



Plan Commission MEETING AGENDA

January 9, 2023 - 6:00 PM
Council Chambers
3805 S. Casper Drive

AMENDED: 1/6/2023

AGENDA

1. PUBLIC HEARING(S)

- A. (1) KW CU-2202565 Krystal Sanders with Nexius on behalf of AT&T Mobility – 12900 W. National Avenue – Conditional Use Approval to construct a new mobile service facility. (PUBLIC HEARING 6:00 PM)

2. PRIVILEGE OF THE FLOOR

3. CALL TO ORDER, PLEDGE OF ALLEGIANCE

4. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

5. APPROVAL OF MINUTES

- A. December 5, 2022 Plan Commission Minutes

6. PLAN COMMISSION SECRETARY'S REPORT

7. CONTINUED BUSINESS

8. NEW BUSINESS

- A. Recommend Common Council approval of the Quit Claim Deed and the Donation Agreement for the property located at 15321 W. National Avenue associated with the Moorland Road Project 2722-07-22.

9. PENDING

- A. (7) KH RZ-2202324 Ryan Janssen with Ryan's Buying LLC - 4908 S. Calhoun Road (Tax Key #: 1258.999) - Rezone from A-2, C-1 & C-2 to R-1/R-2, C-1 & C-2. (PUBLIC HEARING 6:00 PM)
- B. (2) NJ LD-2202321 Dave Herback with Oshkosh AAP, LLC on behalf of SilverStar Car Wash - 15300 W. National Avenue (Tax Key #: 1207-997-002) - 1-Lot Certified Survey Map.
- C. (2) NJ UA-2202320 SilverStar Carwash - 15300 W. National Avenue (Tax Key #: 1207-977-002) - Use, Site and Architectural Approval for a carwash.

10. COMMUNICATIONS

- A. Staff Open Office Hours

11. ADJOURN

Supplemental Information:

- *The meeting agenda and agenda packet are available online at www.NewBerlin.org. The minutes are published online and are approved at the next regularly scheduled meeting.*
- *It is possible that action will be taken on any of the items on the agenda and that the agenda may be discussed in any order.*
- *You may provide comments to the City Clerk via email at CitizenComments@NewBerlin.org. Comments will be forwarded to the Mayor and members of the governing body. Emailed comments are not read during the meeting.*
- *The City of New Berlin strives to host inclusive, accessible meetings that enable all individuals to engage and participate fully. Any person who has a qualifying disability under the Americans with Disabilities Act that requires that the meeting be accessible, please contact City Clerk Rubina R. Medina at (262) 786-8610 or via email at CityClerk@NewBerlinWI.gov at least 48 hours before the scheduled meeting time. Efforts will be made to accommodate the needs of disabled individuals through appropriate aids and/or services.*
- *It is also possible that members of and possibly a quorum of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to in the above notice.*

STAFF REPORT EXECUTIVE SUMMARY

APPLICANT/PROJECT: Krystal Sanders with Nexius on behalf of AT&T Mobility / 125' AT&T Monopole

LOCATION: 12900 W. National Avenue (Tax Key #: 1200-906)

REQUEST: Conditional Use Permit for AT&T Mobility to construct a new mobile service facility, located at 12900 W. National Avenue.

D.R.C. RECOMMENDATION: Public hearing, no action.

DETAILS IN ATTACHED STAFF REPORT

CITY OF NEW BERLIN
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLAN COMMISSION STAFF REPORT

Meeting of January 9, 2023

Krystal Sanders with Nexius on behalf of AT&T Mobility
12900 W. National Avenue

DATE STAFF REPORT: December 13, 2022

APPLICANT / OWNER(S): Krystal Sanders with Nexius on behalf of AT&T Mobility / FJL Enterprises, LLC

REQUEST / DESCRIPTION OF PROJECT: Conditional Use Permit for AT&T Mobility to construct a new mobile service facility at 12900 W. National Avenue.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 11/4/2022

DATE OF COMPLETENESS DETERMINATION: 11/8/2022

Application Check List Enclosed: N

PRE-APPLICATION CONFERENCE HELD: Yes

Dates of Meetings: 7/27/2022 & Numerous Emails

Site Visit: 12/14/2022

CONCEPTUAL PLAN: N/A

SIZE OF DEVELOPMENT / PARCEL(S):

Parcel Size: 1.27 Acres

Development Area: 2,500 Square Feet (50'x50')

CURRENT ZONING: B-2 (General Retail Sales and Service District)

CURRENT LAND USE: Commercial (OnTime Promo and Apparel)

PROPOSED ZONING: N/A

PROPOSED LAND USE: Mobile service facility

PROPOSED LOT SIZE (S): N/A

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North: Zoning: R-5

Land Use: Single-Family Residential

South: Zoning: B-1

Land Use: Commercial (Aurora Health Care)

East: Zoning: O-1/Rd-1

Land Use: Office & Two-Family Residential (Vacant)

West: Zoning: B-2/Rd-1

Land Use: Commercial (New Berlin Liquors) & Two-Family Residential

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes, below is a review of the social, economic and physical factors outlined in the various sections of the Plan:

Chapter 15: Neighborhood E – National Avenue East Corridor: Yes, this submittal meets the intent of this Chapter.

Planning Context / Vision / Development Policies:

Vision:

- *National Avenue should be an exemplary model of a suburban commercial corridor. Vehicular and pedestrian traffic should coexist in a safe and efficient manner through prominent pedestrian facilities and managed vehicular access.*

Development Policies:

- *Create flexible but predictable compatibility standards for new construction and redevelopment related to site planning, building design and materials, landscaping (including maintenance provisions), access, signage, and other features creating potential land use impacts. Emphasize building and parking orientation, with more uniform setbacks and at least some parking encouraged on the side or to the rear of buildings.*

Land use:

- *Future Land Use Map: Suburban Commercial*

ZONING CODE (CHAPTER 275): Yes, this request is consistent with Section 275-41C(16) of the Zoning Code.

DEVELOPMENT CODE (CHAPTER 235): N/A

PUBLIC HEARING REQUIRED: Yes, required for a Conditional Use. Will be held on 1/9/2023.

CONDITIONAL USE REQUIRED: Yes

USE / SITE / ARCHITECTURAL REVIEW:

Conditional Use Approval Required: Yes

Site Plan Required: Yes

Architectural Review Required: No

PROPOSED ARCHITECTURE: The applicant is looking to construct a new mobile support facility consisting of a 125' monopole tower with a 9' lighting rod.

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: No

Wetlands on Property: No

Conservancy Districts (C-1, C-2): No

NRCS Map Classification: Not Inventoried.

Floodplain: No

Topography / Geologic: The site is relatively flat.

ALTERNATIVE TRANSPORTATION PLAN: No improvements identified.

PARK & OPEN SPACE PLAN: No improvements identified.

NATURAL RESOURCES PROTECTION:

Limits of Disturbance (LOD): Shown on plans.

Woodland, Tree, and Vegetation Protection: N/A

Wildlife Habitat Protection: N/A

Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: A tree inventory was conducted by American Tree Experts and determined that there are no quality trees, within the leased area, requiring replacement. However, the applicant is proposing 10 new arborvitae to help screen and buffer the tower.

STORM WATER MANAGEMENT / DRAINAGE PLAN: Applicant is required to adhere to all City of New Berlin codes, ordinances and plans regarding storm water conveyance and maintenance and/or as identified by the Department of Community Development.

SANITARY SEWER PROVISION:

Within Current Sewer Service Area: Yes

Sewershed Capacity Available: N/A

Adequate Linkage: N/A

Onsite System Required: No

WATER USAGE CALCULATION: N/A

TRAFFIC IMPACT: No impact.

SCHOOL DISTRICT IMPACT: No impact.

PREVIOUS ACTION:

9/11/2017 Re-Occupancy issued for Ry Properties

8/24/2019 Re-Occupancy issued for OnTime Promo & Apparel

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

1. Planning:

- a. Applicant (Nexius/AT&T Mobility) is proposing to construct a 134' mobile support facility (125' monopole with 9' lightning rod).
- b. This is one of several applications that DCD has received since the State Statutes were modified via the State's 2013 budget bill which was 2013 Wisconsin Act 20. This legislation has severely limited the City's authority to regulate new cellular communications towers and has preempted our authority regarding cellular communications towers.
- c. Per Section 275-27C. Approval criteria: *"The Plan Commission of the City of New Berlin will grant approval of conditional use permits only if it finds that the proposed use complies with all relevant regulations set forth in this chapter, including, but not limited to, § 275-41, Use-specific regulations, and Article VIII, General Development Regulations. Per § 66.1001(2m)(b), Wis. Stats., it is recommended that a conditional use be consistent with the City's Comprehensive Plan, but it is not required."* In addition to the staff responses below, please see the Applicant's submittal packet attached.

(1) *Approval of a conditional use. Recommendations and decisions on conditional uses should be based on consideration of the following criteria:*

- (a) *Whether the proposed use corrects an error or meets the challenge of some changing condition, trend, or fact;*
- (b) *Whether the proposed use is consistent with the health, safety, or general welfare of the general public;*
- (c) *Whether the proposed use will protect the natural environment, including, but not limited to air, water, stormwater management, wildlife, and vegetation.*

- (d) *Public hearing testimony that is based upon facts and/or observed conditions can be considered substantial evidence.*
 - (e) *The purpose and intent of the various sections of this chapter, as well as the permitted uses, along with the Comprehensive Plan, shall be considered in determining whether a particular conditional use is compatible with surrounding properties.*
 - (f) *With regard to the Agricultural (A-1 and A-2) and Rural Conservation Single-Family Residential (R-1/R-2) zoning districts, any conditional use must be compatible with the rustic and rural lifestyle of these districts.*
 - (g) *The uses, values, and enjoyment of other City property and the neighborhood for purposes already permitted shall not be substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.*
- (2) *Changes to the use. In acting on a conditional use, the Plan Commission/CDA shall consider the stated purpose of the proposed use and shall approve the petition only if it finds that the applicant has provided substantial evidence as that term is defined in Wis. Stats. § 62.23(7) that the use will meet the following criteria for approval:*
- (a) *Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;*
Yes, the proposed request is compliant.
 - (b) *Provision of public facilities to accommodate development will not place an unreasonable burden on the ability of the City to provide them;*
Yes, the proposed request is compliant.
 - (c) *The proposed development has taken into account impacts on surrounding properties or the natural environment, including traffic, air, water, noise, stormwater management, soils, wildlife, and vegetation;*
Yes, the proposed request is compliant.
 - (d) *The land is suitable for development and will not cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas; and*
Yes, the proposed request is compliant.
 - (e) *The proposed use will not be used to legitimize a nonconforming use or structure*
Yes, the proposed request is compliant.
- d. *Per Zoning Code Section 275-41C(16)(e)[1][n] "A conditional use status shall not be granted for communication towers unless the tower is located so that there is sufficient radius of clear land around the tower that its collapse shall be completely contained on the property, subject to the following. If an applicant provides the City with an engineering certification showing that a mobile service support structure, or an existing structure, is designed to collapse within a smaller area than the setback or fall zone area required in a zoning ordinance, that zoning ordinance does not apply to such a structure unless the Plan Commission provides the applicant with substantial evidence that the engineering certification is flawed."*

**Department of
Community Development**

- e. The applicant adhere to Zoning Code Section 275-41C(16) Mobile tower siting regulations:
 - i. *Mobile tower facilities shall be regulated as set forth in this section, subject to 2013 Wisconsin Act 20, which amended Section 66.0404, Wis. Stats. These standards shall also be interpreted and enforced in a manner consistent with the Telecommunications Act of 1996.*
 - ii. This legislation has severely limited the City's authority to regulate new cellular communications towers and has preempted our authority regarding cellular communications towers.
- f. A letter dated May 19, 2022 is on file from Josh Gosiak, P.E. regarding the tower fall zone.
- g. A structural report will be required to be on file, prior to issuance of the Zoning Permit.

D.R.C RECOMMENDATION: Public hearing, no action. **SEE EXECUTIVE SUMMARY.**

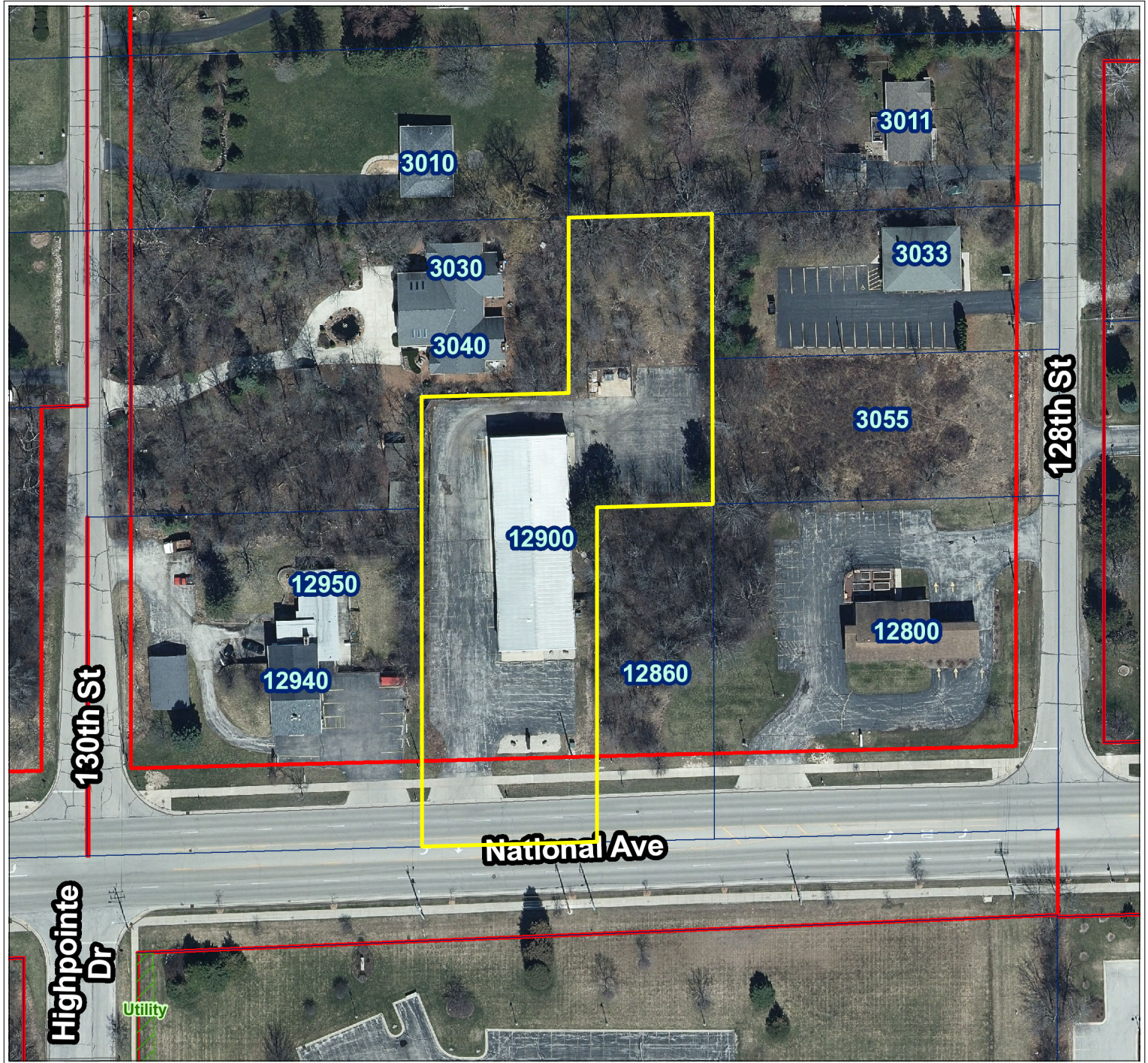
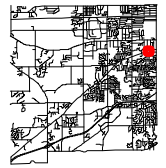
ATTACHMENTS:

Location Map
Plan of Operation
Plans

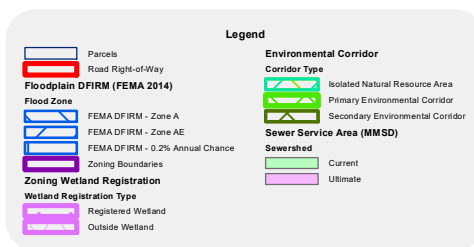
CU-2202565

AT&T Mobility Monopole

12900 W. National Avenue



City of New Berlin
Department of Community Development
3805 S Casper Dr.
New Berlin WI 53151
(262) 797-2445
www.newberlin.org



0 37.5 75 Feet



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From: Andrew Flowers – AT&T

RE: AT&T Site ID: **WI0107 – 15695493**

Site Address: **12900 W. National Ave., New Berlin, WI, 53151** **Parcel – 1200 906**

Latitude: **42.989222**

Longitude: **-88.074354**

Date: **6/14/2022**

AT&T is requesting permission to construct a new telecommunication tower at **12900 W. National Avenue** to improve coverage in the **New Berlin area**.

This site is located in a portion of New Berlin where AT&T wireless network coverage has been deemed to be inadequate. Construction of the tower and the addition of AT&T equipment will improve voice and data services to AT&T customers in the area as well as providing service to first responders through FirstNet.

AT&T has studied the area thoroughly and determined that an antenna height of **125 ft.** above ground level is appropriate at this location to fulfill the RF requirements. **No suitable existing structure was identified in the area**, so AT&T is requesting to build a new tower.

The attached Coverage Maps show the coverage before and after the addition of this proposed site. The maps also confirm AT&T is already on the existing structures in the area. This proposed site would clearly fill the gap in coverage.

AT&T certifies that its equipment will be installed and operated in keeping with applicable FAA and FCC rules and regulation and appropriate industry standards. The construction on this site, including AT&T's installation of transmitter/receiver equipment, will not interfere with the usual and customary transmission or reception of radio, television, etc. service enjoyed by adjacent properties. AT&T certifies that the proposed tower will not interfere with Public Safety radio equipment in the vicinity.

AT&T certifies that it will expeditiously remedy any physical RF interference with other wireless device or services. AT&T certifies that proposed telecommunications facility will be operated in compliance with FCC's current emission standards.

Should need additional information, please contact me at the following number, 847-767-3048.

Respectfully,

A handwritten signature in blue ink, appearing to read "Andrew Flowers".

Andrew Flowers

Sr. Real Estate Manager

Mobility C&E – Illinois / Wisconsin

AT&T

95 W. Algonquin Rd., Arlington Heights, IL, 60005

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.



PROJECT : NSB
SITE # : WI0107
FA # : 15695493
PTN # : 3352A11JLM
PACE # : MRCHI064885
JURISDICTION : WAUKESHA COUNTY

SITE NAME : NEW BERLIN FLAGPOLE RELO
ADDRESS : 12900 W NATIONAL AVE
NEW BERLIN, WI 53151



AT&T
MOBILITY

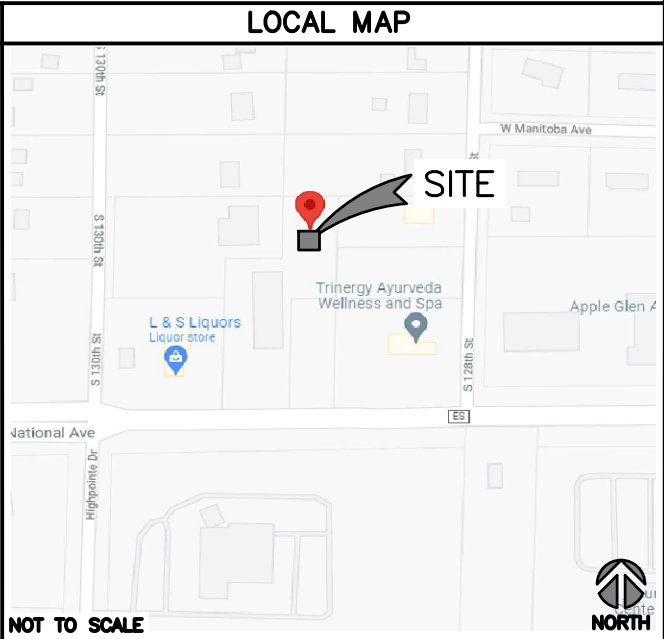
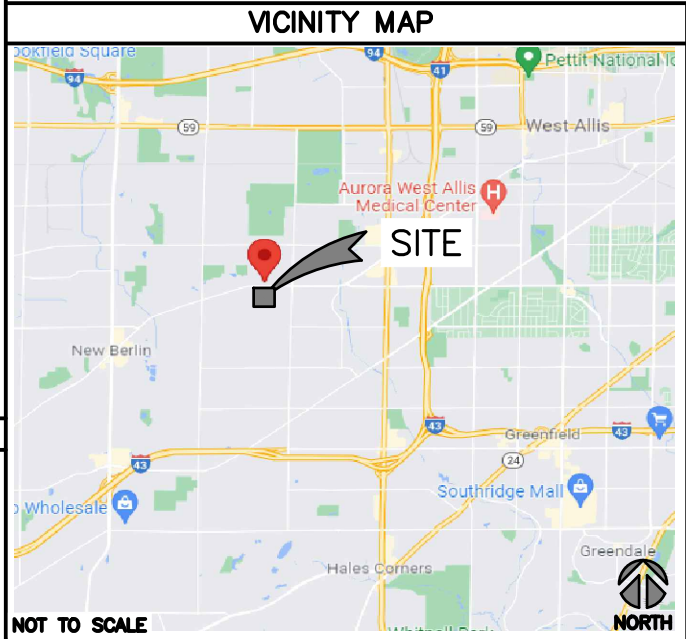
PROJECT INFORMATION	
SITE NAME:	NEW BERLIN FLAGPOLE RELO
COUNTY:	WAUKESHA
ADDRESS:	12900 W NATIONAL AVE NEW BERLIN, WI 53151
ZONING DISTRICT:	N/A
SITE NUMBER:	WI0107
FA NUMBER:	15695493
PTN #:	3352A11JLM
PACE:	MRCHI064885
USID:	315344
LATITUDE:	42°59'21.1994" N (42.9892205°)
LONGITUDE:	88°04'27.8074" W (-88.0739095°)
PROPERTY OWNER:	TBD
TOWER OWNER:	TBD
POWER COMPANY:	WE ENERGIES PHONE: TBD
FIBER VENDOR:	AT&T PHONE: TBD
APPLICANT:	AT&T WIRELESS 95 W. ALGONQUIN RD. ARLINGTON HEIGHTS, IL 60005

PROJECT CONSULTANTS	
PROJECT MANAGEMENT:	NEXIUS CONTACT: RYAN ANDERSON EMAIL: RYAN.ANDERSON@NEXIUS.COM PHONE: (210) 425-1005
ARCHITECTURE & ENGINEERING:	JOHN M. BANKS 604 FOX GLEN BARRINGTON, IL 60010 PHONE: (847)-277-0070
SITE ACQUISITION CONTACT:	NEXIUS RYAN ANDERSON EMAIL: RYAN.ANDERSON@NEXIUS.COM PHONE: (210) 425-1005
AT&T CONSTRUCTION MANAGER:	IFEY ONUA PHONE: (847) 330-3471 EMAIL: IO1826@ATT.COM

SCOPE OF WORK

THIS IS NOT AN ALL INCLUSIVE LIST. CONTRACTOR SHALL UTILIZE SPECIFIED EQUIPMENT PART OR ENGINEER APPROVED EQUIVALENT. CONTRACTOR SHALL VERIFY ALL NEEDED EQUIPMENT TO PROVIDE A FUNCTIONAL SITE. THE PROJECT GENERALLY CONSISTS OF THE FOLLOWING:

INSTALL PROPOSED NEW AT&T 125'-0" MONOPOLE TOWER, INSTALL (1) PROPOSED AT&T PLATFORM WITH HANDRAIL KIT, INSTALL (1) NEW COLLAR MOUNT FOR RRUS, INSTALL (12) PROPOSED AT&T PANEL ANTENNAS (4) PER SECTOR (TYP. OF 3 SECTORS), INSTALL (6) PROPOSED AT&T RRUS DUAL MOUNT (2) PER SECTOR (TYP. OF 3 SECTORS), INSTALL (12) PROPOSED AT&T RRUS (4) PER SECTOR (TYP. OF 3 SECTORS), INSTALL (3) PROPOSED AT&T DC9 FULL SQUIDS, INSTALL PROPOSED AT&T SHELTER, INSTALL PROPOSED AT&T DIESEL GENERATOR ON CONCRETE PAD, INSTALL PROPOSED AT&T 4'-0" H-FRAME, INSTALL NEW METER BANK ON 4' H-FRAME, INSTALL (6) PROPOSED AT&T DC TRUNK LINES, INSTALL (2) PROPOSED AT&T 24 PAIR FIBER LINES, INSTALL PROPOSED DC/FIBER JUMPERS.



DRIVING DIRECTIONS



DRAWING INDEX	
T1	TITLE SHEET
SP1	NOTES & SPECIFICATIONS
SP2	NOTES & SPECIFICATIONS
SP3	NOTES & SPECIFICATIONS
SP4	NOTES & SPECIFICATIONS
A1	SITE PLAN
A2	COMPOUND PLAN & LEGEND
A3	TOWER ELEVATION & ANTENNA PLAN
A4	SCHEDULE & CABLE NOTES
A5	ANTENNA, RRH, RRUS, RAYCAP DETAILS
A5.1	DETAILS
A5.2	DETAILS
A6	CONSTRUCTION DETAILS
A7	FENCE DETAILS
A8	EQUIPMENT LAYOUT
A9	CONCRETE PAD DETAILS
A10	EQUIPMENT SPECIFICATION
A11	LANDSCAPE PLAN
E1	UTILITY PLAN AND DETAILS
E2	H-FRAME DETAIL AND PANEL SCHEDULE
E3	EQUIPMENT GROUNDING PLAN & DETAILS
E4	GENERIC ANTENNA GROUNDING - SLD
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E6	GROUNDING DETAILS
RF	RFDS PLUMBING DIAGRAM
SIGNAGE	SIGNAGE REQUIREMENTS
B-1	SURVEY



TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN, CALL LOCAL STATE ONE CALL
TOLL FREE: 1-800-242-8511 OR
www.diggershotline.com
WISCONSIN STATUTE
REQUIRES MIN OF 2
WORKING DAYS NOTICE
BEFORE YOU EXCAVATE

Know what's below.
Call before you dig.

CODE COMPLIANCE	
- TIA/EIA-222-H - WISCONSIN STATE BUILDING CODE - WISCONSIN STATE ELECTRIC CODE	
REFERENCE MATERIALS	
CONTRACTOR TO USE LATEST VERSION OF THE RFDS DATED 02/25/22 WITH THE CD's PER SCOPE OF WORK.	

SPECIAL NOTES

- ALL WORK SHALL BE INSTALLED IN CONFORMANCE WITH CURRENT AT&T CONSTRUCTION INSTALLATION GUIDE.
- EXISTING CONDITIONS WILL BE CHANGED & VERIFIED IN FIELD. IF SIGNIFICANT DEVIATIONS OR DETERIORATION ARE ENCOUNTERED AT THE TIME OF CONSTRUCTION, A REPAIR PERMIT WILL BE OBTAINED & CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- THESE DRAWINGS ARE FULL SIZE & SCALEABLE ON 11"x17" SHEET SIZE.
- STATEMENT THAT COMPLIANCE WITH THE ENERGY CODE IS NOT REQUIRED. -SCOPE OF WORK DOES NOT INVOLVE MODIFICATIONS TO EXTERIOR ENVELOPE OF BUILDING, HVAC SYSTEMS OR ELECTRICAL LIGHTING.

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ARCHITECT OR ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.



AT&T

930 NATIONAL PARKWAY
SCHAUMBURG, IL 60173



NEXIUS

DANIEL KALINA
SITE ACQUISITION SPECIALIST
PHONE: 630-946-7741
DANIEL.KALINA@NEXIUS.COM



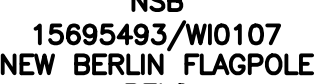
WESTCHESTER
SERVICES LLC

604 FOX GLEN
BARRINGTON, IL 60010
PHONE: 847-277-0070
AE@Westchesterservices.com
WI Firm No. 4897-11



JOHN M. BANKS
ARCHITECT

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jbanks@westchesterservices.com



NSB

15695493/WI0107
NEW BERLIN FLAGPOLE
RELO
12900 W NATIONAL AVE
NEW BERLIN, WI 53151

REVISIONS				
REV.	DATE	DESCRIPTION	INITIALS	
2	08/30/22	PERMIT/ CONSTRUCTION	CG	
1	04/27/22	PERMIT/ CONSTRUCTION	MC	
0	04/01/22	PERMIT/ CONSTRUCTION	DS	
NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET				



JOHN M. BANKS
8719-005
SOUTH ELGIN, IL
EXP. DATE: 07/31/22

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF WISCONSIN



TITLE SHEET



SHEET NUMBER

T1

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

GENERAL NOTES:

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:

CONTRACTOR / CM – NEXIUS
SUB–CONTRACTOR – PER TRADE
OWNER – AT&T WIRELESS
2. SITE WORK (IF APPLICABLE) SHALL BE COMPLETED AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.
3. DRAWINGS PROVIDED HERE ARE NOT TO BE SCALED AND ARE INTENDED TO DEPICT THE DESIGN INTENT OF THE INSTALLATION.
4. ANY MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. SUBCONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK.
5. THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER’S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
6. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL DOCUMENT & PROPOSE AN ALTERNATIVE INSTALLATION SPACE FOR APPROVAL BY THE CONTRACTOR.
7. CONTRACTOR / SUBCONTRACTOR SHALL RESTORE AND REPAIR ANY DAMAGED AREAS CAUSED BY CONSTRUCTION.
8. SUBCONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS MUST BE VERIFIED. SUBCONTRACTOR SHALL NOTIFY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION. CONTRACTOR SHALL VERIFY EXISTING BURIED AND OVERHEAD UTILITIES PRIOR TO EXCAVATION. CONTRACTOR SHALL REPAIR ANY UTILITIES DAMAGED DURING THE COURSE OF CONSTRUCTION AND COORDINATE ANY REPAIRS WITH UTILITY COMPANY.
9. N /A
10. N/A
11. SUBCONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY.

SITE PREPARATION:

SUB–CONTRACTOR’S SCOPE OF WORK

1. PROTECTION OF EXISTING TREES,VEGETATION AND LANDSCAPING MATERIALS WHICH MIGHT BE DAMAGED BY CONSTRUCTION ACTIVITIES.
2. CLEARING AND GRUBBING OF STUMPS, VEGETATION, DEBRIS, RUBBISH, DESIGNATED TREES, AND SITE IMPROVEMENTS.
3. TOPSOIL STRIPPING AND STOCKPILING.
4. TEMPORARY PROTECTION OF ADJACENT PROPERTY, STRUCTURES, BENCHMARKS, AND MONUMENTS.

SUB–CONTRACTORS QUALITY ASSURANCE

1. SUB–CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR CONTAINMENT OF SEDIMENT AND CONTROL OF EROSION ON SITE, ANY DAMAGE TO ADJACENT OR DOWNSTREAM PROPERTIES WILL BE CORRECTED BY THE SUB–CONTRACTOR AT NO EXPENSE TO THE OWNER.
2. SUB–CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AT ALL TIMES. DO NOT ALLOW WATER TO STAND OR POND. ANY DAMAGE TO STRUCTURES OR WORK ON SITE CAUSED BY INADEQUATE MAINTENANCE OF DRAINAGE WILL BE THE RESPONSIBILITY OF THE SUB–CONTRACTOR AND COST ASSOCIATED WITH REPAIRS FOR SUCH DAMAGE WILL BE AT THE SUB–CONTRACTORS EXPENSE.

SITE WORK:

EARTHWORK AND DRAINAGE

PART 1 – GENERAL

1. WORK INCLUDED: SEE SITE PLAN.
2. DESCRIPTIONS

ACCESS DRIVE W/ TURNAROUND AREA, LEASE AREA, AND IF APPLICABLE UNDERGROUND UTILITY EASEMENTS ARE TO BE CONSTRUCTED TO PROVIDE A WELL DRAINED, EASILY MAINTAINED, EVEN SURFACE FOR MATERIAL AND EQUIPMENT DELIVERIES AND MAINTENANCE PERSONNEL ACCESS.

3. QUALITY ASSURANCE

- A. APPLY SOIL STERILIZER IN ACCORDANCE WITH MANUFACTURER’S RECOMMENDATIONS (AS NEEDED).
- B. APPLY AND MAINTAIN GRASS SEED AS RECOMMENDED BY THE SEED PRODUCER (IF REQUIRED).
- C. PLACE AND MAINTAIN VEGETATION LANDSCAPING, IF INCLUDED WITHIN THE CONTRACT, AS RECOMMENDED BY NURSERY INDUSTRY STANDARDS.
4. SEQUENCING

- A. CONFIRM SURVEY STAKES AND SET ELEVATION STAKES PRIOR TO ANY CONSTRUCTION.
- B. COMPLETELY GRUB THE ACCESS DRIVE W/ TURNAROUND, UNDERGROUND UTILITY EASEMENTS, (IF APPLICABLE) AND LEASE AREA PRIOR TO FOUNDATION CONSTRUCTION, PLACEMENT OF BACKFILL AND SUB–BASE MATERIAL.
- C. CONSTRUCT TEMPORARY CONSTRUCTION AREA ALONG ACCESS DRIVE.
- D. BRING THE LEASE AREA AND ACCESS DRIVE W/ TURNAROUND TO BASE COURSE ELEVATION PRIOR TO INSTALLING FOUNDATION.
- E. APPLY SOIL STERILIZER PRIOR TO PLACING BASE MATERIALS.
- F. GRADE, SEED, FERTILIZE, AND MULCH ALL AREAS DISTURBED BY CONSTRUCTION (INCLUDING UNDERGROUND UTILITY EASEMENTS) IMMEDIATELY AFTER BRINGING LEASE AREA AND ACCESS DRIVE W/ TURNAROUND TO BASE COURSE ELEVATION, WATER TO ENSURE GROWTH.
- G. REMOVE GRAVEL FROM TEMPORARY CONSTRUCTION ZONE TO AN AUTHORIZED AREA OR AS DIRECTED BY PROJECT MANAGER.
- H. AFTER APPLICATIONS OF FINAL SURFACES, APPLY SOIL STERILIZER TO STONE SURFACES.

5. SUBMITTALS

A. BEFORE CONSTRUCTION IF LANDSCAPING IS APPLICABLE TO THE CONTRACT, SUBMIT TWO COPIES OF THE LANDSCAPE PLAN UNDER NURSERY LETTERHEAD. IF A LANDSCAPE ALLOWANCE WAS INCLUDED IN THE CONTRACT, PROVIDE AN ITEMIZED LISTING OF PROPOSED COSTS ON NURSERY LETTERHEAD (REFER TO PLANS FOR LANDSCAPING REQUIREMENTS).

B. AFTER CONSTRUCTION

1. MANUFACTURER’S DESCRIPTION OF PRODUCT AND WARRANTY STATEMENT ON SOIL STERILIZED.
2. MANUFACTURER’S DESCRIPTION OF PRODUCT ON GRASS SEED AND FERTILIZER
3. LANDSCAPING WARRANTY STATEMENT.

6. WARRANTY

- A. IN ADDITION TO THE WARRANTY ON ALL CONSTRUCTION COVERED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL REPAIR ALL DAMAGE AND RESTORE AREA AS CLOSE TO ORIGINAL CONDITION AS POSSIBLE AT SITE AND SURROUNDINGS.
- B. SOIL STERILIZATION APPLICATION TO GUARANTEE VEGETATION FREE ROAD AND SITE AREAS FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
- C. DISTURBED AREAS WILL REFLECT GROWTH OF NEW GRASS COVER PRIOR TO FINAL INSPECTION.
- D. LANDSCAPING, IF INCLUDED WITHIN THE SCOPE OF THE CONTRACT, WILL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL INSPECTION.

PART 2 – PRODUCTS

1. MATERIALS

A. SOIL STERILIZER SHALL BE EPA–REGISTERED, PRE–EMERGENCE LIQUID:

TOTAL KILL PRODUCT 910 EPA 10292–7
PHASAR CORPORATION P.O. BOX 5123 DEARBORN, MI 48128 (313) 563–8000
AMBUSH HERBICIDE EPA REGISTERED
FRAMAR INDUSTRIAL PRODUCTS 1435 MORRIS AVE. UNION, NJ 07083 (800) 526–4924

B. ROAD AND SITE MATERIALS SHALL CONFORM TO TDOT SPECIFICATIONS FILL MATERIAL (UNLESS OTHERWISE NOTED) – ACCEPTABLE SELECT FILL SHALL BE IN ACCORDANCE WITH STATE DEPARTMENT OF HIGHWAY AND TRANSPORTATION STANDARD SPECIFICATIONS.

C. SOIL STABILIZER FABRIC SHALL BE MIRAFI – 500X.

PART 3 – EXECUTION

1. INSPECTIONS

LOCAL BUILDING INSPECTORS SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS, UNLESS OTHERWISE SPECIFIED BY JURISDICTION.

2. PREPARATION

- A. CLEAR TREES, BRUSH AND DEBRIS FROM LEASE AREA, ACCESS DRIVE W/ TURN–AROUND AND UNDER GROUND UTILITY EASEMENTS AS REQUIRED FOR CONSTRUCTION.
- B. PRIOR TO OTHER EXCAVATION AND CONSTRUCTION, GRUB ORGANIC MATERIAL TO A MINIMUM OF SIX (6) INCHES BELOW GRADE.
- C. UNLESS OTHERWISE INSTRUCTED BY AT&T, TRANSPORT ALL REMOVED TREES, BRUSH AND DEBRIS FROM THE PROPERTY TO AN AUTHORIZED LANDFILL.
- D. PRIOR TO PLACEMENT OF FILL OR BASE MATERIALS, ROLL THE SOIL.
- E. WHERE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, LINE THE AREAS WITH STABILIZER MAT PRIOR TO PLACEMENT OF FILL OR BASE MATERIAL.

3. INSTALLATION

- A. GRADE OR FILL THE LEASE AREA AND ACCESS DRIVE W/ TURNAROUND AS REQUIRED IN ORDER THAT UPON DISTRIBUTION OF SPOILS, RESULTING FROM EXCAVATIONS, THE RESULTING GRADE WILL CORRESPOND WITH SAID SUB–BASE COURSE. ELEVATIONS ARE TO BE CALCULATED FROM BENCHMARK, FINISHED GRADES, OR INDICATED SLOPES.
- B. CLEAR EXCESS SPOILS, IF ANY, FROM JOB SITE AND DO NOT SPREAD BEYOND THE LIMITS OF PROJECT AREA UNLESS AUTHORIZED BY PROJECT MANAGER AND AGREED TO BY LANDOWNER.
- C. BRING THE ACCESS DRIVE W/ TURNAROUND TO BASE COURSE ELEVATION TO FACILITATE CONSTRUCTION AND OBSERVATION DURING CONSTRUCTION OF THE SITE.
- D. AVOID CREATING DEPRESSIONS WHERE WATER MAY POND.
- E. THE CONTRACT SHALL INCLUDE GRADING, BANKING, AND DITCHING, UNLESS OTHERWISE INDICATED.
- F. WHEN IMPROVING AN EXISTING ACCESS DRIVE, GRADE THE EXISTING DRIVE TO REMOVE ANY ORGANIC MATTER AND SMOOTH THE SURFACE BEFORE PLACING FILL OR STONE.
- G. PLACE FILL OR STONE IN SIX (6) INCH MAXIMUM LIFTS, AND COMPACT BEFORE PLACING NEXT LIFT.
- H. THE TOP SURFACE COURSE, SHALL EXTEND A MINIMUM OF ONE (1) FOOT BEYOND THE SITE FENCE (UNLESS OTHERWISE NOTED) AND SHALL COVER THE AREA AS INDICATED.
- I. APPLY RIPRAP TO THE SIDE SLOPES OF ALL FENCED SITE AREAS, PARKING AREAS, AND ALL OTHER SLOPES GREATER THAN 2:1.
- J. APPLY RIPRAP TO THE SIDES OF DITCHES OR DRAINAGE SWALES.
- K. RIPRAP ENTIRE DITCH FOR SIX (6) FEET IN ALL DIRECTIONS AT CULVERT OPENINGS.
- L. APPLY SEED, FERTILIZER, AND STRAW COVER TO ALL OTHER DISTURBED AREAS, DITCHES, AND DRAINAGE SWALES, NOT OTHERWISE RIPRAPPED.
- M. UNDER NO CIRCUMSTANCES WILL DITCHES, SWALES, OR CULVERTS BE PLACED SO THAT THEY DIRECT WATER TOWARDS, OR PERMIT STANDING WATER IMMEDIATELY ADJACENT TO SHELTER OR EQUIPMENT. IF DESIGNS OR ELEVATIONS ARE IN CONFLICT WITH THIS, ADVISE CONSTRUCTION MANAGER IMMEDIATELY.
- N. IN DITCHES WITH SLOPES GREATER THAN 10%, MOUND DIVERSIONARY HEADWALLS IN THE DITCH AT CULVERT ENTRANCES. POSITION THE HEADWALL AT AN ANGLE NO GREATER THAT 60 DEGREES OFF THE DITCH LINE. RIPRAP THE UPSTREAM SIDE OF THE HEADWALL AS WELL AS THE DITCH FOR SIX (6) FEET ABOVE THE CULVERT ENTRANCE.
- O. APPLY SEED AND FERTILIZER TO SURFACE CONDITIONS WHICH WILL ENCOURAGE ROOTING. RAKE AREAS TO BE SEEDED TO EVEN THE SURFACE AND LOOSEN THE SOIL.
- P. SOW SEED IN TWO DIRECTIONS IN TW.U.C.E THE QUANTITY RECOMMENDED BY THE SEED PRODUCER.



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REVISIONS				
REV.	DATE	DESCRIPTION	INITIALS	
2	08/30/22	PERMIT/ CONSTRUCTION	CG	
1	04/27/22	PERMIT/ CONSTRUCTION	MC	
0	04/01/22	PERMIT/ CONSTRUCTION	DS	
NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET				

08/30/22



JOHN M. BANKS
8719-005
SOUTH ELGIN
EXP. DATE: 07/31/22

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF WISCONSIN

SHEET TITLE

NOTES &
SPECIFICATIONS

SHEET NUMBER

SP1

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Q. ENSURE GROWTH OF SEEDED AND LANDSCAPED AREAS, BY WATERING, UP TO THE POINT OF RELEASE FROM THE CONTRACT. CONTINUE TO REWORK THE BARE AREAS UNTIL COMPLETE COVERAGE IS OBTAINED.

4. FIELD QUALITY CONTROL

COMPACT SOILS TO MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557. AREAS OF SETTLEMENT WILL BE EXCAVATED AND REFILLED AT CONTRACTOR'S EXPENSE. INDICATE PERCENTAGE OF COMPACTION ACHIEVED ON AS-BUILT DRAWINGS.

5. PROTECTION

- A. PROTECT SEEDED AREAS FROM EROSION BY SPREADING STRAW TO A UNIFORM LOOSE DEPTH OF 1-2 INCHES, STAKE AND TIE DOWN AS REQUIRED. USE OF EROSION CONTROL MESH OR MULCH NET WILL BE AN ACCEPTABLE ALTERNATE.
- B. ALL TREES PLACED IN CONJUNCTION WITH A LANDSCAPE CONTRACT WILL BE WRAPPED, TIED WITH HOSE PROTECTED WIRE, AND SECURED TO 2" X 2" X 4'-0" WOODEN STAKES EXTENDING TWO- FEET INTO THE GROUND ON FOUR SIDES OF THE TREE.
- C. PROTECT ALL EXPOSED AREAS AGAINST WASHOUTS AND SOIL EROSION. PLACE STRAW BALES AT THE INLET APPROACH TO ALL NEW OR EXISTING CULVERTS. WHERE THE SITE OR ROAD AREAS HAVE BEEN ELEVATED IMMEDIATELY ADJACENT TO THE RAIL LINE, STAKE EROSION CONTROL FABRIC FULL LENGTH IN THE SWALE TO PREVENT CONTAMINATION OF THE RAIL BALLAST. ALL EROSION CONTROL METHODS SHALL CONFORM TO APPLICABLE BUILDING CODE REQUIREMENTS.

TRENCHING:

MATERIALS SUB-CONTRACTOR SHALL:

1. FILL MATERIAL SHALL BE OBTAINED TO THE MAXIMUM EXTENT POSSIBLE FROM EXCAVATIONS ON SITE. THE STRUCTURAL FILL SHOULD BE SAND AND SHALL BE APPROVED BY THE CONSTRUCTION MANAGER AND SHALL CONFORM TO LOCAL GOVERNING JURISDICTION AND UTILITY COMPANY REQUIREMENTS. THE FILL MATERIAL SHALL CONTAIN NO ORGANIC MATERIAL, ROCKS, OR OBJECTIONABLE MATERIALS AND/OR MATERIALS DESIGNATED AS HAZARDOUS OR INDUSTRIAL BY THE EPA. THE FILL MATERIAL SHALL CONTAIN FINES SUFFICIENT TO FILL ALL VOIDS IN THE MATERIAL. BACKFILL OR BORROW SOIL SHALL BE PLACED IN 6" LOOSE LIFTS.

PIPE DETECTION AND IDENTIFICATION SUB-CONTRACTOR SHALL:

1. UTILIZE WARNING TAPE. ALL UTILITY SERVICE TRENCHES SHALL BE MARKED WITH WARNING TAPE.

TRENCH EXCAVATION SUB-CONTRACTOR SHALL:

1. DIG TRENCH TO LINES AND GRADES SHOWN ON THE PLANS OR AS DIRECTED BY THE CONSTRUCTION MANAGER.
2. TRENCH LENGTH SHALL BE SUFFICIENT TO ALLOW FOR SATISFACTORY CONSTRUCTION AND INSPECTION OF THE PROJECT WITHOUT ENDANGERING OTHER CONSTRUCTION WORK OR ADJACENT FACILITIES.
3. DISPOSAL OF EXCESS AND UNSUITABLE EXCAVATION MATERIAL PROPERLY AS DIRECTED BY THE CONSTRUCTION MANAGER.
4. USE HAND TRENCHING METHODS FOR EXCAVATION THAT CANNOT BE ACCOMPLISHED WITHOUT ENDANGERING EXISTING OR NEW STRUCTURES AND OTHER FACILITIES.

TRENCH PROTECTION SUB-CONTRACTOR SHALL:

1. PROVIDE MATERIALS, LABOR, AND EQUIPMENT NECESSARY TO PROTECT TRENCHES AT ALL TIMES.
2. SHEETING AND BRACING TO MEET OR EXCEED OSHA REQUIREMENTS.

BACKFILLING SUB-CONTRACTOR SHALL:

1. NOTIFY THE CONSTRUCTION MANAGER AT LEAST 24 HOURS IN ADVANCE OF BACKFILLING.
2. BACKFILL TRENCH WITH LIFTS UP TO 6" LOOSE MEASURE.
3. PROTECT CONDUIT FROM LATERAL MOVEMENT AND DAMAGE FROM IMPACT OR UNBALANCED LOADING TO AVOID DISPLACEMENT OF CONDUIT AND/OR STRUCTURES. DO NOT FREE FALL BACKFILL INTO TRENCH UNTIL AT LEAST 6" OF COVER IS OVER CONDUIT.

COMPACTION SUB-CONTRACTOR SHALL:

1. COMPACT BACKFILL TO 95% MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 WITH PLUS OR MINUS 3% OF OPTIMUM MOISTURE CONTENT.
2. IF REQUIRED COMPACTION DENSITY HAS NOT BEEN OBTAINED REMOVE THE BACKFILL FROM THE TRENCH OR STRUCTURE, REPLACE WITH APPROVED BACKFILL AND RE-COMPACT AS SPECIFIED.

3. ANY SUBSEQUENT SETTLEMENT OF TRENCH OR STRUCTURE BACKFILL DURING THE MAINTENANCE PERIOD SHALL BE CONSIDERED THE RESULT OF IMPROPER COMPACTION AND SHALL PROMPTLY CORRECTED.

FENCING AND GATE(S)

PART 1 - GENERAL

1. WORK INCLUDED SEE PLAN FOR SITE AND LOCATION OF FENCE AND GATE(S).
2. QUALITY ASSURANCE ALL STEEL MATERIALS UTILIZED IN CONJUNCTION WITH THIS SPECIFICATION WILL BE GALVANIZED OR STAINLESS STEEL. WEIGHT OF ZINC COATING ON THE FABRIC SHALL NOT BE LESS THAN 12 OUNCES PER SQUARE FOOT OF MATERIAL COVERED. POSTS SHALL BE HOT-DIPPED IN GRADE 'E' ZINC, 18 OUNCES PER SQUARE FOOT.
3. SEQUENCING IF THE SITE AREA HAS BEEN BROUGHT UP TO SURFACE COURSE ELEVATION (PRIOR TO THE FENCE CONSTRUCTION), FENCE POST EXCAVATION SPOILS MUST BE CONTROLLED TO PRECLUDE CONTAMINATION OF SAID SURFACE COURSE.
- 4.SUBMITTALS
- A. MANUFACTURER'S DESCRIPTIVE LITERATURE.
- B. CERTIFICATE OR STATEMENT OF COMPLIANCE WITH THE SPECIFICATIONS.

PART 2 - PRODUCTS

1. FENCE MATERIAL
- A. ALL FABRIC WIRE, RAILS, HARDWARE, AND OTHER STEEL MATERIALS SHALL BE HOT-DIPPED GALVANIZED.
- B. FABRIC SHALL BE SIX-FOOT HIGH TWO-INCH CHAIN LINK MESH OF NO. 9 GAUGE (0.148") WIRE. THE FABRIC SHALL HAVE A KNUCKLED FINISH FOR THE TOP SELVAGES. FABRIC SHALL CONFORM TO THE SPECIFICATIONS OF ASTM A-392 CLASS 1.
- C. BARBED WIRE SHALL BE DOUBLE-STRAND, 12-1/2 GAUGE TWISTED WIRE, WITH 14-GAUGE, 4-POINT ROUND BARBS SPACED ON FIVE-INCH CENTERS.
- D. ALL POSTS SHALL BE SCHEDULE - 40 MECHANICAL SERVICE PIPE AND SHALL BE TYPE 1 ASTM A-128 AND OF THE FOLLOWING DIAMETER POST 2" SCHEDULE 40 (2 3/8" O.D.) CORNER 3" SCHEDULE 40 (3 1/2" O.D.) GATE 3" SCHEDULE 40 (3 1/2" O.D.)
- E. GATE POSTS SHALL BE EXTENDED 12 INCHES, INCLUDING DOME CAP, TO PROVIDE FOR ATTACHMENT OF BARBED WIRE.
- F. ALL TOP AND BRACE RAILS SHALL BE 1 1/2" DIAMETER SCHEDULE - 40 MECHANICAL-SERVICE PIPE.
- G. GATE FRAMES AND BRACES SHALL BE 1.90 INCH DIAMETER SCHEDULE 40 MECHANICAL-SERVICE PIPE. FRAMES SHALL HAVE WELDED CORNERS.
- H. GATE FRAMES SHALL HAVE A FULL-HEIGHT VERTICAL BRACE, AND A FULL-WIDTH HORIZONTAL BRACE, SECURED IN PLACE BY USE OF GATE BRACE CLAMPS.
- I. GATE HINGES SHALL BE MERCHANTS METAL MODEL 64386 HINGE ADAPTER WITH MODEL 6409, 188-DEGREE ATTACHMENT.
- J. THE GUIDE (LATCH ASSEMBLY) SHALL BE HEAVY INDUSTRIAL DOUBLE GATE LATCH. SEE DETAIL.
- K. LATCHES AND STOPS SHALL BE PROVIDED FOR ALL GATES.
- L. PLUNGER ROD COMPLETE WITH RECEPTOR TO BE PROVIDED AT THE INACTIVE LEAF OF ALL DOUBLE GATE INSTALLATIONS.
- M. ALL STOPS SHALL HAVE KEEPERS CAPABLE OF HOLDING THE GATE LEAF IN THE OPEN POSITION
- N. A NO. 7 GAUGE ZINC COATED TENSION WIRE SHALL BE USED AT THE BOTTOM OF THE FABRIC, TERMINATED WITH BAND CLIPS AT CORNER AND GATE POSTS. ATOP EACH LINE/CORNER POST.
- O. A SIX-INCH BY 1/2-INCH DIAMETER EYEBOLT TO HOLD TENSION WIRE SHALL BE PLACED AT LINE POSTS.
- P. STRETCHER BARS SHALL BE 3/16-INCH BY 3/4-INCH OR HAVE EQUIVALENT CROSS-SECTIONAL AREA.
- Q. ALL CORNER GATE AND PANELS SHALL HAVE A 3/8-INCH TRUSS ROD WITH TURNBUCKLES.
- R. ALL POSTS EXCEPT GATE POSTS SHALL HAVE A COMBINATION CAP AND BARBED WIRE SUPPORTING ARM. GATE POSTS SHALL HAVE A DOME CAP.
- S. OTHER HARDWARE INCLUDES BUT MAY NOT BE LIMITED TO TIE CLIPS, BAND CLIPS AND TENSION BAND CLIPS.
- T. BARBED WIRE GATE GUARDS SHALL BE FITTED WITH DOME CAPS.
- U. BARBED WIRE SUPPORT ARMS SHALL BE PRESSED STEEL COMPLETE WITH SET BOLT AND LOCK WIRE IN THE ARM.
- V. ALL CAPS SHALL BE MALLEABLE IRON, DOME OR ACORN SHAPED AS REQUIRED BY PIPE SIZE.
- W. WHERE THE USE OF CONCERTINA HAS BEEN SPECIFIED, 24-INCH DIAMETERS COIL. BARBED TAPE, STAINLESS STEEL, CYCLONE FENCE MODEL G8P TO TYPE III SHALL BE FURNISHED. IT SHALL BE SUPPORTED ABOVE THE TOP RAIL BY USE OF SIX(6) WIRE BARBED WIRE ARMS POSITIONED ATOP EACH LINE/CORNER POST.

PART 3 - EXECUTION

1. INSPECTION

TO CONFIRM PROPER DEPTH AND DIAMETER OF POST HOLE EXCAVATIONS. ALL POST HOLES WILL BE EXCAVATED AS PER CONSTRUCTION DOCUMENTS.

2. INSTALLATION

- A. FOUNDATIONS SHALL HAVE A MINIMUM SIX (6) INCH CONCRETE COVER UNDER POST.
- B. ALL FENCE POSTS SHALL BE VERTICALLY PLUMB ; ONE QUARTER (1/4) INCH
- C. AT CORNER POSTS, GATE POSTS, AND SIDES OF GATE FRAME, FABRIC SHALL BE ATTACHED WITH STRETCHER AND TENSION BAND-CLIPS AT FIFTEEN(15) INCH INTERVALS.
- D. AT LINE POSTS, FABRIC SHALL BE ATTACHED WITH BAND-CLIPS AT FIFTEEN (15) INCH INTERVALS.
- E. FABRIC SHALL BE ATTACHED TO BRACE RAILS, TENSION WIRE AND TRUSS RODS WITH TIE-CLIPS AT TWO (2) FOOT INTERVALS.
- F. A MAXIMUM GAP OF ONE INCH WILL BE PERMITTED BETWEEN TIE CHAIN LINE FABRIC AND THE FINAL GRADE.
- G. GATE SHALL BE INSTALLED SO LOCKS ARE ACCESSIBLE FROM BOTH SIDES.
- H. GATE HINGE BOLTS SHALL HAVE THEIR THREADS PEENED OR WELDED TO PREVENT UNAUTHORIZED REMOVAL.
- I. CONCRETE TO BE A MINIMUM OF 3,000 PSI.

3. PROTECTION

UPON COMPLETION OF ERECTION, INSPECT FENCE MATERIAL AND PAINT FIELD CUTS OR GALVANIZING BREAKS WITH ZINC-BASED PAINT, COLOR TO MATCH THE GALVANIZED METAL.

APPLICABLE STANDARDS

ASTM-A120	SPECIFICATION FOR PIPE, STEEL BLACK AND HOT-DIPPED ZINC COATED (GALVANIZED) WELDED AND SEAMLESS, FOR ORDINARY USES.
ASTM-A123	ZINC (HOT-DIP GALVANIZED) COATING ON IRON AND STEEL PRODUCTS.
ASTM-A153	STANDARD SPECIFICATION FOR ZINC COATING (HOT-DIP) ON IRON AND STEEL HARDWARE.
ASTM-A392	SPECIFICATION FOR ZINC-COATED STEEL CHAIN LINK FENCE
FABRIC. ASTM-A491	SPECIFICATION FOR ALUMINUM-COATED STEEL CHAIN LINK FENCE
FABRIC ASTM-A525	STANDARD SPECIFICATION FOR STEEL SHEET ZINC COATED (GALVANIZED) BY THE HOT-DIPPED PROCESS.
ASTM-A570	SPECIFICATION FOR HOT-ROLLED CARBON STEEL SHEET AND STRIP. STRUCTURAL QUALITY.
ASTM-A535	SPECIFICATION FOR ALUMINUM COATED STEEL BARBED WIRE.

FEDERAL SPECIFICATION RR-F-191- FENCING, WIRE AND POST METAL (AND GATES, CHAIN LINK FENCE FABRIC, AND ACCESSORIES)

METALS

PART 1 - GENERAL

SECTION INCLUDES:

1. STRUCTURAL STEEL FRAMING MEMBERS, BASE PLATES, PLATES, BARS, THREADED STRUCTURAL FASTENERS, ANTENNA SUPPORT ASSEMBLIES, GRATING, STEEL PLATFORMS AND PEDESTAL SUPPORTS, AND GROUTING UNDER BASE PLATES.

QUALITY ASSURANCE

1. FABRICATE STRUCTURAL STEEL MEMBERS IN ACCORDANCE WITH AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.
2. PERFORM DESIGN UNDER DIRECT SUPERVISION OF A PROFESSIONAL STRUCTURAL ENGINEER LICENSED IN THE STATE.

