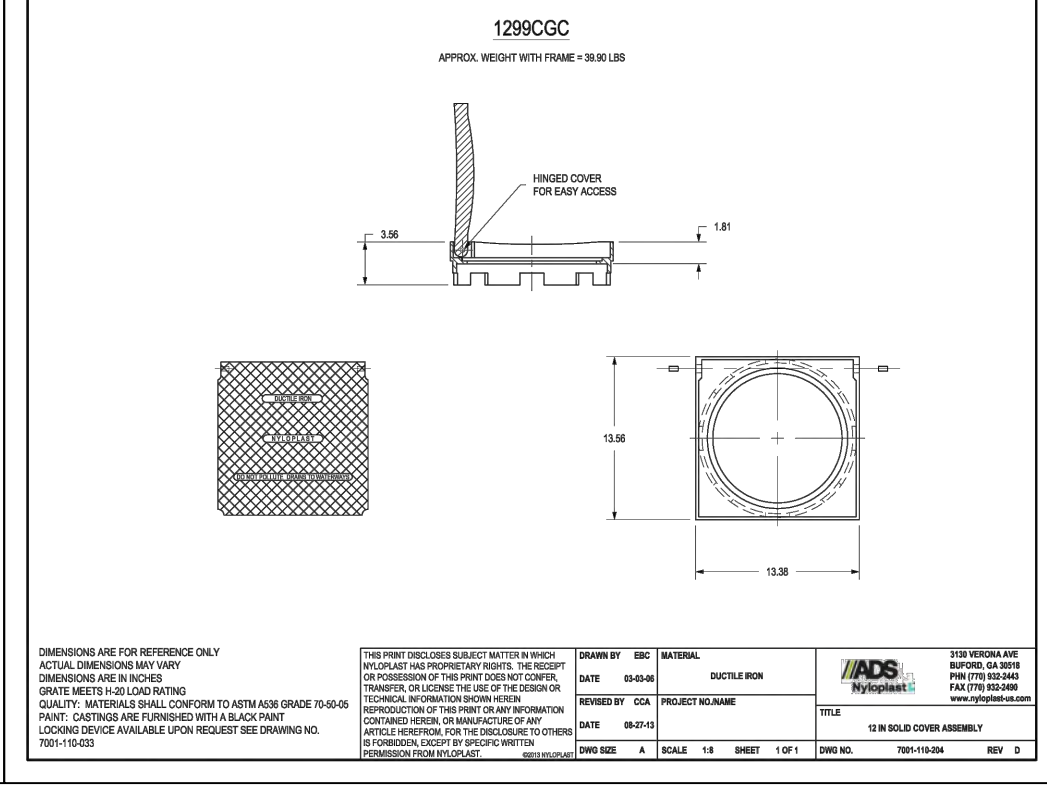
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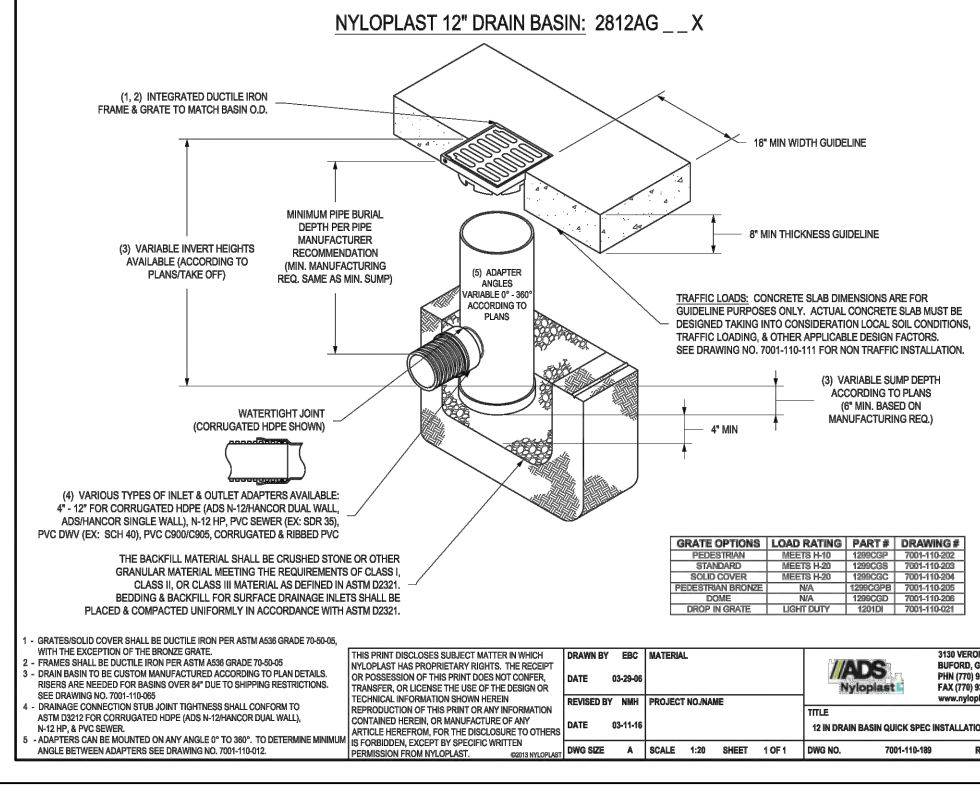
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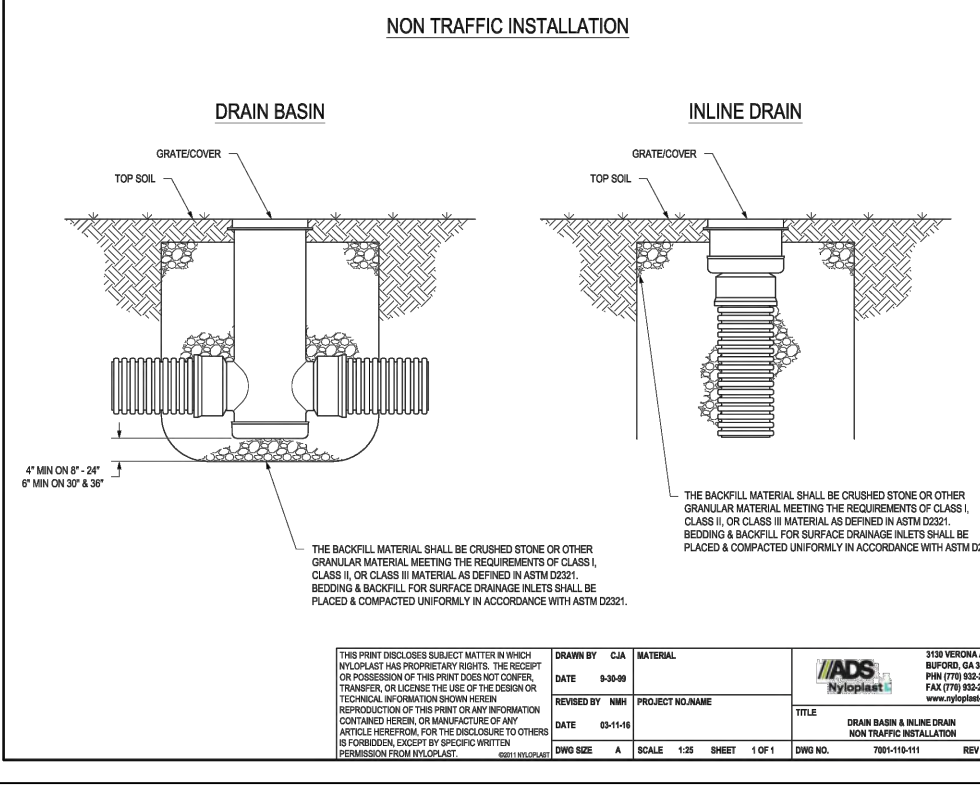
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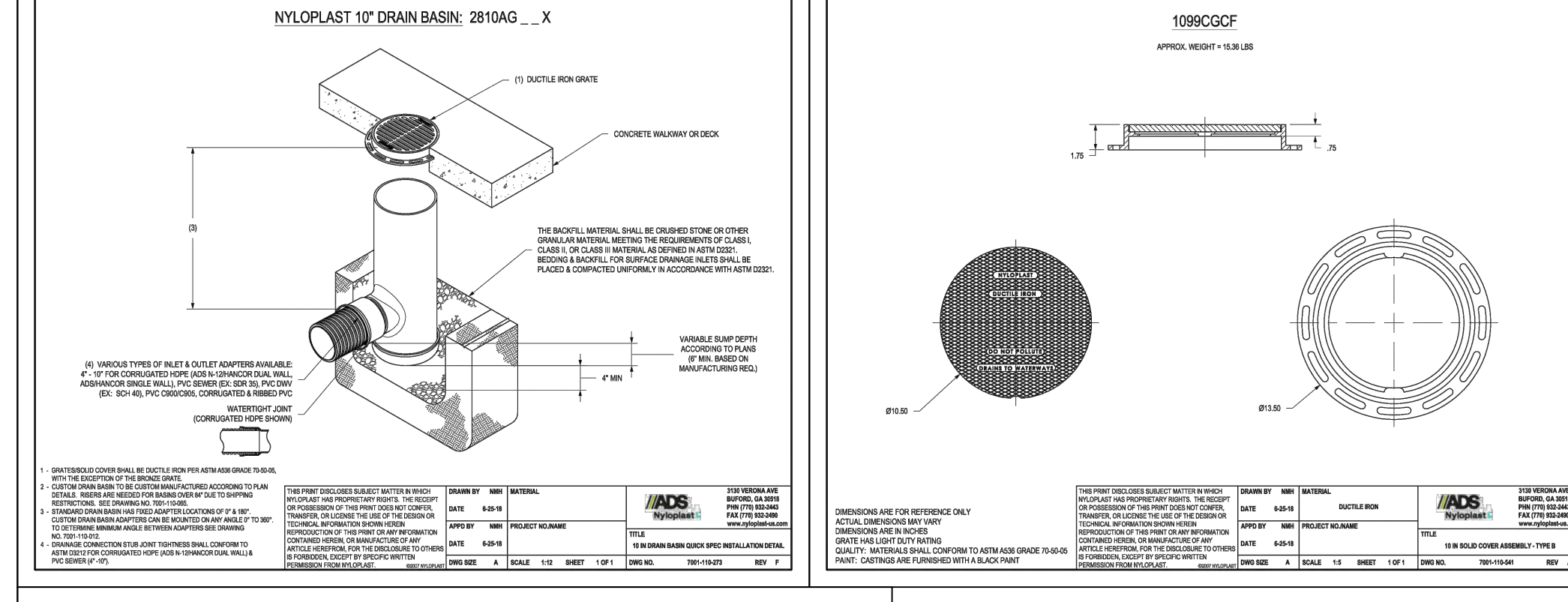
1299CGC
APPROX. HEIGHT: 18.5 IN. (SEE NOTE 6)



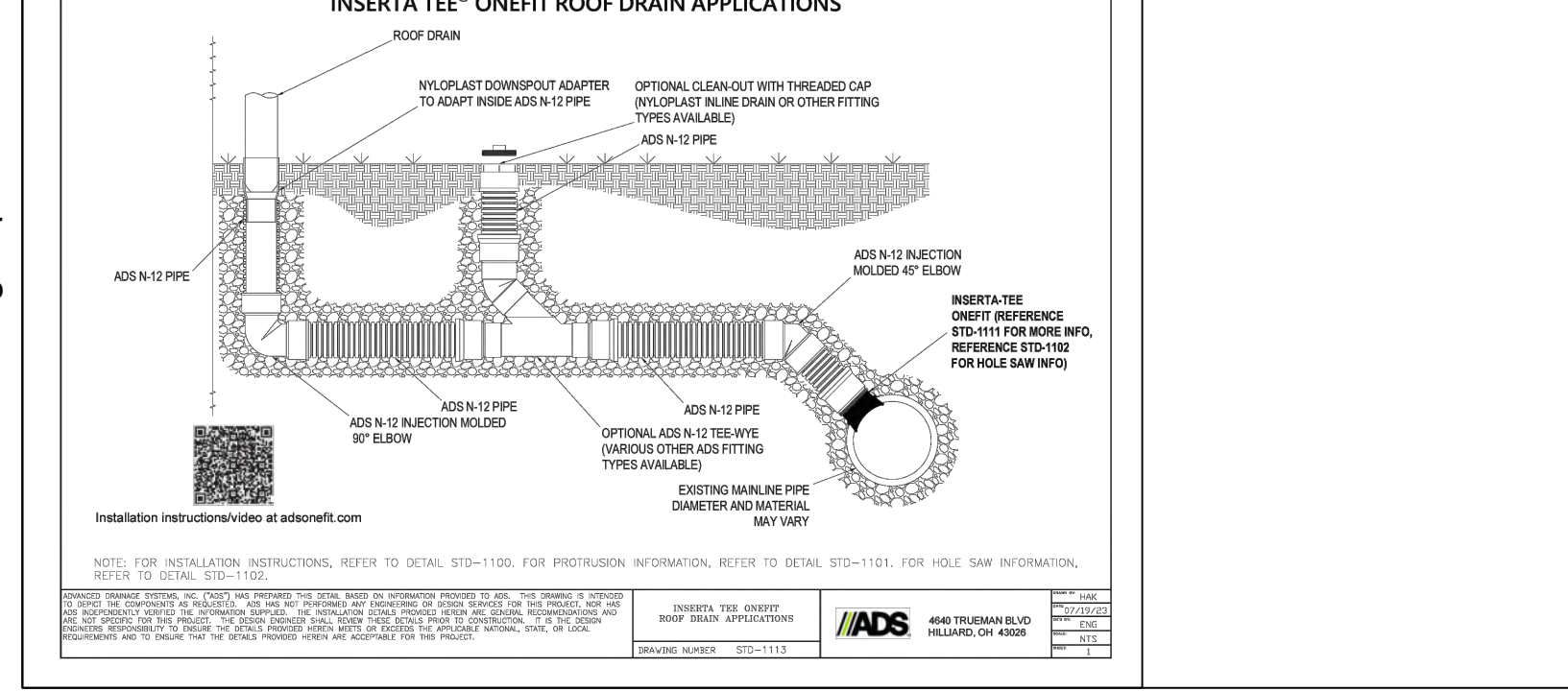
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APPROX. HEIGHT: 18.5 IN. (SEE NOTE 6)



1099CGCF
APPROX. HEIGHT: 18.5 IN. (SEE NOTE 6)

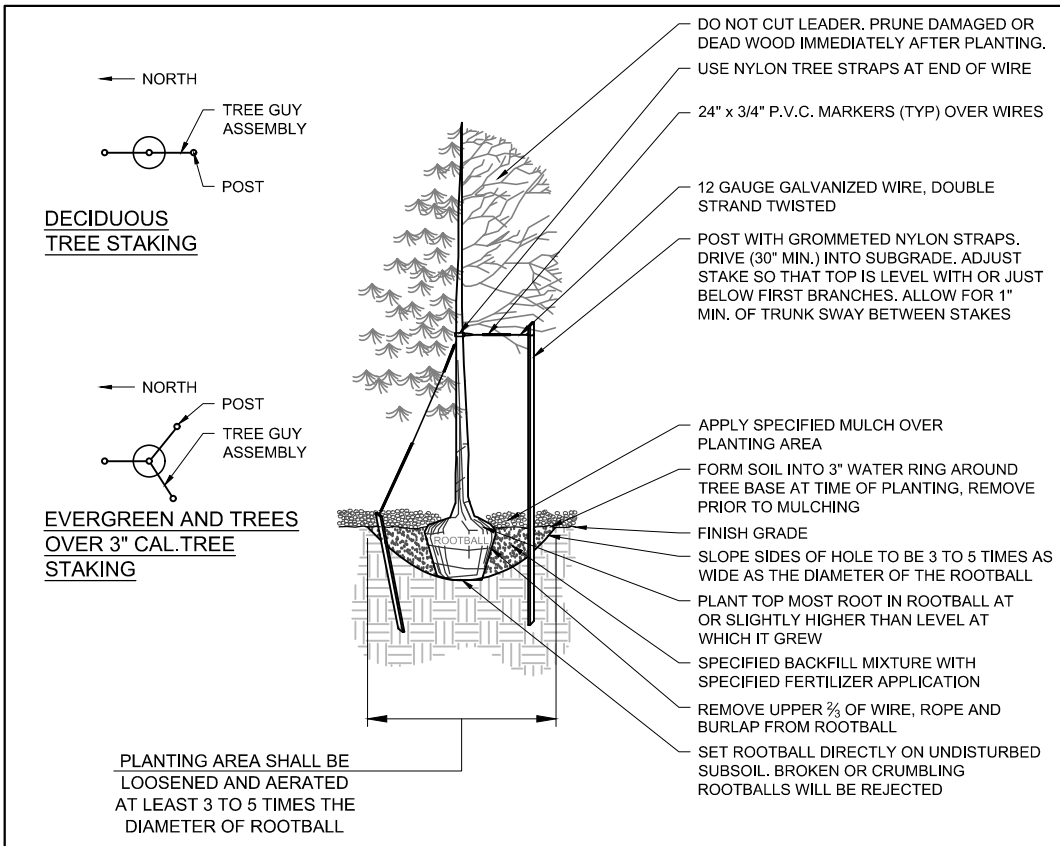


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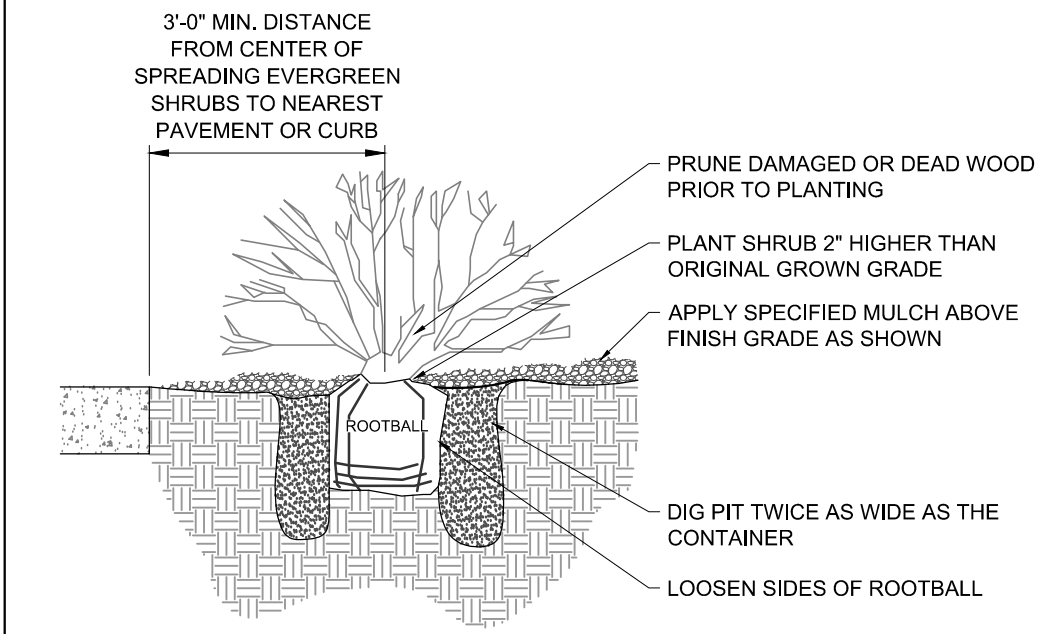


