Plan Commission
MEETING AGENDA

June 5, 2023 - 6:00 PM
Council Chambers
3805 S. Casper Drive

Published: 5/26/2023

AGENDA

1. **PUBLIC HEARING(S)**
   - **A.** (3) NJ/KH CU-2300814 Welcome East Side LLC - 17200 W. Cleveland Avenue - Conditional Use Approval to reoccupy the existing building for a gas station and convenience store, construct a small addition to the rear of the building and construct a new car wash (PUBLIC HEARING 6:00 PM)
   - **B.** (4) NJ CU-2300898 Mr. Connor McMahon with A.W. Oakes & Son, Inc. on behalf of Waukesha County - Johnson Sand & Gravel - 6600-6666 S. Crowbar Road (Tax Key #'s: 2182-999-011 & 2182-999-013 - Conditional Use Approval to set up a temporary mobile concrete batch plant to supply concrete for the WisDOT Moorland Road project (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.** May 8, 2023 Meeting Minutes
6. **PLAN COMMISSION SECRETARY'S REPORT**
7. **NEW BUSINESS**
   - **A.** (4) NJ CU-2300898 Mr. Connor McMahon with A.W. Oakes & Son, Inc. on behalf of Waukesha County - Johnson Sand & Gravel - 6600-6666 S. Crowbar Road (Tax Key #'s: 2182-999-011 & 2182-999-013 - Conditional Use Approval to set up a temporary mobile concrete batch plant to supply concrete for the WisDOT Moorland Road project (PUBLIC HEARING 6:01 PM)
8. **COMMUNICATIONS**
9. **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:	**Harjeet Walia / Welcome East Side LLC**
LOCATION:	**17200 W. Cleveland Avenue**
REQUEST:	**Conditional Use Permit to reoccupy the existing building for a gas station and convenience store, construct a small addition and build a car wash located at 17200 W. Cleveland Avenue.**
D.R.C. RECOMMENDATION:	**Public hearing, no action.**

DETAILS IN ATTACHED STAFF REPORT

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

Meeting of June 5, 2023

Harjeet Walia / Welcome East Side LLC
17200 W. Cleveland Avenue

DATE STAFF REPORT: May 12, 2023

APPLICANT / OWNER(S): Harjeet Walia with Welcome East Side LLC

REQUEST / DESCRIPTION OF PROJECT: Conditional Use Permit to reoccupy the existing building for a gas station and convenience store, construct a small addition and build a car wash located at 17200 W. Cleveland Avenue.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 4/21/23

DATE OF COMPLETENESS DETERMINATION: 4/28/23

PRE-APPLICATION CONFERENCE HELD: Yes
Date(s) of Meeting(s): 4/6/2022, 1/25/2023
Site Visit(s): 5/16/2023

CONCEPTUAL PLAN: N/A

SIZE OF DEVELOPMENT / PARCEL(S): 1.27 acres

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

CURRENT LAND USE: Gas station, convenience store, and service station

PROPOSED ZONING: N/A

PROPOSED LAND USE: Gas station, convenience store, and car wash

PROPOSED LOT SIZE(S): N/A

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North:	Zoning: B-1	Land Use: Commercial
South:	Zoning: O-2	Land Use: Light Industrial
East:	Zoning: M-1 SPO, C-1 SPO	Land Use: Light Industrial
West:	Zoning: B-2	Land Use: Commercial

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 12: Neighborhood B (West Lincoln Avenue & Western Area): Yes, this submittal meets the intent of this Chapter.

Planning Context/Vision/Development Polices:

Vision:

- *Any development shall occur as a mix of conservation development, farms, large areas of preserved open spaces, rural trails and facilities, and small-scale neighborhood-oriented retail.*

Land use

- *Future Land Use Map: Rural Commercial*

ZONING CODE (Chapter 275): Yes, this request is consistent with Section 275-34B(2) of the Zoning Code.

SUBDIVISION CODE (CHAPTER 235): N/A

PUBLIC HEARING REQUIRED: Yes

CONDITIONAL USE REQUIRED: Yes. Automotive Fuel Sales are a conditional use in the B-2 District.

USE / SITE /ARCHITECTURAL REVIEW:
Use Approval Required: Yes
Site Plan Required: Yes
Architectural Review Required: Yes, this will be reviewed at the June 5, 2023 ARC meeting.

PROPOSED ARCHITECTURE: The applicant is proposing an addition onto the existing building and to construct a new standalone car wash.

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: This site is relatively flat.

BIKE & PEDESTRIAN FACILITIES: No improvements identified.

PARK & OPEN SPACE PLAN: No improvements identified.

NATURAL RESOURCES PROTECTION:
Limits of Disturbance (LOD): Shown on plans.
Wildlife Habitat Protection: N/A
Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: No impact.

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 as identified by the Department of Community Development.

SANITARY SEWER PROVISION:
Within Current Sewer Service Area: Yes
Sewershed Capacity Available: Yes
Adequate Linkage: Yes
On-site system required: No

WATER USAGE CALCULATION: Will be determined at the time of the building permit.

TRAFFIC IMPACT: No impact. The ITE Manual states that a TIA is not required for a development with a gas station, convenience store and car wash with less than 100 peak trips per hour.

SCHOOL DISTRICT IMPACT: N/A

PREVIOUS ACTION:

9/28/1960	Plan Commission approval of building permit for Moore Oil Company
10/21/1963	Plan Commission approval of PU-56 for Moore Oil Company Service Station
6/5/1972	Plan Commission denial for storage of U-Haul trucks and trailers
5/18/1981	Plan Commission denial of U-62-81 for storage of U-Haul trucks and trailers at AM Petroleum Limited
3/14/1983	Plan Commission approval of U-30-83 for Murphy Oil Corp/Spur Station storage addition
5/20/1991	Plan Commission approval of UA-17-91 for a new 50' x 60' canopy and new pump islands and dispensers
6/7/1999	Plan Commission approval of CU-6-99 for new pump islands and dispensers, a 50' x 60' canopy and fuel card service as well as outdoor storage of the ice machine, soda machine and dumpster behind the building and repainting of the building and adding a tricolor band
10/1/2001	Plan Commission approval of U-63-01 for Citgo canopy and pump enhancements

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

1. Planning:
    a. Plan of operation shall be consistent with submitted plans on file. Applicant is proposing to reoccupy the existing building for a gas station and convenience store, construct an 891 square foot addition onto the convenience store and build a car wash. Applicant will be eliminating the auto service part of the business.
        i. Hours of operation:
            1. Gas Station/ Convenience store: 24/7
            2. Car wash: 7am – 9 pm daily
        ii. Number of Employees: 4 full time, 4 part time
    b. Site Development Standards outlined in §275-34 of the Zoning Code:
        i. Minimum Building Setbacks: 40' Front, 15' Side, 25' Rear
        ii. Lot Coverage: 50% Maximum Coverage by Buildings, 75% Maximum Coverage by Impervious Surfaces, 25% Minimum Coverage by Open Space and Landscaping
            1. Existing: 2,275 SF Convenience Store
            2. Proposed: 3,166 SF Convenience Store & 1,155 SF Car Wash

c. Architecture Review Committee approval required prior to issuance of the Zoning Permit.
    i. Provide architectural rendering of car wash building.
    ii. Provide building material samples.
    iii. Sheet A2: Adjust plans to read 2,275 gross square feet.
    iv. Sheet A2a: Adjust plans to read 2,275 gross square feet.
    v. Sheet A3: Adjust plans to read 3,166 gross square feet.
    vi. Sheet A6: Adjust plans to read 3,166 gross square feet.
d. Employee and customer parking shall be contained on site.
e. Approval of the Landscaping Plan and payment of all installation and maintenance sureties is required. Landscape plans shall meet all the requirements of §275-53 through §275-56 of the Zoning Code.
    i. Applicant shall provide a tree inventory and tree replacement schedule.
    ii. Provide quantities of proposed vegetation in the landscape schedule.
    iii. Vegetation between the height of 3 feet and 10 feet shall be located outside of the vision triangle, per §275-46D(4)(b).
f. Dumpsters shall be properly screened from the street and public view in accordance with §275-56 of the Zoning Code.
g. All permanent and temporary signs require a Sign Application to be filed prior to installation.
    i. Signage between the height of 3 feet and 10 feet shall be located outside of the vision triangle, per §275-46D(4)(b).
h. Ordinance # 2668 amending the Zoning Code was approved by the Common Council on April 25, 2023 and was published on May 3, 2023. This ordinance approved Zoning Code amendments pertaining to the approval criteria for car wash facilities.
    i. This application was filed with the City on April 21, 2023 and determined to be complete on April 28, 2023, therefore the Zoning Code amendments approved under Ordinance # 2668 do not apply for this application.
i. Per §275-60E, a sound study may be requested by the Plan Commission. Should any substantiated complaints be filed with Code Compliance, DCD staff will investigate the issues and follow up with the applicant. Additional noise mitigation measures may need to be taken.
j. Proposed site plan shall be consistent between sheets.
k. Revise Civil Plans so that text and line work is legible. Remove unnecessary line work and text on individual sheets of the Civil Plans to make them more legible.

2. Building:
    a. Separate permits for the car wash and building remodel with addition will be required.
    b. City of New Berlin does not grant temporary or phased occupancies.
    c. Building plans shall be signed and stamped by a licensed architect or professional engineer per the Wisconsin Enrolled Commercial Building Code (Comm. 361.31).
    d. The State of Wisconsin Commerce review can be done locally as per (Comm.361.60) if under cubic foot rule per Wi stat 101.12(3) (b) and (g).
    e. Apply and obtain appropriate building, HVAC, electric, plumbing and fire permits from the City of New Berlin Building Inspection Division.
    f. Zoning approval will be required BEFORE applying for the building permit. Separate application and plans are required.
    g. The building shall be fully accessible from the parking lot to the interior elements (Com. 63.1101 and ICC/ANSI A117.1).
    h. Plumbing: State review is required for over 16 fixtures - new and/or replacements.
    i. Plumbing: Additional state review maybe required for both projects

3. Engineering:
    a. Sheet A8: Site Plan
        i. There are various sized parking stalls. Parking spaces shall be 9' wide and 18' long.
        ii. Per §275-57A(7)(e)[3], Wheel stops, continuous curbs, and/or bollards shall be located a minimum of 4' from any structures, buildings, walls, or plant material, excluding ground cover, to prevent a vehicle from driving onto the landscaped area or hitting any structure or plant material at the edge of a parking area.
            1. Parking around the building needs be addressed for this code section.
        iii. Per Table 275-57-3, drive aisles for 2-way traffic shall be 24' wide.
            1. The drive aisle on the north east side of the building is going through the diesel pump island.
        iv. New pavement is proposed and it is assumed that some pavement will be removed. There are a lot of lines that are all the same line type and weight. It is difficult to determine what is new and what will be removed.
        v. Dimensioning out to 4 significant figures is unnecessary. Be consistent with labeling.
        vi. Per §275-57A(4), All off-street parking areas open to the public shall provide and reserve parking spaces for use by motor vehicles which transport physically disabled persons in accordance with state and federal requirements.
            1. No ADA parking stalls shown on the plan.
        vii. Per Table 275-51-1 for Automotive Fuel Sales, The proposed building is 3,166 SF, therefore 16 parking stalls are needed plus one space at each fuel pump.
            1. The plan shows 21 parking spaces.
        viii. Per the survey shots on this sheet, the existing pumps are being removed and new pumps are being placed in a different location.
            1. Confirm the distance between the pumps as measured from face of pump island to face of pump island.
            2. Confirm that the canopy will be removed and not replaced.
        ix. Show the proposed grading for the perimeter of the property with the additional pavement and car wash structure.
    b. Sheet A9: Utility Plan
        i. Show where the existing utilities are within the site.
        ii. Show how the new car wash will connect to the existing laterals within the site. If a larger lateral is needed, determine what size is required.
        iii. Show how the car wash drains will connect to the sanitary lateral within the site.
    c. Sheet A10:Landscaping Plan
        i. Use different symbols and/or callouts for each plant.
        ii. The existing and proposed plants are all the same line weight. Proposed should be bold and existing should be a lighter line type.
        iii. The "Existing Wooded Area" along the north property line will require some removals, show the trees to be removed and identify their type and DBH (Diameter at breast height).
        iv. Show the drip line boundary for the existing tree line.
        v. No Golden Barberry Trees are shown on the plan.
        vi. Label the area behind the pay station for the car wash entrance to be a mulch bed, grass, or concrete.
    d. Photometric plan does not account for building addition.
    e. No Erosion Control Plan was submitted for review.

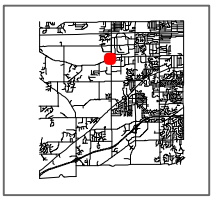
4. Fire:
    a. Provide fire extinguishers every 75' of travel.
    b. Car wash shall be 30 feet from any other structure.
    c. Building shall be fully sprinklered.
    d. Maintain egress/emergency lighting throughout.
5. Utilities:
    a. Sewer:
        i. Applicant shall show if the sewer lateral for the car wash will be tied into the existing sewer lateral.
    b. Water:
        i. Applicant shall show if there will be a dedicated meter room in the main building and car wash building.
        ii. Applicant shall show if there will there be fire service to the main building.
        iii. Utility plans (water and sewer) are missing details.
6. Stormwater:
    a. No grading submitted or approved as part of this permit.
    b. Clearly show the drive lanes and added impervious. Specifically on the north side of the property.

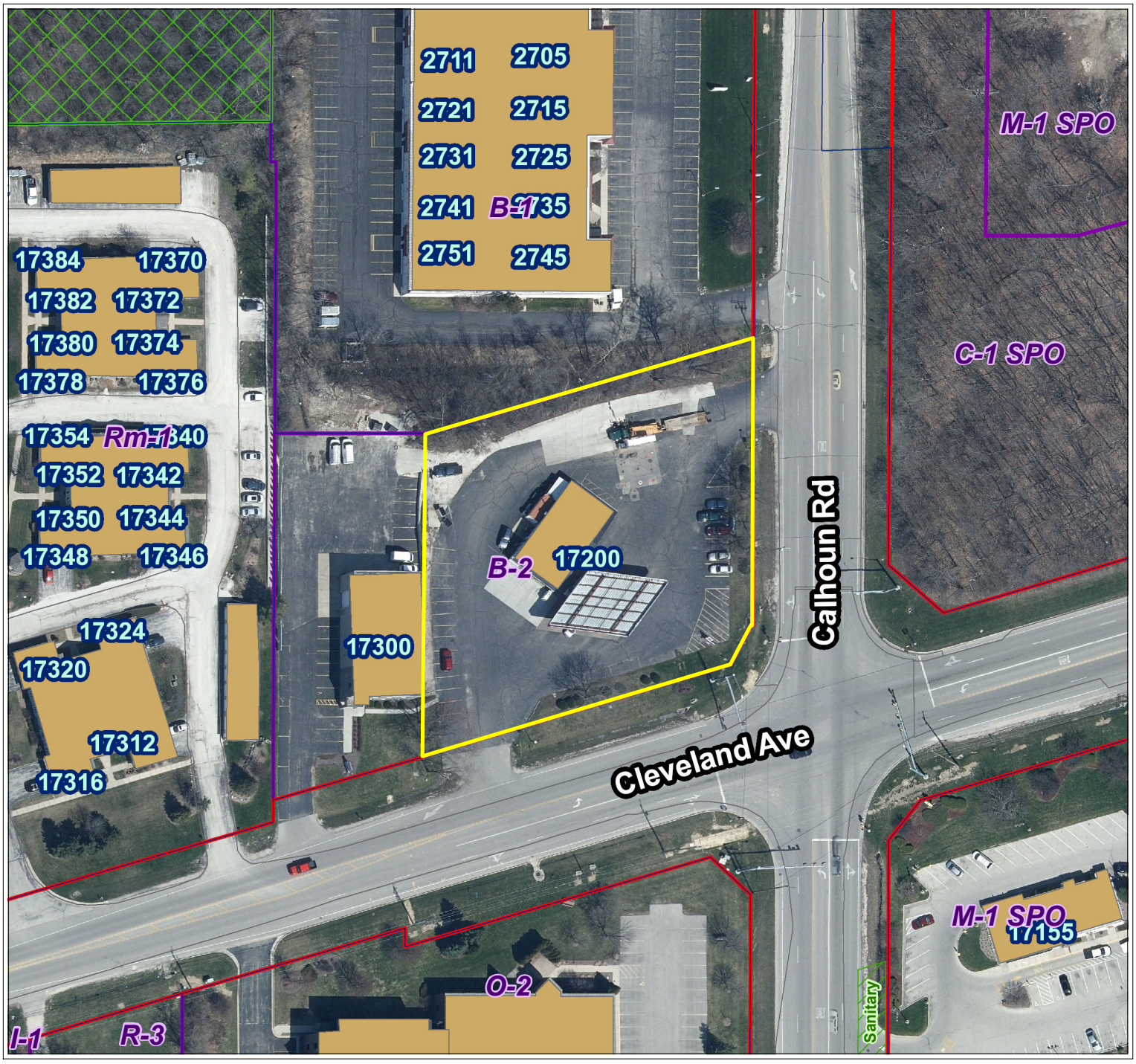
D.R.C RECOMMENDATION: Public hearing, no action.

ATTACHMENTS:
Location Map
Plan of Operation
Civil Plans
Photometric Plan
Architectural Plans – Car Wash
Architectural Plans – Convenience Store

City of New Berlin
Community Development

CU-2300814
Welcome East Side LLC
17200 W. Cleveland Avenue





Legend

- Parcels
- Road Right-of-Way
- **Floodplain DFIRM (FEMA 2014)**
- **Flood Zone**
  - FEMA DFIRM - Zone A
  - FEMA DFIRM - Zone AE
  - FEMA DFIRM - 0.2% Annual Chance
- Zoning Boundaries
- **Zoning Wetland Registration**
- **Wetland Registration Type**
  - Registered Wetland
  - Outside Wetland
- **Environmental Corridor**
- **Corridor Type**
  - Isolated Natural Resource Area
  - Primary Environmental Corridor
  - Secondary Environmental Corridor
  - Wetland
- **Sewer Service Area (MMSD)**
- **Sewershed**
  - Current
  - Ultimate

N

0 40 80 Feet

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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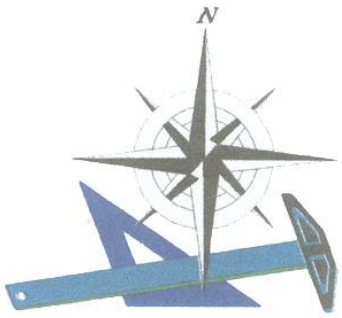
Map Printed: 5/2/2023 4:00:58 PM



William A. Morris
Architect – L.L.C.

April 24 2023
Amended 5-25-23
City of New Berlin
3805 S Casper Dr.
New Berlin Wi. 53151

Attention: MS Kristen Hogan
RE: WELCOME EAST SIDE LLC
17200 Cleveland Ave
New Berlin Wi. 53151

SITE OPERATION PLAN NARRATIVE:

This is an existing site with a Citgo Convenience Store building, which has operated in the city of New Berlin for many years.
It is the intention of Welcome East Side LLC to remodel the existing building, and add a small cooler addition to the building; removing the existing service bay area.

Furthermore; it is Welcome East Side LLC's intention to construct a new car wash building on the site, complying with setbacks and landscape buffers.
The store would operate 24/7, 365 days a year.
We ask that the car wash hours be approved as 7:00 am to 9:00 pm daily
The employees for the remodeled convenience store would be 4- full time and 4-part time
Mr. Harjeet Walia is the agent for Welcome East Side LLC.
Mr. Walia has operated convenience stores for many years in the metropolitan area, including Milwaukee and the surrounding communities.
His decision to proceed with this location is in part due to the surrounding existing developments and its location in your community; offering fuel for the local residents, the communing public, along with offering grab and go sandwiches coffee and beverages inside the newly expanded store.
He looks forward to working with you, within your community.

William A Morris RA ALA

William A. Morris – Architect ALA -LLC * 5313 – 87th Place * Pleasant Prairie WI 53158

ADDITION AND REMODELING OF EXISTING BUILDING FOR
WELCOME EASTSIDE LLC
17200 W CLEVELAND AVENUE
NEW BERLIN WISCONSIN

INDEX OF DRAWINGS	
A1	TITLE SHEET, INDEX OF DRAWINGS, GENERAL NOTES
A2	FLOOR PLAN OF EXISTING BUILDING
A2a	DEMOLITION PLAN
A3	PROPOSED FLOOR PLAN FOR REMODELED BUILDING
A4	EXTERIOR PHOTOS OF EXISTING BUILDING
A5	EXTERIOR ELEVATIONS FOR CONVENIENCE STORE REMODEL
A6	FOUNDATION PLAN FOR CONVENIENCE STORE ADDITION
A6a	BUILDING SECTIONS
A6b	BUILDING SECTIONS
A6c	REFLECTED CEILING PLAN
A6d	ROOF PLAN
A7	PROPOSED CAR WASH NEW BUILDING FOUNDATION PLAN, FLOOR PLAN AND ELEVATIONS
A8	PROPOSED SITE PLAN LAYOUT
A9	UTILITY PLAN
A9a	UTILITY PLAN FROM CITY OF NEW BERLIN
A9b	UTILITY PLAN FROM CITY OF NEW BERLIN
A9c	SURVEY OF EXISTING PROPERTY
A10	LANDSCAPING PLAN
A11	MISCELLANEOUS DETAILS, DUMPSTER ENCLOSURE
A12	PHOTOMETRIC PLAN
CR	COLOR ELEVATIONS RENDERING

1. All work shall be performed in accordance with all applicable local, federal, state and national codes and ordinances and all authorities having jurisdiction.

2. The Contractor and its Subcontractors shall verify all dimensions and/or discrepancies in plans and report any errors to the Architect prior to commencement of the work, or be responsible for same.

3. Do not scale drawings. Verify all on site dimensions and conditions by each subcontractor.

4. All carpentry, plumbing, mechanical and electrical work is to be coordinated between the trades as part of their installation layout. Verify locations of plumbing and HVAC lines with Builder before installation.

5. On site verification of all dimensions and conditions shall be the responsibility of each subcontractor.

6. Architect shall not have control or charge of, and not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the work, or for the acts or omissions of the subcontractors, or other persons performing any of the work, or for the failure of any of them to carry out the work in accordance with the intent of the contract documents.

7. Verify sizes and installation requirements and specifications of all items supplied by others before proceeding with work related thereto.

8. The commencement of each subcontractor's work shall constitute acceptance of all sub-surfaces.

9. Should unsuitable soil conditions arise, promptly advise the Architect of same before proceeding with any further work.

10. Stock pile material as directed by Owner or Builder, Protect all trees and wetland areas retained on site. Provide erosion control as required by the governing authority.

11. Verify locations of all underground lines before proceeding with sub-soil work.

12. Contact Diggers Hot line 48 hours before any underground work.

13. Each Subcontractor shall obtain and provide necessary bonds, permits and necessary inspections as required by municipal, county, state, federal or other agencies having jurisdiction.

14. Truss manufacturer to design and fabricate floor and roof trusses in accordance with all applicable codes.

15. The minimum live load for floor shall be 50 p.s.f. and the minimum snow load for roofs shall be 35 p.s.f. The minimum dead load for floors and roofs shall be 10 p.s.f. The maximum deflection shall be L/480. All girder trusses shall be designed to accept all concentrated loads as required. Truss drawings shall be submitted to the Builder and shall be sealed by a State of Wisconsin licensed structural engineer or by the truss manufacturers engineer registered in Wisconsin. Truss Manufacturer shall confirm headers and lam beams for truss bearing on all span

16. All concrete and reinforcing work shall conform to ACI specifications and recommendations. All concrete footings shall bear on 3000 p.s.f. minimum soil capacity on virgin ground, minimum 3'-8" below grade. All concrete shall attain a 28-day compressive strength of 4000 P.S.I. for walls slabs; 4000 P.S.I. exterior slab use 6% air entrainment

17. All construction lumber shall be Southern Yellow Pine Fb 1000, E-1.3 #2 or better, unless otherwise noted. All wood in contact with concrete or grade shall be pressure treated. Shim all sill plates and provide sill sealer below plate and grout any gaps greater than ¼".