PART 2 - PRODUCTS

1. MATERIALS:

- A. STRUCTURAL STEEL MEMBERS: ASTM A572, GRADE 50
- B. STRUCTURAL TUBING: ASTM A500, GRADE B
- C. PIPE: ASTM A53, TYPE E OR S, GRADE B
- D. BOLTS, NUTS, AND WASHERS: ASTM A325
- E. ANCHOR BOLTS: ASTM A307
- F. WELDING MATERIALS: AWS D1.1, TYPE REQUIRED FOR MATERIALS BEING WELDED



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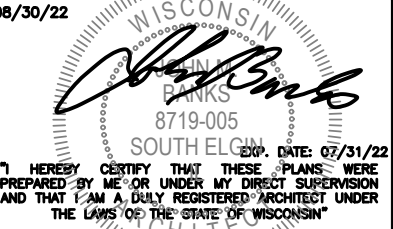
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REVISIONS			
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NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET			



08/30/22

WISCONSIN
JOHN M. BANKS
8719-005
SOUTH ELGIN, IL

EXPI. DATE: 07/31/27

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF WISCONSIN



SHEET TITLE

NOTES &
SPECIFICATIONS



SHEET NUMBER

SP2

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METALS CONTINUED

- G. GROUT:

NON-SHRINK TYPE, PREMIXED COMPOUND CONSISTING OF NONMETALLIC AGGREGATE, CEMENT, WATER REDUCING AND PLASTICIER ADDITIVES, CAPABLE OF DEVELOPING A MINIMUM COMPRESSIVE STRENGTH OF 7000 psi AT 28 DAYS.
- H. SHOP AND TOUCH-UP PRIMER:

SSPC 15, TYPE 1, RED OXIDE
- I. TOUCH-UP PRIMER FOR GALV. SURFACES:

ZINC RICH TYPE
2. FABRICATION:

CONTINUOUSLY SEAL JOINTED MEMBERS BY CONTINUOUS WELDS. GRIND EXPOSED WELDS SMOOTH.
3. FINISH:

A. PREPARE STRUCTURAL COMPONENT SURFACES IN ACCORDANCE WITH SSPC SP-1 TO SP-10 PROCEDURES.
B. STRUCTURAL STEEL MEMBERS SHALL BE HOT DIPPED GALVANIZED.

PART 3 – EXECUTION

EXAMINATION AND PREPARATION:

1. VERIFY THAT THE FIELD CONDITIONS ARE ACCEPTABLE TO PERFORM THE WORK.

ERECTION:

1. ALLOW FOR ERECTION LOADS. PROVIDE TEMPORARY BRACING TO MAINTAIN FRAMING IN ALIGNMENT UNTIL COMPLETION OF ERECTION AND INSTALLATION OF PERMANENT BRIDGING AND BRACING.
2. NO UNAUTHORIZED WELDING SHALL BE PERFORMED ON CROWN CASTLE USA, INC TOWERS. ALL OTHER WELDING SHALL BE IN ACCORDANCE WITH AMERICAN WELDING SOCIETY AWS 01.1 STRUCTURAL STEEL WELDING CODE-STEEL WELD ELECTRODES SHALL BE E70XX.
3. DO NOT FIELD CUT OR ALTER STRUCTURAL MEMBERS WITHOUT APPROVAL OF THE ARCHITECT/ENGINEER.
4. AFTER ERECTION, TOUCH-UP WELDS, ABRASIONS, AND SURFACES NOT SHOP PRIMED OR GALVANIZED WITH ZINC RICH PAINT (ALL EXISTING AND NEW AREAS).

FIELD QUALITY CONTROL:

1. FIELD INSPECTION OF MEMBERS, CONNECTIONS, WELDS AND BOLT / NUT TORQUE .

CONCRETE:

PART 1 – GENERAL

1. WORK INCLUDES FORMWORK, REINFORCEMENT, ACCESSORIES, CAST-IN-PLACE CONCRETE, FINISHING, AND CURING.
2. INSPECTIONS

A. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING BUILDING DEPARTMENT INSPECTIONS REQUIRED FOR THE SCOPE OF WORK BEING PERFORMED.

B. ALL REINFORCING STEEL SHALL BE INSPECTED AND APPROVED BY THE AT&TWIRELESS CONSTRUCTION MANAGER PRIOR TO PLACEMENT OF CONCRETE.

C. THE AT&TWIRELESS CONSTRUCTION MANAGER SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS.
3. QUALITY ASSURANCE

A. CONSTRUCT AND ERECT CONCRETE FORM WORK IN ACCORDANCE WITH ACI 301 AND ACI 318.

B. PERFORM CONCRETE REINFORCING WORK IN ACCORDANCE WITH ACI 301, ACI 318, AND ASTM A184.

C. PERFORM CAST-IN-PLACE CONCRETE WORK IN ACCORDANCE WITH ACI 301, ACI 318, AND ACI 117-90.
4. SUBMITTALS

SUBMIT CONCRETE MIX DESIGN AND REINFORCING STEEL SHOP DRAWINGS FOR APPROVAL BY AT&TWIRELESS CONSTRUCTION MANAGER/ENGINEER. THE SHOP DRAWINGS SHALL BE SUBMITTED IN EH FORM OF TWO (2) CONCRETE MIX DESIGN INFORMATION SHEETS AND TWO (2) BLUELINE DRAWINGS FOR REINFORCING STEEL.

PART 2 – PRODUCTS

1. REINFORCEMENT MATERIALS

A. REINFORCEMENT STEEL, ASTM A615, 60KSI YIELD GRADE, REINFORCING STEEL RODS, PLAIN FINISH.

B. WELDED STEEL WIRE FABRIC ASTM A185 PLAIN TYPE, IN FLAT SHEETS, PLAIN FINISH.

C. CHAIRS, BOLSTERS, BAR SUPPORTS, SPACERS, SIZED AND SHAPED FOR SUPPORTS OF REINFORCING.

D. FABRICATE CONCRETE REINFORCING IN ACCORDANCE WITH ACI 315, AND ACI 318, AND ASTM A184.
2. CONCRETE MATERIALS

A. CEMENT: ASTM C150, PORTLAND TYPE.

B. FINE AND COURSE AGGREGATES: ASTM C33 – MAXIMUM SIZE OF CONCRETE AGGREGATE SHALL NOT EXCEED ONE (1) INCH SIZE SUTABLE FOR INSTALLATION METHOS UTILIZED FOR ONE-THIRD CLEAR DISTANCE BEHIND OR BETWEEN REINFORCING.

C. WATER: CLEAN AND NOT DETRIMENTAL TO CONCRETE.

D. AIR ENTRAINING ADMIZTURE: ASTM C260.

E. BONDING AGENT: LATEX EMULSION FOR BONDING NEW TO OLD CONCRETE AS MANUFACTURED BY DAYTON SUPERIOR.

F. NON-SHRINK GROUT: PREMIXED COMPOUND CONSISTING OF NONMETALLIC AGGREGATE, CEMENT, WATER REDUCING AND PLASTICISING AGENTS.

3. CONCRETE MIX

- A. CONCRETE MATERIALS SHALL CONFORM TO THE APPROPRIATE A.C.I. REQUIREMENTS FOR EXPOSED STRUCTURAL CONCRETE.
- B. MIX AND DELIVER CONCRETE IN ACCORDANCE WITH ASTM C94, ALT, 3.
- C. PROPORTIONS OF CONCRETE MATERIALS SHALL BE SUITABLE FOR THE INSTALLATION METHOD UTILIZED AND SHALL RESULT IN DURABLE CONCRETE FOR LOCAL ANTICIPATED AGGRESSIVE ACTIONS. THE DURABILITY REQUIREMENTS OF ACI 318 CHAPTER F4 SHALL BE SATASFIED BASED ON THE CONDITIONS EXPECTED AT THE SITE. PROVIDE CONCRETE AS FOLLOWS:

1. COMPRESSIVE STRENGTH 4000 PSI AT 28 DAYS.

2. SLUMP : 3 INCHES.

EXECUTION:

1. INSERTS, EMBEDDED COMPONENTS AND OPENINGS

A. THE CONTRACTOR SHALL COORDINATE AND CROSS CHECK ARCHITECTURAL, BUILDING AND ELECTRICAL DRAWINGS FOR OPENINGS, SLEEVES, ANCHORS, HANGERS, AND OTHER ITEMS RELATED TO CONCRETE WORK AND SHALL ASSUME FULL RESPONSIBILITY FOR THE PROPER LOCATION BEFORE PLACING CONCRETE.

B. PROVIDE FORMED OPENINGS WHERE REQUIRED FOR WORK TO BE EMBEDED IN AND PASSING THROUGH CONCRETE MEMBERS.

C. COORDINATE WORK OF OTHER SECTIONS IN FORMING AND SETTING OPENINGS, SLOTS, RECESSES, CHASES, SLEEVES, BOLTS, ANCHORS, AND OTHER INSERTS.

D. INSTALL CONCRETE ACCESSORIES STRAIGHT, LEVEL ND PLUMB.
2. REINFORCEMENT PLACEMENT

A. PLACE REINFORCEMENT, SUPPORTED AND SECURED AGAINST DISPLACEMENT.

B. ENSURE REINFORCING IS CLEAN, FREE OF LOOSE SCALE, DIRT, OR OTHER FOREIGN COATINGS.

C. WELDING IS PROHIBITED ON REINFORCING STEEL AND EMBEDMENTS.

D. MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE 3 INCHES UNLESS NOTED OTHERWISE.

E. CONCRETE COVER FROM TOP OF FOUNDATION TO ENDS OF VERTICAL REINFORCEMENT SHALL NOT EXCEED 3 INCHES OR BE LESS THAN 2 INCHES.

3. PLACING CONCRETE

- A. VIBRATE ALL CONCRETE.
- B. ALL CONCRETE WORK SHALL ADHERE TO THE LATEST A.C.I. STANDARDS FOR WINTER POURING AND CURING PROCEDURES IF SEASONAL CONDITIONS APPLY.

4. CURING

A. AFTER PLACEMENT, PROTECT CONCRETE FROM PREMATURE DRYING.

B. MAINTAIN CONCRETE WITH MINIMAL MOISTURE LOSS AT RELATIVELY CONSISTENT TEMPERATURE FOR A PERIOD NECESSARY FOR HYDRATION OF CEMENT AND HARDENING OF CONCRETE.

5. PROVIDE HAND RUBBED SMOOTH FINISH TO ALL EXPOSED VERTIACAL FORMED CONCRETE SURFACES.

6. FIELD QUALITY CONTROL

A. SUBMIT THREE (3) CONCRETE TEST CYLINDERS – TAKEN EVERY 15 CUBIC YARDS OR LESS. SUBMIT CONCRETE TESTS TO THE PROJECT MANAGER IN ACCORDANCE TO ASTM C-31 AND C-39.

B. SUBMIT ONE (1) ADDITIONAL TEST CYLINDER – TAKEN DURING COLD WEATHER POURS, AND CURED ON JOB SITE UNDER THE SAME CONDITIONS AS THE CONCRETE IT REPRESENTS.

C. SUBMIT ONE (1) SLUMP TEST – TAKEN FOR EACH SET OF TEST CYLINDERS TAKEN.

7. DEFECTIVE CONCRETE

MODIFY OR REPLACE CONCRETE NOT CONFORMING TO REQUIRED SPECIFICATIONS, DETAILS OR ELEVATIONS AS DIRECTED BY THE AT&TWIRELESS CONSTRUCTION MANAGER.

GENERAL ELECTRICAL NOTES:

1. ALL ELECTRICAL MATERIALS, EQUIPMENT AND INSTALLATION PROCEDURES TO CONFORM WITH AT&TWIRELESS SPECIFICATIONS.
2. CONTRACTOR SHALL PERFORM ALL VERIFICATION TESTS AND EXAMINATION WORK PRIOR TO THE ORDERING OF THE ELECTRICAL EQUIPMENT AND THE ACTUAL CONSTRUCTION. CONTRACTOR SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE ENGINEER LISTING ALL MALFUNCTIONS, FAULTY EQUIPMENT AND DISCREPANCIES.
3. ALL MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA, NFPA, AND 'UL' LISTED.
4. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED PER THE NEC, AND ALL APPLICABLE LOCAL CODES.
5. ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE A MINIMUM INTERRUPTING RATING OF 42,000 AIC.
6. FOR COMPLETE INTERNAL WIRING AND ARRANGEMENT REFER TO VENDOR PRINTS PROVIDED BY AT&TWIRELESS FOR BTS CABINET.
7. PATCH, REPAIR, AND PAINT ANY AREA THAT HAS BEEN DAMAGED IN THE COURSE OF THE ELECTRICAL WORK.
8. PROVIDE AT&TWIRELESS WITH ONE SET OF COMPLETE ELECTRICAL 'AS-BUILT' DRAWINGS AT THE COMPLETION OF THE JOB SHOWING ACTUAL ROUTINGS AND WIRING CONNECTIONS.
9. ALL SINGLE-PHASE SELF CONTAINED METER CONNECTION DEVICES MUST INCLUDE HORN TYPE BY-PASS PROVISION SO THAT SERVICES WILL NOT BE INTERRUPTED WHEN A METER IS REMOVED FROM THE SOCKET.
10. ALL EQUIPMENT PUNCH OUTS AND CONDUITS (USED AND SPARE) TO BE RODENT PROOFED WITH CAPS, STEEL MESH, AND/OR FOAM FILL BY CONTRACTOR AS NEEDED.
11. NO SPOILS TO BE LEFT ON SITE WITHOUT THE WRITTEN CONSENT OF THE LANDOWNER.
12. CONTRACTOR TO PROVIDE 2 PHENOLIC LABELS AT METER ONE TO IDENTIFY 'AT&TWIRELESS DISCONNECT' AND THE OTHER TO GIVE THE SITE ADDRESS.
13. ALL CONTRACTOR FURNISHED MATERIALS AND EQUIPMENT SPECIFIED ON THE PROJECT SHALL BE NEW AND UNUSED, OF CURRENT MANUFACTURE AND OF THE HIGHEST GRADE.



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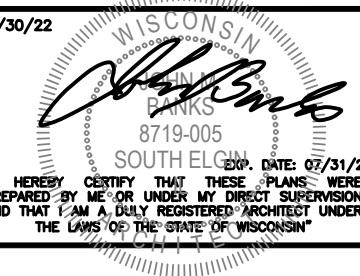
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1	04/27/22	PERMIT/ CONSTRUCTION	MC
0	04/01/22	PERMIT/ CONSTRUCTION	DS
NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET			

08/30/22



I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF WISCONSIN

SHEET TITLE

NOTES &
SPECIFICATIONS

SHEET NUMBER

SP3

12

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

GENERAL ELECTRICAL NOTES (CONTINUED):

14. ALL EQUIPMENT, MATERIAL AND THE INSTALLATION METHODS SPECIFIED ON THE PROJECT DRAWINGS SHALL BE DESIGNED AND FABRICATED IN COMPLIANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND REGULATIONS, AND APPROPRIATE INDUSTRIAL CONSENSUS STANDARDS AND CODES INCLUDING ANSI, IEEE, NEMA, NFPA AND UL, ALL AS REVISED AS OF THE DATE OF THIS WORK PACKAGE.
15. ALL ELECTRICAL ITEMS BOTH CONTRACTOR AND OWNER FURNISHED SHALL BE CHECKED FOR AGREEMENT WITH THE PROJECT DRAWINGS AND SPECIFICATIONS AND SHALL BE VISUALLY INSPECTED TO ENSURE THAT EQUIPMENT IS UNDAMAGED AND IS IN PROPER ALIGNMENT, INSTALLED PER MANUFACTURER'S INSTRUCTIONS, ELECTRICAL CONNECTIONS ARE TIGHT AND PROPERLY INSULATED WHERE REQUIRED, FUSES ARE OF THE PROPER TYPE AND SIZE, AND ELECTRICAL ENCLOSURES ARE OF THE PROPER NEMA TYPE.
16. NOTIFY OWNER IN WRITING OF ALL DISCREPANCIES BETWEEN DRAWINGS / SPECIFICATIONS AND FIELD INSTALLATIONS, OR IF THE VISUAL INSPECTIONS SHOW DAMAGE OR IMPROPER INSTALLATION.
17. THE EQUIPMENT AND MATERIALS SHALL BE FURNISHED AND INSTALLED TO OPERATE SAFELY AND CONTINUOUSLY WITH NO PROTECTION FROM THE WEATHER.
18. ELECTRICAL WORK REPRESENTED ON THE PROJECT DRAWINGS IS SHOWN DIAGRAMMATICALLY. EXACT LOCATIONS AND ELEVATIONS OF ELECTRICAL EQUIPMENT SHALL BE DETERMINED IN THE FIELD AND VERIFIED WITH THE OWNER'S REPRESENTATIVE.
19. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF TEMPORARY, IF REQUIRED, AND PERMANENT POWER WITH THE LOCAL UTILITY COMPANY. THE TEMPORARY POWER AND ALL HOOKUP COSTS ARE TO BE PAID BY THE CONTRACTOR.
20. PROVIDE MOLDED CASE, BOLT ON, THERMAL MAGNETIC TRIP, SINGLE TWO OR THREE POLE CIRCUIT BREAKERS. MULTIPLE POLE CIRCUIT BREAKERS SHALL BE SINGLE HANDLE COMMON TRIP. SHORT CIRCUIT INTERRUPTING RATING SHALL BE AS REQUIRED FOR AVAILABLE FAULT CURRENTS. ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE A SHORT CIRCUIT INTERRUPTING RATING EQUAL TO OR GREATER THAN THAT SHOWN ON THE PROJECT DRAWINGS.
21. CONTRACTOR SHALL PERFORM ALL EXCAVATION, TRENCHING, BACKFILLING, AND REMOVAL OF DEBRIS IN CONNECTION WITH THE ELECTRICAL WORK IN ACCORDANCE WITH THE PROJECT DRAWINGS. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF UNDERGROUND UTILITIES AND GROUND WITH THE FOUNDATION INSTALLATION. HAND DIGGING WILL BE REQUIRED IN THE COMPOUND ONLY.
22. CONTRACTOR SHALL PROVIDE ALL NECESSARY SUPPORTS FOR EQUIPMENT INSTALLED AS PART OF THIS PROJECT. SUPPORTS SHALL CONSIST OF GALVANIZED STEEL FRAMES, PLATES, BRACKETS, RACKS AND OTHER SHAPES OF ADEQUATE SIZE AND FASTENED WITH BOLTS, SCREWS OR BY WELDING TO PROVIDE RIGID SUPPORT.
23. CONTRACTOR SHALL CALL THE APPROPRIATE UTILITIES PROTECTION SERVICE BEFORE ANY UNDERGROUND WORK IS PERFORMED, SUCH AS TRENCHING, EXCAVATING, AND DRIVING GROUNDING RODS.
24. ALL ELECTRICAL EQUIPMENT SHALL BE LABELED WITH PERMANENTLY ENGRAVED LAMINATED PHENOLIC NAMEPLATES. (MINIMUM LETTER HEIGHT SHALL BE 1/2") NAMEPLATES SHALL BE FASTENED WITH STAINLESS STEEL SCREWS AND AS PER AT&TWIRELESS SPECIFICATIONS.

GENERAL RACEWAY NOTES:

1. CONDUIT AND CONDUIT FITTINGS SHALL MEET ANSI AND NEC STANDARDS FOR MATERIAL AND WORKMANSHIP AND SHALL BE UL LISTED.
- A. RIGID STEEL CONDUIT SHALL CONFORM TO ANSI C801 AND REQUIREMENTS OF NEC, PARAGRAPH 346 AND BE STANDARD WEIGHT, MILD RIGID STEEL, HOT DIP GALVANIZED WITH INSIDE AND OUTSIDE FINISHED WITH A PROTECTIVE ZINC COATING. COUPLING ELBOWS AND BENDS SHALL MEET THESE SAME REQUIREMENTS. FITTINGS SHALL BE OF THE GALVANIZED IRON OR STEEL THREADED TYPE.
- B. PVC CONDUIT SHALL CONFORM TO UL STANDARD 651-89 AND THE REQUIREMENTS OF NEC, PARAGRAPH 347. CONDUIT SHALL BE HEAVY WALL TYPE, SCHEDULE 40 OR 80, AND SUNLIGHT RESISTANT. FITTINGS SHALL BE OF THE UNTHREADED SOLVENT CEMENT TYPE.
- C. EMT CONDUIT (FOR USE BEHIND WALLS OR ABOVE SUSPENDED CEILINGS ONLY). ELECTRIC METALLIC TUBING SHALL CONFORM TO ANSI C803 AND THE REQUIREMENTS OF NEC, PARAGRAPH 348 AND BE PROTECTED ON EXTERIOR WITH A ZINC COATING AND ON INTERIOR SURFACES WITH EITHER A ZINC COATING OR LACQUER ENAMEL. FITTINGS SHALL BE ZINC COATED STEEL.
2. MINIMUM CONDUIT SIZE SHALL BE 3/4", SIZES NOT SHOWN ON DRAWINGS SHALL BE PER NEC.

3. ALL SPARE CONDUITS SHALL HAVE A METALLIC PULL WIRE.
4. CONDUIT SUPPORTS SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR AND IN ACCORDANCE WITH THE NEC.
5. UNDERGROUND CONDUITS.
- A. INSTALL A WARNING TAPE TWELVE INCHES ABOVE EACH CONDUIT OR SET OF CONDUITS.
- B. IDENTIFY EACH CONDUIT AT BOTH ENDS. INSTALL MINIMUM OF 3'-0" BELOW THE FINISHED GRADE, OR DEEPER IF NOTED ON PLAN DRAWINGS.
- C. SLOPE A MINIMUM OF 4" PER 100'-0" TO DRAIN AWAY FROM BUILDINGS AND EQUIPMENT.
- D. USE MANUFACTURED ELECTRICAL ELBOWS AND FITTINGS FOR BELOW GRADE BENDS.
- E. MAKE JOINTS AND FITTINGS WATERTIGHT ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
- F. INSTALL A COUPLING BEFORE EACH WALL PENETRATION.
- G. RESTORE SURFACE FEATURES DISTURBED BY EXCAVATION (AND TRENCHING) IN ALL AREAS.

GENERAL CONDUCTOR NOTES:

1. ALL POWER, CONTROL AND COMMUNICATION WIRING SHALL MEET NEMA-WC, ASTM, UL, AND NEC STANDARDS FOR MATERIAL AND WORKMANSHIP UNLESS OTHERWISE SPECIFIED.
- A. SERVICE ENTRANCE CONDUCTORS SHALL BE COPPER, 600 VOLT, SUNLIGHT RESISTANT, SUITABLE FOR WET LOCATIONS, TYPE USE-2. THE GROUNDED NEUTRAL CONDUCTOR SHALL BE IDENTIFIED WITH A WHITE MARKING AT EACH TERMINATION.
- B. CONDUCTORS FOR FEEDER AND BRANCH CIRCUITS SHALL BE COPPER 600 VOLT, TYPE THHN / THWN WITH A MINIMUM SIZE OF #12 AWG.
2. ALL CONDUCTOR ACCESSORIES INCLUDING CONNECTORS, TERMINATIONS, INSULATING MATERIALS, SUPPORT GRIPS, MARKER AND CABLE TIES SHALL BE FURNISHED AND INSTALLED SUPPLIER'S INSTALLATION INSTRUCTIONS SHALL BE OBTAINED FOR CABLE ACCESSORIES. THESE INSTRUCTIONS SHALL BE IN THE POSSESSION OF THE CRAFTSMAN WHILE INSTALLING THE ACCESSORIES AND SHALL BE AVAILABLE TO THE COMPANY FOR REFERENCE.
3. WHERE POSSIBLE, NO. 6 AWG AND SMALLER WIRE SHALL BE COLORED CODED BY THE COLOR OF THE INSULATION COVERING. COLOR CODING OF WIRE LARGER THAN NO. 6 AWG MAY BE BY MEANS OF SELF-ADHESIVE WRAP AROUND TYPE MARKERS, PER NEC.
4. TERMINAL CONNECTOR FOR CONDUCTORS 8 AWG AND LARGER SHALL BE PRESSURE OR BOLTED CLAMP TYPE BURNDY QUIKBUG, VARILUG OR ACCEPTABLE EQUAL: OR COMPRESSION TYPE, BURNDY TYPE YAV OR YA (LONG BARREL), PANDUIT TYPE LCA OR LCC, OR ACCEPTABLE EQUAL. ACCEPTABLE CONNECTORS INCLUDED WITH COMPANY-FURNISHED EQUIPMENT MAY BE USED.
5. TERMINATION PROVISIONS OF EQUIPMENT FOR CIRCUITS RATED 100 AMPERES OR LESS OR MARKED FOR NOS. 14 THROUGH 1 CONDUCTORS, SHALL BE USED ONLY FOR CONDUCTORS RATED 66°C (140°F). CONDUCTORS WITH HIGHER TEMPERATURE RATINGS SHALL BE PERMITTED, PROVIDED THE AMPACITY OR THE CONDUCTOR SIZE USED.
6. TERMINATION PROVISIONS OF EQUIPMENT FOR CIRCUITS RATED OVER 100 AMPERES, OR MARKED FOR CONDUCTORS LARGER THAN NO.1 SHALL BE USED ONLY FOR CONDUCTORS RATED 75°C (167°F) CONDUCTORS WITH HIGHER TEMPERATURE RATINGS SHALL BE PERMITTED, PROVIDED THE AMPACITY OF EACH CONDUCTOR IS DETERMINED BASED UPON THE 75°C (167°F) AMPACITY OF THE CONDUCTOR SIZE USED.
7. ALL 600 VOLT OR LESS WIRING, WHERE COMPRESSION TYPE CONNECTORS ARE USED, SHALL BE INSULATED WITH AT LEAST ONE TURN OF 'SCOTCHFILL' ELECTRICAL INSULATING PUTTY AND THEN COVERED WITH TWO HALF TURNS OF TAPE SIMILAR TO 3M COMPANY'S '33 PLUS (33+) PLASTIC TAPE OR 88 OUTDOOR TAPE.
8. TERMINAL CONNECTORS FOR CONDUCTORS SMALLER THAN 8 AWG SHALL BE COMPRESSION TYPE CONNECTORS SIZED FOR THE CONDUCTOR AND THE TERMINAL. THE CONNECTORS SHALL BE CONSTRUCTED OF FINE GRADE HIGH CONDUCTIVITY COPPER IN ACCORDANCE WITH QQ-C-516 AND SHALL BE TIN-PLATED IN ACCORDANCE WITH MIL-T-10727. THE INTERIOR SURFACE OF THE CONNECTOR WIRE BARREL SHALL BE SERRATED AND THE EXTERIOR SURFACE OF THE CONNECTOR WIRE BARREL SHALL BE PROVIDED WITH CRIMP GUIDES.

GENERAL GROUNDING NOTES:

1. ALL WORK SHALL COMPLY WITH THE LATEST AT&TWIRELESS GROUNDING SPECIFICATIONS AND REQUIREMENTS.
2. ALL METALLIC COMPONENTS ON THE SITE MUST BE GROUNDED TO THE GROUND RING. THIS INCLUDES STEEL CONDUITS USED TO DELIVER THE TELCO AND POWER UTILITY LINES TO THE SITE OR USED TO PROVIDE ACCESS BY UTILITIES OR CONTRACTORS TO THE VARIOUS CABINETS.
3. ALL GROUND LEADS ABOVE GRADE SHALL BE INSTALLED IN 1/2" SEAL TIGHT.
4. WHEN EARTH RESISTANCE TEST INDICATES THAT THE SOIL IS ABOVE MINIMUM ALLOWABLE RESISTANCE, THAN THE CONTRACTOR SHALL ESTIMATE THE TYPE, NUMBER AND ARRANGEMENT OF EARTH ELECTRODES. CONTRACTOR SHALL ALSO CONSIDER COMPANY'S SITE SPECIFIC APPROACHES FOR IMPROVING EARTH RESISTANCE AT THE SITE BY METHODS INDICATED BELOW:
- RAW LAND
- A. USE MULTIPLE RODS
- B. LENGTHEN THE EARTH ELECTRODE
- C. TREAT THE SOIL
- D. USE CHEMICAL RODS
5. THE CONTRACTOR MUST VERIFY THAT NEW GROUNDING SYSTEM RESISTANCE IS EQUAL TO OR LESS THAN FIVE (5) OHMS PER AT&TWIRELESS SPECIFICATIONS.
6. RUN ALL GROUND WIRES IN AN ORGANIZED MANNER, AVOID CROSSING OF WIRES WHEREVER POSSIBLE. DO NOT RUN WIRES OVER CONCRETE SLAB.
7. INSTALL ALL GROUND WIRES IN A DOWNWARD SLOPE FOR MAXIMUM LIGHTNING PROTECTION.
8. MAINTAIN ALL MINIMUM BENDING RADII OF THE GROUNDING WIRES.
9. DO NOT REMOVE MORE INSULATION FROM THE GROUND WIRES THAN NECESSARY WHEN CADWELDING OR CRIMPING IF EXCESS INSULATION IS REMOVED, THE CONNECTION WILL BE CONSIDERED UNACCEPTABLE AND WILL BE CORRECTED PER THE AT&TWIRELESS REPRESENTATIVES'S DIRECTION.
10. DOWN LEAD FOR ANTENNA SECTORS MUST BE CONNECTED DIRECTLY TO THE GROUND RING.
11. ALL BASE TRANSCEIVER SITE EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH THE INTERNATIONAL ELECTRICAL CODE (NEC), AND THE LATEST EDITION OF LIGHTNING PROTECTION CODE NFPA 780 AND AT&TWIRELESS STANDARDS.
12. THE ELECTRICAL SERVICE TO THE SITE SHALL BE GROUNDED AT THE SERVICE DISCONNECTING MEANS REQUIRED IN ARTICLE 250 OF THE NATIONAL ELECTRIC CODE, IN ACCORDANCE WITH ANY LOCAL CODE.
13. ALL UNDERGROUND (BELOW GRADE) GROUNDING CONNECTIONS SHALL BE MADE BY THE CADWELD PROCESS (MECHANICAL LUG ATTACHMENTS BELOW GRADE ARE NOT ACCEPTABLE). CONNECTIONS SHALL INCLUDE ALL CABLE SPLICES (TEES, X'S, ETC.) ALL CABLE CONNECTIONS TO GROUND RODS, GROUND ROD SPLICES, AND LIGHTING PROTECTION SYSTEM AS INDICATED. ALL MATERIALS USED (MOLDS, WELDING METALS, TOOLS, ETC.) SHALL BE BY CADWELD AND INSTALLED PER MANUFACTURERS RECOMMENDATION AND PROCEDURES.
14. ALL GROUNDING AND BONDING CONDUCTORS THAT ARE CONNECTED ABOVE GRADE INTERIOR TO A BUILDING SHALL BE CONNECTED USING TWO HOLE CRIMP TYPE (COMPRESSION) CONNECTORS FOR #2 AND #6 AWG INSULATED COPPER CONDUCTOR.
15. ALL GROUNDING CONNECTIONS, INTERIOR AND EXTERIOR, MADE THROUGHOUT THIS DOCUMENT SHALL BE MADE USING AN ANTI-OXIDATION COMPOUND, THE ANTI-OXIDATION COMPOUND SHALL BE 'THOMAS AND BETTS' KOPR-SHIELD (TIM OF JET LUBE, INC.) THERE IS NO EQUIVALENT FOR THIS PRODUCT: NO OTHER COMPOUND WILL BE ACCEPTED. COAT ALL WIRES BEFORE LUGGING. COAT ALL SURFACES BEFORE CONNECTING.
16. ALL CONNECTIONS SHALL BE MADE TO BARE METAL. ALL PAINTED SURFACES SHALL BE FIELD INSPECTED AND MODIFIED TO ENSURE PROPER CONTACT PRIOR TO CADWELD, GALVANIZING SHALL BE REMOVED BY GRINDING SURFACE TO BARE METAL 'SLAG' FROM CADWELD MUST BE REMOVED AND WELD SHALL BE SPRAYED WITH COLD GALVANIZE AFTER COMPLETION.

GENERAL GROUNDING NOTES CONTINUED:

17. FERROUS METAL CLIPS WHICH COMPLETELY SURROUND THE GROUNDING CONDUCTOR SHALL NOT BE USED. CLIPS OF THE FOLLOWING MATERIALS AND TYPES MAY BE USED TO SUPPORT GROUNDING CONDUCTORS.
- PLASTIC CLIPS
- STAINLESS STEEL CLIPS WHICH DO NOT COMPLETELY SURROUND THE GROUNDING CONDUCTOR.
- FERROUS METAL CLIPS WHICH DO NOT COMPLETELY SURROUND THE GROUNDING CONDUCTOR.
18. ALL BELOW GRADE GROUNDING CONDUCTORS SHALL BE BARE SOLID COPPER WIRE. ABOVE-GRADE GROUNDING CONDUCTORS MAY BE EITHER OR AS INDICATED ON THE DRAWINGS:
- BARE TINNED SOLID COPPER WIRE
- THWN-INSULATED, CONTINUOUS GREEN COLOR, SOLID COPPER WIRE
- THWN-INSULATED, CONTINUOUS GREEN COLOR STRANDED COPPER WIRE
- A. THE UNDERGROUND GROUND RING SHALL HAVE A #2 AWG BARE TINNED SOLID COPPER WIRE.
- B. #2 THWN SHALL BE STRANDED COPPER WITH GREEN THWN INSULATION SUITABLE FOR WET INSTALLATION (OR SOME ABOVE GROUND APPLICATIONS, I.E. INDOOR GROUNDING RING)
- C. #2 BARE TINNED COPPER SHALL BE SOLID. ALL BURIED WIRE SHALL MEET THIS CRITERIA INCLUDING CABLE TRAY GROUNDING WIRES AND WIRES INDICATED ON THE DRAWINGS.
- (THE MINIMUM BEND RADIUS IS 8" FOR #6 AWG AND SMALLER, AND 12 INCHES FOR WIRE LARGER THAN #6 AWG)
19. ALL HARDWARE, BOLTS, NUTS, WASHERS, AND LOCK WASHERS SHALL BE 18-8 STAINLESS STEEL. EVERY CONNECTION SHALL BE (BOLT-FLATWASHER-BUSS-LUG-FLATWASHER-LOCKWASHER-NUT), IN THAT EXACT ORDER WITH NUT FACING OUTWARD, BACK TO BACK LUGGING SHALL BE (BOLT-FLATWASHER-LUG-FLATWASHER-LUG-BUSS-LUG-FLATWASHER-LOCK WASHER-NUT), IN THAT EXACT ORDER IS ACCEPTED WHERE NECESSARY TO CONNECT MANY LUGS TO A BUSS BAR. STACKING OF LUGS, BUS-LUG-LUG, IS NOT ACCEPTABLE.
20. THE COMPRESSION GROUND LUG FOR #2 AWG BARE SOLID GROUNDING CONDUCTORS SHALL BE BURNDY TYPE YA3C-2TC.
21. THE ANTENNA CABLES SHALL BE GROUNDED AT THE TOP AND BOTTOM OF THE VERTICAL RUN. THE ANTENNA CABLE SHIELD SHALL BE BONDED TO A COPPER GROUND BUS AT THE LOWEST POINT OF THE VERTICAL RUN. THE ANTENNA CABLE SHIELD SHALL BE GROUNDED JUST BEFORE ENTERING THE BTS. GROUNDING KITS ON COAX CABLE SHALL HAVE A MINIMUM BEND OF 6" AND SHALL BE KEPT AS CLOSE TO VERTICAL AS POSSIBLE. FLAT WASHER SUPPLIED WITH GROUND KITS MUST BE REPLACED WITH SMALLER STAINLESS STEEL FLAT WASHERS, WASHERS MUST REMAIN FLAT AGAINST GROUND BAR, ALL FASTENERS MUST BE STAINLESS STEEL AND KOPR-SHIELD MUST BE USED ON BOTH SIDES OF THE GROUND BAR.



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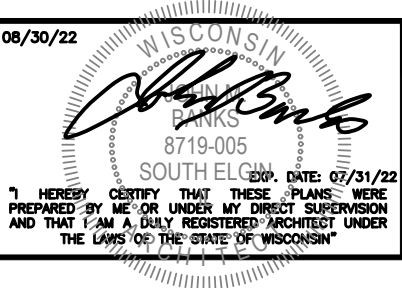


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1	04/27/22	PERMIT/ CONSTRUCTION	MC	
0	04/01/22	PERMIT/ CONSTRUCTION	DS	
NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET				

08/30/22



I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF WISCONSIN



SHEET TITLE

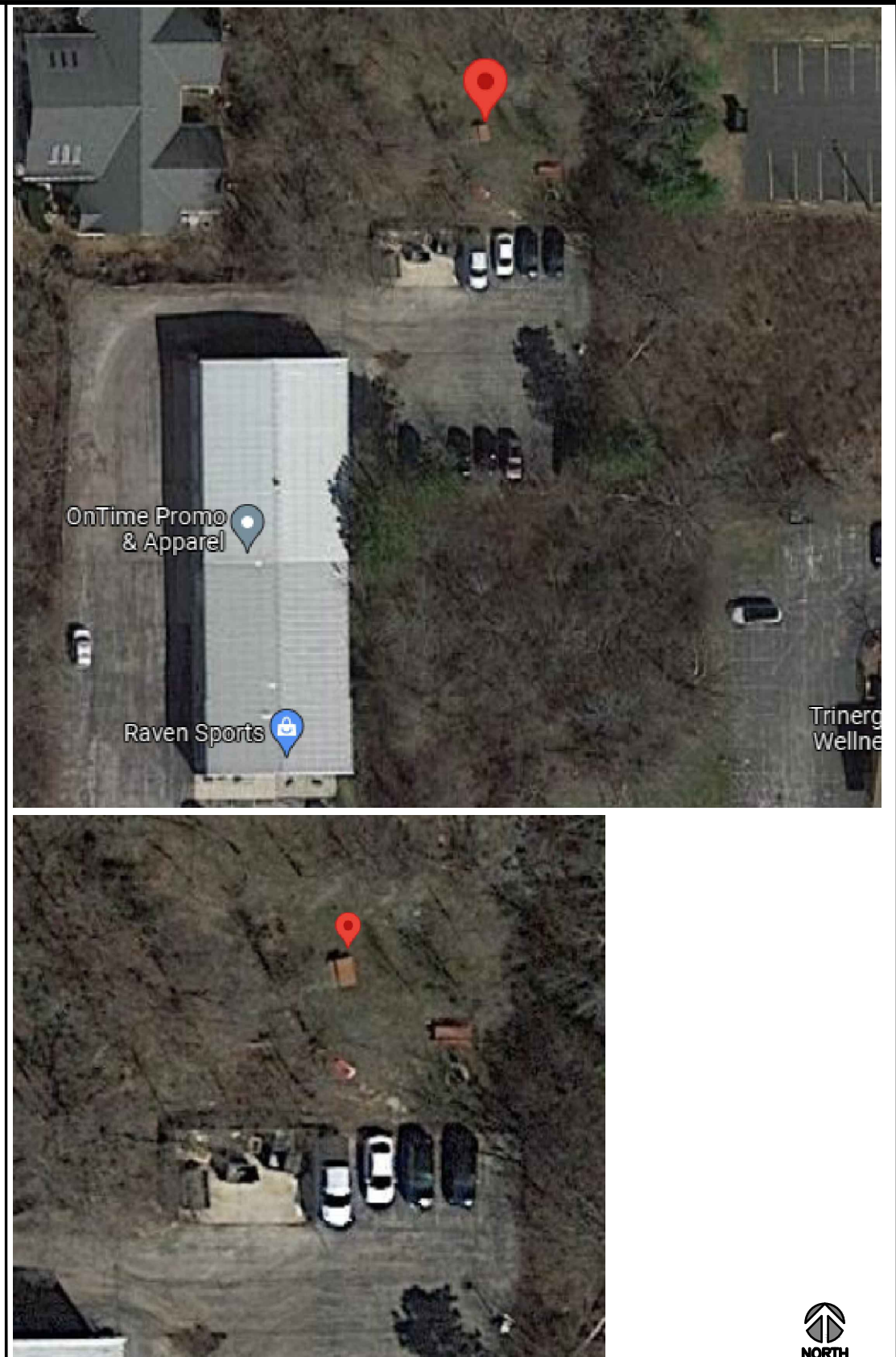
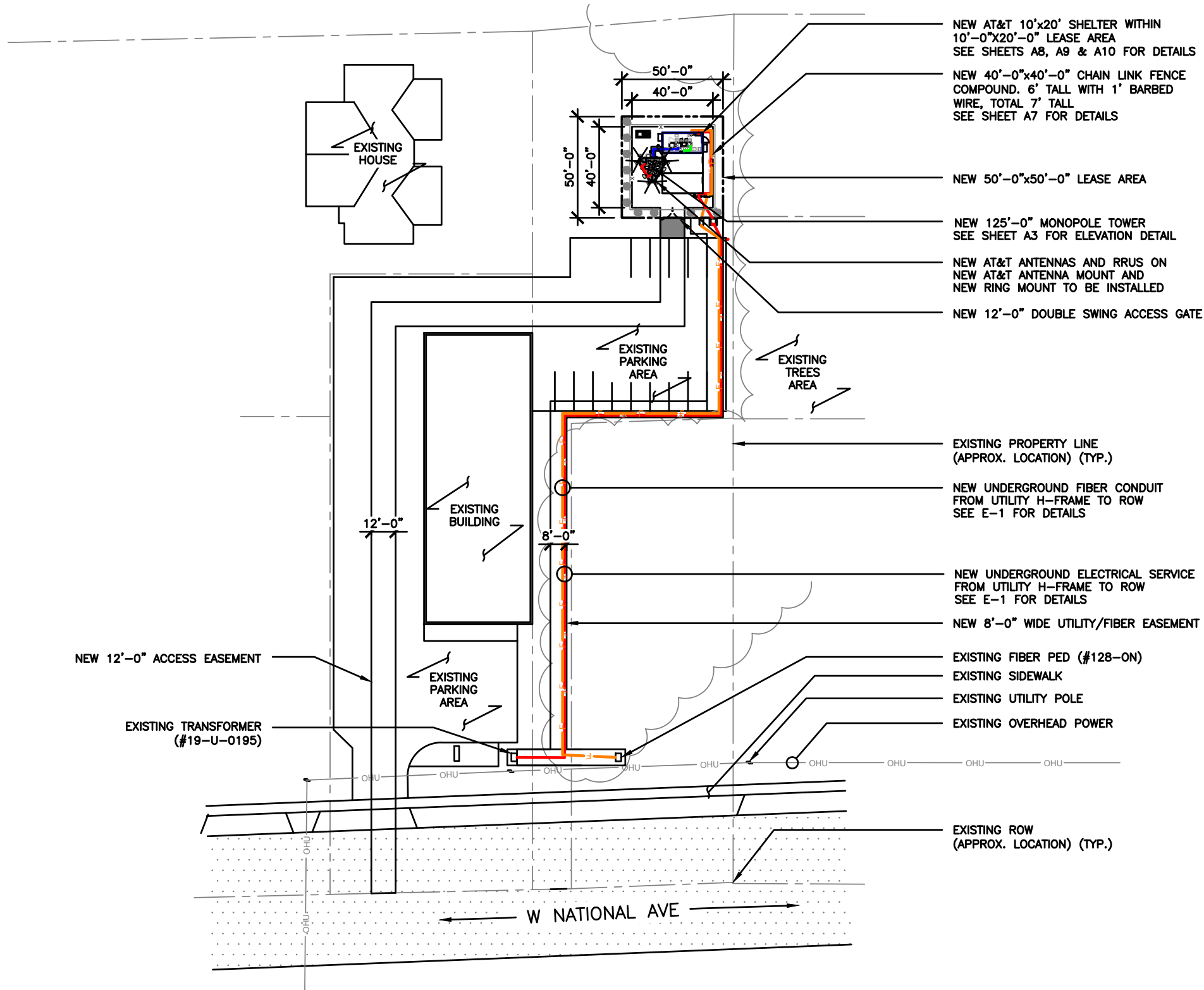
NOTES &
SPECIFICATIONS



SHEET NUMBER

SP4

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SITE PLAN

SCALE: 1"=60'-0" (11x17)
(OR) 2"=60'-0" (22x34)

2

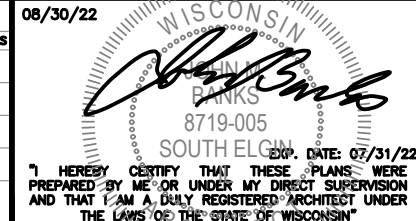
AERIAL

SCALE
N.T.S.

1



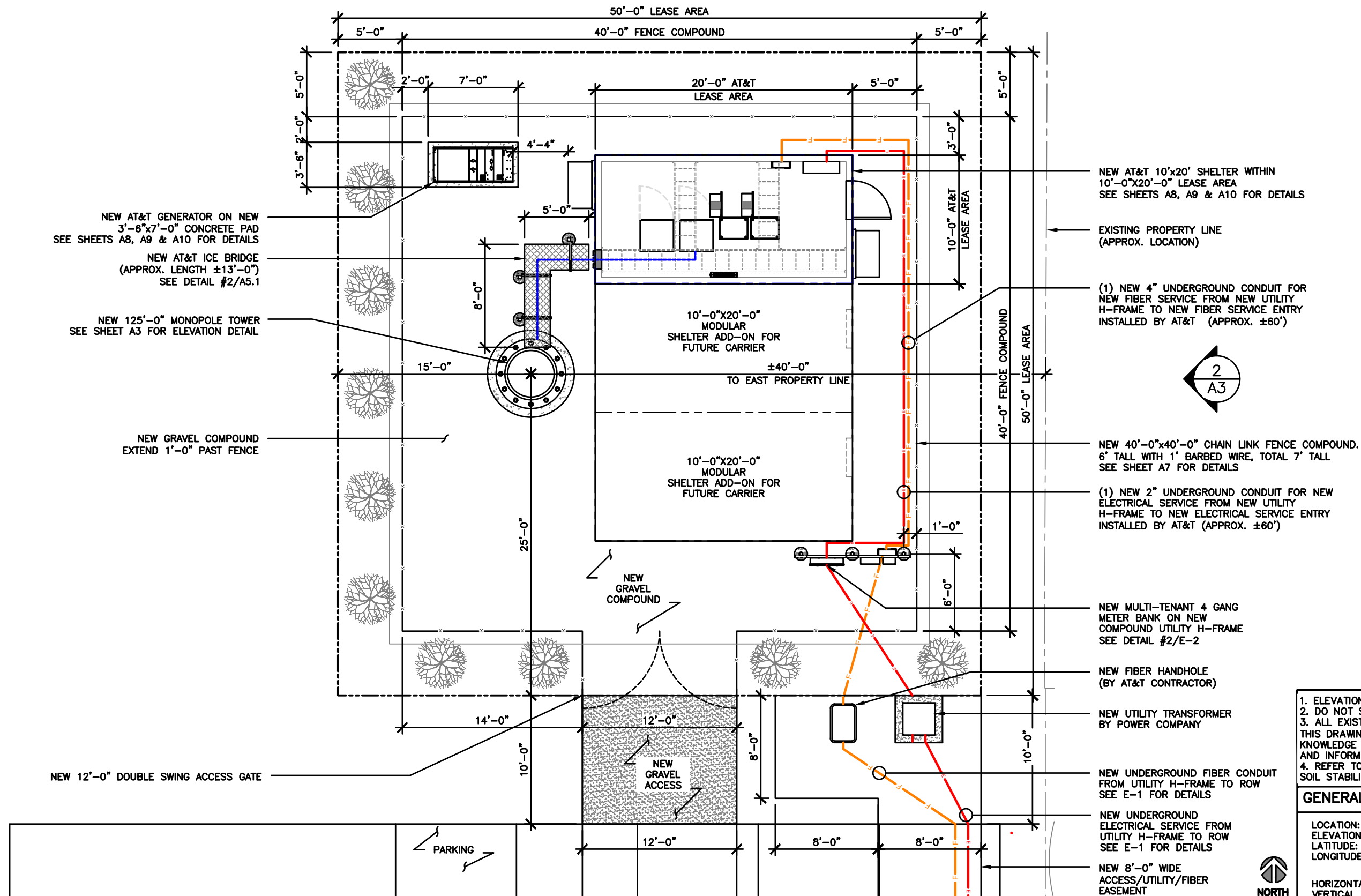
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REV.	DATE	DESCRIPTION	INITIALS	
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1	04/27/22	PERMIT/ CONSTRUCTION	MC	
0	04/01/22	PERMIT/ CONSTRUCTION	DS	
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SHEET TITLE
SITE PLAN

SHEET NUMBER
A1

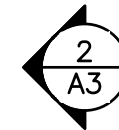
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NEW AT&T 10'x20' SHELTER WITHIN
10'-0"x20'-0" LEASE AREA
SEE SHEETS A8, A9 & A10 FOR DETAILS

EXISTING PROPERTY LINE
(APPROX. LOCATION)

(1) NEW 4" UNDERGROUND CONDUIT FOR
NEW FIBER SERVICE FROM NEW UTILITY
H-FRAME TO NEW FIBER SERVICE ENTRY
INSTALLED BY AT&T (APPROX. ±60')



NEW 40'-0"x40'-0" CHAIN LINK FENCE COMPOUND.
6' TALL WITH 1' BARBED WIRE, TOTAL 7' TALL
SEE SHEET A7 FOR DETAILS

(1) NEW 2" UNDERGROUND CONDUIT FOR NEW
ELECTRICAL SERVICE FROM NEW UTILITY
H-FRAME TO NEW ELECTRICAL SERVICE ENTRY
INSTALLED BY AT&T (APPROX. ±60')

NEW MULTI-TENANT 4 GANG
METER BANK ON NEW
COMPOUND UTILITY H-FRAME
SEE DETAIL #2/E-2

NEW FIBER HANDHOLE
(BY AT&T CONTRACTOR)

NEW UTILITY TRANSFORMER
BY POWER COMPANY

NEW UNDERGROUND FIBER CONDUIT
FROM UTILITY H-FRAME TO ROW
SEE E-1 FOR DETAILS

NEW UNDERGROUND
ELECTRICAL SERVICE FROM
UTILITY H-FRAME TO ROW
SEE E-1 FOR DETAILS

NEW 8'-0" WIDE
ACCESS/UTILITY/FIBER
EASEMENT



1. ELEVATIONS ARE ABOVE MEAN SEA LEVEL.
2. DO NOT SCALE DIMENSIONS FROM THIS DRAWING.
3. ALL EXISTING RECORDED EASEMENTS ARE INDICATED ON THIS DRAWING TO THE BEST OF THE ARCHITECT'S KNOWLEDGE PER VISUAL INSPECTION, SURVEY DRAWINGS, AND INFORMATION RECEIVED FROM AT&T WIRELESS.
4. REFER TO SP1 AND SP2 FOR EROSION CONTROL AND SOIL STABILIZATION METHODS IF NECESSARY.

GENERAL NOTES

LOCATION: BASE OF TOWER
ELEVATION: 803.09' A.M.S.L. (● BASE MONOPOLE)
LATITUDE: 42°59'21.1994" N 42.9892205
LONGITUDE: 88°04'27.8074" W -88.0739095

HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88

COMPOUND PLAN

SCALE: 1/8"=1'-0" (11x17)
(OR) 1/16"=1'-0" (22x34)

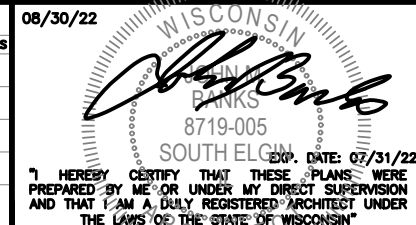
3

SURVEY BENCHMARK/PROJECT DATUM

1



REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
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0	04/01/22	PERMIT/ CONSTRUCTION	DS



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ANTENNA NOTES:

1. THE SIZE, HEIGHT, AND DIRECTION OF THE ANTENNAS SHALL BE ADJUSTED TO ACHIEVE THE AZIMUTHS SPECIFIED AND LIMIT SHADOWING AND TO MEET THE SYSTEM REQUIREMENTS.
2. CONTRACTOR SHALL VERIFY HEIGHT OF THE ANTENNA WITH THE AT&T WIRELESS PROJECT MANAGER.
3. VERIFY TYPE AND SIZE OF TOWER LEG PRIOR TO ORDERING ANY ANTENNA MOUNT.
4. UNLESS NOTED OTHERWISE THE CONTRACTOR MUST PROVIDE ALL MATERIAL NECESSARY.
5. ANTENNA AZIMUTHS ARE DEGREES OFF OF TRUE NORTH, BEARING CLOCKWISE, IN WHICH ANTENNA FACE IS DIRECTED. ALL ANTENNAS (AND SUPPORTING STRUCTURES AS PRACTICAL) SHALL BE ACCURATELY ORIENTED IN THE SPECIFIED DIRECTION.
6. CONTRACTOR SHALL VERIFY ALL RF INFORMATION PRIOR TO CONSTRUCTION.
7. SWEEP TEST SHALL BE PERFORMED BY GENERAL CONTRACTOR AND SUBMITTED TO AT&T WIRELESS CONSTRUCTION SPECIALIST. TEST SHALL BE PERFORMED PER AT&T WIRELESS STANDARDS.

STRUCTURAL NOTES:

1. TOWER STRUCTURAL CALCULATIONS PREPARED BY OTHERS. CONTRACTOR TO VERIFY WITH PROJECT MANAGER TO OBTAIN A COPY
2. CONTRACTOR TO REFER TO TOWER STRUCTURAL CALCULATIONS FOR ADDITIONAL LOADS. NO ERECTION OR MODIFICATION OF TOWER SHALL BE MADE WITHOUT APPROVAL OF STRUCTURAL ENGINEER.

STRUCTURAL NOTES:

1. TOWER STRUCTURAL CALCULATIONS PREPARED BY OTHERS. CONTRACTOR TO VERIFY WITH PROJECT MANAGER TO OBTAIN A COPY
2. CONTRACTOR TO REFER TO TOWER STRUCTURAL CALCULATIONS FOR ADDITIONAL LOADS. NO ERECTION OR MODIFICATION OF TOWER SHALL BE MADE WITHOUT APPROVAL OF STRUCTURAL ENGINEER.

- (6) PROPOSED RRUS FOR ANTENNA IN POSITION 4,
(2) PER SECTOR (TYP. OF 3 SECTORS)

- (6) PROPOSED RRUS FOR ANTENNA IN POSITION 1,
(2) PER SECTOR (TYP. OF 3 SECTORS)
(3) PROPOSED DC9-48-60-24-8C-EV
FULL SQUIDS

- (1) PROPOSED ANTENNA PLATFORM
SEE DETAIL #1/A5.2

- (1) NEW AT&T RRU RING MOUNT
SEE DETAIL #1/A5.1

- (6) PROPOSED PANEL ANTENNAS IN POSITION 2,
(2) PER SECTOR (TYP. OF 3 SECTORS)

- (3) PROPOSED PANEL ANTENNAS IN POSITION 1,
(1) PER SECTOR (TYP. OF 3 SECTORS)

- (3) PROPOSED PANEL ANTENNAS IN POSITION 4,
(1) PER SECTOR (TYP. OF 3 SECTORS)

PROPOSED ANTENNA PLAN

REVISIONS				
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0	04/01/22	PERMIT/ CONSTRUCTION	DS	

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08/30/22
WISCONSIN
J. M. BANKS
8719-005
SOUTH ELGIN
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF WISCONSIN
EXP. DATE: 07/31/22

SHEET TITLE
**TOWER
ELEVATION &
ANTENNA PLAN**

SHEET NUMBER
A3

16

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1. CONTRACTOR IS TO REFER TO AT&T'S MOST CURRENT RADIO FREQUENCY DATA SHEET (RFDS) PRIOR TO CONSTRUCTION.
2. CABLE LENGTHS WERE DETERMINED BASED ON THE DESIGN DRAWING. CONTRACTOR TO VERIFY ACTUAL LENGTH DURING PRE-CONSTRUCTION WALK.
3. CONTRACTOR TO USE ROSENBERGER FIBER LINE HANGER COMPONENTS (OR ENGINEER APPROVED EQUAL).

NOTES

SCALE

N.T.S.

3

CABLE MARKING LOCATIONS TABLE	
NO	LOCATIONS
1	EACH TOP-JUMPER SHALL BE COLOR CODED WITH (1) SET OF 3" WIDE BANDS.
2	EACH MAIN COAX SHALL BE COLOR CODED WITH (1) SET OF 3" WIDE BANDS NEAR THE TOP-JUMPER CONNECTION AND WITH (1) SET OF 3/4" WIDE COLOR BANDS JUST PRIOR TO ENTERING THE BTS OR TRANSMITTER BUILDING.
3	CABLE ENTRY PORT ON THE INTERIOR OF THE SHELTER.
4	ALL BOTTOM JUMPERS SHALL BE COLOR CODED WITH (1) SET OF 3/4" WIDE BANDS ON EACH END OF THE BOTTOM JUMPER.
5	ALL BOTTOM JUMPERS SHALL BE COLOR CODED WITH (1) SET OF 3/4" WIDE BANDS ON EACH END OF THE BOTTOM JUMPER.

1. THE ANTENNA SYSTEM COAX SHALL BE LABELED WITH VINYL TAPE.
2. THE STANDARD IS BASED ON EIGHT COLORED TAPES-RED, BLUE, GREEN, YELLOW, ORANGE, BROWN, WHITE, AND VIOLET. THESE TAPES MUST BE 3/4" WIDE & UV RESISTANT SUCH AS SCOTCH 35 VINYL ELECTRICAL COLOR CODING TAPE AND SHOULD BE READILY AVAILABLE TO THE ELECTRICIAN OR CONTRACTOR ON SITE. ALL TAPE SHALL BE INSTALLED USING A MINIMUM OF (3) THREE WRAPS OF TAPE AND SHALL BE NEATLY TRIMMED AND SMOOTHED OUT SO AS TO AVOID UNRAVELING.
3. USING COLOR BANDS ON THE CABLES, MARK ALL RF CABLE BY SECTOR AND CABLE NUMBER AS SHOWN ON "CABLE COLOR CHART".
4. WHEN AN EXISTING COAXIAL LINE THAT IS INTENDED TO BE A SHARED LINE BETWEEN TECHNOLOGIES IS ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE EXISTING COLOR CODING SCHEME AND REPLACE IT WITH THE COLOR CODING STANDARD. IN THE ABSENCE OF AN EXISTING COLOR CODING AND TAGGING SCHEME, OR WHEN INSTALLING PROPOSED COAXIAL CABLES, THIS GUIDELINE SHALL BE IMPLEMENTED AT THAT SITE REGARDLESS OF TECHNOLOGY.
5. ALL COLOR BANDS INSTALLED AT THE TOP OF THE TOWER SHALL BE A MINIMUM OF 3" WIDE, AND SHALL HAVE A MINIMUM OF 3/4" OF SPACE BETWEEN EACH COLOR.
6. ALL COLOR CODES SHALL BE INSTALLED SO AS TO ALIGN NEATLY WITH ONE ANOTHER FROM SIDE-TO-SIDE.
7. IF EXISTING CABLES AT THE SITE ALREADY HAVE A COLOR CODING SCHEME AND THEY ARE NOT INTENDED TO BE REUSED OR SHARED WITH THE NEW TECHNOLOGY, THE EXISTING COLOR CODING SCHEME SHALL REMAIN UNTOUCHED.