INSERTA TEE® ONEFIT ROOF DRAIN APPLICATIONS

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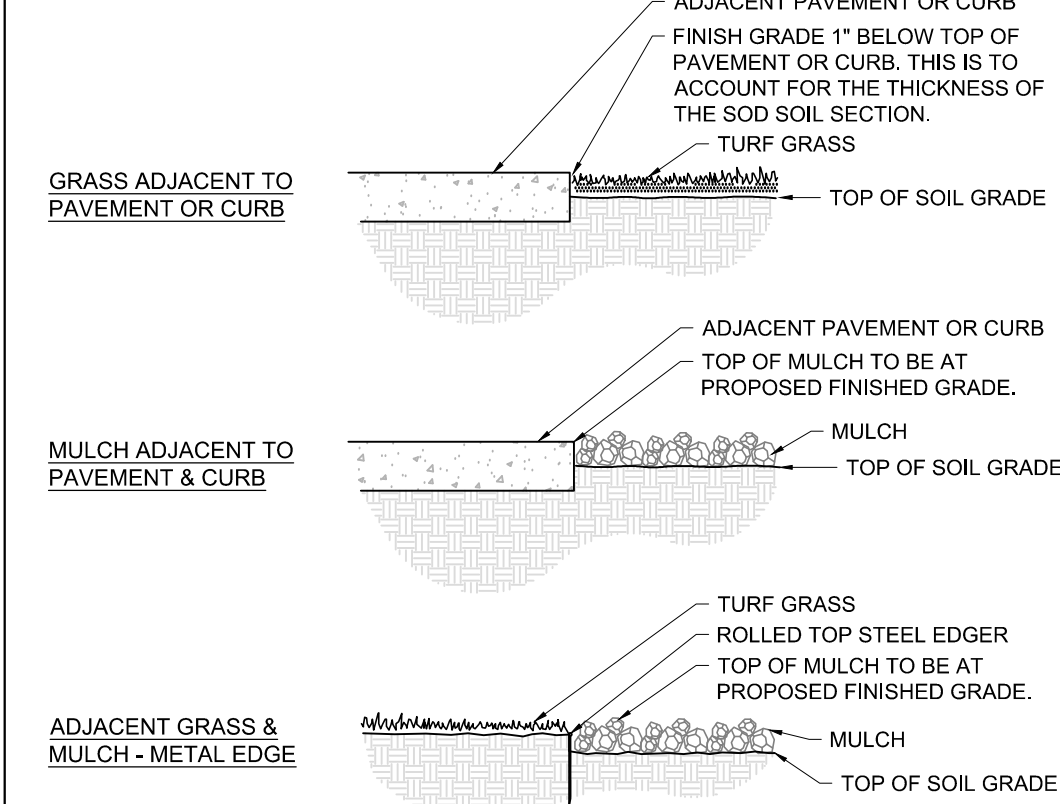
1 TREE PLANTING NTS



NOTES:

- EVERGREEN SHRUBS SHALL BE PLANTED NO CLOSER THAN 3' TO THE CLOSEST PAVEMENT
- ALL PLANT CONTAINERS TO BE REMOVED PRIOR TO PLANTING.
- PLACE WEED CONTROL FABRIC IN ALL SHRUB BEDS
- BACKFILL AND WATER IN THOROUGHLY
- BROKEN ROOTBALLS WILL BE REJECTED

2 SHRUB PLANTING DETAIL NTS



3 EDGING DETAILS NTS

PLANTLIST				
CANOPY TREES				
SYM	BOTANICAL NAME	COMMON NAME	CAL.	NOTES
AS	Acer saccharum	Sugar maple	2.5"	B&B
GT	Gleditsia triacanthos var. inermis 'Skycole'	Skyline Honeylocust	2.5"	B&B
LT	Liriodendron tulipifera	Tulip Poplar	2.5"	B&B
QB	Quercus bicolor	Swamp White Oak	2.5"	B&B
QR	Quercus rubra	Red Oak	2.5"	B&B
TC	Tilia cordata 'PNI 6025' Greenspire	Greenspire Linden	2.5"	B&B
SHRUBS				
SYM	BOTANICAL NAME	COMMON NAME	NOTES	
BGV	Buxus x 'Green Velvet'	Green Velvet Boxwood	24" Ht.	
JXP	Juniperus x pfitzeriana 'Sea Green'	Sea Green Juniper	24" Ht.	
TXM	Taxus x media 'Densiformis'	Dense Spreading Yew	24" Ht.	
WFA	Weigela florida 'Alexandra' PP10,772 PW	Wine & Roses Weigela	24" Ht.	
GRASSES				
SYM	BOTANICAL NAME	COMMON NAME	NOTES	
MSA	Miscanthus sinensis 'Adagio'	Adagio Maiden Grass	18" HT.	
POR	Pennisetum orientale	Karley Rose Oriental Fountain Grass	18" HT.	
SXS	Salvia x sylvestris 'May Night'	May Night Sage	12" HT.	

LANDSCAPE NOTES

- THE LANDSCAPE PLAN DESCRIBES THE LANDSCAPE PORTION OF THE PROJECT ONLY. SEE OTHER SHEETS FOR SITE IMPROVEMENT INFORMATION.
- THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK. THE CONTRACTOR SHALL CONTACT THE UTILITIES NOTIFICATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION OR CONSTRUCTION TO REQUEST EXACT FIELD LOCATIONS OF ALL UTILITIES. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
- CONTRACTOR TO HAVE ALL UTILITIES FIELD LOCATED AND MARKED ON SITE PRIOR TO LANDSCAPE BEING PLANTED. UTILITY LOCATION DISCREPANCIES FROM PLANS TO BE IDENTIFIED AND LANDSCAPE ARCHITECT TO BE INFORMED PRIOR TO PLANTING. TREES MUST NOT BE PLANTED WITHIN 10' OF ANY UTILITIES.
- CONTRACTOR SHALL HAVE EXISTING AND NEW UTILITY LOCATIONS MARKED, FOR REFERENCE, DURING APPROVAL OF FINAL TREE PLANTING LAYOUT.
- WHEN APPLICABLE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING TREES TO REMAIN. NO HEAVY EQUIPMENT SHOULD BE PERMITTED TO OPERATE OR BE STORED, NOR ANY MATERIALS TO BE HANDLED OR STORED, WITHIN THE DRIPLENS OF TREES OUTSIDE THE LIMIT OF GRADING
- MINIMIZE DISTURBANCE OUTSIDE SCOPE OF WORK. ANY DAMAGE OUTSIDE SCOPE OF WORK INCURRED DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR TO LIKE NEW CONDITION.
- CONTRACTOR SHALL MAINTAIN IRRIGATION TO EXISTING SOD AND OTHER PLANT MATERIAL TO REMAIN.
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON ALL PLANTING PLANS. SHOULD DISCREPANCIES EXIST BETWEEN THE QUANTITIES OR S.F. AREAS PROVIDED IN THE LABEL AND THOSE DRAWN ON THE PLAN, THE PLAN SHALL GOVERN.
- NO PLANT SHALL BE INSTALLED BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT, OR EQUAL.
- ALL PLANTS SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING, UNLESS OTHERWISE SPECIFIED OR DETAILED.
- ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL SHALL BE REMOVED COMPLETELY AT TIME OF PLANTING.
- CUT AWAY ROPES OR WIRES FROM B&B PLANTS. PULL BACK BURLAP FROM TOP OF ROOT BALL. DO NOT ALLOW BURLAP TO BE EXPOSED AT SURFACE. TOTALLY REMOVE BURLAP IF IT IS SYNTHETIC. IF CONTAINER GROWN PLANTS SHOW SIGNS OF BEING ROOT BOUND, SCORE ROOTS VERTICALLY.
- WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN AT LEAST TWO VERTICAL LOCATIONS.
- DO NOT PLANT TREES WITHIN 10 FEET OF CENTERLINE OF UTILITIES OR WITHIN UTILITY EASEMENTS. IF UTILITY INSTALLATION DIFFERS FROM WHAT PLANS SHOW THEN INFORM LANDSCAPE ARCHITECT AND CIVIL ENGINEER OF CONFLICTING CONDITIONS.
- REFER TO THE DETAILS AND NOTES FOR REQUIRED PLANTING METHODS, SOIL PREPARATION, AND OTHER INFORMATION REGARDING PLANTING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING NECESSARY FOR INITIAL ESTABLISHMENT OF LANDSCAPE. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON. CONTRACTOR SHALL ALSO BE REQUIRED TO MAINTAIN LANDSCAPE THROUGH SUBSTANTIAL COMPLETION. MAINTENANCE SHALL INCLUDE (BUT IS NOT LIMITED TO) WATERING, MOWING, PRUNING, AND WEEDING.
- PLANT MATERIAL SHALL NOT BE PRUNED UNLESS OTHERWISE INDICATED IN PLANTING SCHEDULE.
- AREAS TO RECEIVE LANDSCAPE SHALL BE TILLED TO A DEPTH OF 12-INCHES. THEN APPLY SPECIFIED SOIL AMENDMENT OVER SURFACE. TILL AREAS AGAIN TO A MINIMUM DEPTH OF 8-INCHES.
- FINISH GRADES IN PLANTING AREAS SHALL BE SET TO INCLUDE THE APPLICATION OF TOPSOIL IN MEETING SPOT ELEVATIONS ON CONTOURS SHOWN ON PLANS. SLOPES SHALL BE SMOOTH AND WORKED. SOIL SHALL NOT BE LEFT IN CLUMP FORM. HOLD FINISHED GRADE OF MULCH A MINIMUM OF 3" BELOW EDGE OF WALK, EDGING, OR CURB.
- TRANSPLANTED TREES SHALL HAVE THE SAME ASPECT IN FINAL LOCATION (I.E. EXISTING NORTH ASPECT SHALL FACE NORTH IN FINAL LOCATION).
- ALL AREAS DISTURBED BY UTILITY TRENCHING, SITE AND BUILDING CONSTRUCTION SHALL BE STABILIZED WITH SODDING AND SEEDING AS SHOWN BY THE PLAN.
- IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO CONFIRM MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT LIST.
- THE LANDSCAPE INSTALLATION SHALL BE COORDINATED WITH THE IRRIGATION INSTALLATION WHEN APPLICABLE.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES AND TAKE SPECIAL CARE TO INSURE THAT BED PREPARATION DOES NOT INHIBIT DRAINAGE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFILLING BEHIND THE CURB SO GRADE IS LEVEL WITH TOP OF CURB.
- ALL LAWN AREAS SHALL BE CULTIVATED TO A DEPTH OF 4" PRIOR TO SODDING AND SEEDING. PREPARED SOD AND SEED BEDS SHALL BE FREE FROM STONES OVER 2" DIAMETER AND OTHER DELETERIOUS MATERIAL
- THE LANDSCAPE CONTRACTOR SHALL RAKE SMOOTH ALL SEED OR SOD AREAS PRIOR TO INSTALLATION.
- SODDED AREAS SHALL HAVE NO BARE AREAS. SEEDING AREAS SHALL BE CONSIDERED ACCEPTABLE WHEN FULL COVERAGE OF THE PERMANENT TURFGRASS SPECIES IS ESTABLISHED.

- THE QUANTITIES INDICATED ON THE PLANT LIST AND PLAN ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS AND THE LIABILITY WHICH PERTAINS TO THOSE QUANTITIES AND TO ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS. QUESTIONS SHOULD BE DIRECTED TO THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIALS SHALL BE NURSERY GROWN, UNLESS OTHERWISE NOTED AND SHALL COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK: ANSI Z-60.1; LATEST EDITION, FOR SIZE AND QUALITY.
- NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. CONTACT TARR GROUP.
- SOIL USED FOR PLANTING SHALL CONSIST OF 5 PARTS TOPSOIL, 1 PART SAND AND 2 PARTS ORGANIC MATTER, MIXED WITH 1 POUND OF FERTILIZER PER CUBIC YARD.
 - SAND SHALL BE CLEAN MASONRY SAND.
 - ORGANIC MATTER SHALL BE PEAT MOSS, OR WELL COMPOSTED PINE BARK, OR APPROVED EQUAL AND SHALL BE FINELY GROUND AND FREE OF WEEDS.
 - ALL FERTILIZER SHALL BE 10-10-10 WITH MINOR ELEMENTS. FERTILIZER SHALL HAVE 40-50% OF ITS TOTAL NITROGEN IN A WATER INSOLUBLE FORM.
- PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AND SOD AREAS PRIOR TO INSTALLATION. TREFLAN OR AN APPROVED EQUAL SHALL BE USED.
- LANDSCAPE BED SURFACE TREATMENT:** ALL LANDSCAPE BEDS SHALL HAVE A MINIMUM OF 3" DEEP BED SURFACE TREATMENT. ALL SURFACE TREATMENT TYPE SAMPLES TO BE SUBMITTED TO LANDSCAPE ARCHITECT FOR APPROVAL, PRIOR TO INSTALLATION. ALL LANDSCAPE BEDS TO RECEIVE SURFACE TREATMENT TYPE 1 UNLESS OTHERWISE NOTED.
 - LANDSCAPE BED SURFACE TREATMENT TYPE 1:** 1.5" LOCAL RIVER ROCK, COLOR: MIX OF BEIGE, GREY, BROWN, SOIL SEPARATOR FABRIC REQUIRED.
 - LANDSCAPE BED SURFACE TREATMENT TYPE 2:** FINE-GROUND SHREDDED HARDWOOD BARK MULCH, DOUBLE-GROUND, PARTIALLY COMPOSTED, AND FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS. PH RANGE 6.0-7.0
- SOD** ALL DISTURBED AREAS THAT ARE NOT LANDSCAPED, AREA TO BE SODDED WITH PREMIUM TURF GRASS, COMMERCIAL GRADE & LOCALLY SOURCED. SOD MUST MEET ANY REQUIREMENTS OF THE STATE, COUNTY, OR LOCAL REGULATIONS & SPECIFICATIONS
- TREES PLANTED IN LAWN AREA TO HAVE A 3'-0" RADIUS PLANT BED AROUND THE BASE. LANDSCAPE BED SURFACE TREATMENT TYPE 2 REQUIRED.
- STEEL EDGER:** WITH A ROLLED TOP SHALL SEPARATE ALL SODDED AREAS, BED AREAS, MINERAL MULCH AREAS, NATIVE SEED AREAS, AND AREAS OF POLYMER BOUND AGGREGATE SURFACES. PRODUCT CUT SHEET TO BE SUBMITTED TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.
- THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT MATERIAL THAT HAS BEEN DAMAGED BY VANDALISM, FIRE, RELOCATION, WILDLIFE, THEFT, SEVERE WEATHER OR OTHER ACTIVITIES BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL.
- PRIOR TO FINAL PAYMENT, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH COMPLETE WRITTEN INSTRUCTIONS ON PROPER CARE OF ALL SPECIFIED PLANT MATERIALS.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.

- ALL REPLACEMENTS SHALL BE OF THE SAME TYPE, SIZE, AND QUALITY AS SPECIFIED ON THE PLANT LIST, UNLESS APPROVED OTHERWISE IN WRITING BY THE LANDSCAPE ARCHITECT AND CITY.
 - ANY MATERIAL THAT IS DEEMED TO BE 25% DEAD OR MORE SHALL BE CONSIDERED DEAD, AND MUST BE REPLACED AT NO CHARGE. A TREE IS CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED BACK, OR MORE THAN 25% OF THE CROWN IS DEAD.
 - REPLACEMENTS SHALL BE MADE DURING THE NEXT PLANTING SEASON UNLESS THE LANDSCAPE CONTRACTOR AGREES TO AN EARLIER DATE. FINAL CERTIFICATE OF OCCUPANCY MAY BE WITHHELD UNTIL PLANTING IS COMPLETE.
 - THE LANDSCAPE CONTRACTOR MUST SUBMIT MATERIAL SAMPLES TO LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. SUBMITTALS ARE TO CONFIRM COMPLIANCE AND MATERIAL QUALITY. THESE SAMPLES INCLUDE, BUT ARE NOT LIMITED TO: MULCHES, EDGING, & PLANTS. CONTRACTOR TO CONTACT TARR GROUP FOR SUBMITTAL REQUIREMENTS.
- ### CONSTRUCTION CLOSE-OUT
- MAINTAIN ONE SET OF MARKED-UP AS-BUILT DRAWINGS ON THE JOB SITE FOR DISTRIBUTION TO THE LANDSCAPE ARCHITECT UPON COMPLETION.
 - ANY PLAN SUBSTITUTIONS THAT ARE NOT PREVIOUSLY APPROVED AND FOUND TO BE UNACCEPTABLE BY LANDSCAPE ARCHITECT ARE TO BE REMOVED AND APPROPRIATE PLANT INSTALLED AT CONTRACTOR'S EXPENSE.
 - ANY WORK REQUIRED TO COMPLETE THE SCOPE OF THIS PROJECT BUT NOT SPECIFICALLY CALLED OUT, SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR THE COMPLETION OF THIS WORK.
 - WORK WHICH DOES NOT CONFORM TO THE REQUIREMENTS OF THE CONTRACT WILL BE CONSIDERED UNACCEPTABLE. UNACCEPTABLE WORK, WHETHER THE RESULT OF POOR WORKMANSHIP, USE OF DEFECTIVE MATERIALS, DAMAGE THROUGH CARELESSNESS OR ANY OTHER CAUSES, FOUND TO EXIST PRIOR TO THE FINAL ACCEPTANCE OF THE WORK, SHALL BE REMOVED AND REPLACED IN AN ACCEPTABLE MANNER, AS REQUIRED BY THE LANDSCAPE ARCHITECT OR OWNER AT THE CONTRACTOR'S EXPENSE. WORK DONE CONTRARY TO THE INSTRUCTIONS OF THE LANDSCAPE ARCHITECT OR OWNER, WORK DONE BEYOND THE LINES SHOWN ON THE PLANS, OR ANY EXTRA WORK DONE WITHOUT AUTHORITY WILL NOT BE PAID FOR.
 - THE CONTRACTOR SHALL PRESERVE AND PROTECT FROM DAMAGE ALL EXISTING LANDSCAPE TO REMAIN DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR THE REPLACEMENT OF ANY EXISTING LANDSCAPE DAMAGED OR REMOVED DURING CONSTRUCTION. NEW LANDSCAPING SHALL BE REESTABLISHED BY A LICENSED LANDSCAPE CONTRACTOR IN THE STATE OF THE PROJECT.
 - CONTRACTOR TO PROVIDE LANDSCAPE ARCHITECT PHOTOGRAPHS OF AS-BUILT SITE UPON CONSTRUCTION AND LANDSCAPE INSTALLATION FOR REVIEW AND APPROVAL. CONTACT TARR GROUP FOR CLARIFICATION.
 - INSPECTIONS.
 - MATERIALS APPROVAL BY LANDSCAPE ARCHITECT.
 - PLANTING LOCATIONS IN REFERENCE TO AS-BUILT UTILITY LOCATIONS.
 - NO TREE PLANTED WITHIN 10' OF ANY UTILITY LINES UNLESS SAID UTILITY LINE IS NOTED TO BE WRAPPED IN ROOT BARRIER.

