



Plan Commission MEETING AGENDA

June 3, 2024 - 6:00 PM
Council Chambers
3805 S. Casper Drive

Published 5/28/2024

AGENDA

1. PUBLIC HEARING(S)

- A. (7) KW CU-2400701 Elite Exteriors - 17400 W. National Avenue (Tax Key - 1236.998.002) - Conditional Use Permit for Elite Exteriors to construct an office/service commercial building. (Public Hearing 6:00 PM)

2. PRIVILEGE OF THE FLOOR

3. CALL TO ORDER, PLEDGE OF ALLEGIANCE

4. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

5. APPROVAL OF MINUTES

- A. May 6, 2024 Meeting Minutes

6. PLAN COMMISSION SECRETARY'S REPORT

7. CONTINUED BUSINESS

- A. (2) NJ UA-2202320 Tsunami Express Car Wash (formerly SilverStar Carwash) – 15301 W. Coffee Road – Use, Site and Architectural Approval for a car wash - Request to amend the approved architecture - only change is to modify the red architectural metal panel to a blue architectural metal panel. (Approved 4/13/23)
- B. (2) KH UA-2301943 McCON Building Corporation - 14855 W. National Avenue - Culver's Site Improvements

8. NEW BUSINESS

- A. (7) KW CU-2400701 Elite Exteriors - 17400 W. National Avenue (Tax Key - 1236.998.002) - Conditional Use Permit for Elite Exteriors to construct an office/service commercial building. (Public Hearing 6:00 PM)
- B. (4) KW SG-2400704 Bauer Sign and Lighting on behalf of Brunch Berry - 4900 S. Moorland Road (Tax Key: 1254.996.007) - Request for two sign waivers for Brunch Berry.
- C. (3) NJ UA-2400303 – Charles Bleck with Bleck & Bleck Architects on behalf of UPI – 2180 S. Springdale Road (Tax Key #: 1175.995.001) – Use, Site and Architecture Approval to construct an 8,400 sq. ft. building.
- D. Discussion and possible action to recommend to Common Council approval of (1) KH CP-2400415 Yonatan Zvi - 15201 W. Greenfield Avenue (Tax Key #: 1158.998) and adoption of Resolution 2024-10 and Ordinance 2694 to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10). (Public Hearing 5/6/2024)
- E. Discussion and possible action to recommend to Common Council approval of (1) KH RZ-2400416 Yonatan Zvi - 15201 W. Greenfield Avenue (Tax Key #: 1158.998) & 15205 W. Greenfield Avenue (Tax Key #: 1158.999.001) and adoption of Ordinance 2695 that approves the rezoning. (Public Hearing 5/6/2024)
- F. Discussion and possible action to recommend to Common Council approval of (1) KH LD-2400417 Yonatan Zvi - 15201 W. Greenfield Avenue (Tax Key #: 1158.998) & 15205 W. Greenfield Avenue (Tax Key #: 1158.999.001) - 2-lot Certified Survey Map.
- G. Discussion and possible action to recommend to Common Council approval of (5) NJ RZ-2202317 Austin Workman with Workman Enterprises LLC - 19000 W. Lincoln Avenue (Tax Key #'s: 1172-994, 1172-998-003, 1172-998 and 1167-996-001) and adoption of Ordinance 2692 that approves the rezoning from C-1 and C-2 to M-1. (Public Hearing 5/6/2024)

- H. (5) NJ UA-2400449 Austin Workman with Workman Enterprises LLC - 19000 W. Lincoln Avenue (Tax Key #'s: 1172-994, 1172-998-003, 1172-998 and 1167-996-001) - Use, Site and Architecture to construct a 2,500 sq. ft. office building and outdoor storage areas.

9. PENDING

- A. (1) NJ RZ-2301727 Jordan Chapman with ALRIG USA (DBA New Berlin Retail Management II LLC - 1401 S. Moorland Road (Tax Key # 1161995-001) - Rezone from B-1/PUD & C-2 to B-2/PUD & C-2. (PUBLIC HEARING 10/2/2023)

10. COMMUNICATIONS

11. ADJOURN

Supplemental Information:

- The meeting agenda and agenda packet are available online at www.NewBerlinWI.gov
- The minutes are published online and are approved at the next regularly scheduled meeting.
- Action may be taken on any of the agenda items and the agenda may be discussed in any order.
- You may email comments to the City Clerk at CitizenComments@NewBerlinWI.gov. The comments will be forwarded to the mayor and governing body members. The emailed comments are not read during the meeting.
- The City of New Berlin is committed to hosting inclusive, accessible meetings. We strive to enable all individuals, regardless of their abilities, to engage and participate fully. If you have a qualifying disability under the Americans with Disabilities Act that requires the meeting to be accessible, please contact the Office of the City Clerk at (262) 786-8610 or via email at ClerksOffice@NewBerlinWI.gov at least 48 hours before the scheduled meeting time. We will make every effort to accommodate your needs through appropriate aids and/or services.
- It is also possible that members of and possibly a quorum of other municipal governmental bodies may attend the above-stated meeting to gather information; any governmental body will take no action at the above-stated meeting other than the governmental body specifically referred to in the above meeting notice.

STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT/PROJECT: Dave Watry with Elite Exteriors LLC / Elite Exteriors

LOCATION: 17400 W. National Avenue (Tax Key: 1236-998-002)

REQUEST: Conditional Use Permit for Elite Exteriors LLC to construct a new office/service commercial building located at 17400 W. National Avenue.

WAIVER REQUEST: Applicant is requesting a waiver from §275-60I(4)(b): Minimum lighting standards for nonresidential development.

D.R.C. RECOMMENDATION: Public Hearing and Approval of the Conditional Use Permit, including the waiver request, for Elite Exteriors LLC to construct a new office/service commercial building located at 17400 W. National Avenue, subject to the application, plans on file and the following conditions of approval:

1. Planning:

- a. Per §275-60I(4)(b), Plan Commission approval of a Waiver Request is needed for lighting (footcandles) below the required minimum.
 - i. Per §275-60I(4)(b)[2], the average to minimum illumination ratio is approximately 5:1 (0.4 footcandle minimum).
 - ii. The property is located on the west side of the City, within the Rural Commercial Design Area.
 - iii. The majority of the site meets the lighting requirements outlined in §275-60I(4)(b). However, there is a small portion in the rear, with lighting levels below what is required.
 1. Staff supports this request based on the minimal area affected and in an effort to promote the rural nature of the west side.
- b. Architecture Review Committee approval required prior to issuance of the Zoning Permit.
- c. Plan of operation shall be consistent with submitted plans on file.
 - i. Applicant is proposing to construct a new 4,800 square foot office and service commercial building.
 - ii. Employee and customer parking shall be contained on site.
- d. Applicant shall correct all drafting errors and requested changes identified by City Staff.
- e. Approval of the Landscaping Plan and payment of all installation and maintenance sureties is required. Landscape plans shall meet all the requirements of Article VIII Section 275-53 through 275-56 of the City's Zoning Code.

- f. Applicant shall prepare a detailed tree inventory analysis. The applicant will be required to adhere to the City Tree Replacement Schedule listed in Section 275-54.B of the Zoning Code.**
 - i. The plant schedule shall refer to trees in DBH (diameter breast height).**
 - ii. The tree replacement schedule requires a minimum plant size of replacement trees to be 2.5" DBH.**
- g. Dumpsters shall be properly screened from the street and public view in accordance with Article VIII Section 275-56 of the New Berlin Municipal Ordinance.**
- h. All permanent and temporary signs require a Sign Application to be filed prior to installation.**
- i. Private water supply wells meeting the requirements of the Wisconsin Department of Natural Resources will also be required.**
- j. 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 sanitary and well permits.**
- k. The applicant shall execute a Hold Harmless Agreement with Waukesha County for the holding tank.**

2. Building Inspection:

- a. State review required.**
- b. Building plans shall be signed and stamped by a licensed architect or professional engineer per the Wisconsin Enrolled Commercial Building Code (SPS.361.31).**
- c. Building plans shall be approved by the State of Wisconsin Department of Commerce Safety and Buildings Division (SPS.361.60). State letter required with permit application.**
- d. Apply and obtain appropriate building, HVAC, electric, plumbing and fire permits from the City of New Berlin Building Inspection Division.**
- e. Zoning approval will be required BEFORE applying for the building permit. Separate application and plans are required.**
- f. Project to conform to 2015 IBC Section 1006 for exits from 2nd floor.**
- g. Plans show 'thickened edge slab'. Foundation must meet 2015 IBC Chapter 18 and 2015 IECC Chapter 4.**
- h. Stamped HVAC plans required.**
- i. The building shall be fully accessible from the parking lot to the interior elements SPS.363.1101 and ICC/ANSI A117.1)**

3. Engineering:

- a. 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. At the time of the building permit, provide the Sanitary permit.**
- b. Per 275-60I. All areas designated on approved site plans for vehicular parking, loading, or circulation and used for any such purpose after sunset shall provide artificial illumination.**
 - i. The lighting in the drive aisle in the rear of the building does not meet the minimum standard. Add some additional lighting or request a lighting waiver**

from the Plan Commission.

- c. Private water supply wells meeting the requirements of the Wisconsin Department of Natural Resources will also be required.
- d. An access permit will be required from Waukesha County DPW. A Driveway culvert may be required, but will be evaluated by Waukesha County.
- e. The detail on Sheet C4.0 for the driveway approach is for the City of New Berlin. Waukesha County may require a different detail.
- f. The limits of disturbance reviewed is indicated on the landscaping plan. This plan was not reviewed for disturbance or stock piles beyond the Limits of open space calculations.

4. Stormwater:

- a. MMSD Chapter 13 Green Infrastructure approval is required. Please submit the GI calcs for the rain gardens. Or revise the previously approved Stormwater Memo.
- b. SWMP Maintenance Agreement is required; City of New Berlin boilerplate agreement is available online.
- c. Asbuilt plans of the Stormwater Management facilities are required per DH Section VI.D.7. If the stormwater management facilities are used for erosion control during construction, an asbuilt is required after construction of the facilities, and a recertification/asbuilt is required prior to Occupancy.

5. Fire Department:

- a. Maintain 24' fire access width for fire lane.
- b. Building shall be fully sprinklered.
- c. Second means of egress required off second floor.
- d. Provide fire extinguishers every 75' of travel.
- e. Egress/emergency lighting required.
- f. Name and address on front and rear where applicable.
- g. Key for Knox box is required.

DETAILS IN ATTACHED STAFF REPORT

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

Meeting of June 3, 2024

Dave Watry with Elite Exteriors LLC / Elite Exteriors
17400 W. National Avenue

DATE STAFF REPORT: 5/6/2024

APPLICANT / OWNER(S): Dave Watry with Elite Exteriors LLC / Elite Exteriors LLC

REQUEST / DESCRIPTION OF PROJECT: Conditional Use Permit for Elite Exteriors to construct a new office/service commercial building located at 17400 W. National Avenue.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 4/19/2024

DATE OF COMPLETENESS DETERMINATION: 4/22/2024

Application Check List Enclosed: N

PRE-APPLICATION CONFERENCE HELD: No

Dates of Meetings: Various Meetings at the Front Counter / Site Visit: 5/20/2024

CONCEPTUAL PLAN: N/A

SIZE OF DEVELOPMENT / PARCEL(S):

Parcel Size: 3.75 Acres

Proposed Building Square Footage: 4,800 Sq. Ft.

CURRENT ZONING: O-1 (Office and Business Service District) & R-3 (Suburban Single-Family Residential)

CURRENT LAND USE: Vacant

PROPOSED ZONING: N/A

PROPOSED LAND USE: Office and Service Commercial

PROPOSED LOT SIZE (S): N/A

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North: Zoning: I-1 Land Use: Institutional (Ronald Reagan Elementary)

South: Zoning: A-2 Land Use: Agricultural (Farm)

East: Zoning: B-2 Land Use: Commercial (Cleaners)

West: Zoning: B-2 / R-1/R-2 Land Use: Commercial / Single-Family Residential (Vacant)

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

Chapter 19: Neighborhood "I": National Avenue West: Yes, this submittal meets the intent of this Chapter.

Planning Context / Vision / Development Policies:

Vision:

- *The National Avenue West area, like the Western Area neighborhood (Neighborhood B), should be a regional model of rural development.*

Development Policies:

- *Develop the area immediately west of Calhoun Road as a gateway into rural western New Berlin. Permit the development of this area for a mix of commercial and residential uses, but require that commercial use to be oriented to a rural theme.*

Land use:

- Future Land Use Map: Rural Commercial / Country Residential

The Rural Commercial Design Guide

- *The Rural Commercial Design Guide, adopted by the City in 2001, serves as a contributor to economic development conditions in Neighborhood B. The Guide provides design standards for areas west of Calhoun Road with the southern border at IH-43/College Avenue and the northern border at Cleveland Avenue (Figure 12.12-1). The boundaries are further defined as both sides of Cleveland Avenue and Calhoun Road with the exception of the properties located within the New Berlin Industrial Park SPO and the B-2 and O-2 zoned parcels near the intersection of Cleveland Avenue and Calhoun Road (Tax Keys: 1188-994, 1188-999, 1188-992001, 1188-993 and 1188-020). The West Lincoln Avenue corridor is not included. The intent of the Design Guide is to retain and encourage small business and office developments, provide safe and convenient pedestrian access, and ensure quality visual appearances. The Rural Commercial Design Area also includes land within Neighborhood I (National Avenue & West Neighborhood) and a small portion of Neighborhood J (I-43 & Racine Quarries).*
- *The design standards affecting recommendations for economic development in Neighborhood B include provisions for cross access between neighboring parcels where feasible, and the requirement that new buildings correspond proportionally and stylistically to existing buildings in rural commercial areas.*
- Details of the Rural Commercial Design Standards are below:
 - *Building designs shall utilize materials that reflect a rural character. Cedar or clapboard siding, stone and brickwork, or other comparable materials that achieve the same quality in appearance are acceptable. Aluminum and vinyl siding shall be prohibited. New buildings shall correspond in height, width, proportion, relationship to street, roof forms, composition, rhythm, proportion of openings, materials and color to the other buildings in the district. The applicant is proposing stone veneer, hardie board lap siding, hardie shake siding, metal roofing for awnings and a shingle roof. Please note that the Rural Commercial Guidelines are strictly guidelines for development on the west side and can be amended as deemed appropriate. Surrounding architecture consists of:*

**Department of
Community Development**

- Brick (Ronald Reagan Elementary School – 4225 S. Calhoun Rd).



- Vinyl (Little Bear Learning Center – 17612 W. National Ave.)



- Metal panel and brick (Works Plumbing – 17650 W. National Ave.)



- Metal panel and brick (Demski Electric – 17770 W. National Ave.)

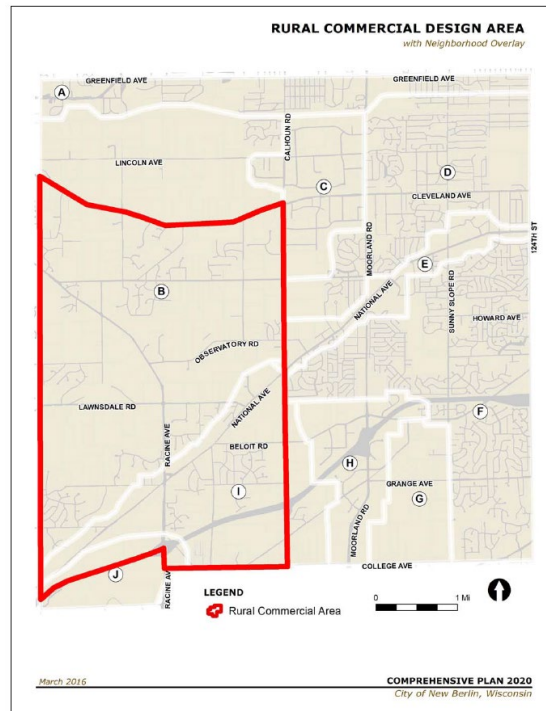


**Department of
Community Development**

- Corrugated metal and painted cedar (New Berlin Auction & Sales Barn – 17650 W. National Ave.)



- *Four sided architecture that utilizes similar building materials and design for all sides of a proposed structure is required.*
- *Mansards, pents (lean-to), gambrels or other roof shapes not characteristic of the architectural area shall not be allowed. Rolled roofing, tar and gravel and other similar roofing materials are prohibited except that such materials may be used on flat or slightly sloped roofs which are not visible from the ground.*
- *Earth tones such as grays, browns, greens, and tans are encouraged.*
- *To the maximum extent practicable, parking Areas shall be located to the side or behind buildings. The perimeter of the parking lot shall provide for a lawn area in which trees and shrubs will be planted so as to allow ample snow storage capacity yet avoid damage to plantings from same.*
- *Existing tree lines should be preserved. If removal of existing tree lines is required due to its undesirable nature, new planting that results in no less of a screening effect shall be required when adjacent to residential uses.*
- *Signage shall be designed in unity with the building design through the use of the same or similar materials and colors. Ground, monument signs, or wall mounted signs made of wood, hanging from a wooden or wrought iron mount are acceptable. Signs that suit the architectural features of the building are acceptable. Neon tubed exterior accent light, external neon tubed signs and internally illuminated signs are not permitted.*
- *Lighting shall be down cast, zero degree tilt, cutoff fixtures not exceeding 25 feet in height (including the light pole base and/or pedestal). Lighting shall be positioned so as not to cause glare on adjacent properties and streets. At a minimum, site lighting marking the entrance to businesses shall match or complement that which may be chosen by the City as standard decorative street lighting. Site lighting shall meet the requirements of § 275-60I in its entirety.*
- *Cross Access to and between neighboring properties shall be implemented wherever possible. The goal in this requirement is to remove as much incidental site to site traffic thus reducing the possibility of traffic conflicts and accidents. Cross access drives may be either the interconnection of parking lots or the construction of a separate drive.*



ZONING CODE (CHAPTER 275): Yes, this request is consistent with the current zoning district outlined is Section 275-35B(1) of the Zoning Code. Note, there is R-3 zoning on the northern portion of this parcel, however, the applicant will not be developing within this area.

DEVELOPMENT CODE (CHAPTER 235): N/A

PUBLIC HEARING REQUIRED: Yes, required for a Conditional Use.

CONDITIONAL USE REQUIRED: Yes

USE / SITE / ARCHITECTURAL REVIEW:

Use Approval Required: Yes

Site Plan Required: Yes

Architectural Review Required: Yes

PROPOSED ARCHITECTURE: The applicant is looking to construct a new building, with both an office area and service commercial space. The applicant is proposing a hardie board lap siding building with straight shake accents. The bottom portion (base) of the wall area will have a stone veneer.

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: No

Wetlands on Property: Yes, the wetlands have been delineated and registered with the City (See File #: WD-1700318).

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

NRCS Map Classification: Not Inventoried.

Floodplain: No

Topography / Geologic: Site is relatively flat.

ALTERNATIVE TRANSPORTATION PLAN: No improvements identified.

PARK & OPEN SPACE PLAN: No improvements identified.

NATURAL RESOURCES PROTECTION:

Limits of Disturbance (LOD): Shown on plans.

Woodland, Tree, and Vegetation Protection: N/A

Wildlife Habitat Protection: N/A

Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: No impact. Wetlands have been delineated and registered with the City (See File #: WD-1700318).

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

SANITARY SEWER PROVISION:

Within Current Sewer Service Area: No

Sewershed Capacity Available: N/A

Adequate Linkage: N/A

Onsite System Required: Yes

WATER USAGE CALCULATION: 800 GPD per new connection.

TRAFFIC IMPACT: The ITE Trip Generation estimates 33 average trips per day based on single tenant office use. However, the applicant anticipates 3-6 vehicles to access the building, per day. DCD will continue to monitor traffic and all future tenants will be reviewed on a case-by-case basis for adequacy of parking and may be denied due to lack of parking.

SCHOOL DISTRICT IMPACT: No impact.

PREVIOUS ACTION:

9/18/1978	Plan Commission approved a use approval application to construct an underground sprinkler business (National Irrigation Supply Company).
10/1/1984	Plan Commission denied a use approval application for Home and Garden.
7/2/1990	Plan Commission denied a use approval application for a building to store construction equipment.
6/19/1995	Plan Commission tabled a request to rezone the property from R-3 to B-2 (Thiessenhusen Plumbing).
4/2/2000	Plan Commission denied a use approval application for a 40' x 90' building for home nursing and aide services (Sunrise Home Health Care)
11/5/2001	Plan Commission denied a rezoning request from O-1 to B-2 (Sports and Fitness Traders).
8/31/2020	Plan Commission Public Hearing for CU-2001518 Property Revision.
10/5/2020	Plan Commission tabled CU-2001518 Property Revision.
2/1/2021	Plan Commission approved CU-2001518 (Property Revision).
1/10/2022	Plan Commission approved a one year extension for CU-2001518 (Property Revision).

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

- Architecture Review Committee approval required prior to issuance of the Zoning Permit.
- Plan of operation shall be consistent with submitted plans on file.

- i. The applicant is proposing to construct a new 4,800 square foot office/service commercial building.
- ii. Per Article VIII, §275-24, all future tenants shall be required to apply for and receive a Zoning Permit from the Department of Community Development prior to leasing or occupying space within this development. All future tenants will be reviewed on a case-by-case basis for adequacy of parking and may be denied due to lack of parking.
- iii. Employee and customer parking shall be contained on site.
- c. Approval of the Landscaping Plan and payment of all installation and maintenance sureties is required. Landscape plans shall meet all the requirements of Article VIII Section 275-53 through 275-56 of the City's Zoning Code.
 - i. Applicant shall provide a tree inventory and tree replacement schedule.
- d. Dumpsters shall be properly screened from the street and public view in accordance with Article VIII Section 275-56 of the New Berlin Municipal Ordinance.
- e. All permanent and temporary signs require a Sign Application to be filed prior to installation.
- f. Private water supply wells meeting the requirements of the Wisconsin Department of Natural Resources will also be required.
- g. 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 sanitary and well permits.
- h. The applicant shall execute a Hold Harmless Agreement through Waukesha County for the holding tank.
- i. The property has two zoning districts – O-1 (Office and Business Service District) and R-3 (Suburban Single-Family Residential District). Should the property be divided in the future, all O-1 and R-3 requirements would need to be met.
- j. Per Section 275-27C. Approval criteria: *"The Plan Commission of the City of New Berlin will grant approval of conditional use permits only if it finds that the proposed use complies with all relevant regulations set forth in this chapter, including, but not limited to, § 275-41, Use-specific regulations, and Article VIII, General Development Regulations. Per § 66.1001(2m)(b), Wis. Stats., a conditional use does not need to be consistent with the City's Comprehensive Plan."*
 - (1) *Approval of a conditional use. Recommendations and decisions on conditional uses should be based on consideration of the following criteria:*
 - (a) *Whether the proposed use corrects an error or meets the challenge of some changing condition, trend, or fact;*
 - (b) *Whether the proposed use is consistent with the health, safety, or general welfare of the general public;*
 - (c) *Whether the proposed use will protect the natural environment, including, but not limited to air, water, stormwater management, wildlife, and vegetation.*
 - (2) *Changes to the use. In acting on a conditional use, the Plan Commission/CDA shall consider the stated purpose of the proposed use and shall approve the petition only if it finds that the applicant has provided substantial evidence as that term is defined in Wis. Stats. § 62.23(7) that the use will meet the following criteria for approval:*
 - (a) *Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;*
Yes, the proposed request is compliant.
 - (b) *Provision of public facilities to accommodate development will not place an unreasonable burden on the ability of the City to provide them;*
Yes, the proposed request is compliant.
 - (c) *The proposed development has taken into account impacts on surrounding properties or the natural environment, including traffic, air, water, noise,*

stormwater management, soils, wildlife, and vegetation;

Yes, the proposed request is compliant.

- (d) *The land is suitable for development and will not cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas; and*

Yes, the proposed request is compliant.

- (e) *The proposed use will not be used to legitimize a nonconforming use or structure*

Yes, the proposed request is compliant.

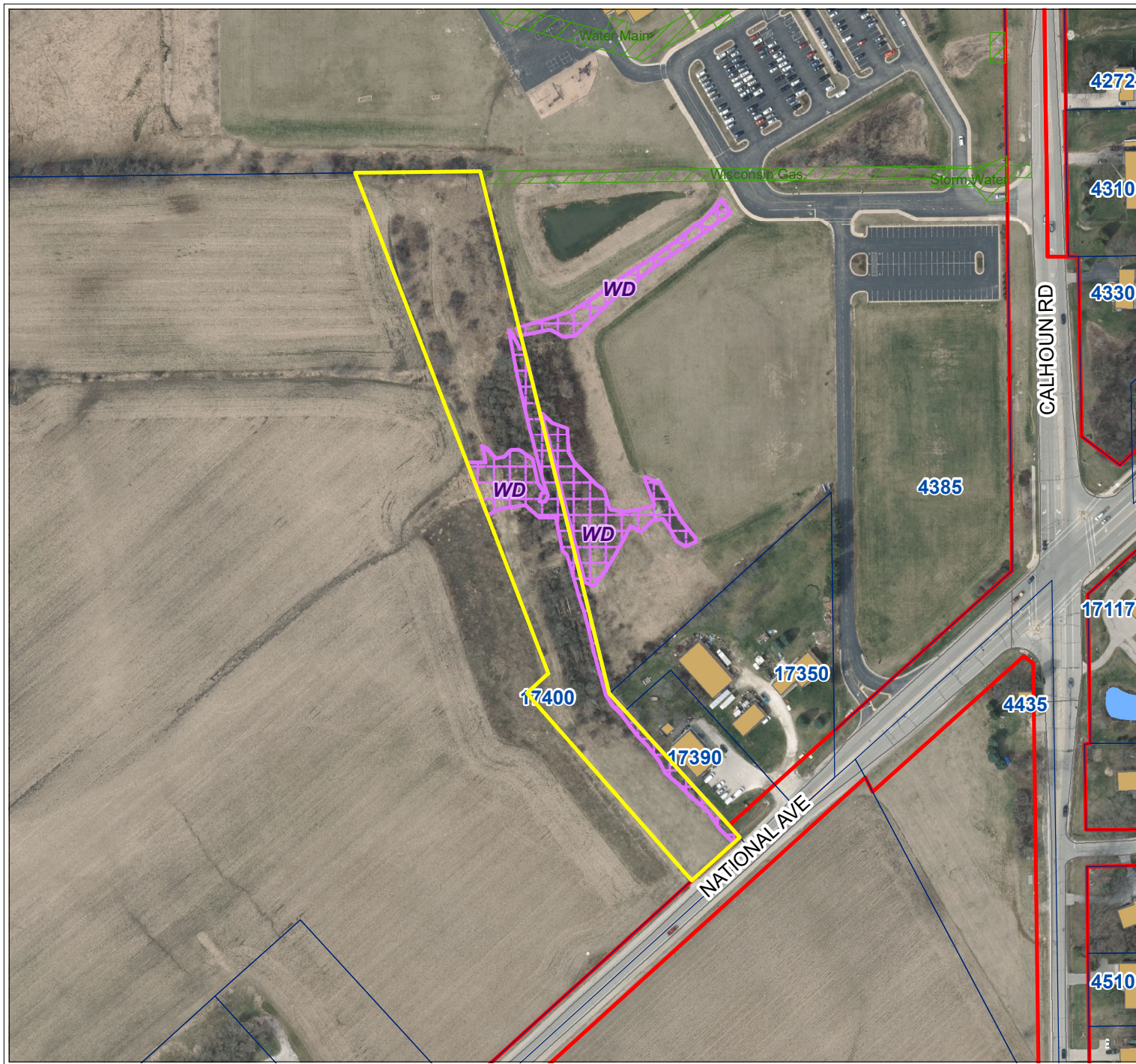
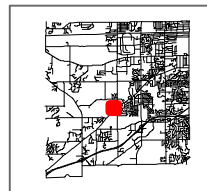
D.R.C RECOMMENDATION:

Public Hearing and Approval of the Conditional Use Permit, including the waiver request, for Elite Exteriors LLC to construct a new office/service commercial building located at 17400 W. National Avenue, subject to the application, plans on file and the following conditions of approval. **SEE EXECUTIVE SUMMARY.**

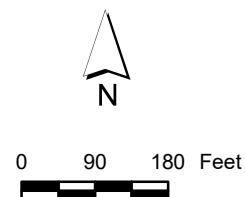
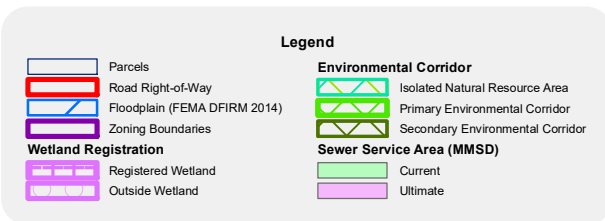
ATTACHMENTS:

Location Map
Plan of Operation
Plans

CU-22400701
Elite Exteriors
17400 W. National Avenue



City of New Berlin
Department of Community Development
3805 S Casper Dr.
New Berlin WI 53151
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www.newberlin.org



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Plan of Operation:

Elite Exteriors LLC is an exterior residential remodeler located in New Berlin, Wisconsin since 2015. We specialize in roofing, siding, windows, and decks. Our plan for the lot at 17400 W. National Ave is to construct a building that will be both an office/showroom and a warehouse.

The showroom will be used for customers to come and take a look at example windows, siding, and roofing samples. We typically have 2 maybe 3 customers visiting our showroom every month. It is not used very much at all. We don't have set times for our showroom. We ask customers to call first and make an appointment. There are times during the day when no one is in the office (out on meetings).

The offices will be used to make phone calls, write quotes, and run the day-to-day operations of the business. At average we have one person in the office at any given time. Mornings are typically are busiest time where there may be as many as 3 people in the office at the same time. We typically start our day at 7:15AM and end around 5PM. We do spirit work on Saturdays.

The warehouse will be used to store our tools and left over material. Our warehouse is busiest in the morning with our crews loading their trucks for the day. There may be as many as 5 employees in the warehouse between 7:15AM-8AM.

At average we have 2-3 vehicles that will be parked at the rear of the building overnight. Elite Exteriors owns 1 box truck. The rest of the vehicles are pick-up trucks and work vans.

The building we are at right now on Liberty LN in New Berlin was sold to St. Vincent Thrift store and they have plans to demo our offices and make the building into one big warehouse. Our lease is up at the end of 2024 so we need to construct this building and move into it by the end of the year.

17400 WEST NATIONAL AVENUE

CITY OF NEW BERLIN
WAUKESHA COUNTY, WISCONSIN



PROJECT LOCATION:
CITY OF NEW BERLIN
WAUKESHA COUNTY, WI

LOCATION MAP

PART OF SOUTHEAST 1/4 AND SOUTHWEST 1/4
SECTION 21, TOWNSHIP 6 NORTH, RANGE 20 EAST
(N.T.S.)

ALL SITE IMPROVEMENTS AND CONSTRUCTION SHOWN ON
THE PLANS SHALL CONFORM TO THE CITY OF NEW BERLIN
DEVELOPER'S HANDBOOK. WHERE THE PLANS DO NOT
COMPLY, IT SHALL BE THE SOLE RESPONSIBILITY AND
EXPENSE OF THE DEVELOPER TO MAKE REVISIONS TO THE
PLANS AND/OR CONSTRUCTED INFRASTRUCTURE TO COMPLY

SHEET INDEX

SHEET NO.	SHEET TITLE
T0.0	COVER SHEET
C0.0	EXISTING CONDITIONS MAP
C1.0	DEMOLITION PLAN
C2.0	SITE PLAN
C3.0	GRADING & EROSION CONTROL PLAN
C4.0	DETAILS
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE DETAILS & NOTES



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CLIENT:



CLIENT ADDRESS:
1779 WEST LIBERTY LANE
NEW BERLIN, WI 53146

PROJECT:
17400 W. NATIONAL AVE.

PROJECT LOCATION:
17400 WEST NATIONAL AVENUE
NEW BERLIN, WI 53146

PLAN MODIFICATIONS:		
#	Date:	Description:
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Designed By: JJB
Reviewed By: TJB
Approved By: TJB

SHEET TITLE:
COVER SHEET

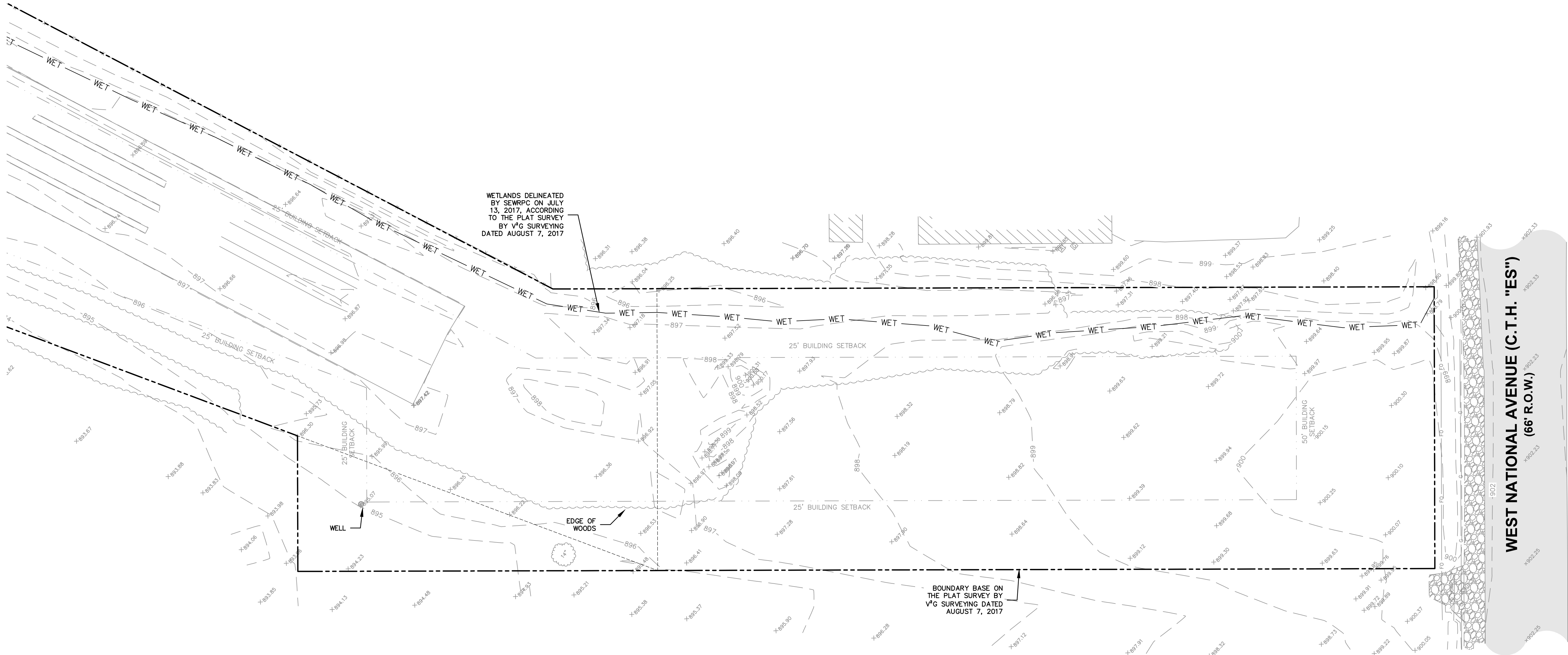
SHEET NUMBER:

T0.0

JSD PROJECT NO: 24-14249



File: R:\2024\14249\DWG\24-14249 SHEET0 Existing Conditions Map.dwg Layout: C0.0 User: jaimon Plotted: Apr 16, 2024 - 9:14am Xref's:



LEGEND

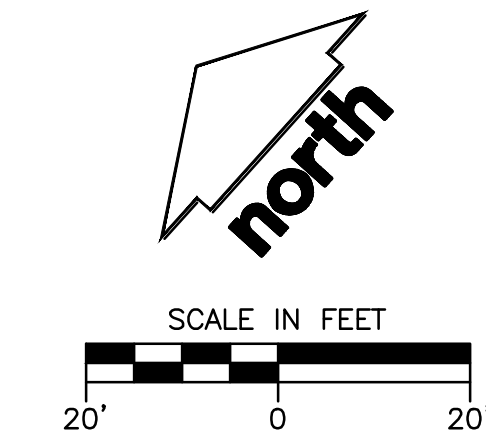
- IRON PIPE FOUND (SIZE NOTED)
- ▲ CONTROL POINT
- ⊙ BENCHMARK
- ⊕ WELL
- ⊕ GAS REGULATOR/METER
- ⊕ AIR CONDITION UNIT
- ⊕ DECIDUOUS TREE
- ⊕ CONIFEROUS TREE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- SECTION LINE
- PROPERTY LINE
- EASEMENT LINE
- FENCE LINE
- EDGE OF GRAVEL
- ST STORM SEWER
- G NATURAL GAS
- FO FIBER OPTIC
- EDGE OF WOODS OR BRUSH
- BUILDING
- 875 INDEX CONTOUR
- 874 INTERMEDIATE CONTOUR
- WET DELINEATED WETLANDS
- SPOT ELEVATION
- BITUMINOUS PAVEMENT
- GRAVEL
- EDGE OF BITUMINOUS
- END OF FLAGGED UTILITIES

EXISTING CONDITIONS

BEING CERTIFIED SURVEY MAP NO. 313 RECORDED AUGUST 30, 1965 IN VOLUME 2 OF CERTIFIED SURVEY MAPS ON PAGE 151, AS DOCUMENT NO. 644218, ALSO A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN

NOTES

1. THE TOPOGRAPHICAL FIELD WORK WAS PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON MAY 28, 2020, NO BOUNDARY SURVEY WAS PERFORMED.
2. PROPERTY LINES SHOWN ARE REFERENCED ONLY AND WERE PROVIDED BY THE CLIENT.
3. ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29). BENCHMARK IS A BRASS CAP IN CONCRETE MARKING THE EAST 1/4 CORNER OF SECTION 21, T6N, R20E, ELEVATION = 971.791
4. CONTOUR INTERVAL IS ONE FOOT.
5. SPOT ELEVATIONS IN CURBED AREAS REFERENCE THE PAVEMENT EDGE ELEVATIONS.
6. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET NO. 20202120592 & 20202120611, WITH A CLEAR DATE OF MAY 27, 2020.
7. UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
AT&T DISTRIBUTION
WE ENERGIES
CITY OF NEW BERLIN IT & UTILITIES
8. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
9. THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
10. THIS PARCEL IS ZONED O-1 OFFICE AND BUSINESS SERVICE DISTRICT ZONE PER THE CITY OF NEW BERLIN PUBLIC ZONING WEB MAP.
11. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.



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MILWAUKEE REGIONAL OFFICE
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P. 262.513.0666

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Designed By: JJS
Reviewed By: TJB
Approved By: TJB

SHEET TITLE:

EXISTING CONDITIONS
MAP

SHEET NUMBER:

C0.0

JSD PROJECT NO:

File: R:\2024\2414249\DWG\2414249 SHEET Demolition Plan.dwg Layout: C1.0 User: jhmon Plotted: Apr 16, 2024 - 9:18am Xref's:

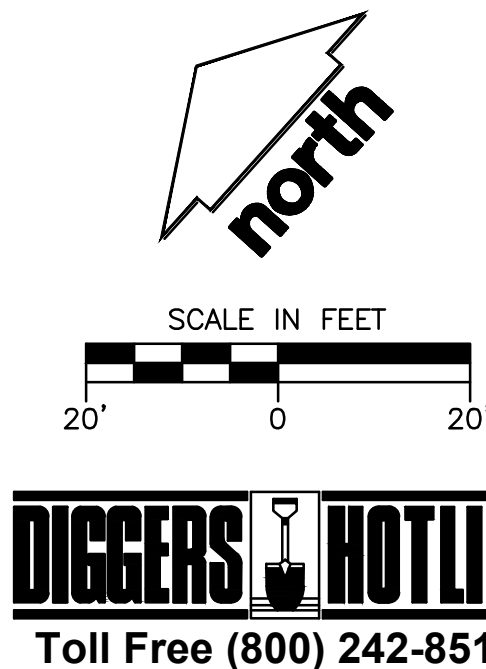


LEGEND

---	PROPERTY LINE
---	BUILDING OUTLINE
XXXXXX	FEATURE TO BE DEMOLISHED
XXXXXX	BUILDING FOUNDATION TO BE DEMOLISHED
---	TREES, SHRUBS, ETC. TO BE REMOVED
---	TREES, SHRUBS, ETC. TO REMAIN
✕	FEATURE TO BE DEMOLISHED
○	FEATURE TO BE PROTECTED

DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., IN A LAWFUL MANNER SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
2. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING FOR ALL FEES AND CHARGES. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
3. THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE, "DIGGER'S HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE, OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE THEIR OWN DUE DILIGENCE. IN THEIR BID WHAT ADDITIONAL ITEMS, IN THEIR OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. JSD PROFESSIONAL SERVICES, INC. (JSD) TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
4. ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS, PRIVATE DRIVES AND PAVEMENT FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
5. ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE.
6. PERFORM TREE PRUNING IN ALL LOCATIONS WHERE PROPOSED PAVEMENT AND/OR UTILITY INSTALLATION ENCRROACH WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN. ALL TRENCHING WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN SHALL BE DONE RADIALY AWAY FROM THE TRUNK IF ROOTS IN EXCESS OF 1" DIAMETER ARE EXPOSED. ROOTS MUST BE CUT BY REPUTABLE TREE PRUNING SERVICE PRIOR TO ANY TRANSVERSE TRENCHING.
7. ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
8. VOIDS LEFT BY ANY ITEM REMOVED UNDER ANY PROPOSED PAVEMENT, WALK, ETC. OR WITHIN 24" THEREOF SHALL BE FILLED AND BACKFILLED WITH GRANULAR MATERIALS AND COMPACTED PER SPECIFICATIONS.
9. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - 9.1. EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO JSD AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - 9.2. NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
 - 9.3. NOTIFYING JSD AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
 - 9.4. PERFORMING UTILITY LOCATE OBSERVATIONS (ULO) ON ALL UTILITY CROSSINGS. CONTRACTOR TO REPORT ANY PLAN DISCREPANCIES OR CONFLICTS PRIOR TO THE START OF UTILITY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE APPROPRIATE UTILITY COMPANIES TO CONDUCT ULO'S.
10. ALL EXISTING UTILITIES TO BE FIELD LOCATED AND FLAGGED BY CONTRACTOR.
11. ANY UTILITIES WHICH ARE TO REMAIN THAT ARE DAMAGED BY THE CONTRACTOR, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
12. CONTRACTOR SHALL NOTIFY JSD OF ANY ROOF LEADERS AND/OR STORM DRAIN LINES ENCOUNTERED DURING DEMOLITION WHICH ARE NOT SHOWN ON THE PLANS PRIOR TO ABANDONMENT OR REMOVAL.
13. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
14. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED MUNICIPALITY RECYCLING PLAN.
15. ANY CONTAMINATED SOILS SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROVED LANDFILL.
16. EXISTING FIBER OPTIC LINE(S) TO BE CLEARLY MARKED PRIOR TO ANY EXCAVATION. CONTRACTOR TO NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OCCUR IN THE LOCATION SHOWN OR PROPOSED IMPROVEMENTS IMPACTING EXISTING FIBER OPTIC LINE(S) LOCATION(S).
17. SEWER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 3.2.24. OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN WISCONSIN, LATEST ADDITION, AND CITY OF RACINE SPECIFICATIONS.
18. WATER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 4.14.0 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN WISCONSIN, LATEST ADDITION, AND CITY OF RACINE SPECIFICATIONS.
19. BUILDING REMOVALS SHALL BE BY A QUALIFIED CONTRACTOR. CONTRACTOR TO FOLLOW ALL DEMOLITION REGULATIONS, DISCONNECT ALL UTILITIES, OBTAIN ALL APPLICABLE PERMITS AND DISPOSE OF ALL BUILDING MATERIALS IN APPROPRIATE LANDFILLS. DEMOLISHED MATERIALS SHALL NOT BE BURIED ON SITE. IF ENCOUNTERED, ANY CONTAMINATED BUILDING MATERIAL AND/OR SOILS SHALL BE REMOVED AND DISPOSED OF OFF-SITE BY THE CONTRACTOR IN ACCORDANCE WITH APPROPRIATE STATE AND FEDERAL REGULATIONS.
20. RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION AND REMOVAL.



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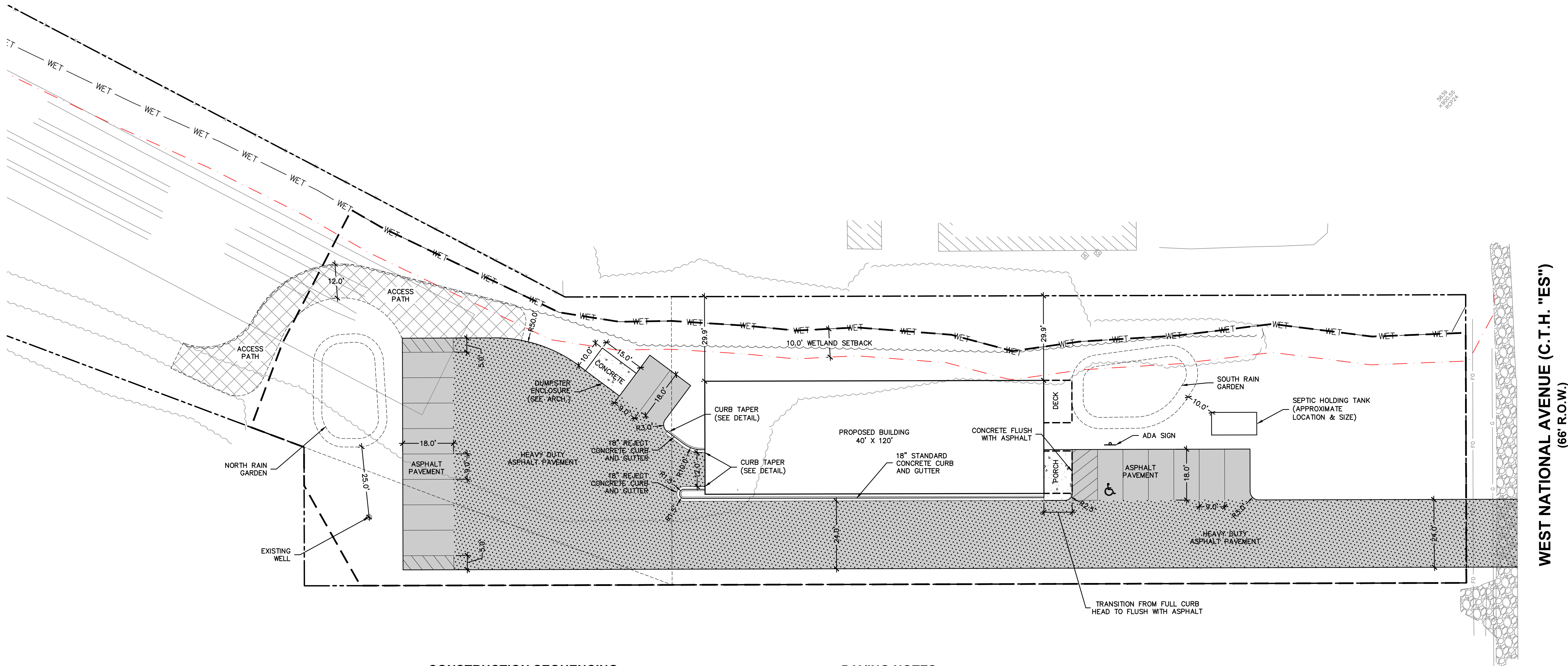
Designed By: JJS
Reviewed By: TJB
Approved By: TJB

SHEET TITLE:
DEMOLITION PLAN

SHEET NUMBER:
C1.0

JSD PROJECT NO: 24-14249

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WEST NATIONAL AVENUE (C.T.H. "ES")
(66' R.O.W.)

GENERAL NOTES

- REFER TO THE EXISTING CONDITIONS PLAN FOR EXISTING CONDITIONS NOTES AND LEGENDS.
- ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND MUNICIPAL REQUIREMENTS.
- EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
- JSD PROFESSIONAL SERVICES, INC. (JSD) SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.

LEGEND

	PROPERTY LINE
	BUILDING OUTLINE
	EDGE OF PAVEMENT
	CONCRETE CURB AND GUTTER
	STANDARD DUTY ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	SIGN
	DISTURBED AREA LIMITS

SITE DATA TABLE

SITE ADDRESS	17400 W. NATIONAL AVENUE
NUMBER OF PARKING STALLS	16
ACCESSIBLE	1
EXISTING VS. PROPOSED PROPERTY COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	7,993 SQ. FT.
EXISTING PERVIOUS SURFACE AREA	154,603 SQ. FT.
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.05
PROPOSED IMPERVIOUS SURFACE AREA	26,660 SQ. FT.
NET NEW IMPERVIOUS SURFACE AREA	18,667 SQ. FT.
PROPOSED PERVIOUS SURFACE AREA	135,936 SQ. FT.
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.16
TOTAL DISTURBED AREA	39,227 SQUARE FEET

CONSTRUCTION SEQUENCING

- INSTALL PERIMETER SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE.
- PERFORM DEMOLITION/REMOVE EXISTING PAVEMENT, BUILDING FOUNDATION, AND FEATURES AS IDENTIFIED.
- STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
- CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AS NEEDED.
- COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, ETC.
- PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROL MEASURES AS INDICATED ON PLANS.
- EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% VEGETATIVE COVER IS ESTABLISHED.

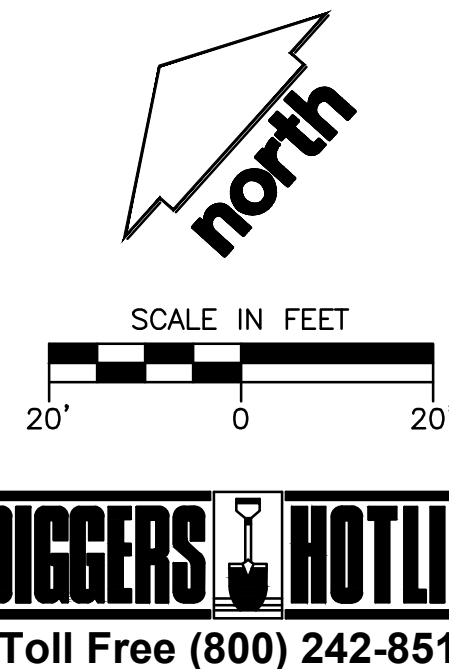
CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM NO. 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

UTILITY NOTES

- ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
- PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
 - VERIFYING ALL ELEVATIONS, LOCATIONS AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECKING ALL UTILITY CROSSINGS FOR CONFLICTS. NOTIFY ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
 - COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
- ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN HEREIN REFERRED TO AS THE "STANDARD SPECIFICATIONS" AND ALL APPLICABLE STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
- SPECIFICATIONS SHALL COMPLY WITH THE CITY OF NEW BERLIN ORDINANCES AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES DSPS 382.
- TRACER WIRES SHALL BE INSTALLED AS NECESSARY IN ACCORDANCE WITH 182.0715(2R) OF THE STATE STATUTES AND CITY OF NEW BERLIN REQUIREMENTS.
- THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.

PAVING NOTES

- GENERAL
 - ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, LATEST EDITION, APPLICABLE CITY OF NEW BERLIN ORDINANCES AND THE GEOTECHNICAL REPORT PREPARED BY CGC, INC. DATED JULY 14, 2020.
 - FINAL PAVEMENT DESIGN TO BE DETERMINED BY OWNER BASED ON GEOTECHNICAL ENGINEER OF RECORD RECOMMENDATIONS. ALL PAVING SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER OF RECORD RECOMMENDATIONS AS SPECIFIED IN THE GEOTECHNICAL REPORT.
 - THE CITY OF NEW BERLIN AND JSD SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
 - ALL DIMENSIONS AND RADII ARE REFERENCED TO FACE OF CURB OR EDGE OF PAVEMENT, UNLESS SPECIFIED OTHERWISE.
- ASPHALTIC CONCRETE PAVING SPECIFICATIONS
 - CODES AND STANDARDS – THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, EDITION OF 2019. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
 - WEATHER LIMITATIONS – APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).
 - GRADE CONTROL – ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
 - CRUSHED AGGREGATE BASE COURSE – THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS. CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECHNICAL ENGINEER OF RECORD.
 - BINDER COURSE AGGREGATE – THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 315, STATE HIGHWAY SPECIFICATIONS.
 - SURFACE COURSE AGGREGATE – THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 465, STATE HIGHWAY SPECIFICATIONS.
 - ASPHALTIC MATERIALS – THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.
 - SURFACE PREPARATION – NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
- CONCRETE PAVING SPECIFICATIONS
 - CODES AND STANDARDS – THE PLACING, CONSTRUCTION AND COMPOSITION OF THE CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
 - REINFORCEMENT – CONCRETE PAVEMENT SHALL BE REINFORCED WITH NOVOMESH 950 (OR EQUAL) FIBER REINFORCEMENT AT A RATE OF 5 LBS/CUBIC YARD.
 - CURING COMPOUNDS – CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
 - CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER.
 - EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
 - ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.
 - CRUSHED AGGREGATE BASE COURSE – THE BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS. CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.
 - SURFACE PREPARATION – NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
- PAVEMENT MARKING SPECIFICATIONS
 - CONTRACTOR SHALL COORDINATE STRIPING COLOR WITH OWNER PRIOR TO CONSTRUCTION.
 - PROVIDE CONTRACTOR GRADE LATEX, STRIPING PAINT. ALL STRIPING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
 - DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.
 - LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.
 - APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES. (OR TO MFG. SPECIFICATIONS)
 - BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
 - MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY PER LOCAL CODES.



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17400 W. NATIONAL AVE.

PROJECT LOCATION:
17400 WEST NATIONAL AVENUE
NEW BERLIN, WI 53146

PLAN MODIFICATIONS:

#	Date:	Description:
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Designed By: JJS
Reviewed By: TJB
Approved By: TJB

SHEET TITLE:

SITE PLAN

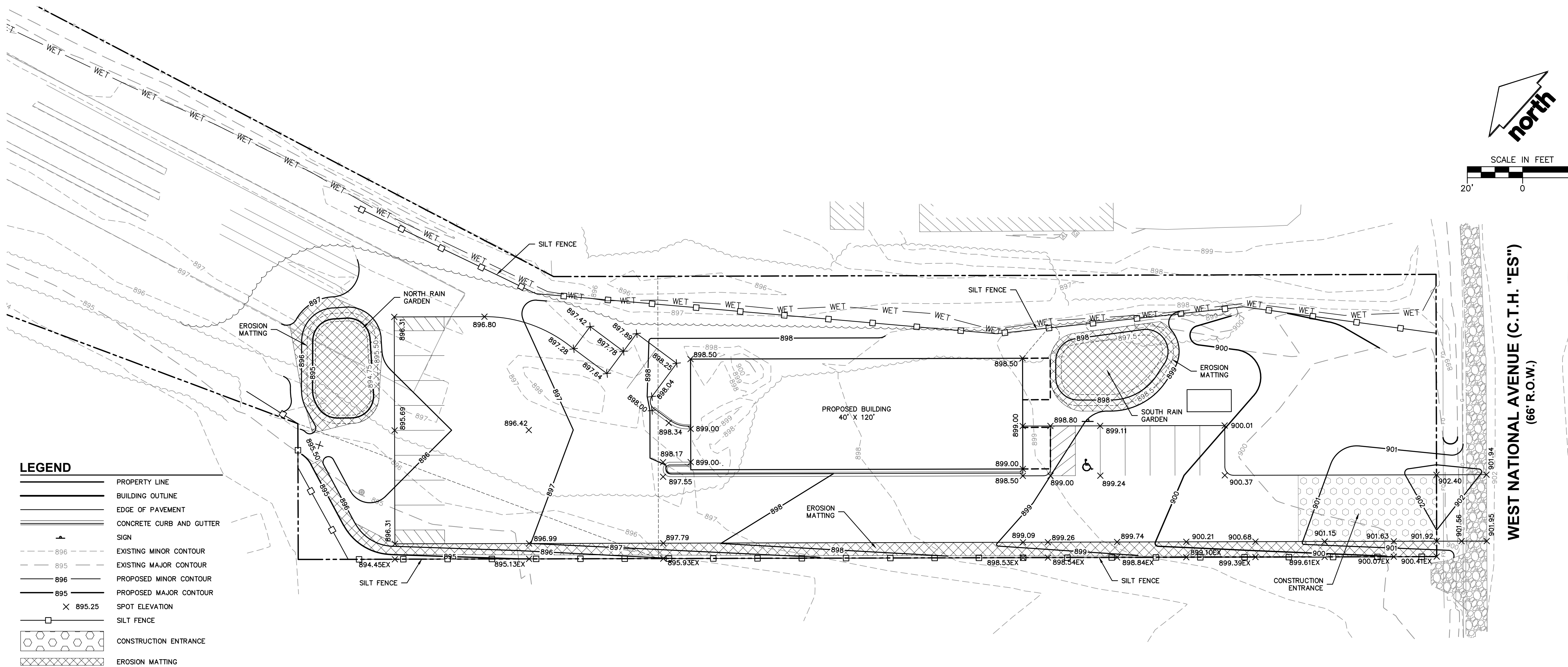
SHEET NUMBER:

C2.0

JSD PROJECT NO:

24-14249

File: R:\2024\2414249\DWG\2414249 SHEETS Grading Plan.dwg Layout: C3.0 User: jhmon Plotted: Apr 16, 2024 - 10:50am Xref's:



LEGEND

- PROPERTY LINE
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- CONCRETE CURB AND GUTTER
- SIGN
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- SPOT ELEVATION
- SILT FENCE
- CONSTRUCTION ENTRANCE
- EROSION MATTING

GRADING AND SEEDING NOTES

- THE CONTRACTOR SHALL FIELD VERIFY THE FOLLOWING:
 - ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK.
 - LOCATION AND ELEVATION OF:
 - EXISTING PIPE INVERTS
 - FLOOR ELEVATIONS
 - PAVEMENT WHERE MATCHING INTO EXISTING WORK
 - HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES.NOTIFY JSD PROFESSIONAL SERVICES, INC. (JSD) OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
- ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO JSD PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD ATTEMPTS TO PROVIDE A COST-EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
- THE CONTRACTOR MAY SOLICIT APPROVAL FROM JSD/OWNER TO ADJUST FINAL GRADES FROM DESIGN GRADES TO PROVIDE AN OVERALL SITE BALANCE AS A RESULT OF FIELD CONDITIONS.
- ALL UNSURFACED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL AND BE SEEDED, MULCHED, AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- THIS GRADING PLAN IS BASED ON A TOPOGRAPHIC SURVEY. SOME FIELD ADJUSTMENTS MAY BE NECESSARY AT POINTS WHERE PROPOSED GRADES MEET EXISTING. REVIEW ANY REQUIRED CHANGES WITH JSD PRIOR TO CONSTRUCTION OF WORK.
- PROPERTY CORNER MARKERS SHALL BE CAREFULLY PROTECTED. MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- PROPOSED CONTOURS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. ALL CONSTRUCTION SHALL BE BASED UPON PROPOSED SPOT ELEVATIONS WHERE PROVIDED.
- PARKING LOT AND DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES, NOT TOP OF CURB GRADES, UNLESS OTHERWISE NOTED.
- ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS DEPICTED IN THE PLANS.
- GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS, WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT PONDING, AND IF NECESSARY, PUMPING TO ALLEVIATE PONDING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSUITABLE SOILS CREATED/ORIGINATED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS DUE TO WEATHER.
- THE CONTRACTOR IS RESPONSIBLE FOR MEETING MINIMUM COMPACTION STANDARDS AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL ENGINEERING REPORT FOR SITE COMPACTION REQUIREMENTS. THE CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTION CANNOT BE

- OBTAINED. THE PROJECT'S GEOTECHNICAL CONSULTANT SHALL DETERMINE WHICH IN-SITU SOILS ARE TO BE CONSIDERED UNSUITABLE SOILS. THE ENGINEER/OWNER AND GEOTECHNICAL TESTING CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.
- IN THE EVENT THAT ANY MOISTURE-DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY TO BRING THE MATERIAL INTO COMPLIANCE AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.
 - THE CONTRACTOR SHALL IMMEDIATELY NOTIFY JSD/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
 - CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.
 - THE SITE SHALL BE COMPLETED TO WITHIN 0.10'-FT (+/-) OF THE PROPOSED GRADES AS INDICATED WITHIN THE PLANS PRIOR TO PLACEMENT OF TOPSOIL OR STONE. CONTRACTOR IS ENCOURAGED TO SEQUENCE CONSTRUCTION SUCH THAT THE SITE IS DIVIDED INTO SMALLER AREAS TO ALLOW STABILIZATION OF DISTURBED SOILS IMMEDIATELY UPON COMPLETION OF INDIVIDUAL SMALLER AREAS.
 - CONTRACTOR SHALL CONTACT "DIGGER'S HOTLINE" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING SAID UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
 - WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE AUTHORITY HAVING JURISDICTION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID AUTHORITY. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
 - CONTRACTOR SHALL COMPLY WITH ALL CITY AND/OR STATE CONSTRUCTION STANDARDS/ORDINANCES.
 - CONTRACTOR SHALL PROVIDE NOTICE TO THE MUNICIPALITY IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
 - ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD/SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
 - CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
 - CONTRACTOR TO DEEP TILL ALL COMPACTED PREVIOUS SURFACES PRIOR TO SODDING AND/OR SEEDING AND MULCHING.
 - ALL SLOPES 20% OR GREATER SHALL RECEIVE TEMPORARY SEED AND MULCH, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.
 - ALL EXPOSED SOIL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 30 DAYS AND REQUIRE VEGETATIVE COVER FOR LESS THAN 1 YEAR, REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1029 AND CITY OF RACINE ORDINANCES.

EROSION CONTROL NOTES

- ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN WISCONSIN'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES' (WDNR) TECHNICAL STANDARDS AND THE CITY OF NEW BERLIN ORDINANCES. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THESE STANDARDS PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
- THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY JSD OR AUTHORITY HAVING JURISDICTION SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- MODIFICATIONS TO THE APPROVED EROSION CONTROL PLAN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS. CONTRACTOR IS RESPONSIBLE TO NOTIFY JSD AND AUTHORITY HAVING JURISDICTION OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS. ALL MODIFICATIONS MUST BE APPROVED BY JSD/AUTHORITY HAVING JURISDICTION PRIOR TO DEVIATION FROM THE APPROVED PLAN.
- INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCE(S) AND SILT FENCE) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES FROM SEDIMENT TRANSPORT.
- CONSTRUCTION ENTRANCE(S) SHALL BE INSTALLED AT THE LOCATION OF VEHICLE INGRESS/EGRESS POINT(S) AS SHOWN ON THE PLAN. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION(S) WITH THE PROPER AUTHORITY HAVING JURISDICTION, PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS AND PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE PRIOR APPROVED BY THE APPLICABLE AUTHORITY HAVING JURISDICTION PRIOR TO INSTALLATION. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
- PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEEP AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE AUTHORITY HAVING JURISDICTION.
- ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
- DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.
- CONTRACTOR SHALL SUBMIT PLAN FOR LOCATION OF TEMPORARY TOPSOIL STOCKPILES TO ENGINEER FOR APPROVAL. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES. IF STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A "TACKIFIER".
- EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER PRIOR TO THE COMPLETION OF EACH WORK DAY.
- DEWATERING, IF NECESSARY, SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL SPECIFICATION 1061. PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS.
- GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. EROSION AND SEDIMENT CONTROL MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES. ALL DISTURBED AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF FOURTEEN (14) DAYS REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS.
- ALL DISTURBED SLOPES EXCEEDING 4:1 YET LESS THAN 3:1, SHALL BE STABILIZED WITH NORTH AMERICAN GREEN 5758N EROSION MATTING (OR APPROVED EQUAL) OR APPLICATION OF AN APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED WITHIN 7 DAYS OF REACHING FINAL GRADE AND/OR AS SOON AS CONDITIONS ALLOW. DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING, EROSION MATTING AND/OR NETTING USED ON-SITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNR TECHNICAL STANDARDS 1052 AND 1053.
- STABILIZATION PRACTICES:**

STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:

 - THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
 - CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS. IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.
 - STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME OF CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
 - PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
 - TEMPORARY SEEDING: MAY CONSIST OF SPRING OATS (100LB/ACRE) AND/OR WHEAT OR CEREAL RYE (150LB/ACRE)
 - HYDRO-MULCHING WITH A TACKIFIER
 - GEOTEXTILE EROSION MATTING
 - SODDING

WITHIN PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE OF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT THEIR EXPENSE. REFER TO WDNR TECHNICAL STANDARD 1068.
- DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE VISUALLY INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM ON A DAILY BASIS.
- MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER HAS

- BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES. DISTURBANCE ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
- QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL 0.5-INCH, OR MORE, PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERVAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT. REPORTING SHALL BE IN ACCORDANCE WITH PART IV D.4. (a-f). OF THE NPDES GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.
 - THE FOLLOWING MAINTENANCE PRACTICES SHALL BE USED TO MAINTAIN, IN GOOD AND EFFECTIVE OPERATING CONDITIONS, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES, AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN. UPON IDENTIFICATION, DEFICIENCIES IN STORMWATER CONTROLS SHALL BE ADDRESSED IMMEDIATELY. THE MAINTENANCE PROCEDURES FOR THIS DEVELOPMENT SHALL INCLUDE, BUT NOT BE LIMITED TO THOSE LISTED BELOW:
 - SILT FENCE - REPAIR OR REPLACE ANY DAMAGED FILTER FABRIC AND/OR STAKES. REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE ABOVE GROUND HEIGHT OF THE FENCE.
 - CONSTRUCTION ENTRANCE - AS NEEDED, ADD STONE TO MAINTAIN CONSTRUCTION ENTRANCE DIMENSIONS AND EFFECTIVENESS.
 - EROSION CONTROL MATTING - REPAIR MATTING IMMEDIATELY IF INSPECTION REVEALS BREACHED OR FAILED CONDITIONS. REPAIR AND RE-GRADE SOIL WHERE CHANNELIZATION HAS OCCURRED.
 - DIVERSION BERM/SWALE - REPLACE OR RE-COMPACT THE CONSTRUCTION MATERIALS AS NECESSARY.
 - ADDITIONAL POLLUTANT CONTROL MEASURES TO BE IMPLEMENTED DURING CONSTRUCTION ACTIVITIES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
 - CONSTRUCTION WASTE SHALL BE PROPERLY DISPOSED OF. THIS INCLUDES ALL CONSTRUCTION SITE WASTE, MATERIAL, SANITARY WASTE, AND WASTE FROM VEHICLE TRACKING OF SEDIMENTS. THE CONTRACTOR SHALL ENSURE THAT NO MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, BURNED, OR DISCHARGED TO THE WATERS OF THE STATE. VEHICLES HAULING MATERIAL AWAY FROM THE SITE SHALL BE COVERED WITH A TARP/ULIN TO PREVENT BLOWING DEBRIS.
 - DUST CONTROL SHALL BE ACCOMPLISHED BY ONE OR MORE OF THE FOLLOWING METHODS:
 - COVERING 30% OR MORE OF THE SOIL SURFACE WITH A NON-ERODIBLE MATERIAL.
 - ROUGHENING THE SOIL TO PRODUCE RIDGES PERPENDICULAR TO THE PREVAILING WIND. RIDGES SHALL BE AT LEAST SIX (6) INCHES IN HEIGHT.
 - FREQUENT WATERING OF EXCAVATION AND FILL AREAS.
 - PROVIDING GRAVEL OR PAVING AT ENTRANCE/EXIT DRIVES, PARKING AREAS AND TRANSIT PATHS.
 - STREET SWEEPING SHALL BE PERFORMED TO IMMEDIATELY REMOVE ANY SEDIMENT TRACKED ON PAVEMENTS.
 - CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WDNR REQUIREMENTS AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNR REQUIREMENTS.



CREATE THE VISION TELL THE STORY

jsdinc.com

MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:



CLIENT ADDRESS:
1779 WEST LIBERTY LANE
NEW BERLIN, WI 53146

PROJECT:
17400 W. NATIONAL AVE.

PROJECT LOCATION:
17400 WEST NATIONAL AVENUE
NEW BERLIN, WI 53146

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Designed By: JJS
Reviewed By: TJB
Approved By: TJB
SHEET TITLE:

GRADING & EROSION CONTROL PLAN

SHEET NUMBER:

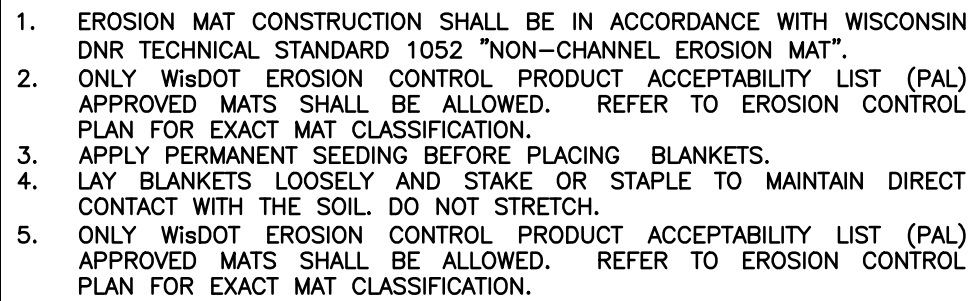
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JSD PROJECT NO: 24-14249

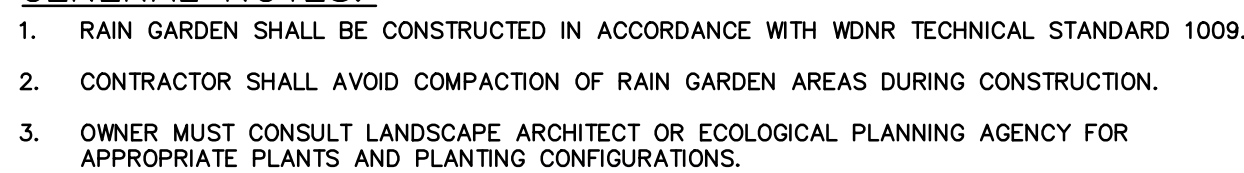
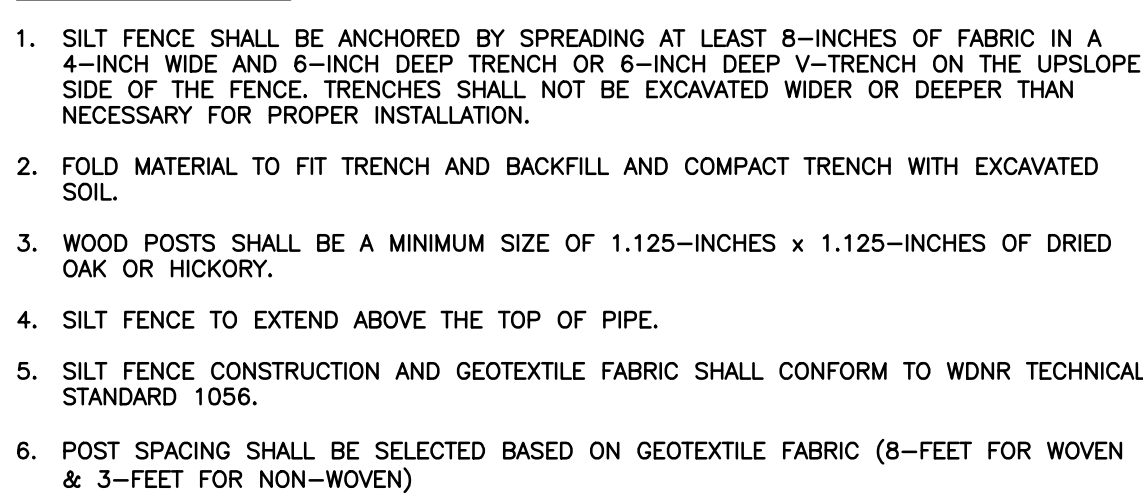


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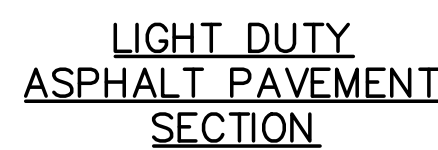
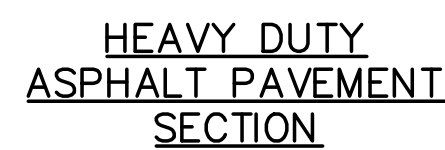
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EROSION MATTING
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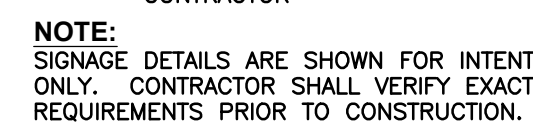


RAIN GARDEN CROSS SECTION
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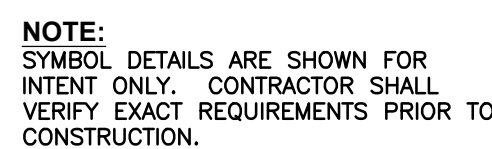


**PAVEMENT SECTIONS TO BE
VERIFY BY GEOTECH**

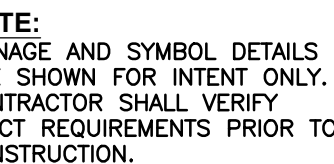
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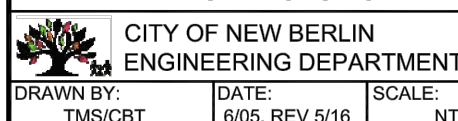
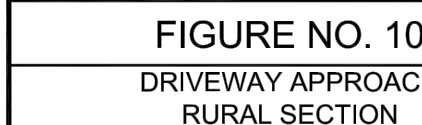
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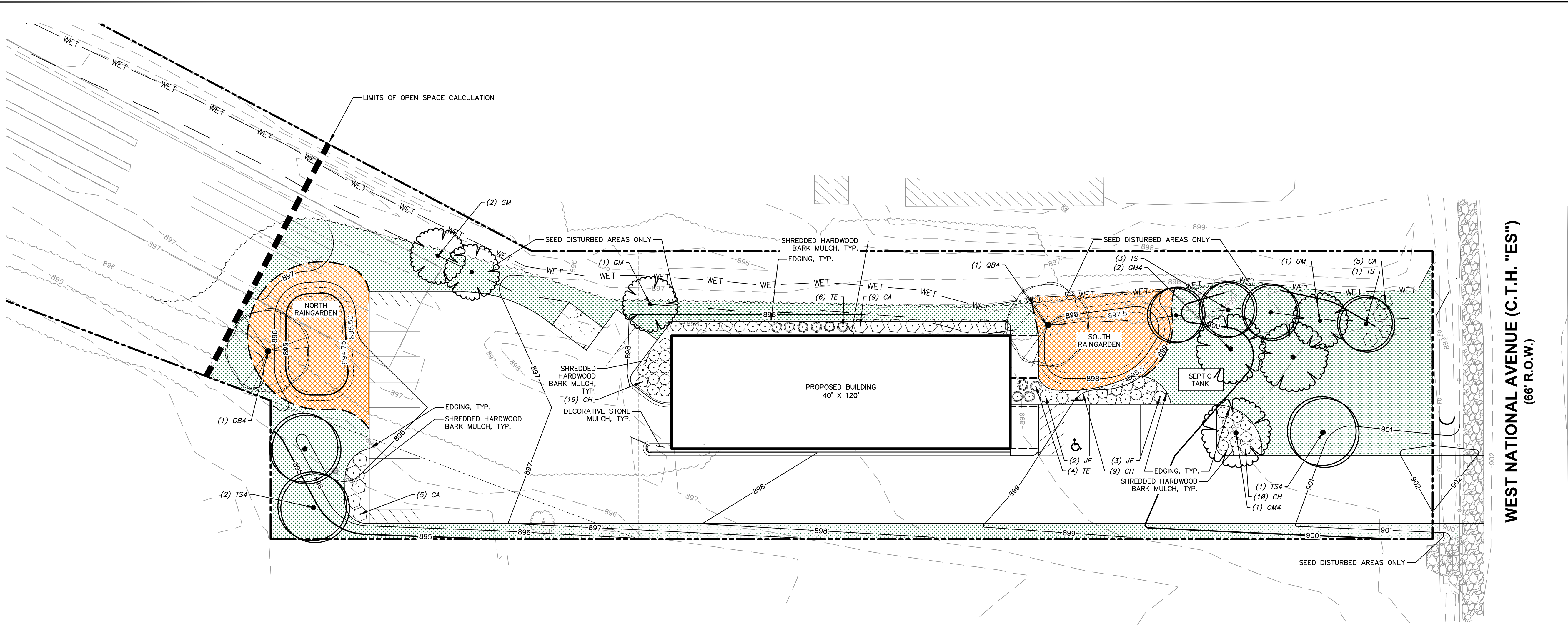


PAINTED SYMBOL
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SIGN DETAILS



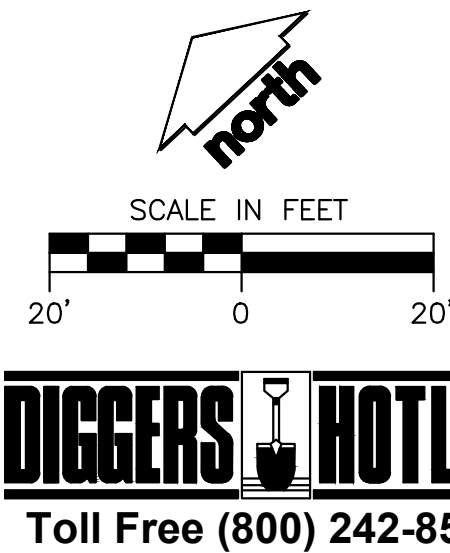


PLANT SCHEDULE					
DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	GM4	Ginkgo biloba 'Magyar' / Magyar Ginkgo	B & B	4"Cal	3
	GM	Ginkgo biloba 'Magyar' / Magyar Ginkgo	B & B	2"Cal	4
	QB4	Quercus bicolor / Swamp White Oak	B & B	4"Cal	2
	TS	Tilia americana 'Sentry' / American Linden	B & B	2"Cal	4
	TS4	Tilia americana 'Sentry' / American Linden	B & B	4"Cal	3
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	CH	Clethra alnifolia 'Hummingbird' / Hummingbird Summersweet	5 gal		38
	CA	Cornus sericea 'Alleman's Compact' / Dwarf Red Twig Dogwood	5 gal		19
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	JF	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 gal		5
	TE	Taxus x media 'Everlow' / Everlow Yew	5 gal		10

MUNICIPAL LANDSCAPE REQUIREMENTS		
POINT REQUIREMENT 1:	Open Space	
Calculation:	23,087 SF Open Space	
Tree Calculation Formula:	1 Tree and 3 Shrubs per 3,600 SF Open space	
Shrub Calculation Formula:	(23,087 SF Open Space / 3,600 SF) = 6.4	
Total Points Required:	7 Trees and 20 Shrubs	
Trees	Species: Scientific Name	Species: Common Name
	Quercus bicolor	Swamp White Oak
	Tilia americana 'Sentry'	American Linden
		Quantity
		2
		5
		7
Shrubs	Species: Scientific Name	Species: Common Name
	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet
	Cornus sericea 'Alleman's Compact'	Dwarf Red Twig Dogwood
	Taxus x media 'Everlow'	Everlow Yew
		Quantity
		11
		5
		4
		20
POINT REQUIREMENT 2a:	Parking Lot Perimeter (Side Lot Line)	
Calculation:	235 LF Parking Lot Perimeter	
Tree Calculation Formula:	1 Tree per 30 LF and 1 Shrub per 5 LF	
Shrub Calculation Formula:	(235 LF / 30 LF) = 7.8	
Total Points Required:	(235 LF / 5 LF) = 47	
	8 Trees and 47 Shrubs	
Trees	Species: Scientific Name	Species: Common Name
	Ginkgo biloba 'Magyar'	Magyar Ginkgo
	Tilia americana 'Sentry'	American Linden
		Quantity
		7
		1
		8
Shrubs	Species: Scientific Name	Species: Common Name
	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet
	Cornus sericea 'Alleman's Compact'	Dwarf Red Twig Dogwood
	Juniperus chinensis 'Sea Green'	Sea Green Juniper
		Quantity
		25
		14
		8
		47
POINT REQUIREMENT 2b:	Parking Lot Perimeter (Arterial Street)	
Calculation:	18 LF Parking Lot Perimeter	
Tree Calculation Formula:	1 Tree per 20 LF and 1 Shrub per 5 LF	
Shrub Calculation Formula:	(18 LF / 20 LF) = 9	
Total Points Required:	(18 LF / 5 LF) = 3.6	
	1 Tree and 4 Shrubs	
Trees	Species: Scientific Name	Species: Common Name
	Tilia americana 'Sentry'	American Linden
		Quantity
		1
		1
Shrubs	Species: Scientific Name	Species: Common Name
	Taxus x media 'Everlow'	Everlow Yew
		Quantity
		6
		6

- ### GENERAL NOTES
- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
 - ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 - JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
 - DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
 - THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
 - REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN
 - CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
 - DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION, AND FINISH GRADING ARE COMPLETE

LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	BUILDING OUTLINE
	BUILDING OVERHANG
	EDGE OF PAVEMENT
	STANDARD CURB AND GUTTER
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	PROPOSED 1 FOOT CONTOUR
	PROPOSED 5 FOOT CONTOUR
	EXISTING 1 FOOT CONTOUR
	EXISTING 5 FOOT CONTOUR
	POLYETHYLENE EDGING
	SEEDING LIMITS
	SEED MIX - RAINWATER RENEWAL
	SEED MIX - TURFGRASS



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MILWAUKEE REGIONAL OFFICE
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P. 262.513.0666

CLIENT:

ELITE EXTERIORS LLC

CLIENT ADDRESS:
1779 WEST LIBERTY LANE
NEW BERLIN, WI 53146

PROJECT:
17400 W. NATIONAL AVE.