PROPOSED ANTENNA CONFIGURATION AND CABLE SCHEDULE BASED ON RFDS DATES 02/25/22										
SECTOR	POS	TECH	ANTENNA	ANTENNA CL. HEIGHT	AZ	TMA/RRU	DC SURGE AND DISTRIBUTION	CABLE TYPE	CABLE LENGTH	DOWN TILTS
A	1	LTE 700 5G 850 LTE WCS	NNH4-65B-R6H4 (N)	120'-0" AGL	0°	(1) RRH 4449 B5/B12 (N)* (1) RRH 4415 B30 (N)* *ON RING MOUNT	(3) DC9-48-60-24-8C-EV (N) FULL SQUIDS	(6) 9 PAIRS DC TRUNKS (N) (2) 24 PAIRS FIBER (N)	140'	0
	2	5G CBAND 5G DOD	AIR6449 B77D AIR6419 B77G		0°	-		-		
	3	EMPTY	-		-	-		-		
	4	LTE 700 LTE 1900 5G 1900 LTE AWS 5G AWS	NNH4-65B-R6H4 (N)		0°	(1) RRH 4478 B14 (N)* (1) RRH 8843 B2/B66A (N)* *ON RING MOUNT		DC (SHARED WITH A1) FIBER (SHARED WITH A1)		0
B	1	LTE 700 5G 850 LTE WCS	NNH4-65B-R6H4 (N)	120'-0" AGL	120°	(1) RRH 4449 B5/B12 (N)* (1) RRH 4415 B30 (N)* *ON RING MOUNT		DC (SHARED WITH A1) FIBER (SHARED WITH A1)	140'	0
	2	5G CBAND 5G DOD	AIR6449 B77D AIR6419 B77G		120°	-		-		
	3	EMPTY	-		-	-		-		
	4	LTE 700 LTE 1900 5G 1900 LTE AWS 5G AWS	NNH4-65B-R6H4 (N)		120°	(1) RRH 4478 B14 (N)* (1) RRH 8843 B2/B66A (N)* *ON RING MOUNT		DC (SHARED WITH A1) FIBER (SHARED WITH A1)		0
C	1	LTE 700 5G 850 LTE WCS	NNH4-65B-R6H4 (N)	120'-0" AGL	240°	(1) RRH 4449 B5/B12 (N)* (1) RRH 4415 B30 (N)* *ON RING MOUNT		DC (SHARED WITH A1) FIBER (SHARED WITH A1)	140'	0
	2	5G CBAND 5G DOD	AIR6449 B77D AIR6419 B77G		240°	-		-		
	3	EMPTY	-		-	-		-		
	4	LTE 700 LTE 1900 5G 1900 LTE AWS 5G AWS	NNH4-65B-R6H4 (N)		240°	(1) RRH 4478 B14 (N)* (1) RRH 8843 B2/B66A (N)* *ON RING MOUNT		DC (SHARED WITH A1) FIBER (SHARED WITH A1)		0

CABLE MARKING COLOR CONVENTION TABLE								
ALPHA, A, X, #1	A1-1 +45	A1-2 -45	A2-1 +45	A2-2 -45	A3-1 +45	A3-2 -45	A4-1 +45	A4-2 -45
Sector	RED	RED	RED	RED	RED	RED	RED	RED
Antenna	WHITE	WHITE	ORANGE	ORANGE	BROWN	BROWN	VIOLET	VIOLET
Port (+/-)	SLATE	BROWN	SLATE	BROWN	SLATE	BROWN	SLATE	BROWN
BAND (Low/Hi)	ORANGE/	ORANGE/	ORANGE/	ORANGE/	ORANGE/	ORANGE/	ORANGE/	ORANGE/
*See notes 13 and	VIOLET	VIOLET	ORANGE/	ORANGE/	VIOLET	VIOLET	VIOLET	VIOLET
BEAM (Left/Right)	SLATE/	SLATE/	SLATE/	SLATE/	SLATE/	SLATE/	SLATE/	SLATE/
*See note 14 below	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW
BETA, B, Y, #2	B1-1 +45	B1-2 -45	B2-1 +45	B2-2 -45	B3-1 +45	B3-2 -45	B4-1 +45	B4-2 -45
Sector	BLUE	BLUE	BLUE	BLUE	BLUE	BLUE	BLUE	BLUE
Antenna	WHITE	WHITE	ORANGE	ORANGE	BROWN	BROWN	VIOLET	VIOLET
Port	SLATE	BROWN	SLATE	BROWN	SLATE	BROWN	SLATE	BROWN
BAND (Low/Hi)	ORANGE/	ORANGE/	ORANGE/	ORANGE/	ORANGE/	ORANGE/	ORANGE/	ORANGE/
*See notes 13 and	VIOLET	VIOLET	VIOLET	VIOLET	VIOLET	VIOLET	VIOLET	VIOLET
BEAM (Left/Right)	SLATE/	SLATE/	SLATE/	SLATE/	SLATE/	SLATE/	SLATE/	SLATE/
*See note 14 below	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW
GAMMA, C, Z, #3	C1-1 +45	C1-2 -45	C2-1 +45	C2-2 -45	C3-1 +45	C3-2 -45	C4-1 +45	C4-2 -45
Sector	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
Antenna	WHITE	WHITE	ORANGE	ORANGE	BROWN	BROWN	VIOLET	VIOLET
Port	SLATE	BROWN	SLATE	BROWN	SLATE	BROWN	SLATE	BROWN
BAND (Low/Hi)	ORANGE/	ORANGE/	ORANGE/	ORANGE/	ORANGE/	ORANGE/	ORANGE/	ORANGE/
*See notes 13 and	VIOLET	VIOLET	VIOLET	VIOLET	VIOLET	VIOLET	VIOLET	VIOLET
BEAM (Left/Right)	SLATE/	SLATE/	SLATE/	SLATE/	SLATE/	SLATE/	SLATE/	SLATE/
*See note 14 below	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW	YELLOW

Site Fiber Color Code Chart		
Sector A		
Fiber Cable Pair #	Tape Band Color: Red	Function
1		LTE-700-A-RRH-A1
2		LTE-AWS-A-RRH-A2
3		LTE/UMTS-850/1900-A-RRH-A3
4		Sector A Spare
Sector B		
Fiber Cable Pair #	Tape Band Color: Blue	Function
5		LTE-700-B-RRH-B1
6		LTE-AWS-B-RRH-B2
7		LTE/UMTS-850/1900-B-RRH-B3
8		Sector B Spare
Sector C		
Fiber Cable Pair #	Tape Band Color: Green	Function
9		LTE-700-C-RRH-C1
10		LTE-AWS-C-RRH-C2
11		LTE/UMTS-850/1900-C-RRH-C3
12		Sector C Spare

= No Tape Band

* INCLUDES SAFETY FACTOR OF 20' FT. (10 FT. AT BOTH ENDS OF CABLE RUN). CONTRACTOR TO VERIFY RF DATA WITH AT&T WIRELESS CONSTRUCTION MANAGER AND/OR RF ENGINEER PRIOR TO INSTALLATION

(N) = NEW
(X) = EXISTING
(XR) = EXISTING/RELOCATED
(E) = ELECTRICAL
(M) = MECHANICAL

ANTENNA AND CABLING INFORMATION

SCALE

N.T.S.

2

SCHEDULE

SCALE

N.T.S.

1



AT&T

930 NATIONAL PARKWAY
SCHAUMBURG, IL 60173



NEXIUS

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SITE ACQUISITION SPECIALIST
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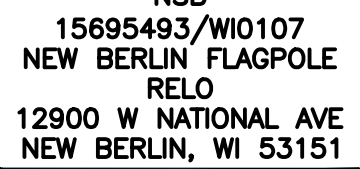
WESTCHESTER
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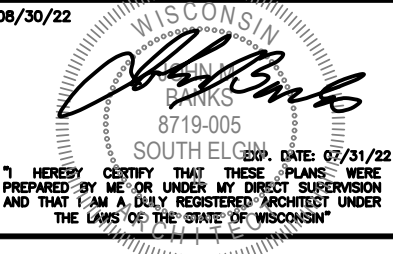
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15695493/WI0107
NEW BERLIN FLAGPOLE
RELO
12900 W NATIONAL AVE
NEW BERLIN, WI 53151

REV.	DATE	DESCRIPTION	INITIALS
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08/30/22



WISCONSIN
JOHN M. BANKS
8719-005
SOUTH ELGIN
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SHEET TITLE

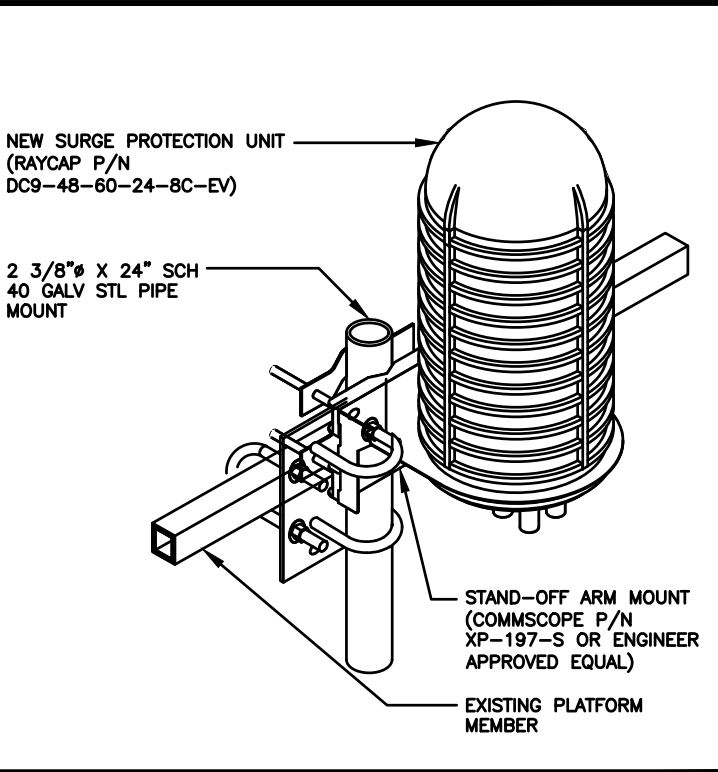
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SHEET NUMBER

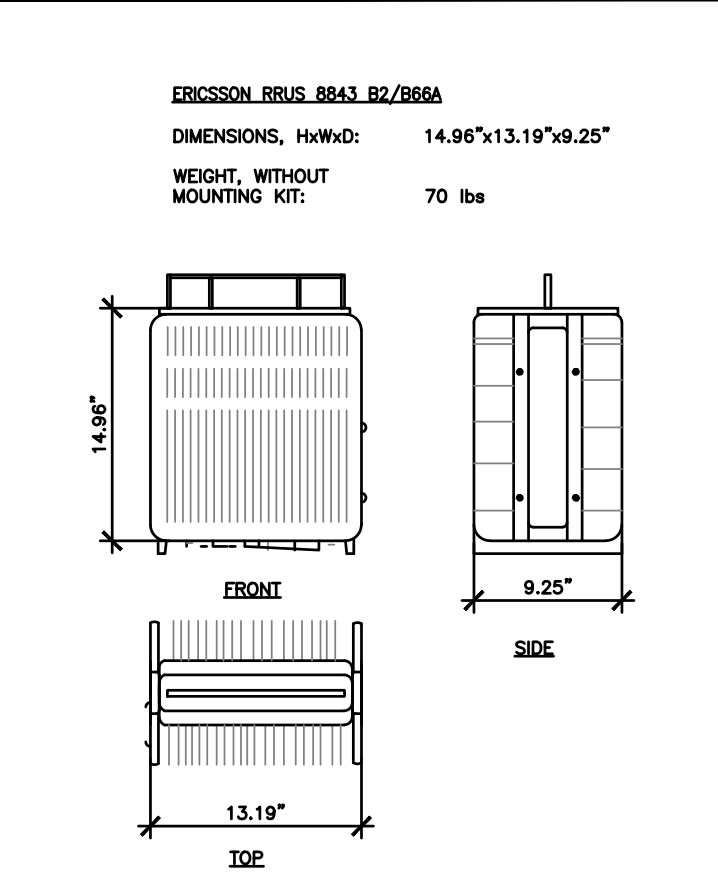
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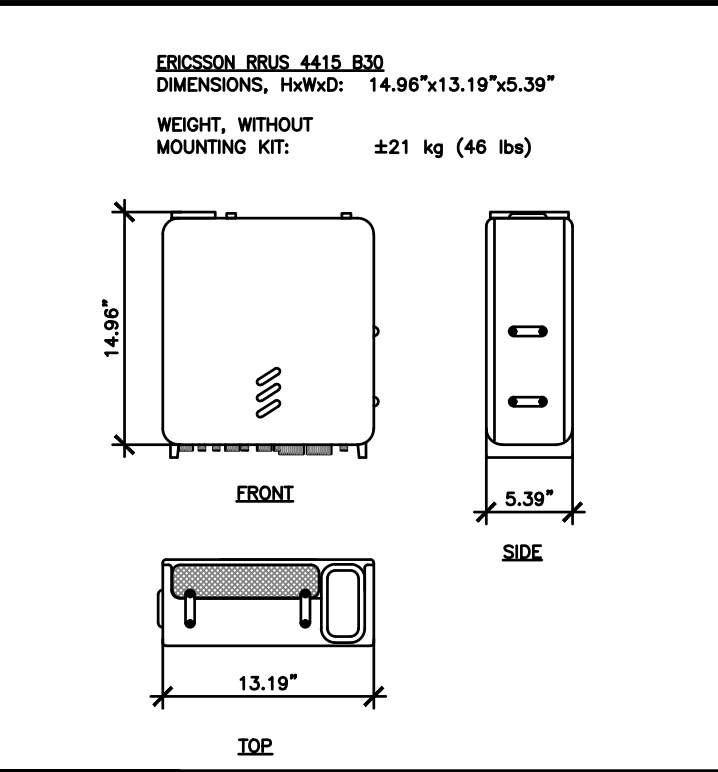
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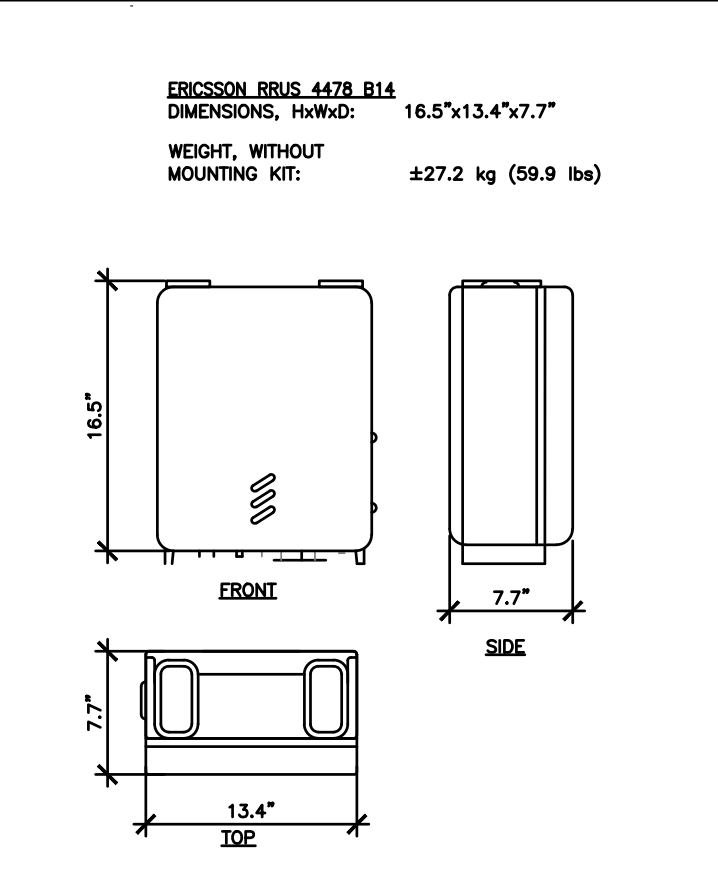
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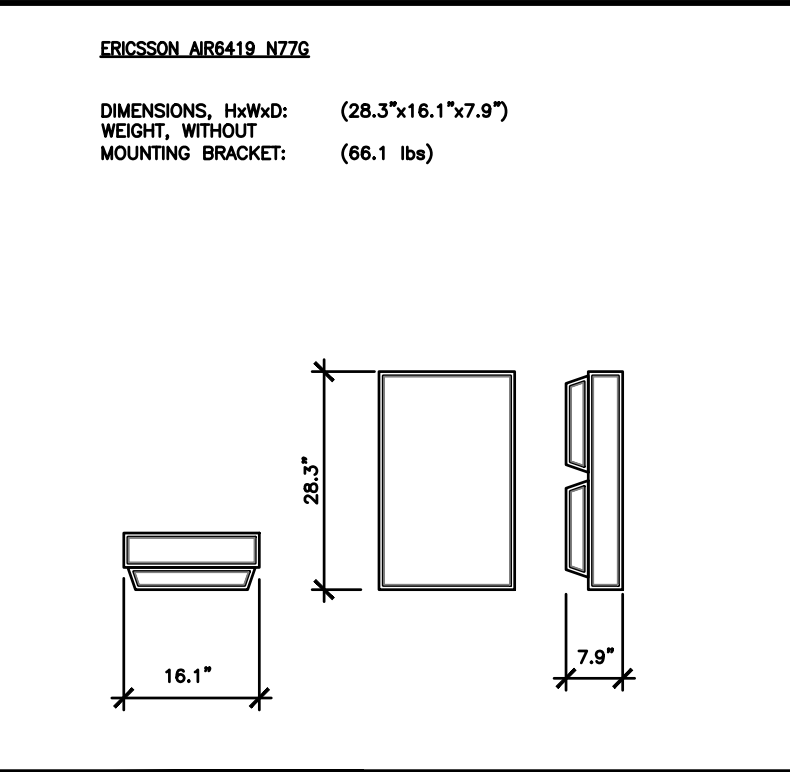
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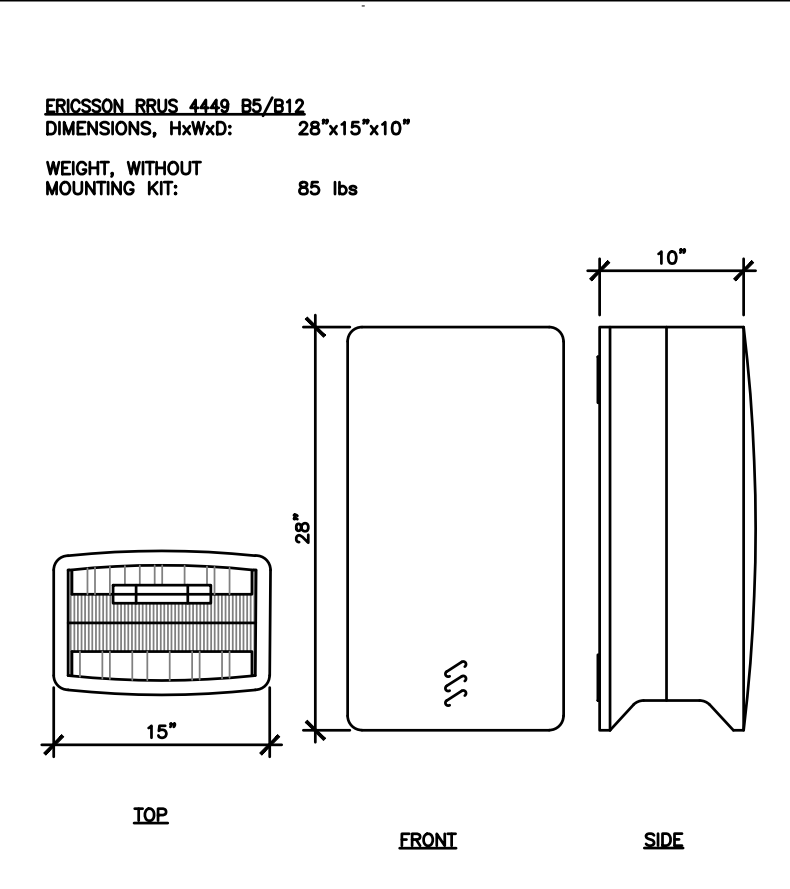
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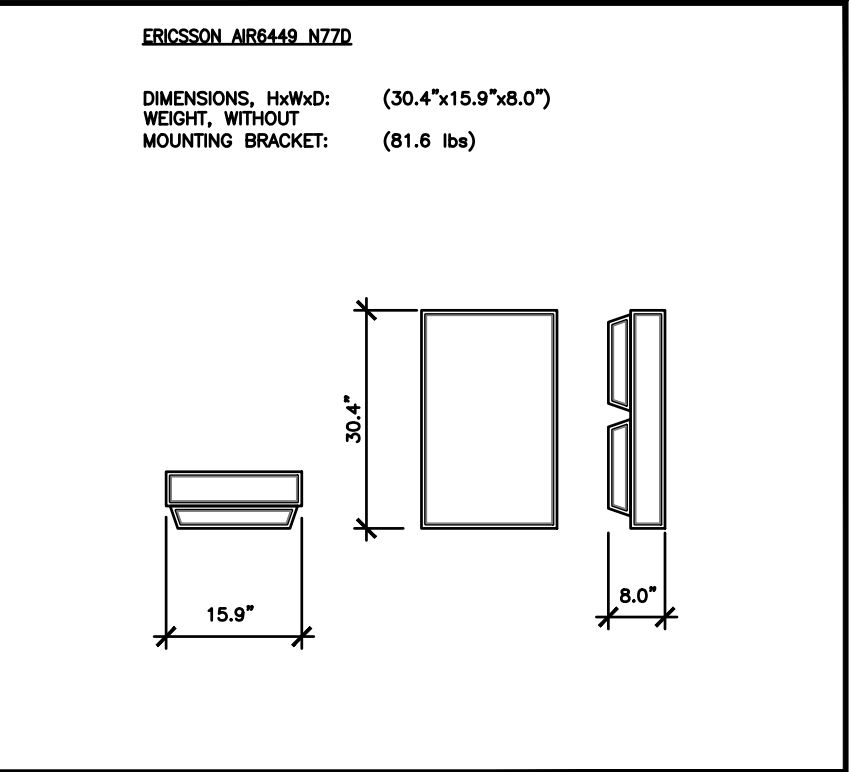
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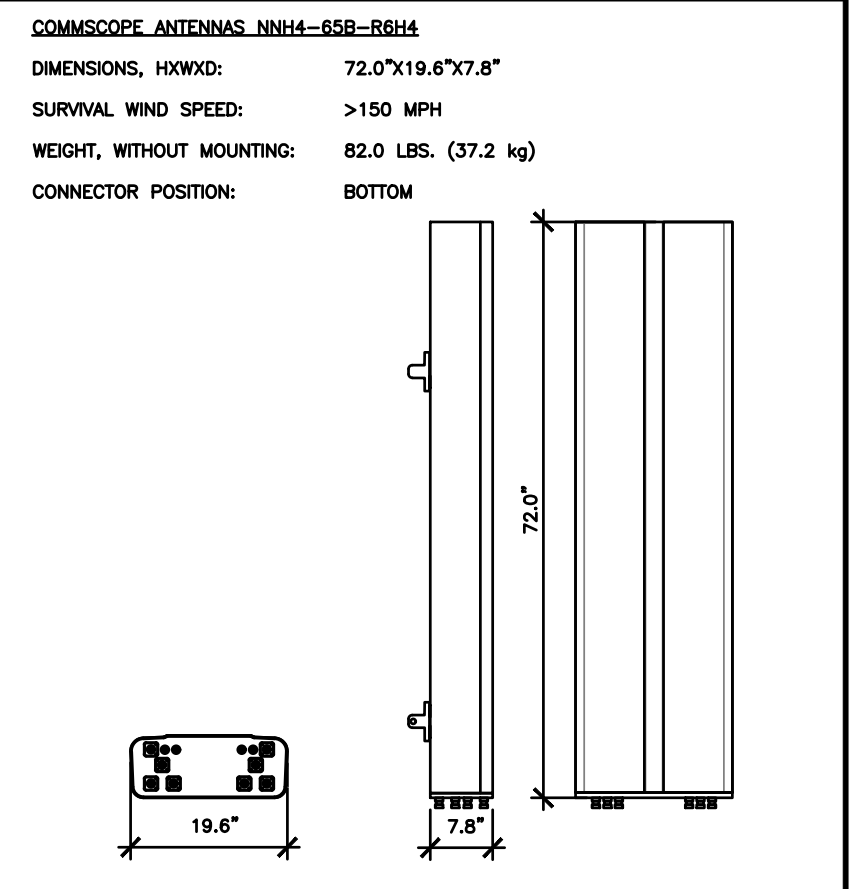
ANTENNA DETAIL



RRU DETAIL



ANTENNA DETAIL



ANTENNA DETAIL



AT&T
930 NATIONAL PARKWAY
SCHAUMBURG, IL 60173



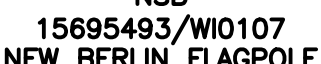
DANIEL KALINA
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15695493/WI0107
NEW BERLIN FLAGPOLE
RELO
12900 W NATIONAL AVE
NEW BERLIN, WI 53151

REVISIONS				
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08/30/22
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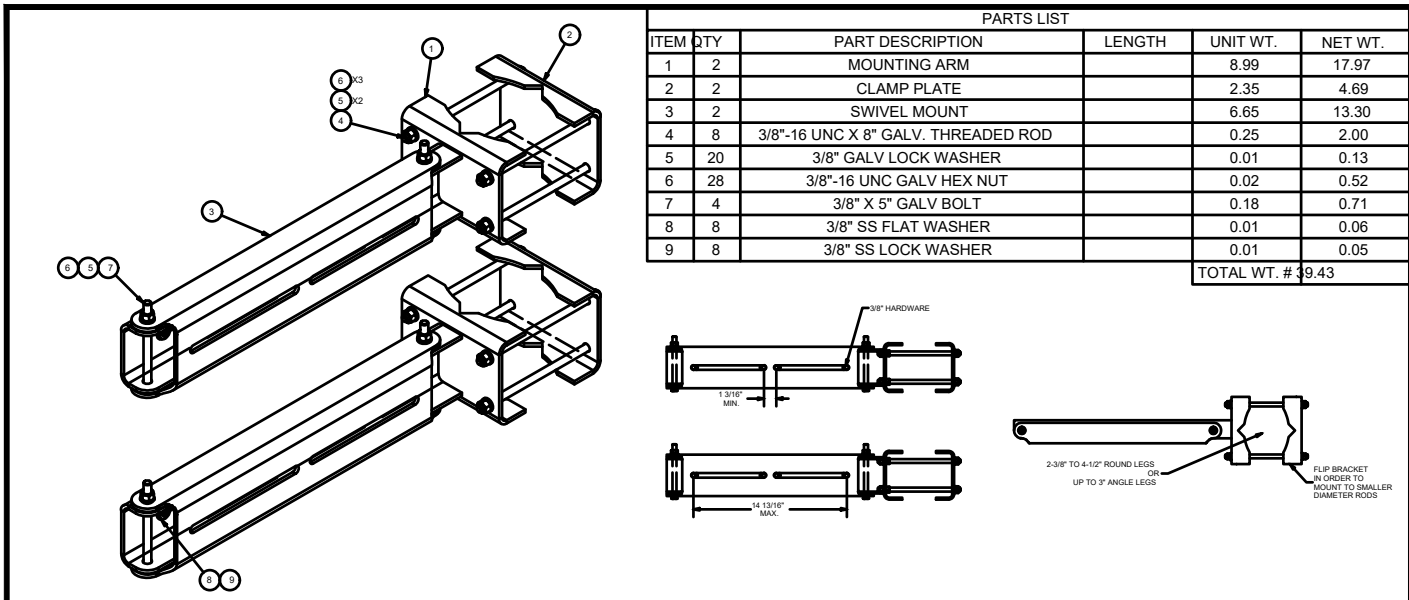


ANTENNA, RRUS
& RAYCAP
DETAILS

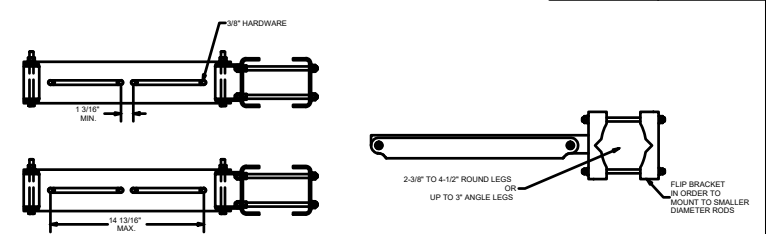


A5

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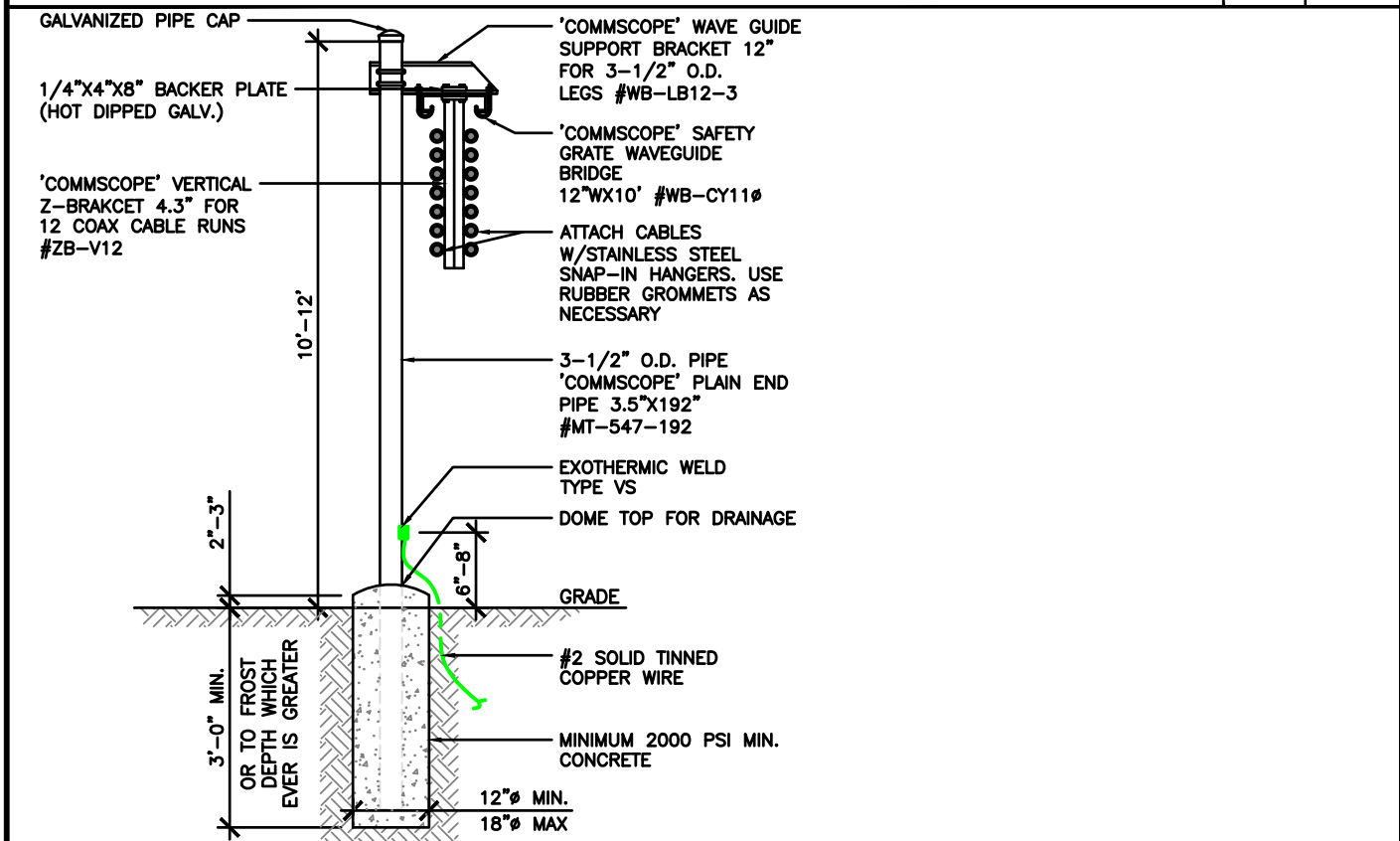


PARTS LIST				
ITEM	QTY	PART DESCRIPTION	LENGTH	UNIT WT. NET WT.
1	2	MOUNTING ARM		8.99 17.97
2	2	CLAMP PLATE		2.35 4.69
3	2	SWIVEL MOUNT		6.65 13.30
4	8	3/8"-16 UNC X 8" GALV. THREADED ROD		0.25 2.00
5	20	3/8" GALV LOCK WASHER		0.01 0.13
6	28	3/8"-16 UNC GALV HEX NUT		0.02 0.52
7	4	3/8" X 5" GALV BOLT		0.18 0.71
8	8	3/8" SS FLAT WASHER		0.01 0.06
9	8	3/8" SS LOCK WASHER		0.01 0.05
TOTAL WT. #			9.43	



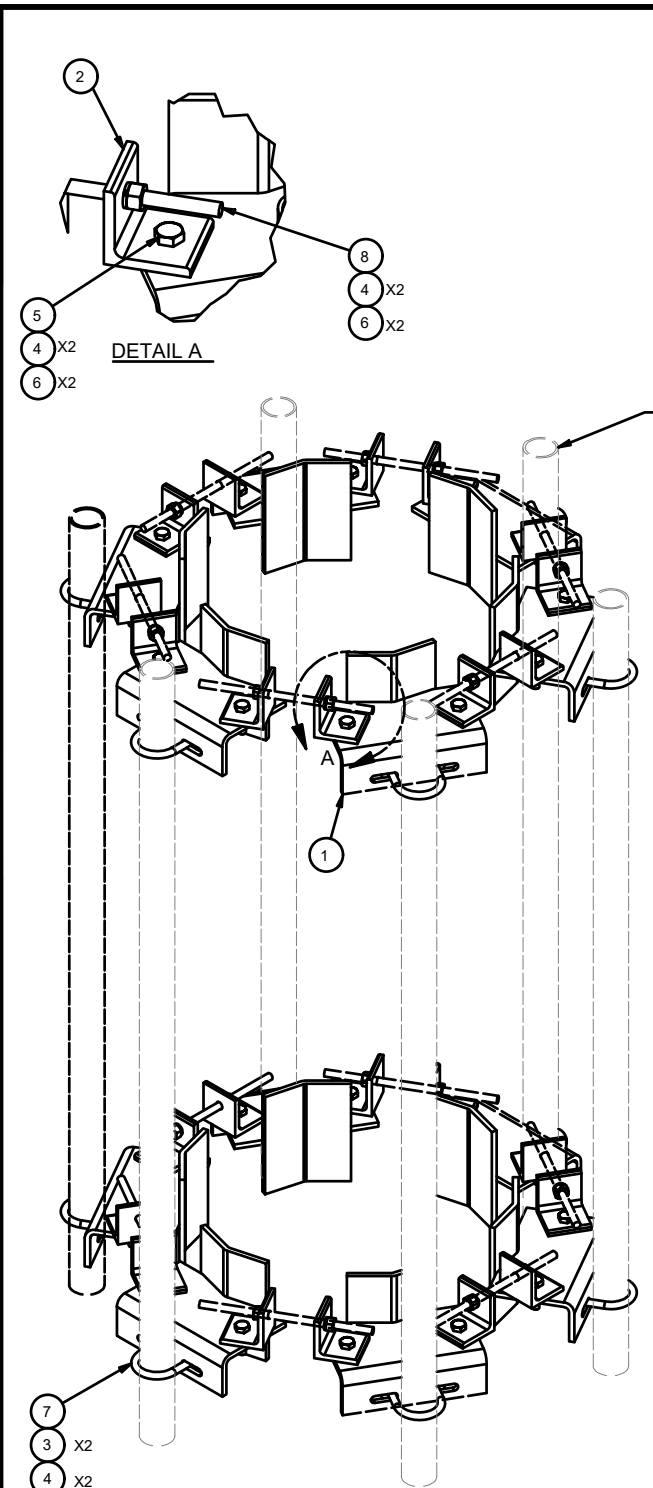
TOLERANCE NOTES		DESCRIPTION		RRU DUAL SWIVEL MOUNT	
TOLERANCES ON DIMENSIONS, UNLESS OTHERWISE NOTED ARE: SAWED, SHEARED AND GAS CUT EDGES (± 0.030") DRILLED AND GAS CUT HOLES (± 0.030") - NO CONING OF HOLES LASER CUT EDGES AND HOLES (± 0.010") - NO CONING OF HOLES BENDS ARE ± 1/2 DEGREE ALL OTHER MACHINING (± 0.030") ALL OTHER ASSEMBLY (± 0.060")		CPD NO. DRAWN BY 81 01 CEK 1/12/2015		ENG. APPROVAL BMC 2/3/2015	
PROPRIETARY NOTE: THE DATA AND TECHNIQUES CONTAINED IN THIS DRAWING ARE PROPRIETARY INFORMATION OF VALMONT INDUSTRIES AND CONSIDERED A TRADE SECRET. ANY USE OR DISCLOSURE WITHOUT THE CONSENT OF VALMONT INDUSTRIES IS STRICTLY PROHIBITED.		CLASS SUB 81 01 SHOP		DWG. NO. RRUDSM	
				PART NO. RRUDSM	
				1 OF 1	

RRU DUAL MOUNTING BRACKET DETAIL



ICE BRIDGE DETAIL

SCALE		2	
N.T.S.			

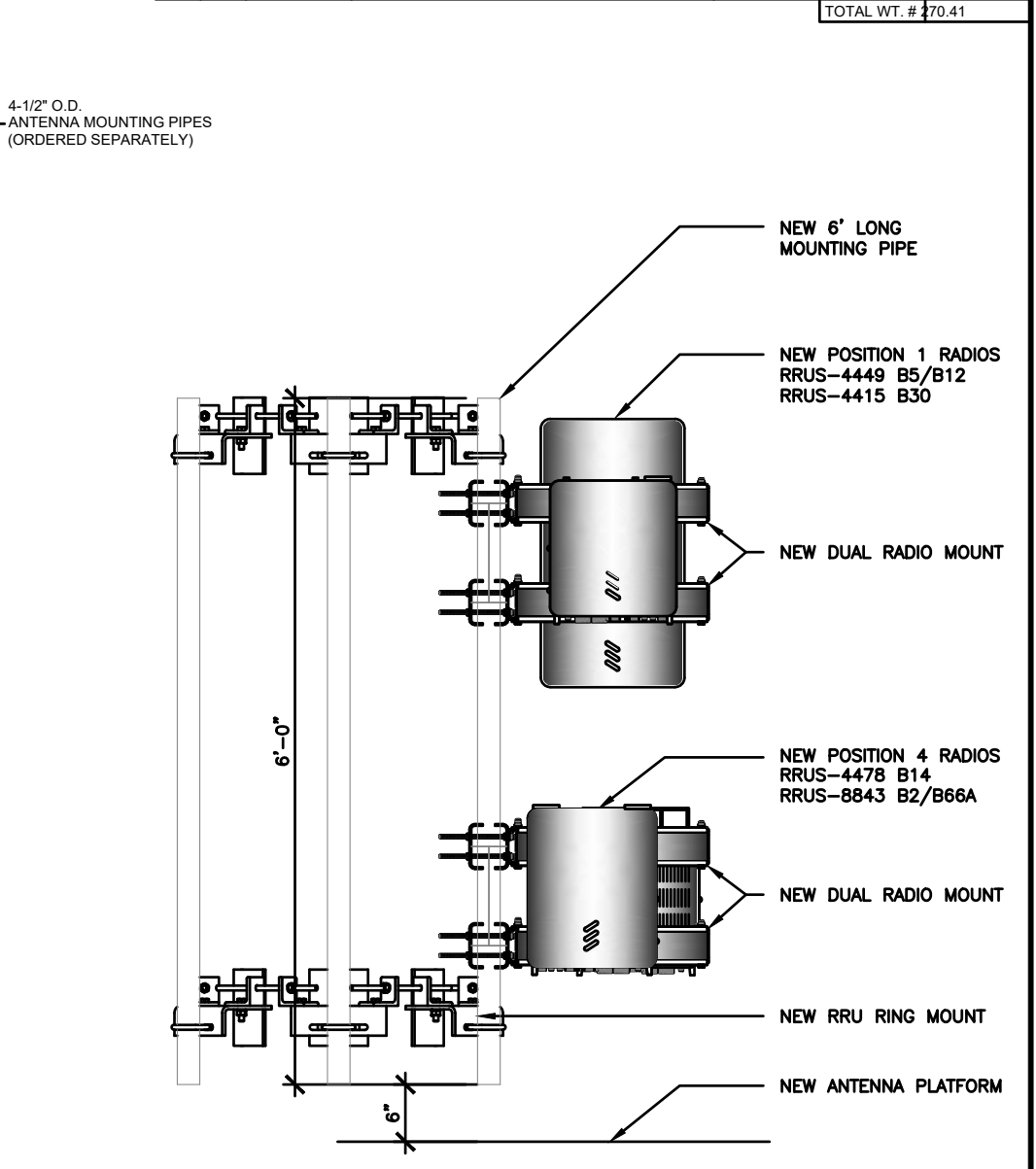


TOLERANCE NOTES				
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1 OF 1				

RRU RING MOUNT DETAIL

SCALE		2	
N.T.S.			

PARTS LIST				
ITEM	QTY	PART NO.	PART DESCRIPTION	LENGTH UNIT WT. NET WT.
1	12	SHCM-W	CHAIN MOUNT WELDMENT	14.59 175.09
2	24	SHCM-T	CHAIN MOUNT TIGHTENER BRACKET	3 in 1.84 44.18
3	24	G12FW	1/2" HDG USS FLATWASHER	0.03 0.82
4	72	G12LW	1/2" HDG LOCKWASHER	0.01 1.00
5	24	G1202	1/2" x 2" HDG HEX BOLT GR5	2 in 0.18 4.22
6	72	G12NUT	1/2" HDG HEAVY 2H HEX NUT	0.07 5.15
7	12	X-UB1212	1/2" X 2-1/2" X 4-1/2" X 2" U-BOLT (HDG.)	0.73 8.78
7	12	X-UB1300	1/2" X 3" X 5" X 2" U-BOLT (HDG.)	0.73 8.78
8	12	G12R-12	1/2" x 12" THREADED ROD (HDG.)	0.55 6.59
8	12	G12R-24	1/2" x 24" THREADED ROD (HDG.)	1.34 16.06
TOTAL WT. #			170.41	



TOLERANCE NOTES				
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1 OF 1				

6 SIDED MONOPOLE MOUNT FOR ROUND OR POLYGON POLES 17-1/2" TO 56" DIA.

SCALE		1	
N.T.S.			

930 NATIONAL PARKWAY
SCHAUMBURG, IL 60173

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WI Firm No. 4897-11

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jbanks@westchesterservices.com

NSB
15695493/WI0107
NEW BERLIN FLAGPOLE
RELO
12900 W NATIONAL AVE
NEW BERLIN, WI 53151

REV.	DATE	DESCRIPTION	INITIALS
2	08/30/22	PERMIT/ CONSTRUCTION	CG
1	04/27/22	PERMIT/ CONSTRUCTION	MC
0	04/01/22	PERMIT/ CONSTRUCTION	DS

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

08/30/22

EXPIRATION DATE: 07/31/27

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF WISCONSIN

SHEET TITLE

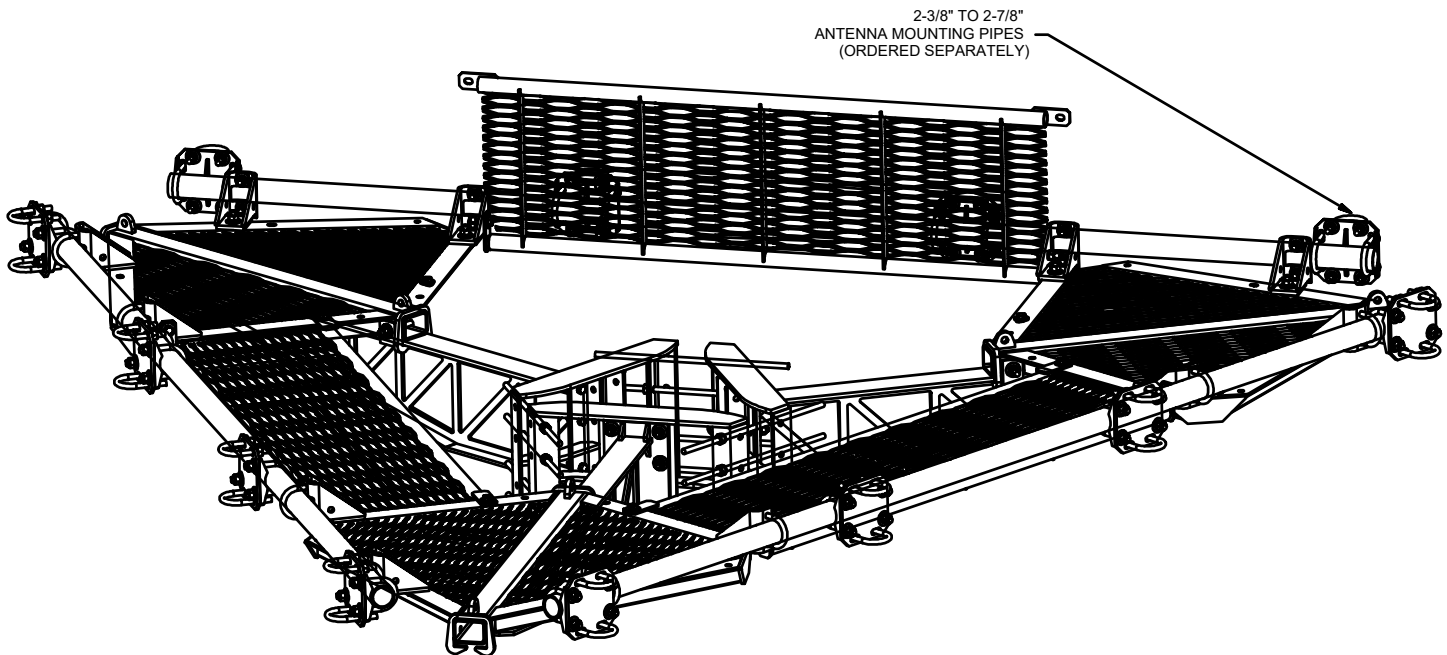
DETAILS

SHEET NUMBER

A5.1

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PARTS LIST					
ITEM	QTY	PART NO.	PART DESCRIPTION	LENGTH	UNIT WT. NET WT.
1	3	X-LPP-CW	LOW PROFILE PLATFORM CORNER WELDMENT		198.75 596.26
2	3	X-LPP-SA12	SIDE ARM WELDMENT FOR 12' LOW PROFILE PLATFORMS		119.21 357.63
3	3	X-RM3HD	WELDMENT FOR 3-SIDED HEAVY DUTY RING MOUNT		84.42 253.25
4	3	X-LPP-W12	WALKWAY FOR 12' LOW PROFILE PLATFORM		86.48 259.44
5	12	X-LPP-PC	FACE PIPE CONNECTION BRACKET FORTRESS PLATFORM		7.01 84.11
6	12	X-SCX3-FR	FORTRESS CROSSOVER PLATE		6.61 79.37
7	12	X-LPP-A7	CORNER WELDMENT ATTACHMENT ANGLE	2 1/2 in	1.27 15.25
8	6	X-LPP-H	HINGE FOR LOW PROFILE PLATFORM WALKWAY		2.78 16.66
9	3	P30150	2-7/8" X 150" (2-1/2" SCH. 40) GALVANIZED PIPE	150 in	76.94 230.81
10	12	G58R-48	5/8" x 48" THREADED ROD (HDG.)	48 in	0.40 4.79
10	12	G58R-24	5/8" x 24" THREADED ROD (HDG.)	24 in	0.40 4.79
11	6	G58R-8	5/8" x 8" THREADED ROD (HDG.)		0.70 4.18
12	48	X-UB5300	5/8" X 3" X 5-1/4" X 2-1/2" U-BOLT (HDG.)		1.15 55.17
13	24	X-UB5258	5/8" X 2-5/8" X 4-1/2" X 2" U-BOLT (HDG.)		1.00 24.00
14	12	X-UB5304	5/8" X 3" X 4-1/4" X 2-1/2" U-BOLT (HDG.)		0.98 11.70
15	48	G58214	5/8" x 2-1/4" HDG HEX BOLT GR5		0.29 13.99
16	186	G58FW	5/8" HDG USS FLATWASHER	1/8 in	0.07 13.11
17	204	G58LW	5/8" HDG LOCKWASHER		0.03 5.32
18	204	G58NUT	5/8" HDG HEAVY 2H HEX NUT		0.13 26.50
				TOTAL WT. #	2122.03



TOLERANCE NOTES

TOLERANCES ON DIMENSIONS, UNLESS OTHERWISE NOTED ARE:
SAWED, SHEARED AND GAS CUT EDGES ($\pm 0.030"$)
DRILLED AND GAS CUT HOLES ($\pm 0.030"$) - NO CONING OF HOLES
LASER CUT EDGES AND HOLES ($\pm 0.010"$) - NO CONING OF HOLES
BENDS ARE $\pm 1/2$ DEGREE
ALL OTHER MACHINING ($\pm 0.030"$)
ALL OTHER ASSEMBLY ($\pm 0.060"$)

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DESCRIPTION

12' FORTRESS™
TRI-PLATFORM MOUNT
WITH WALKWAYS

CPD NO.

DRAWN BY

CEK 8/8/2017

ENG. APPROVAL

CLASS SUB

81 02

DRAWING USAGE

CUSTOMER

CHECKED BY

BMC 8/30/2017

PART NO.

F3P-12W

DWG. NO.

F3P-12W

Locations:

New York, NY
Atlanta, GA
Los Angeles, CA
Plymouth, IN
Salem, OR
Dallas, TX

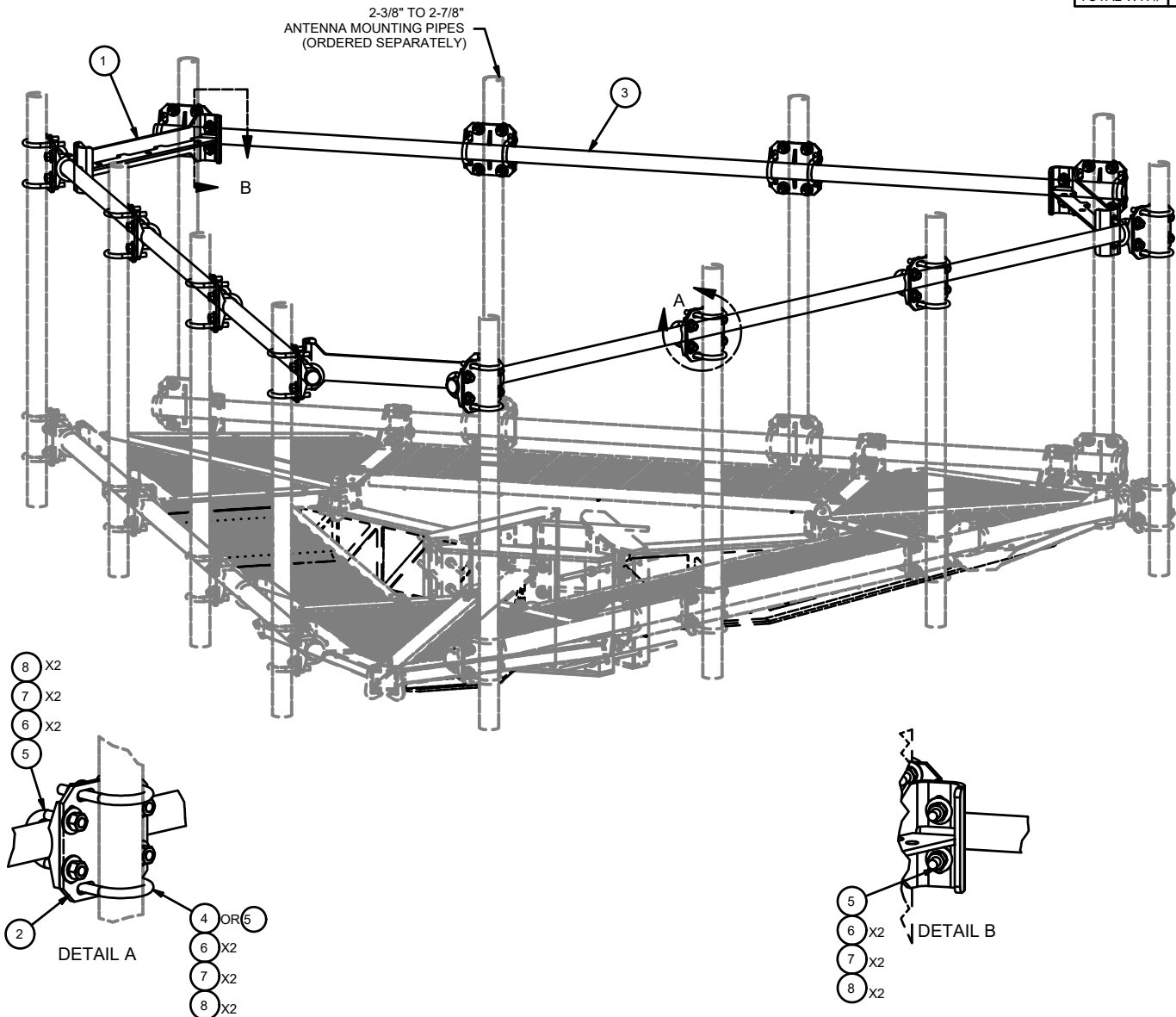


valmont

Engineering
Support Team:
1-888-753-7446

SCALE
N.T.S. 2

PARTS LIST					
ITEM	QTY	PART NO.	PART DESCRIPTION	LENGTH	UNIT WT. NET WT.
1	3	X-F3PHRW	CORNER WELDMENT FOR 3-SIDED FORTRESS PLATFORM HANDRAIL KITS		27.72 83.15
2	12	X-SCX3-FR	FORTRESS CROSSOVER PLATE		6.61 79.37
3	3	P2150	2-3/8" O.D. X 150" SCH 40 GALVANIZED PIPE	150 in	45.77 137.31
4	24	X-UB5300	5/8" X 3" X 5-1/4" X 2-1/2" U-BOLT (HDG.)		1.15 27.59
5	54	X-UB5258	5/8" X 2-5/8" X 4-1/2" X 2" U-BOLT (HDG.)		1.00 54.01
6	108	G58FW	5/8" HDG USS FLATWASHER	1/8 in	0.07 7.61
7	108	G58LW	5/8" HDG LOCKWASHER		0.03 2.82
8	108	G58NUT	5/8" HDG HEAVY 2H HEX NUT		0.13 14.03
				TOTAL WT. #	405.87



TOLERANCE NOTES

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LASER CUT EDGES AND HOLES ($\pm 0.010"$) - NO CONING OF HOLES
BENDS ARE $\pm 1/2$ DEGREE
ALL OTHER MACHINING ($\pm 0.030"$)
ALL OTHER ASSEMBLY ($\pm 0.060"$)

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DESCRIPTION

HANDRAIL KIT FOR
12' FORTRESS™ PLATFORM

CPD NO.

DRAWN BY

CEK 8/29/2017

ENG. APPROVAL

CLASS SUB

81 02

DRAWING USAGE

CUSTOMER

CHECKED BY

BMC 9/14/2017

PART NO.

F3P-HRK12

DWG. NO.