18. All engineered joists and beams, i.e., micro lams, TJI's, etc. shall be installed in accordance with the manufacturers specifications.

19. Provide doubts cripples under all headers greater than 4'-0".

20. All concentrated loads from headers and beams shall be solid-blocked down to foundation, steel, or girder beams. No back filling of foundation shall occur until floor system is in place to brace top of concrete walls

21. All work shall be performed in a good workmanlike manner. Each subcontractor shall amend and make good at his own cost any defects and other faults in his workmanship and materials.

22. Each contractor to clean up debris inside and outside the building site which has been caused by his work and place in dumpster provide by builder on a daily basis.

23. All electrical work shall conform to the National Electric Code, NEC latest edition and local building code.

These drawings and Specifications: Specifications and the accompanying drawings are complimentary and what is called for by one shall be binding as if called for by both the quality and quantity shall prevail.

Coordination of work: A general contract will be left for the work and successful contractor shall be responsible for all other sub-contractors and coordination of the Specifications and or dimensions of all work or where it comes in contact with others work. All details of material selections shall be reviewed and referred to the owner where questions occur. Errors due to failure to comply with this requirement shall be corrected at the expense of the contractor or contractors involved.

Codes Ordinances: All work shall comply with all local, state, and county codes and regulations as applicable.

Examination of the Site: Contractor shall visit the site and review all existing conditions. He shall familiarize himself as to the nature and location of the work and the general and local conditions that he is to perform. He shall have full knowledge as to the transportation, disposal, handling of materials, availability of water, electric power, and all other facilities in the area where work shall be

performed or that having a bearing on the performance of his work. Dispose of all debris legally.

Contractor shall field verify all dimensions prior to starting work and coordinate same with all trades.

Construction is scheduled to occur while owners occupy the adjacent business. The contractor is responsible for providing safety and access at all times to the site for the owners clients as well as employees. The owner and Architect shall have no responsibility for means and methods of the work performed by contractors.

Weather conditions: Contractor shall protect all parts of their work from weather damage frost, rain, heat, ect. and shall be responsible for replacement and or repair of any damaged work to the satisfaction of the owner which in his opinion have become damaged due the above.

Responsibility of the Contractor: Each contractor is responsible for and must guarantee first class workmanship and materials that have been provided and installed by him.

Each contractor shall furnish all necessary barricades, temporary construction dust screens and scaffolding as required for completing their work in a safe workman like manner.

Surveys, Permits, and Regulations: The owner shall furnish all required surveys, contractors shall obtain and pay for all local necessary permits.

Auto Insurance: Each contractor shall maintain auto insurance for their respective vehicles used during project or on owners property.

Fire and Extended Insurance: The owner shall maintain in effect fire insurance and builders risk insurance coverage as required upon all items and materials on the property that are a part of or are necessary and stored on site for the completion of the work.

Pilferage: Each contractor shall be responsible for his own equipment, tools and materials required for construction and or including those items relating to any work furnished by the owner and delivered to the job site.

Electrical: All work shall comply with National Electrical Code, current edition, and any electrical code requirements of the local jurisdiction.

Guarantee: All contractors shall provide a one year guarantee of their work from the date of acceptance by the owner and shall leave the site in perfect and working order upon completion.

Dumpsters: General contractor shall provide all necessary dumpsters during construction and shall coordinate for all trades including that work which may be performed by the owner.

Clean up: General contractor shall at the end of the project fully broom clean all surfaces of dust and debris and leave site in a clean unconstructive condition.

Erosion control measures shall be established prior to any excavating on this site and shall be the responsibility of the excavating contractor performing any work, all shall comply with the state of Wisconsin DNR technical standards

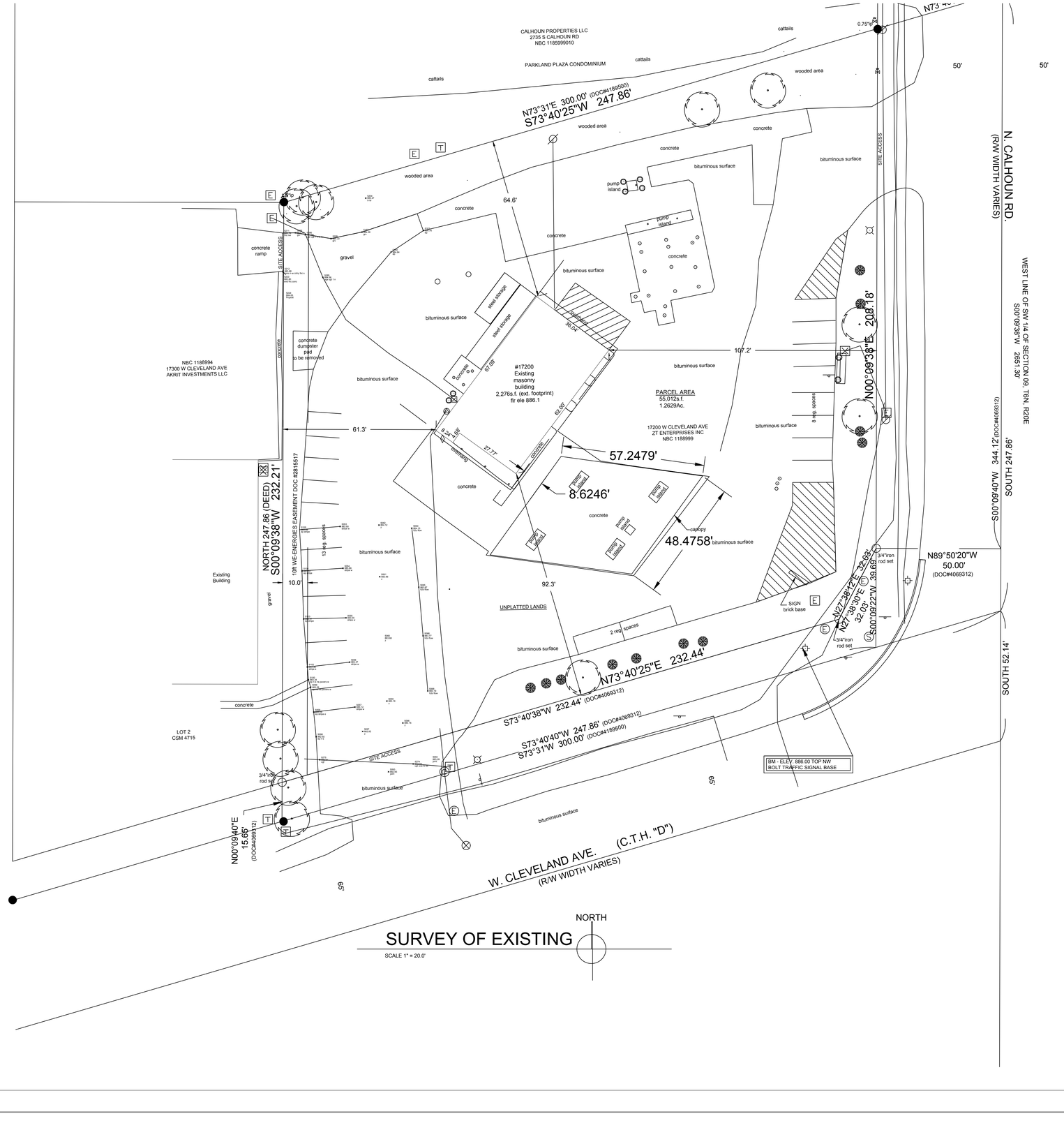
DATE
4-14-23

REVISIONS

WILLIAM A. MORRIS ARCHITECT LLC
5313 87TH PLACE
PLEASANT PRAIRIE, WI. 53158

REMODELING OF EXISTING BUILDING
WELCOME EASTSIDE LLC
17200 CLEVELAND AVENUE
NEW BERLIN WI.

A1



SURVEY OF EXISTING

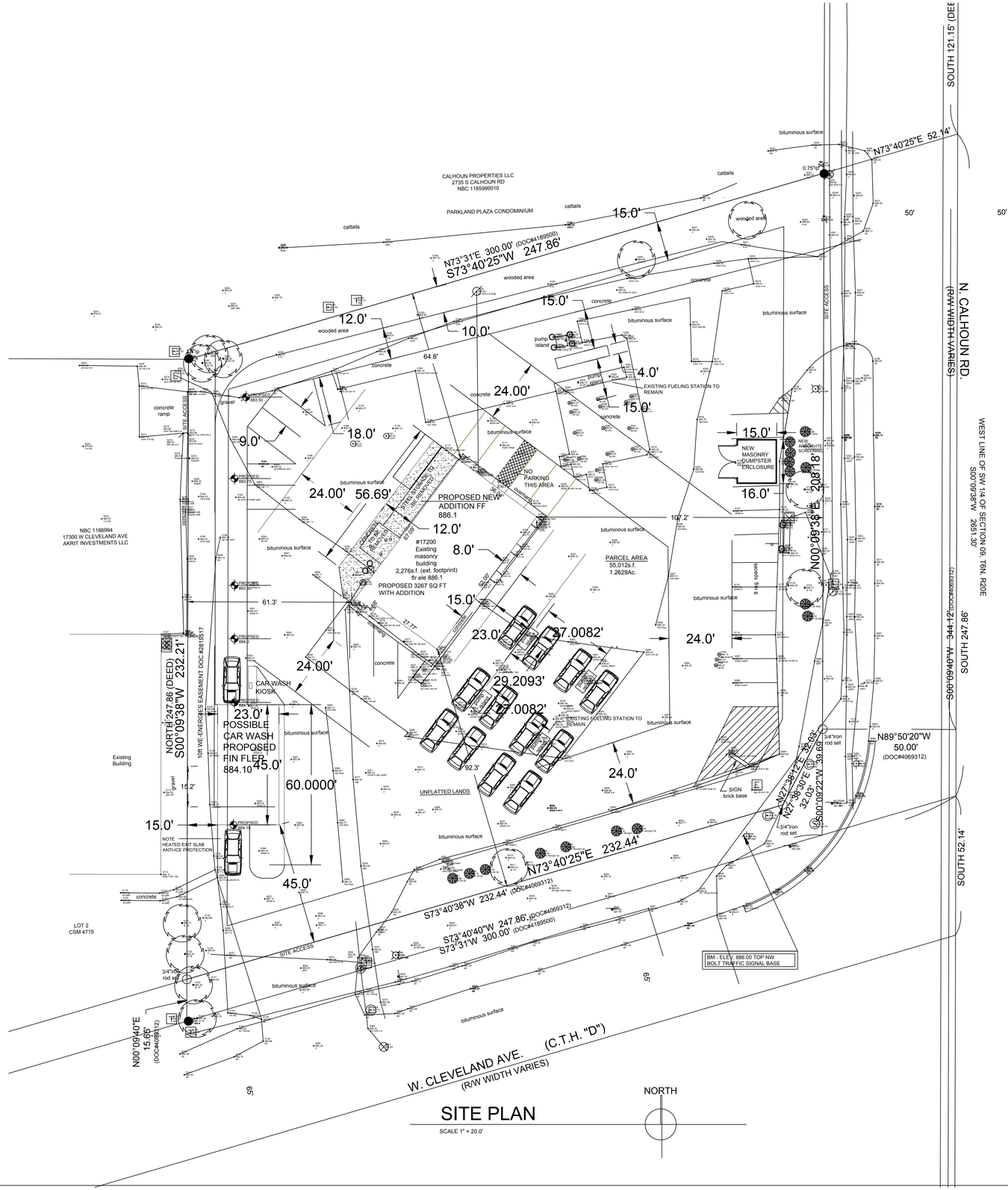
SCALE 1" = 20.0'

DATE

WILLIAM A MORRIS ARCHITECT LLC
5313 87TH PLACE
PLEASANT PRAIRIE WI. 53158

REMODELING OF EXISTING BUILDING FOR
WELCOME EAST SIDE LLC
17200 CLEVELAND AVENUE
NEW BERLIN WI.

A9c



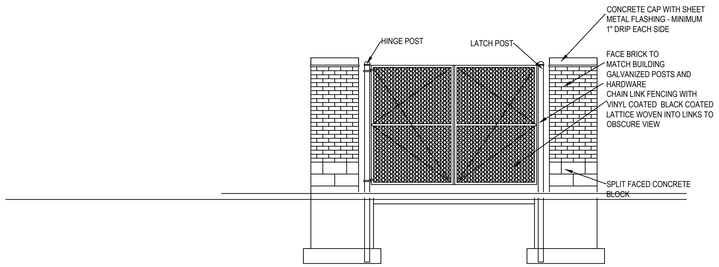
D

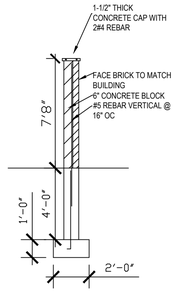
REVISIONS
4-24-23

WILLIAM A MORRIS ARCHITECT LLC
5313 87TH PLACE
PLEASANT PRAIRIE WI. 53158

REMODELING OF EXISTING BUILDING FOR
WELCOME EAST SIDE LLC
17200 CLEVELAND AVENUE
NEW BERLIN WI.

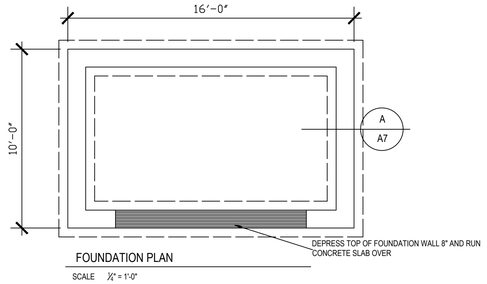
A8





DUMPSTER ENCLOSURE

SCALE 1/8"= 1'-0"



FOUNDATION PLAN

SCALE 1/4" = 1'-0"

REFUSE ENCLOSURE

PRELIMINARY DWG
NOT FOR CONSTRUCTION

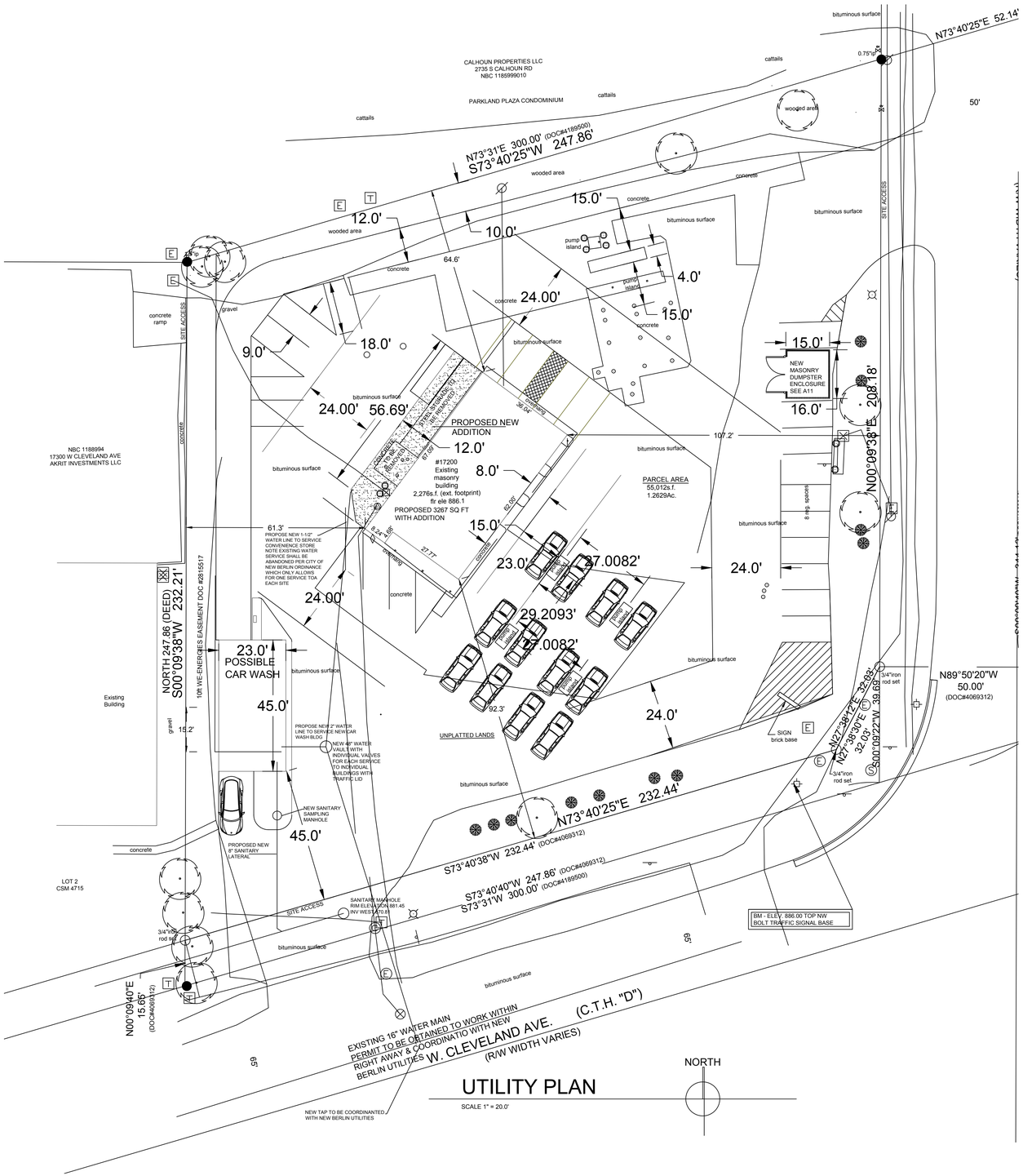
DATE
4-14-23

REVISIONS

REMODELING OF EXISTING BUILDING
WELCOME EASTSIDE LLC
17200 CLEVELAND AVENUE
NEW BERLIN WI.

WILLIAM A. MORRIS ARCHITECT LLC
5313 87TH PLACE
PLEASANT PRAIRIE, WI. 53158

A11



UTILITY PLAN

SCALE 1" = 20.0'

NOTE
THE EXISTING WATER SERVICE SHALL BE ABANDONED AT THE STREET CURB STOP PER REQUIREMENT OF NEW BERLIN UTILITIES AND NEW SERVICE INSTALLED

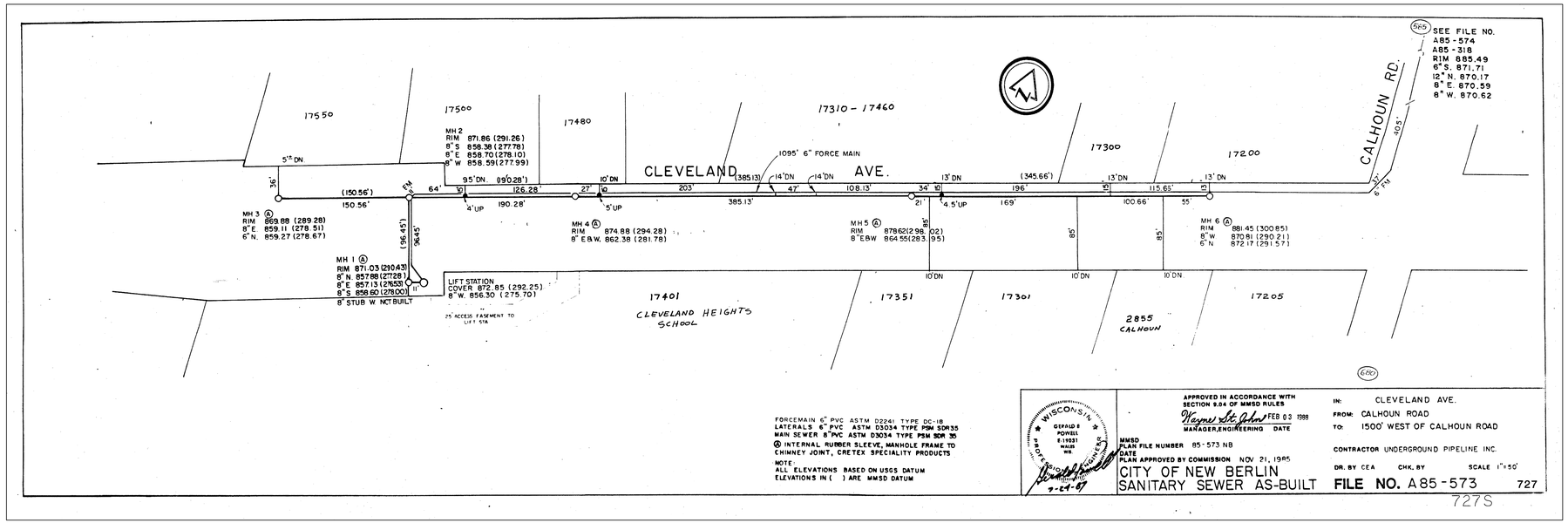
D

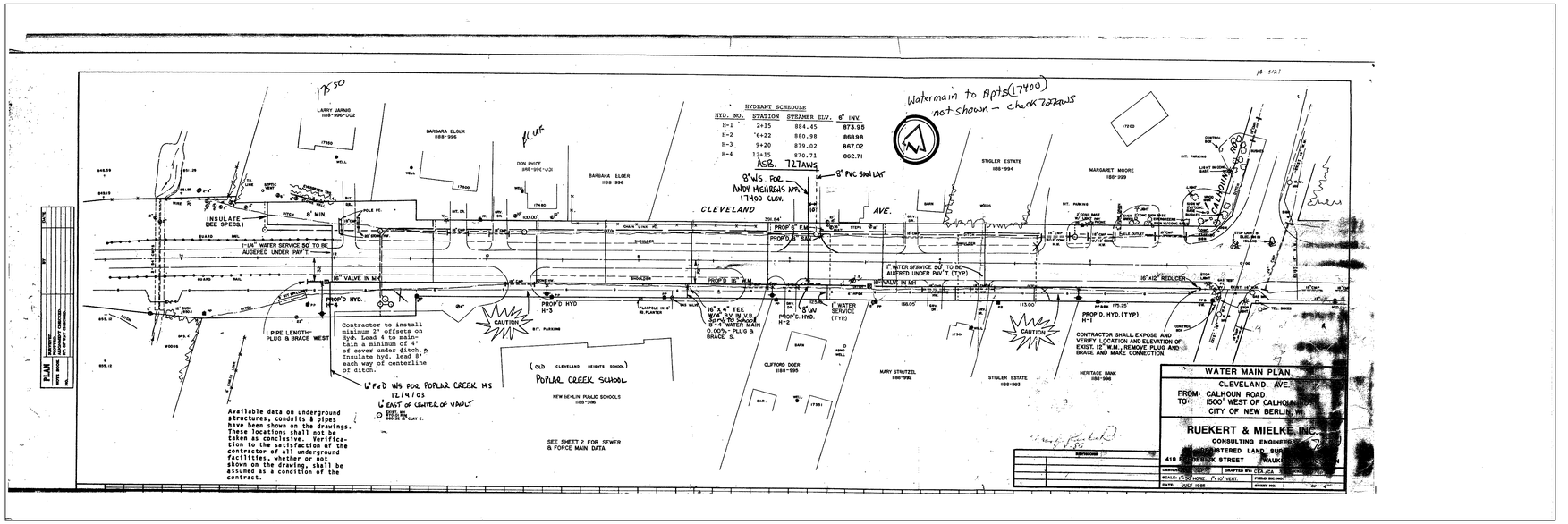
REVISIONS
4-24-23

WILLIAM A MORRIS ARCHITECT LLC
5313 87TH PLACE
PLEASANT PRAIRIE WI. 53158

REMODELING OF EXISTING BUILDING FOR
WELCOME EAST SIDE LLC
17200 CLEVELAND AVENUE
NEW BERLIN WI.

