



Plan Commission MEETING AGENDA

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

Agenda Published: 1/27/2023

AGENDA

1. PUBLIC HEARING(S)

- A. KH CP-2200141 Park and Open Space Plan Update - (PUBLIC HEARING 6:00 PM)
- B. (4) NJ CU-2300076 Matt Anderson on behalf of Matty's Bar and Grille, Inc. – 14460 W. college Avenue – Conditional Use Approval for an amended outdoor annual schedule of events for 2023. (PUBLIC HEARING 6:01 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
- B. January 9, 2023 Plan Commission Minutes

6. PLAN COMMISSION SECRETARY'S REPORT

7. CONTINUED BUSINESS

- 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 11/14/22)
- B. (7) KH MS-2300120 Referral from the Department of Community Development – Hearthside Acres Addition No. 1 Subdivision – Resolution approving the release of the 100' Road Reservation that appears on the southerly portion of Hearthside Acres Addition No. 1 Subdivision plat (generally from 17185 W. Salentine Dr. through 16585 W. Salentine Dr.)
- C. (3) NJ MS- 2300196 Referral from the Department of Community Development – 17505 Liberty Lane (New Berlin Self Storage) - Resolution approving the release of the 20' wide Drainage Easement as appears on CSM No. 6045.

8. NEW BUSINESS

- 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 1/9/23)

9. PENDING

- A. (2) NJ LD-2202321 Dave Herbeck with Oshkosh AAP, LLC on behalf of SilverStar Car Wash - 15300 W. National Avenue (Tax Key #: 1207-997-002) - 1-Lot Certified Survey Map. (Tabled 11/14/2022)
- B. (2) NJ UA-2202320 SilverStar Carwash – 15300 W. National Avenue (Tax Key #: 1207-997-002) – Use, Site and Architectural Approval for a carwash. (Tabled 12/5/2022)

10. COMMUNICATIONS

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: Department of Community Development / City of New Berlin Park and Open Space Plan Update (as part of the 2030 Comprehensive Plan)

LOCATION: Citywide

REQUEST: Plan Commission hold a public hearing on the suggested updates to the Park and Open Space Plan.

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

Background:

1. The 2017 Park and Open Space Plan was adopted in June of 2017 and staff has determined that it is necessary to complete a review of the document. Basic “housekeeping” items are also needed to reflect City progress and growth since June of 2017.
2. The Plan Commission will act as the Steering Committee for this update and will provide feedback regarding the proposed updates. Per the State Statutes, a public hearing will be held before the Plan Commission in order to present the proposed amendments. The Common Council will adopt the final changes via ordinance.
3. The purpose of the Park and Open Space Plan is to guide the preservation, acquisition and development of land for the use of park and recreational activities for the community. By developing short term plans and long term goals, the City can identify and accommodate necessary changes to the parks, open space and outdoor recreational needs for the residents of New Berlin. The City also maintains eligibility to apply for and receive federal and state aids to be used for the acquisition and development of additional outdoor recreational and open space facilities.
4. Beginning in January of 2022, DCD staff began meeting internally with various departments that utilize the plan (Parks, Buildings & Grounds, Recreation, and Planning) to review and suggest updates to the Park and Open Space Plan.
5. A summary of the items that have been reviewed:
 - a. Refresh plan
 - b. Chapter 1
 - i. Summary of past plans and achievements:
 1. Update list of completed projects
 - ii. Planning Process
 1. Add DCD’s role with regards to park planning
 2. Add information on ADA study, CVMIC report and PASER
 - c. Chapter 2
 - i. Land Use
 1. Update Table 1 and Map 1

- ii. **Population Forecasts**
 - 1. **Update data from 2020 Census**
- d. **Chapter 3**
 - i. **Natural Resource Features**
 - 1. **Update Table 4 to include new P-2 Zoning District**
 - ii. **Recreational Parks and Facilities**
 - 1. **Include athletic complexes into Community Park definition**
 - 2. **Reference commercial park/sports complex definition in Zoning Code.**
- e. **Chapter 4**
 - i. **Overall System**
 - 1. **Add compliance with ADA Study and CVMIC Report**
- f. **Chapter 5**
 - i. **Natural Resource Features**
 - 1. **Update Map 2**
 - ii. **Recreational Resources**
 - 1. **Update data and Table 6**
 - iii. **Public Recreational Parks and Facilities**
 - 1. **Update individual park descriptions and photos.**
 - 2. **Update Map 4**
 - iv. **Bicycle and Pedestrian Facilities**
 - 1. **Update Table 7 and Map 5**
- g. **Chapter 6**
 - i. **Update Plan Commission's role with regards to park planning**
 - ii. **Service Area and Park Distribution**
 - 1. **Update Map 6 and Map 7**
 - iii. **Parkland Acreage**
 - 1. **Update data and Table 8**
 - 2. **Update data and Table 9**
 - 3. **Update data and Table 10**
 - iv. **Other Considerations**
 - 1. **Update Table 11**
 - 2. **Include pickleball in growing trends**
 - 3. **Update data**
- h. **Chapter 7**
 - i. **Short-Term Improvements**
 - 1. **Reference the ADA Study, CVMIC Playground Safety Inspection Report, and PASER as tools to aid in the selection of park improvement projects**

2. Update short-term projects
3. Update 5 year CIP list
- ii. Long-Term Improvements
 1. Update long-term projects

Next Steps:

1. March 6, 2023 Plan Commission adopt a Resolution approving the 2023 Park and Open Space Plan and forward recommendation to the Common Council.
2. March 14, 2023 Common Council adopt an Ordinance approving the 2023 Park and Open Space Plan.

Previous Action:

06/05/2017	Plan Commission Adoption of the 2017 Park and Open Space Plan by Resolution # 17-01
06/13/2017	Common Council Adoption of the 2017 Park and Open Space Plan by Ordinance # 2587
03/07/2022	Plan Commission reviewed and discussed the Park and Open Space Plan Updates.
11/14/2022	Memo to Plan Commission about accomplishments since the 2017 Plan adoption.
12/13/2022	Common Council set the Public Hearing date for February 6, 2023.
01/09/2023	Memo to Plan Commission about upcoming Staff Office Hours.

Attachments:

Draft Park and Open Space Plan



CITY OF NEW BERLIN

Park and Open Space Plan 2023-2028

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ACKNOWLEDGMENTS

COMMON COUNCIL

Dave Ament, Mayor
John Hopkins, District 1 Alderman
Chuck Garrigues, District 2 Alderman
Dave Maxey, District 3 Alderman
Ken Harenda, District 4 Alderman
Joe Stribl, District 5 Alderman
Dennis Horbinski, District 6 Alderman
Charlotte Kroupa, District 7 Alderwoman

PLAN COMMISSION

Dave Ament, Mayor
Ted Anderson, Citizen
Scott Biller, Citizen
Brian Felda, Citizen
Brian McGrath, Citizen
Robert Rafel, Parks, Buildings & Grounds Commission Representative
Joe Stribl, Alderman

PARKS, BUILDINGS & GROUNDS COMMISSION

Dave Ament, Mayor
Domenico Ferrante, Citizen
Dennis Horbinski, Alderman
Robert Rafel, Citizen
Eugene Wicihowski, Citizen

RECREATION COMMISSION

Ken Harenda, Alderman
Jordan Napoli, New Berlin School District Representative
David Oelschlaeger, Citizen
Jason Prei, Citizen
Kara Woida, Citizen

CITY STAFF

Ed Bartz, Parks Supervisor
Erin Cross, Recreation Supervisor
Kristen Hogan, Principal Planner
Nikki Jones, Deputy Director of Community Development
Greg Kessler, Director of Community Development

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Overall system
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Natural Resource Features
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CHAPTER 1:

INTRODUCTION AND PLANNING PROCESS

PLAN PURPOSE

The primary purpose of this plan is to guide the preservation, acquisition and development of land for the use of park and recreational activities for the community. By developing short-term plans and long-term goals, the City can identify and accommodate necessary changes to the parks, open space and outdoor recreational needs for the residents of New Berlin. This plan is also used to protect and enhance the City's natural and historical resources. By preparing this plan, the City maintains eligibility to apply for and receive federal and state aids to be used for the acquisition and development of additional outdoor recreational and open space facilities.

This plan sets forth a comprehensive strategy for City Staff to use in establishing an effective park and recreation system that meets the needs of the community. It recommends parameters, goals and actions to accomplish New Berlin's changing needs, both short-term and long-term. These recommendations relate to the preservation of existing environmental, natural and historical resources, the acquisition of land to be used for new parks and open space, and the development of new parks, environmental corridors and pedestrian routes. Although the recommendations are advisory, they provide a framework for City officials, administrators and management to formulate policies. The City of New Berlin's Park and Open Space Plan is also intended for use by external stakeholders to develop an understanding of their role as partners in the implementation of the Plan.

By updating the Park and Open Space Plan, the City is able to identify areas where achievements have been made in previous plans and use these as guidelines for developing future plans. The Park and Open Space Plan examines the current status of outdoor recreation and open space in New Berlin, identifies anticipated future open space and outdoor recreation needs and prioritizes the actions for plan implementation. Adoption of this plan by the Plan Commission and Common Council of New Berlin and endorsement by the Wisconsin Department of Natural Resources will maintain the City's eligibility to apply for and receive state and federal funds for parkland, open space and outdoor recreation purposes.

SUMMARY OF PAST PLANS AND ACHIEVEMENTS

Many of the recommendations from the 2017 Park and Open Space Plan have been implemented, as well as additional accomplishments that were not planned for at the time of the plans adoption.

ENHANCEMENTS TO EXISTING PARKS

Biwer Park

Basketball Court Replacement.

Playground Replacement.

Shelter Improvements.

Trail Improvements.

Buena Park

Ball diamond fencing improvements.
Parking Lot Replacement.
Structure Replacements.
Trail Improvements.

Calhoun Park

Ball diamond fencing improvements.
Electronic Scoreboard.
Shelter Improvements.

Hickory Grove Park

Playground removal.

High Grove Park

Shelter Improvements.

Historic Park

Barn improvements.
Garage addition and improvements.
Log cabin improvements.
Museum Renovations and Addition.
New Gazebo.
Old mailroom remodeled.
Parking Lot Replacement.

Lions Park

Basketball Court Replacement.
Parking Lot Replacements (east and north).
Playground Replacement (includes a wheelchair accessible swing).
Pond Shoreline Restoration.
Shelter Improvements.
Trail Improvements.

Malone Park

Lighting replacement for basketball, volleyball and tennis courts.

Park Signage

Park system signage replacement.

Regal Park

Basketball Court Replacement.

Valley View Park

Disc golf basket replacement.
Shelter Improvements.

Weatherstone Park

Shelter Improvements.

ACQUISITION, DEDICATION AND PRESERVATION

City Center Plaza

Acquired 1.36 acres of land for a Special Use Park.

New Berlin Activity and Recreation Center

Acquired 25,000 square feet of the former Walmart Building for a Special Use Park.

Quarry Park

Sale of park to residential developer for use as a single-family subdivision.

Section 35

Acquired 39.14 acres of land for a Community Park.

DEVELOPMENT OF VACANT PARKLAND

City Center Plaza

Creation of an urban park within the City Center that includes a seating area with pergola, concessions and restroom facility, and an ice rink.

New Berlin Activity and Recreation Center

Renovations and Addition.

Section 35

Development of a gravel parking lot, six soccer fields and associated stormwater management.

TRAILS

Section 35

Constructed a portion of the multi-use trail from Sunny Slope Road.

Constructed sidepaths along Sunny Slope Road.

PLANNING PROCESS

This plan references many of the recommendations that were made in the 2017 Park and Open Space Plan. Focusing on some of the public feedback that was received from the Park Survey in 2008, some of the main issues that were brought up were preservation of natural features, enhancements of existing parks, and creating linear parkways to connect people to sought-after destinations. The City has continued to preserve natural features and considers this a top priority in our park and open space system, as well as for any new development site. Much of the previous

plan focused on acquiring new parkland in order to meet service area standards. This proves to not be as important to community members as enhancing the City's existing parks. Some of the areas the City would like to address in park enhancements include, but are not limited to: providing play equipment that is safe and accessible to all users, creating opportunities for more passive use within the parks, and improving signage and way finding. The City would like to encourage use of these parks and other public facilities by providing safe and accessible pathways for all users.

The duties of the Department of Community Development as they relate to park planning and design include:

- Maintain an inventory and analyze the needs of the community by updating the City's Park and Open Space Plan, at a minimum every five years, and incorporate into the City's overall Comprehensive Plan
- Guide in the acquisition, dedication, preservation, and development of lands for public parks, facilities, and grounds in conjunction with the Plan Commission
- Coordinate the planning, engineering, design, development and coordination of contracts, with consultation from the Plan Commission, CDA and/or other appropriate boards and commissions, for all existing and proposed public parks, facilities and grounds in accordance with Common Council approvals as part of a CIP budget and/or plan
- Provide linkages between parks, open spaces, and public destinations

An ADA study of City facilities was completed in 2018. The results of the study noted that there are many deficiencies within the City Parks and Buildings, which can be broken down into the following categories:

- Approach & entry
- Play areas
- Sports activities & miscellaneous site features
- Golf facility
- Fishing pier
- Restrooms and shelters

The CVMIC Playground Safety Inspection Report is prepared by the City's Insurance carrier to identify deficiencies at the City's playgrounds. These deficiencies can be broken down in the following categories:

- Designated play surface
- Entanglement
- Entrapment
- Hardware
- Maintenance
- Painted surfaces
- Pinch, crush and shear points
- Sharp points, corners or edges
- Signage and/or labeling
- Slides
- Walks and paths

A Pavement Surface Evaluation Rating (PASER) is completed every other year to assess the quality of the road surfaces within the City. Roads and parking lots with a low PASER rating are given a higher priority in the replacement schedule. More information on the PASER system can be found in the Transportation Chapter of the Comprehensive Plan.

Projects selected for reconstruction are based upon the number of outstanding issues noted in the ADA study and CVMIC Playground Report, along with timing of other planned park projects.

PLAN COMMISSION/PUBLIC MEETINGS

On March 7, 2022 and November 14, 2022 the Park and Open Space Plan Update was presented to the Plan Commission. Questions and feedback were provided to direct the final revisions to the Plan. On November 14, 2022 a draft of the Plan was presented and approved to forward to the Common Council to set the public hearing date.

The general public and other stakeholders were provided with opportunities to become informed about the Park and Open Space Plan update and to understand the potential impacts and benefits of its findings and recommendations. City Staff held 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. These office hours were held at City Hall prior to the Common Council meetings on January 10, 2023 and January 24, 2023.

PUBLIC HEARING

The Park and Open Space Plan Update was presented at a public hearing before the Plan Commission meeting on February 6, 2023.

APPROVALS

The Park and Open Space Plan Update was approved by the Plan Commission via Resolution #17-01 on June 5, 2017 and approved by the Common Council on June 13, 2017 via Ordinance #2587.

Resolution #XX-XX

Ordinance #XXXX



CHAPTER 2:

BACKGROUND INFORMATION

PLANNING REGION

The City of New Berlin encompasses 36.9 square miles in the southeastern portion of Waukesha County. New Berlin is bounded by the City and Town of Brookfield to the north, the Cities of West Allis and Greenfield and the Village of Hales Corners to the east, the City of Muskego to the south, and the City of Waukesha and the Towns of Waukesha and Vernon to the west. New Berlin is roughly 15 miles southwest of Milwaukee and has convenient access to Interstate Highway 94, located to the north, and Interstate Highway 43, which passes through the City.

LAND USE

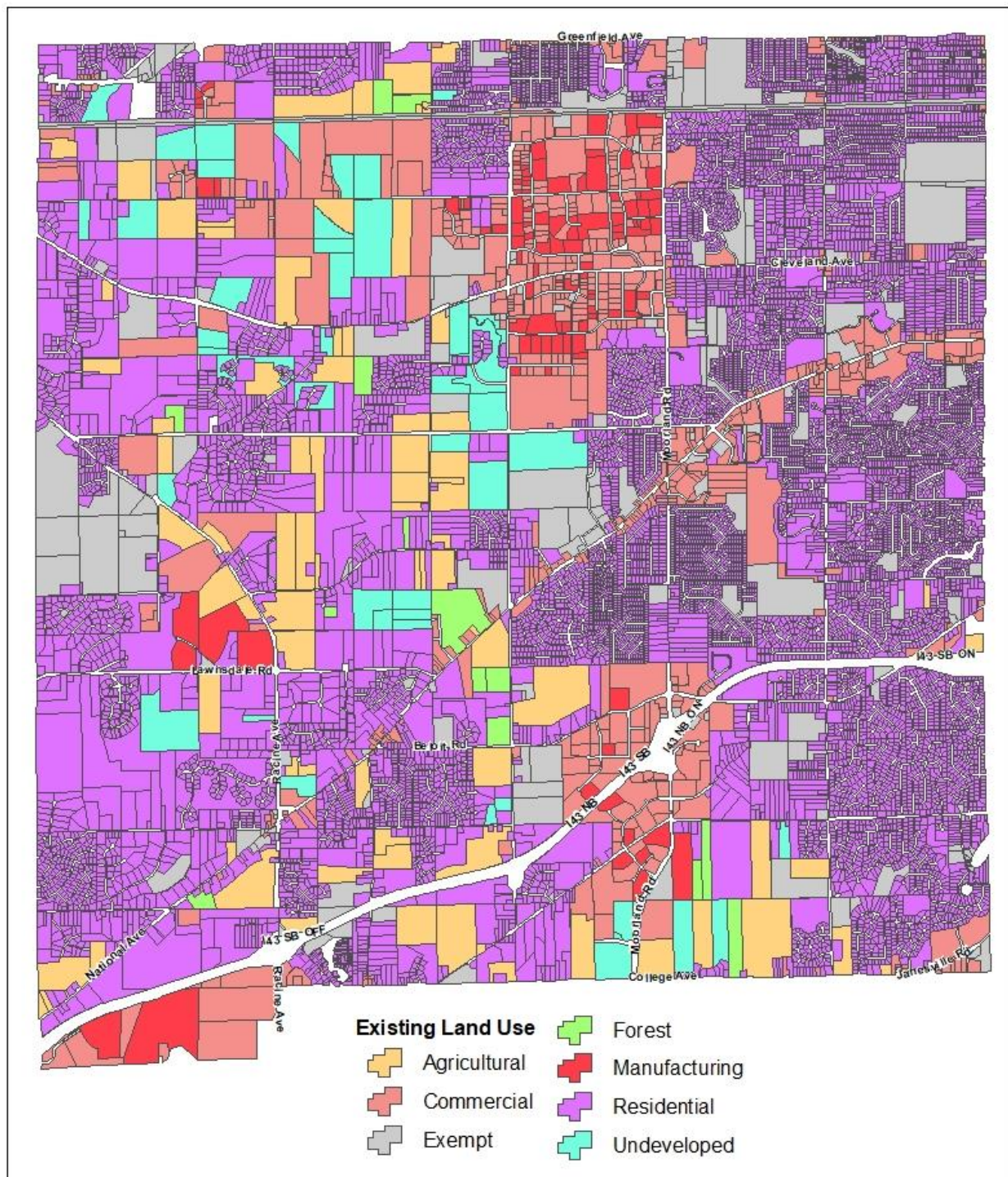
The City of New Berlin is characterized by a distinct land use pattern, whereby urban uses are concentrated in the eastern sector and rural uses are concentrated in the western sector. Generally speaking, Calhoun Road, a major north-south road that bisects the City, represents an informal division within the City of New Berlin of this historical development pattern. The distribution of the City's parkland, recreational facilities and natural areas correspond with urban land uses and the density of residential land uses. Therefore, the majority of established and developed municipal parks and open spaces are located within the City's eastern sector.

TABLE 1: Primary Land Uses, City of New Berlin (2022)

Land Use Category	Acres	% of total City Acreage
Agricultural	1,801	9 %
Commercial	3,219	15 %
Exempt land	2,353	11 %
Forest	244	1 %
Manufacturing	701	3 %
Residential	11,792	56 %
Undeveloped land	1,051	5 %
Total	21,161	100%

Source: City of New Berlin

MAP 1: Existing Land Use



Source: City of New Berlin

POPULATION FORECASTS

Like many other communities in Waukesha County, New Berlin has experienced notable increases in population during the second half of the 20th Century. In recent years, New Berlin's population has grown from 39,584 people in 2010 to 40,451 people in 2020 (*Source: U.S. Census Bureau*)—a 2.2% increase. Population projections anticipate modest gains through the duration of this plan (year 2040) for both New Berlin and other communities within Waukesha County.

TABLE 2: Population Projections, City of New Berlin and Neighboring Communities

Municipality	2010	2020	2030 Projection	2040 Projection	% Change 2010-2040
Brookfield	37,920	41,464	39,870	38,340	1.1%
Muskego	24,135	25,032	29,010	29,820	23.6%
New Berlin	39,584	40,451	45,140	45,120	14%
Waukesha	70,718	71,158	81,000	81,350	15%

Sources: U.S. Census Bureau, Wisconsin DOA "MCD and Municipal Populations Projections, 2010-2040"

Recent population growth in Waukesha County is accompanied by a change in age composition. As the baby boomer population continues to age, it is anticipated that a greater percentage of total population will be represented by the 65 years and older age group. The percent of the population 65 and older will rise from 14.3% to 25.9% -- over the course of 30 years. This trend will be accompanied by an increase in median age of the population, which will likely impact current sentiment related to recreation, facilities, needs and interest.

TABLE 3: Age Composition Projections, Waukesha County

Age Group	2010, Waukesha County	2040 (Projection), Waukesha County	Percent Change, over 30 years
<20	26.2%	23.7%	-9.5%
20 to 44	28.3%	26.5%	-6.4%
45 to 64	31.2%	23.9%	-23.4%
65 +	14.3%	25.9%	81.1%

Sources: Wisconsin DOA "County Age-Sex Population Projections, 2010-2040"



CHAPTER 3:

CLASSIFICATION AND SERVICE STANDARDS

A set of minimum standards are set for park and recreational facilities, as well as natural features, in order to quantitatively and qualitatively evaluate a park system. These standards allow for a quantitative examination of how well the existing facilities are meeting the needs of the residents in the community, in comparison with other communities. Future facilities are also planned using this information, along with projected population growth.

NATURAL RESOURCE FEATURES

ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL AREAS

Ecologically-significant acreage, both private and public, that represents a candidate for protection and preservation. Delineated by Southeastern Wisconsin Regional Planning Commission (SEWRPC), these environmental corridors are characterized by their linear configuration and natural attributes, including:

- Lakes, rivers and streams and their associated shoreland and floodplains
- Wetlands
- Woodlands
- Prairies
- Areas of wet, poorly drained and organic soils
- Areas of rugged terrain and high-relief topography

Primary Environmental Corridors

Primary environmental corridors include the highest quality and value woodlands, wetlands and wildlife habitat. These corridors have immeasurable ecological value and recreational potential. The preservation will maintain a high level of environmental quality, protect natural beauty, and provide valuable recreational opportunities.

Secondary Environmental Corridors

Secondary environmental corridors facilitate surface drainage and provide corridors for the movement of wildlife and the dispersal of seeds for a variety of species. These corridors should be preserved in open, natural uses as development proceeds, particularly when incorporating the corridors into drainageways, neighborhood parks or trail corridors.

Isolated Natural Resource Areas

Isolated natural resource areas are smaller concentrations natural features that are often isolated from an environmental corridor through urban development. Isolated natural resource areas may provide the only available wildlife habitat in the area, provide good locations for local parks and open space area, and lend aesthetic character and natural diversity to an area.

NATURAL AREAS AND CRITICAL SPECIES HABITAT

Natural Areas

Natural areas are defined as tracts of land or water so little modified by human activity, or sufficiently recovered from the effects of such activity, that they contain intact native plant

and animal communities believed to be representative of the landscape before European settlement. Classification of an area is based on consideration of the diversity of plant and animal species and the community types present; the structure and integrity of the native plant or animal community; the extent of disturbance by human activity, such as logging, grazing, water level changes and pollution; the commonness of the plant and animal communities; any unique natural feature within the area; the size of the area; and the educational value.

Critical Species Habitat

Critical species habitats are herein defined as those tracts of land or water which support Federally or State-listed rare, threatened, and/or endangered plant or animal species as defined by State or Federal agencies. These habitats include the abiotic and biotic factors necessary for the long-term support of the critical species population.

OPEN SPACE

Legal regulatory measures and development review undertaken by the City ensure varied levels of protection for high-value natural features that currently remain in open, natural and undeveloped condition on privately owned land. This may include land which is preserved via subdivision platting and land divisions. Conservation easements are often used to preserve environmental features and sensitive lands.

TABLE 4: Natural Feature and Level of Protection

Landscape Features and Land Controls	Level of Protection	Controlling Unit of Government
Natural Resources		
Wetlands	No development, setback requirements	City, WDNR, Army Corps
Floodplain	No development or limited development according to specific requirements in Flood Ordinance. Zoning Overlay.	City, WDNR, FEMA, Army Corps
Floodway	No development or limited development based on Flood Ordinance. Zoning Overlay.	City, WDNR, FEMA, Army Corps
Woodlands	Limited development if in C-1 District. Size of the woodland impacts the regulations.	City, SEWRPC
Critical species habitat (SEWRPC)	Limited development	City, SEWRPC
Primary environmental corridors (SEWRPC)	Limited development or no development (conservation easement)	City, SEWRPC
Secondary environmental corridors (SEWRPC)	Limited development or no development (conservation easement)	City, SEWRPC
Isolated natural resource areas (SEWRPC)	Limited development or no development (conservation easement)	City, SEWRPC
Shorelands	No development (shoreland wetland district). Setback is required.	City, WDNR, FEMA (if floodplain), Army Corps
Moderate slope 12-20%	Limited development (conservation subdivisions)	City
Steep Slope >20%	Limited development (conservation subdivisions)	City
Water bodies	No development (shoreland wetland district or floodplain)	City, WDNR, FEMA, Army Corps
Wildlife Habitat – Species of Concern	Limited development (conservation subdivisions) based on WDNR requirements.	City, WDNR
Prime Agricultural Lands	Development allowed	City
City Zoning and Overlays		
P-1 Park	Limited development	City
P-2 Park	Limited development	City
C-1 Conservancy	Limited development, Zoning permit required and disturbance up to 25,000sq. ft.	City
C-2 Conservancy	No development	City, WDNR
Conservation Easements	No development or limited development depending on easement documents.	City, WDNR (in some cases)
Transferred or Purchased Development Rights	N/A	N/A
Land Use Categories and Referenced land Use Elements		
Park	Limited development	City
Environmental Corridor	Limited development	City, SEWRPC
Shoreland-Wetland Conservancy	No development	City, WDNR
Upland-Woodland Conservancy	Limited development	City

Source: City of New Berlin

RECREATIONAL PARKS AND FACILITIES

PUBLICALLY OWNED

Neighborhood Park

Neighborhood parks serve as the recreational and social focus for adjoining neighborhoods and typically service a ½ mile radius. There is typically an even distribution of natural and developed areas, catering to both passive and active recreation. Generally, there are areas intended for recreational activities, such as ball fields, courts, playgrounds and picnic areas. Off street parking and restrooms are often not provided. Because of this, neighborhood parks provide safe walking and biking access. Neighborhood Parks are owned and maintained by the City.

Community Park

Community parks serve a larger population than neighborhood parks and typically service a 2 mile radius. Many features found in neighborhood parks are often found in community parks, with community parks featuring additional high quality athletic fields, restrooms, shelters and off street parking. Community Parks are owned and maintained by the City. This also includes Athletic Complexes.

Conservancy Area

Conservancy areas, or natural areas, are areas set aside for preservation of significant natural resources, remnant landscapes, open space, and visual aesthetics. Public access is generally permitted through pathways that traverse natural areas. Many times conservancy areas are used as a buffer between residential areas and more intensive land uses. Conservancy Areas are owned and maintained by the City.

Special Use Park

Special Use parks cover a broad range of recreational facilities. Some of these activities may include golf courses, historic sites and community centers. There are no specific standards for special purpose parks, as they can vary greatly. Special Use Parks are owned and maintained by the City.

County Park

County or regional parks typically have natural resources and open spaces not found in neighborhood or community parks, and service multiple surrounding communities. Many times, these parks focus on nature oriented outdoor recreation, including camping, sledding, dog exercise areas, picnicking, fishing, swimming and hiking. County Parks are owned and maintained by the County.

School Park

School districts manage and maintain these facilities to accommodate the park and recreational needs of the school, neighborhood and community. In addition to serving physical education curriculum, recreational grounds and facilities affiliated with public school campuses accommodate recreation programs managed by private sports leagues and the City's Recreation Department. School Parks are owned and maintained by the School District.

PRIVATELY OWNED**Private Recreation Facility**

Private recreation facilities cover a broad range of recreational facilities often oriented towards single-purpose use. Some of these recreational activities include golf courses, driving ranges, bow hunting and sports complexes. There are no specific standards for private recreational facilities. Private Recreation Facilities are owned and maintained by the property owner. Commercial park/sport complex is further defined in Zoning Code Section 275-36D(5).

TABLE 5: NRPA Park Classifications

Component	Use	Service Area	Site	Acres/1,000 People	Site Location
Neighborhood Park	Recreational activities, including: ball fields, courts, playgrounds, picnic areas	½ mile radius (truncated by physical barriers, such as arterial roadways, active rail lines, or natural drainage)	5-10 acres	1-2 acres	Neighborhood center, with walking and biking access
Community Park	Recreational activities included in neighborhood parks, parking, restrooms	2 mile radius (relies on automobile transport for access)	30-50 acres	5-8 acres	Near major roads and/ or public facilities
Conservancy Area	Limited activities, including: hiking, wildlife viewing	Varies	Varies	N/A	Dependent upon resource availability
Special Use Park	Recreational activities, including: golf courses, historic sites, community centers	Entire community	Varies	N/A	Varies
County Park	Nature oriented outdoor recreation, including: camping, sledding, dog exercise area, picnicking, fishing, swimming, hiking	Multiple communities	200-500 acres		Adjacent to natural resources
School Park	Serves the recreational and park needs of the school and the neighborhood/ community	Varies, depends upon park classification	Varies		Adjacent to school building
Private Recreation Facility	Recreational activities, including: golf courses, driving ranges, bow hunting, sports complex	Varies, possible membership or fees	Varies		Varies

Source: City of New Berlin, NRPA

BICYCLE AND PEDESTRIAN FACILITIES

ON ROAD FACILITIES

Bicycle lanes

A paved shoulder with designated pavement marking and signage.

Shoulder paths

Paved shoulders to accommodate pedestrians and bicycles.

OFF ROAD FACILITIES

Sidepaths

Pathways within highway right-of-way. Sidewalks are considered Sidepaths. Sidepaths may be used by pedestrians, skaters, wheelchair users, joggers, bicycles and non-motorized users.

Trails

A pathway within public access easement, community park, environmental corridor or neighborhood link. These facilities tend to connect parks to other city facilities such as schools, residential subdivisions or other trail systems. Trails may be used by pedestrians, skaters, wheelchair users, joggers, bicycles and other non-motorized users. Trails are constructed of a variety of materials, including mowed grass, wood chips, wood, recycled wood products (i.e. boardwalks), stone or asphalt. Trails are also intended to connect residents to points of interest, such as schools, parks and open spaces, business districts, commercial districts, adjacent neighborhoods, and public transportation.



CHAPTER 4:

GOALS AND OBJECTIVES

An essential element of the Park and Open Space Plan is a series of goals and objectives that provide a specific direction for plan implementation. Goals identify desired future conditions and broad public purposes. Objectives provide more immediate guidance, and are intended to aid the decision-making process with regard to projects being planned for near-term implementation through incorporation into budget planning processes. They are based on the existing conditions, park services, and input from the community and staff.

OVERALL SYSTEM

Provide a City-wide park and open space system that accommodates a diversity of publicly accessible recreational opportunities.

1. Recognize and respond to both passive and active recreational needs in the design of the park and open space system.
2. Distribute park, recreation and open space resources on an equitable basis for use by all age groups.
3. Adhere to service standards in regards to developed parkland acreages.
4. Where appropriate, the trail system should provide connections to destinations such as schools, business districts, retail areas, libraries and community centers, as well as other pedestrian facilities.
5. Focus on enhancing existing park and open space facilities.
6. Evaluate the need for additional facilities to meet current demands.
7. Comply with standards outlined in the current ADA Study and CVMIC Playground Report.

ENHANCEMENTS TO EXISTING PARKS

Allow for a diverse range of recreational opportunities that serve both the passive and active needs of the community, which are supported through facility design and recreational programming.

8. Incorporate a variety of recreational elements and spaces in order to provide equal opportunities for all abilities and age groups.
9. Keep up with local demands by constructing and maintaining high quality athletic facilities within existing park sites.
10. Provide recreational programs and facilities to promote year-round use of parks.
11. To the greatest extent possible, provide safe and accessible routes to parks from the surrounding neighborhoods.
12. Upgrade current facilities and add additional recreational opportunities within existing parks, as needed.
13. Develop unified park signage for the City.

ACQUISITION, DEDICATION AND PRESERVATION OF PARKLAND & OPEN SPACE

Ensure that park and open space acreage is acquired and preserved using creative and collaborative methods. Protect environmental resources and natural areas to allow for passive recreation for residents.

1. Promote conservation easements and open space preservation with private subdivision development on the west side of the City.
2. Review and update the city parkland dedication and park impact fee ordinances to ensure adequate funding levels to meet future park and open space needs in the community. Focus parkland and open space acquisition to the planned park complex within Section 35/South Moorland Road Corridor.
3. Promote linear open spaces that remain largely interrupted. Encourage private development to dedicate open space and parkland that is located adjacent to existing public lands.
4. Prioritize the preservation of high quality landscapes, woodlands or wetlands, as well as unique landscape features.
5. Ensure that there is accessible open space and natural areas that are available for passive public use. Trails and signage should be planned for and developed in a sensitive manner as to not disturb wildlife habitat.
6. Where applicable, require developers to enhance ecological values for wildlife in dedicated open spaces.
7. Use regulatory means, such as subdivision ordinances, to preserve targeted open space areas within the City. New developments should be planned to preserve and protect environmentally sensitive areas such as wetlands, floodplains, environmental corridors, and isolated natural resource areas.

DEVELOPMENT OF VACANT PARKLAND

Develop additional active and passive recreational opportunities for users within the community, as needed.

1. Continue to provide ample, diverse and accessible parks and facilities to meet the current and future recreational needs of the community.
2. Provide for parks that are within reasonable walking distance to residential neighborhoods within the urban sections of the City.
3. Incorporate natural resource areas into the park by allowing passive outdoor activities to utilize these areas.
4. Ensure parks are safe and visible by requiring street frontage along at least one side of the park.
5. Include an action plan related to the acquisition and development of a community youth sports complex within Section 35. Address the planning, acquisition, and development of a community park with athletic fields to meet the needs of the youth sports organization.

TRAILS

Develop a multi-use trail system to provide linkages and recreational uses between park and open spaces, public destinations within the City and neighboring communities.

1. Prioritize the development of multi-use trails throughout the City, which provide for diverse non-motorized recreational activities, including biking, jogging, walking, rollerblading and horseback riding.
2. Construct a mix of trail types to allow for a variety of trail experiences.
3. Ensure trails accommodate the needs of citizens of different abilities and comply with ADA standards, to the greatest extent possible.
4. When planning and designing trails, consider external linkages that conjoin the City's boundaries.
5. Incorporate trails within easements and right-of-ways reserved for utilities and transportation facilities, where feasible.
6. Develop unified trail signage for the City that allows for better way-finding.
7. Work with the DCD to incorporate the planning, design and construction of trail/pathway segments as part of the development review process. Require developers to dedicate easements and construct recreational trails as development occurs.
8. Promote the construction of on-road shoulder bicycle lanes and separated paved pathways as a component of roadway and bridge improvement projects to make implementation more cost effective.
9. Plan trail and pedestrian facilities to provide linkages between sidepaths, bicycle lanes and other non-motorized transportation facilities.

INTERGOVERNMENTAL COOPERATION AND PARTNERSHIPS

Ensure that the City's park, recreation and open space system is coordinated with adjacent municipalities, local school districts, and other government agencies to ensure that the recreation opportunities are maximized.

1. Collaborate with surrounding jurisdictions so that the City's park and open space system contributes to a regional system of environmental protection and public recreation.
2. Work with coalitions of sports and special interest recreation organizations to define mutually compatible facility needs and mechanisms for the development, construction, operation and maintenance of these facilities.
3. Continue to partner with the New Berlin School District and the Waukesha County Parks and Land Use Department in the provision of existing and new recreation uses, and to maximize the value of capital and operational expenses.
4. Continue partnerships with local park and recreation agencies in the provision of cost effective recreation programming for all users.

PLANNING AND FUNDING

Promote economic sustainability and stability of parks through efficient use of financial resources and evaluation of Plan goals.

1. Update the Park and Open Space Plan every five years to ensure that goals and objectives remain relevant, implementation strategies are realized and that the Plan is compliant with extramural funding organizations.
2. Evaluate the actions and implementation strategies on an annual basis to ensure opportunities for cost-sharing, partnerships, facility enhancements and land acquisitions are examined.
3. Utilize a variety of funding sources to enhance and maintain public recreational resources.
4. Pursuit of financial support should consider available funding sources, such as:
 - a. The State of Wisconsin Department of Natural Resources (DNR)
 - b. The New Berlin Capital Improvement Budget
 - c. Grants awarded by public and private foundations
 - d. Park Impact Fees collected from private developers
 - e. Cash-in-lieu of land dedication collected from private developers
 - f. Donations and gifts
 - g. City Operated Budget, including participation fees
 - h. Partnerships with private developers

OPERATIONS AND MAINTENANCE

Ensure that operations and maintenance of the park, open space and trail system is supported through appropriate levels of staffing and funding.

1. Ensure that the park and open space system is realistic and affordable, and that the costs required for long term, quality management and maintenance are recognized.
2. Where feasible, the City should make use of management practices that minimize maintenance labor and operating costs, while providing for high-quality facilities.
3. Assure that parks, open space, and trails are managed and maintained in an environmentally responsible and cost-effective manner that preserves the underlying resources while being attentive to public enjoyment and safety concerns.
4. Utilize volunteers in managing and maintaining the open space and natural area system to supplement City resources.
5. Evaluate maintenance staffing levels and increase as required to ensure that proper care of park facilities is implemented. Development of new parks and recreation facilities should be implemented at a pace commensurate with the City's ability to provide proper maintenance and staffing.
6. Make use of water wise landscape principles, such as using low water demand plants, installing efficient irrigation systems, utilizing alternative / eco-friendly parking lot surfaces, and improving soil with adequate organic material.
7. Develop and implement the vehicle and equipment replacement schedule to provide for needed maintenance of parks facilities and grounds.



CHAPTER 5:

INVENTORY

NATURAL RESOURCE FEATURES

ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL AREAS

Primary Environmental Corridors

Primary environmental corridors within the City are generally located along perennial and intermittent streams and large wetland areas associated with Poplar Creek and Mill Creek.

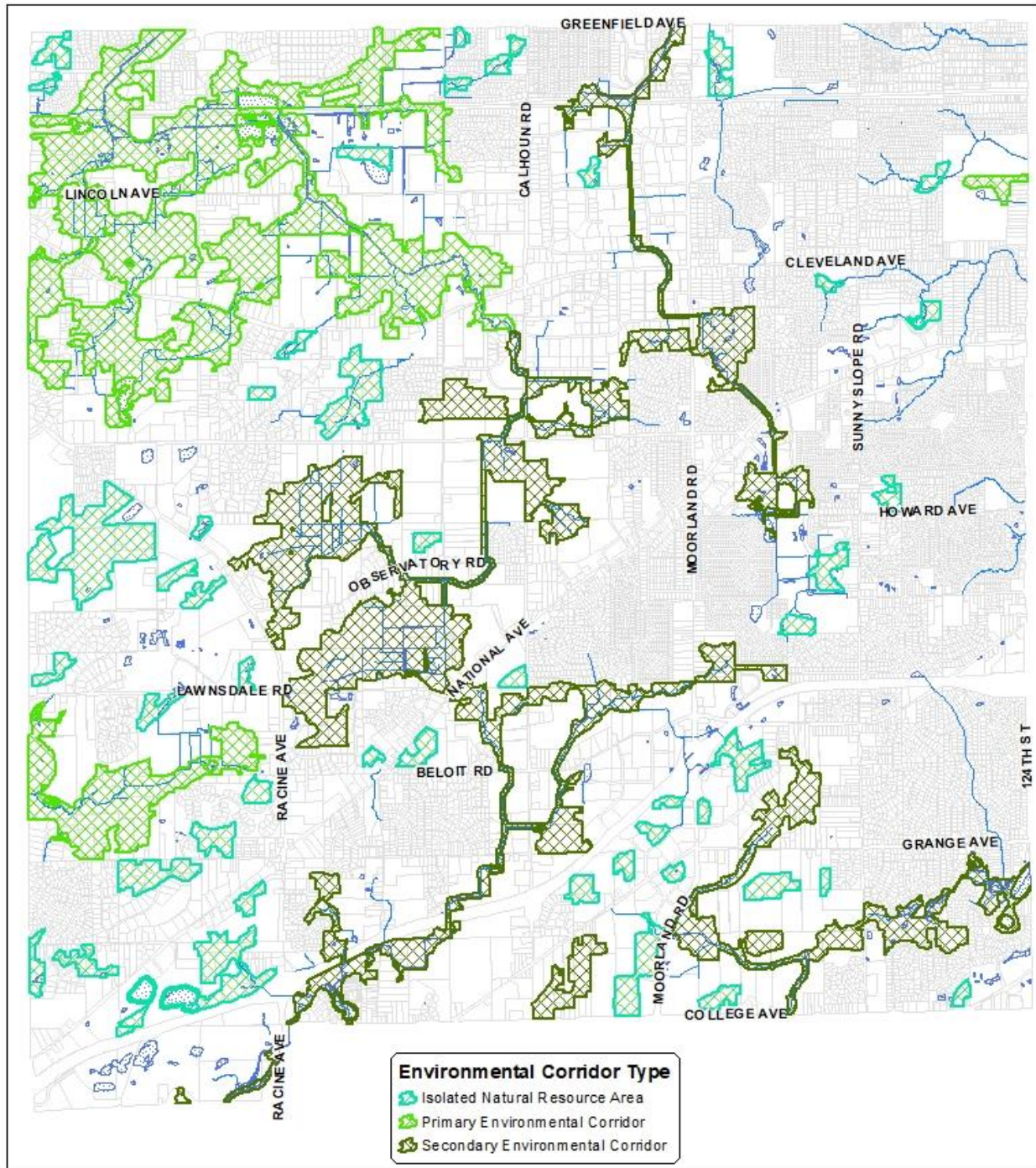
Secondary Environmental Corridors

Secondary environmental corridors in the City are generally located along Deer Creek and intermittent streams tributary to Poplar Creek.

Isolated Natural Resource Areas

Smaller concentrations of natural resources exist throughout the City and are generally isolated by urban development.

MAP 2: Environmental Corridors and Isolated Natural Resources



Source: City of New Berlin

NATURAL AREAS AND CRITICAL SPECIES HABITAT

Please reference Chapter 5 of the City's Comprehensive Plan for more information on these Natural Areas and Critical Species Habitats.

Natural Areas

There are two known Natural Areas, classified as NA-3 sites, within the City limits. The New Berlin Woods, also known as Deer Creek Sanctuary, is the only Natural Area containing rare species habitat of local significance that is entirely under protective ownership. This area contains small dry-mesic hardwoods with shallow depressions that retain water in the spring. Dominant trees include white and red oaks and sugar maple. The flora species of concern is the American gromwell (*Lithospermum latifolium*).

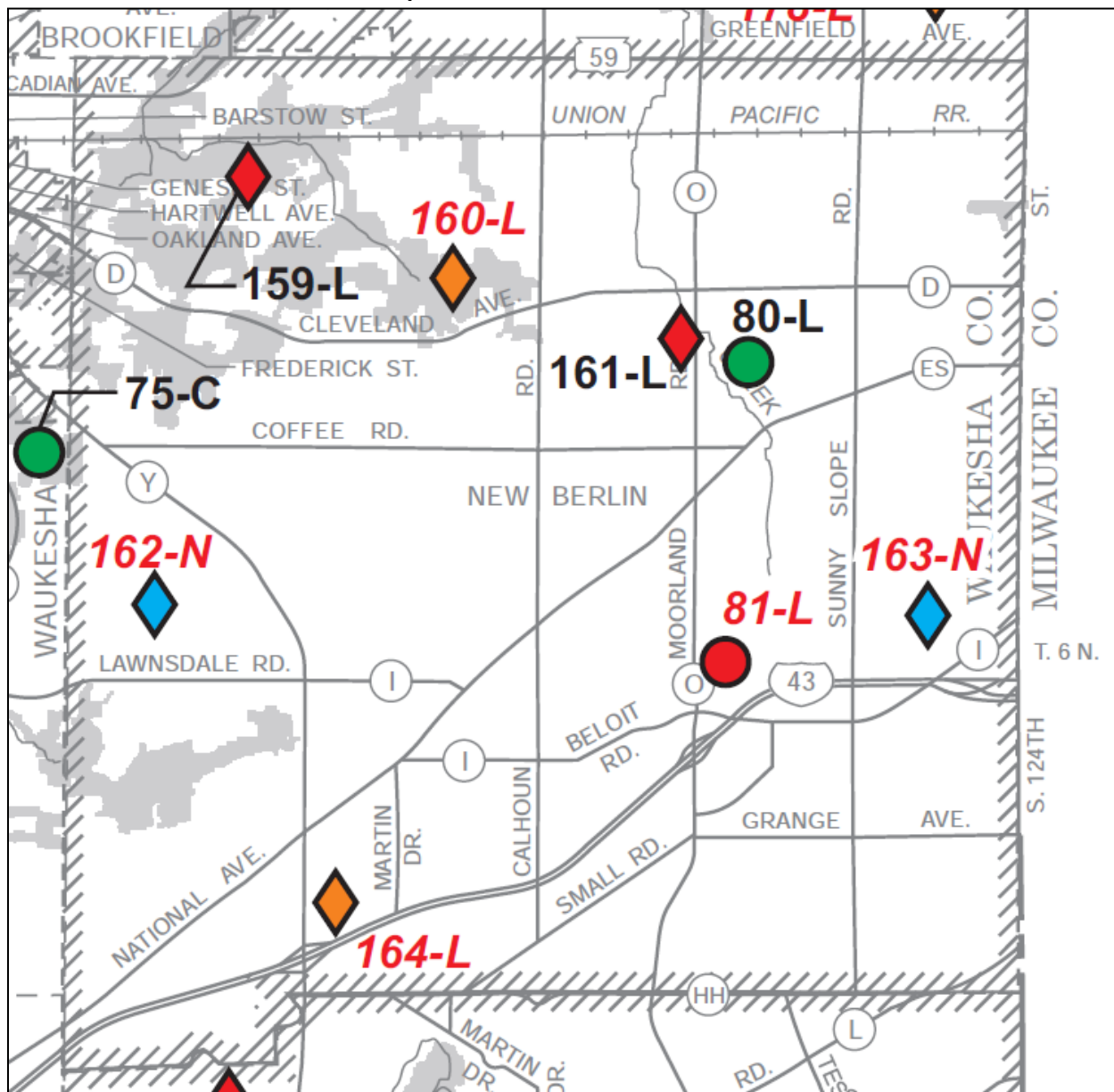
Critical Species Habitat

Prior to 2014, there were six known locations within the City that contained areas of Critical Species Habitat. Since SEWRPC's 2014 report, three of these sites no longer met site designation criteria and have been delisted. Stigler Woods is the only Critical Species Habitat site within the City of New Berlin that is partially under protective ownership. Stigler Woods supports a population of heartleaved skullcap (*Scutellaria ovata*), a State-designated special concern species.

OPEN SPACE

The City's parks system is notable for natural areas and ecological characteristics that occur as independent sites and/or features within maintained areas of parks. However, the City does not formally manage an interconnected system of open space for the purpose of scenic or environmental protection, agricultural uses or recreation. While open space preservation is a planning objective of the City, the acquisition, management and maintenance of acreage for conservation purposes requires short and long-term planning.

MAP 3: Natural Areas and Critical Species Habitat



CURRENT STATUS AND PLAN RECOMMENDATION	NA-1 SITE	NA-2 SITE	NA-3 SITE	CRITICAL SPECIES HABITAT	RECOMMENDED OWNERSHIP KEY:
ENTIRELY UNDER PROTECTIVE OWNERSHIP/ PROTECTIVE OWNERSHIP TO BE RETAINED	▲	■	●	◆	S-STATE GOVERNMENT C-COUNTY GOVERNMENT L-LOCAL GOVERNMENT P-PRIVATE CONSERVANCY ORGANIZATION N-NO PROTECTIVE OWNERSHIP RECOMMENDED
PARTIALLY UNDER PROTECTIVE OWNERSHIP/ REMAINDER OF SITE TO BE ACQUIRED	▲	■	●	◆	27-SITE REFERENCE NUMBER (SEE TABLE 43)
NOT UNDER PROTECTIVE OWNERSHIP/ ENTIRE SITE TO BE ACQUIRED	(NONE)	■	●	◆	55-NEWLY IDENTIFIED SITE REFERENCE NUMBER (SEE TABLE 43)
NOT UNDER PROTECTIVE OWNERSHIP/ TO BE PRESERVED TO EXTENT PRACTICABLE WITHOUT PROTECTIVE OWNERSHIP	(NONE)	(NONE)	(NONE)	◆	PRIMARY ENVIRONMENTAL CORRIDORS

Source: Wisconsin Department of Natural Resources and SEWRPC

RECREATIONAL RESOURCES

The City of New Berlin maintains 29 park and recreation sites that provide a variety of outdoor recreation opportunities for community members. These parks are characterized by features associated with maintained facilities and natural components. A variance in these landscape qualities and management policies provides for a balance of active, passive and scenic recreational activities. The main purpose of this Park and Open Space Plan Update concerns municipal-owned park and recreation facilities. City owned facilities are supplemented by other public and private recreation sites.

In addition to City owned and maintained parkland, there are many other recreational facilities and protected natural areas in New Berlin that are publically owned. There is a total of 1,319 acres of public parkland in the City, including both City and non-City owned. Waukesha County provides recreational facilities through Minooka Park, as well as the New Berlin Recreational Trail. The School District of New Berlin and the West Allis – West Milwaukee School District manage seven public school grounds, which accommodate public recreational uses during non-school hours.

There are various private recreational facilities within the City limits. These facilities include private recreation, open space, cemeteries and private schools.

TABLE 6: Public Recreation Sites

Managing Organization	Number of sites	Total Acreage	Description
City Department of Parks, Recreation and Forestry	29	817	Developed and undeveloped parkland, natural areas (conservancies), and special use parks; recreational trail.
Waukesha County	1	380	Nature-based parkland; regional recreational trail
School District of New Berlin	6	116*	Range of facilities that include playfields and sports fields for football, soccer, baseball, and softball
West Allis- West Milwaukee School District	1	6 *	Baseball sandlot, playfields and play equipment
TOTAL	37	1,319	

* Acreage includes total area of parcel; recreational school grounds would be a portion of this acreage

Sources: SEWRPC; City of New Berlin

PUBLIC RECREATIONAL PARKS AND FACILITIES

Each Publically Owned Recreational Park and Facility is classified into one of two categories: City Owned and Non-City Owned. City Owned Parks and Facilities consist of Neighborhood Parks, Community Parks, Conservancy Areas and Special Use Parks. Non-City Owned Parks and Facilities consist of County Parks and School Parks. An inventory of every publically owned park was completed. However, the Park and Open Space Plan will primarily focus on City Owned Parks and Facilities for the comprehensive site assessment to determine areas for improvement.

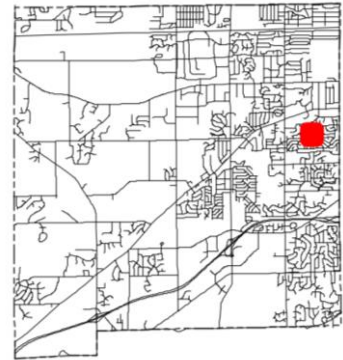
BIWER PARK

NEIGHBORHOOD PARK



Amenities:

- | | |
|---|--|
| <ul style="list-style-type: none"> • Ball Diamond • Basketball Court • Hiking Trail • Playground (with poured-in-place surfacing) | <ul style="list-style-type: none"> • Small Shelter • Swings • Swing(s) – ADA accessible • Volleyball Court |
|---|--|



3495 S Sandalwood Drive

Improvements:

8.8 acres

The site encompasses woodlands within an isolated natural resource area. The park is accessible from Kirkwood Drive to the north-west and from Sandalwood Drive to the east.

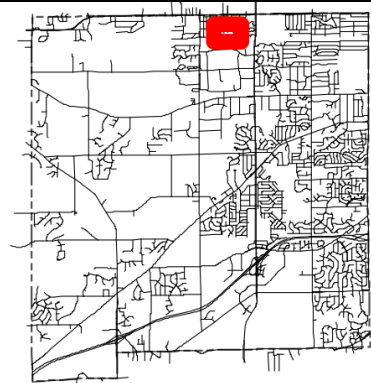
BUENA PARK

NEIGHBORHOOD PARK



Amenities:

- | | |
|---|---|
| <ul style="list-style-type: none"> • Ball Diamonds • Basketball Court • Bike Trail Access • Parking Lot • Pickleball Courts • Picnic Area | <ul style="list-style-type: none"> • Playgrounds • Restrooms • Shelters • Soccer Field • Swings • Tennis Courts |
|---|---|



16301 W Coachlight Drive

Improvements:

- Replace playground (west).

24.7 acres

An asphalt trail connects this park to the New Berlin Recreation Trail. Buena Park is accessible from 167th Street, 165th Street, and Coachlight Drive.

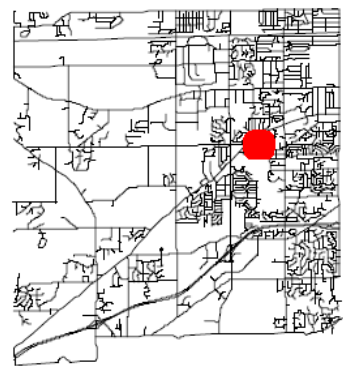
DEER CREEK PARK

NEIGHBORHOOD PARK



Amenities:

- Undeveloped



3575 S 147th Street

Improvements:

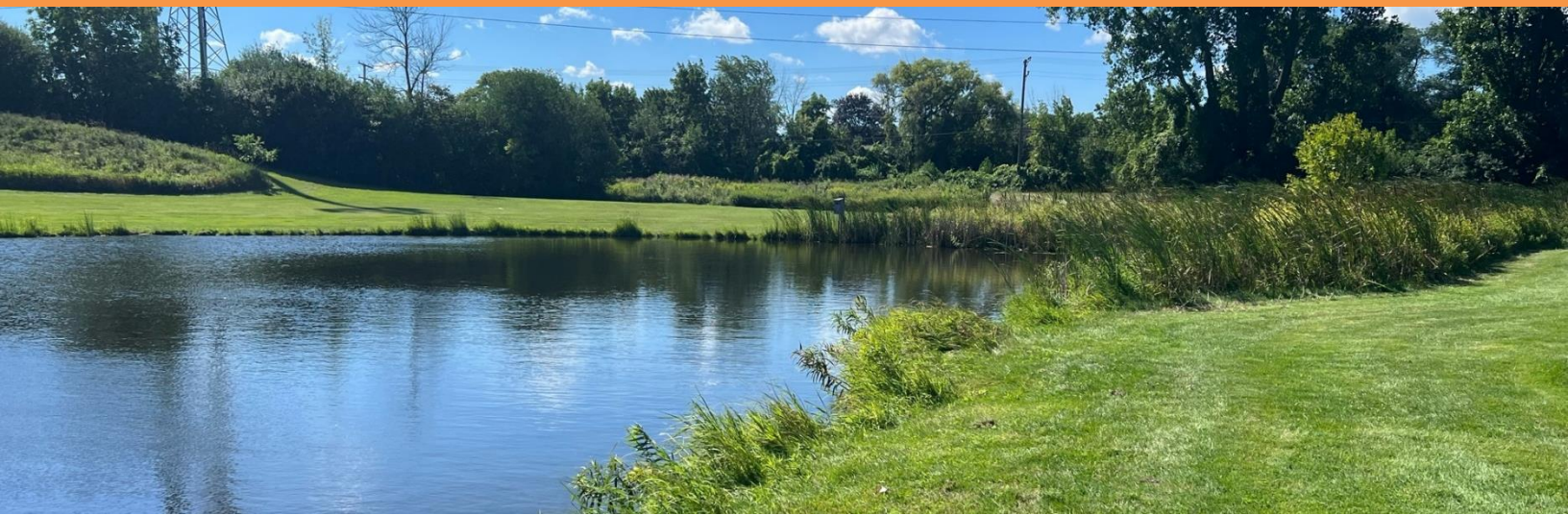
- Construct an off road recreational trail to link Deer Creek Park to City Center (west), Regal Park (south) and Deer Creek Sanctuary (north).

3.1 acres

The site encompasses secondary environmental corridor. Deer Creek Park is accessible from 147th Street.

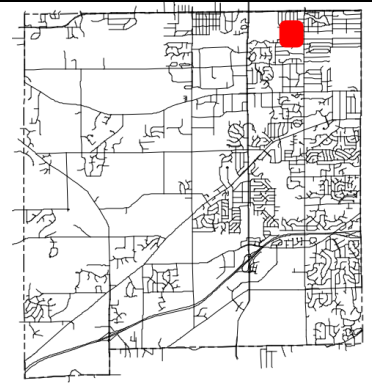
GATEWOOD PARK

NEIGHBORHOOD PARK



Amenities:

- Basketball Court
- Bike Trail Access
- Fishing Pond
- Playground
- Sledding
- Small Shelter
- Soccer Fields
- Swings
- Trail



14201 W Kostner Lane

Improvements:

- Accessible routes.
- Replace shelter.

9.2 acres

An access trail connects users to the New Berlin Recreation Trail. Gatewood Park is accessible from Kostner Lane.

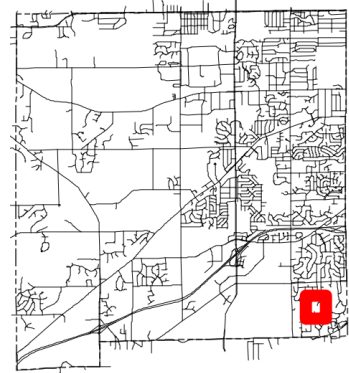
HIGH GROVE PARK

NEIGHBORHOOD PARK



Amenities:

- | | |
|--|---|
| <ul style="list-style-type: none"> • Ball Diamond • Basketball Court • Hiking Trail | <ul style="list-style-type: none"> • Playground • Small Shelter • Swings |
|--|---|



13405 W Eagle Trace

Improvements:

- Replace playground.

14.9 acres

The site encompasses wetlands within a secondary environmental corridor. The park is mostly woodlands with a large open space containing a pavilion and playground. High Grove Park is accessible from Eagle Trace.

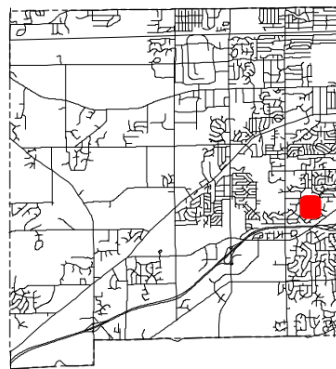
MAPLE RIDGE PARK

NEIGHBORHOOD PARK



Amenities:

- Ball Diamond
- Basketball Court
- Playground
- Shelter
- Soccer Field
- Swings
- Trail



13200 W Maple Ridge Road

Improvements:

- Accessible routes.
- Replace playground.

8 acres

The site encompasses woodlands to the south. The park is accessible from Maple Ridge Road.

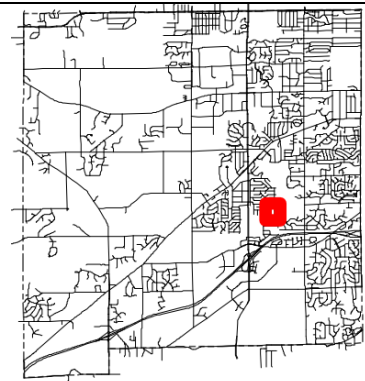
REGAL PARK

NEIGHBORHOOD PARK



Amenities:

- | | |
|--|---|
| <ul style="list-style-type: none"> • Ball Diamond • Basketball Court • Fishing Pond • Playground | <ul style="list-style-type: none"> • Soccer Field • Swings • Trail • Volleyball Court |
|--|---|



4395 S Regal Drive

Improvements:

- Accessible routes.
- Construct an off road recreational trail to link Deer Creek Park to City Center(west), Regal Park(south) and Deer Creek Sanctuary(north).
- New shelter.
- Replace playground.

18.7 acres

The site encompasses woodlands within a secondary environmental corridor. Regal Park is accessible from Regal Drive and Mayflower Drive.

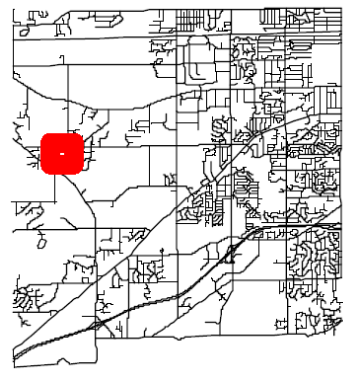
RUSTIC RIDGE PARK

NEIGHBORHOOD PARK



Amenities:

- Undeveloped



20425 W Coffee Road

Improvements:

19.2 acres

The site is fairly open with some wetlands. The park is accessible from Rustic Ridge Road.