F3P-HRK12

Locations:

New York, NY
Atlanta, GA
Los Angeles, CA
Plymouth, IN
Salem, OR
Dallas, TX



valmont

Engineering
Support Team:
1-888-753-7446

SCALE
N.T.S. 1

ANTENNA PLATFORM DETAIL



NEXIUS

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DANIEL.KALINA@NEXIUS.COM



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15695493/WI0107
NEW BERLIN FLAGPOLE
RELO
12900 W NATIONAL AVE
NEW BERLIN, WI 53151

PLATFORM HANDRAIL KIT DETAIL

REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
2	08/30/22	PERMIT/ CONSTRUCTION	CG
1	04/27/22	PERMIT/ CONSTRUCTION	MC
0	04/01/22	PERMIT/ CONSTRUCTION	DS

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08/30/22
WISCONSIN
JOHN M. BANKS
8719-005
SOUTH ELGIN, IL
I HEREBY CERTIFY THAT THESE PLANS WERE
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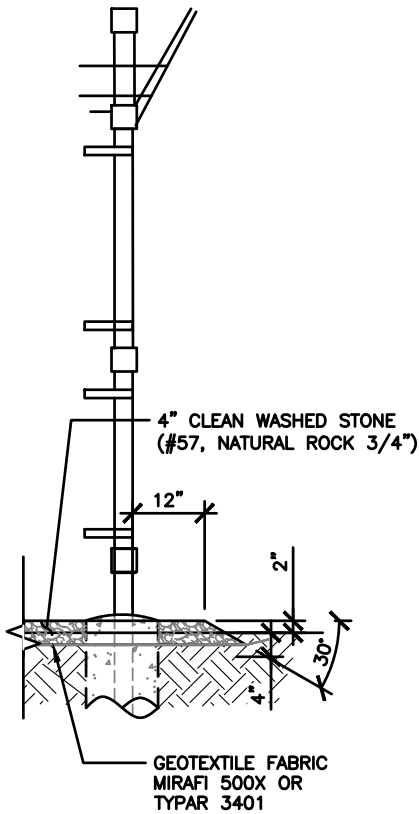
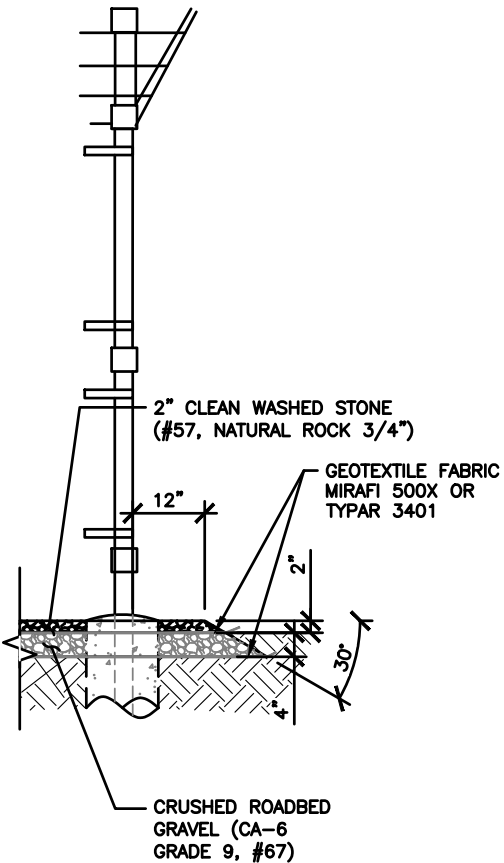
SHEET TITLE

DETAILS

SHEET NUMBER

A5.2

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ALTERNATE COMPOUND GRAVEL DETAIL

NO SCALE

6

TYPICAL COMPOUND GRAVEL DETAIL

NO SCALE

5

NOT USED

NO SCALE

4

NOT USED

NO SCALE

3

NOT USED

NO SCALE

2

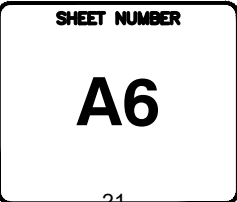
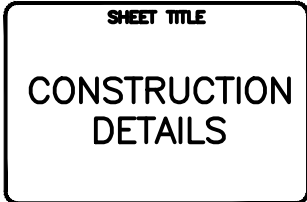
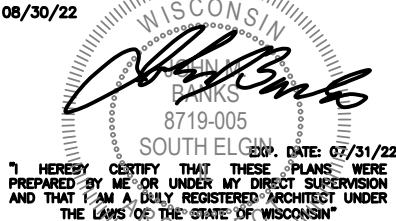
ACCESS DRIVE DETAIL

NO SCALE

1



REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
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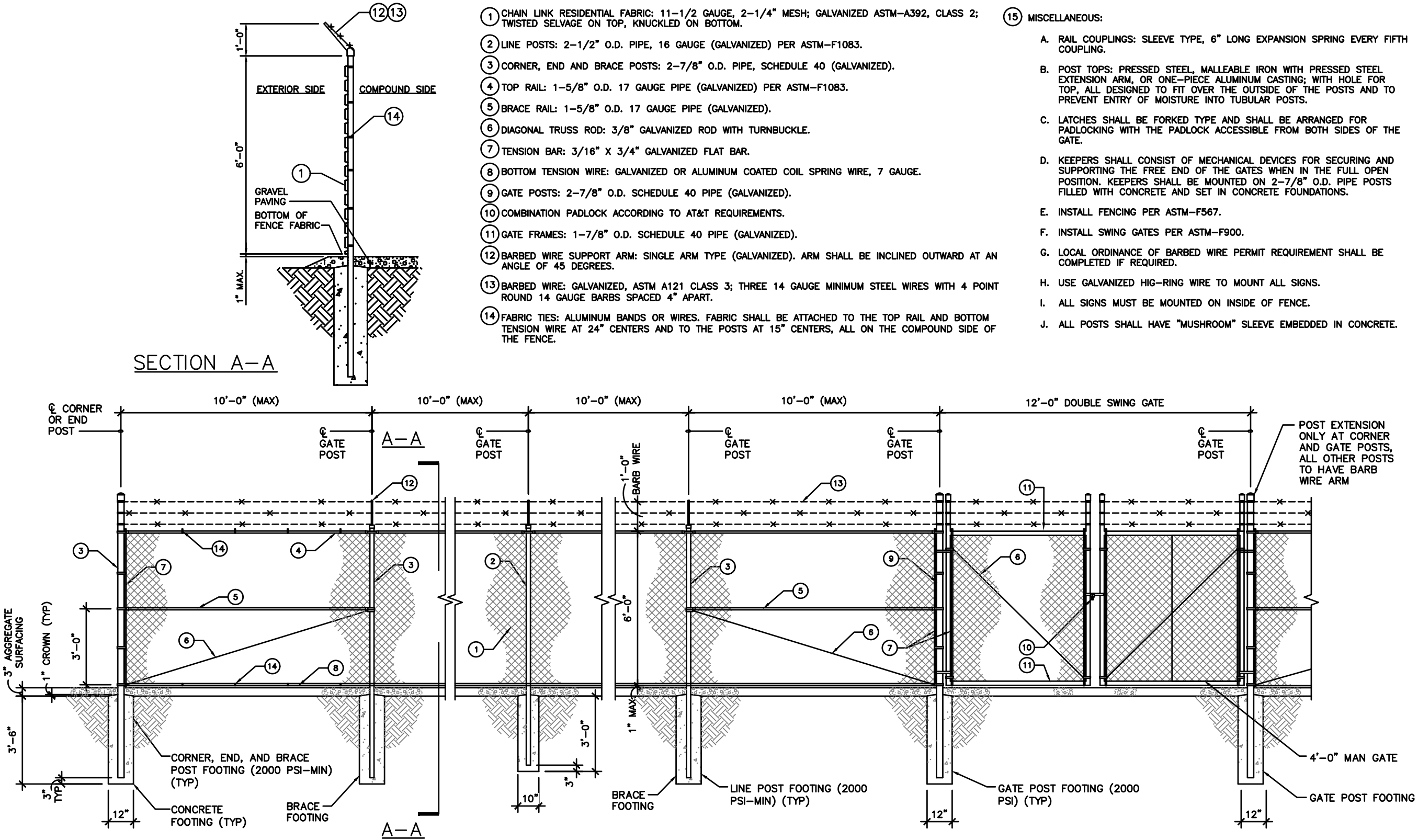
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MATERIAL DESCRIPTION

- ① CHAIN LINK RESIDENTIAL FABRIC: 11-1/2 GAUGE, 2-1/4" MESH; GALVANIZED ASTM-A392, CLASS 2; TWISTED SELVAGE ON TOP, KNUCKLED ON BOTTOM.
- ② LINE POSTS: 2-1/2" O.D. PIPE, 16 GAUGE (GALVANIZED) PER ASTM-F1083.
- ③ CORNER, END AND BRACE POSTS: 2-7/8" O.D. PIPE, SCHEDULE 40 (GALVANIZED).
- ④ TOP RAIL: 1-5/8" O.D. 17 GAUGE PIPE (GALVANIZED) PER ASTM-F1083.
- ⑤ BRACE RAIL: 1-5/8" O.D. 17 GAUGE PIPE (GALVANIZED).
- ⑥ DIAGONAL TRUSS ROD: 3/8" GALVANIZED ROD WITH TURNBUCKLE.
- ⑦ TENSION BAR: 3/16" X 3/4" GALVANIZED FLAT BAR.
- ⑧ BOTTOM TENSION WIRE: GALVANIZED OR ALUMINUM COATED COIL SPRING WIRE, 7 GAUGE.
- ⑨ GATE POSTS: 2-7/8" O.D. SCHEDULE 40 PIPE (GALVANIZED).
- ⑩ COMBINATION PADLOCK ACCORDING TO AT&T REQUIREMENTS.
- ⑪ GATE FRAMES: 1-7/8" O.D. SCHEDULE 40 PIPE (GALVANIZED).
- ⑫ BARBED WIRE SUPPORT ARM: SINGLE ARM TYPE (GALVANIZED). ARM SHALL BE INCLINED OUTWARD AT AN ANGLE OF 45 DEGREES.
- ⑬ BARBED WIRE: GALVANIZED, ASTM A121 CLASS 3; THREE 14 GAUGE MINIMUM STEEL WIRES WITH 4 POINT ROUND 14 GAUGE BARBS SPACED 4" APART.
- ⑭ FABRIC TIES: ALUMINUM BANDS OR WIRES. FABRIC SHALL BE ATTACHED TO THE TOP RAIL AND BOTTOM TENSION WIRE AT 24" CENTERS AND TO THE POSTS AT 15" CENTERS, ALL ON THE COMPOUND SIDE OF THE FENCE.

- ⑮ MISCELLANEOUS:
- A. RAIL COUPLINGS: SLEEVE TYPE, 6" LONG EXPANSION SPRING EVERY FIFTH COUPLING.
- B. POST TOPS: PRESSED STEEL, MALLEABLE IRON WITH PRESSED STEEL EXTENSION ARM, OR ONE-PIECE ALUMINUM CASTING; WITH HOLE FOR TOP, ALL DESIGNED TO FIT OVER THE OUTSIDE OF THE POSTS AND TO PREVENT ENTRY OF MOISTURE INTO TUBULAR POSTS.
- C. LATCHES SHALL BE FORKED TYPE AND SHALL BE ARRANGED FOR PADLOCKING WITH THE PADLOCK ACCESSIBLE FROM BOTH SIDES OF THE GATE.
- D. KEEPERS SHALL CONSIST OF MECHANICAL DEVICES FOR SECURING AND SUPPORTING THE FREE END OF THE GATES WHEN IN THE FULL OPEN POSITION. KEEPERS SHALL BE MOUNTED ON 2-7/8" O.D. PIPE POSTS FILLED WITH CONCRETE AND SET IN CONCRETE FOUNDATIONS.
- E. INSTALL FENCING PER ASTM-F567.
- F. INSTALL SWING GATES PER ASTM-F900.
- G. LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLETED IF REQUIRED.
- H. USE GALVANIZED HIG-RING WIRE TO MOUNT ALL SIGNS.
- I. ALL SIGNS MUST BE MOUNTED ON INSIDE OF FENCE.
- J. ALL POSTS SHALL HAVE "MUSHROOM" SLEEVE EMBEDDED IN CONCRETE.

SECTION A-A



CHAIN LINK FENCE DETAILS

NO SCALE 1



AT&T

930 NATIONAL PARKWAY
SCHAUMBURG, IL 60173



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DANIEL.KALINA@NEXIUS.COM



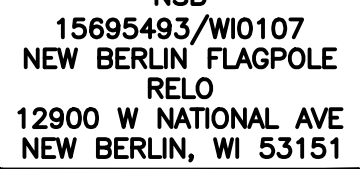
WESTCHESTER
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WI Firm No. 4897-11



JOHN M. BANKS
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NSB

15695493/WI0107
NEW BERLIN FLAGPOLE
RELO
12900 W NATIONAL AVE
NEW BERLIN, WI 53151

REV.	DATE	DESCRIPTION	INITIALS
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1	04/27/22	PERMIT/ CONSTRUCTION	MC
0	04/01/22	PERMIT/ CONSTRUCTION	DS

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

08/30/22



WISCONSIN
JOHN M. BANKS
8719-005
SOUTH ELGIN, IL
EXP. DATE: 07/31/22

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF WISCONSIN

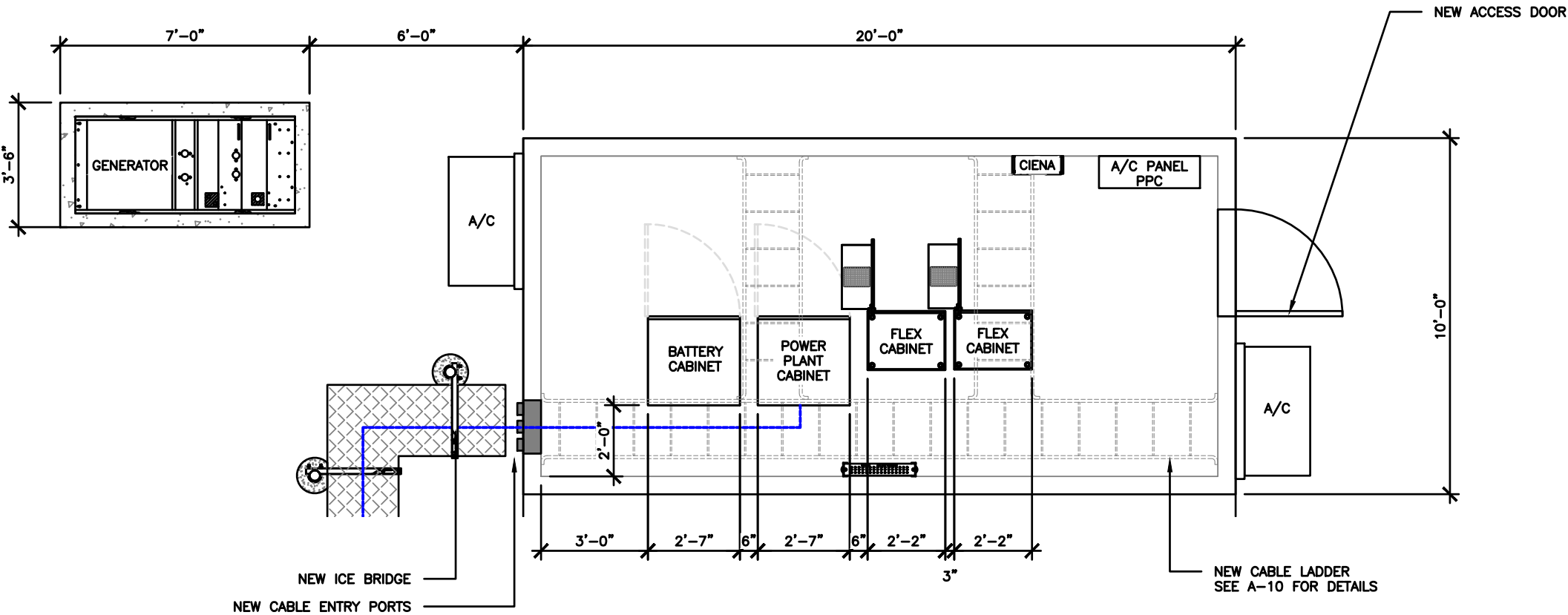
SHEET TITLE

FENCE DETAILS

SHEET NUMBER

A7

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AT&T EQUIPMENT LAYOUT

AT&T
930 NATIONAL PARKWAY
SCHAUMBURG, IL 60173

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DANIEL KALINA
SITE ACQUISITION SPECIALIST
PHONE: 630-946-7741
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WESTCHESTER SERVICES LLC
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PHONE: 847-277-0070
AE@Westchesterservices.com
WI Firm No. 4897-11

JOHN M. BANKS ARCHITECT
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BARRINGTON, IL 60010
TELEPHONE: 847-277-0070
FAX : 847-277-0080
jbanks@westchesterservices.com

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NEW BERLIN FLAGPOLE
RELO
12900 W NATIONAL AVE
NEW BERLIN, WI 53151

REVISIONS				
REV.	DATE	DESCRIPTION	INITIALS	
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1	04/27/22	PERMIT/ CONSTRUCTION	MC	
0	04/01/22	PERMIT/ CONSTRUCTION	DS	
NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET				

08/30/22
WISCONSIN
JOHN M. BANKS
8719-005
SOUTH ELGIN
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF WISCONSIN

SCALE: 1/4"=1'-0" (11x17)
(OR) 1/2"=1'-0" (22x34)

1

SHEET TITLE
EQUIPMENT LAYOUT

SHEET NUMBER
A8

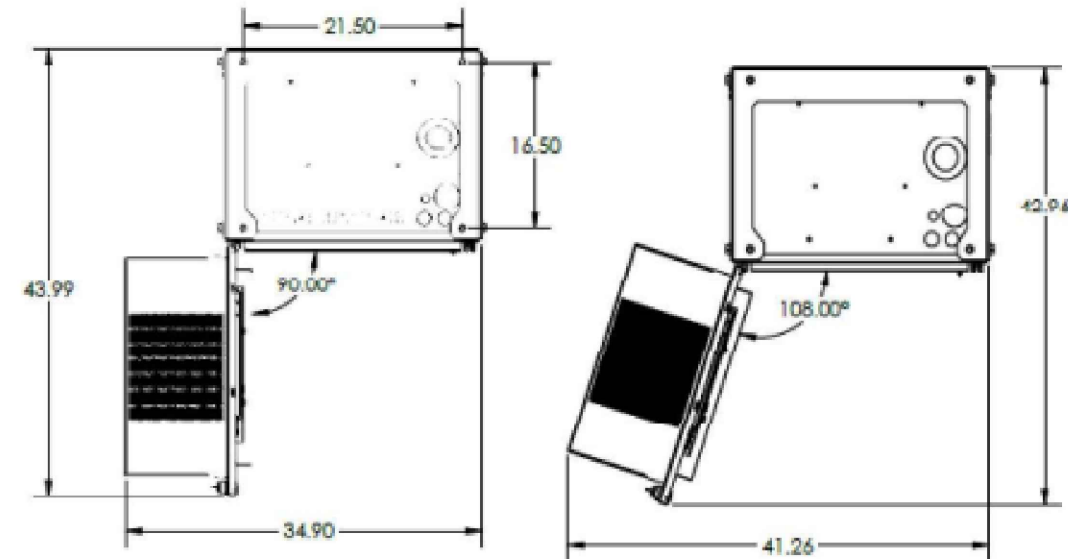
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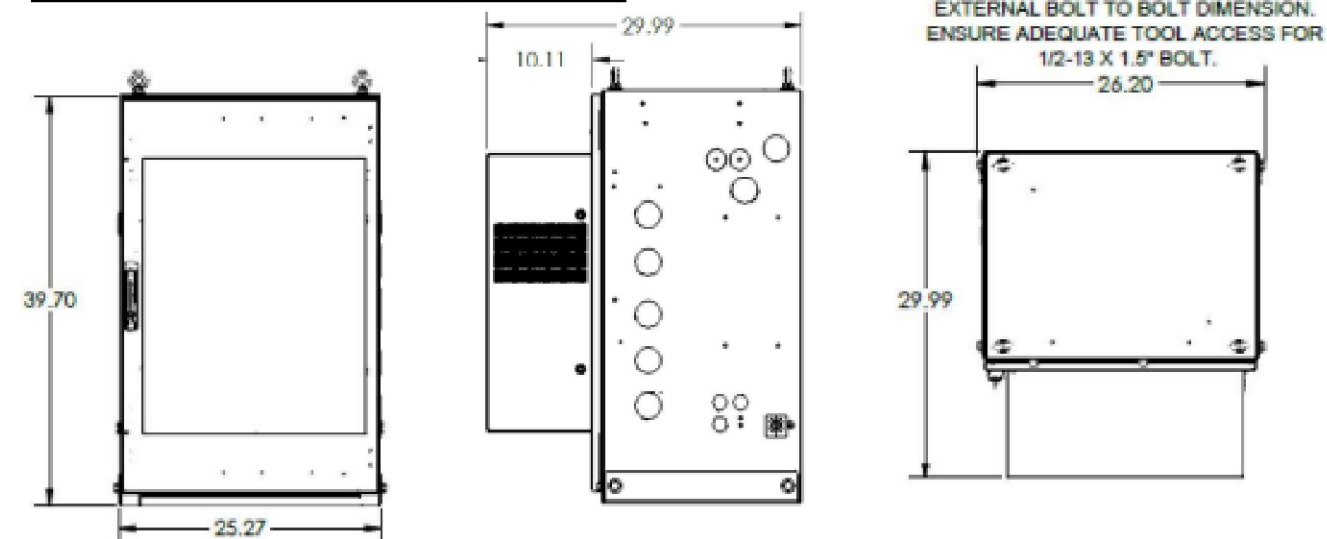
FLX21-2520

FlexSure® WS Outdoor Enclosure

Enclosure Door Swing Clearance at 90 degree and 108 degree wind prop positions



Overall enclosure dimensions (door closed)



FLX21 DETAILS

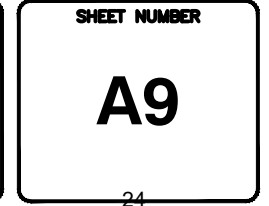
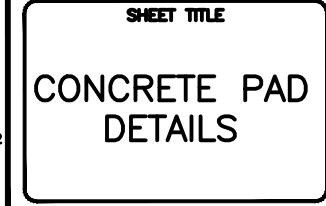
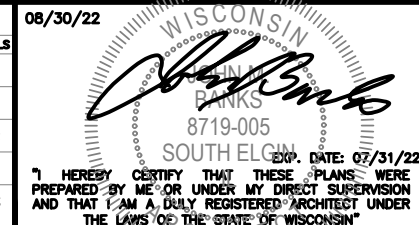
SCALE
N.T.S. 2

EMERSON 512 POWER PLANT

SCALE
N.T.S. 1



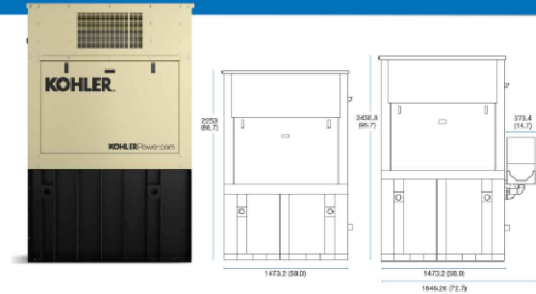
REVISIONS				
REV.	DATE	DESCRIPTION	INITIALS	
2	08/30/22	PERMIT/ CONSTRUCTION	CG	
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0	04/01/22	PERMIT/ CONSTRUCTION	DS	



24

THE ULTIMATE POWER SOLUTION FOR SMALL SPACES.

Ideal for the telecom industry, our 20REOZK-C is built to fit in tight locations — all while packing the power you need to back up your systems for years to come.



COMPACT FOOTPRINT

Our reduced rectangular footprint is specially designed for cell tower platform applications, while still providing easy maintenance touch points and 48 hours of runtime.

RELIABLE POWER

Our direct engine/alternator design eliminates the possibility of generator failure due to improper adjustment or belt breakdowns.

SINGLE-SIDE SERVICE

Maintenance is made easy with one service area. All frequently serviced touch points are located on the same side and accessible by easy-to-remove doors.

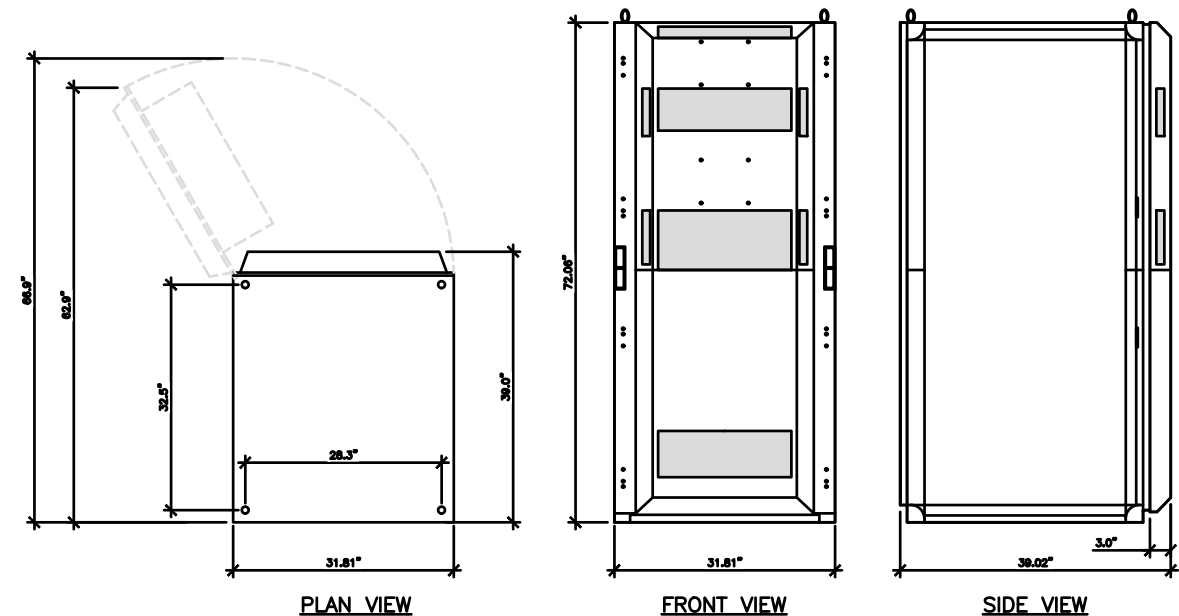
QUIET PERFORMANCE

Our sound enclosure delivers a sound performance of 65 dBA — which is among the quietest available.

MODEL	20REOZK-C Standard Tank	20REOZK-C State Tank
Fuel Type	Diesel	Diesel
Engine Make	KOHLER KDI	KOHLER KDI
Number of Cylinders	4 inline	4 inline
Displacement, L (cu in.)	2.5 (158)	2.5 (158)
Operating Speed (rpm)	1800	1800
Controller	KOHLER Decision-Maker 3000	KOHLER Decision-Maker 3000
Voltage	120/240, single phase	120/240, single phase
Breaker	100 A	100 A
Alternator	Phases: 4 Bearing: 1, sealed Voltage Regulator: digital, integrated Steady State Voltage Regulation: ± 0.5% Insulation: NEMA MG1, Class H	Phases: 4 Bearing: 1, sealed Voltage Regulator: digital, integrated Steady State Voltage Regulation: ± 0.5% Insulation: NEMA MG1, Class H
Sound Enclosure	Steel with Stainless Steel Hardware — 65 dBA	Steel with Stainless Steel Hardware — 65 dBA
Tank Gallons/48 Hrs @ Full Load	105	105
Footprint Dimensions, L x W x H, mm (in.)	1473.2 x 762.0 x 2253.0 (58.0 x 30.0 x 88.7)	1473.2 x 762.0 x 2400.8 (58.0 x 30.0 x 94.5)
Overall Dimensions, L x W x H, mm (in.) including spill box	1688.6 x 812.8 x 2400.8 (72.7 x 32.0 x 94.5)	1688.6 x 812.8 x 2400.8 (72.7 x 32.0 x 94.5)
Weight (lbs)	2,164	2,250
Diesel Fuel Consumption — Standby, Lph (gph) at 1% Load	100% 7.2 (1.9) 75% 5.7 (1.5) 50% 3.8 (1.0)	100% 7.2 (1.9) 75% 5.7 (1.5) 50% 3.8 (1.0)
State Tank Options Included		5-Gallon Spill Containment High Fuel Level Switch with Alarm

DIESEL GENERATOR KOHLER DETAIL

SCALE
N.T.S. 4



PLAN VIEW

FRONT VIEW

SIDE VIEW

WEIGHT

314KG (690LB) (NO BATTERIES OR RECTIFIERS)
1040KG (2300LB) WITH FULL COMPLEMENT OF GNB BATTERIES
820KG (1800LB) WITH FULL COMPLEMENT OF SAFT BATTERIES

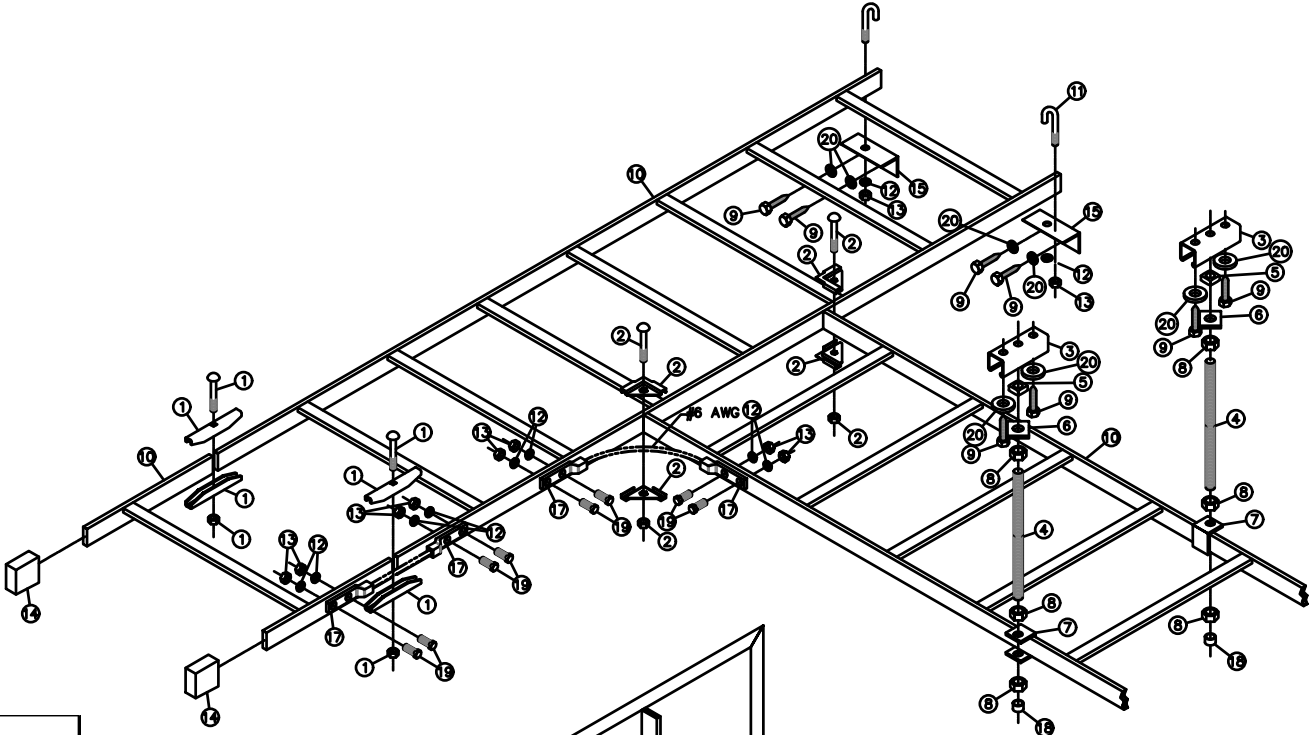
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NOTES:

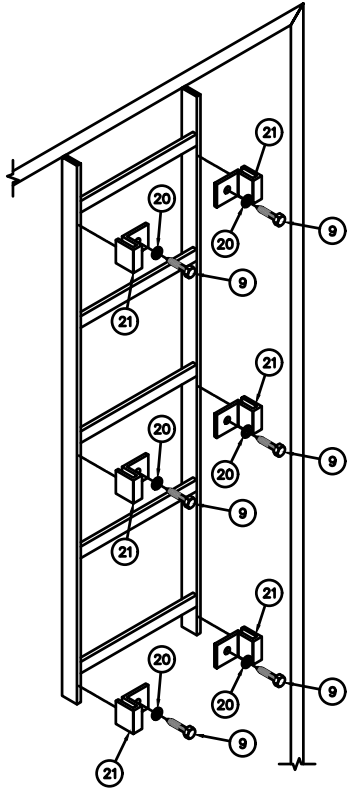
- 1. BOTTOM OF CABLE RACK TO BE MOUNTED 8'-0" A.F.F. UNLESS NOTED OTHERWISE
- 2. ALL DETAILS MAY NOT APPLY TO CABLE RACK LAYOUT
- 3. CABLE TRAY CORNER CLAMPS SHALL BE INSTALLED AS SHOWN. CORNER CLAMPS MAY BE MOVED TO OPPOSITE SIDE IF NEEDED DUE TO OBSTRUCTIONS
- 4. UNISTRUT MEASUREMENTS ARE ACCURATE WITHIN ;2" WHEN MOVEMENT IS REQUIRED TO MISS TRIM, CABLE TRAY RUNGS, CONCRETE RIBS IN WRONG LOCATION, ETC. CONSIDERATION OF THE PREVIOUS UNISTRUT MOVEMENT SHOULD BE TAKEN INTO ACCOUNT
- 5. UNISTRUTS MAY HAVE THEIR MEASUREMENT VARIED BY 24" WITH NO MORE THAN 72" BETWEEN UNISTRUTS. PARAMETERS FOR MOVING THE UNISTRUT ARE AS FOLLOWS: LIGHTS, CONDUIT, ELECTRICAL BOXES, RACEWAYS AND VARIOUS EQUIPMENT MOUNTED ON CABLE RACK THAT ARE IN THE WAY. INCOMPATIBLE PRINT LAYOUTS ARE ALSO A PARAMETER FOR MOVEMENT
- 6. CABLE TRAY MAY BE MOVED ;3" WHEN AND ONLY WHEN ITEMS ALREADY MOUNTED, SUCH AS CONDUIT, BOXES, LIGHTS, WIREWAY, ETC., INTERFERE WITH THE MEASUREMENT ON THE PRINT
- 7. WHEN THE UNISTRUT FOR THE CABLE TRAY IS NOT ON CONCRETE, A #12 WOOD SCREW CAN BE USED TO FASTEN THE UNISTRUT TO THE CEILING USING EVERY OTHER HOLE IN THE UNISTRUT. THE 4 1/2" UNISTRUT MUST BE ON CONCRETE AND MUST BE FASTENED WITH TAPCONS
- 8. THE POSITIONS FOR THE CABLE TRAY SPICERS THAT ARE SHOWN ON THE PRINT ARE FOR ILLUSTRATION. THE BEST POSITION SHOULD BE DETERMINED WHEN LAYING OUT THE CABLE TRAY IN THE BUILDING TO GET THE OPTIMUM USE OF THE CABLE TRAY.

LISTED PART NUMBERS ARE AVAILABLE FROM PERFECT-VISION.COM /WWW.PERFECT-10.TV

Item number	Part name	9" rack	12" Rack	18" Rack	24" rack
1	Splice Clamp Bolt Nut	SC12	SC12	SC12	SC12
2	Corner Clamp Bolt	CC12	CC12	CC12	CC12
3	Unistrut	P1000T10PG	P1000T10PG	P1000T10PG	P1000T10PG
4	5/8" - 11 Threaded Rod	ALLTHREAD58X72SS	ALLTHREAD58X72SS	ALLTHREAD58X72SS	ALLTHREAD58X72SS
5	Square Nut - 5/8"				
6	Square Washer	PV-SQUARE-58-HDG	PV-SQUARE-58-HDG	PV-SQUARE-58-HDG	PV-SQUARE-58-HDG
7	Bracket	SHB12	SHB12	SHB12	SHB12
8	Nut	Including in line 7	Including in line 7	Including in line 7	Including in line 7
9	Tap Con				
10	18" z/c "Standard"	N/A	10012ZY	10018ZY	10024ZY
11	J-Bolt				
12	Lock Washer	Including in line 15	Including in line 15	Including in line 15	Including in line 15
13	Nut	Including in line 15	Including in line 15	Including in line 15	Including in line 15
14	End Caps	PV-STRINGERCAP-150-BLK-EA	PV-STRINGERCAP-150-BLK-EA	PV-STRINGERCAP-150-BLK-EA	PV-STRINGERCAP-150-BLK-EA
15	1 3/4" x 1 3/4" x 1/8" Angle				
16	N/A	N/A	N/A	N/A	N/A
17	2-Hole Lug w/ # 6 Wire	62-25-1	62-25-1	62-25-1	62-25-1
18	Plastic Protection Cap	PV-CAP58-100	PV-CAP58-100	PV-CAP58-100	PV-CAP58-100
19	1/4" x 1" Bolt	BOLT14X1-SS	BOLT14X1-SS	BOLT14X1-SS	BOLT14X1-SS
20	1/4" x 1" Fender Flat Washer				
21	Bracket, Wall Clip - 7/16" Hole	WC12K	WC12K	WC12K	WC12K



TYPICAL MOUNTING FOR CABLE RACK



TYPICAL MOUNTING FOR CABLE RACK ON THE WALL

CABLE LADDER LAYOUT

NO SCALE 1



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NSB
15695493/WI0107
**NEW BERLIN FLAGPOLE
RELO**
12900 W NATIONAL AVE
NEW BERLIN, WI 53151

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08/30/22



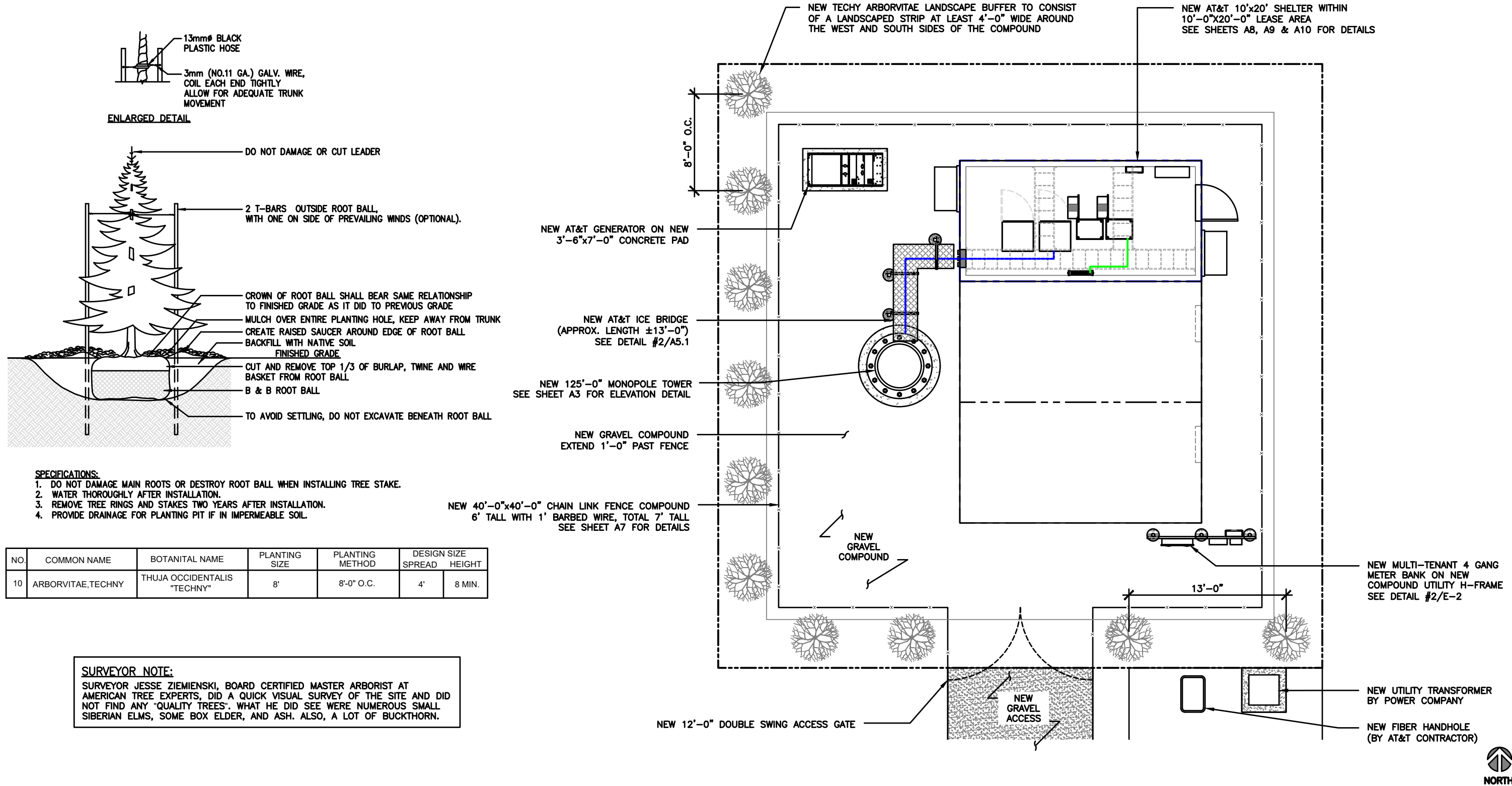
JOHN M. BANKS
8719-005
SOUTH ELGIN, IL
EXP. DATE: 07/31/22

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF WISCONSIN

SHEET TITLE
**CABLE
LADDER
DETAILS**

SHEET NUMBER
A10
25

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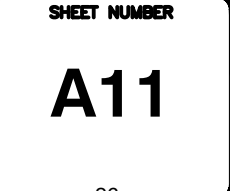
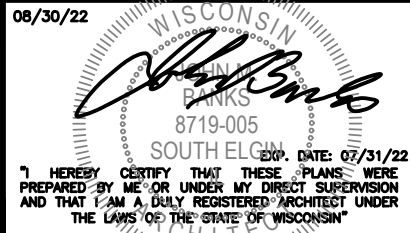
LANDSCAPE PLAN

SCALE: 1/8"=1'-0" (11x17)
(OR) 1/16"=1'-0" (22x34)

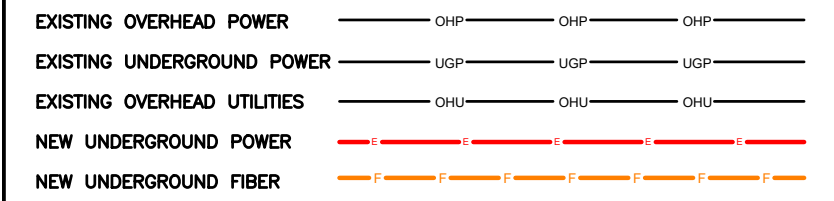
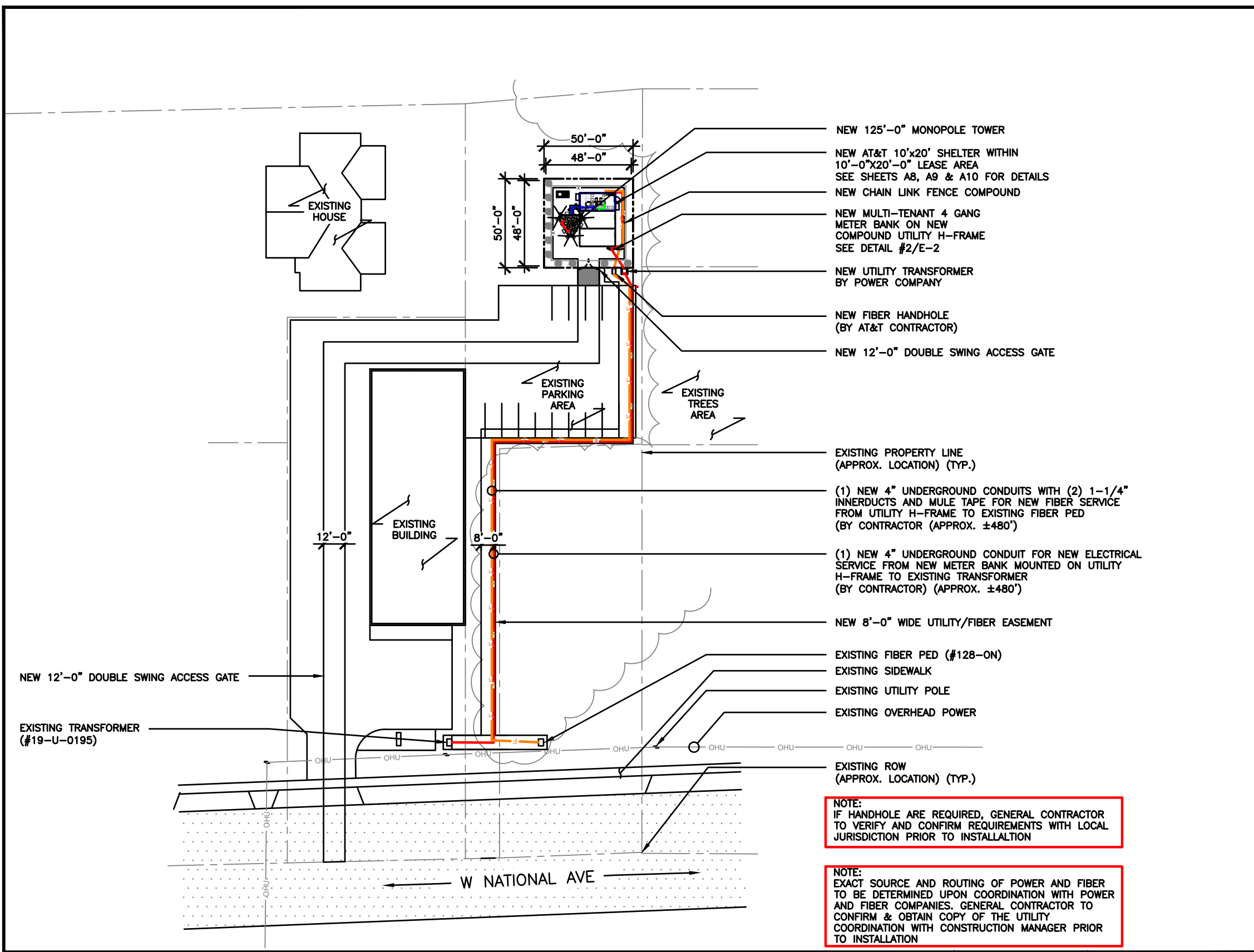


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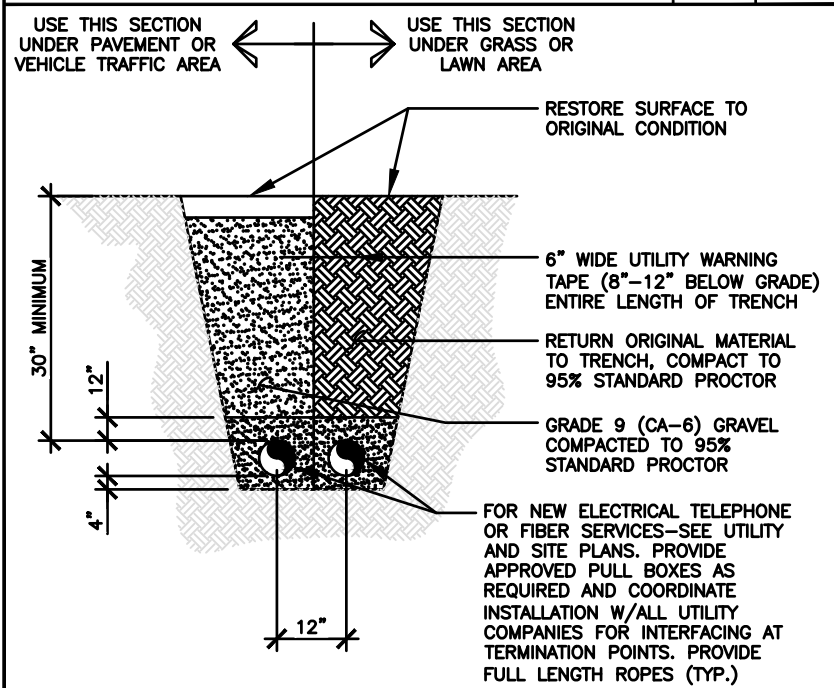


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1. ALL UNDERGROUND CONDUITS SHALL BE SCH 40 PVC. EXCEPT THAT ELBOWS AND RISERS SHALL BE RMC ALL UNDERGROUND ELBOWS SHALL BE SWEEPING BENDS. 2'-0" MINIMUM SHALL BE REQUIRED.
2. THE FIBER CABLES SHOULD BE INSTALLED IN RIGID METAL CONDUIT, (10'-0") TEN FEET IN LENGTH BEFORE ENTERING A SHELTER OR BUILDING PER AT&T STANDARD ATT-TP 26416.
3. TWO CONDUITS ARE SHOWN IN DETAIL 2, ALTHOUGH MULTIPLE CONDUITS CAN BE PLACED IN THE SAME TRENCH. A MINIMUM SEPARATION IS REQUIRED PER THE LOCAL JURISDICTIONS AND UTILITY COMPANIES. IN ALL OTHER CASES, USE THE CONDUIT SPACING SCHEDULE TO MAINTAIN MINIMUM SPACING BETWEEN THE EXTERIOR WALL TO EXTERIOR WALL SEPARATION OF CONDUITS.
4. CONTRACTOR SHALL RESTORE THE TRENCH TO ITS ORIGINAL CONDITIONS BY EITHER SEEDING OR SODDING GRASS AREAS, OR REPLACING ASPHALT OR CONCRETE AREAS TO ITS ORIGINAL CROSS SECTION.
5. TRENCHING SAFETY; INCLUDING, BUT NOT LIMITED TO SOIL CLASSIFICATION, SLOPING, AND SHORING, SHALL BE GOVERNED BY THE CURRENT OSHA TRENCHING AND EXCAVATION SAFETY STANDARDS.
6. ALL CONDUITS SHALL BE INSTALLED IN COMPLIANCE WITH THE NATIONAL ELECTRIC CODE (NEC) OR AS REQUIRED BY THE LOCAL JURISDICTION.

LEGEND



CONDUIT SPACING SCHEDULE		
CONDUIT #1	MINIMUM CONDUIT SEPARATION	CONDUIT #2
POWER	* = 6 INCHES	POWER
POWER	* = 12 INCHES	TELCO, COMMUNICATIONS & CONTROL CIRCUITS
TELCO, COMMUNICATIONS & CONTROL CIRCUITS	* = 6 INCHES	TELCO, COMMUNICATIONS & CONTROL CIRCUITS

UTILITY PLAN

AT&T

930 NATIONAL PARKWAY
SCHAUMBURG, IL 60173

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JOHN M. BANKS
ARCHITECT

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jbanks@westchesterservices.com

NSB

15695493/WI0107
NEW BERLIN FLAGPOLE
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NEW BERLIN, WI 53151

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0	04/01/22	PERMIT/ CONSTRUCTION	DS

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08/30/22

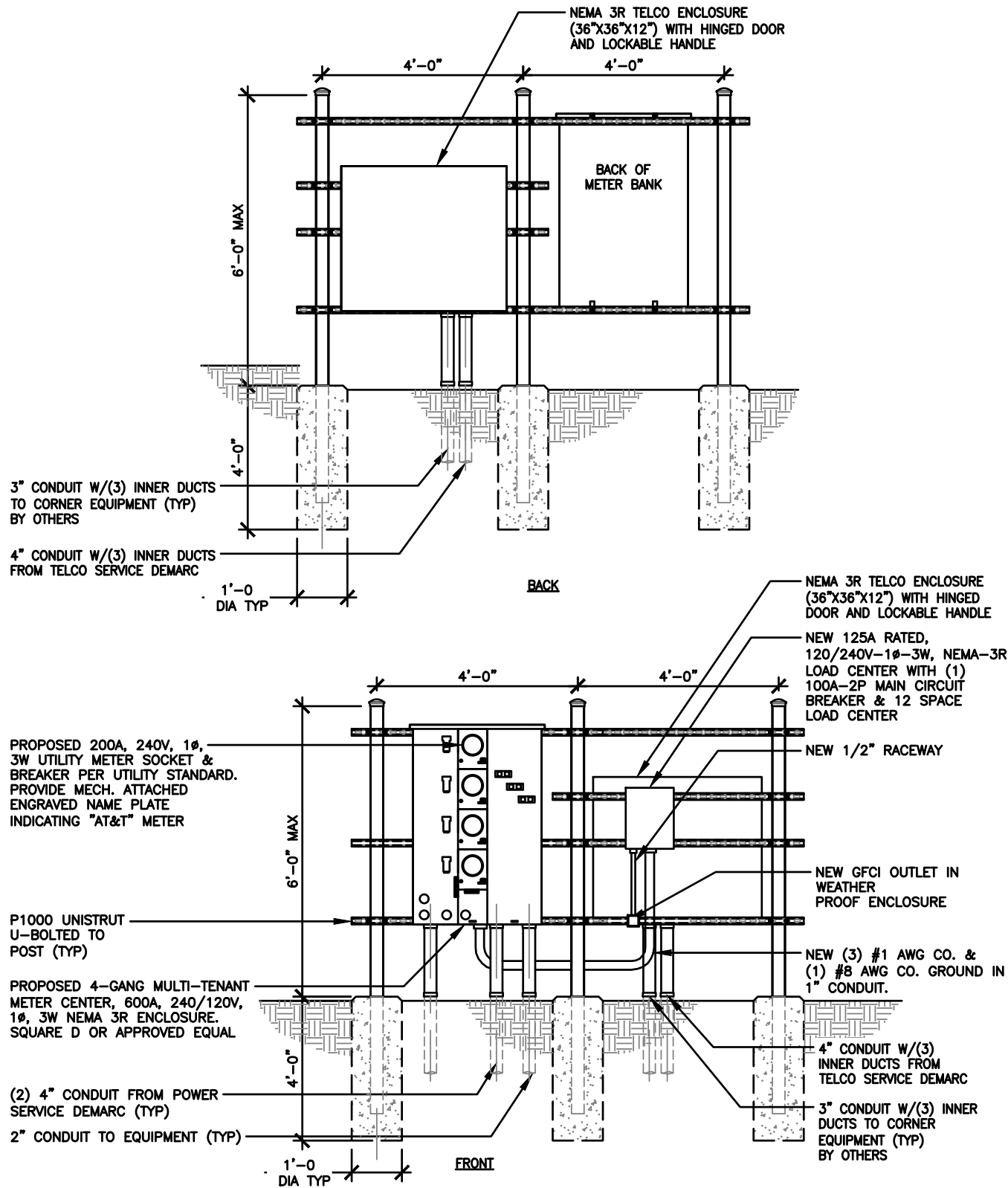
7. I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF WISCONSIN

TRENCH DETAIL

UTILITY PLAN
AND DETAILS

E1

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INTEGRATED LOAD CENTER																										
LOAD				LOAD PER PHASE (VA)		WIRE COLOR	LOADS CONTINUOUS	LOADS NON-CONTINUOUS	LOADS SUB-PANEL	WIRE SIZE	GROUNDING WIRE SIZE	TRIP	TRIP	GROUNDING WIRE SIZE	WIRE SIZE	LOADS SUB-PANEL	LOADS NON-CONTINUOUS	LOADS CONTINUOUS	WIRE COLOR	LOAD PER PHASE (VA)		LOAD				
DESCRIPTION	QTY.	UNIT V.A.	PHASE		PHASE															UNIT V.A.	QTY.	DESCRIPTION				
			A	B	A																		B			
1	RECTIFIER #1	1	1400	1400		BLK	X			8	(10)	40			8			X	BLK	1400		1400	1	RECTIFIER #5	2	
3		1	1400		1400	RED							40	(10)	8				RED		1400	1400	1		4	
5	RECTIFIER #2	1	1400	1400		BLK	X			8	(10)	40			8			X	BLK	1400		1400	1	RECTIFIER #6	6	
7		1	1400		1400	RED							40	(10)	8				RED		1400	1400	1		8	
9	RECTIFIER #3	1	1400	1400		BLK	X			8	(10)	40			8			X	BLK	1400		1400	1	RECTIFIER #7	10	
12		1	1400		1400	RED							40	(10)	8				RED		1400	1400	1		12	
13	RECTIFIER #4	1	1400	1400		BLK	X			8	(10)	40			8			X	BLK	1400		1400	1	RECTIFIER #8	14	
15		1	1400		1400	RED							40	(10)	8				RED		1400	1400	1		16	
17						BLK													BLK						18	
19						RED	X			12	12	20							RED						20	
21	GFCI RECEPTACLES	2	180	360		BLK	X			12	(12)	20							BLK						22	
23	OPTIONAL FIBER BOX RECEPTACLE	1	180		180	RED	X			12	12	20							RED						24	
25	BATTERY CHARGER	1	240	240		BLK	X			12	12	20							BLK						26	
27	BLOCK HEATER	1	1500		1500	RED	X			12	12	20							RED						28	
29	OIL HEATER	1	180	180		BLK	X			12	12	20							BLK						30	
		SUBTOTAL CONTINUOUS		6,380	7,280															5,600	5,600	SUBTOTAL CONTINUOUS		TOTAL KVA CONTINUOUS x 1.25	31.075	
		SUBTOTAL NON-CONTINUOUS		-	-															-	-	SUBTOTAL NON-CONTINUOUS		TOTAL KVA NON-CONTINUOUS	-	
		SUBTOTAL SUB-PANEL		-	-															-	-	SUBTOTAL SUB-PANEL		TOTAL KVA SUB-PANEL	-	
PANEL DESIGNATION:ELECTRICAL PANEL (ITEM 2)																						TOTAL KVA				31.075
MAIN LUGS:N/A		MAIN BREAKER:200 AMP													BRANCH BREAKER TYPESIEMENS - BL							TOTAL KVA		31.075		
VOLTAGE: 120/240		CYCLE: 60		PHASE: 1		WIRES: 3		MAIN COPPER BUS: 200 AMPS				NEUTRAL:200 AMPS										TOTAL AMPS		129.48		

AT&T H-FRAME DETAIL

SCALE
N.T.S.

2

PANEL SCHEDULE

SCALE
N.T.S.