A9



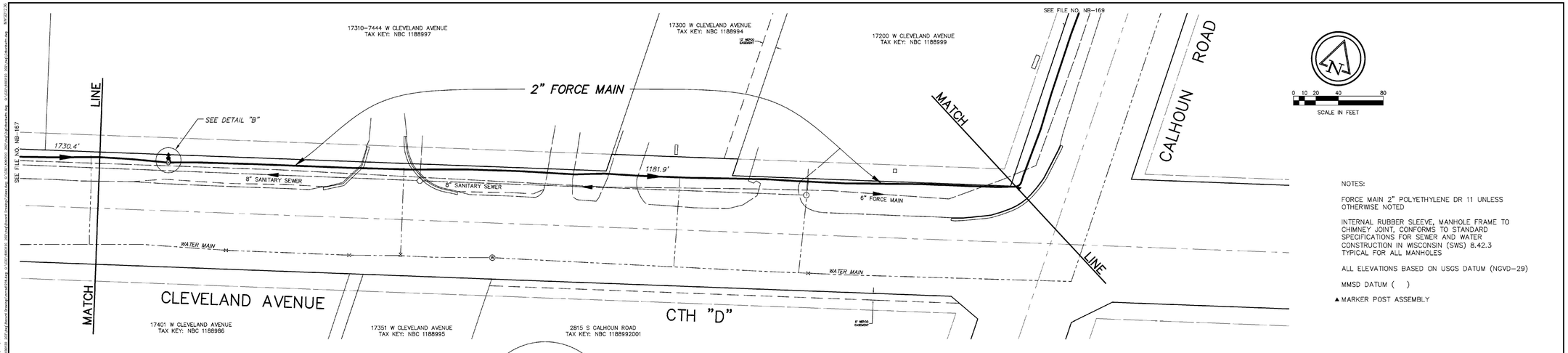


DATE
DATE

WILLIAM A MORRIS ARCHITECT LLC
5313 87TH PLACE
PLEASANT PRAIRIE WI. 53158

REMODELING OF EXISTING BUILDING FOR
WELCOME EAST SIDE LLC
17200 CLEVELAND AVENUE
NEW BERLIN WI.

A9a



NOTES:

FORCE MAIN 2" POLYETHYLENE DR 11 UNLESS OTHERWISE NOTED

INTERNAL RUBBER SLEEVE, MANHOLE FRAME TO CHIMNEY JOINT, CONFORMS TO STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (SWS) 8.42.3 TYPICAL FOR ALL MANHOLES

ALL ELEVATIONS BASED ON USGS DATUM (NGVD–29)

MMSD DATUM ( )

▲ MARKER POST ASSEMBLY

FILE NO. NB-168

R/M PROJECT NUMBER: 4090120.303

TOWN: 6 N RANGE: 20 E SECTION(s): 9 NE

APPROVED IN ACCORDANCE WITH SECTION 9.04 OF MMSD RULES

MANAGER, ENGINEERING DATE

MMSD
PLAN FILE NUMBER

DATE PLAN APPROVED BY COMMISSION

CITY OF NEW BERLIN
FORCE MAIN RECORD DRAWING

IN: CLEVELAND AVENUE / CTH "D"
FROM: 880' SOUTHWEST OF CALHOUN ROAD
TO: CALHOUN ROAD
CONTRACTOR: RJ UNDERGROUND INC
DESIGN ENGINEER: REUKERT–MIELKE INC
DR. BY: JTN CHK. BY: SCALE: 1" = 40'
DATE COMPLETED: AUGUST, 2010

1060S6

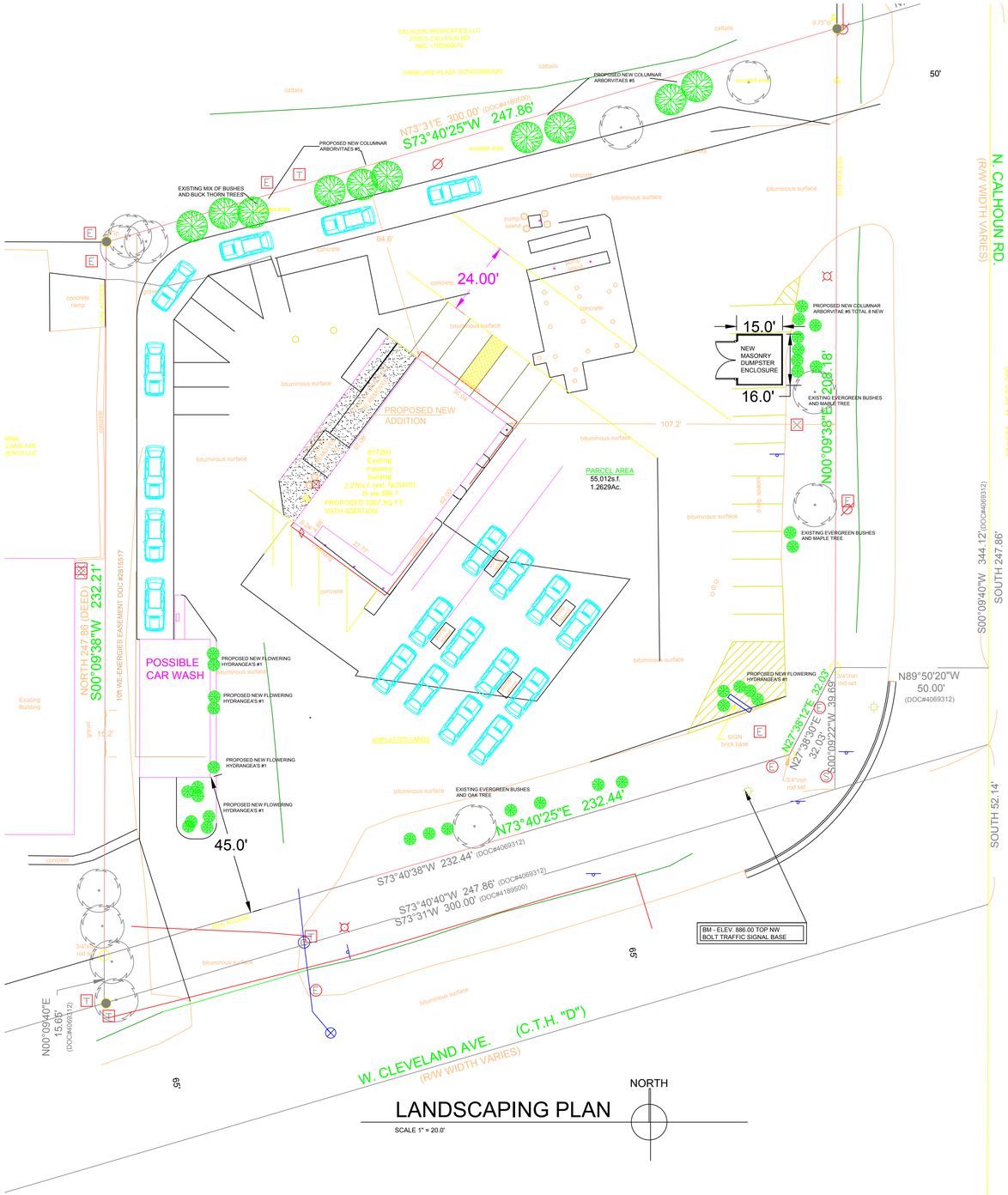
DATE

DATE

WILLIAM A MORRIS ARCHITECT LLC
5313 87TH PLACE
PLEASANT PRAIRIE WI. 53158

REMODELING OF EXISTING BUILDING FOR
WELCOME EAST SIDE LLC
17200 CLEVELAND AVENUE
NEW BERLIN WI.

A9b



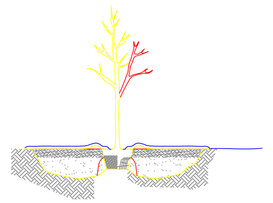
LANDSCAPING PLAN

SCALE 1" = 20.0'

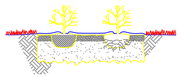
NOTE
ALL LANDSCAPE AREA'S SHALL BE COVERED WITH WEED BARRIER AND MIN 3" MULCH

LANDSCAPING SCHEDULE

MARK	DISCRIPTION	SIZE	REMARKS
1	FLOWERING HYDRANGEA	5 GAL	
2	GOLDEN BARBERRY	5 GAL	
3	MAPLE	EXISTING	
4	SPRUCE	EXISTING	
5	COLUMNAR ARBORVITAE	4'-0"	



TREE PLANTING DETAIL



BUSH PLANTING DETAIL

NOTE
THE EXISTING WATER SERVICE SHALL BE ABANDONED AT THE STREET CURB STOP PER REQUIREMENT OF NEW BERLIN UTILITIES AND NEW SERVICE INSTALLED

DATE

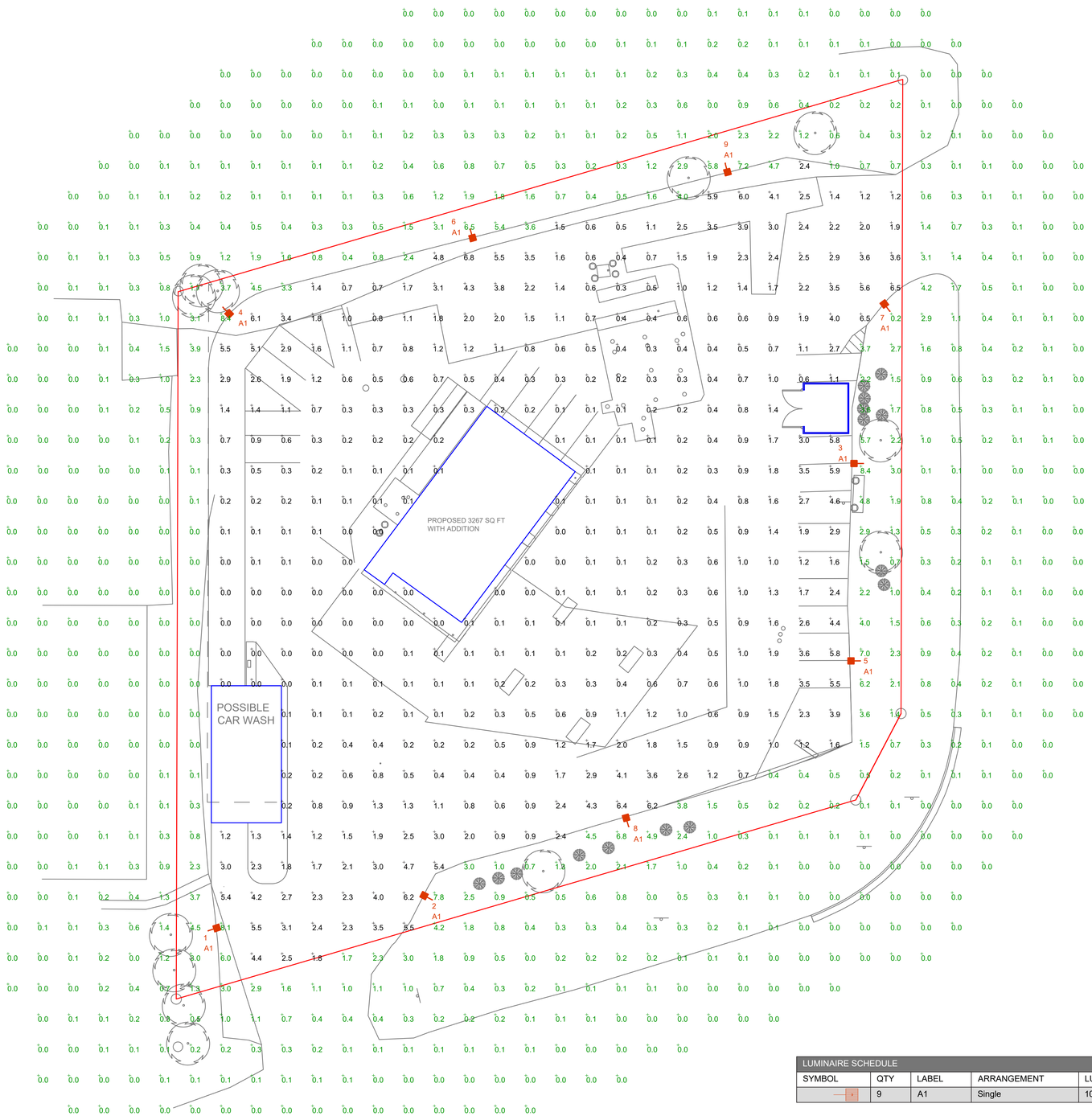
REVISIONS
4-24-23

WILLIAM A MORRIS ARCHITECT LLC
5313 87TH PLACE
PLEASANT PRAIRIE WI. 53158

REMODELING OF EXISTING BUILDING FOR
WELCOME EAST SIDE LLC
17200 CLEVELAND AVENUE
NEW BERLIN WI.

A10

17



NOTE:
AREA LIGHTS ON NEW 15 FT. POLES MOUNTED ON 2 FT. CONCRETE BASES

ANY EXISTING LIGHTING FROM CANOPY
NOT INCLUDED IN PHOTOMETRIC CALCULATION

THIS SITE IS LOCATED IN A REGION WHERE
LIGHTING IS REGULATED BY LOCAL ORDINANCES

ILLUMINATION LEVELS ARE THE RESULT OF CONDITIONS OR REQUESTS BY OTHERS
RED LEONARD ASSOCIATES IS NOT RESPONSIBLE
FOR INCIDENTS CAUSED BY INSUFFICIENT LIGHTING
AND DOES NOT RECOMMEND THESE LEVELS FOR
SECURITY AND SAFETY REASONS

LUMINAIRE LOCATION SUMMARY		
LUM NO.	LABEL	MTG. HT.
1	A1	17
2	A1	17
3	A1	17
4	A1	17
5	A1	17
6	A1	17
7	A1	17
8	A1	17
9	A1	17

FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PAVED AREA	1.29	6.8	0.0	N.A.	N.A.
UNDEFINED	0.54	8.4	0.0	N.A.	N.A.

LUMINAIRE SCHEDULE										
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
	9	A1	Single	10450	1.020	B2-U0-G2	68	612	Cree Lighting	OSQ-ML-C-DA + OSQM-C-11L-57K7-4M-UL-NM-XX

REDLEONARD ASSOCIATES
1340 Kemper Meadow Dr, Forest Park, OH 45240
513-574-9500 | redleonard.com

DISCLAIMER
ANY SITE PLAN(S), FLOOR PLAN(S), RENDERING(S), LIGHTING LAYOUT(S) AND PHOTOMETRIC PLAN(S) INCLUDING BUT NOT LIMITED TO ANY PROJECT(S) CREATED/PRODUCED BY RED LEONARD ASSOCIATES INC., ARE ONLY INTENDED FOR ILLUSTRATION AND QUOTING PURPOSES ONLY. RED LEONARD ASSOCIATES HAS THE RIGHT TO USE THIRD PARTY LASERS, SCANNERS, AND CAMERAS BUT ACTUAL PROJECT CONDITIONS, DIMENSIONS, AND ACCURACY OF MEASUREMENTS MAY DIFFER FROM THESE OR ANY PARAMETERS. RED LEONARD ASSOCIATES INC. ASSUMES NO LIABILITY FOR WHAT IS CREATED/PRODUCED IN THESE RECREATIONS. THIS INCLUDES BUT IS NOT LIMITED TO THE USE OF, INSTALLATION OF AND/OR INTEGRITY OF EXISTING BUILDING(S), SURROUNDING AREA FOR PRODUCT(S) SUCH AS EXISTING POLE(S), ANCHOR BOLT(S), BASE(S), ARCHITECTURAL AND SIGNAGE STRUCTURE(S), LANDSCAPING PLAN(S), LIGHTING PLAN(S), FIXTURE SELECTION(S) AND PLACEMENT, MATERIAL(S), COLOR ACCURACY, TEXTURE(S), AND ANYTHING ATTRIBUTED TO PHOTO REALISM THAT IS CREATED. FURTHERMORE, RED LEONARD ASSOCIATES INC., DOES NOT ASSUME LIABILITY WHATSOEVER FOR ANY PURCHASES MADE BY CLIENT BEFORE, DURING, OR AT THE CONCLUSION OF THE PUBLISHED WORK. THE CUSTOMER, ITS RELATIVE AFFILIATES, AS WELL AS ANY OTHER PERSON(S) IN VIEWING OF THIS PRODUCT IS RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ANY BUT NOT LIMITED TO ALL CODES, PERMITS, RESTRICTIONS, INSTRUCTIONS, PURCHASES, AND INSTALLATIONS OF OBJECTS VIEWED WITHIN THIS DOCUMENT(S) OR PROJECT(S). SYMBOLS ARE NOT DRAWN TO SCALE. SIZE IS FOR CLARITY PURPOSES ONLY. SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MEASUREMENTS MAY VARY. DRAWINGS ARE NOT INTENDED FOR ENGINEERING OR CONSTRUCTION USE. THIS DOCUMENT, ANY RED LEONARD DRAWING(S), OR PROJECT(S) IS NOT TO BE USED AND/OR INTENDED FOR ENGINEERING OR CONSTRUCTION PURPOSES, BUT FOR ILLUSTRATIVE PURPOSES ONLY. ANY LOCATIONS OF EMERGENCY LIGHTING SHOWN WERE PROVIDED BY OTHERS. RED LEONARD ASSOCIATES IS NOT RESPONSIBLE FOR INSUFFICIENT LIGHTING DURING AN EMERGENCY EVENT. ANY USE OF THIS DOCUMENTATION AND/OR OTHER ARTICLES PRODUCED BY RED LEONARD WITHOUT WRITTEN AUTHORIZATION FROM JAYME J. LEONARD IS STRICTLY PROHIBITED.

SCALE: 1" = 20'
LAYOUT BY: JAN
DWG SIZE: D
DATE: 05/09/23

PROJECT NAME:
WALIA
NEW BERLIN, WI
DRAWING NUMBER:
RL-8771-S1

	QTY	LABEL	DESCRIPTION
AREA	9	A1	OSQ-ML-C-DA + OSQM-C-11L-57K7-4M-UL-NM-XX

ADDITIONAL FIXTURE INFO

OSQ Series

OSQ™ LED Area/Flood Luminaire featuring Patented NanoComfort™ Technology – Version C

Rev. Date: V3 04/17/2023

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site. Limiting uplight and glare dramatically reduces light pollution. Medium is suitable upgrade for HID applications up to 400 Watts. Large is suitable upgrade for HID applications up to 1000 Watts. Extra-Large is suitable upgrade for HID applications up to multiple 1000 Watts.
Applications: For parking lots, walkways, campuses, car dealerships, office complexes, high-mast and internal roadways

Performance Summary

Utilizes Patented NanoComfort™ Technology

Utilizes Cree TrueWhite® Technology on 5000K Luminaires

Assembled in the USA by Cree Lighting from US and imported parts

Initial Delivered Lumens: 4,000 - 75,000

Efficacy: Up to 171 LPW

CRI: Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)

CCT: 3000K, 4000K, 5000K, 5700K

Limited Warranty*: 10 years for luminaire; 10 years for Colorfast DeltaGuard® finish; 5 years for BML, sensor; up to 5 years for Synapse® accessories; 1 year for luminaire accessories

*See http://creelighting.com/warranty for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

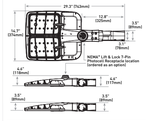
Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:
Example - **Mount:** OSQ-ML-C-AA-BK + **Luminaire:** OSQM-C-4L-30K7-2M-UL-NM-BK

Mount (Luminaire must be ordered separately)*			
OSQ-			
Medium/Large Mounts **OSQ-ML-C-AA** Adjustable Arm **OSQ-ML-C-DA** Direct Arm **OSQ-ML-C-TM** Trunnion Mount	**Extra Large Mounts** **OSQ-X-C-AA** Adjustable Arm **OSQ-X-C-DA** Direct Arm	**Color Options:**	**SV** Silver **BK** Black **BZ** Bronze **WH** White

* Mounting Plate Included. Mid-pattern, ETR, and extra configuration availability table beginning on page 3a.

OSQM - AA Mount



Luminaire	Weight
OSQM	19.3 lbs. (8.8kg)

Note: For OSQL, OSQX and additional mounts, refer to drawings beginning on page 2a.

Luminaire (Mount must be ordered separately)														
OSQ-		C												
Family	**Size**	**Series**	**Lumen Package***	**4ESS® CRI**	**Optic**			**Voltage**	**Mount**	**Color Options**	**Controls***		**Options**	
OSQ	M Medium L Large X Extra Large	C	**Medium** **4L** 4,000 Lumens **6L** 6,000 Lumens **8L** 8,000 Lumens **11L** 11,000 Lumens **14L** 14,000 Lumens **17L** 17,000 Lumens **20L** 20,000 Lumens **LARGE** **25L** 25,000 Lumens **30L** 30,000 Lumens **40L** 40,000 Lumens **50L** 50,000 Lumens **60L** 60,000 Lumens **XL** 75,000 Lumens	**Blank** Non-4ESS **4ESS** 4ESS	**Asymmetric** **2M** Type 2 Mid **3M** Type 3 Mid w/ Factory-installed Backlight Shield **4M** Type 4 Mid **5M** Type 5 Mid **5W** Type 5 Mid w/ Factory-installed Backlight Shield **AM** Type 5W Mid **Symmetric** **2H** Type 2 Mid **3H** Type 3 Mid **4H** Type 4 Mid **5H** Type 5 Mid **5HW** Type 5W Mid	**xB** Type IV MM2 w/ Factory- Installed Backlight Shield **xF** Type IV MM2 Amethyst Rotatable Optic **xP** Automotive Front(Side)Optic® **xW** Factory- Installed Backlight Shield	**UL** Universal 120-277V **UH** Universal 347-480V Not available with xL, xP, or TQ. Some packages only. **UX** Universal 277-480V Not available with xBL and xPL. Some packages only.	**MA** No Mount Arm (for specific mount options above see mount chart) **MW** Wall Mount	**BK** Black Paint Finish **SV** Silver **WH** White	**DMG** **Bluetooth® Technology-Enabled Multi-Level Sensor** - Bluetooth® motion/ambient sensor - Refer to BML spec sheet for details. - 22-42' sensor lens installed on fixture. 360° coverage and aisle-almost included - Intended for downright applications only - Not available with BLC or LCCO options - Not available with 347-480V luminaires **SYNAPSE® SIMPLYSNAP INTELLIGENT CONTROL** The Synapse SimplySNAP platform is a highly intuitive connected lighting solution featuring zone dimming, motion sensing, and daylight harvesting with utility-grade power monitoring and support of up to 1000 luminaires per network. Each luminaire is commissioned using the SimplySNAP mobile application, a Bluetooth® based interface that runs on smartphones, tablets, and PCs. The Twist-Lock Lighting Controller (TLT-B2 or TLT-HVB) and Site Controller (SSA50-002) take the DSQ Series to a new performance plateau, providing extreme energy productivity, code compliance and a better light experience. **Synapse Wireless Control Accessories** **Twist-Lock Lighting Controller** TLT-B2 - Suitable for 120-277V (UL) voltage only - Requires NEMA/ANSI C136.41 7-Pin Receptacle - Not for use with BML or Q options - Provides On/Off switching, dimming, power metering, digital sensor input, and status monitoring of luminaire - Refer to TLT-B2 spec sheet for details **Twist-Lock Lighting Controller** TLT-HVB2 - Suitable for 120-480V (UL, UE and UH) voltages - Requires NEMA/ANSI C136.41 7-Pin Dimming Receptacle - Not for use with BML or Q options - Provides On/Off switching, dimming, power metering, digital sensor input, and status monitoring of luminaire - Refer to TLT-HVB2 spec sheet for details **SimplySNAP Control Base Station** SSA50-002 or SSA50-002-UE - Includes On-Use Controller SSA50-0023 and 5-button switch - Indoor and Outdoor rated - Refer to SSA50-002 spec sheet for details	**Synapse Wireless Sensor** SSA50-003 - Motion and light sensor - Control multiple zones - Refer to SSA50-003 spec sheet for details **SimplySNAP On-Site Controller** SSA50-002 - Indoor and UE-enabled - Designed for indoor applications - Refer to SSA50-002 spec sheet for details **Building Management System (BMS) Gateway** BMG-100-UNV - Enables SimplySNAP BACnet integration - Refer to BMG-100-UNV spec sheet for details **Outdoor Antennas** **Antenna, 5dBi, increased range, 8dB gain)** KIT-ANTA2DBM - Kit includes antenna, 20' cable and bracket KIT-ANTA5DBM - Kit includes antenna, 30' cable and bracket KIT-ANTA8D - Kit includes antenna, 50' cable and bracket - Refer to Outdoor antenna spec sheet for details	**DBH** **DSH/DSX Surge Suppression** Replaces standard 10kV/5kA surge protection **F** **Fusing** - Compatible with 120V, 277V or 347V (phase to neutral) - Consult factory if fusing is required for 208V, 240V or 480V (phase to phase) - When code dictates fusing, use time delay fuse **P** **NEMA® Lift & Lock 7-Pin Photocell Receptacle** - Receptacle provided per ANSI C136.10-2020 - 7-pin receptacle per ANSI C136.41 - Available only with OSQM & OSQL luminaires - Intended for downright applications with maximum 40' lift - Factory-connected 0-10V dim leads - Requires photocell or shorting cap by others **R** **NEMA® Twist-Lock 7-Pin Photocell Receptacle** - 7-pin receptacle per ANSI C136.41 - Intended for downright applications with maximum 40' lift - Factory-connected 0-10V dim leads - Requires photocell or shorting cap by others - Refer to page 2 for compatible Synapse control offerings **RL** **Left Side Relief** - LED and optic are rotated to the left - Refer to RR/RL configuration diagram on page 2a for optic rotation options - Not for use with symmetric optics **RR** **Right Side Relief** - LED and optic are rotated to the right - Refer to RR/RL configuration diagram on page 2a for optic rotation options - Not for use with symmetric optics

* Lumen Package codes identify approximate light output only. Actual lumen output levels vary by CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values

* Luminaire comes standard with 0-10V dimming.