PROJECT LOCATION:
17400 WEST NATIONAL AVENUE
NEW BERLIN, WI 53146

DESIGNED BY: MWS
REVIEWED BY: TJB
APPROVED BY: TJB

SHEET TITLE:
LANDSCAPE PLAN

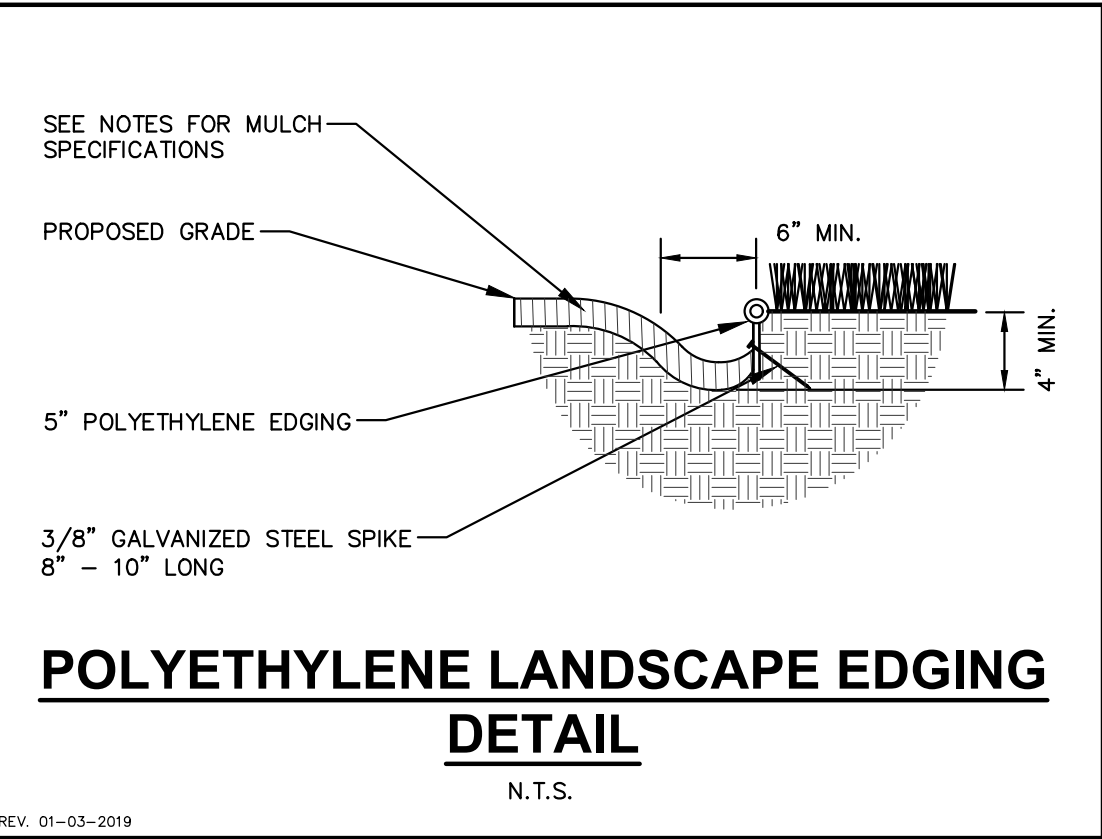
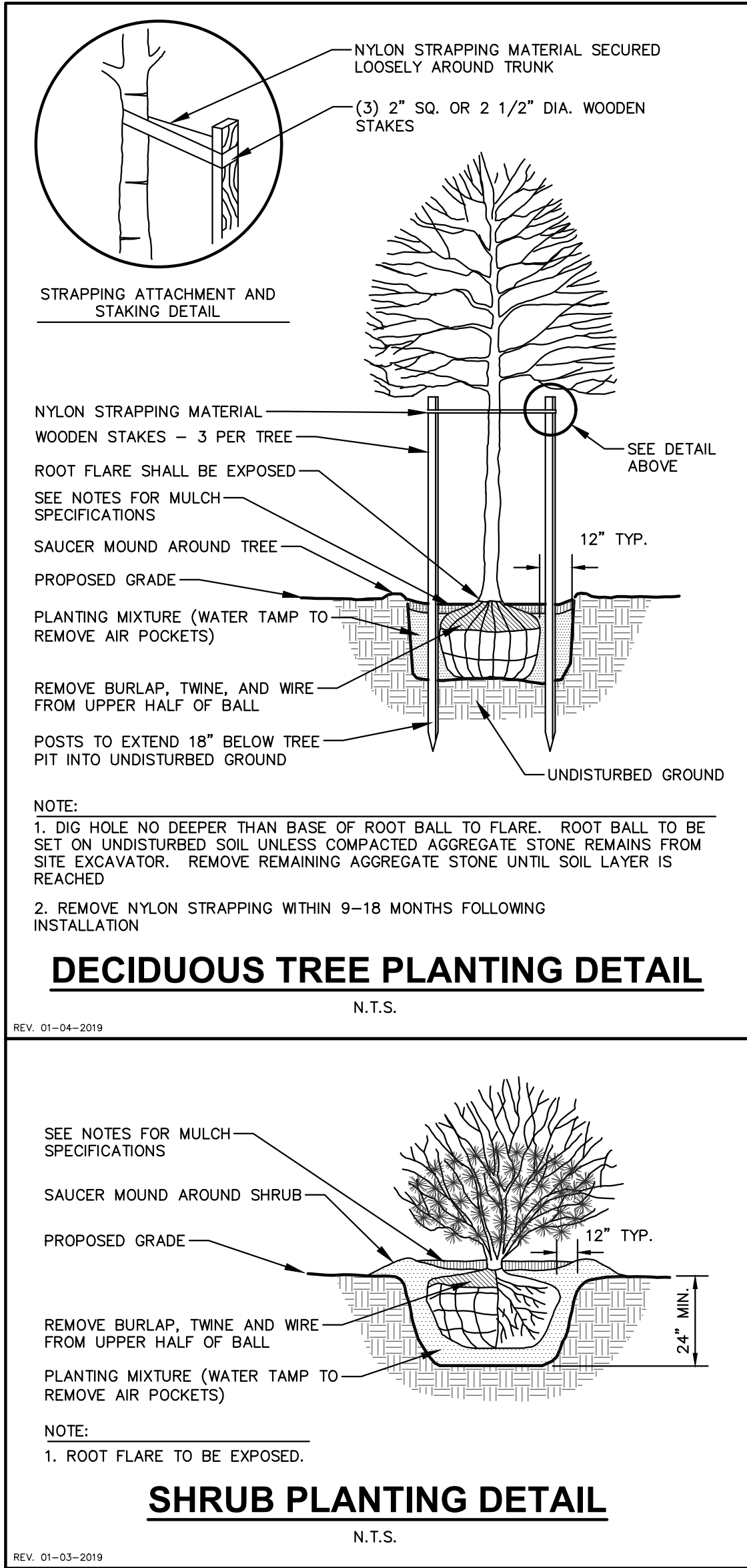
SHEET NUMBER:
L1.0

JSD PROJECT NO: 24-14249

PLANT MODIFICATIONS:

#	Date:	Description:
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THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.



GENERAL NOTES

- GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-242-8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
- MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
- CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL, REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL AND BRANCHES, BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. OTHERWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
- ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

LANDSCAPE MATERIAL NOTES

- MATERIALS - PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
- MATERIALS - TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
- MATERIALS - SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
- MATERIALS - DECORATIVE STONE MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE DECORATIVE STONE MULCH SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. DECORATIVE STONE MULCH TYPE, SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
- MATERIALS - TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 5' DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3-INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
- MATERIALS - POLYETHYLENE EDGING: EDGING SHALL BE 5" DEEP. POLYETHYLENE EDGING, OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
- MATERIALS - TREE PROTECTION: ALL TREES TO BE INSTALLED WITH LDPE TREE GUARDS AS MANUFACTURED BY A.M. LEONARD HORTICULTURAL TOOL & SUPPLY CO., OR APPROVED EQUAL.

SEEDING NOTES

- MATERIALS - TURFGRASS SEED MIX: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPET'S "MADISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS. PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED-FREE.
- MATERIALS - RAINWATER RENEWAL SEED MIX: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL BE BROADCAST SEEDDED WITH "RAINWATER RENEWAL" SEED MIX, AS PROVIDED BY AGRECOL, LLC, 10101 N. CASEY RD, EVANSVILLE, WISCONSIN, 53536, TEL. 608-223-3571 (OR APPROVED EQUIVALENT). INSTALL SEED WITH SUPPLEMENTAL MATERIALS AND AMENDMENTS AS RECOMMENDED BY SEED SUPPLIER AND AT RATES AND OPTIMUM TIMES OF THE YEAR AS RECOMMENDED BY THE SEED SUPPLIER TO ENSURE SUCCESSFUL GERMINATION AND SEED/ROOT ZONE GROWTH DEVELOPMENT. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION.

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

- GUARANTEE:** THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.**
- MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS AND SEEDED LAWN AREAS:** THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MAINTAINED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
- MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.**



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MILWAUKEE REGIONAL OFFICE
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WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:



CLIENT ADDRESS:

1779 WEST LIBERTY LANE
NEW BERLIN, WI 53146

PROJECT:

17400 W. NATIONAL AVE.

PROJECT LOCATION:

17400 WEST NATIONAL AVENUE
NEW BERLIN, WI 53146

PLAN MODIFICATIONS:

#	Date:	Description:
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Designed By: MWS
Reviewed By: TJB
Approved By: TJB

SHEET TITLE:

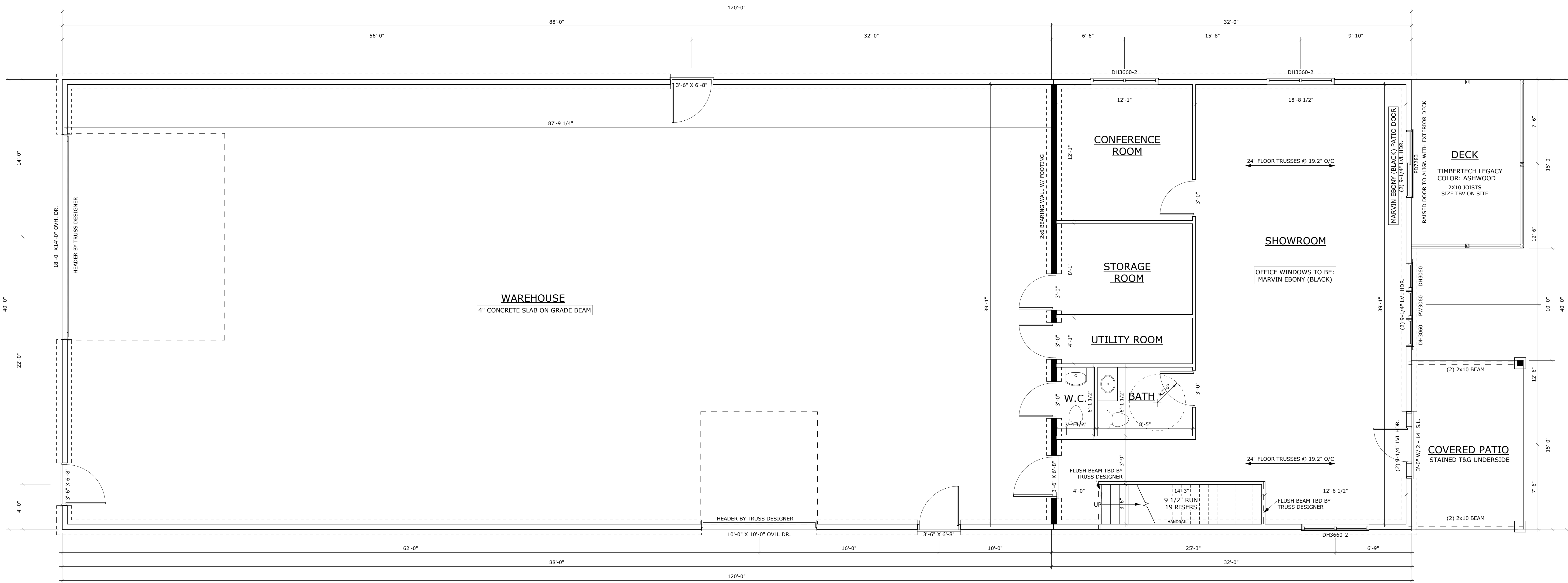
**LANDSCAPE DETAILS
AND NOTES**

SHEET NUMBER:

L2.0

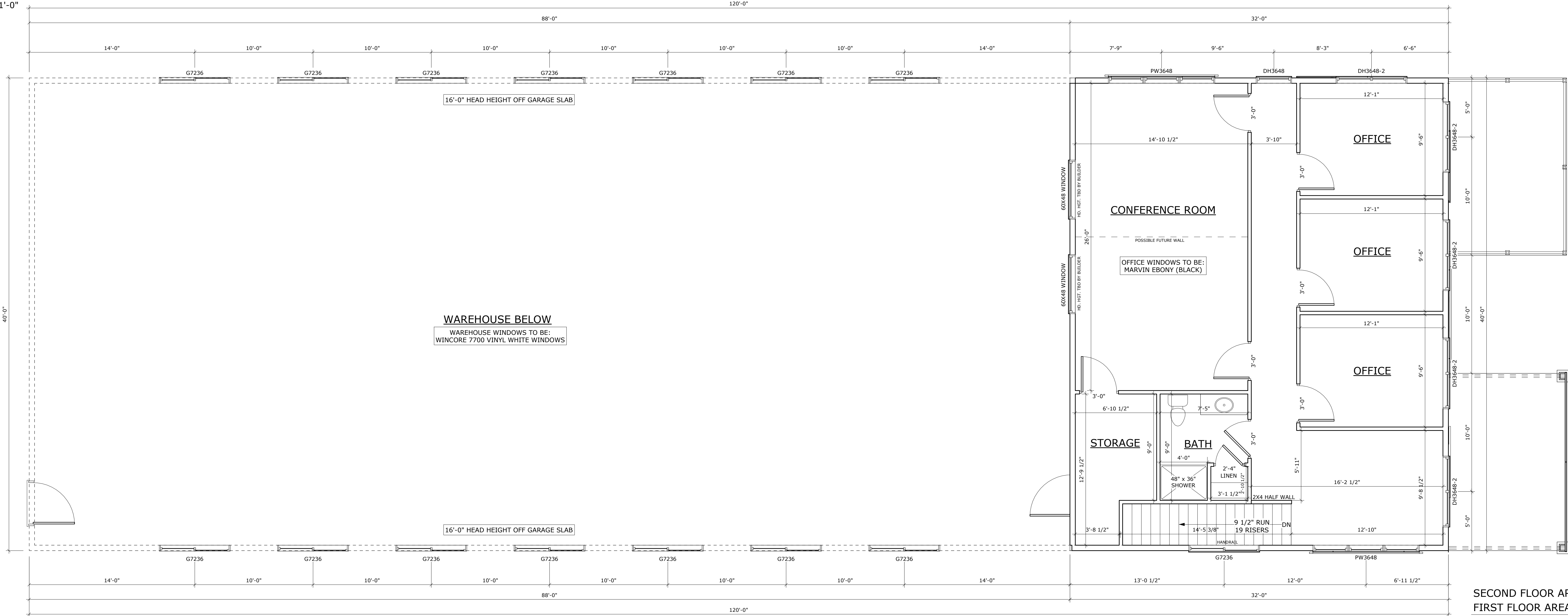
JSD PROJECT NO:

24-14249



FIRST FLOOR PLAN

1/4" = 1'-0"



SECOND FLOOR PLAN

1/4" = 1'-0"

SECOND FLOOR AREA = 1224 SF
FIRST FLOOR AREA = 1084 SF
TOTAL AREA 2308 SF

GARAGE FLOOR AREA = 3716 SF

FINAL PLAN

DRAWN BY: L. HARRON SCALE: 1/4" = 1'-0" SHEET NO: A3 PROJECT NO: T24-155-NB	 DrexelTeam.com	ELITE EXTERIORS SHOP 17400 WEST NATIONAL AVE. NEW BERLIN, WI 53146 ELITE EXTERIORS	PRELIMINARY PLAN A BID PLAN A FINAL PLAN A	4/11/2024 LH	4/17/2024 LH
			COPYRIGHT © 2024 Copyright 2024, Drexel Team LLC. All rights reserved. This document is the property of Drexel Team LLC. No part of this document may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage or retrieval system, without permission in writing from Drexel Team LLC. The user of this document is hereby notified that the user is not to be held responsible for any errors or omissions in this document. The user is to be held responsible for any errors or omissions in this document.		
			Drexel Team LLC 17400 West National Ave. New Berlin, WI 53146 Tel: 262.546.1111 Fax: 262.546.1112 www.drexelteam.com		



Plan Commission MEETING MINUTES

May 6, 2024 - 6:00 PM
Council Chambers
3805 S. Casper Drive

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

MINUTES

1. PUBLIC HEARING(S)

- A.** (1) KH CP-2400415 Yonatan Zvi - 15201 W. Greenfield Avenue (Tax Key #: 1158.998) - Public hearing to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 – Land Use and Chapter 11 – “Neighborhood A” Greenfield Avenue) from Mixed Use Residential to Suburban Commercial. (Join Public Hearing 6:00 PM)
Kristen Hogan introduced the Public Hearing Item to the Plan Commission.

Mayor Ament asked if there were any questions for clarification. There were none.

Mayor Ament asked if there was anyone wishing to speak in favor of the public hearing. There were none.

Mayor Ament asked if there was anyone wishing to speak in opposition of the public hearing. There were none.

Mayor Ament asked if there were questions and/or comments from Plan Commissioners. There were none.

- B.** (1) KH RZ-2400416 Yonatan Zvi - 15201 W. Greenfield Avenue (Tax Key #: 1158.998) & 15205 W. Greenfield Avenue (Tax Key #: 1158.999.001) - Public hearing to rezone from B-1 and R-5 to B-1 and B-2. (Joint Public Hearing 6:00 PM)
Kristen Hogan introduced the Public Hearing Item to the Plan Commission.

Mayor Ament asked if there were any questions for clarification. There were none.

Mayor Ament asked if there was anyone wishing to speak in favor of the public hearing. There were none.

Mayor Ament asked if there was anyone wishing to speak in opposition of the public hearing. There were none.

Mayor Ament asked if there were questions and/or comments from Plan Commissioners. Alderman Stribl stated for clarification purposes that approximately 11.5 years ago when the Plan Commission had approved the development, it was proposed that the future subsequent land, once the owner passes on, would get converted into a B-2 rezoning.

- C.** (5) NJ RZ-2202317 Austin Workman with Workman Enterprises LLC - 19000 W. Lincoln Avenue (Tax Key #'s: 1172-994, 1172-998-003, 1172-998 and 1167-996-001) - Public hearing to rezone from C-1 and C-2 to M-1. (Public Hearing 6:01 PM)
Greg Kessler introduced the Public Hearing Item to the Plan Commission.

Mayor Ament asked if there were any questions for clarification. There were none.

Mayor Ament asked if there was anyone wishing to speak in favor of the public hearing. Comments were given by the following:

- Jesse Ball, 15945 W. Monterey Drive, New Berlin WI 53151

- Joshua Davids, S78 W15423 Foxhill Circle, Muskego WI 53150
- Steven Hornak, 19331 W. Norwood Drive, New Berlin WI 53146
- Scott Dickmann, comments submitted via email on 5/6/2024 @ 4:34PM

Mayor Ament asked if there was anyone wishing to speak in opposition of the public hearing. There were none.

Mayor Ament asked if there were questions and/or comments from Plan Commissioners. Alderman Stribl stated this was a great use of space to make it more cohesive. He also added that using the land for what it was intended adds value to the neighborhood.

2. **PRIVILEGE OF THE FLOOR**

None

3. **CALL TO ORDER, PLEDGE OF ALLEGIANCE**

Mayor Ament called the meeting to order at 6:26Pm and led the Pledge of Allegiance.

4. **ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE**

Community Relations Specialist Joelle Erickson took the roll call as follows:

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

Staff Present: DCD Director Greg Kessler, City Attorney Mark Blum, Deputy Director of Community Development Nikki Jones, Principal Planner Kristen Hogan, Community Relations Specialist Joelle Erickson

5. **APPROVAL OF MINUTES**

A. March 4, 2024 Meeting Minutes

MOTION: Motion to Approve March 4, 2024 Minutes

VOTE: Motion by: Alderman Stribl
Second by: Commissioner Schulpus
Motion Passes 5-0

*Commissioner McGrath and Commissioner Anderson abstain from voting due to being absent from March 4, 2024, Plan Commission meeting.

6. **PLAN COMMISSION SECRETARY'S REPORT**

No Report

7. **CONTINUED BUSINESS**

None

8. **NEW BUSINESS**

A. (3) KW UA-2302263 Bob Rowe with PA Studio LLC on behalf of Greenfield Pub – 16461 W. Greenfield Ave (Tax Key #: 1162.177) – Use, Site, and Architecture for a window and request to modify yard requirement per 275-42A(7) to allow a patio in the front yard.

MOTION: Motion to Approve

VOTE: Motion by: Commissioner Anderson
Second by: Commissioner Stribl
Motion Passes 7-0

9. **PENDING**

A. (1) NJ RZ-2301727 Jordan Chapman with ALRIG USA (DBA New Berlin Retail Management II LLC - 1401 S. Moorland Road (Tax Key # 1161995-001) - Rezone from B-1/PUD & C-2 to B-2/PUD & C-2. (PUBLIC HEARING 10/2/2023)

B. (2) KH UA-2301943 McCON Building Corporation - 14855 W. National Avenue - Culver's Site Improvements

10. COMMUNICATIONS

None

11. ADJOURN

MOTION: Motion to Adjourn at 6:32PM

VOTE: Motion by: Commissioner Rafel
Second by: Alderman Stribl
Motion Passes 7-0

***Respectfully Submitted,
Joelle Erickson, Community Relations Specialist***

STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT/PROJECT: Robert Gosse with The Sigma Group on behalf of Oshkosh AAP LLC (owner) / Tsunami Express Car Wash (Formerly SilverStar Car Wash)

LOCATION: 15301 W. Coffee Road

REQUEST: Use, Site and Architecture approval to amend the approved architecture from red architectural metal panel to a blue architectural metal panel for a Tsunami Express Car Wash located at 15301 W. Coffee Road.

D.R.C. RECOMMENDATION: Recommend approval of the Use, Site and Architecture to amend the approved architecture from red architectural metal panel to a blue architectural metal panel for a Tsunami Express Car Wash located at 15301 W. Coffee Road, subject to the application, plans on file and the following conditions:

ALL CONDITIONS REMAIN THE SAME AS THE ORIGINAL PLAN COMMISSION APPROVAL ON MAY 8, 2023.

1. PLANNING

- a. All plans shall be updated to match the revised site plan dated February 15, 2023. This plan proposes one ingress & egress to Coffee Road and eliminates the right turn only egress to Coffee Road, removes the bypass lane on the west side of the property and reduces the overall amount of pavement. Note, the sidewalk shall be 8' where it abuts parking and 5' where it accesses Coffee Road. Review pavement marking in Coffee Road with Engineering staff.
- b. Architecture Review Committee approval required.
- c. Plan of Operation
 - i. Applicant shall adhere to the submitted plan of operation.
 - ii. The applicant is proposing to construct a 4,800 square foot car wash.
 - iii. Employee and customer parking shall be contained on site.
 - iv. Plans shall meet the B-2, General Retail Sales and Service District, requirements in Section 275-34B(2).
- d. Dumpsters and roof, ground and wall mechanical equipment shall be properly screened from the street and public view in accordance with Section 275-56G of the Zoning Code. Please call that information out on plans and submit line of sight drawings.
- e. All permanent and temporary signs require a Sign Application to be filed prior to installation.
- f. Parking along the base setback line (along Coffee Road) is required to be 10'.
- g. Approval of the Landscaping Plan and payment of all installation and maintenance

sureties is required. Landscape plans shall meet all the requirements of Article VIII Section 275-53 through 275-56 of the City's Zoning Code.

- i. Applicant shall provide a final list of trees to be removed. Removal of significant trees shall be replaced per the tree replacement schedule outlined in §275-54B(6) of the Zoning Code.
 - ii. Final landscape fee will be calculated upon final submittal.
- h. The CSM shall be recorded prior to the issuance of this Zoning Permit.
- i. Per Zoning Code Section 275-60E, Noise a sound study was requested. The plan will be kept on file with DCD. Should any substantiated complaints be filed with Code Compliance, DCD staff will investigate the issues and follow up with SilverStar Car Wash. Additional noise mitigation measures may need to be taken.
 - i. Based on the communication from the Aerodry representative, there are noise attenuating methods that could be applied to the equipment.
 - ii. The Sound study dated February 2023 shows that the sound level at the property line will be around 60 dBA. As compared to the Sound pressure levels chart, this would be equivalent to "Normal Speech". The Sound Study is available in the Department of Community Development.

2. INSPECTION

- a. Building plans shall be signed and stamped by a licensed architect or professional engineer per the Wisconsin Enrolled Commercial Building Code (SPS.361.31).
- b. Building plans shall be approved by the State of Wisconsin Department of Commerce Safety and Buildings Division (SPS.361.60). State letter required with permit application.
- c. Apply and obtain appropriate building, HVAC, electric, plumbing and fire permits from the City of New Berlin Building Inspection Division.
- d. Plumbing: State review is required. All work must follow the State Approved Plumbing Plans.
- e. The building shall be fully accessible from the parking lot to the interior elements SPS.363.1101 and ICC/ANSI A117.1).
- f. Demolition: Separate 'Wrecking' permit required for the demolition of the house and garage.

3. ENGINEERING

- a. The proposed pavement marking modifications to Coffee Road shall be shown on the plans. See picture in letter.
 - i. Some additional pavement marking modifications may be needed to establish the left turn lane into the development. Contact the Engineering department to discuss with the pavement marking contractor at the time of restriping.
- b. The proposed driveway approach detail will be a modified version of D.H. Figure No. 12 with the sidewalk along the back of curb and the driveway approach section just south of that.
- c. Coffee Road was resurfaced in 2022. The City has a road cut moratorium policy for a

period of 5 years after resurfacing. DCD will determine if a road cut will be allowed for the water, sewer, and storm sewer connections. If so, the applicant shall provide an additional \$5,000 dollar surety deposit for a holding period of 4 years, at which time this would be the end of the moratorium. If DCD staff deems no surety is necessary or required it may release said surety.

- d. Verify that the water and sanitary laterals to the existing home were removed at the main.
- e. Per the TIA, work with Waukesha County to optimize the signal timing at the National Ave. and Coffee Road intersection.
- f. Provide a copy of the revised signal timing.
- g. The lighting shall conform to the New Berlin City Center guidelines. Submit a light pole detail for approval before ordering.
- h. The lighting schedule does not match the Cut Sheets and the Cut sheets need to be project specific. Resubmitting the example that was sent for use of the designer does not provide assurances that the correct lights will be supplied.
- i. The City does allow a 23-foot pole as well.
- j. Provide cut sheets for the wall units as well.

4. STORM WATER UTILITY

- a. WDNR NOI required.
- b. Total areas in the model are not equal. What and where is the "unconnected" area that is modeled? It is not part of the existing model.
- c. MMSD Chapter 13 Green Infrastructure required for greater than 5,000 sf but less than 0.5 acres impervious. Site is increasing impervious by over a 0.5 acre therefore MMSD Chapter 13 requirements shall be met. Update modeling to meet MMSD Chapter 13 requirements, recommend volumetric procedure. SWMP Maintenance Agreement is required; City of New Berlin boilerplate agreement is available online.
- d. A grading recert is required per DH Section VI.D.7. If stormwater management devices are to be used as sediment control devices for erosion control during construction, a certification is required prior to Building Permit and a recertification is required prior to Occupancy.

5. FIRE DEPARTMENT

- a. Key for Knox box is required.
- b. Provide fire extinguishers every 75' of travel.
- c. Maintain egress/emergency lighting throughout.
- d. Maintain 24' fire access width for fire lane.

6. SEWER UTILITY

- a. Maintain a 5 feet minimum horizontal clearance from any water main and sanitary sewer pipes and structures.
- b. Maintain 18 inches vertical clearance when crossing any pipes and structures.
- c. Please call Jim Hart at New Berlin Water Utility with Questions.

d. If a conflict occurs, conduits will be removed at the owner's expense.

Attachments:

Applicant letter
Revised elevations & Rendering
Original Staff Report from the May 8, 2023 PC Meeting
Zoning Permit for approved project.

On File and Available for Review in the Department of Community Development (DCD)

Traffic Impact Analysis (TIA)
Noise Impact Study dated February 2023

April 17, 2024

Project Reference #21259/ 21934

Nikki L. Jones
Deputy Director
Department of Community Development
3805 S. Casper Drive
New Berlin, WI 53151

Re: Car Wash, 15301 Coffee Road

Dear Ms. Jones,

As you know, the design for the car wash at 15301 Coffee Road was approved by the Architectural Review Committee and Plan Commission. The approved design has, among other details, exterior elements including MetlSpan Insulated Metal Panel in a red color. The property owner (Oshkosh AAP LLC) and the applicant (The Sigma Group) are finalizing the signage and trade dress details and we have decided to remove the red color elements. No other changes are being made to the operations or overall site plan elements.

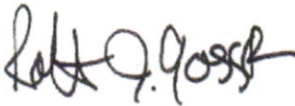
We understand that the Architectural Review Committee and Plan Commission can approve such an amendment upon request so with this letter we are filing the required developer deposit of \$3,000.00 for the City's review costs.

Once our design team completes the updated materials we will file revised elevations and renderings and deliver to City Hall the boards with materials and color samples. Those additional materials will be filed on or before April 30th in order to be scheduled for review at the June 3rd meetings.

Please call us if you have any questions or need additional information. We look forward to this final review step, receiving building permits, and commencing construction.

Respectfully submitted,

THE SIGMA GROUP, INC.



Robert J. Gosse, AIA
Senior Project Manager

PROJECT INFORMATION

PROPOSED NEW CAR WASH
TSUNAMI EXPRESS
15300 W. NATIONAL AVE • NEW BERLIN, WI 53151

PROFESSIONAL SEAL

PRELIMINARY DATES
APR. 25, 2024
APR. 29, 2024

JOB NUMBER
240105200

SHEET NUMBER

A2.0

NOT FOR CONSTRUCTION

EXTERIOR MATERIAL KEY

- 1 **THIN BRICK VENEER**
MFR: COUNTRY MATERIALS
COLLECTION: HERITAGE COLLECTION
COLOR: GRAYSTONE NF
- 2 **THIN BRICK VENEER**
MFR: COUNTRY MATERIALS
COLLECTION: HERITAGE COLLECTION
COLOR: SLATE
- 3 **METAL ARCHITECTURAL WALL PANEL**
MFR: METL SPAN
COLOR: PACIFIC BLUE
- 4 **METAL PARAPET CAP**
MFR: WHIRLWIND
COLOR: ROYAL BLUE
- 5 **STEPPED CORNICE w/ PARAPET CAP**
MFR: WHIRLWIND
COLOR: POLAR WHITE
- 6 **METAL SOFFIT**
MFR: WHIRLWIND
COLOR: COOL WHITE

MATERIAL BREAKDOWN - COMBINED	
TOTAL S.F.:	6,741 S.F.
S.F. OF GLAZING	910 S.F. (13%)
S.F. OF HM DOOR	47 S.F. (1%)
S.F. OF METAL PANELS	1,891 S.F. (28%)
S.F. OF THIN BRICK	3,930 S.F. (58%)

MATERIAL BREAKDOWN - NORTH ELEVATION

TOTAL S.F.:	1,255 S.F.
S.F. OF GLAZING	218 S.F. (17%)
S.F. OF METAL PANELS	655 S.F. (52%)
S.F. OF THIN BRICK	382 S.F. (31%)

NORTH ELEVATION

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

MATERIAL BREAKDOWN - SOUTH ELEVATION

TOTAL S.F.:	1,241 S.F.
S.F. OF GLAZING	140 S.F. (11%)
S.F. OF HM DOOR	47 S.F. (4%)
S.F. OF METAL PANELS	657 S.F. (53%)
S.F. OF THIN BRICK	397 S.F. (32%)

SOUTH ELEVATION

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

MATERIAL BREAKDOWN - WEST ELEVATION

TOTAL S.F.:	2,178 S.F.
S.F. OF GLAZING	440 S.F. (20%)
S.F. OF METAL PANELS	307 S.F. (14%)
S.F. OF THIN BRICK	1,429 S.F. (66%)

WEST ELEVATION

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

MATERIAL BREAKDOWN - EAST ELEVATION

TOTAL S.F.:	2,067 S.F.
S.F. OF GLAZING	112 S.F. (6%)
S.F. OF METAL PANELS	232 S.F. (11%)
S.F. OF THIN BRICK	1,722 S.F. (83%)

EAST ELEVATION

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



PERSPECTIVE



PERSPECTIVE



PERSPECTIVE

PROJECT INFORMATION

PROPOSED NEW CAR WASH
TSUNAMI EXPRESS
15300 W. NATIONAL AVE • NEW BERLIN, WI 53151

PROFESSIONAL SEAL

PRELIMINARY DATES

APR. 25, 2024
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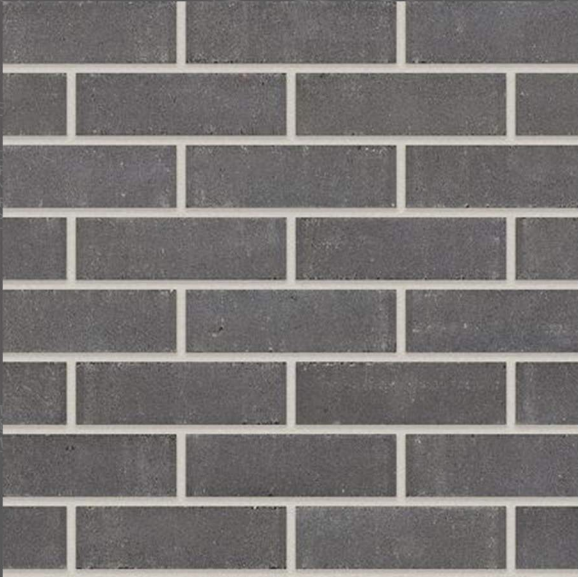
SHEET NUMBER

A2.1

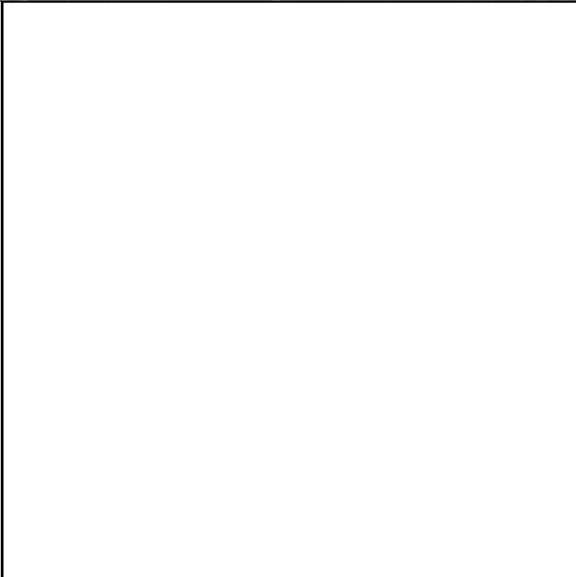
BUILDING MATERIALS



THIN BRICK VENEER
MFR: COUNTRY MATERIALS: HERITAGE
COLOR: GRAYSTONE NF



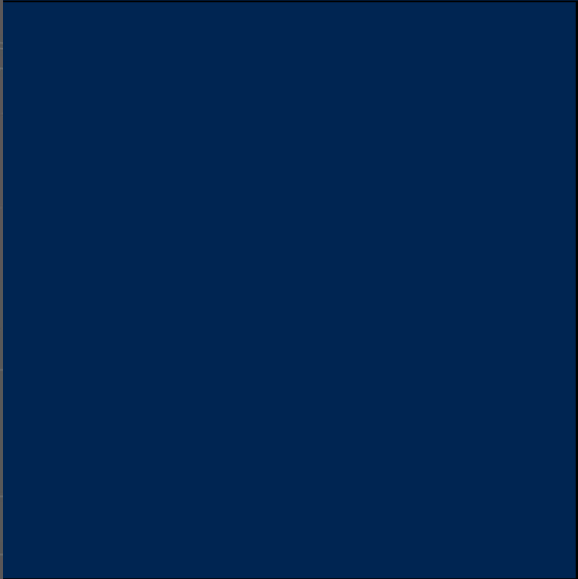
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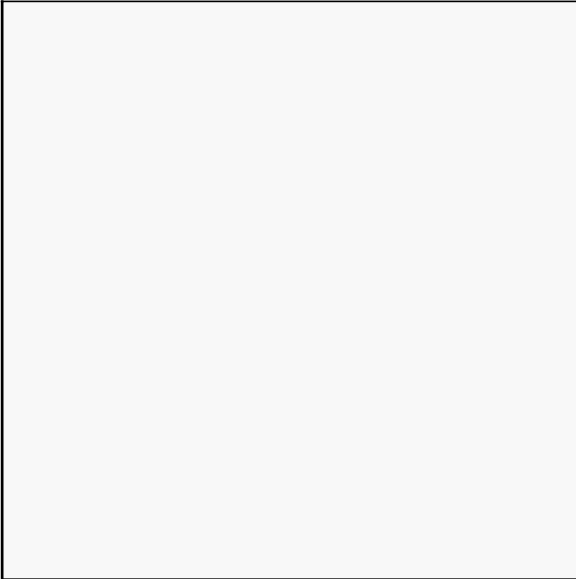
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**TSUNAMI
EXPRESS**
CAR WASH



ARCHITECTS • ENGINEERS • SURVEYORS
TSUNAMI EXPRESS
15300 W. NATIONAL AVENUE
NEW BERLIN, WI 53151

STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT/PROJECT: Robert Gosse with The Sigma Group / SilverStar Carwash

LOCATION: 15300 W. National Ave. (Tax Key #: 1207997002)

REQUEST: Use, Site and Architecture approval for a SilverStar Carwash located at 15300 W. National Ave (Tax Key #: 1207997002).

D.R.C. RECOMMENDATION: Recommend approval of the Use, Site and Architecture approval for SilverStar Carwash located at 15300 W. National Avenue, subject to the application, plans on file and the following conditions:

1. PLANNING

- a. All plans shall be updated to match the revised site plan dated February 15, 2023. This plan proposes one ingress & egress to Coffee Road and eliminates the right turn only egress to Coffee Road, removes the bypass lane on the west side of the property and reduces the overall amount of pavement. Note, the sidewalk shall be 8' where it abuts parking and 5' where it accesses Coffee Road. Review pavement marking in Coffee Road with Engineering staff.
- b. Architecture Review Committee approval required.
- c. Plan of Operation
 - i. Applicant shall adhere to the submitted plan of operation.
 - ii. The applicant is proposing to construct a 4,800 square foot car wash.
 - iii. Employee and customer parking shall be contained on site.
 - iv. Plans shall meet the B-2, General Retail Sales and Service District, requirements in Section 275-34B(2).
- d. Dumpsters and roof, ground and wall mechanical equipment shall be properly screened from the street and public view in accordance with Section 275-56G of the Zoning Code. Please call that information out on plans and submit line of sight drawings.
- e. All permanent and temporary signs require a Sign Application to be filed prior to installation.
- f. Parking along the base setback line (along Coffee Road) is required to be 10'.
- g. Approval of the Landscaping Plan and payment of all installation and maintenance sureties is required. Landscape plans shall meet all the requirements of Article VIII Section 275-53 through 275-56 of the City's Zoning Code.
 - i. Applicant shall provide a final list of trees to be removed. Removal of significant trees shall be replaced per the tree replacement schedule outlined in §275-54B(6) of the Zoning Code.
 - ii. Final landscape fee will be calculated upon final submittal.

- h. The CSM shall be recorded prior to the issuance of this Zoning Permit.
- i. Per Zoning Code Section 275-60E, Noise a sound study was requested. The plan will be kept on file with DCD. Should any substantiated complaints be filed with Code Compliance, DCD staff will investigate the issues and follow up with SilverStar Car Wash. Additional noise mitigation measures may need to be taken.
 - iii. Based on the communication from the Aerodry representative, there are noise attenuating methods that could be applied to the equipment.
 - iv. The Sound study dated February 2023 shows that the sound level at the property line will be around 60 dBA. As compared to the Sound pressure levels chart, this would be equivalent to "Normal Speech". The Sound Study is available in the Department of Community Development.

2. INSPECTION

- a. Building plans shall be signed and stamped by a licensed architect or professional engineer per the Wisconsin Enrolled Commercial Building Code (SPS.361.31).
- b. Building plans shall be approved by the State of Wisconsin Department of Commerce Safety and Buildings Division (SPS.361.60). State letter required with permit application
- c. Apply and obtain appropriate building, HVAC, electric, plumbing and fire permits from the City of New Berlin Building Inspection Division.
- d. Plumbing: State review is required. All work must follow the State Approved Plumbing Plans.
- e. The building shall be fully accessible from the parking lot to the interior elements SPS.363.1101 and ICC/ANSI A117.1)
- f. Demolition: Separate 'Wrecking' permit required for the demolition of the house and garage.

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- a. The proposed pavement marking modifications to Coffee Road shall be shown on the plans. See picture in letter.
 - i. Some additional pavement marking modifications may be needed to establish the left turn lane into the development. Contact the Engineering department to discuss with the pavement marking contractor at the time of restriping.
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- d. Verify that the water and sanitary laterals to the existing home were removed at the main.

- e. Per the TIA, work with Waukesha County to optimize the signal timing at the National Ave. and Coffee Road intersection.
- f. Provide a copy of the revised signal timing.
- g. The lighting shall conform to the New Berlin City Center guidelines. Submit a light pole detail for approval before ordering.
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- c. Please call Jim Hart at New Berlin Water Utility with Questions.
- d. If a conflict occurs, conduits will be removed at the owner's expense.

DETAILS IN ATTACHED STAFF REPORT

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

Meeting of May 8, 2023

**Robert Gosse – The Sigma Group / SilverStar Car Wash
15300 W. National Ave.**

DATE STAFF REPORT REVISED: February 22, 2023

APPLICANT / OWNER(S): Robert Gosse with the Sigma Group on behalf of SilverStar Carwash

REQUEST/DESCRIPTION OF PROJECT: Use, Site and Architecture approval for a SilverStar Carwash located at 15300 W. National Ave (Tax Key #: 1207.997.002).

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 9/30/2022; several sets of revised plans submitted.

DATE OF COMPLETENESS DETERMINATION: 10/5/2022
Application Check List Enclosed: No

PRE-APPLICATION CONFERENCE HELD: Yes
(Date(s) of Meeting(s): 8/31/2022 & 10/11/2022, along with numerous phone calls and email exchanges.

CONCEPTUAL PLAN: N/A

SIZE OF DEVELOPMENT / PARCEL(S):
Current Parcel: 2.88 acres (After CSM is recorded, the car wash will be located on Lot 2 of the CSM, 1.598 Acres)
Current Building: ~4,800 square feet

CURRENT ZONING: B-2 PUD (General Retail Sales and Service District and Planned Unit Development)

CURRENT LAND USE: Retail Commercial Sales (Dollar Tree)

PROPOSED ZONING: N/A

PROPOSED LAND USE: A carwash on Lot 2.

PROPOSED LOT SIZE (S): (After the CSM under File Application #: 2202311 is recorded).
Lot 1: 1.295 Acres
Lot 2: 1.598 Acres

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

<i>North:</i> Zoning: R-5, Medium-Density Single-Family Residential	Land Use: Single-Family Residential
<i>South:</i> Zoning: B-1, Shopping Center District	Land Use: Commercial
<i>East:</i> Zoning: B-2, General Retail Sales and Service District	Land Use: Commercial
<i>West:</i> Zoning: B-2, General Retail Sales and Service District	Land Use: Commercial

CONFORMANCE WITH THE 2020 COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

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

Planning Context / Vision / Development Policies:

Vision:

- *National Avenue should be an exemplary model of a suburban commercial corridor. Vehicular and pedestrian traffic should coexist in a safe and efficient manner through prominent pedestrian facilities and managed vehicular access. Utilities should be relocated or placed underground whenever feasible to de-emphasize their visual prominence. Public streetscape improvements should be coordinated with private landscaping and site design. Commercial development will be focused at nodes along the corridor to minimize the “strip” appearance. The City Center will be dominant commercial presence, with Civic Center being a major civic space that is a source of pride to New Berlin residents. Pedestrian access between the National Avenue corridor and nearby residential areas should be increased.*

Development Policies:

- *With the recent approval of parcel combinations and PUD for Blair’s True Value, the large geographic area (approximately 25 acres in size) between Coffee Road, National Avenue and Moorland Road should be recognized as an opportunity for a larger, mixed use commercial/retail/office development. Encourage parcel assemblages and cross-access/shared-access points to create a more cohesive development area.*

Land use:

- *Future Land Use Map: City Center Mixed Use Commercial*

ZONING CODE (Chapter 275): Yes, this request meets the requirements of Section 275-34B(2) of the Zoning Code. See Findings Section for more information.

CITY CENTER DESIGN GUIDELINES: This property is within the area where City Center Design Guidelines apply. However, this property is not within the City Center Planned Unit Development (PUD). The Guidelines were revised and approved by the Plan Commission on 5/2/11. Future development on this site will be required to follow these guidelines. The following guidelines will be applied to this site for the carwash project:

1. *Parking areas screened with landscaping.*
2. *At the time of future development, redevelopment or expansions on this site, the applicant is required to follow the National Avenue Lighting Plan, which requires decorative lighting.*

EAST NATIONAL AVENUE CORRIDOR REGULATING PLAN: This property is within the East National Avenue Corridor Regulating Plan that was created by UWM students and adopted as an Appendix to the Comprehensive Plan. Recommendations in the plan included the following:

- *Recommendation to allow smaller lot sizes for PUD’s in order to encourage infill development and flexible site design. The code updates in 2013 reduced the PUD minimum lot size to 1 acre for parcels along National Avenue, Greenfield Avenue and Moorland Road.*
- *The City of New Berlin should continue to implement the National Avenue decorative street lighting. The applicant will be required to install the National Avenue Lighting Plan decorative lights along National Avenue in front of this property at the time of any future development, redevelopment or expansions.*
- *Consolidation of parcels to accommodate development needs. The plan identifies the three existing parcels associated with this PUD that are proposed to be combined as parcels that*

were recommended for consolidation within the plan. This will create a larger land area to work with.

- The form and scale of the buildings within the “Coffee Road Node” should mimic that of the City Center development. *Future development of this site will be required to follow the “City Center Design Guidelines.”*

Ordinance # 2552 Blair’s True Value Planned Unit Development: Yes, the approved CSM meets this request.

SUBDIVISION CODE (CHAPTER 235): Yes

PUBLIC HEARING REQUIRED: No

CONCEPTUAL USE / SITE /ARCHITECTURAL REVIEW:

Use Approval Required: Yes

Site Plan Required: Yes

Architectural Review Required: Yes – the item was reviewed at the February 6th, Architectural Review Committee meeting and tabled. Item will be reviewed again at the March 6th meeting.

PROPOSED ARCHITECTURE: The building is proposed to be constructed of thinset brick embedded in precast concrete panels. Two brick colors will be used. Building will be accented with a red metal panel.

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 slopes to the east.

BIKE & PEDESTRIAN FACILITIES: Sidepaths exist in the area.

PARK & OPEN SPACE PLAN: No improvements Identified.

NATURAL RESOURCES PROTECTION:

Limits of Disturbance (LOD): Yes, a tree inventory has been prepared.

Woodland, Tree, and Vegetation Protection: Yes, a tree inventory has been prepared.

Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: Yes, a tree inventory has been prepared.

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. A report has been prepared and submitted with this project.

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 reviewed at the time of building permit.

TRAFFIC IMPACT: A Traffic Impact Analysis (TIA) dated October 31, 2022 was prepared by Traffic Analysis & Design, Inc. and has been submitted. The full study is available in the Department of Community Development.

Per the applicant's submitted report, *"The National Avenue and Coffee Road intersection is expected to operate safely and efficiently with the full buildout of the proposed SilverStar Car Wash without any geometric or signal phasing changes. The proposed driveway connects Coffee Road and National Avenue (via a shared access with Dollar Tree) is expected to operate safely and efficiently with the identified recommended modifications if properly designed and constructed."*

Recommended Modifications:

- Coordinating with Waukesha County on optimizing signal time at National Avenue & Coffee Road/Michelle Witmer Memorial Drive.
- Remark the center median on Coffee Road.
- Provide shared access from the SilverStar Car Wash site to the Dollar Tree drive at National Avenue.

SCHOOL DISTRICT IMPACT: N/A

PREVIOUS ACTION:

10/5/2015	Plan Commission approved a 1-Lot CSM that combined three parcels into one.
10/5/2015	PUD Ordinance#: 2552 was approved by the Plan Commission.
10/13/2015	PUD Ordinance #: 2552 was approved by the Common Council.
10/13/2015	Common Council approved a 1-Lot CSM that combined three parcels into one.
4/22/2021	A Zoning Permit was issued for the Dollar Tree. Minor architectural changes included
11/14/2022	Plan Commission tabled the 2-Lot CSM request.
12/5/2022	Plan Commission tabled the Use Approval request for the SilverStar Carwash.
3/6/2023	Plan Commission tabled the Use Approval request for the SilverStar Carwash.
3/6/2023	Plan Commission approved the 2-Lot CSM.
3/14/2023	Common Council approved a 2-Lot CSM.
4/13/2023	Plan Commission – item remained on the tabled.

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

1. The applicant is proposing to split the lot to create two lots.
2. Both lots meet the minimum lot area (40,000 sq. ft.) and lot width (200') requirements of the B-2 Zoning District.
3. Both lots are required to meet the minimum green space requirements of 25%.
4. PUD Ordinance #: 2552 Blair's True Value Planned Unit Development is on file.
5. Neighborhood Meeting was held on December 20, 2022.
 - a. The site has been rotated 180 degrees so the exit (loudest part) is facing south instead of towards the neighborhood. This will allow for additional noise buffering if needed along with better stacking opportunities for the drive-thru from Coffee Road.
 - b. The mechanical room is to be located on the south and east end of the building. This is the furthest away that it can be and still be located inside.

- c. Revised plan allows for better stacking on site and likely more people will use the National Avenue entrance.
 - d. They are proposing to use 15' light poles rather than 23' tall poles. This will help to minimize the perception of a "hot spot" that taller lights can create at times.
 - e. The developer will be installing dedicated turn / bypass lanes along Coffee Road to enter 153th Street and the car wash.
 - f. The County will be closing the median break on Moorland Road at San Mateo Drive. This will eliminate "cut-throughs."
 - g. Additional baffles and insulation can be added if sound issues arise.
 - h. Lights will be turned off after closing. Security packs will stay on 24/7.
 - i. The cross access between the carwash and the Dollar Store is not a requirement, but the connection will reduce the traffic impact on Coffee Road by almost half.
 - j. They will work with Waukesha County to re-time the signals at Coffee and National to optimize traffic flow through the intersection.
6. A neighboring resident requested that the Mayor forward an email with a letter dated January 4, 2023 and a petition that was circulated in the neighborhood. The Mayor forwarded these emails to the Plan Commission on February 10, 2023. Note, since this is not a rezoning request the petition is for informational purposes only.
7. Based on Zoning Code Table 275-57-1, the required number of parking spaces is 7 (1 space per 200 sq. ft. of waiting area (1); 2 spaces per service bay (2) and one space per employee of the largest shift (4). The code also requires that a full service automotive land use is to have a minimum of 7 stacked spaces. The applicant meets these requirements. They also have spaces available for patrons to vacuum their vehicles. 20 total parking spaces provided.
8. The applicants have submitted the SilverStar Car Wash Noise Impact Study dated February 2023 and it is available in DCD. The study was prepared to analyze the expected noise impacts of the car wash on land uses adjacent and nearby the proposed New Berlin location. The impacts were assessed based on noise monitoring data collected at a similar facility in Sioux Falls, South Dakota.
- a. The Sioux Falls study used monitoring data collected at the facility to define the sound levels generated by the significant noise sources at the car wash as inputs to the iNoise environmental noise impact model. The iNoise model then calculated expected noise levels around New Berlin car wash perimeter.
 - b. Conclusions of the study:
 - i. *The predicted noise impacts of the proposed car wash are within the acceptable levels for daytime (usually 7:00 AM to 7:00 PM (for New Berlin)) noise impacts contained in typical local noise ordinances.*
 - ii. *The predicted noise impacts on the residential areas nearest the facility will contribute very little to the maximum daytime noise levels already experienced in these areas due to traffic noise from local roadways.*
 - iii. *There will be a significant impact near the property line bordering the commercial area immediately north of the facility (Dollar Tree). However, the predicted noise impacts are within the acceptable levels for noise impacts on commercial areas contained in typical local noise ordinances in the USA.*

9. Customers will arrive and drive up to the pay station where they'll be greeted by a cashier. If you're a member, you can go to one of the other pay lanes without the cashier window where you'll be welcomed by digital screen, your RFID tag is scanned, and gate opens.
 - a. Once gate has opened, you will approach Wash entrance door greeted again by either 1 or 2 employees. In the summer, we apply a bug spray to help remove the bugs. In the colder months, that is not applied. From there, they'll direct you onto the conveyor where you'll be asked to stop and put vehicle into neutral (N). Wash bay attendants will prep vehicle with water/soap around the entire car.
 - b. The conveyor will grab vehicle and you'll then begin the wash process. At the end, the light will turn green directing the driver to put vehicle into drive (D) and pull out of the car wash exit. Customers have the option to vacuum dry, and clean interior mats at mat cleaning station once they've exited the car wash.
 - c. We do close the doors in the winter/cold months at both the exit and entrance when cars aren't going through but in the summer/warm months, those doors remain open for the most part unless it's raining of course.

D.R.C. RECOMMENDATION:

Recommend approval of the Use, Site and Architecture approval for SilverStar Carwash located at 15300 W. National Avenue, subject to the application, plans on file and the following conditions: **See Executive Summary.**

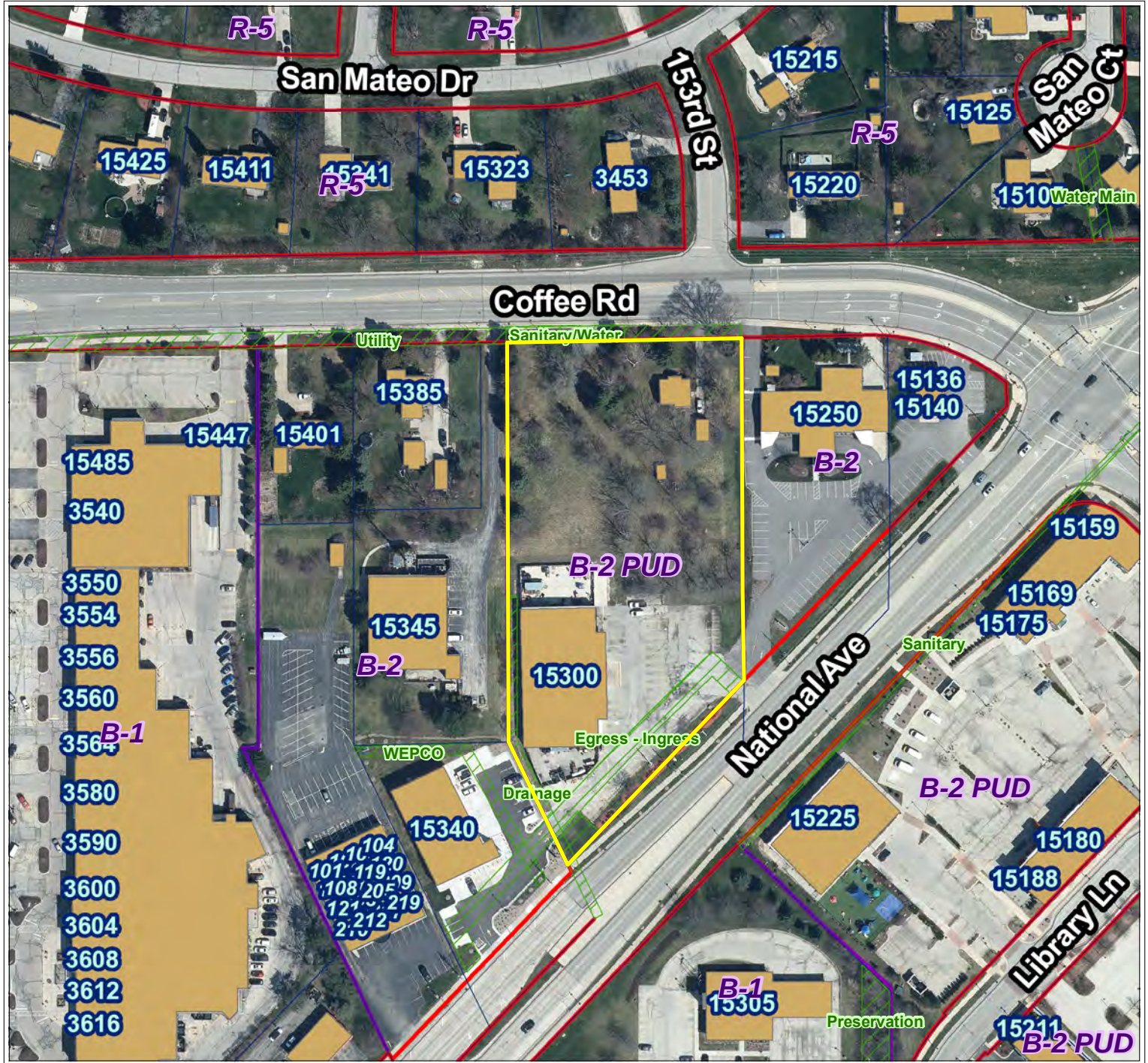
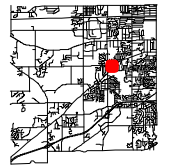
Attachments:

Location Map
Plan of Operation
Plans and Elevations

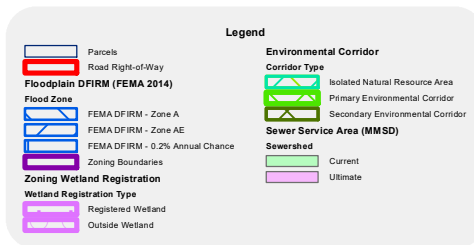
On File and Available for Review in the Department of Community Development (DCD)

Traffic Impact Analysis (TIA)
SilverStar Car Wash Noise Impact Study dated February 2023

UA-2202320
Silverstar Carwash
15300 W. National Avenue



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



0 60 120 Feet

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February 28, 2023

Subject: Proposed Carwash Plan of Operation
15300 National Avenue/ 15300 Coffee Road, New Berlin Wisconsin

City of New Berlin Representatives:

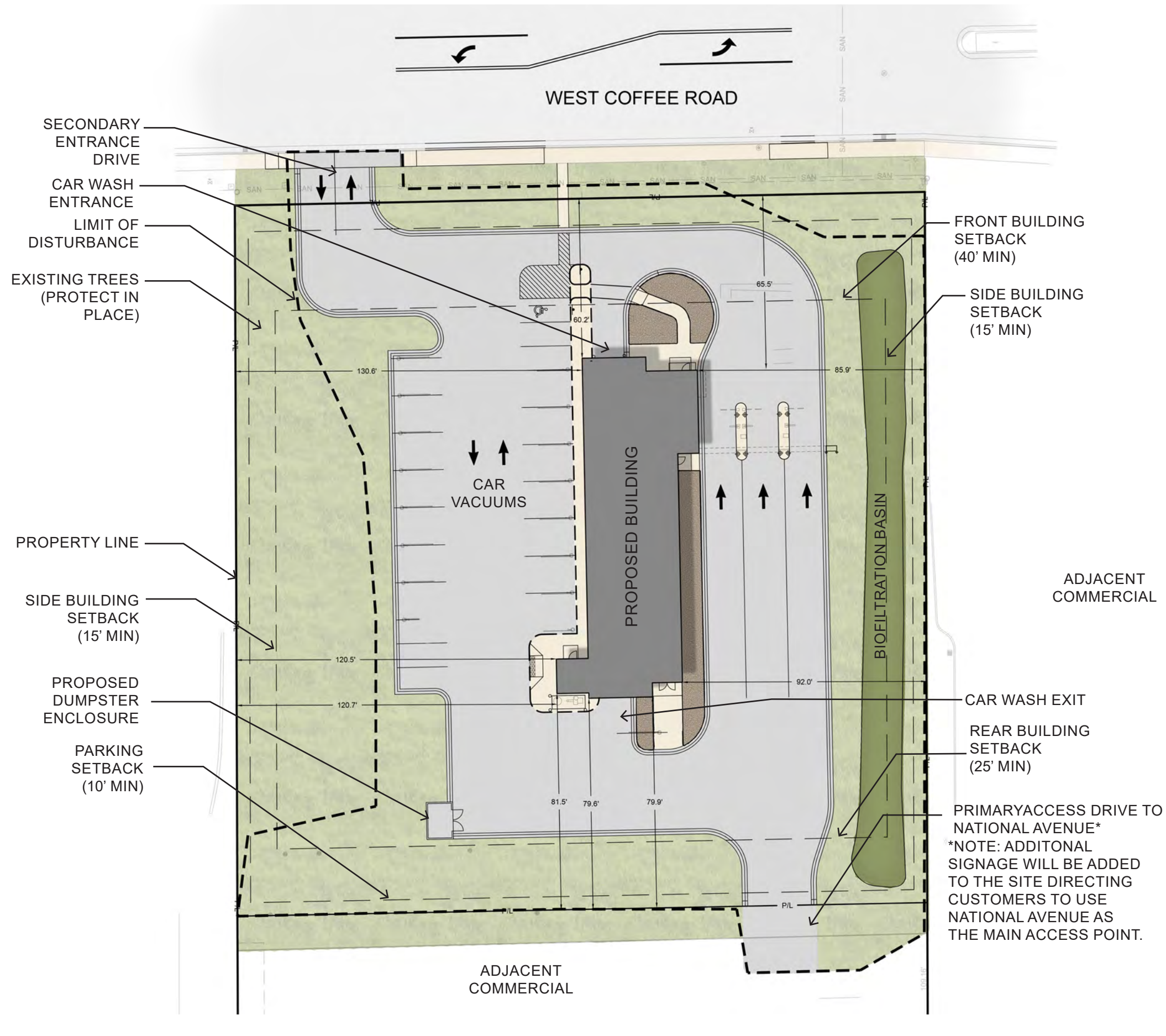
Please find this letter describing the proposed project at the above address which is coming before the Plan Commission for approval.

1. Land Use: The proposed use of the property is to develop an automated car wash facility that includes 3 pay lanes, 14 vacuum bays, 5 employee parking plus one accessible parking stall. The gross square footage of the building is 4,808 sq ft which includes equipment rooms and areas not occupied.
2. Site Activities: Activities to occur on site will be customer circulation through the carwash while in their vehicle, pre-wash prep by employees at the entrance to the wash tunnel, customer use of the vacuum bays and general maintenance and upkeep of the overall site by employees.
3. Hours of Operation: The facility will operate during the hours of 8 am – 8 pm April -September and 8 am to 7 pm October -March.
4. Employees: Generally, each facility employs 3-5 employees per shift depending on peak/non- peak times.
5. Types of Vehicles: Vehicles associated with the carwash range small cars for full size pickups.
6. Vehicle Trips: Once fully operational and established, the facility will average 30-40 cars per hour
7. Expected start of construction is July of 2023 with completion by July of 2024.
8. There are no hazards or adverse impacts requiring any mitigation as a part of this project.
9. Noise: Based on studies of similar facilities the following is what can be expected.
 - Entrance to the Tunnel: The proposed entrance to the tunnel is approximately 60' from the north property line (West Coffee Road). At this distance the expected approximate sound level at Coffee Road would be 62.6dBA. The measured existing noise level currently in that location was measured at 66.2 dBA. **Maximum impacts at the residential neighborhoods to the north and west of the facility are shown to be in the 50-55 dBA range.**
 - Exit of the Tunnel: The proposed exit of the tunnel is approximately 80' from the south property line (adjacent to the Dollar Tree adjacent parcel). At this distance the expected approximate sound level at the southern property line would be 64.4dBA. The measured existing noise level currently in that location was measured at 57.5 dBA.
 - As sound travels through the Dollar Tree property, it reaches National Avenue and the expected

approximate sound level at National Avenue would be 54.8-57.3dBA. The measured existing noise level currently in those locations is 71.2 and 72.4 dBA respectively.

- Maximum impacts at the funeral home to the east of the facility are shown to be in the 45-50 dBA range.

10. Off-Street Parking: 1 stall/ 200 sf required. 20 stalls are provided in the revised site plan.



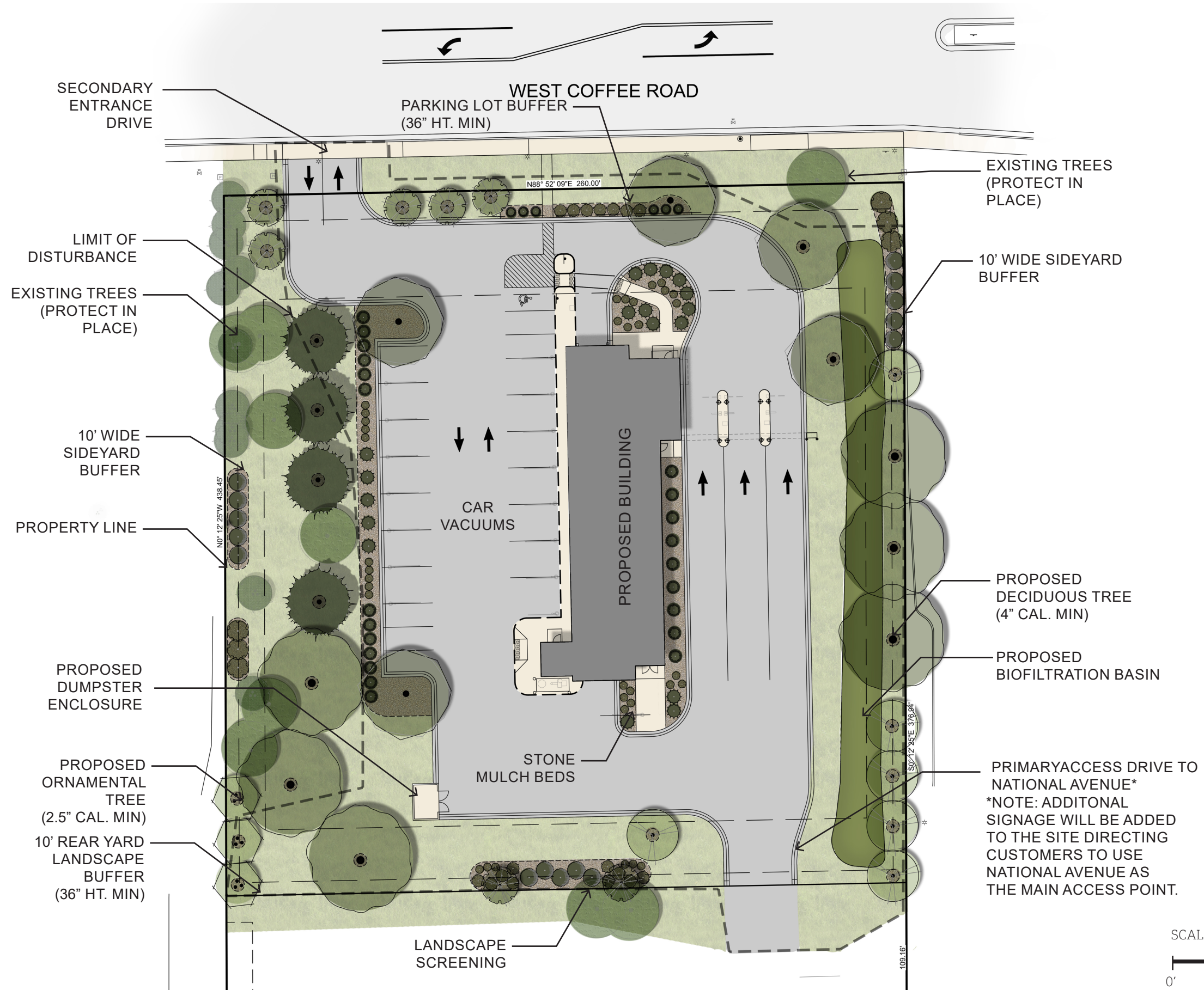
SILVERSTAR CAR WASH - SITE PLAN RENDERING

MIDWEST FIDELITY PARTNERS, LLC.

FEBRUARY 15, 2023

THE **SIGMA** GROUP
Single Source. Sound Solutions.

HOUSTON
engineering, inc.



SILVERSTAR CAR WASH - LANDSCAPE PLAN RENDERING

MIDWEST FIDELITY PARTNERS, LLC.

MARCH 02, 2023

THE **SIGMA** GROUP
Single Source. Sound Solutions.

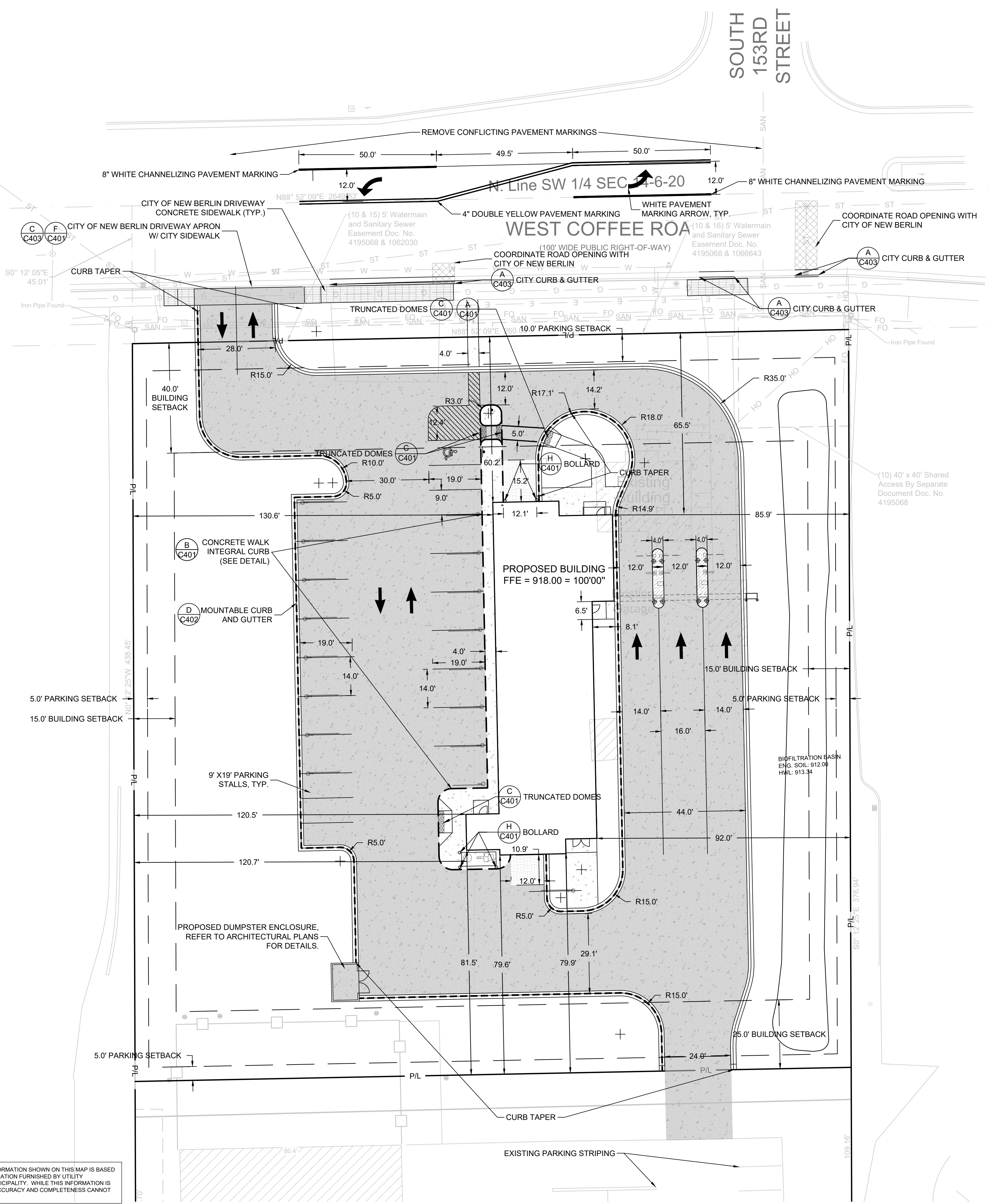
HOUSTON
engineering, inc.

16'49" 21'259" C100 HJOHN



CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
MS STATUTE 182.07(2)(197A)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.