1



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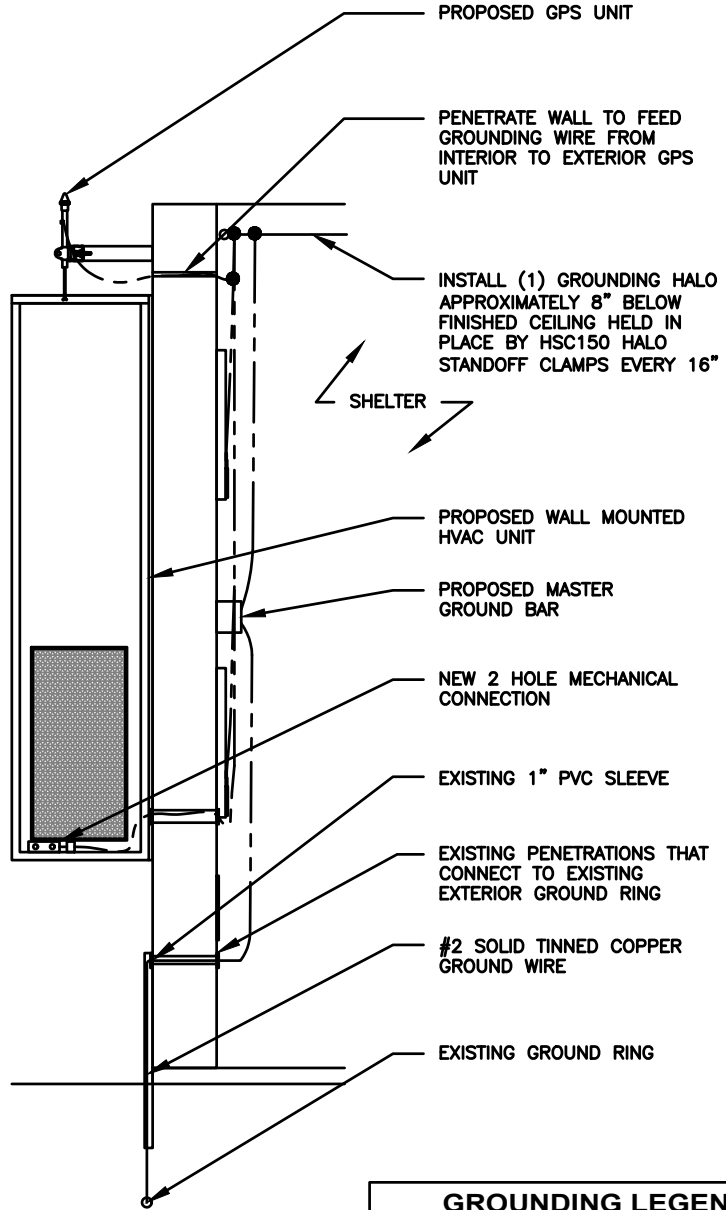
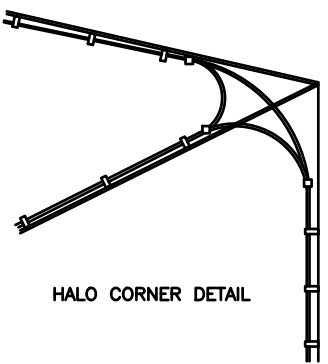
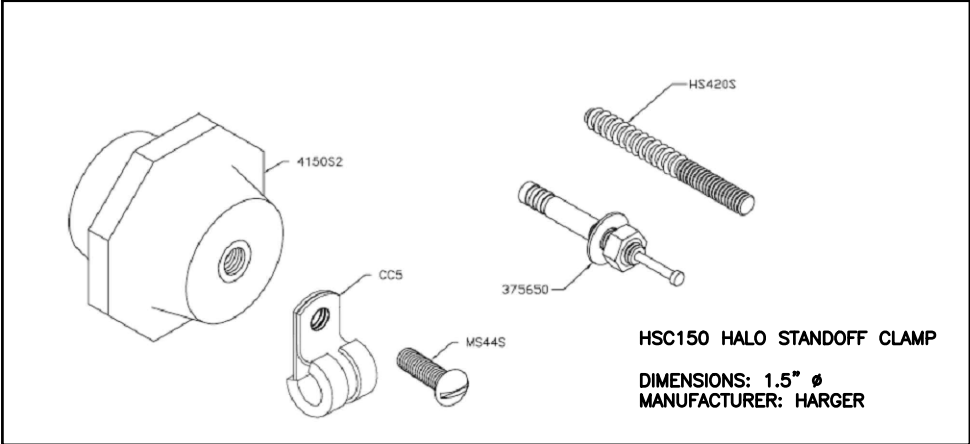
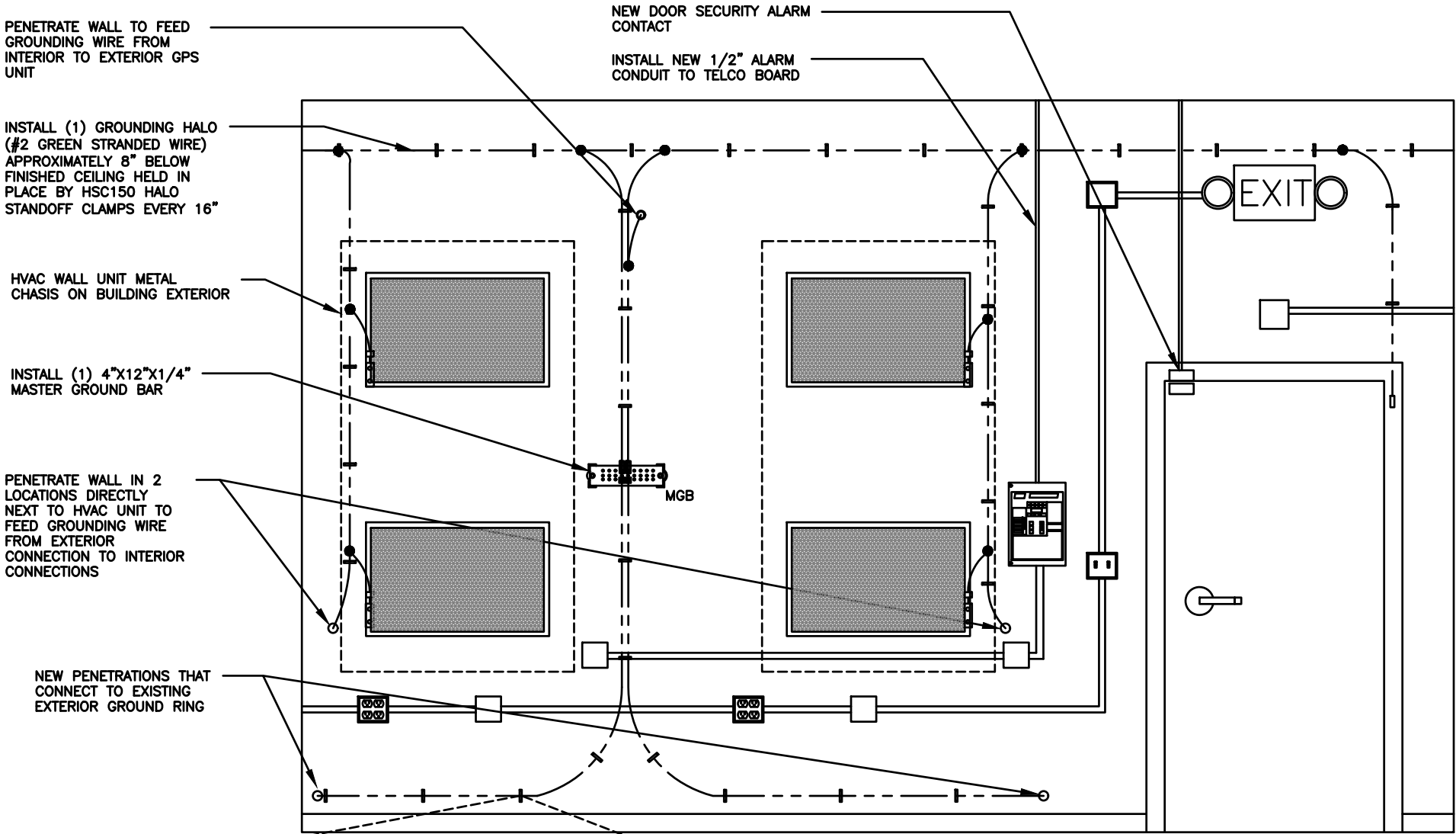
08/30/22
WISCONSIN
J. M. BANKS
8719-005
SOUTH ELGIN
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SHEET TITLE
H-FRAME
DETAIL AND
PANEL
SCHEDULE

SHEET NUMBER
E2

28

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GROUNDING LEGEND	
■	EXOTHERMIC WELD CONNECTION
●	COMPRESSION FITTING CONNECTION
⊙	5/8"x10' COPPER-CLAD STEEL GROUND ROD
⊙	5/8"x10' COPPER-CLAD STEEL GROUND ROD WITH INSPECTION WELL
---	PROPOSED GROUND WIRING
---	EXISTING GROUND WIRING
▬	TINNED COPPER GROUND BAR 1/4"x4"x12" OR 1/4"x4"x20"
CGB	COLLECTOR GROUND BAR
MGB	MASTER GROUND BAR
—	MECHANICAL CONNECTION

WALL GROUNDING ELEVATION WITH HALO CLAMP DETAIL

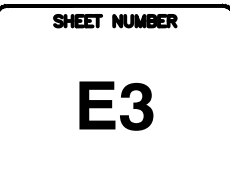
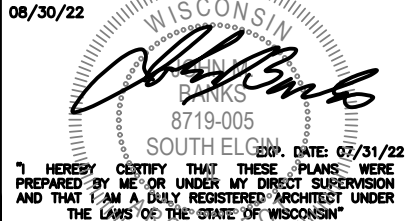
SCALE
N.T.S. 2

GROUNDING SECTION

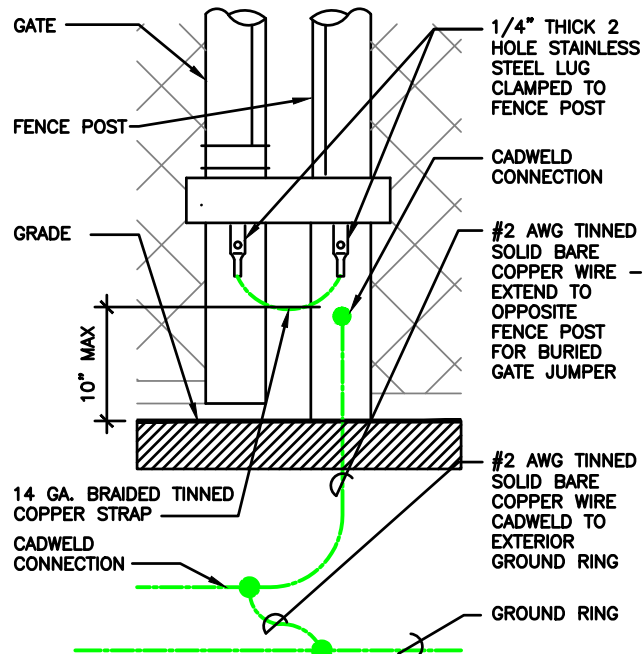
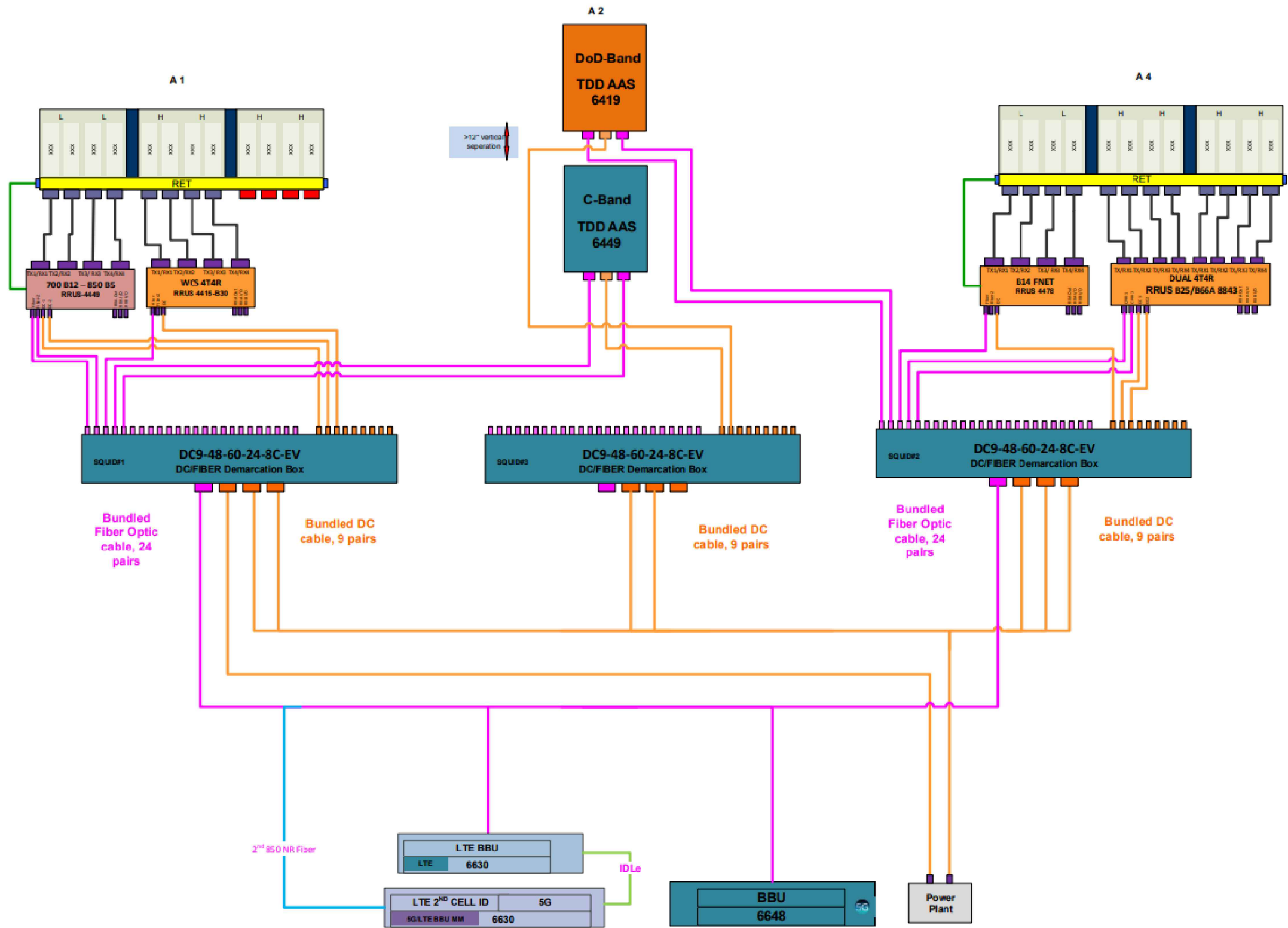
SCALE
N.T.S. 1



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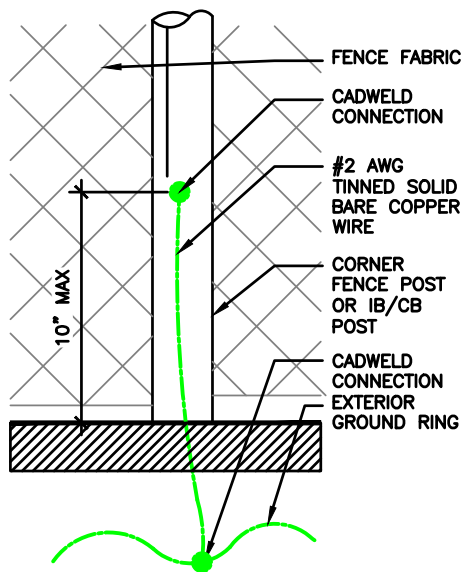


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GATE GROUNDING DETAIL

SCALE
N.T.S. 2



FENCE GROUNDING DETAIL

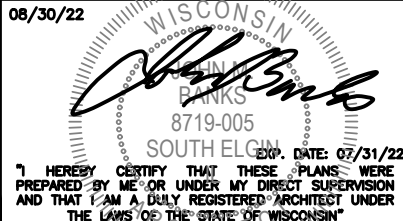
SCALE
N.T.S. 1

GENERIC ANTENNA CABLING SINGLE LINE DIAGRAM

SCALE
N.T.S. 3



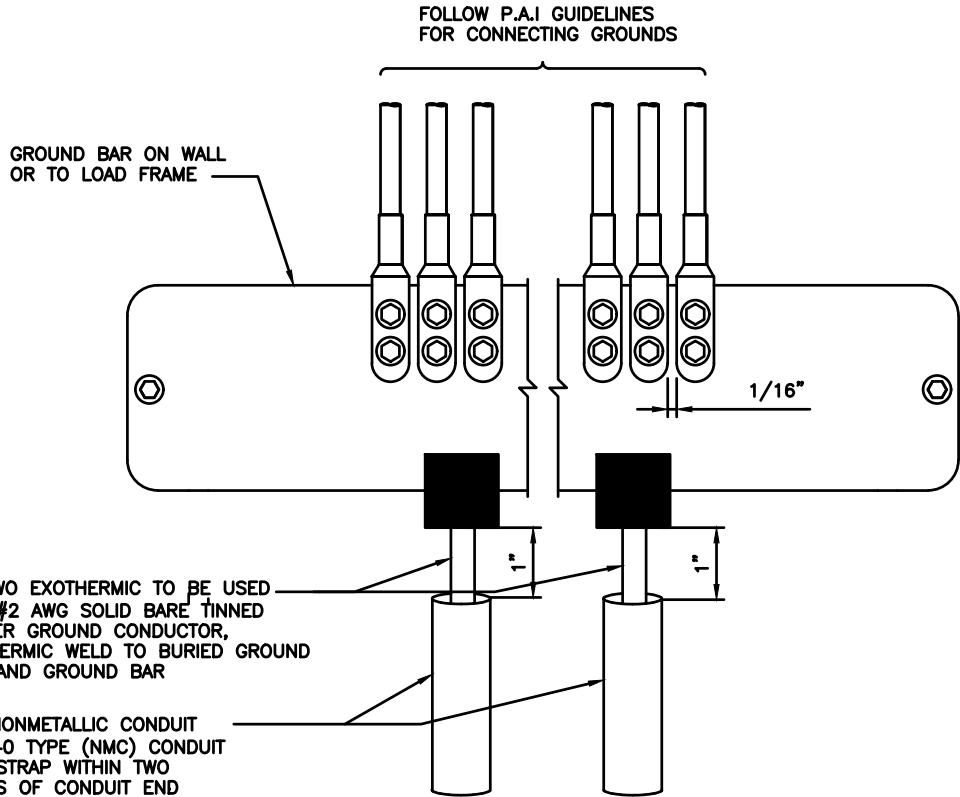
REVISIONS				
REV.	DATE	DESCRIPTION	INITIALS	
2	08/30/22	PERMIT/ CONSTRUCTION	CG	
1	04/27/22	PERMIT/ CONSTRUCTION	MC	
0	04/01/22	PERMIT/ CONSTRUCTION	DS	



SHEET TITLE
GENERIC
ANTENNA
GROUNDING
SLD

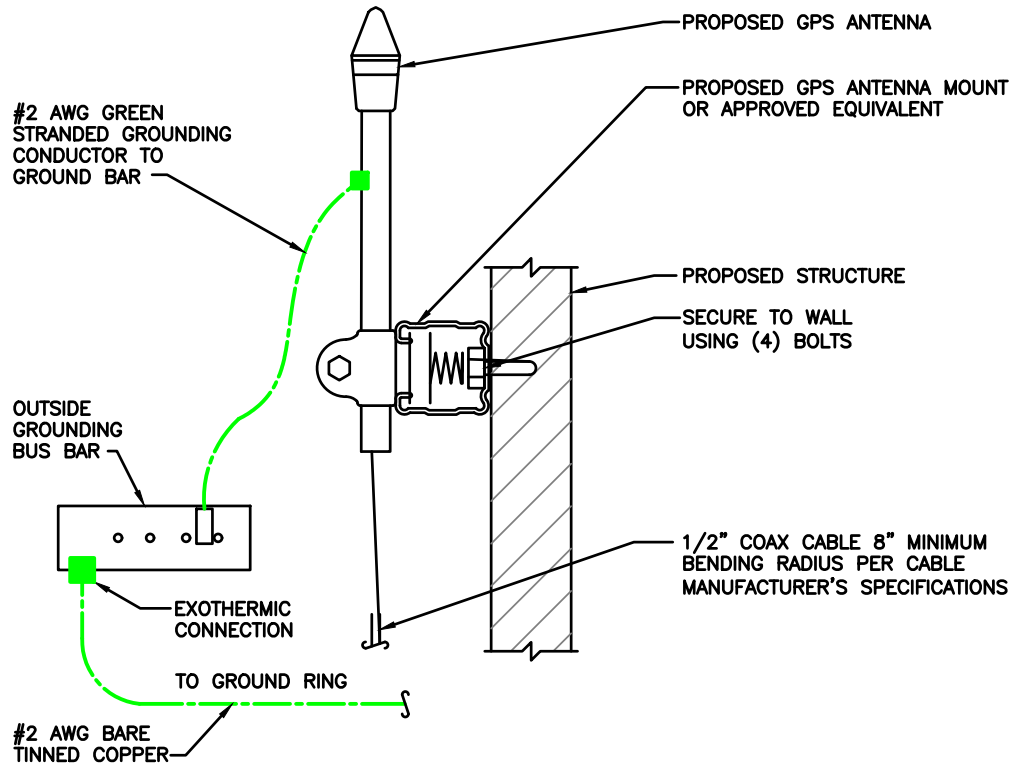
SHEET NUMBER
E4

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.



MAIN GROUND BAR DETAIL

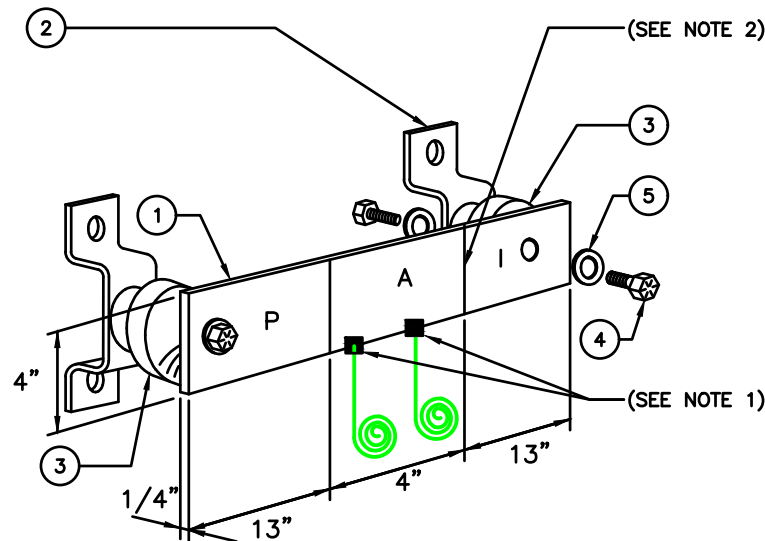
SCALE
N.T.S. 5



GPS ANTENNA GROUNDING

SCALE
N.T.S. 4

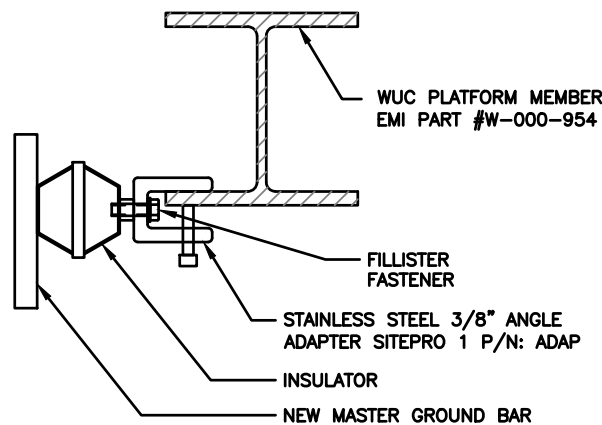
NO	REQUIRED	PART NUMBER	DESCRIPTION
①	1	1/4"x4"x12'	SOLID GROUND BAR
②	2	A-6056	WALL MOUNTING BRACKET
③	2	3061-4	INSULATORS
④	4	3012-1	5/8"-11x1" H.H.C.S.
⑤	4	3015-8	5/8" LOCKWASHER



MASTER GROUND BAR DETAIL

SCALE
N.T.S. 2

STAINLESS STEEL 3/8" ANGLE ADAPTER
SITEPRO 1 P/N: ADAP



ANGLE ADAPTER DETAIL

SCALE
N.T.S. 3

EACH GROUND CONDUCTOR TERMINATING ON ANY GROUND BAR SHALL HAVE AN IDENTIFICATION TAG ATTACHED AT EACH END THAT WILL IDENTIFY ITS ORIGIN AND DESTINATION

SECTION "P" - SURGE PROTECTORS

- (EC) CELL REFERENCE GROUND BAR (IF COLLOCATED)
- (EC) GENERATOR FRAMEWORK (IF AVAILABLE) (#2 AWG)
- (EC) TELCO GROUND BAR (#2 AWG)
- (EC) COMMERCIAL POWER COMMON NEUTRAL/GROUND BOND (3/0)
- (EC) FIBER GROUND BAR (#2 AWG)
- (EC) POWER ROOM REFERENCE GROUND BAR (#2 AWG)
- (AT&T) RECTIFIER FRAMES

SECTION "A" - SURGE ABSORBERS

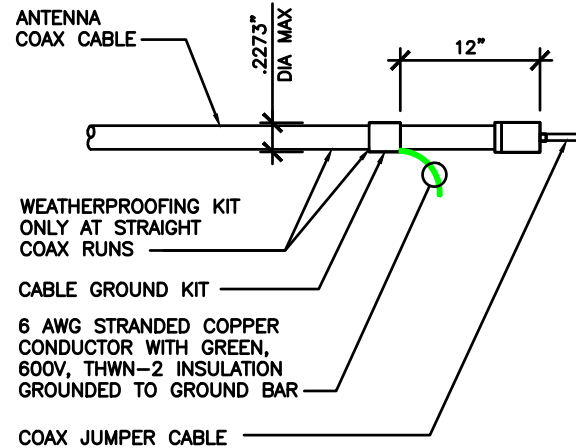
- (EC) INTERIOR GROUND RING (#2 AWG)
- (EC) EXTERNAL EARTH GROUND FIELD (BURIED GROUND RING) (#2 AWG)
- (EC) METALLIC COLD WATER PIPE (IF AVAILABLE) (1/0 AWG)
- (EC) BUILDING STEEL (IF AVAILABLE) (1/0 AWG)

SECTION "I" - ISOLATED GROUND ZONE

- (AT&T) ALL ISOLATED GROUND REFERENCE
- (AT&T) GROUND WINDOW BAR

DETAIL NOTES:

- EXOTHERMICALLY WELD #2 AWG BARE TINNED SOLID COPPER CONDUCTOR TO GROUND BAR. ROUTE CONDUCTOR TO BURIED GROUND RING AND PROVIDE PARALLEL EXOTHERMIC WELD.
- THE INSTALLER SHALL USE PERMANENT MARKER TO DRAW THE LIKE BETWEEN SECTION AND LABEL EACH SECTION ("P", "A", "I" WITH 1" HIGH LETTERS



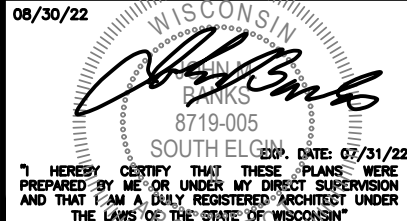
1COAX GROUND KIT DETAIL

SCALE
N.T.S. 1



REVISIONS			
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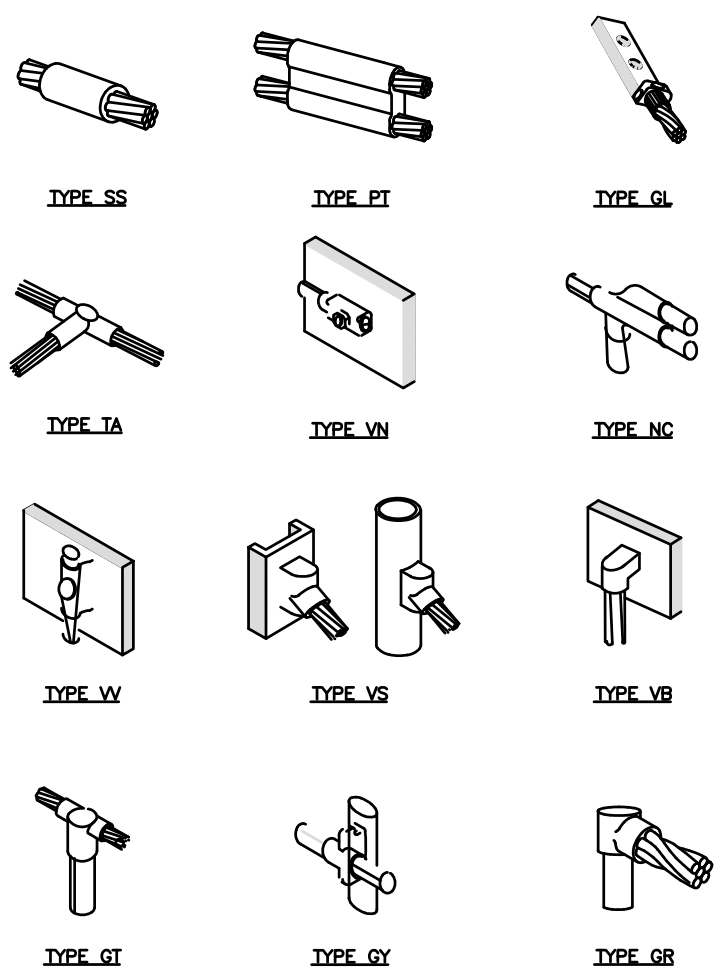
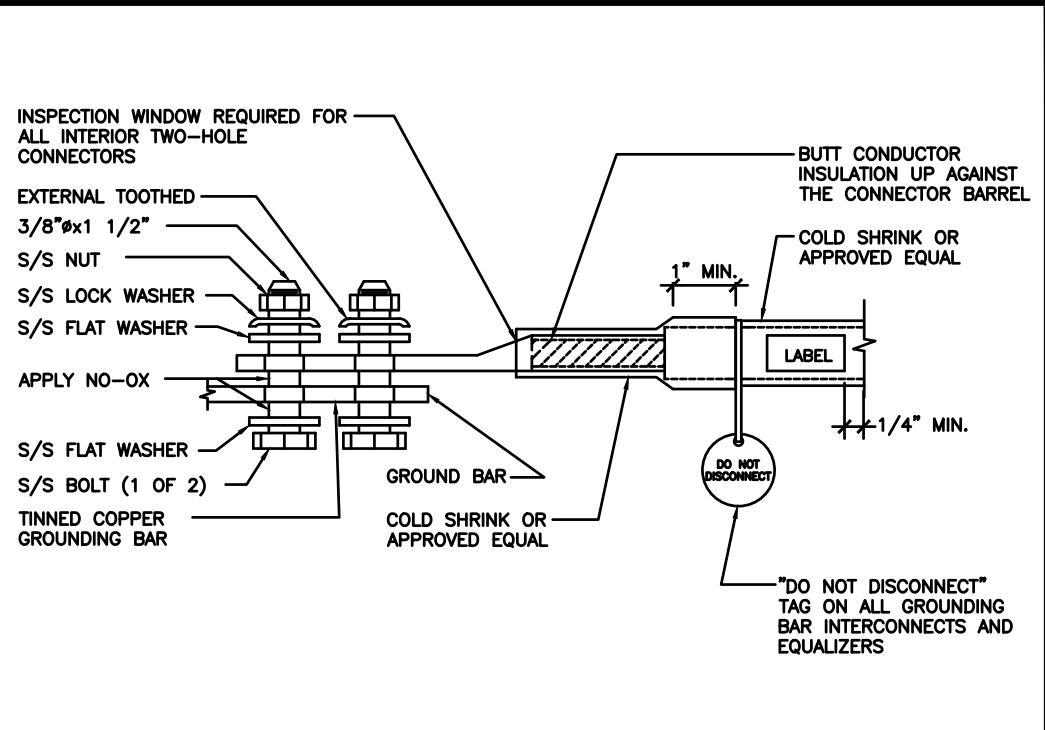
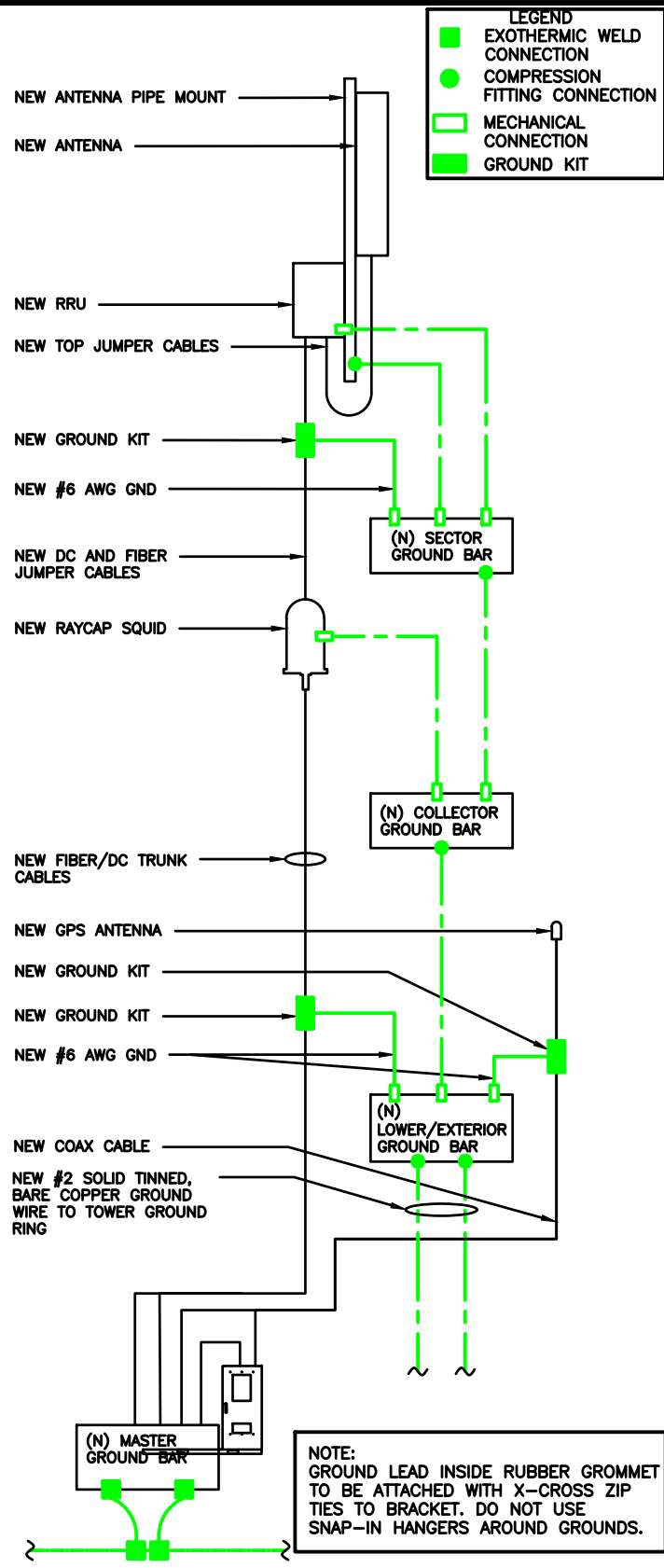
NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET



SHEET TITLE
GROUNDING DETAILS

SHEET NUMBER
E5

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CABLE GROUNDING

SCALE
N.T.S.

4

NOT USED

SCALE
N.T.S.

2

EXOTHERMIC WELD DETAILS

SCALE
N.T.S.

1

AT&T

930 NATIONAL PARKWAY
SCHAUMBURG, IL 60173

NEXIUS

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SITE ACQUISITION SPECIALIST
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WESTCHESTER SERVICES LLC

604 FOX GLEN
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FAX: 847-277-0080
jbanks@westchesterservices.com

JOHN M. BANKS ARCHITECT

604 FOX GLEN
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FAX: 847-277-0080
jbanks@westchesterservices.com

NSB

15695493/WI0107
NEW BERLIN FLAGPOLE
RELO
12900 W NATIONAL AVE
NEW BERLIN, WI 53151

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NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

08/30/22

WISCONSIN

JOHN M. BANKS

8719-005

SOUTH ELGIN

ED. DATE: 07/31/22

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF WISCONSIN

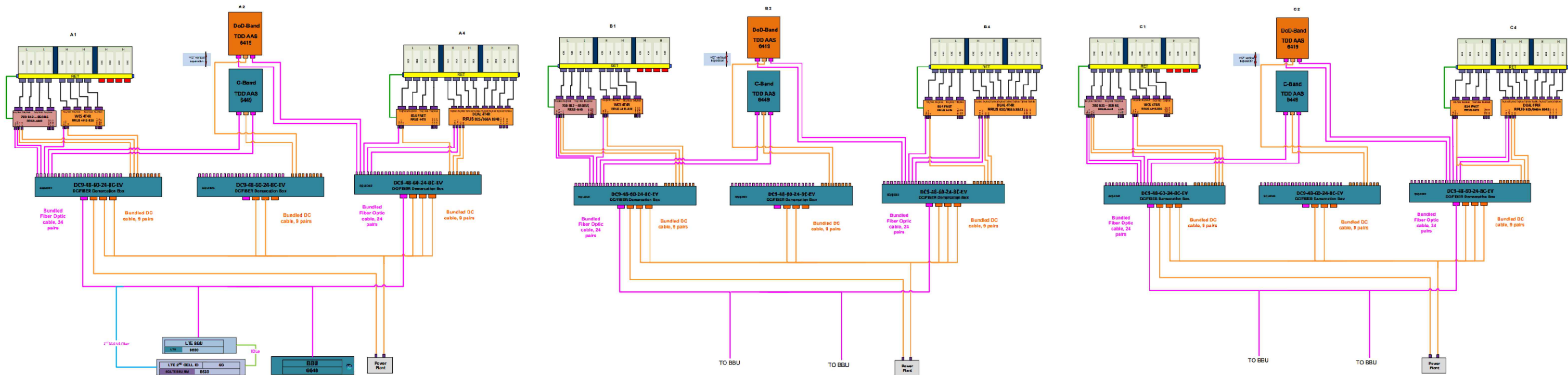
SHEET TITLE

GROUNDING DETAILS

SHEET NUMBER

E6

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08/30/22
WISCONSIN
DANIEL KALINA
8719-005
SOUTH ELGIN
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SHEET TITLE
RFDS
PLUMBING
DIAGRAM

SHEET NUMBER
RF

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NOTICE



Beyond This Point you are entering a controlled area where RF emissions *may exceed* the FCC General Population Exposure Limits.

Follow all posted signs and site guidelines for working in a RF environment.



Ref: 47CFR 1.1307(b)

CAUTION



Beyond This Point you are entering a controlled area where RF emissions *may exceed* the FCC Occupational Exposure Limits.

Obey all posted signs and site guidelines for working in a RF environment.



Ref: 47CFR 1.1307(b)



ALERTING SIGN
(FOR CELL SITE BATTERIES)



ALERTING SIGN
(FOR DIESEL FUEL)



ALERTING SIGN
(FOR PROPANE)

ALERTING SIGNS

WARNING!

DANGER DO NOT TOUCH TOWER!

SERIOUS "RF" BURN HAZARD!

MAINTAIN AN ADEQUATE CLEARANCE BETWEEN TOWER SUPPORTS AND GUY WIRES

FAILURE TO OBEY ALL POSTED SIGNS AND SITE GUIDELINES FOR WORKING IN A RADIO FREQUENCY ENVIRONMENT COULD RESULT IN SERIOUS INJURY. CONTACT CURRENT MAY EXCEED LIMITS PRESCRIBED IN ANSI/IEEE C95.1-1992 FOR CONTROLLED ENVIRONMENTS.



PROPERTY OF AT&T



AUTHORIZED PERSONNEL ONLY

IN CASE OF EMERGENCY, OR PRIOR TO PERFORMING MAINTENANCE ON THIS SITE, CALL 800-638-2822 AND REFERENCE CELL SITE NUMBER

ALERTING SIGN

INFO SIGN #4

INFORMATION

AT&T operates telecommunications antennas at this location. Remain at least 3 feet away from any antenna and obey all posted signs.

Contact the owner(s) of the antenna(s) before working closer than 3 feet from the antenna.

Contact AT&T at _____ prior to performing any maintenance or repairs near AT&T antennas. This is Site# _____

Contact the management office if this door/hatch/gate is found unlocked.

INFORMACION

En esta propiedad se ubican antenas de telecomunicaciones operadas por AT&T. Favor mantener una distancia de no menos de 3 pies y obedecer todos los avisos.

Comuníquese con el propietario o los propietarios de las antenas antes de trabajar o caminar a una distancia de menos de 3 pies de la antena.

Comuníquese con AT&T _____ antes de realizar cualquier mantenimiento o reparaciones cerca de la antena de AT&T.

Esta es la estación base número _____

Favor comunicarse con la oficina de la administración del edificio si esta puerta o compuerta se encuentra sin candado.



INFO SIGN #1

NOTICE

GUIDELINES FOR WORKING IN RADIOFREQUENCY ENVIRONMENTS

- All personnel should have electromagnetic energy (EME) awareness training.
- All personnel entering this site must be authorized.
- Obey all posted signs.
- Assume all antennas are active.
- Before working on antennas, notify owners and disable appropriate transmitters.
- Maintain minimum 3 feet clearance from all antennas.
- Do not step in front of antennas.
- Use personal RF monitors while working near antennas.
- Never operate transmitters without shields during normal operation.
- Do not operate base station antennas in equipment room.

INFO SIGN #5

INFORMATION

ACTIVE ANTENNAS ARE MOUNTED

☐ ON THE OUTSIDE OF THIS BUILDING

☐ BEHIND THIS PANEL

☐ ON THIS STRUCTURE

STAY BACK A MINIMUM OF 3 FEET FROM THESE ANTENNAS

Contact AT&T at _____ and follow their instructions prior to performing any maintenance or repairs closer than 3 feet from the antennas.

This is AT&T site# _____



INFO SIGN #2

STAY BACK 3 FEET FROM ANTENNA

INFO SIGN #3

GENERAL SIGNAGE GUIDELINES							
Structure Type	INFO SIGN #1	INFO SIGN #2	INFO SIGN #3	INFO SIGN #4	Striping	NOTICE SIGN	CAUTION SIGN
Towers							
Monopole/Monopine/Monopalm	entrance gates, shelter doors OR on the outdoor cabinets	climbing side of the Tower	On backside of Antennas	entrance gates, shelter doors OR on the outdoor cabinets			At the height of the first climbing step, min. 9ft above ground
SCE Towers/ Towers with high voltage	entrance gates, shelter doors OR on the outdoor cabinets	climbing side of the Tower	On backside of Antennas	entrance gates, shelter doors OR on the outdoor cabinets			At the height of the first climbing step, min. 9ft above ground
Light Poles / Flag Poles	entrance gates, shelter doors OR on the outdoor cabinets	on the pole, no less than 3ft below the Antenna and no less than 9ft above ground	On backside of Antennas	entrance gates, shelter doors OR on the outdoor cabinets			
Utility Wood Poles (JPA)	entrance gates, shelter doors OR on the outdoor cabinets	on the pole, no less than 3ft below the Antenna and no less than 9ft above ground	On backside of Antennas	entrance gates, shelter doors OR on the outdoor cabinets		If GPmax value of MPE at antenna level is: 0-99%: Notice sign; over 99%: Caution sign at no less than 3ft below antenna and 9ft above ground	
Microcells mounted on non-JPA poles	entrance gates, shelter doors OR on the outdoor cabinets	on the pole, no less than 3ft below the Antenna and no less than 9ft above ground	On backside of Antennas	entrance gates, shelter doors OR on the outdoor cabinets		Notice or Caution sign at no less than 9ft above ground; only if the exposure exceeds 90% of the General Public exposure at 6ft above ground or at outside surface of adjacent buildings	
Roof Tops							
At all access points to the roof	X			X			
On Antennas	X		X	X			
Concealed Antennas	X	X		X			
antennas mounted facing outside the building	X	X		X			
antennas on support structure	X	X		X			
Roofview Graph:							
Radiation area is within 3ft from antenna	X	adjacent to each antenna		X		either Notice or Caution sign (based on Roofview results) at antennas/barrier	
Radiation area is beyond 3ft from antenna	X	adjacent to each antenna		X	diagonal, yellow striping as to Roofview graph		
Church Steeples	Access to steeple	adjacent to antennas if antennas are concealed	On backside of Antennas	Access to steeple			Caution sign at the antennas
Water Stations	Access to ladder	adjacent to antennas if antennas are concealed	On backside of Antennas	Access to ladder			Caution sign beside Info sign #1, min. 9ft above ground

Notes for Rooftop sites:

- Either NOTICE or CAUTION signs need to be posted at each sector as close as possible to: the outer edge of the striped off area or the outer antennas of the sector.
- If Roofview shows: only blue = Notice Sign, blue and yellow = Caution Sign, only yellow = Caution Sign to be installed.
- Should the required striping area interfere with any structures or equipment (A/C, vents, roof hatch, doors, other antennas, dishes, etc.), please notify AT&T to modify the striping area, prior to starting the work

SIGNAGE GUIDELINES CHART



AT&T

930 NATIONAL PARKWAY
SCHAUMBURG, IL 60173

NEXIUS

DANIEL KALINA
SITE ACQUISITION SPECIALIST
PHONE: 630-946-7741
DANIEL.KALINA@NEXIUS.COM

WESTCHESTER SERVICES LLC

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jebanks@westchesterservices.com



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NSB

15695493/WI0107
NEW BERLIN FLAGPOLE RELO
12900 W NATIONAL AVE
NEW BERLIN, WI 53151

REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
2	08/30/22	PERMIT/ CONSTRUCTION	CG
1	04/27/22	PERMIT/ CONSTRUCTION	MC
0	04/01/22	PERMIT/ CONSTRUCTION	DS
NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET			

08/30/22



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SHEET TITLE

SIGNAGE REQUIREMENTS

SHEET NUMBER

SIGNAGE



VICINITY MAP
NOT TO SCALE

*FAA COORDINATE POINT

NAD 83
LATITUDE: 42°59'21.1994" (42.98922205)
LONGITUDE: -88°04'27.8074" (-88.0739095)
NAVD88
ELEVATIONS: 803.09± AMSL

TEMPORARY BENCHMARK

NORTHING: 152947.68
EASTING: 725321.20
ELEVATION: 802.65'
LOCATION: MAGNAIL IN PARKING LOT

GLOBAL POSITIONING SYSTEMS NOTE

1. RANDOM TRAVERSE CONTROL MONUMENTS WERE SET USING GPS METHODS. A PORTION OF THE TOPOGRAPHY AND FOUND BOUNDARY MONUMENTS WERE ALSO LOCATED USING GPS METHODS.
2. THE TYPE OF GPS UTILIZES AS NETWORK ADJUSTED REAL TIME KINEMATIC (TOPCON VRS NETWORK), NAD 83 WISCONSIN STATE PLANE (WAUKESHA).
3. TOPCON HIPER SR RECEIVERS WERE USED TO PERFORM THE SURVEY.

GENERAL NOTES

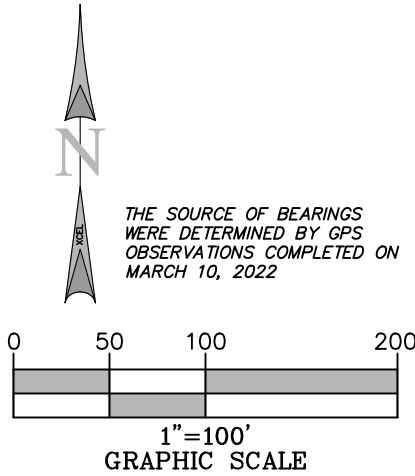
NO SEARCH OF PUBLIC RECORDS HAS BEEN COMPLETED BY XCEL CONSULTANTS TO DETERMINE ANY DEFECTS AND/OR AMBIGUITIES IN THE TITLE OF THE PARENT PARCEL.

THIS SURVEY IS FOR THE PROPOSED LEASE AREA AND THE PROPOSED EASEMENTS ONLY, AND ONLY A PARTIAL BOUNDARY SURVEY OF THE PARENT PARCEL HAS BEEN PERFORMED.

THIS PLAT IS NOT INTENDED FOR LAND TRANSFER.

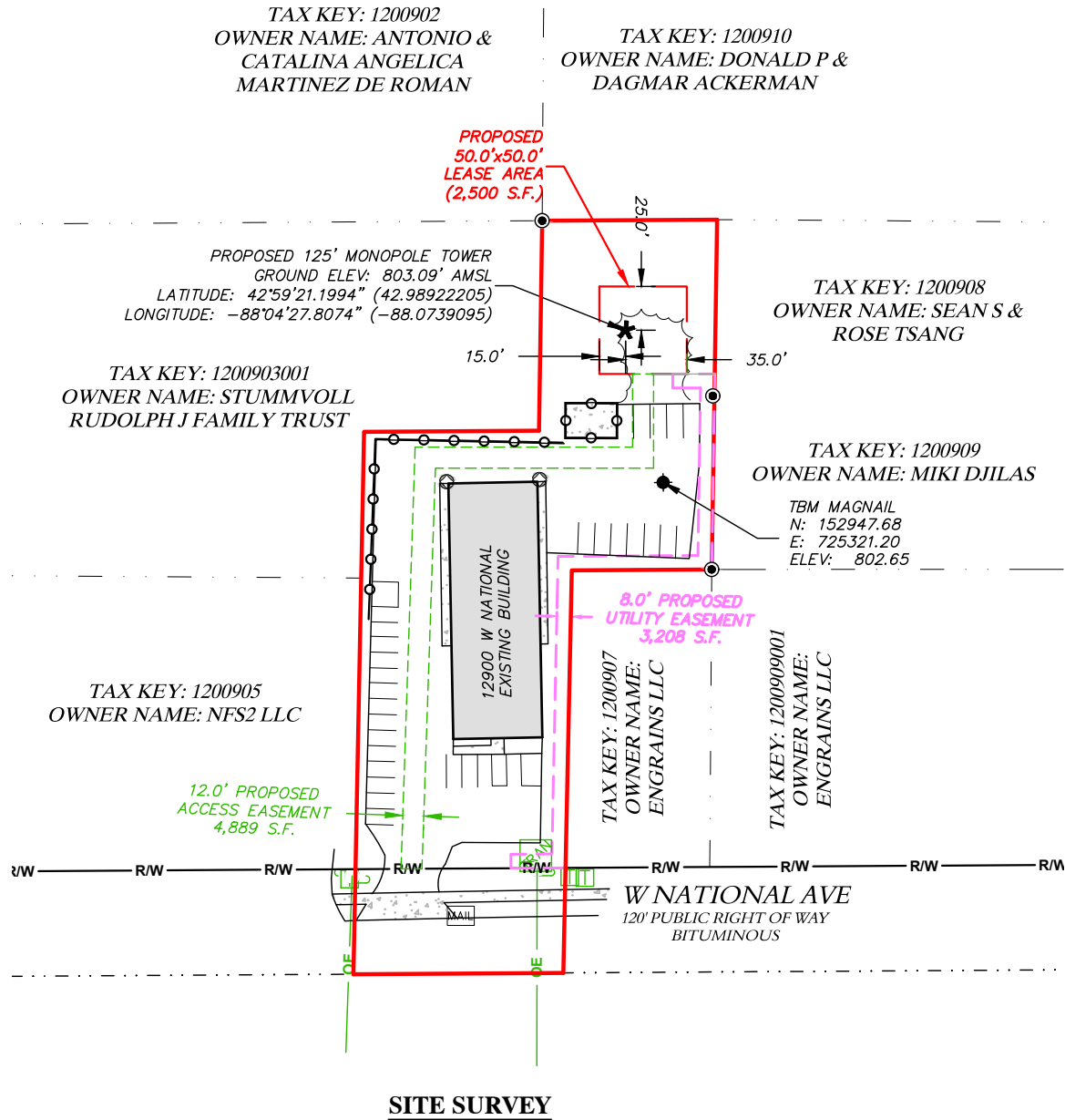
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XCEL CONSULTANTS HAS RECEIVED AND REVIEWED THE TITLE REPORT PREPARED BY U.S. TITLE SOLUTIONS, FILE NUMBER UST70503, DATED FEBRUARY 22, 2022, PREPARED FOR FJL ENTERPRISES LLC.



THE SOURCE OF BEARINGS
WERE DETERMINED BY GPS
OBSERVATIONS COMPLETED ON
MARCH 10, 2022

LEGEND	
	PARENT PARCEL
	ADJACENT PROPERTY LINE
	RIGHT OF WAY LINE
	SURVEY TIE LINE
	ACCESS EASEMENT
	UTILITY EASEMENT
	LEASE AREA
	OVERHEAD ELECTRIC LINE
	BENCHMARK
	FOUND MONUMENT (AS NOTED)
	PEDESTAL (TELEPHONE)
	TRANSFORMER
	MAIL BOX
	UTILITY POLE
	IRON ROD
	IRON PIPE
	POINT OF BEGINNING
	POINT OF COMMENCEMENT
	CENTER OF TOWER
	MEASURED & RECORD
	SQUARE FEET
	BACK OF CURB



SITE SURVEY



I, DAN J. KUEHL, A WISCONSIN PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE INFORMATION SHOWN HEREON WAS COMPILED USING DATA FROM AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT THE FIELD SURVEY AND THE COMPILATION OF INFORMATION SHOWN HEREIN WERE CONDUCTED IN ACCORDANCE WITH THE WISCONSIN MINIMUM STANDARDS OF PRACTICE.

Dan J. Kuehl
9-7-2022

DAN J. KUEHL
LICENSE NUMBER 3104-8
MY LICENSE RENEWAL DATE IS JANUARY 31, 2022
SHEETS COVERED BY THIS SEAL B-1, B-1.1, B-1.2, AND B-1.3

PREPARED FOR:
WESTCHESTER SERVICES LLC
604 FOX GLEN
BARRINGTON, IL 60010
TELEPHONE: 847.277.0070
FAX : 847.277.0080
ae@westchesterservices.com



SURVEYED BY:
XCEL Consultants
8300 42ND STREET WEST
ROCK ISLAND, IL 61201
(O) 309-787-9988
(F) 309-758-5540
(E) XCEL@XCELCONSULTANTSINC.COM

XCEL PROJECT NUMBER: 223909

SITE SURVEY		
REV.	DATE	DESCRIPTION
A	3/25/22	ISSUED AS FINAL
B	4/27/22	REISSUED AS FINAL

SITE INFORMATION:
SITE NAME
MRCHI064885
12900 W NATIONAL AVENUE
NEW BERLIN, WI 53151
WAUKESHA COUNTY
TAX PARCEL NUMBER:
NBC 1200906
PROPERTY OWNER:
FJL ENTERPRISES LLC
12900 W NATIONAL AVENUE
NEW BERLIN, WI 53151

SITE NUMBER:
WI0107

DRAWN BY: KJM
CHECKED BY: BCH
SURVEY DATE: 3-10-22
PLAT DATE: 9-7-2022

SHEET TITLE:
SITE SURVEY
THIS DOES NOT REPRESENT A
BOUNDARY SURVEY OF THE
PARENT PARCEL

SHEET NUMBER:
B-1



VICINITY MAP
NOT TO SCALE

* FAA COORDINATE POINT

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LATITUDE: 42°59'21.1994" (42.98922205)
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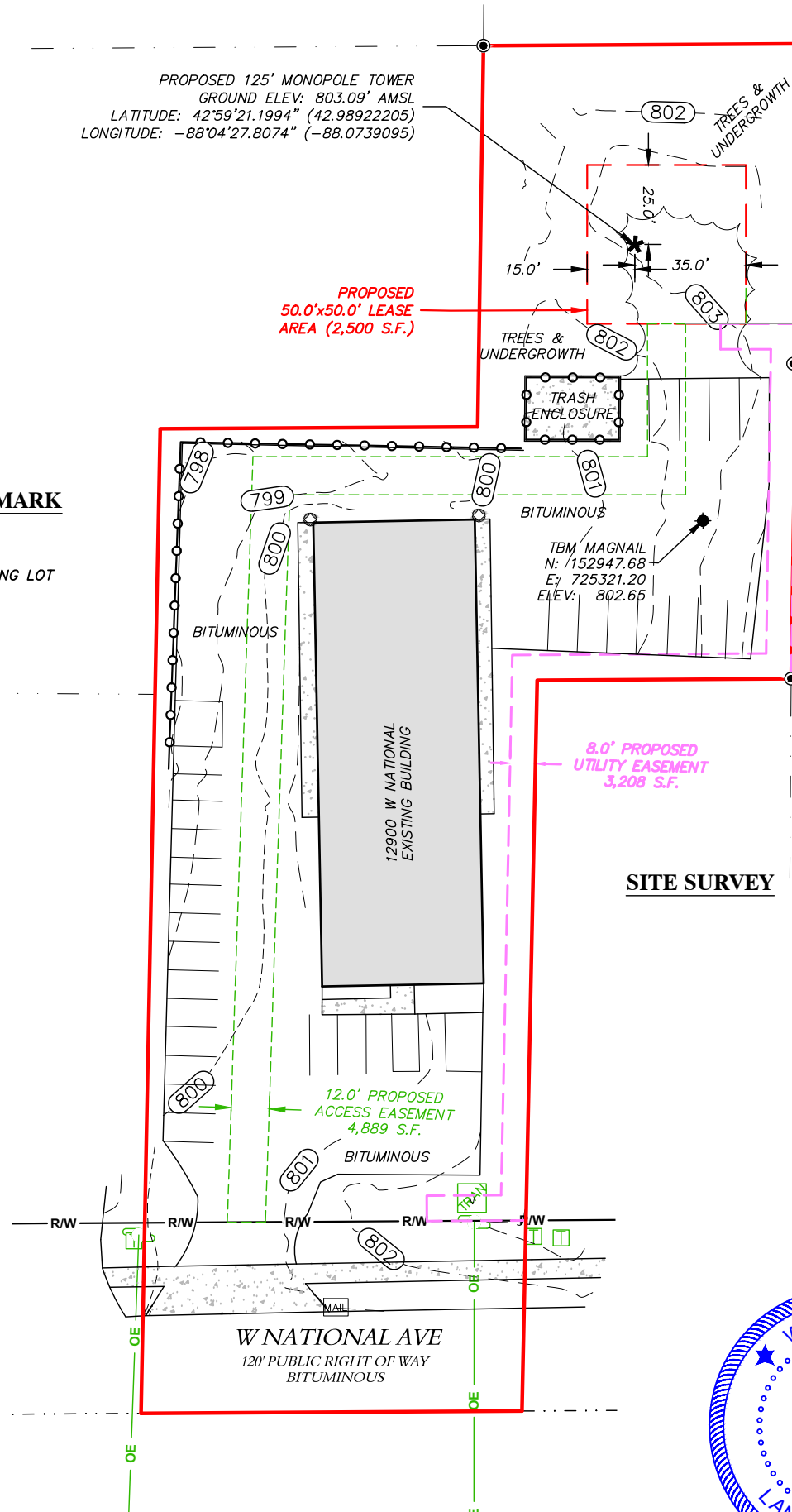
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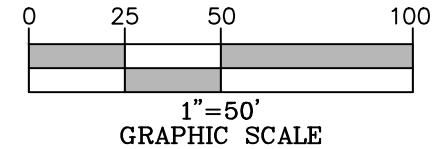
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	ADJACENT PROPERTY LINE
	RIGHT OF WAY LINE
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	ACCESS EASEMENT
	UTILITY EASEMENT
	LEASE AREA
	OVERHEAD ELECTRIC LINE
	BENCHMARK
	FOUND MONUMENT (AS NOTED)
	PEDESTAL (TELEPHONE)
	TRANSFORMER
	MAIL BOX
	UTILITY POLE
	IRON ROD
	IRON PIPE
	POINT OF BEGINNING
	POINT OF COMMENCEMENT
	CENTER OF TOWER
	MEASURED & RECORD
	SQUARE FEET
	BACK OF CURB



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9-7-2022

DAN J. KUEHL
LICENSE NUMBER 3104-8
MY LICENSE RENEWAL DATE IS JANUARY 31, 2020
SHEETS COVERED BY THIS SEAL B-1, B-1.1, B-1.2, AND B-1.3

PREPARED FOR:
WESTCHESTER SERVICES LLC
604 FOX GLEN
BARRINGTON, IL 60010
TELEPHONE: 847.277.0070
FAX : 847.277.0080
ae@westchesterservices.com



SURVEYED BY:
XCEL Consultants
8300 42ND STREET WEST
ROCK ISLAND, IL 61201
(O) 309-787-9988
(F) 309-788-5540
(E) XCEL@XCELCONSULTANTSINC.COM

XCEL PROJECT NUMBER: 223909

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TAX PARCEL NUMBER:
NBC 1200906
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FJL ENTERPRISES LLC
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SITE NUMBER:
WI0107

DRAWN BY: KJM
CHECKED BY: BCH
SURVEY DATE: 3-10-22
PLAT DATE: 9-7-2022

SHEET TITLE:
SITE SURVEY
THIS DOES NOT REPRESENT A
BOUNDARY SURVEY OF THE
PARENT PARCEL

SHEET NUMBER:
B-1.1

REPORT OF TITLE:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY XCEL CONSULTANTS, INC. AND AS SUCH WE ARE NOT RESPONSIBLE FOR THE INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, UNRECORDED EASEMENT, AUGMENTING EASEMENT, IMPLIES OR PRESCRIPTIVE EASEMENTS, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. INFORMATION REGARDING THESE MATTERS WERE GAINED FROM U.S. TITLE SOLUTIONS, FILE NUMBER UST70503, DATED FEBRUARY 22, 2022, PREPARED FOR FJL ENTERPRISES LLC.

SURVEY MATTERS OR EASEMENTS LISTED IN SCHEDULE 'B':

3. COVENANTS AND RESTRICTIONS NONE FOUND WITHIN PERIOD SEARCHED.
4. EASEMENTS AND RIGHTS OF WAY NONE FOUND WITHIN PERIOD SEARCHED.