US: creelighting.com (800) 236-4800
Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING

OSQ™ LED Area/Flood Luminaire featuring Patented NanoComfort™ Technology – Version C

Product Specifications

CREE LIGHTING NANOCOMFORT™ TECHNOLOGY
Cree Lighting's NanoComfort™ Technology ends the trade-offs in outdoor lighting by providing superior glare reduction and visual comfort in high-efficiency illumination applications. Cree's NanoComfort™ Technology is unique in that the NanoComfort™ technology is a compact look array of LEDs. Each of the 10 LEDs in a module is in contact with its own acrylic polymer lens to capture and precisely direct light. With NanoComfort™ Technology, Cree has found a way to dramatically reduce the perception of harshness while improving visual comfort – all while retaining superb efficacy and control.

CREE TRUEWHITE® TECHNOLOGY
A revolutionary way to generate high-quality white light, Cree TrueWhite® Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light appearance, long-term color consistency, all while maintaining high luminous efficacy – a true no compromise solution.

CONSTRUCTION & MATERIALS
- Slim, low profile design minimizes wind load requirements
- Rugged, cast aluminum housing with integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site. Limiting uplight and glare dramatically reduces light pollution. Medium is suitable upgrade for HID applications up to 400 Watts. Large is suitable upgrade for HID applications up to 1000 Watts. Extra-Large is suitable upgrade for HID applications up to multiple 1000 Watts.
- Adjustable arm mount adapters are rugged die cast aluminum
- OSQ-ML-C-AA mounts to a horizontal or vertical 2" (51mm) IP, 2.375" (60mm) O.D. tenon and can be adjusted in 5° increments
- OSQ-X-C-AA mounts to a horizontal or vertical 2" (51mm) IP, 2.375-2.50" (60-64mm) O.D. tenon and can be adjusted 180° in 5.5° increments. **NOTE: Tenon length must be a minimum of 3.75" (95mm), and tenon must be steel.**
- Trunnion mount is rugged die cast aluminum 4000 Series and is adjustable from 0-180° in 15° degree increments. Trunnion mount secures to surface with (1) 3/4" bolt or (2) 1/2" or 3/8" bolts
- Luminaires include 15' (381mm) 18/3 cord exiting the luminaire
- Designed for uplight and downlight applications. Uplight orientation not suitable for use with BML or Q
- Exclusive ColorMax DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, bronze, black, and white are available

Weight			
Mount	Housing Size		
	Large	Extra Large	
Direct Arm	19.7 lbs. (8.9kg)	28.8 lbs. (13.1kg)	43.9 lbs. (20.0kg)
Adjustable Arm	19.2 lbs. (8.8kg)	28.4 lbs. (12.9kg)	48.6 lbs. (22.0kg)
Trunnion	23.2 lbs. (10.5kg)	32.3 lbs. (14.7kg)	N/A

For BML, sensor add 0.1 lbs. (0.0kg), and for NEMA receptacle, add 0.3 lbs. (136g).

ELECTRICAL SYSTEM
- **Input Voltage:** 120-277V, 277-480V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Optional 10kV/5kA surge suppression protection standard; 20kV/10kA surge suppression protection optional
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Designed with 0-10V dimming capabilities. Controls by others
- Refer to Dimming spec sheet for details
- **Maximum 10V Source Current:** 1.8mA
- **Operating Temperature Range:** -40˚C - +40˚C (-40˚F - +104˚F)

REGULATORY & VOLUNTARY QUALIFICATIONS
- cULus Listed (UL1598)
- Suitable for wet locations
- Meets NEMA® OSI.77 standards
- Drivers and LEDs are UL certified in accordance with UL8750
- Meets requirements of IP66 per IEC 60529 when ordered without N or R options
- Certified to ANSI C136.31-2010, 3G bridge and wireframe vibration standards
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Lens meets IK07 requirements per IEC 62262-2
- Assembled in the USA by Cree Lighting from US and imported parts
- Meets Buy American requirements within ARRA
- RoHS compliant. Consult factory for additional details
- Title 24 JA8 compliant. Consult factory for JA8 CCT and direct arm mount only. Please refer to http://www.creelighting.com/tools/publications/title-24/ordering/Title-24%20JA8.pdf for most current information (Pending)
- ⚠ **CA RESIDENTS WARNING.** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Product Specifications

SYNAPSE® SIMPLYSNAP INTELLIGENT CONTROL
The Synapse SimplySNAP platform is a highly intuitive connected lighting solution featuring zone dimming, motion sensing, and daylight harvesting with utility-grade power monitoring and support of up to 1000 luminaires per network. Each luminaire is commissioned using the SimplySNAP mobile application, a Bluetooth® based interface that runs on smartphones, tablets, and PCs. The Twist-Lock Lighting Controller (TLT-B2 or TLT-HVB) and Site Controller (SSA50-002) take the DSQ Series to a new performance plateau, providing extreme energy productivity, code compliance and a better light experience.

Synapse Wireless Control Accessories
Twist-Lock Lighting Controller TLT-B2 - Suitable for 120-277V (UL) voltage only - Requires NEMA/ANSI C136.41 7-Pin Receptacle - Not for use with BML or Q options - Provides On/Off switching, dimming, power metering, digital sensor input, and status monitoring of luminaire - Refer to TLT-B2 spec sheet for details **Twist-Lock Lighting Controller** TLT-HVB2 - Suitable for 120-480V (UL, UE and UH) voltages - Requires NEMA/ANSI C136.41 7-Pin Dimming Receptacle - Not for use with BML or Q options - Provides On/Off switching, dimming, power metering, digital sensor input, and status monitoring of luminaire - Refer to TLT-HVB2 spec sheet for details **SimplySNAP Control Base Station** SSA50-002 or SSA50-002-UE - Includes On-Use Controller SSA50-0023 and 5-button switch - Indoor and Outdoor rated - Refer to SSA50-002 spec sheet for details
Synapse Wireless Sensor SSA50-003 - Motion and light sensor - Control multiple zones - Refer to SSA50-003 spec sheet for details **SimplySNAP On-Site Controller** SSA50-002 - Indoor and UE-enabled - Designed for indoor applications - Refer to SSA50-002 spec sheet for details **Building Management System (BMS) Gateway** BMG-100-UNV - Enables SimplySNAP BACnet integration - Refer to BMG-100-UNV spec sheet for details **Outdoor Antennas** **Antenna, 5dBi, increased range, 8dB gain)** KIT-ANTA2DBM - Kit includes antenna, 20' cable and bracket KIT-ANTA5DBM - Kit includes antenna, 30' cable and bracket KIT-ANTA8D - Kit includes antenna, 50' cable and bracket - Refer to Outdoor antenna spec sheet for details

Electrical Data*

Lumen Package	System Watts 120-480V	Utility Label Wattage	Total Current (A)					
			120V	208V	240V	277V	347V	480V
4L**	24	30	0.21	0.12	0.11	0.09	N/A	N/A
6L	37	40	0.31	0.18	0.15	0.13	0.11	0.08
9L	55	60	0.46	0.27	0.23	0.20	0.16	0.12
11L	68	70	0.57	0.33	0.28	0.25	0.20	0.14
14L	97	100	0.81	0.47	0.40	0.35	0.28	0.20
20L	131	130	1.09	0.63	0.55	0.47	0.38	0.27
30L	175	180	1.46	0.84	0.73	0.63	0.50	0.36
40L	239	240	1.99	1.15	0.99	0.85	0.68	0.49
50L	294	300	2.44	1.41	1.22	1.05	0.84	0.61
60L	364	N/A	3.03	1.80	1.60	1.31	1.11	0.80
75L	447	N/A	3.72	2.15	1.86	1.61	1.29	0.93

* Electrical data at 25˚C (77˚F). Actual wattage may differ by +/- 10% when operating between 120-277V (+/-10%) or 347-480V (+/- 10%).

** Available with UL ratings only.

OSQ-C Series Ambient Adjusted Lumen Maintenance†

Ambient	Initial LMF	25K hr Reported* LMF	50K hr Reported* LMF	75K hr Reported* LMF	100K hr Reported* LMF
5˚C (41˚F)	1.02	0.99	0.93	0.88	0.83
10˚C (50˚F)	1.02	0.98	0.93	0.87	0.82
15˚C (59˚F)	1.01	0.96	0.92	0.87	0.82
20˚C (68˚F)	1.01	0.97	0.92	0.86	0.81
25˚C (77˚F)	1.00	0.97	0.91	0.86	0.81

* Lumen maintenance values at 25˚C (77˚F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-situ luminaire testing. Luminaire ambient temperature factors (LMF) have been applied to all lumen maintenance factors. Please refer to the Temperature Zone Reference Document for outdoor average nighttime ambient temperatures.

† In accordance with IES TM-21, Reported values represent interpolated values based on time durations that are up to 6 to the tested duration in the IES LM-80 report for the LED.

Accessories

Field-Installed	
Backlight Shield OSQ-MC-C-BLSF (Medium) OSQ-LC-C-BLSF (Large) OSQ-X-C-BLSF (Extra Large) - Not for use with rotated optics	**Shorting Cap** RA-XSLSHRT
Single Fusing OSQ-MC-C-BRSGFN OSQ-LC-C-BRSGFN OSQ-X-C-BRSGFN	

US: creelighting.com (800) 236-4800
Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING

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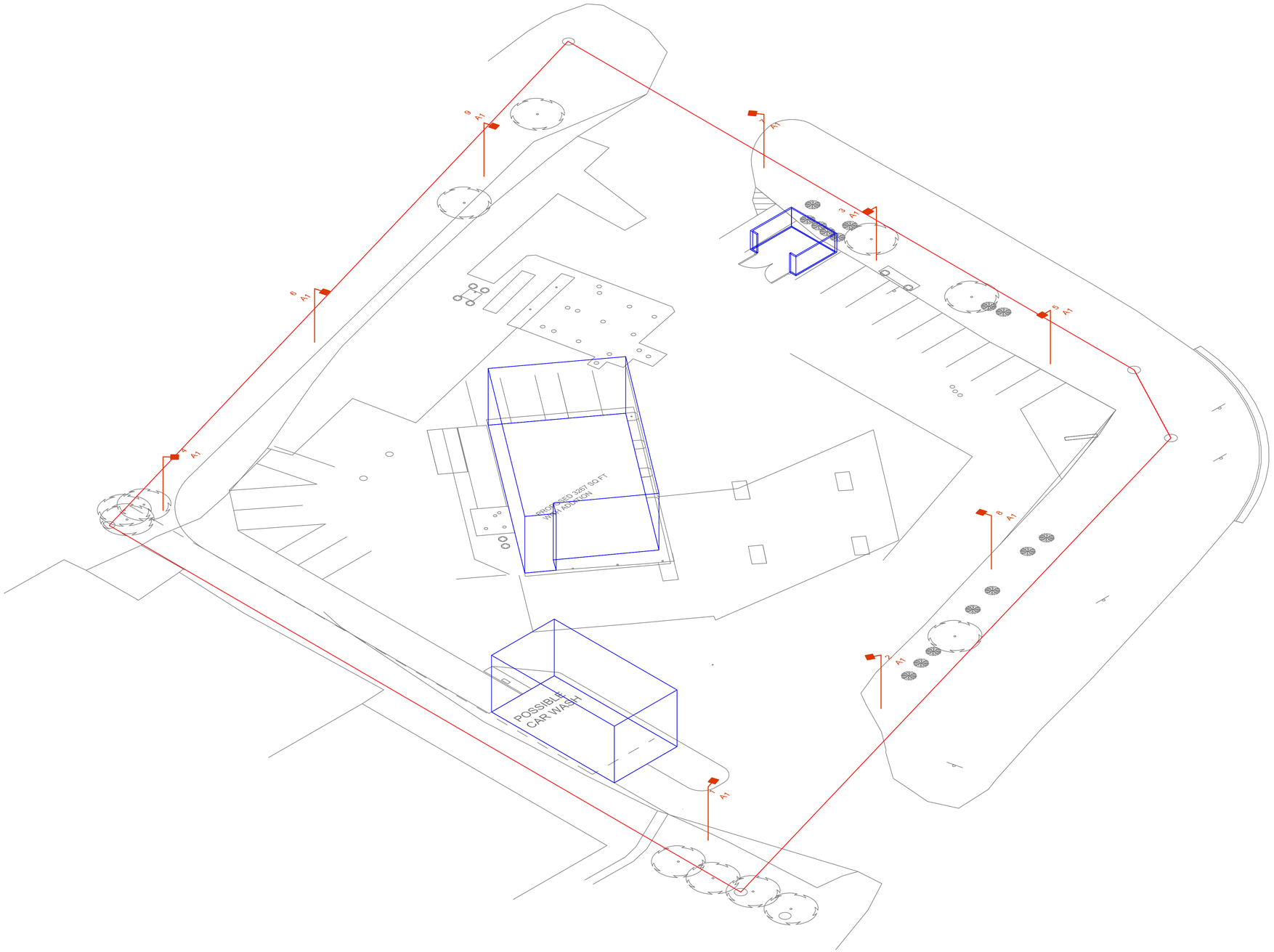
AREA



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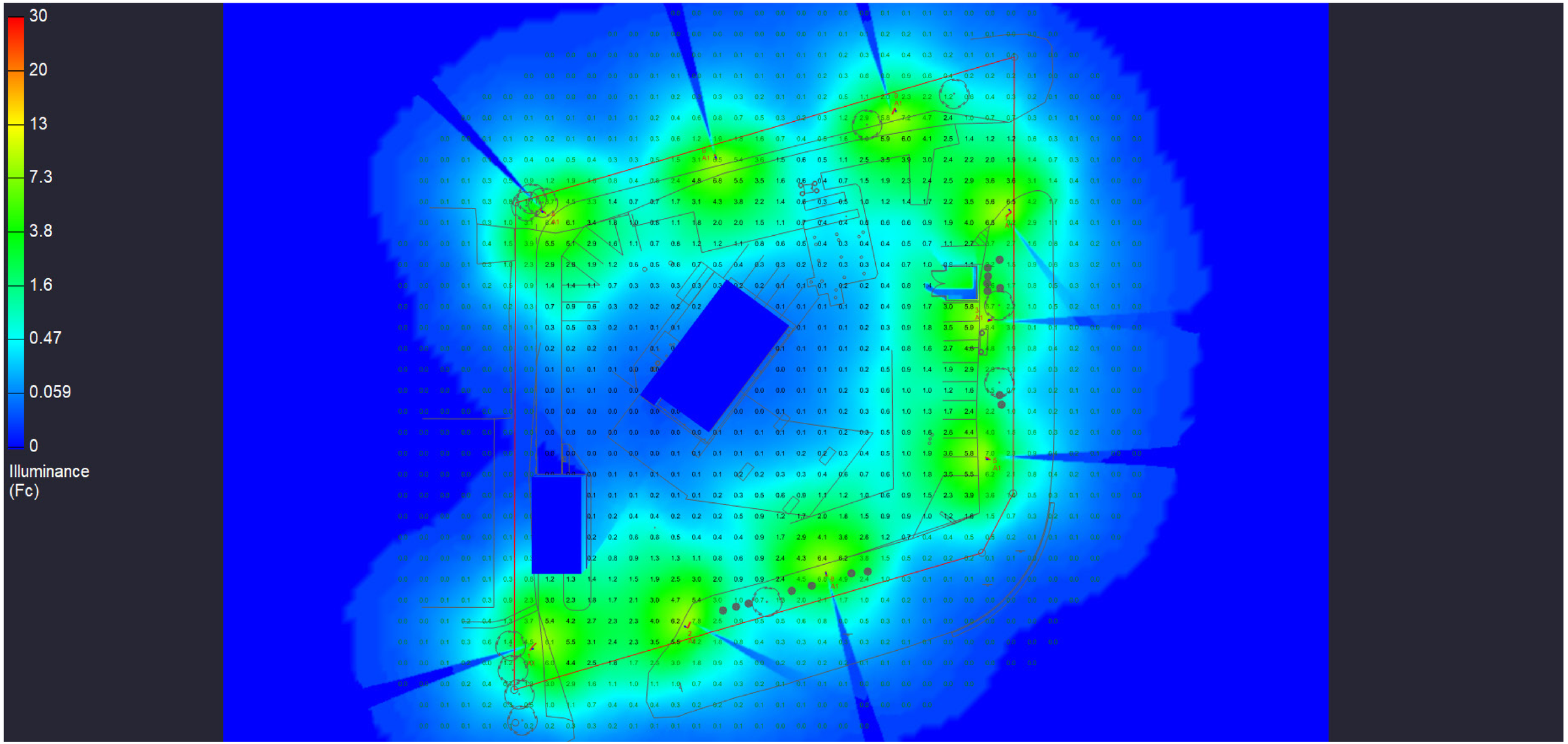

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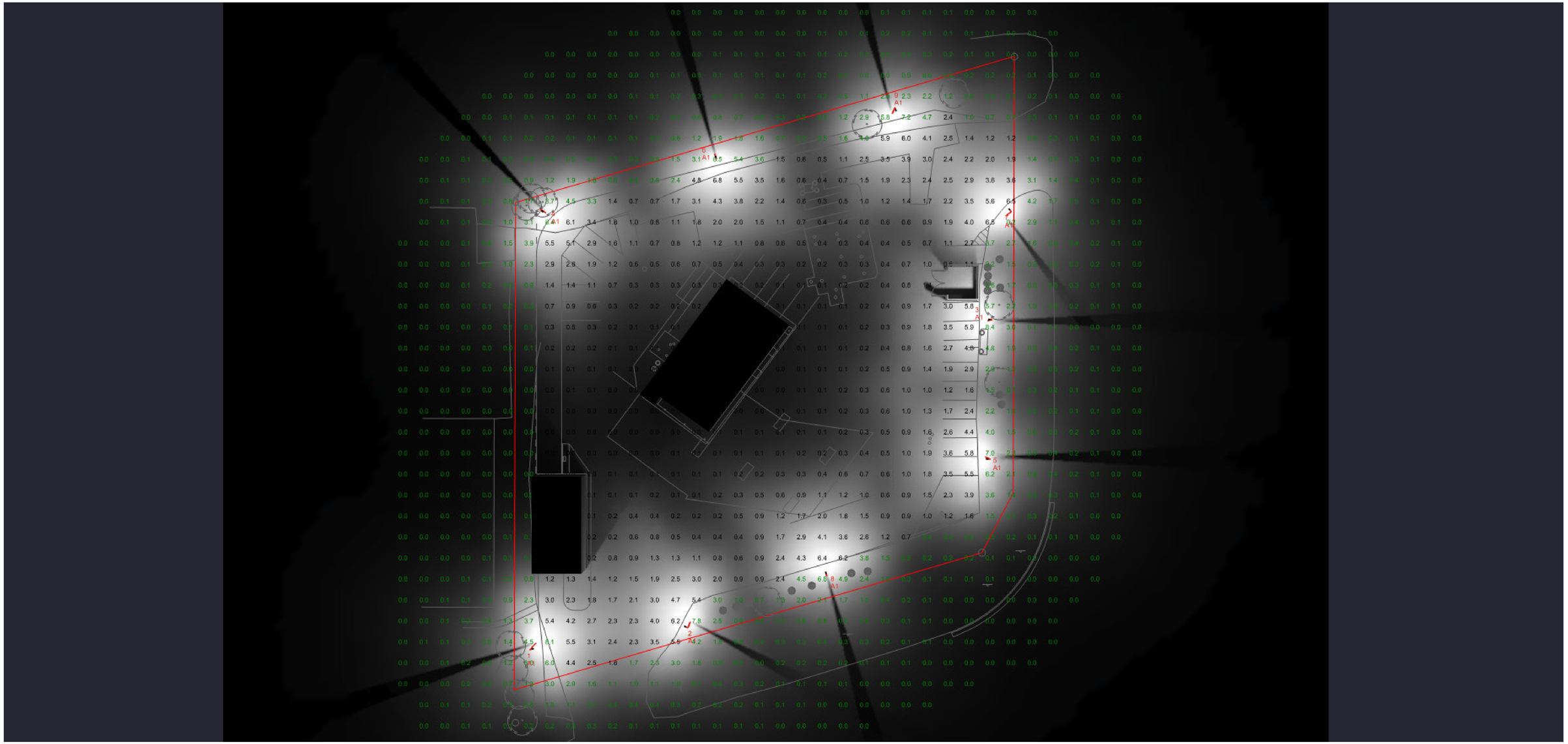

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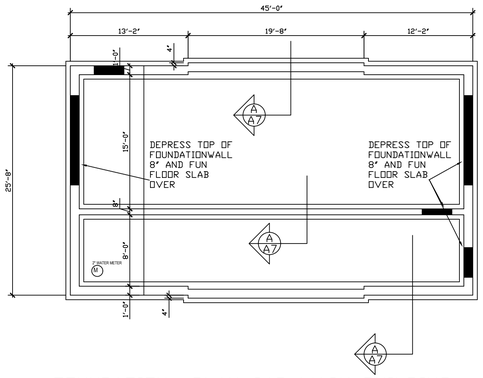
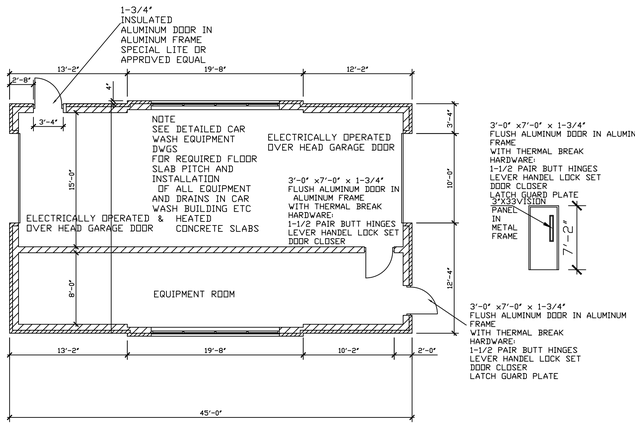