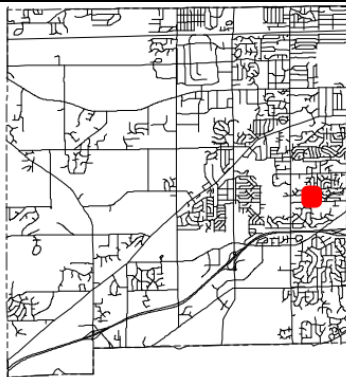
WEATHERSTONE PARK

NEIGHBORHOOD PARK



Amenities:

- Ball Diamond
- Basketball Court
- Nature Trail
- Playground (with poured-in-place surfacing)
- Small Shelter
- Swings
- Swing(s) – ADA accessible



13355 W Linfield Drive

Improvements:

- Accessible routes

8.4 acres

The park encompasses wetlands and woodlands within an isolated natural resources area. Weatherstone Park is accessible from Linfield Drive.

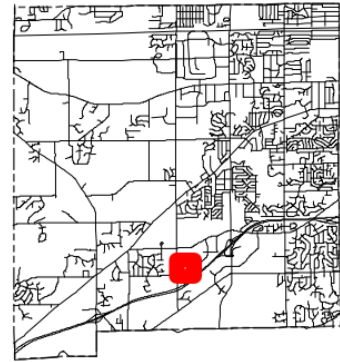
CALHOUN PARK

COMMUNITY PARK



Amenities:

- | | |
|---|---|
| <ul style="list-style-type: none"> • Ball Diamonds • Basketball Court • Fishing Pond • Hiking Trails • Parking Lots • Playgrounds | <ul style="list-style-type: none"> • Picnic Area • Restrooms • Shelters • Sledding • Soccer Fields • Swings |
|---|---|



5500 S Calhoun Road

Improvements:

- Accessible routes.
- Bridge Maintenance.
- Parking lot replacement (south).
- Replace playground (south).
- Replace Shelter #3 and restroom with new park structure.

55 acres

The park encompasses woodlands within secondary environmental corridor. Both parking lots are accessible from Calhoun Road.

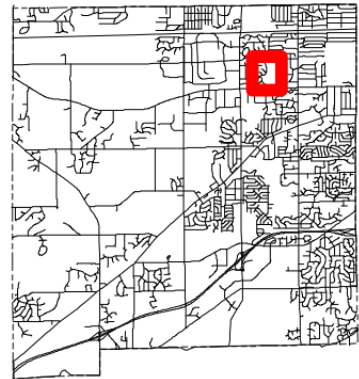
LIONS PARK

COMMUNITY PARK



Amenities:

- | | |
|--|---|
| <ul style="list-style-type: none"> • Ball Diamond • Basketball Court • Community Center • Fishing Ponds • Parking Lots • Picnic Areas • Playground (with poured-in-place surfacing) | <ul style="list-style-type: none"> • Restrooms • Shelters • Soccer Fields • Swings • Swing(s) – ADA accessible • Tennis Courts • Trail • Volleyball Court |
|--|---|



14800 W Overland Trail

Improvements:

- New shelter near restrooms.

39.9 acres

The park includes the New Berlin Community Center, which is home to the Senior Center and Food Pantry. The parking lots are accessible from Overland Trail and Lincoln Avenue.

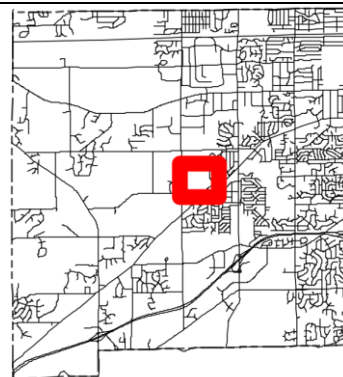
MALONE PARK

COMMUNITY PARK



Amenities:

- | | |
|--|---|
| <ul style="list-style-type: none"> • Ball Diamonds (lit) • Basketball Courts • Concessions • Hiking Trails • Parking Lots • Picnic Area • Playground (with poured-in-place surfacing) | <ul style="list-style-type: none"> • Restrooms • Shelters • Soccer Fields • Swings • Swing(s) – ADA accessible • Tennis Courts (lit) • Volleyball Courts (lit) |
|--|---|



16400 W Al Stigler Parkway

Improvements:

- Accessible routes.
- Add pickleball courts.
- Explore purchasing the 71 acre Posner Property.
- North parking lot replacement.
- Replace gazebo with new park structure.
- Replace Shelter #1 and concessions with new park structure.
- Replace Shelter #2 with new park structure.

90 acres

The park encompasses wetlands and woodlands within a secondary environmental corridor. The parking lots are accessible from Al Stigler Parkway and Observatory Road.

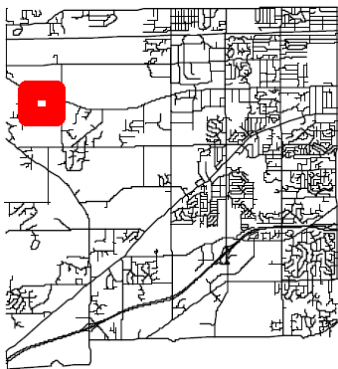
MILHAM PARK

COMMUNITY PARK



Amenities:

- Undeveloped



20855 W Cleveland Avenue

Improvements:

39.2 acres

The site encompasses primary environmental corridor and wetlands. Milham Park is accessible from Cleveland Avenue.

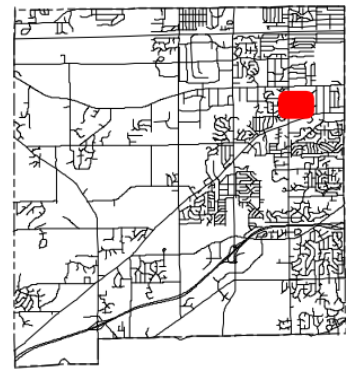
PROHEALTH CARE PARK

COMMUNITY PARK



Amenities:

- | | |
|---|---|
| <ul style="list-style-type: none"> • Ball Diamond • Basketball Court • Parking Lot • Picnic Area • Playground (with poured-in-place surfacing) | <ul style="list-style-type: none"> • Restrooms • Shelters • Soccer Fields • Swings • Walking Paths |
|---|---|



2950 S Sunny Slope Road

Improvements:

- Accessible routes.

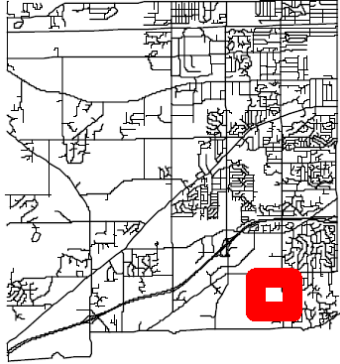
23.4 acres

The park encompasses wetlands and woodlands. ProHealth Care Park is accessible from Sunny Slope Road.

SECTION 35 PARK

COMMUNITY PARK



Amenities: • Parking Lot • Soccer Fields • Walking Paths		
5851 S Sunny Slope Road		
Improvements: • Acquire approximately 56.7 acres of parkland. • Construct an off road recreational trail to link Valley View Park to Section 35. • Pave Phase 1 parking lot. • Upon acquiring additional land to the west, construct athletic complex and continue construction of the multi-use trail.	39.2 acres The park encompasses wetlands and secondary environmental corridor. Section 35 Park is accessible from Sunny Slope Road	

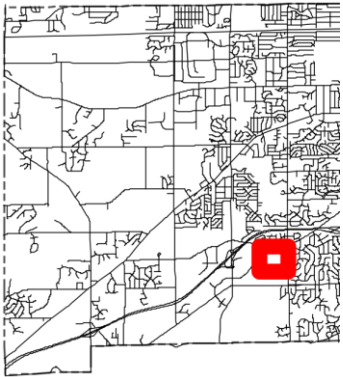
VALLEY VIEW PARK

COMMUNITY PARK



Amenities:

- Archery Range
- Ball Diamonds
- Basketball Court
- Cross Country Ski
- Disc Golf Course
- Hiking Trails
- Parking Lots
- Pickleball Courts
- Picnic Area
- Playgrounds
- Restrooms
- Shelters
- Sledding
- Soap Box Derby
- Soccer Fields
- Tennis Courts



5051 S Sunny Slope Road

Improvements:

- Accessible routes.
- Construct an off road recreational trail to link Valley View Park to Section 35.
- Parking lot replacement (north, south, and southwest).
- Replace Restroom #2.
- Replace playground (southwest).

73.8 acres

The site encompasses wetlands and woodlands within secondary environmental corridor. The park is accessible from both Sunny Slope Road and Small Road.

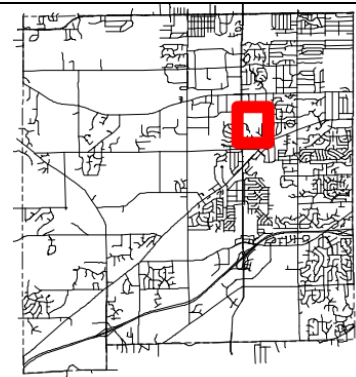
DEER CREEK SANCTUARY

CONSERVANCY AREA



Amenities:

- Bike Trail
- Paul Gihring Nature Trail



3250 S Acredale Road

Improvements:

- Construct an off road recreational trail to link Deer Creek Park to City Center(west), Regal Park(south) and Deer Creek Sanctuary(north).

47 acres

The site encompasses woodlands and wetlands within the secondary environmental corridor. Deer Creek Sanctuary is accessible from Acredale Road and Dakota Street.

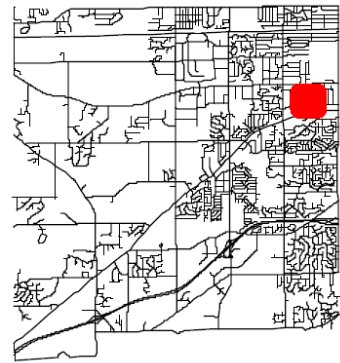
FOUNTAIN SQUARE

CONSERVANCY AREA



Amenities:

- Undeveloped



2955 S 132nd Street

Improvements:

10 acres

The site encompasses isolated natural resources. Fountain Square is accessible from 132nd Street.

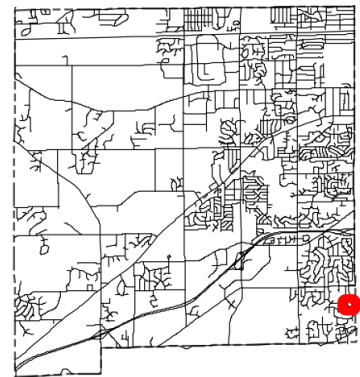
KELLY LAKE PARK

CONSERVANCY AREA



Amenities:

- Picnic Area



5780 S Frances Avenue

Improvements:

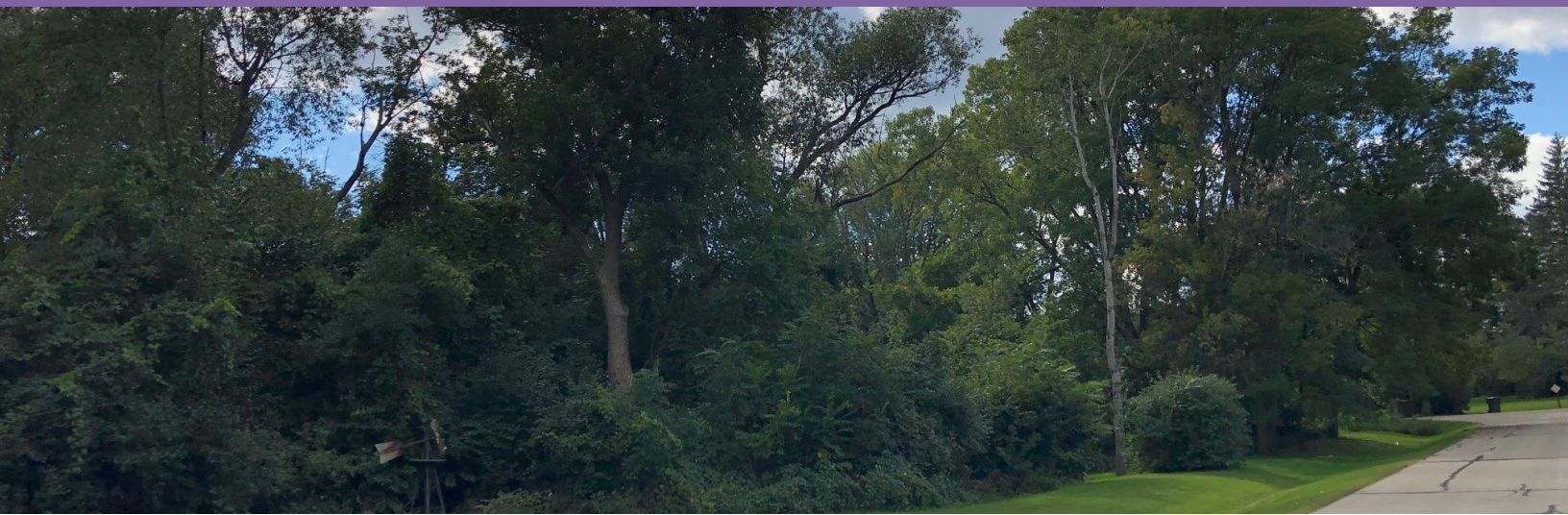
- Accessible route.

1 acre

The site encompasses wetlands within a secondary environmental corridor. Kelly Lake Park is accessible from Frances Avenue.

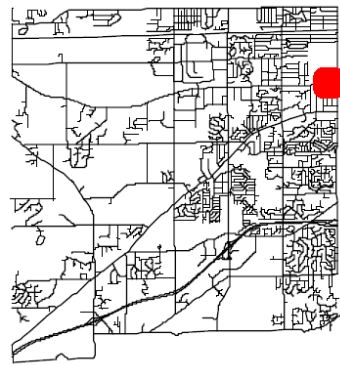
LAGOON PARKWAY

CONSERVANCY AREA



Amenities:

- Undeveloped



12601 W Lagoon Road

Improvements:

1 acre

The site encompasses wetlands and woodlands. Lagoon Parkway is accessible from Lagoon Road.

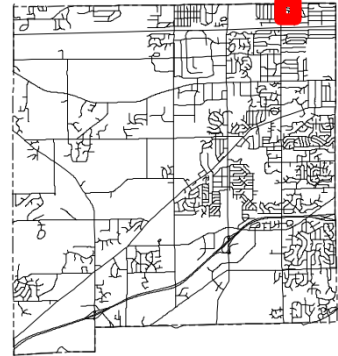
PROSPECT PARKWAY

CONSERVANCY AREA



Amenities:

- Trail



13800 W Prospect Place

Improvements:

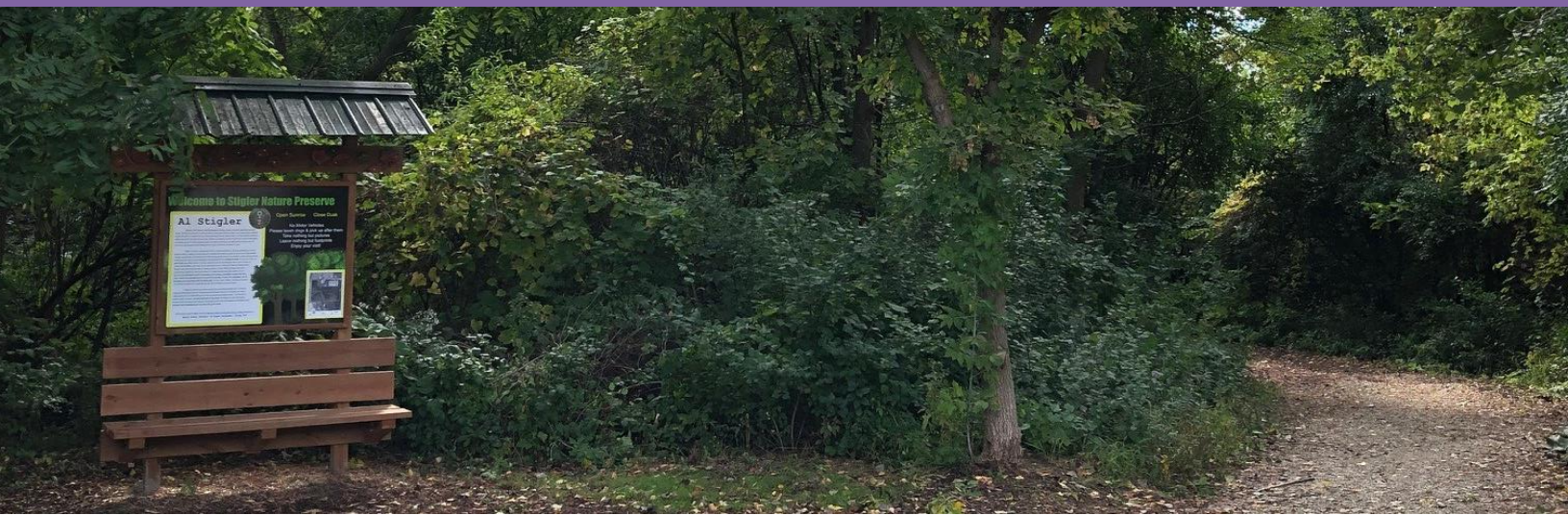
- Replace bridge.

7 acres

The site encompasses native plantings. Prospect Parkway is accessible from Meadow Lane and Prospect Place, with a bridge connecting the two sides.

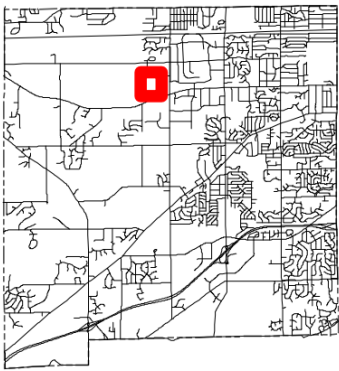
STIGLER NATURE PRESERVE

CONSERVANCY AREA



Amenities:

- Cross Country Ski
- Nature/Hiking Trail



17455 W Liberty Lane

Improvements:

- Accessible route.

41 acres

The site encompasses wetlands and woodlands within primary environmental corridor. Stigler Nature Preserve is accessible from Liberty Lane.

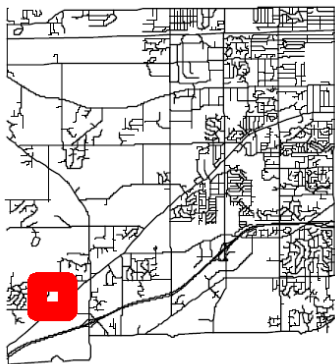
STORMY ACRES PARK

CONSERVANCY AREA



Amenities:

- Undeveloped



21001 W Windsor Drive

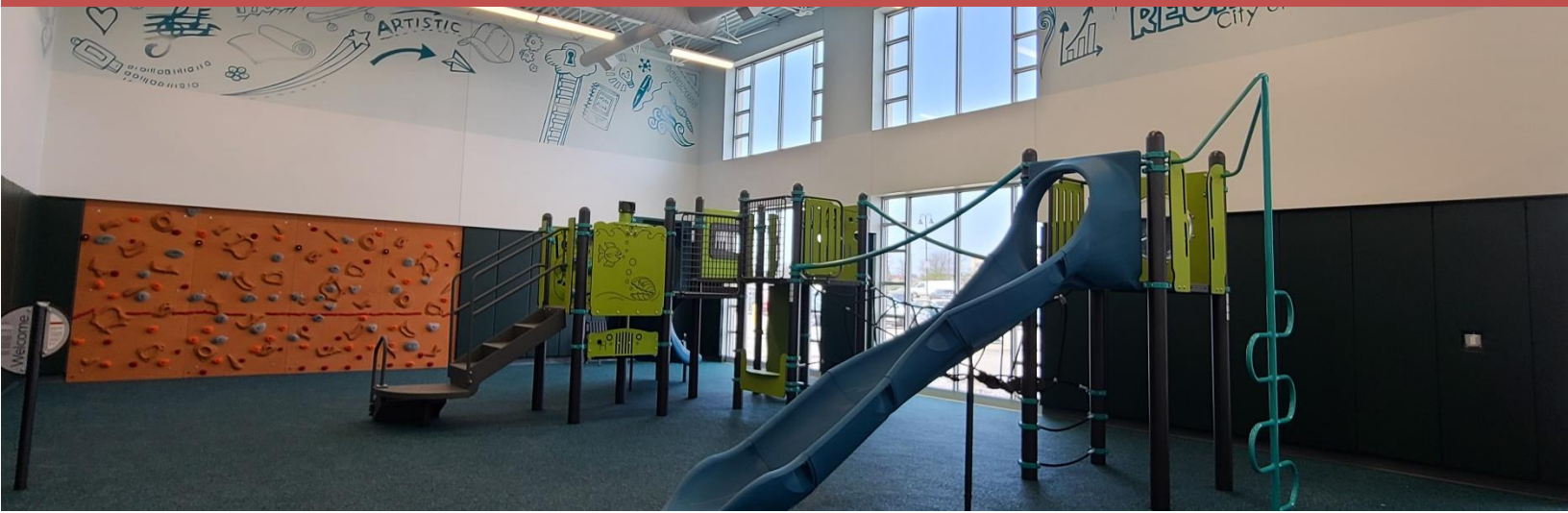
Improvements:

21 acres

The site encompasses wetlands. Stormy Acres Park is accessible from Windsor Drive.

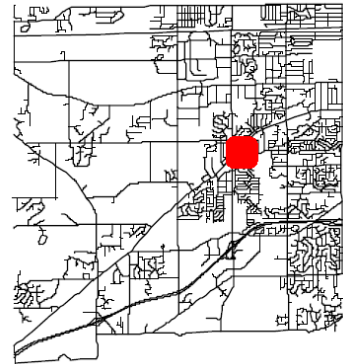
ACTIVITY & RECREATION CENTER

SPECIAL USE PARK



Amenities:

- Parking Lot
- Playground (with poured-in-place surfacing)
- Restrooms



15321 W National Avenue

Improvements:

- Complete construction on addition.

4 acres

The Activity and Recreation Center is used for a variety of recreation programs. The ARC is accessible from National Avenue and Wall Street.

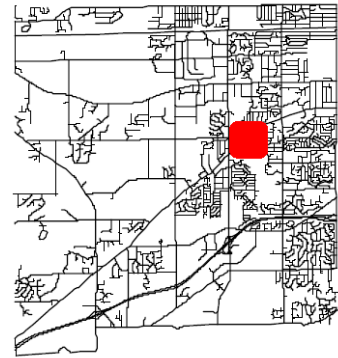
CITY CENTER PLAZA

SPECIAL USE PARK



Amenities:

- | | |
|---|---|
| <ul style="list-style-type: none"> • Concessions • Ice Rink (synthetic) • Parking Lots | <ul style="list-style-type: none"> • Restrooms • Shelter • Trail |
|---|---|



15040 W Library Lane

Improvements:

- Construct an off road recreational trail to link Deer Creek Park to City Center(west), Regal Park(south) and Deer Creek Sanctuary(north).

1.4 acres

The Plaza is used for various events, including the Farmers Market, Winterfest and beer gardens. City Center Plaza is accessible from National Avenue, Library Lane and Michelle Witmer Drive.

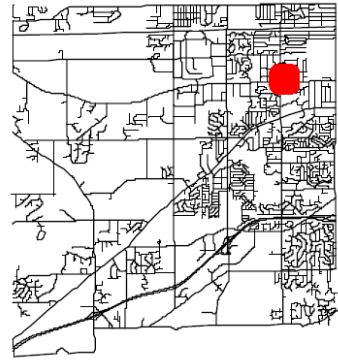
HICKORY GROVE CENTER

SPECIAL USE PARK



Amenities:

- Ball Diamonds
- Basketball Court
- Parking Lot
- Soccer Field



2600 S Sunny Slope Road

Improvements:

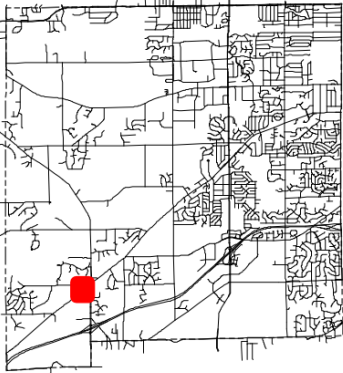
5 acres

The center houses classrooms, multi-purpose rooms, and a gymnasium. Hickory Grove Center is accessible from Sunny Slope Road and Cleveland Avenue.

HISTORIC PARK

SPECIAL USE PARK



Amenities: • Apple Orchard • Museum • Parking Lot	• Shelters • Walking Trails	
19885 W National Avenue		
Improvements:	15 acres This park is comprised of historic buildings, several of which are national landmarks. Historic Park is accessible from National Avenue.	

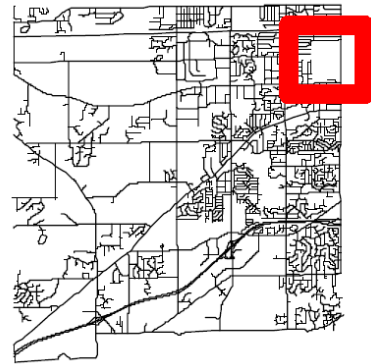
NEW BERLIN HILLS GOLF COURSE

SPECIAL USE PARK



Amenities:

- Club House
- Golf Course
- Parking Lot
- Restrooms



13175 W Graham Street

Improvements:

- Accessible route.

187 acres

This public golf course was established in 1907. New Berlin Hills Golf Course is accessible from Graham Street.

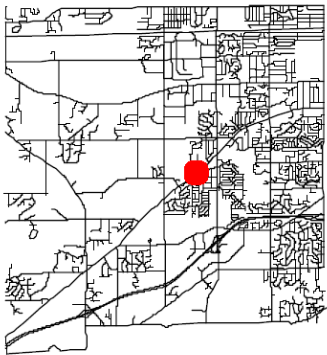
VETERAN'S MEMORIAL PARK

SPECIAL USE PARK



Amenities:

- Parking Lot
- Trail



16248 W National Avenue

Improvements:

0.4 acres

This memorial was dedicated in 2007 to honor New Berlin citizens who have served in the armed forces. Veteran's Memorial Park is accessible from Casper Drive.

NON-CITY FACILITIES

MINOOKA PARK (COUNTY PARK)

1927 Sunset Drive

Minooka Park is a 579-acre park located in the north-west portion of New Berlin, of which 380-acres are located within the western city boundary.

Amenities:

Archery Range
Cross Country Ski
Dog Park
Fishing Pond
Hiking Trails
Mountain Biking

Picnic Areas
Restrooms
Sledding
Swimming
Volleyball Courts

EISENHOWER MIDDLE-HIGH SCHOOL (SCHOOL PARK)

4333 Sunny Slope Road

Eisenhower Middle-High School is a 39-acre site located in the east-central portion of New Berlin.

Amenities:

Ball Diamonds
Football

Soccer Field
Track and Field

ELMWOOD ELEMENTARY SCHOOL (SCHOOL PARK)

5900 Sunny Slope Road

Elmwood Elementary School is a 2.4-acre site located in the southeast portion of New Berlin.

Amenities:

Ball Field
Basketball Goals

Playgrounds
Soccer Field

HERBERT HOOVER ELEMENTARY SCHOOL (SCHOOL PARK)

12705 Euclid Avenue

Herbert Hoover Elementary School is a 5.5-acre site located in the east-central portion of New Berlin.

Amenities:

Ball Field
Basketball Goals

Playground
Soccer Field

NEW BERLIN WEST MIDDLE-HIGH SCHOOL (SCHOOL PARK)

18695 Cleveland Avenue

New Berlin West Middle-High School is a 31.6-acre site located in the west-central portion of New Berlin.

Amenities:

Ball Diamonds
Football
Soccer Fields

Tennis Courts
Track and Field

NON-CITY FACILITIES

ORCHARD LANE ELEMENTARY SCHOOL (SCHOOL PARK)

2015 Sunny Slope Road

Orchard Lane Elementary School is a 6.5-acre site located in the northeast portion of New Berlin.

Amenities:

Ball Fields
Basketball Goals

Playgrounds
Soccer Field

POPLAR CREEK ELEMENTARY SCHOOL (SCHOOL PARK)

17401 Cleveland Avenue

Poplar Creek Elementary School is a 6.6-acre site located in the west-central portion of New Berlin.

Amenities:

Ball Field
Basketball Goals

Playgrounds
Soccer Field

RONALD REAGAN ELEMENTARY SCHOOL (SCHOOL PARK)

4225 Calhoun Road

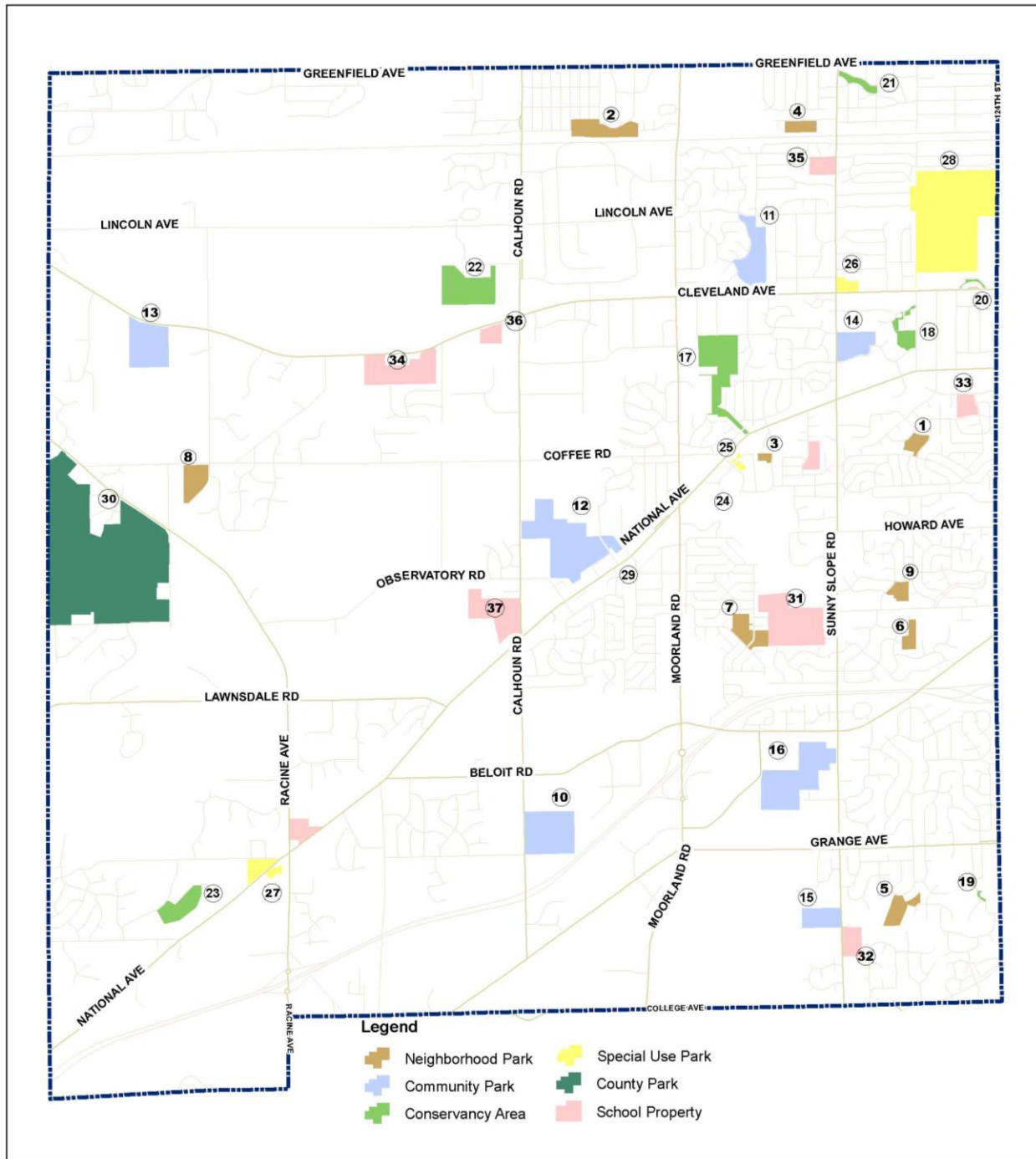
Ronald Reagan Elementary School is an 8.7-acre site located in the central portion of New Berlin.

Amenities:

Basketball Goals
Playgrounds

Soccer Field

MAP 4: Public Park and Recreation Facilities



Source: City of New Berlin

1 Biwer Park	11 Lions Park	21 Prospect Parkway	31 Eisenhower Middle-High School
2 Buena Park	12 Malone Park	22 Stigler Nature Preserve	32 Elmwood Elementary
3 Deer Creek Park	13 Milham Park	23 Stormy Acres Park	33 Herbert Hoover Elementary
4 Gatewood Park	14 ProHealth Care Park	24 Activity & Recreation Center	34 New Berlin West Middle-High School
5 High Grove Park	15 Section 35 Park	25 City Center Plaza	35 Orchard Lane Elementary
6 Maple Ridge Park	16 Valley View Park	26 Hickory Grove Center	36 Poplar Creek Elementary
7 Regal Park	17 Deer Creek Sanctuary	27 Historic Park	37 Ronald Reagan Elementary
8 Rustic Ridge Park	18 Fountain Square	28 New Berlin Hills Golf Course	
9 Weatherstone Park	19 Kelly Lake Park	29 Veteran's Memorial Park	
10 Calhoun Park	20 Lagoon Parkway	30 Minooka Park	

PRIVATE RECREATIONAL PARKS AND FACILITIES

PRIVATE RECREATION FACILITY

Private Recreation facilities in the City are primarily limited to golfing activities. In addition to the 18-hole public golf course (New Berlin Hills), there are two additional courses (9 and 18 holes) and three driving ranges. Private acreage is also used for organizations that promote bow hunting and casting (angling). A 3-field league complex maintained by the Veterans of Foreign Wars (Ralph Sharping Memorial Field) affords baseball and softball uses, but is not available for City sponsored recreation use.

BICYCLE AND PEDESTRIAN FACILITIES

Each City owned Bicycle and Pedestrian Facility is classified into one of two categories: On Road and Off Road Facilities. On Road Facilities consist of Bicycle Lanes and Shoulder Paths; Off Road Facilities consist of Sidepaths and Trails. The Park and Open Space Plan will only focus on Off Road Trails. A complete inventory and analysis of Bicycle Lanes, Shoulder Paths and Sidepaths can be found in the Transportation Chapter of the City of New Berlin's Comprehensive Plan.

TRAILS

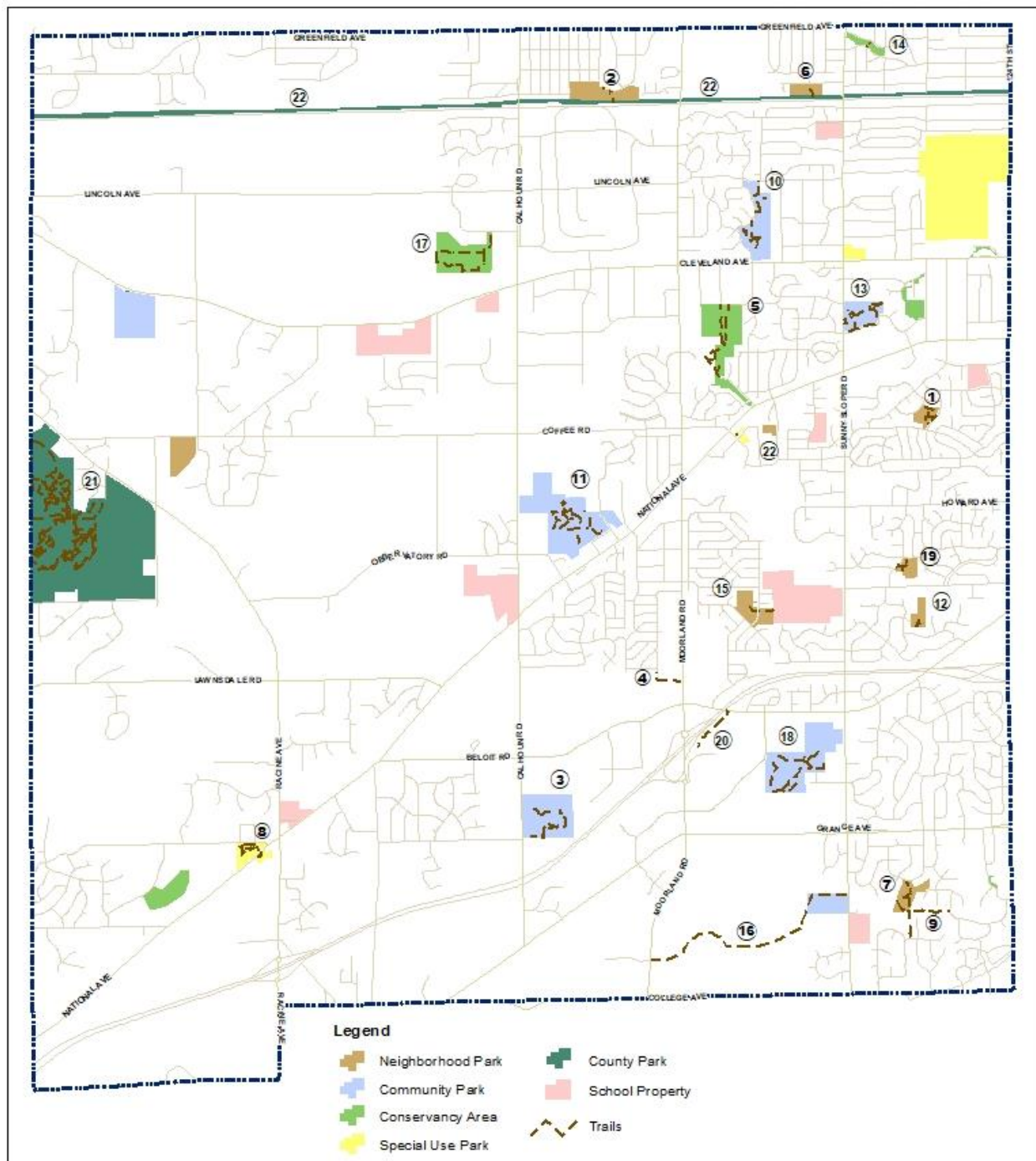
A variety of trail types can be found in New Berlin, including: Multi-Use, Bicycle, Regional, Nature and Hiking. An inventory of every public trail located within City property was completed. However, the Park and Open Space Plan will primarily focus on City Owned Trails for the comprehensive site assessment to determine areas for improvement.

TABLE 7: Public Trails

Trail Location/Municipal Park		Miles	Trail Type			Surface
			Connector	Internal	Notes	
City Owned						
1	Biwer Park	0.3		X	Hiking	Woodchip
2	Buena Park	0.12	X		Multi-Use	Asphalt
3	Calhoun Park	0.73		X	Hiking	Asphalt, grass
4	Children's Hospital Trail	0.2	X		Multi-Use	Asphalt
5	Deer Creek Sanctuary	1.06	X		Nature/Bicycle	Gravel, woodchip
6	Gatewood Park	0.09	X		Multi-Use	Gravel
7	High Grove Park	0.4	X	X	Hiking	Asphalt, gravel, woodchip
8	Historic Park	0.46		X	Walking	Concrete
9	Karrington / Woodfield Trail	0.45	X		Walking	Woodchip, boardwalk
10	Lions Park	0.77	X		Walking	Asphalt
11	Malone Park	1.3	X	X	Multi-Use/Hiking	Asphalt, woodchip
12	Maple Ridge Park	0.08		X	Hiking	Woodchip
13	Pro Health Care Park	0.94	X		Multi-Use	Asphalt, boardwalk
14	Prospect Parkway	0.04	X		Multi-Use	Asphalt
15	Regal Park	0.17	X		Walking	Gravel
16	Section 35 Trail	0.34	X		Multi-Use	Asphalt
17	Stigler Nature Preserve	0.95		X	Nature/Hiking	Woodchip
18	Valley View Park	1.36	X	X	Hiking	Gravel, woodchip
19	Weatherstone Park	0.19		X	Nature	Woodchip
20	Westridge Trail	0.33	X		Multi-Use	Asphalt, boardwalk
Non-City Owned (Waukesha County)						
21	Minooka Park	6		X	Nature	Grass, woodchip
22	New Berlin Recreational Trail	6	X		Regional	Asphalt

Source: City of New Berlin

MAP 5: Public Trails



Source: City of New Berlin



CHAPTER 6:

ANALYSIS

There are several ways to analyze how the various recreational needs of a community are being met. The National Recreation and Park Association (NRPA), along with other park and planning departments across the nation, are now placing more emphasis upon local standards and level of service. This change has occurred in recognition of the variability in the social, economic and physical aspects of our communities as such standards that work well for one community are often not appropriate for another. In recognition of this information, the following recommendations and standards were utilized in determining a baseline for parkland and recreational facility needs:

- The recommendations of the City's previous Park and Open Space Plans
- Per capita, jurisdictional, and accessibility standards outlined by the NRPA
- The recommendations of the Plan Commission and City staff

SERVICE AREA AND PARK DISTRIBUTION

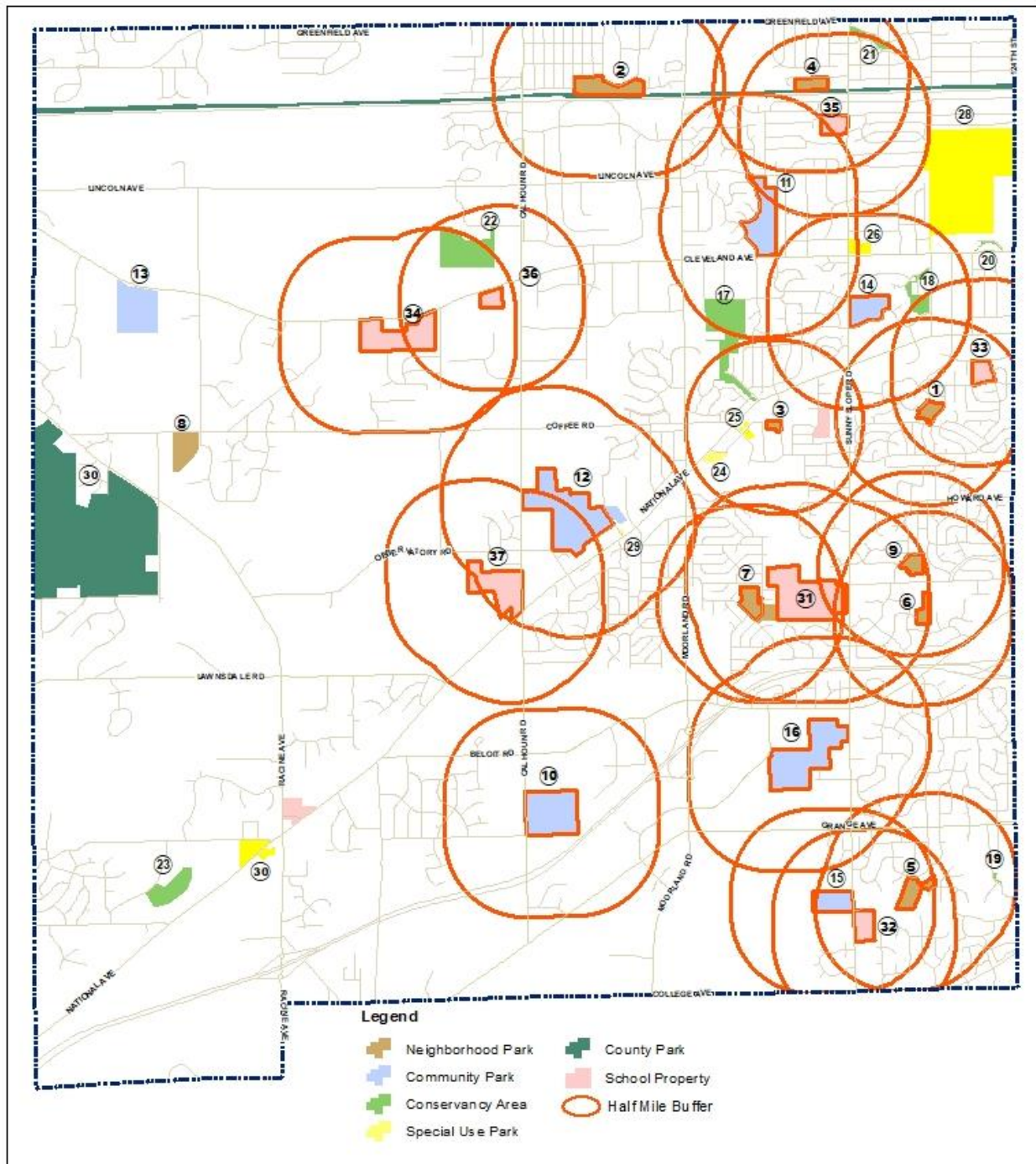
The distance that the population is from the park is a large determining factor for its ability to satisfy public needs. In order to maximize the public benefits and to provide safe access, parks should be located within a reasonable distance from the population they are intended to serve. It is also recommended that parks be distributed in a somewhat equitable fashion within a community to ensure that all residential areas are being served.

"Service Area Guidelines" prescribe the maximum distance that park users may reside, yet be considered served by a park. These guidelines are expressed in terms of straight-line distances (radii) from the park and do not take into consideration physical barriers, such as traffic arterials or natural features. Standard Service Areas recommended by the NRPA are outlined in Chapter 3 of this plan. These recommended service area guidelines serve as a general boundary for which to measure the parks ability to serve the population, and should be adjusted as necessary to suit local conditions. The following maps illustrate the extent of park service areas and distribution. In general, the greatest concentration of developed parks occur on the eastern half of the City where moderate-density residential uses are located, while the rural western sector has fewer park sites that remain largely undeveloped.

MAP 6 shows that the majority of moderate-density residential areas in the eastern sector of the City are served appropriately by Neighborhood Parks, with a few districts that are not being served. However, the areas that are not being served by a Neighborhood Park in the eastern sector of the City are being served by a Community Park. The western sector of the City is not adequately served by Neighborhood Parks according to this type of analysis. Many of the residential uses in this sector are more rural than those located in the eastern sector.

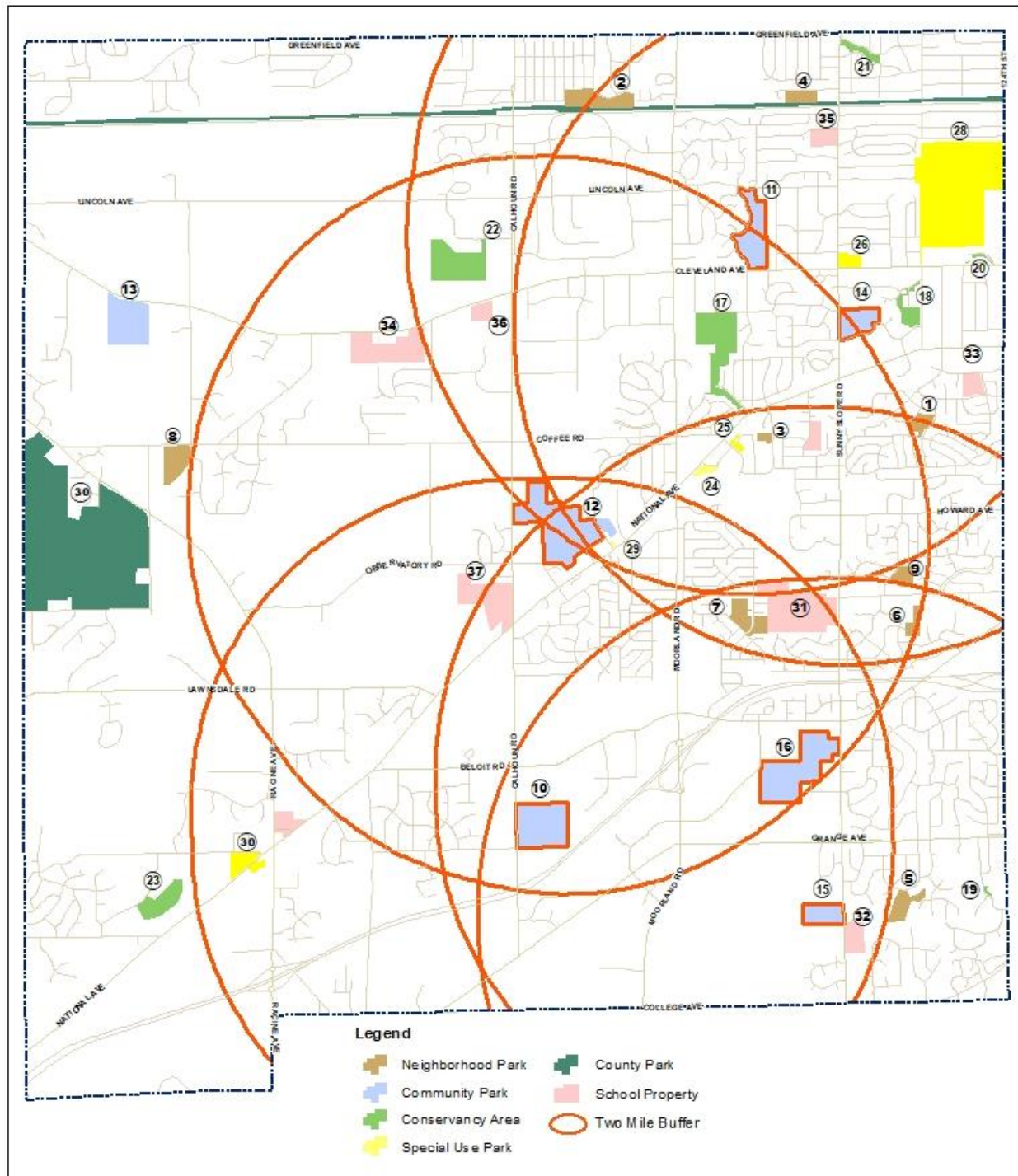
According to service area standards and park distribution shown in **MAP 7**, the eastern sector of the City is adequately served by Community Parks. The western sector of the City is not adequately served by Community Parks according to this type of analysis. Many of the residential uses in this sector are more rural than those located in the eastern sector.

MAP 6: Existing Service Area of Neighborhood Parks



Source: City of New Berlin

MAP 7: Existing Service Area of Community Parks



Source: City of New Berlin

PARKLAND ACREAGE

The following standards are based upon information prepared by the NRPA. These standards are intended to be used as a guide and should not be applied to all locations in the same manner. Varying social, economic, geographic and cultural factors of communities should be looked at when determining how the standards should be applied.

According to NRPA standards, the average neighborhood park is between 5 and 10 acres and community parks are between 30 and 50 acres. In New Berlin, these averages exceed NRPA's recommendations at 12.8 acres and 51.5 acres, respectively, as shown in **TABLE 8**. However, while looking at the developable parkland in New Berlin, the average size of these parks decreases to 6.5 acres for a neighborhood park and 24 acres for a community park. New Berlin neighborhood parks currently fall within NRPA's recommended standards for average park size, but the community parks do not.

TABLE 8: 2022 Park Size

Component	# of Facilities	City of New Berlin Gross Acreage		City of New Berlin Developable Acreage		NRPA
		Total Park Acreage	Average Park Size	Total Park Acreage	Average Park Size	
Neighborhood Park	9	115	12.8	58.9	6.5	5-10
Community Park	7	360.5	51.5	167.7	24	30-50

Source: City of New Berlin, NRPA

According to NRPA standards, for every 1,000 people in a community, 1 to 2 acres of neighborhood parks and 5 to 8 acres of community parks are needed, as shown in **TABLE 9**. In New Berlin, these averages exceed NRPA's recommendations for park acreage per 1,000 people with 2.8 acres and 8.9 acres, respectively. However, while looking at the developable parkland in New Berlin, the park acreage per 1,000 people decreases to 1.5 acres for neighborhood parks and 4.1 acres for community parks. New Berlin neighborhood parks currently fall within NRPA's recommended standards for park acreage per 1,000 people, but the community parks do not.

TABLE 9: Existing Park Acreage per 1,000 people - 2020 (population 40,451)

Component	City of New Berlin Gross Acreage		City of New Berlin Developable Acreage		NRPA Acres/1,000 People
	Total Park Acreage	Acres/1,000 People	Total Park Acreage	Acres/1,000 People	
Neighborhood Park	115	2.8	58.9	1.5	1-2
Community Park	360.5	8.9	167.7	4.1	5-8

Source: City of New Berlin, NRPA

Population forecasts predict an additional 4,689 people to be living in New Berlin by the year 2030. In order to accommodate this population increase, there must be a minimum of 45.1 acres of neighborhood parks and 225.7 acres of community parks in New Berlin, as illustrated in **TABLE 10**. Neighborhood parks within New Berlin currently meet the minimum amount set by NRPA with 58.9

acres. However, community parks within New Berlin are currently below the minimum amount set by NRPA with 167.7 acres. An additional 58 acres of developable parkland is needed by the year 2030 to be used for community parks.

TABLE 10: Additional Park Acreage needed by 2030 (projected population 45,140)

Component	NRPA Acres/ 1,000 People	Total Developable Park Acreage		Additional Developable Park Acreage 2030
		2020 (population 40,451)	2030 Needed, per NRPA (projected population 45,140)	
Neighborhood Park	1-2	58.9	45.1 – 90.3	0
Community Park	5-8	167.7	225.7 – 361.1	58

Source: City of New Berlin, NRPA

OTHER CONSIDERATIONS

According to population trends and projections, the City of New Berlin is expected to grow at a faster rate than it has in years past, as shown in **TABLE 11**. In addition to the projected population growth is the shift in the percentage of residents over the age of 65 living within the City. Accommodating the aging population should be looked into further when planning for parks and facilities within the City.

TABLE 11: Population Trends

Year	2000	2010	2020	2030	2040
Population	38,220	39,584	40,451	45,140	45,120
Net change	-	1,364	867	4,689	-20
% change	-	3.45%	2.19%	11.59%	-0.04%

Sources: Wisconsin DOA

Baseball, softball, and soccer participation remains a growing trend in New Berlin. In 2022, there were approximately 154 baseball and softball teams, which includes adult softball, NBAA and numerous select teams that play in New Berlin. There are 25 ball diamonds within public parks and an additional 13 on school properties. This leaves 154 teams sharing 38 diamonds, of which a third have limited availability and are only practice fields. In 2022, there were approximately 102 soccer teams, which includes NBAA and the New Berlin Soccer Club. There are 39 soccer fields within public parks and an additional 12 on school properties. This leaves 102 teams sharing 51 fields, of which many overlap with ball diamonds, have limited seasonal availability and are only practice fields.

It should be noted that these numbers do not include school district teams and their use. In recent years, the New Berlin School District itself has noted they do not have enough field space to host practices and games for their own teams and they too have sought to use City field space. Balancing the use of fields between the NBAA, the various select teams, the School District, and Recreation programs and leagues leaves little to no field space available for the general public to use, requires excess maintenance and supplies to try to keep the fields in playable conditions, and in some instances leaves the fields unrepairable. There is a greater need for fields than what is currently available in New Berlin.

Pickleball is a growing sport in recent years, with 47 different pickleball programs offered through the City's Recreation Department and a long waitlist for programs due to lack of court space. Currently, there are only three permanent pickleball courts in the City. Some of the City's tennis courts are striped for pickleball, but are only playable if people bring their own portable net or are participating in one of the scheduled programs offered by the Recreation Department.



CHAPTER 7:

RECOMMENDATION PLAN

The following section of the Park and Open Space Plan summarizes how the City plans to address the future needs of the community. These are broken into short-term and long-term actions, based upon public input, trends within the community and service standards. This major focus of this plan is to improve our existing facilities by making sure they comply with current standards and address the needs of the community.

SHORT-TERM IMPROVEMENTS: 1 TO 5 YEARS

ENHANCEMENTS TO EXISTING PARKS

The primary focus of this plan shall be to maintain and preserve existing parkland. The parks are heavily used by sports teams, as well as other community members, as outlined in the Analysis section. According to the service area standards and park distribution, additional parks are not needed in New Berlin. However, frequent and heavy use of these sports fields decreases the longevity of them. Consider improvements, such as resurfacing, reconstructing and redesigning existing fields. Additional upgrades to accommodate ADA standards and sustainable practices are also highly encouraged. Incorporate a variety of outdoor spaces in order to provide equal opportunities for all abilities and ages, especially since there is a projected shift in the average age of the population in New Berlin. Use the ADA Study, CVMIC Playground Safety Inspection Report, and PASER as tools to plan park improvement projects.

Buena Park

Replace playground (west).

Calhoun Park

Accessible routes.

Bridge Maintenance.

Parking lot replacement (south).

Replace playground (south).

Replace Shelter #3 and restroom with new park structure.

Gatewood Park

Accessible routes.

Replace shelter.

High Grove Park

Replace playground.

Lions Park

New shelter near restrooms.

Malone Park

Accessible routes.
Add pickleball courts.
Parking lot replacement (north).
Replace gazebo with new park structure.
Replace Shelter #1 and concessions with new park structure.
Replace Shelter #2 with new park structure.
Baseball diamond improvements (lighting, fencing, netting).

Maple Ridge Park

Accessible routes.
Replace playground.

New Berlin Activity and Recreation Center

Buildout of Phase 2 (currently under construction).

ProHealth Care Park

Accessible routes.

Regal Park

Accessible routes.
New shelter.
Replace playground.

Valley View Park

Accessible routes.
Add pickleball courts.
Parking lot replacement (north, south, and southwest).
Renovate Restroom #2.
Replace playground (southwest).

Various Parks

Park Shelter Maintenance.

ACQUISITION, DEDICATION AND PRESERVATION OF PARKLAND & OPEN SPACE

Although the service area standards do not call for additional Community Parkland, the parkland acreage standards do. Consider areas of land that are within close proximity to moderate-density residential uses. These areas shall also contain high quality landscapes, woodlands or wetlands to be used for passive public uses.

Section 35

Acquire approximately 56.7 acres of parkland to serve as a Community Park.

DEVELOPMENT OF VACANT PARKLAND

According to the parkland acreage standards, additional Community Parkland is needed. The focus is to keep developed parkland in the eastern sector of the City where moderate-density residential uses are located and to provide accessible connections to these highly populated areas.

Section 35

Add pickleball courts.

Upon acquiring additional land to the west, construct athletic complex.

TRAILS

Create a "People Movement" Plan by developing a network of trails that connects people to sought-after destinations or nodes. These destinations may include, but are not limited to: schools, parks and open spaces, business districts, commercial districts, and public transportation.

Section 35

Upon acquiring additional land to the west, continue construction of a multi-use trail.

OPERATIONS AND MAINTENANCE

Maintain existing City facilities and provide best management practices to minimize operating and maintenance costs while providing high-quality facilities.

Community Center

Evaluate current and future needs of this facility, including rentable space and storage.

DPW Facility

Evaluate current and future needs of this facility, including rentable space and storage.

Hickory Grove Center

Evaluate current and future needs of this facility, including rentable space and storage.

TABLE 12: Parks CIP Budget

Project		Estimated Cost				
		2024	2025	2026	2027	2028
1	Buena Park Replace playground.	\$200,000				
2	Calhoun Park Accessible routes. Bridge Maintenance. Parking lot replacement. Replace playground. Replace Shelter #3 and restroom.		\$90,000	\$989,000		
3	Gatewood Park Accessible routes. Replace shelter.		\$15,000	\$150,000		
4	High Grove Park Replace playground.				\$20,000	\$200,000
5	Lions Park Build new shelter near restrooms.				\$20,000	\$200,000
6	Malone Park Accessible routes. Add pickleball courts. Parking lot replacement. Replace all shelters. Baseball diamond improvements.	\$2,800,000	\$1,250,000	\$625,000		
7	Maple Ridge Park Accessible routes. Replace playground.	\$200,000				
8	ProHealth Care Park Accessible routes.				\$10,000	\$100,000
9	Regal Park Accessible routes. New shelter. Replace playground.				\$30,000	\$300,000
10	Section 35 Park Add pickleball courts. Construct athletic complex and trail.		\$440,000	\$800,000	\$11,000,000	
11	Valley View Park Accessible routes. Add pickleball courts. Parking lot replacement. Renovate Restroom #2. Replace playground.		\$490,000	\$1,000,000		
12	Various Parks Park shelter maintenance.	\$125,000	\$50,000			

Source: City of New Berlin

LONG TERM IMPROVEMENTS: 6 TO 20 YEARS

ENHANCEMENTS TO EXISTING PARKS

Continue to maintain and preserve existing parkland. Consider improvements, such as resurfacing, reconstructing and redesigning existing fields. Additional upgrades to accommodate ADA standards and sustainable practices are also highly encouraged. Use the ADA Study, CVMIC Playground Safety Inspection Report, and PASER as tools to plan park improvement projects.

ACQUISITION, DEDICATION AND PRESERVATION OF PARKLAND & OPEN SPACE

As additional facilities are needed within the parks, consider expansion of parkland. Focus on the development of parkland in the eastern sector of the City where moderate-density residential uses are located.

Malone Park

Explore the opportunity for possible expansion of Malone Park by purchasing the 71 acre Posner Property (section 15), which is located northwest of Malone Park.