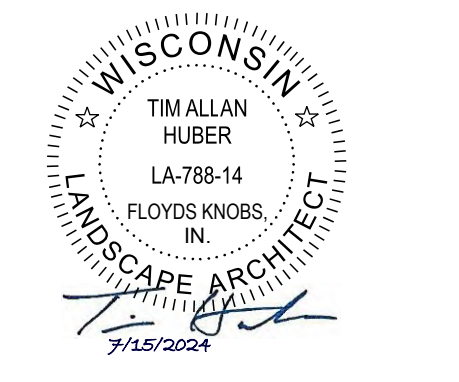
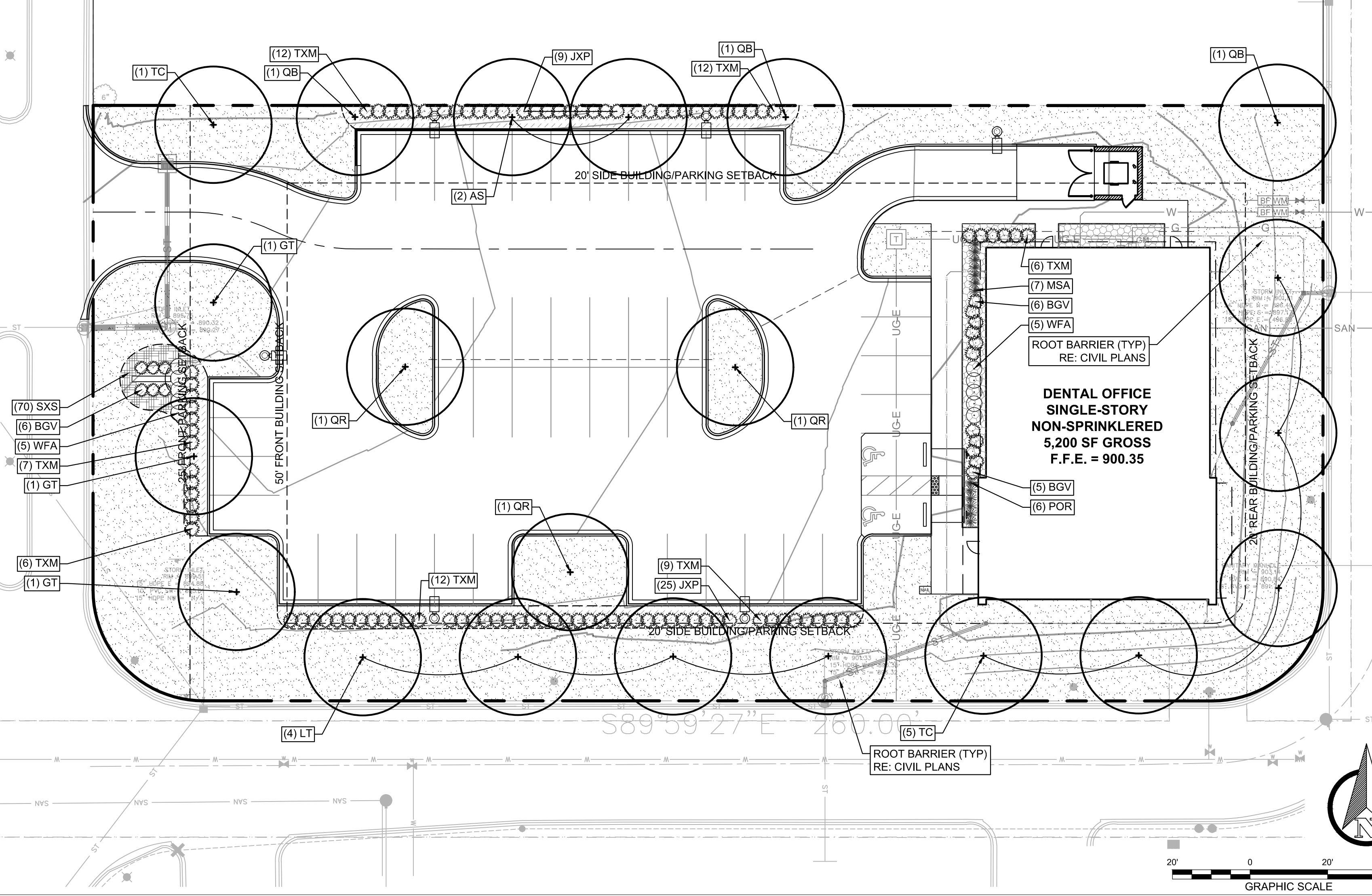
LANDSCAPE CALCULATIONS

PARKING LOT:
 REQUIRED: 10%:
 19,325 X 0.10 = 1,933 SF
 PROVIDED:
 - 1,933 SF
 REQUIRED:
 - HEDGE ALONG PERIMETER SPACES
 PROVIDED:
 - HEDGE ALONG PERIMETER SPACES

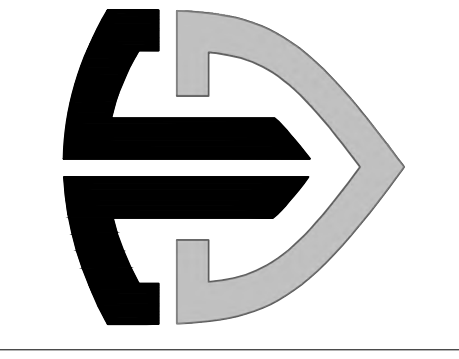
SITE LANDSCAPE:
 REQUIRED: 1 TREE & 2 SHRUBS PER 1,000 SF LANDSCAPE AREA
 20,550 SF / 1000 = 20.55
 1 TREE X 20.55 = 21 TREES
 2 SHRUBS X 20.55 = 42 SHRUBS
 PROVIDED:
 - 21 TREES
 - 42 SHRUBS

LEGEND

- SOD
 - LANDSCAPE BED SURFACE TREATMENT TYPE 1. RE: LANDSCAPE NOTES
 - LANDSCAPE BED SURFACE TREATMENT TYPE 2. RE: LANDSCAPE NOTES
 - GROUNDCOVER / PERENNIAL PLANTINGS (AREA TO BE STABILIZED WITH SURFACE TREATMENT TYPE 2, RE: LANDSCAPE NOTES)
 - PLANTING BED EDGE
- REFER TO CO.2 FOR IRRIGATION NOTES
 - REFER TO LANDSCAPE NOTES & DETAILS



TARR GROUP
 LANDSCAPE ARCHITECT, INC.
 TIM ALLAN HUBER
 LA-788-14
 FLOYDS KNOB
 IN
 7/25/2024



PEWAUKEE DENTAL OFFICE
 WMG ACQUISITIONS, LLC
 CAPITOL DRIVE AND PEWAUKEE ROAD
 PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

ORIGINAL ISSUE DATE: 07/15/2024
 REVISIONS:

PROJ. NO.: 24019
 WMG PROJ. NO.: WI23-0444

LANDSCAPE PLAN

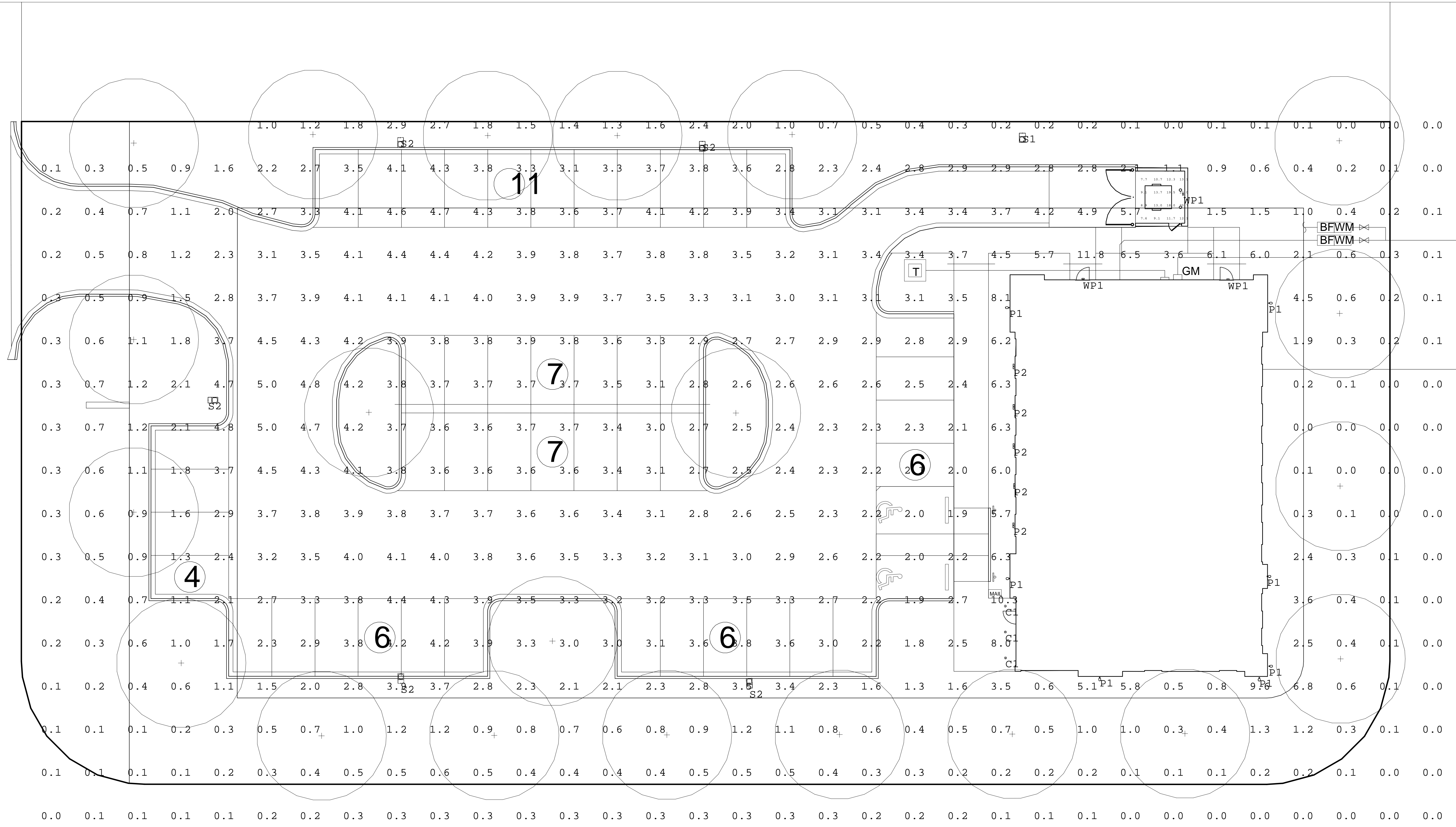
L2.1

Standard Electric Luminaire Schedule

Symbol	Qty	Label	Arrangement	[MANUFAC]	Description	Total Lumens	Total Wattage	LLF	BUG Rating	Mounting Height
⊕	3	C1	Single	LiteLine	SLMPRO6-30K-BZ	1182	15.88	0.980	B1-U1-G1	10
⊕	7	P1	Single	PROGRESS	P5644-20-30K	3731	60	0.980	B1-U5-G1	7.6
→	5	P2	Single	¾A,β	RWNW052020LAJBZ	1112	20.5445	0.980	N.A.	7.6
⊕	1	S1	Single	Lithonia Lighting	DSX1 LED P7 40K 80CRI BLC4 UNV SPA DDBXD	15306	184.43	0.980	B0-U0-G4	25
⊕	5	S2	Single	Lithonia Lighting	DSX1 LED P7 40K 80CRI TFTM UNV SPA HS DDBXD	17463	184.4348	0.980	B2-U0-G4	25
⊕	3	WP1	Single	RAB LIGHTING INC.	SLIM37N	3873	34.6	0.920	B1-U2-G1	8, 10

Calculation Summary

Label	CalcType	Max	Min	Avg	Units
Entire Site	Illuminance	11.8	0.0	2.12	Fc
Trash Enclosure	Illuminance	23.0	7.6	13.14	Fc



Rev. #	Description	Rev. #	Description
R1		R2	
R3		R4	
R5			

Project: **WMG Development**
Heartland Dental Site Lighting
Pewaukee, WI

Date: 7/9/2024
 Page #: Page 1 of 1

Revision #: XX
 Size: ARCH D

Project #: WM23-0444
 Created By: Ryan Hunt

STANDARD ELECTRIC
 11 Lewiston Ave.
 Wilmington, MA 01897
 www.standardelectric.com
 978-661-1854

SE NATIONAL

PH2.1



PLAN COMMISSION MISCELLANEOUS APPLICATION

No Application Fee for Miscellaneous Services
Application is due 3 weeks prior to the meeting date

235 Hickory St - Pewaukee WI 53072—villagehall@villageofpewaukeewi.gov—262-691-5660

PROPERTY / PROPERTY OWNER INFORMATION

Property Address: Capitol Drive Tax Key: PWV 0901984003
 Zoning of Property: B-1 Community Business (PUD) Property Owner Name: MEADOW CREEK LIMITED PARTNERSHIP (Jim Forester)
 Property Owner Email: jim@forester.com Property Owner Phone #: 414-916-1234

APPLICANT INFORMATION (IF DIFFERENT THAN OWNER)

Applicant Name: Andrew Wilkowski (JSD Professional Services, Inc.) Applicant Phone #: 262.933.4190
 Applicant Address: W238 N1610 Busse Rd., Suite 100, Waukesha, WI 53188
 Applicant Email: andy.wilkowski@jsdinc.com

TYPE OF REQUEST: CHECK ALL THAT APPLY

- | | |
|--|--|
| <input type="checkbox"/> Sign Plan Approval | <input type="checkbox"/> Preliminary Plat Approval |
| <input type="checkbox"/> Final Plat Approval | <input type="checkbox"/> Developer's Agreement |
| <input checked="" type="checkbox"/> Certified Survey Map | |
| <input type="checkbox"/> Other (Describe) _____ | |

SIGNATURES

Application will not be processed without a completed Professional Services Agreement.

This signature authorizes the Village of Pewaukee to process the consultation application proposed for my property and further authorizes the Village or its representatives to conduct reasonable and routine inspections of my property for the purposes of evaluating this application.

Signature of Current Property Owner: *Jim Forester, Pres.* Date: 7-2-24
 Signature of Applicant: *Andrew Wilkowski* Date: 7-11-24

DIRECTIONS

Please include the following required items with this application:

1. One paper copy of the submittal, including plans/drawings/applicable attachments. **11 paper copies are only required for documents larger than ledger size (11" X 17").**
2. One digital copy of the submittal, including plans/drawings/applicable attachments. (Jump drive)
3. Completed Professional Services Reimbursement Form.

For Office Use Only	Staff Initials: _____	Date/Time Received: _____
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PROFESSIONAL SERVICES REIMBURSEMENT AGREEMENT

235 Hickory St, Pewaukee WI 53072—villagehall@villageofpewaukeewi.gov—262-691-5660

PROPERTY INFORMATION

Property Address: Capitol Drive Tax Key: PWV 0901984003
Property Owner's Name: MEADOW CREEK LIMITED PARTNERSHIP (Jim Forester) Phone Number: 414-916-1234

RESPONSIBLE PARTY INFORMATION - All invoices will be mailed to this address.

Business Name: WMG Acquisitions, LLC FEIN: 85-2829943
Person Responsible for Payment / Business Contact Name: Brian Schrock
Mailing Address: PO Box 768 Effingham, IL 62401
Responsible Party / Contact Phone Number: 314-537-4140
Responsible Party / Contact Email Address: bschrock@wmgdevelopment.com

AGREEMENT / SIGNATURES - Property Owner signature is required.

Pursuant to the Village of Pewaukee [Code of Ordinances Sec 40.116\(b\)](#), the Village Board has determined that whenever the services of the Village Attorney, Village Engineer, Village Planner, or any other of the Village's professional staff or other expert consultants are retained by the Village in order to complete a proper project review results in a charge to the Village for that professional's time and services and such service is not a service supplied to the Village as a whole, the Village Treasurer shall charge those service fees incurred by the Village to the applicant/property owner. Also, be advised that pursuant to the Village of Pewaukee Code of Ordinances, certain other fees, costs, and charges are the responsibility of the property owner or responsible party.

By signing this form, I, the undersigned, have been advised that pursuant to the Village of Pewaukee Code of Ordinances, if the Village Attorney, Village Engineer, Village Planner, or any other Village professional staff or other expert consultants retained by the Village in order to complete a proper project review provides services to the Village because of my activities, whether at my request or at the request of the Village, I shall be responsible for the fees incurred. In addition, I have been advised that pursuant to the Village of Pewaukee Code of Ordinances, certain other fees, costs, and charges are my responsibility.

The Village will place fees from unpaid invoices on the real estate tax bill of the property that corresponds to the incurred services.