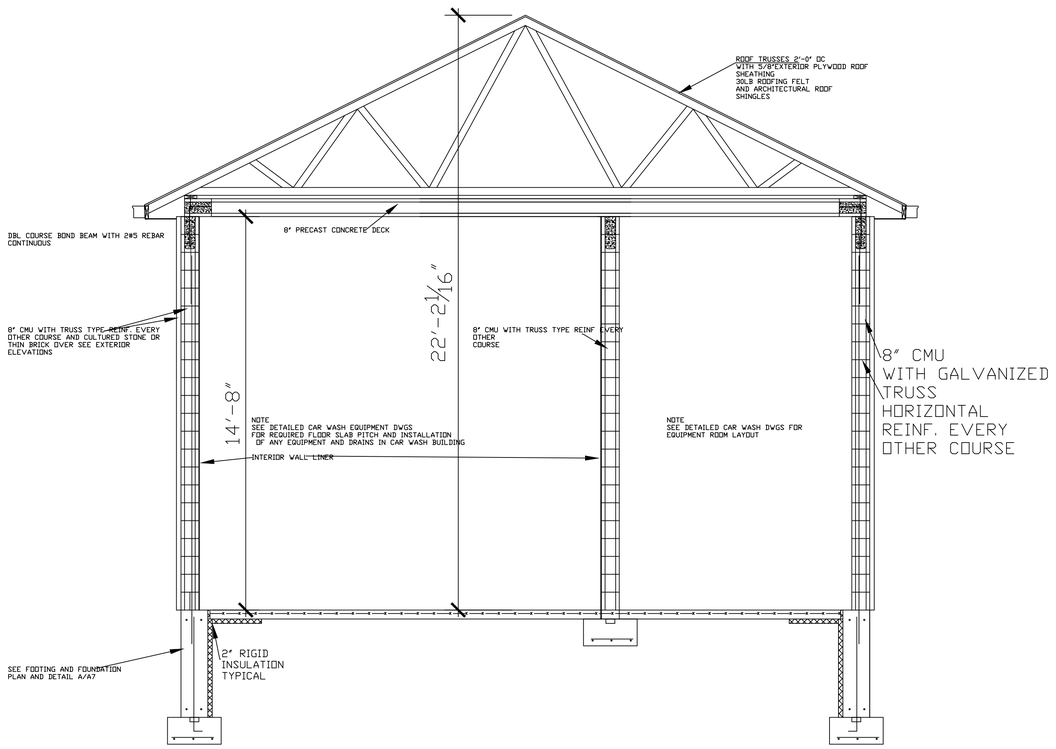
FOUNDATION PLAN CAR WASH BUILDING

SCALE 1/8"= 1'-0"



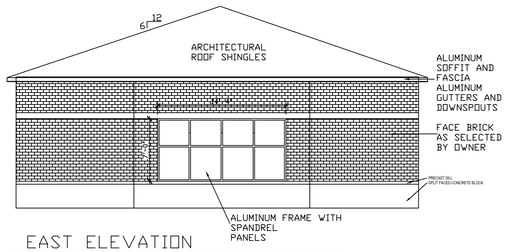
FLOOR PLAN CAR WASH BUILDING

SCALE 1/8"= 1'-0"



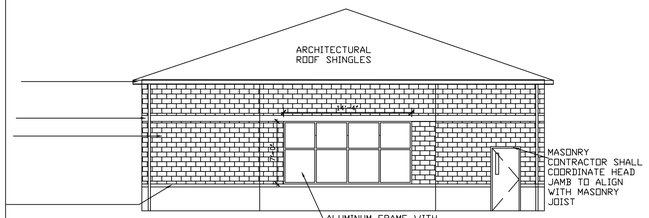
B / A7 SECTION

SCALE 1/4" = 1'-0"



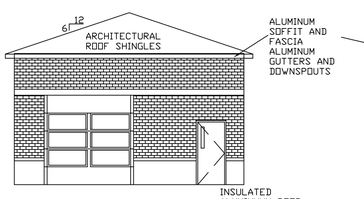
EAST ELEVATION

SCLAE 1/8" = 1'-0"



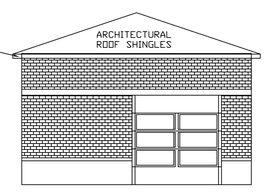
WEST ELEVATION

SCLAE 1/8" = 1'-0"



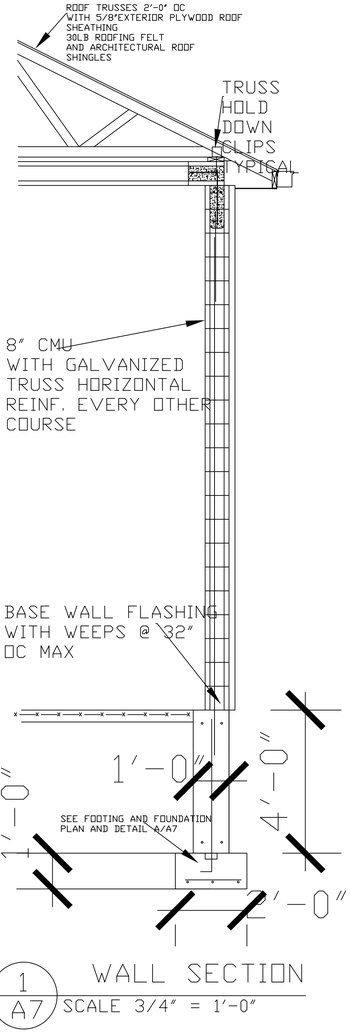
SOUTH ELEVATION

SCLAE 1/8" = 1'-0"



NORTH ELEVATION

SCLAE 1/8" = 1'-0"



1 / A7 WALL SECTION

SCALE 3/4" = 1'-0"

DATE
4-14-23

REVISIONS

WILLIAM A. MORRIS - ARCHITECT LLC
5313 87TH PLACE
PLEASANT PRAIRIE, WI. 53158

REMODELING OF EXISTING BUILDING
WELCOME EASTSIDE LLC
17200 CLEVELAND AVENUE
NEW BERLIN WI.

A7

EXISTING NORTH ELEVATION

NTS

EXISTING EAST ELEVATION

NTS

EXISTING SOUTH ELEVATION

NTS

EXISTING WEST ELEVATION

NTS

PRELIMINARY DWG
NOT FOR CONSTRUCTION

DATE
4-14-23

REVISIONS

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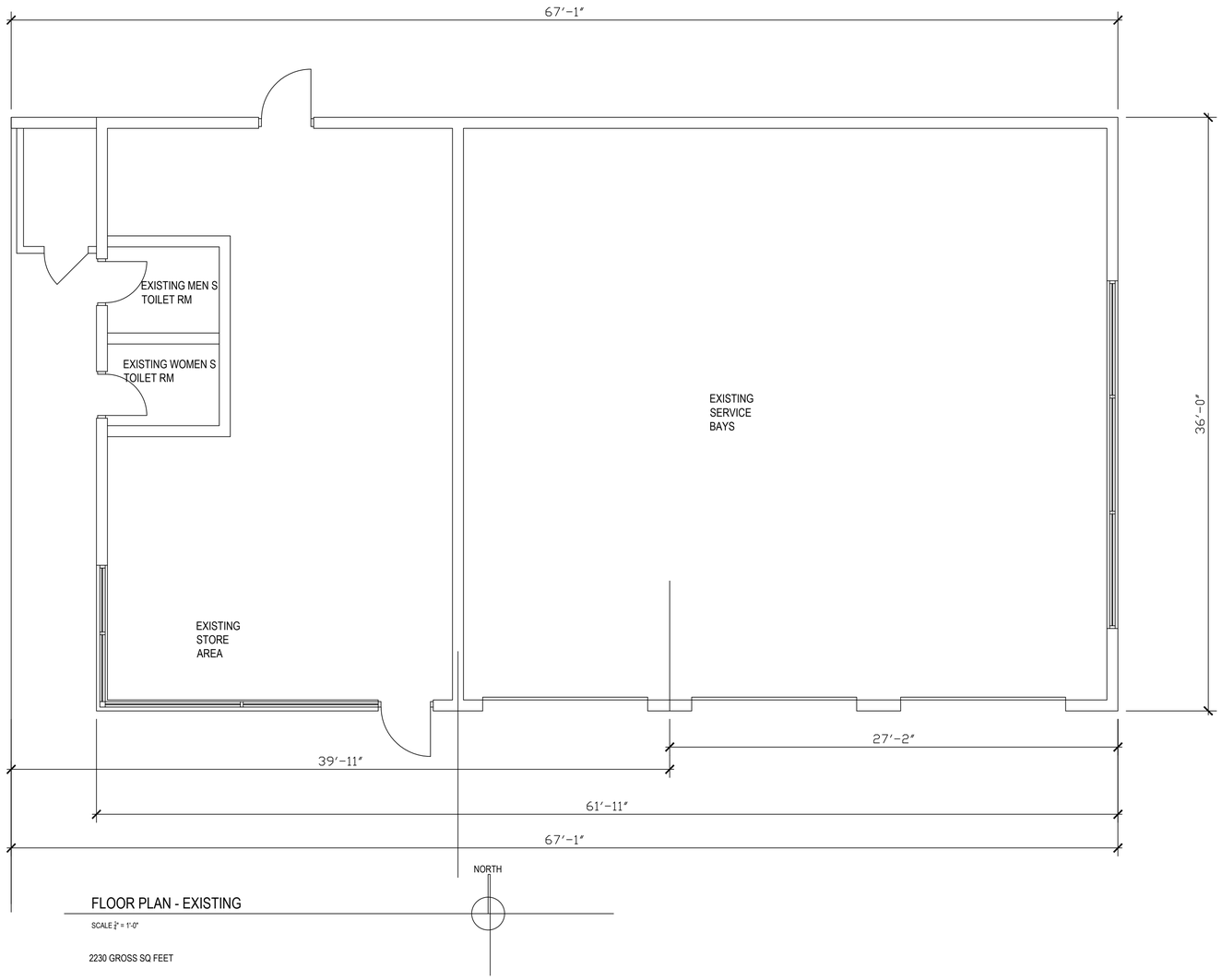
A4



FLOOR PLAN - EXISTING

SCALE 1/4" = 1'-0"

2230 GROSS SQ FEET

PRELIMINARY DWG
NOT FOR CONSTRUCTION

DATE
4-14-23

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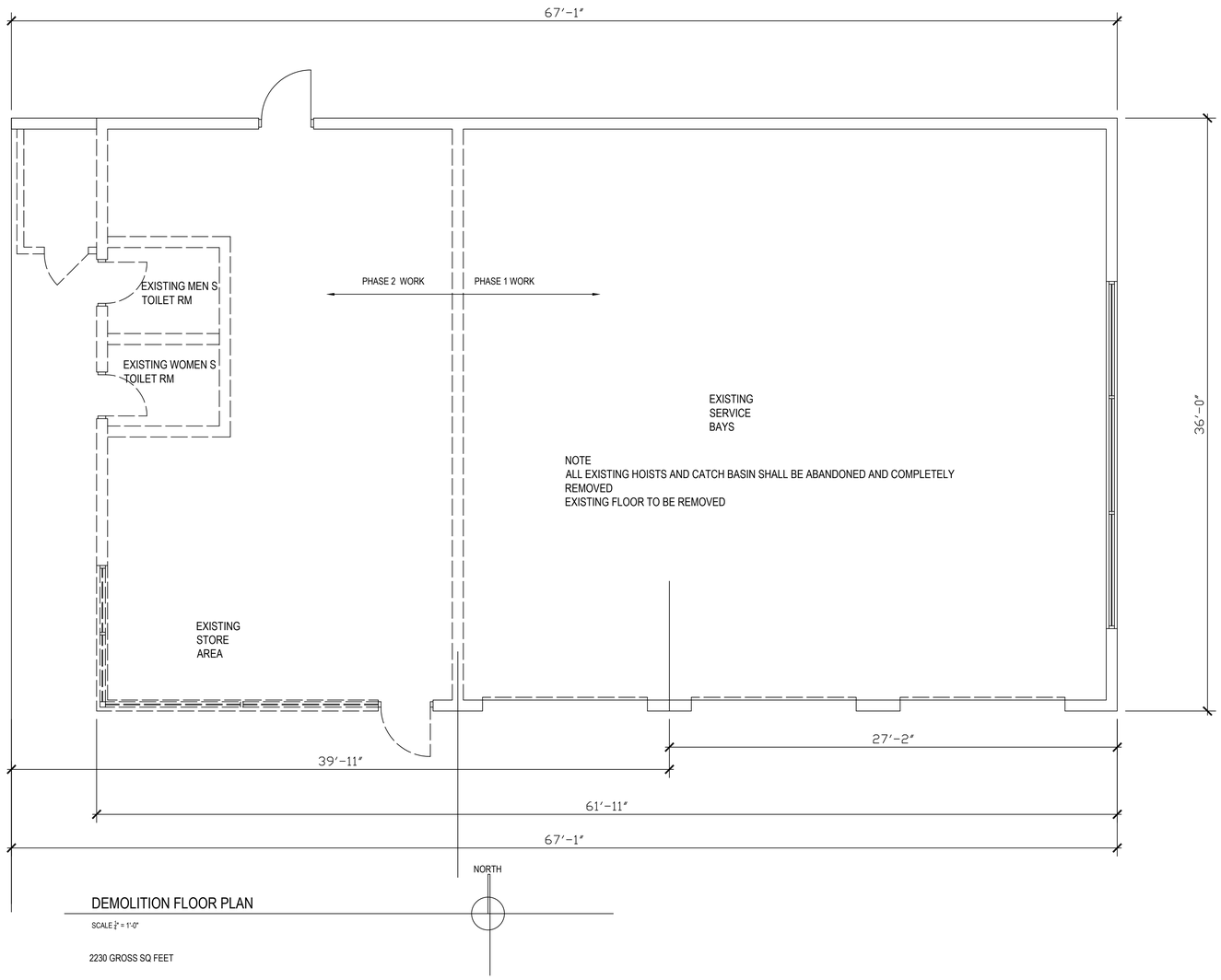
A2



DEMOLITION FLOOR PLAN

SCALE $\frac{1}{4}$" = 1'-0"

2230 GROSS SQ FEET

PRELIMINARY DWG
NOT FOR CONSTRUCTION

DATE
4-14-23

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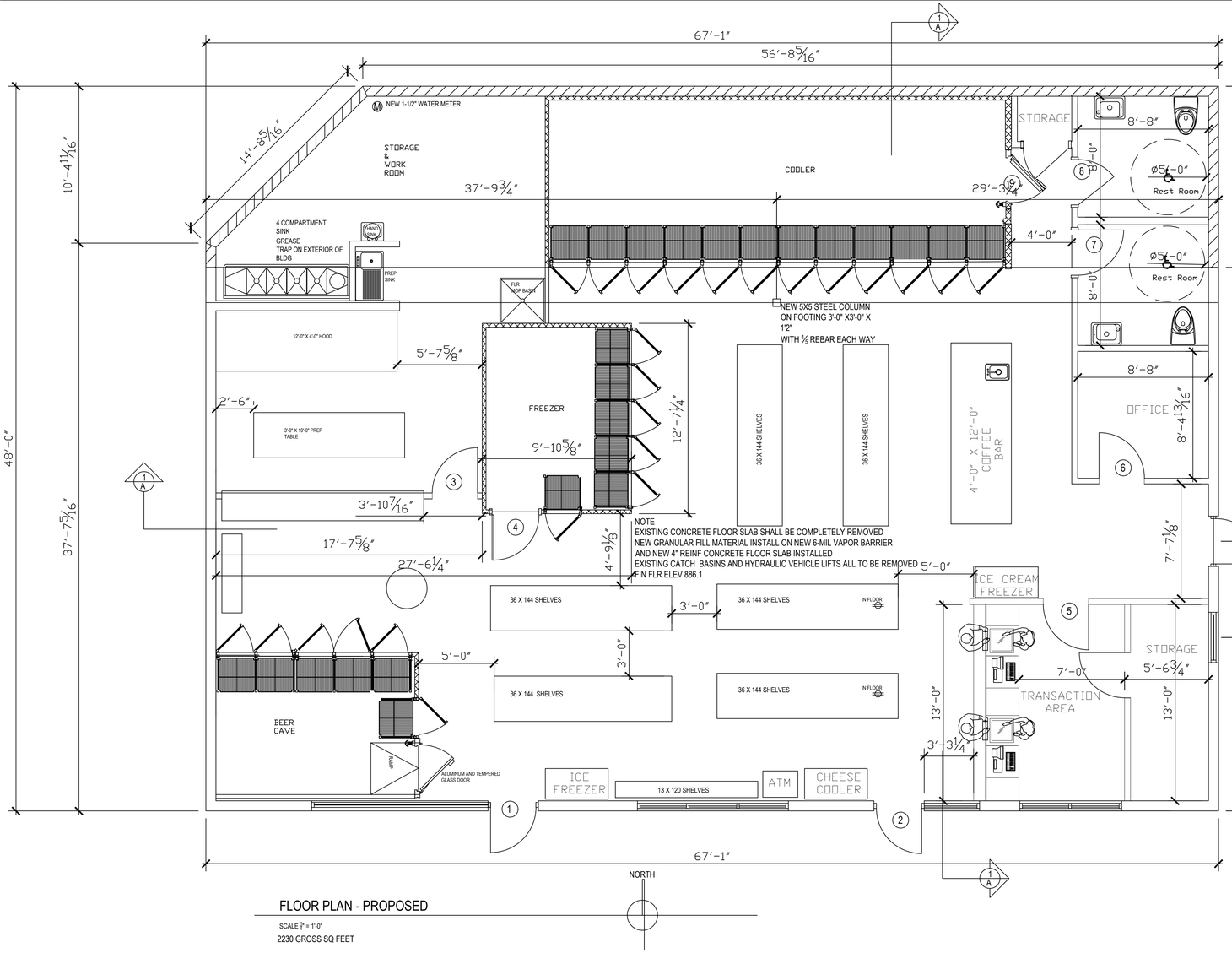
NEW BERLIN WI.

A2a

DOOR SCHEDULE

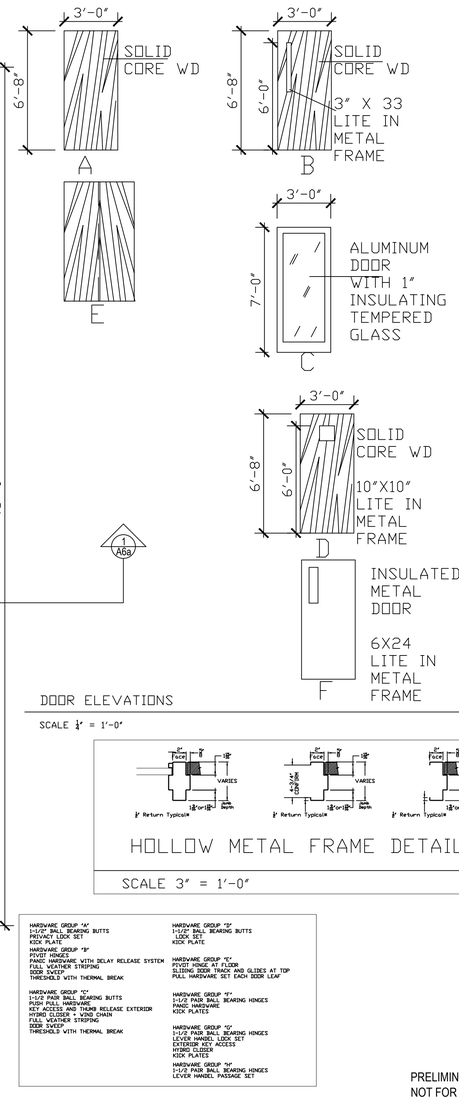
DOOR MARK	DOOR SIZE	DOOR TYPE	FRAME TYPE	FRAME FINISH	DOOR FINISH	DOOR LABEL	HARDWARE GROUP	ELEVATION	REMARKS
1	3'-0" X 7'-0" X1-3/4" ALUMINUM STORE FRONT DOOR WITH TEMPERED INSULATION GLASS	ALUMINUM	ALUMINUM	BRONZE	BRONZE		C	C	
2	3'-0" X 7'-0" X1-3/4" ALUMINUM STORE FRONT DOOR WITH TEMPERED INSULATION GLASS	ALUMINUM	ALUMINUM	BRONZE	BRONZE		C	C	
3	3'-0" X 7'-0" X1-3/4" SOLID CORE WOOD MAPLE VENEER	SOLID CORE WOOD	HOLLOW METAL	PAINTED	STAINED SEALED AND (2) COATS POLYURETHANE FINISH		D	A	
4	COOLER DOOR BY MANUFACTURE								
5	3'-0" X 7'-0" X1-3/4" SOLID CORE WOOD MAPLE VENEER	SOLID CORE WOOD	HOLLOW METAL	PAINTED	STAINED SEALED AND (2) COATS POLYURETHANE FINISH		D	A	
6	3'-0" X 7'-0" X1-3/4" SOLID CORE WOOD MAPLE VENEER	SOLID CORE WOOD	HOLLOW METAL	PAINTED	STAINED SEALED AND (2) COATS POLYURETHANE FINISH		D	A	
7	3'-0" X 7'-0" X1-3/4" SOLID CORE WOOD MAPLE VENEER	SOLID CORE WOOD	HOLLOW METAL	PAINTED	STAINED SEALED AND (2) COATS POLYURETHANE FINISH		A	A	
8	3'-0" X 7'-0" X1-3/4" SOLID CORE WOOD MAPLE VENEER	SOLID CORE WOOD	HOLLOW METAL	PAINTED	STAINED SEALED AND (2) COATS POLYURETHANE FINISH		A	A	
9	COOLER DOOR BY MANUFACTURE								



FLOOR PLAN - PROPOSED

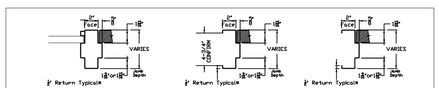
SCALE 1/4" = 1'-0"

2230 GROSS SQ FEET



DOOR ELEVATIONS

SCALE 1/4" = 1'-0"



SCALE 3" = 1'-0"

HARDWARE GROUP "A"
1-1/2 PAIR BALL BEARING BUTTS
LEVER HANDEL LOCK SET
KICK PLATES

HARDWARE GROUP "B"
PIVOT HINGES
PANIC HARDWARE WITH DELAY RELEASE SYSTEM
FULL WEATHER STRIPING
DOOR SWEEP
THRESHOLDS WITH THERMAL BREAK

HARDWARE GROUP "C"
1-1/2 PAIR BALL BEARING BUTTS
PUSH PULL HARDWARE
KEY ACCESS AND THUMB RELEASE EXTERIOR
HYDRO CLOSER + W2ND CHAIN
FULL WEATHER STRIPING
DOOR SWEEP
THRESHOLDS WITH THERMAL BREAK

HARDWARE GROUP "D"
1-1/2" BALL BEARING BUTTS
LOCK SET
KICK PLATE

HARDWARE GROUP "E"
HYDRO CLOSER
FULL GLASS STOREFRONT DOOR
PULL HANDLE WITH PUSH PLATE AND GLIDES AT TOP
PULL HARDWARE SET EACH DOOR LEAF

HARDWARE GROUP "F"
1-1/2 PAIR BALL BEARING HINGES
LEVER HANDEL
KICK PLATES

HARDWARE GROUP "G"
1-1/2 PAIR BALL BEARING HINGES
LEVER HANDEL LOCK SET
EXTERIOR KEY ACCESS
HYDRO CLOSER
KICK PLATES

HARDWARE GROUP "H"
1-1/2 PAIR BALL BEARING HINGES
LEVER HANDEL PASSAGE SET

DATE
4-14-23

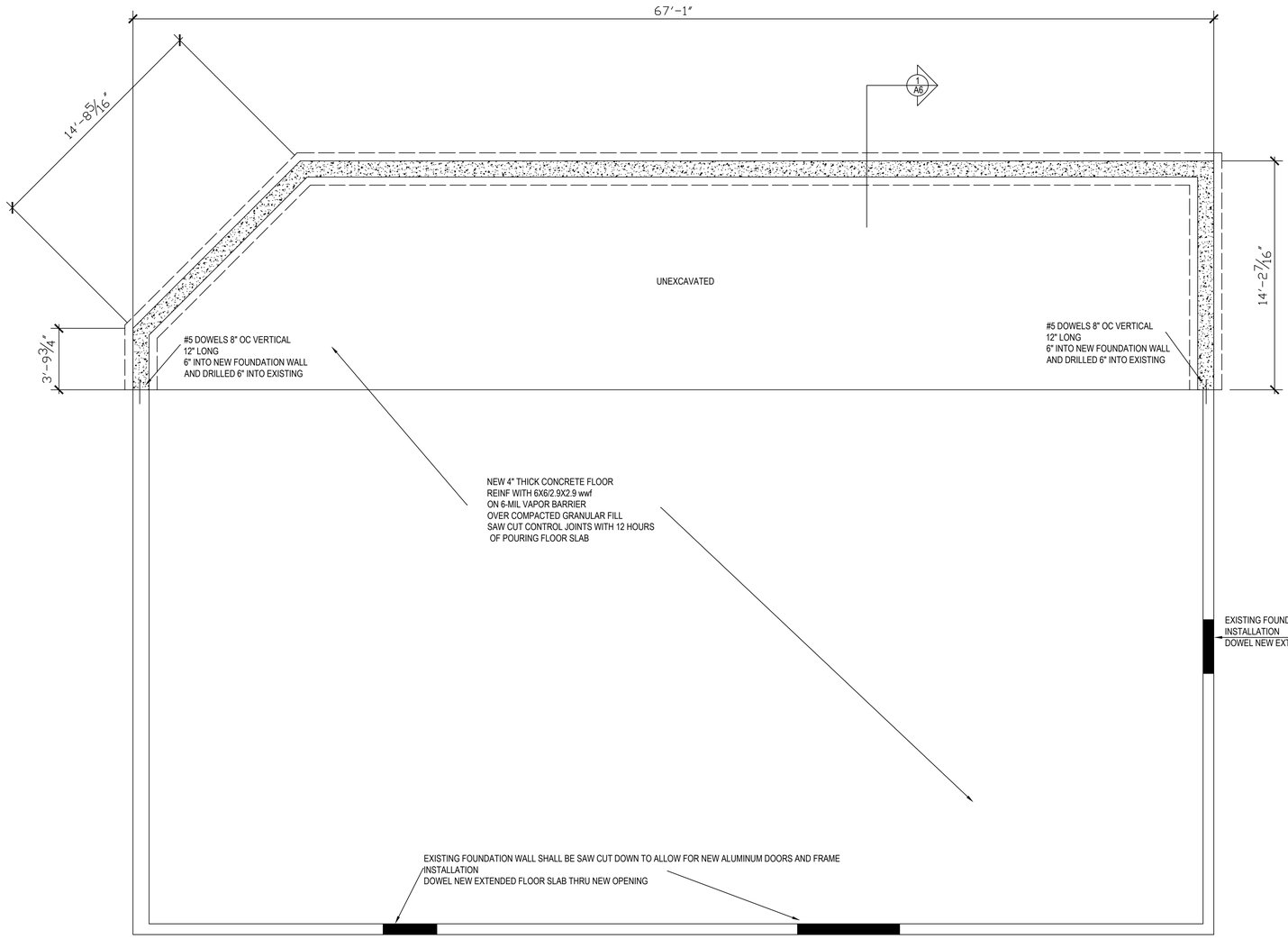
REVISIONS

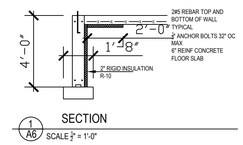
WILLIAM A. MORRIS ARCHITECT LLC
5313 87TH PLACE
PLEASANT PRAIRIE, WI. 53158

REMODELING OF EXISTING BUILDING
WELCOME EASTSIDE LLC
17200 CLEVELAND AVENUE
NEW BERLIN WI.