SITE INFORMATION			
SITE AREA	76200	1.749 AC	
SITE DISTURBED AREA	71072	1.632 AC	
EXISTING IMPERVIOUS AREA	6150	0.141 AC	8.1 %
PROPOSED IMPERVIOUS AREA	44867	1.030 AC	58.9 %
TOTAL PARKING SPACES	6		
ADA PARKING SPACES	1		

LEGEND:

	(B C401) 5' THICK CONCRETE WALK
	(B C403) CITY CONCRETE WALK
	(D C401) CONCRETE PAVEMENT
	(F C402) 8' HEATED CONCRETE PAVEMENT
	(G C402) 12' MEDIAN ISLAND CONCRETE PAVEMENT
	MATCH EXISTING CITY OF NEW BERLIN PAVEMENT SECTION
	(# C402) CURB & GUTTER (ACCEPT)
	(# C402) CURB & GUTTER (REJECT)

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

GRAPHIC SCALE
0 20 40

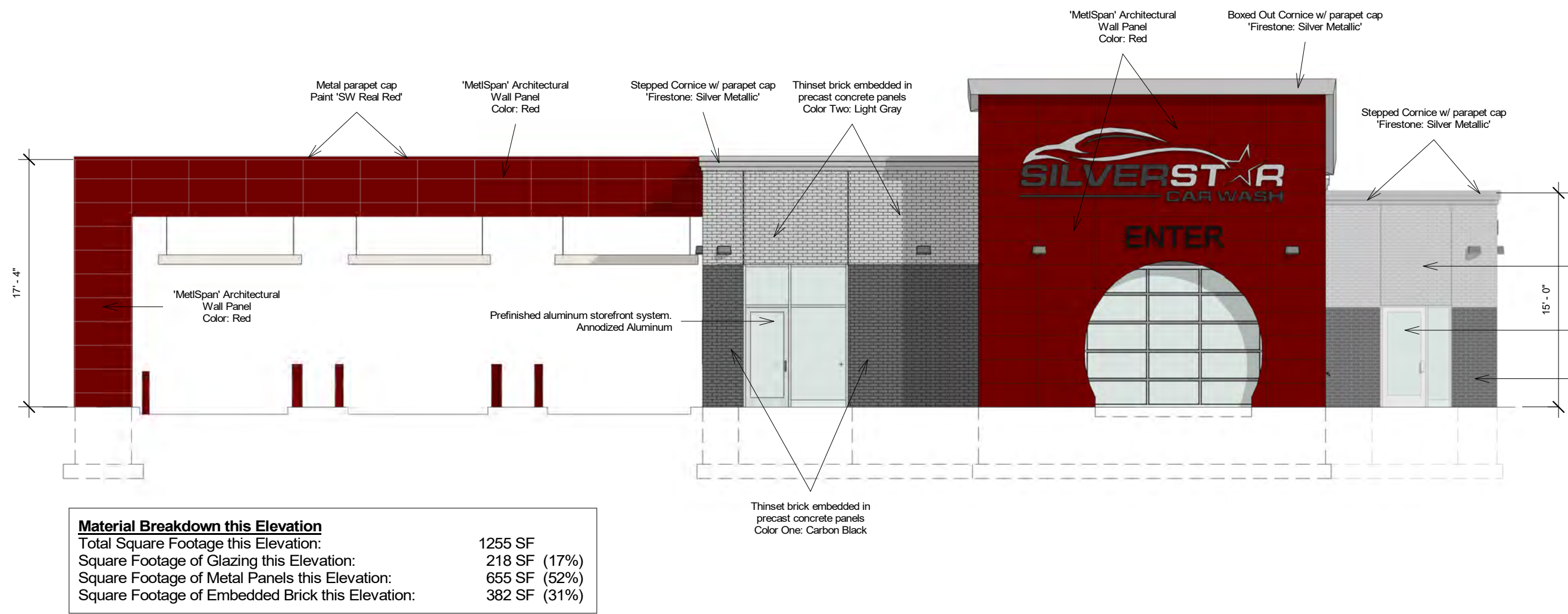
SILVERSTAR CARWASH
15300 W. NATIONAL AVE.
NEW BERLIN, WI

SITE DIMENSION

PRELIMINARY
NOT FOR
CONSTRUCTION

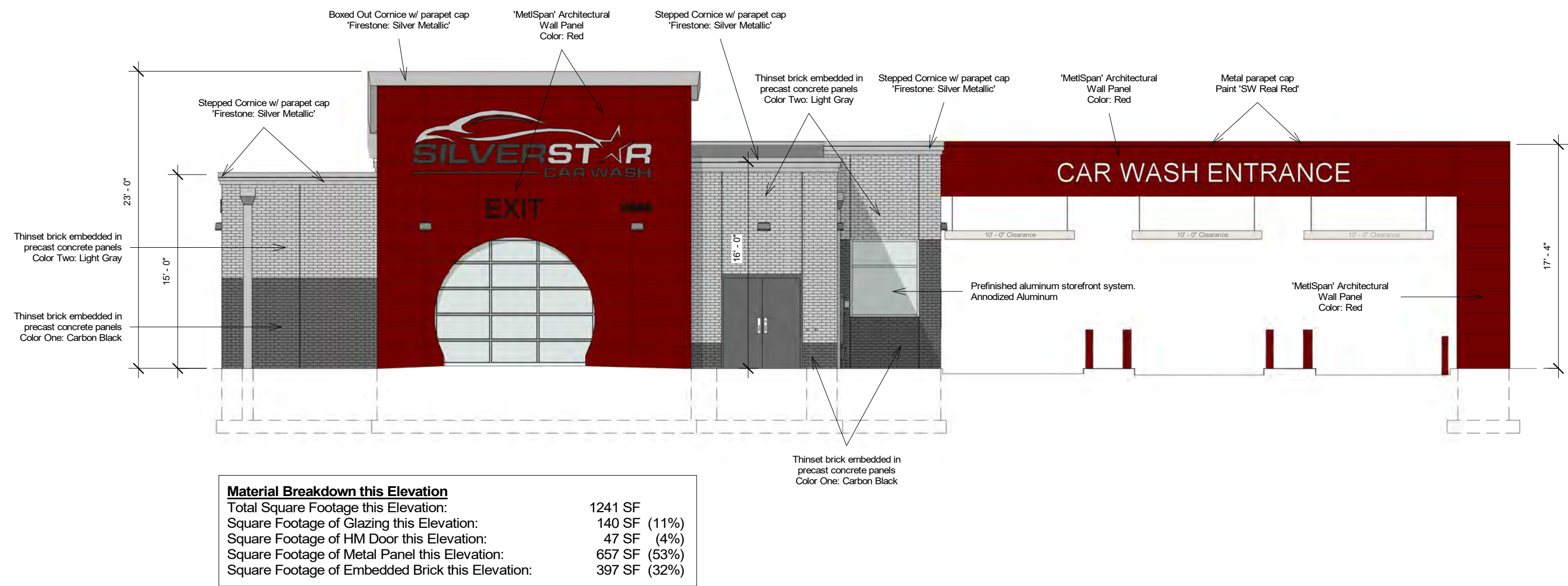
- GENERAL NOTES:**
1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
 2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
 3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
 4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
 5. DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
 6. WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.
 7. EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

SCALE:	1"=20'
PROJECT NO:	21259
DESIGN DATE:	----
PLOT DATE:	2/16/2023
DRAWN BY:	CPT
CHECKED BY:	CTC
APPROVED BY:	CTC
SHEET NO:	C100



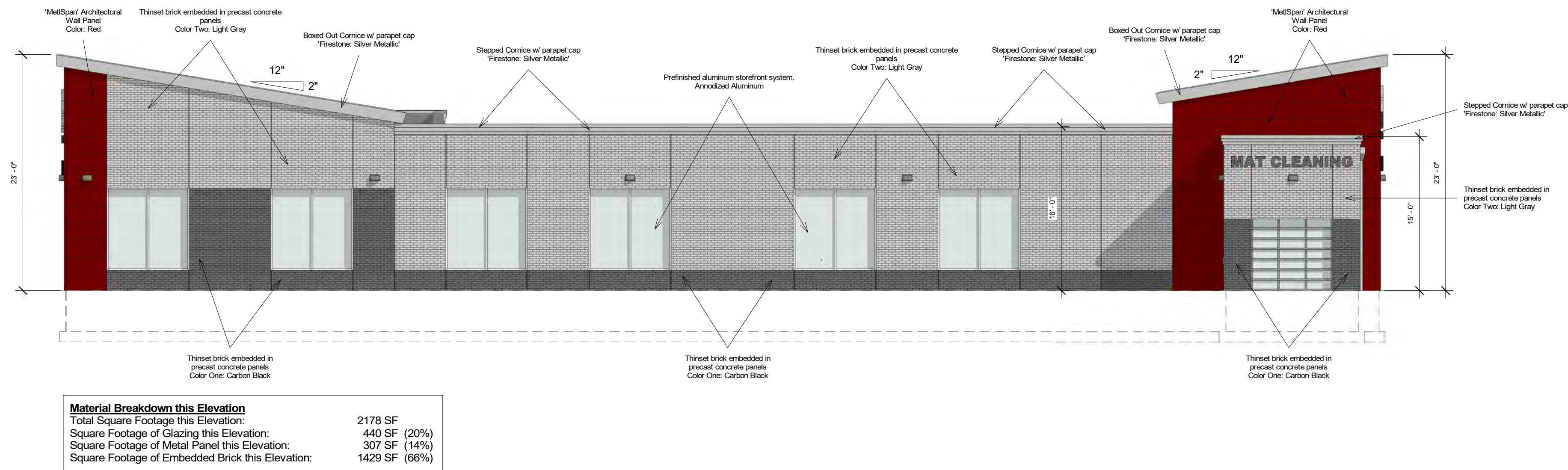
4 North Elevation

Scale: 1/8" = 1'-0"



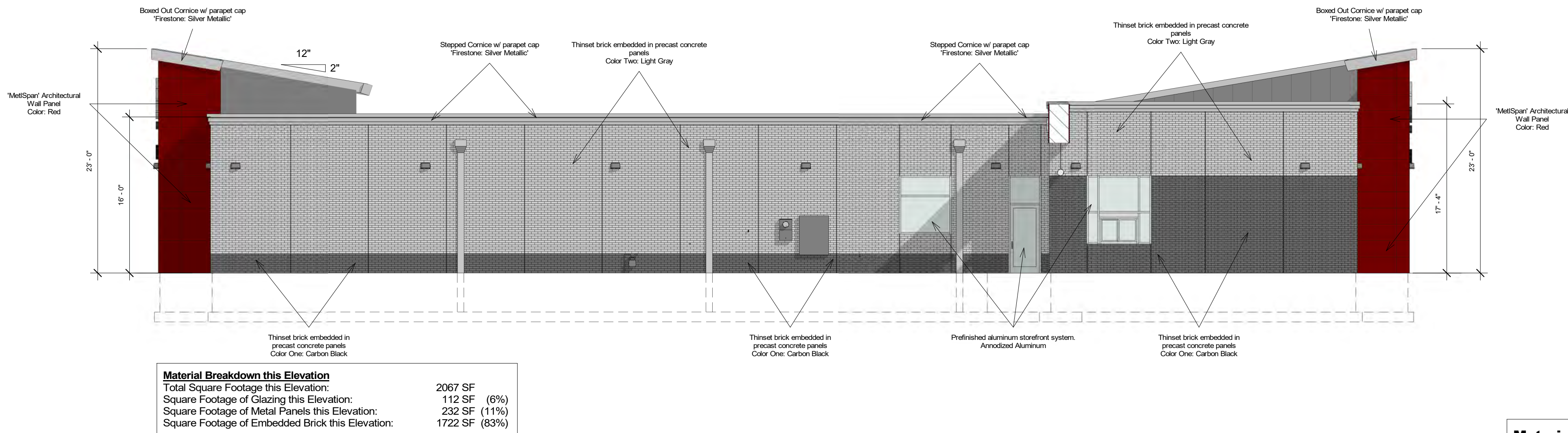
3 South Elevation

Scale: 1/8" = 1'-0"



1 West Elevation

Scale: 1/8" = 1'-0"



2 East Elevation

Scale: 1/8" = 1'-0"

Material Breakdown (Combined):	
Total Square Footage of Exterior Wall:	6741 SF
Total Square Footage of Glazing:	910 SF (13%)
Total Square Footage of HM Door:	47 SF (1%)
Total Square Footage of Metal Panel:	1851 SF (28%)
Total Square Footage of Embedded Brick:	3930 SF (58%)



VanDeWalle Architects LLC
ARCHITECTURE • PLANNING • INTERIORS
Sioux Falls, S.D. 605-339-4411



Midwest Fidelity Partners

Silverstar Car Wash - WI1
New Berlin, WI

Exterior Elevations

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Project No. 22065

Date: 12.19.22

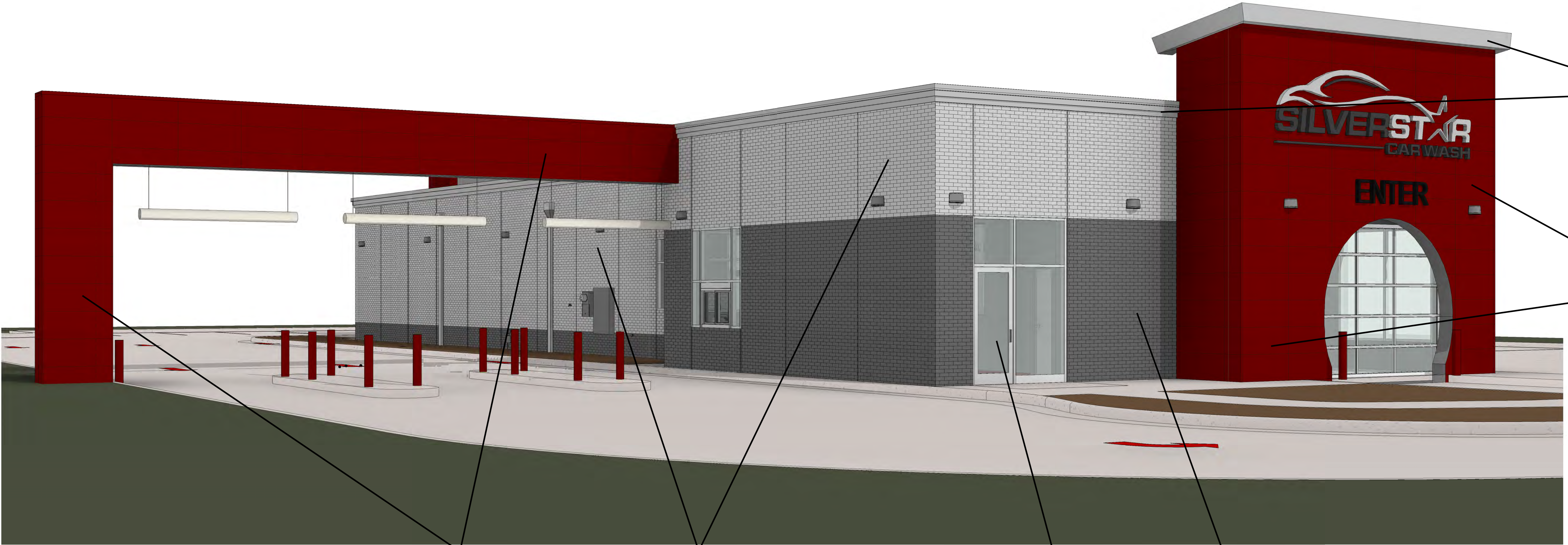
Drawn By: TJS

Revisions

A3.0

28
Page 54 of 378

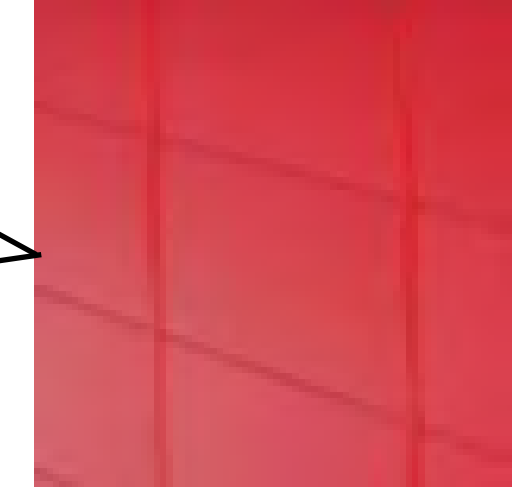
12/19/2022 9:08:34 AM J:\Jobs\22065 Silverstar New Berlin WI\Revit Model & Consultants Drawings\Architectural (R_) \22065 Silverstar W1-128 3 LANE-12 PRECAST-ALT EXT 3.rvt



Firestone Prefinished Aluminum
Parapet Cap: Silver Metallic



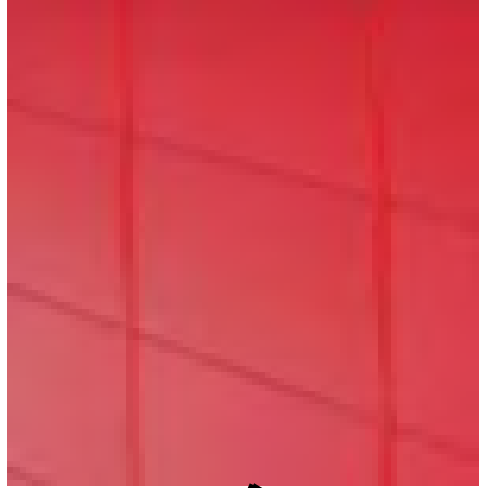
'MetlSpan' Insulated Metal Panels
Color: Red



Embedded thinset brick,
light gray



'MetlSpan' Insulated Metal Panels
Color: Red



Embedded thinset brick,
light gray



Firestone Prefinished Aluminum
Parapet Cap: Silver Metallic



Prefinished Anodized Aluminum
Storefront w/ Clear Glazing



Embedded thinset brick,
carbon black or equal



Silverstar Car Wash - W1
New Berlin, WI

Exterior Elevations- Materials

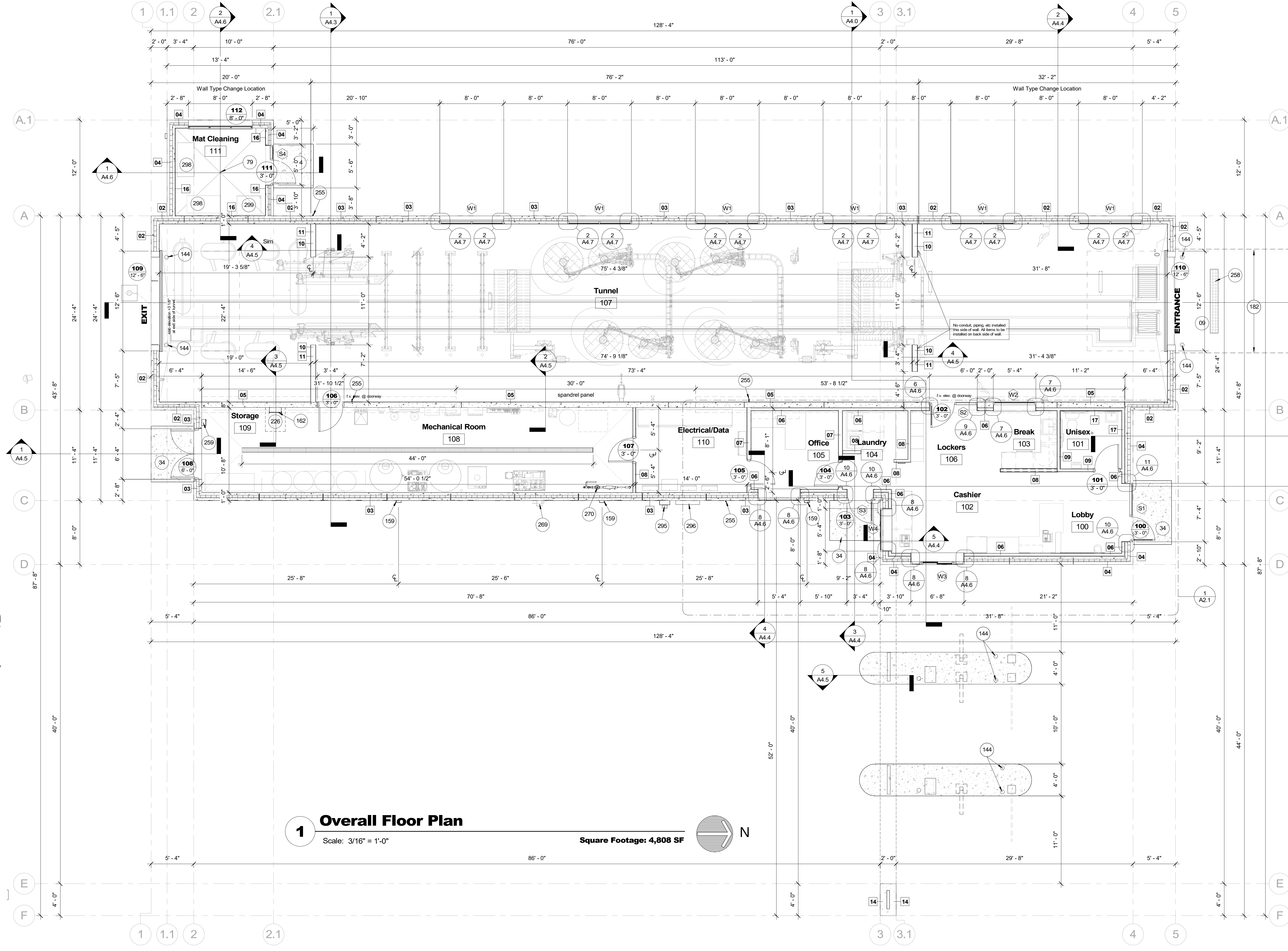
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Project No. 22065
Date: 12.19.22
Drawn By: TJS

Revisions

SD1

J:\Jobs\22010 Silverstar Carwash Inver Grove MN\1-128 3 LANE-12 PRECAST.rvt 9/20/2022 10:18:32 AM J:\Jobs\22010 Silverstar Carwash Inver Grove MN\1-128 3 LANE-12 PRECAST.rvt



1 Overall Floor Plan
Scale: 3/16" = 1'-0"
Square Footage: 4,808 SF

- Plan Notes**
- 09 Underslab heating system. Heat piping laid into 2" rigid insulation w/ integral clips. (R-10 min.) Rigid insulation to sit on a bed of compacted granular fill. Verify extent w/ civil.
 - 34 Poured concrete stoop. See struct.
 - 79 Floor drain. See mech.
 - 144 Concrete filled steel pipe bollard. Paint red to match precast panels.
 - 159 Prefinished aluminum scupper & rectangular open faced downspout w/ silver metallic finish. Downspout 6" min. Tie into underground collection system. See civil plans.
 - 162 Prefabricated 18" w/ roof access ladder. Rung spaced 12" apart evenly. Install per mfr. standard recommendations.
 - 182 6" thick poured concrete slab w/ heat system over min. 12" new structural fill. Verify w/ mechanical & civil plans.
 - 226 Prefabricated roof access hatch ('Babcock Davis' Personnel II: Model: BRHUG36x30S1T or approved equal). Guard height to be 42" above roof surface. Install per mfr. recommendations. Coordinate location w/ precast mfr.
 - 255 Wall mounted water spigot. See mechanical plans.
 - 258 Trench drain. See mechanical plans.
 - 259 Surface mounted fire extinguisher cabinet. Verify requirements w/ fire marshal. Install cabinet @ 48" AFF to top of cabinet per ADA requirements.
 - 269 Gas meter. See mechanical.
 - 270 Water meter. See mechanical.
 - 290 Electrical meter. See electrical plans.
 - 296 CT cabinet. See electrical plans.
 - 298 *Mat beater* equipment. See mechanical & electrical plans.
 - 299 Vending machine, NIC

- General Notes:**
- 01. Provide 'W' style GWB control joints as recommended by the National Gypsum Association. This includes, but is not limited to, control joints @ 30'-0" o.c. max. in long corridors/wall expanses. Control joints @ door jambs, extending from door head to ceiling. Consideration should also be given to locating control joints from floor to ceiling at either edge of large window openings.
 - 02. Provide W, R, GWB in all bathroom areas.
 - 03. Provide 2x blocking at all grab bar locations. See detail 01/A5.0.
 - 04. All dimensions are from face of stud, U.N.O.
 - 05. Caulk perimeter of all sinks, toilets, & backsplashes.
 - 06. Verify all appliance dimensions prior to ordering cabinets.
 - 07. All H/C accessible areas shall have ADA compliant thresholds at all doors requiring thresholds.
 - 08. Interior elevations are on sheet A5.0.
 - 09. Door & window schedules/elevations are on sheet A5.1.
 - 10. All outlets, switches, and plate covers to be white.
 - 11. Car wash equipment shown for representation purposes only. Verify final design w/ supplier prior to construction.
 - 12. Mechanical, Electrical, & Structural items shown for representation purposes only. Verify final design per trade prior to construction.
 - 13. Wall types are shown on sheet A2.4.
 - 14. General contractor to coordinate & verify all vendor equipment prior to installation, typical. Contact Architect with any layout discrepancies.

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Sioux Falls, S.D. 605-339-4411

Midwest Fidelity Partners

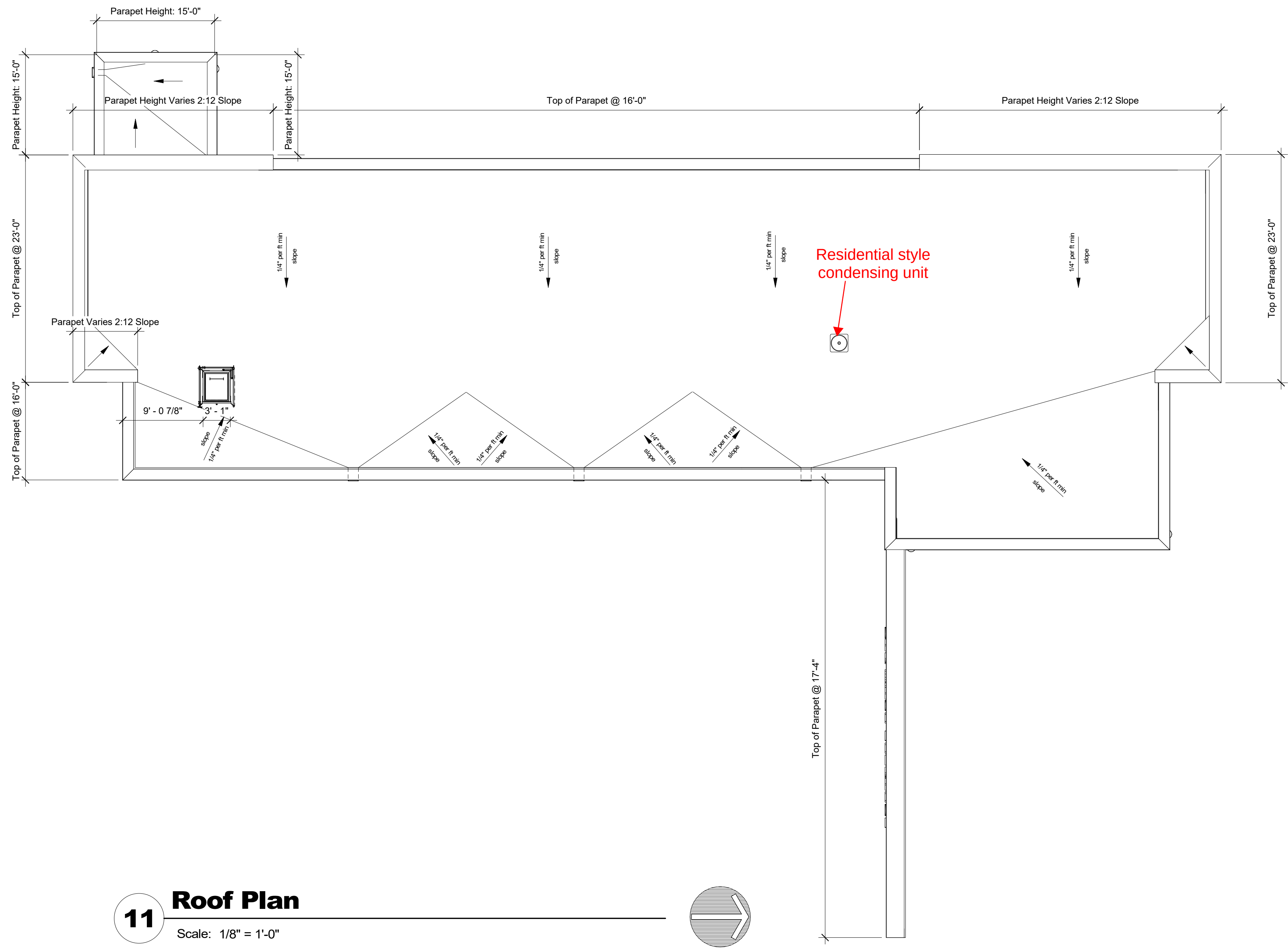
Silverstar Car Wash
15315 Coffee Road
New Berlin, WI

Floor Plan

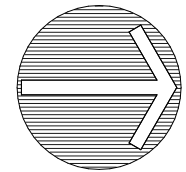
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Project No.	Revisions
Date: 09.20.22	
Drawn By: TJS	

A2.0



11 Roof Plan
Scale: 1/8" = 1'-0"



PRELIMINARY
NOT FOR CONSTRUCTION



VanDeWalle Architects LLC
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Midwest
Fidelity
Partners

Silverstar Car Wash - W1
New Berlin, WI

**Enlarged Office Floor Plan
& Roof Plan**

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Project No.	22065
Date:	12.19.22
Drawn By:	TJS

Revisions

A2.1

ZONING PERMIT 2202320

ISSUE DATE: 10/25/2023

EXPIRATION DATE: 1 year from date issued

OWNER:

OSHKOSH AAP LLC
9251 WILLOW LN
FREMONT, WI 54940-9320

APPLICANT:

THE SIGMA GROUP
1300 W CANAL STREET
MILWAUKEE, WI 53233

ADDRESS: 15301 W. Coffee Road

(Note, when this went to Plan Commission the following address was used - 15300 W. National Avenue. However, a 2-Lot CSM was approved and this new address was issued.)

FOR: ADMIN UA COMM, OFFICE, INST - SILVERSTAR CAR WASH

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

1. PLANNING

- a. All plans shall be updated to match the revised site plan dated February 15, 2023. This plan proposes one ingress & egress to Coffee Road and eliminates the right turn only egress to Coffee Road, removes the bypass lane on the west side of the property and reduces the overall amount of pavement. Note, the sidewalk shall be 8' where it abuts parking and 5' where it accesses Coffee Road. Review pavement marking in Coffee Road with Engineering staff.
- b. Architecture Review Committee approval required.
- c. Plan of Operation
 - i. Applicant shall adhere to the submitted plan of operation.
 - ii. The applicant is proposing to construct a 4,800 square foot car wash.
 - iii. Employee and customer parking shall be contained on site.
 - iv. Plans shall meet the B-2, General Retail Sales and Service District, requirements in Section 275-34B(2).
- d. Dumpsters and roof, ground and wall mechanical equipment shall be properly screened from the street and public view in accordance with Section 275-56G of the Zoning Code. Please call that information out on plans and submit line of sight drawings.
- e. All permanent and temporary signs require a Sign Application to be filed prior to installation.
- f. Parking along the base setback line (along Coffee Road) is required to be 10'.
- g. Approval of the Landscaping Plan and payment of all installation and maintenance sureties is required. Landscape plans shall meet all the requirements of Article VIII Section 275-53 through 275-56 of the City's Zoning Code.
 - i. Applicant shall provide a final list of trees to be removed. Removal of significant trees shall be replaced per the tree replacement schedule outlined in §275-54B(6) of the Zoning Code.
 - ii. Final landscape fee will be calculated upon final submittal.
- h. The CSM shall be recorded prior to the issuance of this Zoning Permit.
- i. Per Zoning Code Section 275-60E, Noise a sound study was requested. The plan will be kept on file with DCD. Should any substantiated complaints be filed with Code Compliance, DCD staff will investigate the issues and follow up with SilverStar Car Wash. Additional noise mitigation measures may need to be taken.
 - i. Based on the communication from the Aerodry representative, there are noise attenuating methods that could be applied to the equipment.

- ii. The Sound study dated February 2023 shows that the sound level at the property line will be around 60 dBA. As compared to the Sound pressure levels chart, this would be equivalent to "Normal Speech". The Sound Study is available in the Department of Community Development.
- j. At the May 8, 2023 Plan Commission meeting, the Plan Commission added the following conditions:
 - i. 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.

2. INSPECTION

- a. Building plans shall be signed and stamped by a licensed architect or professional engineer per the Wisconsin Enrolled Commercial Building Code (SPS.361.31).
- b. Building plans shall be approved by the State of Wisconsin Department of Commerce Safety and Buildings Division (SPS.361.60). State letter required with permit application
- c. Apply and obtain appropriate building, HVAC, electric, plumbing and fire permits from the City of New Berlin Building Inspection Division.
- d. Plumbing: State review is required. All work must follow the State Approved Plumbing Plans.
- e. The building shall be fully accessible from the parking lot to the interior elements SPS.363.1101 and ICC/ANSI A117.1)
- f. Demolition: Separate 'Wrecking' permit required for the demolition of the house and garage.

3. ENGINEERING

- a. The proposed pavement marking modifications to Coffee Road shall be shown on the plans. See picture in letter.
 - i. Some additional pavement marking modifications may be needed to establish the left turn lane into the development. Contact the Engineering department to discuss with the pavement marking contractor at the time of restriping.
- b. The proposed driveway approach detail will be a modified version of D.H. Figure No. 12 with the sidewalk along the back of curb and the driveway approach section just south of that.
- c. Coffee Road was resurfaced in 2022. The City has a road cut moratorium policy for a period of 5 years after resurfacing. DCD will determine if a road cut will be allowed for the water, sewer, and storm sewer connections. If so, the applicant shall provide an additional \$5,000 dollar surety deposit for a holding period of 4 years, at which time this would be the end of the moratorium. If DCD staff deems no surety is necessary or required it may release said surety.
- d. Verify that the water and sanitary laterals to the existing home were removed at the main.
- e. Per the TIA, work with Waukesha County to optimize the signal timing at the National Ave. and Coffee Road intersection.
- f. Provide a copy of the revised signal timing.
- g. The lighting shall conform to the New Berlin City Center guidelines. Submit a light pole detail for approval before ordering.
- h. The lighting schedule does not match the cut Sheets and the Cut sheets need to be project specific. Resubmitting the example that was sent for use of the designer does not provide assurances that the correct lights will be supplied.
- i. The City does allow a 23-foot pole as well.
- j. Provide cut sheets for the wall units as well.

4. STORM WATER UTILITY

- a. WDNR NOI required.
- b. Total areas in the model are not equal. What and where is the "unconnected" area that is modeled? It is

not part of the existing model.

- c. MMSD Chapter 13 Green Infrastructure required for greater than 5,000 sf but less than 0.5 acres impervious. Site is increasing impervious by over a 0.5 acre therefore MMSD Chapter 13 requirements shall be met. Update modeling to meet MMSD Chapter 13 requirements, recommend volumetric procedure. SWMP Maintenance Agreement is required; City of New Berlin boilerplate agreement is available online.
- d. A grading recert is required per DH Section VI.D.7. If stormwater management devices are to be used as sediment control devices for erosion control during construction, a certification is required prior to Building Permit and a recertification is required prior to Occupancy.

5. FIRE DEPARTMENT

- a. Key for Knox box is required.
- b. Provide fire extinguishers every 75' of travel.
- c. Maintain egress/emergency lighting throughout.
- d. Maintain 24' fire access width for fire lane.

6. SEWER UTILITY

- a. Maintain a 5 feet minimum horizontal clearance from any water main and sanitary sewer pipes and structures.
- b. Maintain 18 inches vertical clearance when crossing any pipes and structures.
- c. Please call Jim Hart at New Berlin Water Utility with Questions.
- d. If a conflict occurs, conduits will be removed at the owner's expense.

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

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

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

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

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

Transferability: Per New Berlin Municipal Code 275-24(F) "Zoning permits are not transferable from one applicant to another without approval of the Plan Commission. Zoning permits are site specific and thus are not transferable from one site to another under any circumstances." "If the business plans to add more employees, make physical changes to the outside of the building, and/or any other deviations to the approved plan of operation the applicant shall follow all applicable City processes."

Compliance: Failure to comply with conditions of the Zoning Permit may be enforced pursuant to New Berlin Municipal Code 275-68 (B), "Whenever an order of the Director, Building Inspector, City Engineer, or other city official, pursuant to

this chapter, has not been complied with, or where written agreements for compliance have not been made by the property owner, the City Attorney shall institute appropriate legal action or proceedings to prohibit the owner, agent, or occupant from using such structure, land, or water. The City may seek a court order in the nature of mandamus, abatement, or other action or proceeding to abate or remove a violation or to otherwise restore the premises in question to the condition in which they existed prior to the violation."

Permit Authorized By:



NIKKI JONES, DEPUTY DIRECTOR

Date: 10/25/2023

STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT/PROJECT: Brooke Oleson with McCon Building Corporation / Culver's Site Improvements

LOCATION: 14855 W. National Avenue

REQUEST: Use and Site approval for Culver's Site Improvements located at 14855 W. National Avenue

WAIVER REQUEST: Applicant is requesting a waiver from §275-57A(3): Minimum number of required spaces.

D.R.C. RECOMMENDATION: Approval of the Use and Site application for Culver's Site Improvements located at 14855 W. National Avenue, along with the Waiver Request, subject to the application, plans on file and the following conditions of approval:

1. Planning

- a. Per §275-57A(2)(f), Plan Commission approval of a Waiver Request is needed for a parking reduction greater than 15%, as well as acceptance of the Independent Parking Space Study.
 - i. Per Table 275-57-1 of the Zoning Code, the minimum number of required parking spaces is 98. Applicant is proposing 63 parking spaces, which is a 36% reduction.
 - ii. Additional parking spaces may be required, such that the occupancy, use or intensity of use changes, as outlined in §275-57A(9)(d) and §275-57A(9)(e).
 - iii. After review, staff can support approval of a 36% reduction in the number of parking spaces for a total of 63 spaces. This is 12 spaces less than what they currently have.
- b. Plan of operation shall be consistent with submitted plans on file. Applicant is proposing to construct a double drive-thru for Culver's.
 - i. Hours of Operation: 10:00 AM - 10:00 PM
10:00 AM - 11:00 PM (Summer Hours)
 - ii. Number of Employees: 57 (Approximately 15 employees per shift)
- c. Dumpsters shall be properly screened from the street and public view in accordance with §275-56 of the Zoning Code.
- d. All permanent and temporary signs require a Sign Application to be filed prior to installation.
- 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.

2. Building Inspection:

- a. Inspection UA - LOCAL REVIEW: A building permit is NOT required at this time.
- b. Apply and obtain an electrical permit from the City of New Berlin Building Inspection Division after receiving Zoning Approval.
- c. The building shall be fully accessible from the parking lot to the interior elements (Com. 63.1101 and ICC/ANSI A117.1).

3. Engineering:

- a. The drive aisles and parking stall widths shall be measured from edge of pavement to edge of pavement, not including the flange of the curb and gutter. Parking stall depths can be measured to the face of curb. Applicant shall revise plans.
 - i. Single lane of travel shall be 12' wide measured from the flange line to the flange line of the curb and gutter.
 - ii. Double lane of travel shall be 24' wide measured same as above.
 - iii. Parking stalls adjacent to curb and gutter shall not include the flange of the curb in the width of the stall measurement. 11 stalls are affected by this in the recently submitted plan set.
 - iv. In the exit section of the parking lot where patrons are waiting for their orders, exiting, and where workers are delivering orders, consider putting in a crosswalk for workers and hatching the area next to the cars parked on the east side of the drive aisle to alert drivers exiting the lot.
 - b. Provide plans for the expanded patio area including the number of outdoor seats and details on the wall.
 - i. The height, color and material of the wall shall be shown on the plans.
 - ii. Show details of how the wall will be constructed, including any footings or reinforcement. Any proposed lighting shall be shown.
 - c. Provide a revised lighting plan.
 - d. Parking areas, including aisles, shall be set back a minimum of 10 feet from the base setback line and a minimum of 5 feet from other lot lines.
 - i. The drive aisle along the west property line is 1.3' from the side lot line.
 - e. Provide explanation, a sign, pavement marking, etc. that shows how drivers will be alerted that they cannot use the west entrance to exit the site.
 - f. Provide marked pedestrian cross walks through the drive thru lanes.
 - g. Provide ADA tactile plates as necessary to meet ADA standards in pedestrian ways within the site.
- 4. Fire Department:**
- a. Maintain 14' fire lane access through the drive-through waiting area.

DETAILS IN ATTACHED STAFF REPORT

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

Meeting of June 3, 2024

**Brooke Oleson with McCon Building Corporation / Culver's Site Improvements
14855 W. National Avenue**

DATE STAFF REPORT CREATED: 5/1/2024

APPLICANT / OWNER(S): Brooke Oleson with McCon Building Corporation / Shecterle Commercial Properties

REQUEST / DESCRIPTION OF PROJECT: Use and Site approval for Culver's Site Improvements located at 14855 W. National Avenue.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 9/22/23; revised plans 12/5/23, 4/26/24

DATE OF COMPLETENESS DETERMINATION: 9/26/23; revised plans 12/5/23, 4/26/24

PRE-APPLICATION CONFERENCE HELD: Yes

Date(s) of Meeting(s): 1/30/23, 3/25/24

Site Visit(s): 10/13/23

CONCEPTUAL PLAN: N/A

SIZE OF DEVELOPMENT / PARCEL(S): 1.4 acres

CURRENT ZONING: B-2

CURRENT LAND USE: Commercial

PROPOSED ZONING: N/A

PROPOSED LAND USE: N/A

PROPOSED LOT SIZE: N/A

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North: Zoning: R-5	Land Use: Single-Family Residential
South: Zoning: Rm-1	Land Use: Multi-Family Residential
East: Zoning: O-3	Land Use: Transitional Office District
West: Zoning: B-2 PUD	Land Use: Multi-Family Residential

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

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

Planning Context / Vision / Development Policies

Vision:

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

Development Policies:

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

Land Use:

- *Future Land Use Map: City Center Mixed Use Commercial*

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

DEVELOPMENT CODE (CHAPTER 235): N/A

PUBLIC HEARING REQUIRED: No

CONDITIONAL USE REQUIRED: No

USE / SITE /ARCHITECTURAL REVIEW:

Use Approval Required: Yes

Site Plan Required: Yes

Architectural Review Required: No

PROPOSED ARCHITECTURE: N/A

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: No

Wetland On Property: No

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

NRCS Map Classification: Not Inventoried

Floodplain: No

Topography / Geologic: Site is flat with little grade change.

BIKE & PEDESTRIAN FACILITIES PLAN: No improvements identified.

PARK & OPEN SPACE PLAN: No improvements identified.

NATURAL RESOURCES PROTECTION:

Limits of Disturbance (LOD): Shown on plans.

Woodland, Tree, and Vegetation Protection: Trees to be removed and trees to be protected during construction are identified on the plans.

Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: Trees to be removed and trees to be protected during construction are identified on the plans.

STORM WATER MANAGEMENT / DRAINAGE: 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

Sewer Shed Capacity Available: Yes

Adequate Linkage: Yes

Onsite System Required: No

WATER USAGE CALC.: No increase.

TRAFFIC IMPACT: TIA is not required.

SCHOOL DISTRICT IMPACT: N/A

Notice Sent to Affected School District(s): No

PREVIOUS ACTION:

11/14/1994	Plan Commission Public Hearing for Culver's restaurant and drive thru (CU-5-94).
2/20/1995	Plan Commission approval of Culver's restaurant and drive thru (CU-5-94).
4/17/1995	Plan Commission approval of sign package (SG-11-95).
1/8/2024	Plan Commission tabled Use Approval request (UA-2301943).

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

1. Plan of operation shall be consistent with submitted plans on file. Applicant is proposing to construct a double drive-thru for Culver's.
 - a. Hours of Operation: 10:00 AM - 10:00 PM
10:00 AM - 11:00 PM (Summer Hours)
 - b. Number of Employees: 57 (Approximately 15 employees per shift)
2. B-2 Zoning District setbacks have been met: 40' front, 15' side, 25' rear.
3. Parking Waiver required. Per §275-57A(3): *Minimum number of required spaces. Table 275-57-1 sets forth the minimum number of parking spaces required for each use unless the applicant follows §275-57A(2)(f):*
 - a. **Existing parking** (Approved under permit # CU-5-94 - 1993 Zoning Code): Restaurant standard – 1 space/100 SF Gross Floor Area **OR** 1 space/2 seats, whichever is greater, plus 1 space/employee.

**Department of
Community Development
Staff Report**

- i. 4,372 SF/100 SF Gross Floor Area = 44 spaces + 15 employee spaces = 59 spaces OR 99 seats/2 seats = 50 spaces + 15 employee spaces = 65 spaces
 - ii. Required = 65 spaces; Provided = 67 spaces, plus 8 order waiting. 75 total spaces.
- b. **December 2023 Proposed parking** (Calculated based on the current Zoning Code): Restaurant –1 space/50 SF OR 1 space/2 seats, whichever is greater; 1 space/100 SF of customer service area OR 1 space/4 seats, whichever is greater, for extension of premises.
 - i. 4,372 SF/50 SF = 88 spaces OR 99 seats/2 seats = 50 spaces
 - ii. 1,027 SF/100 SF = 10 spaces OR 40 seats/4 seats = 10 spaces (extension of premises)
 - iii. Required = 98 spaces; Proposed = 48 spaces, plus 8 order waiting. 56 total spaces.
- c. **April 2024 Proposed parking** (Calculated based on the current Zoning Code): Restaurant –1 space/50 SF OR 1 space/2 seats, whichever is greater; 1 space/100 SF of customer service area OR 1 space/4 seats, whichever is greater, for extension of premises.
 - i. 4,372 SF/50 SF = 88 spaces OR 99 seats/2 seats = 50 spaces
 - ii. 1,027 SF/100 SF = 10 spaces OR 40 seats/4 seats = 10 spaces (extension of premises)
 - iii. Required = 98 spaces; Proposed = 52 spaces, plus 11 order waiting. 63 total spaces.
- d. The applicant has provided a revised parking evaluation dated 4/9/2024, which justifies this reduction in parking.
 - i. The parking study shows the peak demand to be 33 spaces on weekend evenings and 25 spaces on weekday evenings, which is consistent with the ITE Manuals Average Parking Generation Estimate for a fast food restaurant with a drive-through window. The City's Zoning Code uses the 85th percentile for parking generation estimates, requiring additional parking spaces. See table below:

Land Use Code	Size	Monday – Friday		Saturday	
		Average	85 th percentile	Average	85 th percentile
Fast food restaurant with drive-through window (LUC 934)	4,320 SF	32	44	36	53

- ii. The applicant is proposing 63 parking spaces, which is 10 spaces more than the 85th percentile parking estimate at the business's busiest times.
 - iii. 62% of transactions are currently from the drive-through. Based on other area Culver's restaurants where the double drive-through has already been

implemented, the result on average is a 10% increase in drive-through sales. The proposed plan is intended to increase drive-through operations, more adequately serving the distribution of customers on site between sit down and drive-through service.

- iv. Per §275-57A(9)(b)[1], the actual parking demands will be less than the requirements of this chapter. The applicant has determined that adequate parking will be provided for the business.
- e. After review, staff can support approval of a waiver for a 36% reduction in the number of parking spaces required by today's code, for a total of 63 spaces. This is a net loss of 12 spaces on site.
- f. Parking waivers greater than 15% shall be approved by the Plan Commission. Future applications may be denied based upon review of parking requirements.
- g. Additional comments from the January 8, 2024 Plan Commission Meeting:
 - i. Request data on peak parking demand during summer, Friday nights, and games. Sales data suggests less seasonal variation, but even a 50% increase could be accommodated on site.
 - ii. Parking agreement. There is no agreement in place between Culvers and the neighbors to the east at 14785 W National Ave regarding spillover parking or a shared parking agreement. Requesting approval without this condition.
 - iii. Both drive through lanes would be staffed during open hours.

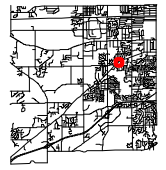
D.R.C. RECOMMENDATION:

Approval of the Use and Site application for Culver's Site Improvements located at 14855 W. National Avenue, along with the Waiver Request, subject to the application, plans on file and the following conditions of approval: **See Executive Summary.**

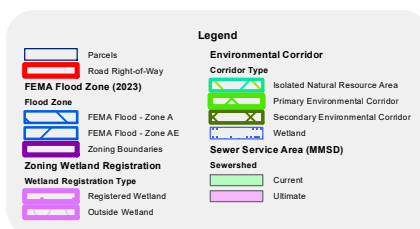
ATTACHMENTS:

Location Map
Plan of Operation
Justification Letter
Parking Memo 4/9/2024
Civil Plans

UA-2301943
Culver's Site Improvements
14855 W. National Avenue



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



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December 5, 2023

Department of Community Development
3805 S Casper Dr
New Berlin, WI 53151

Re: Culver's of New Berlin, WI - DDT

To Whom It May Concern,

McCON Building Corporation is requesting a permit to make a minor lot alteration to create a double drive-thru at the Culver's of New Berlin located at 14855 W National Avenue, to meet the demand of drive-thru customers. By adding a second drive-thru lane, the restaurant will lose 27 standard parking spaces, reducing the total number of spaces on site from 75 to 48 spaces. With there being a reduction in parking spaces a parking study was conducted by Kimley Horn. The study showed the peak demand to be 33 spaces on weekend evenings and 25 spaces on weekday evenings. The purposed 48 parking spaces will be 15 stalls greater than the peak demand.

We would like to thank the city staff for your help and guidance to help improve the restaurant's ability to quickly serve its customers.

Sincerely,

McCON Building Corporation

Brooke Oleson
Construction Project Administrator

City of New Berlin
Attn: Ms. Kristen Hogan, Principal Planner
3805 S Casper Dr
New Berlin, WI 53151

Re: Culver's of New Berlin | 14855 W National Ave

September 20, 2023

Dear Ms. Hogan,

This letter is to provide some insight into the existing Culver's Restaurant drive-thru, and how the proposed second lane will affect flow and waiting time.

The proposed modifications would allow 9 vehicles from order boards to window. This will provide more time for the restaurant staff to prepare food, reducing the need for post-window queuing. The second menu board will allow flow to continue, without lengthy hold ups, when guests have more complex orders or large groups. By having a second ordering location, stores are seeing a steadier flow of traffic, rather than the peaks and valleys currently seen.

The Culver's Restaurant was able to pull data from this store and 62% of sales are through the drive thru. This drive-thru is currently averaging 3200 cars per week. Based on other area Culver's restaurants, where the double drive-thru is already implemented, the result is on average a 10% increase.

The plan of operation will not have any changes to the store's operating hours. The new layout will add 1-2 employees per shift to accommodate the second drive thru lane. Please feel free to contact me with any further questions.

Best Regards,

Brooke Oleson
McCON Building Corporation

MEMORANDUM

To: Joshua Clark
Culver's

From: Emma Albers, P.E., PTOE
Kimley-Horn and Associates, Inc.

Date: April 9, 2024

Subject: Parking Evaluation for Proposed Culver's Drive-Through Reconfiguration
New Berlin, WI

Kimley-Horn and Associates, Inc. (Kimley-Horn) was retained by Culver's to perform a parking study for the existing Culver's fast-food restaurant located at 14855 W. National Avenue in New Berlin, Wisconsin. The parking study was completed in order to evaluate existing parking demand and assess future parking conditions with a proposed drive-through reconfiguration. A summary of the analyses methodology and key findings is outlined below.

Proposed Drive-Through Reconfiguration

Culver's proposes to reconfigure the existing parking lot and drive-through located at 14855 W. National Avenue in New Berlin, Wisconsin. The reconfiguration would add a second drive-through lane and order board south of the existing drive-through lane at the restaurant. A total of 75 parking spaces are currently provided at the restaurant, including 3 Americans with Disabilities Act (ADA) spaces. The construction of a second drive-through lane would eliminate 12 standard parking spaces, reducing the total number of spaces on site to 63 spaces (52 traditional parking spaces and 11 order waiting spaces). The proposed site plan is provided as **Attachment A**.

Future Parking Demand

In order to evaluate the proposed parking supply, a review of the existing parking demand at the Culver's restaurant was completed. Per coordination with Culver's ownership, peak restaurant demand occurs during dinner service, on Saturdays and weekdays. To capture peaking parking demand, Kimley-Horn conducted hourly parking occupancy counts during a typical weekday and Saturday as follows:

- Saturday, November 11, 2023, 4:00PM to 7:00PM
- Wednesday, November 15, 2023, 4:00PM to 7:00PM

The existing Culver's site provides a total parking supply of 75 spaces including 3 ADA spaces. A summary of the observed parking occupancy is provided in **Table 1**. During the weekday, the peak occurred at 6:15PM with approximately 25 occupied spaces (33 percent). On Saturday, the

peak occurred at 6:00PM with approximately 33 occupied spaces (44 percent). It should be noted that seasonal factors could impact parking demand at the existing restaurant (holidays, local sports tournaments, etc.). Based on coordination with Culver's, significant increases in parking demand during summer months is not typical. However, based on the observed parking occupancy and proposed supply, parking demand could increase by almost 100 percent and still be accommodated by the proposed supply.

Table 1. Observed Parking Occupancy

Time of Day	Saturday, November 11, 2023		Wednesday, November 15, 2023	
	Occupied Spaces	Percent Occupied	Occupied Spaces	Percent Occupied
4:00PM	12	16%	17	23%
4:15PM	13	17%	15	20%
4:30PM	11	15%	16	21%
4:45PM	13	17%	15	20%
5:00PM	18	24%	18	24%
5:15PM	16	21%	16	21%
5:30PM	19	25%	23	31%
5:45PM	24	32%	20	27%
6:00PM	33	44%	24	32%
6:15PM	28	37%	25	33%
6:30PM	23	31%	19	25%
6:45PM	21	28%	15	20%
7:00PM	24	32%	15	20%
Average	20	27%	18	24%

Per the City of New Berlin Municipal Code, restaurants are required to provide off-street parking at a ratio of 1 space per 50 square feet of floor area. The existing Culver's restaurant is 4,320 square feet; therefore, a total of 87 spaces would be required for the Culver's per code. However, a total of 75 spaces (including 3 ADA spaces) is currently provided, which does not satisfy local requirements. It should be noted that the proposed drive-through reconfiguration will not alter the square footage of the Culver's restaurant.

The Culver's restaurant includes approximately 4,320 square feet of gross floor area. Therefore, the peak parking demand ratio is approximately 0.38 spaces per 50 square feet of gross floor area on a typical weekday and typical Saturday, significantly lower than the Code ratio of 1 space per 50 square feet of gross floor area. These ratios were calculated based on the following:

$$\text{Parking demand ratio (spaces per 50 sq. ft. seating area)} = \frac{\text{Peak observed occupied spaces}}{\frac{4,320 \text{ sq. ft. floor area}}{50 \text{ sq. ft. floor area}}}$$

After constructing the double drive-through mentioned previously, a total of 63 parking spaces would now be provided for restaurant employees and customers. Based on data obtained from

the site visit conducted, the Culver's restaurant is expected to have a peak parking demand of 25 spaces on a typical weekday and 33 spaces on a typical Saturday. Therefore, peak parking demand is still expected to be accommodated onsite without spillover onto adjacent parcels.

ITE Parking Generation

Kimley-Horn reviewed parking demand data provided in the Institute of Transportation Engineers (ITE) Parking Generation Manual, 6th Edition to estimate the required parking supply per industry resources. Land Use Code 934, Fast Food Restaurant with Drive-Through Window, was assumed for the existing Culver's restaurant. The average and 85th percentile parking generation rates are provided in **Table 2**.

Table 2. ITE Parking Generation Rates

ITE Land Use	Unit (X)	Monday – Friday		Saturday	
		Average	85 th Percentile	Average	85 th Percentile
Fast Food Restaurant with Drive-Through Window (LUC 934)	Per 1,000 SF GFA	S = 7.51X	S = 10.17X	S = 8.43X	S = 12.19X

As shown in **Table 3**, based on ITE parking demand data, the proposed parking supply of 63 spaces would accommodate the projected 85th percentile parking demand on a typical weekday and Saturday.

Table 3. Parking Generation Estimates

Land Use Code	Size	Monday – Friday		Saturday	
		Average	85 th Percentile	Average	85 th Percentile
Fast Food Restaurant with Drive-Through Window (LUC 934)	4,320 sq. ft.	32	44	36	53

Conclusion

Based on a review of both operational and ITE parking demand at the existing Culver's restaurant located at 14855 W National Avenue in New Berlin, the parking supply proposed following the drive-through and parking lot reconfiguration of the existing facility is expected to accommodate peak operational parking demand and the demand estimated using ITE data. Although the existing Culver's parking supply is less than the number of spaces required by code, the proposed reduction in available spaces due to the the drive-through and parking lot reconfiguration is not anticipated to disrupt existing operations of the restaurant or impact nearby parcels and roadways.

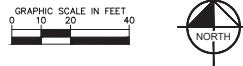
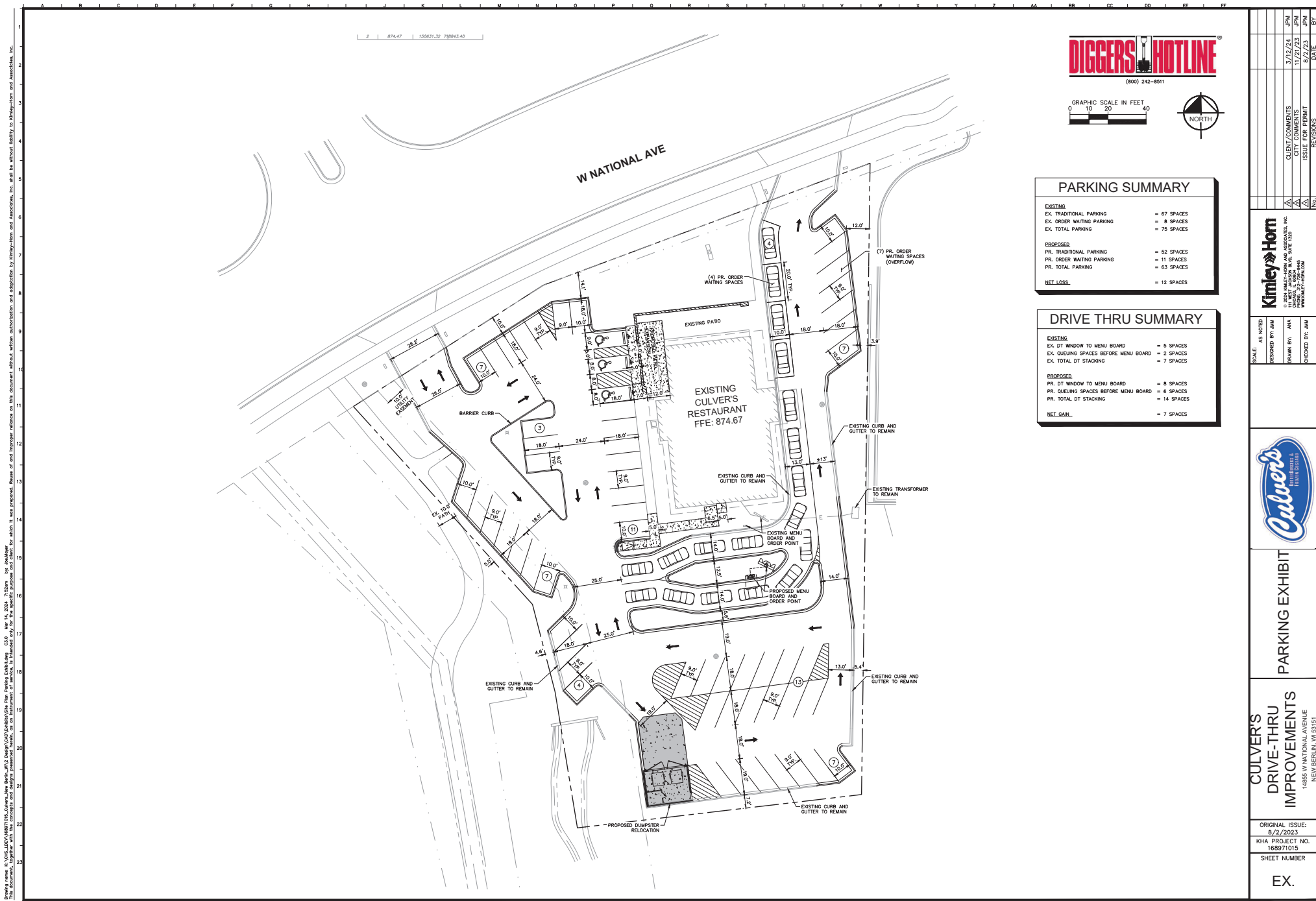
Please do not hesitate to contact us with any questions related to the information in this memorandum.

Attachments:

Attachment A: Site Plan

ATTACHMENT A

Proposed Site Plan



PARKING SUMMARY	
EXISTING	
EX. TRADITIONAL PARKING	= 67 SPACES
EX. ORDER WAITING PARKING	= 8 SPACES
EX. TOTAL PARKING	= 75 SPACES
PROPOSED	
PR. TRADITIONAL PARKING	= 52 SPACES
PR. ORDER WAITING PARKING	= 11 SPACES
PR. TOTAL PARKING	= 63 SPACES
NET LOSS	= 12 SPACES

DRIVE THRU SUMMARY	
EXISTING	
EX. DT WINDOW TO MENU BOARD	= 5 SPACES
EX. QUEUING SPACES BEFORE MENU BOARD	= 2 SPACES
EX. TOTAL DT STACKING	= 7 SPACES
PROPOSED	
PR. DT WINDOW TO MENU BOARD	= 8 SPACES
PR. QUEUING SPACES BEFORE MENU BOARD	= 6 SPACES
PR. TOTAL DT STACKING	= 14 SPACES
NET GAIN	= 7 SPACES

Drawing name: N:\CULVER\168971015_Culver's-New Berlin-WI\2 Design\CA\Exhibit\Site plan parking Exhibit.dwg C3.0 Mar 14, 2024 7:50am
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 KIMLEY-HORN & ASSOCIATES, INC. 111 WEST WASHINGTON AVE., SUITE 1000 MILWAUKEE, WISCONSIN 53233 WWW.KIMLEY-HORN.COM	SCALE: AS NOTED DESIGNED BY: JMM DRAWN BY: ANA CHECKED BY: JMM	CLIENT COMMENTS DATE FOR REVIEW DATE FOR APPROVAL DATE FOR FINAL
	ORIGINAL ISSUE: 8/2/2023 KHA PROJECT NO. 168971015 SHEET NUMBER EX.	
	PARKING EXHIBIT	
	CULVER'S DRIVE-THRU IMPROVEMENTS 14855 W NATIONAL AVENUE NEW BERLIN, WI 53151	

Drawing name: K:\GIS_LDE\16897015-Culvers_New Berlin_WI2 Design\CAO\PlanSheets\C0.0 - COVER SHEET.dwg 00.0 Nov 21, 2023 6:39pm by: Allison.Aldog
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FINAL ENGINEERING PLANS

CULVER'S

14855 W NATIONAL AVENUE

NEW BERLIN, WISCONSIN 53151



UTILITY AND GOVERNING AGENCY CONTACTS

NEW BERLIN DEPT. OF COMMUNITY DEVELOPMENT
3805 S CASPER DRIVE
NEW BERLIN, WI 53151
TEL: (262) 797-2445 EXT. 2503
CONTACT: NIKKI JONES

ELECTRIC & GAS COMPANY
WE ENERGIES
1830 S WEST AVE
WAUKESHA, WI 53189
TEL: (262) 549-1100

NEW BERLIN ENGINEERING DIV.
3805 S CASPER DRIVE
NEW BERLIN, WI 53151
TEL: (262) 786-8610 EXT. 2519
CONTACT: TAMMY SIMONSON

PROJECT TEAM

OWNER
CULVER'S OF NEW BERLIN
14855 W NATIONAL AVE
NEW BERLIN, WI 53151
CONTACT: JOSH CLARK

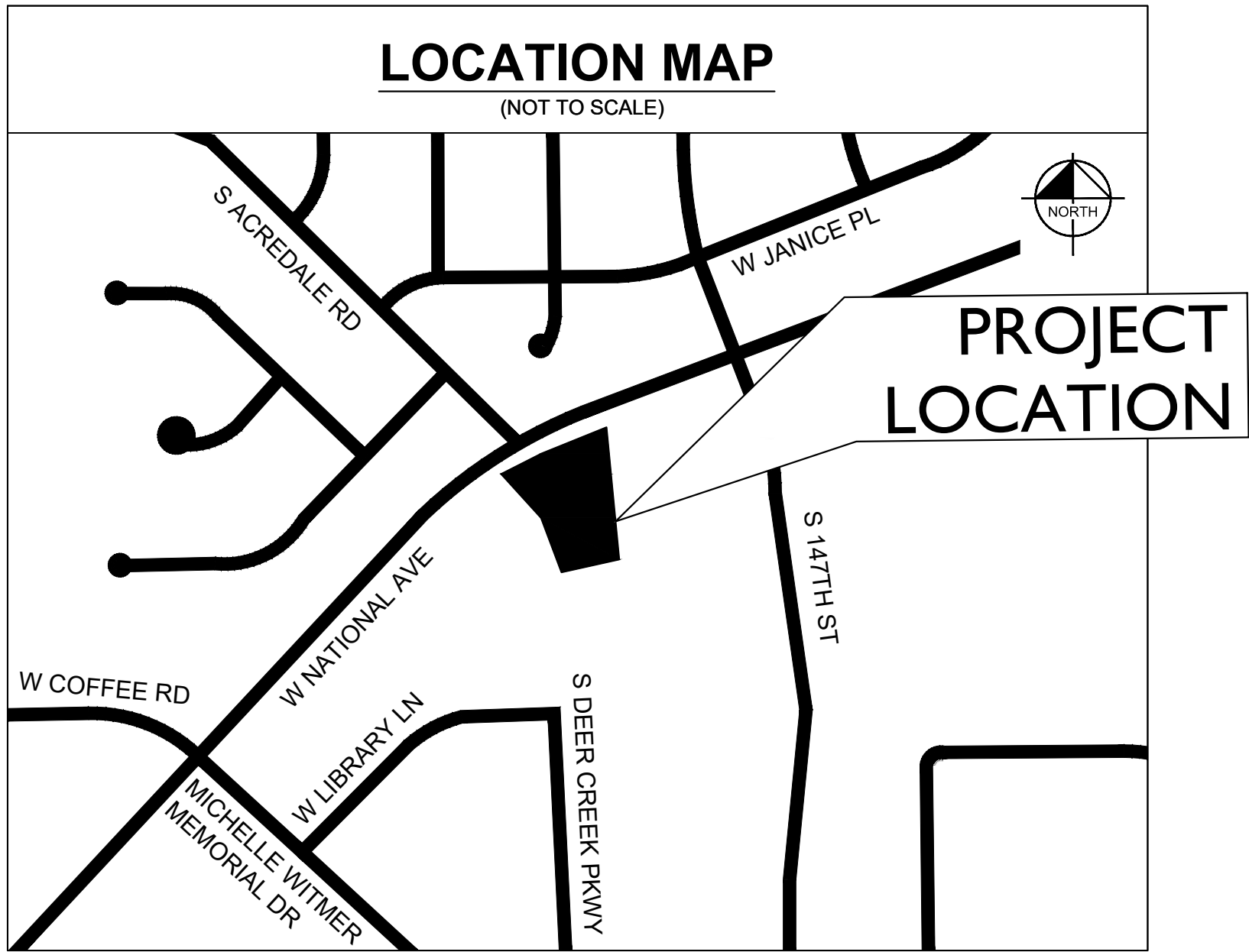
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NEW GLARUS, WI 53574
TEL: (608) 527-5216
CONTACT: BOB TALARCZYK



BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

SITE BENCHMARK #1:
875.33' (NORTHING: 150620.27; EASTING: 718649.98)

SITE BENCHMARK #2:
874.47' (NORTHING: 150631.32; EASTING: 718843.40)

Sheet List Table

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V0.0	TOPOGRAPHIC SURVEY
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C2.0	DEMOLITION PLAN
C3.0	SITE PLAN
C4.0	EROSION CONTROL PLAN
C5.0	GRADING PLAN SOUTH
C5.1	GRADING PLAN NORTH
C6.0	CONSTRUCTION DETAILS
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE NOTES & DETAILS

PROFESSIONAL ENGINEER'S CERTIFICATION

I, ANDREW HEINEN, A LICENSED PROFESSIONAL ENGINEER OF WISCONSIN, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE BUT EXCLUDING DETAILS PREPARED BY OTHERS, WAS PREPARED ON BEHALF OF CULVER FRANCHISING SYSTEM, LLC. BY KIMLEY-HORN AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 21ST DAY OF NOVEMBER, A.D., 2023.

A. Heinen
WISCONSIN LICENSED PROFESSIONAL ENGINEER 36037-006
MY LICENSE EXPIRES ON NOVEMBER 30, 2023
DESIGN FIRM REGISTRATION NUMBER: 184002012-0006



Kimley»Horn
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COVER SHEET

CULVER'S
DRIVE-THRU
IMPROVEMENTS
14855 W NATIONAL AVENUE
NEW BERLIN, WI 53151

ORIGINAL ISSUE:
8/2/2023
KHA PROJECT NO.
168971015
SHEET NUMBER

C0.0

BENCHMARKS

NO.	ELEVATION	NORTHING	EASTING
1	875.33	150620.27	718679.98
2	874.47	150631.32	718643.40

W. NATIONAL AVENUE
120' WIDE PUBLIC ROAD
RIGHT-OF-WAY
ASPHALT

CONCRETE SIDEWALK

LANDSCAPE BED

GRASS AREA

SIGN

CONCRETE CURB AND GUTTER

ASPHALT PATH

14855 W. NATIONAL AVENUE
1-STORY BUILDING
ELEV.: 874.67'
AT ENTRANCE

CONCRETE SIDEWALK

LANDSCAPE BED

CONCRETE

ABANDONED SPEAKER

MENU BOARD

WOOD BOOTH

TRASH COLLECTION AREA

PLASTIC SHED

TREELINE

CREEK

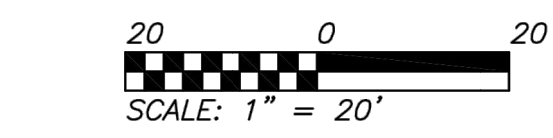
CONCRETE BOX CULVERT

SCALE: 1" = 20'

TALARCZYK LAND SURVEYS LLC
517 2nd Avenue
New Glarus, WI 53574
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PREPARED FOR:
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JOB NO. 23113
POINTS 23113
DRWG. 23113_1
DRAWN BY JMB



JOB NO. 23113
POINTS 23113
DRWG. 23113_1
DRAWN BY JMB

 **TALARCZYK**
LAND SURVEYS LLC

517 2nd Avenue
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CULVER'S DRIVE-THRU IMPROVEMENTS 14855 W NATIONAL AVENUE NEW BERLIN, WI 53151		TOPOGRAPHIC SURVEY				Kimley»Horn © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 1000 N. WISCONSIN AVENUE, SUITE 1300 CHICAGO, IL 60606-9045 WWW.KIMLEY-HORN.COM		SCALE: AS NOTED DESIGNED BY: JMM DRAWN BY: --- CHECKED BY: JMM		11/21/23 JPM 8/2/23 JPM DATE BY	
ORIGINAL ISSUE: 8/2/2023		KHA PROJECT NO. 168971015		SHEET NUMBER		△ CITY COMMENTS △ ISSUE FOR PERMIT △ REVISIONS N/A		V0.0		17	

Drawing name: K:\S_LDE\VA16897101_Culvers-New Berlin_WI2 Design\CAD\DrawSheets\C1.0 - GENERAL NOTES.dwg C1.0 Nov 21, 2023 6:39pm by: Alliean-Molag
This document, and the concepts and designs presented herein, are intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GENERAL NOTES

1. EXISTING SITE TOPOGRAPHY, UTILITIES, RIGHT-OF-WAY AND HORIZONTAL CONTROL SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY PREPARED BY:

TALARCZYK LAND SURVEYS
817 AND 2ND AVENUE
NEW GLARUS, WI 53574
TEL: (608) 527-5216

COPIES OF THE SURVEY ARE AVAILABLE FROM THE ENGINEER. SITE CONDITIONS MAY HAVE CHANGED SINCE THE SURVEY WAS PREPARED. CONTRACTORS TO VISIT SITE TO FAMILIARIZE THEMSELVES WITH THE CURRENT CONDITIONS.

2. COPIES OF SOILS INVESTIGATION REPORTS MAY BE OBTAINED FROM THE OWNER. ANY BRACING, SHEETING OR SPECIAL CONSTRUCTION METHODS DEEMED NECESSARY BY THE CONTRACTOR IN ORDER TO INSTALL THE PROPOSED IMPROVEMENTS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PROJECT. ANY ADDITIONAL SOILS DATA NEEDED TO CONFIRM THE CONTRACTOR'S OPINIONS OF THE SOILS CONDITIONS SHALL BE DONE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL OBTAIN THE OWNER'S WRITTEN AUTHORIZATION TO ACCESS THE SITE TO CONDUCT A SUPPLEMENTAL SOILS INVESTIGATION.

3. THE CONTRACTOR SHALL PHOTOGRAPH THE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.

4. EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS WHICH ARE HEREBY MADE A PART HEREOF:

- "ROADWAY STANDARD SPECIFICATIONS, WISCONSIN DEPARTMENT OF TRANSPORTATION," AS PREPARED BY WISDOT, CURRENT EDITION AND ITS SUPPLEMENTS.
- "10 STATE RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES", AS PUBLISHED BY HEALTH RESEARCH INC., LATEST EDITION.
- REGULATIONS, STANDARDS AND GENERAL REQUIREMENTS SET FORTH BY THE CITY OF NEW BERLIN, UNLESS OTHERWISE NOTED ON THE PLANS.
- THE NATIONAL ELECTRIC CODE.
- ALL APPLICABLE PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT ARE HEREIN INCORPORATED BY REFERENCE.

5. STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS, AND RECURRING SPECIAL PROVISIONS, CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THE CONTRACTOR'S WORK MAY NOT BE SPECIFICALLY NOTED, BUT ARE CONSIDERED A PART OF THE CONTRACTOR'S CONTRACT.

6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL ITEMS REQUIRED FOR CONSTRUCTION OF THE PROJECT, AS SHOWN ON THE PLANS, ARE INCLUDED IN THE CONTRACT. ANY ITEM NOT SPECIFICALLY INCLUDED, BUT SHOWN ON THE PLANS, SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IN THE EVENT OF A DISCREPANCY WITH THE PLANS AND QUANTITIES.

7. THE CONTRACTOR IS RESPONSIBLE FOR HAVING A SET OF "APPROVED" ENGINEERING PLANS WITH THE LATEST REVISION DATE ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT THEM TO THE SURVEYOR OR ENGINEER BEFORE DOING ANY WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS, AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION SHALL BE CONSIDERED A WAIVER OF THE RIGHT TO HAVE PROCEEDED AT THE CONTRACTOR'S OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

8. THE CONTRACTOR SHALL SUBSCRIBE TO ALL GOVERNING REGULATIONS AND SHALL OBTAIN ALL NECESSARY PUBLIC AGENCY PERMITS PRIOR TO STARTING WORK. THE CONTRACTOR, BY USING THESE PLANS FOR THEIR WORK, AGREE TO HOLD HARMLESS KIMLEY-HORN AND ASSOCIATES, INC. THE CITY OF NEW BERLIN, THEIR EMPLOYEES AND AGENTS AND THE OWNER FROM AND AGAINST ANY AND ALL LIABILITY, CLAIMS, DAMAGES, AND THE COST OF DEFENSE ARISING OUT OF CONTRACTOR(S) PERFORMANCE OF THE WORK DESCRIBED HEREIN.

9. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OR FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

10. CONSTRUCTION MATERIALS AND/OR EQUIPMENT MAY NOT BE STORED IN THE RIGHT-OF-WAY, AS DIRECTED BY THE OWNER.

11. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHT-OF-WAYS ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.

12. OWNER SHALL OBTAIN EASEMENTS AND APPROVAL OF PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS AND EASEMENTS.

13. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE SURVEYOR AT THE CONTRACTOR'S EXPENSE.

14. NOTIFICATION OF COMMENCING CONSTRUCTION:

14.A. THE CONTRACTOR SHALL NOTIFY APPLICABLE GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY, AS NECESSARY, ALL TESTING AGENCIES, THE CITY OF NEW BERLIN, AND THE OWNER SUFFICIENTLY IN ADVANCE OF CONSTRUCTION.

14.B. FAILURE OF THE CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN THE TESTING COMPANIES TO BE UNABLE TO VISIT THE SITE AND PERFORM TESTING WILL CAUSE THE CONTRACTOR TO SUSPEND THE OPERATION TO BE TESTED UNTIL THE TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK SHALL BE BORNE BY THE CONTRACTOR.

15. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL EMERGENCY TRAFFIC, AS DIRECTED BY THE CITY OF NEW BERLIN.

16. ANY EXISTING SIGNS, LIGHT STANDARDS, AND UTILITY POLES THAT INTERFERE WITH CONSTRUCTION OPERATIONS AND ARE NOT NOTED ON THE PLANS FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE, AS DIRECTED BY THE ENGINEER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.

17. ALL TREES TO BE SAVED SHALL BE IDENTIFIED PRIOR TO CONSTRUCTION BY THE LANDSCAPE ARCHITECT AND SHALL BE PROTECTED PER WSDOT SECTION 202. THE RIGHT-OF-WAY LINE AND LIMITS OF THE CONTRACTOR'S OPERATIONS SHALL BE CLEARLY DEFINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL TREES NOTED TO REMAIN SHALL BE PROTECTED FROM DAMAGE TO TRUNKS, BRANCHES AND ROOTS. NO EXCAVATING, FILLING OR GRADING IS TO BE DONE INSIDE THE DRIP LINE OF TREES UNLESS OTHERWISE INDICATED.

18. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT, FORESTER, OR ARBORIST AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THE CONTRACTOR'S WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. ALL CUTS OVER ONE (1) INCH IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

19. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT ALONG LIMITS OF PROPOSED REMOVAL BEFORE COMMENCEMENT OF PAVEMENT REMOVAL.

20. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT, AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS A PAY ITEM IS LISTED ON THE BID LIST.

21. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC., SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. THE CONTRACTOR IS RESPONSIBLE FOR ANY PERMITS REQUIRED FOR SUCH DISPOSAL.

22. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS, AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEANUP, AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.

23. NO UNDERGROUND WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE CITY OF NEW BERLIN. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE CITY OF NEW BERLIN PRIOR TO INSTALLING PAVEMENT BASE, BINDER, AND SURFACE, AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET, AS NECESSARY.

24. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND PIPE SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THE CONTRACTOR'S WORK SHALL NOT BE PAID FOR SEPARATELY, BUT SHALL BE MERGED INTO THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR STORM SEWERS, WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL, AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND STORM SEWERS CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. NO EXTRA PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR STORM SEWERS CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT.

25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLANS. THE CONTRACTOR SHALL CALL DIGGERS HOTLINE LOCATING SERVICES (1-800-242-8511) AND THE CITY OF NEW BERLIN FOR UTILITY LOCATIONS.

26. THE GENERAL CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO PROVIDE CABLE TV, PHONE, ELECTRIC, GAS AND IRRIGATION SERVICES. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING SITE LAYOUTS FOR THESE UTILITIES AND SHALL COORDINATE AND PROVIDE CONDUIT CROSSLINGS AS REQUIRED. THIS COORDINATION SHALL BE CONSIDERED INCIDENTAL TO THE GENERAL CONTRACTOR'S AGREEMENT WITH THE OWNER. ANY CONFLICTS IN UTILITIES SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

27. CONTRACTOR IS TO VERIFY ALL EXISTING STRUCTURES AND FACILITIES AT ALL PROPOSED UTILITY CONNECTION LOCATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL AND STARTING WORK.

28. ANY FIELD TILES ENCOUNTERED SHALL BE INSPECTED BY THE ENGINEER. THE DRAIN TILE SHALL BE CONNECTED TO THE STORM SEWER SYSTEM AND A RECORD KEPT BY THE CONTRACTOR OF THE LOCATIONS AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

29. ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWERS, VALVE VAULT COVERS, FIRE HYDRANTS, AND B-BOXES ARE TO BE ADJUSTED TO MEET FINISHED GRADE. THE CONTRACTOR'S ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR, AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVATE THE CONTRACTOR FROM ANY ADDITIONAL

ADJUSTMENTS AS REQUIRED BY THE CITY OF NEW BERLIN UPON FINAL INSPECTION OF THE PROJECT.

30. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ONTO THE ROAD SUBGRADES. WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO LOT AREAS OR THE STORM SEWER SYSTEM, IF AVAILABLE. DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING, OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE REPAIRED BY THE CONTRACTOR. FLUSHING OF THE WATER DISTRIBUTION SYSTEM SHALL BE AT THE EXPENSE. LEAKS IN THE WATER DISTRIBUTION SYSTEM SHALL BE THE RESPONSIBILITY OF THE WATER MAIN CONTRACTOR AND SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

31. TRENCH BACKFILL WILL BE REQUIRED TO THE FULL DEPTH ABOVE SEWERS AND WATERMAIN WITHIN TWO (2) FEET HORIZONTAL OF PROPOSED OR EXISTING PAVEMENT.

32. IF SOFT, SPONGY, OR OTHER UNSUITABLE SOILS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSE ARE ENCOUNTERED AT THE BOTTOM OF THE TRENCH, ALL SUCH MATERIAL SHALL BE REMOVED AND REPLACED WITH WELL-COMPACTED, CRUSHED LIMESTONE BEDDING MATERIAL. IF ROCK IS ENCOUNTERED, IT SHALL BE REMOVED TO AT LEAST SIX (6) INCHES BELOW THE BOTTOM OF THE PIPE TO ALLOW PROPER THICKNESS OF BEDDING. ANY UNDERCUTS OF TWO (2) FEET OR LESS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. DEPTHS GREATER THAN TWO (2) FEET SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PROCEEDING.

33. THE TRENCHES FOR PIPE INSTALLATION SHALL BE KEPT DRY AT ALL TIMES DURING PIPE PLACEMENT. APPROPRIATE FACILITIES TO MAINTAIN THE DRY TRENCH SHALL BE PROVIDED BY THE CONTRACTOR. THE COST OF SUCH SHALL BE INCIDENTAL TO THE UNIT PRICE BID FOR THE ITEM. PLANS FOR THE SITE Dewatering, IF EMPLOYED, SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER PRIOR TO IMPLEMENTING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION. IT IS UNDERSTOOD THAT THE CONSTRUCTION UNLESS APPROVED IN WRITING BY THE OWNER.

34. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE PROPER INLET PROTECTION EROSION CONTROL AT LOCATIONS INDICATED BY THE ENGINEER. THE PURPOSE OF THE INLET PROTECTION WILL BE TO MINIMIZE THE AMOUNT OF EROSION THAT NORMALLY WOULD ENTER THE STORM SEWER SYSTEM FROM ADJACENT AND/OR UPSTREAM DRAINAGE AREAS.

35. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

36. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES REGULATIONS AND WSDOT STANDARDS FOR SOIL EROSION AND SEDIMENTATION CONTROL, AND SHALL BE MAINTAINED BY THE CONTRACTOR AND REMAIN IN PLACE UNTIL A SUITABLE GROWTH OF GRASS, ACCEPTABLE TO THE ENGINEER, HAS DEVELOPED.

37. THE CONTRACTOR SHALL CONFORM TO ALL EROSION CONTROL REQUIREMENTS AS SET FORTH BY THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES THROUGH THE NPDES phase II PERMIT PROGRAM REQUIREMENTS AND GOVERNING MUNICIPALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THE EROSION CONTROL DRAWINGS AND SPECIFICATIONS PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. KIMLEY-HORN AND ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR SUPPLIERS, WHICH CONTRIBUTE TO DEFICIENCIES IN THE SWPPP OR ANY VIOLATIONS RESULTING FROM INADEQUATE EROSION CONTROL PROTECTION AND/OR DOCUMENTATION.

38. THE PAVEMENT SHALL BE KEPT FREE OF MUD AND DEBRIS AT ALL TIMES. IT MAY BE NECESSARY TO KEEP A SWEEPER ON-SITE AT ALL TIMES.

39. ALL DISTURBED AREAS OF THE RIGHT-OF-WAY SHALL BE FULLY RESTORED TO PRE-CONSTRUCTION CONDITIONS WITH A MINIMUM OF SIX (6) INCHES OF TOPSOIL, SEEDING, AND MULCH AS PER WSDOT STANDARDS.

40. ALL PROPOSED GRADES SHOWN ON PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS NOTED OTHERWISE.

41. ALL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. IF REQUESTED BY THE CITY OF NEW BERLIN OR ENGINEER, COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE ENGINEER. THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

42. PROVIDE SMOOTH VERTICAL CURVES THROUGH HIGH AND LOW POINTS INDICATED BY SPOT ELEVATIONS. PROVIDE UNIFORM SLOPES BETWEEN NEW AND EXISTING GRADES. AVOID RIDGES AND DEPRESSIONS.

43. WHEN REQUIRED, THE CONTRACTOR SHALL NOTIFY THE OWNER WHEN RECORD DRAWINGS CAN BE PREPARED. RECORD DRAWINGS SHALL INDICATE THE FINAL LOCATION AND LAYOUT OF ALL IMPROVEMENTS, INCLUDING VERIFICATION OF ALL CONCRETE PADS, INVERT, RIM, AND SPOT GRADE ELEVATIONS, AND INCORPORATE ALL FIELD DATA AS DIRECTED BY THE OWNER.

44. BEFORE ACCEPTANCE, ALL WORK SHALL BE INSPECTED BY THE CITY OF NEW BERLIN, AS NECESSARY.

EARTHWORK NOTES

1. GENERAL

1.1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE.

1.2. ANY QUANTITIES IN THE BID PROPOSAL ARE INTENDED AS A GUIDE FOR THE CONTRACTOR'S USE IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND BE KNOWLEDGEABLE OF ALL SITE CONDITIONS.

1.3. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE AND THAT PAVEMENT THICKNESS, TOPSOIL, ETC., MUST BE ACCOUNTED FOR.

1.4. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION AND PREVENT STORMWATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS. TO PROVIDE PROPER DRAINAGE WILL NEGATE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION, AND TRAFFIC.

1.5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT AND FILTER FENCING, ETC., TO PROTECT ADJACENT PROPERTY, WETLANDS, ETC., SHALL OCCUR BEFORE GRADING BEGINS.

1.6. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL ERECT A CONSTRUCTION FENCE AROUND ANY TREE DESIGNATED TO BE PRESERVED. SAID FENCE SHALL BE PLACED IN A CIRCLE CENTERED AROUND THE TREE, THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRIP ZONE (EXTENT OF FURTHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE WITHIN THE FENCED AREA SHALL NOT BE DISTURBED.

1.7. EXISTING SUBSURFACE CONDITIONS WERE OBTAINED FROM A GEOTECHNICAL PREPARED BY:

1. TOPSOIL EXCAVATION INCLUDES:

1.1. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION OR COMPACTED FILL MATERIAL. EXISTING VEGETATION SHALL BE REMOVED PRIOR TO STRIPPING TOPSOIL OR FILLING AREAS.

1.2. PLACEMENT OF EXCAVATED MATERIAL IN OWNER-DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS THAT WILL REQUIRE EARTH EXCAVATION OR COMPACTED FILL MATERIAL. PROVIDE NECESSARY EROSION CONTROL MEASURES FOR STOCKPILE.

1.3. TOPSOIL STOCKPILED FOR RESPEAD SHALL BE FREE OF CLAY AND SHALL NOT CONTAIN ANY OF THE TRANSITIONAL MATERIAL BETWEEN THE TOPSOIL AND CLAY. THE TRANSITIONAL MATERIAL SHALL BE USED IN NON-STRUCTURAL FILL AREAS OR DISPOSED OF OFF-SITE.

1.4. TOPSOIL RESPEAD SHALL INCLUDE HAULING AND SPREADING SIX (6) INCHES OF TOPSOIL DIRECTLY OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER.

1.5. MODERATE COMPACTION IS REQUIRED IN NON-STRUCTURAL FILL AREAS.

2. EARTH EXCAVATION INCLUDES:

2.1. EXCAVATION OF SUBSURFACE MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET OF THE PLAN SUBGRADE ELEVATIONS WHILE MAINTAINING PROPER DRAINAGE. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" DURING THE FINE GRADING OPERATION.

2.2. PLACEMENT OF SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.1 FEET. THE FILL MATERIALS SHALL BE PLACED IN LOOSE LIFTS THAT SHALL NOT EXCEED EIGHT (8) INCHES IN THICKNESS, AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE REQUIRED COMPACTION.

2.3. STRUCTURAL FILL MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL, WITHIN SIX (6) INCHES OF THE PLAN FINISHED GRADE ELEVATION. IN AREAS REQUIRING STRUCTURAL MATERIAL, HOWEVER, THIS MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS UNLESS SPECIFICALLY DIRECTED BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

2.4. COMPACTION OF SUITABLE MATERIALS SHALL BE TO AT LEAST 93% OF THE MODIFIED PROCTOR DRY DENSITY WITHIN PROPOSED PAVEMENT AREAS, SIDEWALK, ETC. COMPACTION SHALL BE AT LEAST 95% OF THE MODIFIED PROCTOR WITHIN PROPOSED BUILDING PAD AREAS.

3. UNSUITABLE MATERIAL: UNSUITABLE MATERIALS SHALL BE CONSIDERED MATERIAL THAT IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION, AND IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION. THE DECISION TO REMOVE AND MATERIAL AND TO WHAT EXTENT SHALL BE MADE BY THE ENGINEER WITH THE CONCURRENCE OF THE OWNER.

4. MISCELLANEOUS. THE CONTRACTOR SHALL:

4.1. SPREAD AND COMPACT UNIFORMITY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.

4.2. SCARIFY, DISC, AERATE, AND COMPACT, TO THE DEGREE SPECIFIED, THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.

4.3. PROVIDE WATER TO ADD TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.

4.4. BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL.

5. TESTING AND FINAL ACCEPTANCE

5.1. THE CONTRACTOR SHALL PROVIDE AS A MINIMUM A FULLY LOADED SIX-WHEEL TANDEM AXLE TRUCK FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL. THIS SHALL BE WITNESSED BY THE ENGINEER AND THE OWNER. (SEE PAVING SPECIFICATION.)

5.2. ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL OR OTHERWISE CORRECTED AND APPROVED BY THE ENGINEER.

PAVING NOTES

1. GENERAL

1.1. PAVING WORK INCLUDES FINAL SUBGRADE SHAPING, PREPARATION, AND COMPACTION; PLACEMENT OF SUBGRADE OR BASE COURSE MATERIALS; BITUMINOUS BINDER AND/OR SURFACE COURSES; FORMING, FINISHING, AND CURING CONCRETE PAVEMENT, CURBS, AND WALKS; AND FINAL CLEAN-UP AND ALL RELATED WORK.

1.2. CONSTRUCTION REQUIREMENTS [REFERENCE ASTM D-1557 (MODIFIED PROCTOR)] SUBGRADE = 95%; SUBGRADE + 95% AGGREGATE BASE COURSE = 98%; BITUMINOUS COURSE = 98%; MINIMUM DENSITY, PER WISCONSIN DEPARTMENT OF TRANSPORTATION (WSDOT) HIGHWAY STANDARDS.

1.3. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BRACED WARNING DEVICES, AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, AND IN ACCORDANCE WITH THE CITY OF NEW BERLIN CODE.

2. SUBGRADE PREPARATION

2.1. EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF PLAN ELEVATION. THE CONTRACTOR SHALL CONFIRM THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISHED TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS, UNLESS THE CONTRACTOR ADVISES THE ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION. IT IS UNDERSTOOD THAT THE CONTRACTOR HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE.

2.2. PRIOR TO THE PLACEMENT OF THE BASE COURSE, THE SUBGRADE MUST BE PROOF-ROLLED AND INSPECTED FOR UNSUITABLE MATERIALS AND/OR EXCESSIVE MOVEMENT. IF UNSUITABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE CORRECTED. THIS MAY INCLUDE ONE OR MORE OF THE FOLLOWING METHODS:

2.2.1. SCARIFY, DISC, AND AERATE.

2.2.2. REMOVE AND REPLACE WITH STRUCTURAL CLAY FILL.

2.2.3. REMOVE AND REPLACE WITH GRANULAR MATERIAL.

2.2.4. USE OF GEOTEXTILE FABRIC.

MAXIMUM DEFLECTION ALLOWED IN ISOLATED AREAS MAY BE ONE-QUARTER (1/4) INCH TO ONE-HALF (1/2) INCH IF NO DEFLECTION OCCURS OVER THE MAJORITY OF THE AREA.

2.3. PRIOR TO THE CONSTRUCTION OF THE CURB AND GUTTER AND THE PLACEMENT OF THE BASE MATERIAL, THE PAVEMENT AREA SHALL BE FINE-GRADED TO WITHIN 0.04 FEET (1/2 INCH) OF FINAL SUBGRADE ELEVATION, TO A POINT TWO (2) FEET BEYOND THE BACK OF THE CURB, SO THAT THE ENGINEER CAN BE SURE OF THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS QUANTITY OF BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.

2.4. PRIOR TO PLACEMENT OF THE BASE COURSE, THE SUBGRADE SHALL BE APPROVED BY THE TESTING ENGINEER.

3. CONCRETE WORK

3.1. ALL EXTERIOR CONCRETE SHALL BE PORTLAND CEMENT CONCRETE WITH AIR ENTRAINMENT OF NOT LESS THAN 5% AIR. THE MIX SHALL BE PLACED TO A MINIMUM OF SIX (6) BAG MIX AND SHALL DEVELOP A MINIMUM OF 3,500 PSI COMPRESSIVE STRENGTH AT FOURTEEN (14) DAYS AND A MINIMUM OF 4,000 PSI COMPRESSIVE STRENGTH AT TWENTY-EIGHT (28) DAYS. ALL CONCRETE SHALL BE DIRECTED PERPENDICULAR TO THE DIRECTION OF TRAVEL.