PARENT PARCEL, LEGAL DESCRIPTION (NOT FIELD SURVEYED) PER TITLE

THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, IN TOWNSHIP 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE SOUTH LINE AND 905.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID 1/4 SECTION; THENCE EAST ALONG THE SOUTH LINE OF SAID 1/4 SECTION, 120.00 FEET TO A POINT; THENCE NORTH ON A LINE WHICH IS PARALLEL TO THE WEST LINE OF SAID 1/4 SECTION, 230.00 FEET TO A POINT; THENCE EAST ON A LINE WHICH IS PARALLEL TO THE SOUTH LINE OF SAID 1/4 SECTION, 80.00 FEET TO A POINT; THENCE NORTH ON A LINE WHICH IS PARALLEL TO THE WEST LINE OF SAID 1/4 SECTION, 200.00 FEET TO A POINT THENCE WEST ON A LINE WHICH IS PARALLEL TO THE SOUTH LINE OF SAID 1/4 SECTION, 100.00 FEET TO A POINT THENCE SOUTH ON A LINE WHICH IS PARALLEL TO THE WEST LINE OF SAID 1/4 SECTION, 120.00 FEET TO A POINT THENCE WEST ON A LINE WHICH IS PARALLEL TO THE SOUTH LINE OF SAID 1/4 SECTION, 100.00 FEET TO A POINT THENCE SOUTH ON A LINE WHICH IS PARALLEL TO THE WEST LINE OF SAID 1/4 SECTION, 310.00 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PART CONVEYED TO WAUKESHA COUNTY TRANSPORTATION DEPARTMENT BY WARRANTY DEED RECORDED IN REEL 1282, IMAGE 1023, AS DOCUMENT NO. 1637852.

PROPOSED LEASE AREA:

BEING PART OF THE THAT CERTAIN PROPERTY, HEREON REFEREED TO AS PARENT PROPERTY, AS DESCRIBED IN WARRANTY DEED RECORDED OCTOBER 18, 2019, AS INSTRUMENT NUMBER 4429510 IN THE WAUKESHA COUNTY RECORDERS OFFICE, LYING WITHIN THE WEST HALF (W1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 12, IN TOWNSHIP 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN, FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 12; THENCE N89°38'45"E, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 12, A DISTANCE OF 1025.00 FEET TO THE SOUTHEAST CORNER OF THE PARENT PROPERTY; THENCE ALONG THE EASTERLY LINES OF THE PARENT PROPERTY THE FOLLOWING 3 COURSES: THENCE N01°11'44"E, A DISTANCE OF 230.11 FEET; THENCE N89°38'45"E, A DISTANCE OF 80.00 FEET; THENCE N00°53'08"E, A DISTANCE OF 111.74 FEET; THENCE DEPARTING SAID EASTERLY LINE OF THE PARENT PROPERTY, N90°00'00"W, A DISTANCE OF 15.99 FEET TO THE POINT OF BEGINNING (POB "A"); THENCE CONTINUING N90°00'00"W, A DISTANCE OF 50.00 FEET; THENCE N00°00'00"E, A DISTANCE OF 50.00 FEET; THENCE N90°00'00"E, A DISTANCE OF 50.00 FEET; THENCE S00°00'00"E, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2,500 SQUARE FEET OF LAND.

PROPOSED UTILITY EASEMENT:

BEING PART OF THE THAT CERTAIN PROPERTY, HEREON REFEREED TO AS PARENT PROPERTY, AS DESCRIBED IN WARRANTY DEED RECORDED OCTOBER 18, 2019, AS INSTRUMENT NUMBER 4429510 IN THE WAUKESHA COUNTY RECORDERS OFFICE, LYING WITHIN THE WEST HALF (W1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 12, IN TOWNSHIP 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN, FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 12; THENCE N89°38'45"E, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 12, A DISTANCE OF 1025.00 FEET TO THE SOUTHEAST CORNER OF THE PARENT PROPERTY; THENCE N01°11'44"E, ALONG THE EASTERLY LINES OF THE PARENT PROPERTY, A DISTANCE OF 60.02 FEET TO THE NORTHERLY RIGHT OF WAY OF W NATIONAL AVENUE AND THE POINT OF BEGINNING (POB "B"); THENCE CONTINUING ALONG THE EASTERLY LINES OF THE PARENT PROPERTY THE FOLLOWING 3 COURSES: THENCE N01°11'44"E, A DISTANCE OF 170.09 FEET; THENCE N89°38'45"E, A DISTANCE OF 80.00 FEET; THENCE N00°53'08"E, A DISTANCE OF 111.74 FEET; THENCE DEPARTING SAID EASTERLY LINE OF THE PARENT PROPERTY, N90°00'00"W, A DISTANCE OF 23.99 FEET; THENCE S00°00'00"E, A DISTANCE OF 8.00 FEET; THENCE N90°00'00"E, A DISTANCE OF 15.86 FEET TO A POINT 8 FOOT WEST AND PARALLEL TO THE EASTERLY LINE OF THE PARENT PROPERTY; THENCE ALONG SAID PARALLEL LINE THE FOLLOWING 3 COURSES: THENCE S00°53'08"W, A DISTANCE OF 95.78 FEET; THENCE S89°38'45"W, A DISTANCE OF 79.96 FEET; THENCE S01°11'44"W, A DISTANCE OF 170.09 FEET TO A POINT 8.00 FEET NORTH AND PARALLEL TO THE NORTHERLY RIGHT OF WAY OF WEST NATIONAL AVENUE; THENCE ALONG SAID PARALLEL S89°38'45"W, DISTANCE OF 23.41 FEET; THENCE S00°21'15"E, A DISTANCE OF 8.00 FEET TO THE NORTHERLY RIGHT OF WAY OF WEST NATIONAL AVENUE; THENCE N89°38'45"E, ALONG THE NORTHERLY RIGHT OF WAY OF WEST NATIONAL AVENUE, A DISTANCE OF 31.20 FEET TO THE POINT OF BEGINNING. CONTAINING 3,208 SQUARE FEET OF LAND

PROPOSED ACCESS EASEMENT:

BEING PART OF THE THAT CERTAIN PROPERTY, HEREON REFEREED TO AS PARENT PROPERTY, AS DESCRIBED IN WARRANTY DEED RECORDED OCTOBER 18, 2019, AS INSTRUMENT NUMBER 4429510 IN THE WAUKESHA COUNTY RECORDERS OFFICE, LYING WITHIN THE WEST HALF (W1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 12, IN TOWNSHIP 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN, FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 12; THENCE N89°38'45"E, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 12, A DISTANCE OF 1025.00 FEET TO THE SOUTHEAST CORNER OF THE PARENT PROPERTY; THENCE ALONG THE EASTERLY LINES OF THE PARENT PROPERTY THE FOLLOWING 3 COURSES: THENCE N01°11'44"E, A DISTANCE OF 230.11 FEET; THENCE N89°38'45"E, A DISTANCE OF 80.00 FEET; THENCE N00°53'08"E, A DISTANCE OF 111.74 FEET; THENCE DEPARTING SAID EASTERLY LINE OF THE PARENT PROPERTY, N90°00'00"W, A DISTANCE OF 34.99 FEET TO THE POINT OF BEGINNING (POB "C"); THENCE S00°00'00"E, A DISTANCE OF 53.80 FEET; THENCE N90°00'00"W, A DISTANCE OF 124.68 FEET; THENCE S01°55'14"W, A DISTANCE OF 229.10 TO THE NORTHERLY RIGHT OF WAY OF WEST NATIONAL AVENUE; THENCE S89°38'45"W, A DISTANCE OF 12.01 FEET; THENCE N01°55'14"E, A DISTANCE OF 241.18 FEET; THENCE N90°00'00"E, A DISTANCE OF 124.29 FEET; THENCE N00°00'00"E, A DISTANCE OF 41.80 FEET; THENCE N90°00'00"E, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING. CONTAINING 4,889 OF LAND.

PROPOSED 125' MONOPOLE TOWER
GROUND ELEV: 803.09' AMSL
LATITUDE: 42°59'21.1994" (42.98922205)
LONGITUDE: -88°04'27.8074" (-88.0739095)

PROPOSED
50.0'x50.0' LEASE
AREA (2,500 S.F.)

TBM MAGNAIL
N: 152947.68
E: 725321.20
ELEV: 802.65

8.0' PROPOSED
UTILITY EASEMENT
3,208 S.F.

12.0' PROPOSED
ACCESS EASEMENT
4,889 S.F.

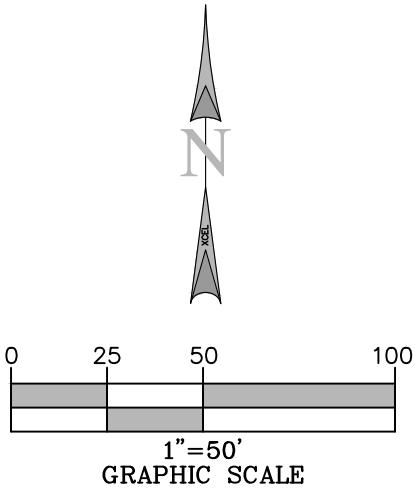
LEGEND

- PARENT PARCEL
— ADJACENT PROPERTY LINE
— R/W — RIGHT OF WAY LINE
- - - SURVEY TIE LINE
- - - ACCESS EASEMENT
- - - UTILITY EASEMENT
- - - LEASE AREA
● BENCHMARK
● FOUND MONUMENT (AS NOTED)
● POB POINT OF BEGINNING
★ CENTER OF TOWER
S.F. SQUARE FEET



I, DAN J. KUEHL, A WISCONSIN PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THE INFORMATION SHOWN HEREON WAS COMPILED USING DATA FROM AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT THE FIELD SURVEY AND THE COMPILATION OF INFORMATION SHOWN HEREIN WERE CONDUCTED IN ACCORDANCE WITH THE WISCONSIN MINIMUM STANDARDS OF PRACTICE.

DAN J. KUEHL
LICENSE NUMBER 3104-8
MY LICENSE RENEWAL DATE IS JANUARY 31, 2020
SHEETS COVERED BY THIS SEAL B-1, B-1.1, B-1.2, AND B-1.3



LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°38'45"W	12.01'
L2	N00°00'00"E	41.80'
L3	S00°00'00"E	53.80'
L4	N90°00'00"E	12.00'
L5	N90°00'00"E	19.00'
L6	N90°00'00"E	11.00'
L7	S89°38'45"W	50.87'
L8	N89°38'45"E	31.20'
L9	S00°21'15"E	8.00'
L10	S89°38'45"W	23.41'
L11	N90°00'00"E	15.86'
L12	S00°00'00"E	8.00'
L13	N90°00'00"W	23.99'
L14	N90°00'00"W	15.99'
L15	N90°00'00"W	34.99'

POINT OF
COMMENCEMENT
SW COR OF SE1/4,
SEC 12-6-20

W NATIONAL AVE
120' PUBLIC RIGHT OF WAY
BITUMINOUS

PREPARED FOR:

WESTCHESTER
SERVICES LLC
604 FOX GLEN
BARRINGTON, IL 60010
TELEPHONE: 847.277.0070
FAX : 847.277.0080
ae@westchesterservices.com

PREPARED FOR:



SURVEYED BY:

XCEL
Consultants
8300 42ND STREET WEST
ROCK ISLAND, IL 61201
(O) 309-787-9988
(F) 309-788-5540
(E) XCEL@XCELCONSULTANTSINC.COM

XCEL PROJECT NUMBER: 223909

SITE SURVEY

REV.	DATE	DESCRIPTION
A	3/25/22	ISSUED AS FINAL
B	4/27/22	REISSUED AS FINAL

SITE INFORMATION:

SITE NAME
MRCHI064885

12900 W NATIONAL AVENUE
NEW BERLIN, WI 53151
WAUKESHA COUNTY

TAX PARCEL NUMBER:
NBC 1200906

PROPERTY OWNER:
FJL ENTERPRISES LLC
12900 W NATIONAL AVENUE
NEW BERLIN, WI 53151

SITE NUMBER:
WIO107

DRAWN BY: KJM
CHECKED BY: BCH
SURVEY DATE: 3-10-22
PLAT DATE: 9-7-2022

SHEET TITLE:

SITE SURVEY

THIS DOES NOT REPRESENT A
BOUNDARY SURVEY OF THE
PARENT PARCEL

SHEET NUMBER:

B-1.2



STAFF REPORT

To:

From:

Date: January 9, 2023

Subject: Recommend Common Council approval of the Quit Claim Deed and the Donation Agreement for the property located at 15321 W. National Avenue associated with the Moorland Road Project 2722-07-22.

DESCRIPTION: Moorland Road Land Acquisition – 15321 W. National Ave. Property

REQUEST: Approval of the Quit Claim Deed and Donation Agreement for the property located at 15321 W. National Avenue associated with the Moorland Road Project 2722-07-22

RECOMMENDATION: Recommend Common Council approval of the Quit Claim Deed and the Donation Agreement for the property located at 15321 W. National Avenue associated with the Moorland Road Project 2722-07-22.

ATTACHMENTS: 1. PAC ITEM PC 01-23 2023_0109 reduce

STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT:	Waukesha County DPW
PROJECT:	Moorland Road Land Acquisition – 15321 W. National Ave. Property
LOCATION:	Moorland Road (CTH O) from Beloit Road (CTH I) to National Avenue (CTH ES)
REQUEST:	Approval of the Quit Claim Deed and Donation Agreement for the property located at 15321 W. National Avenue associated with the Moorland Road Project 2722-07-22
D.C.D. RECOMMENDATION:	Recommend Common Council approval of the Quit Claim Deed and the Donation Agreement for the property located at 15321 W. National Avenue associated with the Moorland Road Project 2722-07-22.

1. The City of New Berlin owns the property located at 15321 W. National Avenue and utilizes it for the New Berlin Activity and Recreation Center.
2. Waukesha County will be reconstructing Moorland Road from Beloit Road to National Avenue and parts of National Ave associated with the Moorland Road and National Avenue intersection in 2023 under project number 2722-07-22.
3. Waukesha County is seeking to acquire 0.014 acres of land (or 1.5 feet along the entire frontage) to maintain a consistent right-of-way width along National Avenue and 0.018 acres of Temporary Limited Easement (TLE) for construction purposes. A Quit Claim Deed would need to be executed and recorded with the Register of Deeds for Parcel 88 (Tax Key NBC 1207.965.003).
4. Southern Wisconsin Appraisal completed an Appraisal report for the property and valued the taking at \$6,600. This appraisal was reviewed and deemed in order by the City Assessor. Waukesha County is requesting that the City donate the land to the County (ie. no compensation).

Attachment:

Quit Claim Deed

Donation Agreement

Real Estate Appraisal Report

Southern Wisconsin Appraisal

A DIVISION OF G A BOCK AND ASSOCIATES



July 5, 2022

City Of New Berlin
Attn: Tammy Simonson, City Engineer
PO Box 510921
New Berlin WI 53151-0921

Parcel: 88 Project: 2722-07-22
Property Address: 15321 W National Avenue

Dear Property Owner:

As you know, the Waukesha County Dept. of Public Works wants to make improvements for Moorland Rd-CTH O that will affect your property. The U.S. Constitution allows governments to do this as long as they (1) follow a legally established procedure and (2) pay a just compensation. Usually, part of that compensation is for loss of real estate. We are independent real estate appraisers, hired by Waukesha County to make an impartial valuation of the property affected by this project.

The first step we as appraisers will take is to visit the real estate. We need to know where the land is, what (if any) buildings or improvements are included, and how the proposed acquisition will affect your remaining property. To help us envision these changes, we asked Waukesha County to stake the precise area in which they are interested. Please leave the stakes in place until we visit so that we and you can better see how your property will be affected.

Wisconsin law requires that you, as the property owner, be invited to join the appraisers during their inspection. **The appraisers will not be able to discuss value or compensation with you at that time** because they're just beginning their work. They can, however, explain what the stakes mean and help to outline the process for you. Meeting with them also gives you a chance to explain any special concerns you have.

Our appraisers are scheduled to inspect the exteriors of properties for this project **on Monday, July 11th or Wednesday, July 13th**. You are **not required** to meet with them. If you do want an appointment, please telephone our office at (262) 886-2450. Our office is staffed only during business hours, but you can leave a message 24 hours a day. Please be sure to refer to the **property address** and **parcel number** at the top of this letter and tell us how we can get in touch with you during the day. If you would like a relative or other representative to meet the appraisers in your place, let our office know who your representative is and how he or she can be reached. If we do not hear from you, the appraisers will view the affected area without disturbing you.

If you have any questions, please feel free to call.

Sincerely,

Gene A. Bock, SRA, ASA, CRA
Wisconsin Certified General Appraiser #311-010
Senior Appraiser, Southern Wisconsin Appraisal

Southern Wisconsin Appraisal

A DIVISION OF G A BOCK AND ASSOCIATES



November 15, 2022

Ms. Tammy Simonson
City Engineer
City of New Berlin
3805 S Casper Drive
New Berlin, WI 53151

Re: CTH O Rehabilitation Project
Waukesha County
Project ID 2722-07-22
Parcel No. 88

Dear Ms. Simonson:

The Waukesha County Department of Public Works is currently acquiring right of way for the CTH O Rehabilitation Project in the City of New Berlin. The City owns a parcel along the project that will be impacted by this work.

This property is a vacant lot commonly known 15321 W National Avenue, City of New Berlin, Wisconsin. An area of 0.014-acre is required by Waukesha County and will entail all fee simple rights to this land. This 0.014-acre area is to become part of the new road right of way.

The necessary acquisition also involves 0.018-acre that is to be used as a temporary construction easement, also called a TLE or Temporary Limited Easement. This temporary limited easement is for construction purposes only and will not be everlasting.

The county does not have eminent domain authority over the city as stated in Chapter 32.03 of the state statutes; therefore, this transaction is not subject to the right of way acquisition requirements of the statutes and must be a mutual agreement between the city and county. Since this is not covered under Chapter 32 of the statutes (county has no power of eminent domain over the city), we will not offer the city reimbursement for an owner's appraisal report should you wish to obtain an additional appraisal. We will, however, consider additional appraisals or other issues in the negotiation for this easement.

A copy of an appraisal report prepared for the County has been enclosed. This report explains the items to be acquired in detail. We encourage you to read the report in its entirety and to call with any questions you may have. Also enclosed is a copy of the right of way plat, which outlines the acquisition area.

The County has established an approved offering price of **\$6,600** for the needed 0.044-acre fee acquisition area and 0.018-acre TLE area. This offer is based upon the enclosed Appraisal Report and is based on the fair market value of your

1055 PRAIRIE DR. SUITE C RACINE, WI 53406
PHONE: 262-886-2450
FAX: 262-886-6145

CTH O – Parcel 88
November 15, 2022
Page 2

The City of New Berlin is entitled to just compensation for the acquisition by Waukesha County. Based on the mutual benefit of this project, we are requesting that the City consider donating the easement to the County. A Donation Form is enclosed with this letter for your use, along with a Quit Claim Deed. Please sign the Donation Form (if acceptable) and sign and notarize the Quit Claim Deed. We are enclosing a postage paid envelope for your use in returning the documents.

Should you have any questions, please feel free to contact us at our office at 262-886-2450 or via e-mail at merikate@gabock.com or anne@gabock.com. We look forward to working with you and hope to hear from you soon.

Sincerely,



MeriKatherine Bock
Project Negotiator
Southern Wisconsin Appraisal



Anne Bock
Project Negotiator
Southern Wisconsin Appraisal

Enc.

DONATION - RECOMMENDATION AND APPROVAL

Ch. 32 Wis. Stats.

Waukesha County Department of Public Works Rev 7/24/2019



Owner

The City of New Berlin

Acres/Sq. Ft. Required

0.014-acre

0.018-acre

Interest Required

Land in Fee (Fee Acquisition)

Temporary Limited Easement (TLE)

Narrative: Subject Parcel is a 4.005-acres parcel with street address of 15321 W National Avenue. The parcel is now vacant and had been part of the larger Walmart Store parcel. It abuts the Burchardt's Sporting Goods parcel with its western lot line shared with the Burchardt's parcel. Subject parcel is to be developed as an indoor recreation center by the City. An appraisal identifying the property and the interests being sought by the County (Fee Acquisition and Temporary Limited Easement) prepared by Gene Bock (dated October 6, 2022) is being provided to the City of New Berlin as a part of this donation request.

Allocation

Fee Acquisition: 0.014-acre valued at

\$5,180

Temporary Limited Easement: 0.018-acre, valued at

\$1,350

Total Value of Part Being Acquired:

\$6,530

Total Value (Rounded):

\$6,600

Fee & TLE areas to be donated to County for mutual benefit of both parties = No Compensation

The undersigned owner(s) of the above lands declare intent to dedicate said lands (fee & TLE). Having been fully informed of the right to receive just compensation based upon an appraisal, the undersigned further state that the decision to dedicate said easement was made without any undue influence or coercive action of any nature, and that the right to just compensation is hereby waived.

The instrument of conveyance will be executed upon presentation by Waukesha County, their agents, or representatives.

The City of New Berlin

Municipality Name

Approval signature

Date

Print name and title

APPROVED FOR:

Waukesha County

Municipality name

Approval signature

Date

Allison Bussler, Director of Public Works

Print name and title

Project ID: 2722-07-22
CTH O - Moorland Rd

County: Waukesha

Parcel No.: 88

QUIT CLAIM DEED

Exempt from fee [s. 77.25(2r) Wis. Stats.]
RE1562 12/2021

THIS DEED, made by **CITY OF NEW BERLIN, a Wisconsin municipal corporation** GRANTOR, quit claims the property described below to Waukesha County, GRANTEE, for the sum of **Zero and 00/100 Dollars (\$0.00)**.

Other persons having an interest of record in the property:

This **is not** homestead property.

LEGAL DESCRIPTION IS ATTACHED AND MADE A PART OF THIS DOCUMENT BY REFERENCE.

Any person named in this deed may make an appeal from the amount of compensation within six months after the date of recording of this deed as set forth in s. 32.05(2a) Wisconsin Statutes. For the purpose of any such appeal, the amount of compensation stated on the deed shall be treated as the award, and the date the deed is recorded shall be treated as the date of taking and the date of evaluation.

This space is reserved for recording data

Return to
Southern Wisconsin Appraisal
1055 Prairie Drive, Suite C
Racine, WI 53406

Parcel Identification Number/Tax Key Number
NBC 1207965003

Signature _____ Date _____
CITY OF NEW BERLIN,
a Wisconsin municipal corporation
Print Name _____

Signature _____ Date _____

Print Name _____
Signature _____ Date _____

Print Name _____
Signature _____ Date _____

Print Name _____

Signature _____ Date _____

Print Name _____

Signature _____ Date _____

Print Name and Title _____

Date

State of Wisconsin)
) ss.
Waukesha County)

On the above date, this instrument was acknowledged before me by the named person(s).

The signer was: _____ Physically in my presence. **OR**

_____ In my presence involving the use of communication technology.

Signature, Notary Public, State of Wisconsin

Print Name, Notary Public, State of Wisconsin

Date Commission Expires



Q J 9 8 6 6 0 8

Project ID
2722-07-22

This instrument was drafted by
Waukesha County

Parcel No.
88 6

Project ID 2722-07-22
Parcel 88
City of New Berlin
NBC 1207.965.003
Interests: FEE, TLE

Fee Title in and all that part of Parcel 1 of Certified Survey Map 12050, being a part of the Northwest 1/4 of the Southwest 1/4 of Section 14, Town 6 North, Range 20 East, in the City of New Berlin, Waukesha County, State of Wisconsin more particularly described as follows:

The Northwesterly 1.5 feet of Parcel 1 of Certified Survey Map 12050.

Said description contains 607 square feet or 0.014 acres more or less of new right of way.

Also, a **Temporary Limited Easement** for the public purpose and right to construct a highway project including the placement or removal of soil, grading of roadway slopes, driveway reconstruction, and the creation of fill or cut slopes in the temporary limited easement area to match the new roadway grade, as well as the right of ingress and egress as long as required for the construction of the highway project, including the right to operate the necessary equipment thereon, and the right to preserve, protect, remove or plant thereon any vegetation that the highway authorities may deem necessary or desirable. Said easement is more particularly described as follows:

All that part of Parcel 1 of Certified Survey Map 12050, being a part of the Northwest 1/4 of the Southwest 1/4 of Section 14, Town 6 North, Range 20 East, in the City of New Berlin, Waukesha County, State of Wisconsin more particularly described as follows:

Commencing at the westerly most corner of said Parcel 1 of Certified Survey Map 12050; thence South 45°14'09" East along the southwesterly line of said Parcel 1, 1.50 feet to the point of beginning; thence North 44°45'51" East, 40.00 feet; thence South 15°03'51" West, 46.05 feet to a point on the southwesterly line of said Parcel 1; thence North 45°14'09" West along said southwesterly line, 22.82 feet to the point of beginning.

Said description contains 456 square feet or 0.010 acres more or less.

Also, all that part of Parcel 1 of Certified Survey Map 12050, being a part of the Northwest 1/4 of the Southwest 1/4 of Section 14, Town 6 North, Range 20 East, in the City of New Berlin, Waukesha County, State of Wisconsin more particularly described as follows:

Commencing at the northerly most corner of said Parcel 1 of Certified Survey Map 12050; thence South 45°14'09" East along the southwesterly line of Wall Street, 1.50 feet to the point of beginning; thence continuing South 45°14'09" East along said southwesterly line, 18.50 feet; thence South 69°35'05" West, 44.07 feet; thence North 44°45'51" East, 40.00 feet to the point of beginning.

Said description contains 370 square feet or 0.008 acres more or less.

The above temporary limited easement is to terminate upon the completion of this project or on the day the highway is open to the traveling public, whichever is later.

Project ID 2722-07-22
Parcel 88
City of New Berlin
NBC 1207.965.003
Interests: FEE, TLE

Fee Title in and all that part of Parcel 1 of Certified Survey Map 12050, being a part of the Northwest 1/4 of the Southwest 1/4 of Section 14, Town 6 North, Range 20 East, in the City of New Berlin, Waukesha County, State of Wisconsin more particularly described as follows:

The Northwesterly 1.5 feet of Parcel 1 of Certified Survey Map 12050.

Said description contains 607 square feet or 0.014 acres more or less of new right of way.

Also, a **Temporary Limited Easement** for the public purpose and right to construct a highway project including the placement or removal of soil, grading of roadway slopes, driveway reconstruction, and the creation of fill or cut slopes in the temporary limited easement area to match the new roadway grade, as well as the right of ingress and egress as long as required for the construction of the highway project, including the right to operate the necessary equipment thereon, and the right to preserve, protect, remove or plant thereon any vegetation that the highway authorities may deem necessary or desirable. Said easement is more particularly described as follows:

All that part of Parcel 1 of Certified Survey Map 12050, being a part of the Northwest 1/4 of the Southwest 1/4 of Section 14, Town 6 North, Range 20 East, in the City of New Berlin, Waukesha County, State of Wisconsin more particularly described as follows:

Commencing at the westerly most corner of said Parcel 1 of Certified Survey Map 12050; thence South 45°14'09" East along the southwesterly line of said Parcel 1, 1.50 feet to the point of beginning; thence North 44°45'51" East, 40.00 feet; thence South 15°03'51" West, 46.05 feet to a point on the southwesterly line of said Parcel 1; thence North 45°14'09" West along said southwesterly line, 22.82 feet to the point of beginning.

Said description contains 456 square feet or 0.010 acres more or less.

Also, all that part of Parcel 1 of Certified Survey Map 12050, being a part of the Northwest 1/4 of the Southwest 1/4 of Section 14, Town 6 North, Range 20 East, in the City of New Berlin, Waukesha County, State of Wisconsin more particularly described as follows:

Commencing at the northerly most corner of said Parcel 1 of Certified Survey Map 12050; thence South 45°14'09" East along the southwesterly line of Wall Street, 1.50 feet to the point of beginning; thence continuing South 45°14'09" East along said southwesterly line, 18.50 feet; thence South 69°35'05" West, 44.07 feet; thence North 44°45'51" East, 40.00 feet to the point of beginning.

Said description contains 370 square feet or 0.008 acres more or less.

The above temporary limited easement is to terminate upon the completion of this project or on the day the highway is open to the traveling public, whichever is later.

SCHEDULE OF LANDS & INTERESTS REQUIRED

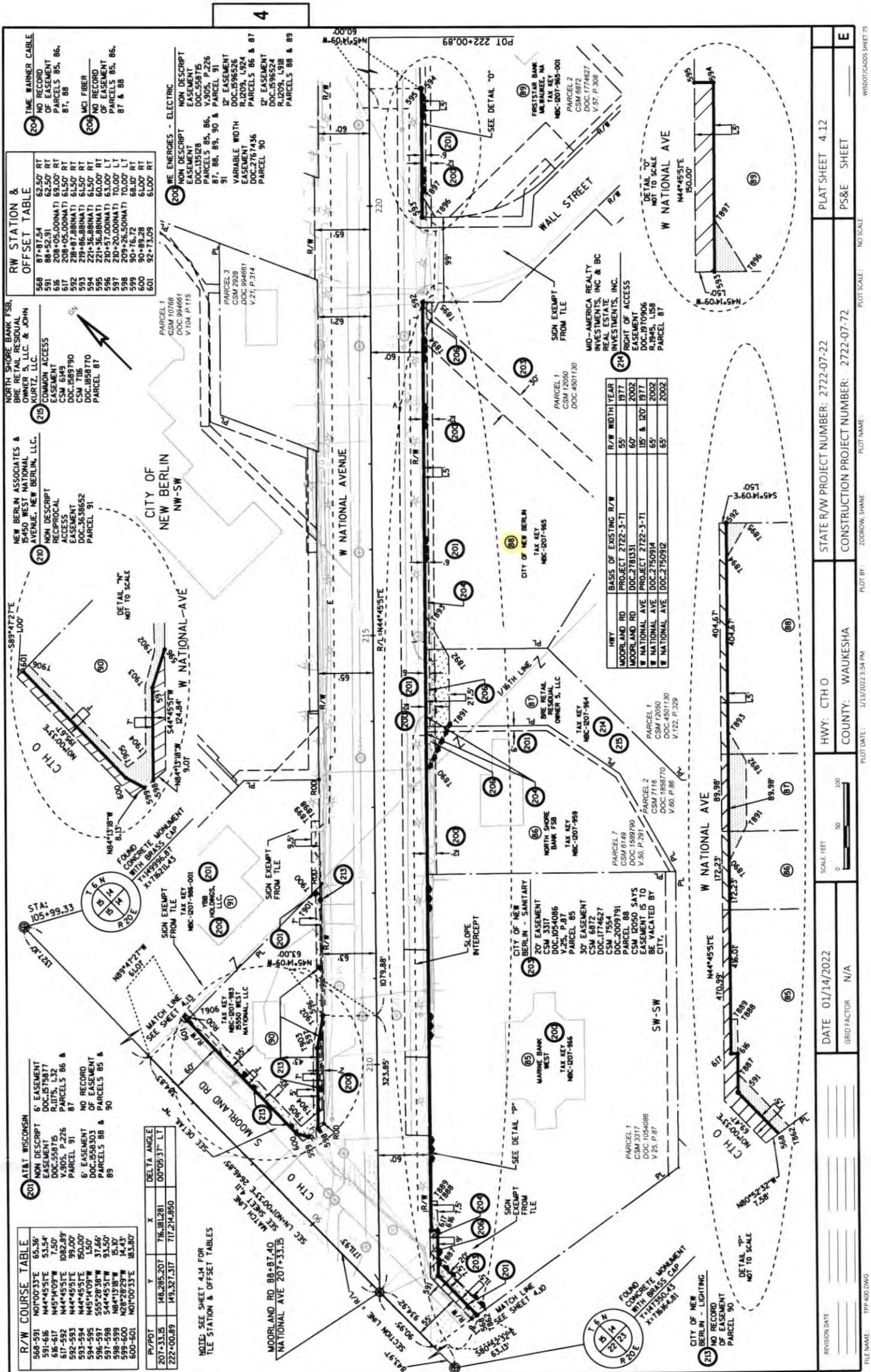
AREAS SHOWN IN THE TOTAL ACRES COLUMN MAY BE APPROXIMATE AND ARE DERIVED FROM TAX ROLLS OR OTHER AVAILABLE SOURCES AND MAY NOT INCLUDE ALL LANDS OR INTERESTS WHICH ARE NOT CONTIGUOUS TO THE AREA TO BE ACQUIRED.

OWNERS NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND AND INTERESTS TO WAUKESHA COUNTY

PARCEL NUMBER	SHEET NUMBER	OWNER(S)	INTEREST REQUIRED	TOTAL ACRES	R/W REQUIRED ACRES			TOTAL REMAINING ACRES	T.L.E. ACRES	P.L.E. ACRES	PARCEL NUMBER
					NEW	EXISTING	TOTAL				
56	4.09	ANDREW W. AND KATHRYN A. WAHL	FEE, TLE	0.724	0.014	-	0.014	0.710	0.020	-	56
57	4.09	ROBERT E. JR. AND JEAN M. LYONS	FEE	0.824	0.022	-	0.022	0.802	-	-	57
58	4.09	KENNETH P. DOBERFUHL AND DARLENE C. JAROSCH	FEE, TLE	0.620	0.018	-	0.018	0.602	0.035	-	58
59	4.09	MOORLAND OFFICE, LLC. BY DAVID SCOTT WILLIAMS	FEE, PLE, TLE	0.602	0.011	-	0.011	0.591	0.047	0.001	59
60	4.09	RAYMOND AND CYNTHIA GALINSKY	FEE, PLE, TLE	0.574	0.011	-	0.011	0.563	0.029	0.004	60
61	4.09	JEFFREY S. KURTH AND THERESA M. BALISTRERI-KURTH	FEE	0.298	0.020	-	0.020	0.278	-	-	61
62	4.09	JOSEPH C. AND CAROLYN K. HUEBSCH	FEE	0.293	0.020	-	0.020	0.273	-	-	62
63	4.09	ELIMINATED	-	-	-	-	-	-	-	-	63
64	4.09	THOMAS R. COOPER AND MARCY NIGHTINGALE	FEE	0.288	0.020	-	0.020	0.268	-	-	64
65	4.09	JO ANNE ROPIAK	FEE	0.291	0.020	-	0.020	0.271	-	-	65
66	4.09	PAUL D. AND MELISSA A. KOSKI	FEE	0.295	0.020	-	0.020	0.275	-	-	66
67	4.09	MATTHEW L. AND KELLY L. TRITZ	FEE	0.295	0.029	-	0.029	0.266	-	-	67
68	4.09	DOUGLAS BREMBERGER	FEE	0.290	0.029	-	0.029	0.261	-	-	68
69	4.09	JAMES M. AND PATRICIA J. WALKER	FEE, TLE	0.349	0.034	-	0.034	0.315	0.013	-	69
70	4.09	GARY C. AND LORRAINE H. ENGEL	FEE	0.402	0.032	-	0.032	0.370	-	-	70
71	4.09	CITY OF NEW BERLIN	FEE	0.443	0.044	-	0.044	0.399	-	-	71
72	4.10	EMMA M. SCHERER REVOCABLE TRUST	FEE, TLE	0.888	0.012	-	0.012	0.876	0.009	-	72
73	4.10	JOHN MAREK	FEE	0.882	0.012	-	0.012	0.870	-	-	73
74	4.10	LUCIAN AND JULIA DANIELEWSKI TRUST	FEE, TLE	0.859	0.011	-	0.011	0.848	0.011	-	74
75	4.10&4.11	EXCHANGERIGHT NET LEASED PORTFOLIO 30 DST	FEE, TLE	1.909	0.019	-	0.019	1.890	0.067	-	75
76	4.10	ELIMINATED	-	-	-	-	-	-	-	-	76
77	4.10	STEVEN E. GENGLER	FEE	0.691	0.011	-	0.011	0.680	-	-	77
78	4.10	D & L HERMANN PROPERTIES, LLC.	FEE, TLE	0.684	0.019	-	0.019	0.665	0.004	-	78
79	4.10	JOHN KURTZ, LLC.	FEE, TLE	1.156	0.054	-	0.054	1.102	0.018	-	79
80	4.10	BRE RETAIL RESIDUAL OWNER 5 LLC.	FEE, TLE	1.215	0.044	-	0.044	1.171	0.056	-	80
81	4.11	ASSOCIATED BANK NA	FEE, TLE	1.357	0.091	-	0.091	1.266	0.132	-	81
82	4.11	ELIMINATED	-	-	-	-	-	-	-	-	82
83	4.11	15600 NATIONAL AVENUE, LLC.	FEE, TLE	2.036	0.071	-	0.071	1.965	0.109	-	83
84	4.11&4.13	MARINE BANK WEST	FEE, TLE	2.927	0.037	-	0.037	2.890	0.025	-	84
85	4.12	NORTH SHORE BANK FSB	FEE, TLE	0.908	0.006	-	0.006	0.902	0.014	-	85
86	4.12	BRE RETAIL RESIDUAL OWNER 5, LLC.	FEE, TLE	9.324	0.003	-	0.003	9.321	0.056	-	86
87	4.12	CITY OF NEW BERLIN	FEE, TLE	4.005	0.014	-	0.014	3.991	0.018	-	87
88	4.12	FIRSTAR BANK MILWAUKEE, NA	FEE, TLE	2.052	0.005	-	0.005	2.047	0.004	-	88
89	4.12	15550 WEST NATIONAL, LLC.	FEE, TLE	1.647	0.023	-	0.023	1.624	0.088	-	89
90	4.12	YBB HOLDINGS, LLC.	FEE, TLE	1.273	0.014	-	0.014	1.259	0.072	-	90
91	4.12&4.13	FRANCHISE REALTY INTERSTATE CORPORATION	FEE, TLE	0.927	-	-	-	0.927	0.029	-	91
92	4.13	NEW BERLIN ENTERPRISES, LLC.	TLE	10.890	-	-	-	10.890	0.039	-	92
93	4.13										93
UTILITY NUMBER			INTEREST								
200	4.05, 4.06, 4.07, 4.08, 4.09, 4.10, 4.11, 4.12, 4.13	WE ENERGIES - ELECTRIC	RELEASE OF RIGHTS								
201	4.05, 4.06, 4.07, 4.08, 4.09, 4.10, 4.11, 4.12, 4.13	AT&T WISCONSIN	RELEASE OF RIGHTS								
202	4.05, 4.06, 4.07, 4.08, 4.09	CITY OF NEW BERLIN - WATER	RELEASE OF RIGHTS								
203	4.05, 4.11 & 4.12	CITY OF NEW BERLIN - SANITARY	RELEASE OF RIGHTS								
204	4.05, 4.08, 4.09, 4.10 & 4.12	TIME WARNER CABLE	RELEASE OF RIGHTS								
205	4.05, 4.10 & 4.11	WE ENERGIES - GAS	RELEASE OF RIGHTS								
206	4.11 & 4.12	MCI FIBER	RELEASE OF RIGHTS								
207	4.05, 4.09 & 4.10	CITY OF NEW BERLIN	RELEASE OF RIGHTS								
208	4.05	EJP MOORLAND COMMONS, LLC & LAYTON STATE BANK	RELEASE OF RIGHTS								
209	4.05	EJP MOORLAND COMMONS, LLC, LAYTON STATE BANK & TARGET CORPORATION	RELEASE OF RIGHTS								
210	4.12 & 4.13	NEW BERLIN ASSOCIATES & 15450 WEST NATIONAL AVENUE, NEW BERLIN, LLC.	RELEASE OF RIGHTS								
211	4.10	ASSOCIATED BANK NA & MPED ASSOCIATES	RELEASE OF RIGHTS								
212	4.11	15600 NATIONAL AVENUE, LLC.	RELEASE OF RIGHTS								
213	4.10, 4.11 & 4.12	CITY OF NEW BERLIN - LIGHTING	RELEASE OF RIGHTS								
214	4.12	MID-AMERICA REALTY INVESTMENTS, INC & BC REAL ESTATE INVESTMENTS, INC.	RELEASE OF RIGHTS								
215	4.12	NORTH SHORE BANK FSB, BRE RETAIL RESIDUAL OWNER 5, LLC. & JOHN KURTZ, LLC.	RELEASE OF RIGHTS								

REVISION DATE	DATE 01/14/2022	SCALE FEET	0	N/A	HWY: CTH O	STATE R/W PROJECT NUMBER: 2722-07-22	PLAT SHEET 4.03
FILE NAME	GRID FACTOR N/A	COUNTY: WAUKESHA	CONSTRUCTION PROJECT NUMBER: 2722-07-72	PS&E SHEET	E		
TPP100.DWG	1/13/2022 1:17 PM	PLOT BY: WEINERS, CHRIS	PLOT NAME:	NO SCALE			
LAYOUT NAME - 4.03							

WSDOT/CADSW SHEET 75



R/W COURSE TABLE			
568-591	N01°00'33"E	65.36'	
591-616	N44°45'51"E	51.54'	
616-617	N45°14'09"W	7.50'	
617-592	N44°45'51"E	8082.89'	
592-593	N44°45'51"E	82.00'	
593-594	N45°14'09"W	15.00'	
594-595	N44°45'51"E	37.66'	
595-596	N44°45'51"E	91.50'	
596-597	N44°45'51"E	15.20'	
597-598	N44°45'51"E	14.43'	
598-599	N44°45'51"E	14.43'	
599-600	N44°45'51"E	14.43'	
600-601	N01°00'33"E	83.80'	

DELTA ANGLE			
P/P	Y	X	DELTA ANGLE
222-200.89	149.327.317	717.214.850	00°05'31" LT

NOTE: SEE SHEET 4.1M FOR TLE STATION & OFFSET TABLES

AT&T WISCONSIN			
200	6' EASEMENT		
	EASEMENT		
	DOC.1575877		
	R.1075, L.32		
	V.305, P.226		
	PARCEL 91		
	6' EASEMENT		
	NO RECORD		
	PARCELS 85 & 86		
	DOC.1558303		
	PARCELS 85 & 90		

RW STATION & OFFSET TABLE			
568	87+87.54	62.50' RT	
591	88+52.91	62.50' RT	
616	208+05.00(NAT)	61.50' RT	
617	208+05.00(NAT)	61.50' RT	
592	218+87.88(NAT)	61.50' RT	
593	218+87.88(NAT)	61.50' RT	
594	221+36.88(NAT)	61.50' RT	
595	221+36.88(NAT)	61.50' RT	
596	210+57.00(NAT)	63.00' LT	
597	210+57.00(NAT)	70.00' LT	
598	209+26.50(NAT)	68.00' LT	
599	90+76.72	68.00' LT	
600	90+89.28	68.00' LT	
601	92+73.09	68.00' LT	

NEW BERLIN ASSOCIATES & BRE RETAIL RESIDUAL OWNER S, LLC & JOHN KURTZ, LLC			
210	NON DESCRIPT		
	RECIPROCAL		
	EASEMENT		
	DOC.1589790		
	CSM 7186		
	DOC.1588770		
	PARCEL 87		

ME ENERGIES - ELECTRIC			
200	NON DESCRIPT		
	EASEMENT		
	DOC.1558715		
	PARCELS 85, 86, 91, 88, 89, 90 & PARCEL 91		
	VARIABLE WIDTH		
	DOC.1558715		
	PARCELS 86 & 87		
	DOC.1558715		
	PARCEL 90		

CITY OF NEW BERLIN NW-SW			
210	NON DESCRIPT		
	RECIPROCAL		
	EASEMENT		
	DOC.1589790		
	CSM 7186		
	DOC.1588770		
	PARCEL 87		

W NATIONAL AVE			
210	NON DESCRIPT		
	RECIPROCAL		
	EASEMENT		
	DOC.1589790		
	CSM 7186		
	DOC.1588770		
	PARCEL 87		

W NATIONAL AVE			
210	NON DESCRIPT		
	RECIPROCAL		
	EASEMENT		
	DOC.1589790		
	CSM 7186		
	DOC.1588770		
	PARCEL 87		

W NATIONAL AVE			
210	NON DESCRIPT		
	RECIPROCAL		
	EASEMENT		
	DOC.1589790		
	CSM 7186		
	DOC.1588770		
	PARCEL 87		

REVISION DATE	DATE 01/14/2022	GRID FACTOR	N/A	SCALE FEET	0 50 100	HWY: CTH 0	STATE R/W PROJECT NUMBER: 2722-07-22	PLAT SHEET 4.12
FILE NAME: TTP-400-2005 LAYOUT NAME: 4.12	DATE: 1/13/2022 3:54 PM	PLOT BY: ZORROW SHANE	PLOT NAME:	NO SCALE	CONSTRUCTION PROJECT NUMBER: 2722-07-72	PS&E SHEET	E	

Southern Wisconsin Appraisal
a/k/a GA Bock & Associates, Inc.
1055 Prairie Drive - Suite C
Racine WI 53406-3971
Phone: 262.886.2450
Fax: 262.886.6145

Southern Wisconsin Appraisal

October 6, 2022

Ms. Karen Braun
Waukesha County Dept. of Public Works
515 West Moreland Blvd
Waukesha, WI 53187

Re: *Abbreviated Standard - Appraisal Report*
Parcel No. 88, (The City of New Berlin, a Wisconsin municipal corporation)
15321 W National Avenue, New Berlin, WI
Project I. D. 2722-07-22 (Moorland Road Rehabilitation)

Dear Ms. Braun:

In accordance with your request, this firm appraised the real estate located in the City of New Berlin, Waukesha County, Wisconsin, identified above. The appraisal is intended to assist you (Waukesha County Dept. of Public Works) with negotiations regarding acquisition of a portion of the property in conjunction with a planned road improvement project. In keeping with your instructions, the appraisal complies with the Uniform Relocation and Real Property Acquisition Policies Act of 1970 and follows the minimal guidelines set by Uniform Appraisal Standards for Federal Land Acquisitions.

A careful inspection of the exterior of the subject property was made on several occasions during the past several months. The final viewing was on August 28, 2022. The attached report contains the appraiser's estimate of compensation due the owner as well as a summary of the major factors considered when developing this estimate. Please note the limiting conditions and special assumptions under which this value estimate is made. They are found within the report.

Based on my analysis, it is my professional opinion that the amount of compensation due the owner of the subject property as of August 28, 2022 is:

Six Thousand Six Hundred Dollars
\$6,600

Should you require additional information or have any questions, please call.

Sincerely,



Gene A. Bock, SRA, CRA
Senior Appraiser, Southern Wisconsin Appraisal
Wisconsin Certified General Appraiser No. 311-010

Enc.

*Providing Wisconsin with over
45 Years of Professional Service*

SUBJECT PHOTOGRAPH



PROJECT OVERVIEW MAP

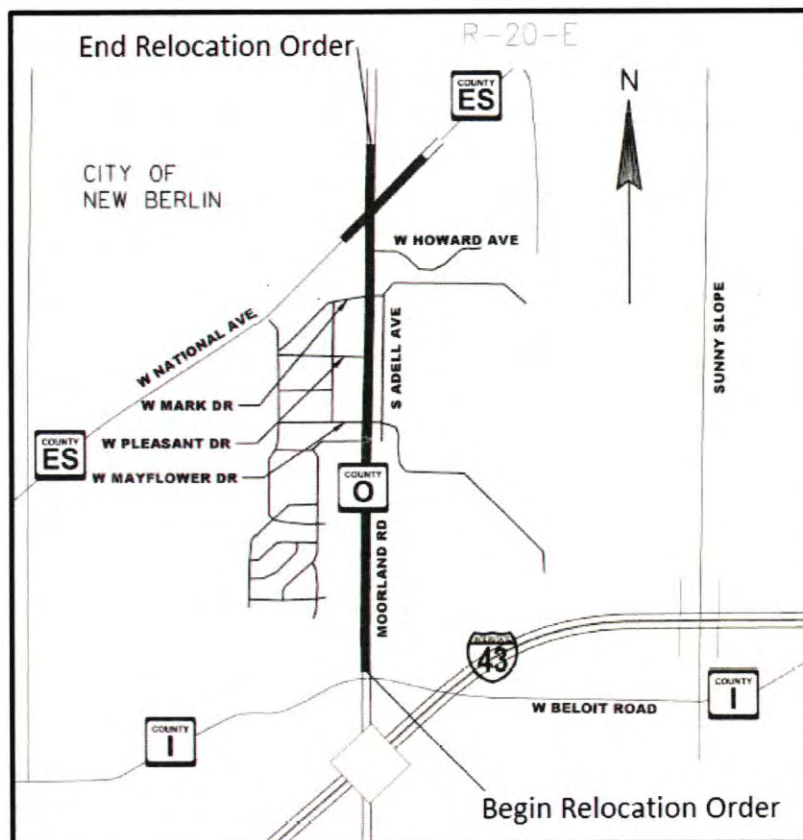


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Summary Of Salient Facts & Conclusions

General Information

Property Owner:	The City of New Berlin
Property Address:	15321 W National Avenue, City of New Berlin, WI 53151
Owner's Address:	3805 Casper Dr, New Berlin, WI 53151
Contact:	Tammy Simonson, City Engineer (262-786-8610)
Lot Size:	4.005-acre (net area)
Present Use:	Commercial Use (Shopping Center Outlot)
Zoning:	B-1: Shopping Center
Highest & Best Use – Before:	Commercial Use
Highest & Best Use – After:	Commercial Use

Area & Interests To Be Acquired

Acquiring Agency:	Waukesha County Dept. of Public Works
Parcel Number of Subject:	Parcel No. 88
Project ID:	2722-07-22
Fee Acquisition:	0.014-acre being acquired
Temporary Limited Easement	0.018-acre (24-month term) being acquired
Permanent Limited Easement:	None being acquired
Access Rights:	None being acquired
Existing Right of Way (R/W):	None present
Improvements:	None being acquired
Landscaping:	None being acquired

Conclusions

Before Value:	\$1,481,900 (Land Only)
After Value:	<u>\$1,476,700</u> (Land Only)
Loss in Market Value:	\$5,200
Plus: Value TLE:	<u>\$1,350</u>
Total Loss or Damages:	\$6,550
Total Compensation (Damages):	\$6,600 (Rounded)

* Note *: In determining compensation, the appraisers have considered all compensable items allowed under Wisconsin Statute Chapter 32.09(6)(a-g). Also, the appraisers have not included any items located within the existing street right of way as such items are non-compensable. The value reported is based on clear title of the real property (land and improvements). Also, as this is an appraisal of real property (real estate) no consideration was given to personal property, business value, or intangible items that may, or may not, be affected.

Certificate Of The Appraisal

- To the best of my knowledge and belief, the statements contained in the appraisal report are true and the information upon which the opinions expressed herein are based are correct, subject to the limiting conditions herein set forth.
- This appraisal has been made in conformity with appropriate Wisconsin statutes, regulations, policies, and procedures applicable to the appraisal of right of way. To the best of my knowledge, no portion of the value assigned to this property consists of items that are non-compensable under Wisconsin laws.
- The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is my personal, unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the subject of this report or to the parties involved with this assignment.
- Neither my compensation nor my employment is contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of the appraisal.
- Any decrease or increase in the market value of the real property prior to the date of valuation caused by the public improvement for which this property is to be acquired, or by the likelihood that this property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner, was disregarded in determining compensation for this property.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the "Relocation Assistance and Real Property Acquisition Policy Act of 1970" and is intended to be consistent with the Uniform Standards of Professional Appraisal Practice (USPAP) by use of the Supplemental Standards Rule and the Jurisdictional Exception Rule of USPAP, where applicable.
- I have not revealed the findings and results of this appraisal to anyone other than the proper officials of the acquiring agency or the Federal Highway Administration and I will not do so until authorized by said officials, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified as to such findings.
- I have not considered or included in this appraisal any relocation assistance benefits.
- No one provided significant real property appraisal assistance in the making of this report, other than the person signing this certification.

On July 5, 2022, I invited the owner's representative, Tammy Simonson, City Engineer (262-786-8610), in writing and attempted via phone, to accompany me on an inspection of the property. My invitation was declined as the owner's representative did not respond to the appraiser's invitation. I had the opportunity to view the exterior of the property on several occasions during the past several months. These inspections were made without the owner's representative being present. The initial inspection was made on July 13, 2022 with the final inspection being August 28, 2022. I have made a personal inspection of the property as well as made a field inspection of and verified the sales relied upon in making this appraisal. The subject and sales relied upon in making this appraisal are as represented in this appraisal. It is my opinion that as of August 28, 2022, the total amount of compensation due to the owner for property and property rights acquired herein described is Six Thousand Six Hundred Dollars (\$6,600).

October 6, 2022



Gene A. Bock, SRA, CRA

Senior Appraiser, Southern Wisconsin Appraisal
Wisconsin Certified General Appraiser No. 311-010

Narrative Appraisal Report

Identification of the Subject Property

Property Address: 15321 W National Avenue, New Berlin, WI 53092
Property Owner: The City of New Berlin
Owner's Contact: Tammy Simonson, City Engineer (262-786-8610)
Owner Address: 3805 Casper Dr, New Berlin, WI 53151
Tax Parcel Number(s): NBC 1207-965-003
Property Description: A 4.005-acre outlot to a neighborhood shopping center.

Subject's Five (5) Year Sales History

Doc. No.	Grantor	Grantee	Sales Date	Sales Price
4504050	Burghardt LLC	City of New Berlin	8/12/2020	\$1,196,000
Unknown	Unknown	Burghardt LLC	3/13/2020	\$3,260,000

The subject property was acquired by the City of New Berlin on August 12, 2020 for \$1,196,000. It could not be determined if this was an arm's length transaction. This parcel had been part of a larger parent parcel that was once occupied by a Walmart Store, a big-box store with building of 107,000-sq ft. This building had been vacant since in 2015. It remained vacant and was sold under foreclosure to Burghardt LLC (a/k/a Burchardt's Sporting Goods) on March 13, 2020 for \$3,260,000. This sale was not an arm's length transaction and not an indication of market value. Prior to selling a portion of the parent parcel to the City, Burghardt LLC split the parcel under CSM 12050. The subject of this report (subject parcel) was created as a part of this split, now Parcel 1 of CSM 12050 (Tax Key NBC 1207-965-003). The City in partnership with the Burchardt's Sporting Goods plan to make this parcel into an indoor recreation center known as New Berlin Activity and Recreation Center with attached retail space owned and occupied by Burchardt's Sporting Goods. Construction is currently underway.

Summary of Area and Interest Being Acquired

LAND	0.014-acre being acquired	Fee Acquisition
	None being acquired	Permanent Easement
	0.018-acre being acquired	Temporary Easement
	None being acquired	Existing Right of Way (No Value)
IMPROVEMENTS	None being acquired	
LANDSCAPING	None being acquired	
OTHER	No other items being acquired	
The subject is Parcel No. 88 of Project Plat No. 2722-07-22, Plat Sheet 4.12, approved by Waukesha County on February 20, 2022. A copy of this plat sheet can be found in the addendum of this report. Note: As per Wisconsin Statutes no compensation can or was given for the existing right of way or items within the existing right of way. Any items located within the existing right of way can and should be removed at owner's expense.		

Acquiring Agency:	Waukesha County Dept. of Public Works (County)
Date of Final Inspection:	August 28, 2022
Date of Value:	August 28, 2022
Date of Report:	October 6, 2022
Estimated Compensation:	\$6,600

Highway Project Description

Waukesha County (project sponsor) in cooperation with the Wisconsin Department of Transportation (WisDOT), is proposing the rehabilitation of Moorland Road (County O) from Beloit Road (County I) to National Avenue (County ES) in the City of New Berlin, Wisconsin. This project is federally (80%) and locally (20%) funded. Construction of the project is currently scheduled to start in the Spring of 2023 and be completed by the conclusion of Summer 2024.

Currently, this section of Moorland Road is a suburban principal arterial with a posted speed limit of 40 mph. Daily traffic volumes on Moorland Road range from 28,900 vehicles per day to 31,600 vehicles per day with higher traffic volumes on the south and north ends of the project. It is roughly 28,400 per day at the subject. National Avenue daily traffic volumes range from 14,600 vehicles per day to 15,700 vehicles per day. Moorland Road and National Avenue are on the National Highway System (NHS). The NHS highways are critical to the nation's economy, defense, and mobility providing a primary network for movement of goods and services through the nation. The NHS supplements the national interstate system.

From the south project limits just north of Beloit Road to the Target/Froedtert Medical Center driveway, Moorland Road has three travel lanes in each direction including two 11-foot-wide lanes and a 14-foot-wide lane. Moorland Road consists of two 12-foot-wide travel lanes and a 10-foot-wide parking and auxiliary lane in each direction from the Target/Froedtert Medical Center driveway to the north project limits near Churchview Drive. Within the project limits, National Avenue has two 12-foot-wide travel lanes and a 10-foot-wide parking/auxiliary lane in each direction. There are currently no bicycle lanes or bicycle accommodations on Moorland Road. The existing 10-foot-wide parking/auxiliary lanes is not wide enough to be considered a bicycle accommodation. Sidewalks are present on both sides of Moorland Road between Beloit Road and the Target/Froedtert Medical Center driveway and between Howard Avenue and the north project limits near Churchview Drive. Land use adjacent to this section of Moorland Road is primarily residential with commercial centers at the north and south ends of the project at the Moorland Road/Beloit Road and Moorland Road/National Avenue intersections. The existing right of way varies from 110 to 170 feet on Moorland Road and from 110 to 145 feet on National Avenue.

Moorland Road consists of concrete pavement constructed in the late 1970s. The pavement on this section of Moorland Road was last rehabilitated in 2006. That project included patching, a dowel bar retrofit, and a continuous diamond grinding of the pavement. Currently, the pavement is in poor condition with substantial deterioration of the joints, cracked slabs, and numerous patches that create a rough driving surface. With initial construction in the late 1970s and the most recent rehabilitation completed in 2006, this section of Moorland Road is nearing the end of its service life.

The addition of sidewalk along one or both sides of Moorland Road where it does not currently exist was considered as part of this project. Due to a lack of support by the City of New Berlin, a decision was

made to not add new sidewalk along the project corridor except where there is a gap between existing sidewalk on the east side of Moorland Road between National Avenue and Howard Avenue.

Construction is scheduled for Spring of 2023 with minor work in Summer of 2024. CTH O will be open throughout the construction project with 1-lane of traffic in each direction. Access to residences and commercial properties along the project corridor will be maintained during the project construction.

The proposed project is considered an improvement for the area and a general benefit for all area property owners and residents. This work and project will not be a specific benefit to any one property or property owner. The cost of this project is to be shared between the federal government and Waukesha County.

General Information

Property Rights Appraised: The basis of property rights being appraised as well as the basis of the rights being acquired are the fee simple interest of the subject property. The fee simple estate as presented in the Fifteenth Edition of The Appraisal of Real Estate as published by the Appraisal Institute is defined as:

A fee simple estate implies absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

The subject has been appraised under the assumption that its title is free and clear of all liens encroachments or cloud-on-title. All legal restrictions to and on the property will be taken into consideration as to how they influence the use of the property in the determination of its market value. It further assumes that the property is not tenant occupied. If tenant occupied, no consideration was offered for any tenant rights that may or may not exist. Should there be a business or going-concern within the boundary of the subject property, this report does not consider, nor does it value any going-concern that may be present.

The Fifteenth Edition of The Appraisal of Real Estate identifies a going-concern value as "the value created by a proven property operation. It includes the incremental value associated with the business concern, which is distinct from the value of the real estate only. Going-concern value includes an intangible enhancement of the value of an operating business enterprise which is produced by the assemblage of the land, building, labor, equipment, and marketing operation. This process leads to an economically viable business that is expected to continue. Going-concern value refers to the total value of a property, including both real property and intangible personal property attributed to business value." As this is an appraisal of real estate only, no consideration was given to any personal property or going concern. Again, should there be a business or going-concern within the boundary of the subject property, this report does not consider, nor does it value any going-concern that may be present.