DEVELOPMENT OF VACANT PARKLAND

Focus on the development of parkland in the eastern sector of the City where moderate-density residential uses are located.

Special Use Facilities within Neighborhood or Community Park

Research, plan and explore public/private partnerships for special use facilities, such as a skate park. Consider other park and recreational facilities as needs and opportunities arise

TRAILS

Create a "People Movement" Plan by developing a network of trails that connects people to sought-after destinations or nodes.

City Center Trail

Construct an off road recreational trail to link Deer Creek Park to City Center(west), Regal Park(south) and Deer Creek Sanctuary(north).

Valley View Park Trail

Construct an off road recreational trail to link Valley View Park to Section 35.

STAFF REPORT EXECUTIVE SUMMARY

APPLICANT/PROJECT: Matt Anderson / Matty's Bar & Grille Annual Schedule of Outdoor Events

LOCATION: 14460 W. College Avenue

REQUEST: Evaluation of Conditional Use Permit for Matty's Bar & Grille to hold additional outdoor events and approval of minor adjustments of the 2023 annual schedule of outdoor events for the property located at 14460 W. College Avenue.

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

DETAILS IN ATTACHED STAFF REPORT

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

Meeting of February 6, 2023

Matt Anderson / Matty's Bar & Grille
14460 W. College Avenue

DATE STAFF REPORT REVISED: January 27, 2023

APPLICANT / OWNER(S): Matt Anderson – Matty's Bar & Grille / Anderson Real Estate Management

REQUEST/DESCRIPTION OF PROJECT: Evaluation of Conditional Use Permit for Matty's Bar & Grille to hold additional outdoor events and approval of minor adjustments of the 2023 annual schedule of outdoor events for the property located at 14460 W. College Avenue.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 12/22/22

DATE OF COMPLETENESS DETERMINATION: 12/22/22

Application Check List Enclosed: No

PRE-APPLICATION CONFERENCE HELD: Yes

(Date(s) of Meeting(s): 12/20/2022 / Site Visit(s): various site visits with the most recent being on 1/27/2023)

CONCEPTUAL PLAN: N/A

SIZE OF DEVELOPMENT / PARCEL(S): 2.25 acres

CURRENT ZONING: B-2, General Retail Sales & Service District

CURRENT LAND USE: Matty's Bar & Grille

PROPOSED ZONING: N/A

PROPOSED LAND USE: Updated outdoor event schedule for the existing restaurant.

PROPOSED LOT SIZE: N/A

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North:	Zoning: A-1	Land Use: Agriculture
South:	Zoning: N/A	Land Use: City of Muskego
East:	Zoning: R-3	Land Use: Single-Family Home
West:	Zoning: R-3	Land Use: Single-Family Home

CONFORMANCE WITH THE 2020 COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

Chapter 17: Neighborhood "G": Sections 26 and 35: Yes, this submittal meets the intent of this Chapter.

Planning Context/Vision/Development Policies:

Vision:

- Neighborhood G is considered to be a sizeable land area in New Berlin that can accommodate the amount of development desired to offset the City's tax base and accommodate new businesses and residents. Planning for a specific scale of development in Neighborhood G may relieve development pressure City-wide, as the western half of New Berlin remains the

area in which residents and businesses wish to maintain higher open space percentages.

Development Policies:

- Require coordinated, pre-planned concepts/development proposals to ensure a cohesive and coordinated development pattern. Developments must take into consideration how adjacent parcels would be developed.

Land use

- *Future Land Use Map: Suburban Commercial & Urban Residential*

ZONING CODE (CHAPTER 275): Yes, meets all the requirements of Chapter 275-34B(2).

SUBDIVISION CODE (CHAPTER 235): N/A

REZONING REQUIRED: No

CONDITIONAL USE REQUIRED: Yes

PUBLIC HEARING REQUIRED: Yes

USE / SITE / ARCHITECTURAL REVIEW:

-Conditional Use Approval Required: Yes

-Site Plan Required: Yes, please see submitted site layout.

-Architectural Review Required: No

PROPOSED ARCHITECTURE: N/A

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: No

Wetland On Property: No

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

NRCS Map Classification: Not Inventoried

Floodplain: No

Topography / Geologic: Site is relatively flat.

BIKE & PEDESTRIAN FACILITIES PLAN: No improvements identified.

PARK & OPEN SPACE PLAN: No improvements identified.

NATURAL RESOURCES PROTECTION:

-Limits of Disturbance (LOD): N/A

-Wildlife Habitat Protection: N/A

-Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: N/A

STORMWATER MANAGEMENT / DRAINAGE PLAN: Applicant is required to adhere to all City of New Berlin Codes, Ordinances and Plans regarding storm water conveyance and maintenance as identified by the Department of Community Development. Any additional projects may include additional storm water management on site.

SANITARY SEWER PROVISION: Yes, existing restaurant is serviced through the City of Muskego. The applicant may need to petition the City of Muskego for an additional connection to this parcel at the time of any proposed development. For this request, the applicant shall meet the requirements of Waukesha County Department of Environmental Health and shall provide portable toilets as necessary.

-Within Current Sewer Service Area: Yes, through the City of Muskego.
-Basin Capacity Available: N/A
-Basin Balance (If known): N/A
-Adequate Linkage: Yes

WATER USAGE CALC.: No increase.

TRAFFIC IMPACT: Applicant plans to accommodate all parking within the parking lot.

SCHOOL DISTRICT IMPACT: N/A

PREVIOUS ACTION:

7/7/97	Plan Commission approved interior and exterior modifications for College Pub.
6/1/98	Plan Commission approved a patio for Just Matty's.
5/3/99	Plan Commission approved modifications to a previously approved patio (File #: U-34-98).
11/4/02	Plan Commission approved a building addition for Matty's.
2/2/04	Plan Commission approved rezoning from R-3 to B-2.
2/10/04	Common Council approved rezoning from R-3 to B-2.
3/1/04	Plan Commission approved an addition for Matty's Bar & Grille.
5/9/08	Staff administratively approved the enclosure of a patio for Matty's Bar & Grille.
12/29/08	Staff administratively approved outdoor seating, additional parking spaces and lighting for Matty's Bar & Grille.
2/1/10	Plan Commission approved a parking lot addition.
6/7/10	Plan Commission approved a one-lot certified survey map to combine two lots.
6/22/10	Common Council approved a one-lot certified survey map to combine two lots.
11/21/11	Architecture Review Committee approved a smoking shelter.
4/10/12	Architecture Review Committee approved a patio with outside seating.
9/03/14	Approval for Temporary Events until such time a Conditional Use approval could be applied for.
4/8/15	Plan Commission held a public hearing on this request.
4/17/2015	Approval for two Temporary Events to be held prior to the approval of this Conditional Use request.
4/8/2015	Plan Commission held a public hearing for this business to hold outdoor events.
5/4/2015	Plan Commission took action to approve a Conditional Use Permit for this business to hold outdoor events.
4/13/2016	Plan Commission re-approved the outdoor events for this business.
3/6/2017	Plan Commission held a public hearing for this business to hold additional outdoor events.
3/30/2017	Plan Commission approved the additional outdoor events.
3/5/2018	Plan Commission approved additional outdoor events. (Application File #: CU-1700138)
7/21/2021	Staff approved an administrative permit for a covered patio and stage via UA #: 2101028.

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

1. The applicant has submitted this application at the request of Staff based on their desire to hold additional outdoor events beyond what was approved in 2018. Condition # 7 of Zoning Permit #: CU-1700138 states: "The City of New Berlin reserves the right to review any substantiated complaints and take appropriate action, if necessary." Per Section 275-27H of the Zoning Code: "Revocation of conditional use permit. Should a permit holder fail to comply with the conditions of the permit issued by the Plan Commission, or should the use or characteristics of the use be changed without prior approval by the Plan Commission, the conditional use permit may be revoked by the Plan Commission upon notice and a hearing."
2. See attached Plan of Operation and schedule of outdoor events. A table has been added to this staff report to summarize all events. Outside music to end at 9:00 PM as part of the loudspeaker permits.
3. Applicant has submitted the following request / Plan of Operation for review:

- a. See submitted "2023 Outdoor Event Plan of Operation" for 2023 event dates. Dates for outdoor events shall begin no sooner than June 1st (with the exception of St. Patrick's Day annually) and shall end no later than October 30th in any given year unless further approval is received by the Plan Commission. Per this revised schedule request, the number of outdoor events will be 45.
- b. The following outdoor events are being requested for approval with this permit.
 - i. Live Music on the Stage:
 1. Live outdoor music on the patio consecutive Friday's, Saturday's and Sunday's starting June 2023 and finishing on October 28th each year. Live music for these events shall consist of a two to three piece acoustic bands on Friday's and Sunday's through Labor Day and a four to five piece full bands on Saturday's through October 28th. The acoustic nature of the music shall be at a level that allows for conversation and full band nature of music shall be no higher than approximately 90 decibels. (Note: Applicant shall not allow noise levels to rise to a level that creates a public nuisance as defined in Chapter 175 and/or Chapter 171 of the Municipal Code.
 2. Hours of Operation: Every Friday and Saturday from 5:00 PM to 9:00 PM and Sunday's from 3:00 PM to 7:00 PM through Labor Day and Saturday's post Labor Day 3:00 PM to 7:00 PM.
 3. Event includes outdoor amplified music, live music, and food.
 - ii. Tented Terrace/Pavilion area – Everyday Use:
 1. Everyday use of the tented terrace/Pavilion area. This is an overflow usage for the restaurant as well as event space for private events, space, golf outings, local/community fundraiser's, rehearsal dinners, community driven events, etc. At this time, no live outdoor music is slated for either space.
 2. Hours of Operation: Daily and open the same hours as Matty's. Music and any amplified devices to be turned off after quiet hours into effect at 10:00 PM.
 3. Event includes outdoor amplified music, food, and vendors.
 - iii. St. Patrick's Day
 1. Event would take place St. Patrick's Day annually. Event includes four to five piece full band. Full band nature of music shall be no higher than approximately 90 decibels. (Note: Applicant shall not allow noise levels to rise to a level that creates a public nuisance as defined in Chapter 175 and/or Chapter 171 of the Municipal Code.
 2. Hours of Operation: 11:00 AM to 9:00 PM.
 3. Event includes outdoor amplified music, live music, and food.
 - iv. Oktoberfest – Held in October.
 1. The event is planned to be a 2-day event with live music. They plan to have a run on Sunday afternoon.
 - a. Run – Applicant shall submit a Temporary Administrative Use Approval to DCD prior to the event with a specific plan and route.
 2. Event includes four to five piece full band. Full band nature of music shall be no higher than approximately 90 decibels. (Note: Applicant shall not allow noise levels to rise to a level that creates a public nuisance as defined in Chapter 175 and/or Chapter 171 of the Municipal Code.
 3. Hours of Operation: 11:00 AM to 9:00 PM.
 4. Event includes outdoor amplified music, live music, and food.
4. A decibel level has not been officially set for these events and it is not recommended by Staff at this time.

The applicant is suggesting approximately 90 decibels. Other similar events in the City do not have a decibel level associated with them and the City's Municipal Code does not contain a set decibel level. The Police Department is able to enforce the City's noise ordinance as the infractions occur and DCD Staff is able to follow-up upon request of the Police Department or residents. Staff has discussed the possibility of creating a noise ordinance in the past; however, we have learned that it can be difficult to regulate. Sound travel depends on numerous factors such as, wind directions, cloud cover, humidity and other buildings, making it difficult to regulate. The sound level could be meeting a particular decibel level at the property line, but still be disturbing to neighboring properties depending on a variety of factors.

5. The expiration for this permit is 12 months from the date of approval with re-evaluation by Plan Commission and approval necessary for renewal in 2024. The Plan Commission would only need to review the request in future years if there are substantiated complaints or violations. Outdoor event schedule shall be provided by April 15th of each year. Formal complaints may result in possible revocation of permit and which may mandate a public hearing be held with approval process.
 - a. There were six noise complaints made to the Police Department in 2022.
6. The City of New Berlin reserves the right to review any potential complaints and take appropriate action, if necessary. Per Section 275-27H of the Zoning Code: "Revocation of conditional use permit. Should a permit holder fail to comply with the conditions of the permit issued by the Plan Commission, or should the use or characteristics of the use be changed without prior approval by the Plan Commission, the conditional use permit may be revoked by the Plan Commission upon notice and a hearing."
7. Summary Table for events:
 - a. Total events on 2018 schedule – 45.
 - i. Live Music on the stage – 4-5 piece group full band: 12 per year.
 - ii. Live Music on the stage – 2-3 piece group acoustic band: 31 per year.
 - iii. Events (St. Patrick's Day & Oktoberfest) – 2 per year

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

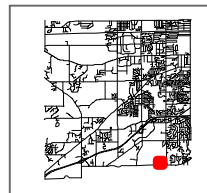
ATTACHMENTS:

Location Map
Plan of Operation 2023
2023 Calendar of Events
Site Plan
Current Zoning Permit #: CU-1700138 Issued on 3/5/2018

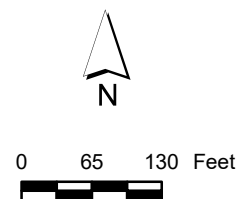
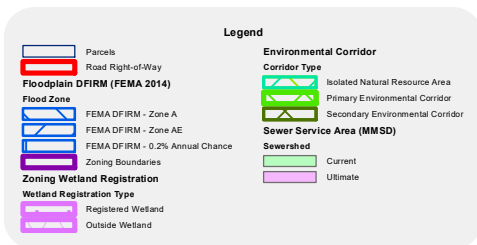
CU-2300076

Matty's Annual Outdoor Events

14460 W. College



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



The information and depictions herein have been produced using data available through photogrammetric means by the City of New Berlin. The informations and depictions herein are for informational purposes and the City of New Berlin specifically disclaims accuracy in this reproduction and specifically admonishes and advises that any and all depiction, measurements, distances depicted herein and as to which specific or precise accuracy is required should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means.

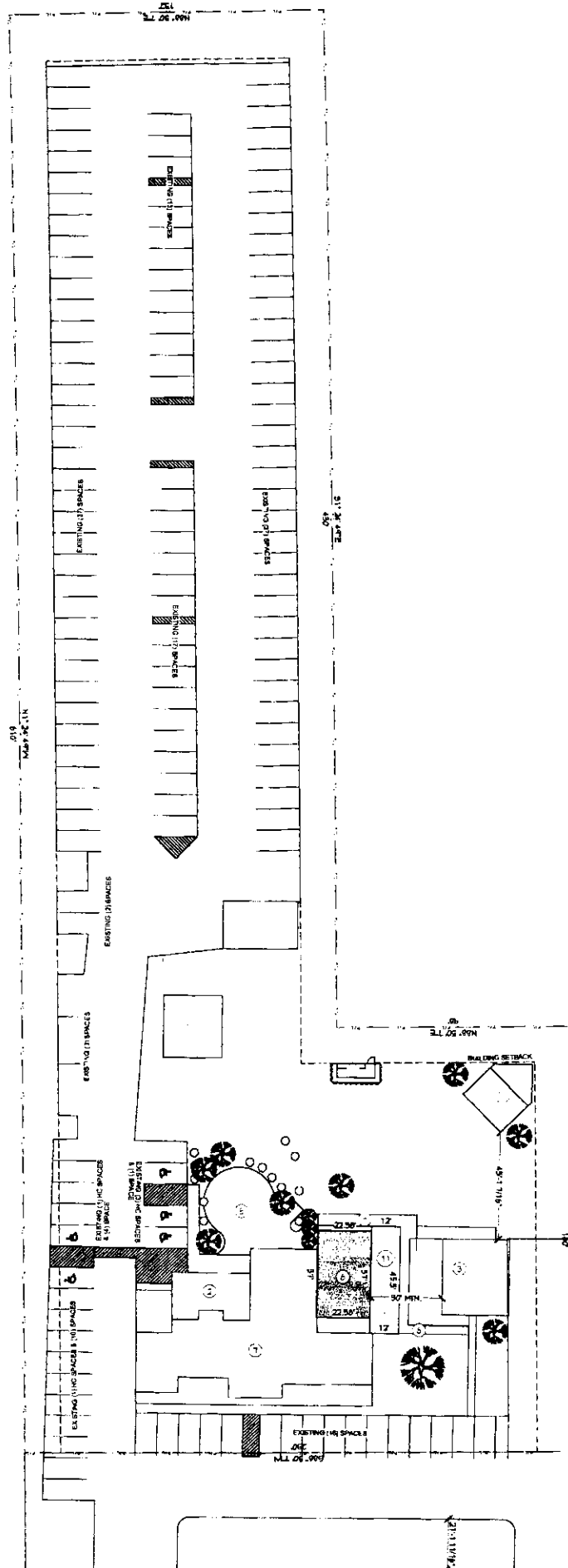
Plan of Operation for review:

- See submitted 2023 outdoor Event Plan of Operation for 2023 event dates. Dates for outdoor events shall begin no sooner than June 1st with the exception of St. Patrick's Day and shall end no later than Oct 30th. The number of outdoor events requested is 45 events.
- The following outdoor events are being requested for approval with the permit.
- We will continue our commitment to providing the best hospitality for our guests while maintaining the good will of the community including our neighbors. We will continue to invest in good communications and proactively work together to maintain good relationships with our direct neighbors by providing direct access to Matt Anderson as well as all our Leadership team/Management. We will provide a schedule of events to neighbors.
- We will provide all Matty's management the plan of operation and ensure strict adherence. Should noise complaints arise, we will immediately and swiftly take ownership and work to rectify the situation and maintain the trust of our neighbors.
 - **Stage – Live Music**
 - Live outdoor music on patio consecutive Fridays, Saturdays and Sundays starting June 2023 and finishing Oct 28th. Live music consists of 2-3 piece acoustic bands on Fridays and Sundays through Labor Day and 4-5 piece full bands on Saturdays through Oct 28th. The acoustic nature of music shall be at a level that allows for conversation and full band nature of music shall be no higher than 90 decibels.
 - Hours of Operation: Fridays and Saturdays 5pm – 9pm and Sundays 3pm – 7pm through Labor Day and Saturdays post Labor Day 3pm – 7pm.
 - Event includes outdoor amplified music, live music and food.
 - **Tented Terrace/Pavilion – Everyday Use:**
 - Everyday use of the tented terrace and pavilion. This is an overflow usage for restaurant as well as an event space for private events, golf outings, local/community fundraisers, rehearsal dinners, community driven events, etc. At this time, no live music is slated for either area. Please review Stage/Tented Terrace/Pavilion – Special events with live music for additional information.
 - Hours of Operation: Daily and open the same hours as Matty's.
 - **St Patrick's Day/Oktoberfest – Live Music**
 - Live outdoor music events on stage to include 4-5 full bands not to exceed 90 decibels.
 - Hours of Operation 11am until 9pm.
 - Events include amplified music, food and vendors.
 - **LED Screen – Everyday Use:**
 - Everyday use of the LED Screen for digital marketing, band backdrops, sports, movies and streaming services for special events ie: slideshow, videos.
 - Hours of Operation: Daily and open the same hours as Matty's.

2023 Outdoor Event Schedule of Operation - Matty's

Date	Event	Type	Location
3/17/23	St Paddy's Day	live music	Backyard
6/16/23	acoustic band	live music	Backyard
6/17/23	Full Band	live music	Backyard
6/18/23	acoustic band	live music	Backyard
6/23/23	acoustic band	live music	Backyard
6/24/23	Full Band	live music	Backyard
6/25/23	acoustic band	live music	Backyard
6/30/23	acoustic band	live music	Backyard
7/1/23	Full Band	live music	Backyard
7/2/23	acoustic band	live music	Backyard
7/7/23	acoustic band	live music	Backyard
7/8/23	Full Band	live music	Backyard
7/9/23	acoustic band	live music	Backyard
7/14/23	acoustic band	live music	Backyard
7/15/23	Full Band	live music	Backyard
7/16/23	acoustic band	live music	Backyard
7/21/23	acoustic band	live music	Backyard
7/22/23	Full Band	live music	Backyard
7/23/23	acoustic band	live music	Backyard
7/28/23	acoustic band	live music	Backyard
7/29/23	Full Band	live music	Backyard
7/30/23	acoustic band	live music	Backyard
8/4/23	acoustic band	live music	Backyard
8/5/23	Full Band	live music	Backyard
8/6/23	acoustic band	live music	Backyard
8/11/23	acoustic band	live music	Backyard
8/12/23	Full Band	live music	Backyard
8/13/23	acoustic band	live music	Backyard
8/18/23	acoustic band	live music	Backyard
8/19/23	Full Band	live music	Backyard
8/20/23	acoustic band	live music	Backyard
8/25/23	acoustic band	live music	Backyard
8/26/23	Full Band	live music	Backyard
8/27/23	acoustic band	live music	Backyard
9/1/23	acoustic band	live music	Backyard
9/2/23	Full Band	live music	Backyard
9/3/23	acoustic band	live music	Backyard
9/9/23	acoustic band	live music	Backyard
9/16/23	acoustic band	live music	Backyard
9/23/23	acoustic band	live music	Backyard
9/30/23	acoustic band	live music	Backyard
10/7/23	acoustic band	live music	Backyard
10/14/23	Oktoberfest	live music	Backyard
10/21/23	acoustic band	live music	Backyard
10/28/23	acoustic band	live music	Backyard
Bands - 4-5 piece group		12	
acoustic bands-2-3 piece group		31	
Events		2	
Total		45	

PROPOSED SITE PLAN
SCALE: 1/32



NO.	DATE	BY	DESCRIPTION	REV.	DESK AREA
1	1/18/2021	JLD	REV. DESK AREA		

KAHLE BUILDERS, L.L.C. 15171 W. NATIONAL AVE. STE 201 NEW BERLIN, WI 53151	PROJECT DESCRIPTION: MATTY'S BAR & GRILLE 14460 W. COLLEGE AVE. NEW BERLIN, WI	SHEET TITLE: CONCEPT SITE PLAN	REVISION TABLE		
			NO.	DATE	
	1/18/2021	JLD	REV. DESK AREA		

ZONING PERMIT 1700138

ISSUE DATE: 3/5/2018

EXPIRATION DATE: 1 year from date issued

OWNER:

ANDERSON REAL ESTATE MANAGEMENT LLC
5405 S SUNNYSLOPE RD
NEW BERLIN, WI 53151

APPLICANT:

MATTY'S BAR & GRILLE INC
14460 W COLLEGE AVE
NEW BERLIN, WI 53151

ADDRESS: 14460 W COLLEGE AVE

FOR: CONDITIONAL USE - MATTY'S BAR & GRILL - ADDITIONAL SPECIAL EVENTS - Evaluation of Conditional Use Permit for Matty's Bar & Grille to hold additional outdoor events and approval of minor adjustments of the annual schedule of outdoor events

This Zoning Permit authorizes the above establishment to conduct business or operate in accordance with all approved plans on file, any and all applicable City, State and Federal codes, and as described below:

1. Applicant installed a fence along the length of the western property line from the end of the existing fence to the rear property line prior to the first event in 2015. Applicant also added a fence in 2016 on the eastern side of the lot line to provide screening to the neighborhood just behind the restaurant to the northeast.
2. Applicant shall take down the tent on or before October 31st each year. The tent is up seasonally and should be taken down for the late fall / winter months. Tent shall not be put back up prior to April 15th (with the exception of St. Patrick's Day annually where a temporary tent may be installed and taken down prior to the event and removed no later than the following week).
3. The applicant has submitted this application at the request of Staff based on complaints received regarding the existing outdoor events in the past. Condition # 8 of Zoning Permit #: UA-14-053 states: "The City of New Berlin reserves the right to review any substantiated complaints and take appropriate action, if necessary. Action will result in any future events being prohibited."
4. See attached Plan of Operation and schedule of outdoor events. A table has been added to this staff report to summarize all events. Staff notes that all previous permits allowed for outside music to end at 10:00 PM as part of the loudspeaker permits that have been received in the past. However, most other similar approvals on other sites in the City have required outdoor music to end by 9:30 PM. Staff suggests for any live music to end by 9:30 PM. This has been changed below.
5. Applicant has submitted the following request / Plan of Operation for review:
 - a. See submitted "2018 Outdoor Event Plan of Operation" for 2018 event dates. Dates for outdoor events shall begin no sooner than May 1st (with the exception of St. Patrick's Day annually) and shall end no later than October 30th in any given year unless further approval is received by the Plan Commission. Per this revised schedule request, the number of outdoor events would go from 25 events in previous years to 41 events in 2018. There were 25 events on the schedule last year. See Findings section of this staff report and attached schedule.
 - b. The following outdoor events are being requested for approval with this permit.
 - i. Live Music on the outdoor patio:
 1. Live outdoor music on the patio consecutive Sunday's starting June 2018 (annually) and finishing on ~ September 2nd; as well as Memorial Day and Labor Day weekend from year to year. Live music for these events shall consist of a one or two piece acoustic band. The acoustic nature of the music shall be at a level that allows for conversation.
 2. Hours of Operation: Every Sunday from 2:00 PM to 7:30 PM consecutive Sundays.
 3. Event includes outdoor amplified music, live music, and food.
 - ii. Tented Patio area – Everyday Use:
 1. Everyday use of the tented patio area. This is an overflow usage for the existing patio area as well as special events, speaker series, golf outings, fundraiser's, rehearsal dinners, etc. At this time, no live outdoor music is slated for this area at this time. However, as part of this approval, applicant is requesting to hold up to 6 events with live outdoor music per year. (Please see next section for that information).
 2. Hours of Operation: Daily and open the same hours as Matty's. Music and any amplified devices to be turned off after quiet hours into effect at 10:00 PM.
 3. Event includes outdoor amplified music, food, and vendors.

- iii. Tented Patio area – Motor City Society @ Matty’s
 1. Live outdoor music in the tented patio area beginning with “The Ride Motor Society Bike Run on Saturday, May 12, 2018 (a Saturday in mid May annually); and followed by consecutive Thursday’s starting May mid May annually. Live music for these events shall consist of a one or two piece acoustic band. The acoustic nature of the music shall be at a level that allows for conversation.
 2. Hours of Operation: Event would run from 6:00 PM to 8:30 PM.
 3. Event includes outdoor amplified music, live music, food, and vendors.
 4. Anticipated attendance between 75-150 based on a similar event last year.
- iv. Tented Patio area – special events with live music.
 1. Up to 6 events with live music may occur per year. Events would take place between May 1st (with the exception of St. Patrick’s Day annually) and October 30th. Final dates (TBD) will be provided a minimum of two weeks prior to the event to DCD. Events include a live acoustic band outdoors. Live music for these events shall consist of an acoustic band. The acoustic nature of the music shall be at a level that allows for conversation.
 2. Live music for events that arise are side attractions to the events themselves and not scheduled “concerts” for the general public. These would be private bookings and would not exceed the 9:30 PM loud speaker permit limitations.
 3. Hours of Operation: Daily and open the same hours as Matty’s. Music and any amplified devices to be turned off after quiet hours go into effect at 10:00 PM. Live music shall conclude no later than 9:30 PM.
- v. Additional Events – Matty’s Rummage Sale (held annually in May), All Buick Car Show (held annually in August), and Shrine Temple Car Show Fundraiser (held annually in September):
 1. Events occur on a Saturday or Sunday afternoon in May, August and September. Events will occur on as outlined above for the 2018 calendar year. Future annual dates for these events will be provided a minimum of two weeks prior to the event. Events do not include live music.
 2. Hours of Operation: 8:00 AM to 2:00 PM [Applicant has noted they would like to set up earlier to prepare for the event.]
 3. Event includes limited food and beverage service.
- vi. Matty’s 20th Anniversary / Oktoberfest – may be held in early October. The event is planned to be a 2-day event with live music. They plan to have a run on Sunday afternoon. If the applicant wishes to hold this event under this Conditional Use Permit, the applicant shall notify staff that they will be using two of the six tented patio events as outlined above.
 - a. Run – Applicant shall submit a Temporary Administrative Use Approval to DCD prior to the event with a specific plan and route.
6. Staff is not recommending an annual renewal next year. Outdoor event schedule shall be provided by April 15th of each year. For event dates that are unknown, the applicant shall submit the final dates and details a minimum of two weeks prior to the event date. Formal complaints may result in possible revocation of permit and which may mandate a public hearing be held with approval process.
 - a. There were typically tavern checks during 2017, but no complaints that directly related to these events.
7. The City of New Berlin reserves the right to review any potential complaints and take appropriate action, if necessary. Per Section 275-27H of the Zoning Code: “Revocation of conditional use permit. Should a permit holder fail to comply with the conditions of the permit issued by the Plan Commission, or should the use or characteristics of the use be changed without prior approval by the Plan Commission, the conditional use permit may be revoked by the Plan Commission upon notice and a hearing.”
8. Applicant shall not allow noise levels to rise to a level that creates a public nuisance as defined in Chapter 175 and/or Chapter 171 of the Municipal Code.
9. Applicant shall coordinate all traffic flow with Waukesha County Department of Transportation and shall contact Waukesha County DOT to inform them of the events.
10. Applicant shall apply for and receive individual Sign Permits for all event signage and banners prior to installation.
11. Seating capacity will be 80 seats for the tent; 137 seats for the existing patio and restaurant. This requires a minimum of ~109 parking spaces for this use. Applicant has provided 147 parking spaces. If capacity increases in the future, the applicant shall contact DCD to address the need to provide additional parking to meet the requirements of Section 275-57.
12. There shall be no on-street parking on College Avenue. Parking shall be contained on-site. If parking is to be off-site, a written agreement between the property owners allowing for the overflow parking must be provided to the City. These letters shall be provided each year or upon their expiration. If off-site parking is used, a security guard should be in place whose sole purpose is to ensure the safe passage of guests to and from these events.
13. Applicant shall keep as many on-site parking spots as possible available to guests.
14. Sanitation and fresh water facilities shall be adequate for the actual number of people using the site as required by Waukesha County Department of Environmental Health.
15. Applicant shall contact Waukesha County Department of Environmental Health for any necessary permits pertaining to food supplied via a licensed vendor.
16. A loudspeaker permit shall be required from the Police Department for the amplified sound.

17. If liquor is to be sold outdoors, applicant shall contact the City of New Berlin Clerk/Community Relations Office to obtain a liquor and soda permit.
18. If any sales or solicitation of business will occur with vendors on site, a Direct Sellers Permit will be required from the Clerk/Community Relations Office.
19. Building Inspection
 - a. The tent may not be up longer than 120 days. It must be taken down after 120 days and inspected each time it is set up. The tent is seasonal to allow for the activities as described above. Tent to be removed from the property as described in condition #2 above. Other temporary tents will require separate permitting.
 - b. A Building Permit application and construction documents shall be submitted for the installation of any temporary structure over 120 square feet in area. The construction documents shall include a site plan indicating the location of the temporary structure and information delineating the means of egress and occupant load. Spec sheets with wind loading and fire retardant capabilities shall be included. Fire rated label on tent required.
 - c. Apply and obtain appropriate building, plumbing and electrical permits when required to do so by code.
 - d. Temporary wiring for displays or lighting circuits shall require electrical permit and inspection from Inspection Services. Electrical work shall be performed by a licensed electrician.
 - e. Site shall meet ADA accessibility and parking requirements. Applicant shall review site plan to be sure adequate ADA accessible parking stalls are being provided for patrons.
 - f. Applicant shall install 3 portable toilets, with one being ADA accessible.
 - g. Fire extinguishers required.
 - h. No smoking signs required to posted within tents
20. Fire Department:
 - a. Maintain occupancy load in interior. 80 people max.
 - b. Maintain access for fire apparatus at all times.
 - c. Permit shall be obtained prior to occupancy use from NBFD and a tent inspection shall be performed by NBFD. Tent shall meet all NFPA 102 & 701 requirements.
 - d. Tent shall have initial occupancy inspection performed along with monthly inspections at the beginning of each month.
21. Re-approval by the Plan Commission of Zoning Permit #: CU-1700138 shall replace Zoning Permit #: CU-1500444 to include the additional events outlined in Condition # 5 above.

Expiration date: A zoning permit shall expire if, within 12 months of the date of the approval, the proposed construction, activity, or preparation of land has not substantially commenced. Substantial commencement is demonstrated by reasonable physical alteration of the site in conformance with approved plans. The Director of Community Development may grant a 12-month extension, if requested prior to expiration, provided that the applicant demonstrates a valid cause acceptable to the Department. Additional extensions may only be approved by the Plan Commission or Community Development Authority if all applicable fees are paid and the applicant demonstrates a valid and acceptable cause. Requests submitted after permit expiration shall not be considered.

Occupancy Permit: Per New Berlin Municipal Code 275-26(B)(4), "The Director shall inspect the building, site, or premises for compliance with all current codes, plans, specifications, and conditions of approval prior to issuance of an occupancy permit. No occupancy shall be allowed if any other outstanding violations exist on the site. As-built plans may be required to substantiate or verify that certain conditions of the zoning permit, use approval, conditional use permit, developer's agreement, or building permit have complied with."

Building Permit: Per New Berlin Municipal Code 275-25(A) "No building or structure shall be erected, altered, relocated, moved, extended, or enlarged until a building permit has been issued by the Director, certifying that such building, as proposed, would be in compliance with the provisions of this chapter and with the adopted City Building Code. (B), Application. In addition to the requirements of Sections COMM 20.04 and COMM 50.03, WI Adm. Code, applications for a building permit for new construction and for additions to existing construction shall include all information and supporting materials as specified by the permit application center." A separate fee is required prior to the start of any construction. Follow Codes and instructions of the Building Inspection Division when applying.

Signage: Per New Berlin Municipal Code 275-61(B)(1) " No sign shall hereafter be located, erected, moved, reconstructed, extended, enlarged, converted or structurally altered, nor shall the face of a sign or color be changed without a Sign Permit and conforming with the provisions of this chapter. No Sign Permit shall be issued to a business or property that does not have a Zoning Permit." Signs require separate applications and approval.

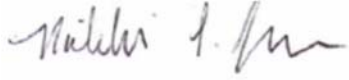
Other Permits: Per New Berlin Municipal Code 275-26(C) "It is the responsibility of the permit applicant to secure all other necessary permits required by any federal, state, or local agency. This includes, but is not limited to, a water use permit pursuant to Chapter 30 or 31, WI Stats, or a wetland fill permit pursuant to Section 404 of the Federal Water Pollution Control Act."

Transferability: Per New Berlin Municipal Code 275-24(F) "Zoning permits are not transferable from one applicant to another without approval of the Plan Commission. Zoning permits are site specific and thus are not transferable from one site to another under any circumstances." "If the business plans to add more employees, make physical changes to the

outside of the building, and/or any other deviations to the approved plan of operation the applicant shall follow all applicable City processes."

Compliance: Failure to comply with conditions of the Zoning Permit may be enforced pursuant to New Berlin Municipal Code 275-68 (B), "Whenever an order of the Director, Building Inspector, City Engineer, or other city official, pursuant to this chapter, has not been complied with, or where written agreements for compliance have not been made by the property owner, the City Attorney shall institute appropriate legal action or proceedings to prohibit the owner, agent, or occupant from using such structure, land, or water. The City may seek a court order in the nature of mandamus, abatement, or other action or proceeding to abate or remove a violation or to otherwise restore the premises in question to the condition in which they existed prior to the violation."

Permit Authorized By:



NIKKI JONES, DEPUTY DIRECTOR

Date: 3/5/2018



**CITY OF NEW BERLIN
PLAN COMMISSION - MINUTES
Monday, December 5, 2022**

Regular Meeting

Council Chambers

6:00 PM

Please note: Minutes are unofficial until approved by the Plan Commission at the next regularly scheduled meeting.

All votes were taken via a voice roll call vote.

PRIVILEGE OF THE FLOOR

None

CALL TO ORDER; PLEDGE OF ALLEGIANCE

Mayor Ament called the Plan Commission meeting to order at 6:02 PM and led the pledge of allegiance.

ROLL CALL; DECLARATION OF QUORUM

Rubina R. Medina took the roll call as follows:

Present: Ald. Stribl, Commissioners Felda, Biller, McGrath, Rafel, Anderson, Mayor Ament, Kelly Wall, Nikki Jones, Rubina R. Medina

Excused: Commissioner Anderson

Rubina stated that a quorum has been established and the meeting was properly noticed.

APPROVAL OF MINUTES

ITEM: November 14, 2022 Plan Commission Meeting Minutes

MOTION: Motion to approve

VOTE: Motion by: Stribl
Second by: Rafel
Motion passed 4-0 with Commissioner Biller abstaining

PLAN COMMISSION SECRETARY'S REPORT

No Report.

NEW BUSINESS

ITEM: (3) NJ CU-2202306 Bluewater Plumbing - 21516 W. Greenfield Ave. - Conditional Use Approval to reoccupy the existing building for a Plumbing Company in the O-1 Zoning District. (PUBLIC HEARING 6:01 PM)

MOTION: Motion to approve.

VOTE: Motion by: Rafel
Second by: McGrath
Motion Passed 5-0

ITEM: (2) NJ UA-2202320 SilverStar Carwash – 15300 W. National Avenue (Tax Key #: 1207-997-002) – Use, Site and Architectural Approval for a carwash.

MOTION: Motion to Table Item.

VOTE: Motion by: Ament
Second by: Stribl
Motion Passed 5-0

ITEM: (7) KH LD-2202296 Pinnacle Engineering on behalf of Rob DuCharme - 19455 W. Observatory Road - 2-Lot Certified Survey Map

MOTION: Motion to approve.

VOTE: Motion by: Stribl
Second by: Biller
Motion Passed 5-0

PENDING

ITEM: (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)

ITEM: (2) NJ LD-2202321 Dave Herbeck with Oshkosh AAP, LLC on behalf of SilverStar Car Wash - 15300 W. National Avenue (Tax Key #: 1207-997-002) - 1-Lot Certified Survey Map.

COMMUNICATIONS

None.

ADJOURN

Motion by Stribl to adjourn the Plan Commission meeting at 6:13 PM. Motion seconded by Biller. Motion passed 5-0.

*Respectfully Submitted,
Rubina R. Medina, City Clerk*



**CITY OF NEW BERLIN
PLAN COMMISSION - MINUTES
Monday, January 9, 2023**

Regular Meeting

Council Chambers

6:00 PM

Please note: Minutes are unofficial until approved by the Plan Commission at the next regularly scheduled meeting.

PUBLIC HEARING(S)

ITEM: (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)

ITEM: Mayor Ament read the rules for the public hearing and called the public hearing to order at 6:01 PM.

Principal Planner, Kelly Wall read the Public Hearing Notices and gave a brief presentation to the Commission.

Mayor Ament asked if there were any citizens in attendance that had questions for clarification. Questions were asked by the following:

- Donald Ackerman, 3011 S. 128th St
- Bob Jeske, 12770 W. Manitoba Ave
- Robert Nimmer, 12765 W. Manitoba Ave
- Ruzica Kuzmanovic, 3221 S Ridgecrest Ct
- Sean Tsang, 3033 S 128th St.

Mayor Ament asked if any citizens in attendance wished to speak in favor of the application. There were none.

Mayor Ament asked if any citizens in attendance wished to speak in opposition of the application. The following citizens spoke in opposition:

- Bob Jeske, 12770 W. Manitoba Ave
- Charlotte Kroupa, 4440 S. Hi View Ct.

Mayor Ament asked the Commissioners if they had any questions for clarification and/or comments.

Commissioners Felda, Biller and McGrath asked questions for clarification.

The Public Hearing adjourned at 6: 35PM.

PRIVILEGE OF THE FLOOR

Mayor Ament asked if there was anyone in attendance that wanted to take part in Privilege of the Floor.

- Michael Morgan, 15385 W. Coffee Rd. spoke in opposition of an item on the Plan Commission Agenda.

Deputy Clerk Hanson stated that the clerk's office received 2 emails from Steven Meinert, 15411 W San Mateo Dr. in opposition of an item on the Plan Commission Agenda and they were forwarded to Mayor, Plan Commissioners and City Attorney.

CALL TO ORDER; PLEDGE OF ALLEGIANCE

Mayor Ament called the Plan Commission meeting to order at 6:41 PM and led the Pledge of Allegiance.

ROLL CALL; DECLARATION OF QUORUM

Present: Mayor Ament, McGrath, Rafel, Felda & Biller

Excused: Alderman Stribl and Commissioner Anderson

Deputy Clerk Hanson stated that there is a quorum and the meeting was properly noticed in accordance with the open meetings law.

City Staff present: Director of Community Development Greg Kessler, Deputy Director of Community Development Nikki Jones, Principal Planner Kelly Wall, City Engineer Tammy Simonson, City Attorney Mark Blum, and City Deputy Clerk Sherri Hanson.

APPROVAL OF MINUTES

ITEM: December 5, 2022 Plan Commission Meeting Minutes
No Action

PLAN COMMISSION SECRETARY'S REPORT

No Report

NEW BUSINESS

ITEM: 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.

MOTION: Motion to recommend to Common Council to approve and direct staff to execute the Quit Claim Deed for the property located at 15321 W. National Avenue for the Waukesha County Moorland Road Project 2722-22 at the price indicated in the Southern Wisconsin Appraisal documents of \$6,600, but not approve the Donation Agreement.

VOTE: Motion by: Ament
Second by: Felda
Motion Passed: 5-0

PENDING:

(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) **No Action**

(2) NJ LD-2202321 Dave Herbeck with Oshkosh AAP, LLC on behalf of SilverStar Car Wash - 15300 W. National Avenue (Tax Key #: 1207-997-002) - 1-Lot Certified Survey Map. **No Action**

(2) NJ UA-2202320 SilverStar Carwash – 15300 W. National Avenue (Tax Key #: 1207-997-002) – Use, Site and Architectural Approval for a carwash. **No Action**

COMMUNICATIONS

Staff Open Office Hours
Nikki Jones presented the hours that staff will be having Open Office Hours regarding the Park & Open Space Plan

ADJOURN

MOTION: Motion to adjourn the Plan Commission meeting at 6:50PM.

VOTE: Motion by: Rafel
Second by: McGrath
Motion Passed: 5-0

*Respectfully Submitted,
Sherri L Hanson, Deputy City Clerk*

STAFF REPORT EXECUTIVE SUMMARY

APPLICANT/PROJECT: Ryan Janssen, Ryan's Buying LLC / Rezoning

LOCATION: 4908 S. Calhoun Road (Tax Key #: 1258.999)

REQUEST: Request to rezone the property located at 4908 S. Calhoun Road (Tax Key #: 1258.999) from A-2, C-1 and C-2 to R-1/R-2, C-1 and C-2.

D.R.C. RECOMMENDATION: Recommend to Common Council adoption of Ordinance # 2665 that approves the rezoning of the property located at 4908 S. Calhoun Road (Tax Key #: 1258.999) from A-2, C-1 and C-2 to R-1/R-2, C-1 and C-2.

DETAILS IN ATTACHED STAFF REPORT:

CITY OF NEW BERLIN
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLAN COMMISSION STAFF REPORT
Meetings of February 6, 2023

Ryan Janssen, Ryan's Buying LLC / Rezoning
4908 S. Calhoun Road (Tax Key #: 1258.999)

DATE STAFF REPORT PREPARED: January 11, 2023

APPLICANT / OWNER(S): Ryan Janssen, Ryan's Buying LLC / Klumb Family Limited Partnership

REQUEST / DESCRIPTION OF PROJECT: The applicant is requesting to rezone the property located at 4908 S. Calhoun Road (Tax Key #: 1258.999) from A-2, C-1 and C-2 to R-1/R-2, C-1 and C-2.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 9/30/22

DATE OF COMPLETENESS DETERMINATION: 10/3/22

PRE-APPLICATION CONFERENCE HELD: Yes

Date(s) of Meeting(s): 8/25/22

Plan Commission Site Visit(s): 10/27/22

Neighborhood Informational Meeting: 1/4/23

CONCEPTUAL PLAN: Yes

SIZE OF DEVELOPMENT / PARCEL(S): 88.57 acres

CURRENT ZONING: A-2 (Agricultural and Rural Holding District), C-1 (Upland Resource Conservancy), C-2 (Shoreland-Wetland Holding District)

CURRENT LAND USE: Single family home and farmland

PROPOSED ZONING: R-1/R-2, C-1 and C-2

PROPOSED LAND USE: Single-family residential conservation subdivision

PROPOSED LOT SIZES: 20 Lots

Lot 1 (existing home) ~2.5 acres

Lots 2-20 ~0.75 acres

PROPOSED DENSITY: 88.57 total acres / 20 lots = 1 lot per 4.429 acres

	17.7 lots	(88.5 acres / 5 acre min lot size)
+	3.85 lots	Large Tract Density Bonus (88.5 acres - 50 acres = 38.5 acres / 10 acres = 3.85)
	21.55 lots	maximum # of possible lots

*The concept presented at the Public Hearing contained 22 lots (See Sketch Plan 9/28/22 under *Attachments*).

ADJACENT ZONING AND LAND USE:

North: Zoning: R-3, R-4, R-5, I-1, C-1 & C-2

Land Use: Residential, Church

South: Zoning: R-4

Land Use: Residential

East: Zoning: O-2 & C-2

Land Use: Agriculture, Residential

West: Zoning: A-2, R-1/R-2 & I-1

Land Use: Agriculture, Residential, Church

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

Chapter 18: Neighborhood H: Westridge & Moorland Road:

Planning Context / Vision / Development Policies:

Vision:

- Emphasis on preservation of significant environmental features such as: wetlands, woodlands, tree rows, floodplain and environmental corridors.
- Provide residential subdivisions utilizing conservation style design to preserve the environmental features.

Development Policies:

- Encourage the continuation of agricultural uses as long as the property owners so desire. As agricultural lands transition to residential developments, the subdivision design could incorporate farming and agriculture uses as viable open space options.

Land Use:

- Future Land Use Map: Country Residential

Chapter 19: Neighborhood I: National Avenue West:

Planning Context / Vision / Development Policies:

Vision:

- The National Avenue West area, like the Western Area neighborhood (Neighborhood B), should be a regional model of rural development. Any development should occur gradually as a mix of lower density single-family development, farms, large areas of preserved open spaces, rural trails and facilities and small-scale neighborhood oriented retail.

Development Policies:

- While agricultural uses are encouraged to remain, it is recognized that the area may continue to develop as conservation residential developments. Residential uses will be permitted and accommodated pursuant to policies outlined in the Zoning and Development codes. As agricultural lands transition to residential developments, the subdivision design should attempt to incorporate farming and agriculture uses as viable open space options.
- Areas that are environmentally sensitive such as wetlands and recharge areas shall be established as priority areas for open space preservation.

Land Use:

- Future Land Use Map: Country Residential

ZONING CODE (Chapter 275): The lots will need to meet the requirements in Section 275-33B(1).

Since this is a conceptual plan, a detailed review of all the lot standards has not been completed. This is done at the time of preliminary plat when more detailed plans are required.

DEVELOPMENT CODE (CHAPTER 235): Yes, in compliance with Section 235-15, which recommends submittal of an application for a Voluntary Sketch Plan.

REZONING REQUIRED: Yes

CONDITIONAL USE REQUIRED: No

PUBLIC HEARING REQUIRED: Yes, held on November 14, 2022.

USE / SITE / ARCHITECTURAL REVIEW:

Use Approval Required: No

Site Plan Required: Yes, see sketch plan (File #: SP-2202325)

Architectural Review Required: No

PROPOSED ARCHITECTURE: N/A

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: Yes, Secondary Environmental Corridor.

Wetland On Property: Wetlands have been registered on the City's Zoning Map, see file #: WD-2202499. Wetlands were field delineated by Eric Parker, an assured delineator with Hartland Ecological Group, Inc. on November 7, 2022.

Conservancy Districts (C-1, C-2): Yes, C-1 and C-2

NRCS Map Classification: Not Inventoried

Floodplain: Yes, Zone AE

Topography / Geologic: Site slopes to the southeast corner (wetland/floodplain area) of the site. The highest point of the property is at the northwest corner.

BIKE & PEDESTRIAN FACILITIES PLAN: None proposed for this area. Private trails may be provided.

PARK & OPEN SPACE PLAN: No improvements.

NATURAL RESOURCES PROTECTION:

Limits of Disturbance (LOD): Subdivision boundary is shown on the sketch plan.

Wildlife Habitat Protection: N/A

Wildlife Management Plan: An Endangered Resources review will be completed on the property prior to the preliminary plat being submitted.

ENVIRONMENTAL IMPACT: Wetlands have been registered on the City's Zoning Map, see file #: WD-2202499. Wetlands were field delineated by Eric Parker, an assured delineator with Hartland Ecological Group, Inc. on November 7, 2022.

STORMWATER MANAGEMENT / DRAINAGE PLAN: Applicant is required to adhere to all City of New Berlin Codes, Ordinances and Plans regarding storm water conveyance and maintenance as identified by the Department of Community Development. A stormwater management plan will be required at the time of submittal for the preliminary plat.

SANITARY SEWER PROVISION:

Within Current Sewer Service Area: No

Basin Capacity Available: N/A

Adequate Linkage: N/A

Onsite System Required: Yes, perc tests will be required at the time of preliminary plat.

WATER USAGE CALC.: Estimated 250 GPD per new single-family lot. Private wells will be required.

TRAFFIC IMPACT: TIA will not be required at the time of preliminary plat.

SCHOOL DISTRICT IMPACT: 11.8 total estimated students

Elementary – 6.2 students (20 lots * 0.31 students)

Middle – 2.8 students (20 lots * 0.14 students)

High School – 2.8 students (20 lots * 0.14 students)

Notice Sent to Affected School District(s): Will be sent upon submittal of application for preliminary plat.

PREVIOUS ACTION:

11/14/2022 Plan Commission Public Hearing for rezoning.

CONSISTENCY WITH PREVIOUS ACTION: N/A

FINDINGS:

1. The rezoning must meet the following criteria outlined in New Berlin Municipal Code Chapter 275-22(F):
 - a. The proposed rezoning is consistent with the Comprehensive Plan and the stated purposes of Chapter 275;
Yes, the proposed rezoning is compliant. The Future Land Use map identifies this area as Country Residential.
 - b. 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;
The State of Wisconsin will review the POWT's as part of the Preliminary Plat and State Sanitary Permit applications. Deceleration lanes with 100-feet of storage, acceleration lanes, bypass lanes, and turn bays are required at entrances. These shall be installed per City of New Berlin standards and include a 5-foot paved shoulder. They will meet the requirements as they work through the subdivision platting process.
 - c. 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 development is compliant.
 - d. The proposed development has taken into account impacts on surrounding properties or the natural environment, including air, water, noise, storm water management, soils, wildlife, and vegetation;
Yes, the proposed rezoning is compliant. Wetlands have been registered on the City's Zoning Map. There will be woodland restoration work to enhance the quality of the woods. Little to no tree cutting will occur on site. The silo on Lot #1 will remain.
 - e. The land proposal for rezoning is suitable for development and will not cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas;
Yes, the proposed rezoning is compliant.
 - f. The proposed rezoning will not be used to legitimize, or "spot zone," a nonconforming use or structure; and
No, it will not be a spot zoning. It is consistent with the Future Land Use Map.
 - g. The proposed rezoning is the minimum action necessary to accomplish the intent of the petition, and an administrative modification, variance, or conditional use permit could not be used to achieve the same result.
Yes, the proposed rezoning is the minimum action necessary to accomplish the intent of the petition.
2. The applicant has simultaneously applied for a Concept Subdivision Plan (see file #: SP-2202325).
3. The applicant is proposing a 20-lot conservation style subdivision on 88.57 acres. 77% of the site (67.71 acres) will remain in permanent Conservation Area.
4. The site visit was held with the Plan Commission and general public on October 27, 2022. Section 235-15 of the City of New Berlin Subdivision Code allows the owner to voluntarily invite the Plan Commission, Department of Community Development staff, members of the Common Council and abutting neighbors to visit the site prior to the filing of a preliminary plat. This allows attendees the opportunity to see the area of the proposed subdivision in person, ask any questions they may have and visualize the proposal first hand. See File #: SP-2202325 for photos from the site walk.

5. Questions from the November 14, 2022 Public hearing:

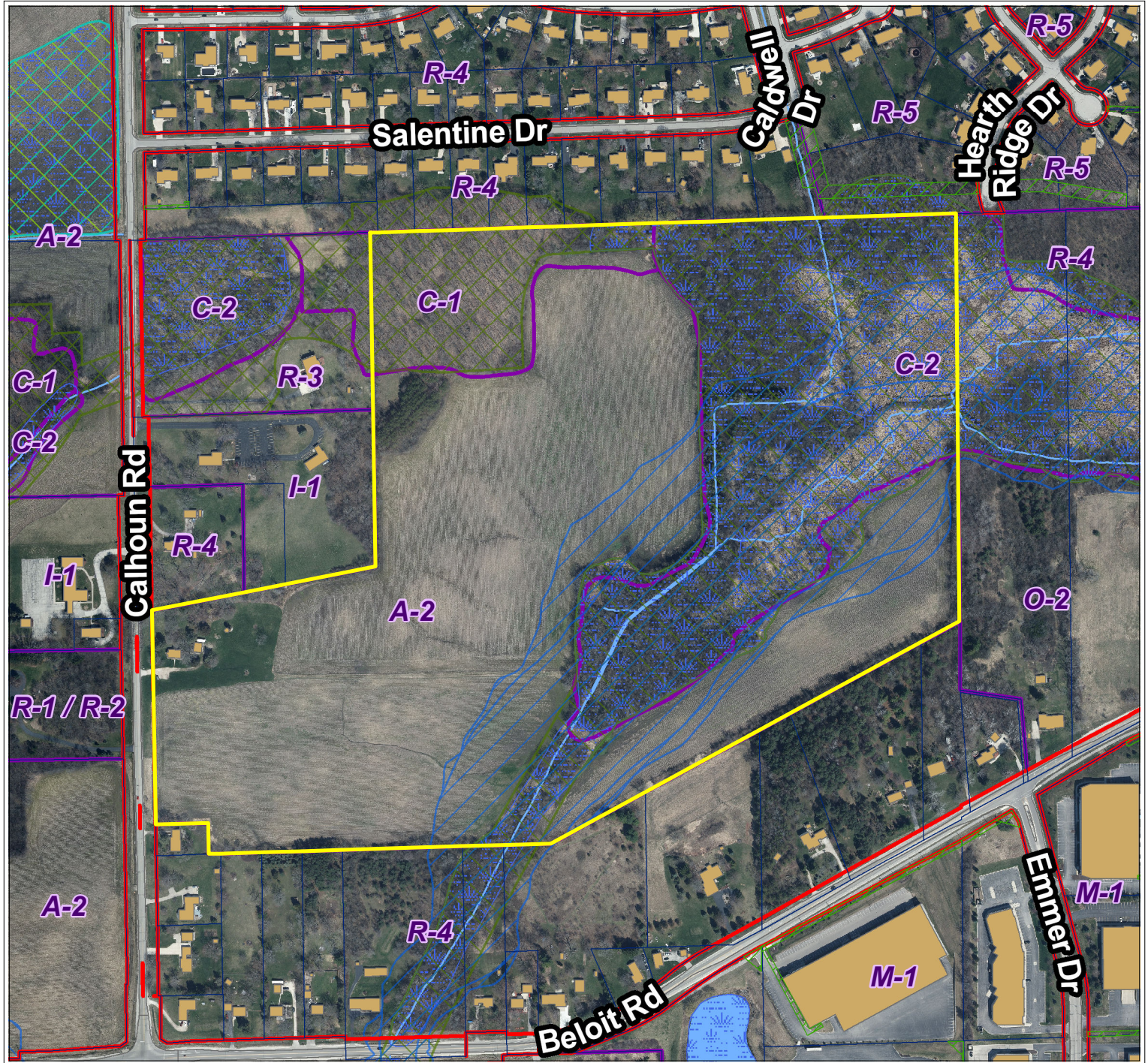
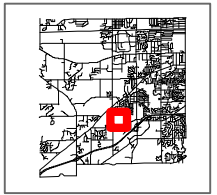
- a. Will there be an impact to surrounding wells and the water table from the new lots with larger homes?
 - In Chapter 5, Agricultural & Natural Resources, of the 2020 Comprehensive Plan, “the average groundwater recharge in Waukesha County would be about 32 billion gallons annually, or about 88 million gallons per day (mgd). The estimated daily use of groundwater in 2005 was about 34 mgd. This calculation would indicate that there is an adequate annual groundwater recharge to satisfy consumptive water demands on the shallow aquifer system on a countywide basis.”
 - Domestic water usage is estimated to be 250 gallons per day (GPD) for each new single-family lot. For a 19-lot subdivision, this would be a total of 4,750 GPD.
 - According to SEWRPC, subdivisions with a cluster design tend to result in higher overall groundwater recharge rates than equivalent subdivisions based on more spread out designs for two reasons. First, they include more open space. Second, they tend to generate less stormwater runoff because they have less impervious and compacted areas.
 - The proposed subdivision will have onsite treatment systems. Water quantity in the shallow aquifer is largely mitigated by returning the withdrawn water to groundwater. (SEWRPC Technical Report-48, 2009)
 - b. Will additional water runoff to the wetland area causing further back-up? What is the impact?
 - Applicant is required to adhere to all City of New Berlin Codes, Ordinances and Plans regarding storm water conveyance and maintenance as identified by the Department of Community Development.
6. A neighborhood informational meeting was held on January 4, 2023. Neighbors were able to ask the applicant questions about the project.
7. Wetlands have been registered on the City’s Zoning Map, see file #: WD-2202499. Wetlands were field delineated by Eric Parker, an assured delineator with Hartland Ecological Group, Inc. on November 7, 2022. An endangered resources review of the subject property will be required prior to submittal of the preliminary plat.
8. The concept presented at the Public Hearing contained 22 lots (See Sketch Plan 9/28/22 under *Attachments*). The applicant submitted a revised concept that contains 20 lots (See Sketch Plan 1/6/23 under *Attachments*).