3.2. CONCRETE CURB AND/OR COMBINATION CURB AND GUTTER SHALL BE OF THE TYPE SHOWN ON THE PLANS. THE CONTRACTOR IS CAUTIONED TO REFER TO THE CONSTRUCTION STANDARDS AND THE CURB CROSS SECTION TO DETERMINE THE GUTTER FLAG THICKNESS AND THE AGGREGATE BASE COURSE THICKNESS BETWEEN THE CURB AND GUTTER. PRE-MOLDED FIBER EXPANSION JOINTS, WITH TWO 3/4-INCH BY 18-INCH EPOXY-COATED STEEL DOWEL BARS, SHALL BE GREASED AND FITTED WITH METAL EXPANSION TUBES.

3.3. CURBS SHALL BE DEPRESSED AND MEET THE SLOPE REQUIREMENTS OF THE FEDERAL ADA STANDARDS FOR ACCESSIBLE DESIGN AT LOCATIONS WHERE PUBLIC WALKS INTERSECT CURB LINES AND OTHER LOCATIONS AS DIRECTED, FOR THE PURPOSE OF PROVIDING ACCESSIBILITY.

3.4. THE CURBS SHALL BE BACKFILLED AFTER THEIR CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE.

3.5. CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. PROVIDE SCORED JOINTS AT 5-FOOT INTERVALS AND 1/2-INCH PRE-MOLDED FIBER EXPANSION JOINTS AT 20-FOOT INTERVALS AND ADJACENT TO CONCRETE CURBS, DRIVEWAYS, FOUNDATIONS, AND OTHER STRUCTURES.

3.6. CONCRETE CURING AND PROTECTION SHALL BE PER WSDOT STANDARDS. TWO (2) COATS OF WISDOT APPROVED CURING AGENT SHALL BE APPLIED TO ALL EXPOSED CONCRETE SURFACES.

3.7. THE COST OF AGGREGATE BASE OR SUBBASE UNDER CONCRETE WORK SHALL BE INCLUDED IN THE COST OF THE RESPECTIVE CONCRETE ITEM.

4. FLEXIBLE PAVEMENT

4.1. THE PAVEMENT MATERIALS FOR BITUMINOUS STREETS, PARKING LOTS, AND DRIVE AISLES SHALL BE AS SPECIFIED ON THE PLANS. UNLESS OTHERWISE SHOWN ON THE PLANS, THE FLEXIBLE PAVEMENTS SHALL CONSIST OF AGGREGATE BASE COURSE, TYPE B, BITUMINOUS CONCRETE BINDER COURSE, AND BITUMINOUS CONCRETE SURFACE COURSE. OF THE THICKNESS AND MATERIALS SPECIFIED ON THE PLANS. THICKNESS OF EACH LAYER SHALL BE THE MINIMUM COMPACTED THICKNESS.

4.2. ALL TRAFFIC SHALL BE KEPT OFF THE COMPLETED AGGREGATE BASE UNTIL THE BINDER COURSE IS LAID. THE AGGREGATE BASE SHALL BE UNIFORMLY PRIME COATED AT A RATE OF 0.4 TO 0.5 GALLONS PER SQUARE YARD PRIOR TO PLACING THE BINDER COURSE. PRIME COAT MATERIALS SHALL BE WISDOT APPROVED.

4.3. PRIOR TO PLACEMENT OF THE SURFACE COURSE, THE BINDER COURSE SHALL BE CLEANED AND TACK-COATED IF DAM, DUSTY OR DIRTY. ALL DAMAGED AREAS IN THE BINDER, BASE, OR CURB SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND STAFF NECESSARY, INCLUDING THE USE OF POWER BROOMS IF REQUIRED BY THE OWNER, TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. THE TACK COAT SHALL BE UNIFORMLY APPLIED TO THE BINDER COURSE AT A RATE OF 0.5 TO 0.6 GALLONS PER SQUARE YARD. TACK COAT SHALL BE AFTER WISDOT STANDARDS.

4.4. SEAMS IN BAM, BINDER, AND SURFACE COURSE SHALL BE STAGGERED A MINIMUM OF 6 INCHES.

5. TESTING AND FINAL ACCEPTANCE

5.1. THE CONTRACTOR SHALL FOLLOW THE QUALITY CONTROL TESTING PROGRAM FOR CONCRETE AND PAVEMENT MATERIALS ESTABLISHED BY THE MATERIALS/TESTING ENGINEER.

5.2. PRIOR TO PLACEMENT OF THE BITUMINOUS CONCRETE SURFACE COURSE, THE CONTRACTOR, WHEN REQUIRED BY THE CITY OF NEW BERLIN, SHALL OBTAIN SPECIMENS OF THE BINDER COURSE WITH A CORE DRILL, WERE DIRECTED, FOR THE PURPOSE OF THICKNESS VERIFICATION.

5.3. WHEN REQUIRED BY THE CITY OF NEW BERLIN, THE CONTRACTOR SHALL OBTAIN SPECIMENS OF THE FULL DEPTH BITUMINOUS CONCRETE PAVEMENT STRUCTURE WITH A CORE DRILL, WERE DIRECTED IN ORDER TO CONFIRM THE PLAN THICKNESS. DEFICIENCIES IN THICKNESS SHALL BE ADJUSTED FOR BY THE METHOD REQUIRED BY WSDOT STANDARDS.

5.4. FINAL ACCEPTANCE OF THE TOTAL PAVEMENT INSTALLATION SHALL BE SUBJECT TO THE TESTING AND CHECKING REQUIREMENTS CITED ABOVE.

6. ALL MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE CITY OF NEW BERLIN CODE. WHEN CONFLICTS ARISE BETWEEN MUNICIPAL CODE, GENERAL NOTES AND SPECIFICATIONS, THE MORE STRINGENT SHALL TAKE PRECEDENCE.

SIGNAGE AND PAVEMENT MARKING NOTES

1. ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE WISCONSIN DEPARTMENT OF TRANSPORTATION (WSDOT) STANDARDS.

2. SIGNS: SIGNS SHALL BE CONSTRUCTED OF 0.080-INCH THICK FLAT ALUMINUM PANELS WITH REFLECTORIZED LEGEND ON THE FACE. LEGEND SHALL BE IN ACCORDANCE WITH THE MUTCD.

3. POSTS: SIGN POSTS SHALL BE A HEAVY-DUTY STEEL "U" SHAPED CHANNEL WEIGHING 3.0 POUNDS/FOOT, SUCH AS A TYPE B METAL POST, AS PER THE WSDOT STANDARDS (OR 2-INCH PERFORATED STEEL TUBES).

4. SIGNS AND POSTS SHALL BE INSTALLED IN ACCORDANCE WITH WSDOT STANDARDS.

5. PAVEMENT MARKINGS: ALL PAVEMENT MARKINGS IN THE PUBLIC RIGHT-OF-WAY, SUCH AS STOP LINES, CENTERLINES, CROSSWALKS, AND DIRECTIONAL ARROWS, SHALL BE REFLECTORIZED THERMOPLASTIC ON ASPHALT AND EPOXY ON CONCRETE OR AS APPROVED BY WSDOT.



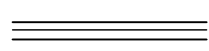
1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR SHALL NOT DISTURB OR INTERFERE WITH THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON BEING EXACT. THE ONE-ROUTE METHOD OF LOCATING UTILITIES BY THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY SIGNAGE, TRAFFIC CONTROL, AND TEMPORARY DIVERSION BY USING WADOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY ALSO BE NECESSARY.
6. REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE INFORMATION.
7. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
8. EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
9. THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN.
10. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
11. EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE. DURING DEMOLITION OPERATION, CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE EXCAVATED WITH CARE TO AVOID DAMAGE TO REMAINING UTILITIES. AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK MANUAL, SECTION 400. EXCAVATED AREAS SHALL BE BACKFILLED WITH TOPSOIL, FERTILIZER, AND PESTICIDES. AIR POLLUTION, AIR QUALITY, AND FLAMMABLE, TOXIC, CORROSIVE, OR VOLATILE ORGANIC COMPOUND (F-T-C-VOC) GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
12. UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASSES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL "DIGGERS HOTLINE" (1-877-500-9592) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE PROVIDED THROUGHOUT THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT CONSTRUCTION. EXISTING STRUCTURES TO BE DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNER OF ANY EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.
13. WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND PARTICULATE MATTER ENTERING THE AIR TO THE LOWEST LEVEL, COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.
14. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES TO STABILIZE THE FIRM LAYER. GRADING SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE WADOT APPROVED CRUSHED LIMESTONE OR APPROVED EQUAL. USE SATISFACTORY SLOPE MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, AND FREE FROM FROZEN MATERIAL. MATERIALS SHALL BE PLACED PRIOR TO PLACEMENT OF FILL MATERIALS. ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE MATERIALS IN STRIPES OR LAYERS. STRIPES SHALL BE 15 FEET MAXIMUM. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL, TO 95% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.
15. IN STRIPPING REMOVAL AREA, CONTRACTOR SHALL REMOVE EXISTING STRIPING BY EITHER SAND BLASTING, WATER BLASTING, GRINDING OR BY ANOTHER APPROVED METHOD OF STRIPPING. AFTER STRIPPING, CONTRACTOR SHALL CHANGES THE SURFACE TEXTURE OF THE EXISTING ASPHALT, CONTRACTOR SHALL SEAL COAT THE AREA PRIOR TO RESTRIPING. CONTRACTOR TO SUBMIT CONTRACTOR REMOVAL METHOD TO PROPERTY MANAGER AND ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.

		ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
		CURB REMOVAL
		ITEM TO BE REMOVED
		FULL-DEPTH ASPHALT PAVEMENT REMOVAL
		CONCRETE REMOVAL
		SAWCUT LINE
		WOOD FENCE REMOVAL

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PAVING AND CURB LEGEND

-  HEAVY DUTY CONCRETE PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
-  ASPHALT PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
-  6" CURB AND GUTTER
-  DEPRESSED CURB AND GUTTER

SITE DATA

SITE ADDRESS: 14855 W NATIONAL AVE, NEW BERLIN, WI 53151
PIN: NBC 1206994
ZONING: B-2 (GENERAL RETAIL SALES & SERVICES)
PARCEL AREA: 1.38 ACRES
BUILDING FOOTPRINT AREA: 4,550 SF

PARKING REQUIRED: 91 SPACES
BASED ON: 1 SPACE PER 50 SF FLOOR AREA

EXISTING PARKING: 75 SPACES
PROPOSED PARKING: 48 SPACES
NET LOSS: 27 SPACES

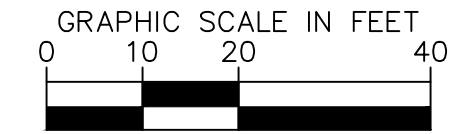
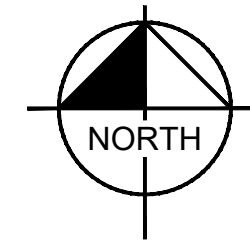
DISTURBANCE AREA: 23,886 SF
EXISTING IMPERVIOUS AREA: 13,348 SF
PROPOSED IMPERVIOUS AREA: 16,130 SF
NET INCREASE: 2,782 SF

KEY NOTES

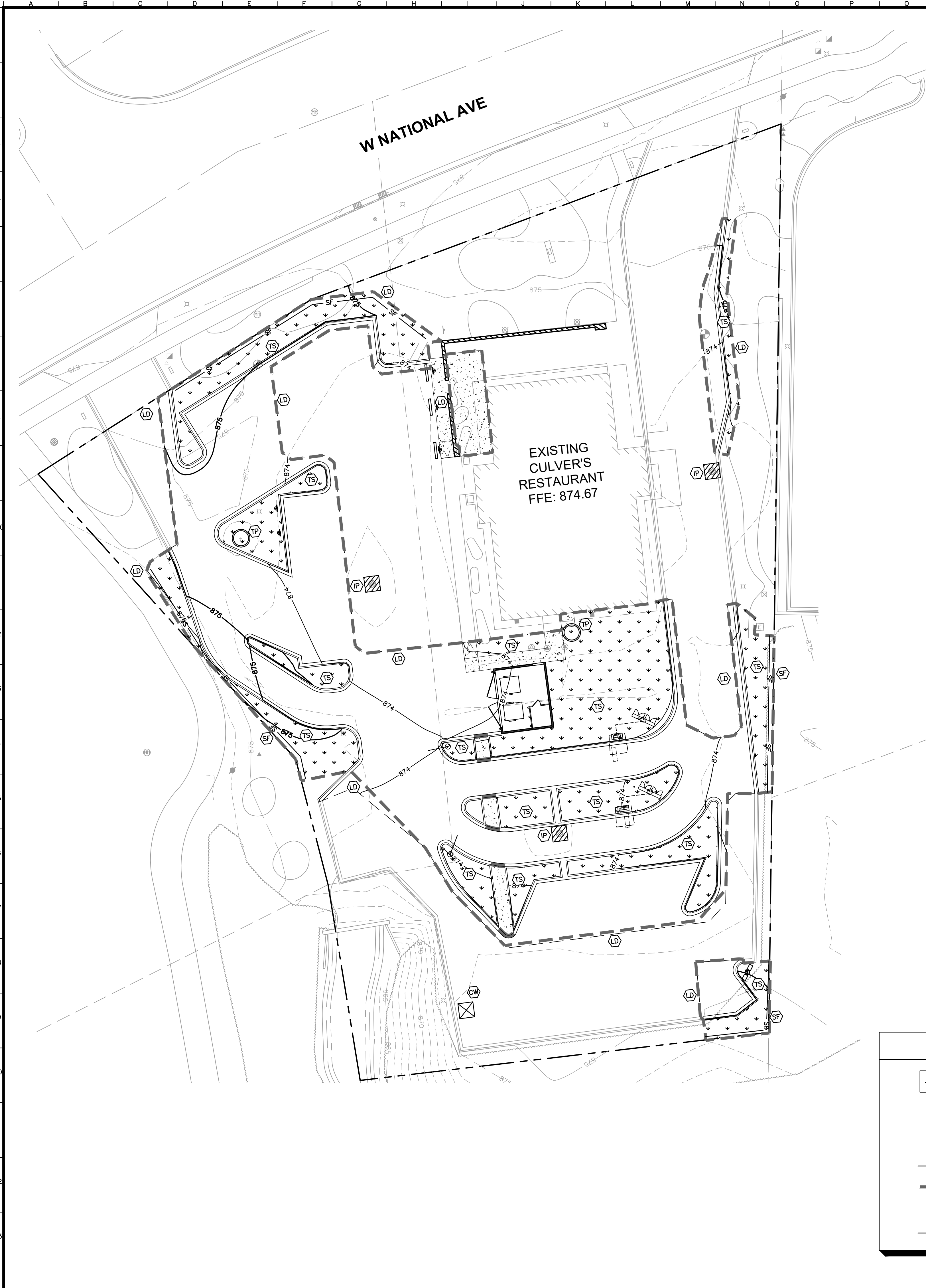
- 6" CONCRETE CURB AND GUTTER (SEE DETAIL, SHEET C6.0)
- VEHICULAR HEIGHT DETECTOR (VHD, SEE SIGNAGE PLANS)
- MENU BOARD (MB DT-46, SEE SIGNAGE PLANS)
- DRIVE-THRU CANOPY AND ORDER CONFIRMATION SYSTEM (OCS, SEE SIGNAGE PLANS)
- CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
- 4" WIDE PAINTED STRIPE AT 45°, 2' O.C. (YELLOW)
- 5" BOLLARD (SEE DETAIL, SHEET C6.0)
- DRIVE THRU SENSOR LOOP (SEE DETAILS, SHEET C6.0)
- 4" WIDE PAINTED SOLID LINE, TYP.
- CURB CHANNEL (SEE DETAILS, SHEET C6.0)
- PATIO WALL (SEE WAUSAU TILE PLANS FOR DETAILS)
- DEPRESSED CURB AND GUTTER
- CONCRETE SIDEWALK, TYP. (SEE DETAILS, SHEET C6.0)
- ACCESSIBLE RAMP (SEE DETAILS, SHEET C6.0)
- TRASH ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
- PROPOSED CONDUIT WITH PULL BOX FOR POWER AND DATA TO NEW DRIVE THRU EQUIPMENT, CONTRACTOR TO TRENCH AND REPAIR PAVEMENT AS NEEDED FOR CONDUIT INSTALLATION (SEE DETAILS, SHEET C6.0)
- EXTERIOR 5'X5' CONCRETE PAD FOR GREASE CONTAINER (CONTAINER BY OWNER)
- PROPOSED LIGHT POLE TO BE RELOCATED
- EXISTING LIGHT POLE TO REMAIN
- TRANSITION TO ZERO CURB (SEE DETAILS, SHEET C6.0)
- ADA PARKING SIGNS (SEE DETAILS, SHEET C6.0)

GENERAL NOTES

- ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3'-FEET, TYPICAL.
- REFER TO SPRINGFIELD SIGN PLANS FOR MENU BOARD DETAILS AND ELECTRICAL SPECIFICATIONS
- ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.



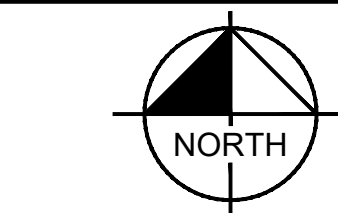
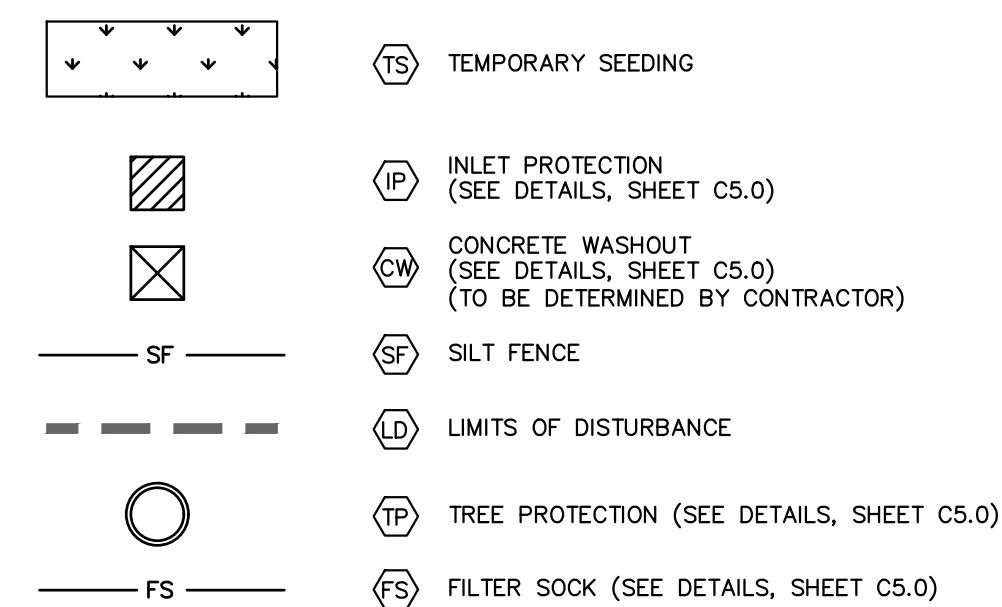
Kimley»Horn		Culver's		CULVER'S DRIVE-THRU IMPROVEMENTS	
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				Page 01 of 078	



EROSION CONTROL NOTES

1. CONSTRUCTION ENTRANCE SHALL BE LOCATED SO AS TO PROVIDE THE LEAST AMOUNT OF DISTURBANCE TO THE FLOW OF TRAFFIC IN AND OUT OF THE SITE. ADDITIONALLY, CONSTRUCTION ENTRANCE SHALL BE LOCATED TO COINCIDE WITH THE PHASING OF THE PAVEMENT REPLACEMENT.
2. POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURES INCLUDE STABILIZATION BY PERMANENT PAVING, DRAINAGE SYSTEM STRUCTURE, OR LANDSCAPING.
3. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL STABILIZATION OF THE SITE IS COMPLETED. ALSO, REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
4. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT 10% OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
5. THE IMPLEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
6. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FOR THESE SITES (OR APPROXIMATELY EQUAL) AT ALL SITE AREAS WITH SLOPES GREATER THAN 4:1, AND IN THE BOTTOM AND SIDE SLOPES OF ALL SWALES, MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST, OR ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE DRAINAGE UTILITY DEPARTMENT. MINOR CHANGES OR ADDITIONAL CONTROL MEASURES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF THE CONSTRUCTION. CORRECT CONTROL INADEQUACIES AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL PLACE EROSION CONTROL BLANKET (NORTH AMERICAN GRADE 15100 OR APPROXIMATELY EQUAL) AT ALL SITE AREAS WITH SLOPES GREATER THAN 4:1, AND IN THE BOTTOM AND SIDE SLOPES OF ALL SWALES.
8. PRIOR TO FINAL ACCEPTANCE, HAUL ROADS AND WATERWAY CROSSINGS, CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
9. PERMANENT, FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED PRIOR TO FINAL ACCEPTANCE.
10. ALL CONTROL DEVICES THAT FUNCTION SIMILARLY TO SILT FENCE OR FIBER ROLLS MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WITH EFFECTIVE DEVICES WHEN THEY BECOME NONFUNCTIONAL. IF THE SEDIMENT REACHES ONE-THIRD THE HEIGHT OF THE DEVICE, THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF THE RAINFALL EVENT OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
11. ALL SEDIMENT DELTAS AND DEPOSITS MUST BE REMOVED FROM SURFACE WATERS, DRAINAGE WAYS, CATCH BASINS AND OTHER DRAINAGE SYSTEMS. ALL EXPOSED SEDIMENT MUST BE COVERED WITHIN 24 HOURS. EXPOSED SOIL MUST BE REESTABLISHED. THE REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS AFTER THE RAINFALL EVENT UNLESS PRECLUDED BY WEATHER. REGULAR INSPECTIONS WILL BE REQUIRED TO ENSURE REASONABLE EFFORTS MUST BE USED TO OBTAIN ACCESS. ONCE ACCESS IS OBTAINED, REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS LATER. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL NEARBY ADJACENT AGENCIES AND RECEIVING THE APPLICABLE PERMITS PRIOR TO CONDUCTING ANY WORK.
12. ACCUMULATIONS OF TRACKED AND DEPOSITED SEDIMENT MUST BE REMOVED FROM OFF-SITE PAVED SURFACES WITHIN 24 HOURS OR SOONER IF REQUIRED. SEDIMENT TRACKING MUST BE MINIMIZED BY THE APPROPRIATE MAINTENANCE PRACTICE, LIKE A DEDICATED SITE EXIT WITH AN AGGREGATE SURFACE OR RESURFACED OFF-PAVED SURFACES. THE CONTRACTOR IS RESPONSIBLE FOR STREET SWEEPING AND/OR SCRAPING IF YOUR PRACTICES ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED FROM THE SITE.
13. SURFACE WATERS, DRAINAGE DITCHES AND CONVEYANCE SYSTEMS MUST BE INSPECTED FOR SEDIMENT DEPOSITS.
14. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY THE DIRECTOR AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE IEPA NPDES PHASE II PERMIT PROGRAM REQUIREMENTS.
15. PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGEWAY, OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
16. SOIL STOCKPILES SHALL NOT BE LOCATED IN A DRAINAGEWAY, FLOOD PLAIN AREA OR A DESIGNATED BUFFER, UNLESS OTHERWISE APPROVED, UNDER SPECIFIC CONDITIONS TO BE ESTABLISHED BY THE DIRECTOR OR ADMINISTRATOR.
17. STOCKPILES TO REMAIN IN PLACE FOR MORE THAN THREE DAYS SHALL BE PROVIDED WITH SEC MEASURES. MATERIAL IS TO BE HAULED OFF IMMEDIATELY AND LEGALLY IF NO STOCKPILE IS TO REMAIN IN PLACE.
18. ALL TEMPORARY SEC MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
19. WATER REMOVED FROM TRAPS, BASINS, AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT TRAP OR OTHER FILTRATION DEVICE. WHEN REMOVING DEWATERS, DEWASERS, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION.
20. SITE STABILIZATION REQUIREMENTS ARE AS FOLLOWS:
 - 20.1. WHERE THE INITIATION OF STABILIZATION MEASURE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES ON A PORTION OF THE SITE, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
 - 20.2. WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED, (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 14 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE UNTIL THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.

LEGEND

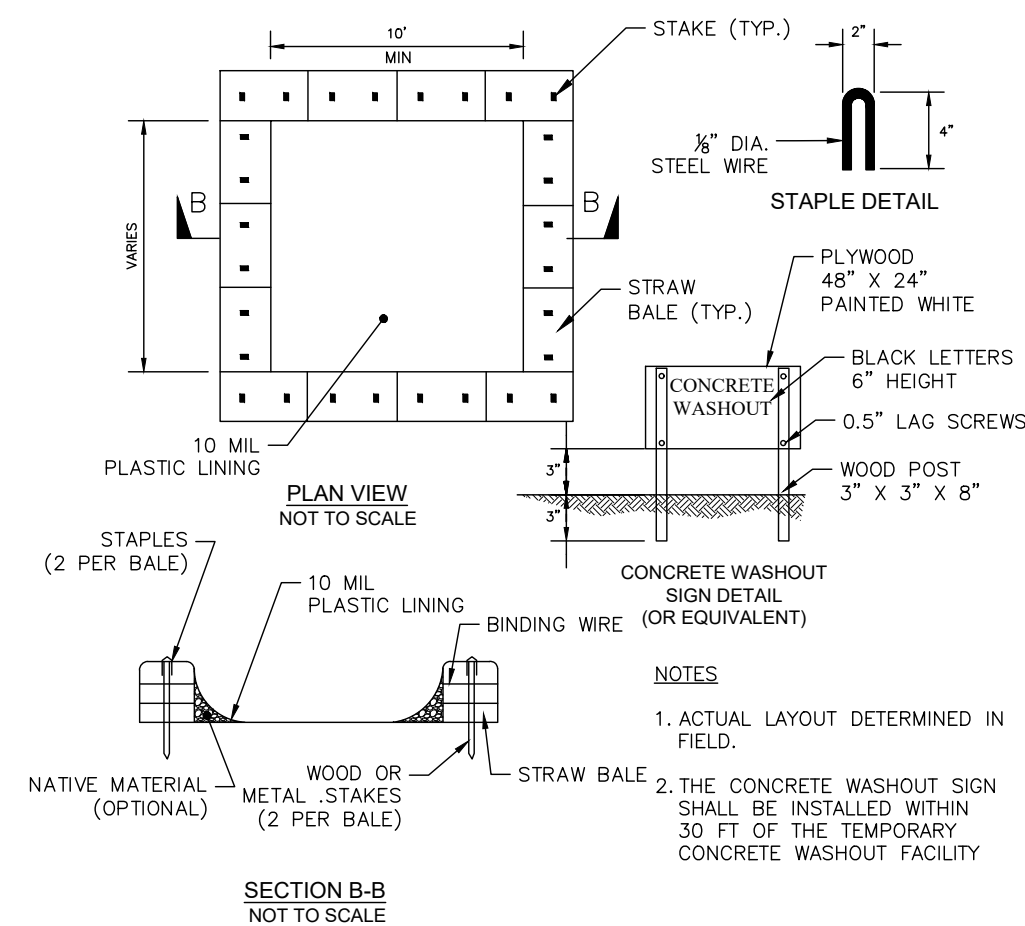


GRAPHIC SCALE IN FEET

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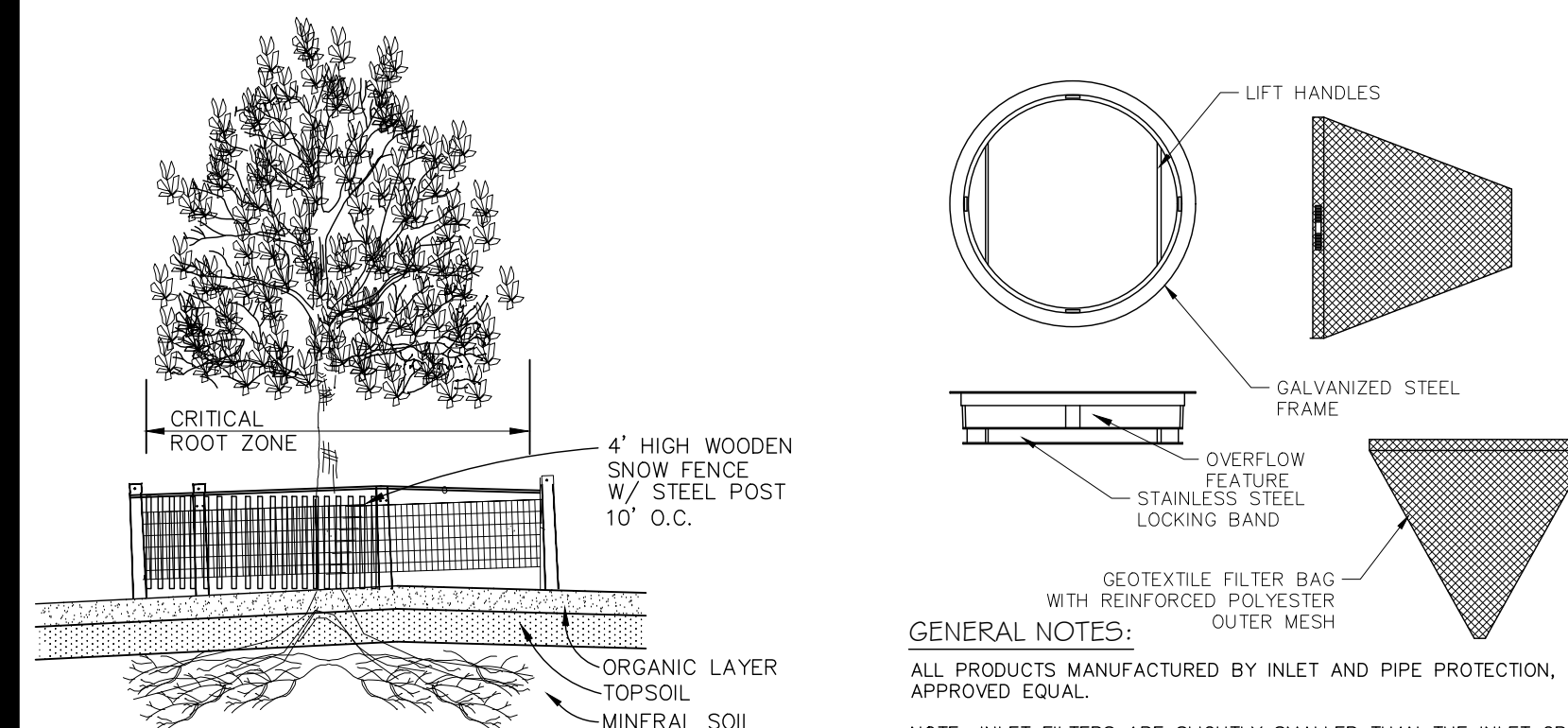


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CONCRETE WASHOUT

N.T.



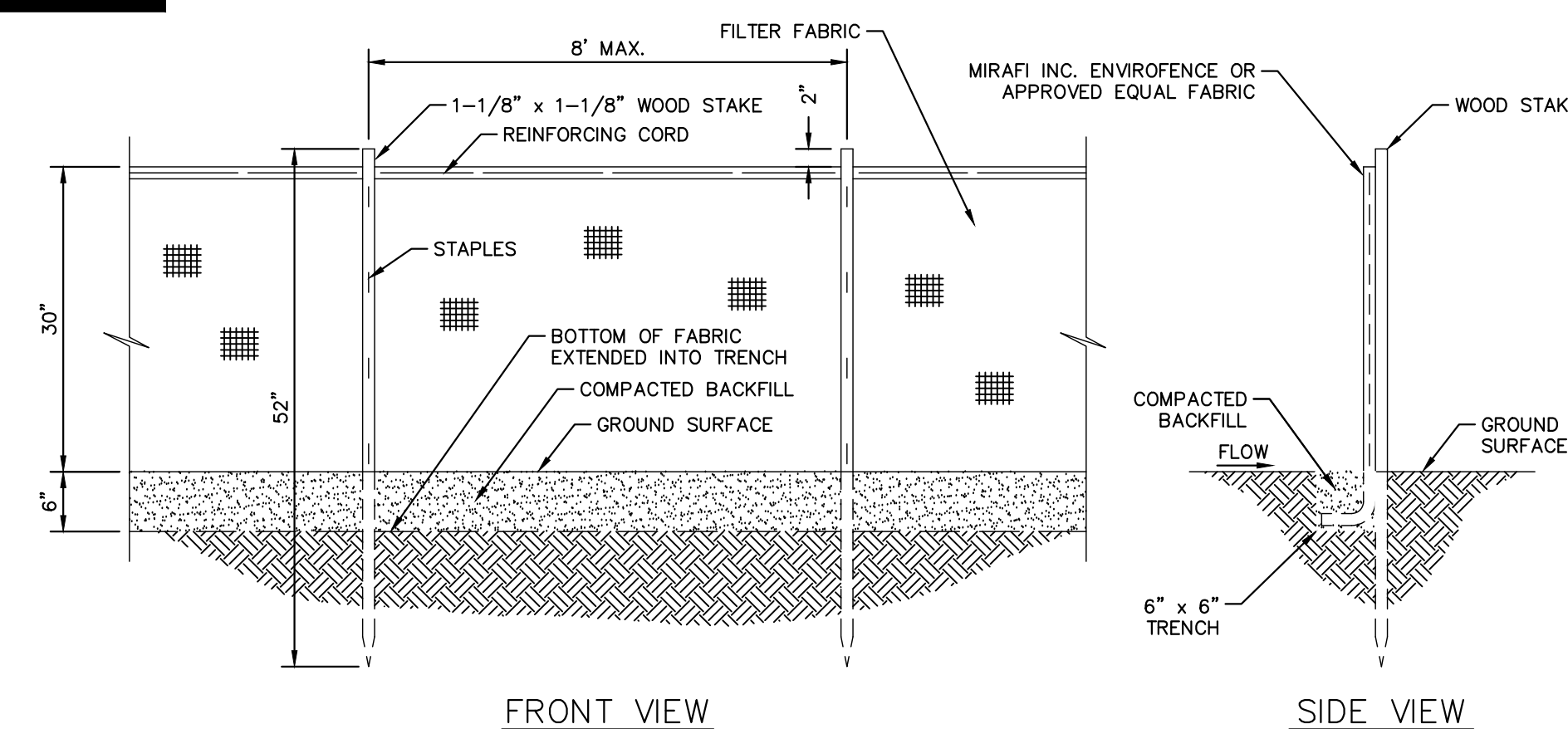
PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF TREE. FENCE SHALL BE PLACED IN A CIRCLE WITH A RADIUS OF 1' PER 1" DIAMETER OF THE TREE MEASURED AT 4.5' ABOVE GROUND FOR INDIVIDUAL TREES OR STANDS OF TREES.

TREE PROTECTION

N.T.

INLET PROTECTION

N.T.



SEDIMENTATION/SILT FENCE

N.T.S.

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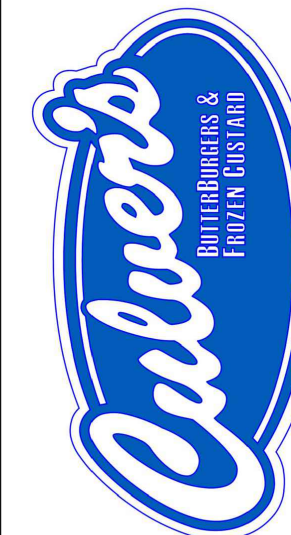
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1111 WEST JACKSON BLVD, SUITE 1320
CHICAGO, IL 60604
PHONE: 312-726-9445
WWW.KIMLEY-HORN.COM

SCALE:

DESIGNED BY: IMM

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EROSION CONTROL PLAN

CULVER'S

DRIVE-THRU IMPROVEMENT

855 W NATIONAL AVENUE
NEW BERLIN WI 53151

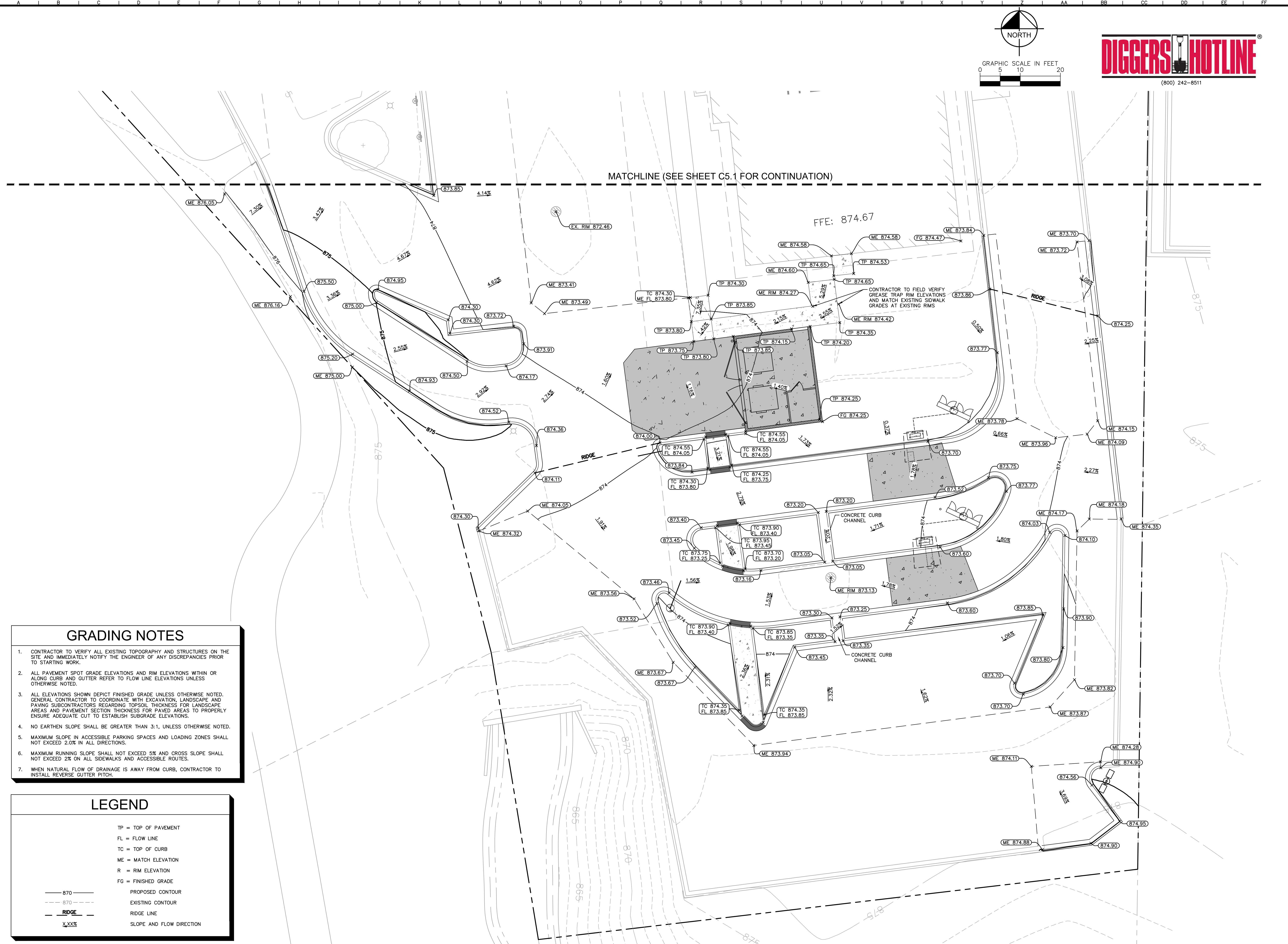
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KHA PROJECT NO
168971015

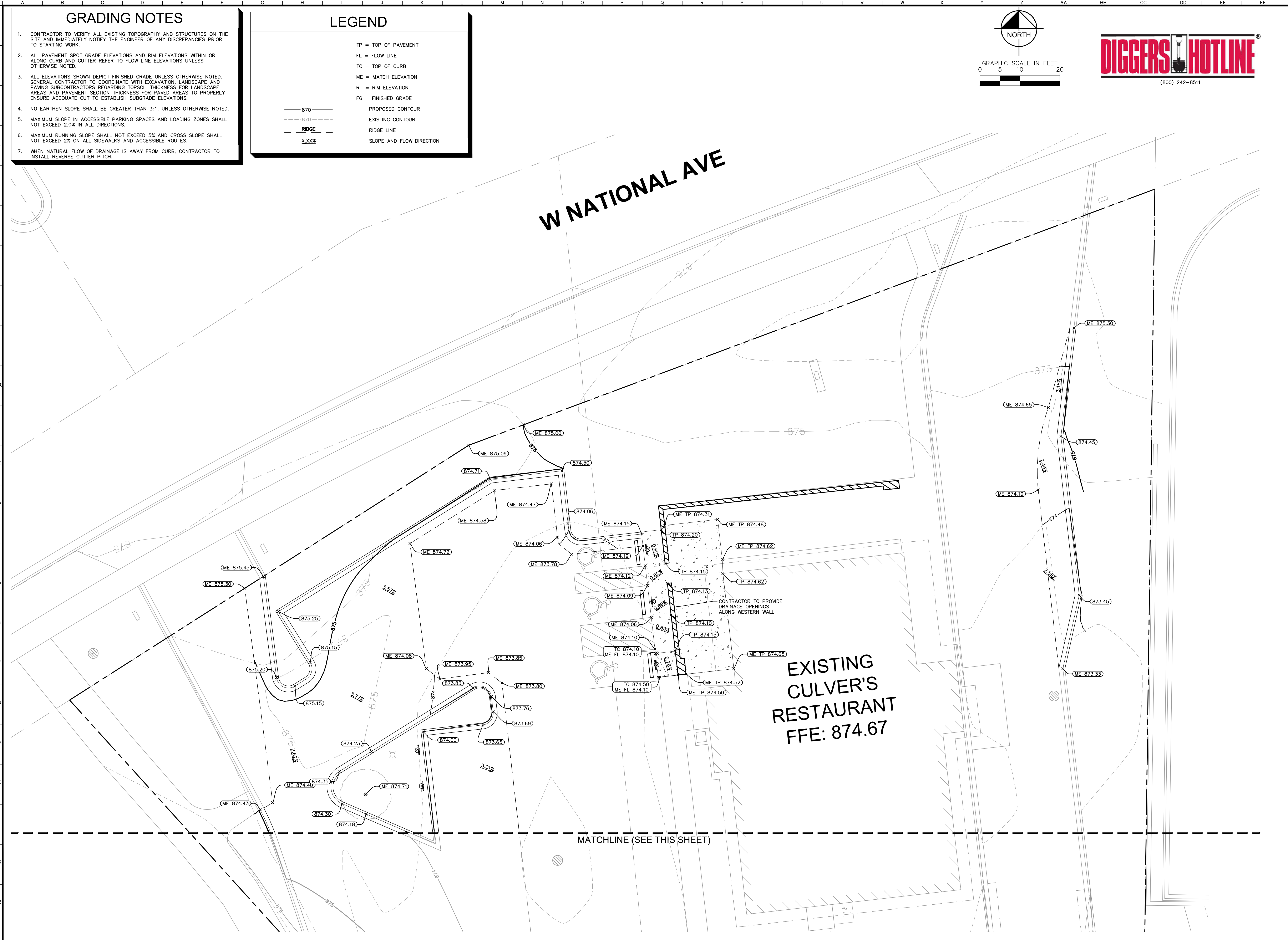
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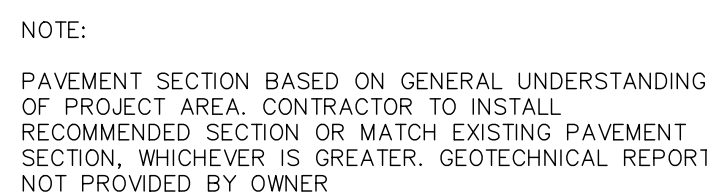
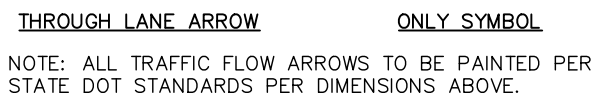
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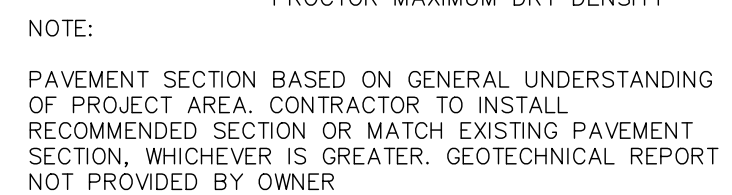
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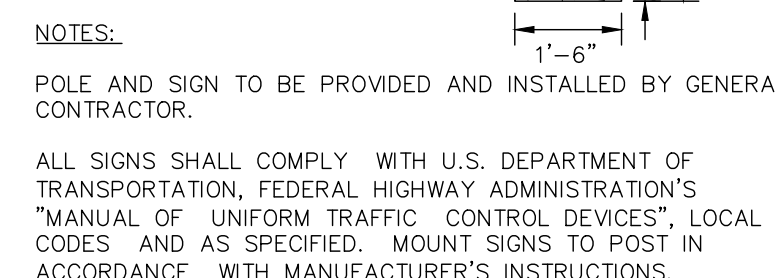
CULVER'S DRIVE-THRU IMPROVEMENTS		Kimley»Horn		SCALE: AS NOTED	
14855 W NATIONAL AVENUE NEW BERLIN, WI 53151		© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 111 WEST JACKSON BLVD., SUITE 1320 PHONE: 312-728-9445 WWW.KIMLEY-HORN.COM		DESIGNED BY: JMM	NO. 1
ORIGINAL ISSUE: 8/2/2023		CITY COMMENTS		DRAWN BY: ---	NO. 2
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SHEET NUMBER		REVISIONS			
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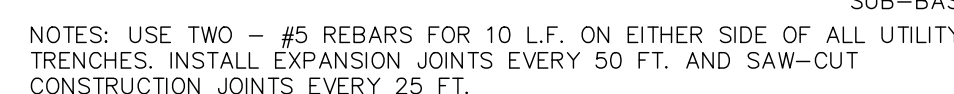
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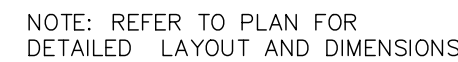
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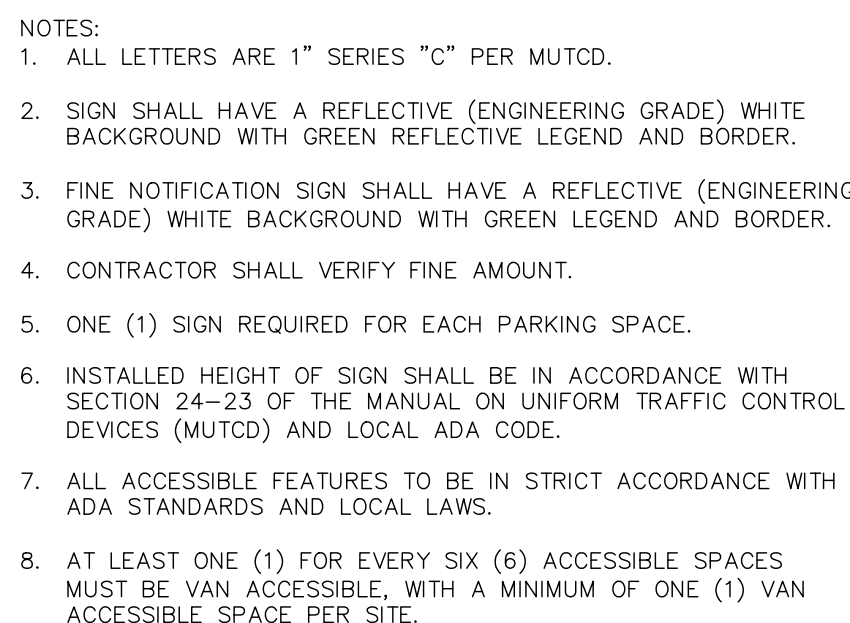
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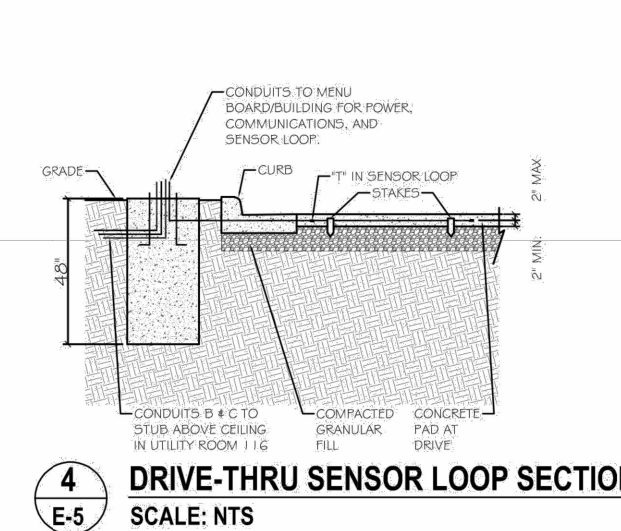
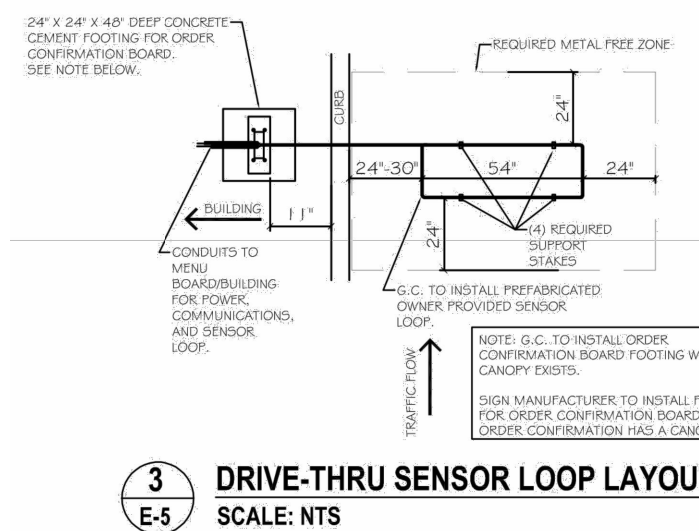
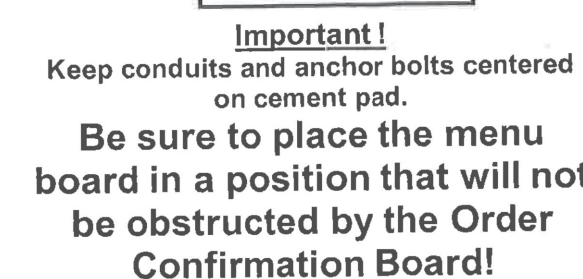
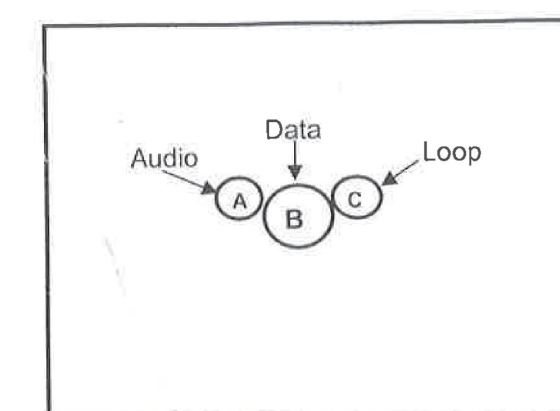
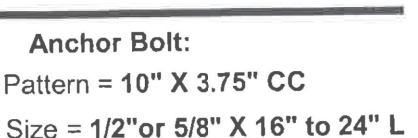
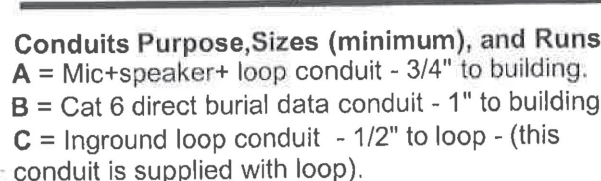
6-INCH CURB & GUTTER



TYPICAL HANDICAP STRIPING



ACCESSIBLE PARKING SIGNAGE

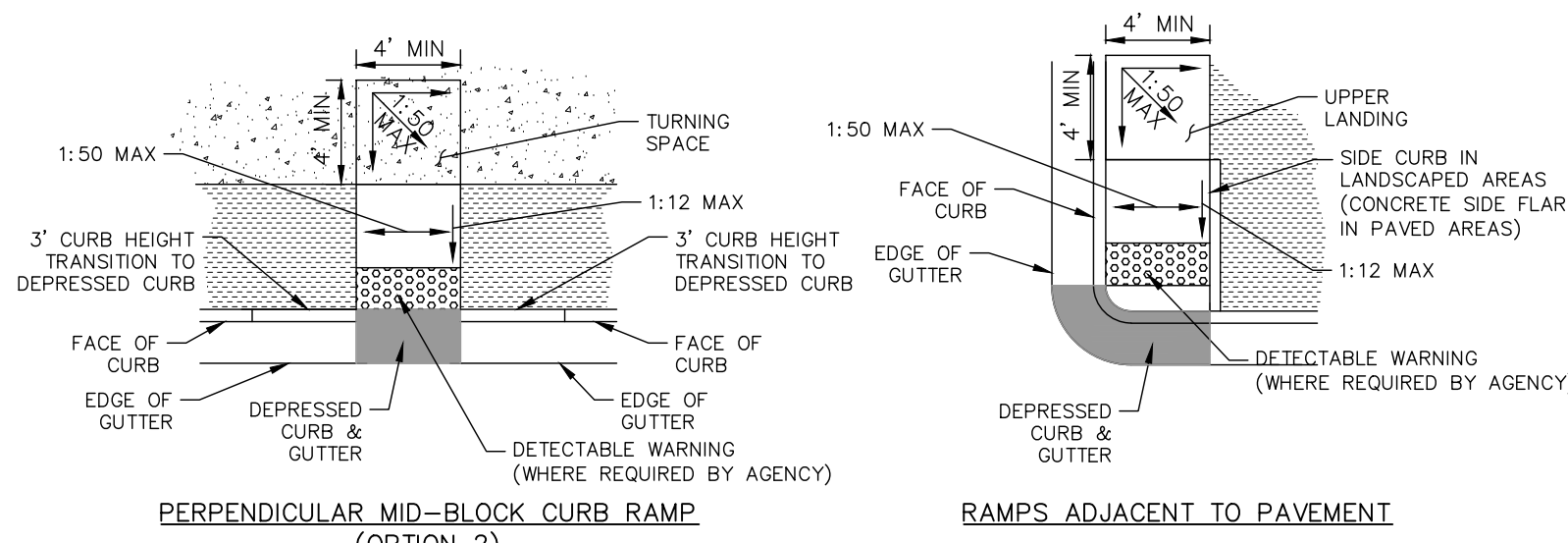
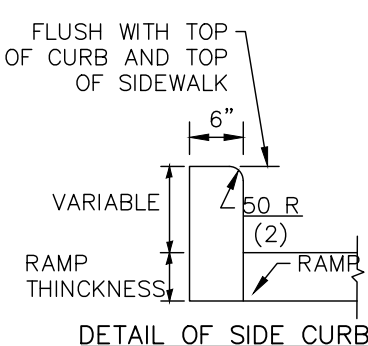
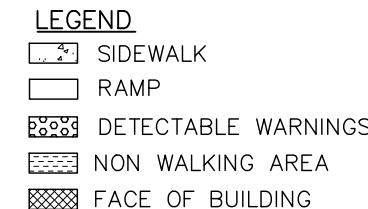


- NOTES:**
1. PROVIDE 1/2" EXPANSION JOINTS AT 20', MAXIMUM, SPACING AND FILLED WITH PREMIXED BITUMINOUS EXPANSION JOINT FILLER MATERIAL OR REDWOOD. EXPANSION JOINTS SHALL HAVE #4 DOWELS, LUBRICATED, 18" LONG, AT 12" CENTERS, 6" FROM EDGE.
 2. PROVIDE 3/8" GROOVED CONTROL JOINTS AT 5' CENTERS.
 3. WELDED WIRE FABRIC (6X6-6X6) SHALL BE INSTALLED THROUGH DRIVEWAYS AT 2' ABOVE SLAB BOTTOM.
 4. PROVIDE 1/2" BITUMINOUS EXPANSION JOINT FILLER MATERIAL WHERE WALK ABUTS EXISTING IMPROVEMENTS AND AT ALL CHANGES IN GRADE.
 5. USE 2-#4 REINFORCING BARS, 10' LONG OVER ALL UTILITY TRENCHES FOR NEW SIDEWALK AND CONNECTIONS TO EXISTING SIDEWALK.
 6. AT ALL APPROACHES, SIDEWALK PCC AND BASE THICKNESS SHALL MATCH THAT OF THE DRIVE.

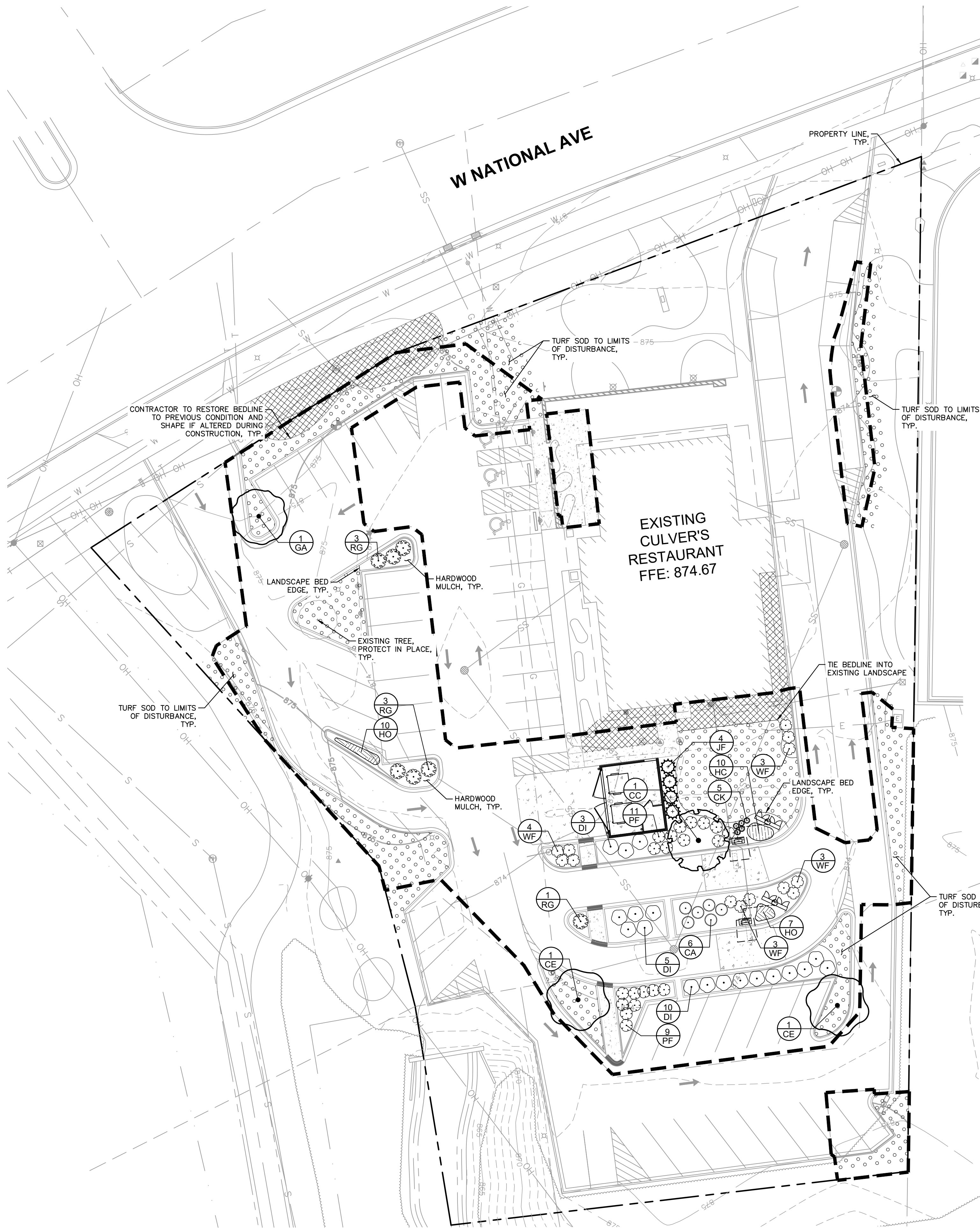
CONCRETE SIDEWALK



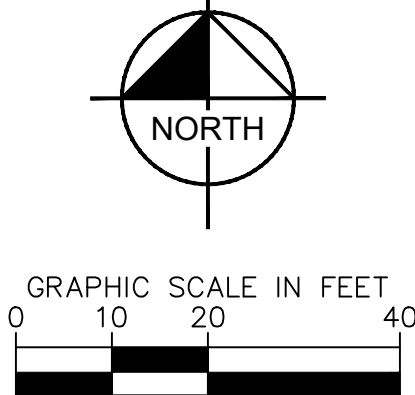
1. THE MAXIMUM SLOPE OF THE SIDE FLARE FOR TYPE B RAMPS SHALL BE 1:10; HOWEVER, IF THE WIDTH OF THE LANDING AREA BETWEEN THE TOP OF THE RAMP AND AN OBSTRUCTION IS LESS THAN (4'-0") THEN THE MAXIMUM SLOPE SHALL BE 1:12.
2. ALL SLOPE RATIOS ARE EXPRESSED AS UNITS OF VERTICAL DISPLACEMENT TO UNITS OF HORIZONTAL DISPLACEMENT (V:H).
3. ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SHOWN.
4. RAMP DETAILS TO BE COORDINATED PER VILLAGE REQUIREMENTS.
5. DETECTABLE WARNINGS SHALL CONSIST OF TRUNCATED DOMES WHICH CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.
6. CONTRACTOR TO SELECT ADA DETECTABLE WARNING PERMEABLE PAVERS OR CONCRETE WITH ADA DETECTABLE WARNING DOMES, FOR RAMPS.



Drawing name: K:\CHS_LDE\16897015_Culvers_New Berlin_WI2 Design\CAD\PlanSheets\L1.0 - LANDSCAPE PLAN.dwg L1.0 Nov 22, 2023 11:21am By: Chad Olson
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NOTE: ALL EXISTING LANDSCAPE SHALL REMAIN UNLESS NOTED OR WITHIN LIMITS OF NOTED DISTURBANCE. SEE DEMO PLANS FOR TREES TO BE REMOVED. ANY LANDSCAPE DAMAGED, DEAD AND OR DYING NOT NOTED SHALL BE REPLACED IN KIND.



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
TREES					
	CC	1	CARPINUS CAROLINIANA / AMERICAN HORNBEAM	B & B	2" CAL. MIN.
	CE	2	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2" CAL. MIN.
	GA	1	GINKGO BILOBA 'AUTUMN GOLD' / AUTUMN GOLD MAIDENHAIR TREE	B & B	2" CAL. MIN.

EVERGREEN TREES					
	JF	4	JUNIPERUS CHINENSIS 'FAIRVIEW' / FAIRVIEW JUNIPER	B & B	5' HT. MIN.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
SHRUBS						
	CA	6	CEANOTHUS AMERICANUS / NEW JERSEY TEA		SEE PLAN	18" HT. MIN.
	DI	18	DIERVILLA LONICERA / DWARF BUSH HONEYSUCKLE		SEE PLAN	18" HT. MIN.
	PF	20	POTENTILLA FRUTICOSA 'GOLDFINGER' / GOLDFINGER BUSH CINQUEFOIL		SEE PLAN	18" HT. MIN.
	RG	7	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC		SEE PLAN	12" HT. MIN.
	WF	13	WEIGELA FLORIDA 'VERWEIG 6' / SONIC BLOOM® RED WEIGELA		SEE PLAN	12" HT. MIN.

ORNAMENTAL GRASSES						
	CK	5	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	1 GAL.	SEE PLAN	
PERENNIALS						
	HC	10	HEMEROCALLIS X 'CHERRY CHEEKS' / CHERRY CHEEKS DAYLILY	1 GAL.	24" O.C.	
	HO	17	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	1 GAL.	24" O.C.	

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
GROUND COVERS			
	XN		EXISTING LANDSCAPE TO REMAIN ANY LANDSCAPE DAMAGED, DEAD, AND/OR DYING SHALL BE REPLACED, IN KIND.
	XT		TURF SOD

NOTE: STONE MULCH SHALL BE USED IN ALL AREAS UNLESS OTHERWISE NOTED. STONE SHALL MATCH EXISTING ON SITE. OWNER/OWNER'S REPRESENTATIVE TO VERIFY/CONFIRM.

Kimley»Horn

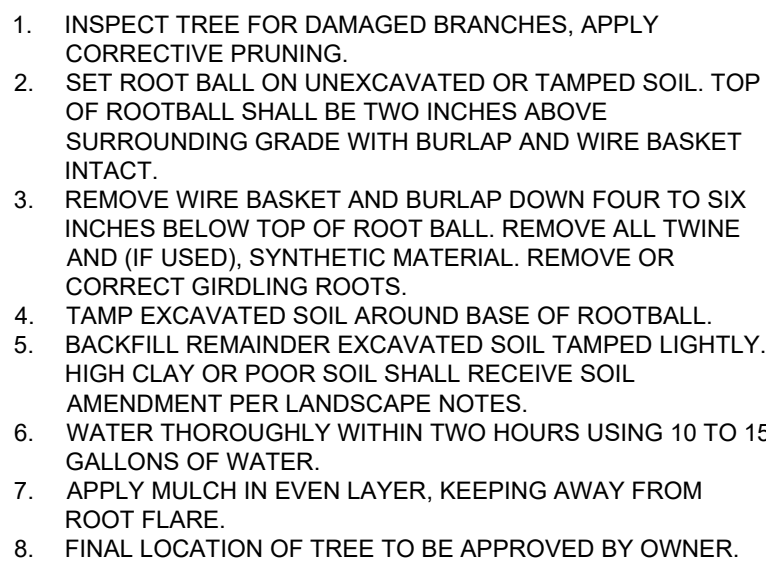
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
111 WEST JACKSON BLVD., SUITE 1320
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CITY COMMENTS
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DATE
BY

SCALE:
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DESIGNED BY: JMM
DRAWN BY: ---
CHECKED BY: JMM

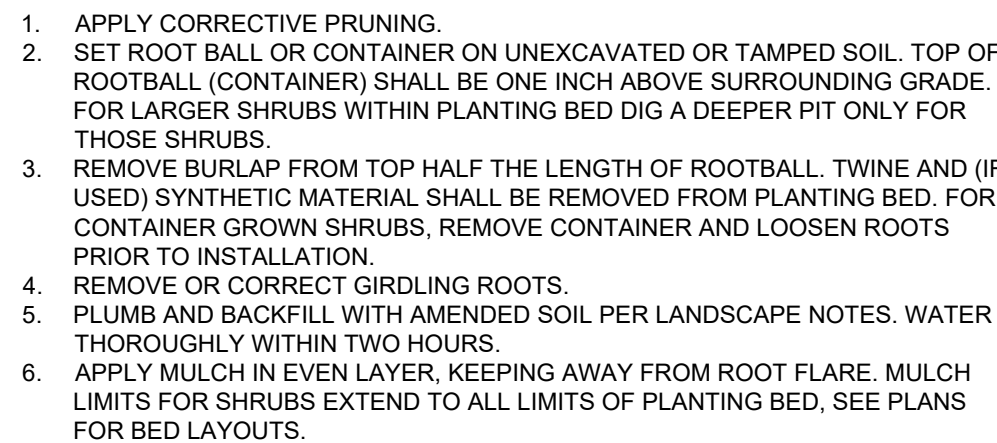
LANDSCAPE PLAN

CULVER'S
DRIVE-THRU
IMPROVEMENTS
14855 W NATIONAL AVENUE
NEW BERLIN, WI 53151

ORIGINAL ISSUE:
8/2/2023
KHA PROJECT NO.
168971015
SHEET NUMBER
L1.0
25



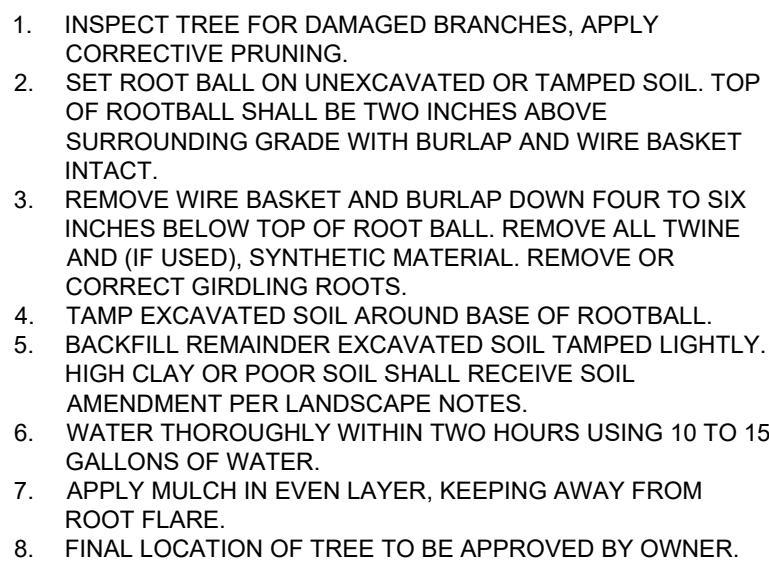
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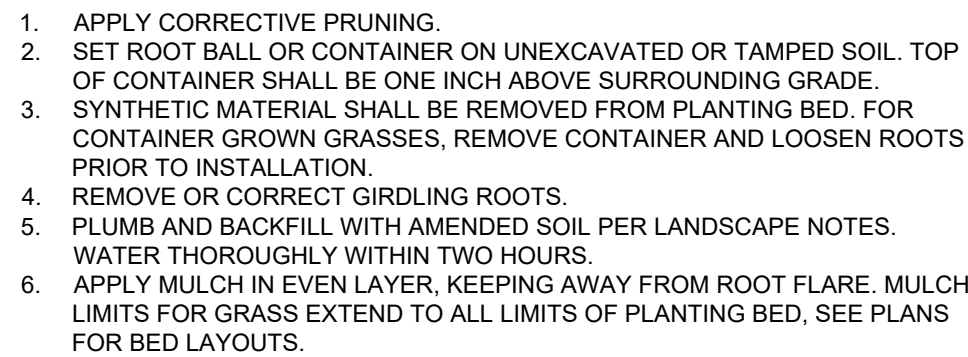
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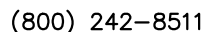
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$$3'' = 1'-0''$$


STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT/PROJECT: Dave Watry with Elite Exteriors LLC / Elite Exteriors

LOCATION: 17400 W. National Avenue (Tax Key: 1236-998-002)

REQUEST: Conditional Use Permit for Elite Exteriors LLC to construct a new office/service commercial building located at 17400 W. National Avenue.

WAIVER REQUEST: Applicant is requesting a waiver from §275-60I(4)(b): Minimum lighting standards for nonresidential development.

D.R.C. RECOMMENDATION: Public Hearing and Approval of the Conditional Use Permit, including the waiver request, for Elite Exteriors LLC to construct a new office/service commercial building located at 17400 W. National Avenue, subject to the application, plans on file and the following conditions of approval:

1. Planning:

- a. Per §275-60I(4)(b), Plan Commission approval of a Waiver Request is needed for lighting (footcandles) below the required minimum.
 - i. Per §275-60I(4)(b)[2], the average to minimum illumination ratio is approximately 5:1 (0.4 footcandle minimum).
 - ii. The property is located on the west side of the City, within the Rural Commercial Design Area.
 - iii. The majority of the site meets the lighting requirements outlined in §275-60I(4)(b). However, there is a small portion in the rear, with lighting levels below what is required.
 1. Staff supports this request based on the minimal area affected and in an effort to promote the rural nature of the west side.
- b. Architecture Review Committee approval required prior to issuance of the Zoning Permit.
- c. Plan of operation shall be consistent with submitted plans on file.
 - i. Applicant is proposing to construct a new 4,800 square foot office and service commercial building.
 - ii. Employee and customer parking shall be contained on site.
- d. Applicant shall correct all drafting errors and requested changes identified by City Staff.
- e. Approval of the Landscaping Plan and payment of all installation and maintenance sureties is required. Landscape plans shall meet all the requirements of Article VIII Section 275-53 through 275-56 of the City's Zoning Code.

- f. Applicant shall prepare a detailed tree inventory analysis. The applicant will be required to adhere to the City Tree Replacement Schedule listed in Section 275-54.B of the Zoning Code.**
 - i. The plant schedule shall refer to trees in DBH (diameter breast height).**
 - ii. The tree replacement schedule requires a minimum plant size of replacement trees to be 2.5" DBH.**
- g. Dumpsters shall be properly screened from the street and public view in accordance with Article VIII Section 275-56 of the New Berlin Municipal Ordinance.**
- h. All permanent and temporary signs require a Sign Application to be filed prior to installation.**
- i. Private water supply wells meeting the requirements of the Wisconsin Department of Natural Resources will also be required.**
- j. 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 sanitary and well permits.**
- k. The applicant shall execute a Hold Harmless Agreement with Waukesha County for the holding tank.**

2. Building Inspection:

- a. State review required.**
- b. Building plans shall be signed and stamped by a licensed architect or professional engineer per the Wisconsin Enrolled Commercial Building Code (SPS.361.31).**
- c. Building plans shall be approved by the State of Wisconsin Department of Commerce Safety and Buildings Division (SPS.361.60). State letter required with permit application.**
- d. Apply and obtain appropriate building, HVAC, electric, plumbing and fire permits from the City of New Berlin Building Inspection Division.**
- e. Zoning approval will be required BEFORE applying for the building permit. Separate application and plans are required.**
- f. Project to conform to 2015 IBC Section 1006 for exits from 2nd floor.**
- g. Plans show 'thickened edge slab'. Foundation must meet 2015 IBC Chapter 18 and 2015 IECC Chapter 4.**
- h. Stamped HVAC plans required.**
- i. The building shall be fully accessible from the parking lot to the interior elements SPS.363.1101 and ICC/ANSI A117.1)**

3. Engineering:

- a. 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. At the time of the building permit, provide the Sanitary permit.**
- b. Per 275-60I. All areas designated on approved site plans for vehicular parking, loading, or circulation and used for any such purpose after sunset shall provide artificial illumination.**
 - i. The lighting in the drive aisle in the rear of the building does not meet the minimum standard. Add some additional lighting or request a lighting waiver**

from the Plan Commission.

- c. Private water supply wells meeting the requirements of the Wisconsin Department of Natural Resources will also be required.
- d. An access permit will be required from Waukesha County DPW. A Driveway culvert may be required, but will be evaluated by Waukesha County.
- e. The detail on Sheet C4.0 for the driveway approach is for the City of New Berlin. Waukesha County may require a different detail.
- f. The limits of disturbance reviewed is indicated on the landscaping plan. This plan was not reviewed for disturbance or stock piles beyond the Limits of open space calculations.

4. Stormwater:

- a. MMSD Chapter 13 Green Infrastructure approval is required. Please submit the GI calcs for the rain gardens. Or revise the previously approved Stormwater Memo.
- b. SWMP Maintenance Agreement is required; City of New Berlin boilerplate agreement is available online.
- c. Asbuilt plans of the Stormwater Management facilities are required per DH Section VI.D.7. If the stormwater management facilities are used for erosion control during construction, an asbuilt is required after construction of the facilities, and a recertification/asbuilt is required prior to Occupancy.

5. Fire Department:

- a. Maintain 24' fire access width for fire lane.
- b. Building shall be fully sprinklered.
- c. Second means of egress required off second floor.
- d. Provide fire extinguishers every 75' of travel.
- e. Egress/emergency lighting required.
- f. Name and address on front and rear where applicable.
- g. Key for Knox box is required.

DETAILS IN ATTACHED STAFF REPORT

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

Meeting of June 3, 2024

**Dave Watry with Elite Exteriors LLC / Elite Exteriors
17400 W. National Avenue**

DATE STAFF REPORT: 5/6/2024

APPLICANT / OWNER(S): Dave Watry with Elite Exteriors LLC / Elite Exteriors LLC

REQUEST / DESCRIPTION OF PROJECT: Conditional Use Permit for Elite Exteriors to construct a new office/service commercial building located at 17400 W. National Avenue.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 4/19/2024

DATE OF COMPLETENESS DETERMINATION: 4/22/2024

Application Check List Enclosed: N

PRE-APPLICATION CONFERENCE HELD: No

Dates of Meetings: Various Meetings at the Front Counter / Site Visit: 5/20/2024

CONCEPTUAL PLAN: N/A

SIZE OF DEVELOPMENT / PARCEL(S):

Parcel Size: 3.75 Acres

Proposed Building Square Footage: 4,800 Sq. Ft.

CURRENT ZONING: O-1 (Office and Business Service District) & R-3 (Suburban Single-Family Residential)

CURRENT LAND USE: Vacant

PROPOSED ZONING: N/A

PROPOSED LAND USE: Office and Service Commercial

PROPOSED LOT SIZE (S): N/A

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

<i>North:</i> Zoning: I-1	Land Use: Institutional (Ronald Reagan Elementary)
<i>South:</i> Zoning: A-2	Land Use: Agricultural (Farm)
<i>East:</i> Zoning: B-2	Land Use: Commercial (Cleaners)
<i>West:</i> Zoning: B-2 / R-1/R-2	Land Use: Commercial / Single-Family Residential (Vacant)

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

Chapter 19: Neighborhood "I": National Avenue West: Yes, this submittal meets the intent of this Chapter.

Planning Context / Vision / Development Policies:

Vision:

- *The National Avenue West area, like the Western Area neighborhood (Neighborhood B), should be a regional model of rural development.*

Development Policies:

- *Develop the area immediately west of Calhoun Road as a gateway into rural western New Berlin. Permit the development of this area for a mix of commercial and residential uses, but require that commercial use to be oriented to a rural theme.*

Land use:

- Future Land Use Map: Rural Commercial / Country Residential

The Rural Commercial Design Guide

- *The Rural Commercial Design Guide, adopted by the City in 2001, serves as a contributor to economic development conditions in Neighborhood B. The Guide provides design standards for areas west of Calhoun Road with the southern border at IH-43/College Avenue and the northern border at Cleveland Avenue (Figure 12.12-1). The boundaries are further defined as both sides of Cleveland Avenue and Calhoun Road with the exception of the properties located within the New Berlin Industrial Park SPO and the B-2 and O-2 zoned parcels near the intersection of Cleveland Avenue and Calhoun Road (Tax Keys: 1188-994, 1188-999, 1188-992001, 1188-993 and 1188-020). The West Lincoln Avenue corridor is not included. The intent of the Design Guide is to retain and encourage small business and office developments, provide safe and convenient pedestrian access, and ensure quality visual appearances. The Rural Commercial Design Area also includes land within Neighborhood I (National Avenue & West Neighborhood) and a small portion of Neighborhood J (I-43 & Racine Quarries).*
- *The design standards affecting recommendations for economic development in Neighborhood B include provisions for cross access between neighboring parcels where feasible, and the requirement that new buildings correspond proportionally and stylistically to existing buildings in rural commercial areas.*
- *Details of the Rural Commercial Design Standards are below:*
 - *Building designs shall utilize materials that reflect a rural character. Cedar or clapboard siding, stone and brickwork, or other comparable materials that achieve the same quality in appearance are acceptable. Aluminum and vinyl siding shall be prohibited. New buildings shall correspond in height, width, proportion, relationship to street, roof forms, composition, rhythm, proportion of openings, materials and color to the other buildings in the district. The applicant is proposing stone veneer, hardie board lap siding, hardie shake siding, metal roofing for awnings and a shingle roof. Please note that the Rural Commercial Guidelines are strictly guidelines for development on the west side and can be amended as deemed appropriate. Surrounding architecture consists of:*

**Department of
Community Development**

- Brick (Ronald Reagan Elementary School – 4225 S. Calhoun Rd).



- Vinyl (Little Bear Learning Center – 17612 W. National Ave.)



- Metal panel and brick (Works Plumbing – 17650 W. National Ave.)



- Metal panel and brick (Demski Electric – 17770 W. National Ave.)



**Department of
Community Development**

- Corrugated metal and painted cedar (New Berlin Auction & Sales Barn – 17650 W. National Ave.)



- *Four sided architecture that utilizes similar building materials and design for all sides of a proposed structure is required.*
- *Mansards, pents (lean-to), gambrels or other roof shapes not characteristic of the architectural area shall not be allowed. Rolled roofing, tar and gravel and other similar roofing materials are prohibited except that such materials may be used on flat or slightly sloped roofs which are not visible from the ground.*
- *Earth tones such as grays, browns, greens, and tans are encouraged.*
- *To the maximum extent practicable, parking Areas shall be located to the side or behind buildings. The perimeter of the parking lot shall provide for a lawn area in which trees and shrubs will be planted so as to allow ample snow storage capacity yet avoid damage to plantings from same.*
- *Existing tree lines should be preserved. If removal of existing tree lines is required due to its undesirable nature, new planting that results in no less of a screening effect shall be required when adjacent to residential uses.*
- *Signage shall be designed in unity with the building design through the use of the same or similar materials and colors. Ground, monument signs, or wall mounted signs made of wood, hanging from a wooden or wrought iron mount are acceptable. Signs that suit the architectural features of the building are acceptable. Neon tubed exterior accent light, external neon tubed signs and internally illuminated signs are not permitted.*
- *Lighting shall be down cast, zero degree tilt, cutoff fixtures not exceeding 25 feet in height (including the light pole base and/or pedestal). Lighting shall be positioned so as not to cause glare on adjacent properties and streets. At a minimum, site lighting marking the entrance to businesses shall match or complement that which may be chosen by the City as standard decorative street lighting. Site lighting shall meet the requirements of § 275-60I in its entirety.*
- *Cross Access to and between neighboring properties shall be implemented wherever possible. The goal in this requirement is to remove as much incidental site to site traffic thus reducing the possibility of traffic conflicts and accidents. Cross access drives may be either the interconnection of parking lots or the construction of a separate drive.*

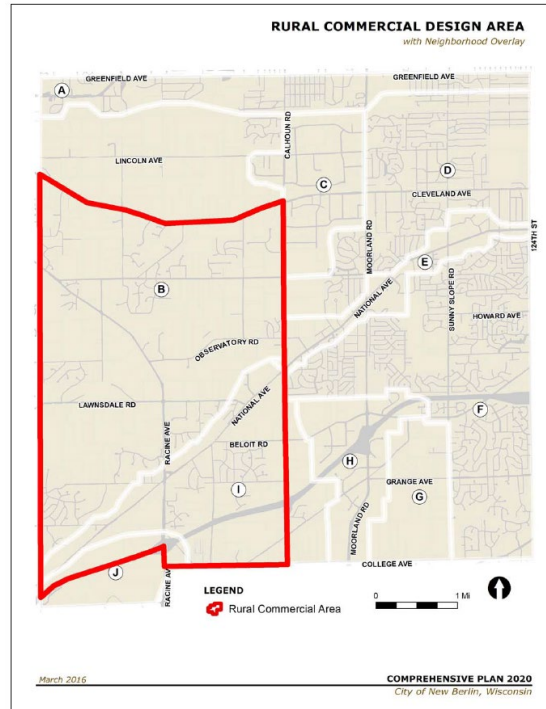


Figure 12.12-1. Rural Commercial Design Area.