A3

PRELIMINARY DWG
NOT FOR CONSTRUCTION





NORTH

FOUNDATION PLAN - PROPOSED

SCALE 1/4" = 1'-0"

2230 GROSS SQ FEET

PRELIMINARY DWG
NOT FOR CONSTRUCTION

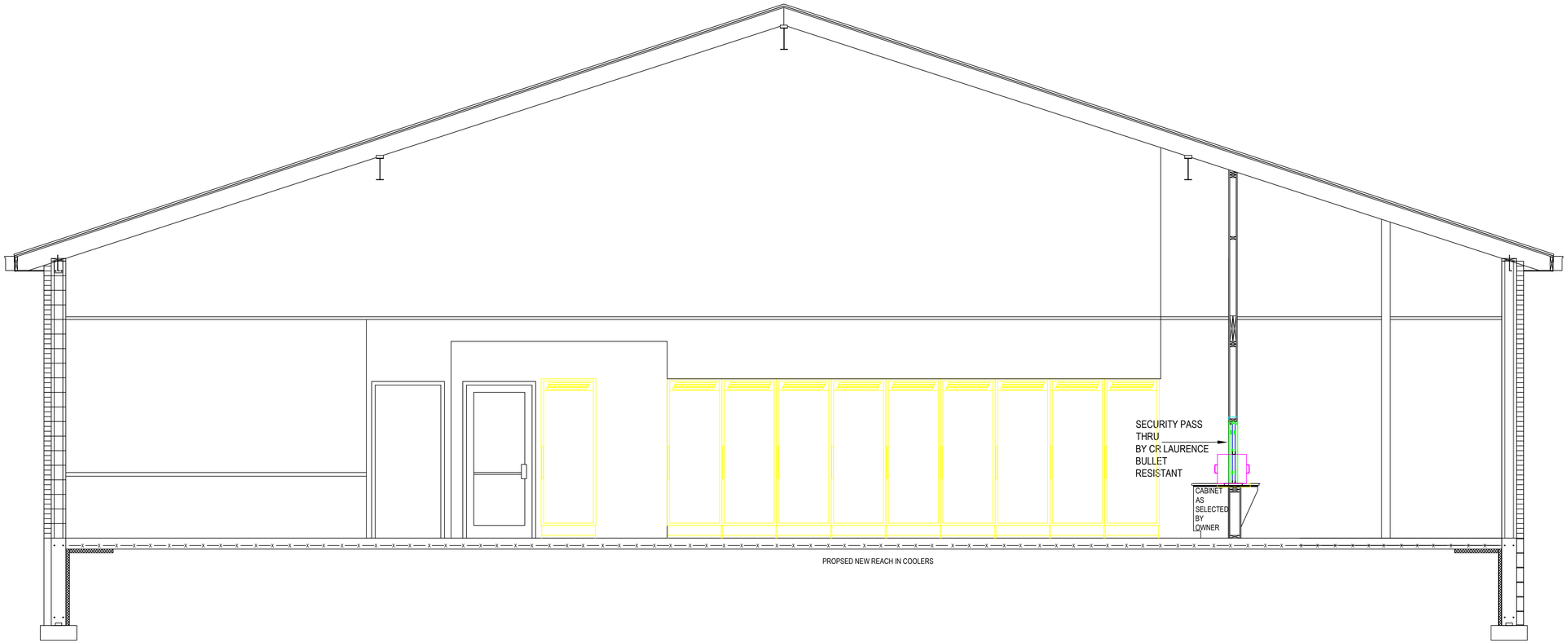
DATE
4-14-23

REVISIONS

WILLIAM A. MORRIS ARCHITECT LLC
5313 87TH PLACE
PLEASANT PRAIRIE, WI. 53158

REMODELING OF EXISTING BUILDING
WELCOME EASTSIDE LLC
17200 CLEVELAND AVENUE
NEW BERLIN WI.

A6



1 A6a BUILDING SECTION

SCALE $\frac{1}{4}$" = 1'-0"

PRELIMINARY DWG
NOT FOR CONSTRUCTION

DATE
4-14-23

REVISIONS

WILLIAM A. MORRIS ARCHITECT LLC
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PLEASANT PRAIRIE, WI. 53158

REMODELING OF EXISTING BUILDING
WELCOME EASTSIDE LLC
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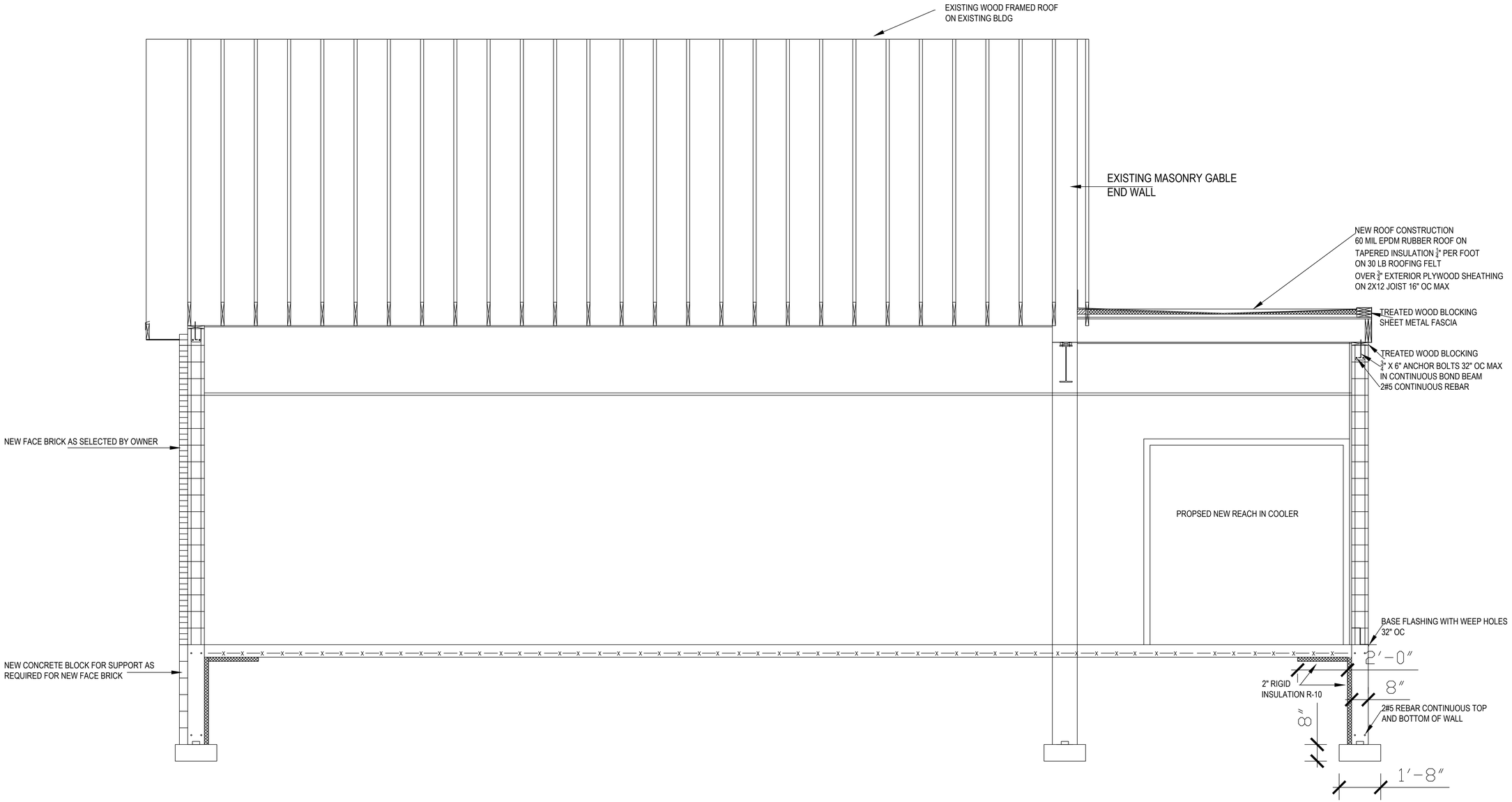
NEW BERLIN WI.

A6a



2 A6a

BUILDING SECTION

SCALE ½" = 1'-0"

PRELIMINARY DWG
NOT FOR CONSTRUCTION

DATE
4-14-23

REVISIONS

WILLIAM A. MORRIS ARCHITECT LLC
5313 87TH PLACE
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REMODELING OF EXISTING BUILDING
WELCOME EASTSIDE LLC
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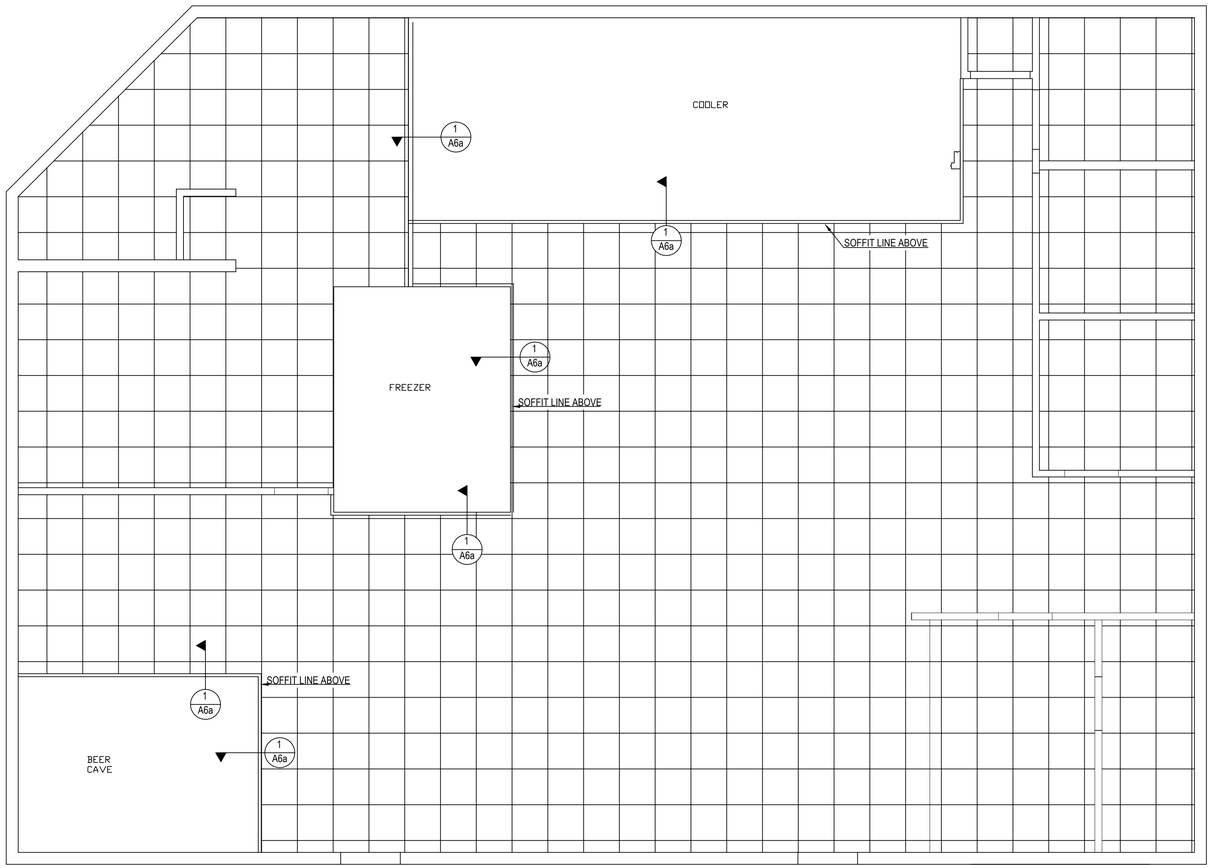
NEW BERLIN WI.

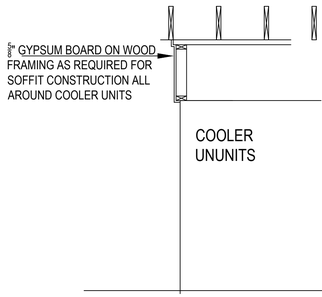
A6b



REFLECTED CEILING PLAN

SCALE $\frac{1}{4}$" = 1'-0"

NORTH



1 A6a DETAIL AT SOFFITS

SCALE $\frac{1}{2}$" = 1'-0"

PRELIMINARY DWG
NOT FOR CONSTRUCTION

DATE
4-14-23

REVISIONS

WILLIAM A. MORRIS ARCHITECT LLC
5313 87TH PLACE
PLEASANT PRAIRIE, WI. 53158

REMODELING OF EXISTING BUILDING
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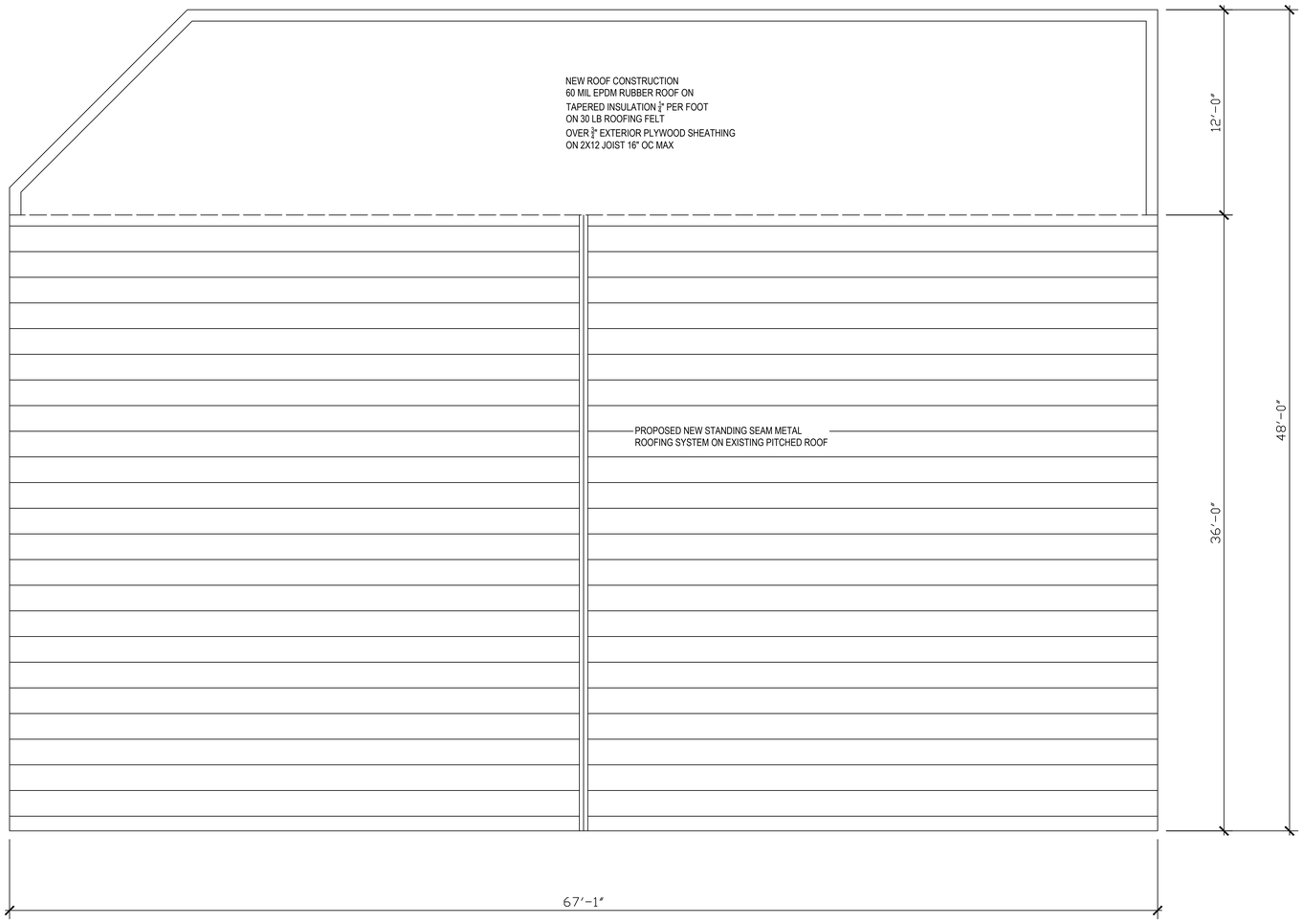
NEW BERLIN WI.

A6c



ROOF PLAN

SCALE ¼" = 1'-0"

PRELIMINARY DWG
NOT FOR CONSTRUCTION

DATE
4-14-23

REVISIONS

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PLEASANT PRAIRIE, WI. 53158

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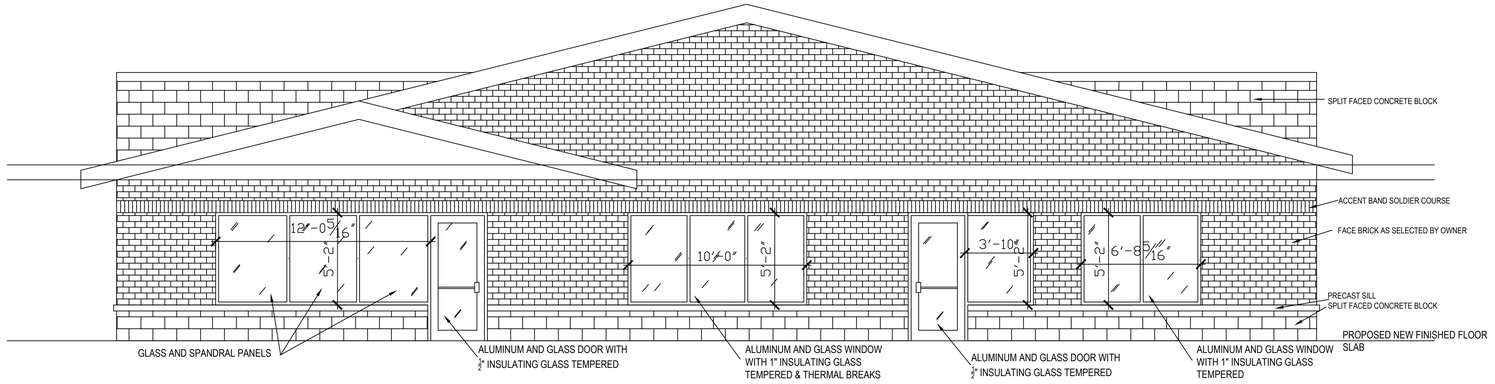
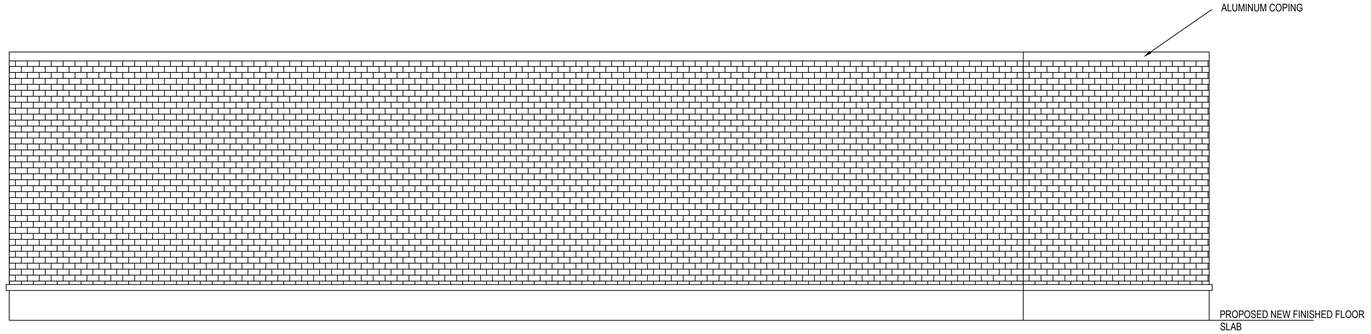
NEW BERLIN WI.