MEADOW CREEK Limited PARTNERSHIP
Property Owner Signature: [Handwritten Signature] Printed Name: JAMES G. FORESTER Date: 7-2-24
PRER. PARTNER INC. Genl PARTNER

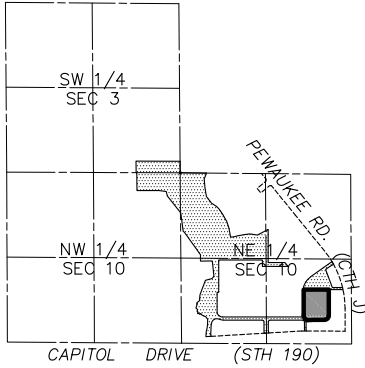
Applicant Signature: _____ Printed Name: _____ Date: _____

For Office Use Only Staff Initials: _____ Date Received: _____

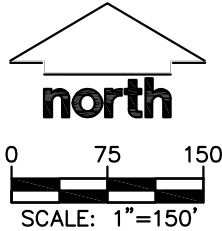
PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF LOT 17, CERTIFIED SURVEY MAP NO. 11391, RECORDED IN VOLUME 113, PAGE 44-59 OF CERTIFIED SURVEY MAPS, RECORDED AS DOCUMENT NO. 4182698, WAUKESHA COUNTY RECORDS, LOCATED IN THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 10, ALL IN TOWN 7 NORTH, RANGE 19 EAST, VILLAGE OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN



VICINITY MAP
SCALE: 1" = 3000'

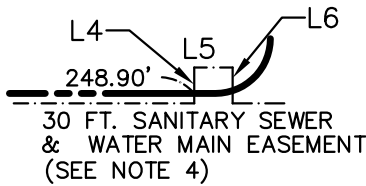


NE COR. OF NE 1/4
SEC. 10-07-19
CONC. MON. W/ BRASS CAP
N: 402492.82
E: 2442689.09

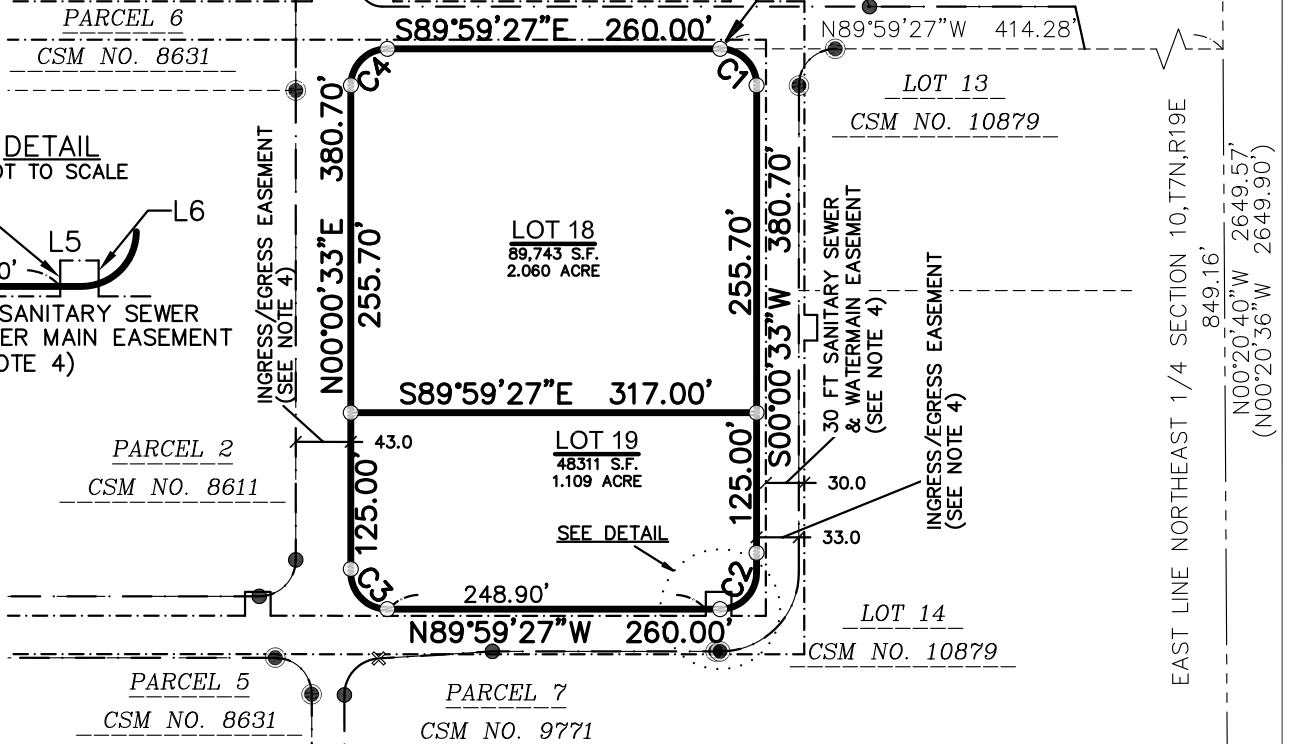
NOTES

1. FIELD WORK PERFORMED ON MAY 3, 2024.
2. BEARINGS ARE REFERENCED TO THE WISCONSIN COORDINATE SYSTEM OF 1983 (2011), SOUTH ZONE. THE E LINE OF THE NE QUARTER OF SECTION 10-07-19, BEARS N00°20'40"W.
3. SEE SHEET 2 FOR CURVE & LINE TABLES.
4. INGRESS/EGRESS EASEMENT AND SANITARY SEWER & WATER MAIN EASEMENT PER DECLARATION OF COVENANTS, AS RECORDED IN DOC. NO. 2367190 & CSM NO. 11391, DOC. NO. 4182698

DETAIL NOT TO SCALE



30 FT. SANITARY SEWER & WATER MAIN EASEMENT
(SEE NOTE 4)



LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- 1" IRON PIPE FOUND
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE
- SETBACK LINE

CAPITOL DR. (S.T.H 190)

OWNER:
MEADOW CREEK
LIMITED PARTNERSHIP.
3190 GATEWAY ROAD
BROOKFIELD, WI 53045

SE COR. OF NE 1/4
SECTION 10-07-19
CONC. MON. W/ BRASS CAP
N: 399843.29
E: 2442705.02

POINT OF
COMMENCEMENT

SURVEYED BY:



MILWAUKEE REGIONAL OFFICE
W238 N 1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

SURVEYED FOR:

WMG
DEVELOPMENT, LLC
PO BOX 768
EFFINGHAM, IL 62401

PROJECT NO: 24-14130
FIELDBOOK/PG: E-FILE
SHEET NO: 1 OF 3

SURVEYED BY: BHF
DRAWN BY: JIMM

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF LOT 17, CERTIFIED SURVEY MAP NO. 11391, VOLUME 113, PAGE 44-59 OF CERTIFIED SURVEY MAPS, RECORDED AS DOCUMENT NO. 4182698, WAUKESHA COUNTY RECORDS, LOCATED IN THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 10, TOWN 7 NORTH, RANGE 19 EAST, IN VILLAGE OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

CURVE TABLE						
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC LENGTH	TANGENT LENGTH
C1	28.50'	090°00'00"	S44°59'27"E	40.31'	44.77'	28.50
C2	28.50'	090°00'00"	S45°00'33"W	40.31'	44.77'	28.50
C3	28.50'	090°00'00"	N44°59'27"W	40.31'	44.77'	28.50
C4	28.50'	090°00'00"	N45°00'33"E	40.31'	44.77'	28.50

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L4	S00°00'33"W	13.50'
L5	S89°59'27"E	20.00'
L6	S00°00'33"W	12.08'

SURVEYOR'S CERTIFICATE

I, JIM I. MORROW, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:

THAT BY THE DIRECTION OF WMG DEVELOPMENT, LLC, THAT I HAVE SURVEYED, DIVIDED, AND MAPPED A PART OF LOT 17 OF CERTIFIED SURVEY MAPS NO. 11391, VOLUME 113, PAGES 44-59 OF CERTIFIED SURVEY MAPS, AS RECORDED IN DOCUMENT NO. 4182698, WAUKESHA COUNTY RECORDS, LOCATED IN THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 10, TOWN 7 NORTH, RANGE 19 EAST, IN THE VILLAGE OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE N00°20'40"W 849.16 FEET ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE N89°59'27"W 414.28 FEET TO A POINT OF CURVATURE, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE LANDS TO BE DESCRIBED;

THENCE SOUTHEASTERLY 44.77 FEET ALONG THE ARC OF A 28.50 FOOT RADIUS CURVE TO THE RIGHT WITH A CHORD BEARING S44°59'27"E 40.31 FEET TO A POINT OF TANGENCY; THENCE S00°00'33"W 380.70 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY 44.77 FEET ALONG THE ARC OF A 28.50 FOOT RADIUS CURVE TO THE RIGHT WITH A CHORD BEARING S45°00'33"W 40.31 FEET TO A POINT OF TANGENCY; THENCE N89°59'27"W 260.00 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY 44.77 FEET ALONG THE ARC OF A 28.50 FOOT RADIUS CURVE TO THE RIGHT WITH A CHORD BEARING N44°59'27"W 40.31 FEET TO A POINT OF TANGENCY; THENCE N00°00'33"E 380.70 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY 44.77 FEET ALONG THE ARC OF A 28.50 FOOT CURVE TO THE RIGHT WITH A CHORD BEARING N45°00'33"E 40.31 FEET TO A POINT OF TANGENCY; THENCE S89°59'27"E 260.00 FEET TO THE POINT OF BEGINNING. CONTAINING 3.169 ACRES OF LAND OR 138,054 SQUARE FEET.

THAT THE MAP IS A CORRECT REPRESENTATION OF EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND DIVISION THEREOF, IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

JIM I. MORROW
PLS NO. S-2777

DATE

SURVEYED BY:
JSD
MILWAUKEE REGIONAL OFFICE
W238 N 1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

SURVEYED FOR:
**WMG
DEVELOPMENT**
PO BOX 768
EFFINGHAM, IL 62401

PROJECT NO: 24-14130
FIELDBOOK/PG: E-FILE
SHEET NO: 2 OF 3

SURVEYED BY: BHF
DRAWN BY: JIMM

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF LOT 17, CERTIFIED SURVEY MAP NO. 11391, RECORDED IN VOLUME 113, PAGE 44-59 OF CERTIFIED SURVEY MAPS, RECORDED AS DOCUMENT NO. 4182698, WAUKESHA COUNTY RECORDS, LOCATED IN THE SOUTEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 10, TOWN 7 NORTH, RANGE 19 EAST, IN THE VILLAGE OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE

MEADOW CREEK LIMITED PARTNERSHIP, A WISCONSIN LIMITED PARTNERSHIP DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED, AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE VILLAGE OF PEWAUKEE FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID MEADOW CREEK LIMITED PARTNERSHIP HAS CAUSED THESE PRESENT TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____, 2024.

MEADOW CREEK LIMITED PARTNERSHIP

BY: _____
JAMES G. FORESTER, MANAGING MEMBER

STATE OF WISCONSIN) SS
WAUKESHA COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2024, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED MEADOW CREEK LIMITED PARTNERSHIP, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, WAUKESHA COUNTY, WISCONSIN MY COMMISSION EXPIRES _____

VILLAGE OF PEWAUKEE PLANNING COMMISSION APPROVAL

APPROVED FOR RECORDING PER VILLAGE OF PEWAUKEE PLANNING COMMISSION ACTION OF _____, 2024.

JEFF KNUTSON, CHAIRPERSON DATE

JENNA PETER, CLERK DATE

VILLAGE BOARD CERTIFICATE OF APPROVAL


RESOLVED THAT THIS CERTIFIED SURVEY MAP, WHICH HAS BEEN DULY FILED FOR THE APPROVAL OF THE BOARD OF THE VILLAGE OF PEWAUKEE, BE AND THE SAME IS HEREBY APPROVED AND THE DEDICATIONS, IF ANY DESIGNATED HEREON, ARE HEREBY ACKNOWLEDGED AND ACCEPTED BY THE VILLAGE OF PEWAUKEE.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE BOARD OF THE VILLAGE OF PEWAUKEE ON THIS _____ DAY OF _____, 2024.

JEFF KNUTSON, PRESIDENT

JENNA PETER, CLERK

File: R:\2024\2414130\DWG\2414130-CSM.dwg Layout: CSM 3 of 3 User: conor.lafferty Plotted: Jun 18, 2024 - 1:29pm

 MILWAUKEE REGIONAL OFFICE W238 N 1610 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666	SURVEYED FOR:	PROJECT NO:	SURVEYED BY:
	WMG DEVELOPMENT	24-14130	BHF
	PO BOX 768	FIELDBOOK/PG: E-FILE	DRAWN BY: JIMM
	EFFINGHAM, IL 62401	SHEET NO: 3 OF 3	

TO: Village of Pewaukee Plan Commission
CC: Jenna Peter - Clerk
FROM: Jeff Muenkel AICP, Planning Consultant
RPT DATE: July 30, 2024
MTG DATE: August 8, 2024
RE: Just Like Grammy & Poppop's – Conditional Use Request

BACKGROUND:

1. Petitioner: Kim Salmons
2. Property Owner: Newhealth Building, LLC
3. Location/Address: 1155 Quail Court
4. Tax Key Number: PWV 0903102
5. Area: ~1.1 AC
6. Existing Zoning: B-3 Office & Service District
7. Proposed Zoning: N/A
8. Future Land Use: Commercial
9. Proposed Future Land Use: N/A

OVERVIEW:

The Petitioners are requesting approval of a Conditional Use in order to occupy the upper floor of the office building property referenced above. This portion of this structure has been vacant and for lease for some time. A conditional use approval is required for a daycare use in the B-3 office and service zoning district. The modifications for the proposed use are mostly inside the structure, however, an outdoor play space is proposed as well.

SUBMITTAL:

The enclosed submittal includes the Conditional Use Grant application and a planset consisting of the site plan, demolition plan, and floor plan.

PLANNER COMMENTS:

A variety of outstanding questions existed about the general daycare operations and submitted plans. Points of clarifications were given by the petitioner as follows:

- Open hours will be Monday-Fridays from 6:30AM-6:00PM.
- They will have 10 employees maximum per shift
- They will have a maximum of 60 children.
- The new outdoor play area will have riding toys, balls, "play"house, etc. Not any climbing structures. The pavement will initially be left as-is. In spring 2025 they intend to add an energy absorbing material, at least 9" deep so they can have climbing structures over 4' high (per DCF251.06(11)(b)4.).
- For parking it was noted that the upper lot is all for the petitioner where there will be seven (7) stalls once the fenced play area is added. The lower level parking lot has thirty-two (32)

more stalls. Five of these lower level stalls are committed to the business on the lower level (Caravel) and the rest are for either of the businesses to use. The petitioner plans on using the lower lot for employee parking.

1. **Zoning Requirements:** The proposed daycare use is within an existing developed site and structure regulated under the B-3 Office & Service Zoning District. The daycare use requires a conditional use grant approval. Given a change in use for the site/structure a review of how the proposed use fits the current zoning code is warranted. Most elements of the B-3 zoning district are unaffected (setbacks/offsets/height/etc.) given this is an existing site/structure.

2. **Site & Operation Improvements:**

a. **Uses and activities:** The improvements will have a new use as a daycare.

b. **Number of Employees:** 10

c. **Hours of operation:** Monday-Fridays from 6:30AM-6:00PM

d. **Site.** The only proposed changes to the site are at the front upper parking lot area. The petition requests to put in a fence to create an outdoor play area for a majority of the western portion of this upper parking lot area. The fence is shown to be a 6-foot black vinyl coated chain link.

e. **Design Requirements:** There are no extra general design requirements for uses/structures B-3 District has a set of "General Requirements" for uses/structures in the B-3 zoning codes. Section 40.447 pertains to other architectural requirements but these are not applicable to this proposal with no new architectural needs for the existing building.

f. **Traffic, Circulation and Access.** Access to the building will be on the south side of the lot/structure from Quail Court. Pedestrian access exists around the western portions of the site/structure.

g. **Architecture.** No changes are proposed to the exterior of the existing building. Modifications are proposed to the interior of the upper floor to accommodate the daycare use.

h. **Parking:** The parking lot is setup already with two (2) parking lots. One lot exists to serve this new daycare use with an access off of Quail Court to the east (upper lot) and one lot exists to serve the downstairs of the office building in the back with an access off of Quail Court to the west (lower lot). The upper lot will have seven (7) stalls after the new play area is added. The lower lot has thirty-two (32) stalls today with five (5) committed to the business use (Caravel) on the lower level of the building

Code requirements for a daycare use are found in Section 40.426(j)(4)c stating "*One space per employee for the work shift with the largest number of employees, plus one space per six students at the highest class attendance period*".

The petitioners are showing they will utilize the upper parking lot as well as the lower lot for additional needs (employees). Between the upper lot (7 stalls) and the uncommitted twenty-eight (28) lower lot stalls there are thirty-four (34) stalls available to the daycare.

Based upon the code noted above and the operation characteristics the petitioner has submitted it appears that thirty-four (34) stalls are sufficient. The code would require ten (10) stalls for employees and ten (10) stalls for students (1 per every 6 students).

It should be noted that the approval is subject to fire department approval as well to ensure any additional fire access requirements for the parking lot given the modifications proposed.

i. **Outdoor Storage:** No outdoor storage is proposed.

- j. **Landscaping:** No new landscaping is proposed. However, after review of the site it was noted that some landscaping looks to have died and not replaced since the original approvals of the site. Landscaping shrubs are recommended to be replaced on the parking island as you enter the site from Quail Court as well as along the top of the western retaining wall along the upper parking lot.
- k. **Refuse Containers:** No It should be noted that a refuse enclosure already exists on the western portion of the site in the lower parking lot. It was observed that the doors to the refuse enclosure are broken today. The conditional use is subject to the repair and painting of the enclosure doors.
- l. **Exterior Lighting:** No new lighting for the site is proposed/required.
- m. **Signage:** No new signage is proposed but a window/wall sign is anticipated. Any new signage would be subject to future permit approvals when final details are known.
- n. **Engineering Plans (Storm/Grading/Utilities):** No engineering pan approvals are anticipated to be required for the use.

STAFF RECOMMENDATION:

Depending on confirmation by the Village of Pewaukee Plan Commission of the above-described comments, the Village of Pewaukee Plan Commission may take the following actions listed below.

The Village of Pewaukee Plan Commission **Approves** the Business Site Plan and Conditional Use Grant Request for Just Like Grammy's for the property located at **1155 Quail Court**, subject to the following conditions:

1. That all conditions made by the Plan Commission at their meeting of August 2024 pertaining to architecture, site design, landscaping, lighting, grading, parking, or other, are met.
2. Landscaping shrubs are required to be replaced on the parking island as you enter the site from Quail Court as well as along the top of the western retaining wall along the upper parking lot.
3. That the refuse enclosure doors are repaired and painted.
4. This Site Plan/Plan of Operation approval is subject to the Petitioner complying at all times with the plans and documents presented to the Village of Pewaukee Plan Commission. The existing site plan/plan of operation shall remain in effect, except as further restricted or modified herein.
5. The Petitioner shall satisfy all comments, conditions, and concerns of the Village of Pewaukee Plan Commission and Board, Village Engineer and Village Planner for the site plan, and other documentation.
6. Building Inspection. The Petitioner and/or Property Owner shall comply with any and all recommendations by the Village Building Inspector (or designee) prior to the issuance of an occupancy & use permit for the subject property. Approval by the Village Building Inspector, if granted, shall be solely for the benefit of the Village of Pewaukee, and shall not be relied upon by the petitioner or others as proof of structural integrity or safety of any structure on the property, or as proof of compliance with any particular construction standard that would apply to new construction. The petitioner shall independently determine the suitability of all structures on the property for the petitioner's intended uses.
7. Fire Inspection. The Petitioner and/or Property Owner shall comply with any and all recommendations by the Village of Pewaukee Fire Department Chief (or designee) prior to the issuance of an occupancy & use permit for the subject property. Approval by the Village of Pewaukee Fire Department Chief (or designee), if granted, shall be solely for the benefit of the Village of Pewaukee, and shall not be relied upon by the petitioner or others as proof of fire safety of any structure on the property, or as proof of compliance with any particular fire safety standard that would apply to new construction. The petitioner shall independently determine the fire safety and suitability of all structures on the property for the petitioner's intended uses.