ZONING CODE (CHAPTER 275): Yes, this request is consistent with the current zoning district outlined is Section 275-35B(1) of the Zoning Code. Note, there is R-3 zoning on the northern portion of this parcel, however, the applicant will not be developing within this area.

DEVELOPMENT CODE (CHAPTER 235): N/A

PUBLIC HEARING REQUIRED: Yes, required for a Conditional Use.

CONDITIONAL USE REQUIRED: Yes

USE / SITE /ARCHITECTURAL REVIEW:

Use Approval Required: Yes

Site Plan Required: Yes

Architectural Review Required: Yes

PROPOSED ARCHITECTURE: The applicant is looking to construct a new building, with both an office area and service commercial space. The applicant is proposing a hardie board lap siding building with straight shake accents. The bottom portion (base) of the wall area will have a stone veneer.

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: No

Wetlands on Property: Yes, the wetlands have been delineated and registered with the City (See File #: WD-1700318).

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

NRCS Map Classification: Not Inventoried.

Floodplain: No

Topography / Geologic: Site is relatively flat.

ALTERNATIVE TRANSPORTATION PLAN: No improvements identified.

PARK & OPEN SPACE PLAN: No improvements identified.

NATURAL RESOURCES PROTECTION:

Limits of Disturbance (LOD): Shown on plans.

Woodland, Tree, and Vegetation Protection: N/A

Wildlife Habitat Protection: N/A

Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: No impact. Wetlands have been delineated and registered with the City (See File #: WD-1700318).

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

SANITARY SEWER PROVISION:

Within Current Sewer Service Area: No

Sewershed Capacity Available: N/A

Adequate Linkage: N/A

Onsite System Required: Yes

WATER USAGE CALCULATION: 800 GPD per new connection.

TRAFFIC IMPACT: The ITE Trip Generation estimates 33 average trips per day based on single tenant office use. However, the applicant anticipates 3-6 vehicles to access the building, per day. DCD will continue to monitor traffic and all future tenants will be reviewed on a case-by-case basis for adequacy of parking and may be denied due to lack of parking.

SCHOOL DISTRICT IMPACT: No impact.

PREVIOUS ACTION:

9/18/1978	Plan Commission approved a use approval application to construct an underground sprinkler business (National Irrigation Supply Company).
10/1/1984	Plan Commission denied a use approval application for Home and Garden.
7/2/1990	Plan Commission denied a use approval application for a building to store construction equipment.
6/19/1995	Plan Commission tabled a request to rezone the property from R-3 to B-2 (Thiessenhusen Plumbing).
4/2/2000	Plan Commission denied a use approval application for a 40' x 90' building for home nursing and aide services (Sunrise Home Health Care)
11/5/2001	Plan Commission denied a rezoning request from O-1 to B-2 (Sports and Fitness Traders).
8/31/2020	Plan Commission Public Hearing for CU-2001518 Property Revision.
10/5/2020	Plan Commission tabled CU-2001518 Property Revision.
2/1/2021	Plan Commission approved CU-2001518 (Property Revision).
1/10/2022	Plan Commission approved a one year extension for CU-2001518 (Property Revision).

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

- Architecture Review Committee approval required prior to issuance of the Zoning Permit.
- Plan of operation shall be consistent with submitted plans on file.

- i. The applicant is proposing to construct a new 4,800 square foot office/service commercial building.
- ii. Per Article VIII, §275-24, all future tenants shall be required to apply for and receive a Zoning Permit from the Department of Community Development prior to leasing or occupying space within this development. All future tenants will be reviewed on a case-by-case basis for adequacy of parking and may be denied due to lack of parking.
- iii. Employee and customer parking shall be contained on site.
- c. Approval of the Landscaping Plan and payment of all installation and maintenance sureties is required. Landscape plans shall meet all the requirements of Article VIII Section 275-53 through 275-56 of the City's Zoning Code.
 - i. Applicant shall provide a tree inventory and tree replacement schedule.
- d. Dumpsters shall be properly screened from the street and public view in accordance with Article VIII Section 275-56 of the New Berlin Municipal Ordinance.
- e. All permanent and temporary signs require a Sign Application to be filed prior to installation.
- f. Private water supply wells meeting the requirements of the Wisconsin Department of Natural Resources will also be required.
- g. 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 sanitary and well permits.
- h. The applicant shall execute a Hold Harmless Agreement through Waukesha County for the holding tank.
- i. The property has two zoning districts – O-1 (Office and Business Service District) and R-3 (Suburban Single-Family Residential District). Should the property be divided in the future, all O-1 and R-3 requirements would need to be met.
- j. Per Section 275-27C. Approval criteria: *"The Plan Commission of the City of New Berlin will grant approval of conditional use permits only if it finds that the proposed use complies with all relevant regulations set forth in this chapter, including, but not limited to, § 275-41, Use-specific regulations, and Article VIII, General Development Regulations. Per § 66.1001(2m)(b), Wis. Stats., a conditional use does not need to be consistent with the City's Comprehensive Plan."*
 - (1) *Approval of a conditional use. Recommendations and decisions on conditional uses should be based on consideration of the following criteria:*
 - (a) *Whether the proposed use corrects an error or meets the challenge of some changing condition, trend, or fact;*
 - (b) *Whether the proposed use is consistent with the health, safety, or general welfare of the general public;*
 - (c) *Whether the proposed use will protect the natural environment, including, but not limited to air, water, stormwater management, wildlife, and vegetation.*
 - (2) *Changes to the use. In acting on a conditional use, the Plan Commission/CDA shall consider the stated purpose of the proposed use and shall approve the petition only if it finds that the applicant has provided substantial evidence as that term is defined in Wis. Stats. § 62.23(7) that the use will meet the following criteria for approval:*
 - (a) *Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;*
Yes, the proposed request is compliant.
 - (b) *Provision of public facilities to accommodate development will not place an unreasonable burden on the ability of the City to provide them;*
Yes, the proposed request is compliant.
 - (c) *The proposed development has taken into account impacts on surrounding properties or the natural environment, including traffic, air, water, noise,*

stormwater management, soils, wildlife, and vegetation;

Yes, the proposed request is compliant.

- (d) *The land is suitable for development and will not cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas; and*

Yes, the proposed request is compliant.

- (e) *The proposed use will not be used to legitimize a nonconforming use or structure*

Yes, the proposed request is compliant.

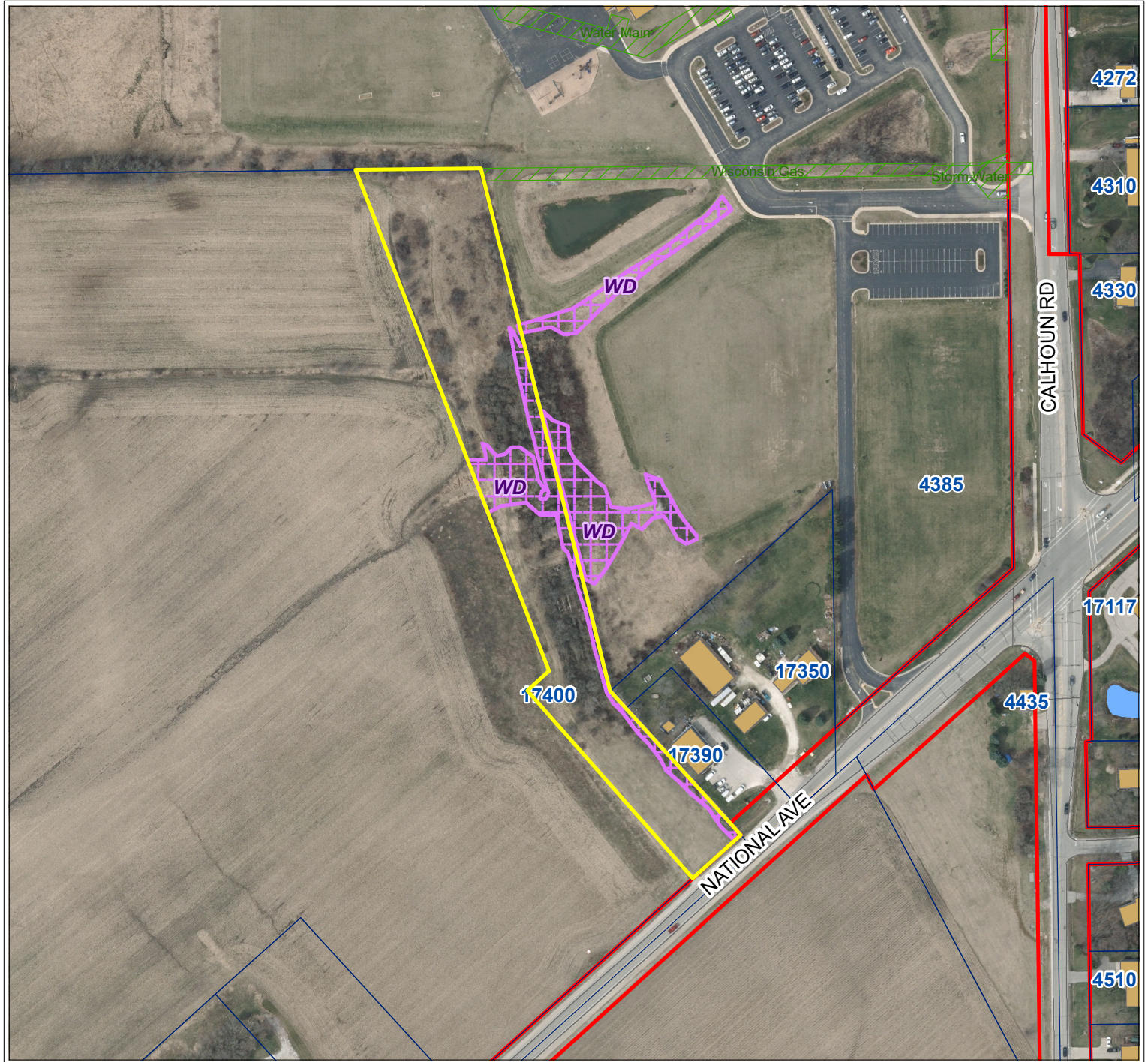
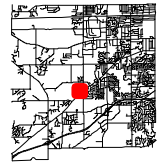
D.R.C RECOMMENDATION:

Public Hearing and Approval of the Conditional Use Permit, including the waiver request, for Elite Exteriors LLC to construct a new office/service commercial building located at 17400 W. National Avenue, subject to the application, plans on file and the following conditions of approval. **SEE EXECUTIVE SUMMARY.**

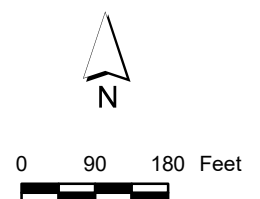
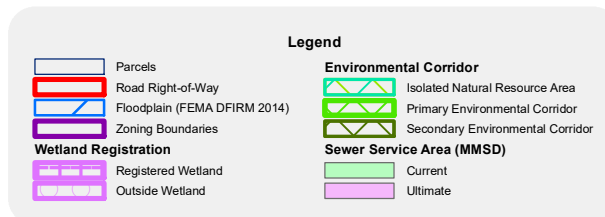
ATTACHMENTS:

Location Map
Plan of Operation
Plans

CU-22400701
Elite Exteriors
17400 W. National Avenue



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



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Plan of Operation:

Elite Exteriors LLC is an exterior residential remodeler located in New Berlin, Wisconsin since 2015. We specialize in roofing, siding, windows, and decks. Our plan for the lot at 17400 W. National Ave is to construct a building that will be both an office/showroom and a warehouse.

The showroom will be used for customers to come and take a look at example windows, siding, and roofing samples. We typically have 2 maybe 3 customers visiting our showroom every month. It is not used very much at all. We don't have set times for our showroom. We ask customers to call first and make an appointment. There are times during the day when no one is in the office (out on meetings).

The offices will be used to make phone calls, write quotes, and run the day-to-day operations of the business. At average we have one person in the office at any given time. Mornings are typically are busiest time where there may be as many as 3 people in the office at the same time. We typically start our day at 7:15AM and end around 5PM. We do spiritistic work on Saturdays.

The warehouse will be used to store our tools and left over material. Our warehouse is busiest in the morning with our crews loading their trucks for the day. There may be as many as 5 employees in the warehouse between 7:15AM-8AM.

At average we have 2-3 vehicles that will be parked at the rear of the building overnight. Elite Exteriors owns 1 box truck. The rest of the vehicles are pick-up trucks and work vans.

The building we are at right now on Liberty LN in New Berlin was sold to St. Vincent Thrift store and they have plans to demo our offices and make the building into one big warehouse. Our lease is up at the end of 2024 so we need to construct this building and move into it by the end of the year.

17400 WEST NATIONAL AVENUE

CITY OF NEW BERLIN
WAUKESHA COUNTY, WISCONSIN



PROJECT LOCATION:
CITY OF NEW BERLIN
WAUKESHA COUNTY, WI

LOCATION MAP
PART OF SOUTHEAST 1/4 AND SOUTHWEST 1/4
SECTION 21, TOWNSHIP 6 NORTH, RANGE 20 EAST
(N.T.S.)

ALL SITE IMPROVEMENTS AND CONSTRUCTION SHOWN ON
THE PLANS SHALL CONFORM TO THE CITY OF NEW BERLIN
DEVELOPER'S HANDBOOK. WHERE THE PLANS DO NOT
COMPLY, IT SHALL BE THE SOLE RESPONSIBILITY AND
EXPENSE OF THE DEVELOPER TO MAKE REVISIONS TO THE
PLANS AND/OR CONSTRUCTED INFRASTRUCTURE TO COMPLY

SHEET INDEX

SHEET NO.	SHEET TITLE
T0.0	COVER SHEET
C0.0	EXISTING CONDITIONS MAP
C1.0	DEMOLITION PLAN
C2.0	SITE PLAN
C3.0	GRADING & EROSION CONTROL PLAN
C4.0	DETAILS
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE DETAILS & NOTES



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MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:



CLIENT ADDRESS:
1779 WEST LIBERTY LANE
NEW BERLIN, WI 53146

PROJECT:
17400 W. NATIONAL AVE.

PROJECT LOCATION:
17400 WEST NATIONAL AVENUE
NEW BERLIN, WI 53146

PLAN MODIFICATIONS:		
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Designed By: JJB
Reviewed By: TJB
Approved By: TJB

SHEET TITLE:
COVER SHEET

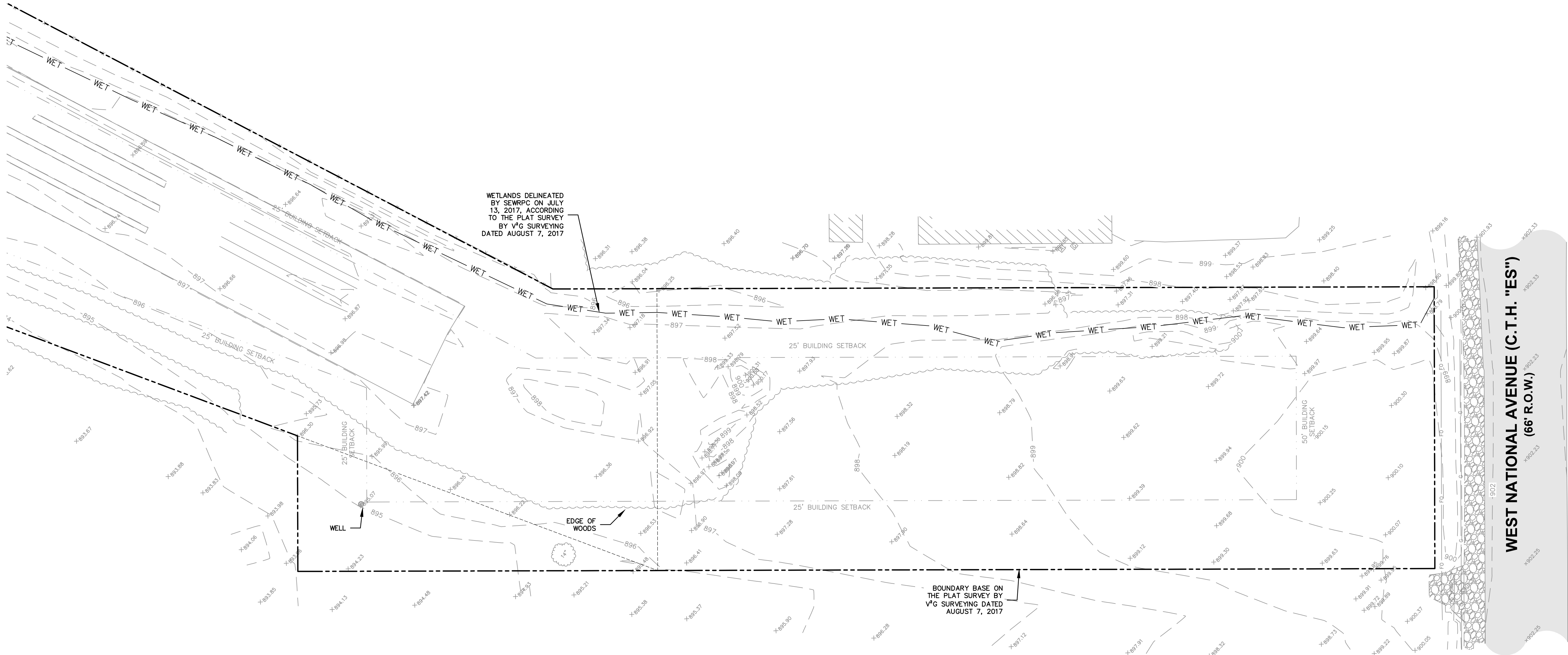
SHEET NUMBER:

T0.0

JSD PROJECT NO: 24-14249



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LEGEND

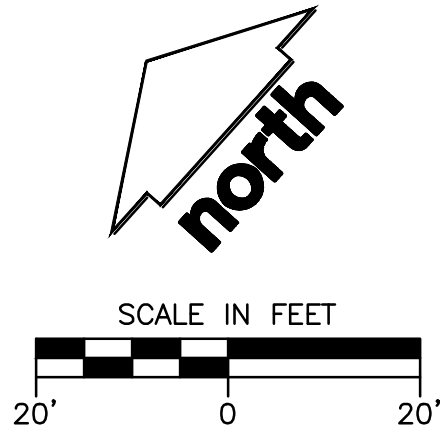
- IRON PIPE FOUND (SIZE NOTED)
- ▲ CONTROL POINT
- ⊕ BENCHMARK
- ⊙ WELL
- ⊕ GAS REGULATOR/METER
- ⊕ AIR CONDITION UNIT
- ⊕ DECIDUOUS TREE
- ⊕ CONIFEROUS TREE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- SECTION LINE
- PROPERTY LINE
- EASEMENT LINE
- FENCE LINE
- EDGE OF GRAVEL
- ST STORM SEWER
- G NATURAL GAS
- FO FIBER OPTIC
- EDGE OF WOODS OR BRUSH
- /// BUILDING
- 875--- INDEX CONTOUR
- 874--- INTERMEDIATE CONTOUR
- WET DELINEATED WETLANDS
- SPOT ELEVATION
- BITUMINOUS PAVEMENT
- GRAVEL
- EDGE OF BITUMINOUS
- ~ END OF FLAGGED UTILITIES

EXISTING CONDITIONS

BEING CERTIFIED SURVEY MAP NO. 313 RECORDED AUGUST 30, 1965 IN VOLUME 2 OF CERTIFIED SURVEY MAPS ON PAGE 151, AS DOCUMENT NO. 644218, ALSO A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN

NOTES

1. THE TOPOGRAPHICAL FIELD WORK WAS PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON MAY 28, 2020, NO BOUNDARY SURVEY WAS PERFORMED.
2. PROPERTY LINES SHOWN ARE REFERENCED ONLY AND WERE PROVIDED BY THE CLIENT.
3. ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29). BENCHMARK IS A BRASS CAP IN CONCRETE MARKING THE EAST 1/4 CORNER OF SECTION 21, T6N, R20E, ELEVATION = 971.791
4. CONTOUR INTERVAL IS ONE FOOT.
5. SPOT ELEVATIONS IN CURBED AREAS REFERENCE THE PAVEMENT EDGE ELEVATIONS.
6. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET NO. 20202120592 & 20202120611, WITH A CLEAR DATE OF MAY 27, 2020.
7. UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
AT&T DISTRIBUTION
WE ENERGIES
CITY OF NEW BERLIN IT & UTILITIES
8. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
9. THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
10. THIS PARCEL IS ZONED O-1 OFFICE AND BUSINESS SERVICE DISTRICT ZONE PER THE CITY OF NEW BERLIN PUBLIC ZONING WEB MAP.
11. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.



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NEW BERLIN, WI 53146

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Designed By: JJS
Reviewed By: TJB
Approved By: TJB

SHEET TITLE:

EXISTING CONDITIONS
MAP

SHEET NUMBER:

C0.0

JSD PROJECT NO:

24-14249

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

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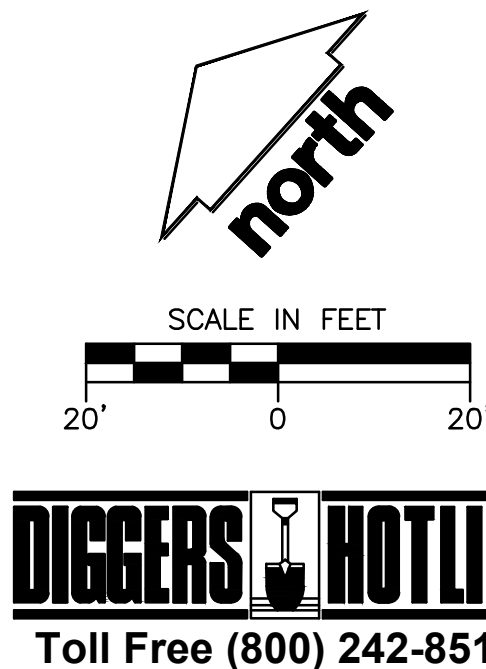


LEGEND

---	PROPERTY LINE
---	BUILDING OUTLINE
XXXXXX	FEATURE TO BE DEMOLISHED
XXXXXX	BUILDING FOUNDATION TO BE DEMOLISHED
---	TREES, SHRUBS, ETC. TO BE REMOVED
---	TREES, SHRUBS, ETC. TO REMAIN
✕	FEATURE TO BE DEMOLISHED
○	FEATURE TO BE PROTECTED

DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., IN A LAWFUL MANNER SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
2. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING FOR ALL FEES AND CHARGES. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
3. THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE. "DIGGER'S HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE, OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE THEIR OWN DUE DILIGENCE. ITEMS IDENTIFIED IN THEIR BID WHAT ADDITIONAL ITEMS, IN THEIR OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. JSD PROFESSIONAL SERVICES, INC. (JSD) TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
4. ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS, PRIVATE DRIVES AND PAVEMENT FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
5. ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE.
6. PERFORM TREE PRUNING IN ALL LOCATIONS WHERE PROPOSED PAVEMENT AND/OR UTILITY INSTALLATION ENCRROACH WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN. ALL TRENCHING WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN SHALL BE DONE RADIALY AWAY FROM THE TRUNK IF ROOTS IN EXCESS OF 1" DIAMETER ARE EXPOSED. ROOTS MUST BE CUT BY REPUTABLE TREE PRUNING SERVICE PRIOR TO ANY TRANSVERSE TRENCHING.
7. ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
8. VOIDS LEFT BY ANY ITEM REMOVED UNDER ANY PROPOSED PAVEMENT, WALK, ETC. OR WITHIN 24" THEREOF SHALL BE FILLED AND BACKFILLED WITH GRANULAR MATERIALS AND COMPACTED PER SPECIFICATIONS.
9. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - 9.1. EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO JSD AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - 9.2. NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
 - 9.3. NOTIFYING JSD AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
 - 9.4. PERFORMING UTILITY LOCATE OBSERVATIONS (ULO) ON ALL UTILITY CROSSINGS. CONTRACTOR TO REPORT ANY PLAN DISCREPANCIES OR CONFLICTS PRIOR TO THE START OF UTILITY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE APPROPRIATE UTILITY COMPANIES TO CONDUCT ULO'S.
10. ALL EXISTING UTILITIES TO BE FIELD LOCATED AND FLAGGED BY CONTRACTOR.
11. ANY UTILITIES WHICH ARE TO REMAIN THAT ARE DAMAGED BY THE CONTRACTOR, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
12. CONTRACTOR SHALL NOTIFY JSD OF ANY ROOF LEADERS AND/OR STORM DRAIN LINES ENCOUNTERED DURING DEMOLITION WHICH ARE NOT SHOWN ON THE PLANS PRIOR TO ABANDONMENT OR REMOVAL.
13. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
14. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED MUNICIPALITY RECYCLING PLAN.
15. ANY CONTAMINATED SOILS SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROVED LANDFILL.
16. EXISTING FIBER OPTIC LINE(S) TO BE CLEARLY MARKED PRIOR TO ANY EXCAVATION. CONTRACTOR TO NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OCCUR IN THE LOCATION SHOWN OR PROPOSED IMPROVEMENTS IMPACTING EXISTING FIBER OPTIC LINE(S) LOCATION(S).
17. SEWER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 3.2.24. OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN WISCONSIN, LATEST ADDITION, AND CITY OF RACINE SPECIFICATIONS.
18. WATER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 4.14.0 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN WISCONSIN, LATEST ADDITION, AND CITY OF RACINE SPECIFICATIONS.
19. BUILDING REMOVALS SHALL BE BY A QUALIFIED CONTRACTOR. CONTRACTOR TO FOLLOW ALL DEMOLITION REGULATIONS, DISCONNECT ALL UTILITIES, OBTAIN ALL APPLICABLE PERMITS AND DISPOSE OF ALL BUILDING MATERIALS IN APPROPRIATE LANDFILLS. DEMOLISHED MATERIALS SHALL NOT BE BURIED ON SITE. IF ENCOUNTERED, ANY CONTAMINATED BUILDING MATERIAL AND/OR SOILS SHALL BE REMOVED AND DISPOSED OF OFF-SITE BY THE CONTRACTOR IN ACCORDANCE WITH APPROPRIATE STATE AND FEDERAL REGULATIONS.
20. RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION AND REMOVAL.



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WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:



CLIENT ADDRESS:
1779 WEST LIBERTY LANE
NEW BERLIN, WI 53146

PROJECT:
17400 W. NATIONAL AVE.

PROJECT LOCATION:
17400 WEST NATIONAL AVENUE
NEW BERLIN, WI 53146

PLAN MODIFICATIONS:

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Designed By: JJS
Reviewed By: TJB
Approved By: TJB

SHEET TITLE:

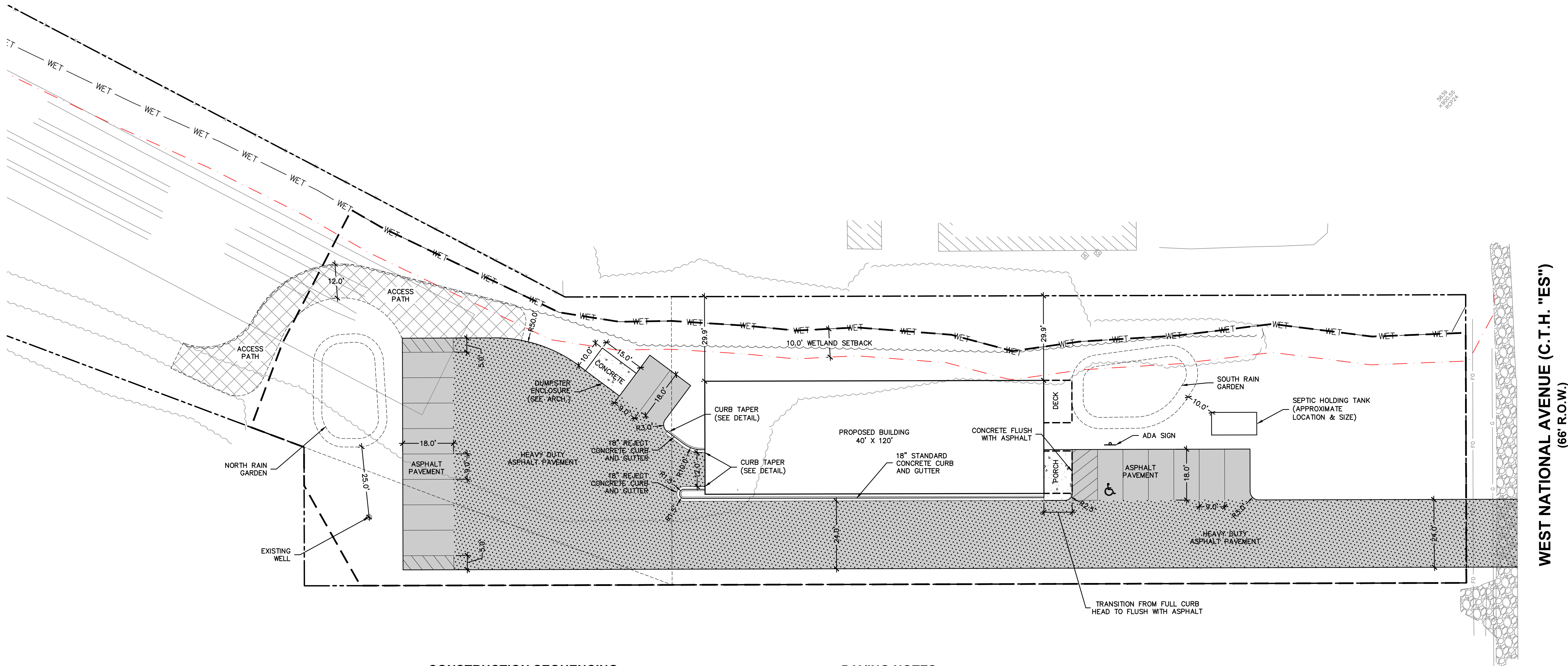
DEMOLITION PLAN

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JSD PROJECT NO:

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WEST NATIONAL AVENUE (C.T.H. "ES")
(66' R.O.W.)

GENERAL NOTES

- REFER TO THE EXISTING CONDITIONS PLAN FOR EXISTING CONDITIONS NOTES AND LEGENDS.
- ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND MUNICIPAL REQUIREMENTS.
- EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
- JSD PROFESSIONAL SERVICES, INC. (JSD) SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.

LEGEND

	PROPERTY LINE
	BUILDING OUTLINE
	EDGE OF PAVEMENT
	CONCRETE CURB AND GUTTER
	STANDARD DUTY ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	SIGN
	DISTURBED AREA LIMITS

SITE DATA TABLE

SITE ADDRESS	17400 W. NATIONAL AVENUE
NUMBER OF PARKING STALLS	16
ACCESSIBLE	1
EXISTING VS. PROPOSED PROPERTY COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	7,993 SQ. FT.
EXISTING PERVIOUS SURFACE AREA	154,603 SQ. FT.
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.05
PROPOSED IMPERVIOUS SURFACE AREA	26,660 SQ. FT.
NET NEW IMPERVIOUS SURFACE AREA	18,667 SQ. FT.
PROPOSED PERVIOUS SURFACE AREA	135,936 SQ. FT.
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.16
TOTAL DISTURBED AREA	39,227 SQUARE FEET

CONSTRUCTION SEQUENCING

- INSTALL PERIMETER SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE.
- PERFORM DEMOLITION/REMOVE EXISTING PAVEMENT, BUILDING FOUNDATION, AND FEATURES AS IDENTIFIED.
- STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
- CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AS NEEDED.
- COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, ETC.
- PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROL MEASURES AS INDICATED ON PLANS.
- EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% VEGETATIVE COVER IS ESTABLISHED.

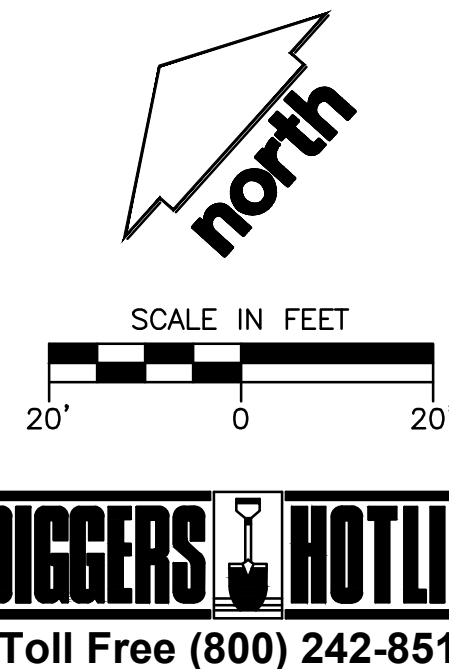
CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM NO. 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

UTILITY NOTES

- ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
- PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
 - VERIFYING ALL ELEVATIONS, LOCATIONS AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECKING ALL UTILITY CROSSINGS FOR CONFLICTS. NOTIFY ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
 - COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
- ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN HEREIN REFERRED TO AS THE "STANDARD SPECIFICATIONS" AND ALL APPLICABLE STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
- SPECIFICATIONS SHALL COMPLY WITH THE CITY OF NEW BERLIN ORDINANCES AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES DSPS 382.
- TRACER WIRES SHALL BE INSTALLED AS NECESSARY IN ACCORDANCE WITH 182.0715(2R) OF THE STATE STATUTES AND CITY OF NEW BERLIN REQUIREMENTS.
- THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.

PAVING NOTES

- GENERAL
 - ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, LATEST EDITION, APPLICABLE CITY OF NEW BERLIN ORDINANCES AND THE GEOTECHNICAL REPORT PREPARED BY CGC, INC. DATED JULY 14, 2020.
 - FINAL PAVEMENT DESIGN TO BE DETERMINED BY OWNER BASED ON GEOTECHNICAL ENGINEER OF RECORD RECOMMENDATIONS. ALL PAVING SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER OF RECORD RECOMMENDATIONS AS SPECIFIED IN THE GEOTECHNICAL REPORT.
 - THE CITY OF NEW BERLIN AND JSD SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
 - ALL DIMENSIONS AND RADII ARE REFERENCED TO FACE OF CURB OR EDGE OF PAVEMENT, UNLESS SPECIFIED OTHERWISE.
- ASPHALTIC CONCRETE PAVING SPECIFICATIONS
 - CODES AND STANDARDS – THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, EDITION OF 2019. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
 - WEATHER LIMITATIONS – APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).
 - GRADE CONTROL – ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
 - CRUSHED AGGREGATE BASE COURSE – THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS. CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECHNICAL ENGINEER OF RECORD.
 - BINDER COURSE AGGREGATE – THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 315, STATE HIGHWAY SPECIFICATIONS.
 - SURFACE COURSE AGGREGATE – THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 465, STATE HIGHWAY SPECIFICATIONS.
 - ASPHALTIC MATERIALS – THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.
 - SURFACE PREPARATION – NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
- CONCRETE PAVING SPECIFICATIONS
 - CODES AND STANDARDS – THE PLACING, CONSTRUCTION AND COMPOSITION OF THE CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
 - REINFORCEMENT – CONCRETE PAVEMENT SHALL BE REINFORCED WITH NOVOMESH 950 (OR EQUAL) FIBER REINFORCEMENT AT A RATE OF 5 LBS/CUBIC YARD.
 - CURING COMPOUNDS – CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
 - CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER.
 - EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
 - ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.
 - CRUSHED AGGREGATE BASE COURSE – THE BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS. CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.
 - SURFACE PREPARATION – NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
- PAVEMENT MARKING SPECIFICATIONS
 - CONTRACTOR SHALL COORDINATE STRIPING COLOR WITH OWNER PRIOR TO CONSTRUCTION.
 - PROVIDE CONTRACTOR GRADE LATEX, STRIPING PAINT. ALL STRIPING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
 - DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.
 - LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.
 - APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES. (OR TO MFG. SPECIFICATIONS)
 - BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
 - MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY PER LOCAL CODES.



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CLIENT:



CLIENT ADDRESS:
1779 WEST LIBERTY LANE
NEW BERLIN, WI 53146

PROJECT:
17400 W. NATIONAL AVE.

PROJECT LOCATION:
17400 WEST NATIONAL AVENUE
NEW BERLIN, WI 53146

PLAN MODIFICATIONS:

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Designed By: JJS
Reviewed By: TJB
Approved By: TJB

SHEET TITLE:

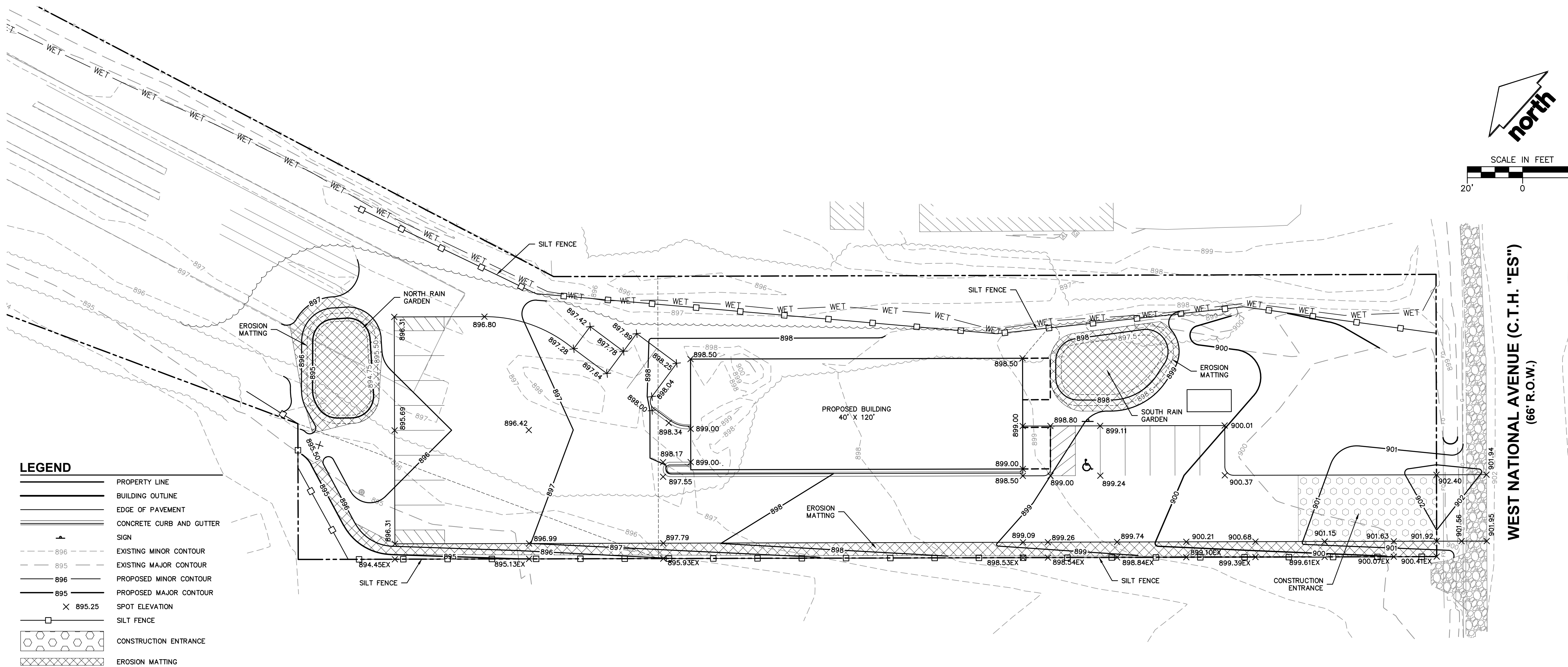
SITE PLAN

SHEET NUMBER:

C2.0

JSD PROJECT NO:

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LEGEND

- PROPERTY LINE
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- CONCRETE CURB AND GUTTER
- SIGN
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- SPOT ELEVATION
- SILT FENCE
- CONSTRUCTION ENTRANCE
- EROSION MATTING

GRADING AND SEEDING NOTES

- THE CONTRACTOR SHALL FIELD VERIFY THE FOLLOWING:
 - ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK.
 - LOCATION AND ELEVATION OF:
 - EXISTING PIPE INVERTS
 - FLOOR ELEVATIONS
 - PAVEMENT WHERE MATCHING INTO EXISTING WORK
 - HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES.NOTIFY JSD PROFESSIONAL SERVICES, INC. (JSD) OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
- ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO JSD PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD ATTEMPTS TO PROVIDE A COST-EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
- THE CONTRACTOR MAY SOLICIT APPROVAL FROM JSD/OWNER TO ADJUST FINAL GRADES FROM DESIGN GRADES TO PROVIDE AN OVERALL SITE BALANCE AS A RESULT OF FIELD CONDITIONS.
- ALL UNSURFACED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL AND BE SEEDED, MULCHED, AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- THIS GRADING PLAN IS BASED ON A TOPOGRAPHIC SURVEY. SOME FIELD ADJUSTMENTS MAY BE NECESSARY AT POINTS WHERE PROPOSED GRADES MEET EXISTING. REVIEW ANY REQUIRED CHANGES WITH JSD PRIOR TO CONSTRUCTION OF WORK.
- PROPERTY CORNER MARKERS SHALL BE CAREFULLY PROTECTED. MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- PROPOSED CONTOURS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. ALL CONSTRUCTION SHALL BE BASED UPON PROPOSED SPOT ELEVATIONS WHERE PROVIDED.
- PARKING LOT AND DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES, NOT TOP OF CURB GRADES, UNLESS OTHERWISE NOTED.
- ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS DEPICTED IN THE PLANS.
- GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS, WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT PONDING, AND IF NECESSARY, PUMPING TO ALLEVIATE PONDING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSUITABLE SOILS CREATED/ORIGINATED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS DUE TO WEATHER.
- THE CONTRACTOR IS RESPONSIBLE FOR MEETING MINIMUM COMPACTION STANDARDS AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL ENGINEERING REPORT FOR SITE COMPACTION REQUIREMENTS. THE CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTION CANNOT BE

- OBTAINED. THE PROJECT'S GEOTECHNICAL CONSULTANT SHALL DETERMINE WHICH IN-SITU SOILS ARE TO BE CONSIDERED UNSUITABLE SOILS. THE ENGINEER/OWNER AND GEOTECHNICAL TESTING CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.
- IN THE EVENT THAT ANY MOISTURE-DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY TO BRING THE MATERIAL INTO COMPLIANCE AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.
 - THE CONTRACTOR SHALL IMMEDIATELY NOTIFY JSD/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
 - CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.
 - THE SITE SHALL BE COMPLETED TO WITHIN 0.10-FT (+/-) OF THE PROPOSED GRADES AS INDICATED WITHIN THE PLANS PRIOR TO PLACEMENT OF TOPSOIL OR STONE. CONTRACTOR IS ENCOURAGED TO SEQUENCE CONSTRUCTION SUCH THAT THE SITE IS DIVIDED INTO SMALLER AREAS TO ALLOW STABILIZATION OF DISTURBED SOILS IMMEDIATELY UPON COMPLETION OF INDIVIDUAL SMALLER AREAS.
 - CONTRACTOR SHALL CONTACT "DIGGER'S HOTLINE" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING SAID UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
 - WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE AUTHORITY HAVING JURISDICTION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID AUTHORITY. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
 - CONTRACTOR SHALL COMPLY WITH ALL CITY AND/OR STATE CONSTRUCTION STANDARDS/ORDINANCES.
 - CONTRACTOR SHALL PROVIDE NOTICE TO THE MUNICIPALITY IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
 - ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD/SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
 - CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
 - CONTRACTOR TO DEEP TILL ALL COMPACTED PVIOUS SURFACES PRIOR TO SODDING AND/OR SEEDING AND MULCHING.
 - ALL SLOPES 20% OR GREATER SHALL RECEIVE TEMPORARY SEED AND MULCH, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.
 - ALL EXPOSED SOIL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 30 DAYS AND REQUIRE VEGETATIVE COVER FOR LESS THAN 1 YEAR, REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1029 AND CITY OF RACINE ORDINANCES.

EROSION CONTROL NOTES

- ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN WISCONSIN'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES' (WDNR) TECHNICAL STANDARDS AND THE CITY OF NEW BERLIN ORDINANCES. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THESE STANDARDS PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
- THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY JSD OR AUTHORITY HAVING JURISDICTION SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- MODIFICATIONS TO THE APPROVED EROSION CONTROL PLAN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS. CONTRACTOR IS RESPONSIBLE TO NOTIFY JSD AND AUTHORITY HAVING JURISDICTION OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS. ALL MODIFICATIONS MUST BE APPROVED BY JSD/AUTHORITY HAVING JURISDICTION PRIOR TO DEVIATION FROM THE APPROVED PLAN.
- INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCE(S) AND SILT FENCE) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES FROM SEDIMENT TRANSPORT.
- CONSTRUCTION ENTRANCE(S) SHALL BE INSTALLED AT THE LOCATION OF VEHICLE INGRESS/EGRESS POINT(S) AS SHOWN ON THE PLAN. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION(S) WITH THE PROPER AUTHORITY HAVING JURISDICTION, PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS AND PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE PRIOR APPROVED BY THE APPLICABLE AUTHORITY HAVING JURISDICTION PRIOR TO INSTALLATION. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
- PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEEP AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE AUTHORITY HAVING JURISDICTION.
- ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
- DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.
- CONTRACTOR SHALL SUBMIT PLAN FOR LOCATION OF TEMPORARY TOPSOIL STOCKPILES TO ENGINEER FOR APPROVAL. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES. IF STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A "TACKIFIER".
- EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER PRIOR TO THE COMPLETION OF EACH WORK DAY.
- DEWATERING, IF NECESSARY, SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL SPECIFICATION 1061. PUMPS MAY BE USED AS BYPASS DEVICES, IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS.
- GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION, EROSION AND SEDIMENT CONTROL MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES. ALL DISTURBED AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF FOURTEEN (14) DAYS REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS.
- ALL DISTURBED SLOPES EXCEEDING 4:1 YET LESS THAN 3:1, SHALL BE STABILIZED WITH NORTH AMERICAN GREEN 575EN EROSION MATTING (OR APPROVED EQUAL) OR APPLICATION OF AN APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED WITHIN 7 DAYS OF REACHING FINAL GRADE AND/OR AS SOON AS CONDITIONS ALLOW. DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING, EROSION MATTING AND/OR NETTING USED ON-SITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNR TECHNICAL STANDARDS 1052 AND 1053.
- STABILIZATION PRACTICES:**

STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:

 - THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
 - CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS. IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.
 - STABILIZATION MEASURES SHALL BE DETERMINED BASED ON-SITE CONDITIONS AT THE TIME OF CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
 - PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
 - TEMPORARY SEEDING; MAY CONSIST OF SPRING OATS (100LB/ACRE) AND/OR WHEAT OR CEREAL RYE (150LB/ACRE)
 - HYDRO-MULCHING WITH A TACKIFIER
 - GEOTEXTILE EROSION MATTING
 - SODDING

WITHIN PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE OF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT THEIR EXPENSE. REFER TO WDNR TECHNICAL STANDARD 1068.
- DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE VISUALLY INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM ON A DAILY BASIS.

- BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES. DISTURBANCE ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
- QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL 0.5-INCH, OR MORE, PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERVAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT. REPORTING SHALL BE IN ACCORDANCE WITH PART IV D.4. (a-f). OF THE NPDES GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.
 - THE FOLLOWING MAINTENANCE PRACTICES SHALL BE USED TO MAINTAIN, IN GOOD AND EFFECTIVE OPERATING CONDITIONS, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES, AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN. UPON IDENTIFICATION, DEFICIENCIES IN STORMWATER CONTROLS SHALL BE ADDRESSED IMMEDIATELY. THE MAINTENANCE PROCEDURES FOR THIS DEVELOPMENT SHALL INCLUDE, BUT NOT BE LIMITED TO THOSE LISTED BELOW:
 - SILT FENCE - REPAIR OR REPLACE ANY DAMAGED FILTER FABRIC AND/OR STAKES. REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE ABOVE GROUND HEIGHT OF THE FENCE.
 - CONSTRUCTION ENTRANCE - AS NEEDED, ADD STONE TO MAINTAIN CONSTRUCTION ENTRANCE DIMENSIONS AND EFFECTIVENESS.
 - EROSION CONTROL MATTING - REPAIR MATTING IMMEDIATELY IF INSPECTION REVEALS BREACHED OR FAILED CONDITIONS. REPAIR AND RE-GRADE SOIL WHERE CHANNELIZATION HAS OCCURRED.
 - DIVERSION BERM/SWALE - REPLACE OR RE-COMPACT THE CONSTRUCTION MATERIALS AS NECESSARY.
 - ADDITIONAL POLLUTANT CONTROL MEASURES TO BE IMPLEMENTED DURING CONSTRUCTION ACTIVITIES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
 - CONSTRUCTION WASTE SHALL BE PROPERLY DISPOSED OF. THIS INCLUDES ALL CONSTRUCTION SITE WASTE, MATERIAL, SANITARY WASTE, AND WASTE FROM VEHICLE TRACKING OF SEDIMENTS. THE CONTRACTOR SHALL ENSURE THAT NO MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, BURNED, OR DISCHARGED TO THE WATERS OF THE STATE. VEHICLES HAULING MATERIAL AWAY FROM THE SITE SHALL BE COVERED WITH A TARP/ULIN TO PREVENT BLOWING DEBRIS.
 - DUST CONTROL SHALL BE ACCOMPLISHED BY ONE OR MORE OF THE FOLLOWING METHODS:
 - COVERING 30% OR MORE OF THE SOIL SURFACE WITH A NON-ERODIBLE MATERIAL.
 - ROUGHENING THE SOIL TO PRODUCE RIDGES PERPENDICULAR TO THE PREVAILING WIND. RIDGES SHALL BE AT LEAST SIX (6) INCHES IN HEIGHT.
 - FREQUENT WATERING OF EXCAVATION AND FILL AREAS.
 - PROVIDING GRAVEL OR PAVING AT ENTRANCE/EXIT DRIVES, PARKING AREAS AND TRANSIT PATHS.
 - STREET SWEEPING SHALL BE PERFORMED TO IMMEDIATELY REMOVE ANY SEDIMENT TRACKED ON PAVEMENTS.
 - CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WDNR REQUIREMENTS AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNR REQUIREMENTS.



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Designed By: JJS
Reviewed By: TJB
Approved By: TJB
SHEET TITLE:

GRADING & EROSION CONTROL PLAN

SHEET NUMBER:

C3.0

JSD PROJECT NO: 24-14249

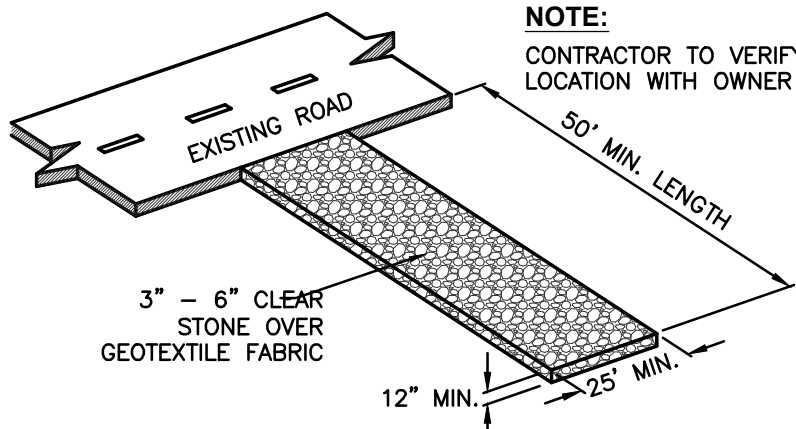


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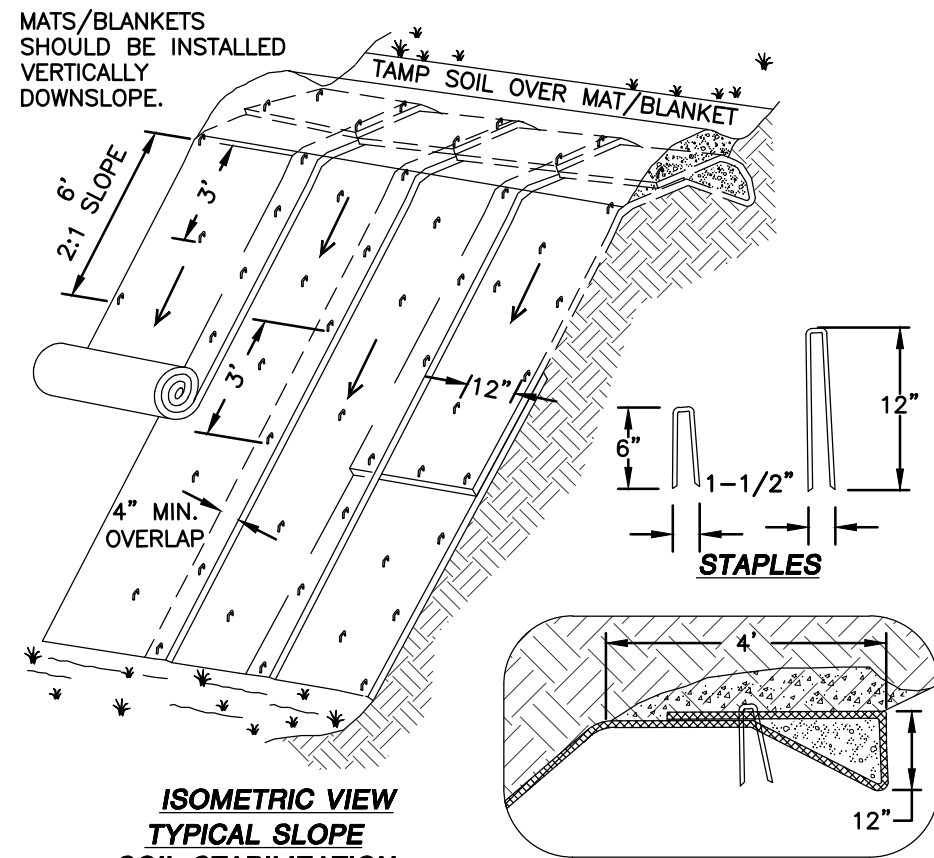
REV. 12-06-2018



GENERAL NOTES:

1. TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE.
2. THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6-INCH CLEAR OR WASHED STONE. ALL MATERIAL TO BE RETAINED ON A 3-INCH SIEVE.
3. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12-INCHES THICK. ON SITES WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PAD, THE PAD SHALL BE UNDERLAIN WITH WISDOT TYPE "78" GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOILS INTO THE STONE LAYER.
4. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. THE TRACKING PAD SHALL BE A MINIMUM 50- FEET LONG.
5. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, AT THE END OF EACH WORKING DAY.
6. TRACKING PADS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24-HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
7. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

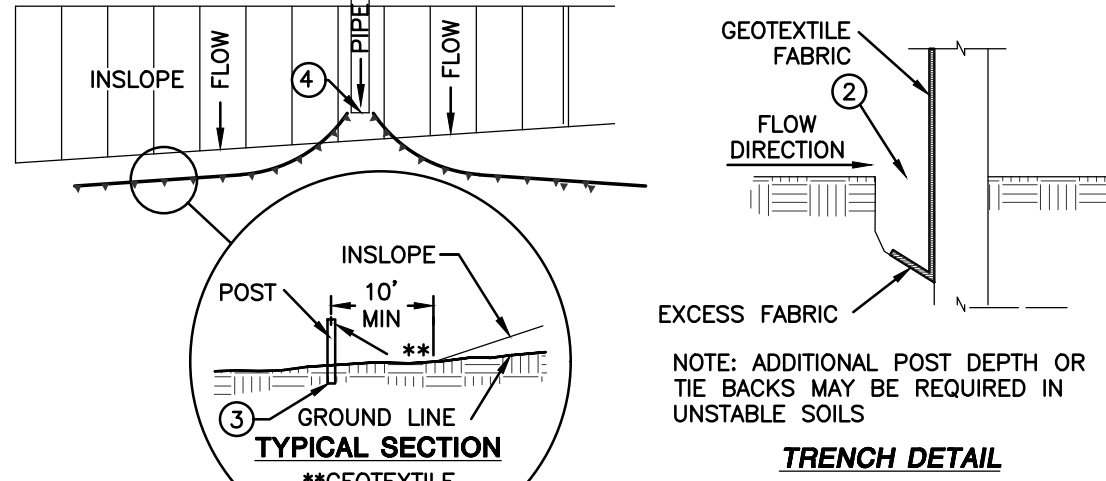
CONSTRUCTION ENTRANCE N.T.S.



GENERAL NOTES:

1. EROSION MAT CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1052 "NON-CHANNEL EROSION MAT".
2. ONLY WISDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL) APPROVED MATS SHALL BE ALLOWED. REFER TO EROSION CONTROL PLAN FOR EXACT MAT CLASSIFICATION.
3. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
4. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
5. ONLY WISDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL) APPROVED MATS SHALL BE ALLOWED. REFER TO EROSION CONTROL PLAN FOR EXACT MAT CLASSIFICATION.

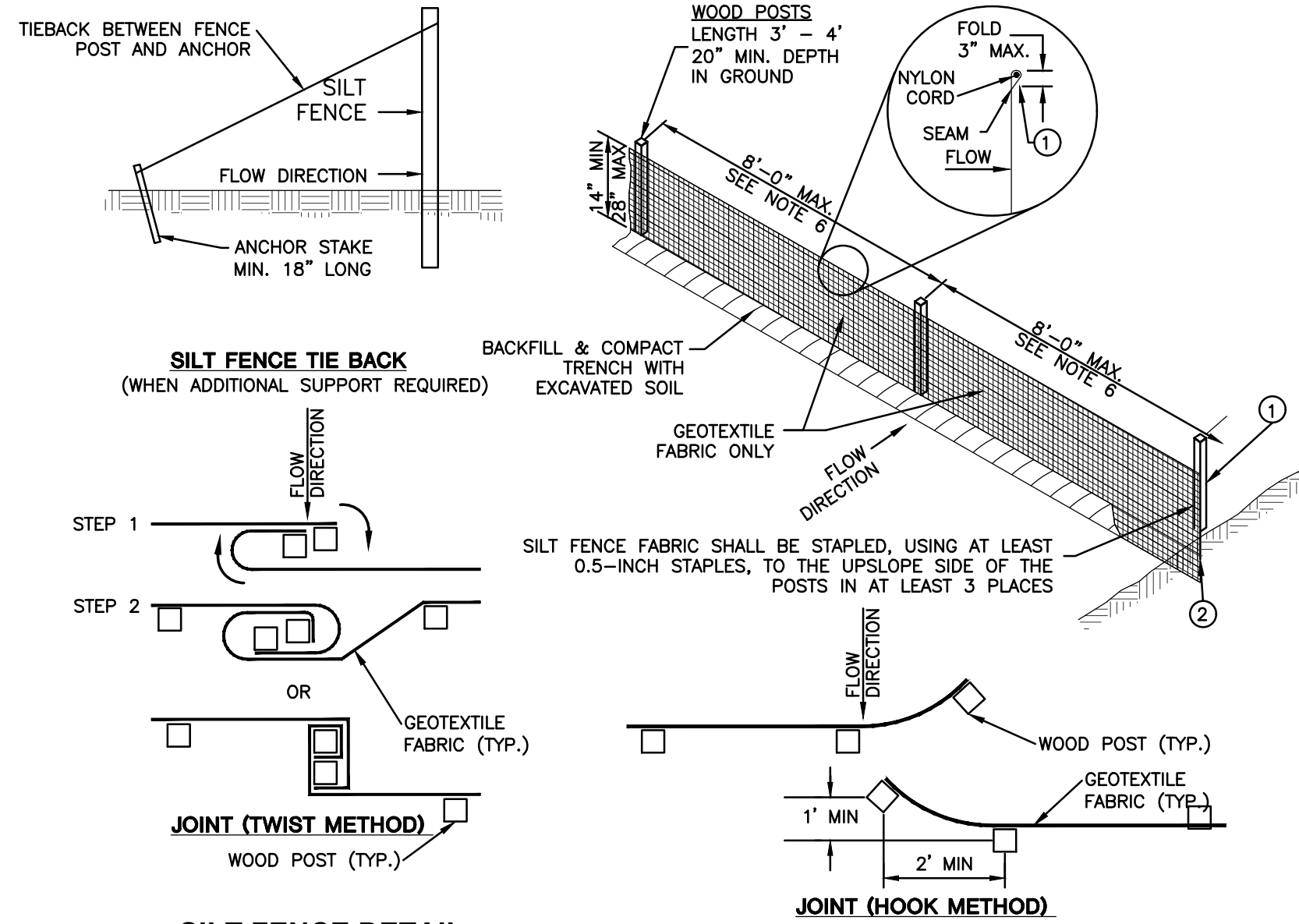
EROSION MATTING N.T.S.



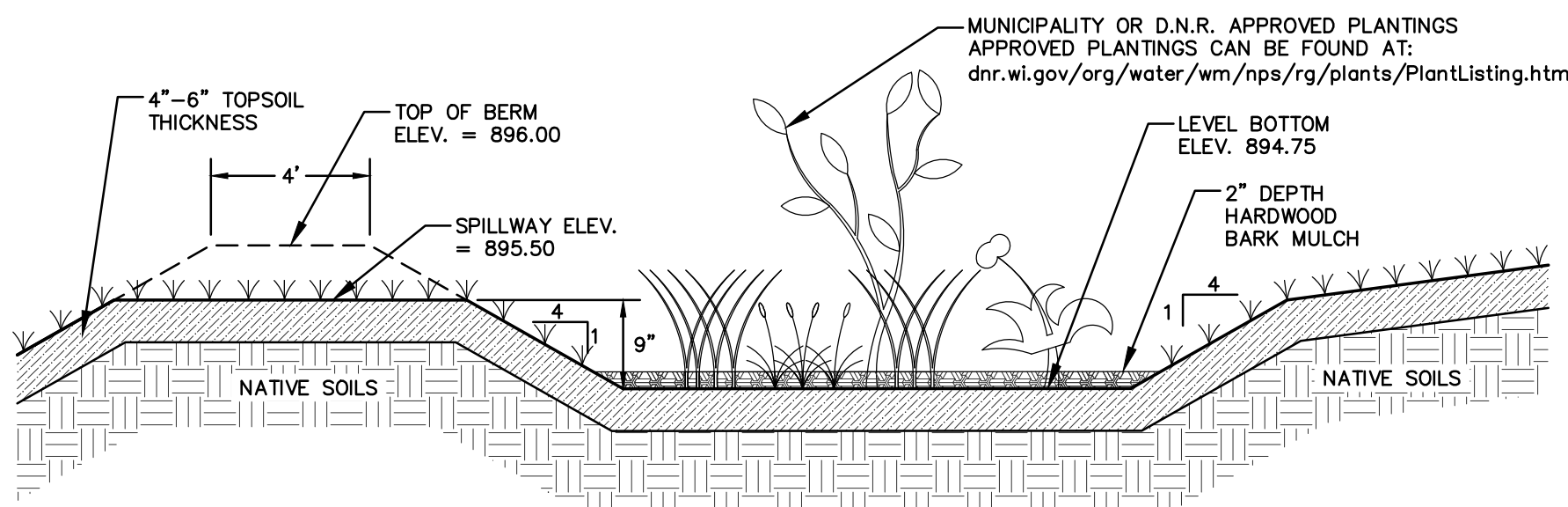
SILT FENCE ALONG SLOPES & OUTFALLS

GENERAL NOTES

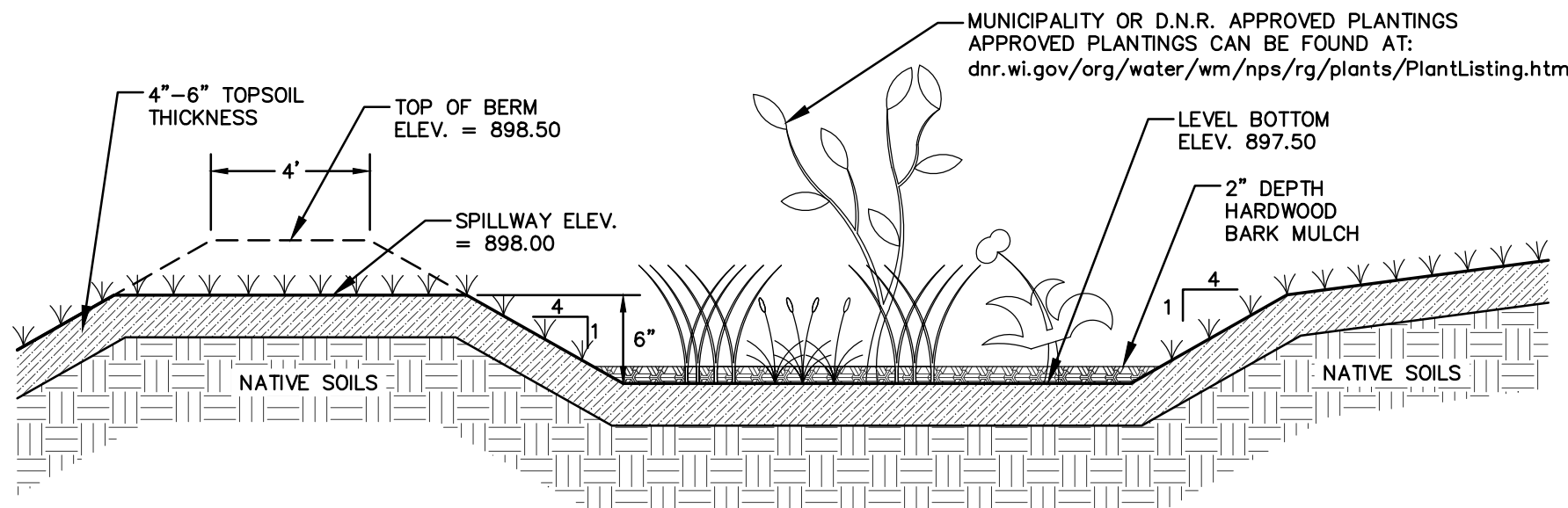
1. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
2. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
4. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE.
5. SILT FENCE CONSTRUCTION AND GEOTEXTILE FABRIC SHALL CONFORM TO WDNr TECHNICAL STANDARD 1056.
6. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8- FEET FOR WOVEN & 3- FEET FOR NON-WOVEN)



SILT FENCE DETAIL N.T.S.



NORTH RAIN GARDEN

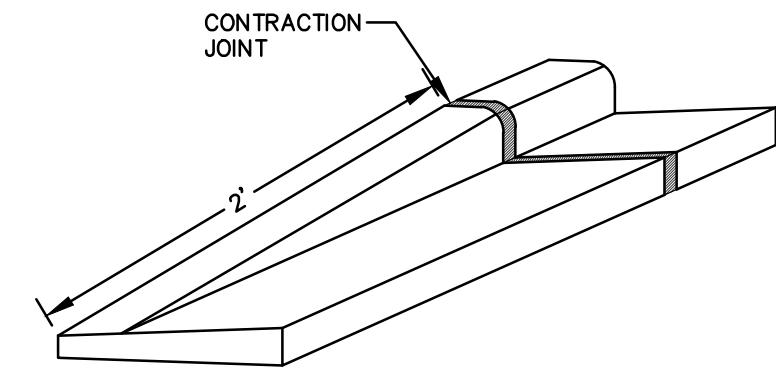


SOUTH RAIN GARDEN

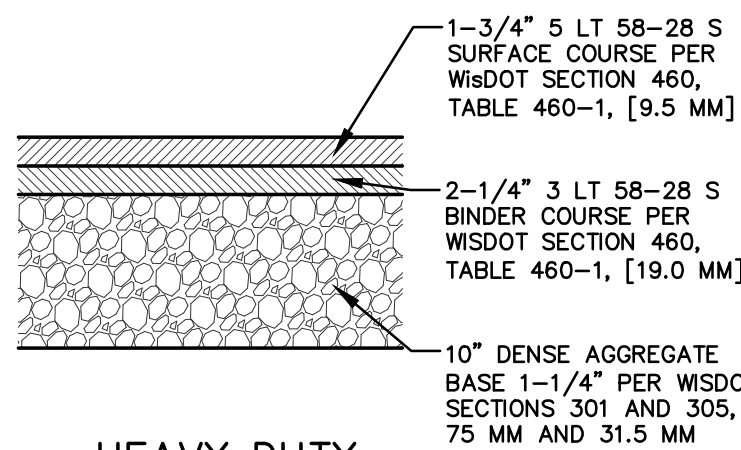
GENERAL NOTES:

1. RAIN GARDEN SHALL BE CONSTRUCTED IN ACCORDANCE WITH WDNr TECHNICAL STANDARD 1009.
2. CONTRACTOR SHALL AVOID COMPACTION OF RAIN GARDEN AREAS DURING CONSTRUCTION.
3. OWNER MUST CONSULT LANDSCAPE ARCHITECT OR ECOLOGICAL PLANNING AGENCY FOR APPROPRIATE PLANTS AND PLANTING CONFIGURATIONS.

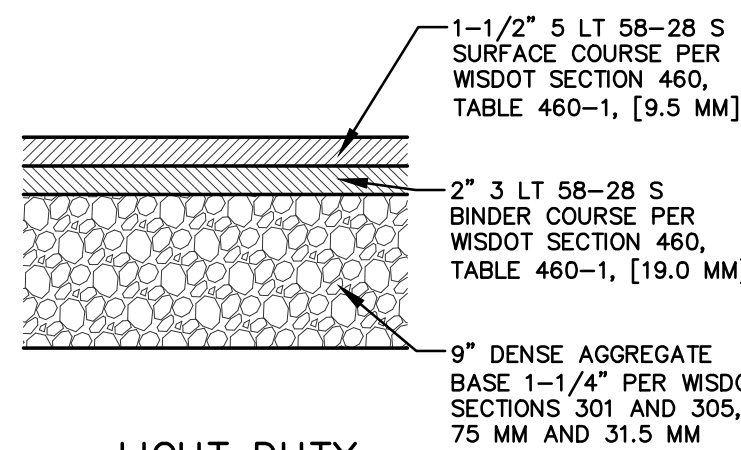
RAIN GARDEN CROSS SECTION N.T.S.



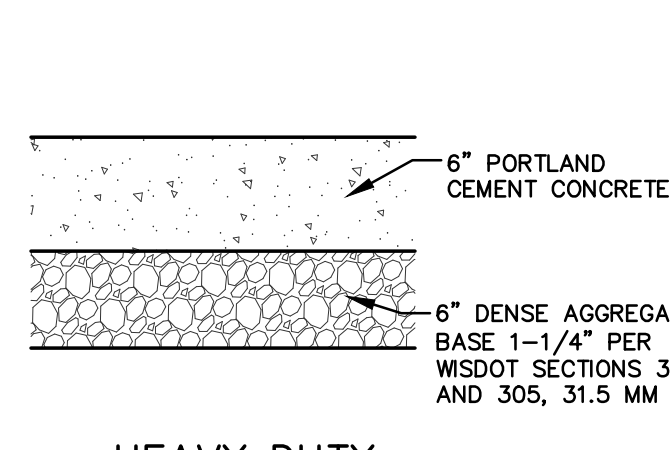
TAPER CURB HEAD N.T.S.



HEAVY DUTY ASPHALT PAVEMENT SECTION



LIGHT DUTY ASPHALT PAVEMENT SECTION

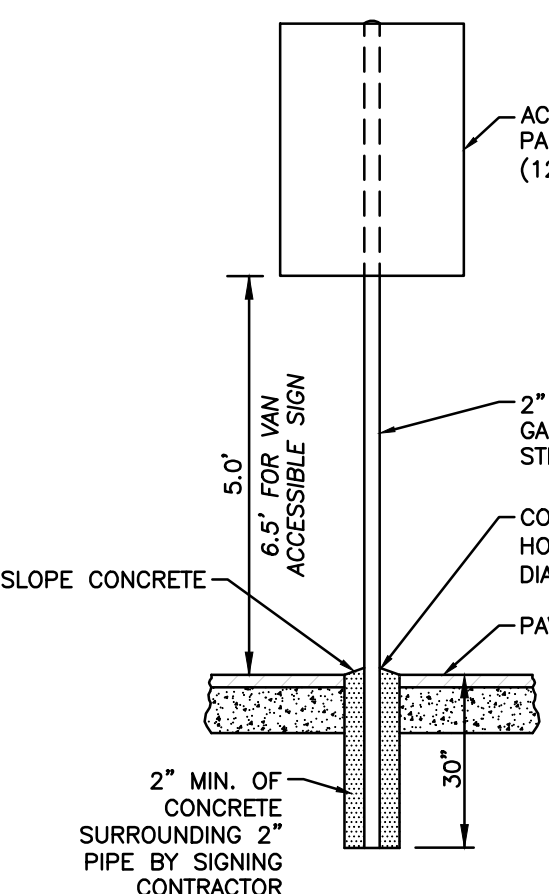


HEAVY DUTY CONCRETE PAVEMENT SECTION

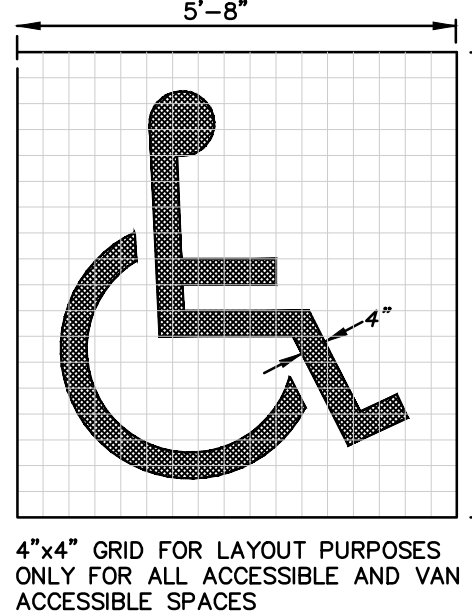
GENERAL NOTES:

1. REFER TO PAVEMENT RECOMMENDATIONS IN THE GEOTECHNICAL EXPLORATION REPORT, PREPARED BY CGC, INC. DATED JULY 14, 2020. IF THERE ARE ANY DISCREPANCIES BETWEEN THIS DETAIL AND THE PAVEMENT RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL INVESTIGATION REPORT, THE GEOTECHNICAL REPORT SHALL GOVERN.
2. WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, INCLUDING SUPPLEMENTAL SPECIFICATIONS, COMPACTION REQUIREMENTS: - BITUMINOUS CONCRETE: REFER TO SECTION 460-3. - BASE COURSE: REFER TO SECTION 301.3.4.2, STANDARD COMPACTION.
3. CONCRETE EQUIPMENT PADS SHALL HAVE A MINIMUM 6" THICK PORTLAND CEMENT CONCRETE OVER COMPACTED 6" THICK DENSE GRADED BASE WITH REINFORCEMENT FOR CRACK CONTROL.

PAVEMENT SECTIONS N.T.S.

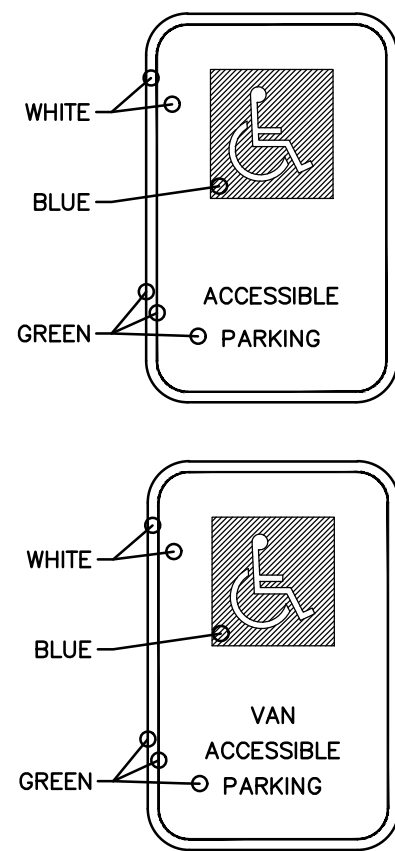


ACCESSIBLE PARKING SIGN AND POST INSTALLATION N.T.S.



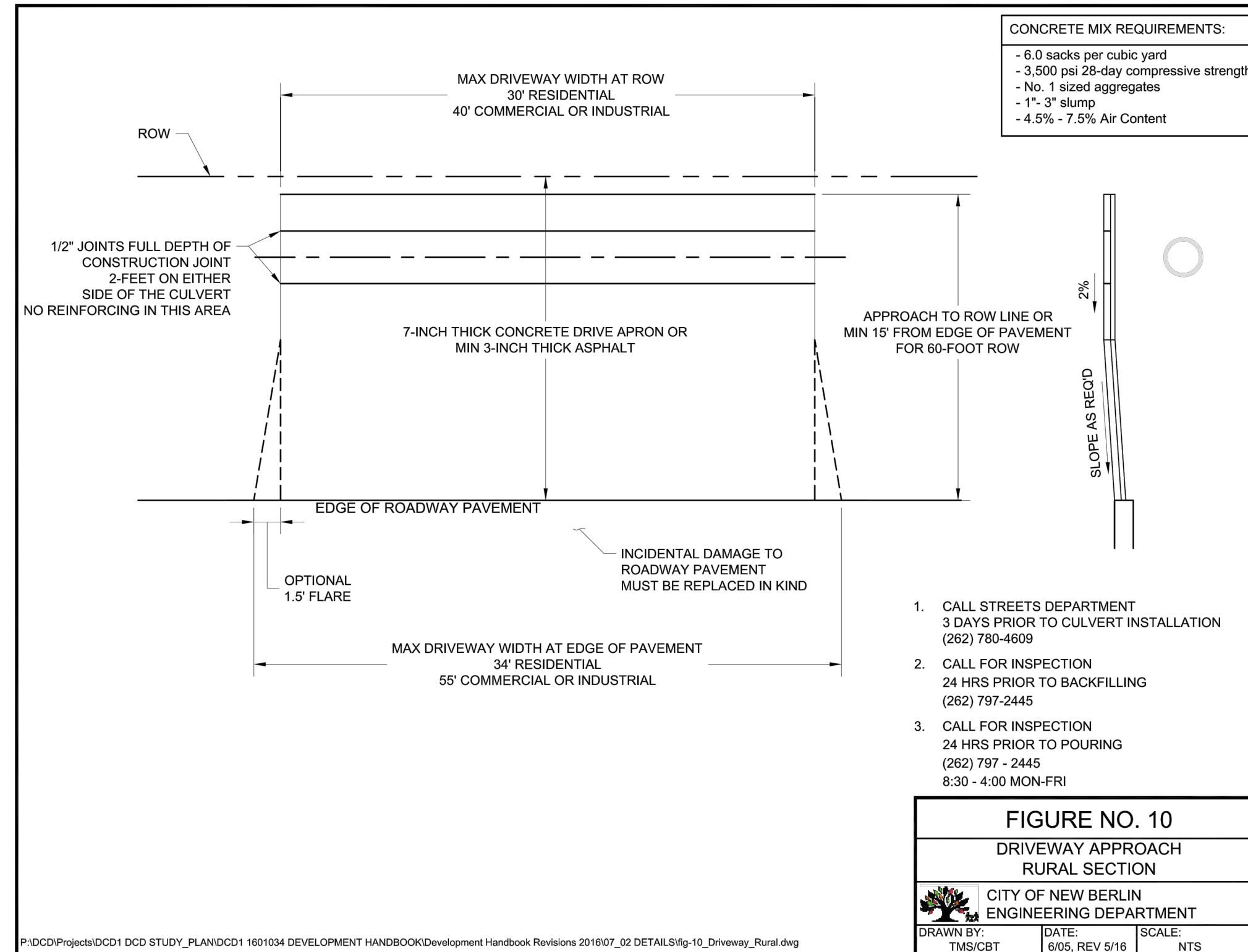
NOTE: SYMBOL DETAILS ARE SHOWN FOR INTENT ONLY. CONTRACTOR SHALL VERIFY EXACT REQUIREMENTS PRIOR TO CONSTRUCTION.

PAINTED SYMBOL N.T.S.



NOTE: SIGNAGE AND SYMBOL DETAILS ARE SHOWN FOR INTENT ONLY. CONTRACTOR SHALL VERIFY EXACT REQUIREMENTS PRIOR TO CONSTRUCTION.

SIGN DETAILS N.T.S.



CONCRETE MIX REQUIREMENTS:
- 6.0 sacks per cubic yard
- 3,500 psi 28-day compressive strength
- No. 1 sized aggregates
- 1-1/2" slump
- 4.5% - 7.5% Air Content

1. CALL STREETS DEPARTMENT 3 DAYS PRIOR TO CULVERT INSTALLATION (262) 780-4609
2. CALL FOR INSPECTION 24 HRS PRIOR TO BACKFILLING (262) 797-2445
3. CALL FOR INSPECTION 24 HRS PRIOR TO POURING (262) 797 - 2445 8:30 - 4:00 MON-FRI

FIGURE NO. 10 DRIVEWAY APPROACH RURAL SECTION

CITY OF NEW BERLIN
ENGINEERING DEPARTMENT
DRAWN BY: TMS/CBT DATE: 6/05, REV 5/16 SCALE: NTS



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jsdinc.com

MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:



CLIENT ADDRESS:
1779 WEST LIBERTY LANE
NEW BERLIN, WI 53146

PROJECT:
17400 W. NATIONAL AVE.