A6d



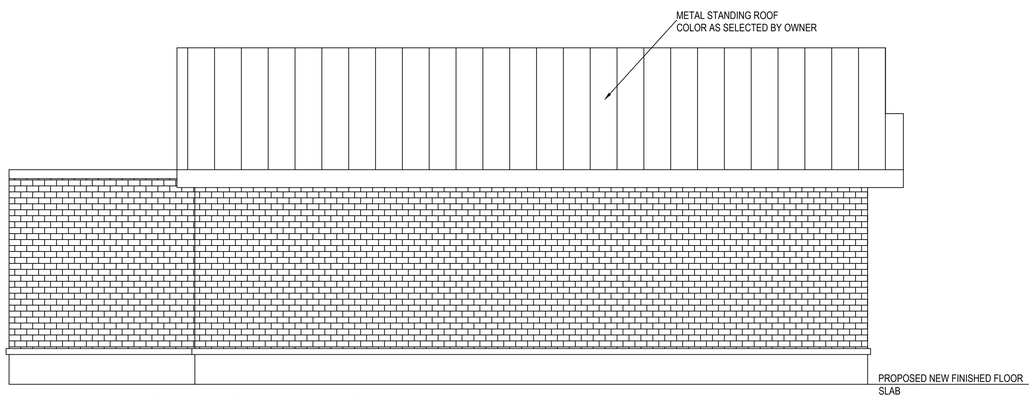
PROPOSED SOUTH ELEVATION

SCALE ¼" = 1'-0"



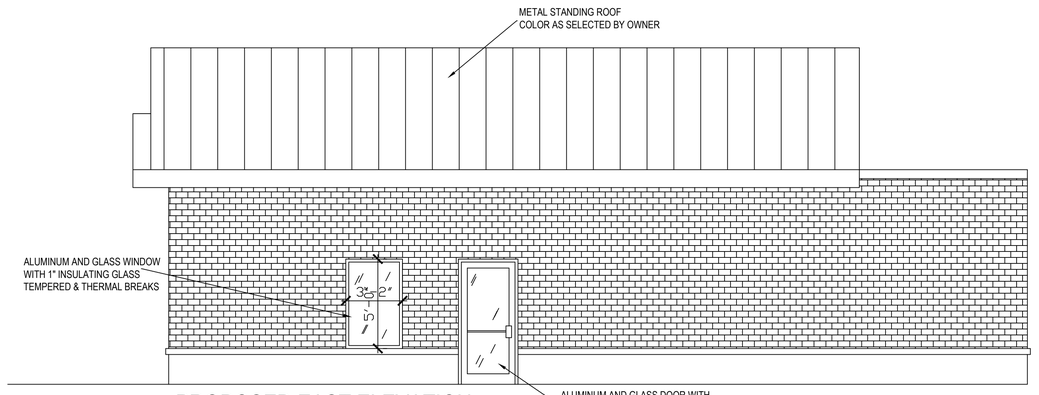
PROPOSED NORTH ELEVATION

SCALE ¼" = 1'-0"



PROPOSED WEST ELEVATION

SCALE ¼" = 1'-0"



PROPOSED EAST ELEVATION

SCALE ¼" = 1'-0"

PRELIMINARY DWG
NOT FOR CONSTRUCTION

DATE
4-14-23

REVISIONS

WILLIAM A. MORRIS ARCHITECT LLC
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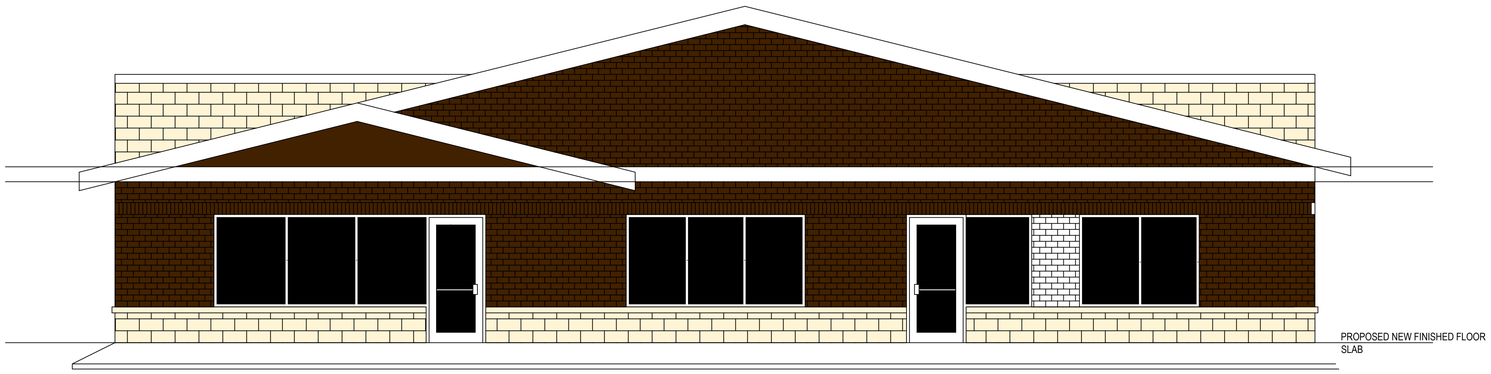
PLEASANT PRAIRIE, WI. 53158

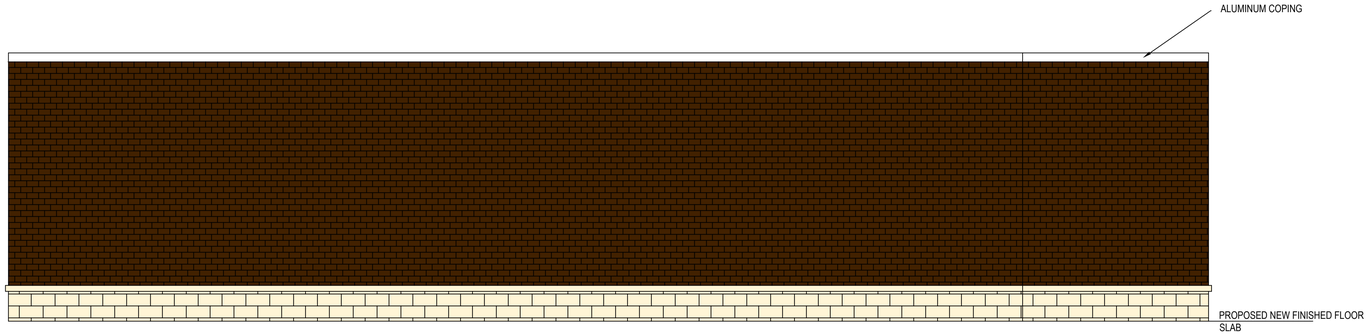
REMODELING OF EXISTING BUILDING
WELCOME EASTSIDE LLC
17200 CLEVELAND AVENUE
NEW BERLIN WI.

A5



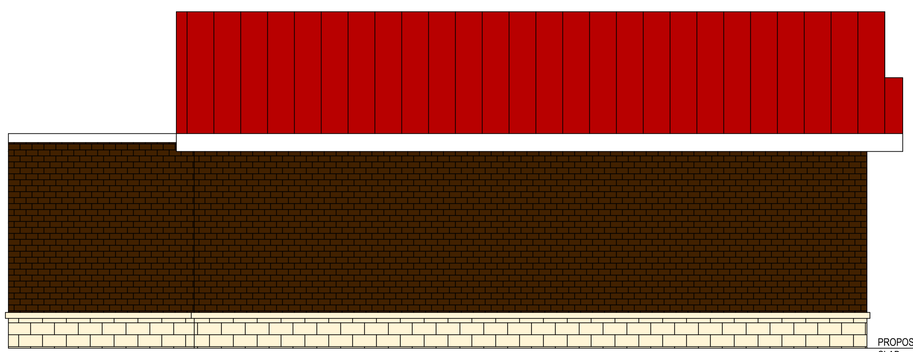
PROPOSED SOUTH ELEVATION

SCALE $\frac{1}{4}$" = 1'-0"



PROPOSED NORTH ELEVATION

SCALE $\frac{1}{4}$" = 1'-0"



PROPOSED WEST ELEVATION

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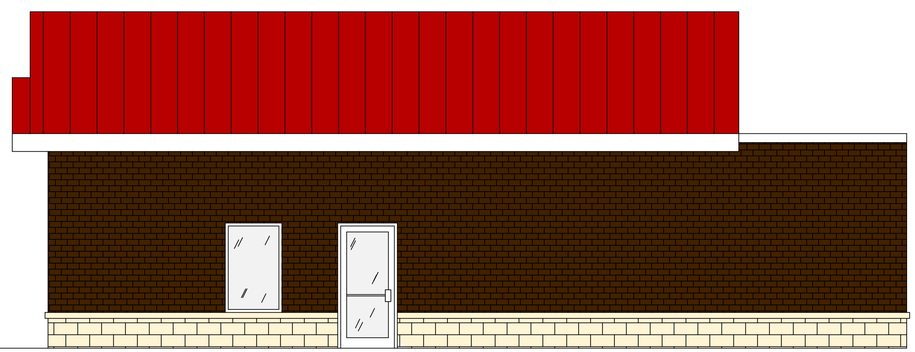

PROPOSED EAST ELEVATION

SCALE $\frac{1}{4}$" = 1'-0"

PRELIMINARY DWG
NOT FOR CONSTRUCTION

DATE
4-14-23

REVISIONS

WILLIAM A. MORRIS ARCHITECT LLC
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PLEASANT PRAIRIE, WI. 53158

REMODELING OF EXISTING BUILDING
WELCOME EASTSIDE LLC
17200 CLEVELAND AVENUE
NEW BERLIN WI.

CR

STAFF REPORT
EXECUTIVE SUMMARY

APPLICANT/PROJECT:	**Connor McMahon with A.W. Oakes & Son, Inc. on behalf of Waukesha County / Temporary Mobile Concrete Batch Plant**
LOCATION:	**6600-6666 S. Crowbar Road (Tax Key #'s: 2182-999-011 & 2182-999-013) (Johnson Sand & Gravel)**
REQUEST:	**Conditional Use Permit for A.W. Oakes & Son, Inc. to set up a temporary mobile concrete batch plant, located at 6600-6666 S. Crowbar Road.**
D.R.C. RECOMMENDATION:	**Public hearing and possible action to approve a Conditional Use Permit for A.W. Oakes & Son, Inc. to temporarily construct a mobile concrete batch plant, located at 6600-6666 S. Crowbar Road, subject to the application, plans on file and the following conditions of approval:**

1. **Planning:**
    a. **Plan of operation shall be consistent with submitted plans on file. This batch plant is temporary and shall only be used to supply concrete material for the 2023 Moorland Road reconstruction project. No other local projects shall be supplied by this batch plant.**
    b. **Upon project completion, all mobile batch plant equipment shall be removed from the site.**
    c. **All concrete production and delivery will be completed by the end of 2023. If any extension is required, the applicant shall inform the Director of Community Development and provide a timeline for completion.**
    d. **Typical hours of Operation for Road Construction are 7am to 7pm Monday thru Friday and 8am to 5pm Saturday. The batch plant Plan of Operation states 6am to 7pm Monday through Saturday. The premises shall be closed on Sunday and Holidays. Approval of extended hours for the batch plant does not equate to extended working hours for the Road Construction.**
        i. **Should work need to be completed at night during off-peak travel times, A.W. Oakes & Sons, in conjunction with Waukesha County, is required to notify the City (Greg Kessler, Director of Community Development) in advance of any work after hours or on Sundays.**
    e. **Applicant shall sign the Zoning Permit.**
    f. **All machinery and equipment will be operated in such a fashion so as to keep the site in a reasonably dust-free condition and to minimize smoke, air pollution, noise and vibration. Jake Brake usage shall be prohibited.**
    g. **All permanent and temporary signs require a Sign Application to be filed prior to installation.**
    h. **Private water supply wells meeting the requirements of the Wisconsin Department of Natural Resources will also be required.**
    i. **The property, which is located outside of the current MMSD Sewer Service District, will require private on-site waste treatments sites (POWTS) that will meet Waukesha County requirements. Applicant shall coordinate with Waukesha County and WDNR for septic and well permits.**

j. **Apply and obtain appropriate electrical permit for any electrical work to be done in conjunction with this batch plant operation.**

2. **Egineering:**
   a. **All material shall be contained on site.**
   b. **Any tracking onto adjacent roadways shall be cleaned as necessary.**
   c. **On days of heavy trucking, contact the City Engineer so that Mayor and Alderman of the district can be notified if necessary.**

DETAILS IN ATTACHED STAFF REPORT

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

Meeting of Jun 5, 2023

Connor McMahon with A.W. Oakes & Son, Inc. on behalf of Waukesha County / Temporary Mobile Concrete Batch Plant
6600-6666 S. Crowbar Road (Tax Key #'s: 2182-999-011 & 2182-999-013) (Johnson Sand & Gravel)

DATE STAFF REPORT: 5/24/2023

APPLICANT / OWNER(S): Connor McMahon with A.W. Oakes & Son, Inc. on behalf of Waukesha County / Temporary Mobile Concrete Batch Plant

REQUEST / DESCRIPTION OF PROJECT: Conditional Use Permit for A.W. Oakes & Son, Inc. to set up a temporary mobile concrete batch plant, located at 6600-6666 S. Crowbar Road.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 5/8/2023

DATE OF COMPLETENESS DETERMINATION: 5/8/2023
Application Check List Enclosed: N

PRE-APPLICATION CONFERENCE HELD: No, the County discussed this request with the City Engineer.
Dates of Meetings:
Site Visit: N/A

CONCEPTUAL PLAN: N/A

SIZE OF DEVELOPMENT / PARCEL(S):
Tax Key #: 2182-999-001 - 24.27 Acres
Tax Key #: 2182-999-013 – 35.10 Acres

CURRENT ZONING: Q-1 (Quarrying and Extractive District) & C-2 (Shoreland Wetland Holding District)

CURRENT LAND USE: Johnson Sand & Gravel & Schmitz Redi-Mix

PROPOSED ZONING: N/A

PROPOSED LAND USE: Office and shop for Schmitz Redi-Mix

PROPOSED LOT SIZE (S): N/A

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North:	Zoning: R-1/R-2/I-1	Land Use: Single-Family Residential/Living Word Church/I-43
South:	Zoning: C-1	Land Use: Conservancy / Tans Drive / City of Muskego
East:	Zoning: Q-1/C-1	Land Use: Johnson Sand & Gravel
West:	Zoning: Q-1/C-1	Land Use: Johnson Sand & Gravel

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 20: Neighborhood J – The Highway Interstate 43 & Racine Avenue interchange: Yes, this submittal meets the intent of this Chapter.

Planning Context / Vision / Development Policies:

Vision:

- *This area will be a third job center for the City of New Berlin. It will be a mix of light manufacturing, office, small-scale retail, and restaurant/hotel uses, much like Westridge, but on a smaller scale.*

Development Policies:

The City recognizes the long-range potential of this area for job producing business uses.

Land use:

- *Future Land Use Map: Quarry*

ZONING CODE (CHAPTER 275): Yes, this request is consistent with the current zoning district outlined in Section 275-37B(1) of the City's Zoning Code.

DEVELOPMENT CODE (CHAPTER 235): N/A

PUBLIC HEARING REQUIRED: Yes

CONDITIONAL USE REQUIRED: Yes

USE / SITE /ARCHITECTURAL REVIEW:
Use Approval Required: No
Site Plan Required: Yes
Architectural Review Required: N/A

PROPOSED ARCHITECTURE: The applicant is looking to set up a temporary mobile concrete batch plant.

UNIQUE SITE CHARACTERISTICS:
Environmental Corridor: No
Wetlands on Property: No, not in the vicinity of the mobile concrete batch plant.
Conservancy Districts (C-1, C-2): Yes, C-1.
NRCS Map Classification: Not Inventoried.
Floodplain: No
Topography / Geologic: Site location of the mobile concrete batch plant is fairly flat.

ALTERNATIVE TRANSPORTATION PLAN: No improvements identified.

PARK & OPEN SPACE PLAN: No improvements identified.

NATURAL RESOURCES PROTECTION:
Limits of Disturbance (LOD): Shown on plans. No trees will be disturbed.
Woodland, Tree, and Vegetation Protection: N/A
Wildlife Habitat Protection: N/A
Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: No impact.

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. There is a storm water permit for the overall Johnson Sand & Gravel site.

SANITARY SEWER PROVISION:
Within Current Sewer Service Area: No
Sewershed Capacity Available: N/A
Adequate Linkage: N/A
Onsite System Required: Yes – applicant will utilize portable restrooms if needed.

WATER USAGE CALCULATION: Applicant is proposing to utilize water onsite either well water or from the pond.

TRAFFIC IMPACT: Slight increase is possible with this mobile temporary batch plant. See Findings section for more information.

Schmitz Redi-Mix trucks operates a batch plant at this location. DCD Staff contacted the current operator on 5/23/2023 to discuss their current operations. Their operations are consistent with what the City has on file. They were made aware of this request and the June 5th public hearing to be held during the Plan Commission meeting that evening.

SCHOOL DISTRICT IMPACT: No impact.

PREVIOUS ACTION: (Specific to past Temporary Batch Plant requests for similar projects.)

5/2/2005	Plan Commission approved two temporary concrete batch plants.
7/9/2007	Plan Commission approval of CU-5-07, Johnson Sand & Gravel set up a temporary batch plant to support a WisDOT project for Moorland Road reconstruction.
1/7/2013	Plan Commission approved U-99-01 an amendment to the Schmitz Ready mix, Inc. plan of operation to allow for temporary overnight work hours.

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

1. The Zoning base zoning is Q-1, Quarrying and Extractive District.
2. This application is for a temporary permit to conduct one (1) concrete batch plan operation. The application is seeking the approval to supply ready-mix concrete for the local WisDOT project for the reconstruction of Moorland Road
3. The site currently functions as a source of sand and gravel, operated by Johnson Sand & Gravel, Inc. providing those products to local communities.
4. Duration: The contractor will plan to setup early July and keep it up through December 2023. There is a possibility of needing the mobile concrete batch plant to finish up the job come spring 2024 if there are delays (utility, weather, etc.).
5. Roughly a dozen large production days will be required for the mainline pavement with nearly two dozen days of hand pours and ancillary work. This could vary depending on what is purchased from outside suppliers. The details here would be if all concrete comes this plant.
6. Trucks coming to the site will vary daily depending on work operation and logistical needs. Smaller production days 5 to 10 trucks and larger days 15 to 25. This is a count of raw materials in (aggregate and cement) and final product out. The number of employees on site will generally be 2 to 3.
7. Hours of Operation.
    a. Schmitz Ready Mix hours of operation per their permit are 6:30 AM to 6:30 PM Monday thru Friday; and Saturday's 6:30 AM to 2 PM. No Sunday's or holidays at this time.
    b. A.W. Oakes & Son, Inc. would like to have the hours for this request match the Moorland Road Project hours, generally they would start up the plant at 6:00AM and be done by 7:00PM. There is the potential for longer shifts on big production days in efforts to advance

the project schedule as much as possible. Right now they don't anticipate any true overnight work. See Conditions for any work outside of these business hours.

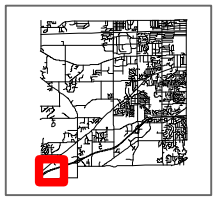
8. Sample pictures of the temporary mobile batch plant:

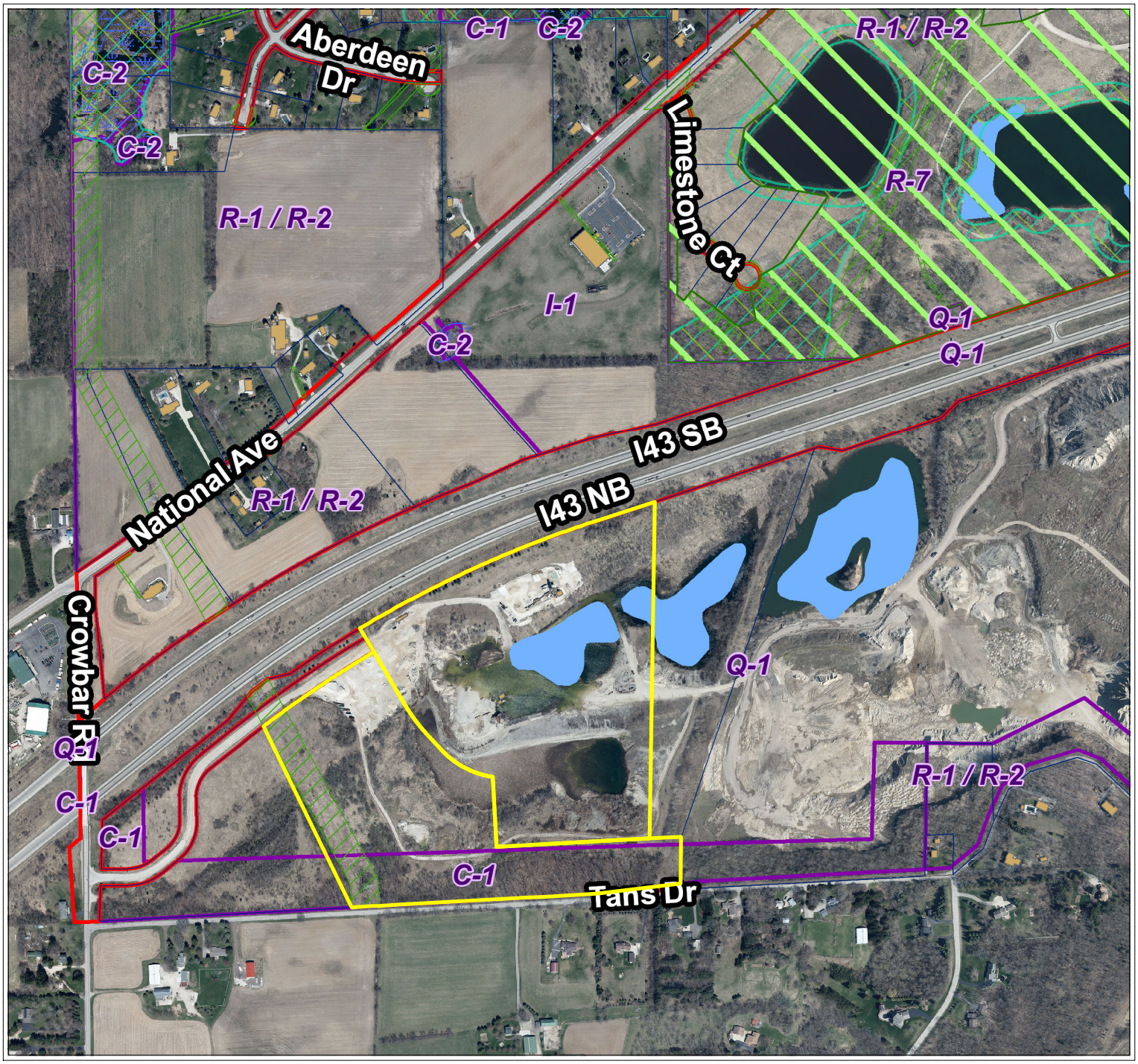
D.R.C RECOMMENDATION: Public hearing and possible action to approve a Conditional Use Permit for A.W. Oakes & Son, Inc. to temporarily construct a mobile concrete batch plant, located at 6600-6666 S. Crowbar Road, subject to the application, plans on file and the following conditions of approval: **SEE EXECUTIVE SUMMARY.**

ATTACHMENTS:
Location Map
Plan of Operation / Site Plan
County Letter

City of New Berlin
Community Development

CU-2300989
Mobile Concrete Batch Plant
6600-6666 S. Crowbar Road
(Tax Key #'s: 2182-999-011 & 2182-999-013)





Legend

- Parcels
- Road Right-of-Way
- **Floodplain DFIRM (FEMA 2014)**
- **Flood Zone**
- FEMA DFIRM - Zone A
- FEMA DFIRM - Zone AE
- FEMA DFIRM - 0.2% Annual Chance
- Zoning Boundaries
- **Zoning Wetland Registration**
- **Wetland Registration Type**
- Registered Wetland
- Outside Wetland
- **Environmental Corridor**
- **Corridor Type**
- Isolated Natural Resource Area
- Primary Environmental Corridor
- Secondary Environmental Corridor
- Wetland
- **Sewer Service Area (MMSD)**
- **Sewershed**
- Current
- Ultimate

N

0 262.5 525 Feet

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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Oakes Plant Site at Johnson Sand & Gravel Crowbar Pit

Plant will operator as needed Monday through Saturday 6am to 7pm

Haul Routes will use Crowbar Rd to National Ave straight to Moorland Rd and back. Our secondary route will be National Ave to Racine Ave to I-43 and run the interstate to Moorland Rd.