8. This approval is granted for the express conditions stated herein. Changes or alterations including, but not limited to, a change in use, premises, lands, or ownership of the property in question shall require a new Business Site Plan approval with all the zoning procedures at the time being followed. The allowed uses of the property must at no time be hazardous, harmful, obnoxious, offensive, or a nuisance by reasons of appearance, noise, dust, smoke, odor, or other similar factors. Any use not specifically listed, as permitted, shall be considered to be prohibited, except as may be otherwise specified herein.
9. The Property Owner shall keep the exterior condition of the premises in a neat and orderly condition at all times so the premises will not detract from neighboring premises. There shall be no outside storage of junk, debris, construction material, or other refuse materials within the property and all such materials shall be disposed of promptly and properly.
10. The Property Owner shall allow Village of Pewaukee representatives to inspect the premises following a 24-hour notice for the purposes of determining compliance with this approval.
11. The Petitioner and/or Property Owner shall obtain the appropriate permits from the Village of Pewaukee.
12. The Petitioner and/or Property Owner shall, on demand, reimburse the Village of Pewaukee for all costs and expenses of any type incurred by the Village in connection with the review and approval of this application, including, but not limited to, the cost of professional services incurred by the Village for the review and preparation of required documents, attendance at meetings or other related professional services as well as to enforce the conditions in this approval due to a violation of these conditions.

EXHIBIT:

- A. GIS Property Location Map
- B. Petitioner Application





Village of Pewaukee GIS

DISCLAIMER:

This map is not a survey of the actual boundary of any property this map depicts.

The Village of Pewaukee does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1 = 200'



Village of Pewaukee
 235 Hickory Street
 Pewaukee, WI 53072
 262-691-5660

Print Date: 7/26/2024



CONDITIONAL USE GRANT APPLICATION FORM

235 Hickory St, Pewaukee WI 53072—villagehall@villageofpewaukeewi.gov— 262-691-5660

PROPERTY / PROPERTY OWNER INFORMATION

Property Address: 1155 Quail Court, Pewaukee, WI 53072 Tax Key: PWV 0903 102

Property Owner Name: Newhealth Building, LLC Zoning of Property: B-3 Office and Service District

APPLICANT INFORMATION

Applicant Name: Kim Salmons Applicant Phone #: 4844594669

Applicant Address: W244N8837 Cordell Ln; Sussex Applicant Email: kim@justlikegap.com

Applicant Email: kim@justlikegap.com

DESCRIPTION OF REQUEST (Please be thorough and attach additional pages if needed)

Business Name, if applicable: Just Like GRAMMY & POPPOP'S

FEIN, if applicable: 99-1888058 Child care center

Description of Proposed Use (Restaurant/Retail/Office) _____

DIRECTIONS / NOTES—See page 4 for specific items required

NOTE: As this is for consultative purposes only, an engineering review will not take place at this time. An engineering review will take place if/when a formal application for approval is submitted.

Please include the following required items with this application:

- 1. One paper copy of the submittal, including plans/drawings/applicable attachments. **11 paper copies are only required for documents larger than ledger size (11" X 17").**
- 2. One digital copy of the submittal, including plans/drawings/applicable attachments. (Jump drive)
- 3. Completed Professional Services Reimbursement Form
- 4. Signatures on page 3
- 5. Conditional Use for Restaurant/Night Club must be attached if applicable

For Office Use Only Staff Initials: _____ Date/Time Received: _____

Provide detailed information with your application that addresses the following:

1. Development Plans of the proposed use in sufficient detail to enable the Commission to evaluate your application such as architectural & landscape treatment, proper placement of the building(s) on the lot, traffic generation & circulation, provision for parking, site grading and drainage, exterior lighting, dumpster location and screening, outside storage of any sort, and manner of control devices (when necessary) to eliminate noise, dust, odor, smoke or other objectionable operating conditions & ensure general compatibility of the proposed use within its surroundings.
2. It is the responsibility of the applicant/owner to ensure that the proposed project complies with the Village's Land Development Code. It is also highly recommended that the applicant/owner review the Village's adopted [Land Use Plan](#) to ensure a proper understanding of the Village's future vision for the area in question.

Integral Management Company, LLC
 as agent for Newhealth Building,
 LLC by Brooke Sansom

Property Owner Printed Name

DocuSigned by:
Brooke Sansom
(262837E72F3A7)

Signature of Property Owner

The application will not be processed without the Owner's Signature regardless of who is listed as the Applicant. This signature authorizes the Village of Pewaukee to process the Conditional Use Approval Application proposed for my property and further authorizes the Village or its representatives to conduct reasonable and routine inspections of my property for the purposes of evaluating this application.

Kim Salmons

Applicant's Printed Name

DocuSigned by:
Kim Salmons
(262837E72F3A7)

Signature of Applicant

Return the completed application forms along with the required attachments, **\$190** application fee, and a digital copy of the submittal (plus paper copies if required) to Pewaukee Village Hall, 235 Hickory Street, Pewaukee, WI 53072.

If you have any questions, please call Village Hall at (262) 691-5660.

See [the municipal code regarding site structure design criteria for the commercial, industrial, park, institutional, and multi-family residential developments](#) for a complete listing of plan requirements. Additional plan details may be required on a case-by-case basis if the Village’s review staff or the Planning Commission finds such information is necessary to complete a full and proper project review.

DETAILED SITE PLAN

- | | |
|--|---|
| engineering scale | floodplain and/or wetland boundary |
| Location/vicinity map | sign location (may require additional approval) |
| north arrow | exterior light locations |
| footprint of dimensioned property lines | phasing lines |
| existing & proposed buildings | floor area ratio |
| footprint of existing adjacent buildings | open space ratio |
| driveway location | site acreage |
| parking stalls | sidewalks/pedestrian walkways |
| adjacent public streets | dumpster/recycling area location |
| easements | ground HVAC and/or utility installations |
| setback & offset dimensions | fence location |
| pond/detention location | such other details as may be determined necessary |

DETAILED ARCHITECTURAL PLAN

- | | |
|--|---|
| architectural scale | dimensioned building façade sign |
| all building views/elevations w/scale | exterior utility boxes |
| detailed materials specifications | |
| building height dimension | exposed HVAC equipment |
| general floor plan with dimensions | dumpster/recycling area location and screening |
| | samples of building materials (for presentation to Planning Commission) |
| exterior building materials and colors | building mounted lighting fixtures |
| | such other details as may be determined necessary |

DETAILED LANDSCAPING PLAN

- existing and proposed two-foot contour lines at the local datum (floodplain property should be identified at USGS datum)
- pond/detention location
- stormwater and erosion control devices

SIGNAGE PLAN

- scaled design drawing of freestanding and/or facade signs
- sign specifications and color (wattage, material, dimensions)

EXTERIOR LIGHTING

- light fixture design detail and specifications
- iso footcandle lighting dispersion plan



PROFESSIONAL SERVICES REIMBURSEMENT AGREEMENT

235 Hickory St, Pewaukee WI 53072—villagehall@villageofpewaukeewi.gov—262-691-5660

PROPERTY INFORMATION

Property Address: 1155 Quail Court, Pewaukee, WI 53072 Tax Key: PWV 0903 102
Property Owner's Name: Newhealth Building, LLC Phone Number: 414-431-9777

RESPONSIBLE PARTY INFORMATION - All invoices will be mailed to this address.

Business Name: Just Like GRAMMY & POPPOP'S FEIN: 99-1888058
Person Responsible for Payment / Business Contact Name: Matt Salmons
Mailing Address: W244N8837 Cordell Ln; Sussex
Responsible Party / Contact Phone Number: Matt/ 484 985 5567
Responsible Party / Contact Email Address: kim@justlikegap.com

AGREEMENT / SIGNATURES - Property Owner signature is required.

Pursuant to the Village of Pewaukee [Code of Ordinances Sec 40.116\(b\)](#), the Village Board has determined that whenever the services of the Village Attorney, Village Engineer, Village Planner, or any other of the Village's professional staff or other expert consultants are retained by the Village in order to complete a proper project review results in a charge to the Village for that professional's time and services and such service is not a service supplied to the Village as a whole, the Village Treasurer shall charge those service fees incurred by the Village to the applicant/property owner. Also, be advised that pursuant to the Village of Pewaukee Code of Ordinances, certain other fees, costs, and charges are the responsibility of the property owner or responsible party.

By signing this form, I, the undersigned, have been advised that pursuant to the Village of Pewaukee Code of Ordinances, if the Village Attorney, Village Engineer, Village Planner, or any other Village professional staff or other expert consultants retained by the Village in order to complete a proper project review provides services to the Village because of my activities, whether at my request or at the request of the Village, I shall be responsible for the fees incurred. In addition, I have been advised that pursuant to the Village of Pewaukee Code of Ordinances, certain other fees, costs, and charges are my responsibility.

The Village will place fees from unpaid invoices on the real estate tax bill of the property that corresponds to the incurred services.

Property Owner Signature:  Printed Name: Integral Management Company, LLC as agent for Newhealth Building, LLC by Brooke Sansom Date: 7/11/2024

Applicant Signature:  Printed Name: Kim Salmons Date: 7/11/2024

For Office Use Only Staff Initials: _____ Date Received: _____



REFERENCE PHOTO: EXIST. NORTH PLAY AREA
SCALE: NTS

3



REFERENCE PHOTO: CHAIN LINK FENCE
SCALE: NTS

2



BASE BID: 6' HIGH BLACK VINYL COATED CHAIN LINK FENCE, WITH 1 5/8" TOP RAIL. CHAIN LINK FABRIC, BLACK VINYL COATED, 9 GAUGE WIRE, 2" MESH

ALT BID: 4' HIGH BLACK VINYL COATED CHAIN LINK FENCE

SITE PLAN
SCALE: 1"=20'-0" (22x34); 1"=40'-0" (11x17)

1



NOT FOR CONSTRUCTION

THRIVE ARCHITECTS
 Architect
 259 South Street, Suite A
 WAUKESHA, WI 53186
 p: 833-380-6180

Project Info. — 24078 —
DAYCARE QUAIL CT.
 INTERIOR ALTERATION
 1155 QUAIL CT.
 PEWAUKEE, WI

Sheet Title

SITE PLAN

Drawn by	Checked by
NJH	AMP

Revisions

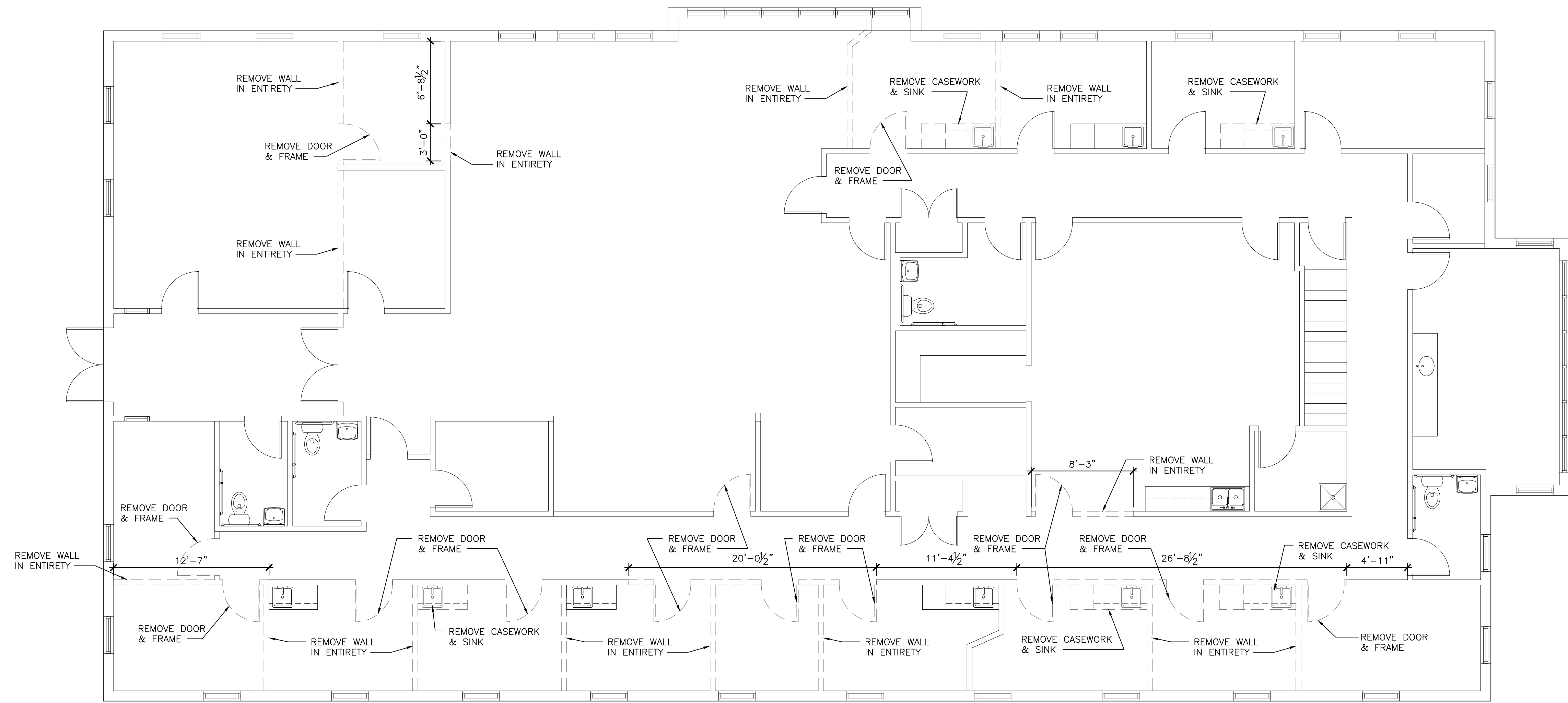
No.	Date	Description
	05.03.24	Preliminary

Sheet No.

SP1.0

GENERAL DEMOLITION NOTES

1. REMOVE ALL EXISTING CONSTRUCTIONS AND FINISHES NECESSARY FOR THE COMPLETION OF THE WORK AS DEPICTED ON THE DRAWINGS, INCLUDING BUT NOT LIMITED TO, ITEMS SHOWN ON THE PLANS WITH DASHED LINES. NECESSARY DISCONNECTS AND ALTERATIONS TO EXISTING MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS SHALL BE INCLUDED AND VERIFIED WITH ARCHITECT IF NOT SPECIFIED ON DRAWINGS. PATCH AS REQUIRED ALL CONSTRUCTIONS TO REMAIN IN ACCORDANCE WITH THE CONTRACT DRAWINGS. WHERE CONTRACTOR IS DESIGNATED TO MAKE REMOVALS, DISPOSITION OF MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR. VERIFY WITH OWNER, THE DISPOSITION AND REMOVAL OF ANY COMPONENTS OF SALVAGEABLE VALUE.
2. G.C. TO COORDINATE WITH OWNER ANY SALVAGING AND RE-USING OF ANY REMOVALS.
3. ALL REMOVALS AND SALVAGE, UNLESS SPECIFICALLY NOTED OR REQUESTED BY THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR.
4. CONTACT THE ARCHITECT PRIOR TO REMOVAL OF ANY STRUCTURAL COMPONENTS, I.E. BEARING WALLS, BEAMS, HEADERS, LOAD BEARING CONSTRUCTION AND PARTITIONS, ETC. CONTACT THE ARCHITECT PRIOR TO REMOVAL OF ANY CONSTRUCTION IN QUESTION OR DEVIATING FROM THE DESIGN INTENT.
5. WHERE APPLICABLE, PATCH AND REPAIR AS REQUIRED EXISTING WALLS GYPSUM DRYWALL OR PLASTER TO MATCH EXISTING OF SUFFICIENT THICKNESS TO MAINTAIN UNIFORM WALL THICKNESS.
6. WHERE APPLICABLE, PATCH, REPAIR AND LEVEL ALL EXISTING FLOORS AS REQUIRED TO RECEIVE NEW FLOOR FINISHES.