D.R.C. RECOMMENDATION:

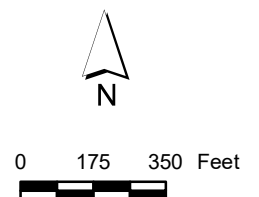
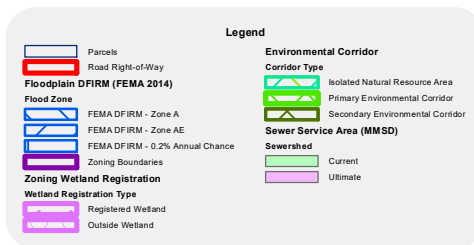
Recommend to Common Council adoption of Ordinance # 2665 that approves the rezoning of the property located at 4908 S. Calhoun Road (Tax Key #: 1258.999) from A-2, C-1 and C-2 to R-1/R-2, C-1 and C-2. **See Executive Summary.**

ATTACHMENTS:

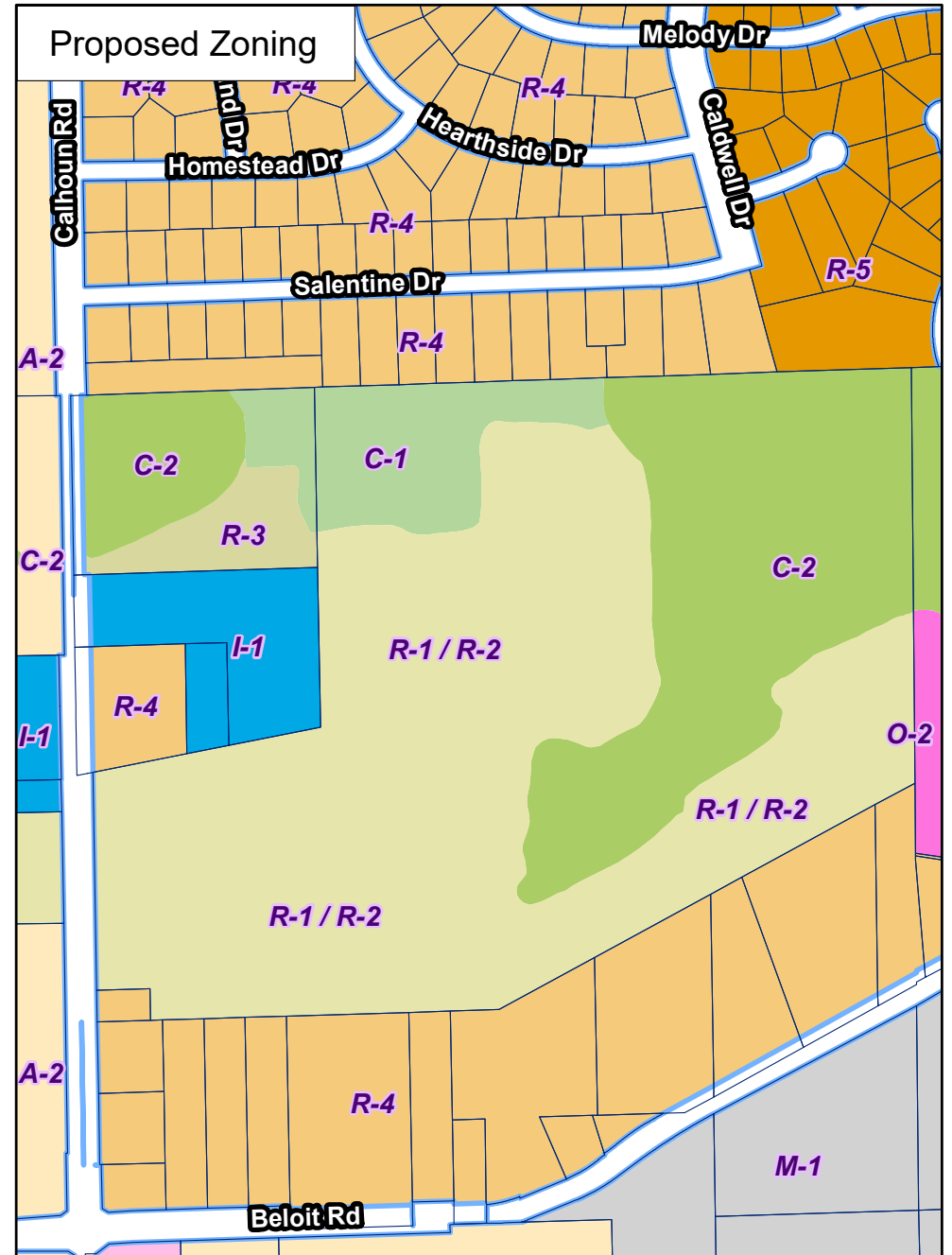
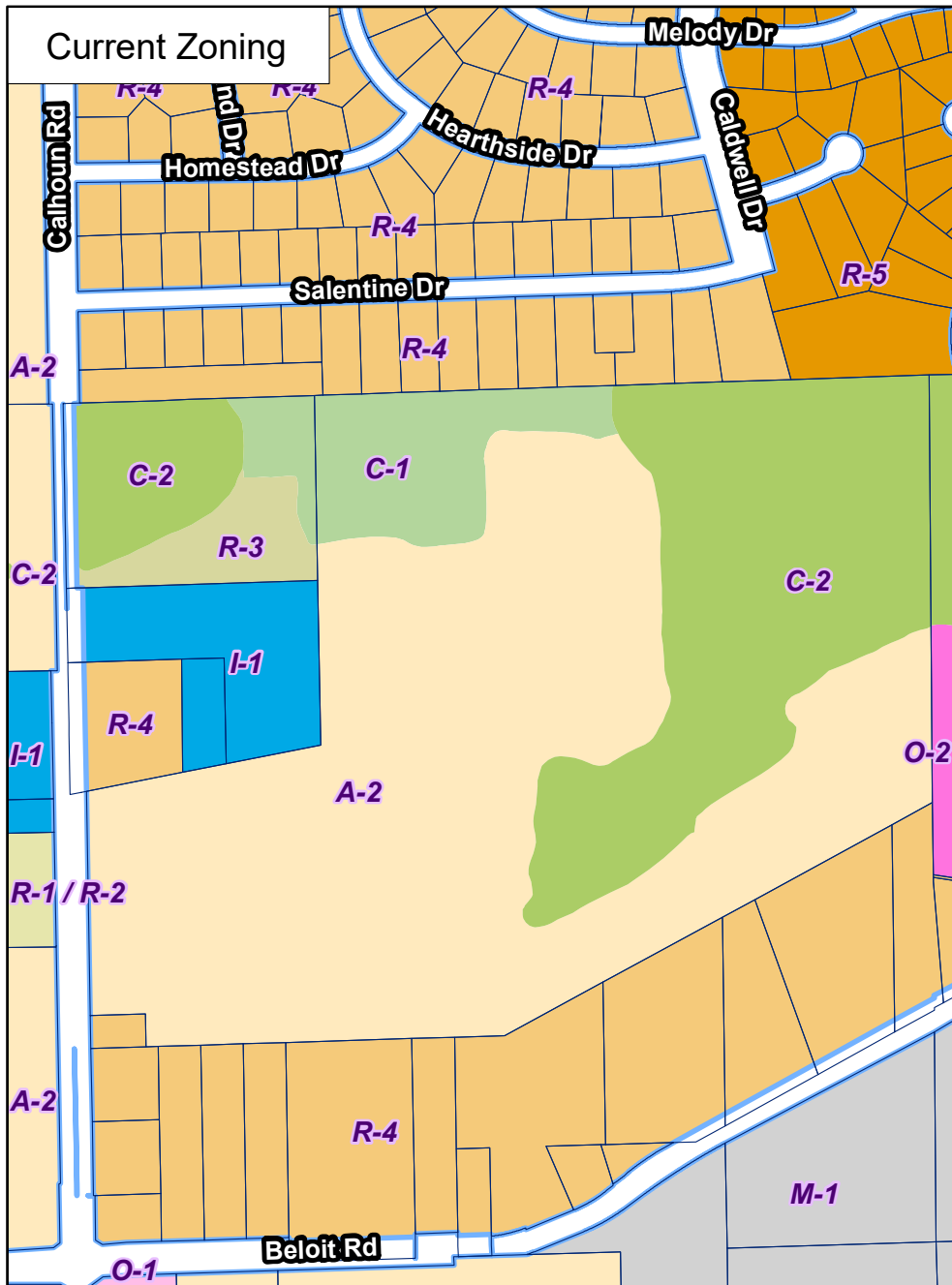
Location Map
Zoning Comparison Map
Applicant Letter
Sketch Plan 1/6/23
Sketch Plan 9/28/22
Ordinance # 2665



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



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We are pleased to present to The City of New Berlin our plans for Autumn Trace, a new 22 lot residential development located at 4908 S Calhoun Rd. The land is currently zoned A-2, C-1 and C-2 however, our plan for the lands is consistent with the City's Master Plan which designates the area Country Residential with an R-1/R-2 zoning. The areas zoned for conservation will remain but simply have the conservation boundary professionally defined. Our clustered lot's range in size from 33000 sq ft to 10 acres and are surrounded by 54 acres of beautiful, wooded conservation area. Our design is consistent with the city zoning ordinances and will not impede the ability for police, fire and public works departments to service the area. The subdivision will be served by private septic and well systems as these city services are not available in this area. Gas, electric and high-speed internet will be available to the subdivision. Given the proximity of the subdivision to the expressway and retail conveniences we anticipate these building lots to be highly sought after.

Autumn Trace will be an exceptional addition to an exceptional community!!!

Thank You for your consideration.

Ryan Janssen

ADJUSTED TRACT ACREAGE

DESCRIPTION	Total Area	Adjustment Factor	Adjusted Total Area Deduction	ADJUSTED TRACT ACREAGE
	(acres)	(deduction)	(acres)	(acres)
CALHOUN RD.	88.40			
- Wetlands (outside Floodway)	8.77	-0.95	-8.33	
- Floodway	21.78	-1.00	-21.78	
- Floodplain	5.97	-0.50	-2.99	
- Steep Slopes (>20%)	0.12	-0.80	-0.10	
- Moderately Steep Slopes (15%-20%)	0.68	-0.60	-0.41	
TOTAL ADJUSTED TRACT ACREAGE				54.79
Required conservation area (75% of adjusted)				41.10
LOT COUNT BASED ON ADJUSTED TRACT ACREAGE				11

Per 275-33-D (12)(a) The subdivision must include at least 75% of the adjusted tract acreage as conservation area.

Conservation area shall not be used for residential lots, except 70% of the area may be 10 acre or larger "conservation lots".

DENSITY CALCULATION

Description	Total Area (acres)	Allowable Lots	Notes
TOTAL AREA "4908 S CALHOUN RD"	88.395	17.68	Total area excludes the Calhoun Road right-of-way
LARGE TRACT DENSITY BONUS (88.395 acres - 50 acres)	38.395	3.84	Large Tract density bonus applies to tracts >50 acres in size, calculated as 1 additional lot for every 10 acres of total tract acreage above 50 acres in the R-1/R-2 District. <i>The 27.8 acres of Wetlands on the site are given to be part of the first 50 acr</i>
TOTAL CONSERVATION SUBDIVISION APPLICATION	88.395	21.52	Maximum # of possible lots in the conservation subdivision.

PROPOSED ZONING

R1/R2 ZONING REQUIREMENTS per Table 275-33-2						
Conservation Subdivision	Lot Area*	Lot Width**	Lot Depth	Front & Rear	Side	Wetland
	(s.f.)	(ft)	(ft)	(ft)	(ft)	(ft)
R-1/R-2	20,000 or 32,670	110 or 130	None	40	15	30
* Minimum Lot Area may be 20,000 s.f. when septic system is located entirely off-lot; Minimum Lot Area when septic system is located on-lot is 32,670 s.f.						
** Minimum lot width of 110' applies to homes with front loaded garages; Minimum Lot Width of 130' applies to homes with side loaded garages.						
ADDITIONAL DESIGN STANDARDS per 275-33						
- Conservation Area Buffer: Existing Road = 100'; Exterior Boundary = 50'						
- Conservation Area:						
- Includes Secondary Environmental Corridor, Floodplain and Wetland						
- No less than 30% of adjusted tract acreage shall be for common use						
- May be located on lots that are 10 acres or larger.						

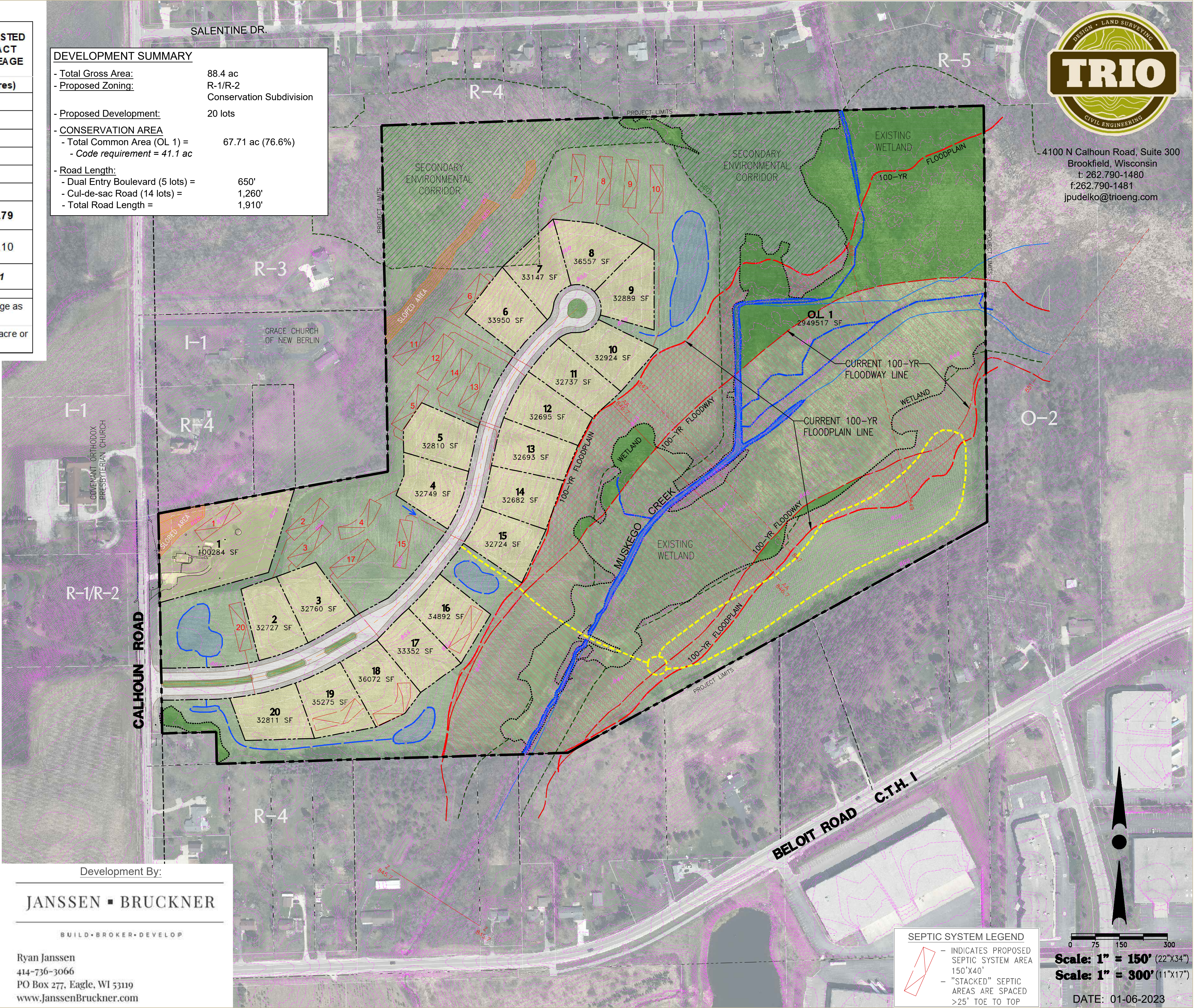
PROPOSED SITE PLAN

Autumn Trace Conservation Subdivision

4908 S. Calhoun Road, City of New Berlin, WI

DEVELOPMENT SUMMARY

- Total Gross Area: 88.4 ac
- Proposed Zoning: R-1/R-2 Conservation Subdivision
- Proposed Development: 20 lots
- CONSERVATION AREA
 - Total Common Area (OL 1) = 67.71 ac (76.6%)
 - Code requirement = 41.1 ac
- Road Length:
 - Dual Entry Boulevard (5 lots) = 650'
 - Cul-de-sac Road (14 lots) = 1,260'
 - Total Road Length = 1,910'



4100 N Calhoun Road, Suite 300
Brookfield, Wisconsin
t: 262.790-1480
f: 262.790-1481
jpudelko@trioeng.com

Development By:

JANSSEN ■ BRUCKNER

BUILD • BROKER • DEVELOP

Ryan Janssen
414-736-3066
PO Box 277, Eagle, WI 53119
www.JanssenBruckner.com

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ADJUSTED TRACT ACREAGE

DESCRIPTION	Total Area	Adjustment Factor	Adjusted Total Area Deduction	ADJUSTED TRACT ACREAGE
	(acres)	(deduction)	(acres)	(acres)
CALHOUN RD.	88.40			
- Wetlands (outside Floodway)	8.77	-0.95	-8.33	
- Floodway	21.78	-1.00	-21.78	
- Floodplain	5.97	-0.50	-2.99	
- Steep Slopes (>20%)	0.12	-0.80	-0.10	
- Moderately Steep Slopes (15%-20%)	0.68	-0.60	-0.41	
TOTAL ADJUSTED TRACT ACREAGE				54.79
Required conservation area (75% of adjusted)				41.10
LOT COUNT BASED ON ADJUSTED TRACT ACREAGE				11

Per 275-33-D (12)(a) The subdivision must include at least 75% of the adjusted tract acreage as conservation area.

Conservation area shall not be used for residential lots, except 70% of the area may be 10 acre or larger "conservation lots".

DENSITY CALCULATION

Description	Total Area	Allowable Lots	Notes
	(acres)		
TOTAL AREA "4908 S CALHOUN RD"	88.395	17.68	Total area excludes the Calhoun Road right-of-way
LARGE TRACT DENSITY BONUS (88.395 acres - 50 acres)	38.395	3.84	Large Tract density bonus applies to tracts >50 acres in size, calculated as 1 additional lot for every 10 acres of total tract acreage above 50 acres in the R-1/R-2 District. <i>The 27.8 acres of Wetlands on the site are given to be part of the first 50 acr</i>
TOTAL CONSERVATION SUBDIVISION APPLICATION	88.395	21.52	Maximum # of possible lots in the conservation subdivision.

PROPOSED ZONING

R1/R2 ZONING REQUIREMENTS per Table 275-33-2						
Conservation Subdivision	Lot Area*	Lot Width**	Lot Depth	Front & Rear	Side	Wetland
	(s.f.)	(ft)	(ft)	(ft)	(ft)	(ft)
R-1/R-2	20,000 or 32,670	110 or 130	None	40	15	30

* Minimum Lot Area may be 20,000 s.f. when septic system is located entirely off-lot; Minimum Lot Area when septic system is located on-lot is 32,670 s.f.

** Minimum lot width of 110' applies to homes with front loaded garages; Minimum Lot Width of 130' applies to homes with side loaded garages.

ADDITIONAL DESIGN STANDARDS per 275-33

- Conservation Area Buffer: Existing Road = 100'; Exterior Boundary = 50'
- Conservation Area:
 - Includes Secondary Environmental Corridor, Floodplain and Wetland
 - No less than 30% of adjusted tract acreage shall be for common use
 - May be located on lots that are 10 acres or larger.

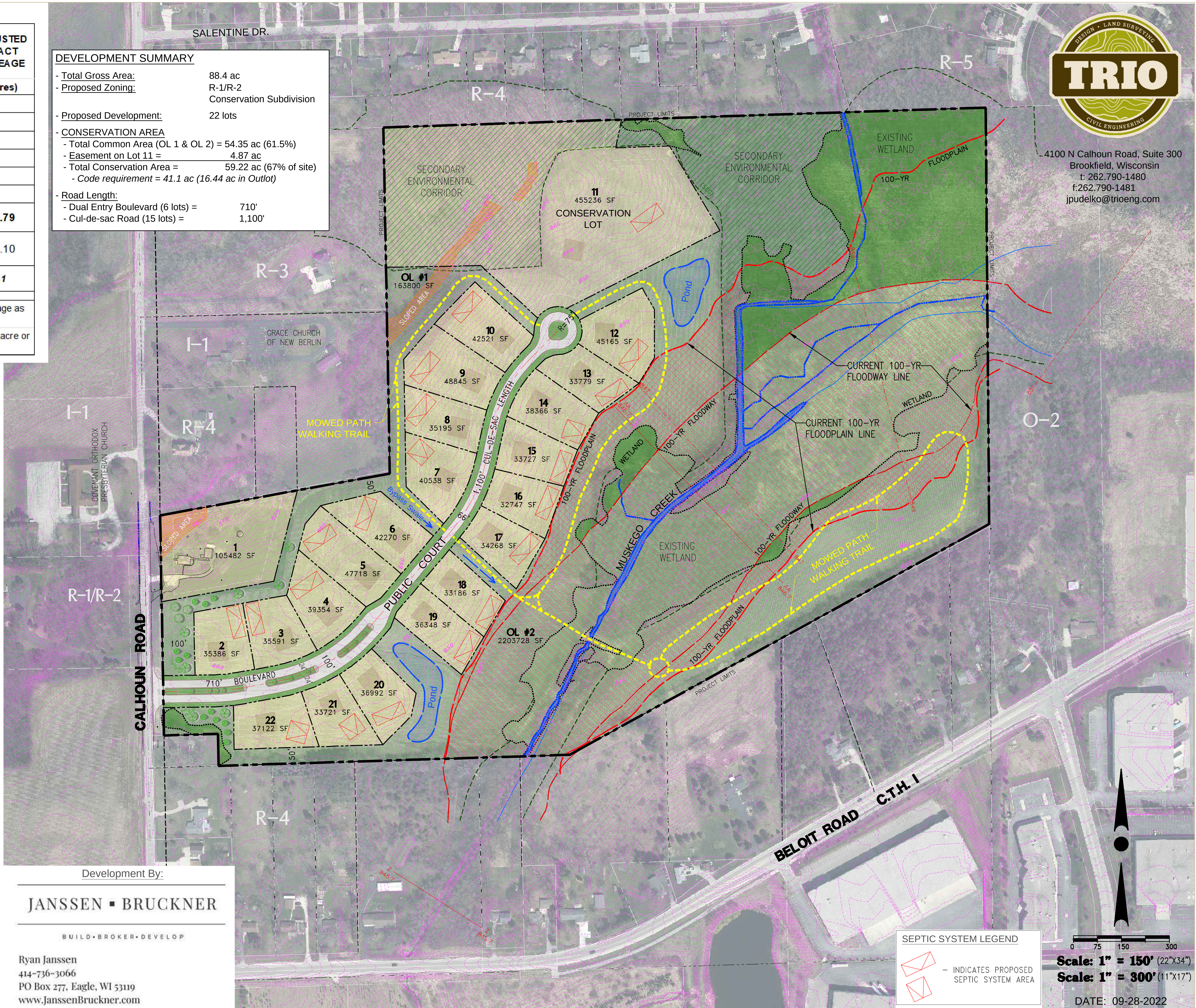
PROPOSED SITE PLAN

Autumn Trace Conservation Subdivision

4908 S. Calhoun Road, City of New Berlin, WI

DEVELOPMENT SUMMARY

- Total Gross Area: 88.4 ac
- Proposed Zoning: R-1/R-2
Conservation Subdivision
- Proposed Development: 22 lots
- CONSERVATION AREA
 - Total Common Area (OL 1 & OL 2) = 54.35 ac (61.5%)
 - Easement on Lot 11 = 4.87 ac
 - Total Conservation Area = 59.22 ac (67% of site)
 - *Code requirement = 41.1 ac (16.44 ac in Outlot)*
- Road Length:
 - Dual Entry Boulevard (6 lots) = 710'
 - Cul-de-sac Road (15 lots) = 1,100'



Development By:

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SEPTIC SYSTEM LEGEND

- INDICATES PROPOSED SEPTIC SYSTEM AREA

Scale: 1" = 150' (22"X34")

Scale: 1" = 300' (11"x17")

DATE: 09-28-2022

ORDINANCE NO. 2665

Ordinance to rezone from A-2 (Agricultural and Rural Holding District), C-1 (Upland Resource Conservancy District) and C-2 (Shoreland Wetland Holding District) to R-1/R-2 (Rural Conservation Single-Family Residential District), C-1 (Upland Resource Conservancy District) and C-2 (Shoreland Wetland Holding District)

The Common Council of the City of New Berlin do ordain as follows:

SECTION I

The City of New Berlin, having received a petition from Ryan Janssen to rezone the property located at 4908 S. Calhoun Road (Tax Key #: 1258.999) from A-2, C-1 and C-2 to R-1/R-2, C-1 and C-2:

OVERALL LEGAL DESCRIPTION:

PT NW1/4 SEC 27 T6N R20E; COM W LINE OF SEC DSTNT N 772.0 FT FROM W1/4 SEC CRNR; N 680.06 FT; N80°28'E 779.8 FT; N 1069.74 FT TO N LINE OF SEC; ELY ON N LINE 1883.4 FT TO N1/4 CRNR; S0°04'E ON N & S1/4 SEC LINE 1301.80 FT; S62°21'W 1510.7 FT; S89°05.5'W 1097.75 FT TO PNT WHICH IS 217.84 FT N89°05.5'E OF W LINE OF NW1/4 SEC; N 100 FT; S89°05.5'W 217.85 FT TO BGN :: EX HWY PER DOC #4552803

AREAS ZONED A-2 WILL BE REZONED TO R-1/R-2.**AREAS ZONED C-1 AND C-2 WILL REMAIN UNCHANGED.**

SECTION II

The matter came before the City Plan Commission which held a public hearing on the proposed rezoning on November 14, 2022 and recommended approval of said rezoning on February 6, 2023 subject to the application, plans on file, and an ordinance approved by the City Attorney, and the matter having been considered and the rezoning approved on February 14, 2023 by the Common Council.

SECTION III

The Common Council of the City of New Berlin does hereby approve the rezoning of the lands in the above-described property from A-2, C-1 and C-2 to R-1/R-2, C-1 and C-2 subject to the application and plans on file.

The Mayor and City Clerk are authorized to execute this Ordinance No. 2665 on behalf of the City of New Berlin.

SECTION IV

The several sections of this ordinance are declared to be severable. If any section shall be declared by decision of a court of competent jurisdiction to be invalid, such decision shall not affect the validity of other portions of the ordinance.

SECTION V

All ordinances or parts of ordinances contravening the terms and conditions of this ordinance are hereby to that extent repealed.

SECTION VI

This ordinance shall take effect upon passage and publication of a summary notice as required by law, and the City Clerk shall so amend the Code of Ordinances and zoning map of the City of New Berlin, and shall indicate the date and number of this amending ordinance therein.

PASSED AND ADOPTED by the Common Council this 14th day of February 2023.

APPROVED:

David A. Ament, Mayor

Countersigned:

Rubina Medina, City Clerk

STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT/PROJECT:	Referral from the Department of Community Development / Release of Road Reservation
LOCATION:	Hearthside Acres Addition No. 1 Subdivision (generally from 17185 W. Salentine Drive through 16585 W. Salentine Drive)
REQUEST:	Release of the Road Reservation located along the southerly portion of Hearthside Acres Addition No. 1 Subdivision Plat (generally from 17185 W. Salentine Drive through 16585 W. Salentine Drive)
D.R.C. RECOMMENDATION:	Recommend to Common Council adoption of Resolution # 23-2 approving the release of the 100' Road Reservation that appears on the southerly portion of Hearthside Acres Addition No. 1 Subdivision Plat (generally from 17185 W. Salentine Drive through 16585 W. Salentine Drive).

Background:

1. Properties located within the Hearthside Acres Addition No. 1 Subdivision are zoned R-4 (Low-Density Single-Family Residential).
2. The City is requesting to release a 100' wide road reservation that is located along the southerly portion of the subdivision, approximately 2,229.5' in length. The plat contains language reserving lands for half of future highway location.
3. The owner of a portion of the lands reserved for future highway purposes is desirous of developing said lands as a single-family home site.
4. Portions of the land reserved for future highway locations have been sold. However, the road reservation remains of record with respect to all the lands reserved for future highway purposes on the plat.
5. The City of New Berlin has concluded that there is no longer a need for these lands reserved for a future highway location.

Next Steps:

1. February 14, 2023 Common Council adoption of Resolution # 23-2 for the release of road reservation.

Previous Action:

March 7, 1958

March 27, 2012

City approval of the Hearthside Acres Addition No. 1 Subdivision plat.
Common Council discussed in closed session.

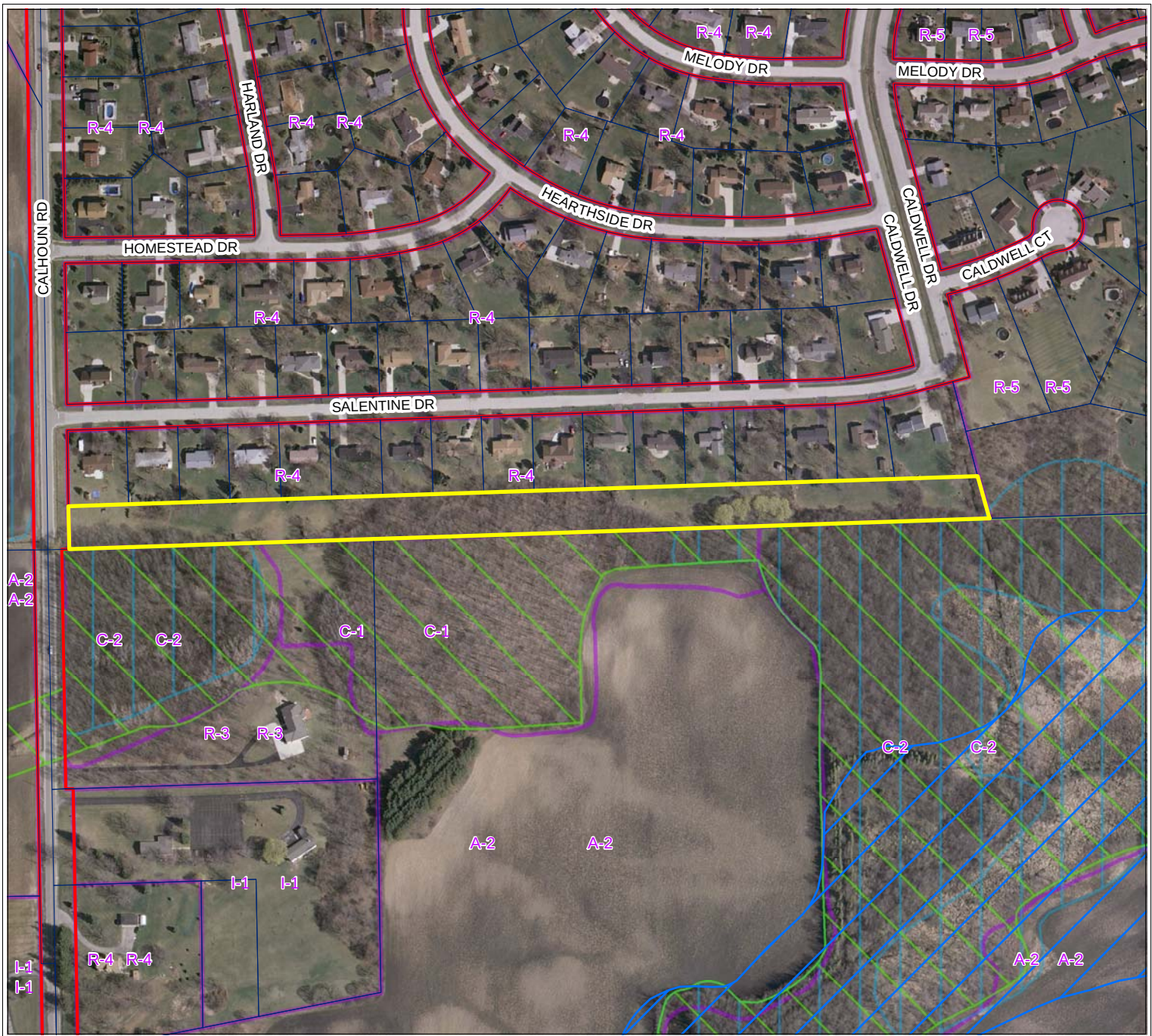
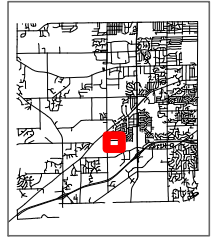
Attachments:

Location Map

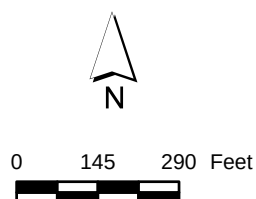
Resolution # 23-2



MS-2300120 Hearthside Acres Addition No. 1 Road Reservation Release



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



Legend		
Parcels	Conservation Easement	Zoning Boundary
Road Right-of-Way	Environmental Corridor	PUD
Road Reservation	Floodplain (FEMA)	SPO
Road ROW Proposed	Wetland	Easement

The information and depictions herein have been produced using data available through photogrammetric means by the City of New Berlin. The informations and depictions herein are for informational purposes and the City of New Berlin specifically disclaims accuracy in this reproduction and specifically admonishes and advises that any and all depiction, measurements, distances depicted herein and as to which specific or precise accuracy is required should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means.

**RESOLUTION RELEASING ROAD
RESERVATION WITHIN
HEARTHSIDE ACRES
ADDITION NO. 1**

Document Number

Title of Document

Please see the attached Resolution Releasing Road Reservation

Record this document with the Register of Deed.

Name and Return Address

Attorney Mark G. Blum
720 Clinton Street, P.O. Box 766
Waukesha, WI 53187

(Parcel Identification Number)

Drafted By:

Attorney Mark G. Blum
Hippenmeyer, Reilly, Blum,
Schmitzer, Fabian & English, S.C.
720 Clinton St., PO Box 766
Waukesha, WI 53187-0766
Phone: (262) 549-8181
Email: mdblum@hrblawfirm.com

RESOLUTION NO. 23-2**RESOLUTION OF THE CITY OF NEW BERLIN
RELEASING ROAD RESERVATION WITHIN
PLAT OF HEARTHSIDE ACRES ADDITION NO. 1**

WHEREAS, the City of New Berlin approved the Plat for Hearthside Acres Addition No. 1 on March 7, 1958. A copy of that Plat is attached hereto and marked as Exhibit A and it was recorded with the Waukesha County Register of Deeds Office on May 14, 1958 as Document No. 477717; and

WHEREAS, said Plat contains language reserving lands on the southerly portion of the Plat for “half of future highway location”. The area in question is 100’ in width and approximately 2,229.5’ in length; and

WHEREAS, the owner of a portion of the lands reserved for future highway purposes is desirous of developing said lands as a single-family homesite; and

WHEREAS, portions of the land reserved for future highway locations has been sold; however, the aforementioned road reservation remains of record with respect to all the lands reserved for future highway purposes on the aforementioned Plat; and

WHEREAS, the City of New Berlin has concluded there is no longer a need for these lands reserved for a future highway location and as a result, the aforementioned reservation on the Plat of Hearthside Acres Addition No. 1 can be released; and

WHEREAS, the potential release of the road reservation on the Hearthside Acres Addition No. 1 Plat was reviewed by the City of New Berlin Planning Commission on February 6, 2023, at which time the Commission recommended approval of a release of the road reservation to the Common Council to ultimately allow for the construction of a residence on said lands.

NOW, THEREFORE, the City of New Berlin, as the approving entity for the Plat for Hearthside Acres Addition No. 1 (Exhibit A) hereby consents, pursuant to Wisconsin Statute Sec. 236.293, to the release of the road reservation on the southerly border of the Hearthside Acres Addition No. 1 Plat. This release shall apply to all the lands subject of the aforementioned road reservation.

All other terms and conditions of the Plat for Hearthside Acres Addition No. 1 shall remain in full force and effect as originally enacted and approved by the City of New Berlin.

[See Next Page for Signatures]

CITY OF NEW BERLIN

David Ament, Mayor

Countersigned:

Medina Rubina, City Clerk

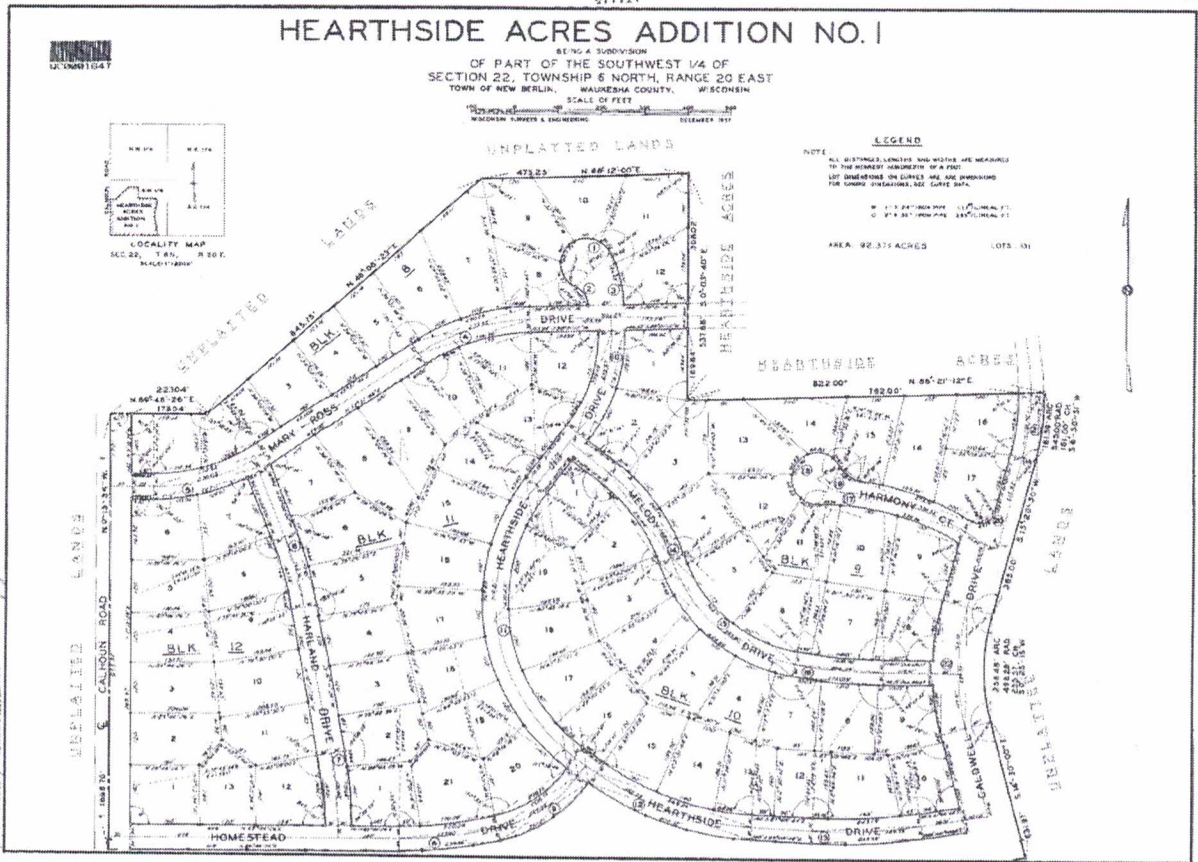
Subscribed and sworn to before me this
____ day of _____, 2023.

Notary Public, State of Wisconsin

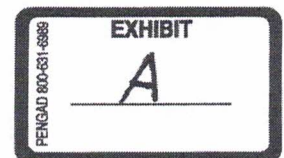
My Commission Expires:_____

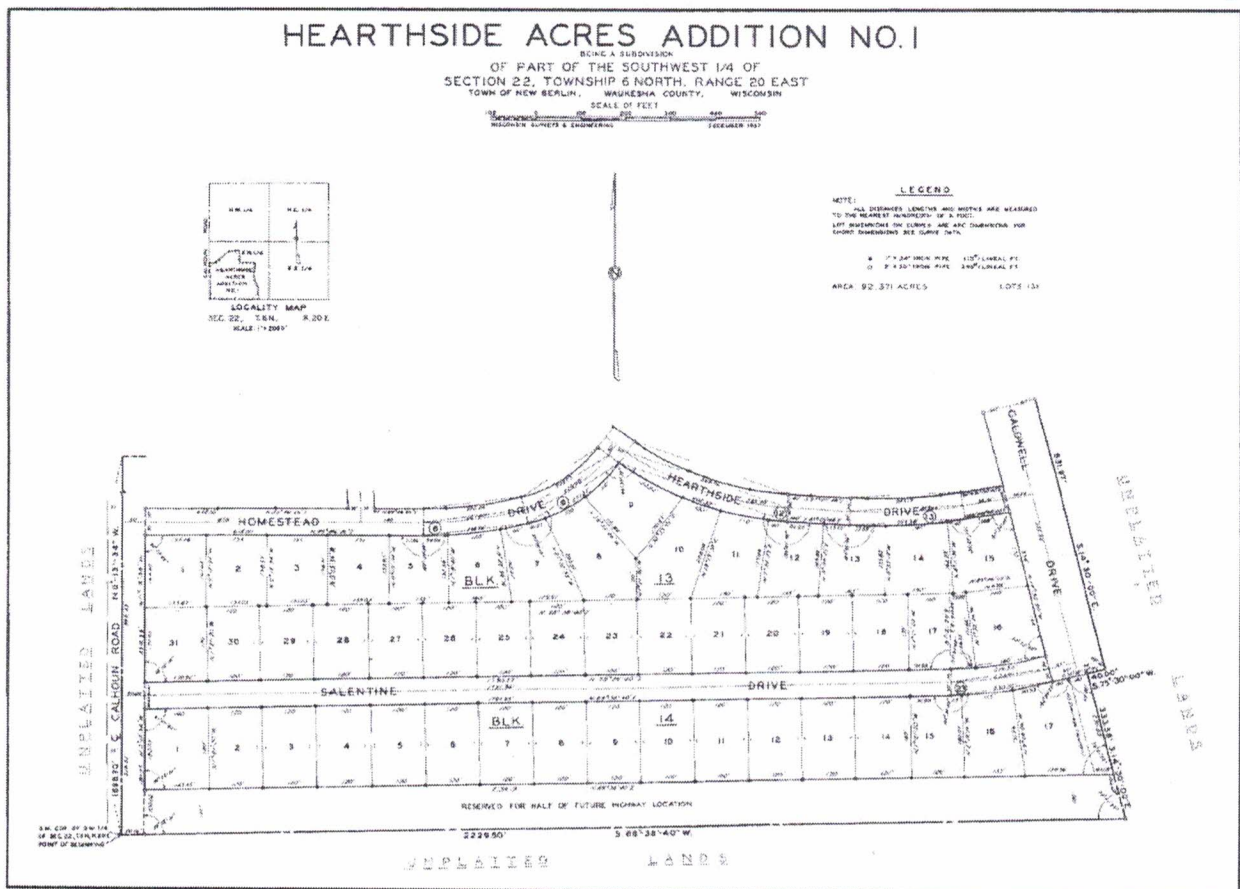
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SHEET 1 OF 4





SHEET 2 OF 4

HEARTHSE ACRES ADDITION NO.1

BEING A SUBDIVISION
OF PART OF THE SOUTHWEST 1/4 OF
SECTION 22, TOWNSHIP 6 NORTH, RANGE 20 EAST
TOWN OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN

CURVE DATA						
Block	Lot	Radius	Area	Chord	Central Angle	Deflection Angle
8	1	427.59	118.54	118.02	100°08'12"	79°51'56"
	2	159.99	139.86	139.48	100°08'12"	79°51'56"
	3	613.48	80.00	80.00	18°03'04"	161°56'56"
	4	109.00	107.80	107.80	18°03'04"	161°56'56"
	5	54.28	54.28	54.28	18°03'04"	161°56'56"
	6	49.04	54.02	54.02	18°03'04"	161°56'56"
	7	60.00	78.73	71.61	37°17'42"	142°42'18"
	8	60.00	60.00	57.35	37°17'42"	142°42'18"
	9	60.00	60.00	57.35	37°17'42"	142°42'18"
	10	60.00	60.00	57.35	37°17'42"	142°42'18"
9	1	410.00	129.27	129.27	100°08'12"	79°51'56"
	2	140.00	139.58	139.58	100°08'12"	79°51'56"
	3	447.00	36.06	36.06	18°03'04"	161°56'56"
	4	110.00	109.75	109.75	18°03'04"	161°56'56"
	5	180.00	87.70	87.70	18°03'04"	161°56'56"
	6	175.00	175.18	175.18	18°03'04"	161°56'56"
	7	160.00	139.81	139.81	18°03'04"	161°56'56"
	8	1079.48	33.98	33.98	18°03'04"	161°56'56"
	9	140.00	139.80	139.80	18°03'04"	161°56'56"
	10	616.28	146.19	146.19	18°03'04"	161°56'56"
10	1	610.00	129.27	129.27	100°08'12"	79°51'56"
	2	140.00	139.58	139.58	100°08'12"	79°51'56"
	3	447.00	36.06	36.06	18°03'04"	161°56'56"
	4	110.00	109.75	109.75	18°03'04"	161°56'56"
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	8	1079.48	33.98	33.98	18°03'04"	161°56'56"
	9	140.00	139.80	139.80	18°03'04"	161°56'56"
	10	616.28	146.19	146.19	18°03'04"	161°56'56"
12	1	610.00	129.27	129.27	100°08'12"	79°51'56"
	2	140.00	139.58	139.58	100°08'12"	79°51'56"
	3	447.00	36.06	36.06	18°03'04"	161°56'56"
	4	110.00	109.75	109.75	18°03'04"	161°56'56"
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	2	140.00	139.58	139.58	100°08'12"	79°51'56"
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	9	140.00	139.80	139.80	18°03'04"	161°56'56"
	10	616.28	146.19	146.19	18°03'04"	161°56'56"
14	1	610.00	129.27	129.27	100°08'12"	79°51'56"
	2	140.00	139.58	139.58	100°08'12"	79°51'56"
	3	447.00	36.06	36.06	18°03'04"	161°56'56"
	4	110.00	109.75	109.75	18°03'04"	161°56'56"
	5	180.00	87.70	87.70	18°03'04"	161°56'56"
	6	175.00	175.18	175.18	18°03'04"	161°56'56"
	7	160.00	139.81	139.81	18°03'04"	161°56'56"
	8	1079.48	33.98	33.98	18°03'04"	161°56'56"
	9	140.00	139.80	139.80	18°03'04"	161°56'56"
	10	616.28	146.19	146.19	18°03'04"	161°56'56"

GENERAL CURVE DATA						
Curve No.	Radius	Area	Chord	Central Angle	Deflection Angle	Chord Bearing
1	60.00	289.75	118.20	219°20'32"	109°41'46"	S 43°59'42" W
2	40.04	54.06	52.00	54°00'16"	32°01'36"	N 33°40'55" W
3	295.00	126.98	122.00	54°39'44"	12°19'52"	N 13°00'40" W
4	S 453.48	256.36	252.95	52°28'26"	16°11'43"	S 72°00'20" W
OL	403.48	273.32	257.90	"	"	"
N	515.48	276.28	257.95	"	"	"
5	N 427.59	252.33	240.00	33°48'40"	16°54'20"	S 72°02'03" W
CL	459.59	270.03	246.13	"	"	"
N	407.59	257.73	233.56	"	"	"
6	N 705.00	163.58	163.28	11°48'56"	3°54'18"	N 16°00'42" W
CL	825.00	169.76	162.44	"	"	"
N	855.00	175.75	172.04	"	"	"
7	N 950.00	165.21	165.00	9°57'50"	4°50'55"	N 5°18'29" W
CL	890.00	170.48	170.21	"	"	"
N	1010.00	175.64	175.42	"	"	"
8	N 955.00	235.24	219.78	15°40'18"	6°50'09"	N 62°56'17" E
CL	955.00	251.21	224.00	"	"	"
N	955.00	208.75	204.42	40°32'40"	20°16'20"	N 25°49'48" E
CL	955.00	224.90	205.17	"	"	"
N	350.00	251.21	246.00	"	"	"
10	N 350.00	230.49	230.90	29°08'28"	19°31'14"	S 17°55'28" W
CL	280.00	250.93	230.95	"	"	"
N	410.00	279.37	274.00	"	"	"
11	N 410.00	279.37	274.00	91°50'12"	6°55'05"	S 8°21'26" E
CL	460.77	301.23	264.73	"	"	"
N	794.79	267.40	247.85	"	"	"
12	N 644.85	366.26	355.27	32°43'16"	16°21'38"	S 70°46'10" W
CL	474.85	305.29	269.17	"	"	"
N	704.85	407.32	397.39	"	"	"
13	N 1277.16	343.19	342.76	11°30'12"	5°25'08"	N 86°03'06" E
CL	1207.16	340.39	340.94	"	"	"
N	1257.16	352.06	352.15	"	"	"
14	N 427.00	222.58	222.54	32°34'04"	16°17'27"	S 55°18'03" E
CL	427.00	240.00	245.16	"	"	"
N	427.00	264.56	262.00	"	"	"
15	N 550.00	343.71	346.70	56°22'29"	29°41'15"	S 49°42'41" E
CL	550.00	380.00	379.41	"	"	"
N	410.00	410.09	405.33	"	"	"
16	N 1075.42	190.98	190.69	10°36'03"	3°18'02"	S 64°41'37" E
CL	1173.42	204.04	204.84	"	"	"
N	1125.42	210.50	209.70	"	"	"
17	N 600.00	359.36	354.06	35°34'24"	18°12'12"	S 74°59'40" E
CL	600.00	354.33	361.60	"	"	"
N	650.00	275.70	271.74	85°45'36"	12°58'49"	N 70°30'17" W
18	N 50.00	326.94	101.58	84°25'12"	12°12'56"	S 31°02'44" E
19	N 60.00	50.61	56.13	55°46'28"	27°53'13"	N 54°37'53" W
20	44.19	63.19	54.57	105°04'02"	52°57'01"	N 60°19'31" W
21	N 493.00	145.81	143.27	16°59'18"	0°29'56"	S 6°30'31" W
CL	515.00	125.70	125.14	"	"	"
N	545.00	143.72	143.00	"	"	"
22	N 496.00	150.48	150.77	29°50'30"	14°56'13"	S 2°25'15" E
CL	556.83	189.75	167.47	"	"	"
N	616.83	250.93	213.56	"	"	"
23	N 945.84	216.63	216.00	15°08'10"	5°54'20"	N 82°04'20" E
CL	973.84	225.00	225.00	"	"	"
N	1008.84	230.20	229.79	"	"	"
24	N 104.54	512.89	280.39	21°07'46"	43°23'53"	N 43°47'27" W
CL	226.54	560.00	323.25	"	"	"
N	586.54	407.91	285.07	"	"	"

HEARTHSIDE ACRES ADDITION NO. 1

BEING A SUBDIVISION
OF A PART OF THE SOUTHWEST 1/4 OF
SECTION 22, TOWNSHIP 6 NORTH, RANGE 20 EAST
TOWN OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

State of Wisconsin }
County of Milwaukee } SS

I, Gerald E. Zander, surveyor, being first duly sworn, on oath, hereby depose and say:
That I have surveyed, divided and mapped "Heartside Acres Addition No. 1", being a subdivision of part of the Southwest 1/4 of Section 22, Township 6 North, Range 20 East, in the Town of New Berlin, County of Waukesha, State of Wisconsin, bounded and described as follows:
Commencing at the Southwest corner of the Southwest 1/4 of Section 22, thence North 0°-13'-34" West along the west line of said 1/4 Section, 1689.70 feet to a point; thence North 59°-45'-25" East, 228.04 feet to a point; thence North 40°-08'-25" East, 842.55 feet to a point; thence North 40°-12'-00" East, 470.50 feet to a point; thence South 00°-03'-40" East, 339.48 feet to a point; thence North 89°-21'-12" East, 812.00 feet to a point; thence Southerly 181.59 feet on a curve (center to the West, radius 545.00 feet, central angle of 139°-59'-16", chord bearing South 20°-50'-51" East, 121.00 feet) to a point; thence South 180°-20'-30" West, 586.00 feet to a point; thence Southerly 220.40 feet on a curve (center to the West, radius 495.38 feet, central angle of 90°-50'-30", chord bearing South 0°-25'-10" East, 125.07 feet) to a point; thence South 140°-30'-00" East, 421.07 feet to a point; thence South 78°-30'-00" East, 40.00 feet to a point; thence South 14°-30'-00" East, 233.00 feet to a point on the South line of said 1/4 Section; thence South 89°-20'-40" West along the South line of said 1/4 Section 2289.50 feet to the point of beginning.
That I have made such survey and the within map by order and direction of E. Franklin Preston and Mina L. Preston, his wife, owners of said land.
That the within map is a correct representation of all exterior boundaries of surveyed and the divisions therein made.
That in surveying, dividing and mapping the same, I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and amendments thereto.

State of Wisconsin }
County of Milwaukee } SS

Gerald E. Zander, being first duly sworn on oath, depose and says that he is the surveyor who signed the foregoing certificate, and that he was aware that all the contents are true and that he made this certificate as required by law.
Subscribed and sworn to before me this 25th day of January, 1958.
My commission expires October 15, 1961.

Gerald E. Zander, Land Surveyor
Gerald E. Zander, Land Surveyor
Gerald E. Zander, Land Surveyor

OWNER'S CERTIFICATE

State of Wisconsin }
County of Waukesha } SS

As owners, we, E. Franklin Preston and Mina L. Preston, his wife, hereby certify that we have caused the land described in the foregoing certificate of Gerald E. Zander, Surveyor, to be surveyed, divided, mapped and dedicated as represented on the plat. We also certify that this plat is required by s. 236.40 or 236.19, Wis. Statutes, to be submitted to the following: Waukesha County Park and Planning Commission, Town of New Berlin, Director of Regional Planning, State Board of Health, State Highway Commission.
Witness the hand and seal of said owners this 7th day of May, 1958.

In presence of: Joseph H. Rausch, Notary Public, Milwaukee County
Mina L. Preston, (Seal)
E. Franklin Preston, (Seal)
Mina L. Preston, (Seal)

State of Wisconsin }
County of Waukesha } SS

On this 7th day of May, 1958, I, Notary Public, personally before me came E. Franklin Preston and Mina L. Preston, his wife, to me known to be the persons who executed the foregoing instrument and acknowledged the same.
My commission expires June 1st, 1960.

Consent of Mortgagees

State of Wisconsin }
County of Waukesha } SS

We, Norbert Salentine and Margaret Salentine, his wife, mortgagees of the above described land, do hereby consent to the surveying, dividing, mapping and dedication of the land described in the foregoing affidavit of Gerald E. Zander, Surveyor, and we hereby consent to the certificate of E. Franklin Preston and Mina L. Preston, his wife, owners.
Witness the hand of Norbert Salentine and Margaret Salentine, his wife, the mortgagees, this 7th day of May, 1958.

In presence of: Joseph H. Rausch, Notary Public, Milwaukee County
Norbert Salentine, (Seal)
Margaret Salentine, (Seal)

State of Wisconsin }
County of Waukesha } SS

Personally seen before me this 7th day of May, 1958, the above named Norbert Salentine and Margaret Salentine, his wife, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Joseph H. Rausch, Notary Public
My commission expires June 1st, 1960

TOWN BOARD APPROVAL

State of Wisconsin }
County of Waukesha } SS

Be it resolved by the Town Board of the Town of New Berlin, Waukesha County, that the plat of "HEARTHSIDE ACRES ADDITION NO. 1", being a subdivision of part of the Southwest 1/4 of Section 22, Township 6 North, Range 20 East, in the Town of New Berlin, County of Waukesha, State of Wisconsin, be and the same is hereby approved this 7th day of May, 1958.
I, Joseph Rausch Jr., do hereby certify that I am the duly elected, qualified and acting Town Clerk of the Town of New Berlin, Waukesha County, Wisconsin, and that the foregoing resolution is a true and correct copy of a resolution passed and adopted by the Town of New Berlin, Waukesha County, Wisconsin, this 7th day of May, 1958.

CERTIFICATION OF TOWN CLERK & TOWN TREASURER, RE: TAXES

State of Wisconsin }
County of Waukesha } SS

I, Joseph Rausch Jr., and I, Wm. J. Schmidt being duly elected, qualified and acting Town Clerk and acting Town Treasurer respectively of the Town of New Berlin, do hereby certify that in accordance with the records in the Office of the Town Treasurer of the Town of New Berlin, there are no unpaid taxes or unpaid special assessments on any of the lands included in the plat of "HEARTHSIDE ACRES ADDITION NO. 1".

Date: March 7th 1958
Joseph Rausch Jr., Town Clerk
Wm. J. Schmidt, Town Treasurer

CERTIFICATION OF COUNTY TREASURER, RE: TAXES

State of Wisconsin }
County of Waukesha } SS

I, Leslie F. Rootenbacher, being duly elected, qualified and acting Treasurer of the County of Waukesha, Wisconsin, do hereby certify that in accordance with the records in my office, there are no delinquent taxes or delinquent special assessments for the tax levy years 1954-1958, and prior, affecting the lands included in the plat of "HEARTHSIDE ACRES ADDITION NO. 1".

Date: February 28, 1958
Leslie F. Rootenbacher, County Treasurer

FOR RECORDATION OF OBLIGATION

COUNTY PLANNING AGENCY APPROVAL

Received that the plat known as "HEARTHSIDE ACRES ADDITION NO. 1" in the Town of New Berlin is and hereby is approved in compliance with Chapter 236 of the Wisconsin Statutes.
I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Waukesha County Park and Planning Commission and made effective this 12th day of February, 1958, and that copies of this plat were forwarded as required by s. 236.19(1) of the Wisconsin Statutes.
Approved May 7, 1958
William L. Nelson, Executive Director

CITY OF WEST ALLIS, WISCONSIN, COUNCIL APPROVAL - EXTRAORDINARY

RESOLUTION NO. 8858

BE IT RESOLVED by the Common Council of the City of West Allis, Wisconsin that the plat of HEARTHSIDE ACRES ADDITION NO. 1, being a subdivision of a part of the Southwest 1/4 of Section 22, Township 6 North, Range 20 East, in the Town of New Berlin, Waukesha County, Wisconsin, be and the same is hereby approved.

ADOPTED: May 13, 1958
Phil Elliott, City Clerk
APPROVED: May 14, 1958
Arnold H. Almy, Mayor

STATE OF WISCONSIN }
COUNTY OF MILWAUKEE } SS

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of West Allis, County of Milwaukee, Wisconsin, on May 13, 1958.
Phil Elliott - City Clerk

REGISTER'S OFFICE

Records Co., Inc. 477717

Waukesha Co., Wis.

Waukesha Co., Wis.

Waukesha Co., Wis.

Waukesha Co., Wis.

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Waukesha Co., Wis.

STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT/PROJECT: Referral from the Department of Community Development on behalf of Zignego Brothers West Allis and New Berlin Self Storage / Release of Drainage Easement shown on CSM No. 6045

LOCATION: 17501 Liberty Lane (shown on CSM No. 6045)

REQUEST: Release of the Drainage Easement shown on CSM No. 6045

D.R.C. RECOMMENDATION: Recommend to Common Council adoption of Resolution No. 23-3 approving the release the Drainage Easement shown on CSM No. 6045.

Background:

1. This property was created via CSM No. 6045 and is zoned M-1/SPO (Light Manufacturing District/New Berlin Industrial Park Redevelopment Plan).
2. The applicants are the owners of Lots 1 and 2 of CSM No. 6045 and which border the Drainage Easement.
3. The City has carefully reviewed the request, including the comments from the City Engineer, and has determined the proposed request to release the Drainage Easement is in the best interest of the City. The City has found that the drainage easement is no longer necessary, as there are alternative means of providing the discharge of the drainage for which this Drainage Easement was created.
4. The property owner will be responsible for maintaining the private storm sewer and grates so as to prevent any storm water flooding in the area.

Next Steps:

1. February 14, 2023 Common Council adoption of a Resolution approving the release of the Drainage Easement.

Previous Action:

November 6, 1989 Plan Commission approved CSM No. 6045.
November 14, 1989 Common Council approved CSM No. 6045 and it was recorded at Waukesha County Register of Deeds Office as Document No. 1568206 on December 6, 1989.

Attachments:

Location Map
Letter from City Attorney Mark Blum
Draft Resolution No. 23-3 for Release of Drainage Easement
CSM No. 6045
Survey – Updated to reflect current conditions
Site Plan- Grading (initial phase of building)



City Attorney Mark G. Blum

City Prosecutor Thomas G. Schmitzer

720 Clinton Street • PO Box 766 • Waukesha, Wisconsin 53187-0766 • (262) 549-8181 • Fax (262) 549-8191 • mblum@newberlin.org

EMAIL: MGBLUM@HRBLAWFIRM.COM

January 26, 2023

Via Email (ksj@ksjostrom.com) ONLY

Attorney Kevin J. Sjostrom
1011 N. Mayfair Road, Ste. 200
Wauwatosa, WI 53226

Re: City of New Berlin – New Berlin Self Storage Drainage Easement

Dear Sjostrom:

I am in receipt of your email of January 25, 2023, as well as the attachments thereto. I have spoken with the City's Community Development Department and, in particular, the City's Stormwater Engineer. She advises that the storm sewer over which you would propose to grant the City an easement is, in fact, a private storm sewer. Because of that, the City does not have any interest in acquiring an easement for what is a private line since it is ultimately your client's responsibility to maintain that in accordance with the City's Stormwater Maintenance Ordinance. Our Staff is satisfied that the existing Easement can be released without limitation and therefore, I am enclosing the revised Resolution which removes the restriction. However, in doing so, I want to make clear that it remains your client's responsibility to maintain the private storm sewer and grates so as to prevent any stormwater flooding in this area.

Thank you for your consideration of this matter.

Sincerely,



Mark G. Blum

MGB/jb
Enc.

Cc: Mr. Greg Kessler
Ms. Nicole Hewitt
Ms. Tammy Simonson
Ms. Nikki Jones

**Release of Drainage Easement on
CSM No. 6045**

Document Number

Title of Document

Please see the attached Release of Drainage Easement.

Record this document with the Register of Deed.

Name and Return Address

Attorney Mark G. Blum
720 Clinton Street, P.O. Box 766
Waukesha, WI 53187

(Parcel Identification Number)

Drafted By:

Attorney Mark G. Blum
Hippenmeyer, Reilly, Blum,
Schmitzer, Fabian & English, S.C.
720 Clinton St., PO Box 766
Waukesha, WI 53187-0766
Phone: (262) 549-8181
Email: mgbлум@hrblawfirm.com

**RESOLUTION REGARDING THE RELEASE OF DRAINAGE EASEMENT
DEPICTED ON CERTIFIED SURVEY MAP NO. 6045**

This Resolution is made and entered into this _____ day of _____, 2023, by the Common Council of the City of New Berlin (hereinafter referred to as the "City").

WHEREAS, the City is in receipt of a request from Zignego Brothers West Allis, a General Partnership, and New Berlin Self Storage, a Limited Partnership, n/k/a New Berlin Self Storage, LLC, to release the 20' wide drainage easement granted to the City of New Berlin as part of Certified Survey Map No. 6045 (hereinafter referred to as the "Drainage Easement"), which was approved by the New Berlin Plan Commission on November 6, 1989 and the Common Council on November 14, 1989, and which was recorded with the Waukesha County Register of Deeds as Document No. 1568206 on December 6, 1989; and

WHEREAS, the applicants are the owners of Lots 1 and 2 of said CSM No. 6045 and which border the Drainage Easement; and

WHEREAS, on the _____ day of _____, 2023, the Plan Commission held a public meeting to consider the request to release the Drainage Easement from CSM No. 6045; and

WHEREAS, this Drainage Easement is being released pursuant to the authority granted to the Common Council in Section 236.293 of the Wisconsin Statutes; and

WHEREAS, the Common Council of the City of New Berlin has carefully reviewed the request, including the Staff Report and the comments of the City Engineer and has determined the proposed request to release the Drainage Easement is in the best interest of the City and therefore, should be approved. The Council having further found that said Drainage Easement is no longer necessary as there are alternative means of providing for the discharge of the drainage for which this Drainage Easement was created.

NOW, THEREFORE, BE IT RESOLVED that the request to release the Drainage Easement as appears on CSM No. 6045 is hereby approved.

BE IT FURTHER RESOLVED that City Staff is directed to take such steps as are necessary to effectuate the intent of these Resolutions.

This Release is approved by action of the Common Council of the City of New Berlin pursuant to Wisconsin Statutes Sec. 236.293.

CITY OF NEW BERLIN

David Ament, Mayor

Countersigned:

Medina Rubina, City Clerk

Subscribed and sworn to before me this
____ day of _____, 2023.