PROJECT LOCATION:
17400 WEST NATIONAL AVENUE
NEW BERLIN, WI 53146

PLAN MODIFICATIONS:

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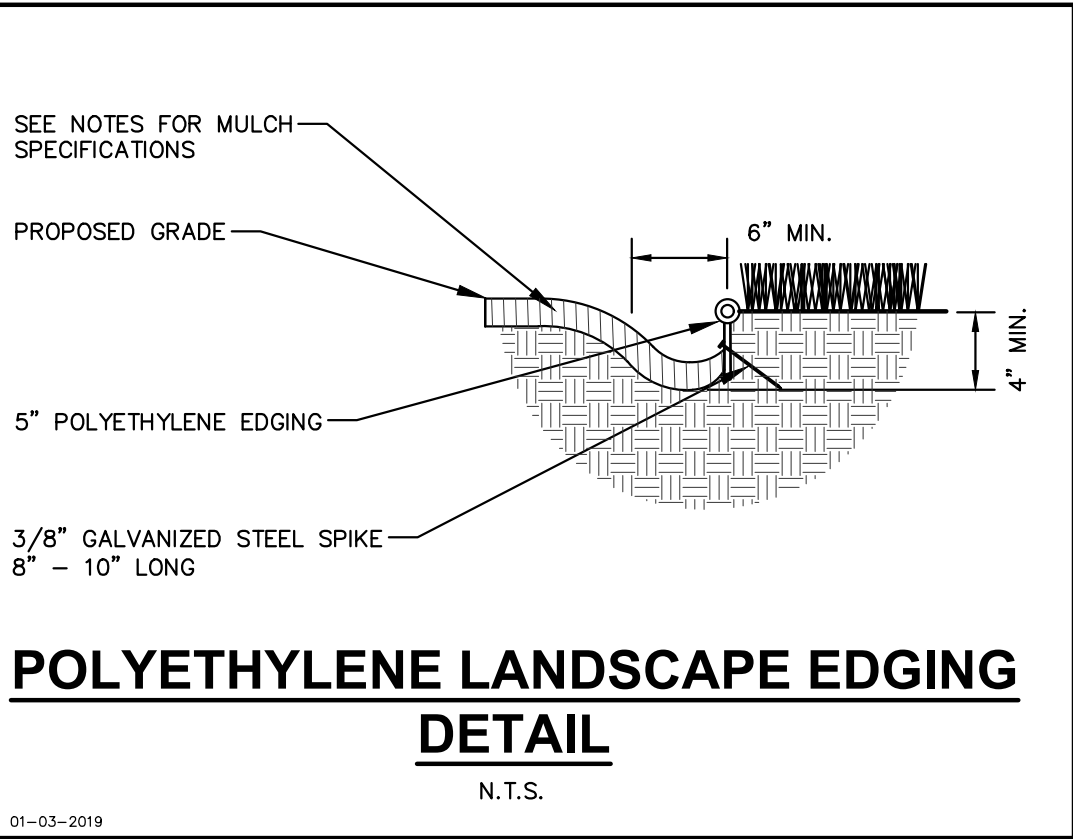
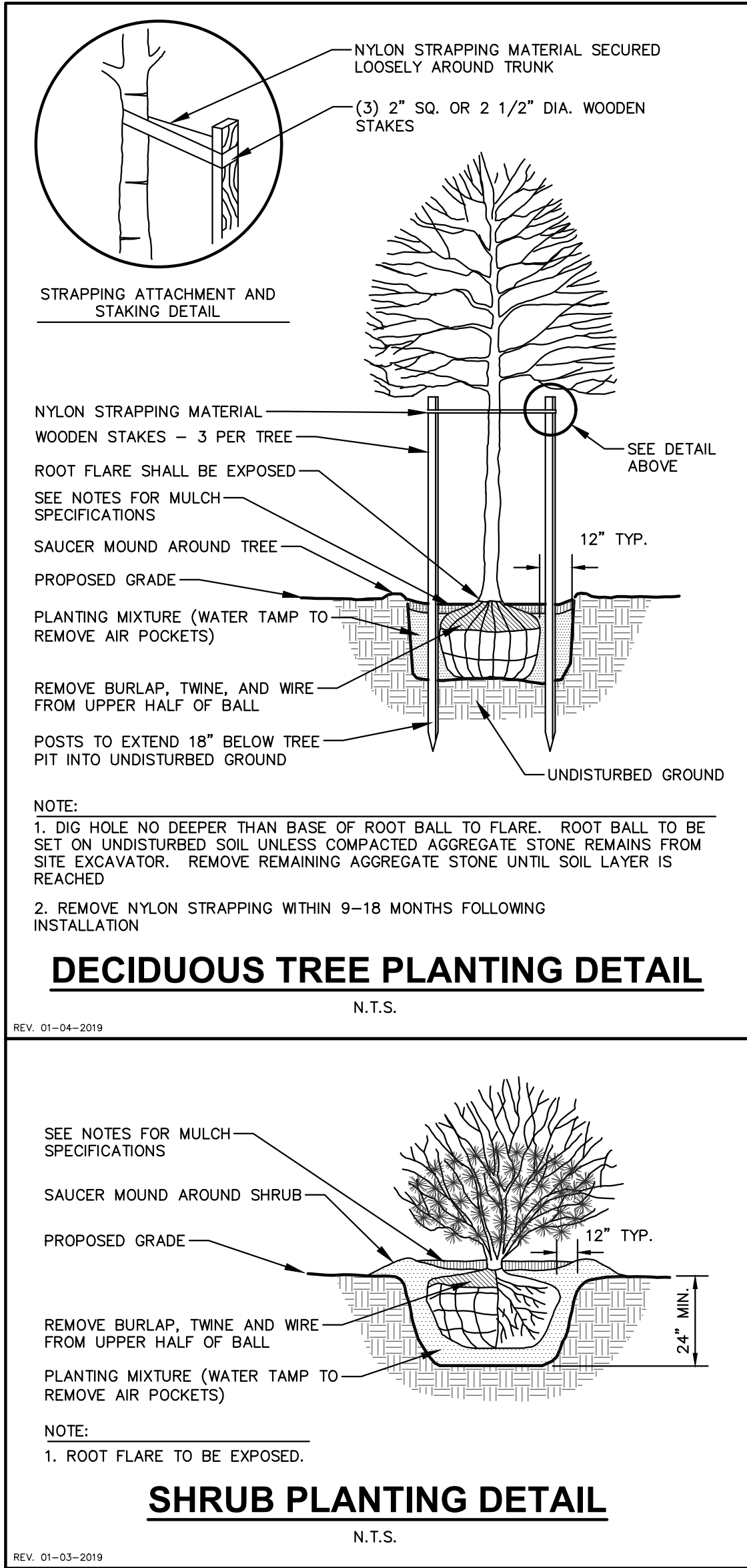
Designed By: JJS
Reviewed By: TJB
Approved By: TJB

SHEET TITLE: DETAILS

SHEET NUMBER:

C4.0

JSD PROJECT NO:



GENERAL NOTES

- GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-242-8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
- MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
- CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL, REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL AND BRANCHES, BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. OTHERWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
- ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

LANDSCAPE MATERIAL NOTES

- MATERIALS - PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
- MATERIALS - TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
- MATERIALS - SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
- MATERIALS - DECORATIVE STONE MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE DECORATIVE STONE MULCH SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. DECORATIVE STONE MULCH TYPE, SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
- MATERIALS - TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 5' DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3-INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
- MATERIALS - POLYETHYLENE EDGING: EDGING SHALL BE 5" DEEP. POLYETHYLENE EDGING, OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
- MATERIALS - TREE PROTECTION: ALL TREES TO BE INSTALLED WITH LDPE TREE GUARDS AS MANUFACTURED BY A.M. LEONARD HORTICULTURAL TOOL & SUPPLY CO., OR APPROVED EQUAL.

SEEDING NOTES

- MATERIALS - TURFGRASS SEED MIX: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPET'S "MADISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED-FREE.
- MATERIALS - RAINWATER RENEWAL SEED MIX: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL BE BROADCAST SEEDDED WITH "RAINWATER RENEWAL" SEED MIX, AS PROVIDED BY AGRECOL, LLC, 10101 N. CASEY RD, EVANSVILLE, WISCONSIN, 53536, TEL. 608-223-3571 (OR APPROVED EQUIVALENT). INSTALL SEED WITH SUPPLEMENTAL MATERIALS AND AMENDMENTS AS RECOMMENDED BY SEED SUPPLIER AND AT RATES AND OPTIMUM TIMES OF THE YEAR AS RECOMMENDED BY THE SEED SUPPLIER TO ENSURE SUCCESSFUL GERMINATION AND SEED/ROOT ZONE GROWTH DEVELOPMENT. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION.

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

- GUARANTEE:** THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.**
- MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS AND SEEDED LAWN AREAS:** THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MAINTAINED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
- MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.**



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MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:



CLIENT ADDRESS:

1779 WEST LIBERTY LANE
NEW BERLIN, WI 53146

PROJECT:

17400 W. NATIONAL AVE.

PROJECT LOCATION:

17400 WEST NATIONAL AVENUE
NEW BERLIN, WI 53146

PLAN MODIFICATIONS:

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Designed By: MWS
Reviewed By: TJB
Approved By: TJB

SHEET TITLE:

**LANDSCAPE DETAILS
AND NOTES**

SHEET NUMBER:

L2.0

JSD PROJECT NO:

24-14249



SECOND FLOOR AREA = 1224 SF
FIRST FLOOR AREA = 1084 SF
TOTAL AREA **2308 SF**

GARAGE FLOOR AREA = 3716 SF

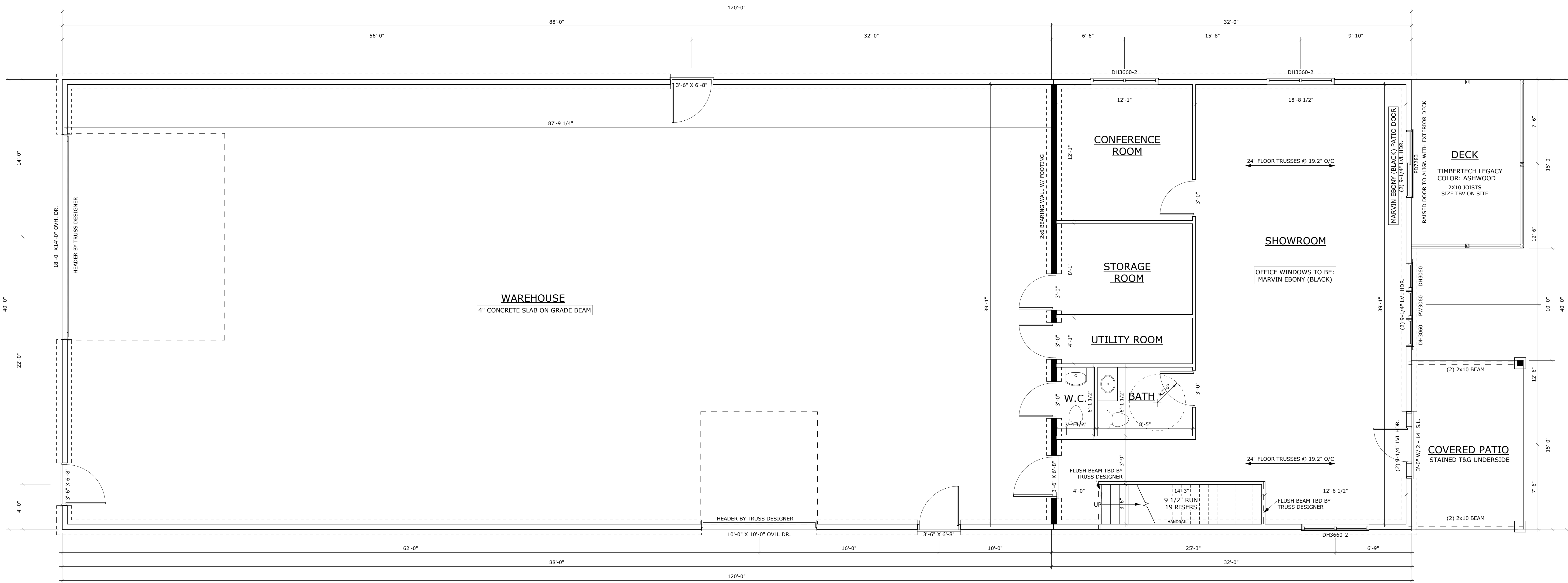
FINAL PLAN

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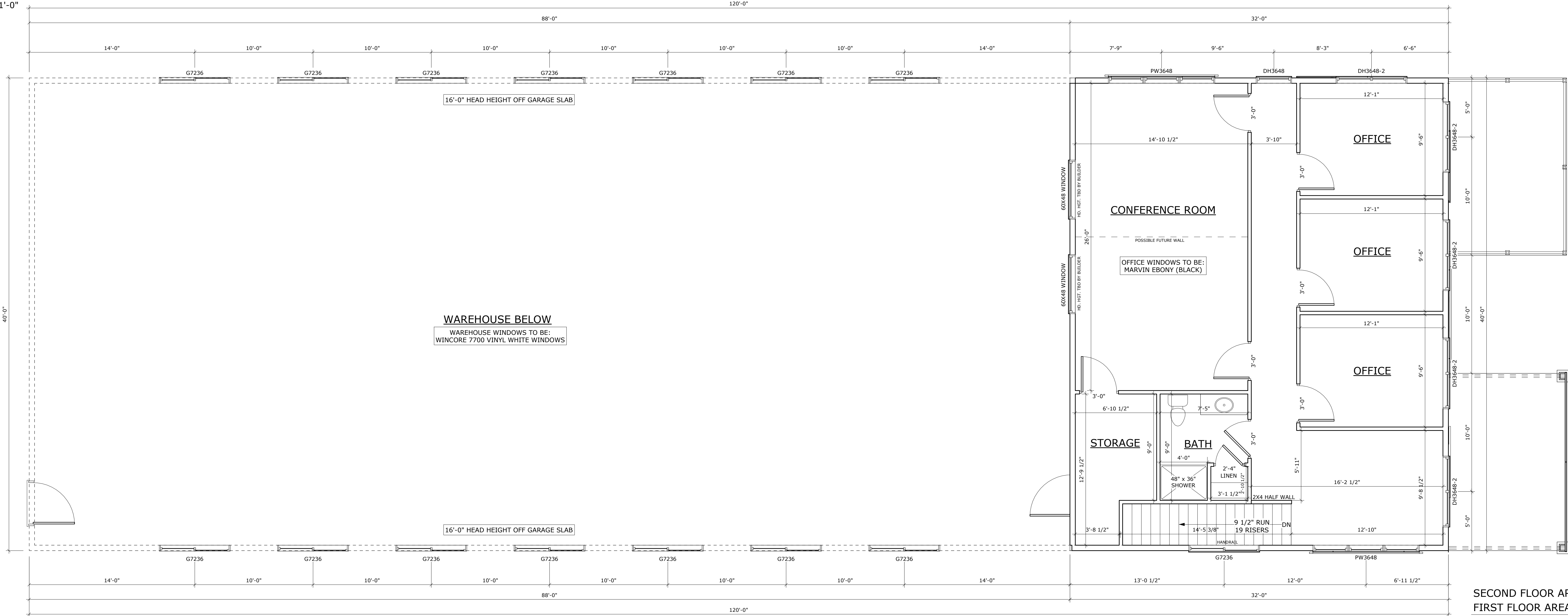
SECOND FLOOR AREA = 1224 SF
FIRST FLOOR AREA = 1084 SF
TOTAL AREA **2308 SF**

GARAGE FLOOR AREA = 3716 SF



FIRST FLOOR PLAN

1/4" = 1'-0"



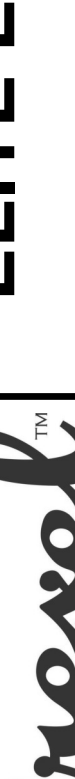
SECOND FLOOR PLAN

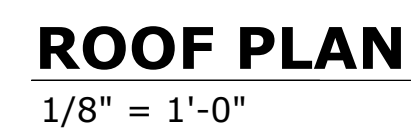
1/4" = 1'-0"

SECOND FLOOR AREA = 1224 SF
FIRST FLOOR AREA = 1084 SF
TOTAL AREA 2308 SF

GARAGE FLOOR AREA = 3716 SF

FINAL PLAN

DRAWN BY: L. HARRON SCALE: 1/4" = 1'-0" SHEET NO: PROJECT NO: T24-155-NB	 DrexelTeam.com	ELITE EXTERIORS SHOP		ELITE EXTERIORS		17400 WEST NATIONAL AVE. NEW BERLIN, WI 53146	
		COPYRIGHT © 2024 Drexel Team, Inc. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF Drexel Team, Inc.		PRELIMINARY PLAN A BID PLAN A FINAL PLAN A		4/11/2024 LH 4/12/2024 LH 4/17/2024 LH	



- PLAN SPECIFICATIONS**
1/4" = 1'-0"

Page 112 of 378

STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT/PROJECT: Nick Beyersdorff – Bauer Sign and Lighting / Brunch Berry Waiver Requests

LOCATION: 4900 S. Moorland Road (Tax Key #: 1254.996.007)

REQUEST: Approval of Waiver Requests #1 and #2 to allow for additional signage and additional square footage for Brunch Berry located at 4900 S. Moorland Road.

D.R.C RECOMMENDATION: Recommend denial of both Waiver Requests for Brunch Berry located at 4900 S. Moorland Road, subject to the application, plans on file and the following reasons:

WAIVER REQUEST #1: *Applicant is requesting a waiver from Section 275-61J(3)(b)[1] of the Zoning Code, which states that “(Moorland Road Business Corridor) There shall be a maximum number of two wall signs permitted per business.”*

WAIVER REQUEST #2: *Applicant is requesting a waiver from Section 275-61J(3)(b)[2] of the Zoning Code, which states that “Wall signs and building signs shall be placed against the exterior walls of buildings and shall not extend more than 12 inches outside of a building's wall surface; shall not exceed 1.25 square foot in area for every one linear foot of building face width on which they are mounted; and shall not exceed the height or project beyond the building.”*

1. The applicant (Brunch Berry) is proposing to install one additional sign, beyond what is allowed by code. The proposed sign is also larger in square footage, beyond what the code allows. Applicant's letter and proposal are attached.
 - a. Number of Signs:
 - i. Allowed: 3 total signs (2 wall signs & 1 monument sign approved under Sign Permit 2400156)
 - ii. Proposed: 4 total signs (3 wall signs & 1 monument sign – Requesting an additional wall sign beyond what was previously approved)
 - b. Square Footage:
 - i. Allowed: 55 square feet (45' long wall x 1.25 square feet per linear foot)
 - ii. Proposed: 123.8 square feet (East Elevation: Brunch Berry = 100 square feet + Berry = 23.8 square feet)
2. The property is located within a Special Sign area, which allows for one additional sign and for additional square footage.
 - a. Properties outside of the Special Sign area are allowed a total of 2 signs, one sign must be a monument sign if along a designated arterial. A maximum of one wall sign is allowed that is one square foot of signage per linear foot of wall that the sign will be mounted on.
3. Pursuant to 275-61D(5) of the Zoning Code: *“An applicant may appeal a decision made by staff to the Plan Commission or the Community Development Authority (where applicable) for determination. An additional review fee as determined by the Director shall be required for any sign application that is forwarded to the Plan Commission or the Community*

Development Authority (where applicable) for review.”

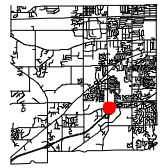
- 4. Pursuant to 275-61D(6) of the Zoning Code: “An applicant may request a waiver from the Plan Commission or Community Development Authority (where applicable) for the requirements set forth in this section.”**

Background:

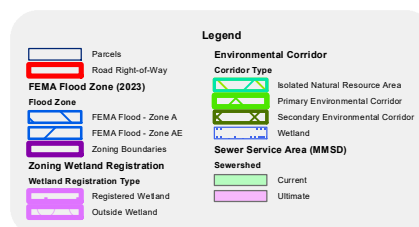
- 1. Per §275-52C, Waivers/modifications:
(1) *The Plan Commission may waive or modify any or all of the other requirements of this article if it determines that:*
 - i. The site or activity in question will have no appreciable off-site impact;*
 - ii. Compliance with the requirement(s) is impractical or impossible due to site conditions or other circumstances beyond the control of the applicant; or*
 - iii. The specific requirement is not necessary for a particular site to ensure compliance with the requirements of this chapter.***
- 2. Brunch Berry has applied for and received approval for façade updates (See File #: UA-2302061).**
- 3. Brunch Berry has applied for and received approval for two wall signs and a monument sign (See File #: SG-2400156).**

Attachments:

**Location Map
Applicant Letter
Sign Package**



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



0 45 90 Feet

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Hi Kelly, I would like to attend the Planning Commission meeting in June to request two [2] waivers for BRUNCH BERRY at 4900 S Moorland Road, New Berlin, Wisc. First Larger sign sq ft 266.06. second third sign on Building. Please let me know if I can attend the JUNE Meeting and Time. Thanks' for all your help!

Regards,

Paul.

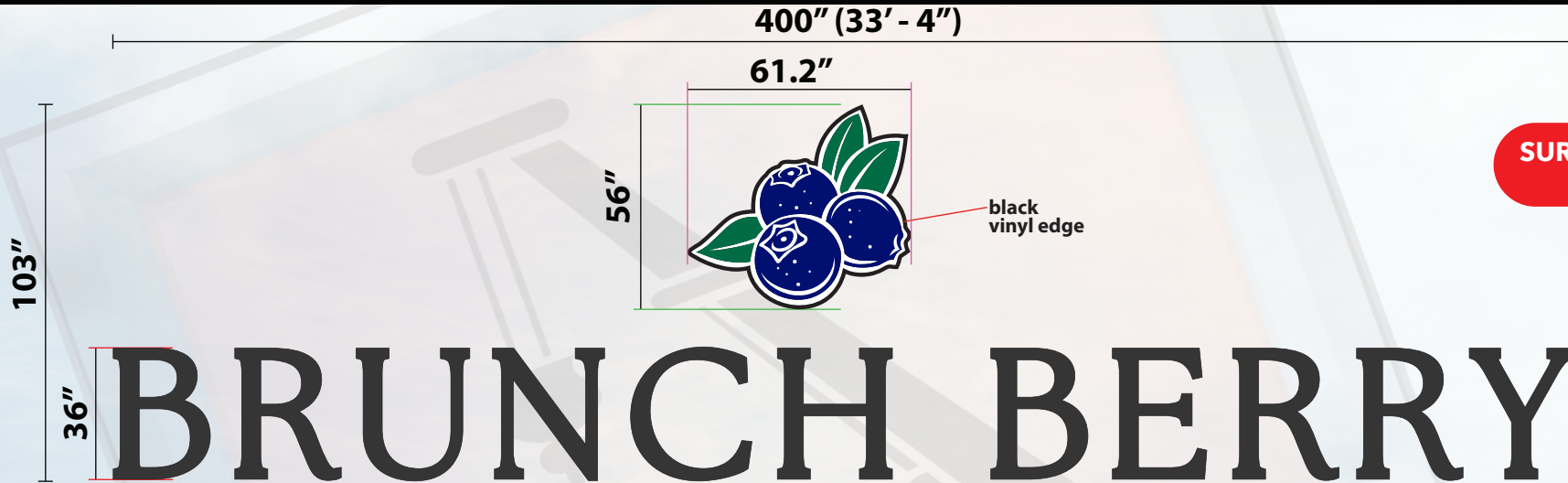




2500 South 170th
New Berlin, Wisconsin
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Phone: **262-784-0500**
Fax: **262-784-6675**

File	Brunch Berry
Location	New Berlin
Client	Tony
Sales rep	Paul Butler
Date	cb 11/15/23
Revision	cb 11/22/23, cb 11/27/23



**SURVEY REQUIRED PRIOR
TO FABRICATION**



East Elevation

EXISTING (ROUGH MEASUREMENTS FROM GOOGLE MAPS)

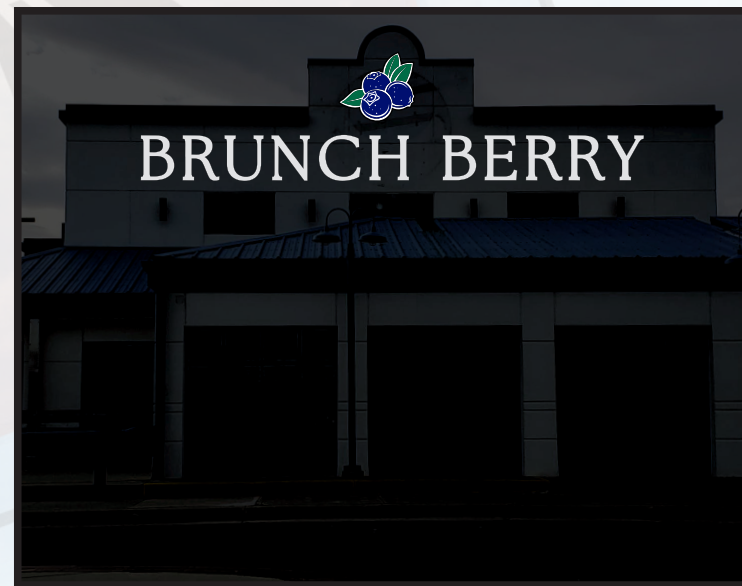
****LETTERS AND GRAPHICS HAD TO BE THICKENED
IN ORDER TO BE VIABLE FOR PRODUCTION / MATCH
OTHER SIGNAGE****

LL-D-EAST

SPECIFICATIONS

**FABRICATE AND INSTALL ONE SET OF INTERNALLY ILLUMINATED, DIRECT
MOUNT CHANNEL LETTERS.**

- **CHANNEL FACES** TO BE #7328 WHITE ACRYLIC DECORATED WITH 3M BLACK, ROYAL BLUE 3630-87, AND GREEN 3630-26 (BERRY LOGO) AND DUAL COLOR BLACK 3635-222 (LETTER FACES)
- **RETURNS** TO BE .040 x 3" - BLACK
- **BACKS** TO BE .040 ALUMINUM
- **TRIMCAPS** TO BE 1" BLACK
- **ILLUMINATED** WITH WHITE LEDs
- **POWERED** WITH APPROPRIATE LOAD POWER SUPPLIES



Proposed NIGHT



Proposed East Elevation

Printed artwork colors are not always representative of final product colors. Please refer to specifications for call out or salesman for samples.

These drawings are the exclusive property of Bauer Sign Company. Not to be duplicated in any way without expressed written permission!

**FINAL ELECTRICAL
CONNECTION IS CLIENT'S
RESPONSIBILITY**



our products are certified by:
Underwriters Laboratories, Inc.

This sign shall be manufactured in accordance with the Article 600 of the National Electrical Code and/or the applicable local codes. This includes proper grounding and bonding of the sign. Sign shall bear correct UL Label.

Scale: 5/8" = 1'

STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT/PROJECT: Charles Bleck with Bleck and Bleck Architects on behalf of Craig Dretzka / UPI, LLC

LOCATION: 2180 S. Springdale Road

REQUEST: Use, Site and Architecture approval for UPI to construct an 8,400 sq. ft. mechanic garage at 2180 S. Springdale Road

D.R.C. RECOMMENDATION: Recommend Use, Site and Architecture approval for UPI to construct an 8,400 sq. ft. mechanics garage at 2180 S. Springdale Road, subject to the application, plans on file and the following conditions of approval:

1. **Planning:**
 - a. Applicant shall adhere to the submitted Plan of Operation. The proposed building is to be used for a mechanics garage.
 - i. Number of employees: 4
 - ii. Hours of operation: Monday - Friday, first shift and will be consistent current hours of operation.
 - b. Architecture Review Committee approval required.
 - c. Dumpsters shall be properly screened from the street and public view in accordance with Article VIII Section 275-56 of the New Berlin Municipal Ordinance.
 - d. A site visit will be performed after issuance of the Zoning Permit. Per Section 275-53B(1)(11), all existing nonconformities and outstanding code violations shall be identified, resolved, and remedied by the deadline dates.
 - e. Applicant shall effectively screen all ground-mounted/roof top equipment from the view of the general public through the use of plantings and/or fencing. Identify the location of any ground mounted equipment on the plans.
 - f. Employee and customer parking shall be contained on site.
 - g. Any new temporary and permanent signage shall require a separate application and issuance of a Sign Permit prior to fabrication and installation.
2. **Building Inspection:**
 - a. Inspection CU - STATE REVIEW
 - b. Building plans shall be signed and stamped by a licensed architect or professional engineer per the Wisconsin Enrolled Commercial Building Code (SPS.361.31).
 - c. Building plans shall be approved by the State of Wisconsin Department of Commerce Safety and Buildings Division (SPS.361.60). State letter required with permit application
 - d. Apply and obtain appropriate building, HVAC, electric, plumbing and fire permits from the City of New Berlin Building Inspection Division.

- e. Zoning approval will be required BEFORE applying for the building permit.
- f. Separate application and plans are required.
- g. The building shall be fully accessible from the parking lot to the interior elements SPS.363.1101 and ICC/ANSI A117.1)

3. Engineering:

- a. The maximum allowable slope within 25 feet of the proposed building is 5%.
- b. Maintain the proposed drainage swale between the existing south building and the proposed building as it goes through the gravel parking area.
- c. Remove the silt fence and any other erosion control devices from the Electric Easement.
- d. Permission is needed for any work within the Electric Easement.
- e. Obtain all necessary approvals from Waukesha County for the Sanitary modifications.

4. Fire Department:

- a. Building shall be fully sprinklered per Ch 124 -11A(11)(aa).
- b. Sprinkler system shall be monitored.
- c. Building shall be 30' from existing structures.
- d. Key for Knox box is required.
- e. Provide fire extinguishers every 75' of travel.
- f. Maintain egress/emergency lighting throughout.

DETAILS IN ATTACHED STAFF REPORT

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

Meeting of June 3, 2024

**Charles Bleck with Bleck and Bleck Architects on behalf of Craig Dretzka / UPI, LLC
2180 S. Springdale Road**

DATE STAFF REPORT PREPARED: May 10, 2024

APPLICANT / OWNER(S): Charles Bleck with Bleck and Bleck Architects on behalf of Craig Dretzka with UPI, LLC / NMC Partners, LLC

REQUEST/DESCRIPTION OF PROJECT: Use, Site and Architecture approval for UPI to construct an 8,400 sq. ft. mechanics garage at 2180 S. Springdale Road.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 2/12/2024

DATE OF COMPLETENESS DETERMINATION: 2/13/2024; Revised plans submitted 4/18/2024

PRE-APPLICATION CONFERENCE HELD: Yes

Date(s) of Meeting(s): 2/14/2024, as well as numerous conversations via phone and email & in person meeting

Site Visit: 5/16/2024

CONCEPTUAL PLAN: N/A

SIZE OF DEVELOPMENT / PARCEL(S):

8,400 SQ. Ft. - Proposed mechanics garage

3,200 Sq. Ft. – Existing Storage building

2,121 Sq. Ft. - Existing office building

3,040 Sq. Ft. - Existing garage building

14.13 Acres - Parcel

CURRENT ZONING: M-1 (Light Manufacturing District) & C-2 (Shoreland Wetland District)

CURRENT LAND USE: Underground Pipeline contractor headquarters.

PROPOSED ZONING: N/A

PROPOSED LAND USE: Contractor headquarters for UPI, LLC

PROPOSED LOT SIZE: N/A

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North: Zoning: M-2/C-2

Land Use: American Tree Experts

South: Zoning: R-1/R-2/C-2

Land Use: Residential/Conservancy District

East: Zoning: R-1/R-2/C-2

Land Use: Residential/Conservancy District

West: Zoning: N/A

Land Use: Town of Waukesha

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

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

Planning Context / Vision / Development Policies:

Vision:

- *The area of New Berlin generally west of Calhoun Road should be a regional model of rural development. 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.*

Development Policies:

- *Larger assemblages of properties should be the priority for this corridor. Pull land together in larger components rather than in a piecemeal fashion. Agreements should be sought among landowners to come together when projects arise.*
- *Public sanitary sewer service shall not be extended into this area, with the exception of parcels designated to be within the Urban Service Area Boundary as amended by the City.*

Land Use:

- *Future Land Use Map: Business Park/Industrial*

ZONING CODE (CHAPTER 275): Yes, meets the requirements of Section 275-35B(4) of the Zoning Code.

DEVELOPMENT CODE (CHAPTER 235): N/A

PUBLIC HEARING REQUIRED: No

CONDITIONAL USE REQUIRED: No

USE / SITE / ARCHITECTURAL REVIEW:

Use Approval Required: Yes

Site Plan Required: Yes

Architectural Review Required: Yes

PROPOSED ARCHITECTURE: Applicant plans to build a mechanics garage with architectural metal panel siding. Architecture Review Committee will review on June 3, 2024.

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: Yes

Wetland on Property: Yes, R.A. Smith National, Inc. field verified wetlands on May 6, 2014 and are registered on the City's Zoning Map. No additional wetland delineation is required since the proposed development is located outside of the delineated wetlands and wetland setbacks. The wetlands are separated from the proposed development by an approximately 20-foot grade change.

Conservancy Districts (C-1, C-2): Yes, C-2. See above.

NRCS Map Classification: Not Inventoried

Floodplain: No

Topography / Geologic: Site slopes to the southeast.

BIKE & PEDESTRIAN FACILITIES PLAN: No improvements identified.

PARK & OPEN SPACE PLAN: No improvements identified.

NATURAL RESOURCES PROTECTION:

Limits of Disturbance (LOD): Shown on plans.

Woodland, Tree, and Vegetation Protection: N/A

Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: N/A, proposed structure will be built on existing gravel surface.

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: No

Sewershed Capacity Available: N/A

Adequate Linkage: N/A

Onsite System Required: Yes, there is an existing system on site that serves the existing building. Per email dated April 17, 2024 from Marc Schultz at Waukesha County Environmental Health Department, a new tank is required with this project and this will require a new Sanitary Permit from Waukesha County. The review of the Sanitary Permit will fulfill the need for the PSE review.

WATER USAGE CALC.: Will be evaluated at the time of building permit.

TRAFFIC IMPACT: No increase as employees will be moving from the existing buildings to the new mechanics garage.

SCHOOL DISTRICT IMPACT: N/A.

Notice Sent to Affected School District(s): No

PREVIOUS ACTION:

7/12/1973	Approval for an office, warehouse and equipment storage yard.
2/03/1975	Metal type insulated building with office in the front 12' of building for hydraulic repair.
2/19/2004	Request for a new building for Storage of Parts, Supplies, and Construction Materials. Zoning permit was never issued and has since expired.
5/14/2014	Per Zoning Code Section 275-37E, the applicant submitted a Wetland Registration Application, wetland report and survey data. The wetlands have been registered on the City's Zoning Map/Wetland Registration layer to reflect the changes to the boundary. The location map in this packet includes the registration information.
4/13/2020	Plan Commission approved at 3,400 sq. ft. storage building.

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

**Department of
Community Development
Staff Report**

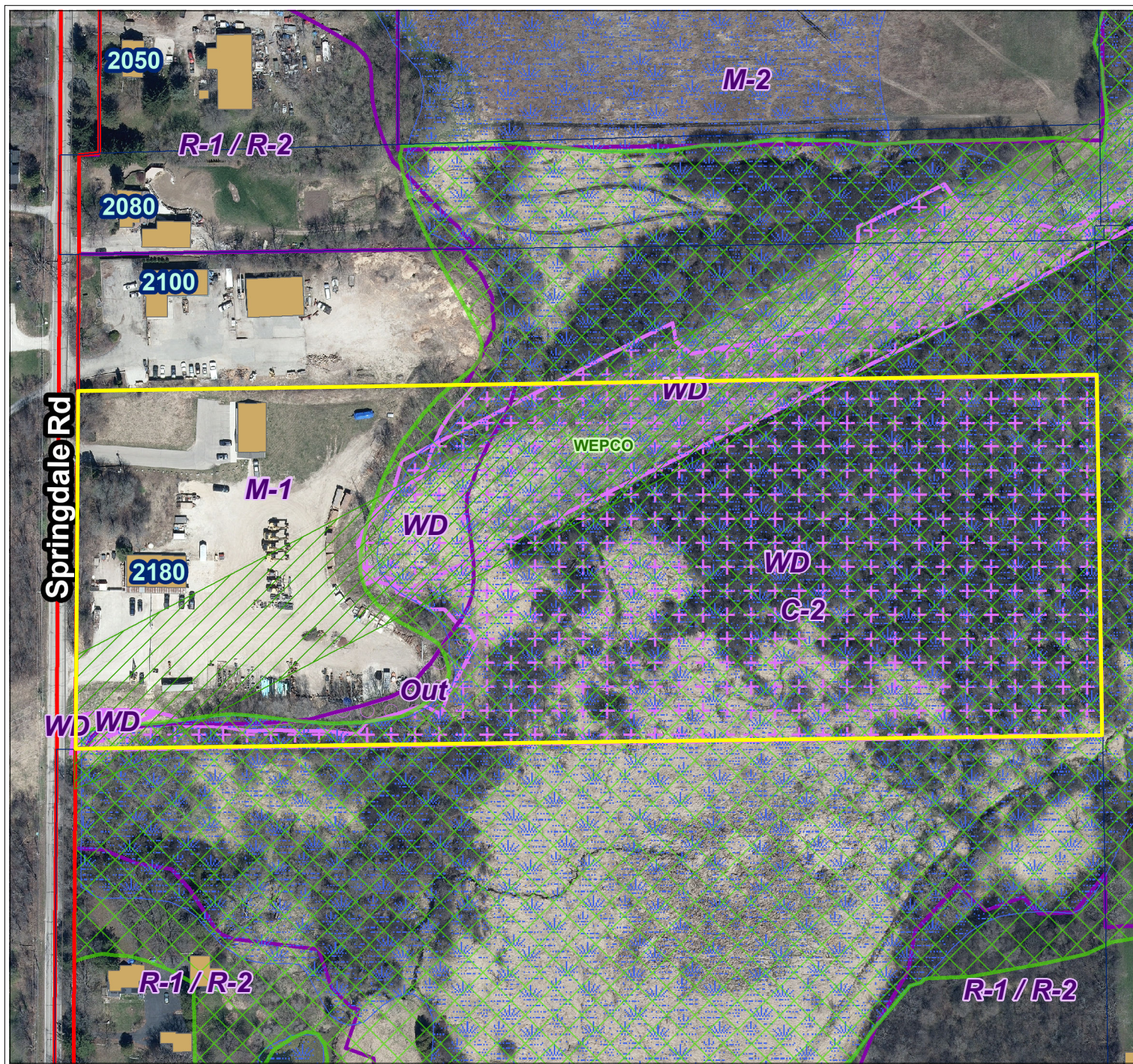
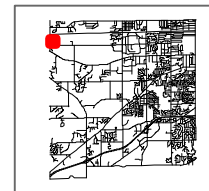
1. The applicant is proposing to build an 8,400 sq. ft. mechanics garage. The space will be used to service and maintain the contractor's underground utility machinery. No additional employees will be added with this building expansion.
2. Wetlands were field delineated by R.A. Smith National, Inc. on May 6, 2014 and were registered on the City's Zoning Map/Wetland Registration layer at that time. The location map in this packet includes the registration information.

D.R.C. RECOMMENDATION:

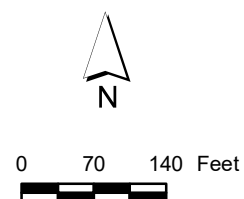
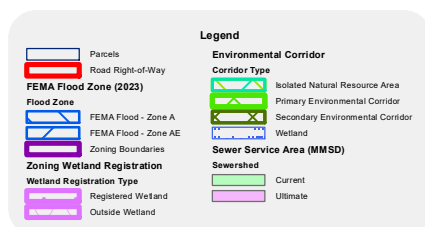
Recommend Use, Site and Architecture approval for UPI to construct an 8,400 sq. ft. mechanics garage at 2180 S. Springdale Road, subject to the application, plans on file and the following conditions of approval: **SEE EXECUTIVE SUMMARY.**

Attachments:

Location Map
Plans



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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April 18, 2024

Nikki L. Jones
Deputy Director
Department of Community Development
3805 S. Casper Drive
New Berlin, WI 53151

Phone: 262-797-2445 Ext. 2503
Email: njones@newberlin.org
Web: www.newberlin.org/dcd

Re: 2180 S. Springdale Road - UPI

Dear Ms. Jones:

We offer the attached letter along with the information requested from your Completeness Determination letter dated February 28, 2024.

1. Plan of operation letter: This is an existing utility contractor business. The use of the new building is a service repair building under roof to accommodate the day-to-day maintenance and repairs of the contractor's underground utility machinery. There will be no change in the use of the property than already exists. The location of the building takes advantage of a primarily vacant area. The proposed building does not add any new employees. Employees that are already on site will perform the same scope of repair services in this new building as they already perform in the existing building just to the south. The building is setback 50' from the westerly property line off Springdale Road. Within the vicinity of the proposed building, the site pitches down 20' from the Northwest high point to the Southeast. To provide a level floor in the new repair building, the building has been placed 12' into the side of the slope of the hill and as a result, the view of the contractor's operations behind the new building is effectively blocked. The existing natural landscape 50' buffer yard will remain and will be improved with new trees and bushes. The existing well and septic systems will service the new building. Because the new south facing service doors align with the existing septic tank, a new septic tank will be installed due west of the existing septic tank. The electric and gas utilities will be serviced by the existing building services.
2. 275-24C(3), 7 copies of dimensioned site plans are enclosed. Copies of updated land surveys are also enclosed for review of existing conditions.



3. The dumpsters will be enclosed within the building structures. The building sits low into the side of the existing westerly landscape buffer creating a natural screen from the street view of the contractor's operations behind the building.
4. 275-24C, 7 colored renderings are included for review. Pictures of the existing buildings are included for reference as discussed. Building materials will be consistent with the existing buildings and surrounding properties. A sample board of the proposed materials is enclosed for review.

Pictures of existing buildings:



Existing storage building



Existing storage building



Existing north property. Existing office to the left.



Existing storage building



Existing office building



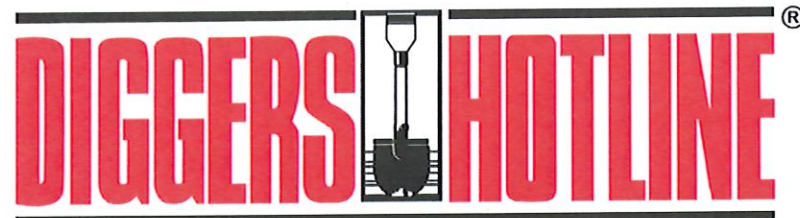
Existing office building



Existing office building

5. 275-57, Off-street parking, loading and access. New parking spaces are not required because there are no new offices and no new employees with the new building.
 - a. Manufacturing/Industrial Uses: *Excavation,, storage* and other related operations.
 - b. Required parking: 1 space per 200 square feet of office area or 1 space per each employee, whichever is greater. There are no new offices planned at the building, therefore adequate parking already exists.
6. 275-56B, 7 copies of the landscape plans are included. The proposed new building is planned on open ground parallel and south of the existing driveway located due west of the existing 50' landscape buffer setback along the Springdale Street side (west side). Dead, invasive, or dying hollow trunk high-hazard trees will be removed including trees #1,2,3,16,17,18 & 19 as noted. See the landscape plans enclosed.
7. 275-24C, a proposed utility plan is included within the site civil engineering plans. The existing well and septic systems are identified and dimensioned along with other utility changes and proposed improvements. A PSE letter was not required per Sanitarian, Mark Schultz of the Waukesha County Environmental.
8. 275-55, A full grading plan is enclosed showing existing and proposed grades for the area of disturbance.
9. 275-60I, a lighting plan has been included for review.

A map of the state of Wisconsin, divided into its 9 counties. The county in the southeast, Waukesha County, is shaded in black. A line points from the label 'WAUKESHA COUNTY' to this shaded area. A large, light gray arrow points from the shaded county towards the right, indicating a transition to a more detailed map.



LEGEND

- | | | | |
|--|---------------------------------------|--|----------------------------------|
| | PROPERTY LINE | | |
| | EDGE OF PAVEMENT/CURB/WALK/WALL FENCE | | PROPOSED CURB & GUTTER |
| | EASEMENT LINE | | PROPOSED HARDSCAPE |
| | SETBACK LINE | | PROPOSED STORM SEWER |
| | BENCHMARK | | PROPOSED STORM INLET |
| | STORM SEWER | | PROPOSED STORM CATCH BASIN |
| | STORM INLET | | PROPOSED STORM MANHOLE |
| | STORM CATCH BASIN | | PROPOSED SANITARY SEWER |
| | STORM MANHOLE | | PROPOSED SANITARY MANHOLE |
| | SANITARY SEWER | | PROPOSED WATERMAIN |
| | SANITARY SEWER MANHOLE | | PROPOSED VALVE VAULT |
| | WATER MAIN | | PROPOSED VALVE BOX |
| | WATER VALVE VAULT | | CURB STOP, CORP. STOP & BOX |
| | WATER VALVE BOX | | FIRE HYDRANT |
| | CURB STOP, CORP. STOP & BOX | | PROPOSED FIRE HYDRANT |
| | FIRE HYDRANT | | PROPOSED ELECTRIC SERVICE |
| | FORCEMAIN | | PROPOSED GAS SERVICE |
| | OVERHEAD ELECTRIC WIRES | | PROPOSED LIGHTPOLE |
| | UNDERGROUND ELECTRIC CABLE | | PROPOSED SWALE |
| | GAS MAIN | | PROPOSED SILT FENCE |
| | TELEPHONE SERVICE | | PROPOSED TREE PRESERVATION FENCE |
| | CABLE SERVICE | | PROPOSED CONTOUR |
| | MAILBOX | | PROPOSED SPOT ELEVATION |
| | LIGHT POLE | | |
| | TREE & SIZE OR TAG NUMBER | | |
| | BRUSHLINE | | |
| | DITCH LINE | | |
| | CONTOUR LINE | | |
| | SPOT ELEVATION | | |

- 1 THE CONTRACTOR SHALL NOTIFY THE CITY OF NEW BRUNSWICK 48 HOURS PRIOR TO THE START OF CONSTRUCTION
- 2 ALL SANITARY SEWERS ARE REQUIRED TO BE BEDDED IN 6" CRUSHED CHIPS. ON 12" CRUSHED STONE WITHIN THE PIPE ZONE AND 10" EXTENDS FROM BELOW THE PIPE TO 12" ABOVE THE PIPE. IF EXTREMELY HOT CONDITIONS ARE ENCOUNTERED ON THE JOB BY THE CONTRACTOR, THE VILLAGE CAN, AT ITS DISCRETION, ALLOW THE USE OF 24" CRUSHED STONE IN LIEU OF 6" CRUSHED STONE.
- 3 MAN-LOVE REVEALS ARE PROVIDED TO ASSIST THE CONTRACTOR IN ORDERING MATERIALS. THESE ELEVATIONS ARE FOR INFORMATION ONLY AND FINAL ADJUSTMENT OF THE STRUCTURES TO MEET THE SITE CONDITIONS WILL BE NECESSARY. NO PAYMENT WILL BE MADE FOR FINAL ADJUSTMENT OF STRUCTURES AND THE COST THEREOF SHALL BE INCIDENTAL TO AND INCLUDED IN THE CONTRACT UNIT PRICE FOR SAID STRUCTURE. THE CONTRACTOR SHALL PROVIDE EXTERIOR CHIMNEY SEALS (Gaskets) ON ALL SANITARY SEWER MANHOLES.
- 4 ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN A WISCONSIN CURRENT EDITION" AND THE "STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION CURRENT EDITION AND THE STANDARD PROTECTION AND CONTROL. SHALL BE IN ACCORDANCE WITH THE MANUAL ON AUSTRIAN TRAFFIC CONTROL DEVICES, CURRENT EDITION, AND THE STANDARDS AND SPECIFICATIONS FOR DEVELOPMENT IN VILLAGE OF TWIN LAKES.
- 5 THE CONTRACTOR SHALL CONTROL DUST DURING CONSTRUCTION BY WETTING WITH WATER THOSE AREAS WHICH CREATE DUST. IF DEEMED NECESSARY BY THE ENGINEER, THE CONTRACTOR SHALL SWEEP THE STREET TO REMOVE THE NUISANCE. COST OF THIS WORK TO BE INCIDENTAL TO THE CONTRACT.
- 6 PUBLIC AND PRIVATE UTILITIES: THE LOCATION OF PUBLIC OR PRIVATE UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. THE CONTRACTOR WILL BE REQUIRED TO ASCERTAIN THE EXACT LOCATIONS OF SUCH UTILITIES AND EXERCISE CARE DURING HIS CONSTRUCTION OPERATIONS SO AS NOT TO DAMAGE THEM.
- 7 ALL EXISTING TRAFFIC SIGNS WHICH INTERFERE WITH THE WORK SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE VILLAGE. COST OF THIS WORK TO BE INCIDENTAL TO THE CONTRACT.
- 8 ALL TRENCH AND CONSTRUCTION OPENING EXTENDING BELOW THE PAVEMENT SURFACE SHALL BE FENCED OFF WITH AN ADEQUATELY SUPPORTED FOUR (4) FEET HIGH SNOW FENCE AT ALL TIMES WHEN ACTUAL CONSTRUCTION IS NOT IN PROGRESS AT THE OPENING LOCATION. COST DUE TO THIS REQUIREMENT SHALL BE INCIDENTAL TO THIS CONTRACT.
- 9 THE MAXIMUM DEFLECTION PERMITTED FOR WATER MAIN PIPE SHALL BE ONE HALF (1/2) THE MANUFACTURER'S RECOMMENDED MAXIMUM DEFLECTION PER PIPE LENGTH.
- 10 VERTICAL AND HORIZONTAL SEPARATION - WATER MAINS AND SEWERS

A WATER MAIN SHALL BE SEPARATED FROM A SEWER SO THAT ITS INVERT IS A MINIMUM OF 18" ABOVE THE CROWN OF THE DRAIN OR SEWER WHENEVER WATER MAINS CLASS STAFF SEPARATION, SANITARY SEWERS OR SEWER SERVICES CONNECTIONS. A LENGTH OF WATER MAIN SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS OF THE SEWER OR DRAIN. WATER MAINS SHALL BE AT LEAST TEN FEET HORIZONTAL SEPARATION FROM ANY EXISTING OR PROPOSED DRAIN, STORM SEWER, SANITARY SEWER, COMBINED SEWER OR SEWER SERVICE CONNECTIONS.

BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE OR PIPE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION WHEN:

A) IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED ABOVE, OR
B) THE WATER MAIN PASSES UNDER A SEWER OR DRAIN.

A VERTICAL SEPARATION OF 18" INCHES BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATER MAIN BE MAINTAINED WHERE A WATER MAIN CROSSES UNDER A SEWER. SUPPORT THE SEWER OR DRAIN LINE TO PREVENT SETTLING AND BREAKING THE WATER MAIN. AS SHOWN ON THE PLAN OR APPROVED BY THE ENGINEER, CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING LINE, THE REQUIRED GRADE DISTANCE FROM THE WATER MAIN TO THE SEWER OR DRAIN LINE IS AT LEAST TEN FEET.

1 POST NOAR CERTIFICATE OF COMPLIANT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED. THE SITE IS STABILIZED AND NO FURTHER TERMINATION IS FILED WITH MWR.

2 KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT

3 SUBMIT PLAN REVIS ORS OR AMENDMENTS TO THE MWR AT LEAST 15 DAYS PRIOR TO FIELD IMPLEMENTATION

4 THE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE ASPECTS ON AT LEAST EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON SITE AND MAKE THEM AVAILABLE UPON REQUEST.

5 INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED

6 WHEN POSSIBLE, PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS). MINIMIZE LAND DISTURBING CONSTRUCTION ACTIVITIES ON SLOPES OF 20% OR MORE. MINIMIZE SOIL COMPACTION AND PRESERVE TOPSOIL.

7 REFER TO THE MWR STORMWATER CONSTRUCTION TECHNIQUE STANDARDS AT http://www.gwpcorp.com/website/landandwater_standards.html

8 INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCES (TRAPS) PRIOR TO ANY LAND DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE MWR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING 11057 FOR ROCK CONSTRUCTION ENTRANCES(S)

9 INSTALL INLET PROTECTION PRIOR TO LAND DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH MWR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES 11060.

10 STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER MWR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL 11061.

11 NOTIFY THE CITY OF NEW BERLIN AND WISCONSIN DNR IF DRAINAGE IS SOLED TO OCCUR IN AREAS OF SOIL AND/OR GROUNDWATER CONTAMINATION, OR IF DRAINAGING WILL EXCEED FROM A 60 GPM CAPACITY (10 GPM OR MORE) DRAINER ONLY AFTER THE APPROPRIATE NOAR DRAINAGING DISCHARGE PERMIT HAS BEEN OBTAINED

12 PROVIDE ANTI-SODOR PROTECTION AND MAINTAIN NO EROSION FLOW DURING DRAINAGING. LIMIT PAVING DATES TO EITHER THE SEDIMENT BASIN/PAN OR THE DISCHARGE RATE, OR BOTH. ON THE BASIS OF RELEASE RATE WITH THE CORRECTLY FITTED HOSE AND GSE/TITLE FIELD BAG PERFORM DRAINAGING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH MWR TECHNICAL STANDARD DRAINAGE DRAINAGE 11061.

13 COMPLETE AND STABILIZE SEDIMENT BASIN/S/STRIPS OR WET POND PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE (REFER TO 11052). CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER MWR TECHNICAL STANDARD SEDIMENT BASIN 11064 AND SEDIMENT TRAP 11063.

14 CONSTRUCT AND PROTECT THE BOMULTRATION BASIN AND VEGETATION FROM RUNOFF AND SEDIMENT DURING CONSTRUCTION. REFERENCE THE MWR TECHNICAL STANDARD BIORETENTION FOR NEW BERLIN 11064.

15 INSTALL AND MAINTAIN SALT FENCE PER MWR TECHNICAL STANDARD SALT FENCE 11065. REMOVE SEDIMENT FROM BEHIND SALT FENCES AND SEDIMENT BARRIERS BEHIND SALT FENCES TO A DEPTH THAT IS EQUAL TO ONE-HALF OF THE SEDIMENT OR OTHER BARRIER HEIGHT

16 REPAIR BREAKS AND GAPS IN SALT FENCES AND BARRIERS IMMEDIATELY. REPLACE DISCOMPLETED STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN BARRIERS TO SOLS PER MWR TECHNICAL STANDARD DITCH CHECKS 11066.

17 INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH MWR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND EROSION INTERRUPTION PRACTICES 11071.

18 IMMEDIATELY STAKE STOOPLIES AND SURROUND STOOPLIES AS NEEDED WITH SALT FENCE OR OTHER PERIMETER CONTROL. IF STOOPLIES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER

19 IMMEDIATELY STAKE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BEGIN REPAIRS AFTER SEPTEMBER 15. STABILIZE WITH MULCH, TACKLER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL, ORS, OR ANNUAL RYE. AS APPROPRIATE FOR REGION AND SOL TYPE. OUTCROPER IS THROUGH GOOD WEATHER. STABILIZE WITH A POLYMER AND DRAINAGE SEED MIX, AS APPROPRIATE FOR REGION AND SOL TYPE.

20 STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF READING FINAL GRADE

21 SKEEPIEQUALLY ALL SEDIMENT THAT MOVES OFF SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE CITY OF NEW BERLIN. SEPARATE SEWET MATERIALS (SOLS AND TRAP) AND DISPOSE OF APPROPRIATELY

22 THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER MWR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES 11068.

23 PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY WIND INTO THE RECEIVING CHANNEL

24 COORDINATE WITH THE CITY OF NEW BERLIN AND WISCONSIN DNR TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOLS OR CONSTRUCTION DEBRIS THAT WILL BE Hauled OFF SITE FOR DISPOSAL. THE EXCAVATED OR STOOPLIED MATERIAL, NEEDED TO FOLLOW PERIMETER SEDIMENT CONTROL MEASURES (SOLS AND TRAP), HAY BALS, FILTER SOCKS, OR COMPACTED EARTHEN BERM.

25 FOR NON-CHANNEL SEDIMENT FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE GALS 1 TYPE EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN MWR'S WOOD PRODUCT ACCEPTABILITY LIST (PAL). INSTALL AND MAINTAIN PER MWR TECHNICAL STANDARD NON-CHANNEL EROSION MAT 11062.

26 FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE GALS 1 TYPE EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN MWR'S WOOD PRODUCT ACCEPTABILITY LIST (PAL). INSTALL AND MAINTAIN PER MWR TECHNICAL STANDARD CHANNEL EROSION MAT 11063.

27 MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR

28 INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES (SUCH AS TEMPORARY SEDIMENT BASIN, DITCH CHECKS, EROSION CONTROL MATTING, SALT FENCING, FILTER SOCKS, MATTINGS, SWALES, ETC.) OR AS DIRECTED BY THE CITY OF NEW BERLIN AND WISCONSIN DNR

29 THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE NOAR REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSAL OF CONTAMINATED MATERIALS. SITE SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON MWR'S WEBSITE AT www.gwpcorp.com/website/landandwater_standards.html OR BY REQUESTING A TRACKING SYSTEM (BRIEF) PUBLIC DATABASE AT http://www.gwpcorp.com/website/landandwater_standards.html

30 REFER TO THE DIRECTION, DRAINAGE CONTINGENCY PLAN IF THERE IS A DISCHARGE OF SEDIMENT AND/OR OTHER CONTAMINANTS. A SPILL PLAN IS REQUIRED THERE IS POTENTIAL FOR DISCHARGE CONTAMINANTS TO WATERS OF THE STATE

31 REFER TO THE DIRECTION, DRAINAGE CONTINGENCY PLAN IF AN INADEQUATE DISCHARGE OF DRILLING FLUIDS (TRAC OUT) OCCURS. A SPILL PLAN IS REQUIRED THERE IS POTENTIAL FOR DISCHARGE CONTAMINANTS TO WATERS OF THE STATE

Page 134 of 378

New Berlin, WI

Survey provided by
V2G SURVEYING, LLC
123 Wolf Run - Suite 4
Mukwonago, WI 53149
(262) 378-5097
March 27, 2024

Note: Diggers Hotline was not called for this site. The underground utility information as shown hereon is based, in part, upon information furnished by the utility companies and the local municipality. While this information is believed to be reliable, its accuracy and completeness cannot be guaranteed nor certified to.

[illegible]

PROFESSIONAL SEAL

"To the best of our knowledge and belief, the drainage of the surface waters will not be changed by the construction of this project or any part thereof, or that if such surface waters drainage will be changed, reasonable provisions have been made for the collection and diversion of such surface waters into public areas or drains which the developer has a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of the damage to the adjoining property because of the construction of the project."

JOY M. CORONA
34399-006
REGISTERED
PROFESSIONAL
ENGINEER
OF
WISCONSIN

Joy M. Corona, PE 04.19.2024

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Black Professional Design Firm 104-000-011

BLECK & BLECK ARCHITECTS
200 East Church Street
Libertyville, IL 60048

300-056	Project No.
DJD	Drawn By
PJB	Checked By

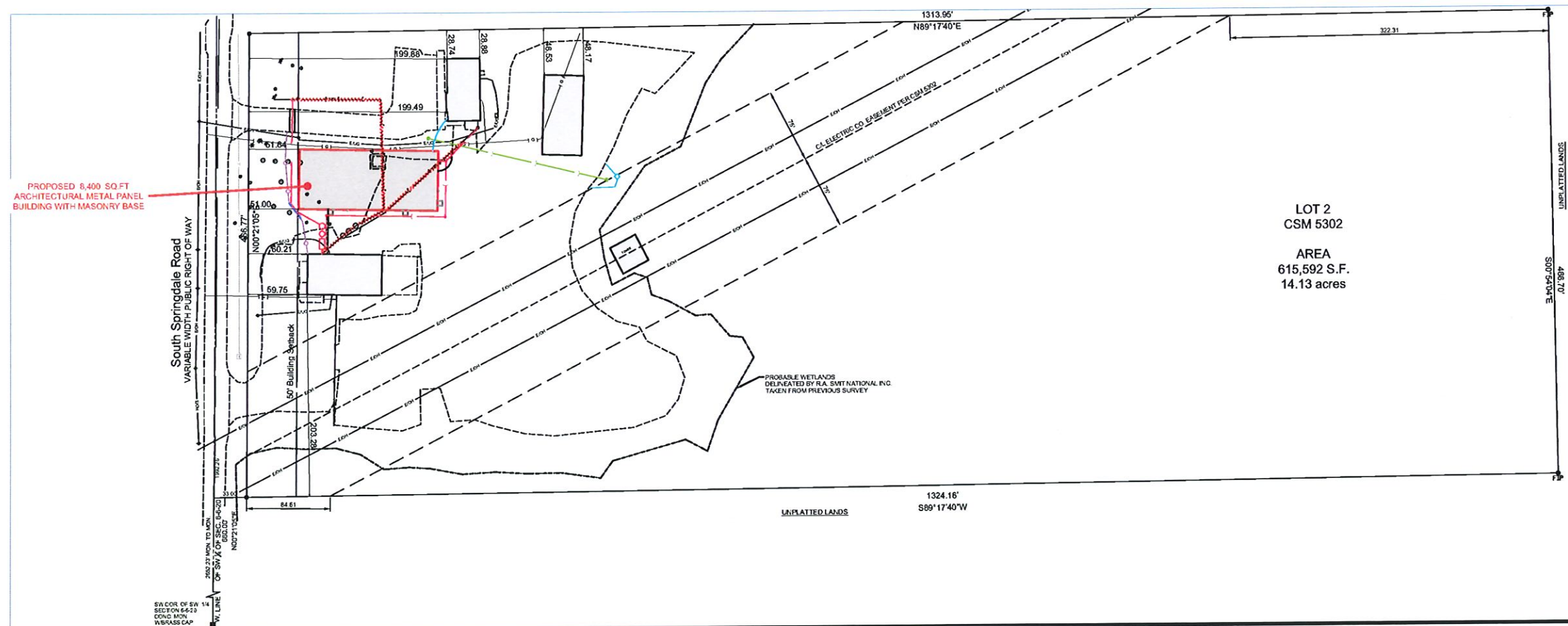
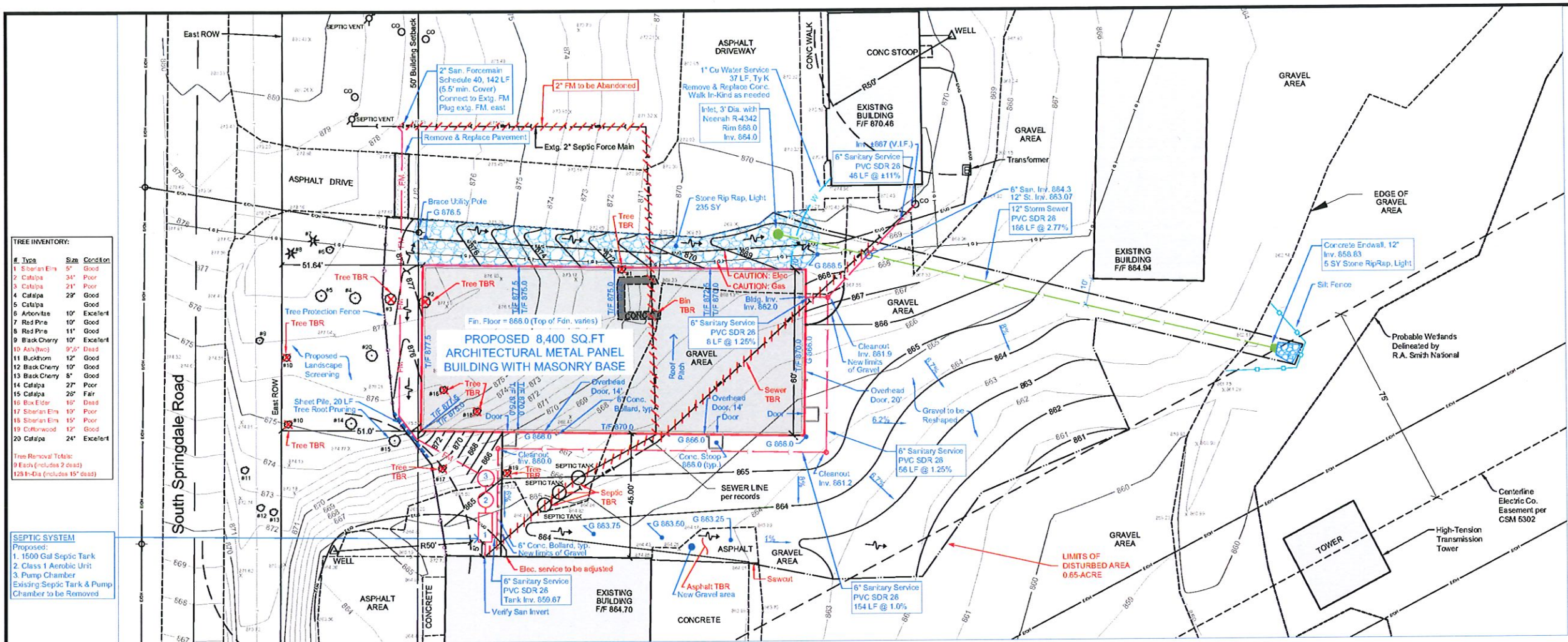
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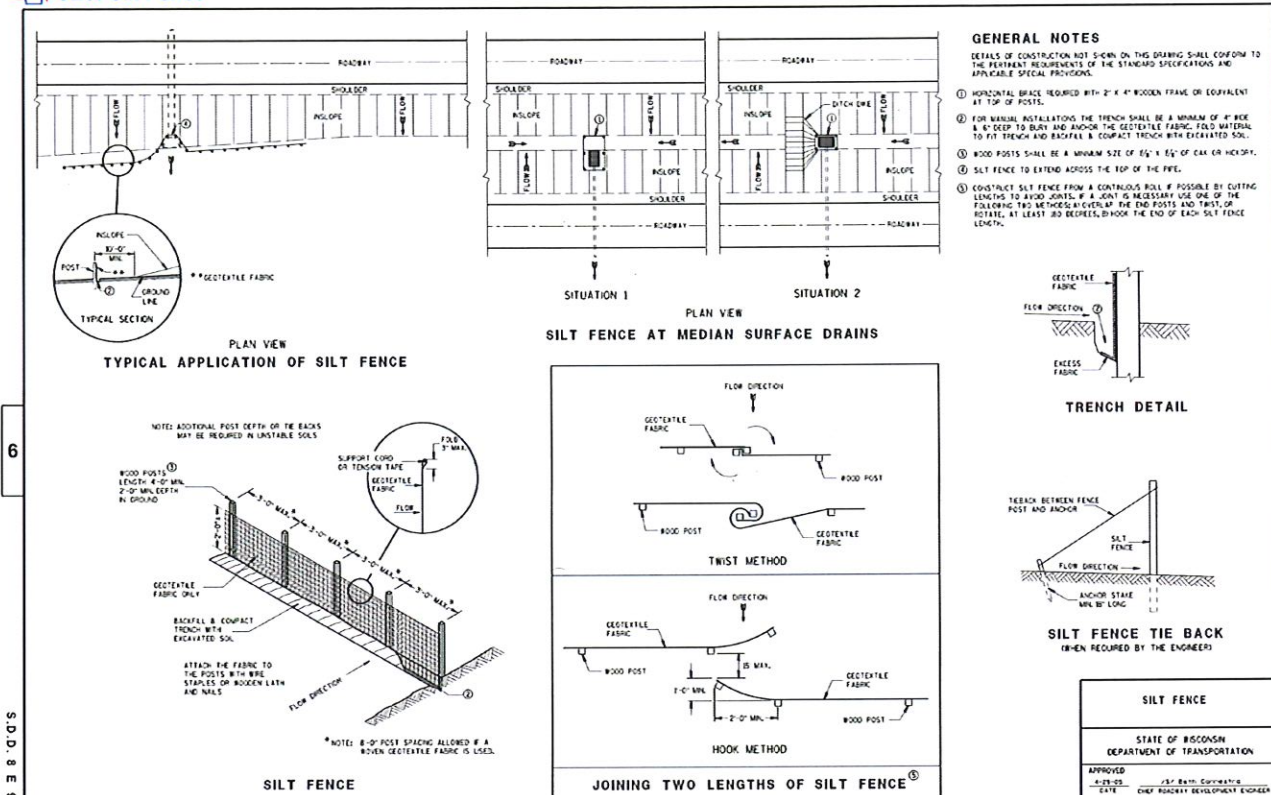
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Drawing Name

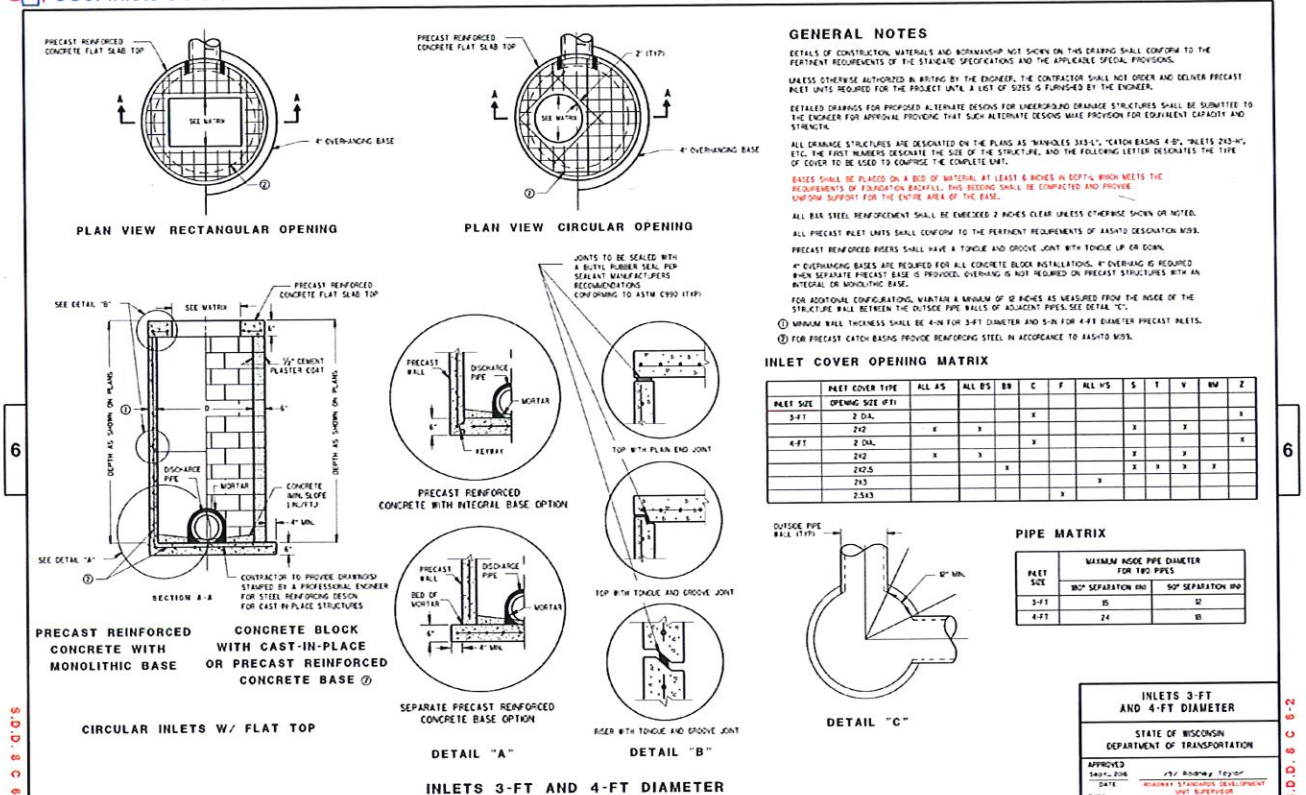
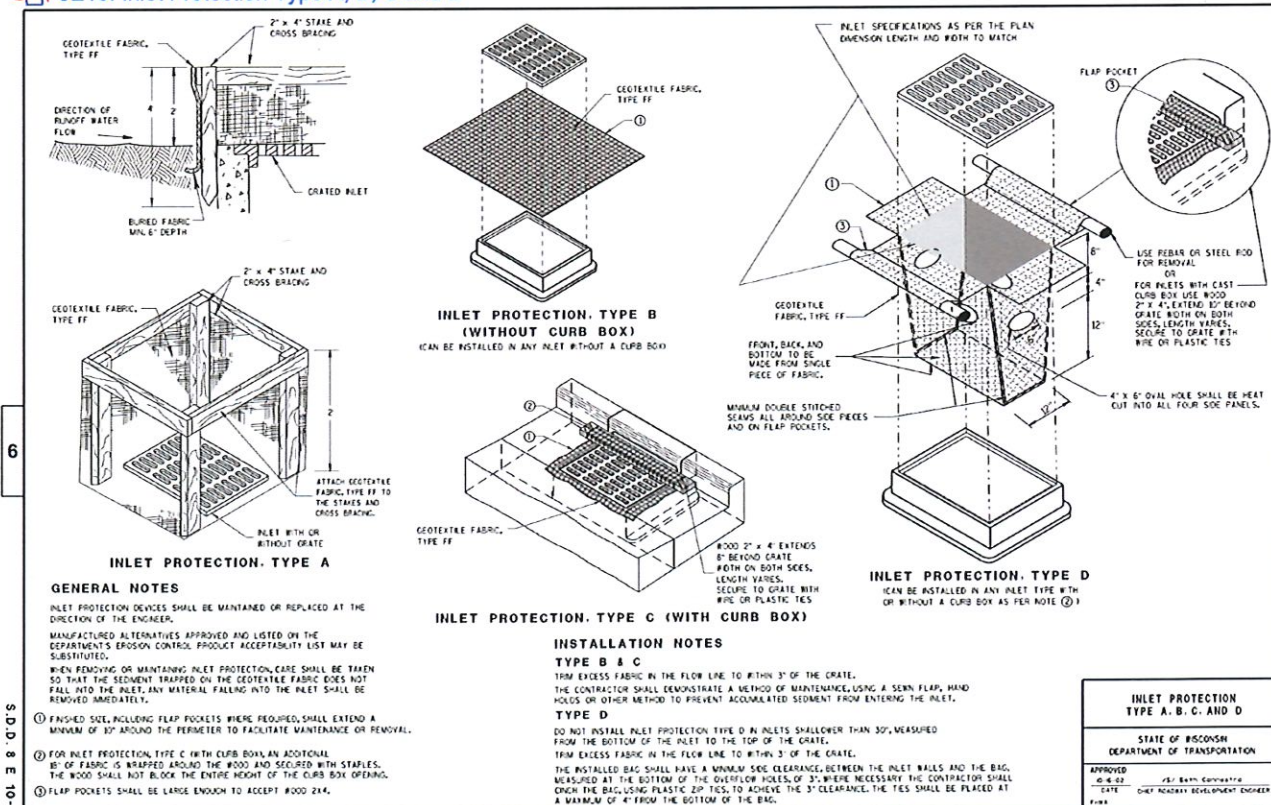
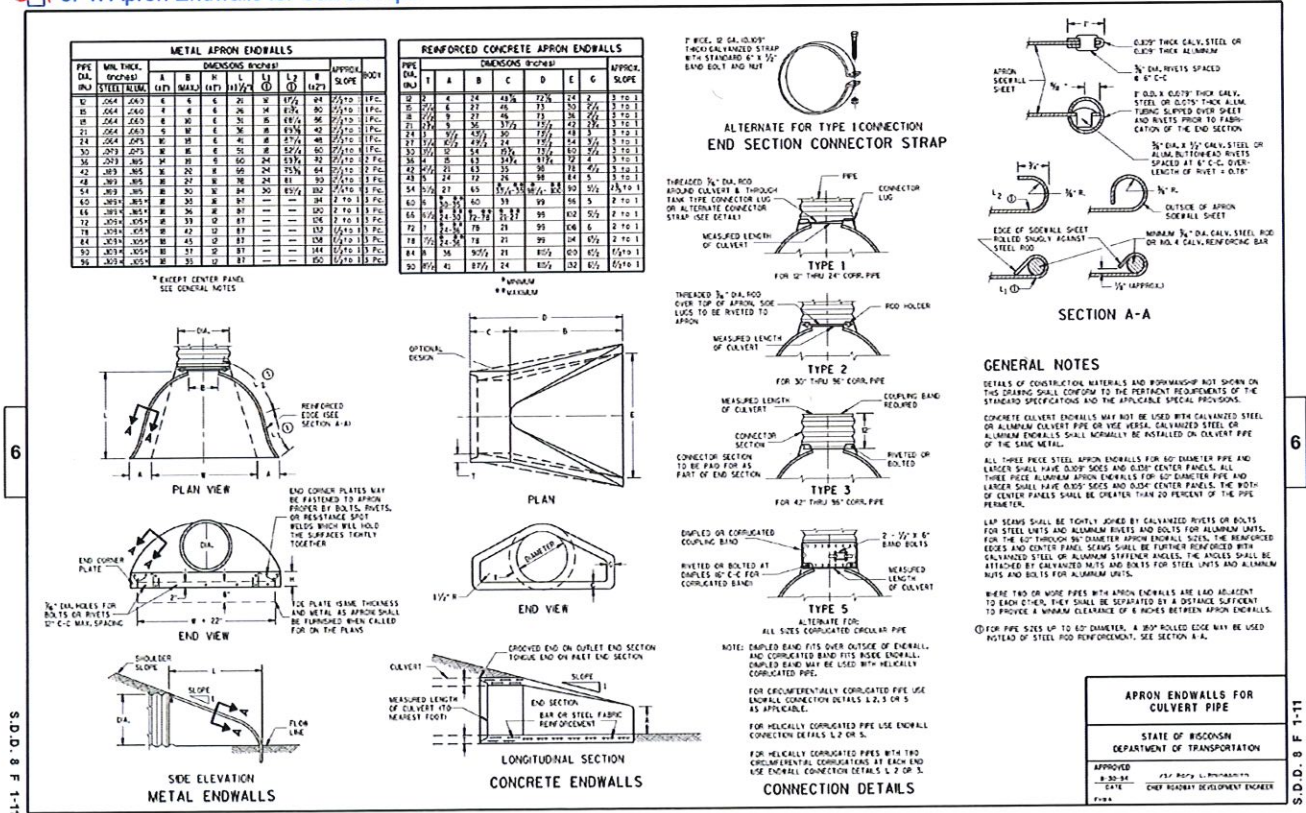
Site Grading Plan

18



 8E9: Silt Fence

 8C6: Inlets 3-FT & 4-FT Diameter

 8E10: Inlet Protection Type A, B, C and D 8F1: Apron Endwalls for Culvert Pipe

PROFESSIONAL SEAL

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JOY M. CORONA
34339-006
REGISTERED
PROFESSIONAL
ENGINEER
OF
WISCONSIN

Joy M. Corona, PE 04.19.202
License No. 36369-006 Expires 7/21/24

BLECK & BLECK ARCHITECTS
200 East Church Street
Libertyville, IL 60048

300-056	Project No.
DJD	Drawn By
PJB	Checked By

Drawing No.

[illegible]

C3

C-3

1000

Drawing Name

Construction Details

Construction Details

19

Page 136

Page 100

DELTA ENVIRONMENTAL[®] Aerobic Treatment Units

WHITEWATER[®]
OF SERIES

The Difference is Clear.

The clear choice for wastewater on-site disposal system is the Whitewater[®] OF Series and UC Series Aerobic Treatment Unit (ATU). The Whitewater UC Series ATU was tested under standard 40 of ANS/NSE International and met and exceeded Class I requirements with an average effluent quality of 6 mg/L BOD5 and 8 mg/L TSS.

How The WHITEWATER[®] Aerobic Treatment Unit Works.

In using the Whitewater Aerobic Treatment Unit you can be proud that you are directly contributing to a cleaner, safer environment.

Whitewater works by using the bacteria nature provides. As a result of air being pumped into the system, the bacteria thrive and grow in much greater numbers than would occur naturally. This "overpopulation" of bacteria speeds the process of breaking down the sewage, making it safe for release into the environment.

The process occurs entirely within the self-contained Whitewater ATU which is comprised of an outer mixing tank and a cone-shaped settling chamber. Raw, unsettled domestic wastewater enters directly into the mixing tank where mixing occurs through an air distribution system.

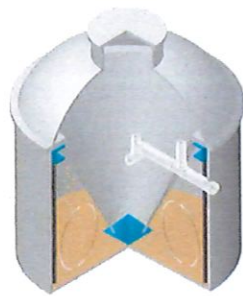
The mixed liquid then enters the settling chamber from the bottom. The settling chamber maintains a quiet condition which allows solids to settle down and re-enter the mixing chamber for more processing. The liquid is hydraulically displaced upward and is discharged as clear, odorless treated water which meets or exceeds state water quality standards.

WHITEWATER[®] for Specific Uses.

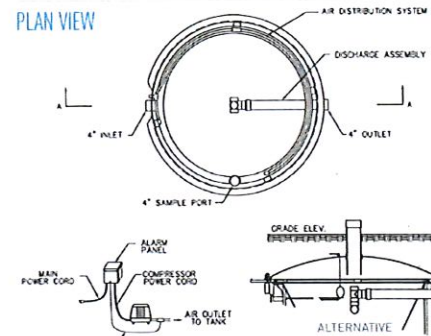
Whitewater Aerobic Treatment Units are manufactured to specifications according to wastewater flow requirements. Units are available in the following sizes:

- Model DF40 treating 400 gallons per day
- Model DF50 treating 500 gallons per day
- Model UC50 treating 500 gallons per day
- Model DF60 treating 600 gallons per day
- Model DF75 treating 750 gallons per day
- Model UC90 treating 900 gallons per day
- Model DF100 treating 1000 gallons per day
- Model LC120 treating 1200 gallons per day
- Model DF150 treating 1500 gallons per day

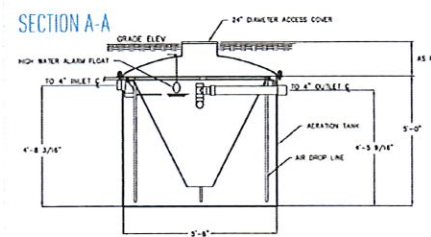
Where larger wastewater flow requirements are required, Whitewater Modular Systems are available.



PLAN VIEW



SECTION A-A



WWW.DELTAENVIRONMENTAL.COM

Pump Features and Applications

Why Use a WHITEWATER[®] Aerobic Treatment Unit?

- ANSI/NSE International Standard 40 Class I certified
- Exposure of wastewater quickly and efficiently with no odor
- DF40, UC50 & DF50 operate on same power as a light bulb
- Full and full strength
- State approved and accepted by sanitarians
- Low initial capital cost & operator
- No inner tank filters, screens or diffusers to service
- For use where conventional septic systems are infeasible
- Unit provides 90% reduction of volume, 90% reduction of volume and disfection
- 50% year limited warranty

Manufactured According to Need.