Sheet Title —
DEMOLITION PLAN

Drawn by	Checked by
NJH	AMP

Revisions

No.	Date	Description
07.16.24		PC Submittal

Sheet No. —
D1.0



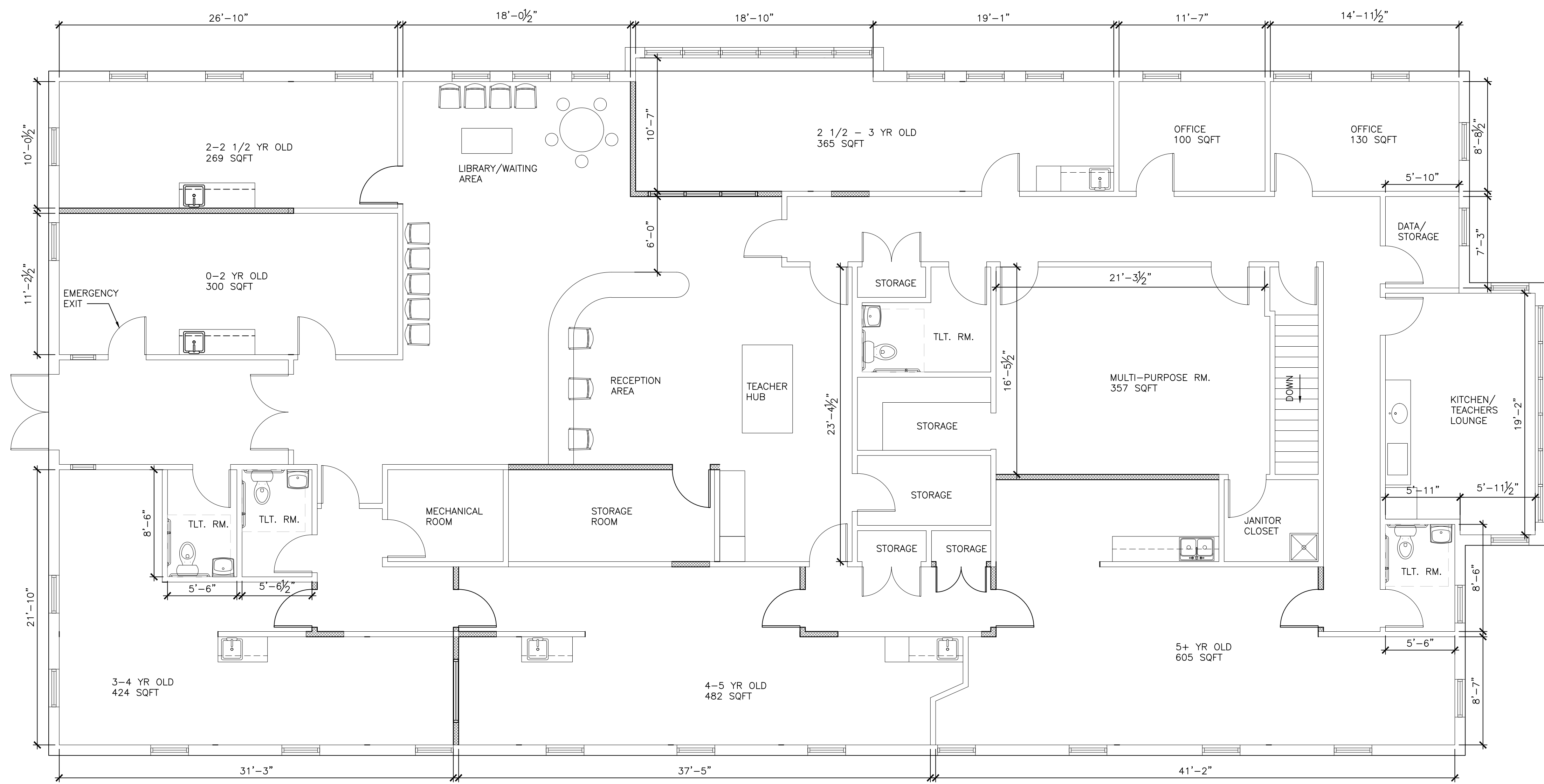
NOT FOR CONSTRUCTION

FLOOR PLAN

Drawn by	Checked by
NJH	AMP

Revisions		
No.	Date	Description
07.16.24		PC Submittal

A1.0



NOT FOR CONSTRUCTION

TO: Village of Pewaukee Plan Commission
CC: Jenna Peter - Clerk
FROM: Jeff Muenkel AICP, Planning Consultant
RPT DATE: July 30, 2024
MTG DATE: August 8, 2024
RE: Ark Garage – Conditional Use Request

BACKGROUND:

1. Petitioner: Erin and Kevin Ark
2. Property Owner: Erin and Kevin Ark
3. Location/Address: 214 1st Street
4. Tax Key Number: PWV 0899252
5. Area: ~.5 AC
6. Existing Zoning: R-5 Single-Family Residential
7. Proposed Zoning: N/A
8. Future Land Use: Residential
9. Proposed Future Land Use: N/A

OVERVIEW:

The Petitioners are requesting approval of a Conditional Use to allow a new accessory garage to be built 3 feet from their northern property line. The property is in the R-5 Single-Family Residential zoning district which allows accessory structures to be less than 10 feet from the side property lines if a conditional use is approved by the Planning Commission.

SUBMITTAL:

The enclosed submittal includes the Conditional Use Grant application, a proposal narrative, and a survey site plan.

PLANNER COMMENTS:

As noted the R-5 Single-Family Residential zoning district allows accessory structures to be less than 10 feet from the side property lines if a conditional use is approved by the Planning Commission.

Per the submitted survey and petitioner narrative an existing ~324sf (18x18) accessory garage exists on the property today. The petitioners would like to replace this garage in the same area. The new garage is proposed to be 24' wide x 40' deep (960sf).

The R-5 zoning district requires the following, which all appear to be met with the new garage proposal other than the 10-foot offset need:

Lot Size/Width: Lot is conforming

Accessory building setback requirement: 35 feet from right-of-way

Accessory building side/rear offset requirement: 10 feet unless approved by CUG

Accessory structure height: 15 feet or less (note: petitioners indicate in their narrative they intend to have an 18-foot structure; this CUG is subject to a future accessory structure permit meeting the code requirements).

The petitioner has supplied pictures of the current state of the property today. The existing garage is fairly secluded and the future requested garage would remain in the same place.

No building elevations of what the future garage would look like. The CUG is subject to a future garage meeting all necessary building/zoning codes and the architecture to match the principal dwelling.

The CUG is also subject to a grading plan showing no runoff onto the adjoining properties due to the construction of the new accessory structure.

STAFF RECOMMENDATION:

Depending on confirmation by the Village of Pewaukee Plan Commission of the above-described comments, the Village of Pewaukee Plan Commission may take the following actions listed below.

The Village of Pewaukee Plan Commission **Approves** the Conditional Use Grant Request for Erin and Kevin Ark for the property located at **214 1st Street**, subject to the following conditions:

1. That this conditional use allows a new accessory structure on the above referenced property to be up to three (3) feet from the northern property line due to an existing garage having been found here currently at the same location.
2. That all conditions made by the Plan Commission at their meeting of August 2024 are met.
3. That the new accessory structure meets all building and zoning codes including a height of no more than 15 feet.
4. That the new accessory structure meets all building and zoning codes including a grading plan showing no runoff onto the adjoining properties due to the construction of the new accessory structure.
5. That the new accessory structure matches the architecture and materials of the principal dwelling.
6. This Site Plan/Plan of Operation approval is subject to the Petitioner complying at all times with the plans and documents presented to the Village of Pewaukee Plan Commission. The existing site plan/plan of operation shall remain in effect, except as further restricted or modified herein.
7. The Petitioner shall satisfy all comments, conditions, and concerns of the Village of Pewaukee Plan Commission and Board, Village Engineer and Village Planner for the site plan, and other documentation.
8. Building Inspection. The Petitioner and/or Property Owner shall comply with any and all recommendations by the Village Building Inspector (or designee) prior to the issuance of an occupancy & use permit for the subject property. Approval by the Village Building Inspector, if granted, shall be solely for the benefit of the Village of Pewaukee, and shall not be relied upon by the petitioner or others as proof of structural integrity or safety of any structure on the property, or as proof of compliance with any particular construction standard that would apply to new construction. The petitioner shall independently determine the suitability of all structures on the property for the petitioner's intended uses.
9. This approval is granted for the express conditions stated herein. Changes or alterations including, but not limited to, a change in use, premises, lands, or ownership of the property in question shall require a new conditional use approval with all the zoning procedures at the time being followed. The allowed uses of the property must at no time be hazardous, harmful, obnoxious, offensive, or a nuisance by reasons of appearance, noise, dust, smoke, odor, or other similar factors. Any use not specifically listed, as permitted, shall be considered to be prohibited, except as may be otherwise specified herein.
10. The Property Owner shall allow Village of Pewaukee representatives to inspect the premises following a 24-hour notice for the purposes of determining compliance with this approval.

11. The Petitioner and/or Property Owner shall obtain the appropriate permits from the Village of Pewaukee.
12. The Petitioner and/or Property Owner shall, on demand, reimburse the Village of Pewaukee for all costs and expenses of any type incurred by the Village in connection with the review and approval of this application, including, but not limited to, the cost of professional services incurred by the Village for the review and preparation of required documents, attendance at meetings or other related professional services as well as to enforce the conditions in this approval due to a violation of these conditions.

EXHIBIT:

- A. GIS Property Location Map
- B. Petitioner Application



Village of Pewaukee GIS



Village of Pewaukee
 235 Hickory Street
 Pewaukee, WI 53072
 262-691-5660

DISCLAIMER:

This map is not a survey of the actual boundary of any property this map depicts.

The Village of Pewaukee does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1 = 82'

Print Date: 7/31/2024

Village of Pewaukee Plan Commission
Engineer's Report for August 8, 2024

Kevin and Eric Ark
Conditional Use Grant Request
214 First Street

Report

The applicants have applied for a conditional use grant to construct a new garage on their property. The application included a plat of survey indicating the location of the proposed garage. No grading plan was provided. Contours found on the Waukesha County GIS site show the land sloping northeasterly towards the adjacent neighbor. Due to the proposed proximity of the garage to adjacent property, a site grading plan should be submitted for review and approval.

I also note that the Ark property is made up of parts of other lots of record. The lot lines of those lots remain even though there is one tax key number for the property. The proposed garage would extend over one of the lot lines. To resolve this matter, a Certified Survey Map (CSM) should be prepared combining all the "partial" lots into one lot thereby, removing the old lot lines.

Recommendation

I recommend that the applicant provide a site grading plan for the proposed garage and that any approvals be conditioned on the owner getting a Certified Survey Map to eliminate all the interior lot lines that make up this property.

Tim Barbeau, P.E., P.L.S.
Village Consulting Engineer
August 1, 2024



APPLICATION PROCESS FOR CONDITIONAL USE GRANT REQUESTS

235 Hickory St, Pewaukee WI 53072—villagehall@villageofpewaukeewi.gov— 262-691-5660

Step 1: Read through [Article V](#) of the Village's Development Code regarding the Conditional Use Grant process and regulations.

Step 2: Submit a fully completed application form (see below) along with a digital copy of all attachments you wish to have considered by the Plan Commission as part of your application.

- **11 Paper Copies are only required for documents larger than ledger size (11" x 17").**
Any documents larger than 11"x17" are required to be printed on paper (11 copies), folded down to 8.5" x 11" size, and submitted with your original application. The Village will not print your submission. It is your responsibility to ensure the Plan Commission can adequately review your plans.
- Incomplete applications and applications submitted without the required documents and/or payment will not be accepted or processed.

Applications must be submitted to Village Hall by 10:00 a.m. **three weeks + 1 day (22 days) prior** to the scheduled Plan Commission meeting (subject to change based on holiday schedules). Plan Commission meetings are held on the second Thursday of each month at 6:00 p.m. at Village Hall. The three-week + 1 day (22 days) submittal requirement allows the Village time to review the application, obtain additional information from you, and set up the required public hearing. All property owners within 300' of the subject property will be sent a notice of the public hearing.

Step 3: Pay a \$190 application fee. The fee is collected to offset the cost of publishing required legal notices in the local newspaper and the cost of sending required mailings to neighboring property owners.

Step 4: Complete and return the Reimbursement Agreement.

The Village Planner, the Village's consulting Engineer, the Village Attorney, and any other professionals engaged by the Village to review/evaluate/comment on your proposal may bill the Village for their services/expenses. These costs will be passed back through for reimbursement to the applicant and/or property owner. Any fees not paid will be placed on the real estate tax bill of the property that corresponds to the incurred services.

Step 5: If your conditional use request is approved, a document will be prepared that contains the approval conditions. That document is required to be signed by the applicant, the property owner, and the Village. It will then be recorded in the Waukesha County Register of Deeds office. The cost for recording will be billed to the applicant.

Please note: Multiple Plan Commission meetings are sometimes required prior to final project approval.



CONDITIONAL USE GRANT APPLICATION FORM

235 Hickory St, Pewaukee WI 53072—villagehall@villageofpewaukeewi.gov-- 262-691-5660

PROPERTY / PROPERTY OWNER INFORMATION

Property Address: _____ Tax Key: PWV _____

Property Owner Name: _____ Zoning of Property: _____

APPLICANT INFORMATION

Applicant Name: _____ Applicant Phone #: _____

Applicant Address: _____ Applicant Email: _____

Applicant Email: _____

DESCRIPTION OF REQUEST (Please be thorough and attach additional pages if needed)

Business Name, If applicable: _____

FEIN, if applicable: _____

Description of Proposed Use (Restaurant/Retail/Office) _____

DIRECTIONS / NOTES—See page 4 for specific items required

NOTE: As this is for consultative purposes only, an engineering review will not take place at this time. An engineering review will take place if/when a formal application for approval is submitted.

Please include the following required items with this application:

- 1. One paper copy of the submittal, including plans/drawings/applicable attachments. **11 paper copies are only required for documents larger than ledger size (11" X 17").**
- 2. One digital copy of the submittal, including plans/drawings/applicable attachments. (Jump drive)
- 3. Completed Professional Services Reimbursement Form
- 4. Signatures on page 3
- 5. Conditional Use for Restaurant/Night Club must be attached if applicable

For Office Use Only

Staff Initials: _____

Date/Time Received: _____

Provide detailed information with your application that addresses the following:

1. Development Plans of the proposed use in sufficient detail to enable the Commission to evaluate your application such as architectural & landscape treatment, proper placement of the building(s) on the lot, traffic generation & circulation, provision for parking, site grading and drainage, exterior lighting, dumpster location and screening, outside storage of any sort, and manner of control devices (when necessary) to eliminate noise, dust, odor, smoke or other objectionable operating conditions & ensure general compatibility of the proposed use within its surroundings.
2. It is the responsibility of the applicant/owner to ensure that the proposed project complies with the Village's Land Development Code. It is also highly recommended that the applicant/owner review the Village's adopted [Land Use Plan](#) to ensure a proper understanding of the Village's future vision for the area in question.

Property Owner Printed Name

Signature of Property Owner

The application will not be processed without the Owner's Signature regardless of who is listed as the Applicant. This signature authorizes the Village of Pewaukee to process the Conditional Use Approval Application proposed for my property and further authorizes the Village or its representatives to conduct reasonable and routine inspections of my property for the purposes of evaluating this application.

Applicant's Printed Name

Signature of Applicant

Return the completed application forms along with the required attachments, **\$190** application fee, and a digital copy of the submittal (plus paper copies if required) to Pewaukee Village Hall, 235 Hickory Street, Pewaukee, WI 53072.

If you have any questions, please call Village Hall at (262) 691-5660.

See [the municipal code regarding site structure design criteria for the commercial, industrial, park, institutional, and multi-family residential developments](#) for a complete listing of plan requirements. Additional plan details may be required on a case-by-case basis if the Village's review staff or the Planning Commission finds such information is necessary to complete a full and proper project review.

DETAILED SITE PLAN

engineering scale	floodplain and/or wetland boundary
Location/vicinity map	sign location (may require additional approval)
north arrow	exterior light locations
footprint of dimensioned property lines	phasing lines
existing & proposed buildings	floor area ratio
footprint of existing adjacent buildings	open space ratio
driveway location	site acreage
parking stalls	sidewalks/pedestrian walkways
adjacent public streets	dumpster/recycling area location
easements	ground HVAC and/or utility installations
setback & offset dimensions	fence location
pond/detention location	such other details as may be determined necessary

DETAILED ARCHITECTURAL PLAN

architectural scale	dimensioned building façade sign
all building views/elevations w/scale	exterior utility boxes
detailed materials specifications	
building height dimension	exposed HVAC equipment
general floor plan with dimensions	dumpster/recycling area location and screening
exterior building materials and colors	samples of building materials (for presentation to Planning Commission)
	building mounted lighting fixtures
	such other details as may be determined necessary

DETAILED LANDSCAPING PLAN

existing and proposed two-foot contour lines at the local datum (floodplain property should be identified at USGS datum)
pond/detention location
stormwater and erosion control devices

SIGNAGE PLAN

scaled design drawing of freestanding and/or facade signs
sign specifications and color (wattage, material, dimensions)

EXTERIOR LIGHTING

light fixture design detail and specifications
iso footcandle lighting dispersion plan



PROFESSIONAL SERVICES REIMBURSEMENT AGREEMENT

235 Hickory St, Pewaukee WI 53072—villagehall@villageofpewaukee.gov—262-691-5660

PROPERTY INFORMATION

Property Address: _____ Tax Key: PWV _____
Property Owner's Name: _____ Phone Number: _____

RESPONSIBLE PARTY INFORMATION - All invoices will be mailed to this address.

Business Name: _____ FEIN: _____
Person Responsible for Payment / Business Contact Name: _____
Mailing Address: _____
Responsible Party / Contact Phone Number: _____
Responsible Party / Contact Email Address: _____

AGREEMENT / SIGNATURES - Property Owner signature is required.

Pursuant to the Village of Pewaukee [Code of Ordinances Sec 40.116\(b\)](#), the Village Board has determined that whenever the services of the Village Attorney, Village Engineer, Village Planner, or any other of the Village's professional staff or other expert consultants are retained by the Village in order to complete a proper project review results in a charge to the Village for that professional's time and services and such service is not a service supplied to the Village as a whole, the Village Treasurer shall charge those service fees incurred by the Village to the applicant/property owner. Also, be advised that pursuant to the Village of Pewaukee Code of Ordinances, certain other fees, costs, and charges are the responsibility of the property owner or responsible party.

By signing this form, I, the undersigned, have been advised that pursuant to the Village of Pewaukee Code of Ordinances, if the Village Attorney, Village Engineer, Village Planner, or any other Village professional staff or other expert consultants retained by the Village in order to complete a proper project review provides services to the Village because of my activities, whether at my request or at the request of the Village, I shall be responsible for the fees incurred. In addition, I have been advised that pursuant to the Village of Pewaukee Code of Ordinances, certain other fees, costs, and charges are my responsibility.

The Village will place fees from unpaid invoices on the real estate tax bill of the property that corresponds to the incurred services.

Property Owner Signature: _____ Printed Name: _____ Date: _____

Applicant Signature: _____ Printed Name: _____ Date: _____

For Office Use Only Staff Initials: _____ Date Received: _____

Dear Village Planning Committee:

My husband Kevin, and I are respectfully requesting a Conditional Use Grant to construct a new garage on our property located at 214 1st Street in the Village of Pewaukee, WI.

Current Garage Limitations:

- Our existing garage sits only 3 feet from the property line and 6 feet from the sidewalk located between our house and garage.
- At 18.21 feet wide by 18.21 feet deep, it's inadequate to park either of our vehicles.
- Fortunately, the current placement works well with the existing driveway and doesn't obstruct the views or standard of living of our neighbors or ourselves.

Proposed Expansion:

Our preferred solution is a complete teardown and rebuild of the garage in its current location with a new structure measuring 24' wide x 40' deep x 18' high. This expanded size will provide:

- Convenient parking for both our vehicles.
- Discreet storage for our camper, hidden from view.
- Ample space for essential yard equipment.
- Increase the overall property value.
- Maximize the use of the existing location without significantly affecting the property line, sidewalk, driveway, or backyard.

We have carefully considered alternative placements, but utilizing the existing driveway and maintaining distance from property lines offers the most practical solution that maximizes space efficiency.

Challenges and Considerations:

- Expanding the garage and moving it further from the property line would require removing the sidewalk or encroaching on the house.
- Extending the depth further back into the yard could create more parking and storage space, but we are trying to minimize the impact on usable backyard area.

Next Steps:

We have intentionally delayed contracting a builder until receiving approval for the proposed size to avoid unnecessary expenditures.

Thank you for your time and consideration. We are confident this project aligns with the Village's guidelines and look forward to discussing it further.