Notary Public, State of Wisconsin

My Commission Expires: _____

Stock No. 26273

WC0008426

1568206

See redimension of Lot 3 in CSM # 6227 Vol. 51 p. 143

CERTIFIED SURVEY MAP NO. 6045 V49

Page 1 of 3

Part of the NW 1/4, SW 1/4 and SE 1/4 of the NE 1/4 of Section 9, T6N, R20E

CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN

Being a redimension of Outlot 1, C.S.M. 5350 and abutting unplatted lands



LOCATION MAP
NE 1/4, SEC 9-6-20
SCALE 1"=2640'

SW COR. NE 1/4
SEC. 9-6-20
CONC. MON.



- LEGEND:
 o Iron pipe 24" x 1" dia. (placed)
 1.13+ lbs. per lin. ft.
 • Iron pipe 24" x 1" dia. (found)
 1.13+ lbs. per lin. ft.

REFERENCE MERIDIAN: The west line of the NE 1/4 of Section 9, T6N, R20E, is used as the Reference Meridian and has a bearing of North 00°39'05" East based on the Wisconsin State Plane Coordinate System, South Zone grid.

OWNER: THOMAS H. STIGLER, ET AL



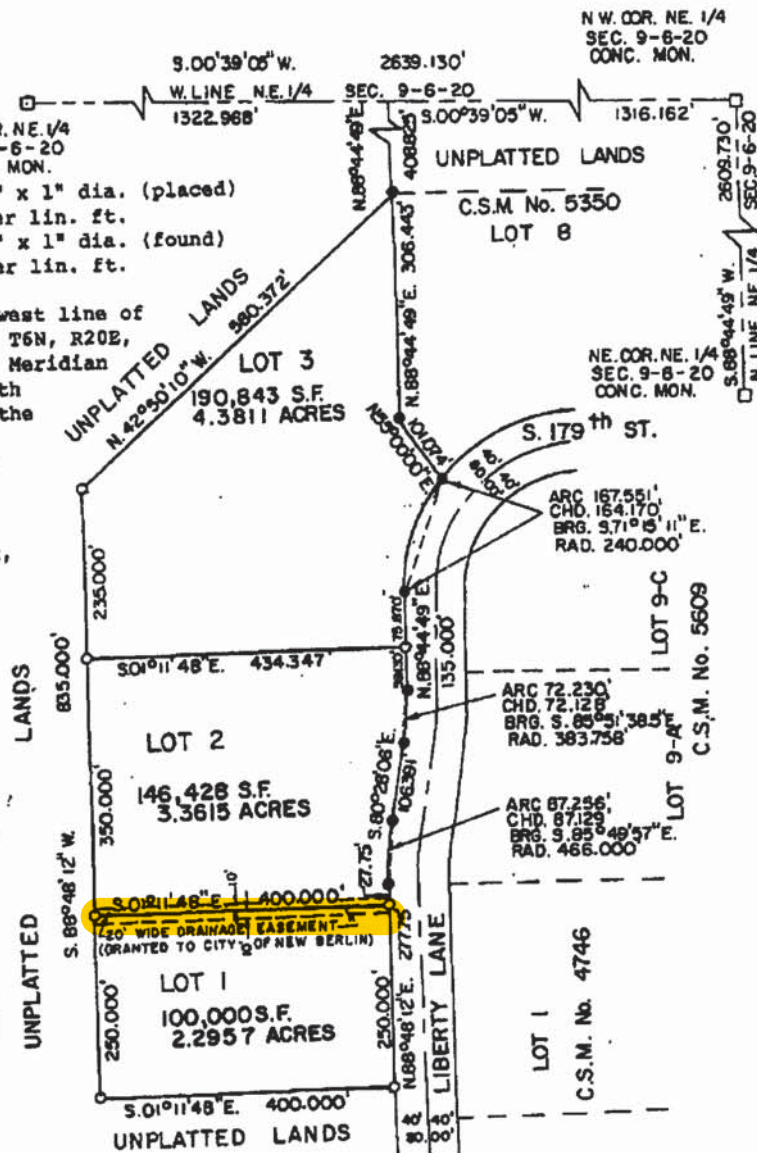
JOHN W. JAHNKE - Wis. Reg. No. 8-917

Dated this 30th day of Sept., 1989.

Revised 10/30/89

REVISED 11/30/89

Instrument drafted by John W. Jahnke



Owner to pay all direct and indirect costs for public water main to Lots 2 & 3 per action of Council November 14, 1989

P. S. New Berlin 600



Stock No. 26273

Page 2 of 3

CERTIFIED SURVEY MAP NO. _____
 Part of the NW 1/4, SW 1/4 and SE 1/4 of the NE 1/4 of Section 9, T6N, R20E
 CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN
 Being a redivision of Outlot 1, C.S.M. 5350 and abutting unplatted lands

SURVEYOR'S CERTIFICATE:

I, John W. Jahnke, registered land surveyor, being duly sworn on oath, hereby depose and say that I have surveyed, divided and mapped the following land bounded and described as follows:

All that part of the Northwest Quarter (NW 1/4), Southwest Quarter (SW 1/4), and Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 9, Town 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin, bounded and described as follows: Commencing at the northwest corner of the Northeast Quarter (NE 1/4) of said Section 9; thence South 00°39'05" West along the west line of said Northeast Quarter (NE 1/4) 1316.162 feet; thence North 88°44'49" East 408.825 feet to the southwest corner of Lot 8 as recorded in said Certified Survey Map No. 5350, the place of beginning of the land hereinafter described; thence North 88°44'49" East along the south line of said Lot 8, 306.443 feet to the southwest corner of Outlot 1 of Certified Survey Map No. 5350; thence North 55°00'00" East along said Outlot 1, 101.070 feet to a point on the southerly right-of-way line of Liberty Lane; thence southeasterly 167.551 feet along the arc of a curve, curve center lies to the north, curve radius is 240.000 feet, chord bears South 71°15'11" East 164.170 feet, to a P.T.; thence North 88°44'49" East 135.000 feet to a P.C.; thence southeasterly 72.23 feet along the arc of a curve, curve center lies to the south, curve radius is 383.758 feet, chord bears South 85°51'38.5" East 72.128 feet, to a P.T.; thence South 80°28'06" East 106.391 feet to a P.C.; thence southeasterly 87.256 feet along the arc of a curve, curve center lies to the north, curve radius is 466.000 feet, chord bears South 85°49'57" East 87.129 feet, to a P.T.; thence North 88°48'12" East 277.75 feet; thence South 01°11'48" East 400.000 feet; thence South 88°48'12" West 835.000 feet; thence North 42°50'10" West 580.372 feet to the place of beginning; containing 437,271 square feet (10.0383 acres) of land.

I further certify that I have made such survey, land division and map by the direction of the owners of said land; that such map is a correct representation of the exterior boundaries of the land surveyed and map thereof made; and that I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes pertaining to Certified Survey Maps (S 236.34) and the regulations of the City of New Berlin in surveying, dividing and mapping the same.



John W. Jahnke
 JOHN W. JAHNKE - Wis. Reg. No. 8-917

REVISED 11/30/89

STATE OF WISCONSIN) ss
 COUNTY OF WAUKESHA)

The above certificate subscribed and sworn to me this 28th day of SEPTEMBER, 1989.

My commission expires September 12, 1993.

Jerome G. Wegner
 JEROME G. WEGNER - NOTARY PUBLIC

OWNER: THOMAS H. STIGLER, ET AL

Instrument drafted by John W. Jahnke

P. S. New Berlin 600



Stock No. 26273

CERTIFIED SURVEY MAP NO. _____ Page 3 of 3
 Part of the NW 1/4, SW 1/4 and SE 1/4 of the NE 1/4 of Section 9, T6N, R20E
 CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN
 Being a redivision of Outlot 1, C.S.M. 5350 and abutting unplatted lands

OWNERS' CERTIFICATE

As owners, we hereby certify that we caused the land described on this map to be surveyed, divided and mapped as represented on this map.

Thomas H. Stigler
 THOMAS H. STIGLER - INDIVIDUALLY AND AS
 POWER-OF-ATTORNEY FOR THE OTHER OWNERS

STATE OF WISCONSIN) ss
 COUNTY OF WAUKESHA)

Personally came before me this 4th day of October, 1989, the above named THOMAS H. STIGLER, individually and as Power-of-Attorney for the other owners, to me known to be the person who executed the foregoing instrument and acknowledged the same.

My commission expires July 22, 1990 John J. Lynch
 NOTARY PUBLIC -

PLAN COMMISSION APPROVAL

Approved by the Plan Commission, City of New Berlin, this 6th day of November, 1989.

Timothy J. Fully
 TIMOTHY FULLY - CHAIRMAN

Steven Hoese
 STEVEN HOESE - SECRETARY

COMMON COUNCIL APPROVAL

Approved by the Common Council, City of New Berlin, this 14th day of November, 1989.

Timothy J. Fully
 TIMOTHY FULLY - MAYOR

William Bowers
 WILLIAM BOWERS - CLERK



John W. Jahnke
 JOHN W. JAHNKE - Wis. Reg. No. S-917
 Dated this 20th day of SEPT., 1989.

REGISTER'S OFFICE) ss 1568206

Waukesha Co. Wis.

RECEIVED FOR RECORD THE 6th DAY

December, A.D. 1989 AT 2:12

O'CLOCK P.M. & RECORDED IN Vol 49

OF C.S.M.'s ON pages 280-282

Michael G. Haeberling

By Karl Benjamin Deputy

P. S. New Berlin 600

Instrument drafted by John W. Jahnke

LEGEND OF SYMBOLS & ABBREVIATIONS

UTILITY POLE	MANHOLE	P.O.C. POINT OF COMMENCEMENT
LIGHT POLE	SANITARY MANHOLE	P.O.B. POINT OF BEGINNING
TRANSFORMER	STORM STRUCTURE (CLOSED)	DEGREES
UTILITY PEDESTAL	STORM STRUCTURE (OPEN)	FEET/MINUTES
TRAFFIC SIGNAL	CURB INLET	INCHES/SECONDS
SIGNAL VAULT	VALVE VAULT	S.F. SQUARE FEET
GAS VALVE	FLARED END SECTION	(REC) RECORD BEARING/DISTANCE
WATER VALVE	WATER LINE	TF TOP OF FOUNDATION
ELECTRIC METER	TELEPHONE/CATV LINE	FF FINISHED FLOOR
GAS METER	GAS LINE	TP TOP OF PIPE
FIRE HYDRANT	ELECTRIC LINE	B.S.L. BUILDING SETBACK LINE
AUTO SPRINKLER	OHW- OVERHEAD WIRES	P.U.E. PUBLIC UTILITY EASEMENT
MONITORING WELL	STW- STORM SEWER	D.E. DRAINAGE EASEMENT
GROUND LIGHT	SAN- SANITARY SEWER	L ARC LENGTH
BOLLARD	CHAIN LINK FENCE	R RADIUS LENGTH
B-BOX	STOCKADE FENCE	C CHORD LENGTH
SIGN	GUARD RAIL	CB CHORD BEARING
FLAG POLE	CONCRETE SURFACE	CMP CORRUGATED METAL PIPE

ZONING INFORMATION

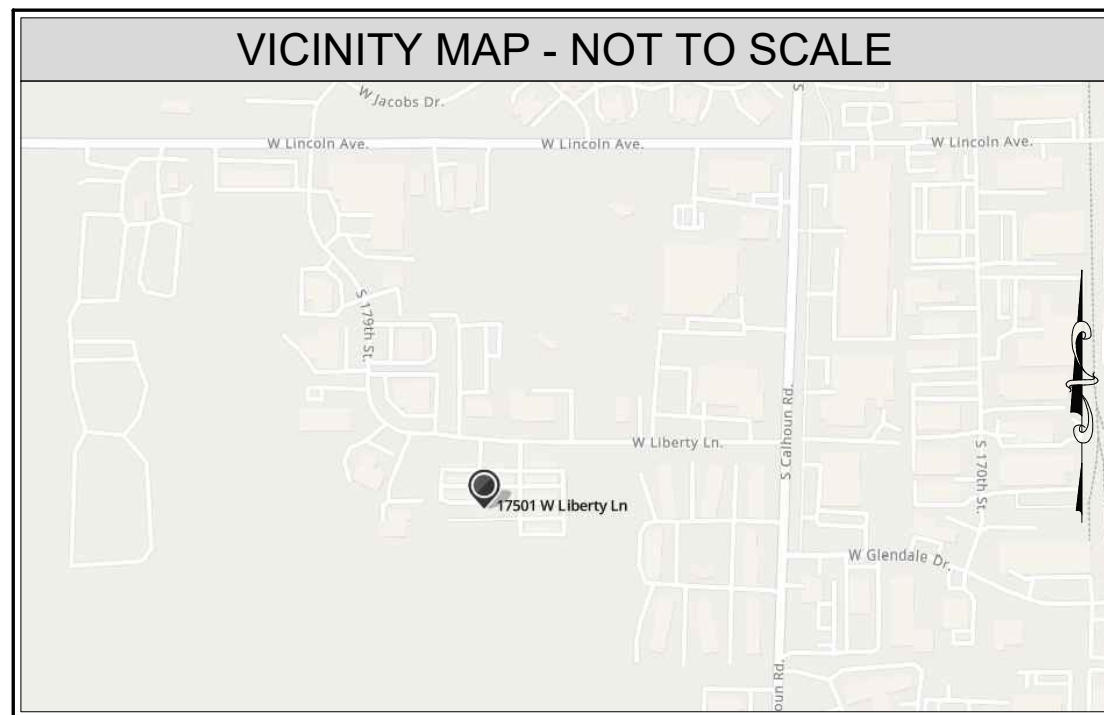
THE SURVEYOR WAS NOT PROVIDED WITH THE ZONING INFORMATION.

EXISTING PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	64
ADA	0
TOTAL	64

SIGNIFICANT OBSERVATIONS

A BUILDINGS LIE WITHIN AN EASEMENT. (BASED ON UNDERGROUND UTILITY LOCATOR AND MARKINGS PROVIDED BY GPRS, THERE IS NO STORM SEWER LINE LOCATED UNDER THE BUILDINGS. STORM SEWER IS SHOWN HEREON.)

VICINITY MAP - NOT TO SCALE



AREA: 246,488.10 SF± OR 5.66 ACRES±

ITEMS CORRESPONDING TO SCHEDULE B-II

- 11** TERMS AND CONDITIONS OF HOLDING TANK AGREEMENT DATED JULY 29, 1993, FILED JULY 30, 1993, AS DOCUMENT NO. 866281. ITEM IS NOT SURVEY RELATED.
- 12** COVENANTS, CONDITIONS, RESTRICTIONS, BUILDING LINES, EASEMENTS AND ASSESSMENTS, IF ANY, CREATED OR DISCLOSED BY CERTIFIED SURVEY MAP NO. 5350, FILED OCTOBER 23, 1987, IN VOLUME 43 CERTIFIED SURVEY MAPS, PAGES 83-85, AS DOCUMENT NO. 1453515. NONE WERE OBSERVED.
- 13** COVENANTS, CONDITIONS, RESTRICTIONS, BUILDING LINES, EASEMENTS AND ASSESSMENTS, IF ANY, CREATED OR DISCLOSED BY CERTIFIED SURVEY MAP NO. 6045, FILED DECEMBER 6, 1989, IN VOLUME 49 CERTIFIED SURVEY MAPS, PAGES 280-282, AS DOCUMENT NO. 1568206. ITEM IS SHOWN.

MISCELLANEOUS NOTES

- MN1** SURVEY PREPARED BY: JLH LAND SURVEYING INC. 910 GENEVA STREET SHOREWOOD, IL 60404 815.729.4000 INFO@JLHSURVEY.COM
- MN2** ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS.
- MN3** THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT WISCONSIN MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
- MN4** ALL STREETS SHOWN ARE PUBLIC RIGHT OF WAY, UNLESS OTHERWISE NOTED.
- MN5** ASSUMED BEARING: THE SOUTH RIGHT OF WAY LINE OF W LIBERTY LANE TO BE NORTH 88 DEGREES 48 MINUTES 12 SECONDS EAST.
- MN6** AT THE TIME OF THIS SURVEY THERE IS NO RECORD OR OBSERVED EVIDENCE OF A CEMETERY OR BURIAL GROUND.
- MN7** AT THE TIME OF THIS SURVEY, THE ADDRESS WAS POSTED AS 17505 W LIBERTY LANE.
- MN8** THE SUBJECT PROPERTY HAS ACCESS TO AND FROM W LIBERTY LANE WHICH IS GOVERNED BY THE CITY OF NEW BERLIN.
- MN9** IN REGARDS TO TABLE "A" ITEM 10, AT THE TIME OF THIS SURVEY, THERE WERE NO PARTY WALLS DESIGNATED BY THE CLIENT TO REFERENCE HEREON.
- MN10** IN REGARDS TO TABLE "A" ITEM 16, AT THE TIME OF THIS SURVEY, THERE WAS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- MN11** IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, THERE WAS NO RECENT STREET OR SIDEWALK CONSTRUCTION OR PROPOSED RIGHT OF WAY CHANGES PROVIDED.



FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 55133C0332G, WHICH BEARS AN EFFECTIVE DATE OF 11/05/2014 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, BY CONTACT DATED 11/17/2022 TO THE NATIONAL FLOOD INSURANCE PROGRAM <http://www.fema.gov>. WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



RECORD DESCRIPTION

LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 6045, RECORDED ON DECEMBER 6, 1989 IN VOLUME 49 OF CERTIFIED SURVEY MAPS ON PAGES 280, 281 AND 282, AS DOCUMENT NO. 1568206, BEING A PART OF THE NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND BEING A REDIVISION OF OUTLOT 1, CERTIFIED SURVEY MAP NO. 5350, ALL IN SECTION 9, TOWN 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, COUNTY OF WAUKESHA, STATE OF WISCONSIN.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 01040-24277, DATED OCTOBER 26, 2022.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
11/18/2022	FIRST DRAFT		
12/19/2022	CLIENT COMMENTS		
12/20/2022	CLIENT COMMENTS		
FIELD WORK: SM & DK	DRAFTED: JG	CHECKED BY: JLH	FB & PG: N/A

LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION.

ALTA/NSPS LAND TITLE SURVEY

for
MERIT HILL NEW BERLIN WISCONSIN
NV5 PROJECT NO. 202206274-001
17501-09 W LIBERTY LANE, NEW BERLIN, WI 53151

BASED UPON TITLE COMMITMENT NO. 01040-24277
OF STEWART TITLE GUARANTY COMPANY
BEARING AN EFFECTIVE DATE OF OCTOBER 26, 2022

SURVEYOR'S CERTIFICATION

To: STEWART TITLE GUARANTY COMPANY; AND BOCK & CLARK CORPORATION, AN NV5 COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10, 13, 14, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 10, 2022.

JAMES L. HARPOLE, PLS
WISCONSIN REGISTRATION NO. 2187
EXPIRES 01-31-2024
NETWORK PROJECT NO. 202206274-001 RF

XX-XX-2022
DATE

SHEET 1 OF 1

Bock & Clark Corporation
an NV5 Company

NV5

Transaction Services 1-800-SURVEYS (787-8397)
3550 W. Market Street, Suite 200, Akron, Ohio 44333
www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

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: Approval of the Conditional Use Permit for AT&T Mobility to construct a new mobile service facility, located at 12900 W. National Avenue, subject to the application, plans on file and the following conditions of approval:

1. Planning:

- a. Applicant (AT&T Mobility) is proposing to construct a 134' mobile support facility (125' monopole with 9' lightning rod).
- b. Plan of operation shall be consistent with submitted plans on file.
- c. Contact Digger's Hotline.
- d. Apply and obtain appropriate building and electric permits.

2. Building Inspection:

- a. Building plans shall be signed and stamped by a licensed architect or professional engineer per the Wisconsin Enrolled Commercial Building Code (Comm. 361.31).
- b. The State of Wisconsin Commerce review can be done locally as per (Comm.361.60).
- c. Apply and obtain appropriate building, and electric permits from the City of New Berlin Building Inspection Division.

3. Engineering:

- a. The applicant has provided a Structural Report stamped by a Structural Engineer along with a stamped letter regarding the fall zone for the tower.
 - i. A letter dated May 19, 2022 is on file from Josh Gosiak, P.E. regarding the tower fall zone.
 - ii. A structural report dated July 30, 2021 is on file from Keith Tindall, P.E.

4. Storm Water Utility:

- a. No grading submitted or approved as part of this permit.
- b. Downspout and sump pump discharge shall not be located closer than 10' from the property line.

- c. Easements have been checked only for those granted to the City (drainage, sanitary, and water main) or major transmission mains. Descriptions for the individual easements for service (gas, electric, and telephone) are not available.
- d. Erosion control measures shall be placed within 24 hours after beginning the excavating.
- e. You are responsible for complying with state and federal laws concerning construction near or on wetlands, lakes, and streams. Wetlands that are not associated with open water can be difficult to identify. Failure to comply may result in removal or modification of construction that violates the law or other penalties or costs. For more information, visit the Department of Natural Resources Wetlands Identification web page or contact a department of natural resources service center. <http://www.dnr.wi.gov/topic/wetlands/locating.html>

DETAILS IN ATTACHED STAFF REPORT

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

Meeting of February 6, 2023

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

DATE STAFF REPORT: January 11, 2023

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. The public hearing was 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. During the Public Hearing, several residents voiced concerns regarding potential health risks of a new tower. The Federal Communications Commission (FCC) regulates systems such as cell phone towers. Exposure levels from cell phone towers must comply with the FCC's radiofrequency (RF) radiation exposure guidelines, which were developed to protect the public from RF-related health risks. In 1996, the FCC adopted updated guidelines for evaluating human exposure to RF fields from fixed transmitting antennas such as those used for cellular and PCS cell sites. The FCC's guidelines are identical to those recommended by the National Council on Radiation Protection and Measurements (NCRP), a non-profit corporation chartered by Congress to develop information and recommendations concerning radiation protection.
- d. 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.

- e. 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.”*
- f. 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.
- g. A letter dated May 19, 2022 is on file from Josh Gosiak, P.E. regarding the tower fall zone.
- h. A structural report dated July 30, 2021 is on file from Keith Tindall, P.E.

D.R.C RECOMMENDATION:

Approval of the Conditional Use Permit for AT&T Mobility to construct a new mobile service facility, located at 12900 W. National Avenue, subject to the application, plans on file and the following conditions of approval: **SEE EXECUTIVE SUMMARY.**

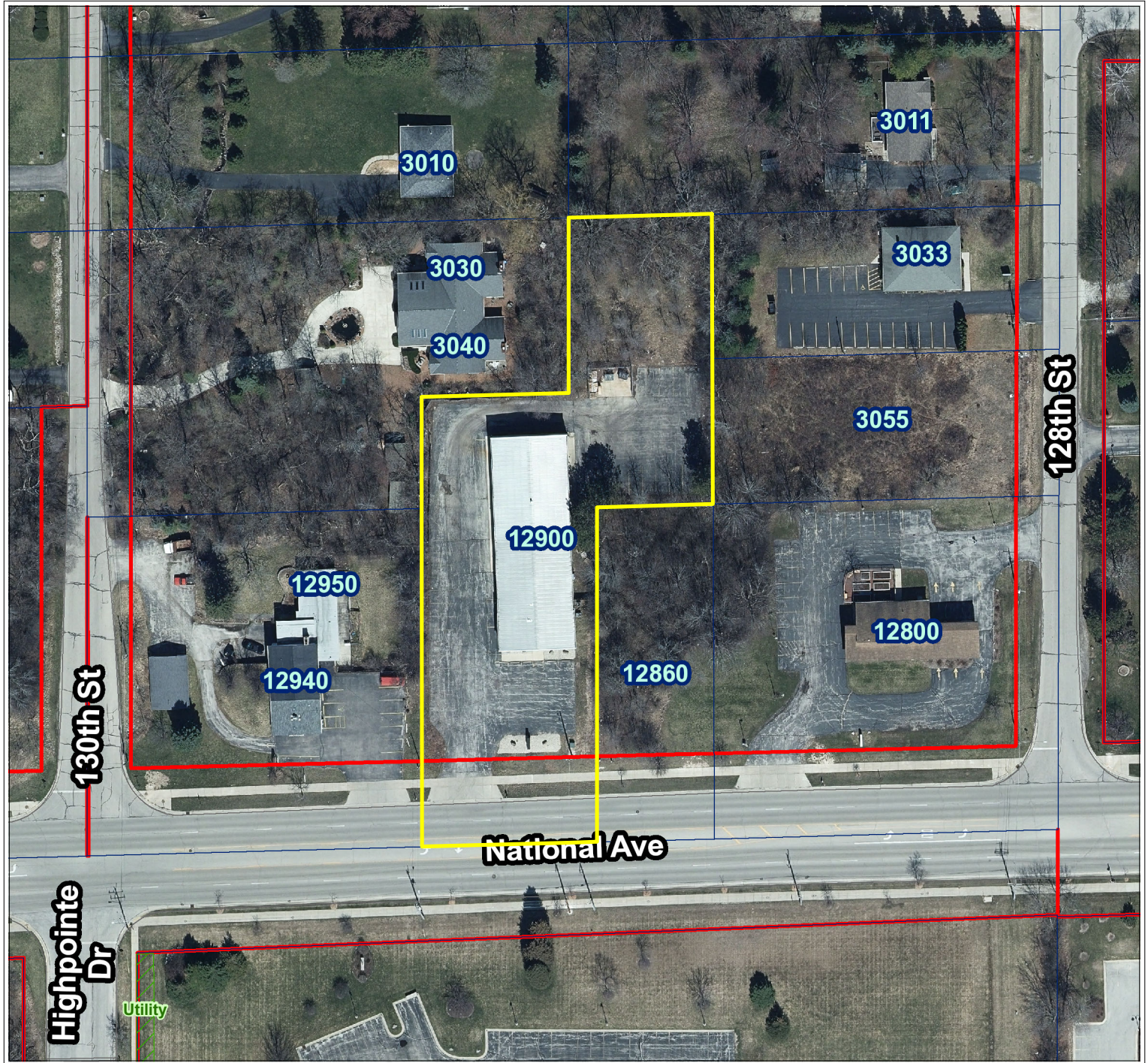
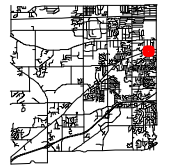
ATTACHMENTS:

Location Map
Plan of Operation
Plans
Coverage Map
Fall Letter
Structural Report

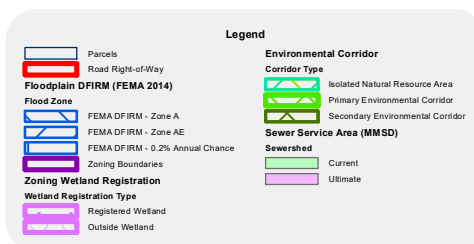
CU-2202565

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



The information and depictions herein have been produced using data available through photogrammetric means by the City of New Berlin. The information and depictions herein are for informational purposes and the City of New Berlin specifically disclaims accuracy in this reproduction and specifically admonishes and advises that any and all depiction, measurements, distances depicted herein and as to which specific or precise accuracy is required should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means.



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

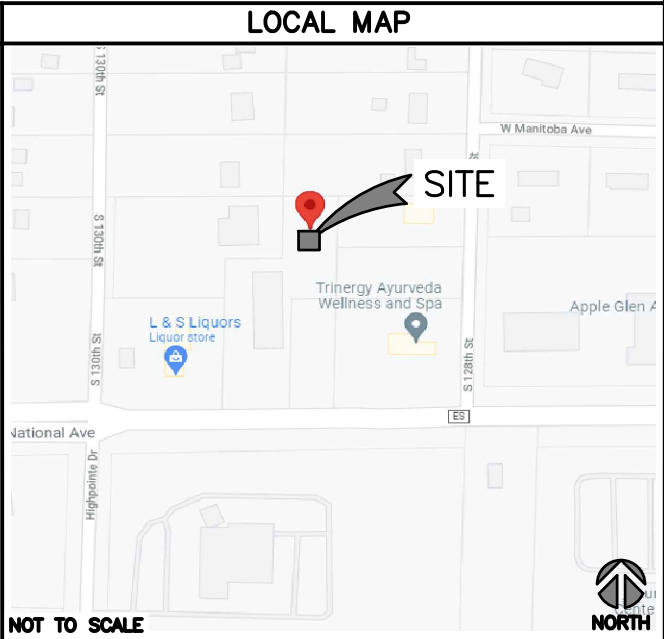
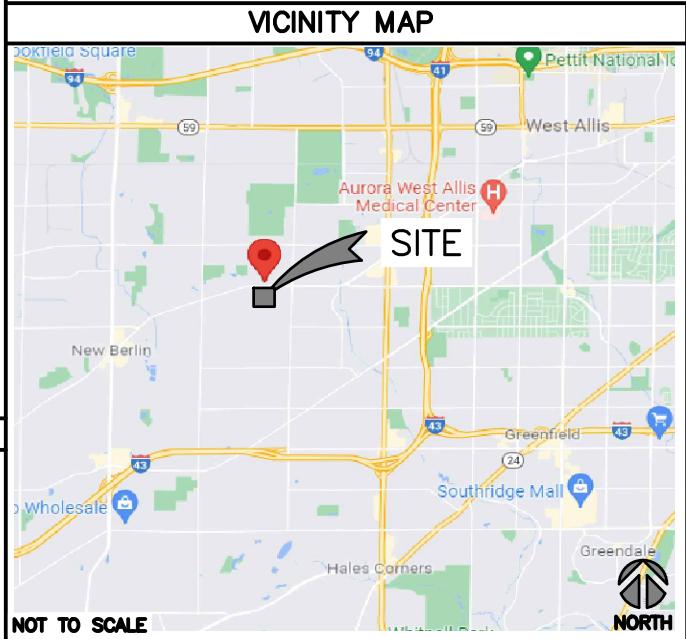
PROJECT CONSULTANTS	
PROJECT MANAGEMENT:	NEXIUS CONTACT: RYAN ANDERSON EMAIL: RYAN.ANDERSON@NEXIUS.COM PHONE: (210) 425-1005
ARCHITECTURE & ENGINEERING:	JOHN M. BANKS 604 FOX GLEN BARRINGTON, IL 60010 PHONE: (847)-277-0070
SITE ACQUISITION CONTACT:	NEXIUS RYAN ANDERSON EMAIL: RYAN.ANDERSON@NEXIUS.COM 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
E5	GROUNDING DETAILS
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

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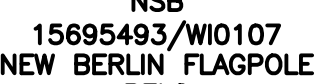
WESTCHESTER
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REVISIONS				
REV.	DATE	DESCRIPTION	INITIALS	
2	08/30/22	PERMIT/ CONSTRUCTION	CG	
1	04/27/22	PERMIT/ CONSTRUCTION	MC	
0	04/01/22	PERMIT/ CONSTRUCTION	DS	
NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET				



08/30/22

JOHN M. BANKS
8719-005
SOUTH ELGIN, IL

EXPI. 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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08/30/22



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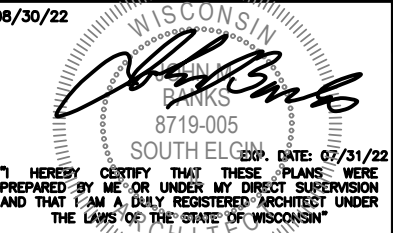
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REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
2	08/30/22	PERMIT/ CONSTRUCTION	CG
1	04/27/22	PERMIT/ CONSTRUCTION	MC
0	04/01/22	PERMIT/ CONSTRUCTION	DS
NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET			



08/30/22

WISCONSIN

JOHN M. BANKS
8719-005
SOUTH ELGIN, IL

EXPI. 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

SP2

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.

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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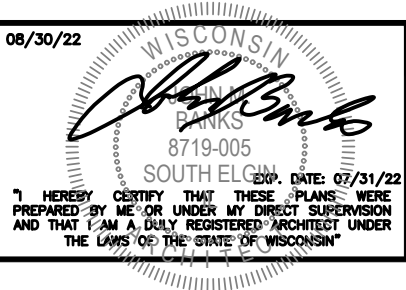


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SHEET TITLE

NOTES & SPECIFICATIONS

SHEET NUMBER

SP3

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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.



AT&T

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JOHN M. BANKS
ARCHITECT

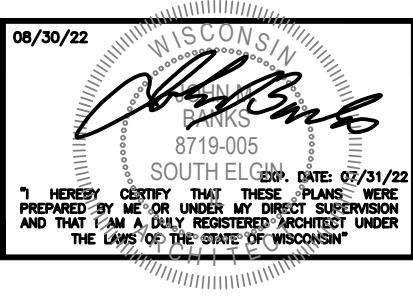
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NSB

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	
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08/30/22

WISCONSIN

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

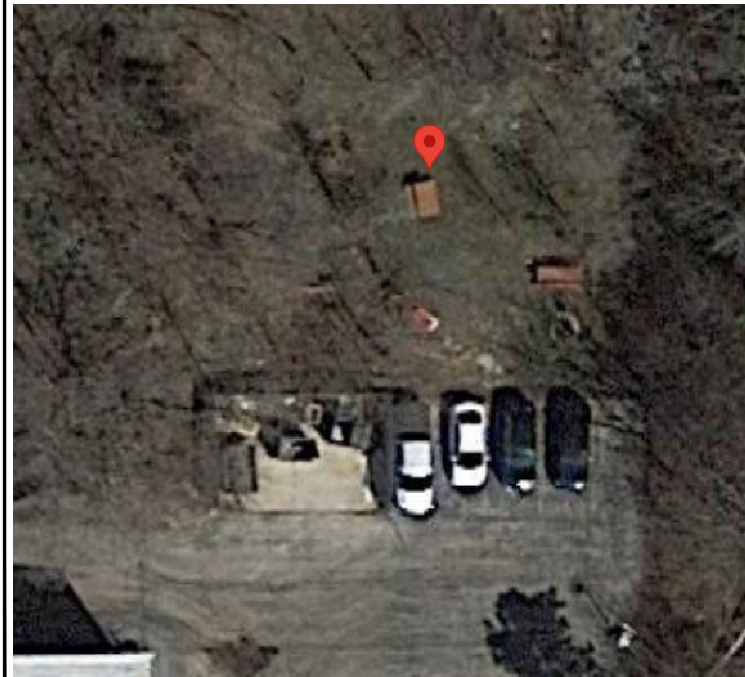
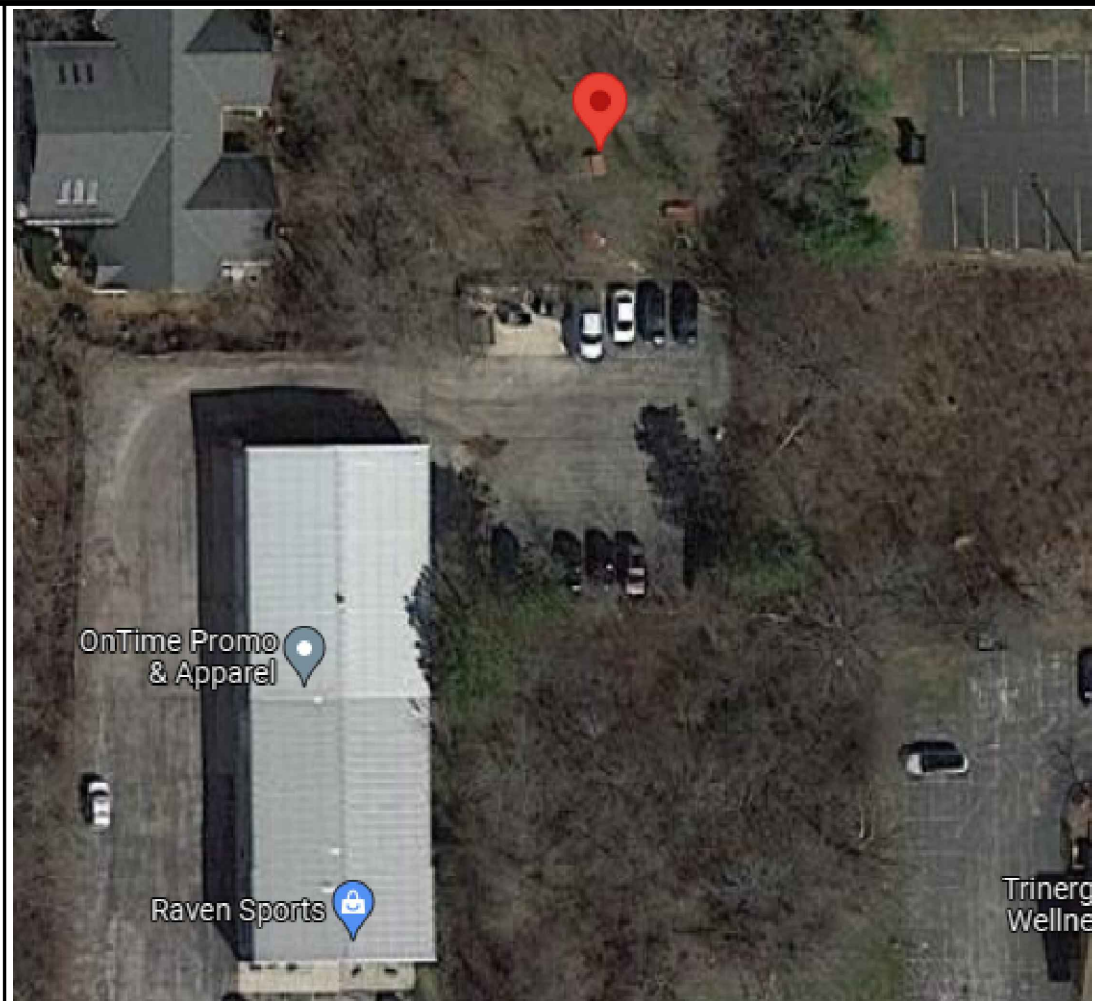
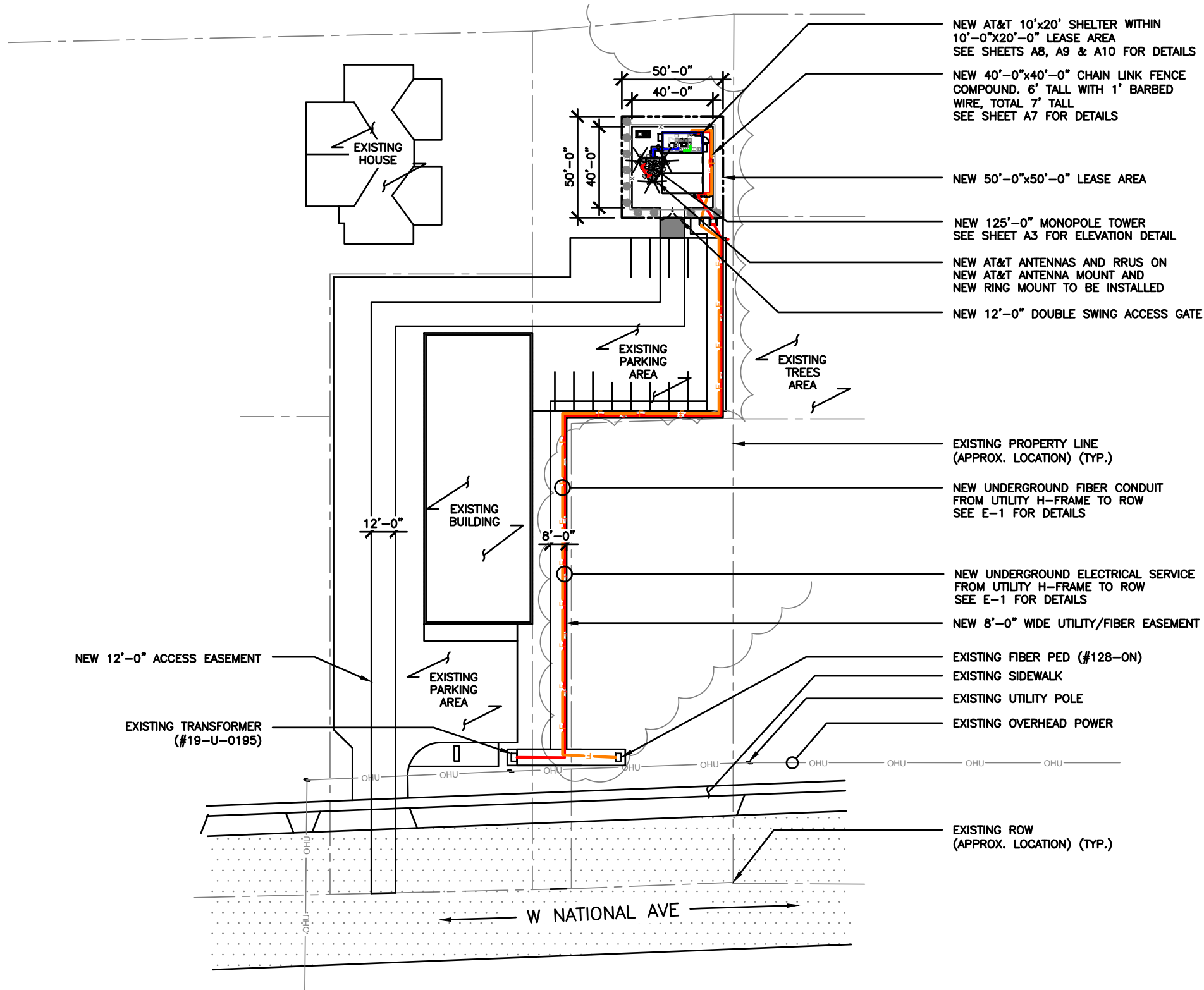
NOTES &
SPECIFICATIONS



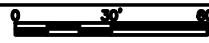
SHEET NUMBER

SP4

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.



SITE PLAN



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



2

AERIAL

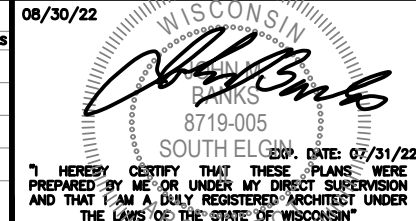
SCALE
N.T.S.



1



REVISIONS				
REV.	DATE	DESCRIPTION	INITIALS	
2	08/30/22	PERMIT/ CONSTRUCTION	CG	
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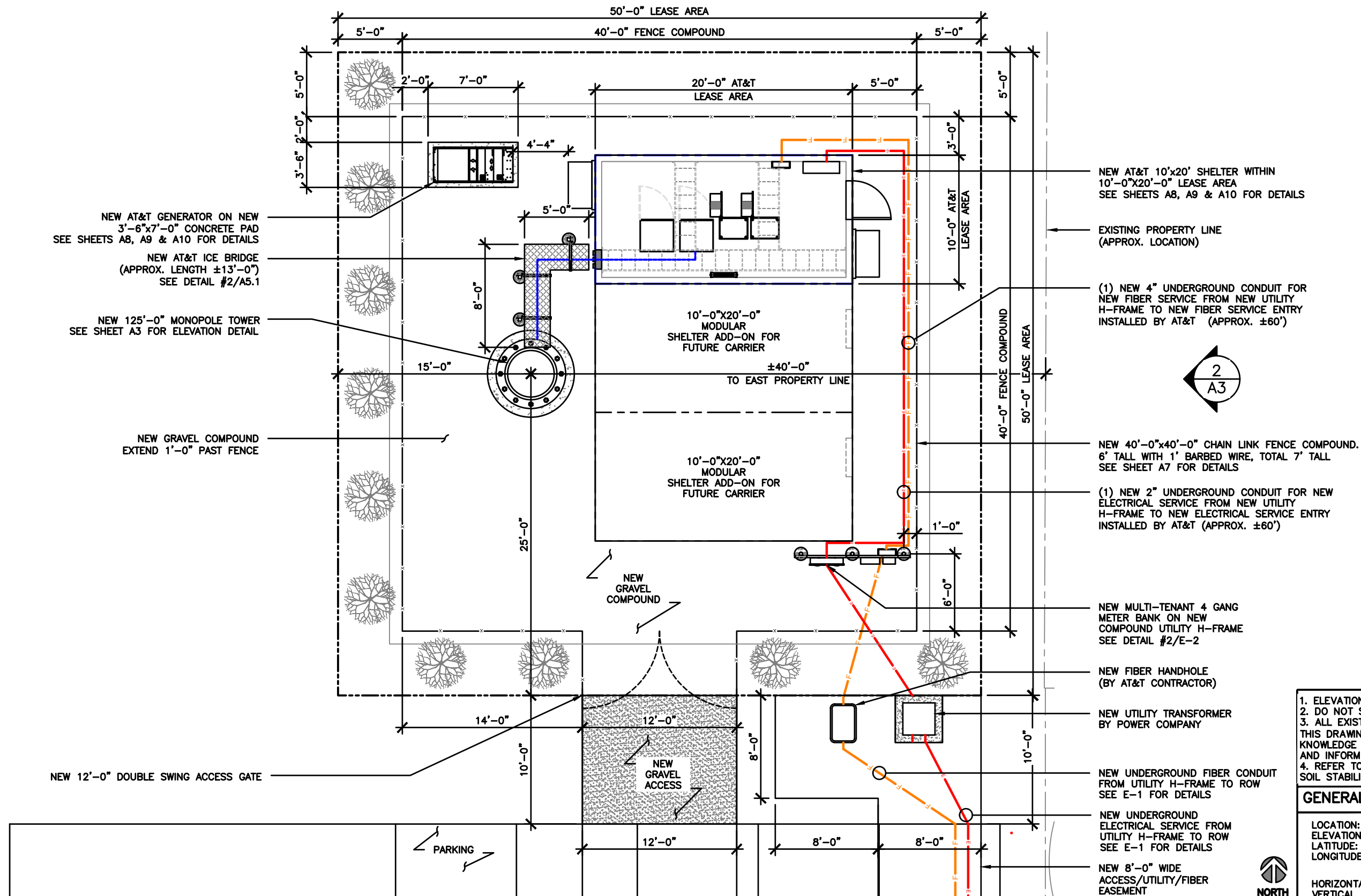


SHEET TITLE
SITE PLAN

SHEET NUMBER
A1

15

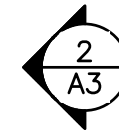
THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.



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

2

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

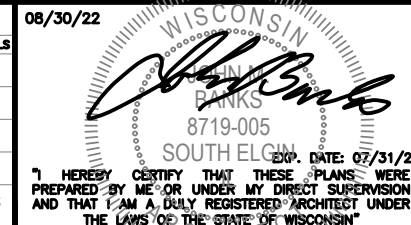
SURVEY BENCHMARK/PROJECT DATUM

1



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

NOT FOR CONSTRUCTION UNLESS LABELED AS
CONSTRUCTION SET



SHEET TITLE
**COMPOUND
PLAN &
LEGEND**

SHEET NUMBER
A2

16

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.

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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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
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

17

PROPOSED TOWER ELEVATION

SCALE
N.T.S. 2



SCALE
N.T.S. 1



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.

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



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WI Firm No. 4897-11

JOHN M. BANKS
ARCHITECT

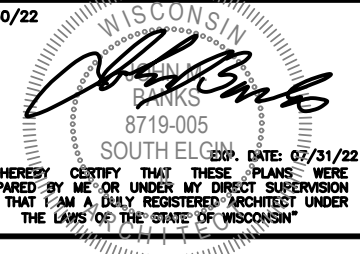
604 FOX GLEN
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jbanks@westchesterservices.com

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



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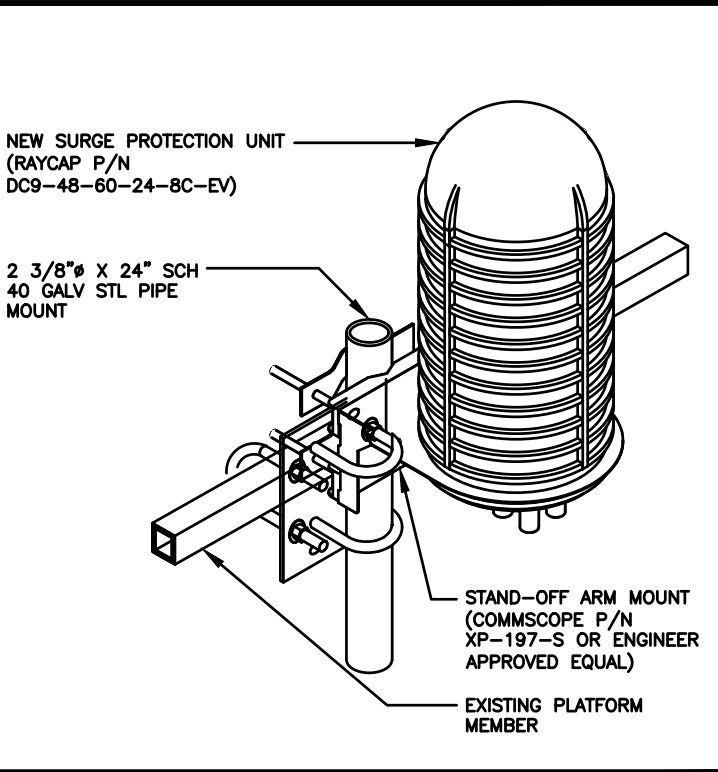
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SCHEDULE & CABLE NOTES

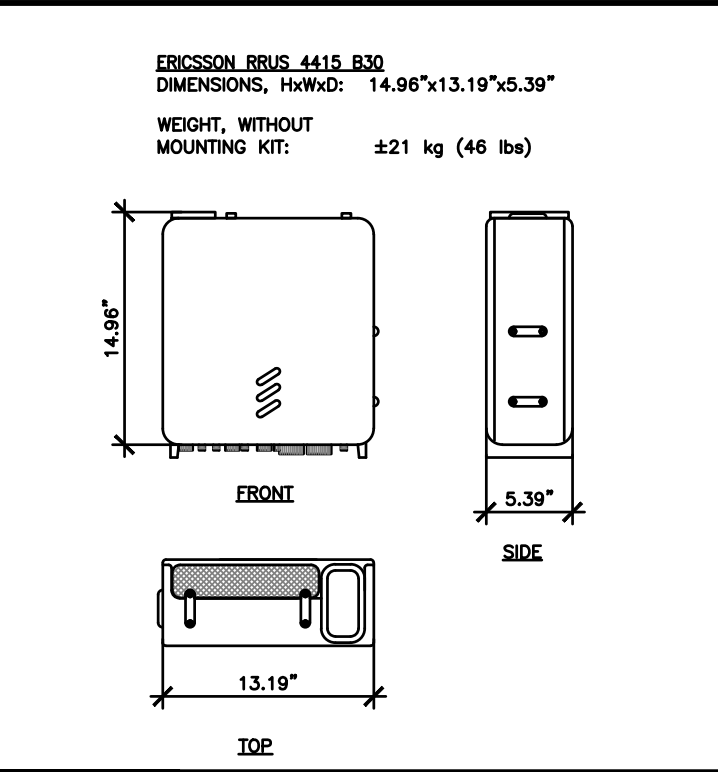
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A4

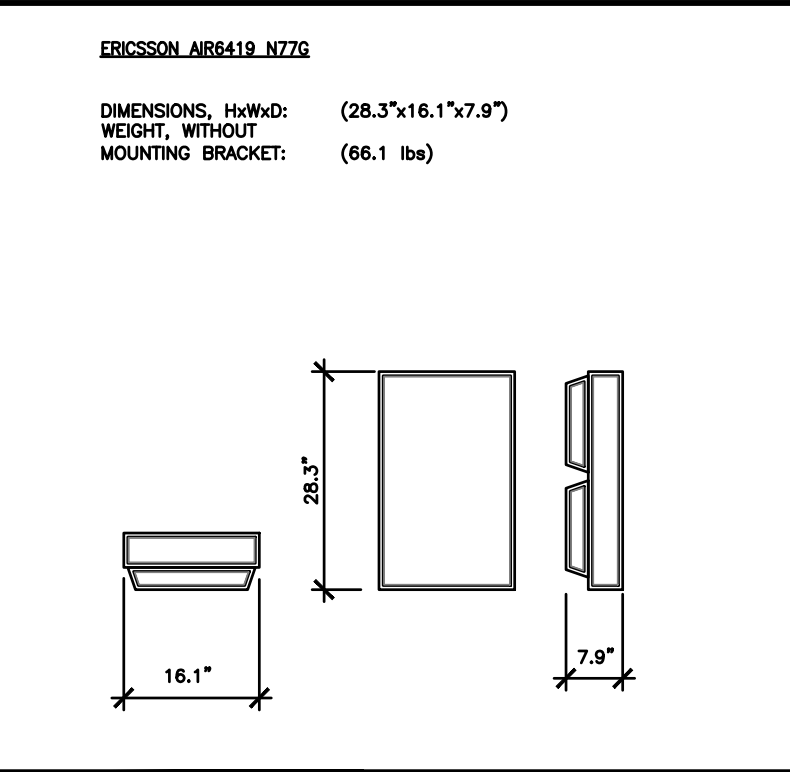
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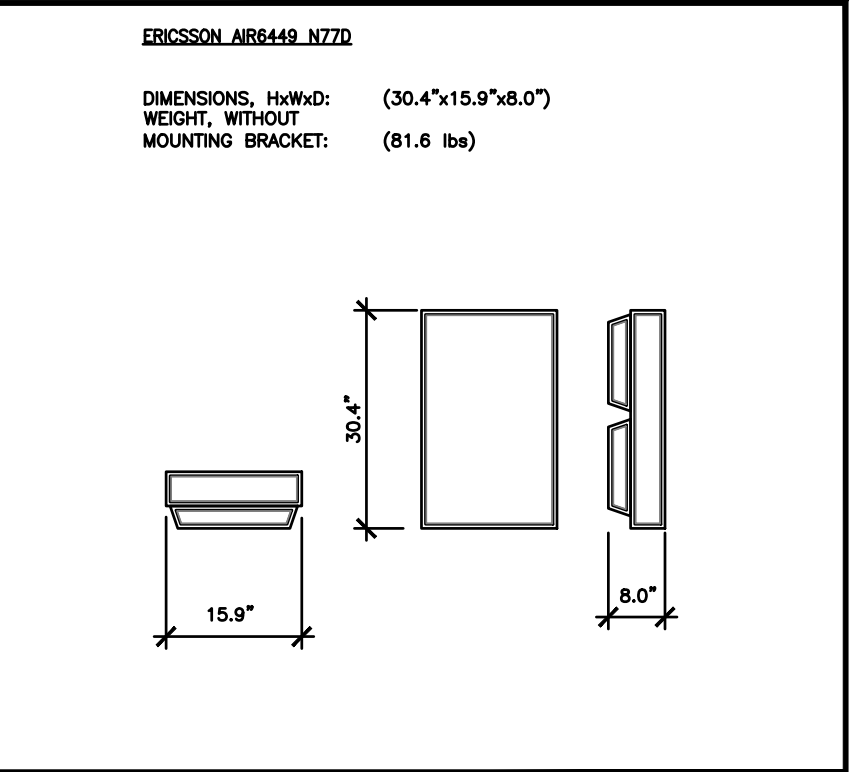
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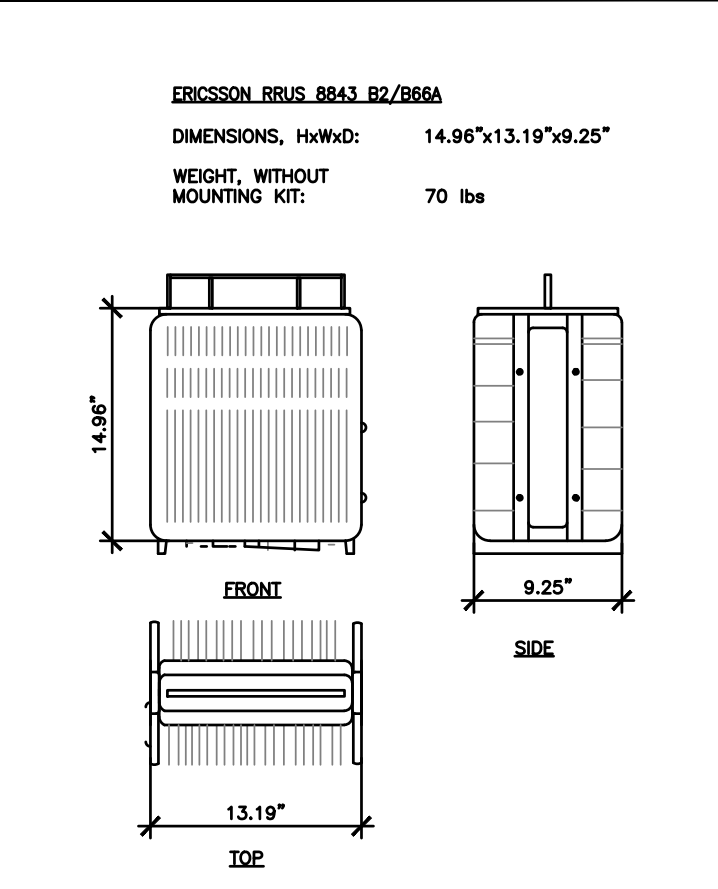
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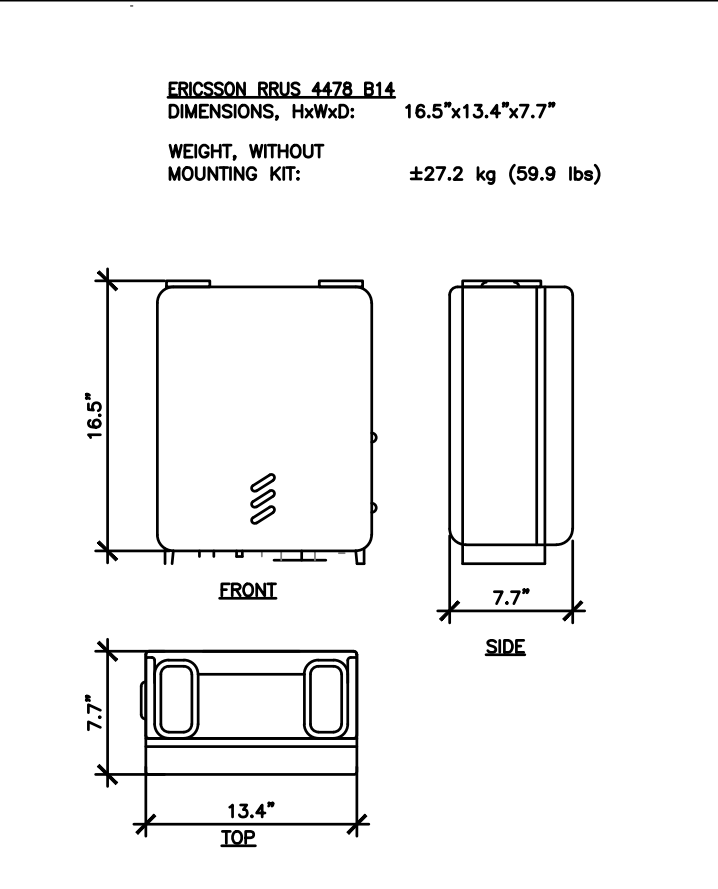
ANTENNA DETAIL SCALE N.T.S. 4



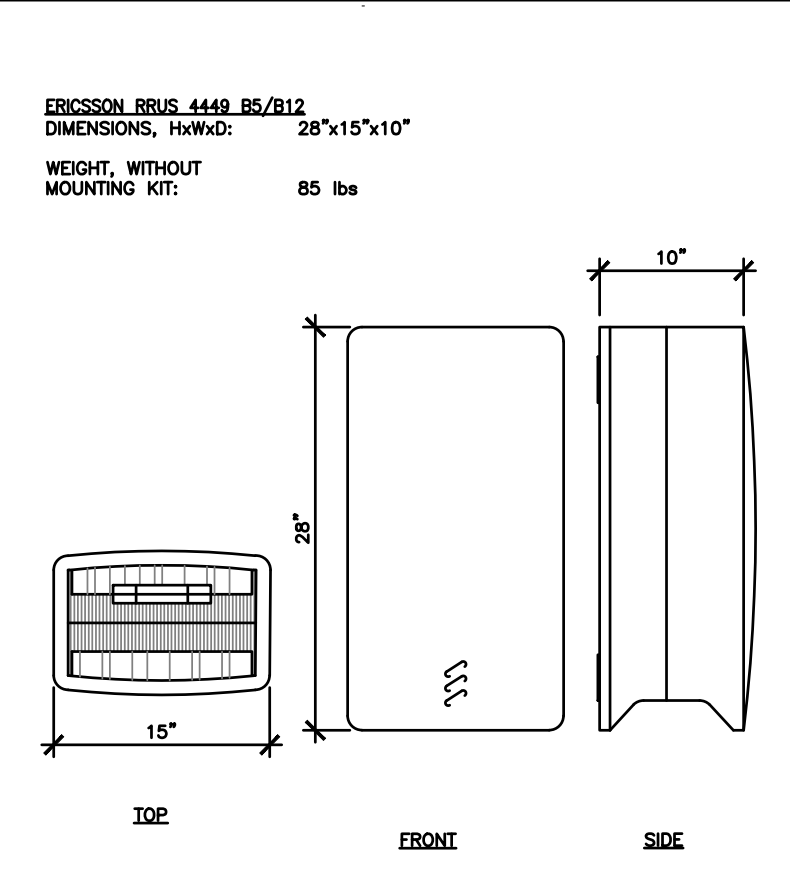
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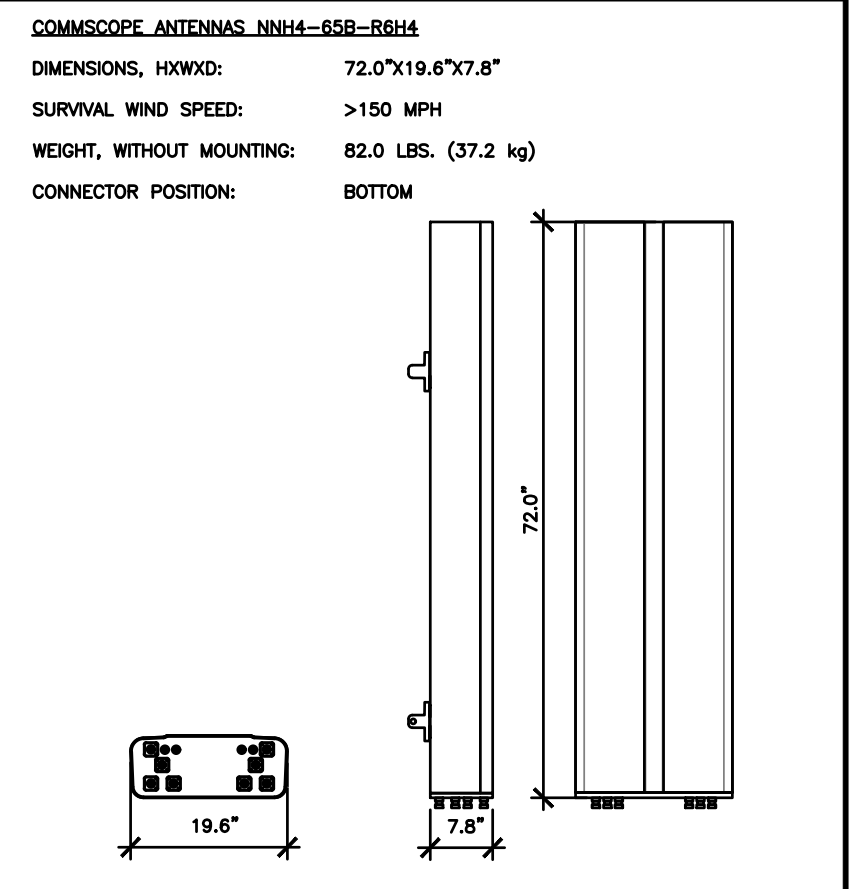
RRU DETAIL SCALE N.T.S. 7