Scope of the Appraisal: This appraisal has been prepared to offer an estimate of the loss in market value that may occur to the subject property because of a planned roadway improvement project and acquisition for the rehabilitation of Moorland Road. This project involves the rehabilitation of the existing Moorland Road and replacing it with a new and modern road surface. This is being done to improve traffic safety as well as to improve traffic flow in this area. This appraiser has been asked to provide an independent analysis of the likely loss in market value (damage) that may occur to the

subject property known as 15321 W National Avenue, in the City of New Berlin, Waukesha County, Wisconsin. The appraiser has been requested to follow both State and Federal guidelines in his determination of the likely loss in market value to the subject property. Federal Rules require that loss and damages be determined by the difference in the value of the property both before and after the project has been completed. The State Rule also determines loss as the value of the part taken (part acquired). State policy considers the loss in value to be whichever is greater, the loss calculated by the Federal Rule or the State Rule.

The appraiser has considered and utilized both the State and Federal Rules in estimating the subject's likely loss resulting from the proposed acquisition. Both the value of the part taken (State Rule) and the before & after analysis (Federal Rule) have been included within this report.

This appraisal report has been prepared in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP) as adopted by the Appraisal Foundation. This appraisal was completed under the Uniform Standards of Professional Appraisal Practice (USPAP) definition of "credible." "Credible," as defined by USPAP 2016-2017 Edition, Page U-2, is defined as "*worthy of belief*." Credible assignment results require support, by relevant evidence and logic, to the degree necessary for the intended use. An appraisal report contains outline descriptions of the data, reasoning, and analyses used to arrive at the value conclusion. It presents summary discussions of the data, reasoning and analyses that were used in the appraisal process to develop the opinion of value. Some supporting documentation may not be included within this report. However, supporting documentation that is not provided within the report concerning the data, reasoning, and analyses has been retained in the appraisal work-file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.

The scope of this assignment also includes an investigation of the market area to discover factors affecting property value, a search of the market area for sales of comparable property, an analysis and determination of the highest and best use of the subject, an inspection of the subject to determine the physical characteristics of the area to be acquired and any improvements that are being acquired or affected. It also requires the appraiser to review and investigate legal restrictions such as zoning laws, existing easements, as well as other possible limitations placed on the subject. To provide for a credible assignment result, as required by the Uniform Standards of Professional Appraisal Practice (USPAP), all restrictions set by law, zoning, and/or restrictions set by existing easements that restrict or influence the subject's use have been considered in the valuation of the subject.

The appraiser has been requested that this appraisal be made in conformity with appropriate Wisconsin statutes, regulations, policies, and procedures applicable to the appraisal real estate to be purchased for public use. Also, to fulfill the USPAP requirement of providing credible assignment results, and as required by WisDOT appraisal standards and guidelines, the appraiser has not included, nor has the knowledge that any portion of the value assigned to the subject property nor any portion of the appraiser's estimated loss in value, or damages, include items that are non-compensable under Wisconsin laws and guidelines. Compensation should be based on items, buildings, improvements, or land that is actually taken by acquisition. Non-compensable items are often considered as changes that are created by the municipalities "duly authorized exercise of its police powers."¹ The appraiser must recognize that his analysis, especially if relying fully on the before and after analysis may, and often

¹ *State Statutes Section 32.09(6)*

does, include non-compensable damage items. Wisconsin DOT standards and guidelines instruct that the appraiser's final damages calculation can only include compensable damages and cannot include any non-compensable damage components. While state policy requires that compensation to owners be "just," there are numerous items for which a property owner cannot be legally compensated. As stated in the WisDOT Real Estate Program Manual (REPM) updated March 2020, identifies a few common examples of non-compensable items that include: "sentimental value, loss of anticipated future profits, inconvenience, changes in traffic direction or density, and circuitry of travel where reasonable access is maintained" Other non-compensable damages that cannot be considered by the appraiser are changes or items reflecting the municipalities use of its police powers. The use of police powers is non-compensable and should not be considered by the appraiser nor included within the appraiser's analysis or damages.

The appraiser also examined and viewed the survey stakes/markings that were placed by the acquiring agency's survey crew. These markings were set to mark or outline the area of the proposed acquisition. The appraiser also reviewed page 4.12 of the proposed project plat, viewed the title work, the schedule of lands and interest required, the preliminary construction plans, the project description and other data provided by the project engineers and the acquiring agency. The size of the subject lot was supplied by the acquiring agency and verified with public records. It is assumed to be correct. The size of the proposed acquisition was provided by the acquiring agency and is also assumed to be correct. As the appraiser is not a surveyor or engineer, neither was independently confirmed by the appraiser.

The appraiser contacted the local assessor for basic information about the subject and relied on a county plat map to identify the subject before the acquisition. He also investigated sales and uses of improved sites and of vacant land in the area. These investigations included, but were not limited to, the local MLS service, county records, state assessment records, interviews with sellers and buyers of land, review of rental data, and public information obtained from the county courthouse, newspapers, as well as several governmental websites. The appraiser made a curbside inspection of each of the comparable parcels used in this report. The appraiser primarily used the land's unit value (value per acre) and the "Part of the Whole" as the primary valuation method to value the real estate in the proposed acquisition. The value estimate derived is based on the information outlined in this report and on sales activity in the area.

As is typical for appraisals of this type, the appraiser placed greatest emphasis on that portion of the subject that is being affected by the proposed acquisition and how the acquisition influences the property's use and value. In doing so, a cursory viewing of the total property was made. The subject property, an outlot of a neighborhood shopping center, appears to have a small portion of a larger commercial building located within its boundary. This building is situated at the far rear of the subject parcel. These improvements are very well removed from the acquisition area and very well removed from the proposed project. They will not be influenced or affected by the acquisition or construction of this project. As they are not to be directly affected by the proposed acquisition the appraiser has not made a viewing of the interior of these structures. Also, as the proposed acquisition does not include, nor will it influence the subject's buildings, the improvements are not being valued in this appraisal. For this appraisal, the property is being appraised under the hypothetical condition that the subject is a vacant outlot, without any buildings. As the subject's improvements are not being valued, this appraisal is slightly limited in its scope and work undertaken by the appraiser. As the subject's structures are not to be damaged or affected by the proposed acquisition, the lack of estimating their value does not diminish the reliability of the appraiser's findings.

As requested by the acquiring agency, this Abbreviated Standard Appraisal Report is presented as a summary of the appraiser's findings. This format may be more concise than other report formats but is considered appropriate considering the minor nature of the proposed acquisition. Because the owner and acquiring agency each are familiar with the subject and because the acquisition will not significantly affect the property, a complete description of the property and improvements has *not been* included. Also, as directed by the acquiring agency, the summaries of the appraiser's data presented may be more concise than typical.

The appraiser would also note that as this appraisal assignment falls under the guidelines of an eminent domain appraisal, the appraiser's scope of work is also influenced by federal and state statutes, codes and judicial precedent related to the acquisition of private real estate for a public purpose. State and Federal guidelines, as well as state law (Section 32.09 Wisconsin Statutes) states that the appraiser cannot consider any increase or decrease in the subject's fair market value that is caused by the likelihood of the public improvement project for which the subject's real property is being acquired, is completed, and may influence market conditions and/or area values. As such, the appraiser must value the subject property without any knowledge of the proposed highway improvement project or the likely influences that may be created by the introduction of this project upon the subject property or upon the subject's market value. The appraiser cannot take into consideration any influence that the proposed project may create other than direct damages or losses to the property resulting from the acquisition of lands or property rights. This universal rule is known as the "Project Influence Rule" and must be strictly followed during any eminent domain appraisal assignment to obtain reliable results. The appraiser took careful steps within this appraisal not to consider any positive or negative influences on the subject that may be due to the proposed municipal improvement project prior to work actually commencing.

Coronavirus Pandemic: In January 2020, the United States and much of the World became aware of a deadly viral infection that had claimed thousands of lives in central China. This virus has been identified as the 2019 Coronavirus (now known as COVID-19). It produces a respiratory illness that most people recover from without special treatment; however, it has been found to be highly contagious and deadly to many people, especially those with underlying medical conditions. In just a few short weeks of its initial spread, the World Health Organization announced the COVID-19 outbreak as a worldwide pandemic. The United States was not immune, nor protected, from this deadly disease. In early March, President Trump announced "Stay at Home" guidelines to encourage citizens to remain home and to avoid public contact and transmission of the disease. Similar "stay at home orders" were issued by governors across the county. In April 2020, the national unemployment rate jumped from 4.4% to 14.7% with Wisconsin jumping from 3.1% to 13.6%, due mainly to the impact of COVID-19, stay-at home orders, and the closure of many businesses. Unemployment numbers have improved since the start of the COVID-19 pandemic, and the numbers from October 2020 show that with 6.9% nationally and 5.7% in Wisconsin. As of the writing of this report, the Coronavirus continues to create an unprecedented disruption in the worldwide and U.S. economy. It did have an immediate negative impact on the national and local economy as well as many area Real Estate sectors. Many believe that this negative impact, although likely to improve, may recover swiftly once the vaccine for the Coronavirus is distributed to the masses. Early 2021 three predominant and very effective vaccines became available to US citizens. It appears that employment and the economy have begun to rebound in the United States, and that once the vaccines are widely distributed and governmental restrictions lifted, and employment/economy can return to normality. Currently, there has not been a noticeable decline in the local real estate market, but again, time has not yet allowed sufficient data to identify the effects of this unprecedented local and national situation. Considering the strengths of the local economy and the

area's real estate market, it appears that any slowing or declines have swiftly corrected and appear to have only been short term.

Intended Use of the Appraisal: The purpose of this appraisal is to assist the County and WisDOT in estimating the amount of compensation due the owner for the acquisition of real property and property rights as indicated above in accordance with the provisions of Section 32.09 Wisconsin Statutes, which states that compensation shall be based on fair market value. The appraisal is intended for use by employees and/or agents of the Waukesha County Dept. of Public Works (County) in negotiations and subsequent acquisition of the real estate specifically identified in this report.

The County and WisDOT are the intended users of this appraisal report. Also, under state law, the property owner will be given a copy of this appraisal report. The owner is cautioned to read the report in its entirety. Although the owner will receive a copy of the report, the owner is not considered an intended user of the report and should address any questions or concerns to the acquiring agency's negotiation agent. The possession of a copy of the report does not confer client or intended user status upon the holder, and no use other than that described above is authorized by the appraiser. As an example, this report is not intended to be used for mortgage financing nor to secure a loan.

Classification of Appraisal Report Type: The Uniform Standards of Professional Appraisal Practice defines two distinct appraisal-reporting formats. These vary as to their level of detail. The current appraisal analysis is presented as a Narrative Appraisal Report. It is considered by USPAP to be an appraisal report suitable for multiple readers. The acquiring agency, as well as the Federal Highway Administration, considers this appraisal report to be an Abbreviated Standard Appraisal Report. In this format, all significant data is reported in tabular or abbreviated narrative format. As both the property owner and the acquiring agency are both familiar with the subject property, this appraisal format appears to be well suited for use in the instant case.

Fair Market Value: State and federal guidelines indicate that the estimate of damages to the subject property be based on the subject's market value as of the date of value. It also considered the subject to be valued in its current or "as is" condition and features. As such, market values considered the fee simple title of the property and all restrictions placed on it. Market Value is defined as:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto;
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Source: 12 C.F.R. Part 34.42(g); 55 Federal Register 34696, August 24, 1990, as amended at 57 Federal Register 12202, April 9, 1992; 59 Federal Register 29499, June 7, 1994; Appraisal Institute, *The Dictionary of Real Estate Appraisal*, Sixth Edition, (Chicago, 2010) Page 75.

Because this is an eminent domain appraisal made under the jurisdictional exception to USPAP, the above definition is also influenced by federal and state statutes. As stated in the Scope of the Appraisal, the valuation of the subject is dependent on the "Project Influence Rule." Because this appraisal falls under the guidelines of an eminent domain appraisal made under the jurisdictional exception to USPAP, the above definition is also influenced by federal and state statutes, codes and judicial precedent related to the acquisition of private real estate for a public purpose. As such, the market value definition is amended per the provisions of these laws that stipulate that "any increase or decrease in fair market value of real property prior to the date of evaluation caused by the public improvement for which the property is acquired, or by the likelihood that the property would be acquired for such improvement, other than physical deterioration within reasonable control of the property owner, may not be taken into account in determining just compensation for the property." The appraiser must value the subject property, in its before condition, without any knowledge of the proposed municipal improvement project. The appraiser cannot take into consideration any positive or negative influence that the proposed intersection project may have on the subject's before value (before project value). Similar restrictions take precedence in the determination of the after value, such as the appraiser cannot consider items or actions that are non-compensable.

Jurisdictional Exception: This appraisal has been made in compliance with the policies and procedures of the Federal Highway Administration, the Wisconsin Department of Transportation (WisDOT), the Uniform Relocation and Real Property Acquisitions Policies Act of 1970, as amended; 49 Code of Federal Regulations (CFR) Part 24.103 and Wisconsin Statute 32.09. The appraisal was also completed under the jurisdictional exception rule of the Uniform Standards of Professional Appraisal Practice (USPAP). As requested by WisDOT, this appraisal has been transmitted as an Abbreviated Standard appraisal report. This format has been approved by and follows the guidelines set by Federal Highway Administration and the Wisconsin Department of Transportation.

Under the Jurisdictional Exception rule of USPAP, and as required under Wisconsin Statute 32.09(5)(b), the definition of market value has been modified to include the fact that "any increase or decrease in fair market value of real property prior to the date of evaluation caused by the public improvement for which the property is acquired, or by the likelihood that the property would be acquired for such improvement, other than physical deterioration within the reasonable control of the property owner, may not be taken into account in determining just compensation for the property." In doing so, this will not diminish the owner's estimated compensation and may, indeed, slightly increase it.

Also, to meet the requirements of Chapter 32 of State Statutes, the subject's before and after condition and valuations are based on the hypothetical condition that the start and end date of project construction are indistinguishable and impossible to tell apart.

Exposure Time: The concept of market value assumes the hypothetical sale of a property given reasonable exposure on the market. Further, the exposure time is presumed to precede the effective date of the appraisal. Exposure time is defined in Uniform Standards of Professional Appraisal Practice ("USPAP") Statement on "Reasonable Exposure Time in Market Value Estimates" (Appraisal Standards No. 6) as:

The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based upon an analysis of past events assuming a competitive and open market. Exposure time is different for various types of real estate and under various market conditions. It is noted that the overall concept of reasonable exposure encompasses not only adequate, sufficient, and reasonable time but also adequate, sufficient, and reasonable effort. The best estimate of exposure time is a function of price, time, use, and current market conditions for the cost and availability of funds. This is seen as an integral part of the appraisal process and the estimate of market value.

In estimating the length of time the property would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of this appraisal, the appraiser considers information gathered on comparable sales and historical and current market conditions. As it can be seen from many of the sales used in this report, as well as other sales from within the area, the area's market has been slow with extended marketing times. These times vary greatly during the past several years and a property often remains on the market for one to two years before selling. However, recently the market has been improving. Marketing times have declined, and sales activity has been improving since early 2015. The market is expected to continue to improve and with this continued improvement, marketing times will decline. The market value conclusion of the subject property is based upon a market exposure time of 150-days to 375-days, or less, assuming a reasonable and diligent effort has been made to market the property at the indicated market value. It also assumes that the market's improvements will continue and that no major changes in the economy will occur that would affect the market exposure time negatively.

The appraiser has based this rationale primarily upon sales from within the market area as well as those stated within this report. Although the comparable sales provided in this report were considered in determining the subject's marketing time, they were not the only market activity analyzed. The appraiser also reviewed real estate investment publications, local newspaper articles, reviewed sales marketing times posted by the local MLS system, as well as interviewed typical buyers, sellers, and private investors in the subject's general marketplace. After analyzing these factors, it is the appraiser's opinion that the subject's value conclusion, as stated in this report, is based on a market exposure time of 150-days to 375-days, or less. This amount of time is considered a reasonable interval to prudently market the subject property, accept a reasonable offer after negotiations, and proceed toward the sale, which may include other normal contingencies typical in most offers.

Extraordinary Assumptions: In forming this opinion of value it was necessary to make assumptions that can neither be proven nor disproved with information currently available to the appraiser. Such suppositions are allowed under USPAP providing they are clearly labeled as extraordinary assumptions. According to the Uniform Standards of Professional Appraisal Practice 2016/2017 Edition, "*an extraordinary assumption is an assumption, directly related to a special assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions*".

The client may wish to consult the appropriate experts to confirm these assumptions as the value estimates could be adversely affected if one or more is in error. For example, should the site be found to be contaminated or contain soil contaminants, the value of the property would likely be adversely affected.

The major extraordinary assumptions made in this appraisal include:

- (1) The appraiser is aware of no soil absorption, contamination, or bearing tests made on the subject lot. It is assumed that the site has no adverse soil conditions or contaminants that would adversely influence the marketability and value of the property. The property is assumed to have no atypical or adverse environmental soil conditions. It is further assumed that all improvements that may be located on the site can be efficiently and inexpensively demolished within current market standards
- (2) A brief review of area land sales would suggest that there has not been any, or only modest, changes in the area's real estate market during the first six months after the introduction of Coronavirus into the subject area (March 11, 2020). Prior to March 2020, the area's real estate market had been active with short marketing times and appreciating values. However, market conditions have deteriorated since March 2020. As significant data is not yet available to determine the precise impact of Covid-19 on the area's real estate market, this appraisal has been completed under the assumption that the local market has stabilized and has not experienced any decline and that the market has continued, and is expected to maintain, its strong market conditions and appreciating values.
- (3) The acquiring agency did supply the subject's current lot size to the appraiser. The acquiring agency has indicated that the subject lot contains 4.005-acre (excluding any existing road right of way). The appraiser would note that CSM 12050 indicates a slightly larger size for the subject at 4.029-acre. For this report, it is assumed that the reported size of 4.005-acre, reported by the County, is correct. The lot size of 4.005-acre (174,458-sq ft) is assumed to be the true and correct net size of the subject lot.
- (4) The subject lot is a corner parcel that fronts on W National Avenue as well as on two secondary street that appears to be private interior development streets. The subject has no direct access from National Avenue. The subject lot is assumed to be an outlot of a larger retail development with secondary street access and shared access from that larger development. It is assumed that a written access agreement exists, and it assures continued and adequate access to the subject parcel for commercial use via this private road as well as across the larger parent development.
- (5) At the time of this appraisal, the rehabilitation work of Moorland Road (CTH O), as well as the associated roads and intersections along this project, are expected to take roughly 17-months to complete. Currently the County is considering a project construction date that is to start early Spring 2023, say April 1, 2023 and is to be finished by end of summer 2024, say August 31, 2024. Actual construction is estimated to take 17-months or less. For this appraisal, the actual term of construction is assumed to be 17-months.
- (6) The proposed project involves the acquisition of the temporary use of a small portion of the subject lot. This area is known as a Temporary Limited Easement (TLE). Any TLE area that is located on the subject lot is to be used temporarily and primarily during construction of this project. As the County's use of the land within the proposed TLE area is only temporary, title to the land will always remain with the owner. Even though no permanent rights to the TLE lands are to be exchanged, the owner is due compensation for the County's temporary use of the TLE area.
- (7) The project includes a proposed TLE area that is to be encumbered, assumably, from the date of the appraiser's final inspection of the subject property (August 28, 2022) to August 31, 2024. Therefore, for the purpose of this appraisal the full term of the proposed TLE is 24-months

(August 28, 2022 to August 31, 2024, rounded). The County will have the right to use the lands located within the TLE area during the term of construction as well as before construction begins, assumedly from the date of the appraiser's final inspection of the property on August 28, 2022. For this appraisal, the full term of use of the TLE area is assumed to be 24-months and will terminate on or before August 31, 2024.

- (8) The project engineer has informed the appraiser that construction in the immediate area of the subject property is expected to be completed within a much shorter time frame than the full 24-month term of the TLE. The project engineer also stated that there is to be very limited use, if any, prior to April 1, 2023. For this appraisal, it is assumed that the primary use of the lands within the proposed TLE area will be during the actual construction of the road. Also, it is assumed that only minimal use will take place prior to April 1, 2023. As the County will have the right to use the TLE area and limit the owner's use during the term of the TLE, the owner's loss in use is considered compensable.

Again, it should be noted that the extraordinary assumptions are used to clarify information that was unclear or unknown at the time of the completion of this report. Should any of these assumptions later be found to be inaccurate, the concluded estimate of the subject's market value and/or the appraiser's estimate of damages (loss) could possibly change. The appraiser reserves the right to review and modify this report should any of the extraordinary assumptions offered above be found to be in error. Errors could result in an increased valuation or possibly reduce the estimated damage amount. It is unlikely that any changes would result in a significant change or influence in the conclusions reported in this appraisal.

Hypothetical Conditions: In forming an opinion of value it is sometimes necessary to complete an appraisal assignment under an assumption that is known to be erroneous. Such suppositions are allowed under USPAP providing they are clearly labeled and are needed for the purpose of analysis or required for legal purposes.

As defined by the Appraisal Institute hypothetical conditions are:

*"That which is contrary to what exists but is supposed for the purpose of analysis. Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis."*²

As hypothetical conditions often lead to misunderstandings or mislead the reader, they are seldom considered to be applicable. However, to follow State and Federal Guidelines the appraiser must consider the subject's "after condition" under the hypothetical condition that the proposed project has been completed. In addition, State and Federal Guidelines (49 CFR Part 241.03(b)) further requires the appraiser to disregard any decrease or increase in the market value of the property that has been caused directly by the project prior to the date of value. In following this directive, this appraisal uses the hypothetical condition (in the "before condition") that the proposed public improvements do not exist, and have not been proposed, and have not yet been started. The proposed public improvement project is

² Source: Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 5th ed. (Chicago: Appraisal Institute), 2010. (USPAP, 2010-2011 ed.)

a condition external to the subject property, and as the before value does not recognize the existence of this proposed project, contrary to known fact, this hypothetical condition is required. The use of this hypothetical condition may have a positive influence on the appraisal results and likely increase the appraiser's estimate of damages.

In accordance with Wisconsin Statute 32.09, the subject is appraised in the "after condition" under the hypothetical condition that construction for the proposed public project is complete as of the effective date of this appraisal. As the highway construction, has obviously not yet begun, the appraiser needs to make the hypothetical condition to value the property in its after condition under the assumption that the roadwork has been completed. The use of this hypothetical condition may have also influenced the appraiser's results and most likely has increased the appraiser's estimate of damages.

The subject parcel appears to be an outlot to a larger shopping center development. It is currently owned by the City of New Berlin and appears to contain a small portion of a larger existing structure once occupied by Walmart. A small portion of this large 107,000-sq ft old Walmart building encroaches onto the rear portion of the subject lot. It appears that this encroaching building has been vacant for quite some time and likely holds no value and would need to be razed or fully remodeled to become suitable for use. It very likely has no contributory value. The portion of the building that encroaches onto the rear of the site, is very well removed from the acquisition area, and represents only a very small portion of the total land area. For this appraisal, the subject is being valued under the hypothetical condition that it is a vacant lot without any improvements or buildings. Utilizing this hypothetical condition will not negatively impact the results of the appraiser's estimate of loss or damage to the property.

State Statute requires that the subject's before and after values to be based on the hypothetical condition that the start and end date of project (construction) are simultaneous, indistinguishable, and impossible to tell apart. This hypothetical condition is the basis of the Before & After Valuation (Federal Rule) and is required to be followed by the appraiser.

Also, as required by state law and federal guidelines, the appraiser has not considered any changes or items that are non-compensable. Although some non-compensable items and/or changes may reflect a change in value, state law (Section 32.09 Wisconsin Statutes) prohibits the appraiser from considering such changes in his analysis and appraisal. Therefore, non-compensable changes or non-compensable items acquired are assumed to be of no value as a hypothetical condition of this report.

Subject Property Analysis

Whole or Larger Parcel – The concept of *larger parcel* or *whole parcel* is an analytical principle unique to eminent domain valuation and is an essential step in determining the property to be appraised and therefore, essential to the determination of damages.

The "larger parcel" is defined in the Dictionary of Real Estate Appraisal Third Edition as follows:

In Condemnation, that tract or tracts of land which are under the beneficial control of a single individual, or entity and have the same, or an integrated, highest and best use. Elements for consideration by the appraiser in making a determination in this regard are contiguity, or proximity, as it bears on the highest and best use of the property, unity of ownership, and unity of highest and best use.

The Uniform Appraisal Standards for Federal Land Acquisitions indicated the following about the larger parcel:

It should be noted, however, that since unity of use is one of the elements for an integrated unit, it would not necessarily follow that a continuous body of land in the same ownership constitutes a unit for valuation if the highest and best use for various parts are different. Failure to value the property as an integrated unit should, however, always be explained and supported.

In determining the larger parcel to be appraised, the appraiser must consider three main factors in his analysis. These primary factors are as follows:

Unity of Title: This is generally referred to as the equal legal control over the ownership and future use of the lands or tracts in question.

Contiguous Location (Unity of Location): In general, separate parcels or tracts can be considered as parts of the larger parcel if they are neighboring parcels and only reasonably physically separated so that they are or can be used as one.

Unity of Use: Unity of use typically is not restricted to parcels that are not reasonably separated. The appraiser must determine if it is reasonably probable that separated parcels or tracts would sell as one integrated single entity even when reasonably separated. When it can be shown that parcels would be sold separately as individual tracts and not as one larger parcel then each parcel should be considered as a separate larger parcel.

The local assessor's office has indicated that the owner of the subject parcel does not own any adjacent or additional tax parcels within the immediate area of the parcel being appraised. As such, it appears that the owner's lands that are being considered as the subject property, or the whole or larger parcel appraised, is the 4.005-acre property known as 15321 W National Avenue, in the City of New Berlin, Waukesha County, Wisconsin. Therefore, the subject parcel is one parcel that contains 4.005-acre. There are several plat maps and aerial photographs located within the addendum that depict the subject's whole or larger parcel (subject property). For simplicity, it will be referred to in this report as the subject property.

Subject Identification: The whole or larger parcel being appraised (subject property) has been identified by a legal description. A copy of this legal description can be found in the addenda of this report. It identifies the subject property before the acquisition (Before Condition). This legal was provided by the County and is presumed to be correct. The subject is also known as, and identified as, 15321 W National Avenue, in the City of New Berlin, Waukesha County, Wisconsin. The subject is further identified as the City of New Berlin tax key number NBC 1207-965-003 as well as Parcel No. 88 of the Waukesha County Dept. of Public Works project plat number 2722-07-22.

Subject's Assessment Data: The subject property is identified by the City of New Berlin as tax key number NBC 1207-965-003. As the subject is owned by the City, it is not assessed nor is it taxed.

Subject Property Analysis: The subject property is a good-sized commercial parcel of 4.005-acre. It appears to be an outlot to a larger commercial development situated in the southeastern corner of the intersection of W National Avenue with S Moorland Road. The subject lot is located on the south side of National Avenue, roughly one block east of S Moorland Road. The subject parcel is a corner lot that sits on the south site of National Avenue and abuts an interior secondary street known as Wall Street. Wall

Street extends south off National Avenue, along the subject's eastern lot line, for roughly one block. It provides access to the subject, the larger shopping center development, as well as a mixture of nearby commercial uses. The subject is an elongated and sloped lot that is irregular in its shape. Its irregular shape and sloped topography will detract from its utility, appeal, and value. It sits at the southwestern corner of the intersection of W National Avenue with Wall Street. An entry drive, with median, that enters the larger development abuts the subject along its western lot line.

The subject appears to be a part of an older retail development known as Moorland Square Shopping Center. It appears to be an outlot of this larger development. Until recently, the subject had been part of a larger parcel that was previously occupied by Walmart Store, a big-box store with a building of 107,000-sq ft. This building had been vacant since in 2015 and remains vacant as of the appraiser's initial inspection. This larger parcel sold under foreclosure to Burghardt LLC (a/k/a Burchardt's Sporting Goods) on March 13, 2020 for \$3,260,000. The parcel was then split under CSM 12050. The subject parcel was created as a part of this split, now Parcel 1 of CSM 12050 (Tax Key NBC 1207-965-003). The City purchased the parcel shortly after the lot was created via this split. The lot also includes a small portion of the older Walmart Store building that encroaches onto the property near its rear (southern lot line). Burchardt's Sporting Goods retain the remainder of the larger parent parcel and is in the process of rebuilding the older big-box structure to house a Burchardt's Sporting Goods Store. The City, in partnership with Burchardt's, plans to develop the City parcel into an indoor recreation center that is to be known as the New Berlin Activity and Recreation Center. It is to be attached to the retail space owned and occupied by Burchardt's Sporting Goods. Construction is currently underway on these two parcels. Below is a photo showing the construction that is taking place on the subject and the abutting Burchardt's Sporting Goods Store.



(Photo facing west from W Wall Street. Taken July 13, 2022)

The subject appears to share access as well as some parking with Burchardt's as well as with the larger Moorland Square development. It should be noted that a portion of the older Walmart building is indeed located within the rear portion of the subject. It is estimated that roughly 25,000-square feet of the older Walmart building sits within the boundary of the subject parcel. This 25,000-sq ft area is to be rebuilt into the New Berlin Activity and Recreation Center. However, as stated earlier, the subject is being appraised under the hypothetical condition that it is a vacant lot without any buildings.

The subject lot is a sloped parcel that sits below the grade of National Avenue, yet at grade with the Moorland Square development. The lot slopes steadily from north to south, away from National Avenue. Drainage appears to be from north to south. National Avenue forms the subject's front (northern) lot line with Wall Street forming the eastern lot line. A private entrance driveway to Moorland Square border the subject along a portion of its western lot line. The lot has no direct access from National Avenue. Access to the subject is from Wall Street with what appear to be shared access from the private development driveway to the east as well as shared access from the abutting Moorland Square development. A good part of the subject is paved and used as common parking for the Moorland Square and Burchardt's development. The subject has good and reasonable access for most uses. The subject is one of multiple commercial uses located in this development that provides and shares ingress and egress to a number of lots and uses within the Moorland Square development. To the most part, the subject appears to be a paved parking lot that is shared in its use with the larger Moorland Square development and improved outlots of this development. It is well suited for a wide variety of commercial or business use.

As is typical for this area, the subject parcel does have sanitary sewer and municipal water. Both are available to the subject. There is a small amount of landscaping located on the subject site, mainly near National Avenue. There are some scattered pine trees as well as a lock-block retaining wall located along the subject's National Avenue frontage. This retaining wall is topped with a metal fence. There are also several parking lot light poles, with lights, located around the perimeter of the parcel. Again, most of the parcel is paved for parking with most of the perimeter being grass covered.

Both W National Avenue and nearby S Moorland Road are busy connecting highways. From just north of nearby Beloit Road to the Target/Froedtert Medical Center driveways, Moorland Road has three travel lanes in each direction including two 11-foot-wide lanes and a 14-foot-wide lane. North of the Target/Froedtert Medical Center driveway to Churchview Drive the road consists of two 12-foot-wide travel lanes and a 10-foot-wide parking/auxiliary lane in each direction. From Churchview Drive to National Avenue, Moorland Road has two 12-foot-wide travel lanes and a 10-foot-wide parking and/or auxiliary lane in each direction. Again, as the subject parcel is located along the National Avenue a short distance east of Moorland Road. Along its length, Moorland Road is a four-lane busy arterial highway with grass median. It carries an average daily traffic count of 28,900 vehicles per day to 31,600 vehicles per day with higher traffic volumes on the south end near the Target/Froedtert Medical Center driveways where it is reported to be 35,700 vehicles per day. Just south of National Avenue, Moorland Road has a daily traffic count of 31,100 vehicles per day. In the area of the subject, National Avenue is a four-lane roadway with median. Here it is reported to have a traffic count of roughly 15,500 per day. Traffic volumes are anticipated to increase, along with the expected increase in population of the City of New Berlin and surrounding area. The subject's location along this busy arterial street adds to its commercial use, its appeal and value. Photos of the subject's improvements can be found in the addendum section to this report.

Following is an aerial/sketch obtained from the Google Earth website that shows the general

Zoning: As indicated earlier, the subject property is located within the City of New Berlin. The City of New Berlin maintains and administers its own zoning code to regulate land use, development, and to enhance safety within the area. This code has been updated and revised several times since its inception. The appraiser was informed that the subject is located within the B-1, Shopping Center District of the City of New Berlin.

In general interior lots shall contain a minimum of 40,000 square feet. Those lots intending to be used for neighborhood shopping centers require a minimum of 3-acres and lots to be improved with community shopping centers requiring a minimum of 10-acres. All lots are required to be not less than 200 feet in width at the building set back line. All improvements must be set back at least 50-feet from front streets. Rear yard and side yard setbacks of 25 feet are required in the B-1 district. Maximum building area shall not occupy more than 50% of the total lot area with buildings and hard surfaces (parking, paving, drives, and walks) not covering more than 75% of the total lot area. Buildings cannot be over 35 feet in height. A permit is required to erect, locate, move, or alter any commercial sign or to alter or improve any buildings. On-site parking and buffer landscaping is also required in the B-1 zoning district.

The subject parcel has also been granted a Planned Unit Development (PUD) Overlay to its current zoning. Projects, buildings, subdivisions, land divisions, or any development may be granted a PUD Overlay District by the City. The PUD Overlay District identifies a specific project, building, subdivision, or land division that would be granted development authority under one combined application to the Zoning Department. In doing so, portions of a development may be granted additional zoning authority for specific uses. However, these uses still are to follow the underlying zoning district unless specifically identified for a zoning change. In most cases the underlying zoning remains the base zoning with control of requirements for development. The PUD district allows one plan and one application for approval by zoning officials. All PUD districts are reviewed individually by City Planning and Zoning and approved on an individual basis. The subject's PUD does not appear to have altered its zoning or its allowable uses. The subject's PUD overlay district is intended to allow the subject as well as several abutting parcels, primarily to the east, to be developed in conjunction with the City Center Development and development of the New Berlin Downtown area. Again, the underlying B-1 district takes precedence for zoning controls and approved uses for the subject.

The appraiser would note that the planned development of the subject property in conjunction with Burchardt's Sporting Goods as the New Berlin Activity and Recreation Center is allowed under the PUD overlay. It is also considered to be a light commercial use of the property that is allowed under the B-1 zoning code.

All parking areas are required to be paved and clearly marked and striped. Parking stalls are required to be a minimum of nine feet wide and 19-feet long. These sizes can vary slightly for angular parking stalls. There is a minimum of one stall per every 300 square feet of gross building area plus one stall for every worker employed. The B-1 zoning district also requires that all parking stalls be setback at least 10 feet from abutting roads. Also required are landscaping buffers that are to be located around the parking areas and in commercial front yard setbacks.

Based on the appraiser's exterior inspection, and without a current survey, it appears that the subject site, its development as a recreation center, does meet the requirements of the B-1 zoning district as well as the PUD Overlay district. The commercial or retail development and use of the property would also follow and be allowed under current zoning. Therefore, the site is a legal conforming parcel under the B-1 zoning district. The conforming status of the subject will not change because of the proposed acquisition.

Highest & Best Use: Real estate is always valued at its Highest and Best Use, and as such, the Highest and Best Use of the subject parcel needs to be determined. In determining the subject's highest and best use the appraiser needs to take into consideration the desirability of the site's current use and whether that use should be continued. According to the Eleventh Edition of the Appraisal of Real Estate, published by the Appraisal Institute, highest and best use may be defined as:

"The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value."

In cases where a site has existing improvements, the highest and best use may be different from the existing use. However, the existing or interim use will continue until the property value is less than the value of the vacant land including razing costs. When a property's highest and best use can reasonably be expected to change, in the near future, the site's current use is an interim one. The site's value would be that of the anticipated use. The anticipated use should be the most profitable among the alternatives that are legally permissible, physically possible, and economically feasible.

Implied within the definition of Highest and Best Use is the recognition that specific use to community, environment or to community development goals are considered in addition to wealth maximization of individual property owners. Also implied is that the determination of highest and best use results from the appraiser's judgment and analytical skill, and therefore represents an opinion not a fact to be found. In appraisal practice, the concept of highest and best use represents the premise upon which value is based. In all instances the conclusion of highest and best use must meet the following criteria:

1. Is the use physically possible on the site?
2. Is the use legally permissible or reasonably possible?
3. Is the use economically and financially feasible under existing and projected market conditions?
4. Is the use estimated to be the most profitable among the alternatives that are legally permissible, physically possible, and economically feasible?

Highest and Best Use Conclusion: Based on the appraiser's considerations of the factors listed above, it is the appraiser's opinion that the Highest and Best Use of the property is to be developed and built on for commercial use. As the parcel, a 4.005-acre lot, is in a strong commercial area with a mixture of commercial uses and as it is located on a busy street with strong exposure, the site is well positioned and well suited for commercial development. The current zoning of the lot would allow for a wide variety of commercial uses to be placed on this parcel. The legal, physical, and general characteristics of the lot all support commercial development. Such a use would also be harmonious with the existing uses within the area and likely well received by market participants. It is the appraiser's opinion that the subject's highest and best use is for commercial development and use. The appraiser would also note that the planned recreation center in conjunction with a retail sporting goods store is considered to be a commercial use and would follow the highest and best use opinion stated above.

It should be noted that the highest and best use of the property will not change because of the proposed acquisition or project.

Proposed Acquisition

Description of the Acquisition: The County did provide a complete (metes and bounds) written legal description of the proposed acquisition for the appraiser's use. The proposed acquisition is known as Parcel No. 88 on page 4.12 of the County's Project Plat No. 2722-07-22. A copy of the plat showing the proposed acquisition can be found in the addenda of this report. The appraisal is based on this information and on the appraiser's observation of survey stakes placed by agents of the acquiring agency to mark the proposed acquisition.

There will be a small and permanent acquisition of land or property rights from the subject parcel. There will be no access rights acquired and no restrictions acquired to placed restrictions on the subject's access. No air rights are to be acquired. There will be no change in the subject's zoning or loss of its status with zoning (i.e., legal, or legal non-conforming status will be retained). There will be no severed lands created by the proposed project nor any severance damage to the owner's remaining property. There will be no fencing lost because of the proposed project and there will be no need for the owner to install any fencing to separate the remaining property from the project area. In general, the County proposes to acquire the following rights from the subject property.

- ◆ The County proposes a **Fee Purchase** of a very small and narrow strip of land that contain a total of 0.014-acre or roughly 607-sq ft. This area is shown as a striped areas on the acquisition plat in the addenda to this report. This strip lies immediately adjacent and runs parallel to the existing right of way of W National Avenue. It is to be 1.5-feet wide and run along the full length of the subject's National Avenue frontage. Title and all rights to this strip of land will be acquired by the acquiring agency and will be transferred from the owner to the County. This area is to become part of the road right of way. There are no improvements, structures, or buildings located in this area. The fee acquisition area appears located between the subject's fronting lock-block retaining wall and the National Avenue public sidewalk. Most, if not all, of the fee acquisition appears to be paved as part of this public sidewalk.
- ◆ The County proposes to acquire the temporary use, also known as a **Temporary Limited Easement (TLE)**, over two small triangular shaped areas that contain a total of 0.018-acre (roughly 826-sq ft). This small strip is shown as the lightly dotted area on the acquisition plat located in the addenda. The proposed TLE area are similar sized triangular shaped areas, one located in the northeastern corner of the lot with the other being in the northwest corner of the lot. Each abuts National Avenue as well as the abutting development entry drive or Wall Street. The TLE areas are grass covered and do not contain any buildings, or structures. A very small portion of the eastern end of the subject's lock-block retaining wall and its handrail encroaches slightly into the eastern TLE. However, the project engineer has informed the appraiser that this wall and railing will remain in-place and be unaffected by the construction that is to take place within this area.

The TLE area is needed to allow the acquiring agency the right to temporarily enter a small portion of the subject lot to complete their work on the rehabilitation of the abutting roadway (National Avenue) as well as the abutting public sidewalk, curbing and gutter. The TLE will be used primarily to make repairs to the subject's lawn area should it be damaged during construction. The TLE will also offer the acquiring agency the right to enter the TLE area to restore any damages that may occur to the subject's driveway, the adjacent public sidewalk, lawn area, and/or any damage that may occur to the subject's lock-block retaining wall that lies adjacent to the public sidewalk. The acquiring agency will also have the right to enter this area, plant or remove vegetation, operate necessary equipment on, the right of ingress and egress, and to have its employees enter and work within this strip of land. There are no planting, trees, or landscaping located in the TLE area.

The TLE area is to be restored to substantially the same condition after construction has completed as before construction began, however, any landscaping that is removed will not be replaced by the County. There will be a very minor degree of influence, or change, to this land resulting from the acquiring agency's short and temporary use of the area. As such, the TLE will temporarily reduce the owner's ability to use the lands in the TLE area during the term of the TLE. As stated earlier, the TLE will be used by the acquiring agency for a limited period and only during the time of construction of this project. Full ownership of the area covered by the temporary easement will remain with the owner. The acquiring agency will terminate its use once construction of this project is completed.

Located within the TLE is a portion of the subject's lawn area. Should the lawn be damaged within the TLE area, it will be repaired/restored, in kind, as a part of the project and at no cost to the owner. The project engineer has informed the appraiser that the portion of the lock-block retaining wall and its handrail will remain unaffected by construction.

Effects of the Acquisition: The size of the subject lot will be reduced very slightly in its size (by 607-sq ft) because of the proposed fee acquisition. However, the utility, marketability, and appeal of the subject parcel will not be significantly altered. The property's compliance with zoning will not change because of the acquisition nor will its highest and best use. No buildings, structures, signs, curbing, or paved parking will be affected. The traveling lanes of traffic on the newly constructed highway may move slightly closer to the subject's National Avenue lot line, but this will be minimal. There will be no loss in the subject's market value resulting from the minor change in the location or configuration of the newly built National Avenue, Moorland Road, nor the abutting intersection of National Avenue with its intersection with the private interior street/driveway.

There may be some small change in the grade of the lands in the TLE area; however, because this change will be minimal, it will create no damage to the remainder. No permanent damages will result to the site because of the temporary use of the land in the temporary limited easement (TLE). The County will re-grade, re-pave, or re-seed the TLE area once construction is finished as part of the project so that the area does not appear denuded. No landscaping is to be damaged or removed from the parcel because of construction.

Inspection Date: The appraiser contacted the owner by mail, inviting the owner to accompany the appraiser on the inspection of the property. The owner did not respond to this invitation. The appraiser had the opportunity to view the exterior of the property on several occasions during the past several months. The final inspection of the property was on August 28, 2022, without the owner being present.

Valuation Process

Estimating market value involves a systematic process in which a problem is defined, and data classified, analyzed, and interpreted. The process generally involves three traditional approaches to value. Each relates in a different way to the actions of a typical buyer. Each has its own requirements, strengths, applications, and limitations. As the subject is being valued under the hypothetical condition that it is a vacant lot, and as land is the sole portion of the property that is being acquired, full consideration was made on the valuation of the subject land.

The three traditional approaches used in the valuation of real estate are:

- ♦ **Cost Approach** is based on the premises that a buyer will not pay more for something than it would cost to replace it with an item. This approach works well for parcels with newer buildings. It is not considered to be applicable, and should not be used, to value vacant land. As the subject is a vacant tract of land, the cost approach to value was not considered to be applicable and was not used in this appraisal.
- ♦ **Income Capitalization or Income Approach** is based on a property's ability to produce an income, (usually by leasing it to another party). In this analysis the appraiser evaluates potential income flow and capitalizes it to an estimate of present worth. It requires the collection of data to ascertain economic or market rent, vacancy rates, expenses, and capitalization rates for similar properties. This approach assumes that the property could easily become available for lease and/or sold to an investor. The data to be used would be obtained from actual market transactions of similar space as of the effective date valuation. This information is generally obtained from participants in the transactions, brokers, public records, or from documents pertinent to the transaction. This approach works well for multi-family structures or commercial real estate but is

typically not considered to be dependable in the valuation of vacant land. As the subject is a vacant lot this approach is not applicable and was not used in this report.

- ♦ **Sales Comparison Approach** (also known as the market analysis) determines a property's value by comparing it with similar properties that have recently sold or those that are currently offered for sale. The sales comparison approach utilized recent comparable sales of similar facilities. This data is obtained from buyer, sellers, real estate agents, public records, data gathering services, and other appraisers. In addition, a survey of market trends was determined by discussions with real estate owners, brokers, and leasing agents active in the subject property type and marketing area. Sales are verified by both examinations of records and interviews with participants in the sale. These sales would then be compared with the subject and adjustments made for differences. Once reasonably adjusted for variance with the subject this information was utilized to reconcile a value indication from the market as of the effective date of value. This approach is typically the best indication to value vacant land (lots) as well as improved parcels with buildings (homes, garages). In this appraisal, this approach was the only approach used to value the subject.

When multiple approaches are used, the value indicated by each of the three approaches must be correlated into a single estimate of the property's worth. A simple mathematical average is not used. Instead, the appraiser must weigh the relative strengths and weaknesses of each approach as it relates to the subject and balance each with his knowledge of the market. In this appraisal, the sales comparison approach was the only approach used and it was used to value the subject.

Valuation of Loss to Real Estate (State Rule)

As indicated earlier, the determination of the owner's compensation requires consideration be given to the following factors:

- A. The loss or damage to a property can be measured by the difference between the market value of the property before the acquisition and the market value after the acquisition has been completed.
- B. The value of the lands located within the acquisition (lands being acquired) also known as the value of the part taken.
- C. The loss in value to a property resulting from an acquisition is considered as a separate entity and is estimated by the market value of the entity if indeed, it can be sold and operated on its own.

In many instances, these values are all equal but in most, they differ. State requirements indicate that the higher value is the loss to the owner as well as the owner's compensation.

Per proper appraisal procedures, the appraiser has valued the subject site (land) by comparing the subject site directly with similar pieces of property that recently sold (sales comparison analysis). This approach is used to value the part acquired as well as to establish the lot's market value in it's before and after conditions. It would also be used to value the separate entity, should that analysis apply. Because the proposed acquisition does *not* change the highest and best use of the subject and as the property is being appraised under the hypothetical condition that the subject is a vacant parcel without any buildings or structures, the cost and income approaches to value have not been included within this report and they are not applicable. The omission of the cost and income approaches do not affect the reliability of the land value estimate in this case.

Separate Entity: The appraiser has been asked to consider evaluating the area of the proposed acquisition as a separate entity. However, in the appraiser's opinion, the proposed fee acquisition is too small and narrow, at only 1.5-feet in width, to hold utility. As such, it is not considered to be marketable as an individual parcel. Its only possible use would be in conjunction with the abutting property, the subject lot. As the area of acquisition has no distinct and separate use other than to the subject, the separate entity analysis was *not* considered applicable and was *not* used.

Land Valuation (Sales Comparison Approach)

The subject lot (land) is the primary segment of the subject that is to be affected by the proposed acquisition, as such; great consideration was given to valuing the subject's site in determining the subject's loss created by the proposed acquisition. The appraiser has relied solely on the sales comparison approach in determining the market value of the subject lot. As is typical in the valuation of land, the income and cost analysis were determined not to be applicable and were not used.

Land Valuation: The appraiser utilized the sales comparison approach to value the subject lot (whole or larger parcel). To do so the appraiser identified a number of sales of suburban styled vacant commercial lots located in the City of New Berlin, Franklin, Brookfield, and the surrounding area. These comparable properties were selected from the general area of the subject and from the market from which the subject would be sold if the subject were placed on the market. The primary selection criteria considered was their location, lot size, commercial use, and proximity to urban amenities as well as other commercial uses. Features such as amount of wetland (if any), lot configuration, and date of sale were also found to be the primary factors considered important in the market. It should be noted that no land sales were knowingly excluded from the analysis that would contribute to a final estimate of value different from that presented in the appraisal.

A summary description of each of the comparable sales used in this analysis follows. A more detailed description may be found in the addenda of this report.

COMPARABLE LAND SALES SUMMARY TABLE

No.	Location	Sale Date	Price	Acre Size	Price/Acre
1.	10923 W Lapham St	12/2018	\$1,600,000	3.364	\$475,624
2.	12540 Leon Road	12/2018	\$1,500,000	3.530	\$424,929
3.	14132 Main Street	07/2018	\$3,000,000	5.800	\$517,241
4.	Golf Parkway	06/2018	\$7,600,000	12.500	\$608,000

Land Sale - 1 is the December 2018 sale of a fully improved commercial lot on the south side of W Lapham Street, just west of 108th Street. This parcel is located on West Lapham Street just off the southwestern corner of the intersection with South 108th Street. A Kwik Trip gas station was built on this parcel. It is situated one parcel west of the Coast Car Wash located at the corner. This parcel is situated in a strong commercial area. It has heavy traffic along W Lapham Street and S 108th Street. WisDOT reports traffic count on 108th Street at this to be 39,000 vehicles per day. This lot is a rectangular shaped parcel with 310-feet of depth and roughly 478-feet of street frontage. It is very well suited for commercial use. This 3.364-acre parcel sold in December 2018 for \$1,600,000 or \$475,624 per acre (\$10.92/sq ft).

Land Sale - 2 is the late 2018 sale of a 3.530-acre site that is located just east of I-45 and west of N 124th Street in Menominee falls. This parcel is located just off the corner of Leon Road with North 124th Street with frontage along 124th Street. Traffic count on N 124th Street is 14,000/day. It is an outlot of a larger woodman's Food Store development. Across N 124th Street is a Sam's Club. This parcel has access from an interior roadway that is part of the Woodsman's development but not 124th Street. This 3.530-acre parcel sold in December 2018 for \$1,000,000. A new Aldi grocery store now occupies the site. In addition to the sales price, the buyer had to pay Woodsman's \$500,000 for the release of a grocery store restriction making the total price paid for this parcel \$1,500,000 or \$424,929 per acre or \$9.76 per sq ft. The site is fully usable with a shared retention pond off-site to the south.

Land Sale - 3 is the mid-2018 sale of a large 5.80-acre lot that is located along the north side of Main Street (STH 100) between Lilly Road and Fountain Blvd. It is located just east of Interstate 41 (I-41) in a strong commercial area in Menominee Falls. This parcel was purchased for the construction of a large car dealerships. Two dealerships now occupy the site (two buildings), Buick-GMC and Volkswagen. There is no access from fronting STH 100 (Main Street) with a daily traffic count of 20,900 vehicles per day. Access is off the two side streets with two driveways off each street. This parcel sold for \$3,000,000 in July 2018 or \$517,241 per acre or \$11.87 per sq ft of land area.

Land Sale - 4 is the June 2018 sale of an interior development lot that is situated just southwest of the very busy intersection of Calhoun Road with Bluemound Road. This lot is just north of I-94 and is partly visible from the busy highway. It is in a new business park that is known as The Corridor that sits between I-94 and Bluemound Road. This development is swiftly developing with a mixture of retail establishments, hotels, and medical facilities. This lot is located just north of I-94 on the south side of Golf Parkway. It is near several new hotels as well as a medical facility. It is enhanced by its location near I-94 and the very busy Bluemound Road area. This lot is a rectangular shaped lot lies mostly level and that contains 12.50-acres. It is fully improved with sewer, water, curb, and gutter. The rear portion, as well as a small area in the central part of the lot, is in a wetland/floodplain area due to a nearby creek. The buyer hopes to utilize part of this area as a drainage pond. The selling agent indicated that the floodplain did detract from the usable area of the lot and diminished the lots value. The lot contains 12.50-acre and is well suited for many commercial uses. It was purchased in June 2018 by a Milwaukee based development firm who intends to build a fitness/recreation/spa on this site. The sale price was \$7,600,000 or \$13.96 per sq ft of land area. Again, the very strong visibility of this parcel from the abutting I-94 Highway (137,00/vehicles per day) adds greatly to its appeal and value even though it does not have direct access from the busy highway.

The sales were then compared to the subject for differences in features and characteristics. The differences were used to establish the subject's site value. To do so, percentage adjustments have been made for differences between the sales and the subject site. These adjustments reflect the comparable properties inferiority or superiority to the subject property. Amenities or features without adjustments are essentially equal to the subject property and/or not having a measurable impact, and therefore an adjustment would not be applicable. The adjustments were made as percentage adjustments that were extracted from market. Minor differences reflect minimal adjustments with substantial adjustment being 25% or more. This analysis provides a reasonable and market supportable value estimate for the subject. The adjustments and differences found between the subject and the comparable properties used are outlined in the Sales Comparison Analysis that follows:

Direct Sales Analysis - Market Analysis

Land Sales - Summary Grid

Value As of: Aug-22

Commercial/Business Lot Sales

Item	SUBJECT	LAND SALE NO. 1 COM 218-42	LAND SALE NO. 2 COM 218-44	LAND SALE NO. 3 COM 218-45	LAND SALE NO. 4 COM 218-28
Sale I.D.		5271	5291	5292	4847
Street		10923 W Lapham St	N80 W12540 Leon Rd	N88 W14132 Main St	17585 Golf Pkwy
City		West Allis	Menomonee Falls	Menomonee Falls	Brookfield
County		Milwaukee Co.	Waukesha Co	Waukesha Co	Waukesha Co
Grantor (Seller)		Coast Carwash West Allis	Woodman's Food Market	Ernie Von Schledom	Deer Creek Devl.
Sales Price		\$1,600,000	\$1,500,000	\$3,000,000	\$7,600,000
Price/Acre		\$475,624	\$424,929	\$517,241	\$608,000
Price/Sq Ft		\$10.92	\$9.76	\$11.87	\$13.96
Intended Use		Car Wash/Gas Station	Grocery Store	Car Dealer	Gym/Boutique
Motivation		Arms Length	Arms Length	Arms Length	Arms Length
Financing		Cash to Seller	Cash to Seller	Cash to Seller	Cash to Seller
Market Adj.		0% \$0	0% \$0	0% \$0	0% \$0
Adjusted Price		\$1,600,000	\$1,000,000	\$3,000,000	\$7,600,000
Sale Date	Aug-22	Dec-18	Dec-18	Jul-18	Jun-18
Time Adj. (Rnd)	3.0%	11.4% \$182,400	11.3% \$113,000	12.6% \$378,000	12.9% \$980,400
Adjusted Price		\$1,782,400	\$1,113,000	\$3,378,000	\$8,580,400
Adj. \$ / Acre		\$529,845	\$315,297	\$582,414	\$686,432
Adj. \$ / Sq Ft		\$12.16	\$7.24	\$13.37	\$15.76
Features	Subject	Desc. %	Desc. %	Desc. %	Desc. %
Size (Acre)	4.005	3.364	3.530	5.800	12.500 5%
Size (Sq Ft)	174,458	146,536	153,767	252,648	544,500
Shape	Irregular	Rectangular/Stnd -10%	Rectangular/Stnd -10%	Rectangular/Stnd -10%	Rectangular/Stnd -10%
Topography	Sloping/Low	Level -15%	Level/Slight Slope -15%	Level -15%	Level w/Low area -10%
View / Orientation	V Busy Street	Very Busy Street	Very Busy Street	Very Busy Street	Busy/I-94
Corner vs. Interior	Secondary Corner	Interior Lot 5%	Interior Lot 5%	3-Street/Corner Lot -10%	2-Streets/Interior -10%
Zoning	B-1/PUD, Business	C-3, Com	I-1/OC5, Com	C-1/PUD, Comm	C-2/PUD, Com
H & B Use	Commercial Use	Commercial Use	Commercial Use	Commercial Use	Commercial Use
Sewer vs. Septic	Sewer	Sewer	Sewer	Sewer	Sewer
Access	Good	Good	Good	Good	Good
Traffic & Visibility	15,500/Day	39,000/Day -10%	14,000/Day 5%	20,900/Day -5%	137,000/Day -20%
Improvements	As Vacant	As Vacant	Vacant	Vacant	Vacant
Net Adj. (%)		-30%	-15%	-40%	-45%
Net Adj. (\$)		-\$158,954	-\$47,295	-\$232,966	-\$308,894
Indicated \$/Acre (Rnd)		\$370,892	\$268,003	\$349,448	\$377,538
Indicated \$/Sq Ft (Rnd)		\$8.51	\$6.15	\$8.02	\$8.67

Note: All calculations within this analysis were completed to 16-digits for accuracy. The displayed numerals are truncated values that represent the product of the original 16-digit calculation.

Comments on Land Value: The appraiser found that the unit of comparison most recognized by the market is the price per acre. In this appraisal, and analysis, comparisons are based on this standard. As it can be seen from the chart above, the sales differed slightly in features and amenities. Adjustments for differences between the subject and the sales were made to offer an indication of the subject's unit value. Adjustments for differences were based on both qualitative and quantitative analysis completed by the appraiser. Such analysis included paired-sales analysis, simple linear regression analysis, as well as information obtained from area Brokers and the local MLS system. A summary of the major adjustments required follows:

Market Conditions (Time): From a review of area land sales, it was determined that the market had been relatively stagnant prior to 2013, but had experience an improving market in both residential and commercial sales activity since 2015. Not only has the days on market been reduced, asking and sales prices have also increased, all suggesting increasing values. The area has seen good demand, primarily due to the improvement in the area's economy and historically low interest rates. Market conditions are expected to continue improving within the subject neighborhood. A brief review of area land sales would suggest that the area's real estate market has been active with appreciating values. To reflect the area's upward changes in market conditions (appreciation), all sales used in this analysis were adjusted upward at the rate of roughly 3% to 5% per year from their date of sale.

Size: Analysis showed larger sites sell at a lower unit value than smaller sites. However, many of the comparable properties varied only slightly in size when compared to the subject. The market did not recognize the small differences in the size between the subject and Land Sales No. 1, 2, and 3 as significant, and no adjustments were warranted to these properties. Land Sale No. 4, however, is considerably larger than the subject. It was adjusted upward to reflect this difference.

Shape (Configuration): The subject lot is an uncommonly irregular shaped parcel that is inferior in its shape and configuration when compared to the sales. As the market considers lots of standard shape to have greater utility, a value difference is seen with the standard configurations being preferable. A downward adjustment was made to each land sale to reflect the subject's slightly inferior configuration.

Topography: The market generally shows a slight preference for level sites over low lying or sloped sites as construction costs on level or gently rolling terrain is typical more uniform and predictable. As the subject sits well below the grade of National Avenue and as it is a sloped parcel, it is inferior to each of the Land Sales. Each was adjusted downward to reflect this fact. Land Sale No. 4 has some lowlands that have low utility. The adjustment to this parcel was slightly less than the others to address this condition.

Corner Sites: It was determined that the market pays a premium for commercial sites that are located on corners. These sites have greater visibility and are generally preferable for commercial development. Corner lots commonly provide greater access and visibility than interior lots and are preferable. Fronting on multiple roads or being located at intersecting streets is also considered preferable by market participants. The subject is a corner lot with secondary roadway with limited use. It is inferior to Land Sales No. 3 and 4, yet superior to Land Sales No. 1 and 2 as they are interior lots. An appropriate adjustment was made to each to reflect differences.