Paul Farrow
County Executive

Allison Bussler
Director

Waukesha County
Department of Public Works

May 9, 2023

New Berlin Plan Commission
3805 S Caper Dr.
New Berlin, WI 53051

RE: Project ID 2722-07-72
CTH O from CTH I to CTH ES
Condition Use request for 6666 S Crowbar Road New Berlin

Dear Members of the New Berlin Plan Commission:

Waukesha County, in partnership with the Wisconsin Department of Transportation and A W Oakes and Son Inc., is requesting that the commission act on the conditional use permit for the proposed concrete batch plant and the Johnson Sand and Gravel site located at 6666 Crowbar Road, in the City of New Berlin at your June 5, 2023 meeting. It is our understanding that the plan commission does not normally act on the approval of conditional use requests the same night as the hearing; however, time is of the essence for this important project.

CTH O (Moorland Rd) carries more than 30,000 vehicles per day and provides a major connection for traffic between I-43 and I-94 through eastern Waukesha County. CTH O is the most heavily traveled north-south corridor in Waukesha County. It serves multiple business parks along with adjacent industrial uses making CTH O a major freight corridor. Overall, hundreds of local businesses rely on CTH O for access to I-94 and I-43 every day.

Waukesha County is undertaking a pavement replacement project along CTH O between CTH I (Beloit Road) and CTH ES (National Avenue) in the summer of 2023. The planned project will replace the failing pavement, improve intersections, replace signal equipment, and repair curbs and storm sewer as needed. The existing highway was constructed in 1978 and has undergone a rehabilitation project in 2006 to extend the life of the roadway. The pavement is now in failure and this project is needed to protect the public and maintain the transportation corridor.

The State of Wisconsin Department of Transportation (WISDOT) opened bids for this project in February of 2023 for planned construction starting Spring of 2023. The project bids were significantly higher than the available budget, and we were unable to recommend award of the contract until additional funding sources had been secured. This delay in award, due to the funding, has now resulted in the need to expedite all parts of the project, including this conditional use permit.

Paul Farrow
County Executive

Allison Bussler
Director

Waukesha County

Department of Public Works

The project goal is to have all lanes completed and open to traffic by November of 2023; however, additional delays will impact that plan.

The proposed batch plant would be located at the Johnson Sand and Gravel location at 6666 Crowbar Dr in New Berlin. The proposed site already contains the Schmitz Redi Mix batch plant and is well suited for this use.

Waukesha County staff, along with representatives from AW Oakes and Sons inc., will attend the June 5, 2023 meeting to help answer your questions regarding this request. We appreciate your willingness to work with us on implementing this project and expediting the Plan Commission Approval.

If you have any questions or concerns, please contact me at 262 896-8538.

Sincerely,

Karen Braun, PE
Engineering Services Manager

C: Gene Bock, Southern Wisconsin Appraisal

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Plan Commission
MEETING MINUTES

May 8, 2023 - 6:00 PM
Council Chambers
3805 S. Casper Drive

Please note: Minutes are unofficial until approved at the next regular scheduled meeting.

MINUTES

1. PRIVILEGE OF THE FLOOR

Mayor Ament read the rules for Privilege of the Floor and asked is there was anyone in attendance that wanted to take part in Privilege of the Floor.

- Brian Randall with Amundsen Davis, 111 E. Kilbourn Ave., spoke in favor of an item on the Plan Commission Agenda.
- Bob Gosse representing The Sigma Group, 1300 W. Canal St., spoke in favor of an item on the Plan Commission Agenda.
- Mike Morgan, 15385 W. Coffee Rd., spoke in opposition of an item on the Plan Commission Agenda.
- Thomas Post, 3362 S. Vista Granada Dr., spoke in opposition of an item on the Plan Commission Agenda.
- Jim Novak, 3333 S. Magdelena Dr., spoke in opposition of an item on the Plan Commission Agenda.
- Scott Lefever, 3430 S. El Sirroco Dr., spoke in opposition of an item on the Plan Commission Agenda.
- Steve Meinert, 15411 W. San Mateo Dr., spoke in opposition of an item on the Plan Commission Agenda.
- Chuck Garrigues, 13750 W. National Ave., #4411, spoke in opposition of and made a comment about an item on the Plan Commission Agenda.
- Kevin Schmoldt, 757 N. Broadway, spoke in favor of an item on the Plan Commission Agenda.

2. CALL TO ORDER, PLEDGE OF ALLEGIANCE

Mayor Ament called the Common Council meeting to order at 06:29 PM.
Mayor Ament led the Pledge of Allegiance.

3. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

Deputy Clerk Godshall took the roll call as follows:

Present: Mayor Ament, Commissioner Felda, Commissioner Anderson, Commissioner Rafel, Alderperson Stribl, Commissioner McGrath, Commissioner Schulpius

Excused: None

Staff Present: DCD Director Greg Kessler, Deputy DCD Director Nikki Jones, Principal Planner Kristen Hogan, City Attorney Mark Blum, Deputy City Clerk Megan Godshall

A quorum was established and the meeting was properly noticed.

4. APPROVAL OF MINUTES

A. April 13, 2023 Meeting Minutes

MOTION: Motion to Approve

VOTE: Motion by: Alderperson Stribl
Second by: Commissioner Felda
Motion Passed 5-0 with Commissioners Anderson and McGrath abstaining

5. PLAN COMMISSION SECRETARY'S REPORT

No Report

6. CONTINUED BUSINESS

A. (2) NJ UA-2202320 SilverStar Carwash – 15300 W. National Avenue (Tax Key #: 1207997-002) – Use, Site and Architectural Approval for a carwash. *(Tabled 3/6/23)*

MOTION: Motion to Remove item from table

VOTE: Motion by: Commissioner Felda
Second by: Commissioner McGrath
Motion Passed 7-0

MOTION: Motion to Deny

VOTE: Motion by: Commissioner Biller
Second by: Commissioner Felda
Motion Failed 3-4

MOTION: Motion to approve with the following conditions of a gate that can be automatically closed after business hours along Coffee Road. A plan to be implemented to reduce and mitigate light after the business closes to reduce light pollution within the area, but still keeping sufficient illumination to keep the building, and the surrounding area safe. Mature arbor vitae over seven feet tall, are to be planted in a larger layer on the property on the Coffee Road car wash side, and an offer shall be made to the neighbors who have properties opposite the car wash exit along Coffee Rd from the National Ave intersection to the Moorland Rd intersection would be eligible to receive these plantings for similar arbor vitae to be planted for screening there.

VOTE: Motion by: Alderperson Stribl
Second by: Commissioner Felda
Motion Passed 5-2

7. NEW BUSINESS

A. (4) KH UA-2300546 John Holborow with Rock Ridge Developers, LLC – 5276 S. Moorland Road – Use, Site and Architectural approval for Caribou Coffee

MOTION: Motion to Approve

VOTE: Motion by: Commissioner Anderson
Second by: Board Member Schulpius
Motion Passed 7-0

Commissioner Anderson left meeting at 6:58 PM

B. (7) KH SP-2300395 Ryan Janssen with Ryan's Buying LLC - 4908 S. Calhoun Road (Tax Key #: 1258.999) - Autumn Trace Preliminary Plat

MOTION: Motion to Approve

VOTE: Motion by: Alderperson Stribl
Second by: Board Member Schulpius
Motion Passed 6-0

C. (2) KH SG-2300621 Deb Burton with Poblocki Sign Company LLC - 13750 W. National Ave - Sign Waiver Requests for ProHealth Regency Senior Communities

MOTION: Motion to Deny both waivers

VOTE: Motion by: Alderperson Stribl
Second by: Commissioner Rafel
Motion Passed 6-0

8. COMMUNICATIONS

None

9. ADJOURN

MOTION: Motion to Adjourn at 7:29 PM

VOTE: Motion by: Commissioner Felda
Second by: Commissioner Rafel
Motion Passed 6-0

Respectfully Submitted,
Megan Godshall, Deputy City Clerk

STAFF REPORT
EXECUTIVE SUMMARY

APPLICANT/PROJECT:	**Connor McMahon with A.W. Oakes & Son, Inc. on behalf of Waukesha County / Temporary Mobile Concrete Batch Plant**
LOCATION:	**6600-6666 S. Crowbar Road (Tax Key #'s: 2182-999-011 & 2182-999-013) (Johnson Sand & Gravel)**
REQUEST:	**Conditional Use Permit for A.W. Oakes & Son, Inc. to set up a temporary mobile concrete batch plant, located at 6600-6666 S. Crowbar Road.**
D.R.C. RECOMMENDATION:	**Public hearing and possible action to approve a Conditional Use Permit for A.W. Oakes & Son, Inc. to temporarily construct a mobile concrete batch plant, located at 6600-6666 S. Crowbar Road, subject to the application, plans on file and the following conditions of approval:**

1. **Planning:**
    a. **Plan of operation shall be consistent with submitted plans on file. This batch plant is temporary and shall only be used to supply concrete material for the 2023 Moorland Road reconstruction project. No other local projects shall be supplied by this batch plant.**
    b. **Upon project completion, all mobile batch plant equipment shall be removed from the site.**
    c. **All concrete production and delivery will be completed by the end of 2023. If any extension is required, the applicant shall inform the Director of Community Development and provide a timeline for completion.**
    d. **Typical hours of Operation for Road Construction are 7am to 7pm Monday thru Friday and 8am to 5pm Saturday. The batch plant Plan of Operation states 6am to 7pm Monday through Saturday. The premises shall be closed on Sunday and Holidays. Approval of extended hours for the batch plant does not equate to extended working hours for the Road Construction.**
        i. **Should work need to be completed at night during off-peak travel times, A.W. Oakes & Sons, in conjunction with Waukesha County, is required to notify the City (Greg Kessler, Director of Community Development) in advance of any work after hours or on Sundays.**
    e. **Applicant shall sign the Zoning Permit.**
    f. **All machinery and equipment will be operated in such a fashion so as to keep the site in a reasonably dust-free condition and to minimize smoke, air pollution, noise and vibration. Jake Brake usage shall be prohibited.**
    g. **All permanent and temporary signs require a Sign Application to be filed prior to installation.**
    h. **Private water supply wells meeting the requirements of the Wisconsin Department of Natural Resources will also be required.**
    i. **The property, which is located outside of the current MMSD Sewer Service District, will require private on-site waste treatments sites (POWTS) that will meet Waukesha County requirements. Applicant shall coordinate with Waukesha County and WDNR for septic and well permits.**

j. **Apply and obtain appropriate electrical permit for any electrical work to be done in conjunction with this batch plant operation.**

2. **Egineering:**
   a. **All material shall be contained on site.**
   b. **Any tracking onto adjacent roadways shall be cleaned as necessary.**
   c. **On days of heavy trucking, contact the City Engineer so that Mayor and Alderman of the district can be notified if necessary.**

DETAILS IN ATTACHED STAFF REPORT

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

Meeting of Jun 5, 2023

Connor McMahon with A.W. Oakes & Son, Inc. on behalf of Waukesha County / Temporary Mobile Concrete Batch Plant
6600-6666 S. Crowbar Road (Tax Key #'s: 2182-999-011 & 2182-999-013) (Johnson Sand & Gravel)

DATE STAFF REPORT: 5/24/2023

APPLICANT / OWNER(S): Connor McMahon with A.W. Oakes & Son, Inc. on behalf of Waukesha County / Temporary Mobile Concrete Batch Plant

REQUEST / DESCRIPTION OF PROJECT: Conditional Use Permit for A.W. Oakes & Son, Inc. to set up a temporary mobile concrete batch plant, located at 6600-6666 S. Crowbar Road.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 5/8/2023

DATE OF COMPLETENESS DETERMINATION: 5/8/2023
Application Check List Enclosed: N

PRE-APPLICATION CONFERENCE HELD: No, the County discussed this request with the City Engineer.
Dates of Meetings:
Site Visit: N/A

CONCEPTUAL PLAN: N/A

SIZE OF DEVELOPMENT / PARCEL(S):
Tax Key #: 2182-999-001 - 24.27 Acres
Tax Key #: 2182-999-013 – 35.10 Acres

CURRENT ZONING: Q-1 (Quarrying and Extractive District) & C-2 (Shoreland Wetland Holding District)

CURRENT LAND USE: Johnson Sand & Gravel & Schmitz Redi-Mix

PROPOSED ZONING: N/A

PROPOSED LAND USE: Office and shop for Schmitz Redi-Mix

PROPOSED LOT SIZE (S): N/A

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North:	Zoning: R-1/R-2/I-1	Land Use: Single-Family Residential/Living Word Church/I-43
South:	Zoning: C-1	Land Use: Conservancy / Tans Drive / City of Muskego
East:	Zoning: Q-1/C-1	Land Use: Johnson Sand & Gravel
West:	Zoning: Q-1/C-1	Land Use: Johnson Sand & Gravel

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 20: Neighborhood J – The Highway Interstate 43 & Racine Avenue interchange: Yes, this submittal meets the intent of this Chapter.

Planning Context / Vision / Development Policies:

Vision:

- *This area will be a third job center for the City of New Berlin. It will be a mix of light manufacturing, office, small-scale retail, and restaurant/hotel uses, much like Westridge, but on a smaller scale.*

Development Policies:

The City recognizes the long-range potential of this area for job producing business uses.

Land use:

- *Future Land Use Map: Quarry*

ZONING CODE (CHAPTER 275): Yes, this request is consistent with the current zoning district outlined in Section 275-37B(1) of the City's Zoning Code.

DEVELOPMENT CODE (CHAPTER 235): N/A

PUBLIC HEARING REQUIRED: Yes

CONDITIONAL USE REQUIRED: Yes

USE / SITE /ARCHITECTURAL REVIEW:
Use Approval Required: No
Site Plan Required: Yes
Architectural Review Required: N/A

PROPOSED ARCHITECTURE: The applicant is looking to set up a temporary mobile concrete batch plant.

UNIQUE SITE CHARACTERISTICS:
Environmental Corridor: No
Wetlands on Property: No, not in the vicinity of the mobile concrete batch plant.
Conservancy Districts (C-1, C-2): Yes, C-1.
NRCS Map Classification: Not Inventoried.
Floodplain: No
Topography / Geologic: Site location of the mobile concrete batch plant is fairly flat.

ALTERNATIVE TRANSPORTATION PLAN: No improvements identified.

PARK & OPEN SPACE PLAN: No improvements identified.

NATURAL RESOURCES PROTECTION:
Limits of Disturbance (LOD): Shown on plans. No trees will be disturbed.
Woodland, Tree, and Vegetation Protection: N/A
Wildlife Habitat Protection: N/A
Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: No impact.

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. There is a storm water permit for the overall Johnson Sand & Gravel site.

SANITARY SEWER PROVISION:
Within Current Sewer Service Area: No
Sewershed Capacity Available: N/A
Adequate Linkage: N/A
Onsite System Required: Yes – applicant will utilize portable restrooms if needed.

WATER USAGE CALCULATION: Applicant is proposing to utilize water onsite either well water or from the pond.

TRAFFIC IMPACT: Slight increase is possible with this mobile temporary batch plant. See Findings section for more information.

Schmitz Redi-Mix trucks operates a batch plant at this location. DCD Staff contacted the current operator on 5/23/2023 to discuss their current operations. Their operations are consistent with what the City has on file. They were made aware of this request and the June 5th public hearing to be held during the Plan Commission meeting that evening.

SCHOOL DISTRICT IMPACT: No impact.

PREVIOUS ACTION: (Specific to past Temporary Batch Plant requests for similar projects.)

5/2/2005	Plan Commission approved two temporary concrete batch plants.
7/9/2007	Plan Commission approval of CU-5-07, Johnson Sand & Gravel set up a temporary batch plant to support a WisDOT project for Moorland Road reconstruction.
1/7/2013	Plan Commission approved U-99-01 an amendment to the Schmitz Ready mix, Inc. plan of operation to allow for temporary overnight work hours.

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

1. The Zoning base zoning is Q-1, Quarrying and Extractive District.
2. This application is for a temporary permit to conduct one (1) concrete batch plan operation. The application is seeking the approval to supply ready-mix concrete for the local WisDOT project for the reconstruction of Moorland Road
3. The site currently functions as a source of sand and gravel, operated by Johnson Sand & Gravel, Inc. providing those products to local communities.
4. Duration: The contractor will plan to setup early July and keep it up through December 2023. There is a possibility of needing the mobile concrete batch plant to finish up the job come spring 2024 if there are delays (utility, weather, etc.).
5. Roughly a dozen large production days will be required for the mainline pavement with nearly two dozen days of hand pours and ancillary work. This could vary depending on what is purchased from outside suppliers. The details here would be if all concrete comes this plant.
6. Trucks coming to the site will vary daily depending on work operation and logistical needs. Smaller production days 5 to 10 trucks and larger days 15 to 25. This is a count of raw materials in (aggregate and cement) and final product out. The number of employees on site will generally be 2 to 3.
7. Hours of Operation.
    a. Schmitz Ready Mix hours of operation per their permit are 6:30 AM to 6:30 PM Monday thru Friday; and Saturday's 6:30 AM to 2 PM. No Sunday's or holidays at this time.
    b. A.W. Oakes & Son, Inc. would like to have the hours for this request match the Moorland Road Project hours, generally they would start up the plant at 6:00AM and be done by 7:00PM. There is the potential for longer shifts on big production days in efforts to advance

the project schedule as much as possible. Right now they don't anticipate any true overnight work. See Conditions for any work outside of these business hours.

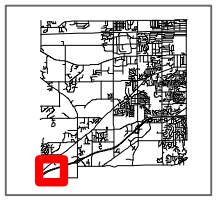
8. Sample pictures of the temporary mobile batch plant:

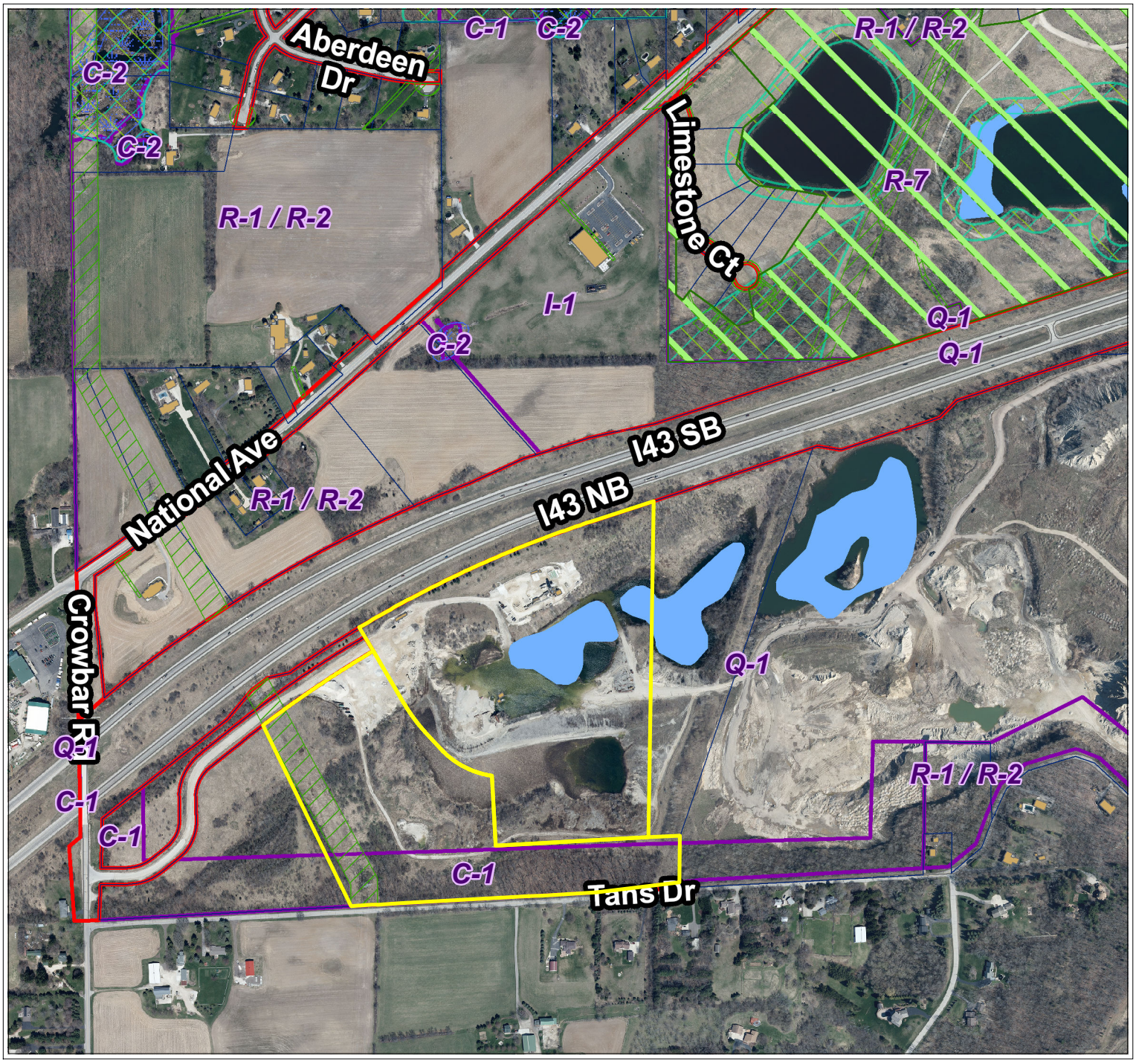
D.R.C RECOMMENDATION: Public hearing and possible action to approve a Conditional Use Permit for A.W. Oakes & Son, Inc. to temporarily construct a mobile concrete batch plant, located at 6600-6666 S. Crowbar Road, subject to the application, plans on file and the following conditions of approval: **SEE EXECUTIVE SUMMARY.**

ATTACHMENTS:
Location Map
Plan of Operation / Site Plan
County Letter

City of New Berlin
Community Development

CU-2300989
Mobile Concrete Batch Plant
6600-6666 S. Crowbar Road
(Tax Key #'s: 2182-999-011 & 2182-999-013)





Legend

- Parcels
- Road Right-of-Way
- **Floodplain DFIRM (FEMA 2014)**
- **Flood Zone**
- FEMA DFIRM - Zone A
- FEMA DFIRM - Zone AE
- FEMA DFIRM - 0.2% Annual Chance
- Zoning Boundaries
- **Zoning Wetland Registration**
- **Wetland Registration Type**
- Registered Wetland
- Outside Wetland
- **Environmental Corridor**
- **Corridor Type**
- Isolated Natural Resource Area
- Primary Environmental Corridor
- Secondary Environmental Corridor
- Wetland
- **Sewer Service Area (MMSD)**
- **Sewershed**
- Current
- Ultimate

N

0 262.5 525 Feet

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 photogrametric 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.

7

Map Printed: 5/24/2023 1:00:51 PM

Oakes Plant Site at Johnson Sand & Gravel Crowbar Pit

Plant will operator as needed Monday through Saturday 6am to 7pm

Haul Routes will use Crowbar Rd to National Ave straight to Moorland Rd and back. Our secondary route will be National Ave to Racine Ave to I-43 and run the interstate to Moorland Rd.

Paul Farrow
County Executive

Allison Bussler
Director

Waukesha County
Department of Public Works

May 9, 2023

New Berlin Plan Commission
3805 S Caper Dr.
New Berlin, WI 53051

RE: Project ID 2722-07-72
CTH O from CTH I to CTH ES
Condition Use request for 6666 S Crowbar Road New Berlin

Dear Members of the New Berlin Plan Commission:

Waukesha County, in partnership with the Wisconsin Department of Transportation and A W Oakes and Son Inc., is requesting that the commission act on the conditional use permit for the proposed concrete batch plant and the Johnson Sand and Gravel site located at 6666 Crowbar Road, in the City of New Berlin at your June 5, 2023 meeting. It is our understanding that the plan commission does not normally act on the approval of conditional use requests the same night as the hearing; however, time is of the essence for this important project.

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Paul Farrow
County Executive

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If you have any questions or concerns, please contact me at 262 896-8538.

Sincerely,

Karen Braun, PE
Engineering Services Manager

C: Gene Bock, Southern Wisconsin Appraisal

N:\DPW\Engineer\PROJECTS\O_I to ES 2722-07-02\Right of Way\intro letter 73.docx

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Phone: (262) 548-7740 • Fax: (262) 896-8097 • www.waukeshacounty.gov