RRU DETAIL SCALE N.T.S. 5



RRU DETAIL SCALE N.T.S. 3



ANTENNA DETAIL SCALE N.T.S. 1

 **AT&T**
930 NATIONAL PARKWAY
SCHAUMBURG, IL 60173

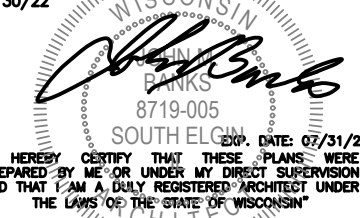

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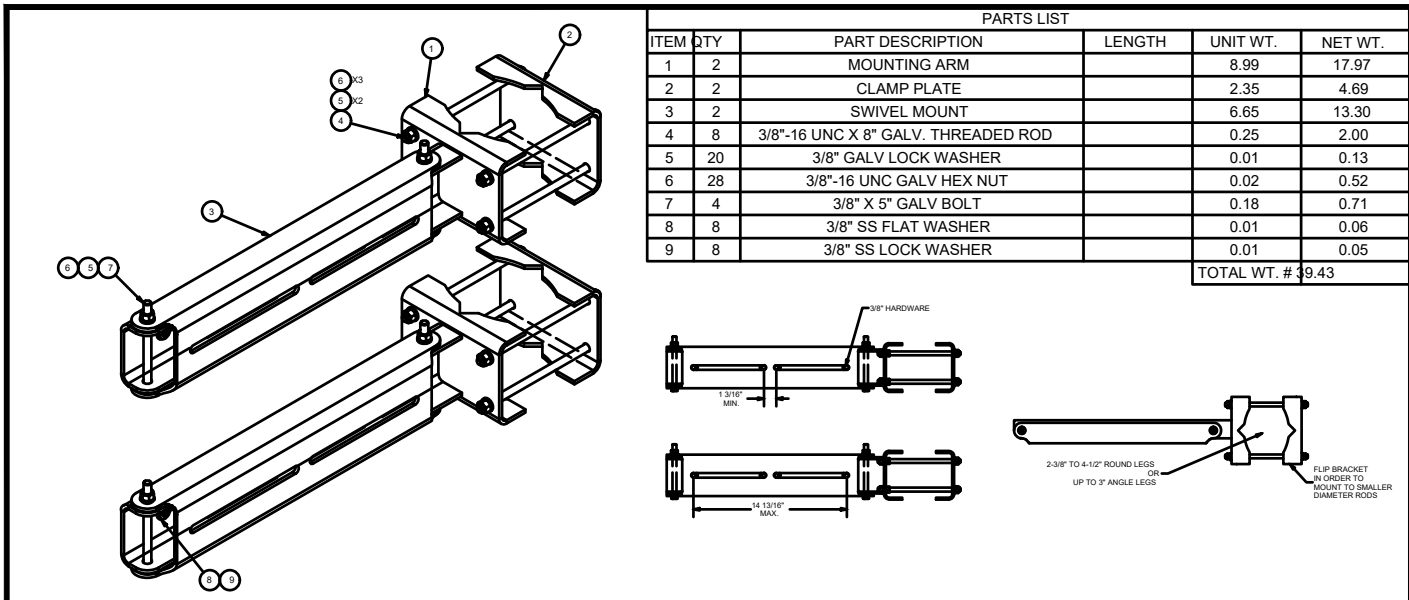
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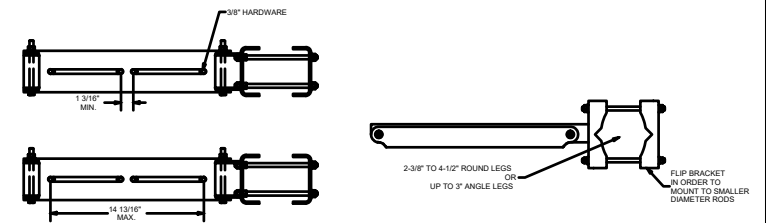
SHEET TITLE
ANTENNA, RRUS
& RAYCAP
DETAILS

SHEET NUMBER
A5

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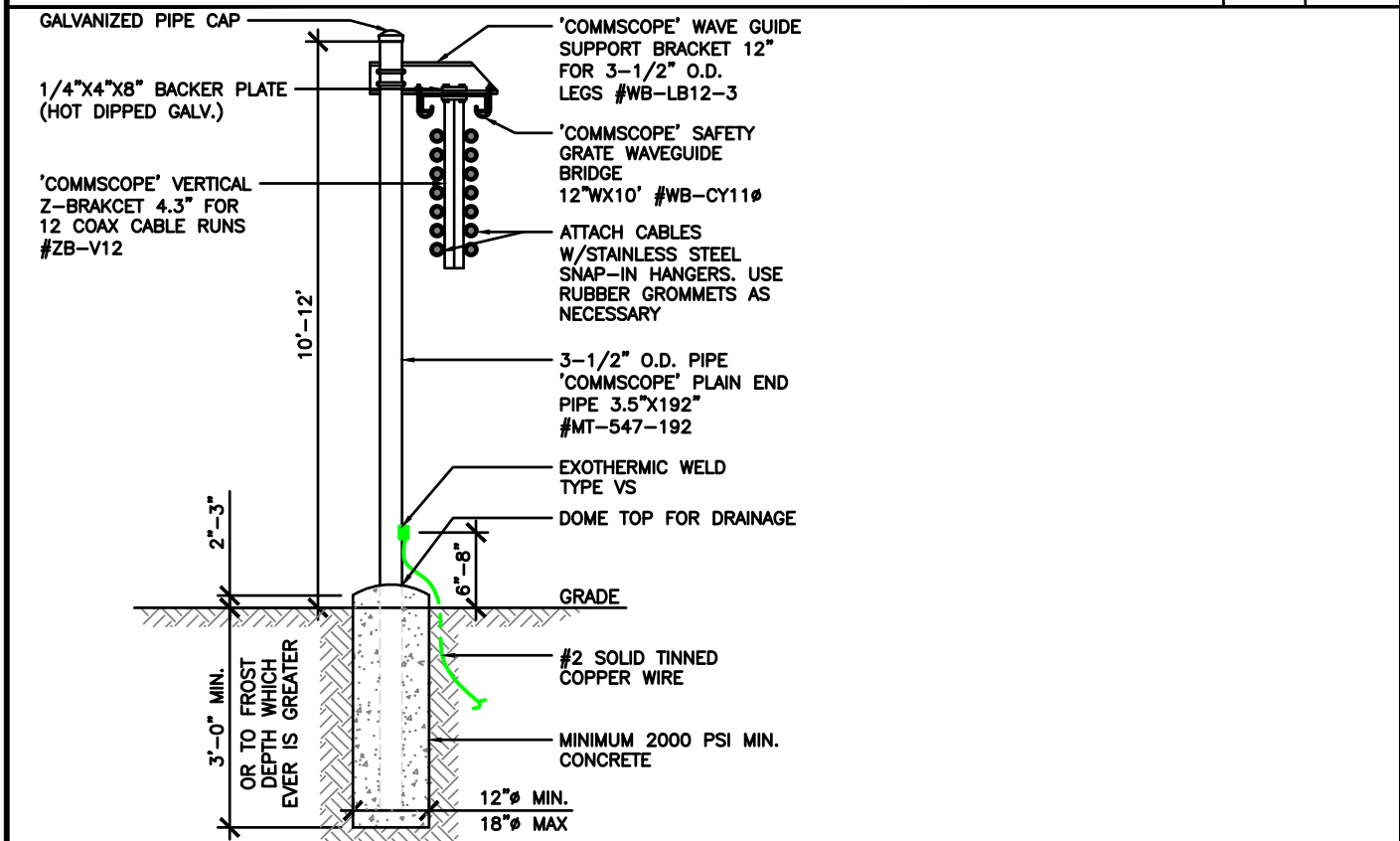


PARTS LIST				
ITEM	QTY	PART DESCRIPTION	LENGTH	UNIT WT. NET WT.
1	2	MOUNTING ARM		8.99 17.97
2	2	CLAMP PLATE		2.35 4.69
3	2	SWIVEL MOUNT		6.65 13.30
4	8	3/8"-16 UNC X 8" GALV. THREADED ROD		0.25 2.00
5	20	3/8" GALV LOCK WASHER		0.01 0.13
6	28	3/8"-16 UNC GALV HEX NUT		0.02 0.52
7	4	3/8" X 5" GALV BOLT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



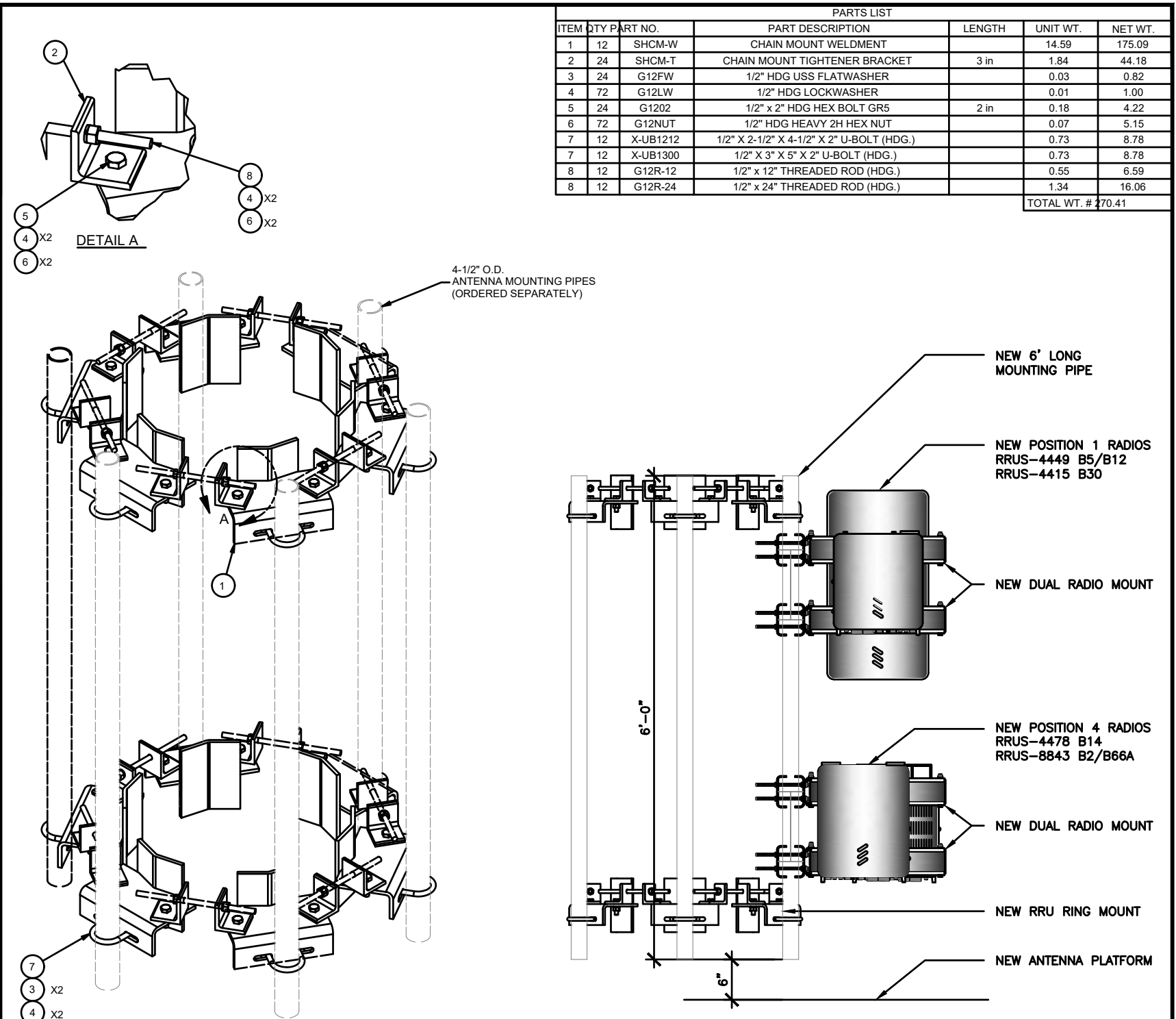
TOLERANCE NOTES		DESCRIPTION		RRU DUAL SWIVEL MOUNT	
TOLERANCES ON DIMENSIONS, UNLESS OTHERWISE NOTED ARE: SAWED, SHEARED AND GAS CUT EDGES (± 0.030") DRILLED AND GAS CUT HOLES (± 0.030") - NO CONING OF HOLES LASER CUT EDGES AND HOLES (± 0.010") - NO CONING OF HOLES BENDS ARE ± 1/2 DEGREE ALL OTHER MACHINING (± 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		CHECKED BY BMC 2/3/2015	
		DWG. NO. RRUDSM		PART NO. RRUDSM	
		SCALE N.T.S.		PAGE 1 OF 1	

RRU DUAL MOUNTING BRACKET DETAIL



ICE BRIDGE DETAIL

ICE BRIDGE DETAIL		SCALE		2	
		N.T.S.			



TOLERANCE NOTES		DESCRIPTION		6 SIDED MONOPOLE MOUNT FOR ROUND OR POLYGON POLES 17-1/2" TO 56" DIA.	
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 4/14/2014		ENG. APPROVAL BMC 4/16/2014	
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		DWG. NO. 6CHMT		PART NO. 6CHMT	
		SCALE N.T.S.		PAGE 1 OF 1	

RRU RING MOUNT DETAIL

RRU RING MOUNT DETAIL		SCALE		1	
		N.T.S.			

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SHEET TITLE

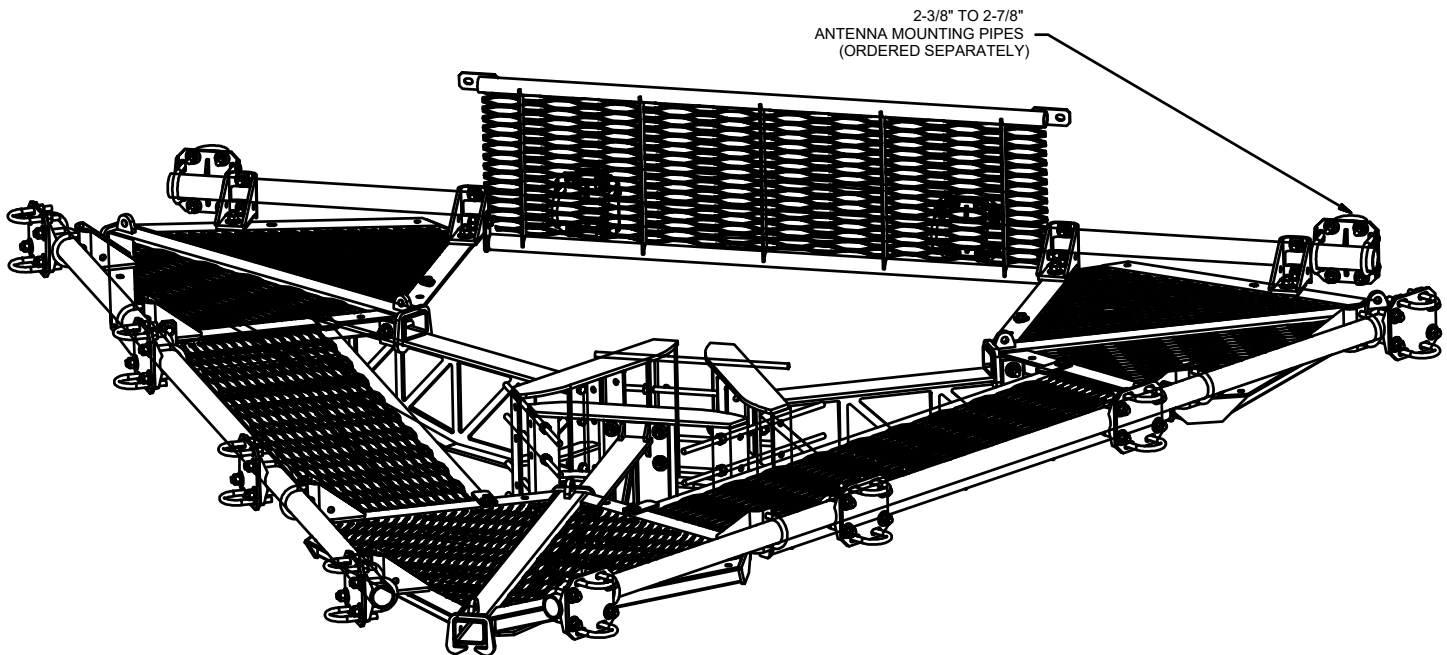
DETAILS

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 ($\pm 0.060''$)

PROPRIETARY NOTE:
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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



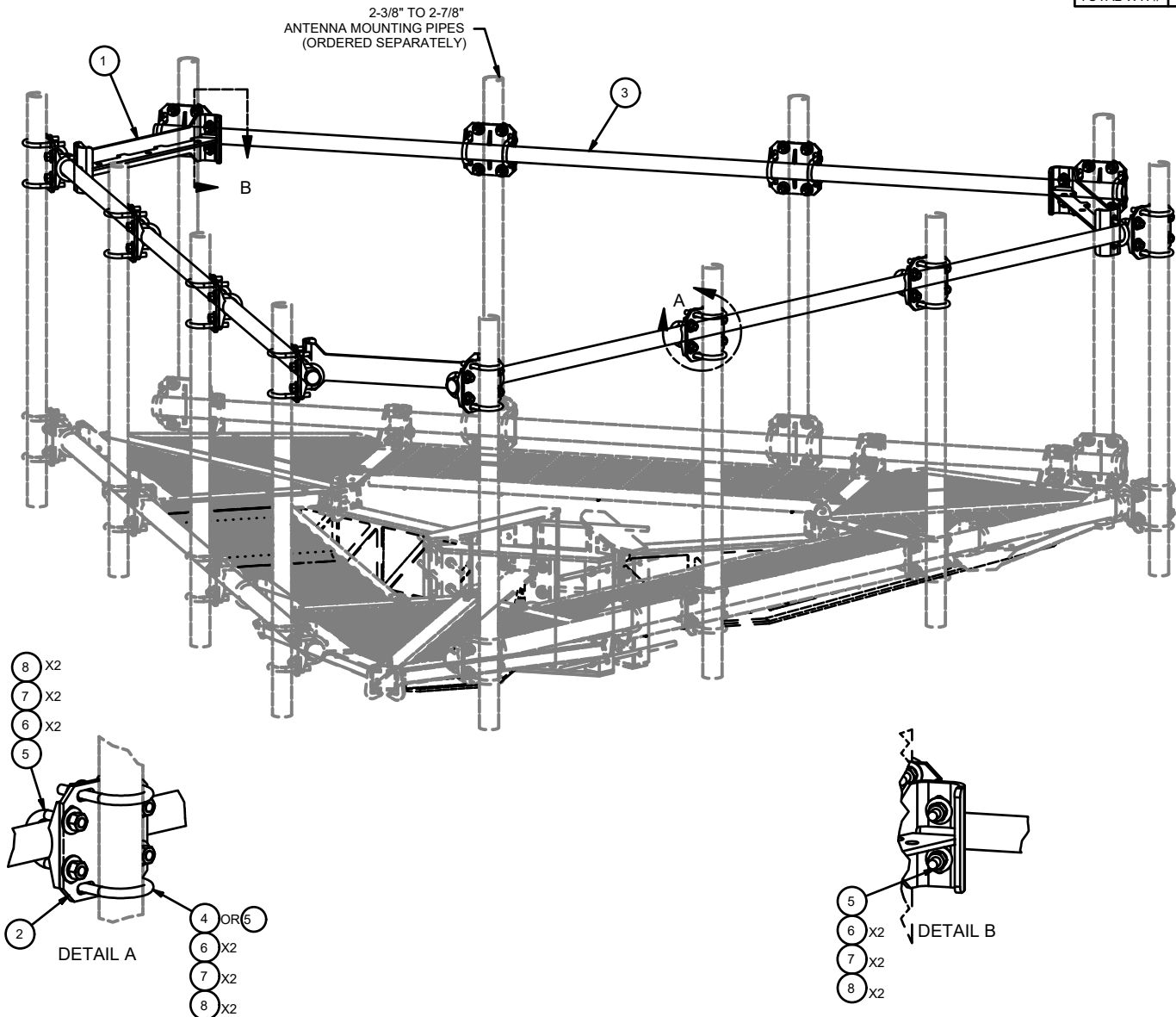
valmont

Engineering
Support Team:
1-888-753-7446

SCALE
N.T.S. 2

PLATFORM HANDRAIL KIT DETAIL

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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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

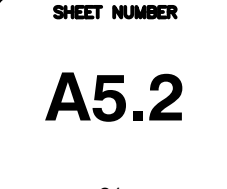
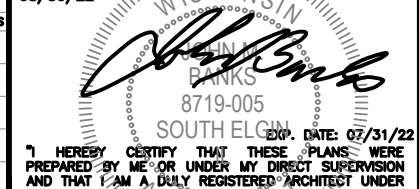
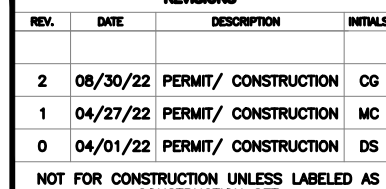


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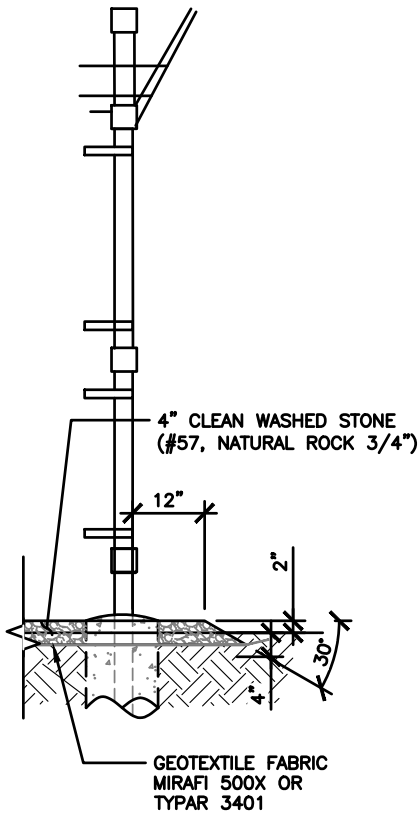
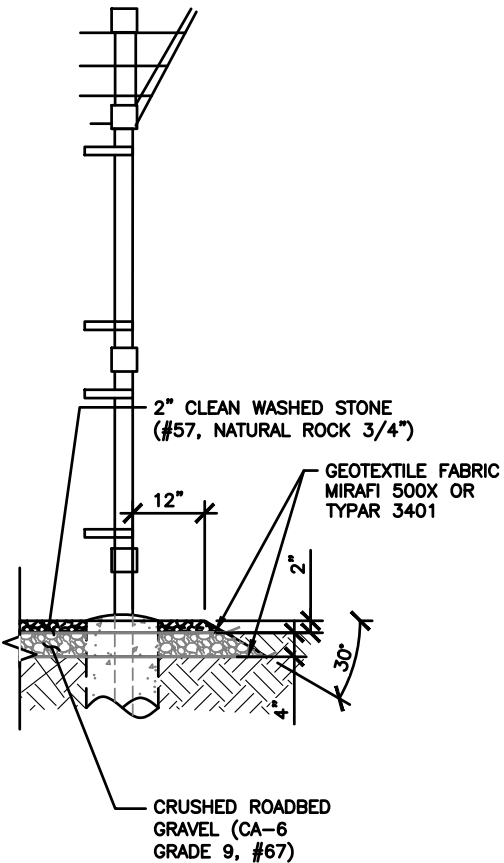
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Support Team:
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SCALE
N.T.S. 1

ANTENNA PLATFORM DETAIL



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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

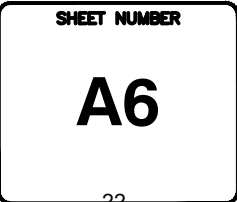
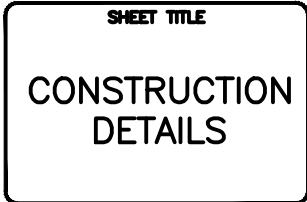
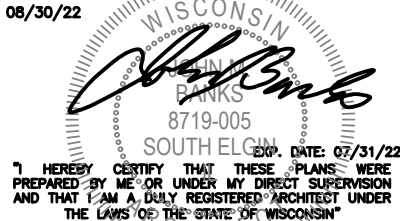
ACCESS DRIVE DETAIL

NO SCALE

1



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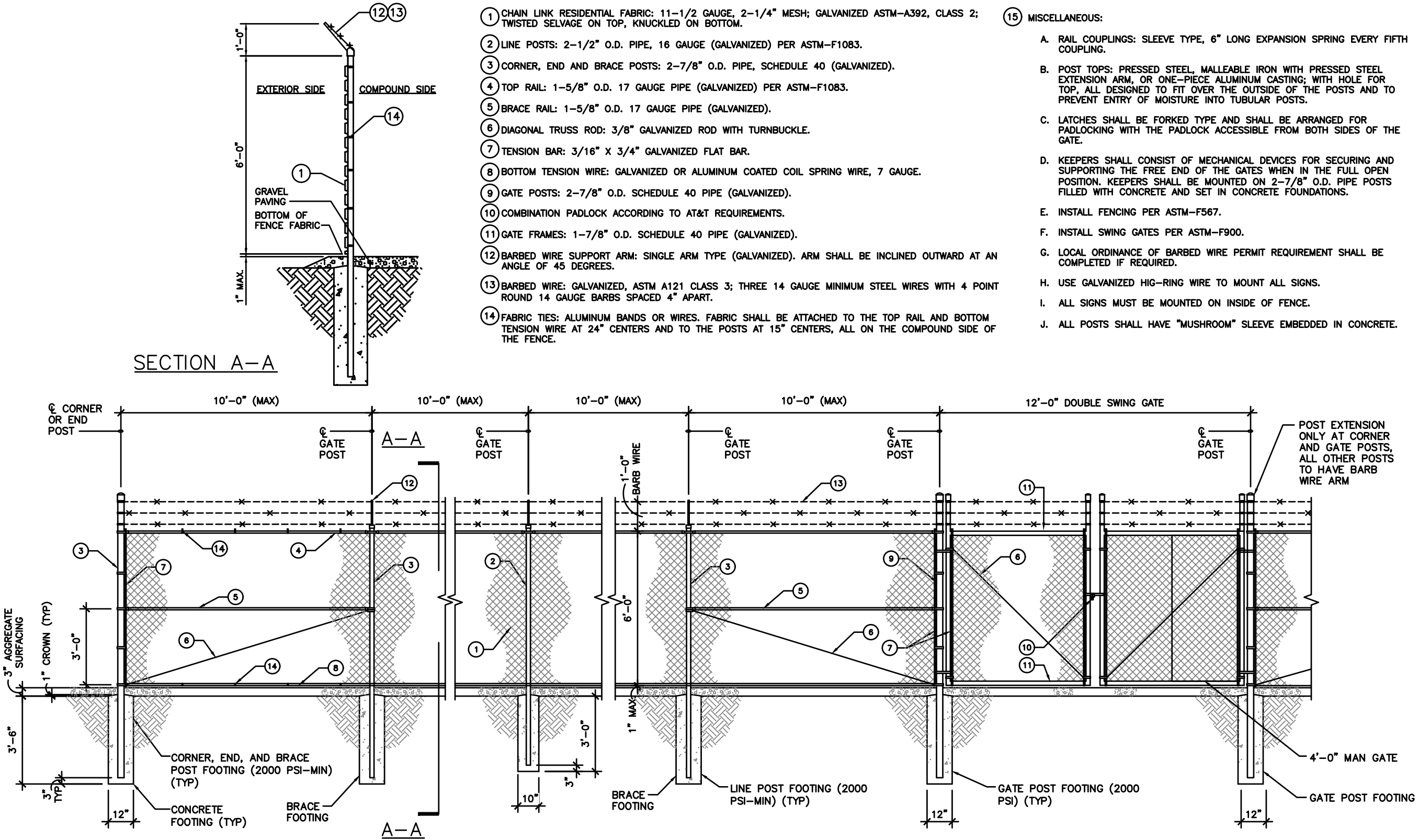
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MATERIAL DESCRIPTION

- 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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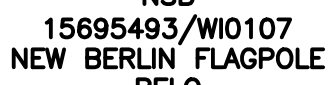
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WI Firm No. 4897-11



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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



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

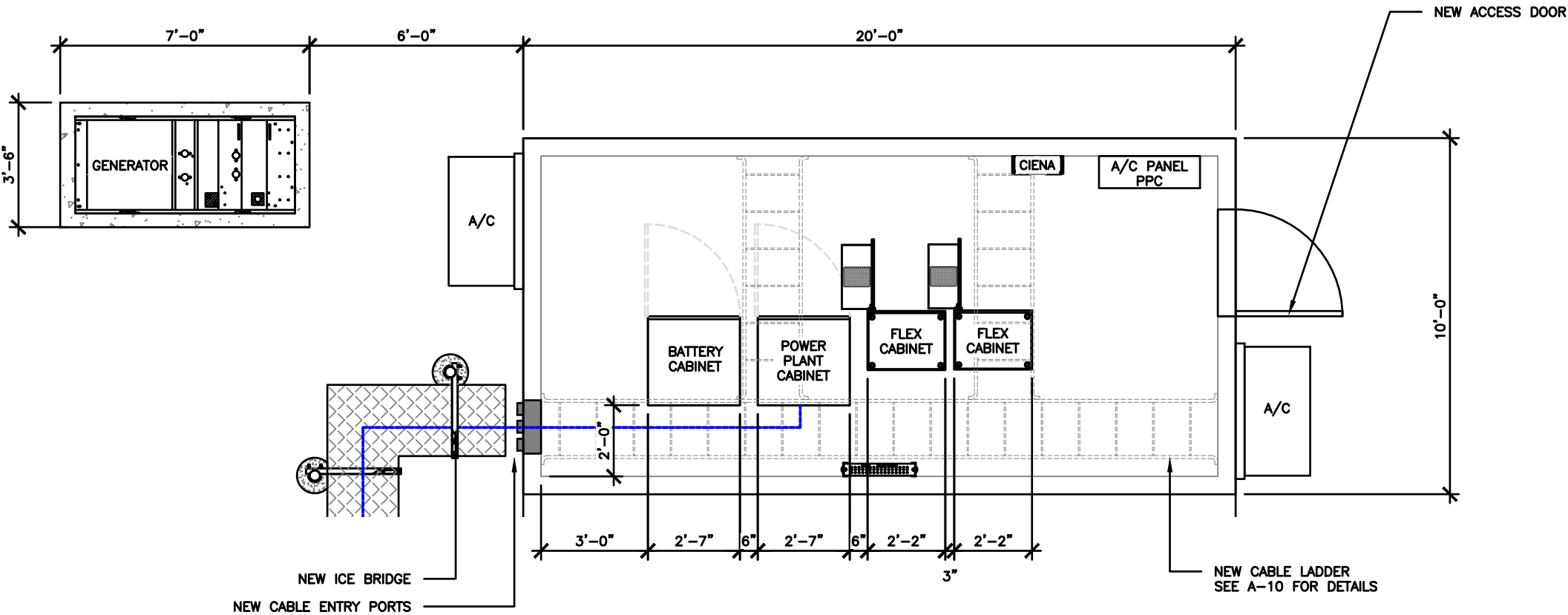
SHEET TITLE

FENCE DETAILS

SHEET NUMBER

A7

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AT&T EQUIPMENT LAYOUT

AT&T
930 NATIONAL PARKWAY
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SOUTH ELGIN
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SCALE: 1/4"=1'-0" (11x17)
(OR) 1/2"=1'-0" (22x34)

SHEET TITLE
EQUIPMENT LAYOUT

SHEET NUMBER
A8

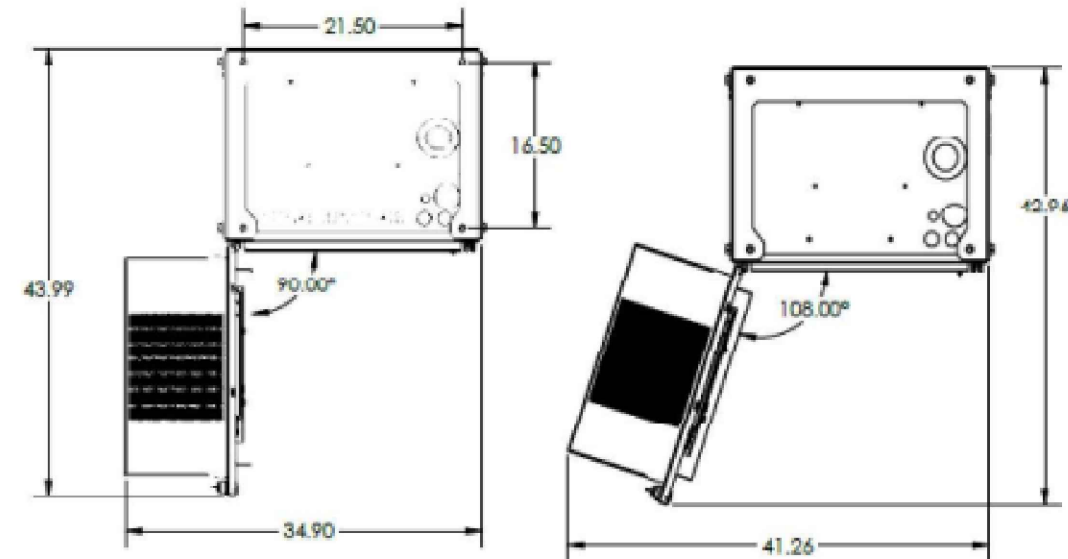
1

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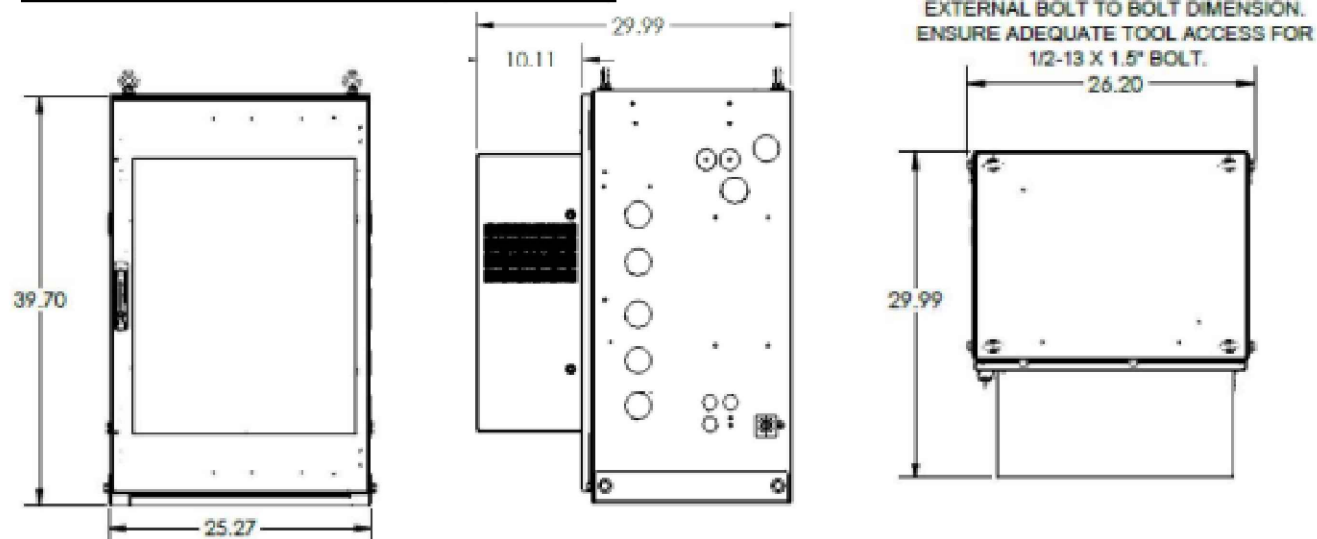
FLX21-2520

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

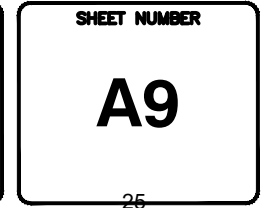
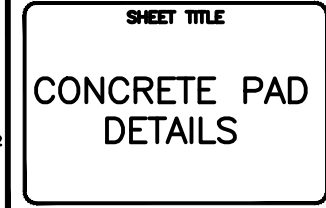
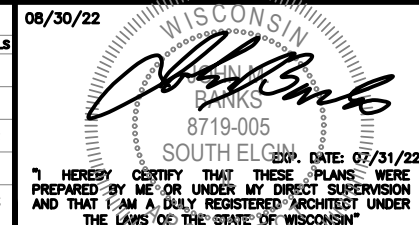
EMERSON 512 POWER PLANT

SCALE
N.T.S.

1



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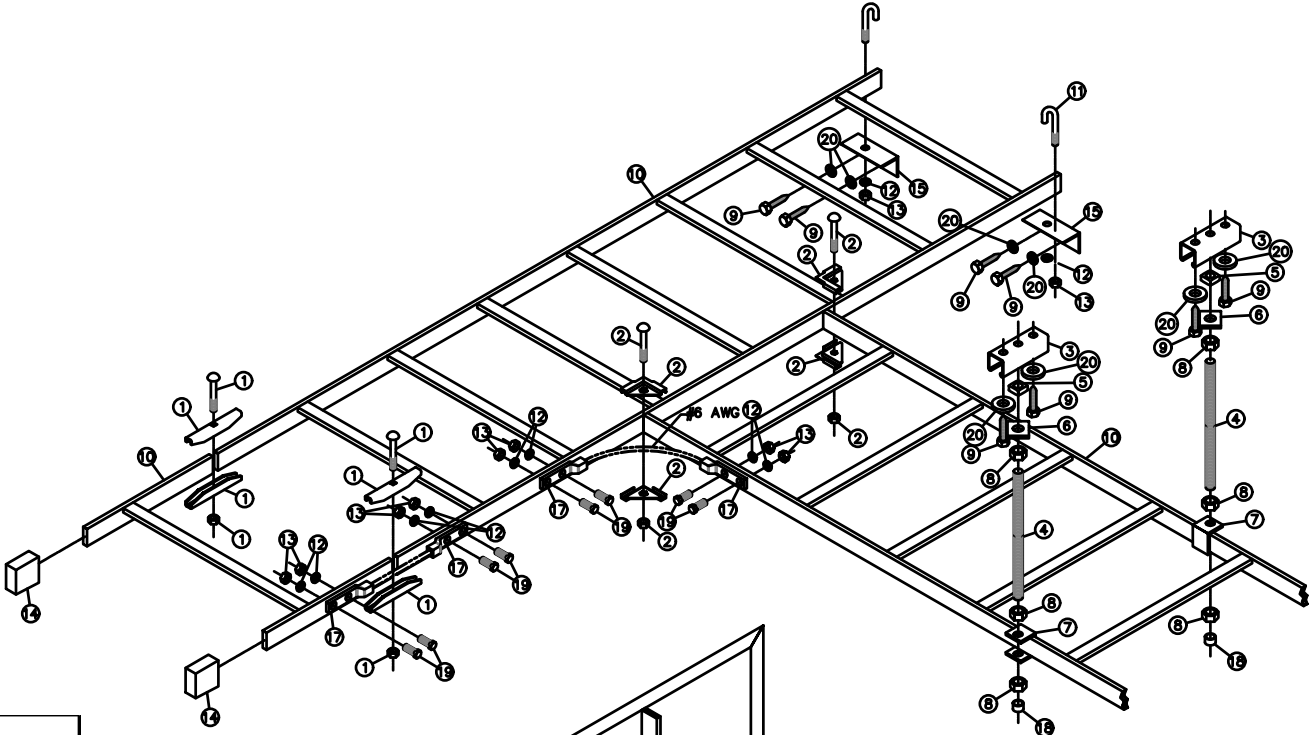
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NOTES:

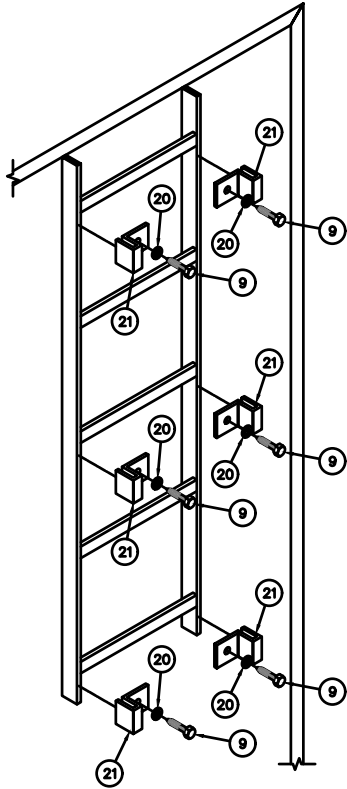
- 1. BOTTOM OF CABLE RACK TO BE MOUNTED 8'-0" A.F.F. UNLESS NOTED OTHERWISE
- 2. ALL DETAILS MAY NOT APPLY TO CABLE RACK LAYOUT
- 3. CABLE TRAY CORNER CLAMPS SHALL BE INSTALLED AS SHOWN. CORNER CLAMPS MAY BE MOVED TO OPPOSITE SIDE IF NEEDED DUE TO OBSTRUCTIONS
- 4. UNISTRUT MEASUREMENTS ARE ACCURATE 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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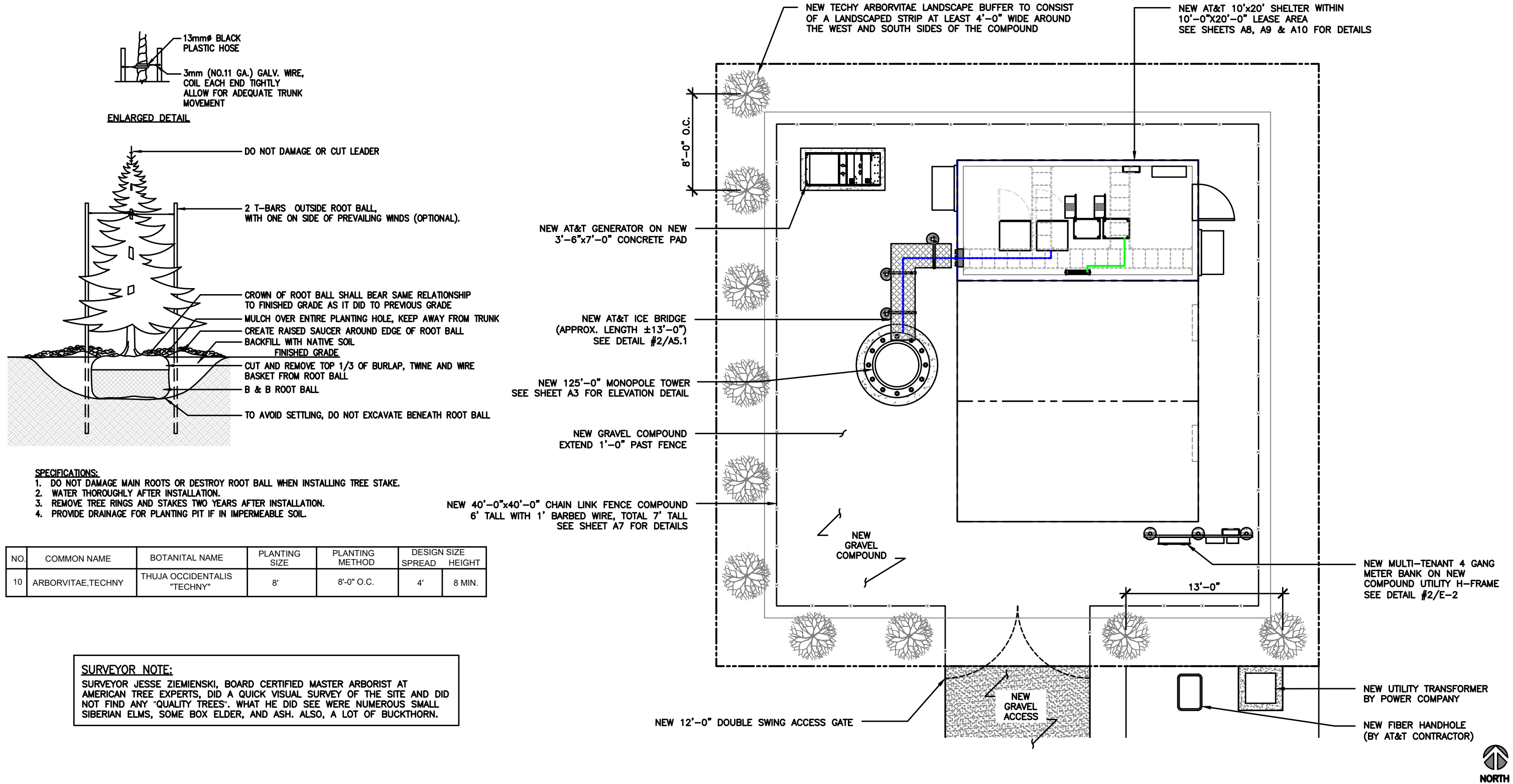


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SHEET TITLE
**CABLE
LADDER
DETAILS**

SHEET NUMBER
A10
26

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LANDSCAPE PLAN



AT&T

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SCHAUMBURG, IL 60173

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WISCONSIN

JOHN M. BANKS
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SOUTH ELGIN

EXPIRATION DATE: 07/31/22

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

1

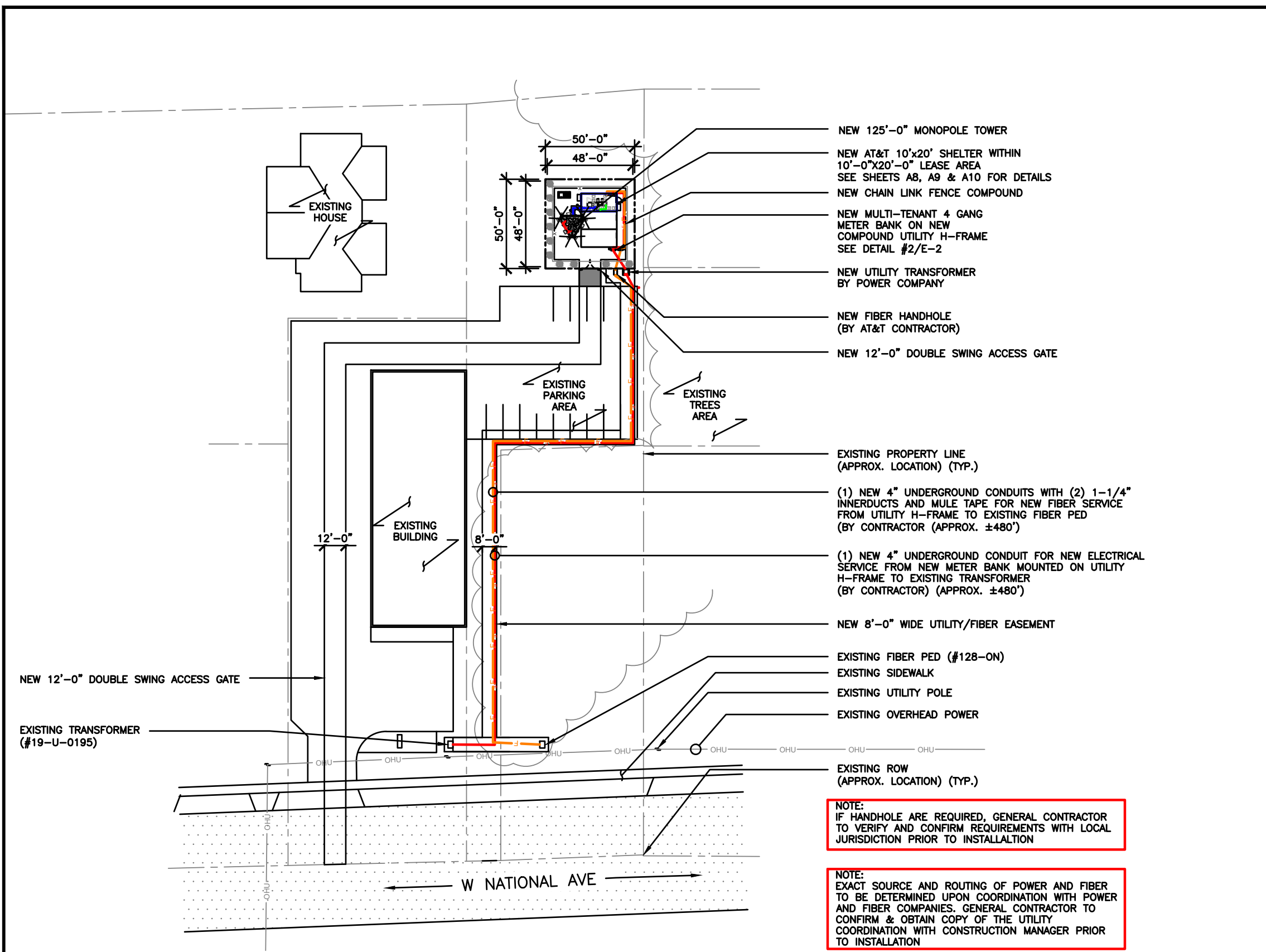
SHEET TITLE

**LANDSCAPE
PLAN & DETAIL**

SHEET NUMBER

A11

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- EXISTING OVERHEAD POWER ——— OHP ——— OHP ——— OHP ———
- EXISTING UNDERGROUND POWER ——— UGP ——— UGP ——— UGP ———
- EXISTING OVERHEAD UTILITIES ——— OHU ——— OHU ——— OHU ———
- NEW UNDERGROUND POWER ——— E ——— E ——— E ——— E ——— E ———
- NEW UNDERGROUND FIBER ——— F ——— F ——— F ——— F ——— F ——— F ———
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

SCALE: N.T.S. 2

USE THIS SECTION UNDER PAVEMENT OR VEHICLE TRAFFIC AREA

USE THIS SECTION UNDER GRASS OR LAWN AREA

RESTORE SURFACE TO ORIGINAL CONDITION

30" MINIMUM

12"

6" WIDE UTILITY WARNING TAPE (8"-12" BELOW GRADE) ENTIRE LENGTH OF TRENCH

RETURN ORIGINAL MATERIAL TO TRENCH, COMPACT TO 95% STANDARD PROCTOR

GRADE 9 (CA-6) GRAVEL COMPACTED TO 95% STANDARD PROCTOR

4"

12"

FOR NEW ELECTRICAL TELEPHONE OR FIBER SERVICES—SEE UTILITY AND SITE PLANS. PROVIDE APPROVED PULL BOXES AS REQUIRED AND COORDINATE INSTALLATION W/ALL UTILITY COMPANIES FOR INTERFACING AT TERMINATION POINTS. PROVIDE FULL LENGTH ROPES (TYP.)