Traffic Count & Visibility: All the sales are from the subject's general market area, and are influenced by similar economic and neighborhood factors as the subject. Also, all are located on relatively busy streets much like the subject, most with similar appeal, but differing traffic counts. The market prefers

commercial sites that face busy streets as they generally have greater visibility and are generally located among other commercial uses (harmonious uses) to capture greater commercial activity. The subject's location along busy National Avenue is slightly superior to that of Land Sale No. 2. As such, a modest upward adjustment reflects this difference. Land Sale No. 1 and 3 are both located on a streets with higher traffic count and greater visibility, Each was adjusted downward to reflect their differences. Land Sale No. 4 abuts the Interstate Highway with very strong visibility from that very busy highway. Its visibility and location are superior to that of the subject and a sizable downward adjustment was needed to reflect this difference.

Conclusion of Land Value: Again, all the sales are commercial parcels that, like the subject, are in strong commercial areas among commercial development and uses. All are good indications of the subject's unit value. After adjusting for differences, the sales indicated a unit value for the subject lot that ranged from \$268,000 per acre (rounded) to \$377,500 per acre (rounded). The average unit value was found to be \$341,500 per acre (rounded) with a median value of \$360,200 per acre (rounded). The average and median values would suggest a unit value for the subject site that is slightly below \$360,000 per acre. Of the four sales used, only one offered an indicated unit value that fell below \$349,400 per acre. This would suggest a unit value for the subject lot that is above the average and median values and within the upper portion of the indicated value range set by the adjusted sales.

Considering the sales activity in the area and the data shown in the analysis above, it is the appraiser's opinion that the base unit value of the subject lot is above the average and slightly below the top of the range, say \$370,000 per acre. Based on the unit value of \$370,000 per acre, the market value of the subject lot was found to be \$1,481,900 (4.005-acre x \$370,000 per acre, rounded). This calculation and the unit value range set by the sales can be found in the following table:

Subject Lot's Market Value		
Minimum	\$268,003	Per Acre
Median	\$360,170	Per Acre
Average	\$341,470	Per Acre
Maximum	\$377,538	Per Acre
Indicated Unit Value	\$370,000	Per Acre
Lot Size	<u>4.005</u>	Acre
Indicated Lot Value	\$1,481,850	
Est Market Value	\$1,481,900	

Based on this analysis, it is the opinion of the appraiser that, prior to the proposed acquisition, the subject lot had a market value of \$1,481,900. Again, this equates to \$370,000 per acre or roughly \$8.50 per sq ft.

Statement of Value - Before the Acquisition: As stated earlier, the subject is being valued as a vacant lot that does not have improvements (buildings, parking nor landscaping). As a vacant lot, the sales comparison approach to value is the only applicable approach to be considered in the valuation of the subject. The appraiser used the sales comparison analysis (value per acre) identified above to calculate the market value of the subject lot at \$1,481,900 (4.005-acre x \$370,000 per acre, rounded). As the subject is vacant land, the sales comparison analysis is an excellent indication of the subject's current market value. The appraiser concludes the subject's market value, before the proposed acquisition, to be \$1,481,900.

Value of the Part Acquired (State Rule)

The appraiser primarily used the land value per acre discussed earlier and the “Part of the Whole” valuation method to value the real estate included in the proposed acquisition (part taken). The value of the real estate included in the proposed acquisition was then used to calculate the subject’s value in the after condition (After Value). In this technique, the appraiser considered the unit value of land in a proposed acquisition to be equal and proportional to the unit value of the whole site before acquisition. This process is recommended for appraisal problems such as the instant case (partial acquisition) as it maintains the balance between the values of the “part taken” in relation to the total or “whole property” value. That is to say, the summation of the parts must equal the value of the property as a whole.

Value of the Fee Purchase: As a part of the whole, the price per acre of the land in the proposed 0.014-acre fee acquisition is equal and proportional to the value per acre of the site as a whole, before the acquisition. In the after condition, the market indicates no further adjustments to the site’s unit value. It is therefore the opinion of the appraiser that the 0.014-acre of land the County wishes to acquire in fee also holds a unit value of \$370,000 per acre. The value of the fee acquisition was determined to be \$5,180 (0.014-acre x \$370,000 per acre, rounded). The subject property will be diminished in its market value by \$5,180 because of the 0.012-acre fee acquisition.

Value of the TLE: This project requires the County to make use of a small area that contains 0.018-acre. The County’s use of this area will not necessitate an actual purchase of land but will require the County to acquire the rights to temporarily use the land within the proposed TLE area, or say rent this area for a short term. The County’s use of this land is an encumbrance that will allow the County to work within the TLE area during the time of project construction. This encumbrance will begin, assumably, on the date of the appraiser’s final physical inspection of the property (August 28, 2022) and will end, assumedly, when the road is open to the public and construction has completed, say August 31, 2024. Based on discussions with the project engineer, actual construction is scheduled to begin on April 1, 2023 with construction expected to be completed before August 31, 2024, or say within 17-months. However, the total term of the proposed TLE is estimated to be 24-months and starts on the day of the appraiser’s last inspection of the property (August 28, 2022).

The County’s use of the 0.018-acre of land that is located within the proposed TLE area will not necessitate an actual acquisition of land but represents an encumbrance that will allow the County full use of this land and will eliminate the owner’s use during construction term of this project. In effect, the County will be renting the lands located within the TLE area during the TLE term of 24-months. This payment will be a one-time lump sum payment which represents the value of the TLE.

The owner will not be able to plant, landscape, or utilize the TLE area until the project has been completed. The TLE will require the County to acquire (rent) the rights to temporarily use the land located within the proposed TLE area. However, full ownership of this area will always remain with the owner. The appraiser would also note that the work that is to be completed within the TLE area is to be minor and have a very minimal impact on the lands located within the TLE area and very little impact on the subject property. It is being undertaken for the mutual benefit of the property owner and the acquiring agency.

To estimate an annual rate of return, the appraiser considered a basic safe investment rate, or safe rate, which would be expected to compensate the owner for the use of the lands located in the TLE. This basic safe investment rate was found to be 2.5%, the average annual yield

reported for AA rated Municipal Bonds during the past 6-months by FMSBonds, Inc. FMSBonds, Inc. is an investment firm that has specialized in Municipal Bond Market since 1978. The safe rate of 2.5% appears reasonable for the basis of the subject's TLE value or rental amount. To this was added an expected inflation rate to adjust the safe rate for anticipated inflation during the time of the TLE. The U.S. Department of Labor has reported that the average national rate of inflation as of beginning of August 2022 was 8.3%. This rate is expected to remain stable for a short time and decline during the next one to two years. Therefore, 8.3% was added to the basic safe rate of 2.5% to reflect inflation. The appraiser has also added another component to reflect the likely risk related to real estate ownership and the encumbrance placed on the owner's lands because of the County's use of the TLE area. As the TLE is a very minor encumbrance (very minor impact), is intended for the mutual benefit of the property owner and the County, and as it is very small in size, this additional risk adjustment is estimated to be minimal, say 1.0% to 1.25%. An additional rate of 1.0% was also added to the basis safe rate to reflect the owner's risk from the County's intended use of the TLE area.

The annual rate of return calculated by the appraisers for the proposed 0.018-acre TLE area is outlined in the following table:

Annual Rate of Return for TLE Area	
Safe Rate (AA Municipal Bonds)*	2.50%
Plus: Avg US Inflation **	8.30%
Plus: Risk Adjustment ***	1.00%
Est. Annual Rental Rate	11.80%
Annual Rate (Rounded)	11.75%
* As reported by FMSBonds, Inc (10-Yr Yield)	
** As reported by US Bureau Labor Statistics (Aug 2022)	
*** Estimated by Appraiser for Taxes & Added Risk	

Based on this analysis, the appropriate annual rate of return for the subject's proposed 24-months (2-years) TLE is 11.75% per year (rounded).

As a part of the whole, the price per acre of the land in the proposed TLE is equal and proportional to the value per acre of the site as a whole. It is therefore the opinion of the appraiser that the land the County wishes to use as a TLE also holds a unit value of \$370,000 per acre. The land located within the 0.018-acre TLE is estimated to have a fee or full market value of \$6,660 (\$370,000 per acre x 0.018-acre, rounded). At a 11.75% annual rental of the TLE area was determined to be \$782.55 per year (\$370,000 per acre x 0.018-acre x 11.75% per year, rounded) for each year over the next 2-years.

As the payment for the use of the TLE will be paid to the owner as a one-time lump sum payment, rather than annual installments, the annual rental payment was then discounted to reflect the single payment of the use of the TLE over the TLE term of 24-months. This discount factor was calculated via a financial calculator as well as use of Discount Factor Tables such as those included within the Ellwood Tables published by the Appraisal Institute. The discount rate used was based on the 11.75% annual rate of return for the proposed TLE term of 24-months. This discount factor for the lump sum payment of the 24-months use of the proposed TLE area was determined to be 1.69562. This indicates that the one-time payment will be 1.69562 times the annual rental payment for the 24-month proposed TLE. The calculation showing the value (one-time payment) of the TLE follows:

Value of TLE	
TLE Size (Acre)	0.018
Price / Acre	<u>\$370,000</u>
Land's Value	\$6,660
Annual Rate	<u>11.75%</u>
Annual Rent	\$782.55
Discount Factor	<u>1.69562</u>
TLE Value	\$1,327
Loss (Rnd)	\$1,350

Based on this analysis, the one-time lump sum rental payment for the County's use of the TLE was determined to be \$1,350. This represents the appraiser's estimated value of the proposed 0.018-acre TLE. The amount of \$1,350 appears appropriate for the limited and short-term use of the TLE area during the construction of this project.

Owner's Inconvenience: The owner may have concerns over the potential inconvenience that may occur to the property owner or the nearby tenants of the larger development during the time of street construction. The project manager has informed the appraiser that access to the site and larger development will be always allowed during construction of the new highway. As a result, access will not be denied and will remain adequate for the property and its users. Although there may be some inconvenience during actual construction, the appraiser would further note that inconvenience is *not compensable* under current state law. Compensable damages are based on the market value of the property to a typical buyer and not on inconveniences to any one individual. Therefore, the appraiser cannot consider inconvenience as an item of damages in the instant case.

Severance Damages: The dictionary of Real Estate Appraisal Sixth Edition published by the Appraisal Institute defines Severance Damages as follows: "In a partial taking, a decline in the market value of the remainder that arises as a result of the taking and/or the construction of the proposed improvement". The Wisconsin Real Estate Program manual published by the State of Wisconsin Department of Transportation defines Severance Damages as "The diminution of the market value of the remaining area because of a partial acquisition of property or property rights". After considering the subject's highest and best use, area sales, and the proposed acquisition, there will be *no* severance damages created because of the proposed acquisition or project.

Special Benefits: As indicated earlier, Moorland Road will be rebuilt as it is currently nearing the end of its service life. Replacing and improving this roadway will enhance safety in the area and will be a general benefit to all residence and business in the area. It may slightly enhance the general appeal and appearance of the subject property once completed, but likely will not increase the subject's market value. It is the appraiser's opinion that no special benefits will accrue to the subject because of the proposed roadway improvement project. In addition, the appraiser considers the project, and much of its resulting work and changes, to be a general benefit to the property and surrounding area.

Allocation of Damages:

In determining of the market value of the partial acquisition, the appraisers have considered all compensable items allowed under Wisconsin Statute Chapter 32.09(6)(a-g). The appraisers have also considered a separate entity analysis and have concluded that the fair market value of the property

acquired, as of the date of valuation, is not greater than the deduction of the after value from the before value. As such, the separate entity analysis was deemed non-applicable.

The following chart summarizes the items acquired as well as the market value of part acquired. It offers an indication of the subject's loss because of the proposed project as well as an estimate of the compensation due to the owner.

**Allocation of "Part Acquired"
(State Rule)**

Item Acquired	Area Size	Damage
Land (Fee)	0.014-acre being acquired	\$5,180
Land (PLE)	None being acquired	\$0
Land (TLE)	0.018-acre being acquired	\$1,350
Land (Right of Way)	None being acquired (no value)	\$0
Landscaping	None being acquired	\$0
Fencing	None being acquired	\$0
Paving	None being acquired	\$0
Other	No other items being acquired	\$0
Value of Part Acquired (Damages)		\$6,530
TOTAL DAMAGES (Rounded)		\$6,600

The damages are totaled and then rounded to avoid the appearance of over precision. Based on this analysis, the value of the part taken and the amount of damages due the owner is estimated to be \$6,600. Based on the State Rule, summarized above, it is the professional opinion of the appraiser that, as of August 28, 2022, the owner is due \$6,600 in compensation for the proposed acquisition.

Before and After Analysis (Federal Rule)

After Value: The appraiser is required to establish the subject's After Value (value assuming the acquisition and project have concluded). There is no change of highest and best use resulting from the proposed acquisition or project. Since the subject's site is only slightly smaller in the after condition due to the 0.014-acre fee acquisition, there is no market evidence to support a change in its unit value (price per acre) once the acquisition has been completed. After the acquisition and project have been completed, the lot will contain 3.991-acre and will retain its unit value of \$370,000 per acre. This unit value is identical to before the project began. There will be very minor losses to the property's value because of the fee acquisition of land. The loss in market value resulting from the 0.014-acre fee acquisition is a direct loss to the remaining property.

The appraiser has utilized the same sales (Land Sales) as well as the same process that was used to estimate the subject's Before Value in estimating its After Value in its after condition. The following chart summarizes the appraiser's findings of the subject's market value after the acquisition has taken place.

Calculation of After Value	
After Lot Size (Ac)	3.991
Unit Value (\$/Ac)	<u>\$370,000</u>
Land After (Rnd)	\$1,476,700
Plus: Bldgs	<u>\$0</u>
After Value	\$1,476,700
After Value (Rnd)	\$1,476,700

As of August 28, 2022, and assuming the proposed project has been completed, the subject property will have a market value of \$1,476,700.

Before and After Value Calculation: Wisconsin eminent domain law statutes specify that damages are the difference between the market value of the subject before and the market value of the remainder after the acquisition. The appraiser has previously valued the subject before and after the acquisition. In this type of comparison, the compensation due the owner for loss of real estate is then calculated by subtracting the value after from the value before the acquisition. To this difference is added the value of any temporary interests acquired (TLE). This is seen in the following table:

Before & After Calculation	
Before Value	\$1,481,900
Less: After Value	<u>\$1,476,700</u>
Loss in Value:	\$5,200
Plus: Value TLE (If Any):	<u>\$1,350</u>
Est. Compensation Due:	\$6,550
Total (Rnd)	\$6,600

Based on the Federal Rule, summarized in the analysis above and as of August 28, 2022, the owner is due Six Thousand Six Hundred Dollars (\$6,600) in compensation for the proposed acquisition (\$1,481,900 less \$1,476,700, plus value of the 0.018-acre TLE, rounded).

Conclusion of Estimated Compensation

In determining of the market value of the acquisition, the appraisers have considered all compensable items allowed under Wisconsin Statute Chapter 32.09(6)(a-g). The appraisers have completed a separate entity analysis of the acquisition area and conclude that the fair market value of the property acquired, as of the date of valuation, is not greater than the deduction of the after value from the before value. The separate entity analysis was deemed not to be applicable. As seen in the analysis completed above, the estimated loss in market value to the subject property (value of the partial acquisition) was determined to be \$6,600. It is the professional opinion of the appraiser that the compensation due the owner of the subject property (Parcel No. 88 of Project No. 2722-07-22), as of August 28, 2022 is:

**Six Thousand Six Hundred Dollars
(\$6,600).**

Summary and Conclusion

Date of Final Inspection:	August 28, 2022
Date of Value:	August 28, 2022
Date of Report:	October 6, 2022
Interest Appraised:	Fee Simple
Value - Before Acquisition:	\$1,481,900
Less Value - After Acquisition (Remainder):	<u>\$1,476,700</u>
Loss in Fair Market Value:	\$5,200
Plus: Value of TLE (0.018-acre):	<u>\$1,350</u>
Total Difference and Losses:	\$6,550
Total Loss or Est. Compensation:	\$6,600 (Rounded)

USPAP Certificate of the Appraiser

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have made a personal inspection of the exterior of the property that is the subject of this report.
- No one provide significant real property appraisal assistance to the person signing this certification.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, Gene A. Bock has completed the requirements of the continuing education program of the Appraisal Institute.

It is my opinion that as of August 28, 2022, the total damages due to the owner for items acquired herein described is Six Thousand Six Hundred Dollars (\$6,600).

October 6, 2022



Gene A. Bock, SRA, CRA
Senior Appraiser, Southern Wisconsin Appraisal
Wisconsin Certified General Appraiser No. 311-010

Limiting Conditions

The certification of the appraiser and estimates of value contained in this report are subject to the following conditions and to such other specific and limiting conditions as were set forth by the appraiser in the report:

1. This is a summary report intended to comply with the general reporting requirements set forth under Standard Rule 2-2(b) of the Uniform Standard of Appraisal Practice. As a summary, this report contains a brief synopsis of the data, opinions and reasoning used by the appraiser in estimating value; additional information is retained in the appraiser's file.
2. This report is intended only for use by Waukesha County Dept. of Public Works and WisDOT in their negotiation and subsequent acquisition of portions of the subject specifically identified in this report. The depth of information contained in this report is specific to the needs of the County and to the use stated. The appraiser is not responsible for unauthorized use of this report.
3. This is a Narrative Appraisal Report made under the *jurisdictional exception* (governmental provision) of the Uniform Standards of Professional Appraisal Practice. The appraiser considered neither the income nor cost approaches to value. The value of the land in the proposed acquisition was based solely on a direct comparison with sales of similar properties.
4. The size of the proposed acquisition was provided by the County. The appraiser assumes it to be correct but cannot independently confirm it.
5. The appraiser assumes no responsibility for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report.
6. Responsible ownership and competent property management are assumed unless otherwise stated in this report.
7. Any sketch in the report may show approximate dimensions and is included to assist the reader in visualizing the property. The appraiser has made no survey of the property. All engineering by the acquiring agency is assumed to be accurate.
8. Any distribution of the valuation in the report between land and improvements applies only under the existing program of utilization. The separate valuations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
9. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions or for engineering which might be required to discover such factors.
10. Information, estimates, and opinions furnished to the appraiser and contained in the report were obtained from sources considered dependable and believed to be true and correct. However, no responsibility for the accuracy of such items furnished the appraiser can be assumed by the appraiser.
11. The bylaws and regulations of the professional appraisal organizations with which the appraiser is affiliated govern disclosure of the contents of this report.
12. Unless otherwise indicated in the appraisal report, it is assumed that any affected mechanical components of the subject property, including well and septic system (if present), are in operating condition and adequately serve the subject property. This is not a home inspection report, and the appraiser did not conduct the detailed investigation needed to determine problems or deficiencies with major components.
13. This appraisal assumes that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.
14. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless nonconformity has been stated, defined, and considered in this report.

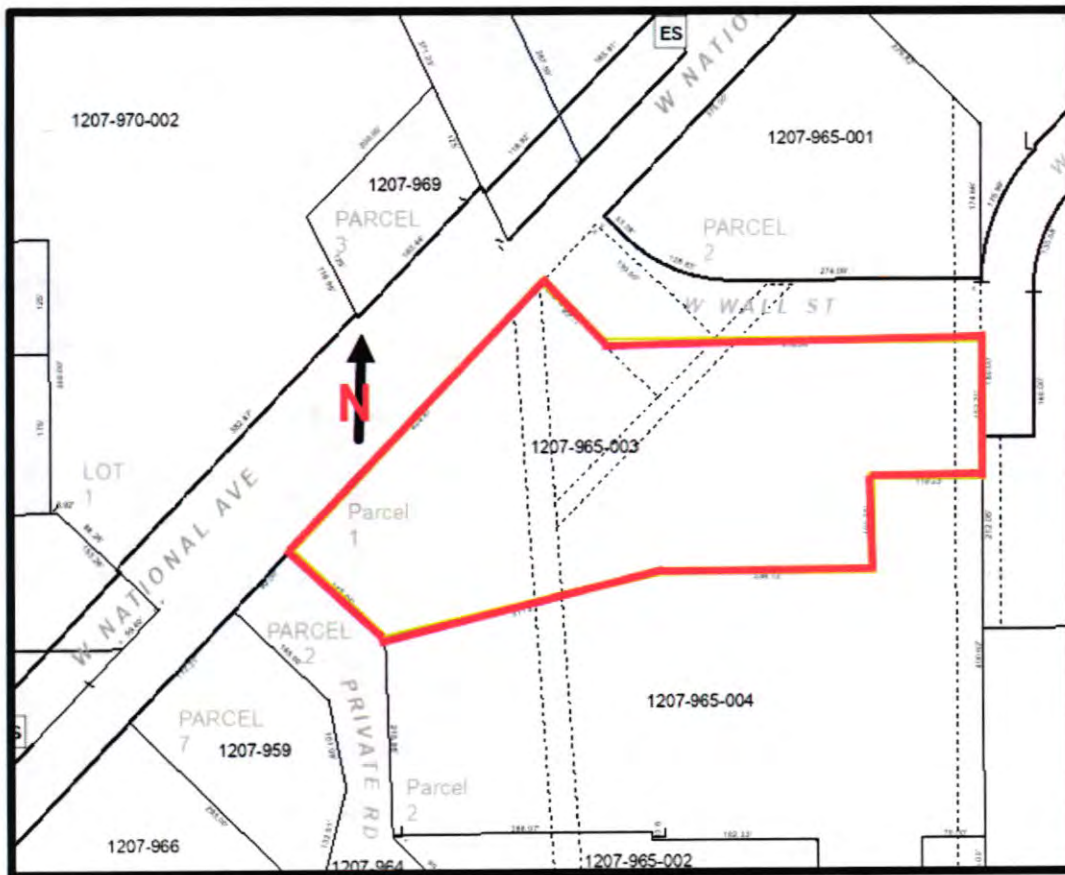
15. It is assumed that all required licenses, certificates of occupancy, or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.
16. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.
17. The appraiser is not qualified to detect hazardous waste and/or toxic materials. However, if any indication of possible hazardous substance or toxic waste was noted by or has been presented to this appraiser, the appraiser has pictured it and noted it in the subsequent report. Any comment by the appraiser that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. Unless otherwise stated in this report, the appraiser's value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any environmental conditions or for any expertise or engineering knowledge required discovering them. The appraiser's descriptions and resulting comments are the result of the routine observations made during the appraisal process.
18. Unless otherwise stated in this report, the subject is appraised without conducting a specific compliance survey to determine if it is or is not in conformance with the requirements of the Americans with Disabilities Act (ADA). The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.
19. Neither all nor any part of the contents of this report shall be conveyed to any person or entity through advertising, solicitation materials, public relations, news, sales, or other media without the written consent and approval of the authors. This includes, but is not limited to, valuation conclusions, the identity of the appraiser or the appraiser's firm, any reference to the Appraisal Institute, American Society of Appraisers, or other professional appraisal organization with which the appraiser is affiliated, or to the SRA or other professional appraisal designations held by the appraiser. Further, the appraiser or firm assumes no obligations, liability, or accountability to any third party. If this report is placed in the hands of anyone but the client, the client shall convey this report in its entirety (including addenda) and shall make such party aware of all the assumptions and limiting conditions of the assignment.
20. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser. If such written consent has been obtained, the report may be used only in its entirety (including addenda). This report is the intellectual property of Southern Wisconsin Appraisal and no other. Southern Wisconsin Appraisal retains its exclusive rights to this work and their work. Unauthorized reproduction or use of all or portions of this report are strictly prohibited without consent of Southern Wisconsin Appraisal.

ADDENDUM

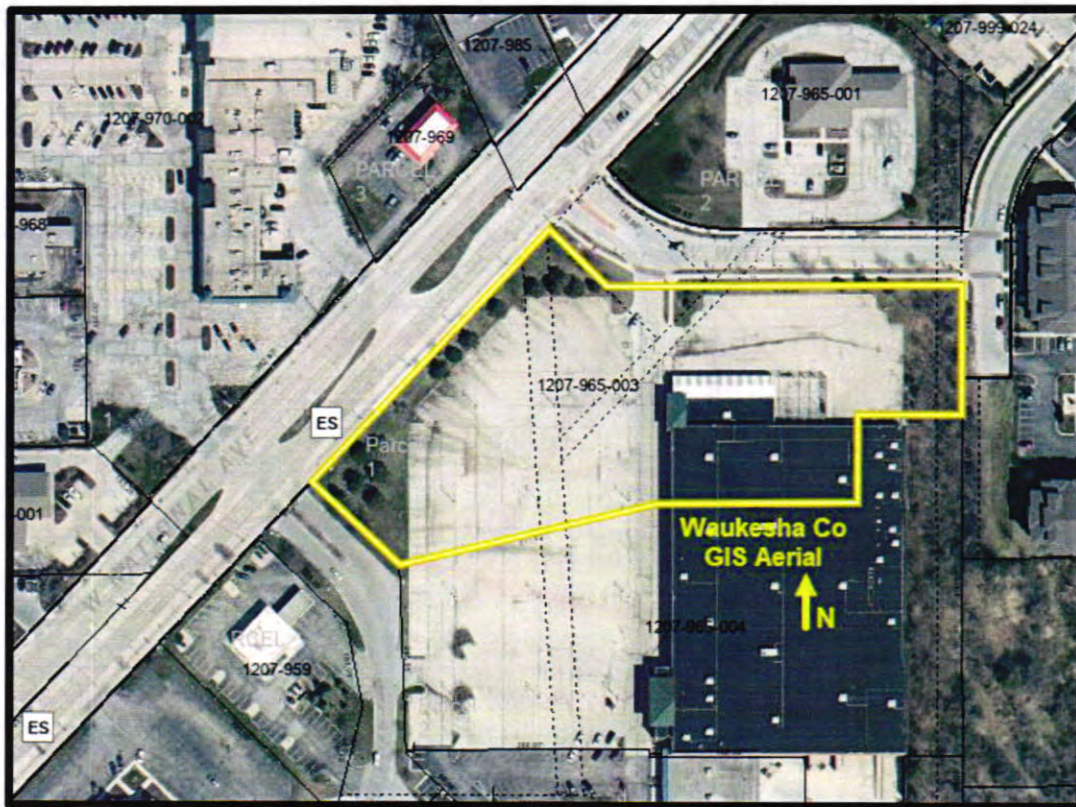
- ◆ Plat Before Acquisition
- ◆ Aerial Photograph
- ◆ Legal Description Before Acquisition
- ◆ Subject Photographs Before Acquisition
- ◆ Legal Description of Acquisition
- ◆ Acquisition Plat
- ◆ Photos of Acquisition
- ◆ Invite Letter
- ◆ Comparable Sales Map
- ◆ Comparable Sales
- ◆ Appraiser Qualifications

Note: All subject photographs were taken by Gene A. Bock. Digital photographs were taken with a Canon EOS Digital Rebel camera with 35 to 90 mm zoom lens or a Canon Power Shot Digital camera with 4.6-17.3 mm zoom lens; 35mm photographs were taken with a Nikon N50-SFR with 35 to 80mm zoom lens.

PLAT BEFORE ACQUISITION



AERIAL PHOTOGRAPH



LEGAL DESCRIPTION BEFORE ACQUISITION

Parcel 1 of Certified Survey No. 12050 recorded in the office of the Register of Deeds for Waukesha County, Wisconsin, on August 13, 2020, in Volume 122 of Certified Survey Maps, at Page 329-336, as Document No. 4501130, being a division of Parcel 1 of Certified Survey Map No. 7554, being a redivision of Parcel 1 of Certified Survey Map No. 6872, being in the Northwest 1/4 and the Southwest 1/4 of the Southwest 1/4 of Section 14, in Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin.

SUBJECT PHOTOGRAPHS BEFORE ACQUISITION

Taken by Gene A Bock

Subject Front



Street Scene Facing West on National Ave



LEGAL DESCRIPTION OF THE ACQUISITION

Parcel 88
City of New Berlin
NBC 1207.965.003
Interests: FEE, TLE

Fee Title in and all that part of Parcel 1 of Certified Survey Map 12050, being a part of the Northwest 1/4 of the Southwest 1/4 of Section 14, Town 6 North, Range 20 East, in the City of New Berlin, Waukesha County, State of Wisconsin more particularly described as follows:

The Northwesterly 1.5 feet of Parcel 1 of Certified Survey Map 12050.

Said description contains 607 square feet or 0.014 acres more or less of new right of way.

Also, a **Temporary Limited Easement** for the public purpose and right to construct a highway project including the placement or removal of soil, grading of roadway slopes, driveway reconstruction, and the creation of fill or cut slopes in the temporary limited easement area to match the new roadway grade, as well as the right of ingress and egress as long as required for the construction of the highway project, including the right to operate the necessary equipment thereon, and the right to preserve, protect, remove or plant thereon any vegetation that the highway authorities may deem necessary or desirable. Said easement is more particularly described as follows:

All that part of Parcel 1 of Certified Survey Map 12050, being a part of the Northwest 1/4 of the Southwest 1/4 of Section 14, Town 6 North, Range 20 East, in the City of New Berlin, Waukesha County, State of Wisconsin more particularly described as follows:

Commencing at the westerly most corner of said Parcel 1 of Certified Survey Map 12050; thence South 45°14'09" East along the southwesterly line of said Parcel 1, 1.50 feet to the point of beginning; thence North 44°45'51" East, 40.00 feet; thence South 15°03'51" West, 46.05 feet to a point on the southwesterly line of said Parcel 1; thence North 45°14'09" West along said southwesterly line, 22.82 feet to the point of beginning.

Said description contains 456 square feet or 0.010 acres more or less.

LEGAL DESCRIPTION OF THE ACQUISITION

Also, all that part of Parcel 1 of Certified Survey Map 12050, being a part of the Northwest 1/4 of the Southwest 1/4 of Section 14, Town 6 North, Range 20 East, in the City of New Berlin, Waukesha County, State of Wisconsin more particularly described as follows:

Commencing at the northerly most corner of said Parcel 1 of Certified Survey Map 12050; thence South 45°14'09" East along the southwesterly line of Wall Street, 1.50 feet to the point of beginning; thence continuing South 45°14'09" East along said southwesterly line, 18.50 feet; thence South 69°35'05" West, 44.07 feet; thence North 44°45'51" East, 40.00 feet to the point of beginning.

Said description contains 370 square feet or 0.008 acres more or less.

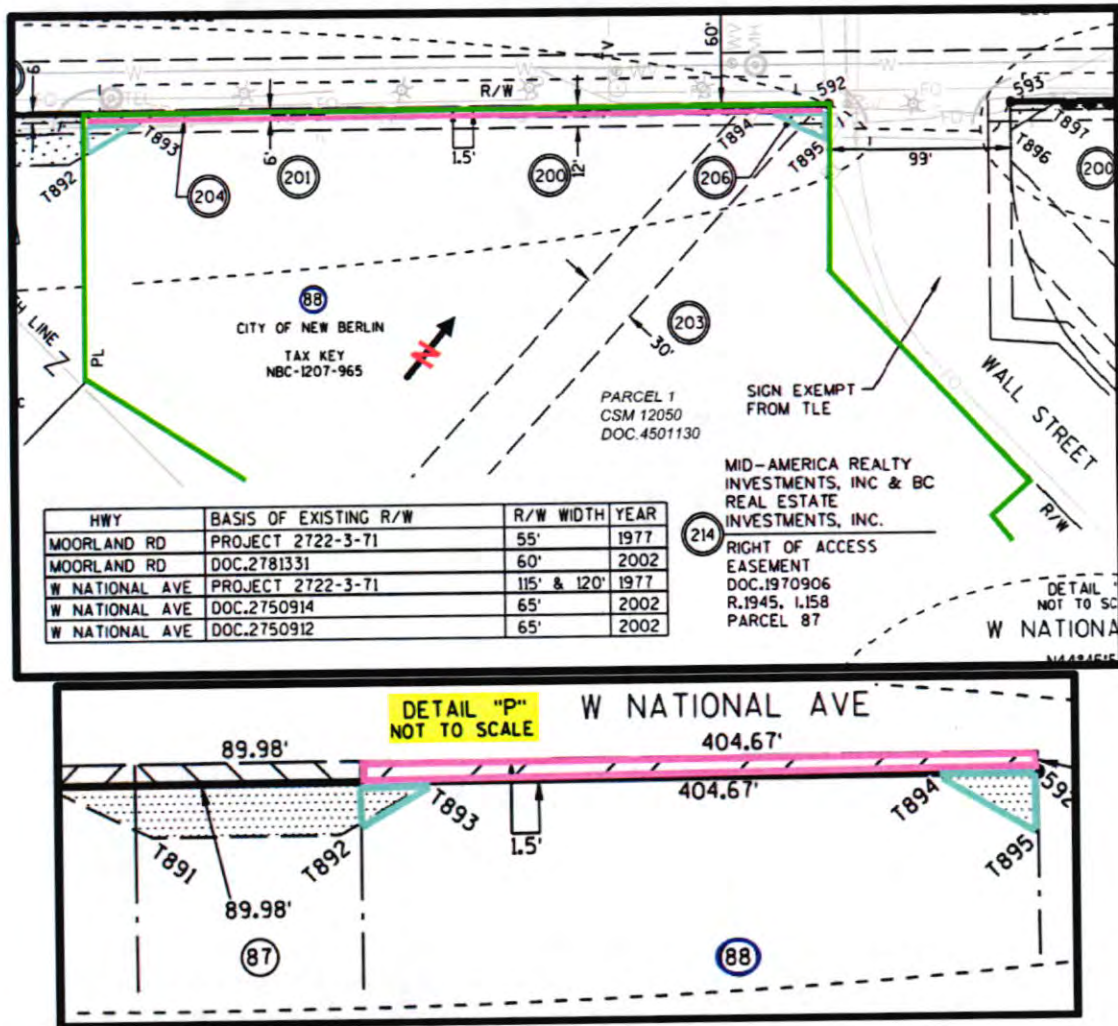
The above temporary limited easement is to terminate upon the completion of this project or on the day the highway is open to the traveling public, whichever is later.

ACQUISITION PLAT

PROPERTY LINE

FEE

TLE



ACQUISITION PHOTOGRAPHS

Taken by Gene A Bock

FEE Acquisition Facing West along National Ave (Fencing/Wall to be Unaffected)



TLE Area in Northeast corner of lot Facing Northwest



ACQUISITION PHOTOGRAPHS

Taken by Gene A Bock

TLE Area in Northwest corner of lot Facing Northeast



INVITE LETTER

Southern Wisconsin Appraisal

A DIVISION OF G A BOCK AND ASSOCIATES



July 5, 2022

City Of New Berlin

Attn: Tammy Simonson, City Engineer

PO Box 510921

New Berlin WI 53151-0921

Parcel: 88 Project: 2722-07-22

Property Address: 15321 W National Avenue

Dear Property Owner:

As you know, the Waukesha County Dept. of Public Works wants to make improvements for Moorland Rd-CTH O that will affect your property. The U.S. Constitution allows governments to do this as long as they (1) follow a legally established procedure and (2) pay a just compensation. Usually, part of that compensation is for loss of real estate. We are independent real estate appraisers, hired by Waukesha County to make an impartial valuation of the property affected by this project.

The first step we as appraisers will take is to visit the real estate. We need to know where the land is, what (if any) buildings or improvements are included, and how the proposed acquisition will affect your remaining property. To help us envision these changes, we asked Waukesha County to stake the precise area in which they are interested. Please leave the stakes in place until we visit so that we and you can better see how your property will be affected.

Wisconsin law requires that you, as the property owner, be invited to join the appraisers during their inspection. **The appraisers will not be able to discuss value or compensation with you at that time** because they're just beginning their work. They can, however, explain what the stakes mean and help to outline the process for you. Meeting with them also gives you a chance to explain any special concerns you have.

Our appraisers are scheduled to inspect the exteriors of properties for this project **on Monday, July 11th or Wednesday, July 13th**. You are **not required** to meet with them. If you do want an appointment, please telephone our office at (262) 886-2450. Our office is staffed only during business hours, but you can leave a message 24 hours a day. Please be sure to refer to the **property address and parcel number** at the top of this letter and tell us how we can get in touch with you during the day. If you would like a relative or other representative to meet the appraisers in your place, let our office know who your representative is and how he or she can be reached. If we do not hear from you, the appraisers will view the affected area without disturbing you.

If you have any questions, please feel free to call.

Sincerely,

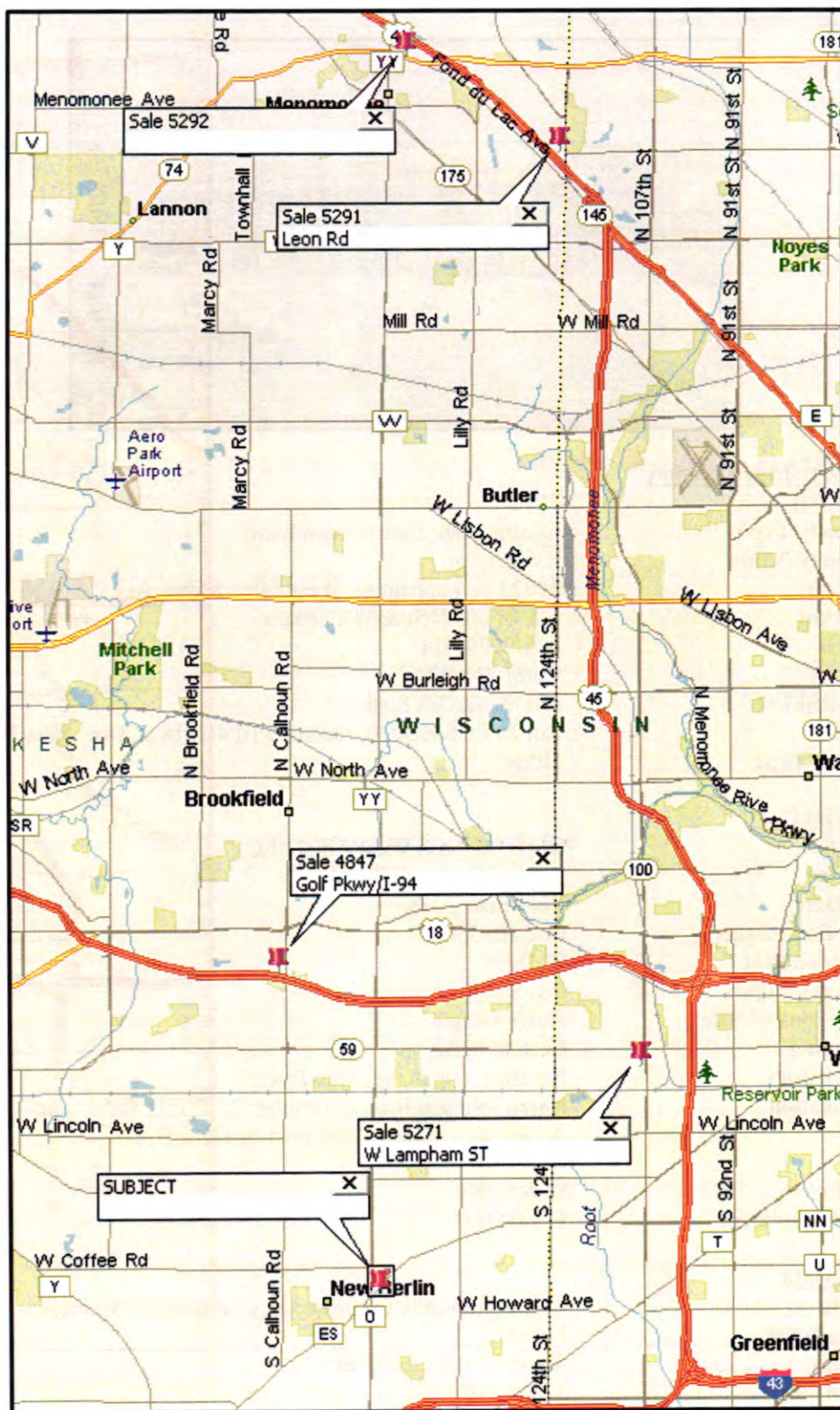
Gene A. Bock, SRA, ASA, CRA
Wisconsin Certified General Appraiser #311-010
Senior Appraiser, Southern Wisconsin Appraisal

1055 PRAIRIE DR. SUITE C RACINE, WI 53406

PHONE: 262-886-2450

FAX: 262-886-6145

COMPARABLE SALES MAP



COMPARABLE SALES

Land Sale No. 5271



Property Identification

Record ID	5271
Property Type	Commercial, Commercial Land
Property Name	Kwik Trip
Address	10923 W Lapham St, West Allis, Milwaukee Co. Wis. 53214
Location	SW of 108th St & W Lapham
Tax ID	448-9979-014
Sale ID	COM 218-42
Intended Use	Car Wash/Gas Station
Legal	Lot 2 of CSM 9070, recorded 10/4/2018 as Doc. 10817185
Market Type	Urban

Sale Data

Grantor	Coast Carwash West Allis, LLC
Grantee	Kwik Trip, Inc.
Sale Date	December 2018
Deed Book/Page	Doc 10833075
Recorded Plat	W Deed
Property Rights	Fee Simple
Conditions of Sale	Arm's Length
Financing	Cash to Seller
Sale History	No other sale in previous 3-years
Verification	Karen Johnson/Broker; October 22, 2021; Other sources: Deeds, Assessor, Articles, Confirmed by Gene Bock

Sale Price	\$1,600,000
Cash Equivalent	\$1,600,000

Land Data

Zoning	C-3, Community Commercial, Commercial/Business
Topography	Level
Utilities	Sewer/Water/Gas/Elect
Dimensions	478' x 310'

Land Sale No. 5271 (Cont.)

Shape	Rectangular
Landscaping	Not Wooded
Flood Info	No Wetlands/No Flood Lands
View	Very Busy Street
Curb/Gutter	Curb/Gutter
Corner/Interior	Interior
Depth	310

Land Size Information

Gross Land Size	3.364 Acres or 146,536 SF
Useable Land Size	3.364 Acres or 146,536 SF , 100.00%
Front Footage	478 ft Total Frontage: 478 ft West Lapham St;

Indicators

Sale Price/Gross Acre	\$475,624
Sale Price/Gross SF	\$10.92
Sale Price/Useable Acre	\$475,624
Sale Price/Useable SF	\$10.92
Sale Price/Front Foot	\$3,347

Remarks

This is the December 2018 sale of a fully improved commercial lot on the south side of W Lapham Street, just west of 108th Street. This parcel is located on West Lapham Street just off the southwestern corner of the intersection with South 108th Street. A Kwik Trip gas station was built on this parcel. It is situated one parcel west of the Coast Car Wash located at the corner. This parcel is situated in a strong commercial area. It has heavy traffic along W Lapham Street and S 108th Street. WisDOT reports traffic count on 108th Street at this to be 39,000 vehicles per day. This lot is a rectangular shaped parcel with 310-feet of depth and roughly 478-feet of street frontage. It is very well suited for commercial use. This 3.364-acre parcel sold in December 2018 for \$1,600,000 or \$475,624 per acre (\$10.92/sq ft).



Land Sale No. 5291



Property Identification

Record ID	5291
Property Type	Commercial, Commercial Land
Property Name	Aldi Foods-Menomonee Falls
Address	12540 Leon Road, Menomonee Falls, Waukesha County, Wisconsin
Location	NW corner Leon Road and North 124th Street
Tax ID	MNFV-004-8985-003
Sale ID	COM 218-44
Intended Use	Aldi Foods
Legal	Lot 3 CSM 10725, Doc. 3702149
Market Type	Suburban

Sale Data

Grantor	Woodman's Food Market, Inc.
Grantee	Jelivann Waukesha, LLC
Sale Date	December 03, 2018
Deed Book/Page	Doc. No: 4373585
Recorded Plat	Special Warranty Dee
Property Rights	Fee Simple
Conditions of Sale	Arms Length
Financing	Cash to Seller
Sale History	No other sale in past 3-years
Verification	Buyer/B. Backus; Other sources: Deeds/News Article/Assessor, Confirmed by Gene Bock
Sale Price	\$1,000,000
Upward Adjustment	\$500,000 To Release Restriction
Adjusted Price	\$1,500,000

Land Sale No. 5291 (Cont.)

Land Data

Zoning

I-1, Industry w/OC5; Commercial Overlay, Industrial Park

Topography

Level

Utilities

All Available

Dimensions

318' x 473' (Approx.)

Shape

Rectangular

Landscaping

Not Wooded

Flood Info

No Flood/Wetlands

View

Busy Hwy 14,000/Day (along N 124th St)

Curb/Gutter

Curb/Gutter

Corner/Interior

Interior lot/Just off Corner

Depth

473

Land Size Information

Gross Land Size

3.530 Acres or 153,767 SF

Useable Land Size

3.530 Acres or 153,767 SF , 100.00%

Front Footage

637 ft Total Frontage: 318 ft N 124th Street; 319 ft Private St;

Indicators

Sale Price/Gross Acre

\$283,286 Actual or \$424,929 Adjusted

Sale Price/Gross SF

\$6.50 Actual or \$9.76 Adjusted

Sale Price/Useable Acre

\$283,286 Actual or \$424,929 Adjusted

Sale Price/Useable SF

\$6.50 Actual or \$9.76 Adjusted

Sale Price/Front Foot

\$1,570 Actual or \$2,355 Adjusted

Remarks

This is the late 2018 sale of a 3.530-acre site that is located just east of I-45 and west of N 124th Street in Menominee falls. This parcel is located just off the corner of Leon Road with North 124th Street with frontage along 124th Street. Traffic count on N 124th Street is 14,000/day. It is an outlot of a larger woodman's Food Store development. Across N 124th Street is a Sam's Club. This parcel has access from an interior roadway that is part of the Woodsman's development but not 124th Street. This 3.530-acre parcel sold in December 2018 for \$1,000,000. A new Aldi grocery store now occupies the site. In addition to the sales price, the buyer had to pay Woodsman's \$500,000 for the release of a grocery store restriction making the total price paid for this parcel \$1,500,000 or \$424,929 per acre or \$9.76 per sq ft. The site is fully usable with a shared retention pond off-site to the south.



Land Sale No. 5292



Property Identification

Record ID	5292
Property Type	Commercial, Commercial Land
Property Name	Main St Car Dealership
Address	14132 Main St, Menomonee Falls, Waukesha Co., WI 53051
Location	North side of Main Street at Lilly Rd
Tax ID	MNFV-0008-989
Sale ID	COM 218-45
Intended Use	Car Dealership
Legal	Lot 2 of CSM 8152

Sale Data

Grantor	Ernie Von Schledorn Pontiac-Buick
Grantee	Falls Real Estate, LLC
Sale Date	July 13, 2018
Deed Book/Page	Doc No. 4351727
Recorded Plat	Warranty Deed
Property Rights	Fee Simple
Conditions of Sale	Arms Length
Financing	Conv Mtg
Sale History	No other sale in past 3-yrs
Verification	Buyers Representative/M Horkowicz; Other sources: Deeds/ News Article/Assessor, Confirmed by Gene Bock

Sale Price	\$3,000,000
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Land Data

Zoning	C-1, Planned Development, Commercial/PUD
Topography	Level
Utilities	All Available
Dimensions	572' x 481'400' (Approx.)
Shape	Rectangular
Landscaping	Not Wooded
Flood Info	No Wetlands/Floodplain

Land Sale No 5292 (Cont.)

View	Busy 4-line Blvd Street (2090/Day on STH 100)
Curb/Gutter	Curb/Gutter & Median
Corner/Interior	Dbl Corner
Depth	481

Land Size Information

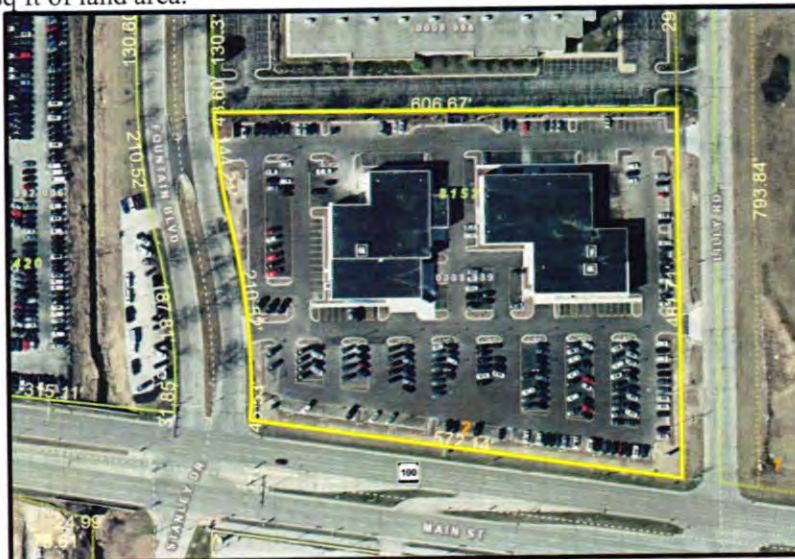
Gross Land Size	5.800 Acres or 252,648 SF
Useable Land Size	5.800 Acres or 252,648 SF , 100.00%
Front Footage	1,454 ft Total Frontage: 572 ft Main/STH 100; 482 ft Lilly Rd; 400 ft Fountain Blvd;

Indicators

Sale Price/Gross Acre	\$517,241
Sale Price/Gross SF	\$11.87
Sale Price/Useable Acre	\$517,241
Sale Price/Useable SF	\$11.87
Sale Price/Front Foot	\$2,063

Remarks

This is the mid-2018 sale of a large 5.80-acre lot that is located along the north side of Main Street (STH 100) between Lilly Road and Fountain Blvd. It is located just east of Interstate 41 (I-41) in a strong commercial area in Menominee Falls. This parcel was purchased for the construction of a large car dealerships. Two dealerships now occupy the site (two buildings), Buick-GMC and Volkswagen. There is no access from fronting STH 100 (Main Street) with a daily traffic count of 20,900 vehicles per day. Access is off the two side streets with two driveways off each street. This parcel sold for \$3,000,000 in July 2018 or \$517,241 per acre or \$11.87 per sq ft of land area.



Land Sale 4847



Property Identification

Record ID	4847
Sale ID No	Com 218-28
Property Type	Commercial, Commercial Land
Property Name	Golf Parkway
Address	Golf Parkway, Brookfield, Waukesha, WI 53005
Location	Across from the intersection of Golf Pkwy with Discovery Dr
Tax ID	BR C1120975014
Intended Use	Commercial
Legal Description	Lot 3, CSM 11717

Sale Data

Grantor	Deer Creek Development Partners LLC
Grantee	LTF Real Estate Company Inc
Sale Date	June 06, 2018
Recorded Deed	Doc: 4343670
Property Rights	Fee Simple
Condition of Sale	Arm's Length
Financing	Cash/Cash to Seller
Sale History	No other sale in past 5 years
Verification	Lynn Ludke, Seller Agent, Assessor, Deeds By Gene Bock July 2019

Sale Price	\$7,600,000
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Land Data

Zoning	PDD, Planned Development-Commercial
Topography	Level
Utilities	Municipal Water/Sewer
Shape	Rectangular
Landscaping	Not Wooded

Flood Info	Land Sale 4847 cont.
View	Est 15% - 20% Floodplain
Curb/Gutter	Standard
Corner/Interior	Curb/Gutter
	Interior

Land Size Information

Gross Land Size	12.500 Acres or 544,500 SF
Useable Land Size	12.500 Acres or 544,500 SF
Front Footage	Feet

Indicators

Price/Gross Acre	\$608,000
Price/Gross SF	\$13.96
Price/Useable Acres	\$608,000
Price/Useable Sq Ft	\$13.96
Price/Front Foot	

Remarks

This is the June 2018 sale of an interior development lot that is situated just southwest of the very busy intersection of Calhoun Road with Bluemound Road. This lot is just north of I-94 and is partly visible from the busy highway. It is in a new business park that is known as The Corridor that sits between I-94 and Bluemound Road. This development is swiftly developing with a mixture of retail establishments, hotels, and medical facilities. This lot is located just north of I-94 on the south side of Golf Parkway. It is located near several new hotels as well as a medical facility. It is enhanced by its location near I-94 and the very busy Bluemound Road area. This lot is a rectangular shaped lot lies mostly level and that contains 12.50-acres. It is fully improved with sewer, water, curb, and gutter. The rear portion, as well as a small area in the central part of the lot, is in a wetland/floodplain area due to a nearby creek. The buyer hopes to utilize part of this area as a drainage pond. The selling agent indicated that the floodplain did detract from the usable area of the lot and diminished the lots value. The lot contains 12.50-acre and is well suited for many commercial uses. It was purchased in June 2018 by a Milwaukee based development firm who intends to build a fitness/recreation/spa on this site. The sale price was \$7,600,000 or \$13.96 per sq ft of land area.



QUALIFICATIONS OF THE APPRAISER

GENE A. BOCK

1055 Prairie Drive, Ste C
Racine, Wisconsin 53406
(262) 886-2450
gene@gabock.com

PROFESSIONAL AFFILIATIONS

Appraisal Institute (since 1980)

Designation: Senior Residential Appraiser (SRA)

Appraisal Institute, MAI Candidate

Continuing Education: Certified through December 31, 2020

Activities: Past President, Vice President, and Director of Racine Chapter

American Society of Appraisers (since 1982)

Designation: Senior Member (ASA)

National Association of Review Appraisers and Mortgage Underwriters (since 1980)

Designation: Certified Review Appraiser (CRA)

NARA/MU Approved Appraiser #55089

Employee Relocation Council

Designation: Certified Relocation Professional (CRP) (1995-2007)

State of Wisconsin Certifications

Certified General Appraiser #311-010 (November 1992)

Assessor II Level (1980-2002)

Energy Efficiency Inspector (1984-2005)

State of Illinois Certifications

Certified General Appraiser #553.002116 (May 2011)

Real Estate Organizations

Racine Board of Realtors

Kenosha Board of Realtors

Multiple Listing Service of Metro Milwaukee

Multiple Listing Service of Racine

Multiple Listing Service of Kenosha

Lake Area Multiple Listing Service (Walworth)

National Association of Realtors

Wisconsin Realtors Association

National Association of Realtors Appraiser Section

An appointed member of the Racine County Land Commission, a committee formed to conduct hearings regarding eminent domain issues.

Eminent Domain Services: Mr. Bock is approved by the Wisconsin Department of Transportation (WisDOT) as a Real Estate Appraiser, a Review Appraiser, and Negotiator for WisDOT and Local Public Agency (LPA) projects. He is approved to complete appraisals on all property types, including complex appraisal problems, railroads, partial acquisitions, easements, total acquisitions, wetland acquisitions, and also provides court testimony. Mr. Bock has been working with WisDOT, as well as Wisconsin Department of Justice, since 1984. He has completed municipal acquisition appraisal assignments, as well as owner's appraisals, in most counties in Wisconsin. He is also an approved eminent domain appraiser by the Illinois Department of Transportation (IDOT), the Department of Natural Resources (DNR) and the Wisconsin Bureau of Aeronautics (BOA). Mr. Bock specializes in condemnation appraisals and has spent the last 25-years working primarily within the eminent domain discipline.

COLLEGE EDUCATION

Graduated from the University of Wisconsin-River Falls in February 1975, with a Bachelor of Science Degree in Scientific Land Management. Studies emphasized land use, soil science, and economics. Activities included Alpha Gamma Rho Fraternity, concert choir and Alpha Zeta Honorary Fraternity.

POST-COLLEGE

Appraisal Institute: Uniform Standards of Professional Appraisal Practice - Parts A & B
(Major Courses) Understanding Limited Appraisals – Residential Case Studies in Real Estate Valuation
Narrative Report Writing & Valuation Analysis
Courses 101, 102, 201, and R-2 exam
Narrative Report Seminar
Computer Application Seminar
Subdivision Analysis
FNMA Appraisal Issues
New URAR Form & Procedures
Creative Financing Seminar
Cash Equivalency Seminar
(Roughly 25-hours of course work has been completed every two years.)

University of Wisconsin: Residential Design and Construction
Appraiser's Testimony in Court
Real Estate Finance and Appraisals
Comprehensive & Advanced Lotus 1-2-3

TEACHING EXPERTISE
(1994-1998)

Taught courses in Real Estate Appraisal for Gateway Technical Institute, Racine and Kenosha Campuses.

MILITARY SERVICE

Served in the Wisconsin Air National Guard, Milwaukee, Wisconsin, (1971 to 1977) as an Administrative Specialist with the rank of Staff Sergeant. Awarded The Milwaukee Journal Achievement Award (1974) for meritorious service.

EMPLOYMENT EXPERIENCE

August 1986 to Present

Senior Appraiser of Southern Wisconsin Appraisal, Racine, Wisconsin. Specializing in Eminent Domain Appraisal Work. Has completed acquisition appraisal assignments across Wisconsin for acquisition agencies as well as owners. Also, has completed numerous assignments for the DNR and municipalities working with the Bureau of Aeronautics. Major clients include lending institutions and municipalities in southern Wisconsin and northern Illinois and national transfer companies. Specialize in condemnation/acquisition appraisals, ERC and partial acquisition valuations. Technologically proficient – thirty years experience with computer-assisted analysis including automated valuation models, regression analysis, in-house and on-line databases, income & capitalization analysis.

January 1984 to August 1986

Chief Appraiser for Pioneer Savings and Loan Association, a local lender with offices in Racine, Kenosha, and Walworth counties. Performed appraisals and appraisal review for mortgage lending. Assignments included single family and multi-family homes, commercial and industrial properties. Duties included management of appraisal department and review of appraisals performed by staff and fee appraisers.

September 1978 to January 1984

Performed real estate appraisals in southeastern Wisconsin as a partner in United Appraisal Service, Racine, Wisconsin. Performed residential, commercial and narrative appraisals for mortgage lending and eminent domain. Testified in court for local municipalities and various clients.

February 1976 to September 1978

Worked as an independent fee appraiser for a private firm located in Racine, Wisconsin. Received training and performed real estate appraisals in Racine area. In March 1979 received Real Estate Broker's License, but hold license inactive.

MEMORANDUM

TO: Plan Commission
FROM: Kristen Hogan, Principal Planner
DATE: January 9, 2023
SUBJECT: Park and Open Space Plan Update – Office Hours

This memo is to notify the Plan Commission that the Department of Community Development has established a series of Staff Open Office Hours to allow for interested residents and/or businesses to meet with DCD staff to review proposed updates, ask questions, provide comments or express concerns regarding the Park and Open Space Plan.

Staff Open Office Hours

Tuesday January 10, 2023
5pm to 6pm
Location: Conference Room A/B

Tuesday January 24, 2023
5pm to 6pm
Location: Conference Room A/B

Next Steps:

- Public Hearing held before the Plan Commission (February 6, 2023)
- Plan Commission adopt the 2023 Park and Open Space Plan via Resolution
- Common Council adopt the 2023 Park and Open Space Plan via Ordinance