Sincerely,

Erin and Kevin Ark

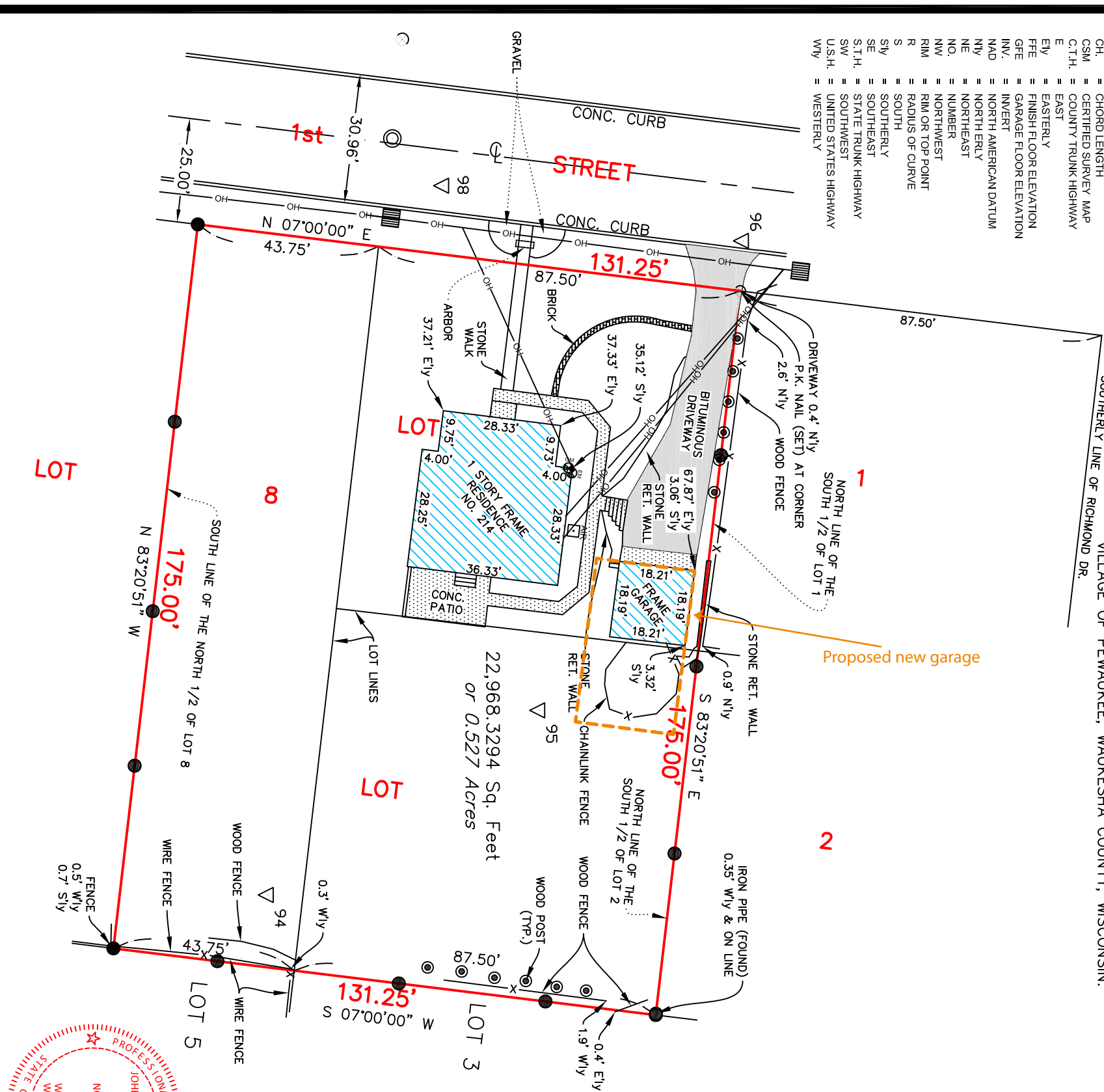
ABBREVIATIONS:

- 12.23' = SURVEYED AND RECORD DISTANCE
- (12.23') = RECORD/DEED DISTANCE
- L = ARC OF CURVE
- B.S.L. = BUILDING SETBACK LONE
- BM = BENCHMARK
- CAL.C. = CALCULATED DISTANCE
- CH. = CHORD LENGTH
- CSM = CERTIFIED SURVEY MAP
- C.T.H. = COUNTY TRUNK-HIGHWAY
- E = EAST
- EAS = EASTERLY
- EIV = FINISH FLOOR ELEVATION
- GFE = GARAGE FLOOR ELEVATION
- INV. = INVERT
- NAD = NORTH AMERICAN DATUM
- NIV = NORTH ERY
- NE = NORTHEAST
- NO. = NUMBER
- NW = NORTHWEST
- RIM = RIM OR TOP POINT
- R = RADIUS OF CURVE
- S = SOUTH
- SIV = SOUTHERLY
- SE = SOUTHEAST
- S.T.H. = STATE TRUNK HIGHWAY
- SW = SOUTHWEST
- U.S.H. = UNITED STATES HIGHWAY
- WIV = WESTERLY

PLAT OF SURVEY

THE SOUTH ONE-HALF (1/2) OF LOT ONE (1) AND LOT TWO (2), IN BLOCK "E" IN WOODLAWN PARK ADDITION AND THE NORTH ONE-HALF (1/2) OF LOT EIGHT (8) IN BLOCK "E" IN WOODLAWN PARK ADDITION TO THE VILLAGE OF PEWAUKEE, BEING A PART OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION NINE (9), TOWNSHIP SEVEN (7) NORTH, RANGE NINETEEN (19) EAST, IN THE VILLAGE OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

SOUTHERLY LINE OF RICHMOND DR.

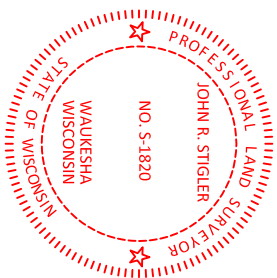
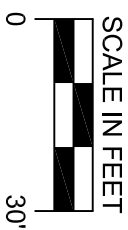


SURVEY NOTES:

1. Date of the Survey field work: 11/21/2022.
2. Building lines, easements and other restrictions not shown herein, should refer to deed, title policy and local zoning ordinances.
3. All dimensions shown are in decimal feet, US survey units.
4. Legal description was obtained from the client which may not be current, accurate or complete. Review legal description and record measurements on this plat and at once report any apparent difference to the surveyor.
5. Utilities have not been certified, therefore the location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but Jahnke & Jahnke Associates LLC does not guarantee their exact location or the location of others not shown. Contact Diggers Hotline, Inc., Etc.
6. Reference bearing is assumed unless noted.
7. No measurements are to be assumed by scaling.
8. Any comments, modifications, alterations and revisions to this Survey must be brought to our attention within 30 days from date of completion on this sheet.
9. **To insure legitimacy of this Plat of Survey, it must carry the Embossed Corporate Seal of Jahnke & Jahnke Associates LLC.**
10. Per scope of this survey, not all improvements are shown hereon.

LEGEND:

- SECTION CORNER MONUMENT
- EX. IRON PIPE/ROD SET
- EX. IRON PIPE/ROD FOUND
- EX. CATCH BASIN ROUND
- EX. CATCH BASIN SQUARE
- EX. GAS VALVE
- EX. AIR CONDITIONER
- EX. ELECTRIC METER
- EX. GAS METER
- EX. ELECTRIC PEDESTAL
- EX. TELEPHONE PEDESTAL
- EX. CLEANOUT
- EX. POWER POLE
- EX. MAILBOX
- EX. SANITARY MANHOLE
- EX. ELECTRIC MANHOLE
- EX. ELECTRIC TRANSFORMER
- EX. TELEPHONE MANHOLE
- EX. GUY WIRE
- EX. LIGHT POLE
- EX. SIGN
- EX. BOLLARD (BOL)
- EX. WATER VALVE
- EX. FIRE HYDRANT
- EX. FLAG POLE
- EX. TREE WITH DIA.
- EX. SERVICE VALVE
- EX. SURVEY CONTROL



STATE OF WISCONSIN }
COUNTY OF WAUKESHA } SS.

I CERTIFY, THAT THIS SURVEY WAS PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, PLAT HEREON DRAWN IS A REPRESENTATION OF SAME.
DATED AT WAUKESHA, WISCONSIN THIS 4th DAY OF DECEMBER, 2022.

BY: *John R. Stigler*
JOHN R. STIGLER - WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-1820

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PROJECT 214 1st STREET PEWAUKEE, WI 53072	DRAWN BY: MR	CHECKED BY: Js
	JOB NO.: 22-9753	BOOK NO.: PEW 184, PG 31-34
CLIENT KEVIN ARK & ERIN BARTELSON	REVISION	
	DATE	DESCRIPTION

JAHNKE & JAHNKE
ASSOCIATES, LLC.
ENGINEERS • PLANNERS • SURVEYORS
CONNECT ► EMPOWER ► DESIGN
WWW.JAHNKEANDJAHNKE.COM
524 BLUEMOUND ROAD, WAUKESHA, WI 53188
PHONE: (262) 542-5797, EMAIL: SURVEY@JAHNKEANDJAHNKE.COM



SHEET: 1 OF 1



PINK = Proposed New Garage Points



PINK = Proposed New Garage Po



PINK = Proposed New Garage Points



PINK= Left Lot Line / Garage is 3' Away



PINK =
Proposed New Garage Placement

TO: Village of Pewaukee Plan Commission
CC: Jenna Peter - Clerk
FROM: Jeff Muenkel AICP, Planning Consultant
RPT DATE: July 30, 2024
MTG DATE: August 8, 2024
RE: Goss – Lot Line Adjustment Request (CSM)

BACKGROUND:

1. Petitioner: Attorney Mary Beth Peranteau
2. Property Owner: Chuck and Jody Goss
3. Location/Address: 132 Maple Avenue
4. Tax Key Number: PWV 0929004
5. Area: ~.1 AC
6. Existing Zoning: R-5 Single-Family Residential
7. Proposed Zoning: N/A
8. Future Land Use: Residential
9. Proposed Future Land Use: N/A

OVERVIEW:

The Petitioners are requesting approval of a Certified Survey Map in order to complete a lot line adjustment. The area petitioned to be incorporated into the Goss property has been previously used for accessory residential purposes and the adjustment will make the property more conforming.

SUBMITTAL:

The enclosed submittal includes the application and Certified Survey Map.

PLANNER COMMENTS:

1. **Certified Survey Map.** The actual survey is under engineering review for adherence to Village and State codes. An approval is subject to all Village engineering comments being satisfied before recording of the CSM.
1. **Lot Line Adjustment.** The CSM shows an additional 1,000sf (20'x50') of land being proposed to be added to the existing Goss property. The resultant addition of land would make the property be 4,000sf and 80 feet in width. As the property sits today it is 3,000sf and 60 feet in width. The property is zoned R-5 Single-Family Residential which requires lots to be 10,500sf and 70 feet in width. The resultant lot line adjustment will make the parcel conforming in width and more legal non-conforming in size when complete.

The lot line adjustment is taking the 1,000sf of property from the adjoining property to the east (tax key PWV 0929003). This parcel is also zoned R-5 and is currently 17,500sf (175'x100') and 100 feet in width. The resultant reduction of land would make the property be 16,500sf and still 100 feet in width (along Prospect Avenue). The resultant lot line adjustment will still result in this parcel remaining conforming under the R-5 Single-Family Residential zoning district.

STAFF RECOMMENDATION:

Depending on confirmation by the Village of Pewaukee Plan Commission of the above-described comments, the Village of Pewaukee Plan Commission may take the following actions listed below.

The Village of Pewaukee Plan Commission **Approves** the Certified Survey Map Request for a lot line adjustment for the property located at **132 Maple Avenue**, subject to the following conditions:

1. Any conditions made by the Plan Commission at their meeting of August 2024.
2. That all engineering comments are satisfied for the Certified Survey Map prior to Village signature and recording.

EXHIBIT:

- A. GIS Property Location Map
- B. Petitioner Application





Village of Pewaukee GIS

DISCLAIMER:

This map is not a survey of the actual boundary of any property this map depicts.

The Village of Pewaukee does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1 = 50'



Village of Pewaukee
 235 Hickory Street
 Pewaukee, WI 53072
 262-691-5660

Print Date: 7/26/2024

Village of Pewaukee Plan Commission
Engineer's Report for August 8, 2024

Chuck and Jody Goss
Certified Survey Map
132 Maple Avenue

Report

I have reviewed the Certified Survey Map (CSM) submitted in order to facilitate the lot line adjustment on the Goss property. The adjustment includes the addition of a 20-foot strip of land on the northeasterly side of their property. This strip contains both a sanitary sewer easement and a restrictive covenant as noted in the legend on the CSM.

I have reviewed the CSM and have identified some minor technical items that needed to be addressed on the CSM. The surveyor has addressed my comments on the CSM dated August 1, 2024.

The Director of Public Works (DPW) has requested that the following condition be added to the approval: Owner shall allow Village access to the basement of the house to verify where the sanitary lateral connects to the main and determine the material of the water service lateral.

Recommendation

I recommend approval of the CSM dated August 1, 2024, subject to satisfaction of any outstanding comments by the Village Planner or Plan Commission, and satisfaction of the requirement of the DPW prior to the Village executing the document.

Tim Barbeau, P.E., P.L.S.
Village Consulting Engineer
August 1, 2024



PLAN COMMISSION MISCELLANEOUS APPLICATION

No Application Fee for Miscellaneous Services
Application is due 3 weeks prior to the meeting date

235 Hickory St - Pewaukee WI 53072—villagehall@villageofpewaukeewi.gov—262-691-5660

PROPERTY / PROPERTY OWNER INFORMATION

Property Address: 132 East Maple Street Tax Key: PWV 0929-004

Zoning of Property: Residential Property Owner Name: Chuck and Jody Goss

Property Owner Email: chuckjodygoss@gmail.com Property Owner Phone #: _____

APPLICANT INFORMATION (IF DIFFERENT THAN OWNER)

Applicant Name: Attorney Mary Beth Peranteau Applicant Phone #: (608) 441-3832

Applicant Address: Fredrikson & Byron, P.A. 44 E. Mifflin St., Ste. 1000, Madison, WI 53703

Applicant Email: mperanteau@fredlaw.com

TYPE OF REQUEST: CHECK ALL THAT APPLY

- Sign Plan Approval
- Preliminary Plat Approval
- Final Plat Approval
- Developer's Agreement
- Certified Survey Map
- Other (Describe) Lot Line Adjustment

SIGNATURES

Application will not be processed without a completed Professional Services Agreement.

This signature authorizes the Village of Pewaukee to process the consultation application proposed for my property and further authorizes the Village or its representatives to conduct reasonable and routine inspections of my property for the purposes of evaluating this application.

Signature of Current Property Owner: Charles B Goss Date: 6/26/2024

Signature of Applicant: Mary Beth Peranteau Date: 6/26/2024

DIRECTIONS

Please include the following required items with this application:

1. One paper copy of the submittal, including plans/drawings/applicable attachments. **11 paper copies are only required for documents larger than ledger size (11" X 17").**
2. One digital copy of the submittal, including plans/drawings/applicable attachments. (Jump drive)
3. Completed Professional Services Reimbursement Form.

For Office Use Only Staff Initials: _____ Date/Time Received: _____

CERTIFIED SURVEY MAP NO. _____

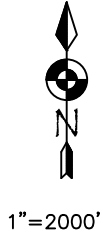
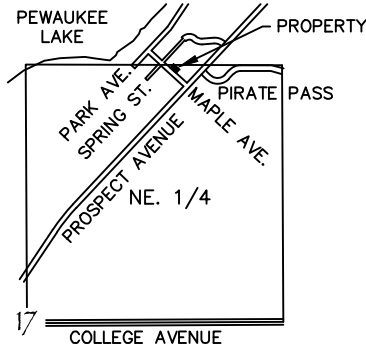
BEING A PART OF LOT A, BLOCK 1 OF D.M. FLANAGAN'S SUBDIVISION LOCATED IN THE NE. 1/4 OF THE NE. 1/4 OF SECTION 17, AND THE SE. 1/4 OF THE SE. 1/4 OF SECTION 8, T.7N., R.19E., VILLAGE OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

ATLAS SURVEY

N28W23000 ROUNDY DR. #102
 PEWAUKEE, WI 53072
 (262) 901-5256
 WWW.ATLASSURVEYWI.COM
 SURVEYOR:
 BRYCE KACZOR, PLS S-2803
 PROPERTY:
 132 MAPLE AVENUE
 PEWAUKEE, WI 53072
 SURVEY FOR:
 CHALES B. & JODY L. GOSS
 608-441-3832