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

SCALE: 1"=10'-0" (11x17) (OR) 2"=10'-0" (22x34) 3

TRENCH DETAIL

SCALE: N.T.S. 1

AT&T

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NEXIUS

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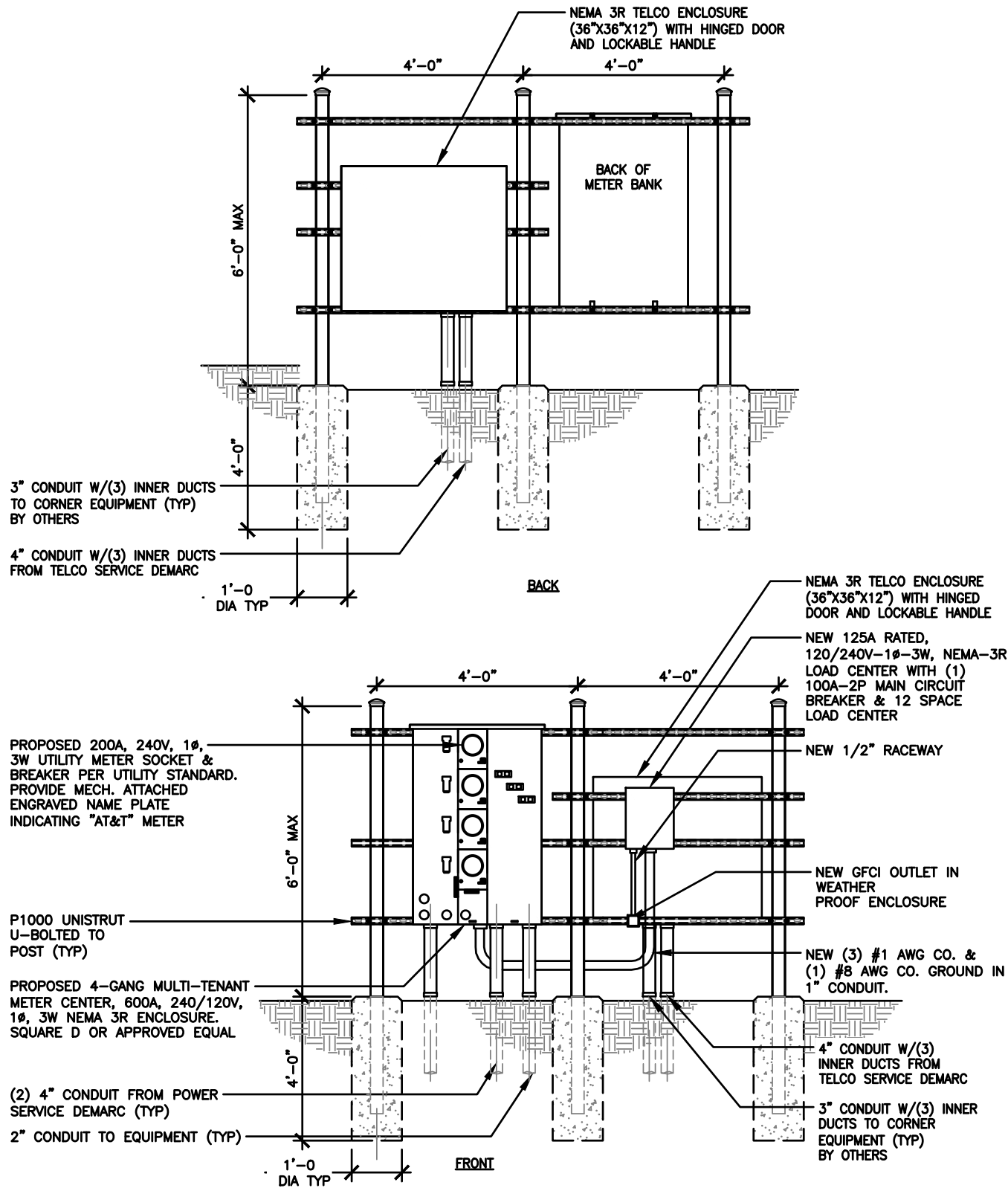
UTILITY PLAN AND DETAILS

SHEET NUMBER

E1

28

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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			(10)	8			X	BLK	1400		1400	1	RECTIFIER #5	2
3		1	1400		1400	RED													X	RED		1400	1400	1		4
5	RECTIFIER #2	1	1400	1400		BLK	X			8	(10)	40			(10)	8			X	BLK	1400		1400	1	RECTIFIER #6	6
7		1	1400		1400	RED													X	RED		1400	1400	1		8
9	RECTIFIER #3	1	1400	1400		BLK	X			8	(10)	40			(10)	8			X	BLK	1400		1400	1	RECTIFIER #7	10
12		1	1400		1400	RED													X	RED		1400	1400	1		12
13	RECTIFIER #4	1	1400	1400		BLK	X			8	(10)	40			(10)	8			X	BLK	1400		1400	1	RECTIFIER #8	14
15		1	1400		1400	RED													X	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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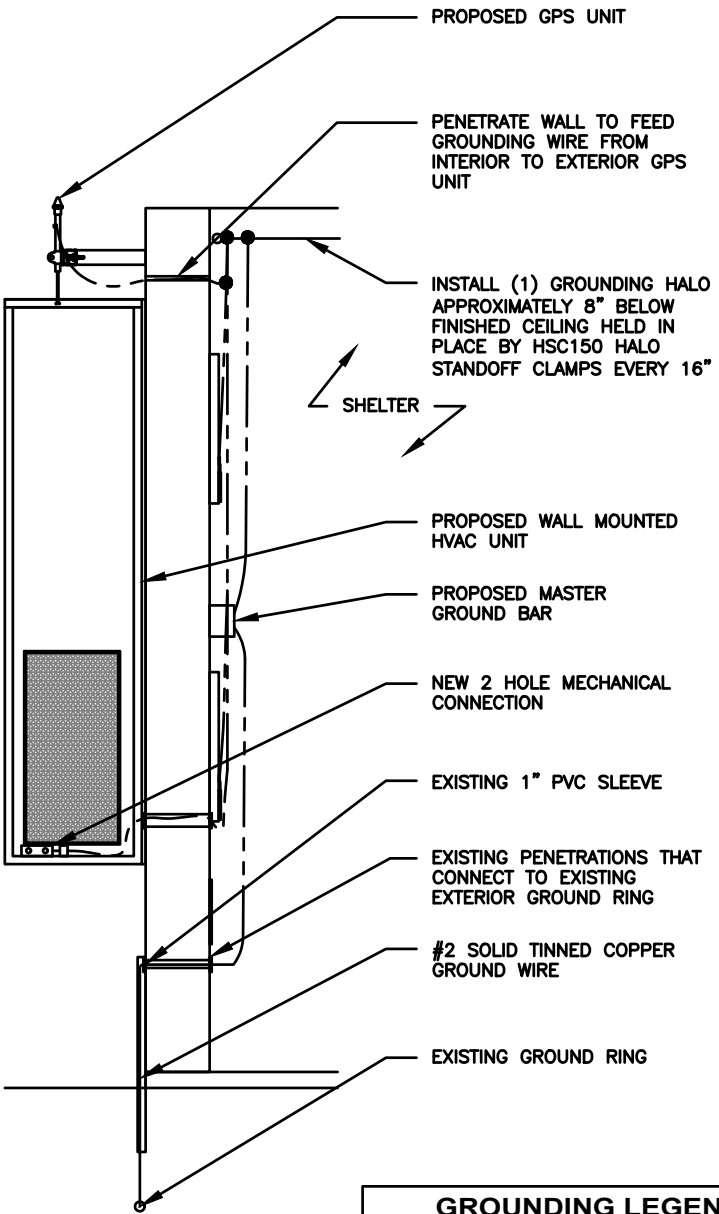
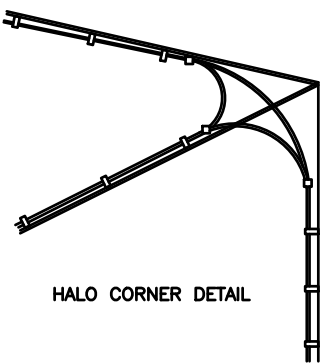
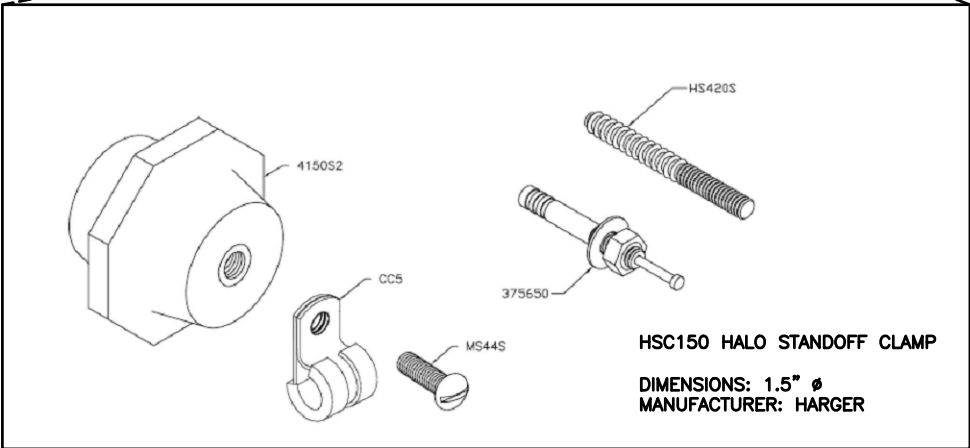
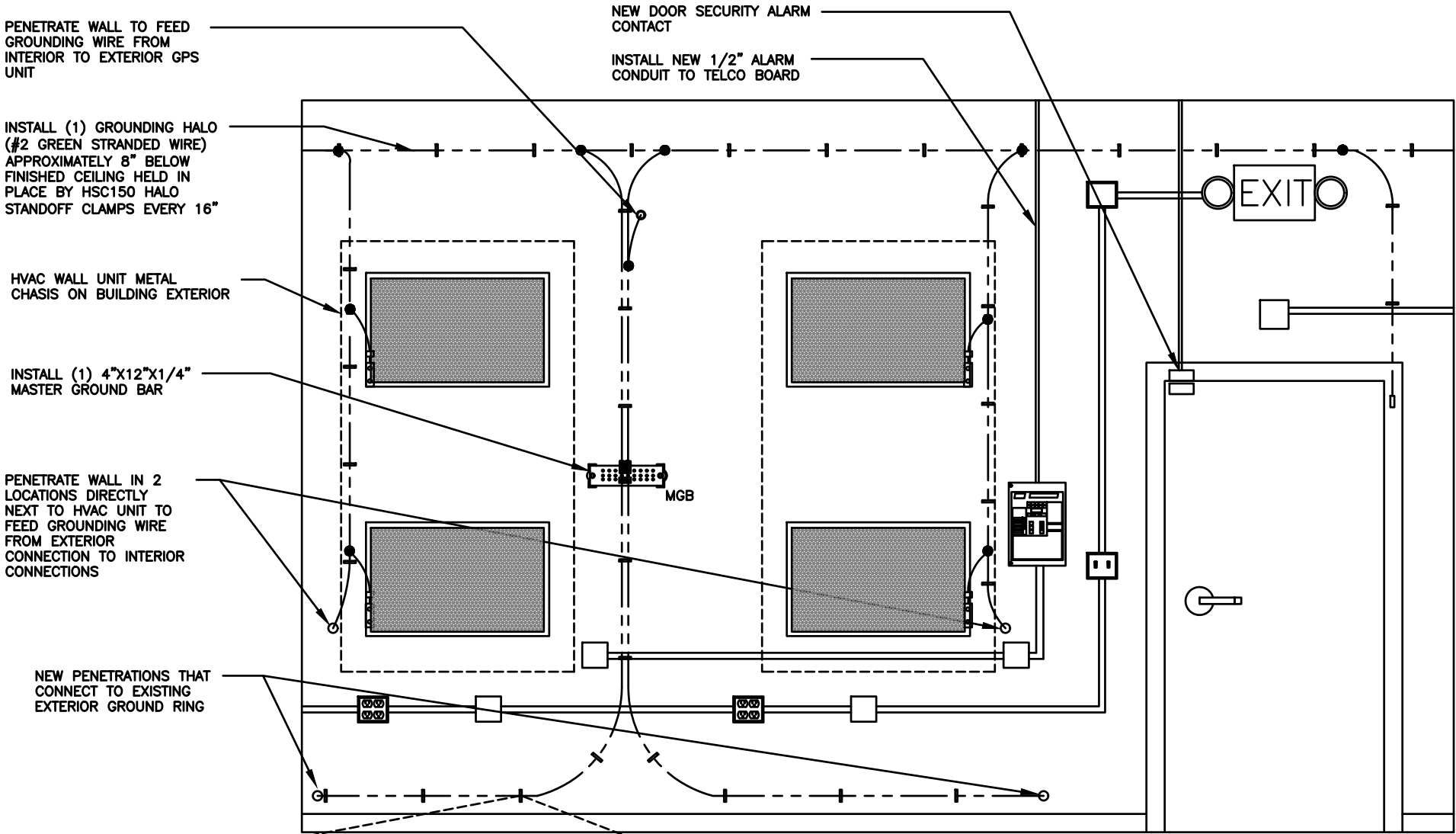
SHEET TITLE
H-FRAME
DETAIL AND
PANEL
SCHEDULE

SHEET NUMBER

E2

20

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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

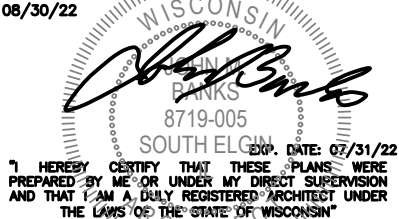
SCALE
N.T.S. 2

GROUNDING SECTION

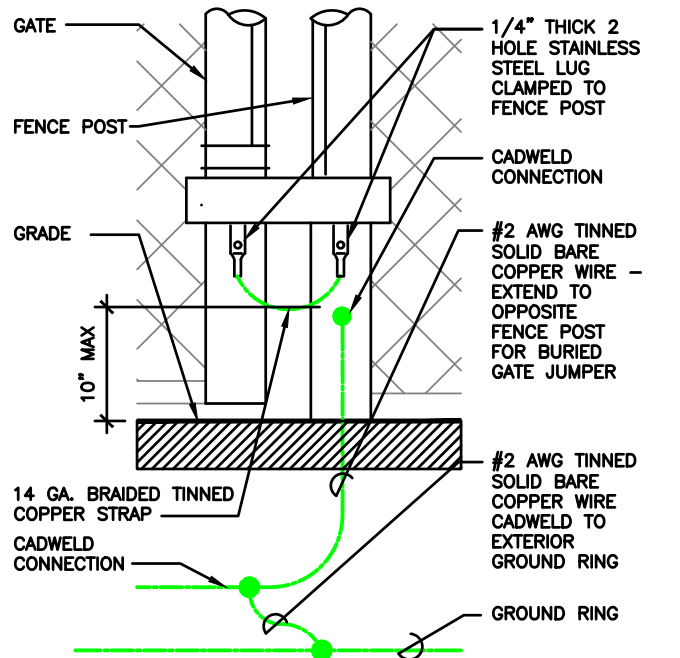
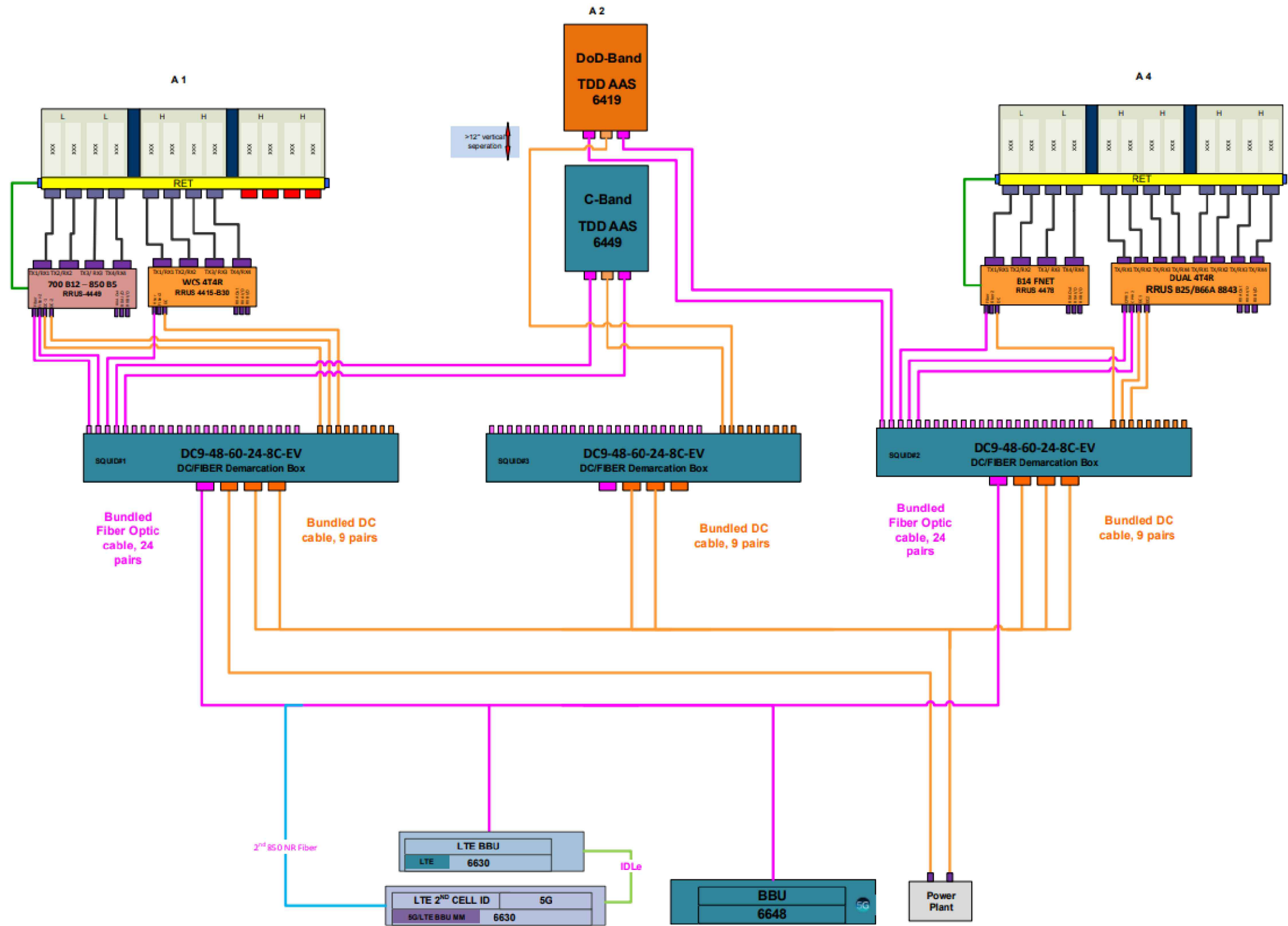
SCALE
N.T.S. 1



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

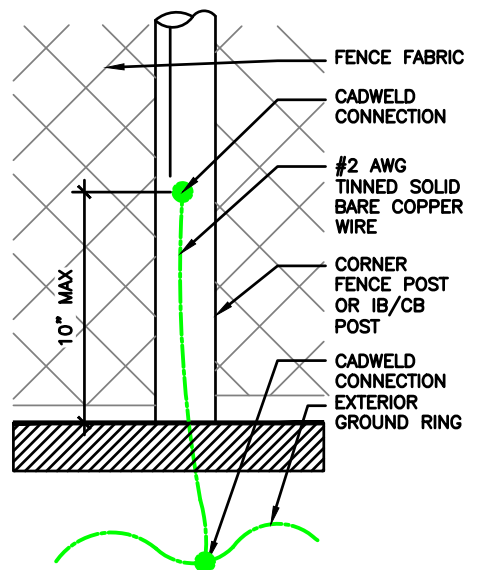


THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.



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

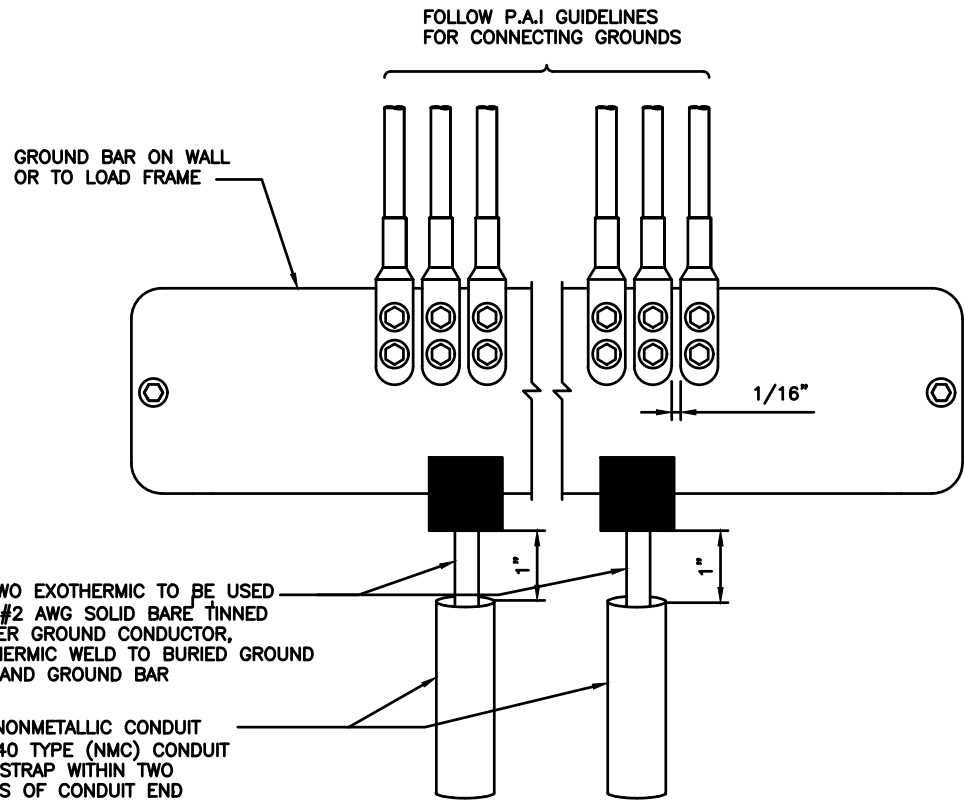


REVISIONS				
REV.	DATE	DESCRIPTION	INITIALS	
2	08/30/22	PERMIT/ CONSTRUCTION	CG	
1	04/27/22	PERMIT/ CONSTRUCTION	MC	
0	04/01/22	PERMIT/ CONSTRUCTION	DS	

08/30/22
WISCONSIN
JOHN M. BANKS
8719-005
SOUTH ELGIN, IL
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

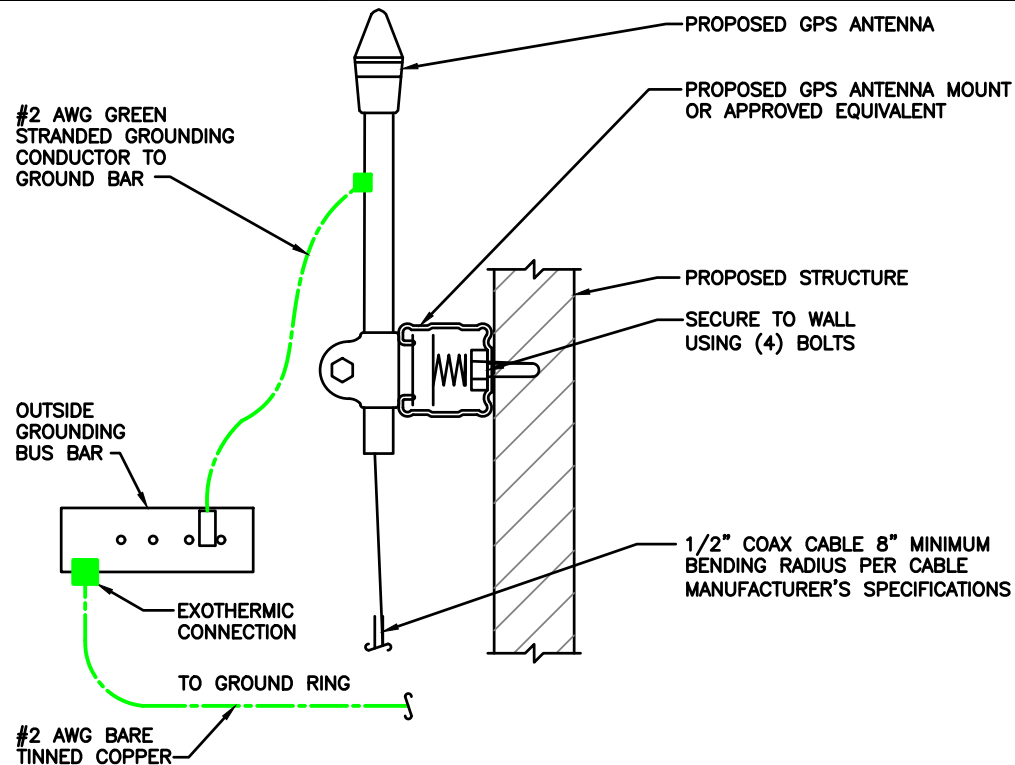


THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.



MAIN GROUND BAR DETAIL

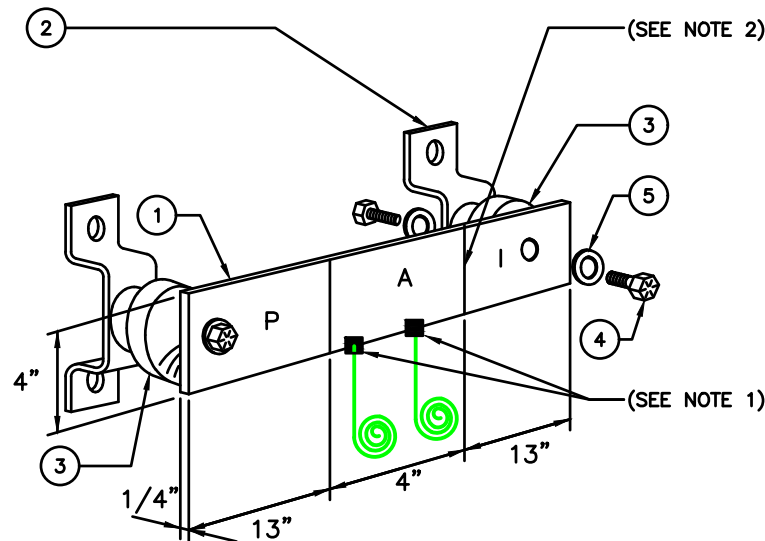
SCALE
N.T.S. 5



GPS ANTENNA GROUNDING

SCALE
N.T.S. 4

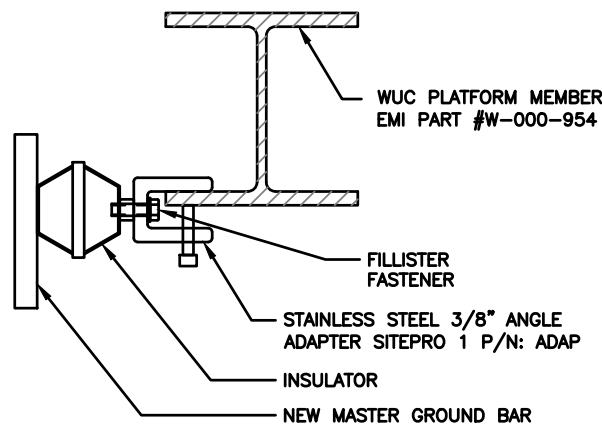
NO	REQUIRED	PART NUMBER	DESCRIPTION
①	1	1/4"x4"x12'	SOLID GROUND BAR
②	2	A-6056	WALL MOUNTING BRACKET
③	2	3061-4	INSULATORS
④	4	3012-1	5/8"-11x1" H.H.C.S.
⑤	4	3015-8	5/8" LOCKWASHER



MASTER GROUND BAR DETAIL

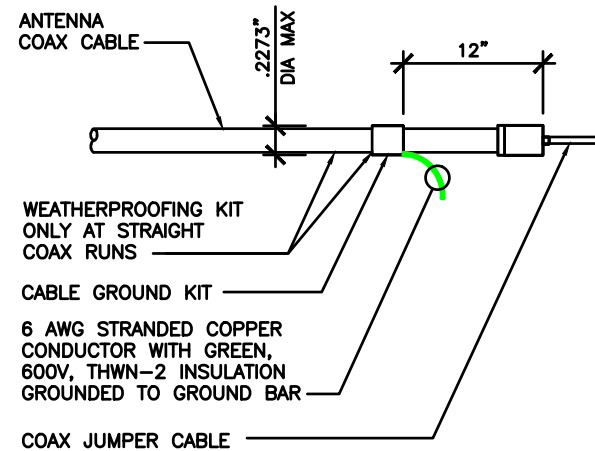
SCALE
N.T.S. 2

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



ANGLE ADAPTER DETAIL

SCALE
N.T.S. 3



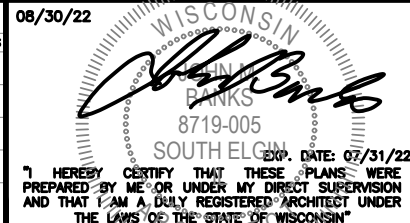
1COAX GROUND KIT DETAIL

SCALE
N.T.S. 1



REVISIONS			
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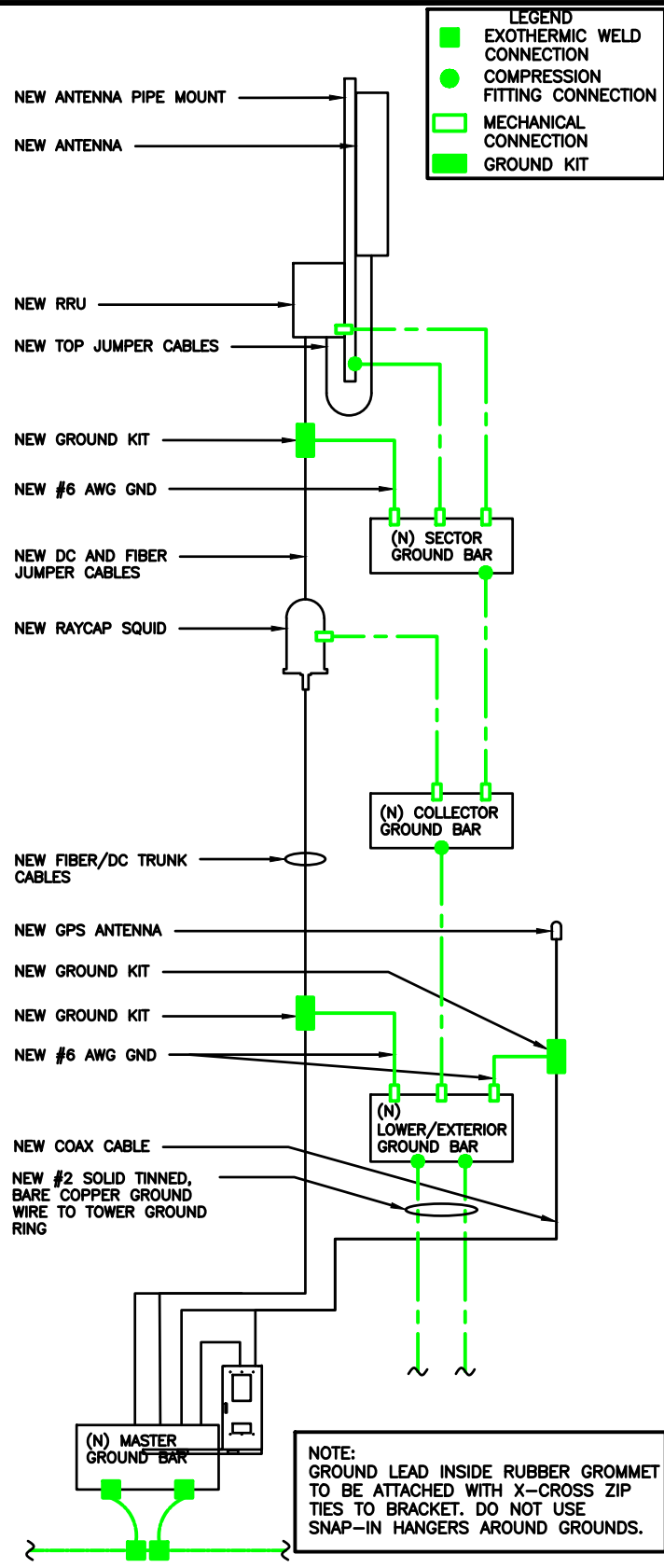
NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET



SHEET TITLE
**GROUNDING
DETAILS**

SHEET NUMBER
E5

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CABLE GROUNDING

SCALE
N.T.S.

4

NOT USED

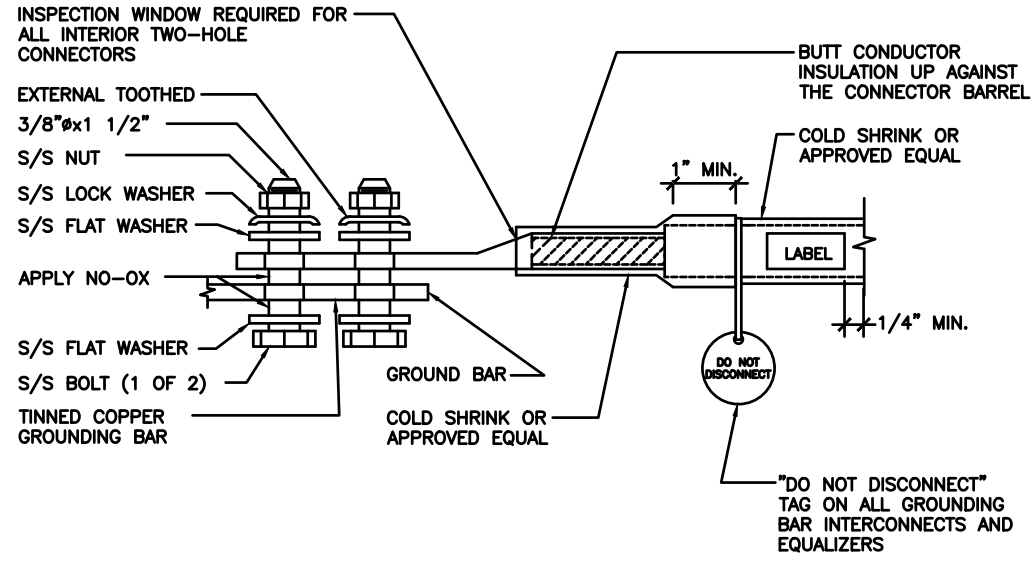
SCALE
N.T.S.

2

EXOTHERMIC WELD DETAILS

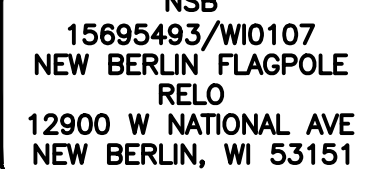
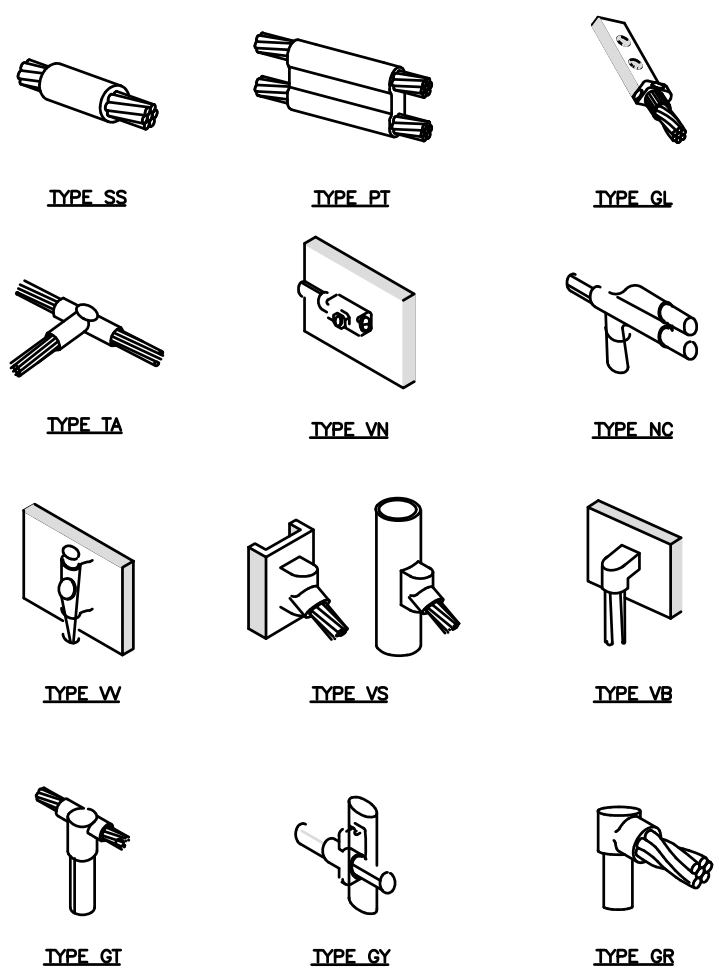
SCALE
N.T.S.

1



SCALE
N.T.S.

3



REVISIONS				
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2	08/30/22	PERMIT/ CONSTRUCTION	CG	
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08/30/22

WISCONSIN

JOHN M. BANKS

8719-005

SOUTH ELGIN

ED. DATE: 07/31/22

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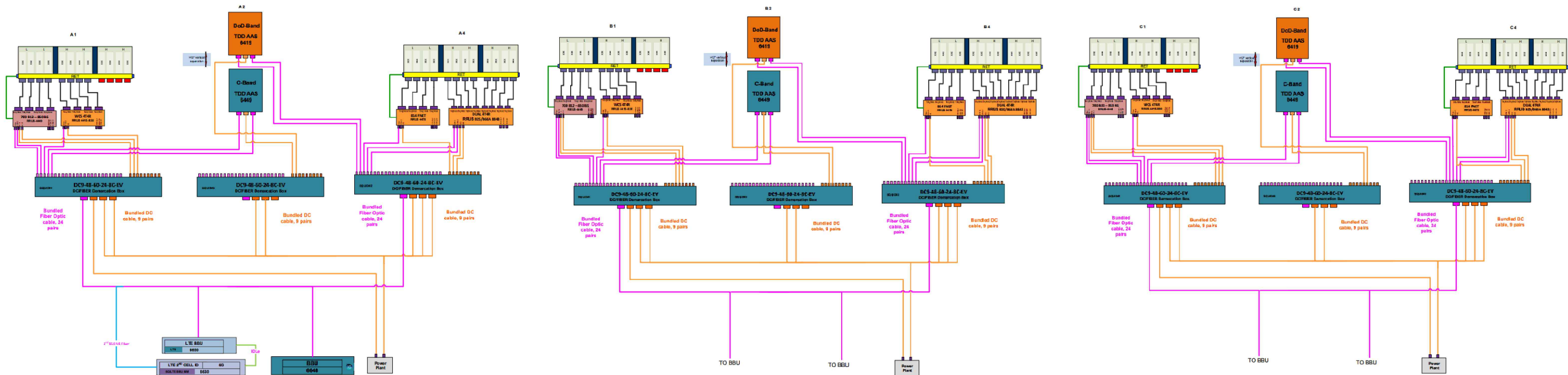
SHEET TITLE

GROUNDING DETAILS

SHEET NUMBER

E6

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NEXIUS

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

**JOHN M. BANKS
ARCHITECT**

604 FOX GLEN
BARRINGTON, IL 60010
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jbanks@westchesterservices.com

NSB
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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J. M. BANKS
8719-005
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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

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



JOHN M. BANKS ARCHITECT

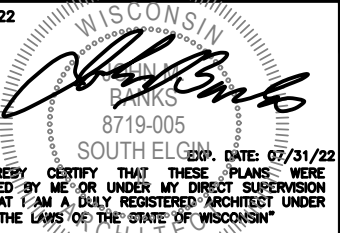
604 FOX GLEN
BARRINGTON, IL 60010
TELEPHONE: 847-277-0070
FAX : 847-277-0080
jbanks@westchesterservices.com

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			

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

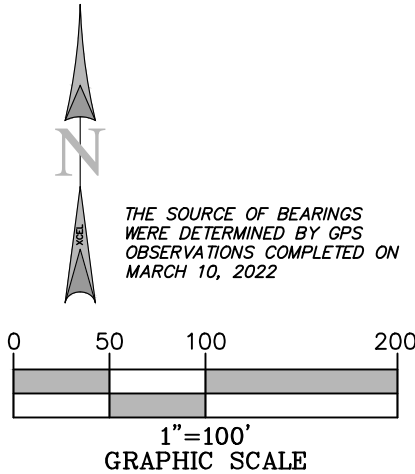
NO SEARCH OF PUBLIC RECORDS HAS BEEN COMPLETED BY XCEL CONSULTANTS TO DETERMINE ANY DEFECTS AND/OR AMBIGUITIES IN THE TITLE OF THE PARENT PARCEL.

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.

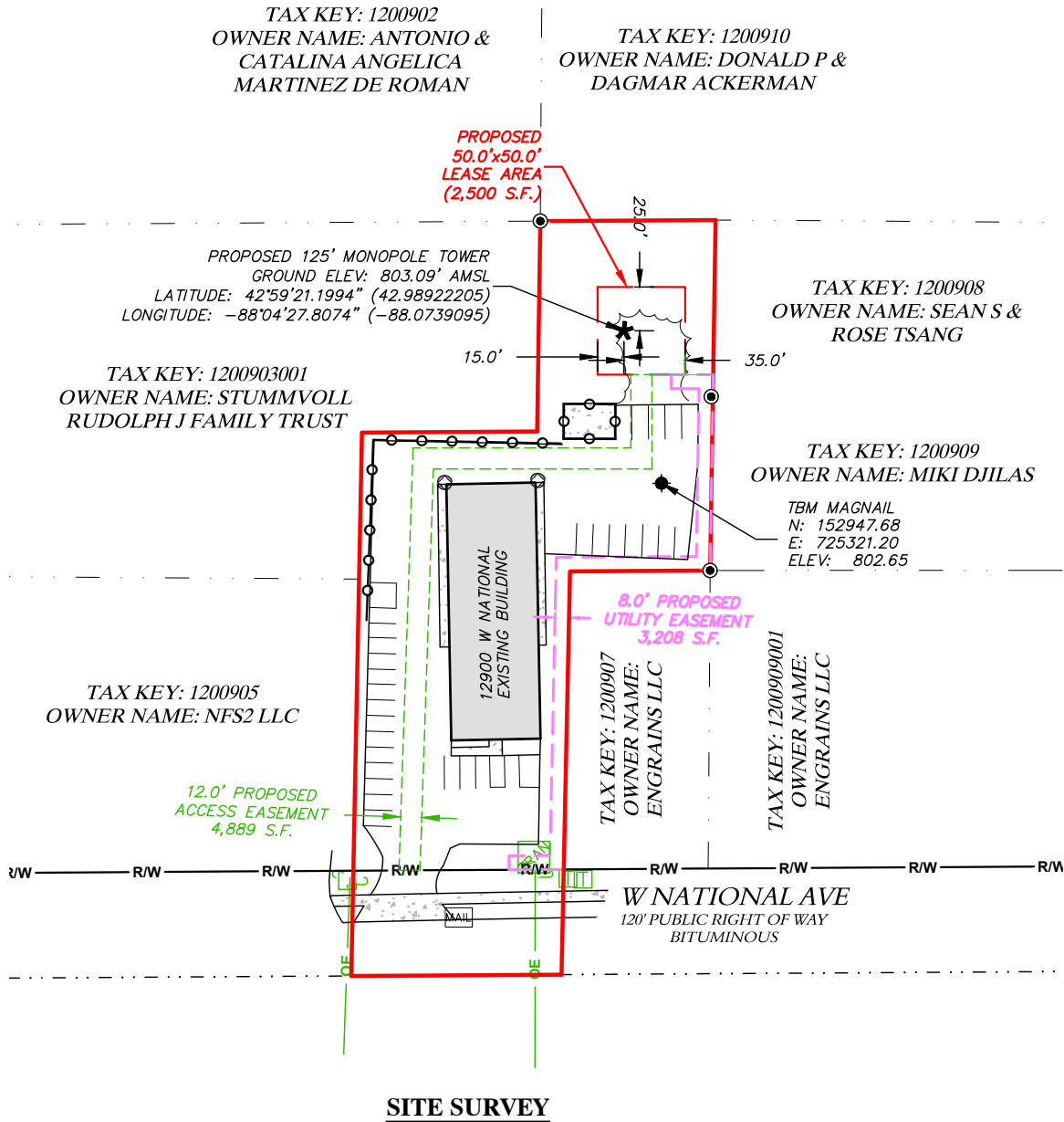
THIS PROPERTY IS SUBJECT TO ANY RECORDED EASEMENTS AND/OR RIGHTS OF WAY SHOWN HEREON OR NOT.

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.



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.

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

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

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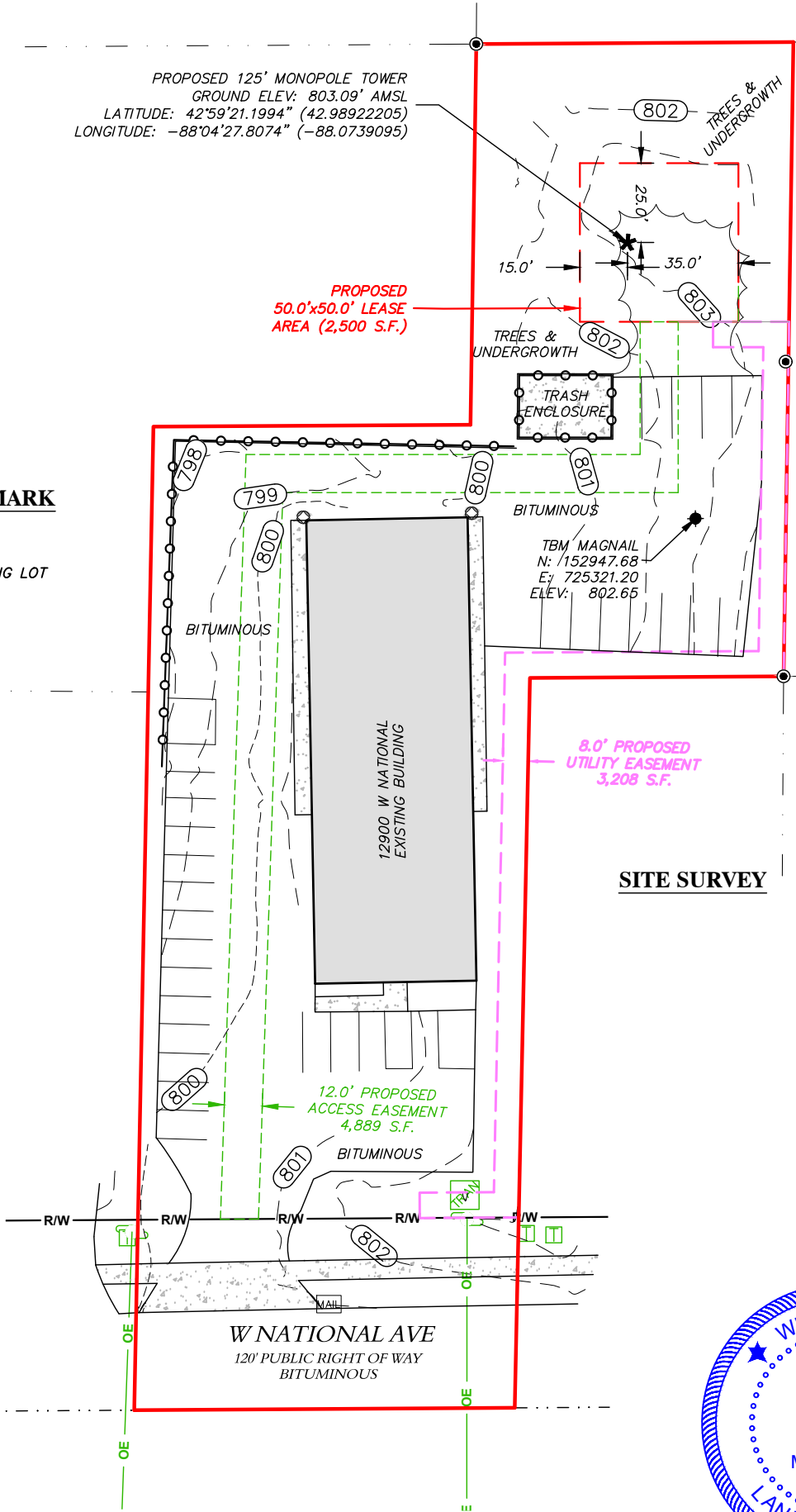
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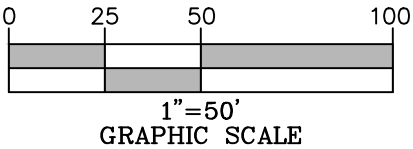
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THE SOURCE OF BEARINGS
WERE DETERMINED BY GPS
OBSERVATIONS COMPLETED ON
MARCH 10, 2022



LEGEND

- PARENT PARCEL
- ADJACENT PROPERTY LINE
- R/W 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



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Dan J. Kuehl 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

SITE SURVEY

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TAX PARCEL NUMBER:
NBC 1200906
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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-1.1

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.

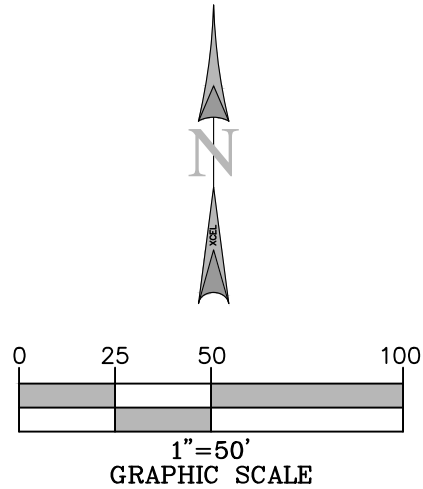
LEGEND

- 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:

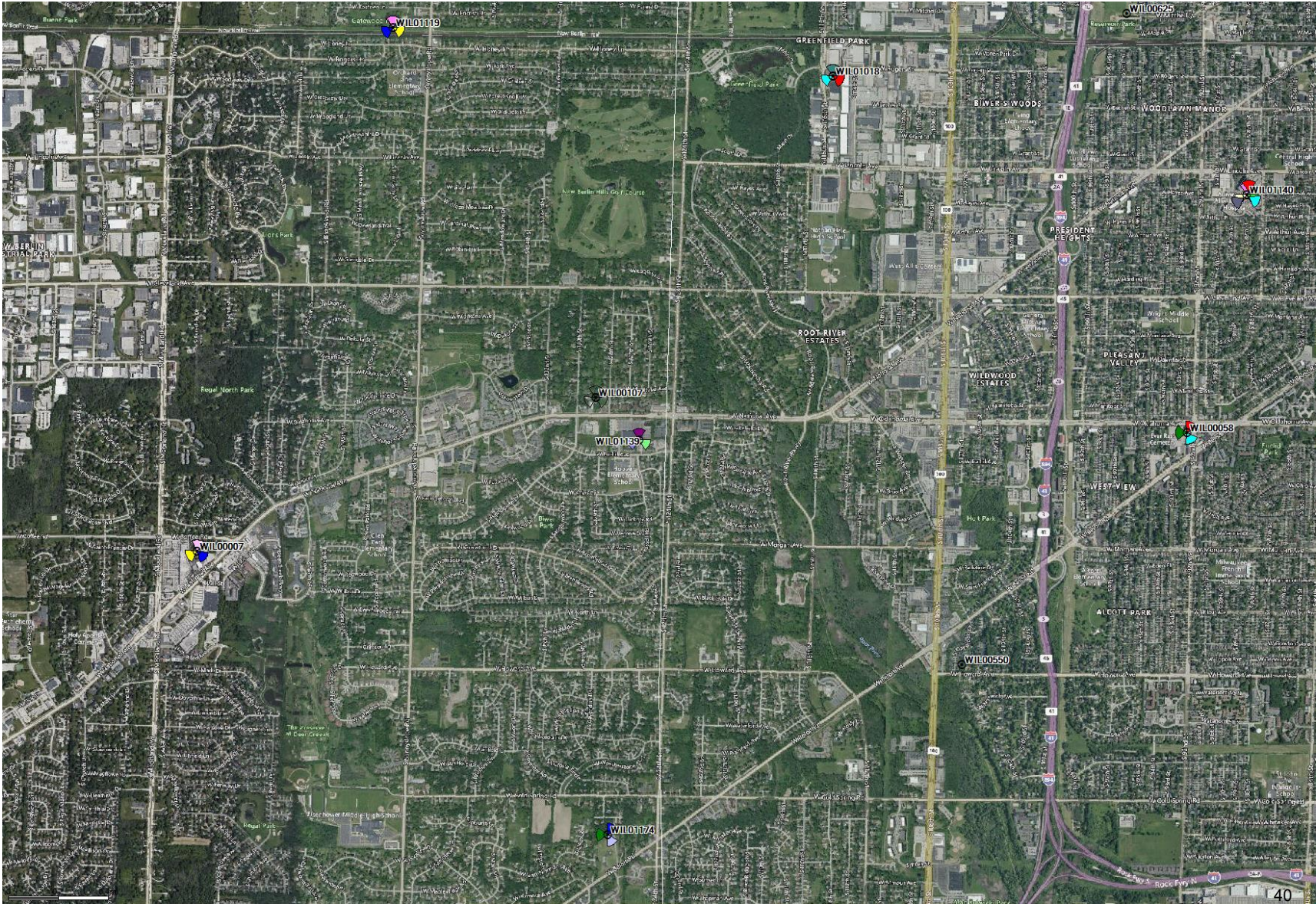
B-1.2



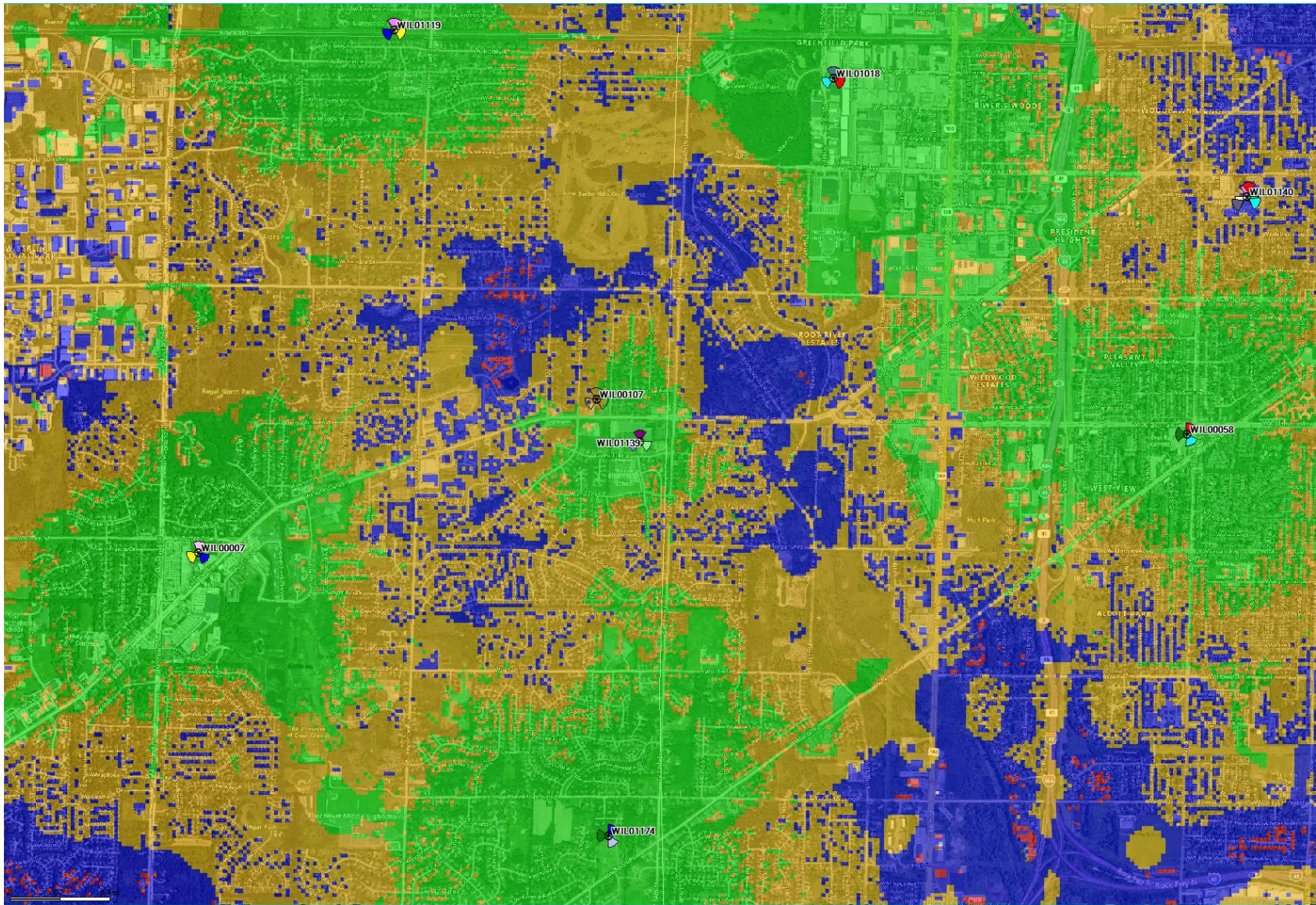
Propagation Plots for WIL00107

Aerial View of Surrounding Area

New Site WIL00107 Lat/long (42.989213, -88.074374)



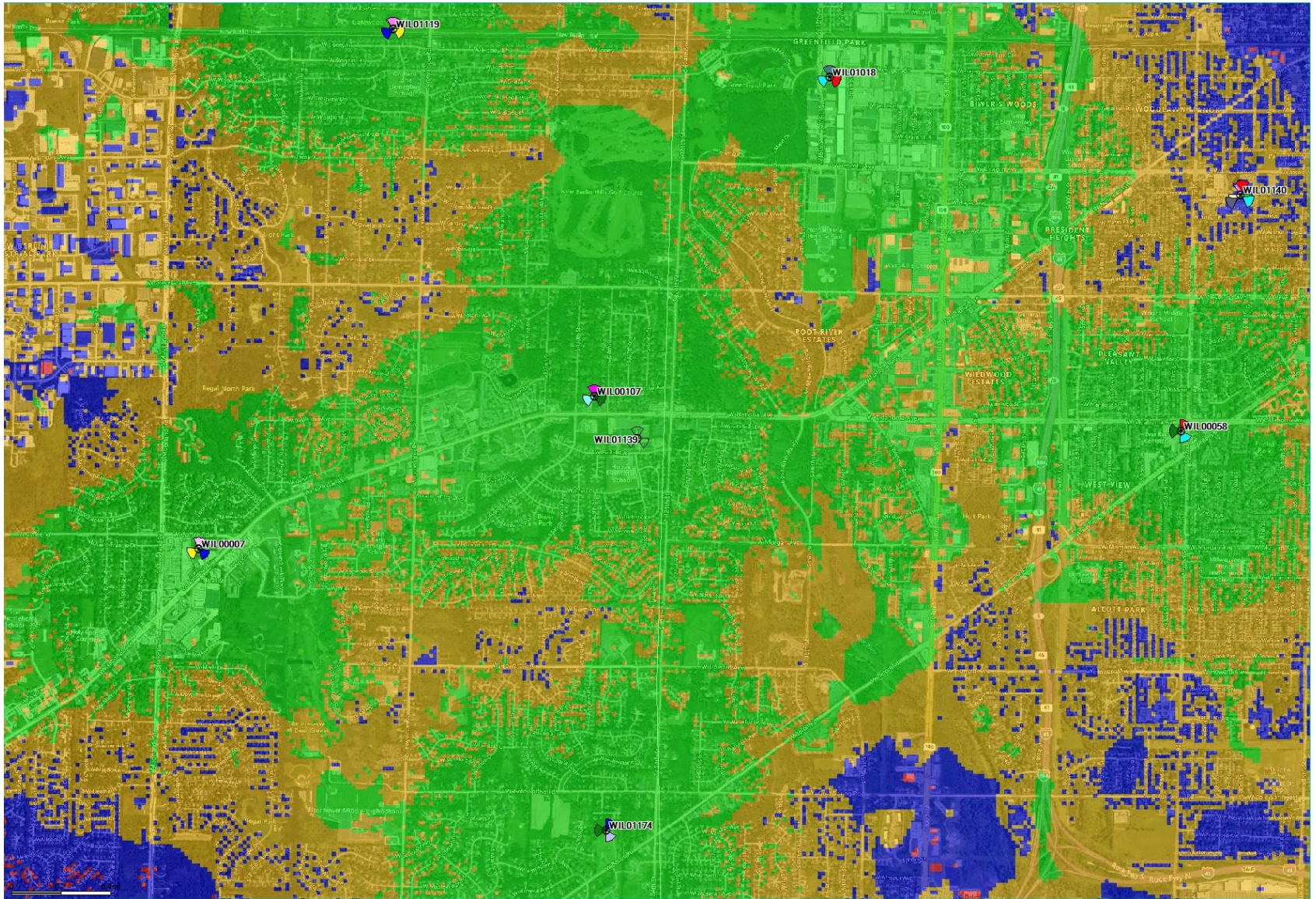
Existing Coverage with WIL01139 at 95 ft. (42.986797, -88.070944)



- Best RSRP (RS EPRE) Level (dBm) ≥ -90
- Best RSRP (RS EPRE) Level (dBm) ≥ -100
- Best RSRP (RS EPRE) Level (dBm) ≥ -110
- Best RSRP (RS EPRE) Level (dBm) ≥ -115



Proposed Coverage with WIL00107 at 120 ft. (42.989213, -88.074374)



- Best RSRP (RS EPRE) Level (dBm) ≥ -90
- Best RSRP (RS EPRE) Level (dBm) ≥ -100
- Best RSRP (RS EPRE) Level (dBm) ≥ -110
- Best RSRP (RS EPRE) Level (dBm) ≥ -115



May 19, 2022

Daniel Kalina
Nexius
630-946-7741

RE: Proposed 125' Monopole for New Berlin, WI

Dear Daniel Kalina,

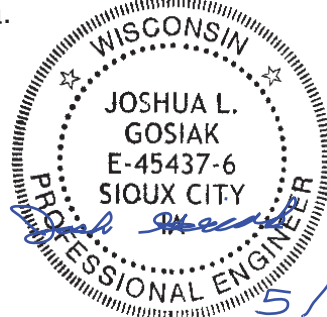
Upon receipt of order, we propose to design and supply the above referenced Sabre monopole for an Ultimate Wind Speed of 107 mph with no ice and 40 mph + 1.5" ice, Risk Category II, Exposure Category B, and Topographic Category 1, in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-H, "Structural Standard for Antenna Supporting Structures and Antennas".

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors, resulting in an overall minimum safety factor of 25%. Therefore, it is highly unlikely that the monopole will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within the monopole shaft, above the base plate. Assuming that the wind pressure profile is similar to that used to design the monopole, the monopole will buckle at the location of the highest combined stress ratio within the monopole shaft. This is likely to result in the portion of the monopole above leaning over and remaining in a permanently deformed condition. **Please note that this letter only applies to the above referenced monopole designed and manufactured by Sabre Towers & Poles.** This would effectively result in a fall radius within the 50' x 50' lease area.

Sincerely,

Josh Gosiak, P.E.
Design Engineer II





Structural Design Report

140' Monopole

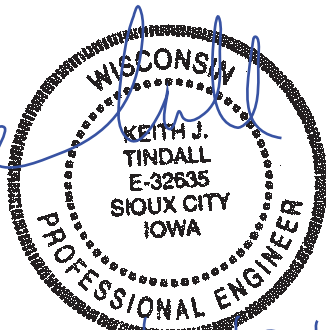
Site: WI1119 - NEW BERLIN - WEPCO - RELO, WI

Prepared for: NEXIUS
by: Sabre Industries™

Job Number: 21-4817-TJH-R1

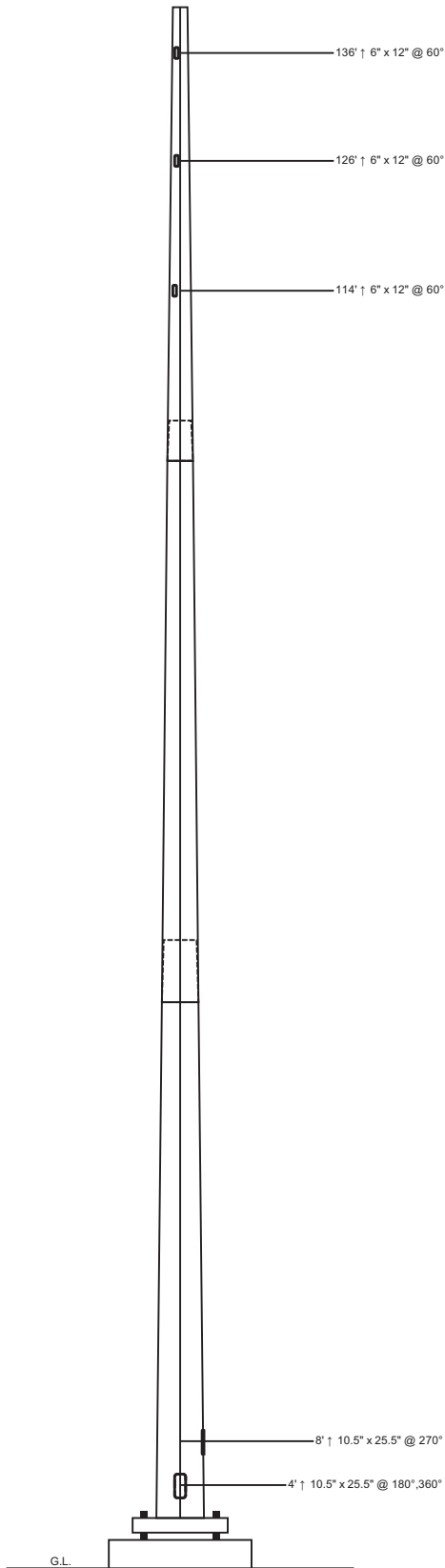
July 30, 2021

Monopole Profile.....	1
Foundation Design Summary (Option 1).....	2
Foundation Design Summary (Option 2).....	3
Pole Calculations.....	4-13
Foundation Calculations.....	14-23



Digitally Signed By Keith Tindall
DN: c=US, st=Texas,
l=Alvarado, o=SABRE
INDUSTRIES, INC., cn=Keith
Tindall,
email=kjtindall@sabreindustries
.com Date: 2021.07.30 11:18:03

Length (ft)	53'-3"	53'-6"	41'-9"
Number Of Sides	18		
Thickness (in)	3/8"		1/4"
Lap Splice (ft)	5'-9"	3'-9"	
Top Diameter (in)	38.25"	25.5"	15.25"
Bottom Diameter (in)	53.31"	40.63"	27.06"
Taper (in/ft)		0.2828	
Grade		A572-65	
Weight (lbs)	11822	7515	2597
Overall Steel Height (ft)		139	



Designed Appurtenance Loading

Elev	Description	Tx-Line
140	(1) 40,000 sq. in. antenna loading (at top)	(3) 1 1/4"
128	(1) 30,000 sq. in. antenna loading (below top)	(3) 1 1/4"
116	(1) 30,000 sq. in. antenna loading (below top)	(3) 1 1/4"

Wind & Ice Design Criteria - ANSI/TIA-222-H

Wind Speed (No Ice)	119 mph
Wind Speed (Ice)	40 mph
Design Ice Thickness	1.50 in
Risk Category	IV
Exposure Category	B
Topographic Factor Procedure	Method 1 (Simplified)
Topographic Category	1
Ground Elevation	839 ft

Limit State Load Combination Reactions

Load Combination	Axial (kips)	Shear (kips)	Moment (ft-k)	Deflection (ft)	Sway (deg)
1.2 D + 1.0 Wo	40.97	32.08	3806.89	11.52	10.4
0.9 D + 1.0 Wo	30.78	32.15	3757.79	11.3	10.18
1.2 D + 1.0 Di + 1.0 Wi	83.32	7.08	932.26	3.02	2.75
1.0 D + 1.0 Wo (Service @ 60 mph)	34.17	7.31	865.75	2.68	2.39

Base Plate Dimensions

Shape	Diameter	Thickness	Bolt Circle	Bolt Qty	Bolt Diameter
Round	65.75"	2"	60"	14	2.25"

Anchor Bolt Dimensions

Length	Diameter	Hole Diameter	Weight	Type	Finish
84"	2.25"	2.625"	1695.4	A615-75	Galv

Notes

- 1) Antenna Feed Lines Run Inside Pole
- 2) All dimensions are above ground level, unless otherwise specified.
- 3) Weights shown are estimates. Final weights may vary.
- 4) This tower design and, if applicable, the foundation design(s) shown on the following page(s) also meet or exceed the requirements of the 2015 International Building Code.
- 5) Full Height Step Bolts
- 6) Tower Rating: 99.3%

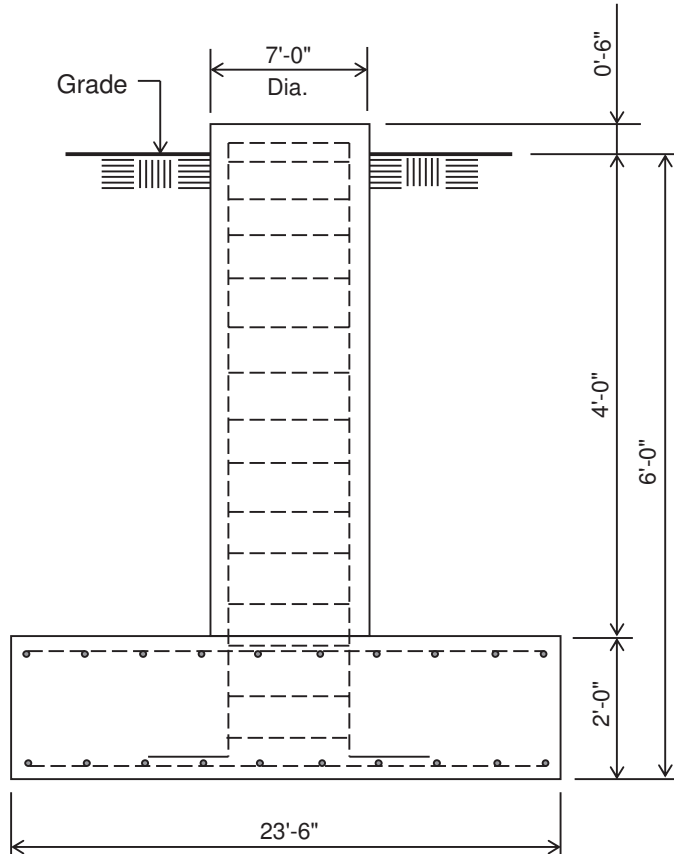


Sabre Industries
7101 Southbridge Drive
P.O. Box 658
Sioux City, IA 51102-0658
Phone: (712) 258-6690
Fax: (712) 279-0814

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Job: **21-4817-TJH-R1**
Customer: NEXIUS
Site Name: W11119 - NEW BERLIN - WEPCO - RELO, WI
Description: 140' Monopole
Date: 7/30/2021 By: DO

Customer: NEXIUS
Site: WI1119 - NEW BERLIN - WEPCO - RELO, WI
140' Monopole



ELEVATION VIEW

(47.32 Cu. Yds.)