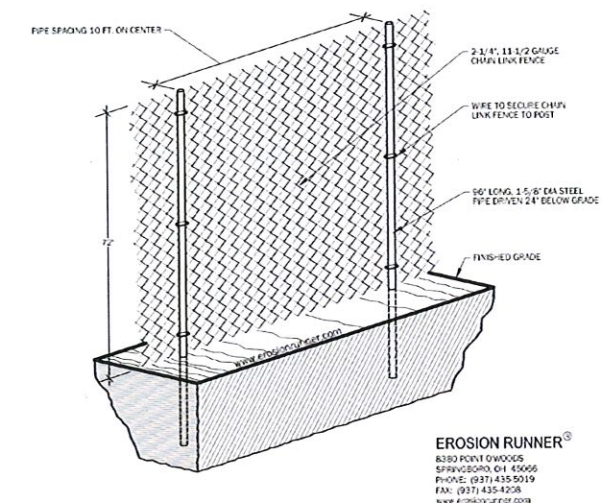
- Two choices of fabrication are offered: consistent with your preference or regulatory requirements
- Solid fiber pump tank with fibreglass cover
- Concrete tank with concrete cover

*Based on typical installation

Design Component Material Specifications	
Options for the Whitewater [®] Aerobic Treatment Unit	
Treatment Capacity	500 GPD
Volume Capacity	750 Gallons
Electrical Requirement	85 Watts, 115V/60
Aerator Whitewater Compressor	DF50

3

Temporary Chain Link Fence #2 72ch / 96pipe / 10oc

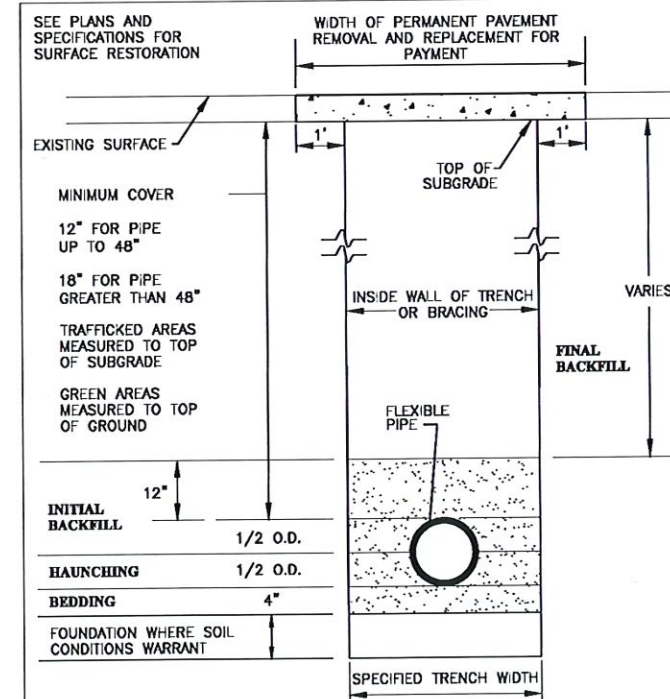
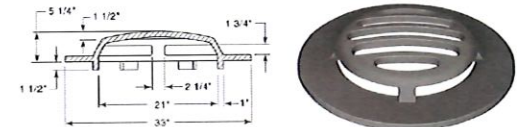

EROSION RUNNER[®]
8380 POINT CHOCOMA
SPRINGFIELD, OH 45506
PHONE: (937) 435-5019
FAX: (937) 435-4258
www.erosionrunner.com

R-4342

Ditch Grate, Stool Type

Light Duty

CATALOG NUMBER	GRATE TYPE	SO FT	WEIR PERFORATED LUGS
R-4342	Stool	24	12


**FLEXIBLE PIPE
INSTALLATION
DETAIL**

STANDARD DRAWING NO.2

BLECK

engineers | surveyors

 Bleck Engineering Company, Inc.
1375 North Western Avenue
Lake Forest, Illinois 60045
T 847.295.5200 W bleckeng.com

UPI, LLC

New Berlin, WI

ISSUED DATE ISSUED FOR

04.19.2024 PERMIT

PROFESSIONAL SEAL

"To the best of our knowledge and belief, the drainage of the surface waters will not be changed by the construction of this project or any part thereof, or that if such surface waters drainage will be changed, reasonable provisions have been made for the collection and diversion of such surface waters into public areas or drains which the developer has a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of the damage to the adjoining property because of the construction of the project."

 JOY M. CORONA
REGISTERED PROFESSIONAL ENGINEER
OF WISCONSIN

 Joy M. Corona, PE 04.19.2024
License No. 3635006 Expires 12/31/26

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Bleck Professional Design Firm 15K 32011

BLECK & BLECK ARCHITECTS
200 East Church Street
Libertyville, IL 60048

 300-056 Project No.
DJD Drawn By
PJB Checked By

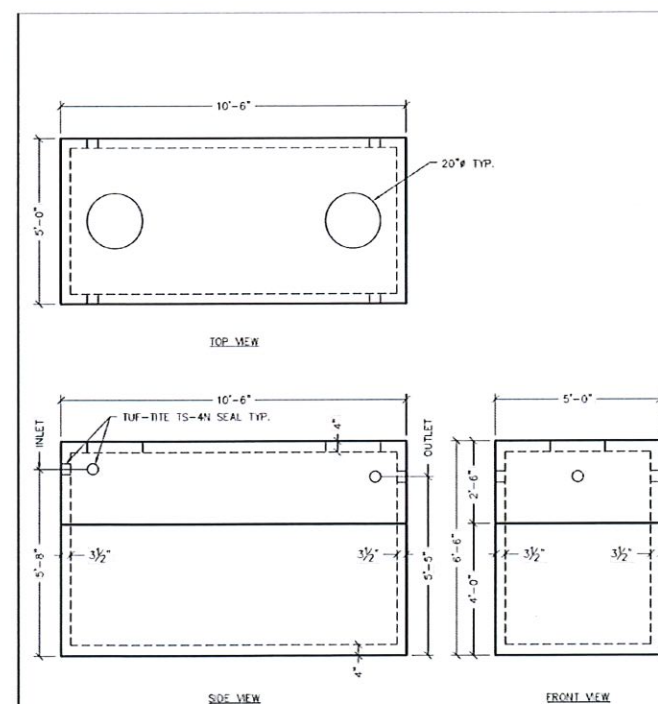
Drawing No.

C-4

Drawing Name

Construction Details

20



WEIGHT: 11,500 lbs.

1,500 GALLON SEPTIC TANK

KERKSTRA
PRECAST
CASTING YOUR FUTURE
202 South State Street, Suite 100, Chicago, IL 60604
TEL: (773) 711-1234 WWW.KERKSTRA.COM

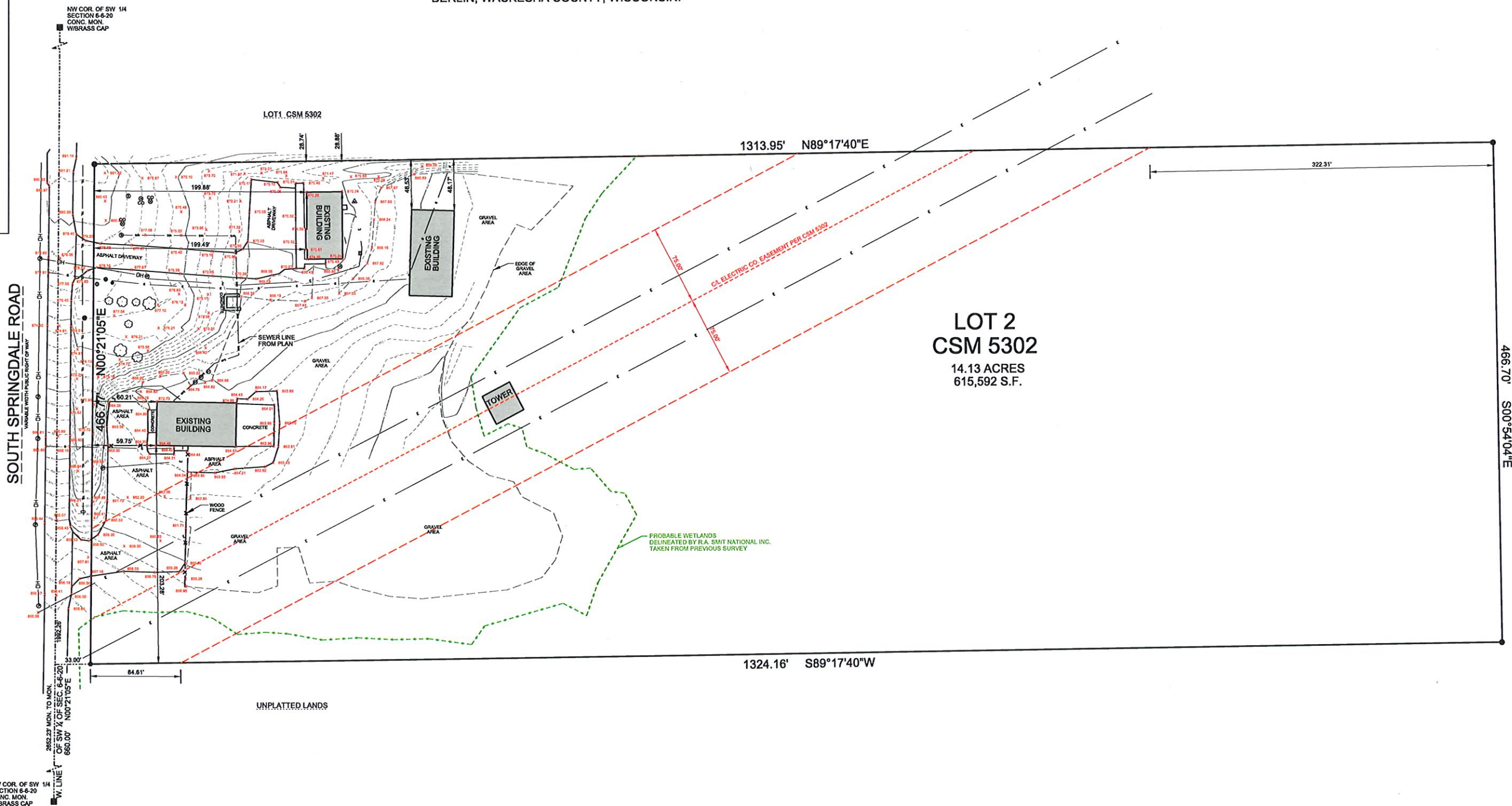
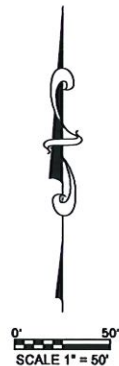
DATE: 5/14/12 FILE NAME: 7507

PLAT OF SURVEY

LOT 2 OF CERTIFIED SURVEY MAP No. 5302, BEING PART OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.

LEGEND:

- (100.00') RECORDED DISTANCE
100.00' MEASURED DISTANCE
● 1" FOUND IRON PIPE, UNLESS NOTED
⊗ ¾" x 18" IRON PIPE SET, 1.13 lbs./L.F.
△ WELL
⊙ SEPTIC TANK
⊙ SEPTIC VENT
⊗ LIGHT POLE
⊞ ELECTRIC TRANSFORMER
⊞ ELECTRIC PEDESTAL
⊞ TELEPHONE PEDESTAL
⊞ CABLE TV PEDESTAL



FILE NAME: 2024-043 UP1280 SPRINGDALE RD NEW BERLIN.DGN



DATE	ITEM
03/27/2024	TOPOGRAPHIC SURVEY
04/16/2024	UPDATE SURVEY

THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE TITLE TO WITHIN ONE (1) YEAR FROM DATE HERETO.

I, MICHAEL A. GREESON P.L.S. #2770, HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR PROPERTY SURVEYS (CHAPTER A-E 7) FOR THE STATE OF WISCONSIN, AND HAS BEEN PREPARED UNDER MY DIRECTION AND CONTROL AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



DIGGERS HOTLINE WAS NOT CALLED FOR THIS SITE

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

PLOT DATE: 04/16/2024

V2G JOB#: 2024-043

21

D. Landscaping Requirements for multi-family and non-residential uses:

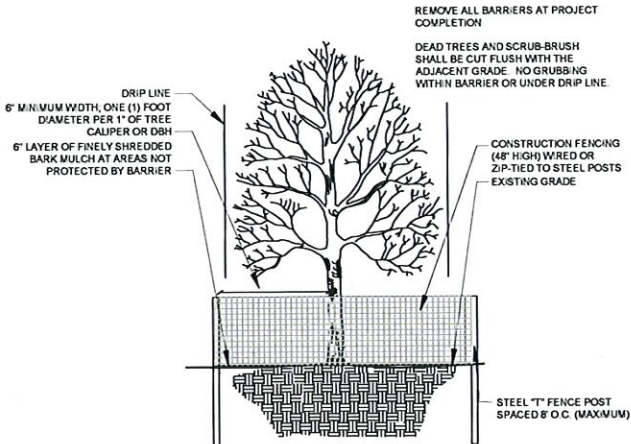
- (1) At least one (1) tree and three (3) shrubs for every 3,600 SF of lot area covered by open space
- (2) A minimum of 60% of the required landscaping shall be located in the front yard
- (3) Trees shall be no closer than seven (7) feet from any structure and shall be installed with at least 50 SF of non-paved area around the trunk.
- (6) Existing trees and shrubs shall be preserved and protected during construction according to specifications in SEC 275-54A (5) and shall be credited against this landscape requirement

TOTAL AREA OF DISTURBANCE: 28,553 SF
TOTA AREA OF PROPOSED BUILDING: 8,400 SF
TOTAL GRAVEL PARKING / STORAGE: 14,250 SF
NET GREENSPACE AREA: 5,903 SF

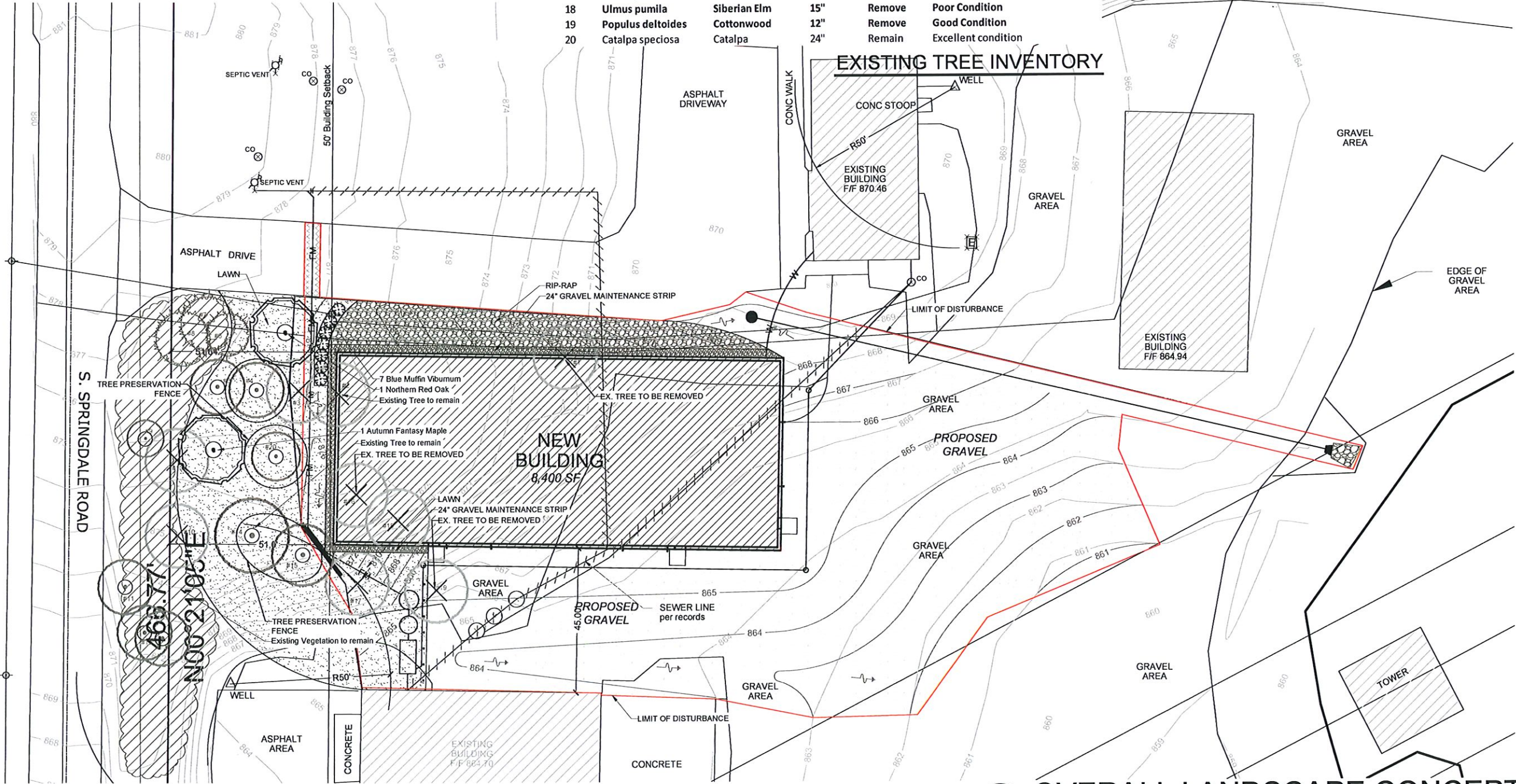
REQUIRED TREES: 1.64 TREES
REQUIRED SHUBS: 5 SHRUBS

CODE REQUIREMENTS

TREE TAG	BOTANIC	COMMON	SIZE (DBH)	ACTION	NOTES
1	Ulmus pumila	Siberian Elm	5"	Remove	Good Condition
2	Catalpa speciosa	Catalpa	34"	Remove	Poor - Hazzardous due to cavities
3	Catalpa speciosa	Catalpa	21"	Remove	Poor - Hazzardous due to cavities
4	Catalpa speciosa	Catalpa	29"	Remain	Good Condition
5	Catalpa speciosa	Catalpa		Remain	Good Condition
6	Thuja spp.	Arborvitae	10"/10"	Remain	Excellent condition
7	Pinus resinosa	Red Pine	10"	Remain	Good Condition
8	Pinus resinosa	Red Pine	11"	Remain	Good Condition
9	Prunus serotina	Black Cherry	10"	Remain	Excellent condition
10	Fraxinus spp.	Ash	9"	Remove	Dead
10-B	Fraxinus spp.	Ash	6"	Remove	Dead
11	Rhamnus spp.	Buckthorn	12"	Remain	Good Condition
12	Prunus serotina	Black Cherry	10"	Remain	Good Condition
13	Prunus serotina	Black Cherry	8"	Remain	Good Condition
14	Catalpa speciosa	Catalpa	27"	Remain	Poor - Hazzardous due to cavities
15	Catalpa speciosa	Catalpa	26"	Remain	Fair
16	Acer negundo	Box Elder	16"	Remove	Dead
17	Ulmus pumila	Siberian Elm	10"	Remove	Poor Condition
18	Ulmus pumila	Siberian Elm	15"	Remove	Poor Condition
19	Populus deltoides	Cottonwood	12"	Remove	Good Condition
20	Catalpa speciosa	Catalpa	24"	Remain	Excellent condition



1 DETAIL TREE PROTECTION/PRESERVATION DETAIL SECTION



OVERALL LANDSCAPE CONCEPT
Scale: 1" = 16'0"
NORTH
0 8 16 32

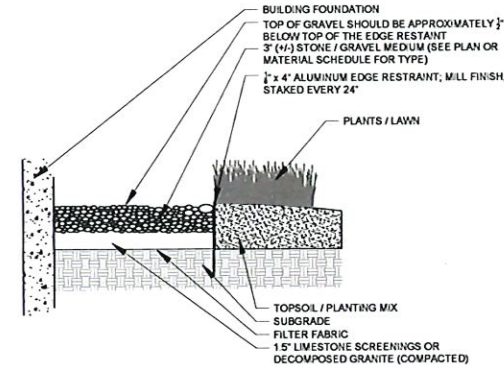
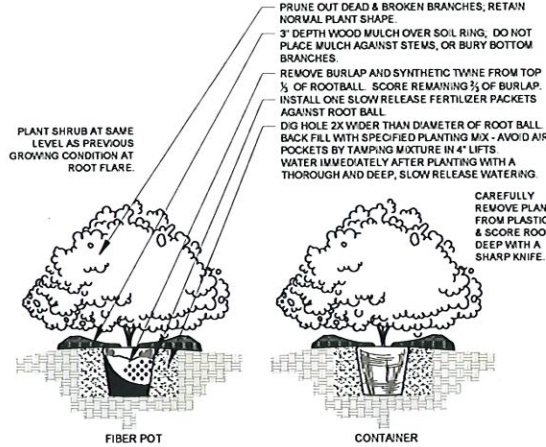
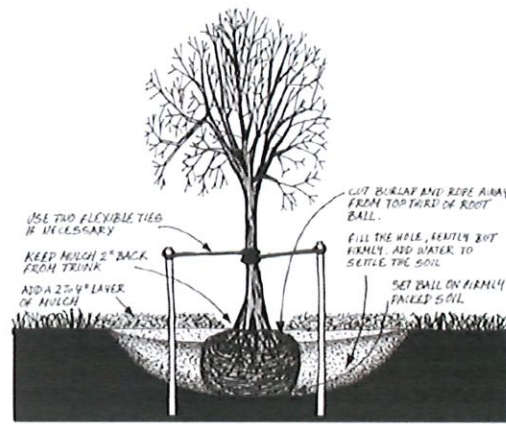
PROJECT
UPI, LLC

2180 S. Springdale Rd.
New Berlin, WI

ISSUANCE AND REVISIONS	
DATE	DESCRIPTION
4.15.24	FIRST ISSUE
4.17.24	REVISIONS

Information contained herein is based on survey information, field inspection, and believed to be accurate.
SHEET TITLE
OVERALL LANDSCAPE PLAN

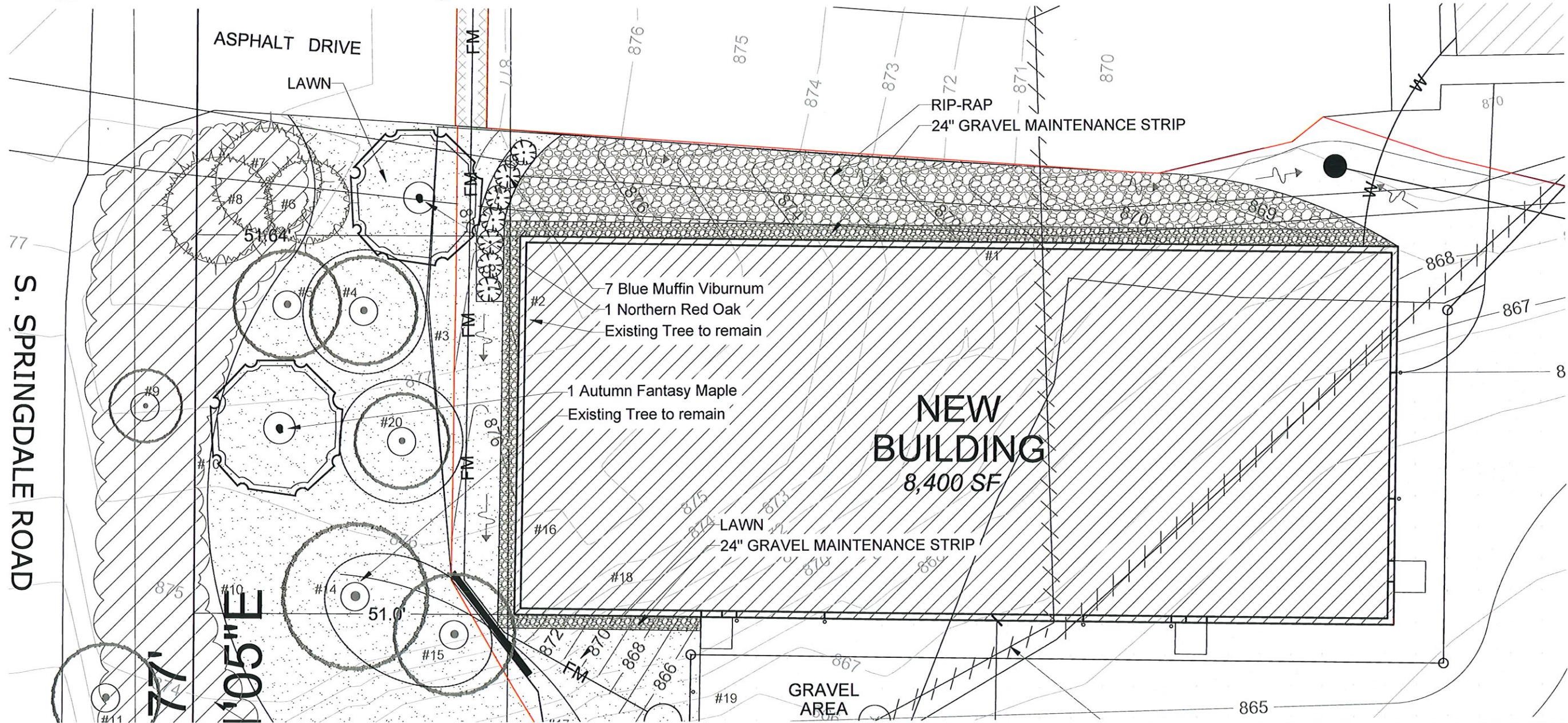
PROJECT MANAGER WDH
PROJECT NUMBER 24-019
DATE 04.17.24
SHEET NUMBER



1 DETAIL SHADE TREE PLANTING SECTION
N.T.S.

2 DETAIL DECIDUOUS SHRUB PLANTING (POTTED) SECTION
N.T.S.

3 DETAIL STONE MAINTENANCE DRIP EDGE DETAIL SECTION
N.T.S.



ENLARGED LANDSCAPE CONCEPT

Scale: 1" = 8'0"



ISSUANCE AND REVISIONS

DATE	DESCRIPTION
4.15.24	FIRST ISSUE
4.17.24	REVISIONS

Information contained herein is based on survey information, field inspection, and believed to be accurate.

SHEET TITLE

ENLARGED LANDSCAPE PLAN

PROJECT MANAGER	WDH
PROJECT NUMBER	24-019
DATE	04.17.24
SHEET NUMBER	

L 1.1

PROJECT

UPI, LLC

2180 S. Springdale Rd.
New Berlin, WI



ISSUANCE AND REVISIONS	
DATE	DESCRIPTION
4.15.24	FIRST ISSUE
4.17.24	REVISIONS

SHEET TITLE
**ENLARGED
LANDSCAPE
CONCEPT**

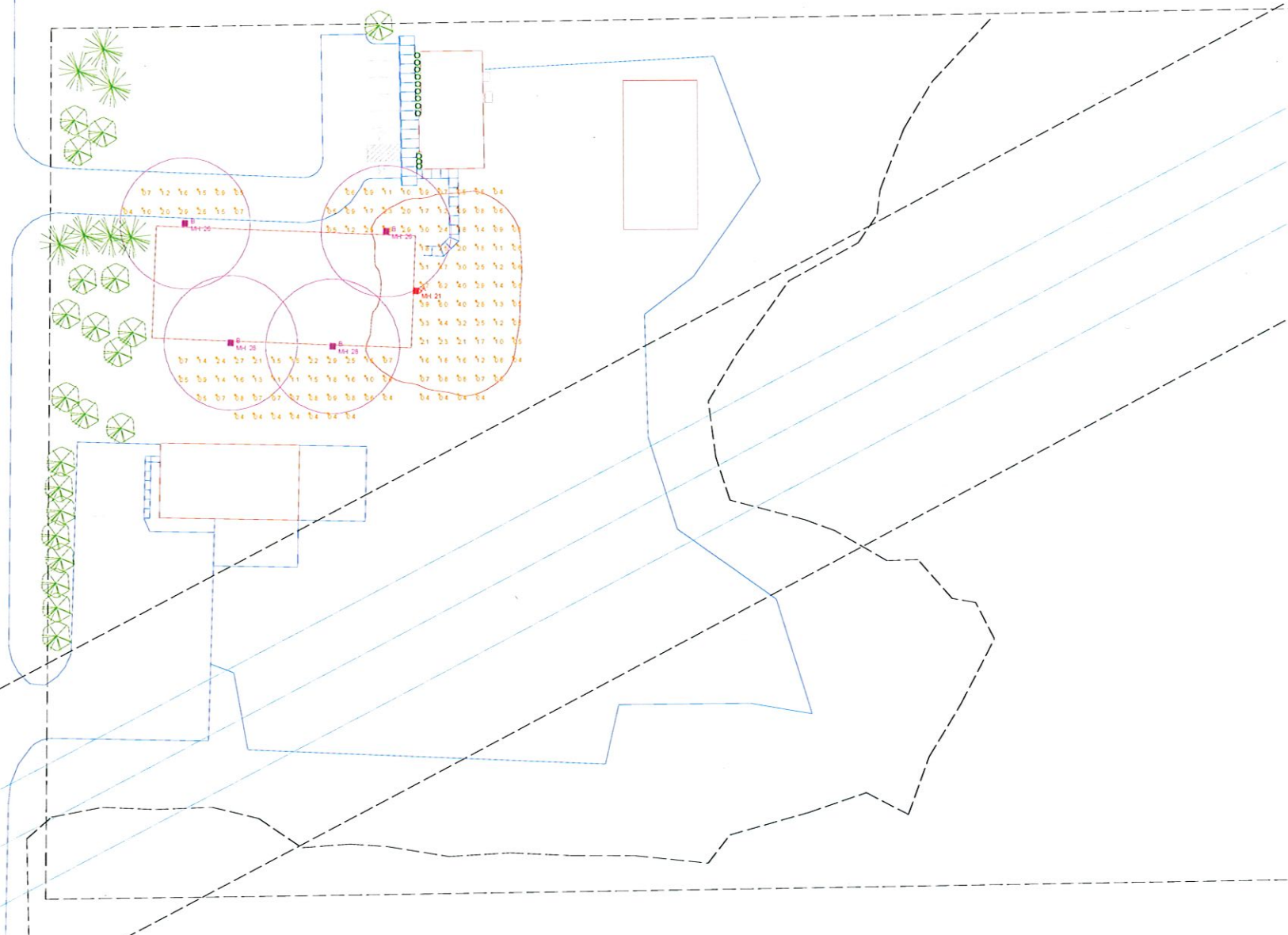
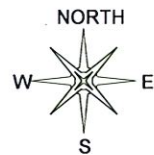
Page 141 of 378

15. **Project Completion:** Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

PLANT & MATERIAL SCHEDULE

Seed Compositions:
Reinder's Deluxe 50 Seed Mix (800-785-3301):
Seed at rate of 150-200# per acre

20% Kentucky Bluegrass (Sod Quality)	15% Quebec Perennial Ryegrass
15% Newport Kentucky Bluegrass	10% Fiesta III Perennial Ryegrass
15% Ken Blue Kentucky Bluegrass	
25% Creeping Red Fescue	



Luminaire Schedule						
Symbol	Label	Qty	Manufacturer	Description	Luminaire Watts	Luminaire Lumens
	A	1	CURRENT	EWAS010G3AF740N1FMBLCK	130	17000
	B	4	CURRENT	ECLS010B5SM74011RMBLCK	64	7100

MAINTAINED FOOTCANDLES SHOWN AT GRADE:						
Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Fc	1.50	6.2	0.4	3.75	15.50

ERI

ENGINEERED
REPRESENTATION
INC.

www.engineeredrepinc.com
262.542.6285 Wauwatosa
920.751.3922 Neenah
apps@erinc.com

Date: 4/10/2024

Scale: 1"=30'



Layout By: Andy

Project: UPI LLC - NEW BERLIN, WI

Filename: 240411BA1AKC.AGI

LIGHT LEVELS SHOWN ARE STRICTLY FOR PURPOSES OF ESTIMATING BILL OF MATERIALS
AND THE RESULTS ARE BASED ON PROJECT DETAILS GIVEN TO ENGINEERED REPRESENTATION
INC. / WALLLOCK DAVIES & COMPANY LLC. BEFORE OCCUPANCY OF SPACE, ALL PROJECT
DETAILS AND LIGHT LEVELS SHOULD BE VERIFIED TO COMPLY WITH SAFETY AND MUNICIPAL CODES.

UPI, LLC

2180 SPRINGDALE ROAD

NEW BERLIN, WISCONSIN - 53146

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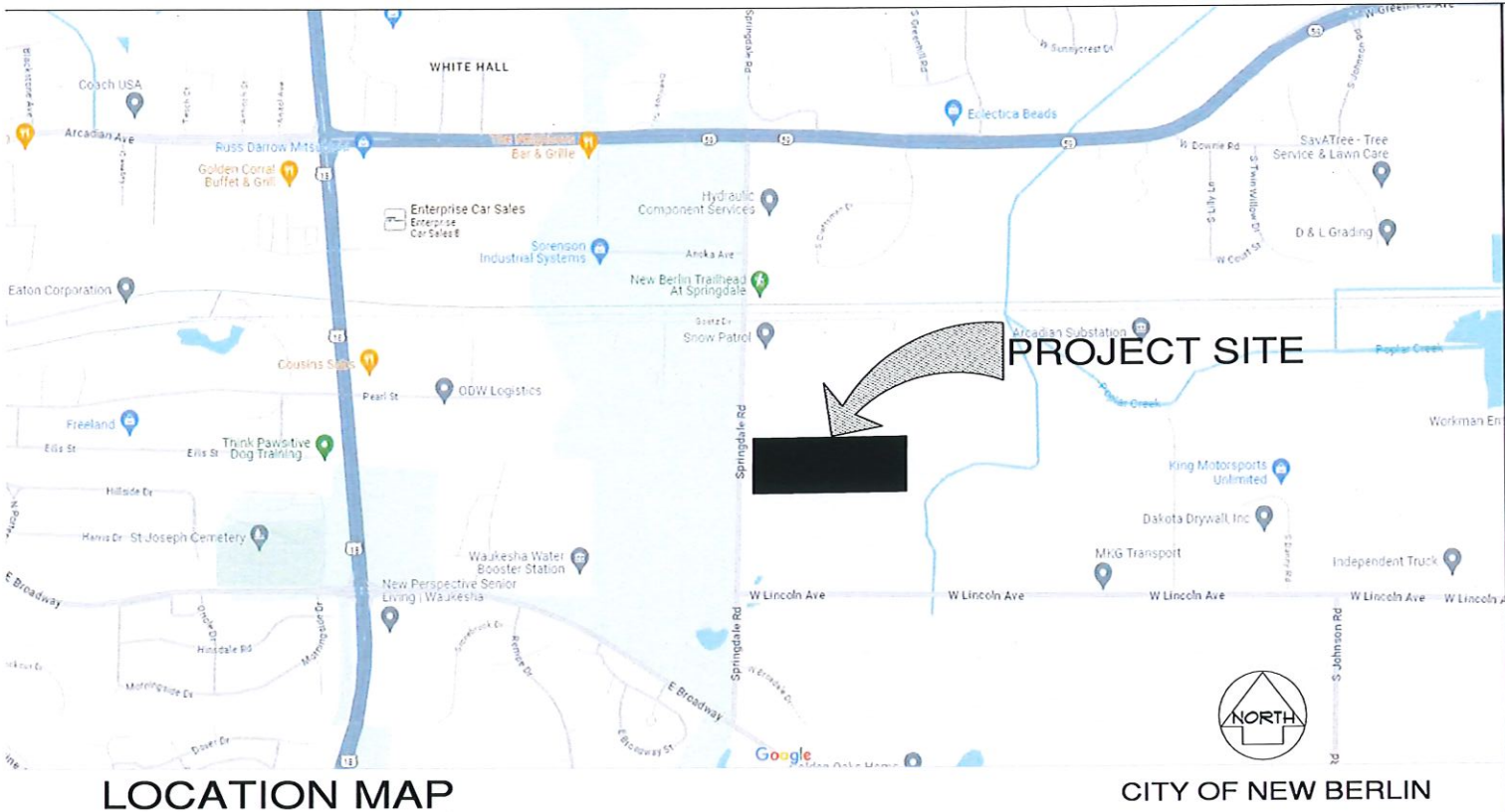
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UPI, LLC
2180 Springdale Road
New Berlin, WI - 53146

Plotted: Apr. 18, 24

Date: For Review - April 18, 2024

Revisions:



SYMBOL LEGEND ARCHITECTURAL SYMBOLS		SHEET INDEX		BUILDING INFORMATION	
SECTION NUMBER DETAIL FLAG SHEET NUMBER DETAIL NUMBER SECTION FLAG SHEET NUMBER MAIN COLUMN CENTERLINE GRID EXT. EDGE OF BUILDING ELEVATION INDICATION WALL DESIGNATION DOOR DESIGNATION WINDOW DESIGNATION REVISION BUBBLE KEYNOTE NUMBER LEGEND	EARTH GRANULAR FILL R/G'D INSULATION DIMENSIONAL NUMBER BLOCKING BATT INSULATION MASONRY BLOCK FACE BRICK CONCRETE				
ABBREVIATIONS		NO.	DESCRIPTION	CODES & REGULATIONS DESIGNED TO:	
ALUM ALUMINUM BRD. BOARD CARP. CARPET CONC. CONCRETE D DRYER D.S. DOWN SPOUT DW DISHWASHER ESW ENG'D STRUCTURAL WOOD FD FLOOR DRAIN FLR. FLOOR FUC FABRIC WALL COVERING GD GARBAGE DISPOSAL GWB GYPSUM WALL BOARD HWH HOT WATER HEATER HM HOLLOW METAL LAV LAVATORY LOCK LOCK SET MIN. MINIMUM O.G. ON CENTER PI PAINT - COLOR 1 P/S POLE AND SHELF PLAS. L. PLASTIC LAMINATE PRV PRIVACY LOCK P&G PASSAGE LATCH Q TILE QUARRY TILE RMC RECESSED MED. CABINET REN. REINFORCED REF REFRIGERATOR S-HO SHOWER T&G TONGUE & GROOVE T&P TAPED & PAINTED TEMP TEMPERED TYP. TYPICAL VCT VINYL COMPOSITION TILE VUC VINYL WALL COVERING W WASHER WD WOOD WC WATER CLOSET VAN VANITY CLOSET				WISCONSIN UNIFORM BUILDING CODE ADOPTED WITH EXCEPTIONS WISCONSIN ADMINISTRATIVE CODE CH. SPS 361-366 COMMERCIAL BUILDING CODE CITY OF NEW BERLIN - MUNICIPAL CODE (WITH LATEST AMENDMENTS)	
		CS10	TITLE COVER SHEET	DESIGN METHOD	
		CU	CIVIL PROPOSED SITE PLAN & VIEWS	BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318-05) MANUAL OF STEEL CONSTRUCTION, ALLOWABLE STRESS DESIGN (AISC 13TH EDITION) COLD FORM STEEL DESIGN MANUAL (NAS-01) STEEL JOIST INSTITUTE (SJI), STANDARD SPECIFICATIONS AND LOAD TABLES FOR STEEL JOIST AND JOIST GIRDERS, LATEST EDITION STEEL DECK INSTITUTE (SDI), SPECIFICATIONS FOR ROOF & FLOOR DECK, LATEST ED.	
		AI A2.1	ARCHITECTURAL FLOOR PLAN & BUILDING SECTION EXTERIOR ELEVATIONS	ZONING: ----- CITY OF NEW BERLIN ZONING ORDINANCE BENCHMARK: SEE ENGINEERING PLANS FOR ACTUAL U.S.G.S. DATA	
		S00 S0.1 S10 S11 S2.0 S3.0	STRUCTURAL GENERAL STRUCTURAL NOTES GENERAL STRUCTURAL NOTES (CONT.) FOUNDATION PLAN AND DETAILS ROOF FRAMING PLAN FOUNDATION DETAILS FRAMING DETAILS	SEALS	
				TYPE OF OCCUPANCY: MOTOR VEHICLE REPAIR STORAGE - S-1	
				TYPE OF CONSTRUCTION: IIB UNPROTECTED - SPRINKLERED	
				BUILDING AREA: NEW BUILDING STRUCTURE 8,400 SQFT. ALLOWED AREA 14,000 SQFT.	
				OCCUPANT LOAD: UTILITY AREA: 200SF GROSS PER OCCUPANT OCCUPANT LOAD: 8,400SF / 200SF = 42 OCCUPANTS	

COVER SHEET

Sheet: CS1.0
of: 1 OF 1

Project No. 4090

D. Landscaping Requirements for multi-family and non-residential uses:

- (1) At least one (1) tree and three (3) shrubs for every 3,600 SF of lot area covered by open space
(2) A minimum of 60% of the required landscaping shall be located in the front yard
(3) Trees shall be no closer than seven (7) feet from any structure and shall be installed with at least 50 SF of non-paved area around the trunk.
(6) Existing trees and shrubs shall be preserved and protected during construction according to specifications in SEC 275-54A (5) and shall be credited against this landscape requirement

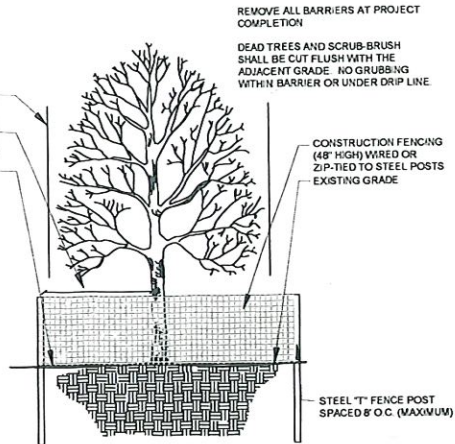
TOTAL AREA OF DISTURBANCE: 28,553 SF
TOTAL AREA OF PROPOSED BUILDING: 8,400 SF
TOTAL GRAVEL PARKING / STORAGE: 14,250 SF
NET GREENSPACE AREA: 5,903 SF

REQUIRED TREES: 1.64 TREES
REQUIRED SHRUBS: 5 SHRUBS

CODE REQUIREMENTS

TREE TAG	BOTANIC	COMMON	SIZE (DBH)	ACTION	NOTES
1	Ulmus pumila	Siberian Elm	5"	Remove	Good Condition
2	Catalpa speciosa	Catalpa	34"	Remove	Poor - Hazardous due to cavities
3	Catalpa speciosa	Catalpa	21"	Remove	Poor - Hazardous due to cavities
4	Catalpa speciosa	Catalpa	29"	Remain	Good Condition
5	Catalpa speciosa	Catalpa		Remain	Good Condition
6	Thuja spp.	Arborvitae	10"/10"	Remain	Excellent condition
7	Pinus resinosa	Red Pine	10"	Remain	Good Condition
8	Pinus resinosa	Red Pine	11"	Remain	Good Condition
9	Prunus serotina	Black Cherry	10"	Remain	Excellent condition
10	Fraxinus spp.	Ash	9"	Remove	Dead
10-B	Fraxinus spp.	Ash	6"	Remove	Dead
11	Rhamnus spp.	Buckthorn	12"	Remain	Good Condition
12	Prunus serotina	Black Cherry	10"	Remain	Good Condition
13	Prunus serotina	Black Cherry	8"	Remain	Good Condition
14	Catalpa speciosa	Catalpa	27"	Remain	Poor - Hazardous due to cavities
15	Catalpa speciosa	Catalpa	26"	Remain	Fair
16	Acer negundo	Box Elder	16"	Remove	Dead
17	Ulmus pumila	Siberian Elm	10"	Remove	Poor Condition
18	Ulmus pumila	Siberian Elm	15"	Remove	Poor Condition
19	Populus sp.	Cottonwood		Remove	Good Condition
20	Catalpa speciosa	Catalpa		Remain	Excellent condition

1 DETAIL TREE PROTECTION/PRESERVATION DETAIL SECTION



PROJECT
UPI, LLC

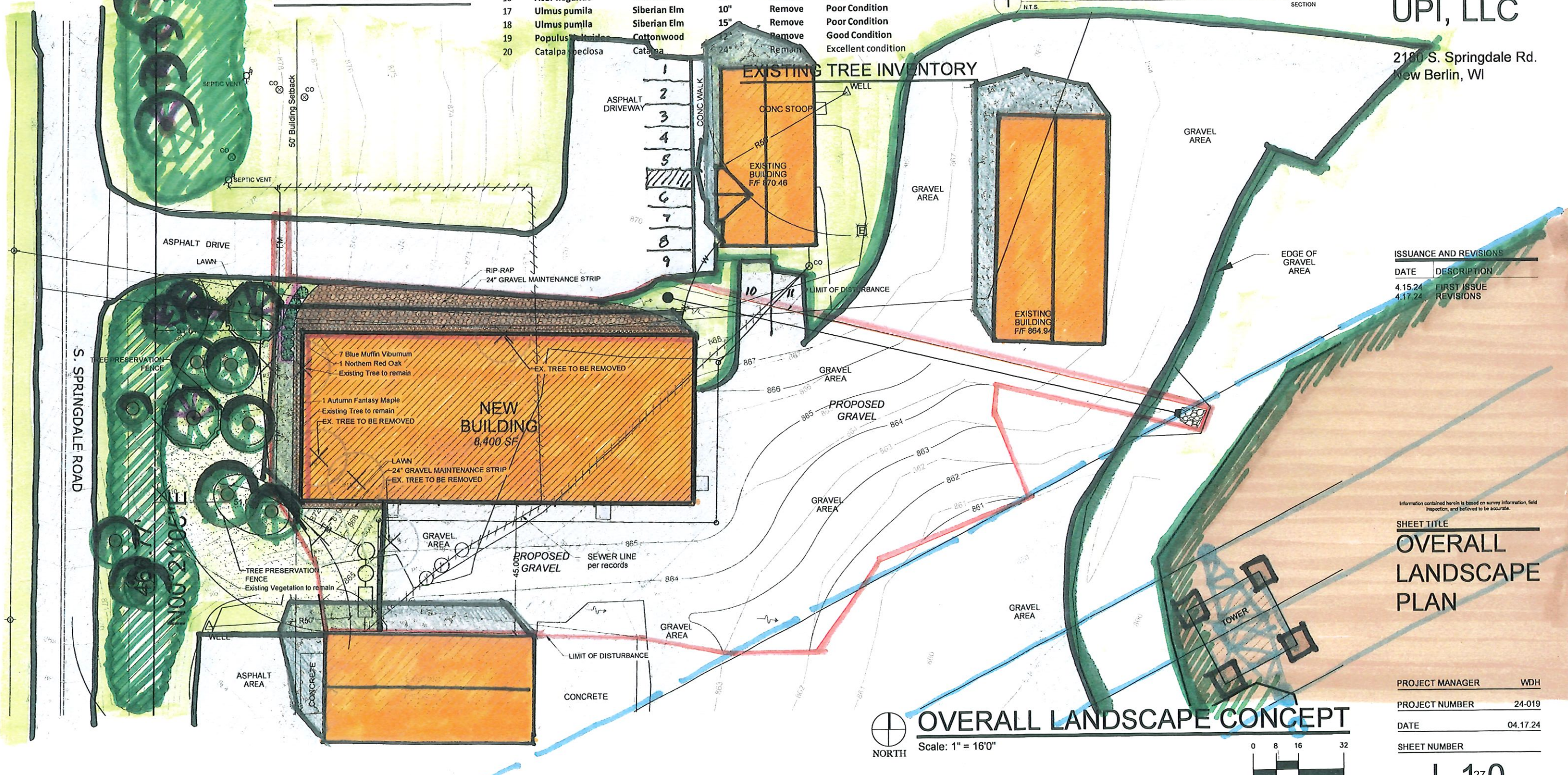
2180 S. Springdale Rd.
New Berlin, WI

ISSUANCE AND REVISIONS	
DATE	DESCRIPTION
4.15.24	FIRST ISSUE
4.17.24	REVISIONS

Information contained herein is based on survey information, field inspection, and believed to be accurate.

SHEET TITLE
OVERALL
LANDSCAPE
PLAN

PROJECT MANAGER WDH
PROJECT NUMBER 24-019
DATE 04.17.24
SHEET NUMBER



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2180 Springdale Road
New Berlin, WI - 53146

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Revisions:



VIEW FROM ABOVE



1
C1.1

PROPOSED SITE PLAN

SCALE: 1"= 20'-0"

N

DRAFT

SITE PLAN AND VIEWS

Sheet: C1.1
of: 1 OF 1

Project No. 4090

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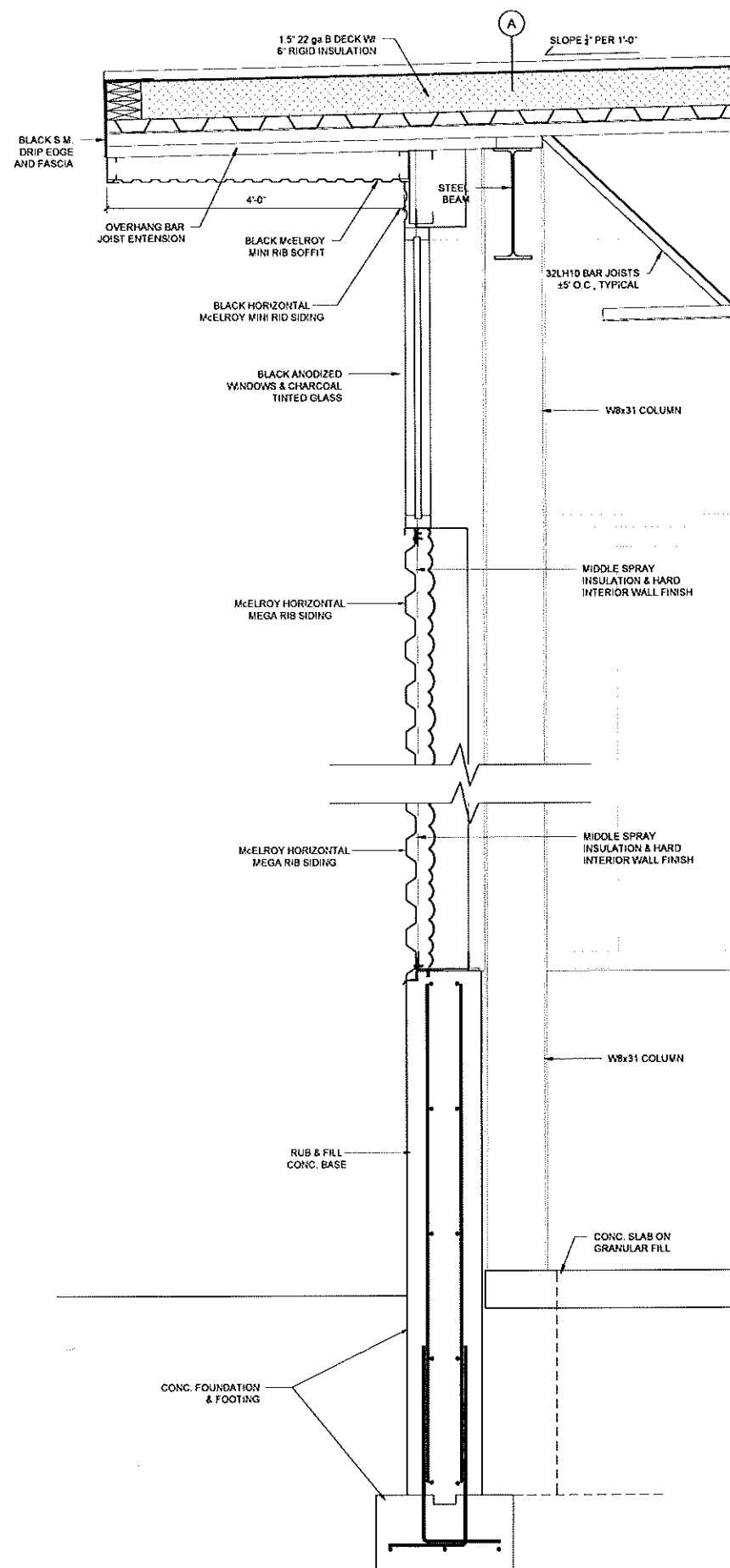
Date: For Review - April 18, 2024

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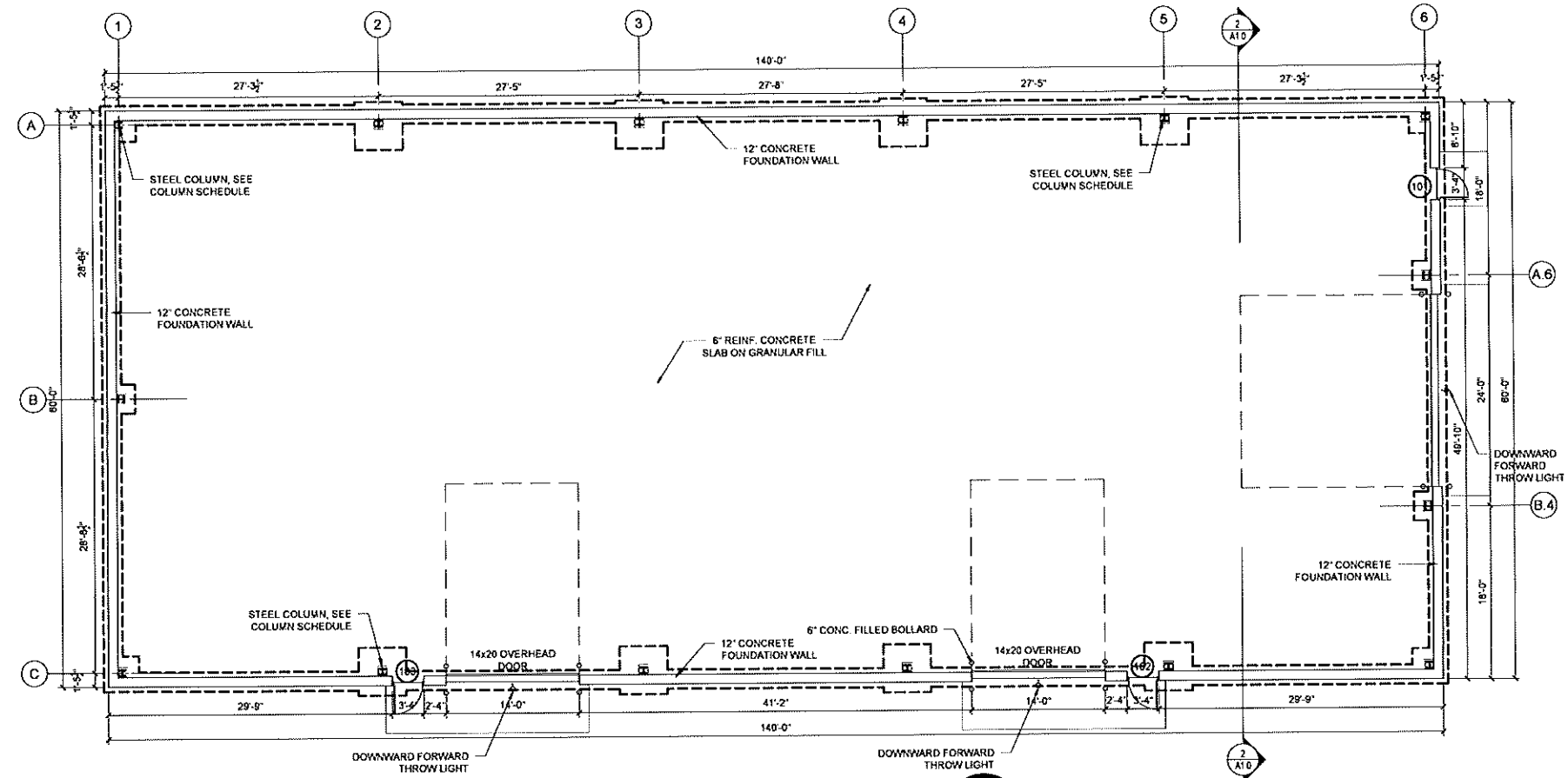
FLOOR PLAN AND
BUILDING SECTION

Sheet: **A1.1**
of: **2 OF 3**

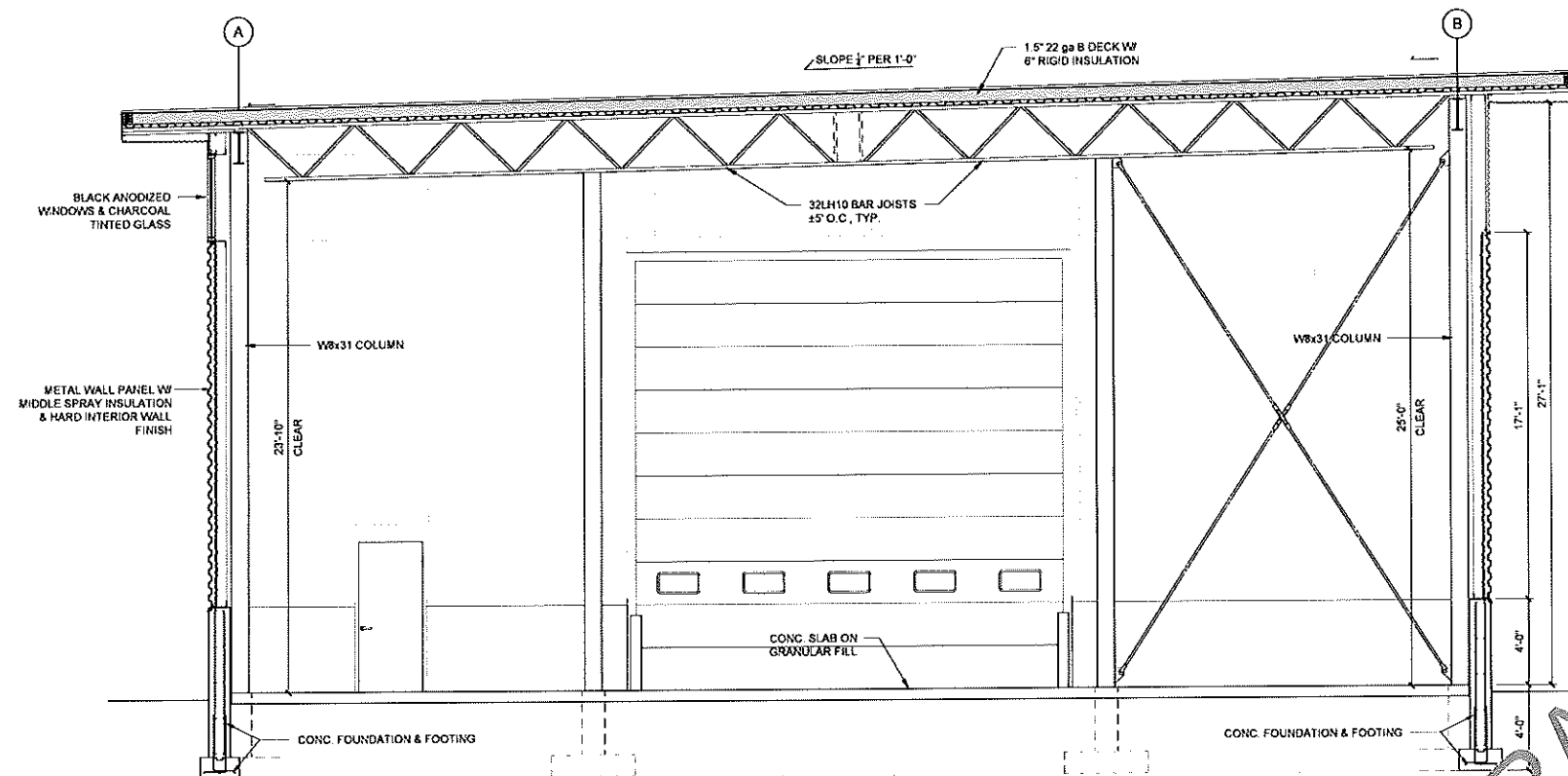
Project No. 4090



TYPICAL WALL SECTION
SCALE: 1/2"=1'-0"

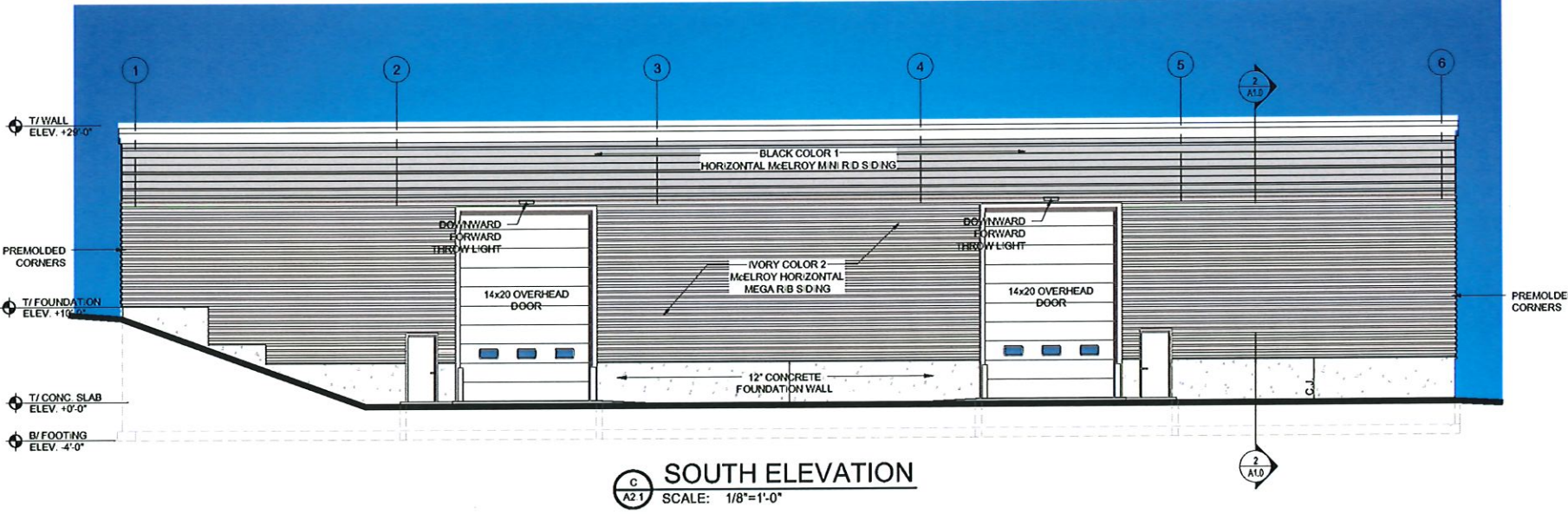
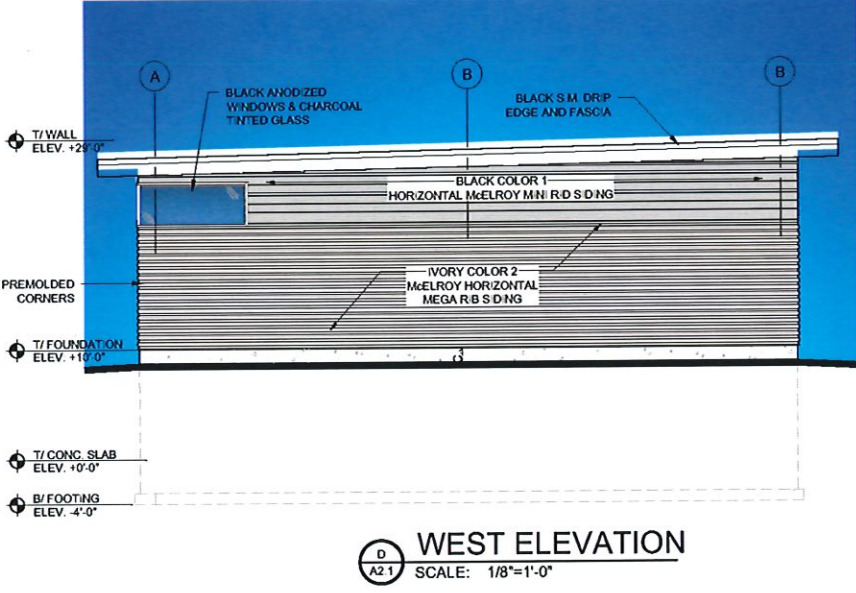
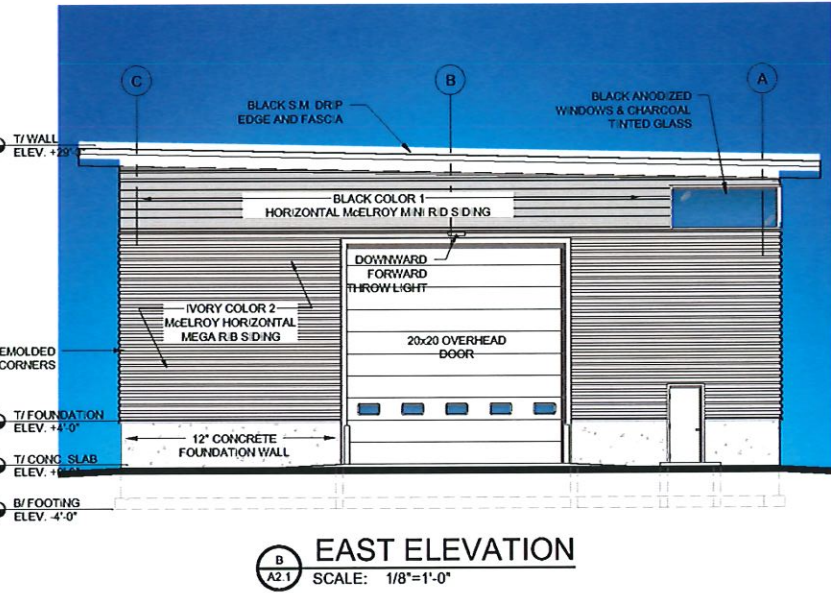
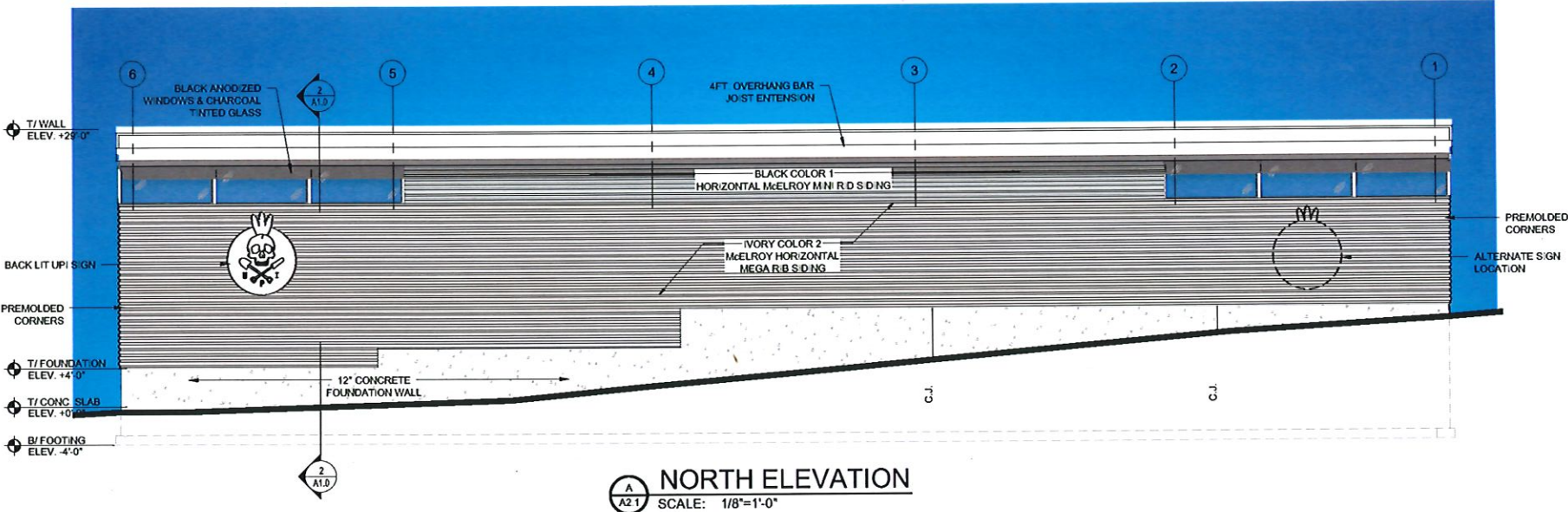


FLOOR PLAN
SCALE: 1/8"=1'-0"

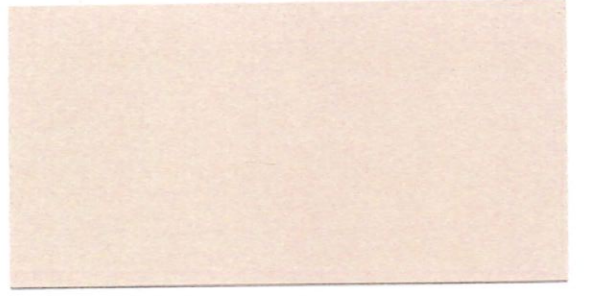


BUILDING SECTION
SCALE: 1/4"=1'-0"

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MATTE BLACK COLOR 1



IVORY COLOR 2

COLOR SELECTION
SCALE: NO SCALE

PRODUCT AVAILABILITY

NOTES: Other combinations of gauges and colors may be in stock, available by special request. Please contact your McElroy Metal representative for more information. Coils are coated with Sherwin-Williams® Fluoropon® coil coating systems, containing PVDF Kynar 500®/Hylar 5000® resins. Some colors are also available in Silicone Modified Polyester coatings. Colors are representative of colors offered and are not intended for matching purposes. Before you place an order, please request an actual color sample from McElroy Metal.

MASTER COIL INVENTORY	
	29 Gauge Max-Rib
	26 Gauge Max-Rib
	29 Gauge Mesa
	26 Gauge Mesa
	29 Gauge Modern-Rib
	26 Gauge Modern-Rib
	26 & 29 Gauge Matrix
	29 Gauge Matrix
	26 Gauge Meridian (16" Wide)
	24 Gauge Meridian
	26 Gauge 5V Crimp
	26 Gauge Multi-Rib PB
	26 Gauge Multi-Rib non PB
	24 Gauge Multi-Rib non PB
	26 Gauge Multi-V
	24 Gauge Multi-V
	29 Gauge U-Panel
	26 Gauge U-Panel
	26 Gauge U-Panel PB
	26 Gauge Multi-Cor
	24 Gauge Multi-Cor
	29 Gauge M-Cor
	26 Gauge M-Cor
	24 Gauge M-Cor
	29 Gauge Mini-Rib
	26 Gauge Mini-Rib
	24 Gauge Mini-Rib
	26 Gauge Mega-Rib
	24 Gauge Mega-Rib
	24 Gauge MasterLok FS
	24 Gauge MasterLok 90

METAL SIDING PROFILE
SCALE: NO SCALE

GENERAL NOTES

- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, 2018 EDITION, AND ANY OTHER APPLICABLE CODES OF REGULATORY AGENCIES HAVING JURISDICTION.
- THE CONTRACTOR SHALL COMPLY WITH THE LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING UPON THE PERFORMANCE OF THE WORK.
- THE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS AND THE CONTRACT DRAWINGS. REPORT DISCREPANCIES BETWEEN THE SPECIFICATIONS AND THE CONTRACT DRAWINGS TO THE ARCHITECT IN WRITING FOR CLARIFICATION PRIOR TO IMPLEMENTING WORK. WHERE REQUIREMENTS SHOWN ON THE DRAWINGS DIFFER FROM THE SPECIFICATIONS, THE MORE SEVERE OF THE TWO SHALL GOVERN.
- ALL ELEVATIONS ARE REFERENCED TO PROJECT DATUM UNLESS NOTED OTHERWISE (-0'-0" FIRST FLOOR SLAB).
- WHERE NOT INDICATED ON THE STRUCTURAL DRAWINGS, SEE ARCHITECTURAL, M.E.P., AND/OR CIVIL DRAWINGS FOR:

- ELEVATIONS AND SLOPES
- SIZE, LOCATION AND EXTENT OF CURBS, FLOOR DEPRESSIONS, AND TOPPING SLABS
- SIZE AND LOCATION OF DRAINS, TRENCHES, SLAB OPENINGS, AND WALL OPENINGS
- SIZE AND LOCATION OF RECESSES AND REVEALS IN CONCRETE WORK
- SIZE, TYPE, AND LOCATION OF NON-LOAD BEARING PARTITIONS
- CONCRETE AND STEEL FINISHES
- SIZE AND LOCATION OF SLEEVES AND HANGERS
- ITEMS EMBEDDED IN THE STRUCTURE OR PENETRATING THE STRUCTURE
- CONNECTION OF M.E.P. EQUIPMENT/ITEMS AND ARCHITECTURAL ITEMS TO THE STRUCTURE AND CONNECTION OF ITEMS NOT TYPICALLY DETAILED IN THE STRUCTURAL DRAWINGS
- WATERPROOFING AND DAMP PROOFING
- SITE AND SUBGRADE DRAINAGE SYSTEMS
- REQUIRED FIRE RATINGS AND FIRE PROOFING

- OPENING SIZES AND LOCATIONS FOR PIPES, DUCTS, ETC., WHEN SHOWN, ARE FOR GENERAL INFORMATION ONLY AND SHALL BE VERIFIED WITH THE ARCHITECTURAL, M.E.P., AND CIVIL DRAWINGS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO IMPLEMENTING WORK.

- CONNECTIONS OF M.E.P. AND ARCHITECTURAL ITEMS TO THE STRUCTURE SHALL BE DESIGNED AND DETAILED BY THE MANUFACTURER, SUPPLIER OR CONTRACTOR. CONNECTIONS TO STRUCTURAL MEMBERS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW. RESPONSIBILITY FOR THE PERFORMANCE OF THE SUPPLIED SYSTEM AND ASSOCIATED CONNECTIONS SHALL REMAIN THAT OF THE PARTY FURNISHING THE DESIGN AND DETAILING.

- OPENINGS AND PENETRATIONS THROUGH STRUCTURAL ELEMENTS AND ITEMS EMBEDDED IN STRUCTURAL ELEMENTS THAT ARE NOT INDICATED IN THE STRUCTURAL DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO IMPLEMENTING WORK.

- THE CONTRACTOR SHALL SUPPLY THE ARCHITECT WITH A SUBMITTAL VERIFYING ALL FINAL LOCATIONS OF M.E.P. EQUIPMENT/ITEMS WEIGHING 250 POUNDS AND GREATER AND PIPING PENETRATIONS TWO (2) INCHES IN DIAMETER AND LARGER. SEE ANY ADDITIONAL CRITERIA IN THE SPECIFIC MATERIAL SECTIONS OF NOTES AND THE DRAWINGS.

- PLANS, SECTIONS, AND DETAILS SHALL NOT BE SCALED FOR DETERMINATION OF QUANTITIES, LENGTHS, FIT OF MATERIALS, ETC.

- DO NOT PLACE MATERIALS OR EQUIPMENT ON FLOORS OR ROOFS IN EXCESS OF THE INDICATED DESIGN LIVE LOADS. AVOID IMPACT LOADING.

- DETAILS, SECTIONS AND NOTES DESIGNATED AS "TYPICAL" ARE INTENDED TO SHOW INTENT. THEY SHALL ALSO APPLY TO SIMILAR SITUATIONS, UNLESS NOTED OTHERWISE.

- EXISTING CONDITIONS AND RELATED DIMENSIONS INDICATED IN THE CONTRACT DOCUMENTS SHALL BE FIELD VERIFIED PRIOR TO IMPLEMENTING WORK. CONDITIONS THAT DIFFER FROM THOSE INDICATED IN THE CONTRACT DOCUMENTS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO IMPLEMENTING WORK.

- THE SPECIFICATIONS AND STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE AND, UNLESS OTHERWISE NOTED, DO NOT INDICATE THE METHOD OF CONSTRUCTION.

- THE BUILDING IS DESIGNED FOR PERMANENT LOADS APPLIED TO THE STRUCTURE IN ITS FINAL CONFIGURATION. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF THE STRUCTURE DURING CONSTRUCTION, AND SHALL PROVIDE ADEQUATE SHORING AND/OR TEMPORARY SUPPORT, WHEREVER REQUIRED, TO THE EXISTING AND NEW STRUCTURES, DURING THE ENTIRE CONSTRUCTION PERIOD.

- THE CONTRACTOR SHALL MAKE NO DEVIATIONS FROM THE DESIGN DRAWINGS WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT.

DESIGN LOADS

STRUCTURAL DESIGN OF THIS BUILDING IS IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODE AND ASCE 7-16.

GRAVITY

ROOF: DL 15 PSF + 5 PSF (COLLATERAL) = 20 PSF
LL 25 PSF (SNOW, NO DRIFT) (Pg = 30 PSF, FLAT ROOF SNOW = 25 PSF)

WIND

BASIC WIND SPEED - 100 MPH
Ic = 1.0
RISK CATEGORY - I
EXPOSURE C
INTERNAL PRESSURE COEFFICIENT
Gc1 = +0.18
G = 0.85

SEISMIC

SEISMIC RISK CATEGORY I

SITE CLASS D

DESIGN CATEGORY B

Ss = 0.077
Si = 0.049

Ic = 1.0

STRUCTURAL CONCRETE NOTES

A. GENERAL

- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS SHOWING THE LOCATIONS OF ALL CONSTRUCTION JOINTS, CONTROL JOINTS, CURBS, SLAB DEPRESSIONS, SLEEVES, OPENINGS, ETC.
- BEAMS, SLABS, WALLS AND FOUNDATION ELEMENTS SHALL NOT BE SLEEVED OR BOXED-OUT OR HAVE THE REINFORCING INTERRUPTED, EXCEPT AS INDICATED ON THE STRUCTURAL DRAWINGS.
- FORMWORK FOR ARCHITECTURALLY EXPOSED CONCRETE SHALL BE SMOOTH TO PROVIDE A FINISH ACCEPTABLE TO THE ARCHITECT. ANY FINS OR MARKS SHALL BE RUBBED SMOOTH. REFER TO ARCHITECTURAL DRAWINGS FOR ALL REVEALS IN EXPOSED CONCRETE.
- SEE ARCHITECTURAL, HVAC, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL WALL/SLAB OPENINGS, WALL AND SLAB OPENINGS AND CORES SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL.
- THE CONTRACTOR SHALL PERFORM AND SUBMIT INSTRUMENT SURVEYS OF FINISHED REINFORCED CONCRETE SLAB SURFACES, BOTH BEFORE AND AFTER REMOVAL OF FORMWORK AND/OR SHORING SYSTEMS WHEN REQUIRED TO VERIFY AS-BUILT TOLERANCES.
- THE CONTRACTOR CONTRACTOR SHALL PROVIDE ALL CURBS, EQUIPMENT PADS AND ELECTRICAL CONDUIT ENCASUREMENT, AS INDICATED ON THE ARCHITECTURAL AND M.E.P. DOCUMENTS. SEE ARCHITECTURAL AND M.E.P. DRAWINGS FOR TYPE AND LOCATION OF ALL FLOOR FINISHES, FLOOR DEPRESSIONS, CURBS, EQUIPMENT PADS, AND CONDUIT.

B. CONCRETE

CONCRETE MATERIALS SCHEDULE			
LOCATION	CONCRETE COMPRESSIVE STRENGTH	CONCRETE TYPE	REMARKS
FOUNDATION WALLS AND FOOTINGS	5000 PSI	145 PCF NORMAL WEIGHT	
SLAB ON GRADE	4000 PSI	145 PCF NORMAL WEIGHT	
ARCHITECTURAL FILLS AND EQUIPMENT PADS	4000 PSI	145 PCF NORMAL WEIGHT	

- ALL CAST-IN-PLACE CONCRETE SHALL BE OF THE TYPES AS INDICATED IN THE CONCRETE MATERIALS SCHEDULE, AND HAVING MINIMUM 28-DAY OR 56-DAY COMPRESSIVE STRENGTHS.

- ALL CONCRETE SHALL CONTAIN A SPECIFIED WATER REDUCING, PLASTICIZING ADMIXTURE. A SPECIFIED, HIGH-RANGE, WATER REDUCING ADMIXTURES MAY BE UTILIZED AT THE CONTRACTOR'S OPTION. ALL CONCRETE PERMANENTLY EXPOSED TO THE WEATHER SHALL ALSO CONTAIN A SPECIFIED AIR-ENTRAPPING ADMIXTURE TO PROVIDE PERCENTAGE OF AIR REQUIRED FOR SEVERE EXPOSURE PER ACI 318.

- NO CALCIUM CHLORIDE SHALL BE USED IN ANY CONCRETE.

- EXPOSED CONCRETE SHALL BE AIR-ENTRAINED 6%± 5% WITH A MAXIMUM W/C RATIO OF 0.4.

C. REINFORCING

- ALL REINFORCING BARS SHALL BE NEW BILLET STEEL CONFORMING TO THE STANDARDS OF ASTM A615, GRADE 60. REINFORCING BARS TO BE WELDED SHALL BE ASTM A955 REINFORCING IN THE FOLLOWING AREAS SHALL BE EPOXY COATED AND SHALL CONFORM TO THE STANDARDS OF ASTM A775.

- ALL WELDED WIRE FABRIC (W.W.F.) SHALL CONFORM TO THE STANDARDS OF ASTM A185. EPOXY COATED W.W.F. SHALL CONFORM TO THE STANDARDS OF ASTM A884, CLASS A.

- ALL CONCRETE REINFORCEMENT SHALL BE DETAILED, FABRICATED, LABELED, SUPPORTED, SPACED IN FORM, AND SECURED TO THE FOUNDATION SUBGRADE AT ALL TIMES. THE DETAILED SYSTEM SHALL BE MAINTAINED UNTIL ALL LOWER LEVEL AND GROUND LEVEL SLABS, PERIMETER WALLS AND WATERPROOFING ARE INSTALLED AND THE PERMANENT BUILDING DRAINAGE SYSTEM IS FULLY OPERATIONAL.

- THE CONTRACTOR SHALL SUBMIT CHECKED SHOP DRAWINGS SHOWING REINFORCING DETAILS, INCLUDING STEEL SIZES, SPACING, PLACEMENT AND SUPPORT DETAILS AND DOWELS AT EXPANSION JOINTS FOR REVIEW PRIOR TO FABRICATION.

- ALL REINFORCING SPLICES SHALL BE CLASS B TENSION LAP SPLICES PER THE LATEST EDITION OF THE "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" ACI 318, UNLESS NOTED OTHERWISE.

- ALL WELDED WIRE FABRIC SHALL BE LAPPED TWO (2) FULL MESH PANELS AND TIED SECURELY.

- WHERE REQUIRED, DOWELS SHALL MATCH THE SIZE AND NUMBER OF MAIN REINFORCING, UNLESS NOTED OTHERWISE.

- ALL WALLS AND STRUCTURAL SLABS SHALL BE REINFORCED WITH AT LEAST NO. 4 BARS AT 12" ON CENTER EACH WAY, EACH FACE, UNLESS NOTED OTHERWISE. ALL SLABS-ON-GRADE SHALL BE REINFORCED WITH AT LEAST ONE (1) LAYER OF 6# W28/W29 W.W.F., UNLESS NOTED OTHERWISE. PROVIDE ONE (1) LAYER OF 6# W41/W41.4 W.W.F. CONTINUOUS IN ALL CONCRETE FILLS ABOVE STRUCTURAL SLABS. ALL MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT PADS SHALL BE REINFORCED WITH AT LEAST ONE (1) LAYER OF 6# W41/W41.4 W.W.F. (SEE H.V.A.C., PLUMBING AND ELECTRICAL DRAWINGS FOR ADDITIONAL REINFORCING REQUIREMENTS FOR PADS) UNLESS NOTED OTHERWISE.

- ADDITIONAL BARS SHALL BE PROVIDED AROUND ALL FLOOR AND WALL OPENINGS, AS INDICATED ON DETAILS.

- BAR SUPPORTS IN CONTACT WITH EXPOSED SURFACES SHALL BE PLASTIC TIPPED.

- THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT, UNLESS LARGER COVER IS NOTED ELSEWHERE:

CONDITION	COVER
CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"
CONCRETE EXPOSED TO EARTH OR WEATHER (16" THRU #18 BARS)	2"
CONCRETE EXPOSED TO EARTH OR WEATHER (16 BARS, W318D31 WIRE AND SMALLER)	1 1/2"
CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND SLABS, WALLS, JOISTS #14 AND #18 BARS	1 1/2"
CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND SLABS, WALLS, JOISTS #11 BAR AND SMALLER	3/4"
CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND BEAMS AND COLUMNS, PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS	1 1/2"

D. CONSTRUCTION JOINTS

- CONSTRUCTION JOINTS IN ALL WALLS, ELEVATED SLABS AND BEAMS SHALL NOT BE FURTHER APART THAN 60 FEET IN ANY DIRECTION.

- ALL CONSTRUCTION JOINTS SHALL BE WIRE BRUSHED, CLEANED AND MOISTENED IMMEDIATELY PRIOR TO PLACING NEW CONCRETE.