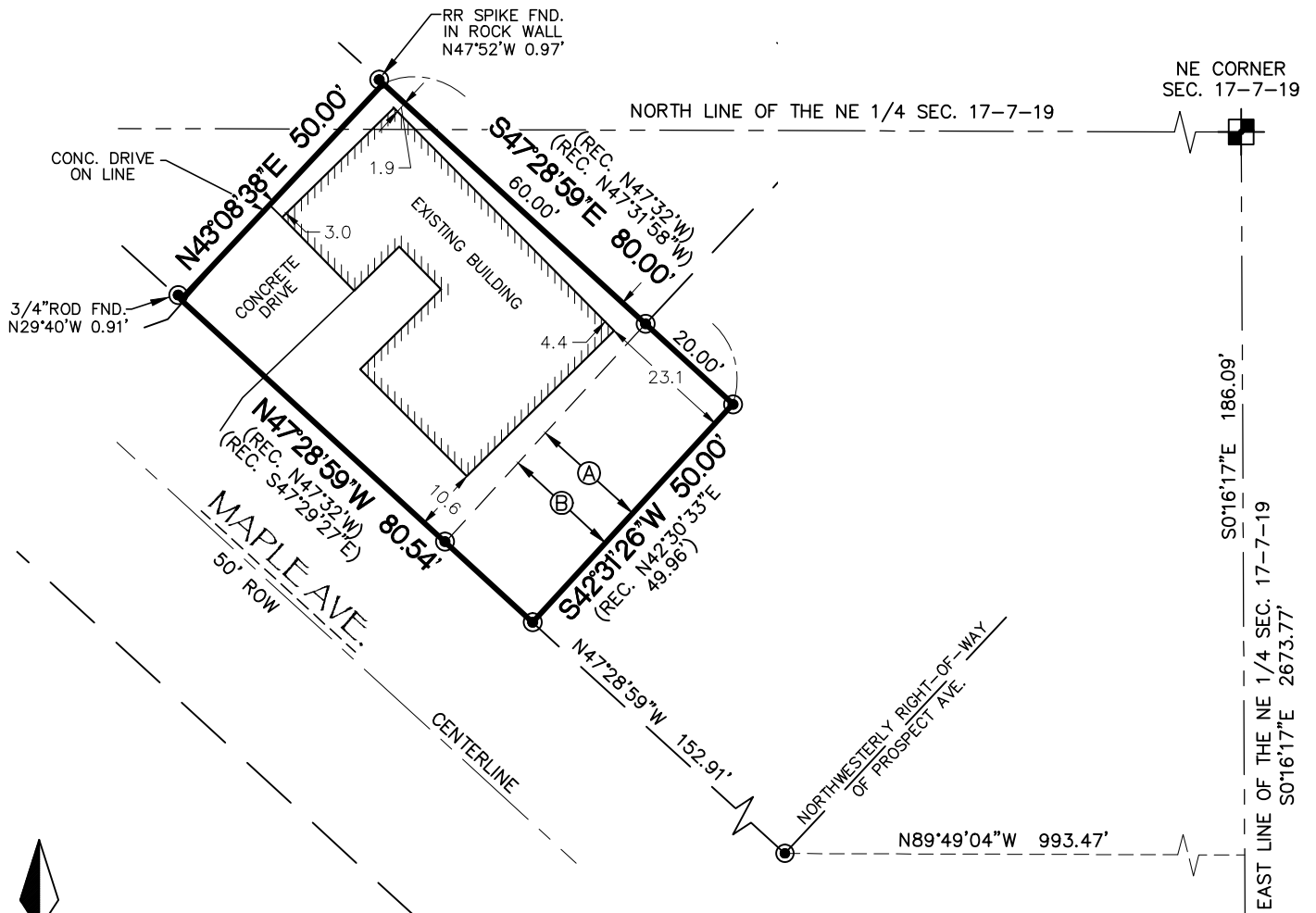
LOCATION MAP

NE. 1/4 SEC. 17-T07N-R19E

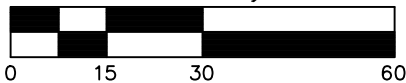


LEGEND

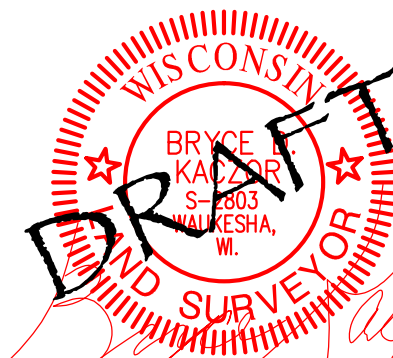
- CONC. MON. W/ BRASS CAP FND.
- ROUND STONE MON. W/CROSS FND.
- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND
- MAG NAIL FOUND
- CHISELED CROSS FOUND
- 1" DIA. IRON PIPE SET, 18" LONG, WT. = 1.13 LBS./LIN. FT.
- 20' WIDE SANITARY EASEMENT PER DOC.#1675065 & DOC.#4757987
- 20' WIDE RESTRICTIVE COVENANT PER DOC.#4757987



SCALE: 1" = 30'



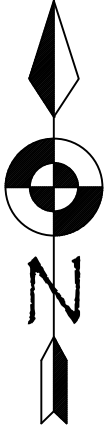
BEARINGS ARE REFERENCED TO NAD83/2011, WISCONSIN STATE PLANE, SOUTH ZONE, GRID NORTH ON THE EAST LINE OF THE NE 1/4 OF SECTION 17-7-19 AS S0°16'17"E.



DATED THIS 25TH DAY OF JUNE 2024.

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF LOT A, BLOCK 1 OF D.M. FLANAGAN'S SUBDIVISION LOCATED IN THE NE. 1/4 OF THE NE. 1/4 OF SECTION 17, AND THE SE. 1/4 OF THE SE. 1/4 OF SECTION 8, T.7N., R.19E., VILLAGE OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.



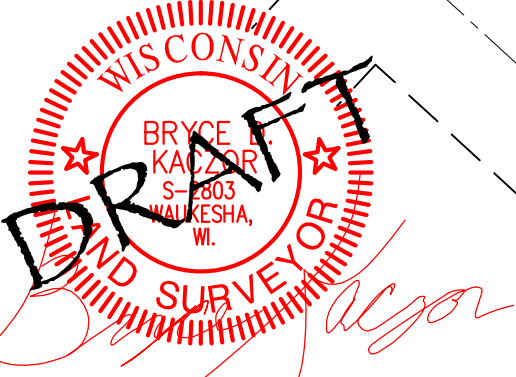
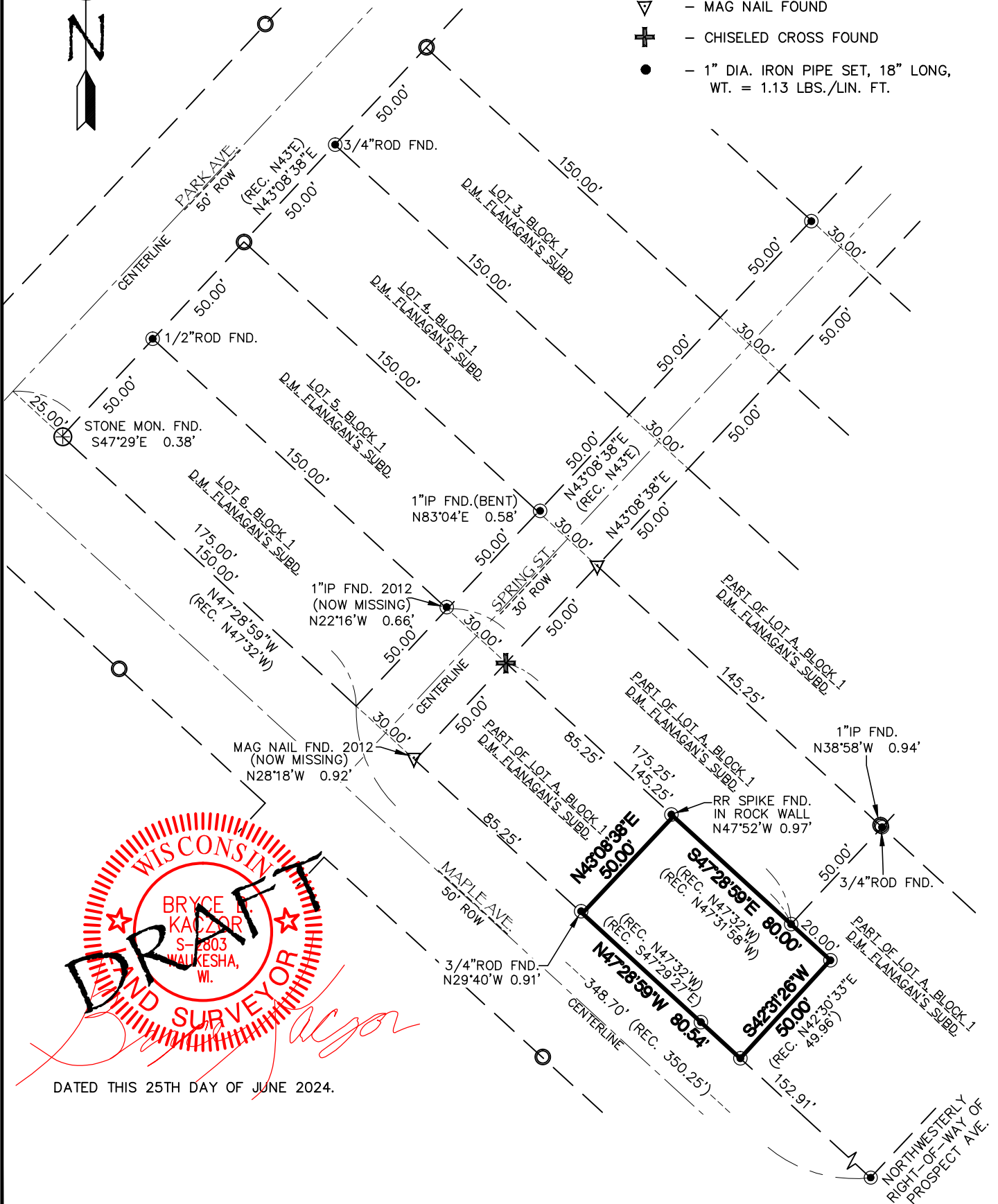
SCALE: 1" = 50'



LEGEND

- CONC. MON. W/ BRASS CAP FND.
- ROUND STONE MON. W/CROSS FND.
- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND
- MAG NAIL FOUND
- CHISELED CROSS FOUND
- 1" DIA. IRON PIPE SET, 18" LONG, WT. = 1.13 LBS./LIN. FT.

BLOCK DETAIL



DATED THIS 25TH DAY OF JUNE 2024.

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF LOT A, BLOCK 1 OF D.M. FLANAGAN'S SUBDIVISION LOCATED IN THE NE. 1/4 OF THE NE. 1/4 OF SECTION 17, AND THE SE. 1/4 OF THE SE. 1/4 OF SECTION 8, T.7N., R.19E., VILLAGE OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

NOTES:

1. EASEMENTS SHOWN PER CHICAGO TITLE INSURANCE COMPANY LETTER REPORT NUMBER RE-33323 DATED 4-8-2024.
2. THE SURVEYOR TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A VISUAL INSPECTION. THE SURVEYOR WILL NOT ENTER ANY BUILDINGS ON OR OFF SITE.
3. THE FIELD WORK WAS COMPLETED ON JUNE 17, 2024.
4. THIS C.S.M. IS ENTIRELY ENCOMPASSED BY THE WAUKESHA COUNTY SHORELAND PROTECTION ORDINANCE.

SURVEYOR'S NOTES:

WITHIN LOT A OF BLOCK 1 THERE ARE CONFLICTING FOUND MONUMENTS. SAID CONFLICTING FOUND MONUMENTS ARE TYPICALLY DIFFERING IN POSITION 0.9' PLUS OR MINUS IN A NORTHWESTERLY BEARING. MOST PRIOR SURVEYS OF BLOCK 1 APPEAR TO SHOW LOTS IN BLOCK 1 LOT DIMENSIONS WITH THE PLATTED OR RECORD DIMENSIONS. DUE TO MOST THE PRIOR SURVEYS AND MONUMENTS FOUND FAVORS THE RECORD DIMENSIONS, THE MONUMENTS THAT AGREE WITH THE RECORD DIMENSIONS WERE HELD FOR BOUNDARY LINES.

SURVEYOR'S CERTIFICATE:

I, Bryce D. Kaczor, Professional Land Surveyor hereby certify;

That I have surveyed, divided and mapped all that being a part of Lot A, Block 1 of D.M. Flanagan's Subdivision located in the NE. 1/4 of the NE. 1/4 of Section 17, and the SE. 1/4 of the SE. 1/4 of Section 8, T.7N., R.19E., Village of Pewaukee, Waukesha County, Wisconsin, more fully described as follows:

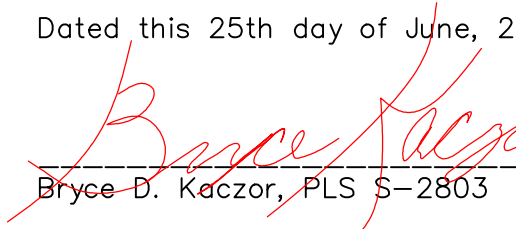
Commencing at the NE. corner of Section 17; thence S0°16'17"E, along the East line of the NE. 1/4 of said Section; 186.09 feet; thence N89°49'04"W 993.47 feet to the southeasterly corner of Lot A, Block 1 of D.M. Flanagan's Subdivision; thence N47°28'59"W, along the Northerly right-of-way of Maple Avenue, 152.91 feet to a found 3/4" rod and the point of beginning of hereinafter described lands; thence N47°28'59"W, along said northerly right-of-way, 80.54 feet to a point 115.25 feet easterly of the easterly line of Lot 6 of said Block 1; thence N43°08'38"E, along a line parallel with said easterly line, 50.00 feet to a point 115.25 feet easterly of the easterly line of Lot 6 of said Block 1; thence S47°28'59"E, along a line parallel to said right-of-way of Maple Avenue, 80.00 feet to a point 195.25 feet easterly of the easterly line of Lot 6 of said Block 1 and a found 3/4" rod; thence S42°31'26"W, 50.00 feet to the point of beginning. Said lands containing 4,013 Sq.F. (0.09 Acres).

That I have made such survey, land division and Certified Survey Map by the direction of CHALES B. GOSS & JODY L. GOSS, owner of said lands.

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

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

Dated this 25th day of June, 2024


Bryce D. Kaczor, PLS S-2803



CERTIFIED SURVEY MAP NO. _____

BEING A PART OF LOT A, BLOCK 1 OF D.M. FLANAGAN'S SUBDIVISION LOCATED IN THE NE. 1/4 OF THE NE. 1/4 OF SECTION 17, AND THE SE. 1/4 OF THE SE. 1/4 OF SECTION 8, T.7N., R.19E., VILLAGE OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

OWNER'S CERTIFICATE OF DEDICATION:

As owners, We hereby certify that we caused that land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the Certified Survey Map. We also certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: 1) VILLAGE OF PEWAUKEE

WITNESS the hand and seal of said owner this _____ day of _____
In Presence of:

CHALES B. GOSS, Owner

JODY L. GOSS, Owner

STATE OF WISCONSIN)

_____ COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named CHALES B. GOSS and JODY L. GOSS to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

Notary Public

_____ County, Wisconsin

My Commission Expires _____

CONSENT OF CORPORATE MORTGAGEE:

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Certified Survey Map, and does hereby consent to the above certificate of CHALES B. GOSS and JODY L. GOSS, Owners.

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

In presence of:

STATE OF WISCONSIN)

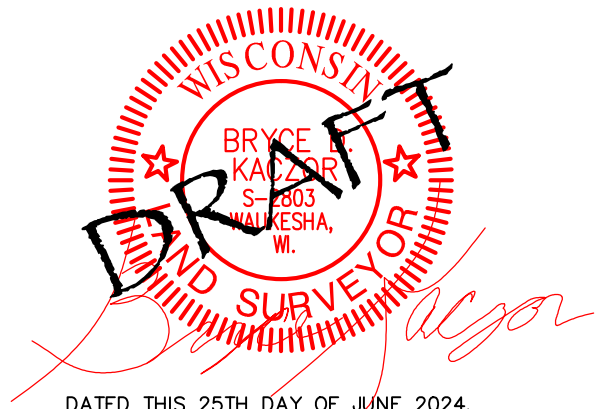
_____ COUNTY) SS)

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

Notary Public

_____ County, Wisconsin

My Commission Expires _____



DATED THIS 25TH DAY OF JUNE 2024.

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF LOT A, BLOCK 1 OF D.M. FLANAGAN'S SUBDIVISION LOCATED IN THE NE. 1/4 OF THE NE. 1/4 OF SECTION 17, AND THE SE. 1/4 OF THE SE. 1/4 OF SECTION 8, T.7N., R.19E., VILLAGE OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

VILLAGE BOARD APPROVAL CERTIFICATE:

Resolved that the Certified Survey Map, in the Village of Pewaukee, is hereby approved by the Village Board.

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

Date: _____ Signed _____
Jeff Knutson, Village President

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Village Board of the Village of Pewaukee.

Date: _____ Signed _____
_____, Village Clerk

PLAN COMMISSION APPROVAL CERTIFICATE:

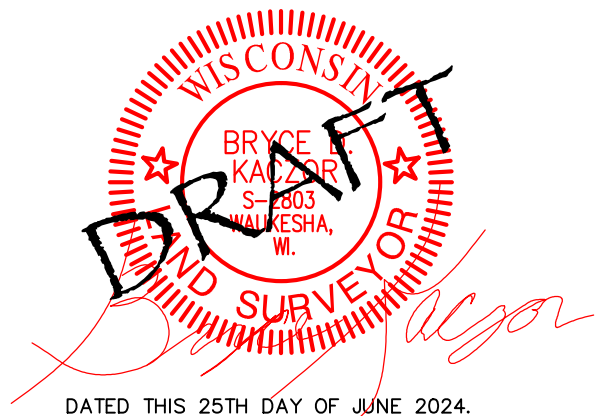
APPROVED, that the Certified Survey Map, in the Village of Pewaukee, is hereby approved by the Plan Commission.

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

Date: _____ Signed _____
Jeff Knutson, Village President

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

Date: _____ Signed _____
_____, Village Clerk



DATED THIS 25TH DAY OF JUNE 2024.



PROFESSIONAL SERVICES REIMBURSEMENT AGREEMENT

235 Hickory St, Pewaukee WI 53072—villagehall@villageofpewaukee.gov—262-691-5660

PROPERTY INFORMATION

Property Address: 132 East Maple Street Tax Key: PWV 0929-004
Property Owner's Name: Chuck and Jody Goss Phone Number: _____

RESPONSIBLE PARTY INFORMATION - All invoices will be mailed to this address.

Business Name: Fredrikson & Byron, P.A. FEIN: 41-0971937
Person Responsible for Payment / Business Contact Name: Attorney Mary Beth Peranteau
Mailing Address: 44 E. Mifflin St., Ste. 1000, Madison, WI 53703
Responsible Party / Contact Phone Number: (608) 441-3832
Responsible Party / Contact Email Address: mperanteau@fredlaw.com

AGREEMENT / SIGNATURES - Property Owner signature is required.

Pursuant to the Village of Pewaukee [Code of Ordinances Sec 40.116\(b\)](#), the Village Board has determined that whenever the services of the Village Attorney, Village Engineer, Village Planner, or any other of the Village's professional staff or other expert consultants are retained by the Village in order to complete a proper project review results in a charge to the Village for that professional's time and services and such service is not a service supplied to the Village as a whole, the Village Treasurer shall charge those service fees incurred by the Village to the applicant/property owner. Also, be advised that pursuant to the Village of Pewaukee Code of Ordinances, certain other fees, costs, and charges are the responsibility of the property owner or responsible party.

By signing this form, I, the undersigned, have been advised that pursuant to the Village of Pewaukee Code of Ordinances, if the Village Attorney, Village Engineer, Village Planner, or any other Village professional staff or other expert consultants retained by the Village in order to complete a proper project review provides services to the Village because of my activities, whether at my request or at the request of the Village, I shall be responsible for the fees incurred. In addition, I have been advised that pursuant to the Village of Pewaukee Code of Ordinances, certain other fees, costs, and charges are my responsibility.

The Village will place fees from unpaid invoices on the real estate tax bill of the property that corresponds to the incurred services.

DocuSigned by:
Charles B. Goss Printed Name: Charles B. Goss Date: 6/27/2024

DocuSigned by:
Mary Beth Peranteau Printed Name: Mary Beth Peranteau Date: 6/27/2024

For Office Use Only Staff Initials: _____ Date Received: _____