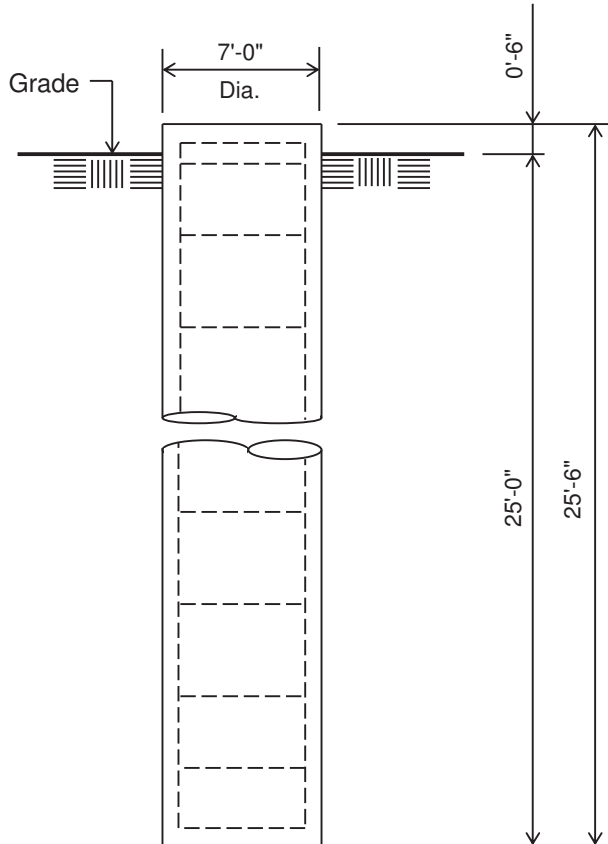
(1 REQUIRED; NOT TO SCALE)

Notes:

- 1) Concrete shall have a minimum 28-day compressive strength of 4,500 psi, in accordance with ACI 318-14.
- 2) Rebar to conform to ASTM specification A615 Grade 60.
- 3) All rebar to have a minimum of 3" concrete cover.
- 4) All exposed concrete corners to be chamfered 3/4".
- 5) The foundation design is based on the geotechnical report by Giles Project No. 1G-2102001, Date: 02/19/2021
- 6) See the geotechnical report for compaction requirements, if specified.
- 7) 4 ft of soil cover is required over the entire area of the foundation slab.
- 8) The bottom anchor bolt template shall be positioned as closely as possible to the bottom of the anchor bolts.

Rebar Schedule for Pad and Pier	
Pier	(44) #9 vertical rebar w/ hooks at bottom w/ #5 ties, (2) within top 5" of pier, then 4" C/C
Pad	(24) #10 horizontal rebar evenly spaced each way top and bottom (96 total)

Customer: NEXIUS
Site: WI1119 - NEW BERLIN - WEPCO - RELO, WI
140' Monopole



ELEVATION VIEW

(36.35 Cu. Yds.)

(1 REQUIRED; NOT TO SCALE)

Notes:

- 1) Concrete shall have a minimum 28-day compressive strength of 4,500 psi, in accordance with ACI 318-14.
- 2) Rebar to conform to ASTM specification A615 Grade 60.
- 3) All rebar to have a minimum of 3" concrete cover.
- 4) All exposed concrete corners to be chamfered 3/4".
- 5) The foundation design is based on the geotechnical report by Giles Project No. 1G-2102001, Date: 02/19/2021
- 6) See the geotechnical report for drilled pier installation requirements, if specified.
- 7) The bottom anchor bolt template shall be positioned as closely as possible to the bottom of the anchor bolts.

Rebar Schedule for Pier

Pier	(34) #10 vertical rebar w/ #5 ties, (2) within top 5" of pier, then 8" C/C
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(USA 222-H) - Monopole Spatial Analysis (c)2017 Guymast Inc.

Tel:(416)736-7453 Fax:(416)736-4372 Web:www.guymast.com

Processed under license at:

Sabre Towers and Poles on: 30 jul 2021 at: 9:38:27

=====

140' Monopole / WI1119 - NEW BERLIN - WEPKO - RELO, WI

* All pole diameters shown on the following pages are across corners.
See profile drawing for widths across flats.

POLE GEOMETRY

ELEV ft	SECTION NAME	No. SIDE	OUTSIDE DIAM in	THICK -NESS in	RESISTANCES ♦*Pn kip	♦*Mn ft-kip	SPLICE TYPE	...OVERLAP... LENGTH ft	RATIO	w/t
139.0			15.48	0.250	884.3	270.5				
	A	18	26.39	0.250	1494.3	789.7				9.5
101.0			26.39	0.250	1494.3	789.7				
	A/B	18	26.97	0.375	2315.9	1239.8	SLIP	3.75	1.69	
97.2			26.97	0.375	2315.9	1239.8				
	B	18	39.59	0.375	3348.1	2654.4				11.6
53.2			39.59	0.375	3348.1	2654.4				
	B/C	18	40.50	0.375	3405.0	2763.0	SLIP	5.75	1.73	
47.5			40.50	0.375	3405.0	2763.0				
	C	18	54.13	0.375	4140.8	4511.9				17.8
0.0										

POLE ASSEMBLY

SECTION NAME	BASE ELEV ft	 NUMBER	BOLTS TYPE	AT BASE DIAM in	OF SECTION STRENGTH ksi	 THREADS IN SHEAR PLANE	CALC BASE ELEV ft
A	97.250	0	A325	0.00	92.0	0	97.250
B	47.500	0	A325	0.00	92.0	0	47.500
C	0.000	0	A325	0.00	92.0	0	0.000

POLE SECTIONS

SECTION NAME	No.of SIDES	LENGTH ft	OUTSIDE DIAMETER BOT * in	TOP * in	BEND RAD in	MAT- ERIAL ID	FLANGE.ID BOT	TOP	FLANGE.WELD ..GROUP.ID.. BOT	TOP
A	18	41.75	27.47	15.48	0.625	1	0	0	0	0
B	18	53.50	41.25	25.89	0.625	2	0	0	0	0
C	18	53.25	54.13	38.84	0.625	3	0	0	0	0

* - Diameter of circumscribed circle

MATERIAL TYPES

TYPE OF SHAPE	TYPE NO	NO OF ELEM.	ORIENT	HEIGHT	WIDTH	.THICKNESS. WEB FLANGE	IRREGULARITY .PROJECTION. % OF ORIENT AREA
------------------	------------	----------------	--------	--------	-------	---------------------------	---

		& deg	in	in	in	in	deg
PL	1	1	0.0	27.47	0.25	0.250	0.00
PL	2	1	0.0	41.25	0.38	0.375	0.00
PL	3	1	0.0	54.13	0.38	0.375	0.00

& - with respect to vertical

MATERIAL PROPERTIES

=====

MATERIAL TYPE NO.	ELASTIC MODULUS ksi	UNIT WEIGHT pcf	.. STRENGTH .. Fu ksi	Fy ksi	THERMAL COEFFICIENT /deg
1	29000.0	490.0	80.0	65.0	0.00001170
2	29000.0	490.0	80.0	65.0	0.00001170
3	29000.0	490.0	80.0	65.0	0.00001170

* Only 3 condition(s) shown in full

* Some concentrated wind loads may have been derived from full-scale wind tunnel testing

=====

LOADING CONDITION A

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119 mph wind with no ice. Wind Azimuth: 0° (1.2 D + 1.0 W)

LOADS ON POLE

=====

LOAD TYPE	ELEV ft	APPLY..LOAD..AT RADIUS ft	AZI	LOAD AZI	FORCES..... HORIZ kip	DOWN kip	MOMENTS..... VERTICAL ft-kip	TORSNAL ft-kip
C	139.000	0.00	0.0	0.0	11.1063	7.2000	0.0000	0.0000
C	137.000	0.00	0.0	0.0	0.0000	0.3255	0.0000	0.0000
C	135.000	0.00	0.0	0.0	0.0289	0.0168	0.0000	0.0000
C	127.000	0.00	0.0	0.0	0.0000	0.3018	0.0000	0.0000
C	127.000	0.00	0.0	0.0	6.4954	4.8000	0.0000	0.0000
C	125.000	0.00	0.0	0.0	0.0283	0.0168	0.0000	0.0000
C	115.000	0.00	0.0	0.0	0.0000	0.2732	0.0000	0.0000
C	115.000	0.00	0.0	0.0	6.3153	4.8000	0.0000	0.0000
C	115.000	0.00	0.0	0.0	0.0276	0.0168	0.0000	0.0000
C	105.000	0.00	0.0	0.0	0.0269	0.0168	0.0000	0.0000
C	95.000	0.00	0.0	0.0	0.0261	0.0168	0.0000	0.0000
C	85.000	0.00	0.0	0.0	0.0253	0.0168	0.0000	0.0000
C	75.000	0.00	0.0	0.0	0.0244	0.0168	0.0000	0.0000
C	65.000	0.00	0.0	0.0	0.0234	0.0168	0.0000	0.0000
C	55.000	0.00	0.0	0.0	0.0223	0.0168	0.0000	0.0000
C	45.000	0.00	0.0	0.0	0.0211	0.0168	0.0000	0.0000
C	35.000	0.00	0.0	0.0	0.0196	0.0168	0.0000	0.0000
C	25.000	0.00	0.0	0.0	0.0188	0.0168	0.0000	0.0000
C	15.000	0.00	0.0	0.0	0.0188	0.0168	0.0000	0.0000
D	139.000	0.00	180.0	0.0	0.0358	0.0546	0.0000	0.0000
D	126.333	0.00	180.0	0.0	0.0358	0.0546	0.0000	0.0000
D	126.333	0.00	180.0	0.0	0.0422	0.0660	0.0000	0.0000
D	113.667	0.00	180.0	0.0	0.0422	0.0660	0.0000	0.0000
D	113.667	0.00	180.0	0.0	0.0479	0.0775	0.0000	0.0000
D	101.000	0.00	180.0	0.0	0.0479	0.0775	0.0000	0.0000
D	101.000	0.00	180.0	0.0	0.0514	0.2100	0.0000	0.0000
D	97.250	0.00	180.0	0.0	0.0514	0.2100	0.0000	0.0000
D	97.250	0.00	180.0	0.0	0.0539	0.1376	0.0000	0.0000
D	82.583	0.00	180.0	0.0	0.0539	0.1376	0.0000	0.0000
D	82.583	0.00	180.0	0.0	0.0587	0.1575	0.0000	0.0000
D	67.917	0.00	180.0	0.0	0.0587	0.1575	0.0000	0.0000
D	67.917	0.00	180.0	0.0	0.0622	0.1775	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0622	0.1775	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0637	0.3796	0.0000	0.0000
D	47.500	0.00	180.0	0.0	0.0637	0.3796	0.0000	0.0000
D	47.500	0.00	180.0	0.0	0.0630	0.2003	0.0000	0.0000
D	35.625	0.00	180.0	0.0	0.0630	0.2003	0.0000	0.0000
D	35.625	0.00	180.0	0.0	0.0620	0.2165	0.0000	0.0000
D	23.750	0.00	180.0	0.0	0.0620	0.2165	0.0000	0.0000
D	23.750	0.00	180.0	0.0	0.0662	0.2327	0.0000	0.0000

D	11.875	0.00	180.0	0.0	0.0662	0.2327	0.0000	0.0000
D	11.875	0.00	180.0	0.0	0.0708	0.2489	0.0000	0.0000
D	0.000	0.00	180.0	0.0	0.0708	0.2489	0.0000	0.0000

LOADING CONDITION M

119 mph wind with no ice. wind Azimuth: 0° (0.9 D + 1.0 W₀)

LOADS ON POLE

LOAD TYPE	ELEV ft	APPLY. RADIUS ft	LOAD. AT AZI	LOAD AZI	FORCES.....		MOMENTS.....	
					HORIZ kip	DOWN kip	VERTICAL ft-kip	TORSNAL ft-kip
C	139.000	0.00	0.0	0.0	11.1063	5.4000	0.0000	0.0000
C	137.000	0.00	0.0	0.0	0.0000	0.2441	0.0000	0.0000
C	135.000	0.00	0.0	0.0	0.0289	0.0126	0.0000	0.0000
C	127.000	0.00	0.0	0.0	0.0000	0.2263	0.0000	0.0000
C	127.000	0.00	0.0	0.0	6.4954	3.6000	0.0000	0.0000
C	125.000	0.00	0.0	0.0	0.0283	0.0126	0.0000	0.0000
C	115.000	0.00	0.0	0.0	0.0000	0.2049	0.0000	0.0000
C	115.000	0.00	0.0	0.0	6.3153	3.6000	0.0000	0.0000
C	115.000	0.00	0.0	0.0	0.0276	0.0126	0.0000	0.0000
C	105.000	0.00	0.0	0.0	0.0269	0.0126	0.0000	0.0000
C	95.000	0.00	0.0	0.0	0.0261	0.0126	0.0000	0.0000
C	85.000	0.00	0.0	0.0	0.0253	0.0126	0.0000	0.0000
C	75.000	0.00	0.0	0.0	0.0244	0.0126	0.0000	0.0000
C	65.000	0.00	0.0	0.0	0.0234	0.0126	0.0000	0.0000
C	55.000	0.00	0.0	0.0	0.0223	0.0126	0.0000	0.0000
C	45.000	0.00	0.0	0.0	0.0211	0.0126	0.0000	0.0000
C	35.000	0.00	0.0	0.0	0.0196	0.0126	0.0000	0.0000
C	25.000	0.00	0.0	0.0	0.0188	0.0126	0.0000	0.0000
C	15.000	0.00	0.0	0.0	0.0188	0.0126	0.0000	0.0000
D	139.000	0.00	180.0	0.0	0.0359	0.0409	0.0000	0.0000
D	101.000	0.00	180.0	0.0	0.0480	0.0581	0.0000	0.0000
D	101.000	0.00	180.0	0.0	0.0514	0.1575	0.0000	0.0000
D	97.250	0.00	180.0	0.0	0.0514	0.1575	0.0000	0.0000
D	97.250	0.00	180.0	0.0	0.0539	0.1032	0.0000	0.0000
D	82.583	0.00	180.0	0.0	0.0539	0.1032	0.0000	0.0000
D	82.583	0.00	180.0	0.0	0.0587	0.1181	0.0000	0.0000
D	67.917	0.00	180.0	0.0	0.0587	0.1181	0.0000	0.0000
D	67.917	0.00	180.0	0.0	0.0622	0.1331	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0622	0.1331	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0637	0.2847	0.0000	0.0000
D	47.500	0.00	180.0	0.0	0.0637	0.2847	0.0000	0.0000
D	47.500	0.00	180.0	0.0	0.0630	0.1502	0.0000	0.0000
D	35.625	0.00	180.0	0.0	0.0630	0.1502	0.0000	0.0000
D	35.625	0.00	180.0	0.0	0.0620	0.1624	0.0000	0.0000
D	23.750	0.00	180.0	0.0	0.0620	0.1624	0.0000	0.0000
D	23.750	0.00	180.0	0.0	0.0662	0.1745	0.0000	0.0000
D	11.875	0.00	180.0	0.0	0.0662	0.1745	0.0000	0.0000
D	11.875	0.00	180.0	0.0	0.0708	0.1867	0.0000	0.0000
D	0.000	0.00	180.0	0.0	0.0708	0.1867	0.0000	0.0000

LOADING CONDITION Y

40 mph wind with 1.5 ice. wind Azimuth: 0° (1.2 D + 1.0 D_i + 1.0 W_i)

LOADS ON POLE

LOAD TYPE	ELEV ft	APPLY. RADIUS ft	LOAD. AT AZI	LOAD AZI	FORCES.....		MOMENTS.....	
					HORIZ kip	DOWN kip	VERTICAL ft-kip	TORSNAL ft-kip
C	139.000	0.00	0.0	0.0	2.3424	20.1991	0.0000	0.0000
C	137.000	0.00	0.0	0.0	0.0000	0.3255	0.0000	0.0000
C	135.000	0.00	0.0	0.0	0.0311	0.0288	0.0000	0.0000
C	127.000	0.00	0.0	0.0	0.0000	0.3018	0.0000	0.0000
C	127.000	0.00	0.0	0.0	1.3643	13.3888	0.0000	0.0000
C	125.000	0.00	0.0	0.0	0.0302	0.0288	0.0000	0.0000

C	115.000	0.00	0.0	0.0	0.0000	0.2732	0.0000	0.0000
C	115.000	0.00	0.0	0.0	1.3205	13.3046	0.0000	0.0000
C	115.000	0.00	0.0	0.0	0.0292	0.0288	0.0000	0.0000
C	105.000	0.00	0.0	0.0	0.0283	0.0288	0.0000	0.0000
C	95.000	0.00	0.0	0.0	0.0272	0.0288	0.0000	0.0000
C	85.000	0.00	0.0	0.0	0.0261	0.0288	0.0000	0.0000
C	75.000	0.00	0.0	0.0	0.0249	0.0288	0.0000	0.0000
C	65.000	0.00	0.0	0.0	0.0236	0.0288	0.0000	0.0000
C	55.000	0.00	0.0	0.0	0.0222	0.0288	0.0000	0.0000
C	45.000	0.00	0.0	0.0	0.0206	0.0288	0.0000	0.0000
C	35.000	0.00	0.0	0.0	0.0187	0.0288	0.0000	0.0000
C	25.000	0.00	0.0	0.0	0.0174	0.0288	0.0000	0.0000
C	15.000	0.00	0.0	0.0	0.0166	0.0288	0.0000	0.0000
D	139.000	0.00	180.0	0.0	0.0088	0.1058	0.0000	0.0000
D	126.333	0.00	180.0	0.0	0.0088	0.1058	0.0000	0.0000
D	126.333	0.00	180.0	0.0	0.0100	0.1262	0.0000	0.0000
D	113.667	0.00	180.0	0.0	0.0100	0.1262	0.0000	0.0000
D	113.667	0.00	180.0	0.0	0.0111	0.1464	0.0000	0.0000
D	101.000	0.00	180.0	0.0	0.0111	0.1464	0.0000	0.0000
D	101.000	0.00	180.0	0.0	0.0117	0.2843	0.0000	0.0000
D	97.250	0.00	180.0	0.0	0.0117	0.2843	0.0000	0.0000
D	97.250	0.00	180.0	0.0	0.0122	0.2166	0.0000	0.0000
D	82.583	0.00	180.0	0.0	0.0122	0.2166	0.0000	0.0000
D	82.583	0.00	180.0	0.0	0.0130	0.2455	0.0000	0.0000
D	67.917	0.00	180.0	0.0	0.0130	0.2455	0.0000	0.0000
D	67.917	0.00	180.0	0.0	0.0136	0.2737	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0136	0.2737	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0138	0.4811	0.0000	0.0000
D	47.500	0.00	180.0	0.0	0.0138	0.4811	0.0000	0.0000
D	47.500	0.00	180.0	0.0	0.0136	0.3040	0.0000	0.0000
D	35.625	0.00	180.0	0.0	0.0136	0.3040	0.0000	0.0000
D	35.625	0.00	180.0	0.0	0.0132	0.3245	0.0000	0.0000
D	23.750	0.00	180.0	0.0	0.0132	0.3245	0.0000	0.0000
D	23.750	0.00	180.0	0.0	0.0140	0.3427	0.0000	0.0000
D	0.000	0.00	180.0	0.0	0.0148	0.3548	0.0000	0.0000

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140' Monopole / WI1119 - NEW BERLIN - WEPCO - RELO, WI

MAXIMUM POLE DEFORMATIONS CALCULATED(w.r.t. wind direction)

=====

MAST ELEV ft	DEFLECTIONS (ft).....			ROTATIONS (deg).....		
	 HORIZONTAL	 DOWN		 TILT	 TWIST	
	ALONG	ACROSS		ALONG	ACROSS	
139.0	11.52K	0.02F	1.40I	10.40I	0.01F	0.00I
126.3	9.33K	0.02F	1.01I	9.87I	0.01F	0.00I
113.7	7.32K	0.02F	0.68I	8.70K	0.01F	0.00I
101.0	5.60K	0.01F	0.44I	7.16K	0.01F	0.00I
97.2	5.15K	0.01F	0.39I	6.84K	0.01F	0.00I
82.6	3.58K	0.01F	0.22I	5.52K	0.01F	0.00I
67.9	2.34K	0.01F	0.11I	4.30K	0.01F	0.00I
53.2	1.39K	0.00F	0.05I	3.20K	0.01F	0.00I
47.5	1.09K	0.00F	0.03I	2.80K	0.01F	0.00I
35.6	0.59K	0.00F	0.01I	2.00K	0.01F	0.00I

23.7	0.25K	0.00F	0.00I	1.27K	0.00F	0.00I
11.9	0.06K	0.00F	0.00I	0.60K	0.00F	0.00I
0.0	0.00A	0.00A	0.00A	0.00A	0.00A	0.00A

MAXIMUM POLE FORCES CALCULATED(w.r.t. to wind direction)

MAST ELEV ft	TOTAL AXIAL kip	SHEAR.w.r.t. ALONG kip	WIND.DIR ACROSS kip	MOMENT.w.r.t. ALONG ft-kip	WIND.DIR ACROSS ft-kip	TORSION ft-kip
139.0	20.20 AI	11.11 T	0.00 I	-0.01 N	0.00 B	0.00 B
126.3	35.58 AI	18.10 T	0.00 I	-161.19 I	0.04 I	0.05 I
	35.58 AA	18.11 U	0.00 T	-161.19 I	0.04 I	0.05 I
113.7	50.82 AA	25.00 U	0.00 T	-424.72 I	0.12 I	0.14 I
	50.82 AA	25.00 X	0.01 O	-424.72 I	0.12 I	0.14 I
101.0	52.70 AA	25.61 K	0.01 O	-773.03 I	0.21 I	0.25 I
	52.70 AA	25.73 Q	0.07 I	-773.00 A	0.34 I	0.23 I
97.2	53.76 AA	25.92 Q	0.07 I	-877.38 I	0.16 B	0.30 I
	53.76 AG	25.92 X	0.11 C	-877.36 I	0.28 K	0.30 I
82.6	57.00 AG	26.76 X	0.11 C	-1292.69 K	-1.64 F	0.44 I
	57.00 AJ	26.78 X	0.12 F	-1292.70 K	-1.65 C	0.44 I
67.9	60.63 AJ	27.66 X	0.12 F	-1717.46 K	-3.43 F	0.59 I
	60.63 AJ	27.66 X	0.12 F	-1717.47 K	-3.43 F	0.59 I
53.2	64.70 AJ	28.62 X	0.12 F	-2152.20 K	-5.23 F	0.71 I
	64.70 AJ	28.61 X	0.11 F	-2152.24 K	-5.23 F	0.71 I
47.5	67.46 AJ	28.97 X	0.11 F	-2325.45 K	-5.84 F	0.75 I
	67.46 AA	28.96 X	0.12 F	-2325.50 K	-5.87 F	0.75 I
35.6	71.10 AA	29.73 X	0.12 F	-2687.91 K	-7.24 F	0.81 I
	71.10 AJ	29.73 X	0.11 F	-2687.90 K	-7.24 F	0.81 I
23.7	75.01 AJ	30.51 X	0.11 F	-3055.72 K	-8.54 F	0.85 I
	75.01 AJ	30.50 X	0.10 F	-3055.71 K	-8.53 F	0.85 I
11.9	79.15 AJ	31.30 X	0.10 F	-3428.67 K	-9.76 F	0.88 I
	79.15 AJ	31.30 X	0.10 F	-3428.67 K	-9.76 F	0.88 I
	83.32 AJ	32.15 X	0.10 F	-3806.89 K	-10.95 F	0.89 I
base reaction	83.32 AJ	-32.15 X	-0.10 F	3806.89 K	10.95 F	-0.89 I

COMPLIANCE WITH 4.8.2 & 4.5.4

ELEV ft	AXIAL	BENDING	SHEAR + TORSIONAL	TOTAL	SATISFIED	D/t(w/t)	MAX ALLOWED
139.00	0.02AI	0.00N	0.03T	0.02Y	YES	9.52A	45.2
126.33	0.03AI	0.39I	0.03T	0.40I	YES	12.05A	45.2

	0.03AA	0.39I	0.03U	0.40I	YES	12.05A	45.2
113.67	0.04AA	0.72I	0.04U	0.73I	YES	14.58A	45.2
	0.04AA	0.72I	0.04X	0.73I	YES	14.58A	45.2
101.00	0.04AA	0.98I	0.03K	0.99I	YES	17.10A	45.2
	0.02AA	0.65A	0.02Q	0.66A	YES	11.28A	45.2
97.25	0.02AA	0.68I	0.02Q	0.69I	YES	11.78A	45.2
	0.02AG	0.71I	0.02X	0.72I	YES	11.55A	45.2
82.58	0.02AG	0.78K	0.02X	0.78K	YES	13.50A	45.2
	0.02AJ	0.78K	0.02X	0.79K	YES	13.50A	45.2
67.92	0.02AJ	0.80K	0.02X	0.81K	YES	15.45A	45.2
	0.02AJ	0.80K	0.02X	0.81K	YES	15.45A	45.2
53.25	0.02AJ	0.81K	0.02X	0.82K	YES	17.40A	45.2
	0.02AJ	0.81K	0.02X	0.82K	YES	17.40A	45.2
47.50	0.02AJ	0.82K	0.02X	0.82K	YES	18.16A	45.2
	0.02AA	0.84K	0.02X	0.85K	YES	17.81A	45.2
35.62	0.02AA	0.85K	0.02X	0.86K	YES	19.39A	45.2
	0.02AJ	0.85K	0.02X	0.86K	YES	19.39A	45.2
23.75	0.02AJ	0.85K	0.02X	0.86K	YES	20.97A	45.2
	0.02AJ	0.85K	0.02N	0.86K	YES	20.97A	45.2
11.87	0.02AJ	0.85K	0.02N	0.86K	YES	22.55A	45.2
	0.02AJ	0.85K	0.02N	0.86K	YES	22.55A	45.2
0.00	0.02AJ	0.84K	0.02N	0.85K	YES	24.13A	45.2

MAXIMUM LOADS ONTO FOUNDATION(w.r.t. wind direction)

DOWN	SHEAR.w.r.t.WIND.DIR	MOMENT.w.r.t.WIND.DIR	TORSION
kip	ALONG kip	ACROSS kip	ft-kip
83.32	32.15	0.10	-3806.89
AJ	X	F	K
			-10.95
			F
			0.89
			I

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140' Monopole / WI1119 - NEW BERLIN - WEPCO - RELO, WI

 ***** Service Load Condition *****

* Only 1 condition(s) shown in full
 * Some concentrated wind loads may have been derived from full-scale wind tunnel testing

LOADING CONDITION A

60 mph wind with no ice. Wind Azimuth: 0° (1.0 D + 1.0 Wo)

LOADS ON POLE

LOAD TYPE	ELEV ft	APPLY..LOAD..AT RADIUS ft	AZI	LOAD AZI	FORCES.....		MOMENTS.....	
					HORIZ kip	DOWN kip	VERTICAL ft-kip	TORSNAL ft-kip
C	139.000	0.00	0.0	0.0	2.5262	6.0000	0.0000	0.0000
C	137.000	0.00	0.0	0.0	0.0000	0.2713	0.0000	0.0000
C	135.000	0.00	0.0	0.0	0.0066	0.0140	0.0000	0.0000
C	127.000	0.00	0.0	0.0	0.0000	0.2515	0.0000	0.0000
C	127.000	0.00	0.0	0.0	1.4774	4.0000	0.0000	0.0000
C	125.000	0.00	0.0	0.0	0.0064	0.0140	0.0000	0.0000
C	115.000	0.00	0.0	0.0	0.0000	0.2277	0.0000	0.0000
C	115.000	0.00	0.0	0.0	1.4365	4.0000	0.0000	0.0000
C	115.000	0.00	0.0	0.0	0.0063	0.0140	0.0000	0.0000
C	105.000	0.00	0.0	0.0	0.0061	0.0140	0.0000	0.0000
C	95.000	0.00	0.0	0.0	0.0059	0.0140	0.0000	0.0000
C	85.000	0.00	0.0	0.0	0.0058	0.0140	0.0000	0.0000
C	75.000	0.00	0.0	0.0	0.0056	0.0140	0.0000	0.0000
C	65.000	0.00	0.0	0.0	0.0053	0.0140	0.0000	0.0000
C	55.000	0.00	0.0	0.0	0.0051	0.0140	0.0000	0.0000
C	45.000	0.00	0.0	0.0	0.0048	0.0140	0.0000	0.0000
C	35.000	0.00	0.0	0.0	0.0045	0.0140	0.0000	0.0000
C	25.000	0.00	0.0	0.0	0.0043	0.0140	0.0000	0.0000
C	15.000	0.00	0.0	0.0	0.0043	0.0140	0.0000	0.0000
D	139.000	0.00	180.0	0.0	0.0082	0.0455	0.0000	0.0000
D	101.000	0.00	180.0	0.0	0.0109	0.0646	0.0000	0.0000
D	101.000	0.00	180.0	0.0	0.0117	0.1750	0.0000	0.0000
D	97.250	0.00	180.0	0.0	0.0117	0.1750	0.0000	0.0000
D	97.250	0.00	180.0	0.0	0.0123	0.1147	0.0000	0.0000
D	82.583	0.00	180.0	0.0	0.0123	0.1147	0.0000	0.0000
D	82.583	0.00	180.0	0.0	0.0134	0.1313	0.0000	0.0000
D	67.917	0.00	180.0	0.0	0.0134	0.1313	0.0000	0.0000
D	67.917	0.00	180.0	0.0	0.0142	0.1479	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0142	0.1479	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0145	0.3164	0.0000	0.0000
D	47.500	0.00	180.0	0.0	0.0145	0.3164	0.0000	0.0000
D	47.500	0.00	180.0	0.0	0.0143	0.1669	0.0000	0.0000
D	35.625	0.00	180.0	0.0	0.0143	0.1669	0.0000	0.0000
D	35.625	0.00	180.0	0.0	0.0141	0.1804	0.0000	0.0000
D	23.750	0.00	180.0	0.0	0.0141	0.1804	0.0000	0.0000
D	23.750	0.00	180.0	0.0	0.0151	0.1939	0.0000	0.0000
D	11.875	0.00	180.0	0.0	0.0151	0.1939	0.0000	0.0000
D	11.875	0.00	180.0	0.0	0.0161	0.2074	0.0000	0.0000
D	0.000	0.00	180.0	0.0	0.0161	0.2074	0.0000	0.0000

MAXIMUM POLE DEFORMATIONS CALCULATED(w.r.t. wind direction)

MAST ELEV ft	DEFLECTIONS (ft).....			ROTATIONS (deg).....		
	 HORIZONTAL ALONG	 ACROSS	DOWN	 TILT	 ACROSS	TWIST
139.0	2.68L	0.00F	0.08D	2.39L	0.00F	0.00L
126.3	2.16L	0.00F	0.06D	2.27L	0.00F	0.00L
113.7	1.69L	0.00F	0.04D	1.99L	0.00F	0.00L
101.0	1.28L	0.00F	0.03D	1.64L	0.00F	0.00L
97.2	1.18L	0.00F	0.02D	1.56L	0.00F	0.00L
82.6	0.82L	0.00F	0.01D	1.26L	0.00F	0.00L
67.9	0.53L	0.00F	0.01D	0.98L	0.00F	0.00L
53.2	0.32L	0.00F	0.00D	0.73L	0.00F	0.00L

47.5	0.25L	0.00F	0.00D	0.64L	0.00F	0.00L
35.6	0.13L	0.00F	0.00D	0.45L	0.00F	0.00L
23.7	0.06L	0.00F	0.00D	0.29L	0.00F	0.00L
11.9	0.01L	0.00F	0.00D	0.14L	0.00F	0.00L
0.0	0.00A	0.00A	0.00A	0.00A	0.00A	0.00A

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MAXIMUM POLE FORCES CALCULATED(w.r.t. to wind direction)

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MAST ELEV ft	TOTAL AXIAL kip	SHEAR.w.r.t. ALONG kip	WIND.DIR ACROSS kip	MOMENT.w.r.t. ALONG ft-kip	WIND.DIR ACROSS ft-kip	TORSION ft-kip
139.0	6.00 B	2.53 E	0.00 F	0.00 E	0.00 F	0.00 L
126.3	11.15 B	4.12 E	0.00 F	-37.17 D	0.00 F	0.00 F
	11.15 D	4.12 A	0.00 F	-37.17 D	0.00 F	0.00 F
113.7	16.11 D	5.69 A	0.00 F	-97.68 D	-0.01 L	0.00 F
	16.11 D	5.69 A	0.00 I	-97.67 D	-0.01 F	0.00 F
101.0	16.90 D	5.83 A	0.00 I	-177.16 D	-0.02 L	-0.01 F
	16.90 A	5.85 K	-0.01 L	-177.15 E	-0.03 L	-0.01 F
97.2	17.56 A	5.90 K	-0.01 L	-200.94 D	-0.02 F	-0.01 F
	17.56 E	5.89 L	0.01 F	-200.92 D	-0.01 L	-0.01 F
82.6	19.27 E	6.08 L	0.01 F	-295.16 L	-0.21 F	-0.01 L
	19.27 D	6.08 L	-0.01 L	-295.16 L	-0.21 F	-0.01 L
67.9	21.20 D	6.28 L	-0.01 L	-391.48 L	-0.37 F	-0.02 L
	21.20 D	6.28 L	-0.01 L	-391.47 L	-0.37 F	-0.02 L
53.2	23.40 D	6.50 L	-0.01 L	-489.98 L	-0.53 F	-0.02 L
	23.40 D	6.50 L	-0.01 L	-489.97 L	-0.53 F	-0.02 L
47.5	25.22 D	6.58 L	-0.01 L	-529.24 L	-0.60 F	-0.02 L
	25.22 D	6.58 L	0.01 F	-529.24 L	-0.61 F	-0.02 L
35.6	27.22 D	6.76 L	0.01 F	-611.41 L	-0.77 F	-0.03 L
	27.22 D	6.76 L	0.01 F	-611.41 L	-0.77 F	-0.03 L
23.7	29.39 D	6.93 L	0.01 F	-694.85 L	-0.94 F	-0.03 L
	29.39 D	6.94 L	0.01 F	-694.85 L	-0.94 F	-0.03 L
11.9	31.70 D	7.12 L	0.01 F	-779.62 L	-1.11 F	-0.03 L
	31.70 D	7.12 L	-0.01 L	-779.62 L	-1.11 F	-0.03 L
	34.17 D	7.31 L	-0.01 L	-865.75 L	-1.28 F	-0.03 L
base reaction	34.17 D	-7.31 L	0.01 L	865.75 L	1.28 F	0.03 L

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COMPLIANCE WITH 4.8.2 & 4.5.4

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ELEV ft	AXIAL	BENDING	SHEAR + TORSIONAL	TOTAL SATISFIED	D/t(w/t)	MAX ALLOWED
139.00						

	0.01B	0.00E	0.01E	0.01E	YES	9.52A	45.2
126.33	0.01B	0.09D	0.01E	0.10D	YES	12.05A	45.2
	0.01D	0.09D	0.01A	0.10D	YES	12.05A	45.2
113.67	0.01D	0.16D	0.01A	0.18D	YES	14.58A	45.2
	0.01D	0.16D	0.01A	0.18D	YES	14.58A	45.2
101.00	0.01D	0.22D	0.01A	0.24D	YES	17.10A	45.2
	0.01A	0.15E	0.01K	0.16E	YES	11.28A	45.2
97.25	0.01A	0.16D	0.01K	0.16D	YES	11.78A	45.2
	0.01E	0.16D	0.01L	0.17D	YES	11.55A	45.2
82.58	0.01E	0.18L	0.00L	0.18L	YES	13.50A	45.2
	0.01D	0.18L	0.00L	0.18L	YES	13.50A	45.2
67.92	0.01D	0.18L	0.00L	0.19L	YES	15.45A	45.2
	0.01D	0.18L	0.00L	0.19L	YES	15.45A	45.2
53.25	0.01D	0.18L	0.00L	0.19L	YES	17.40A	45.2
	0.01D	0.18L	0.00L	0.19L	YES	17.40A	45.2
47.50	0.01D	0.19L	0.00L	0.19L	YES	18.16A	45.2
	0.01D	0.19L	0.00L	0.20L	YES	17.81A	45.2
35.62	0.01D	0.19L	0.00L	0.20L	YES	19.39A	45.2
	0.01D	0.19L	0.00L	0.20L	YES	19.39A	45.2
23.75	0.01D	0.19L	0.00L	0.20L	YES	20.97A	45.2
	0.01D	0.19L	0.00L	0.20L	YES	20.97A	45.2
11.87	0.01D	0.19L	0.00L	0.20L	YES	22.55A	45.2
	0.01D	0.19L	0.00L	0.20L	YES	22.55A	45.2
0.00	0.01D	0.19L	0.00L	0.20L	YES	24.13A	45.2

MAXIMUM LOADS ONTO FOUNDATION(w.r.t. wind direction)

DOWN	SHEAR.w.r.t.WIND.DIR		MOMENT.w.r.t.WIND.DIR		TORSION
kip	ALONG	ACROSS	ALONG	ACROSS	ft-kip
	kip	kip	ft-kip	ft-kip	
34.17	7.31	-0.01	-865.75	-1.28	-0.03
D	L	L	L	F	L

Round Base Plate and Anchor Rods, per ANSI/TIA 222-H

Pole Data

Diameter: 53.310 in (flat to flat)
Thickness: 0.375 in
Yield (Fy): 65 ksi
of Sides: 18 "0" IF Round
Strength (Fu): 80 ksi

Reactions

Moment, Mu: 3806.89 ft-kips
Axial, Pu: 40.97 kips
Shear, Vu: 32.08 kips

Anchor Rod Data

Quantity: 14
Diameter: 2.25 in
Rod Material: A615
Strength (Fu): 100 ksi
Yield (Fy): 75 ksi
BC Diam. (in): 60 BC Override:

Anchor Rod Results

(per 4.9.9)

Maximum Put: 215.34 Kips
 Φt^*Rnt : 243.75 Kips
Vu: 2.29 Kips
 Φv^*Rnv : 149.10 Kips
Tension Interaction Ratio: 0.78
Maximum Puc: 220.46 Kips
 Φc^*Rnc : 268.39 Kips
Vu: 2.29 Kips
 Φc^*Rncv : 120.77 Kips
Compression Interaction Ratio: 0.82
Maximum Interaction Ratio: **82.2% Pass**

Plate Data

Diameter (in): 65.75 Dia. Override:
Thickness: 2 in
Yield (Fy): 50 ksi
Eff Width/Rod: 12.09 in
Drain Hole: 2.625 in. diameter
Drain Location: 24.5 in. center of pole to center of drain hole
Center Hole: 41 in. diameter

Base Plate Results

Base Plate (Mu/Z): 40.5 ksi
Allowable Φ^*Fy : 45.0 ksi (per AISC)
Base Plate Interaction Ratio: **90.0% Pass**

MAT FOUNDATION DESIGN BY SABRE INDUSTRIES

140' Monopole NEXIUS WI1119 - NEW BERLIN - WEPCO - RELO, WI (21-4817-TJH-R1) 07/30/21 DO

Overall Loads:

Factored Moment (ft-kips)	3806.89
Factored Axial (kips)	40.97
Factored Shear (kips)	32.08
Bearing Design Strength (ksf)	7.5
Water Table Below Grade (ft)	13
Width of Mat (ft)	23.5
Thickness of Mat (ft)	2
Depth to Bottom of Slab (ft)	6
Quantity of Bolts in Bolt Circle	14
Bolt Circle Diameter (in)	60
Effective Anchor	
Bolt Embedment (in)	66.5
Diameter of Pier (ft)	7
Ht. of Pier Above Ground (ft)	0.5
Ht. of Pier Below Ground (ft)	4
Quantity of Bars in Mat	24
Bar Diameter in Mat (in)	1.27
Area of Bars in Mat (in ²)	30.40
Spacing of Bars in Mat (in)	11.94
Quantity of Bars Pier	44
Bar Diameter in Pier (in)	1.128
Tie Bar Diameter in Pier (in)	0.625
Spacing of Ties (in)	4
Area of Bars in Pier (in ²)	43.97
Spacing of Bars in Pier (in)	5.40
f'c (ksi)	4.5
fy (ksi)	60
Unit Wt. of Soil (kcf)	0.11
Unit Wt. of Concrete (kcf)	0.15

Max. Net Bearing Press. (ksf)	5.18
Allowable Bearing Pressure (ksf)	5.00
Safety Factor	2.00
Ultimate Bearing Pressure (ksf)	10.00
Bearing Φ s	0.75

Minimum Pier Diameter (ft)	7.00
Equivalent Square b (ft)	6.20
Square Pier? (Y/N)	N

Recommended Spacing (in)	5 to 12
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Minimum Pier A _s (in ²)	27.71
Recommended Spacing (in)	5 to 12

Volume of Concrete (yd³) 47.32

Two-Way Shear Action:

Average d (in)	19.73
ϕv_c (ksi)	0.201
$\phi v_c = \phi(2 + 4/\beta_c)f_c^{1/2}$	0.302
$\phi v_c = \phi(\alpha_s d/b_o + 2)f_c^{1/2}$	0.206
$\phi v_c = \phi 4f_c^{1/2}$	0.201
Shear perimeter, b _o (in)	376.69
β_c	1

v _u (ksi)	0.086
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J (in ³)	1.111E+07
c + d (in)	94.17
0.40M _{sc} (ft-kips)	1580.5

One-Way Shear:

ϕV_c (kips)	559.9
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V _u (kips)	301.0
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Stability:

Overturning Design Strength (ft-k)	4778.3
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Total Applied M (ft-k)	4015.4
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Pier-Slab Transfer by Flexure:

b_{slab} (ft)	13.00		
ϕM_n (ft-kips)	2858.4	$0.60M_{sc}$ (ft-kips)	2370.8

Pier Design:

ϕV_n (kips)	1034.0	V_u (kips)	32.1
$\phi V_c = \phi 2(1 + N_u / (2000 A_g)) f'_c {}^{1/2} b_w d$	570.1		
V_s (kips)	618.5	*** $V_s \max = 4 f'_c {}^{1/2} b_w d$ (kips)	1514.7
Maximum Spacing (in)	8.71	(Only if Shear Ties are Required)	
Actual Hook Development (in)	18.46	Req'd Hook Development l_{dh} (in) - Tension	14.12
		Req'd Hook Development l_{dc} (in) - Compression	15.23

Flexure in Slab:

ϕM_n (ft-kips)	2583.6	M_u (ft-kips)	1998.8
a (in)	1.69		
Steel Ratio	0.00546		
β_1	0.825		
Maximum Steel Ratio (ρ_t)	0.0197		
Minimum Steel Ratio	0.0018		
Rebar Development in Pad (in)	96.00	Required Development in Pad (in)	34.08

Condition	1 is OK, 0 Fails
Maximum Soil Bearing Pressure	1
Pier Area of Steel	1
Pier Shear	1
Interaction Diagram	1
Two-Way Shear Action	1
One-Way Shear Action	1
Overtaking	1
Flexure	1
Steel Ratio	1
Length of Development in Pad	1
Hook Development	1
Anchor Bolt Pullout	1
Anchor Bolt Punching Shear	1

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LPile for windows, version 2019-11.005

Analysis of Individual Piles and Drilled Shafts
Subjected to Lateral Loading Using the p-y Method
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Files Used for Analysis

Path to file locations:
\Program Files (x86)\Ensoft\LPile2019\files\

Name of input data file:
21-4817-TJH-R1.lp11d

Name of output report file:
21-4817-TJH-R1.lp11o

Name of plot output file:
21-4817-TJH-R1.lp11p

Name of runtime message file:
21-4817-TJH-R1.lp11r

Date and Time of Analysis

Date: July 30, 2021

Time: 9:49:27

Problem Title

Site : WI1119 - NEW BERLIN - WEPCO - RELO, WI

Tower : 140' Monopole

Prepared for : NEXIUS

Job Number : 21-4817-TJH-R1

Engineer : DO

Program Options and Settings

Computational Options:

- Conventional Analysis
- Engineering Units Used for Data Input and Computations:
- US Customary System Units (pounds, feet, inches)

Analysis Control Options:

- Maximum number of iterations allowed = 999
- Deflection tolerance for convergence = 1.0000E-05 in
- Maximum allowable deflection = 100.0000 in
- Number of pile increments = 100

Loading Type and Number of Cycles of Loading:

- Static loading specified
- Use of p-y modification factors for p-y curves not selected
- Analysis uses layering correction (Method of Georgiadis)
- No distributed lateral loads are entered
- Loading by lateral soil movements acting on pile not selected
- Input of shear resistance at the pile tip not selected
- Input of moment resistance at the pile tip not selected
- Input of side resistance moment along pile not selected
- Computation of pile-head foundation stiffness matrix not selected
- Push-over analysis of pile not selected
- Buckling analysis of pile not selected

Output Options:

- Output files use decimal points to denote decimal symbols.
- Report only summary tables of pile-head deflection, maximum bending moment, and maximum shear force in output report file.
- No p-y curves to be computed and reported for user-specified depths
- Print using wide report formats

Pile Structural Properties and Geometry

- Number of pile sections defined = 1
- Total length of pile = 25.500 ft
- Depth of ground surface below top of pile = 0.5000 ft

Pile diameters used for p-y curve computations are defined using 2 points.

p-y curves are computed using pile diameter values interpolated with depth over the length of the pile. A summary of values of pile diameter vs. depth follows.

Point No.	Depth Below Pile Head feet	Pile Diameter inches
1	0.000	84.0000
2	25.500	84.0000

Input Structural Properties for Pile Sections:

Pile Section No. 1:

- Section 1 is a round drilled shaft, bored pile, or CIDH pile
- Length of section = 25.500000 ft
- Shaft Diameter = 84.000000 in
- Shear capacity of section = 0.0000 lbs

Ground Slope and Pile Batter Angles

- Ground Slope Angle = 0.000 degrees
- = 0.000 radians
- Pile Batter Angle = 0.000 degrees
- = 0.000 radians

Soil and Rock Layering Information

The soil profile is modelled using 6 layers

Layer 1 is soft clay, p-y criteria by Matlock, 1970

Distance from top of pile to top of layer	=	0.500000	ft
Distance from top of pile to bottom of layer	=	4.500000	ft
Effective unit weight at top of layer	=	125.000000	pcf
Effective unit weight at bottom of layer	=	125.000000	pcf
Undrained cohesion at top of layer	=	14.400000	psf
Undrained cohesion at bottom of layer	=	14.400000	psf
Epsilon-50 at top of layer	=	0.100000	
Epsilon-50 at bottom of layer	=	0.100000	

Layer 2 is stiff clay without free water

Distance from top of pile to top of layer	=	4.500000	ft
Distance from top of pile to bottom of layer	=	11.500000	ft
Effective unit weight at top of layer	=	130.000000	pcf
Effective unit weight at bottom of layer	=	130.000000	pcf
Undrained cohesion at top of layer	=	5000.	psf
Undrained cohesion at bottom of layer	=	5000.	psf
Epsilon-50 at top of layer	=	0.004000	
Epsilon-50 at bottom of layer	=	0.004000	

Layer 3 is stiff clay without free water

Distance from top of pile to top of layer	=	11.500000	ft
Distance from top of pile to bottom of layer	=	13.500000	ft
Effective unit weight at top of layer	=	127.400000	pcf
Effective unit weight at bottom of layer	=	127.400000	pcf
Undrained cohesion at top of layer	=	3000.	psf
Undrained cohesion at bottom of layer	=	3000.	psf
Epsilon-50 at top of layer	=	0.005000	
Epsilon-50 at bottom of layer	=	0.005000	

Layer 4 is stiff clay without free water

Distance from top of pile to top of layer	=	13.500000	ft
Distance from top of pile to bottom of layer	=	18.500000	ft
Effective unit weight at top of layer	=	65.000000	pcf
Effective unit weight at bottom of layer	=	65.000000	pcf
Undrained cohesion at top of layer	=	3000.	psf
Undrained cohesion at bottom of layer	=	3000.	psf
Epsilon-50 at top of layer	=	0.005000	
Epsilon-50 at bottom of layer	=	0.005000	

Layer 5 is sand, p-y criteria by Reese et al., 1974

Distance from top of pile to top of layer	=	18.500000	ft
Distance from top of pile to bottom of layer	=	28.500000	ft
Effective unit weight at top of layer	=	60.000000	pcf
Effective unit weight at bottom of layer	=	60.000000	pcf
Friction angle at top of layer	=	35.000000	deg.
Friction angle at bottom of layer	=	35.000000	deg.
Subgrade k at top of layer	=	60.000000	pci
Subgrade k at bottom of layer	=	60.000000	pci

Layer 6 is stiff clay without free water

Distance from top of pile to top of layer	=	28.500000	ft
Distance from top of pile to bottom of layer	=	40.500000	ft
Effective unit weight at top of layer	=	65.000000	pcf
Effective unit weight at bottom of layer	=	65.000000	pcf
Undrained cohesion at top of layer	=	3000.	psf
Undrained cohesion at bottom of layer	=	3000.	psf
Epsilon-50 at top of layer	=	0.005000	
Epsilon-50 at bottom of layer	=	0.005000	

(Depth of the lowest soil layer extends 15.000 ft below the pile tip)

Summary of Input Soil Properties

Layer	Soil Type	Layer	Effective	Undrained	Angle of	E50	
Layer	Name	Depth	Unit Wt.	Cohesion	Friction	or	kpy
Num.	(p-y Curve Type)	ft	pcf	psf	deg.	krm	pci
1	Soft	0.5000	125.0000	14.4000	--	0.10000	--
	Clay	4.5000	125.0000	14.4000	--	0.10000	--
2	Stiff Clay	4.5000	130.0000	5000.	--	0.00400	--
	w/o Free Water	11.5000	130.0000	5000.	--	0.00400	--
3	Stiff Clay	11.5000	127.4000	3000.	--	0.00500	--
	w/o Free Water	13.5000	127.4000	3000.	--	0.00500	--
4	Stiff Clay	13.5000	65.0000	3000.	--	0.00500	--
	w/o Free Water	18.5000	65.0000	3000.	--	0.00500	--
5	Sand	18.5000	60.0000	--	35.0000	--	60.0000
	(Reese, et al.)	28.5000	60.0000	--	35.0000	--	60.0000
6	Stiff Clay	28.5000	65.0000	3000.	--	0.00500	--
	w/o Free Water	40.5000	65.0000	3000.	--	0.00500	--

Static Loading Type

Static loading criteria were used when computing p-y curves for all analyses.

Pile-head Loading and Pile-head Fixity Conditions

Number of loads specified = 2

Load Analysis No.	Load Type	Condition 1	Condition 2	Axial Thrust Force, lbs	Compute Top y vs. Pile Length	Run
1	1	V = 42773. lbs	M = 60910240. in-lbs	54627.	No	
2	1	V = 7310. lbs	M = 10389000. in-lbs	34170.	No	

V = shear force applied normal to pile axis
M = bending moment applied to pile head
y = lateral deflection normal to pile axis
S = pile slope relative to original pile batter angle
R = rotational stiffness applied to pile head
Values of top y vs. pile lengths can be computed only for load types with specified shear loading (Load Types 1, 2, and 3).
Thrust force is assumed to be acting axially for all pile batter angles.

Computations of Nominal Moment Capacity and Nonlinear Bending Stiffness

Axial thrust force values were determined from pile-head loading conditions

Number of Pile Sections Analyzed = 1

Pile Section No. 1:

Dimensions and Properties of Drilled Shaft (Bored Pile):

Length of Section = 25.500000 ft
Shaft Diameter = 84.000000 in
Concrete Cover Thickness (to edge of long. rebar) = 3.625000 in
Number of Reinforcing Bars = 34 bars
Yield Stress of Reinforcing Bars = 60000. psi
Modulus of Elasticity of Reinforcing Bars = 29000000. psi
Gross Area of Shaft = 5542. sq. in.
Total Area of Reinforcing Steel = 43.070136 sq. in.
Area Ratio of Steel Reinforcement = 0.78 percent
Edge-to-Edge Bar Spacing = 5.694416 in
Maximum Concrete Aggregate Size = 0.750000 in
Ratio of Bar Spacing to Aggregate Size = 7.59
Offset of Center of Rebar Cage from Center of Pile = 0.0000 in

Axial Structural Capacities:

Nom. Axial Structural Capacity = $0.85 F_c A_c + F_y A_s$ = 23616.733 kips
Tensile Load for Cracking of Concrete = -2565.021 kips
Nominal Axial Tensile Capacity = -2584.208 kips

Reinforcing Bar Dimensions and Positions Used in Computations:

Bar Number	Bar Diam. inches	Bar Area sq. in.	X inches	Y inches
-----	-----	-----	-----	-----
1	1.270000	1.266769	37.740000	0.00000
2	1.270000	1.266769	37.097405	6.934707
3	1.270000	1.266769	35.191502	13.633260
4	1.270000	1.266769	32.087195	19.867550
5	1.270000	1.266769	27.890197	25.425274
6	1.270000	1.266769	22.743431	30.117170
7	1.270000	1.266769	16.822166	33.783463
8	1.270000	1.266769	10.328041	36.299300
9	1.270000	1.266769	3.482208	37.579008
10	1.270000	1.266769	-3.482208	37.579008
11	1.270000	1.266769	-10.328041	36.299300
12	1.270000	1.266769	-16.822166	33.783463
13	1.270000	1.266769	-22.743431	30.117170
14	1.270000	1.266769	-27.890197	25.425274
15	1.270000	1.266769	-32.087195	19.867550
16	1.270000	1.266769	-35.191502	13.633260
17	1.270000	1.266769	-37.097405	6.934707
18	1.270000	1.266769	-37.740000	0.00000
19	1.270000	1.266769	-37.097405	-6.934707
20	1.270000	1.266769	-35.191502	-13.633260
21	1.270000	1.266769	-32.087195	-19.867550
22	1.270000	1.266769	-27.890197	-25.425274
23	1.270000	1.266769	-22.743431	-30.117170
24	1.270000	1.266769	-16.822166	-33.783463
25	1.270000	1.266769	-10.328041	-36.299300
26	1.270000	1.266769	-3.482208	-37.579008
27	1.270000	1.266769	3.482208	-37.579008
28	1.270000	1.266769	10.328041	-36.299300
29	1.270000	1.266769	16.822166	-33.783463
30	1.270000	1.266769	22.743431	-30.117170
31	1.270000	1.266769	27.890197	-25.425274
32	1.270000	1.266769	32.087195	-19.867550
33	1.270000	1.266769	35.191502	-13.633260
34	1.270000	1.266769	37.097405	-6.934707

NOTE: The positions of the above rebars were computed by LPile

Minimum spacing between any two bars not equal to zero = 5.694 inches
between bars 32 and 33.

Ratio of bar spacing to maximum aggregate size = 7.59

Concrete Properties:

Compressive Strength of Concrete = 4500. psi
Modulus of Elasticity of Concrete = 3823676. psi

Modulus of Rupture of Concrete	=	-503.115295 psi
Compression Strain at Peak Stress	=	0.002001
Tensile Strain at Fracture of Concrete	=	-0.0001152
Maximum Coarse Aggregate Size	=	0.750000 in

Number of Axial Thrust Force Values Determined from Pile-head Loadings = 2

Number	Axial Thrust Force kips
1	34.170
2	54.627

Summary of Results for Nominal Moment Capacity for Section 1

Moment values interpolated at maximum compressive strain = 0.003
or maximum developed moment if pile fails at smaller strains.

Load No.	Axial Thrust kips	Nominal Mom. Cap. in-kip	Max. Comp. Strain
1	34.170	92254.460	0.00300000
2	54.627	92891.959	0.00300000

Note that the values of moment capacity in the table above are not factored by a strength reduction factor (phi-factor).

In ACI 318, the value of the strength reduction factor depends on whether the transverse reinforcing steel bars are tied hoops (0.65) or spirals (0.75).

The above values should be multiplied by the appropriate strength reduction factor to compute ultimate moment capacity according to ACI 318, or the value required by the design standard being followed.

The following table presents factored moment capacities and corresponding bending stiffnesses computed for common resistance factor values used for reinforced concrete sections.

Axial Load No.	Resist. Factor	Nominal Ax. Thrust kips	Nominal Moment Cap in-kips	Ult. (Fac) Ax. Thrust kips	Ult. (Fac) Moment Cap in-kips	Bend. Stiff. at Ult Mom kip-in^2
1	0.65	34.170000	92254.	22.210500	59965.	1.8938E+09
2	0.65	54.626667	92892.	35.507333	60380.	1.9085E+09
1	0.75	34.170000	92254.	25.627500	69191.	1.8243E+09
2	0.75	54.626667	92892.	40.970000	69669.	1.8389E+09
1	0.90	34.170000	92254.	30.753000	83029.	1.1964E+09
2	0.90	54.626667	92892.	49.164000	83603.	1.2073E+09

Layering Correction Equivalent Depths of Soil & Rock Layers

Layer No.	Top of Layer Below Pile Head ft	Equivalent Top Depth Below Grnd Surf ft	Same Layer Type As Layer Above	Layer is Rock or is Below Rock Layer	F0 Integral for Layer lbs	F1 Integral for Layer lbs
1	0.5000	0.00	N.A.	No	0.00	4225.
2	4.5000	0.04021	No	No	4225.	817291.
3	11.5000	10.8147	Yes	No	821516.	182811.
4	13.5000	12.8172	Yes	No	1004327.	493077.
5	18.5000	16.9911	No	No	1497404.	1339225.
6	28.5000	28.0000	No	No	2836629.	N.A.

Notes: The F0 integral of Layer n+1 equals the sum of the F0 and F1 integrals for Layer n. Layering correction equivalent depths are computed only for soil types with both shallow-depth and deep-depth expressions for peak lateral load transfer. These soil types are soft and stiff clays, non-liquefied sands, and cemented c-phi soil.

Summary of Pile-head Responses for Conventional Analyses

Definitions of Pile-head Loading Conditions:

Load Type 1: Load 1 = Shear, V, lbs, and Load 2 = Moment, M, in-lbs
Load Type 2: Load 1 = Shear, V, lbs, and Load 2 = Slope, S, radians
Load Type 3: Load 1 = Shear, V, lbs, and Load 2 = Rot. Stiffness, R, in-lbs/rad.
Load Type 4: Load 1 = Top Deflection, y, inches, and Load 2 = Moment, M, in-lbs
Load Type 5: Load 1 = Top Deflection, y, inches, and Load 2 = Slope, S, radians

Load Case No.	Load Type 1	Pile-head Load 1	Load Type 2	Pile-head Load 2	Axial Loading lbs	Pile-head Deflection inches	Pile-head Rotation radians	Max Shear in Pile lbs	Max Moment in Pile in-lbs
1	V, lb	42773.	M, in-lb	6.09E+07	54627.	1.2607	-0.00960	-428563.	6.34E+07
2	V, lb	7310.	M, in-lb	1.04E+07	34170.	0.02428	-2.38E-04	-98861.	1.08E+07

Maximum pile-head deflection = 1.2606855061 inches
Maximum pile-head rotation = -0.0095981919 radians = -0.549936 deg.

The analysis ended normally.

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Moment (ft·k)	3,806.89	
Shear (k)	32.08	
Caisson diameter (ft)	7	
Caisson height above ground (ft)	0.5	
Caisson height below ground (ft)	25	
Lateral soil pressure (lb/ft ²)	342.00	
Ground to application of force, h (ft)	119.17	
Applied lateral force, P (lb)	32,080	
Lateral soil bearing pressure, S ₁ (lb/ft)	2,850.00	
Diameter, b (ft)	7	
A	3.76	$= (2.34P)/(S_1 b)$
Minimum depth of embedment, d (ft)	24.07	$= 0.5A[1 + (1 + (4.36h / A))^{1/2}]$