- PLACE ALL SLABS-ON-GRADE IN STRIP POURS OF 30'-0" MAXIMUM WIDTH WITH A MINIMUM OF 24 HOURS BETWEEN ADJACENT POURS. STRIP POURED SLABS SHALL HAVE SAWCUT CONTROL JOINTS AT 15'-0" (MAX) CENTERS.

- ALLOW A MINIMUM OF 24 HOURS BETWEEN PLACEMENT OF CONCRETE FOR COLUMNS, WALLS OR PIERIS AND PLACEMENT OF CONCRETE ON THE ADJACENT FLOOR.

- ALL CONSTRUCTION JOINTS BELOW GRADE SHALL CONTAIN AN APPROVED EXPANDING BENTONITE WATERSTOP MATERIAL.

E. CURING AND SEALING

- PROVIDE SPECIFIED CURING COMPOUND AND SEALER FOR THE TOP SURFACE OF ALL SLAB WORK, UNLESS NOTED OTHERWISE.

- PROVIDE SPECIFIED CURING COMPOUND, SEALER, AND HARDENER FOR ALL SLABS IN M.E.P. AND STORAGE AREAS, UNLESS NOTED OTHERWISE.

- VERIFY COMPATIBILITY OF SPECIFIED SEALERS AND/OR HARDENERS WITH ARCHITECTURAL TOPPAVES AND FINISHES.

EXCAVATION NOTES

- THE PERIMETER OF EXCAVATIONS SHALL BE RETAINED BY A SOIL RETENTION SYSTEM. THE DESIGN, INSTALLATION, MAINTENANCE AND REMOVAL OF THE RETENTION SYSTEM SHALL BE THE COMPLETE AND SOLE RESPONSIBILITY OF THE CONTRACTOR. THE EXCAVATION RETENTION SYSTEM SHALL BE DESIGNED AND INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE GEOTECHNICAL DESIGN PARAMETERS AND SOIL PRESSURES AS INDICATED IN THE GEOTECHNICAL EXPLORATION REPORT.

- THE CONTRACTOR SHALL COORDINATE ALL ELEMENTS OF THE SOIL RETENTION SYSTEM WITH ALL ELEMENTS OF THE PERMANENT BUILDING.

- ALL EXCAVATION SHALL BE BASED UPON ENGINEERING DRAWINGS PREPARED BY THE CONTRACTOR, INCLUDING PLANS AND SECTIONS OF EXCAVATION SEQUENCES. THE EXCAVATION SEQUENCES SHALL BE CONTROLLED TO MATCH THE REQUIREMENTS OF THE DESIGN OF THE SOIL RETENTION SYSTEM.

- THE CONTRACTOR SHALL PROVIDE ALL MEASURES AND PRECAUTIONS NECESSARY TO PREVENT DAMAGE, OR MAXIMIZE SETTLEMENT OF EXISTING OR NEW CONSTRUCTION INSIDE OR OUTSIDE THE PROJECT LIMITS. ANY DAMAGE TO NEW OR EXISTING CONSTRUCTION, INSIDE OR OUTSIDE OF THE PROJECT LIMITS, CAUSED BY CONSTRUCTION TECHNIQUES OR MOVEMENT OF THE SOIL RETENTION SYSTEM, IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

- PRIOR TO ANY EXCAVATION OR INSTALLATION OF ELEMENTS OF THE SOIL RETENTION SYSTEM, THE CONTRACTOR SHALL ESTABLISH A GRID OF SURVEY POINTS AROUND THE PERIMETER OF THE AREA TO BE EXCAVATED, INCLUDING POINTS UP TO 200 FEET BEYOND THE PERIMETER. THESE POINTS SHALL BE SURVEYED FOR VERTICAL AND HORIZONTAL MOVEMENT AT FREQUENT INTERVALS DURING ACTIVE EXCAVATION, AND CONTINUED DURING EACH SUBSEQUENT PHASE OF THE WORK, AND SUBMITTED TO THE ARCHITECT FOR INFORMATION.

- THE GENERAL EXCAVATION ACROSS THE SITE SHALL NOT EXTEND DEEPER THAN THE SLAB-ON-GRADE SUBGRADE ELEVATION. THE EXCAVATIONS FOR GRADE BEAMS, SPREAD FOOTINGS, PITS, ETC. SHALL BE EXCAVATED ON AN INDIVIDUAL, LOCALIZED BASIS DOWN FROM THE SLAB-ON-GRADE SUBGRADE.

- THE CONTRACTOR SHALL PROVIDE SURFACE DRAINAGE CHANNELS AND SUMPS AND SUMP PUMPS TO PROTECT ALL EXCAVATIONS FROM FLOODING.

- THE SITE SHALL BE DRAINAGED, AS REQUIRED, BEFORE (OR AS) THE EXCAVATION PROCEEDS. THE CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION AND EQUIPMENT FOR THE DRAINAGE SYSTEM INCLUDING, BUT NOT LIMITED TO, TRENCHES, SUMPS, DRAINAGE WELLS, WELL POINTS, OBSERVATION WELLS, PUMPING SYSTEM, DISPOSAL LOCATION, SETTLING BASINS, MAINTENANCE AND EMERGENCY BACK-UP EQUIPMENT, ETC. THE DRAINAGE SYSTEM SHALL MAINTAIN THE WATER LEVEL A MINIMUM OF 3 FEET BELOW THE DEEPEST FOUNDATION SUBGRADE AT ALL TIMES. THE DRAINAGE SYSTEM SHALL BE MAINTAINED UNTIL ALL LOWER LEVEL AND GROUND LEVEL SLABS, PERIMETER WALLS AND WATERPROOFING ARE INSTALLED AND THE PERMANENT BUILDING DRAINAGE SYSTEM IS FULLY OPERATIONAL.

- THE OWNER'S SOIL TESTING LABORATORY SHALL REVIEW AND CONTINUOUSLY MONITOR THE EXCAVATION, DRAINAGE AND SOIL RETENTION SYSTEMS. THE CONTRACTOR SHALL INSTALL AND CONTINUOUSLY SURVEY:
 - VERTICAL AND HORIZONTAL MOVEMENTS OF THE SOIL RETENTION SYSTEM AND EXCAVATIONS.
 - BENCH MARKS ADJACENT TO AND AWAY FROM THE SITE PERIMETER FOR VERTICAL AND HORIZONTAL MOVEMENTS.
 - OBSERVATION WELLS FOR MONITORING WATER LEVELS BELOW GROUND SURFACE.

- SEE SPECIFICATION SECTION 02300, "EARTHWORK - STRUCTURES", FOR ADDITIONAL REQUIREMENTS.

STRUCTURAL JOIST NOTES

- STEEL JOISTS INCLUDE ALL PROPRIETARY JOISTS (K JOISTS, LH JOISTS AND JOIST GRIDERS), WHICH SHALL MEET ALL THE CRITERIA IN THE "STEEL JOIST INSTITUTE SPECIFICATION" LATEST EDITION. ALL JOISTS SHALL HAVE THE MATERIAL TYPES AND LOAD CAPACITIES REQUIRED FOR THE DEPTHS AND SPANS INDICATED ON THE DRAWINGS.

- STEEL JOISTS WHERE REQUIRED SHALL BE CAMBERED PER THE STANDARDS OF THE STEEL JOIST INSTITUTE, UNLESS NOTED OTHERWISE.

- THE STEEL JOIST CONTRACTOR SHALL SUBMIT STRUCTURAL ENGINEERING DESIGN CALCULATIONS, PREPARED AND SEALED BY A LICENSED STRUCTURAL ENGINEER REGISTERED IN THE STATE OF ILLINOIS, FOR ALL JOISTS AND JOIST CONNECTIONS. THE JOIST DESIGN SHALL MEET THE REQUIREMENTS OF THE DRAWINGS AND THE GOVERNING BUILDING CODE, LATEST EDITION. THE CONTRACTOR SHALL PROVIDE DETAILED AND CHECKED SHOP DRAWINGS FOR ALL JOISTS, ANCHORAGES AND BRIDGING.

- ALL JOISTS SHALL HAVE CONTINUOUS DIAGONAL BRIDGING MEMBERS FASTENED DIRECTLY TO EACH JOIST AS INDICATED OR AS REQUIRED FOR THE LOADINGS SPECIFIED.

- DOUBLE AXLES SHALL BE USED FOR BOTTOM CHORD MEMBERS. ROUND BOTTOM CHORDS WILL NOT BE ACCEPTABLE FOR JOISTS. BOTTOM CHORD EXTENSIONS UTILIZED FOR BRACING SHALL BE DESIGNED FOR COMPRESSION LOADS DUE TO CONTINUITY.

- THE MINIMUM THICKNESS FOR TOP CHORDS, BOTTOM CHORDS, WEB MEMBERS AND BRIDGING MEMBERS SHALL BE 1/8 INCH. SPLICE INDIVIDUAL CHORD MEMBERS IN ALTERNATE PANELS. FIELD SPLICES SHALL BE UNACCEPTABLE WITHOUT PRIOR REVIEW BY THE ARCHITECT.

- ALL CONCENTRATED HANGING LOADS SHALL OCCUR ONLY AT THE PANEL POINTS OF THE JOISTS OR AS INDICATED ON THE DRAWINGS AND SHALL BE SUSPENDED ONLY WITH ACCEPTABLE JOIST HANGER DEVICES.

- ALL JOISTS SHALL BE CLEANED AND SHOP PRINED AFTER 100 PERCENT VISUAL INSPECTION.

- ALL JOIST FABRICATION AND ERECTION WORK WILL BE VISUALLY INSPECTED BY THE OWNER'S TESTING AGENCY. FULL PENETRATION CHORD SPLICES WILL BE ULTRASONICALLY TESTED.

GENERAL FOUNDATION NOTES

- THE ASSUMED BEARING CAPACITY IS 2000 PSF. HOWEVER THIS IS FOR INFORMATION ONLY, AND NOT WARRANTED BY THE OWNER AS ACCURATE OR REPRESENTING ALL CONDITIONS TO BE ENCOUNTERED IN THE WORK. IT IS THE INTENT OF THE CONTRACT DOCUMENTS THAT THE FOUNDATIONS ARE TO BE BUILT AT THE ELEVATIONS INDICATED. SHOULD UNSUITABLE SOIL OR FILL BE ENCOUNTERED AT THE BEARING ELEVATIONS, THE GENERAL CONTRACTOR MUST NOTIFY THE STRUCTURAL ENGINEER AND ARCHITECT, IF REQUIRED BY SITE CONDITIONS. THE OWNER WILL HIRE A SOIL TESTING LABORATORY. THE OWNER'S SOIL TESTING LABORATORY SOLELY SHALL DETERMINE WHETHER SUCH SOILS ARE SATISFACTORY OR REQUIRE REPLACEMENT. ALL SUCH UNSUITABLE SOIL SHALL BE REMOVED AND REPLACED WITH ENGINEERED FILL MATERIAL PLACED AND COMPACTED AS SPECIFIED AND AS RECOMMENDED BY THE SOIL TESTING LABORATORY AND STRUCTURAL ENGINEER.

- THE SOIL SUBGRADE FOR ALL FOOTINGS AND SLABS SHALL BE INSPECTED AND APPROVED BY THE OWNER'S TESTING LABORATORY IMMEDIATELY PRIOR TO PLACING FOUNDATION CONCRETE OR CONCRETE SLABS.

- FOOTING SUBGRADES, AS REQUIRED BY THE OWNER'S SOIL TESTING LABORATORY, AND THE UPPER 12 INCHES OF ALL SLAB SUBGRADES, INCLUDING PIT SLABS, SHALL BE COMPACTED TO 95 PERCENT OF MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT (ASTM D1557). ALL BACKFILL AROUND AND ABOVE ALL FOUNDATION ELEMENTS, INCLUDING FOOTINGS, GRADE BEAMS, WALLS AND PITS SHALL BE PLACED IN LAYERS NOT TO EXCEED 6 INCHES IN THICKNESS AND SHALL BE COMPACTED TO 95 PERCENT OF THE MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT (ASTM D1557) TO WITHIN 12 INCHES OF THE SLAB SUBGRADE.

- DO NOT BACKFILL AGAINST BASEMENT WALLS UNTIL THE GROUND FLOOR AND LOWER LEVEL SLABS HAVE BEEN PLACED AND THE CONCRETE HAS OBTAINED FULL DESIGN STRENGTH.

- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY MEASURES TO PREVENT ANY WATER, FROST, OR ICE FROM PENETRATING ANY FOOTING OR STRUCTURAL SLAB SUBGRADE BEFORE AND AFTER PLACING OF CONCRETE AND UNTIL SUCH SUBGRADES ARE FULLY PROTECTED BY THE PERMANENT BUILDING STRUCTURE.

- NO MUD SLABS, FOOTINGS OR STRUCTURAL SLABS SHALL BE PLACED INTO OR AGAINST SUBGRADES CONTAINING FREE WATER, FROST, OR ICE. SHOULD WATER OR FROST ENTER A FOOTING, MUD SLAB OR STRUCTURAL SLAB EXCAVATION AFTER SUBGRADE APPROVAL, THE SUBGRADE SHALL BE RESPECTED BY THE OWNER'S SOIL TESTING LABORATORY AFTER REMOVAL OF WATER, FROST, OR ICE.

- ALL EXCAVATIONS SHALL BE THOROUGHLY CLEANED IMMEDIATELY PRIOR TO CONCRETE PLACEMENT.

- PLACE REINFORCING STEEL AND CONCRETE AS SOON AS POSSIBLE AFTER EXCAVATION FOR THE FOUNDATION SYSTEM.

- THE CONCRETE FOR EACH ISOLATED FOOTING SHALL BE PLACED IN ONE (1) CONTINUOUS POUR.

- ALL SLABS-ON-GRADE SHALL BE PLACED OVER A CONTINUOUS VAPOR RETARDER OVER A MINIMUM OF 9 INCHES OF GRANULAR MATERIAL COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT (ASTM D1557) WHICH IS PLACED OVER A COMPACTED SOIL SUBGRADE.

- ALL PERIMETER WALL AND COLUMN FOOTINGS SHALL BEAR A MINIMUM OF 3'-6" BELOW THE FINISHED GRADES INDICATED ON THE CIVIL DRAWINGS.

- SEE PLUMBING AND CIVIL DRAWINGS FOR UNDER FLOOR AND PERIMETER WALL DRAINAGE SYSTEMS, AND SPECIAL GRANULAR FILL MATERIALS FOR SUCH DRAINAGE SYSTEMS.

STRUCTURAL STEEL NOTES

A. GENERAL

- ALL DETAILING, FABRICATION, AND ERECTION SHALL CONFORM TO AISC (LOAD AND RESISTANCE FACTOR DESIGN) SPECIFICATIONS AND CODES, LATEST EDITIONS.

- ALL WELDING WORK SHALL CONFORM TO THE AWS D1.1, "STRUCTURAL WELDING CODE - STEEL", LATEST EDITION, AND SHALL BE PERFORMED BY AWS CERTIFIED WELDERS.

- COMPOSITE BEAMS HAVE BEEN DESIGNED FOR UN-SHORED CONDITIONS ASSUMING A CONSTRUCTION LIVE LOAD OF 20 PSF, UNLESS NOTED OTHERWISE. SHORE BEAMS AND SLABS FOR CONSTRUCTION LIVE LOADS IN EXCESS OF 20 PSF.

- THERE SHALL BE NO FIELD CUTTING OF STRUCTURAL STEEL MEMBERS FOR THE WORK OF OTHER TRADES WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ARCHITECT.

- PRIME PAINT ALL STRUCTURAL STEEL UNLESS NOTED IN THE SPECIFICATIONS. CLEAN AND TOUCH UP PAINT AFTER ERECTION.

- GALVANIZE ALL STRUCTURAL STEEL PERMANENTLY EXPOSED TO THE WEATHER. CLEAN AND TOUCH UP GALVANIZING AFTER ERECTION.

- PROVIDE SPRAY ON FIREPROOFING TO MEET UL RATINGS AS INDICATED ON ARCHITECTURAL DRAWINGS.

- SEE SPECIFICATION SECTION 05120, "STRUCTURAL STEEL", FOR ADDITIONAL REQUIREMENTS.

- THESE DRAWINGS SHALL NOT BE CONSIDERED "RELEASED FOR CONSTRUCTION" UNTIL SPECIFICALLY SO INDICATED IN THE ISSUE BLOCK.

B. MATERIALS

- STRUCTURAL STEEL GRADES FOR ROLLED SHAPES AND PLATES SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE:

CONDITION	GRADE AND YIELD STRENGTH
WIDE FLANGES	ASTM A597 (FY = 50 ksi)
BUILT-UP PLATE GIRDERS AND COLUMNS	ASTM A572, GRADE 50 (FY = 50 ksi)
COLUMN BASE PLATES	ASTM A36
ANGLES AND CHANNELS	ASTM A36
MISCELLANEOUS PLATES	ASTM A36

- ALL STRUCTURAL STEEL TUBE SHAPES (HSS) SHALL BE ASTM A500, GRADE B (FY = 48 ksi), UNLESS NOTED OTHERWISE.

- ALL STRUCTURAL STEEL PIPE SHALL BE ASTM A53, TYPE S, GRADE B (FY = 35 ksi), UNLESS NOTED OTHERWISE.

- ALL STEEL ROOF SHALL BE ASTM A36.

- ALL BOLTS, NUTS AND WASHERS SHALL BE HIGH STRENGTH AND CONFORM TO THE REQUIREMENTS OF ASTM A325 OR A490.

- ALL ANCHOR BOLTS SHALL BE ASTM A36.

- WELDING ELECTRODES SHALL BE E70XX FOR SHOP WELDS AND E7018 FOR FIELD WELDS.

C. CONNECTIONS

- ALL CONNECTIONS FOR WHICH NO DESIGNS ARE INDICATED SHALL BE DESIGNED AND DETAILED BY THE FABRICATOR. DETAILING SHALL BE PERFORMED USING RATIONAL ENGINEERING DESIGN AND STANDARD PRACTICE IN ACCORDANCE WITH THE AISC MANUAL OF STEEL CONSTRUCTION VOLUME 8 AND THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE GENERAL DETAILS INDICATED ON THE DRAWINGS ARE CONCEPTUAL ONLY AND DO NOT INDICATE THE REQUIRED NUMBER OF BOLTS OR WELD SIZES, UNLESS SPECIFICALLY NOTED. THE CONTRACTOR SHALL SUBMIT ENGINEERING CALCULATIONS AND CONNECTION DETAIL DRAWINGS FOR EACH CONNECTION TYPE, MEMBER SIZE, AND REACTION INDICATED ON THE DRAWINGS FOR REVIEW TOGETHER WITH THE SUBMITTAL OF STRUCTURAL STEEL SHOP DRAWINGS. AFTER REVIEW, THESE DETAIL DRAWINGS SHALL BE UTILIZED AS THE STANDARD FOR FABRICATION AND SHOP DRAWING DETAILING. THE DESIGN CALCULATIONS SHALL BE PREPARED AND SEALED BY A LICENSED STRUCTURAL ENGINEER IN THE STATE OF ILLINOIS.
- ALL CONNECTIONS, UNLESS NOTED OTHERWISE, SHALL BE SIMPLE SHEAR CONNECTIONS UTILIZING "SHORT SLOTTED" HOLES AND HIGH-STRENGTH BOLTS IN BEARING-TYPE CONNECTIONS WITH THREADS INCLUDED IN THE SHEAR PLANE. THE CONNECTION CAPACITIES SHALL BE AS INDICATED IN NOTE C5, BELOW.

- BEAM TO COLUMN AND BEAM TO BEAM CONNECTIONS SHALL BE MOMENT CONNECTED WHERE INDICATED ON THE DRAWINGS. THE WEB SHEAR CONNECTION FOR THESE MEMBERS SHALL UTILIZE SLIP CRITICAL TYPE CONNECTIONS WITH HIGH-STRENGTH BOLTS FOR THE CAPACITIES INDICATED IN NOTE C5, BELOW. THE FLANGE CONNECTIONS SHALL BE DETAILED TO DEVELOP THE FULL BENDING CAPACITY OF THE MEMBER.

- HIGH STRENGTH BOLTS FOR CONNECTIONS, OTHER THAN THOSE DESIGNATED AS SLIP CRITICAL, SHALL BE TIGHTENED TO A SLIP TIGHT CONDITION. HIGH STRENGTH BOLTS FOR CONNECTIONS DESIGNATED AS SLIP CRITICAL, SHALL BE TIGHTENED AS PER THE RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS.

- MINIMUM ALLOWABLE SHEAR CAPACITIES FOR STANDARD ROLLED SHAPES (FACTORED LOADS)

SHAPE	SHEAR CAPACITY	SHAPE	SHEAR CAPACITY
W40	215 KIPS	W21	60 KIPS
W36	200 KIPS	W18	75 KIPS
W33	155 KIPS	W16	60 KIPS
W30	140 KIPS	W14	35 KIPS
W27	140 KIPS	W12	35 KIPS
W24	130 KIPS	W10	19 KIPS
W21	105 KIPS	W8	19 KIPS

STRUCTURAL STEEL ROOF DECK NOTES

- ALL ROOF DECK SHALL BE FABRICATED FROM STEEL CONFORMING TO THE STANDARDS OF ASTM A583-94, STRUCTURAL QUALITY, HAVING A MINIMUM YIELD STRENGTH OF 33,000 PSI. ALL METAL DECK SHALL BE HOT-DIPPED GALVANIZED TO THE STANDARDS OF ASTM A525 WITH A MINIMUM COATING CLASS OF G-90.
- ALL ROOF DECK SHALL BE WIDE RIBBED, UNLESS NOTED OTHERWISE, WITH THE DEPTH AS INDICATED ON THE STRUCTURAL DRAWINGS. THE DECK GAUGE SHALL BE AS INDICATED ON THE DRAWINGS, BUT NOT LESS THAN 20 GAUGE.
- THE CONTRACTOR SHALL PROVIDE DETAILED AND CHECKED SHOP DRAWINGS INDICATING LOCATION, GAUGE, AND SIZE OF EACH PIECE OF DECKING AND RELATED DECKING ACCESSORIES. THE DRAWINGS SHALL CLEARLY SHOW WELDING DETAILS TO STRUCTURAL FRAMING ELEMENTS, SIDE LAP CONNECTION DETAILS, DECK OPENING/EDGE CLOSURES, AND SUPPLEMENTARY DECK AND/OR CLOSURE REINFORCING.
- ALL ROOF DECK SHALL BE WELDED AT 12 INCHES MAXIMUM ON CENTER TO THE SUPPORTING STEEL WITH A 5/8" DIAMETER PLUG WELD. SIDE LAPS SHALL BE FASTENED AT 30 INCHES MAXIMUM ON CENTER, UNLESS NOTED OTHERWISE.
- PROVIDE CONTINUOUS METAL CLOSURES AT ALL DECK OPENINGS AND DECK EDGES, UNLESS NOTED OTHERWISE.
- PROVIDE COLUMN CLOSURES AND SUMP PLATES AT PANG PENETRATIONS AS REQUIRED. PROVIDE SUPPLEMENTAL FRAMING INCLUDING REINFORCING PLATES AT OPENINGS, AS INDICATED ON THE DRAWINGS, FOR SUPPORT OF THE ROOF DECK. ALL DECK OPENINGS SHALL BE COORDINATED WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
- NO LOADS SHALL BE PERMITTED TO BE HUNG FROM ANY DECKING. ALL DUCTWORK, PIPING, ETC., SHALL BE HUNG ON HANGERS DIRECTLY ATTACHED TO THE STRUCTURAL STEEL FRAMING OR FROM SUPPLEMENTARY FRAMING MEMBERS PROVIDED BY THE M.E.P. CONTRACTOR. ALL HANGING LOAD DETAILS SHALL BE SUBMITTED FOR REVIEW.
- THE STEEL DECK HAS BEEN DESIGNED TO SPAN ACROSS A MINIMUM OF TWO SPANS. IF THE DECK AREA ONLY EXTENDS ONE BAY IN THE DIRECTION OF THE SPAN, PROVIDE DECK THAT HAS AN EQUIVALENT LOAD CARRYING CAPACITY TO A TWO SPAN CONDITION.
- THE OWNER'S STEEL TESTING AGENCY SHALL INSPECT AND TEST ALL STEEL ROOF DECK INSTALLATION.

COLD-FORMED METAL FRAMING NOTES

- STEEL ROOF JOISTS, FLOOR JOISTS, STUDS, TRUSS COMPONENTS SHALL BE DESIGNED AND DETAILED IN ACCORDANCE WITH "THE AMERICAN IRON AND STEEL INSTITUTE (AISI) COLD FORMED STEEL DESIGN MANUAL," LATEST EDITION.
- MEMBERS SHALL BE FORMED FROM STEEL MEETING THE REQUIREMENTS OF ASTM A-575-79 WITH MINIMUM YIELD STRENGTH OF 50,000 PSI OR ASTM A-611-78 WITH A MINIMUM YIELD STRENGTH OF 33,000 PSI.
- THE DESIGN AND STRUCTURAL ENGINEERING OF THE COLD-FORMED METAL FRAMING INCLUDING FASTENERS TO THE BUILDING CONSTRUCTION AND THE ASSOCIATED ITEMS OF THE FRAMING ASSEMBLY ARE THE RESPONSIBILITY OF THE FABRICATOR/INSTALLER. DESIGN FRAMING ASSEMBLIES AND ASSOCIATED COMPONENTS OF THE INSTALLATION TO CONFORM WITH THE DESIGN CRITERIA STATED HEREIN.
- ALL STRUCTURAL MEMBERS AND THEIR CONNECTIONS SHALL BE DESIGNED IN ACCORDANCE WITH AISI "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS" LATEST EDITION, BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF ILLINOIS. PROVIDE DESIGN AND ENGINEERING CALCULATIONS PREPARED, SIGNED AND SEALED BY A LICENSED STRUCTURAL ENGINEER IN THE STATE OF ILLINOIS.
- PROVIDE CONTINUOUS BRIDGING AS REQUIRED TO DEVELOP THE FULL CAPACITY OF ALL MEMBERS.
- THE FABRICATION AND ERECTION OF THE MEMBERS SHALL BE IN ACCORDANCE WITH AISI SPECIFICATIONS AND THE STUD MANUFACTURER'S SPECIFICATIONS.

DRILLED-IN ANCHORS

- GENERAL
 - ONLY DRILLED-IN EXPANSION ANCHORS AND DRILLED-IN CHEM/CAULPOXY ANCHORS AND REINFORCEMENT BARS ARE ACCEPTABLE.
 - MEET ALL MANUFACTURERS REQUIREMENTS TO OBTAIN THE LISTED LOAD CAPACITY INCLUDING ANCHOR INSTALLATION PROCEDURES, HOLE DIAMETER, SPACING, EDGE DISTANCE AND EMBEDMENT REQUIREMENTS.
 - DRILLED IN ANCHOR AND REINFORCEMENT BAR SYSTEMS MUST BE REVIEWED AND ACCEPTED BY THE ARCHITECT/STRUCTURAL ENGINEER PRIOR TO INSTALLATION.
 - DRILLING INTO EXISTING CONCRETE OR MASONRY STRUCTURE FOR DRILL-IN REINFORCING OR ANCHORS SHALL BE PERFORMED IN A MANNER THAT AVOIDS DAMAGE TO ALL EXISTING REINFORCEMENT. USE A BAR DETECTION METHOD TO LOCATE BARS PRIOR TO DRILLING.
 - A MINIMUM OF ONE (1) ANCHOR OR REINFORCING BAR IN 50 SHALL BE TESTED BY THE OWNER'S TESTING AGENCY FOR THE NOMINAL ULTIMATE PULL-OUT STRENGTH.

2. DRILLED IN EXPANSION ANCHORS

- ANCHORS SHALL HAVE THE FOLLOWING MINIMUM COMBINED ULTIMATE LOAD CAPACITY IN HOLLOW MASONRY BLOCK WITH A MINIMUM SAFETY FACTOR OF 3.75 (MULTIPLY SLEEVE ANCHOR OR EQUAL).

ALLOWABLE MINIMUM DIAMETER	SHEAR	TENSION	EMBEDMENT
1/2"	1.1 KP	5 KP	4"
5/8"	1.1 KP	5 KP	4"
3/4"	1.1 KP	5 KP	4"

- EXPANSION ANCHORS TO BE 1/2", 5/8" OR 3/4" DIAMETER AS NOTED ON THE DRAWINGS. ANCHORS SHALL HAVE THE FOLLOWING MINIMUM COMBINED ULTIMATE LOAD CAPACITY IN CONCRETE (4000 PSI MAX) WITH A MINIMUM SAFETY FACTOR OF 3.75 (MULTIPLY BOLT ANCHOR OR EQUAL).

ALLOWABLE MINIMUM DIAM.	SHEAR	TENSION	EMBEDMENT
1/2"	3.0 KP	2.4 KP	3-1/2"
3/4"	5.2 KP	7.3 KP	4-3/4"

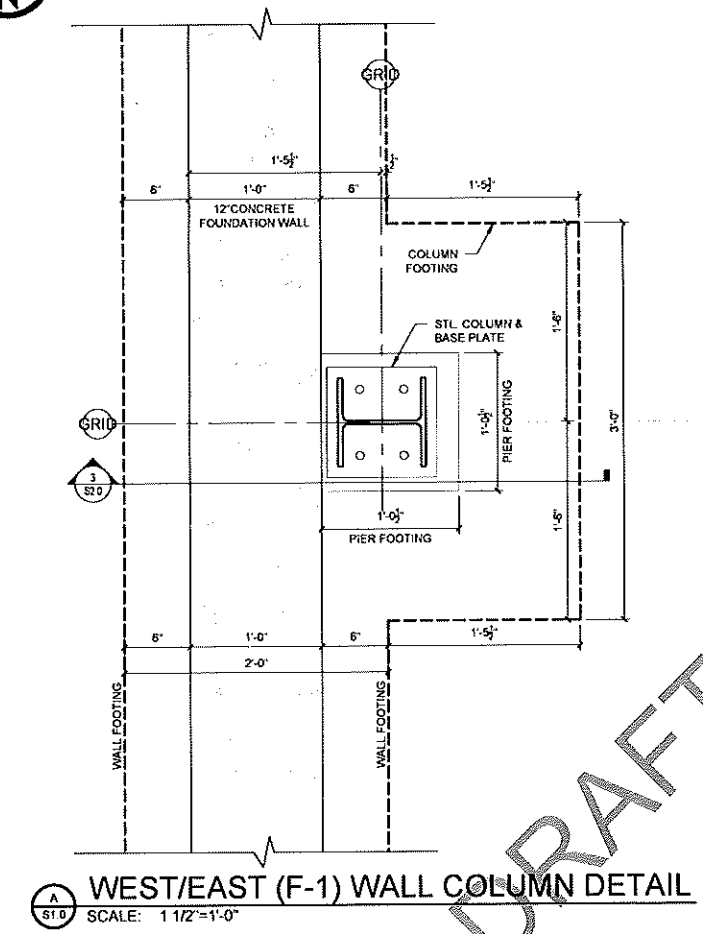
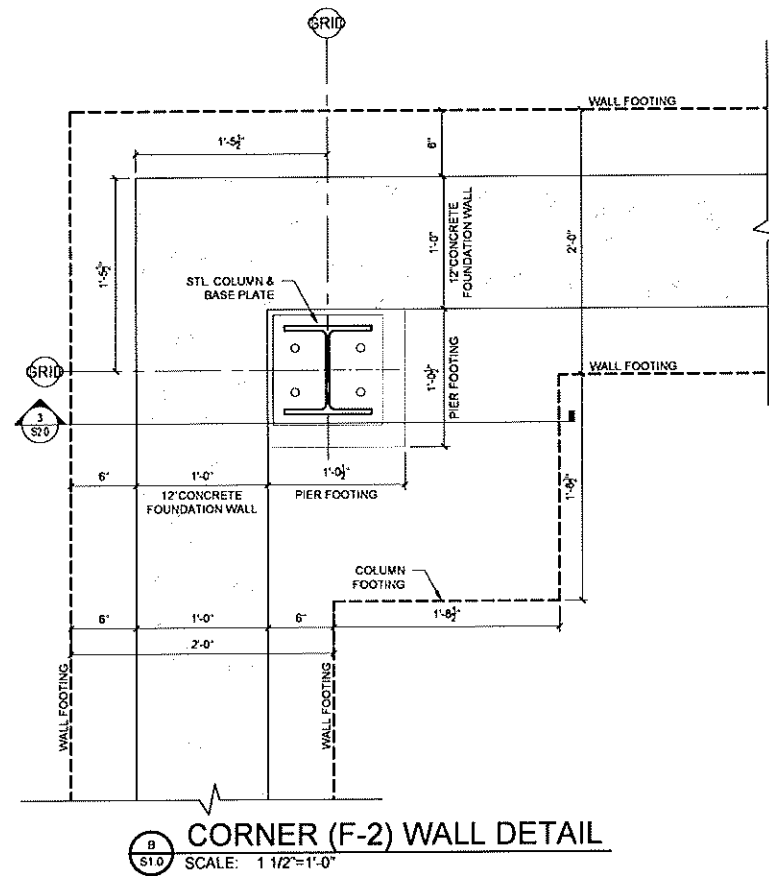
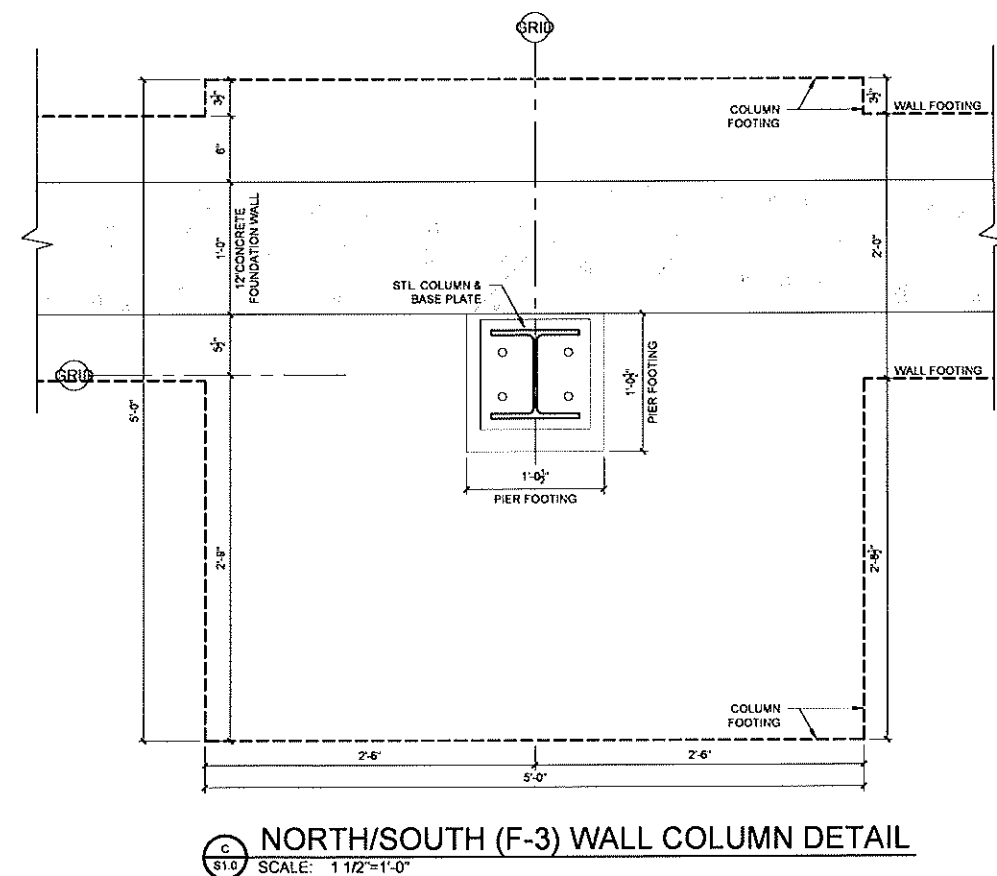
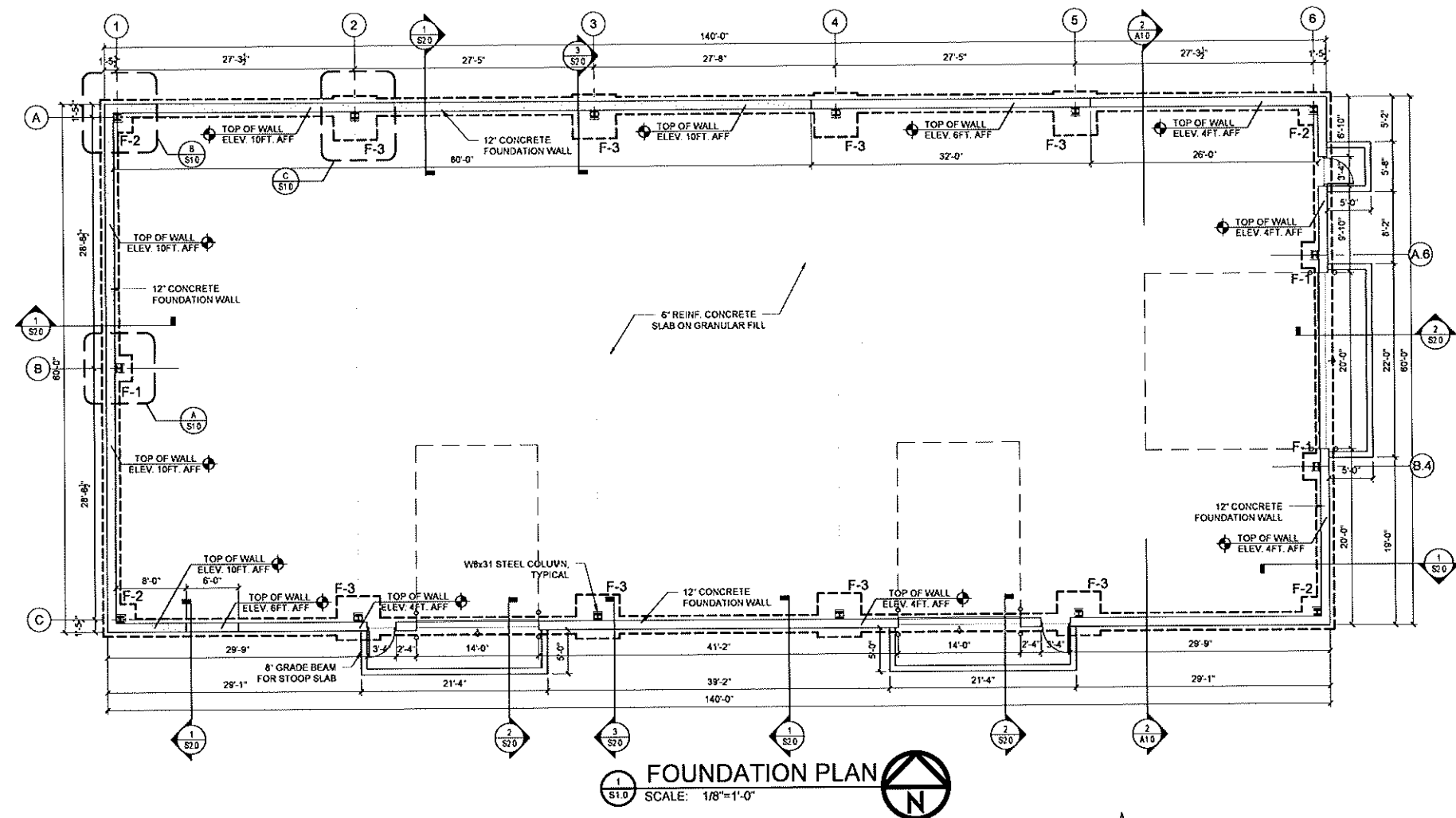
3. DRILLED IN CHEM/CAULPOXY ANCHORS

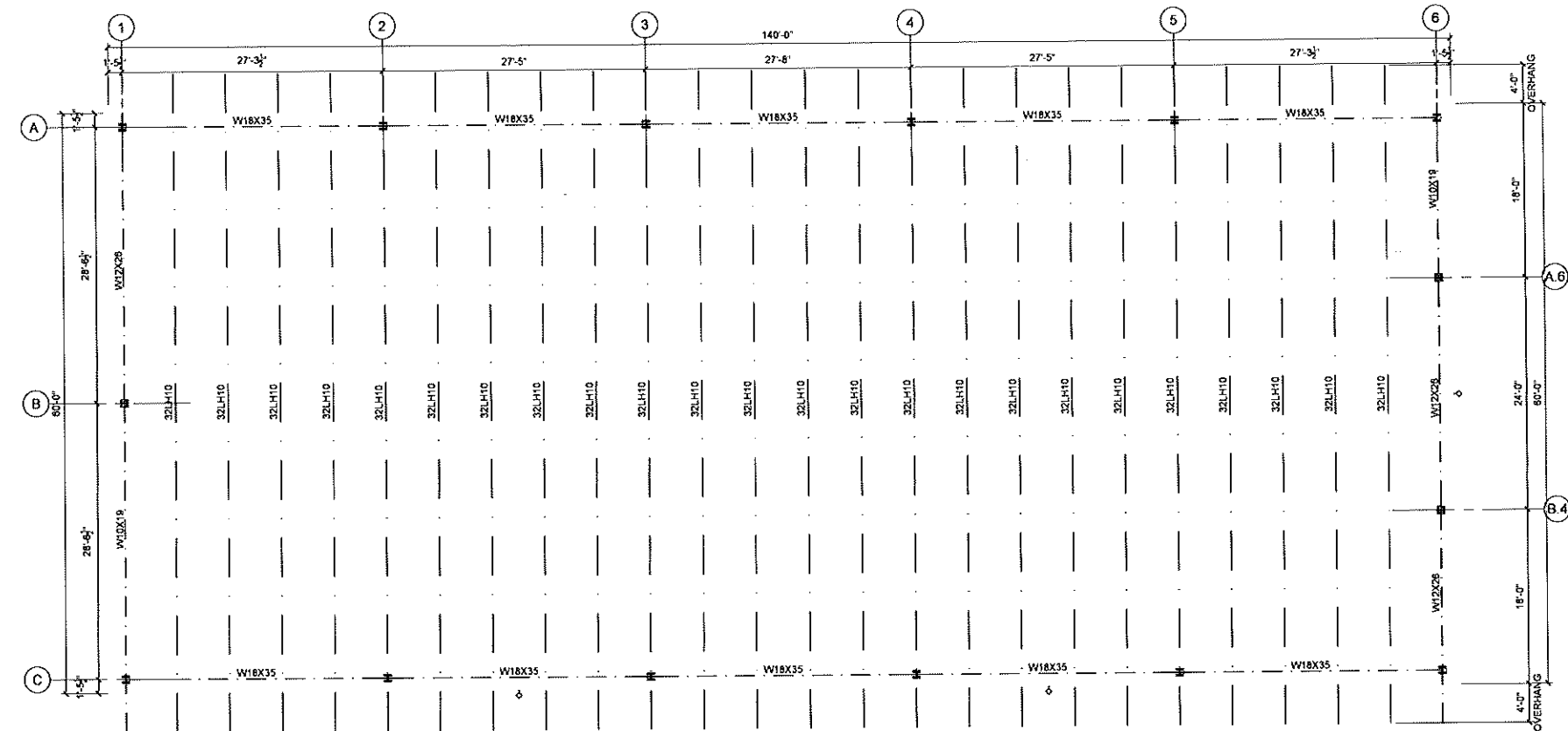
- DRILL AND BOND REINFORCING BAR DOWELS AS INDICATED IN DETAILS.
- MULTI-PLY HT-HY 200 OR APPROVED EQUAL.
- APPROVED EPOXY SHALL BE USED FOR ALL DRILLED-IN REINFORCEMENT/ANCHORS. CEMENT OR OTHER GROUTS SHALL NOT BE USED.
- DRILL HOLES WITH AISI B212.15 MATCHED TOLERANCE CARBIDE TIPPED DRILL BITS WITH DRILL IN, ROTO-HAMMER MODE OR USE A MATCHED TOLERANCE DIAMOND CORE DRILL BIT OF DIAMETER SPECIFIED BY ANCHOR MANUFACTURER. CLEAN HOLE PER MANUFACTURER SPECIFICATIONS.
- DRILLED HOLE SPECIFICATIONS (DIAMETER & DEPTH) SHALL COMPLY WITH ICC ESR 1562.

HT-HY 200 Installation Specification Table for All-Thread Rods

Details \ HAS Rod Size	in	3/4"	1"	1 1/4"	1 1/2"	2"	2 1/2"	3"	3 1/2"	4"
min. hole diameter	in	3/4"	1"	1 1/4"	1 1/2"	2"	2 1/2"	3"	3 1/2"	4"
depth of embedment	in	3 1/2"	4 1/2"	5 1/2"	6 1/2"	7 1/2"	9"	10 1/2"		
min. edge dist. and spacing	in	1 1/2"	2 1/2"	3 1/2"	3 1/2"	4 1/2"	5"	6 1/2"		

* Refer to "HT-HY" specifications for HT-HY 200 for strength capacities based on the above listed embedment depth.





1 ROOF FRAMING PLAN
S1.1 SCALE: 1/8"=1'-0" N

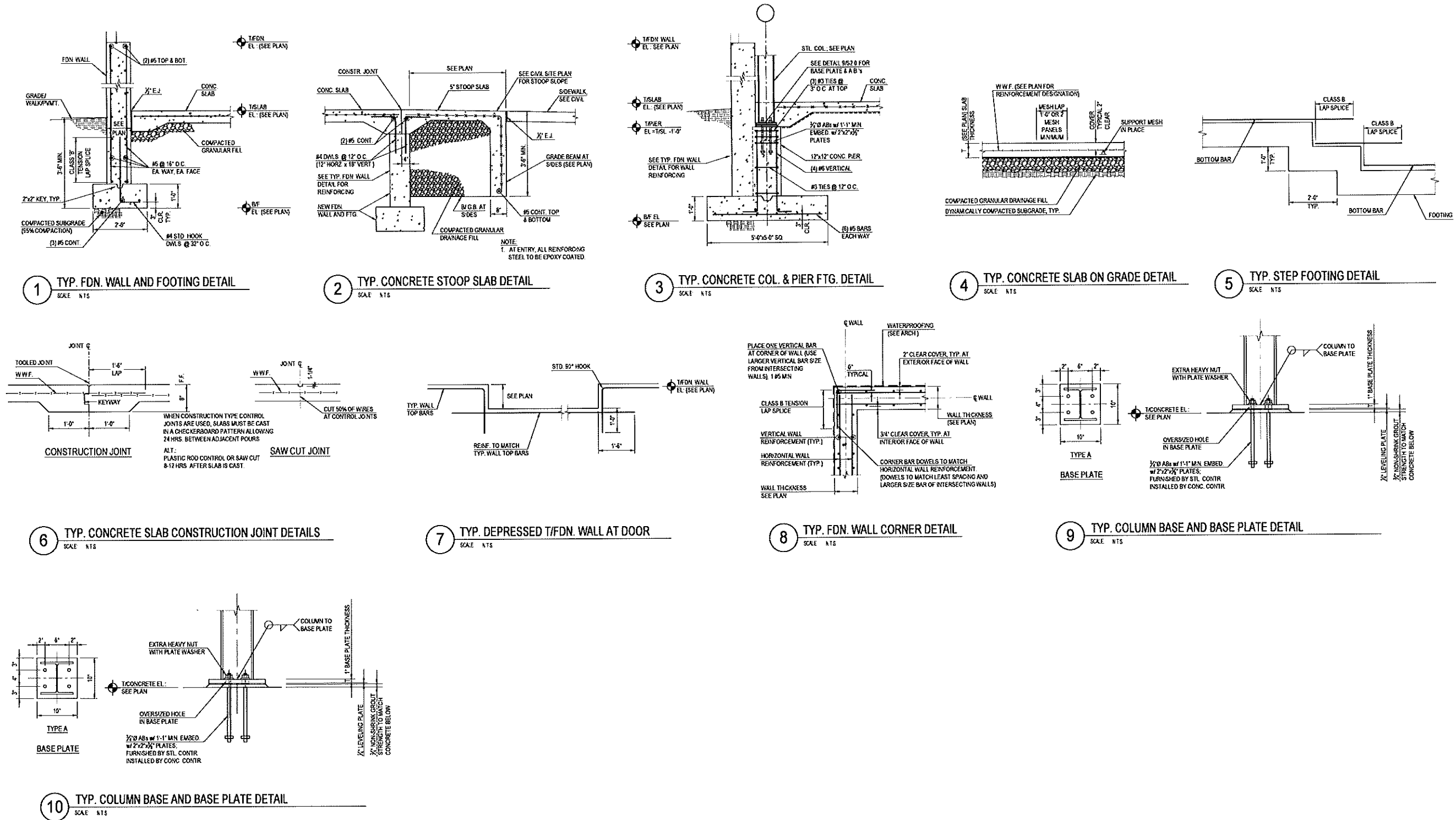
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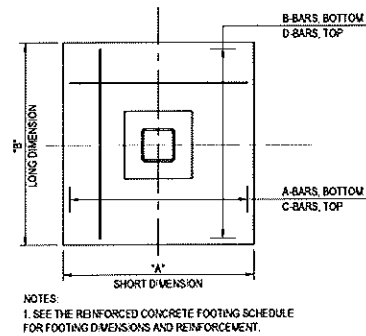
Plotted: Apr. 18, 24
Date: For Review - April 18, 2024
Revisions:

ROOF FRAMING PLAN
Sheet: S1.1
of: 2 OF 3
Project No. 4090

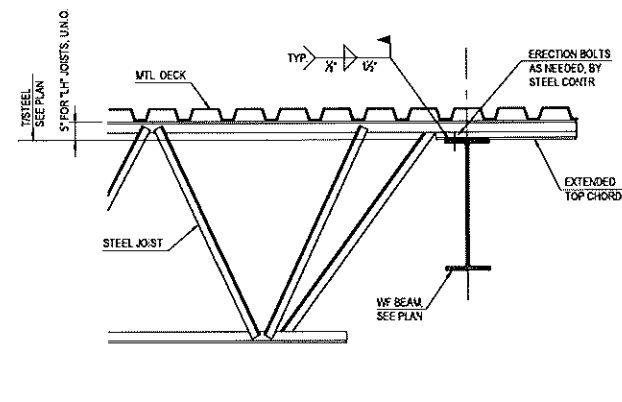


COLUMN SCHEDULE			
MARK	COL. SIZE	BASE PLATE	ANCHORS
C1	W8x31	A - 1'x12'x12'	(4) 3/2" ANCH. RODS F1554-36

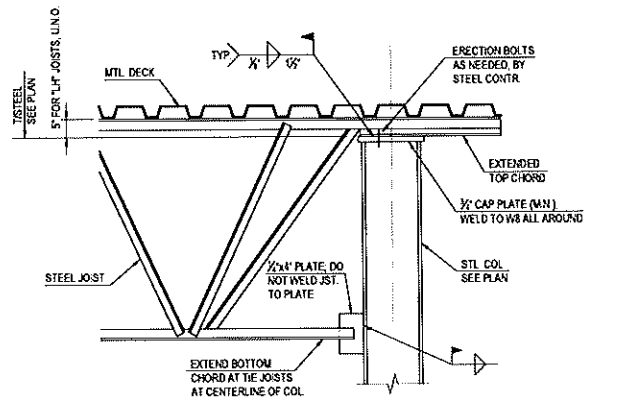
REINFORCED CONCRETE FOOTING SCHEDULE							f _c = 5000 psi f _y = 60 ksi MINIMUM ALLOWABLE SOIL BEARING CAPACITY = 3.0 ksf	
MARK	SIZE			REINFORCEMENT				REMARKS
				BOTTOM BARS		TOP BARS		
	A (FT-IN)	B (FT-IN)	DEPTH, H (IN)	A-BARS	B-BARS	C-BARS	D-BARS	
F1	3'-0"	3'-0"	12"	(3) #5	(3) #5			SEE PLAN DETAIL
F2	3'-6"	3'-6"	12"	(4) #5	(4) #5			SEE PLAN DETAIL
F3	5'-0"	5'-0"	12"	(6) #5	(6) #5			SEE PLAN DETAIL



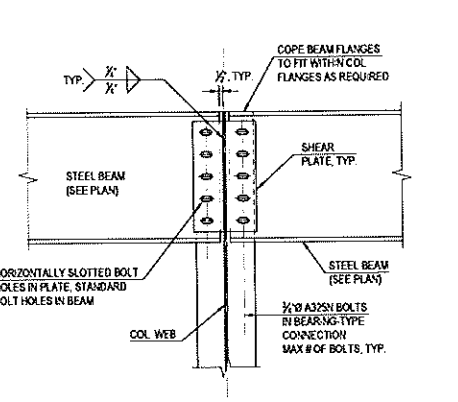
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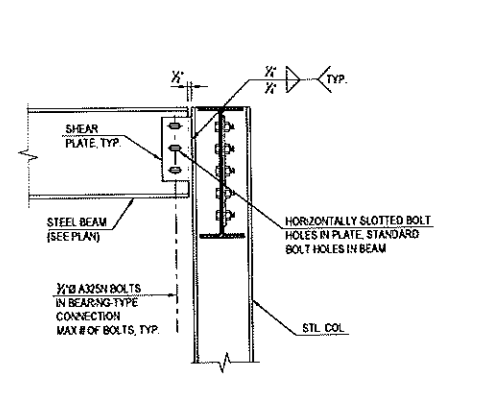
1 TYP. STL. JOIST BEARING ON STEEL BEAM DETAIL
SCALE: NTS



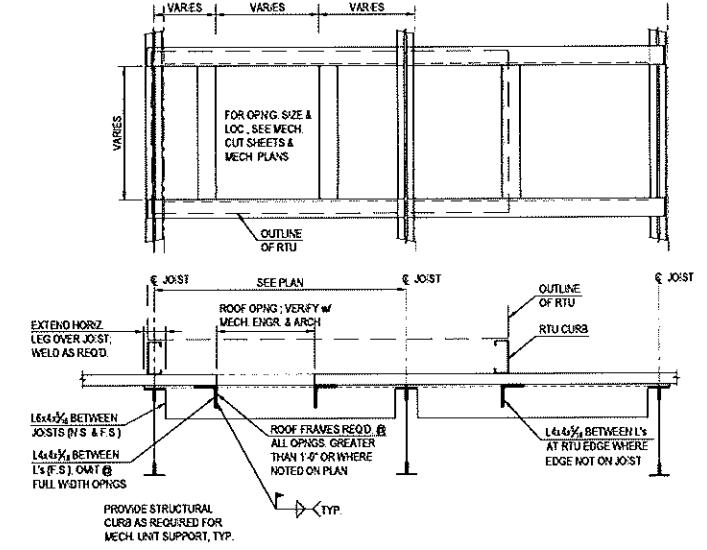
2 TYP. STL. JOIST BEARING ON STEEL COLUMN DETAIL
SCALE: NTS



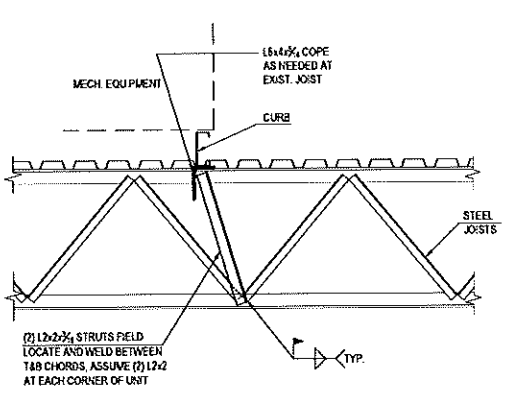
3 TYP. STL. BEAM TO W COL. WEB CONN. DETAIL
SCALE: NTS



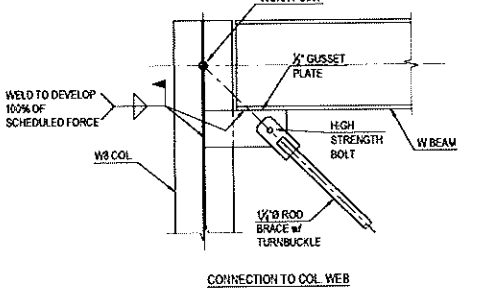
4 TYP. STL. BEAM TO W COL. FLANGE CONN. DETAIL
SCALE: NTS



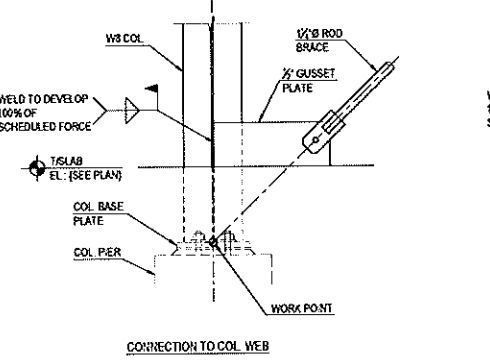
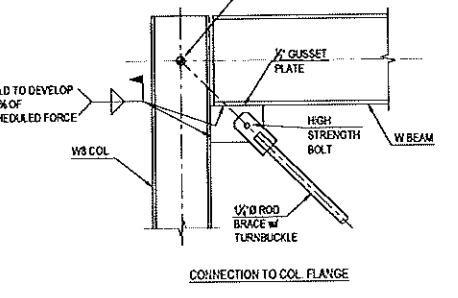
5 TYP. RTU FRAMING DETAIL
SCALE: NTS



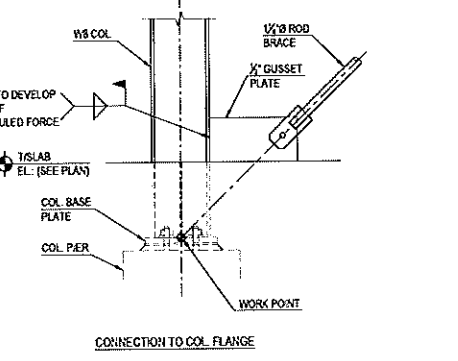
6 TYP. STL. JOIST REINFORCING AT RTU SUPPORT
SCALE: NTS



7 TYP. X-BRACING CONNECTION AT TOP
SCALE: NTS



8 TYP. X-BRACING CONNECTION AT BOTTOM
SCALE: NTS



Bleck & Bleck Architects
www.bleckarchitects.com

200 East Church Street
Libertyville, Illinois 60048
Office 847 • 247 • 0303
Fax 847 • 247 • 1737
Chuck's Email: cbleck@bleckarchitects.com
Robert's Email: rbleck@bleckarchitects.com

UPI, LLC
2180 Springdale Road
New Berlin, WI - 53146

Plotted: Apr. 18, 24

Date: For Review - April 18, 2024
Revisions:

DRAFT

Typical Framing
Details

Sheet: **S3.0**
of:

Project No. 4090

STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT / PROJECT:	Yonatan Zvi / Future Land Use Map Amendments
LOCATION:	15201 W. Greenfield Avenue (Tax Key #: 1158.998)
CURRENT FUTURE LAND USE:	Mixed Use Residential
PROPOSED FUTURE LAND USE:	Suburban Commercial
CURRENT ZONING:	R-5 (Medium-Density Single-Family Residential District)
REQUEST:	Amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 – Land Use) for the property located at 15201 W. Greenfield Avenue (Tax Key #: 1158.998) from Mixed Use Residential to Suburban Commercial.
D.R.C. RECOMMENDATION:	Recommend to Plan Commission adoption of Resolution # 2024-10 that approves the amendments to the 2030 Comprehensive Plan for the property located at 15201 W. Greenfield Avenue (Tax Key #: 1158.998) from Mixed Use Residential to Suburban Commercial and forward to the Common Council for their review and approval by Ordinance.

Background:

1. The applicant has simultaneously applied for a Rezoning (see file #: RZ-2400416) and 2-Lot CSM (see file #: LD-2400417). Action for these applications is anticipated at the June 3, 2024 Plan Commission meeting.
 - a. This request is consistent with the proposed rezoning of the property to B-2 (General Retail Sales and Service District).
2. The existing principal use for the proposed Lot 2 (see file #: LD-2400417) is Residential. The home is currently unoccupied. The property owner of Lot 2 intends to develop the site for Commercial Use, with the possibility of a quick service restaurant with a drive-through option.
 - a. The existing water lateral servicing Lot 2 shall be abandoned at Greenfield Ave.
3. The existing principal use for the proposed Lot 1 (see file #: LD-2400417) is Commercial. Walmart occupies the building. Lot 1 will continue as a commercial use.

Rationale:

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

1. **Chapter 11: Neighborhood A: Greenfield Avenue:** Yes, this submittal meets the intent of this Chapter.

Planning Context / Vision / Development Policies

Vision:

- Greenfield Avenue will be a mixed commercial and residential corridor and shall act as a gateway to the northern area of New Berlin. The eastern half of the corridor should foster a more urban mix of uses, while the western half should encourage a mix of rural commercial, residential, and environmental features.

Development Policies:

- Create development standards for site layout, building character, and landscaping that are suitable for new development along the corridor.
- Tighten nonconforming lot, structure, and use standards, and require compliance with landscaping regulations. Phase out nonconforming commercial uses over time.
- Recognize the Greenfield Avenue and Moorland Road primary intersection as a major gateway into the city from the north. Encourage signature well-designed buildings that are compatible with surrounding areas including recent development across the street in the City of Brookfield.
- Site development should include prominent signage, increased landscaping, sustainable strategies for stormwater management, and methods to minimize the parking field, such as structured parking.
- Encourage land combinations that accommodate future development options.

Land Use:

- Future Land Use Map: Mixed Use Residential

2. **Chapter 10: Land Use:** Yes, this submittal meets the intent of this Chapter.

Future Land Use Category: Suburban Commercial

- Developers will be encouraged to establish creative commercial centers that do not place emphasis on the parking areas, but on the commercial uses themselves. This can be accomplished by placing some parking to the side or behind buildings and utilizing internal landscaping throughout the parking areas. Signage and lighting should be placed and designed to ensure visibility without being excessive.

3. **Chapter 22: Implementation:** Yes, this submittal meets the intent of this Chapter.

Amending the Plan

- This Plan is intended to be changed and revised over time. The City's values, goals, and capabilities may change as New Berlin grows, and the Plan must be amended to reflect those changes. The Plan should be reviewed and amended at least once every year. Suggestions for amendments can be brought forward by City staff, officials, and/or residents, and should be consistent with the overall vision of the Plan. Proposed amendments could originate in any of the following way:
 - Amendments proposed as corrections of clerical or administrative errors, mapping errors, and updated data for text, tables, and maps. Such amendments would be drafted by City staff.
 - Amendments proposed as a result of discussions between officials and citizens.
 - Amendments proposed as a result of recommendations discussed during a City planning process.

- When a change is proposed, it should follow this general procedure:
 - Recommendation by the Plan Commission to conduct a review process for the proposed amendment.
 - Facilitation of public hearings as required by applicable Wisconsin State Statutes and/or ordinances.
 - Recommendation from the Plan Commission to the Common Council.
 - Consideration and decisions by the Common Council.

Plan Element Consistency

- As future amendments and updates are made, consistency between the Plan elements must be ensured.
The applicant has submitted requests to the City to amend the Comprehensive Plan / Future Land Use Map and rezone the property, so the request meets the consistency requirements.

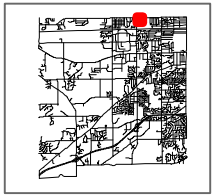
D.R.C. RECOMMENDATION:

Recommend to Plan Commission adoption of Resolution # 2024-10 that approves the amendments to the 2030 Comprehensive Plan for the property located at 15201 W. Greenfield Avenue (Tax Key #: 1158.998) from Mixed Use Residential to Suburban Commercial and forward to the Common Council for their review and approval by Ordinance.

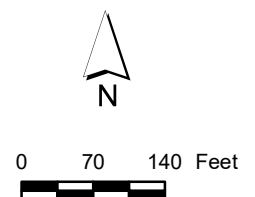
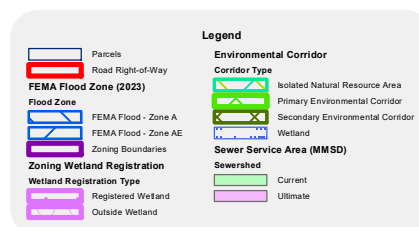
Attachments:

Location Map
 Applicant Letter
 Future Land Use Comparison Map
 Zoning Comparison Map
 CSM
 Concept Plans
 Draft Chapter 10 - Land Use Plan
 Draft Resolution # 2024-10
 Draft Ordinance # 2694

CP-2400415, RZ-2400416 & LD-2400417
15201 Greenfield LLC
(Quick Service Restaurant with Drive Thru Option)
15201 W Greenfeild Ave & 15205 W Greenfield Ave



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



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



3/15/2024

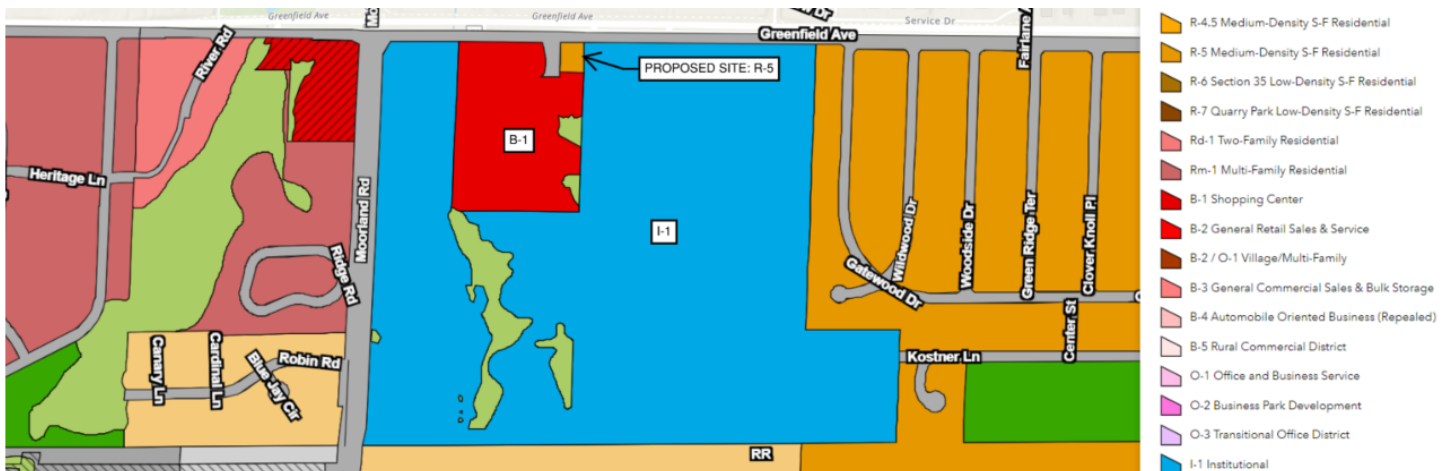
Ms. Kristen Hogan
Principal Planner
City of New Berlin
3805 S. Casper Dr.
New Berlin, WI 53151

RE: Comprehensive Plan Amendment, Rezoning Application, and Land Division

Dear Ms. Hogan,

I am writing on behalf of the Developer for the property located at 15201 W Greenfield Ave New Berlin, Wisconsin. The property is currently zoned R-5 Medium Density S-F Residential. This is a single-family residential lot that is adjacent to I-1 Institutional use and the B-1 Shopping Center zone. Because the lot constitutes a spot zoning condition, we believe that it needs to be changed to the one of the adjacent zones. Our client would like the City of New Berlin, to update the Comprehensive Plan and rezone the property to the B-1 Shopping Center use. Please see the zoning diagram below. Additionally, The CSM included with this submittal shows the proposed division of land between the future development site (Lot 2) and the existing Wal-Mart development (Lot 1). Per the Certified Survey Map, Lot 1 will decrease by 0.45 acres and Lot 2 will increase to the total of 1.00 acre(s). Please see the land division diagram on page 2.

Zoning Diagram



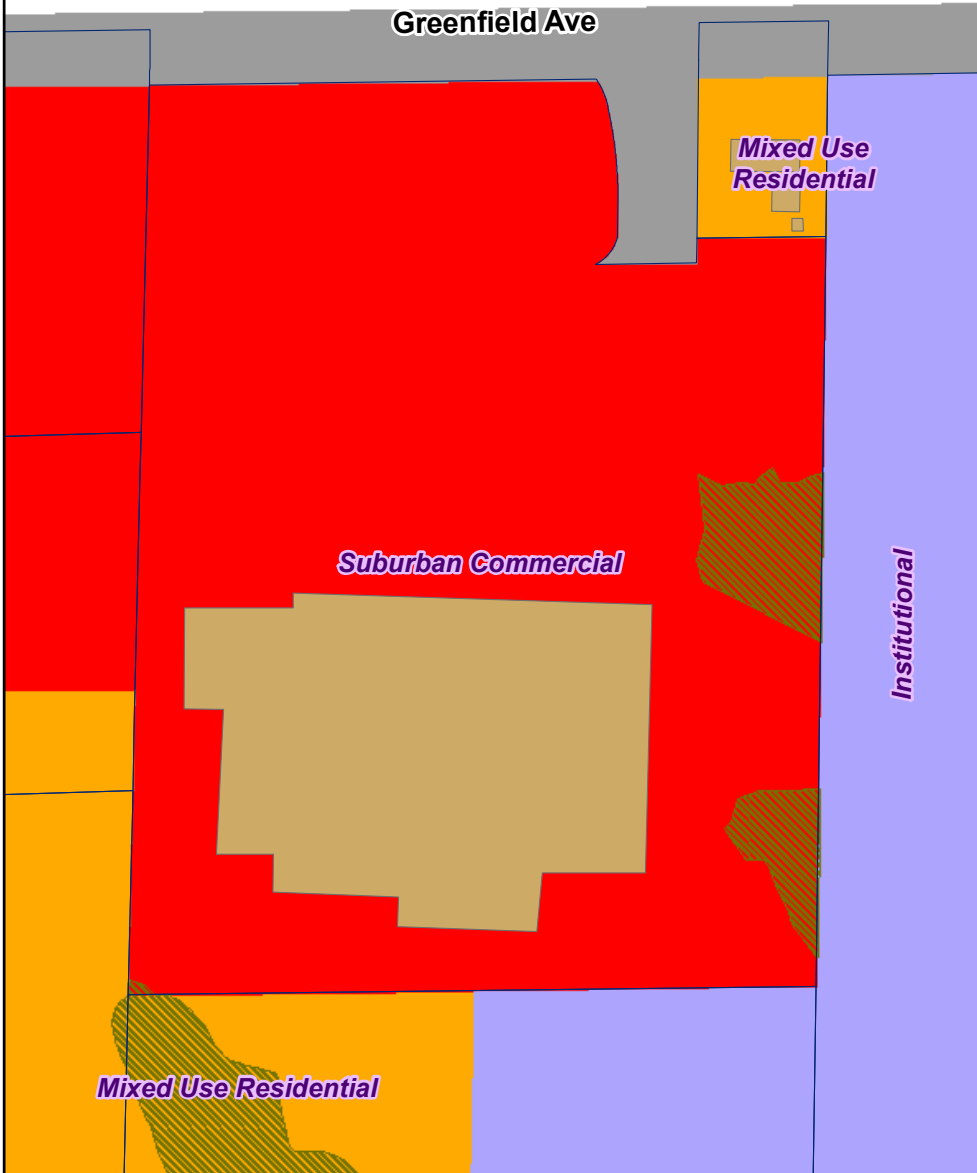


We will work with our client to develop the property following all applicable New Berlin zoning standards, landscaping and parking requirements. Note: Specific tenant(s) have not been chosen yet for this site. We have included a few options for conceptual site planning purposes. Please let us know if any other information is needed for the May 5th Plan Commission Meeting.

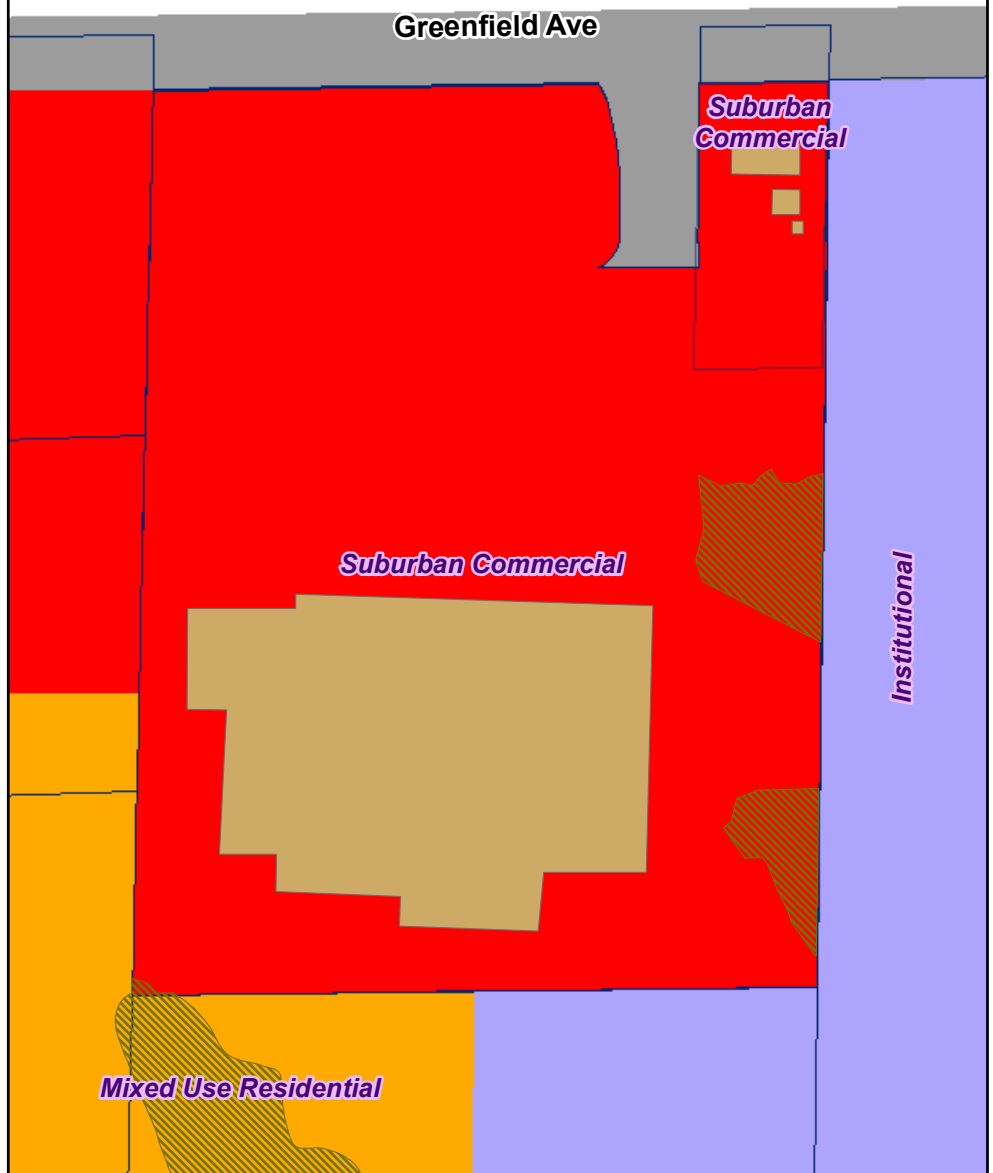
Warm regards,

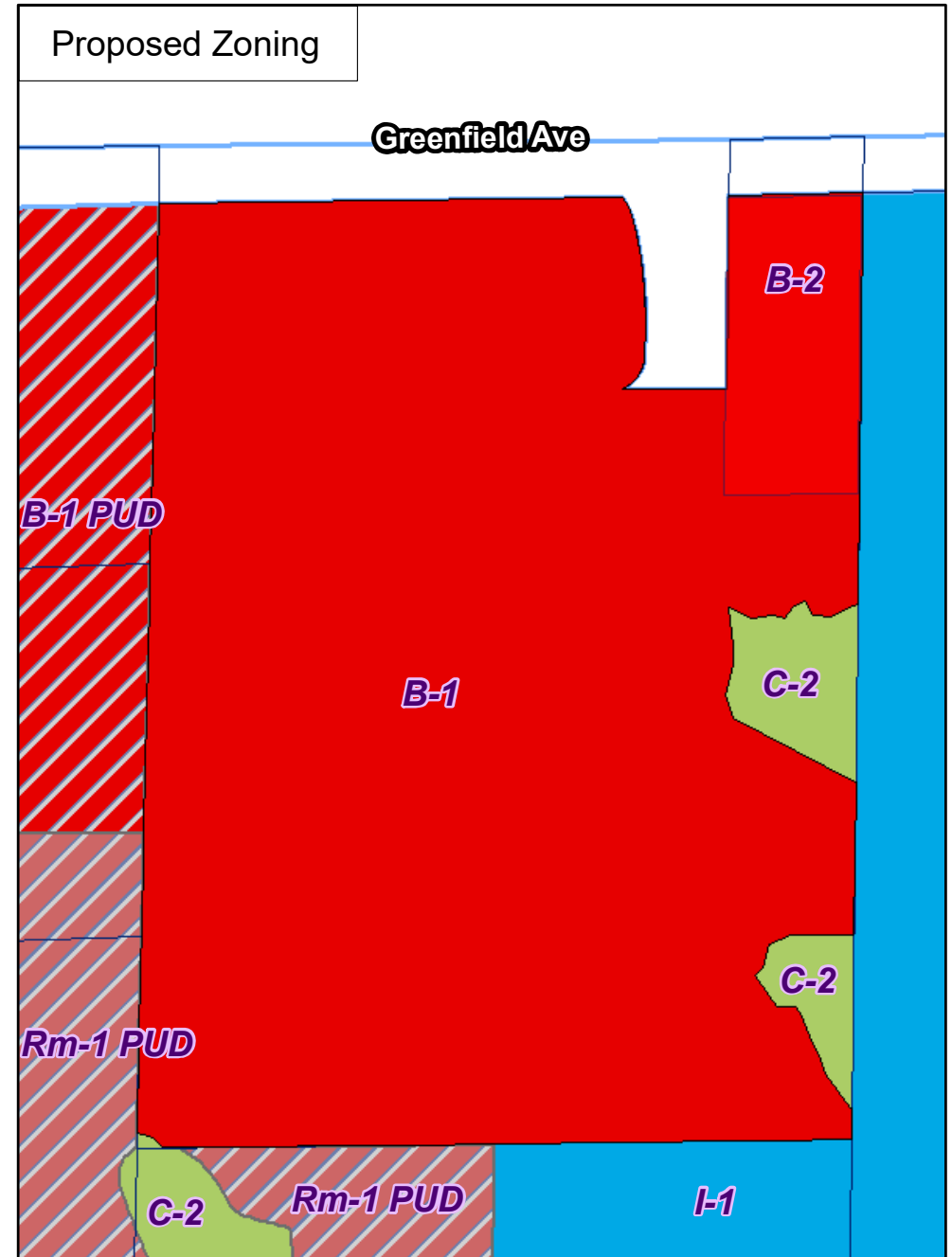
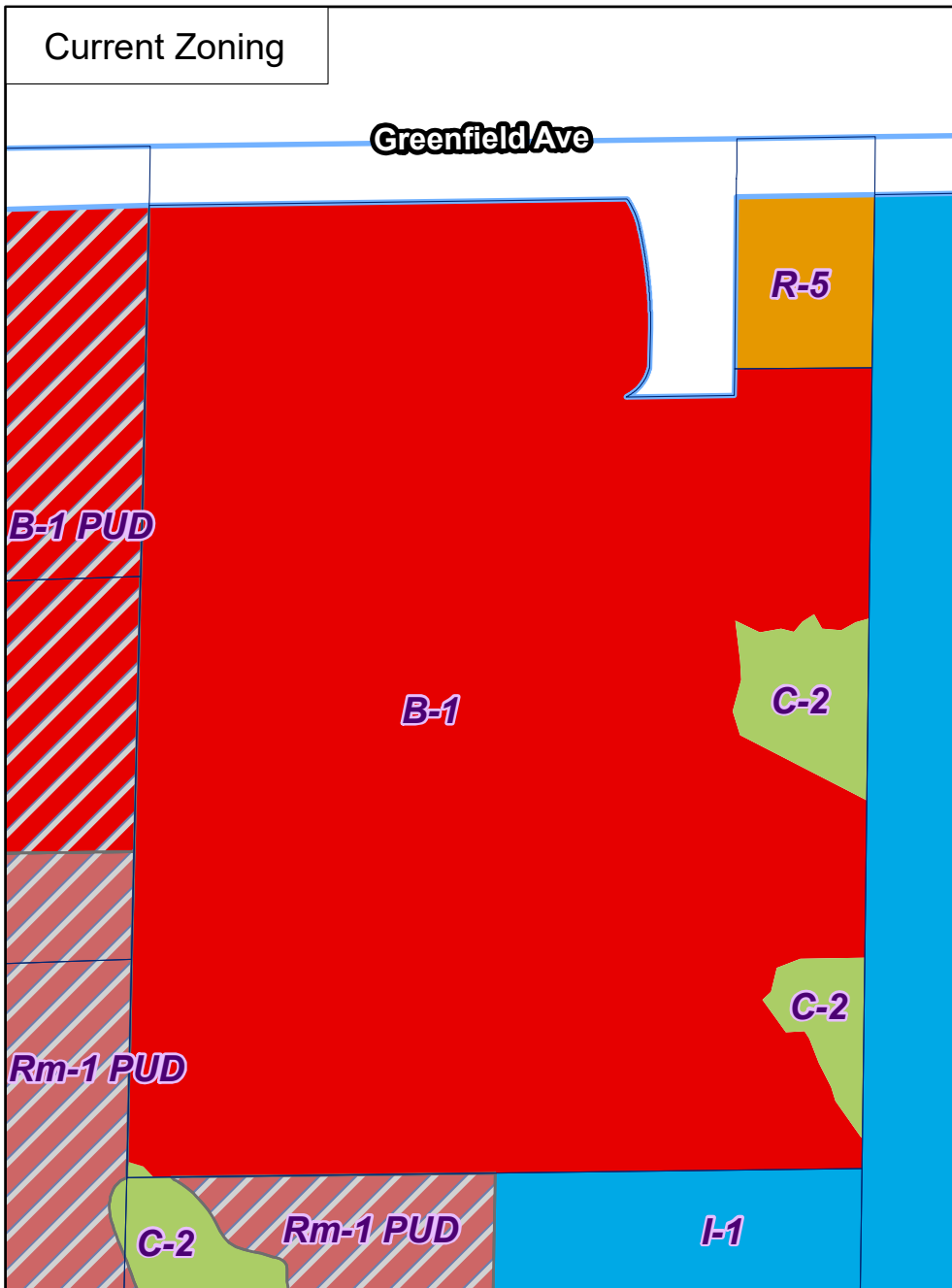
Adam Stein

Current Future Land Use



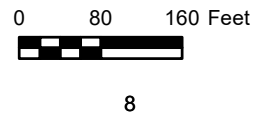
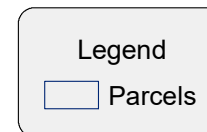
Proposed Future Land Use





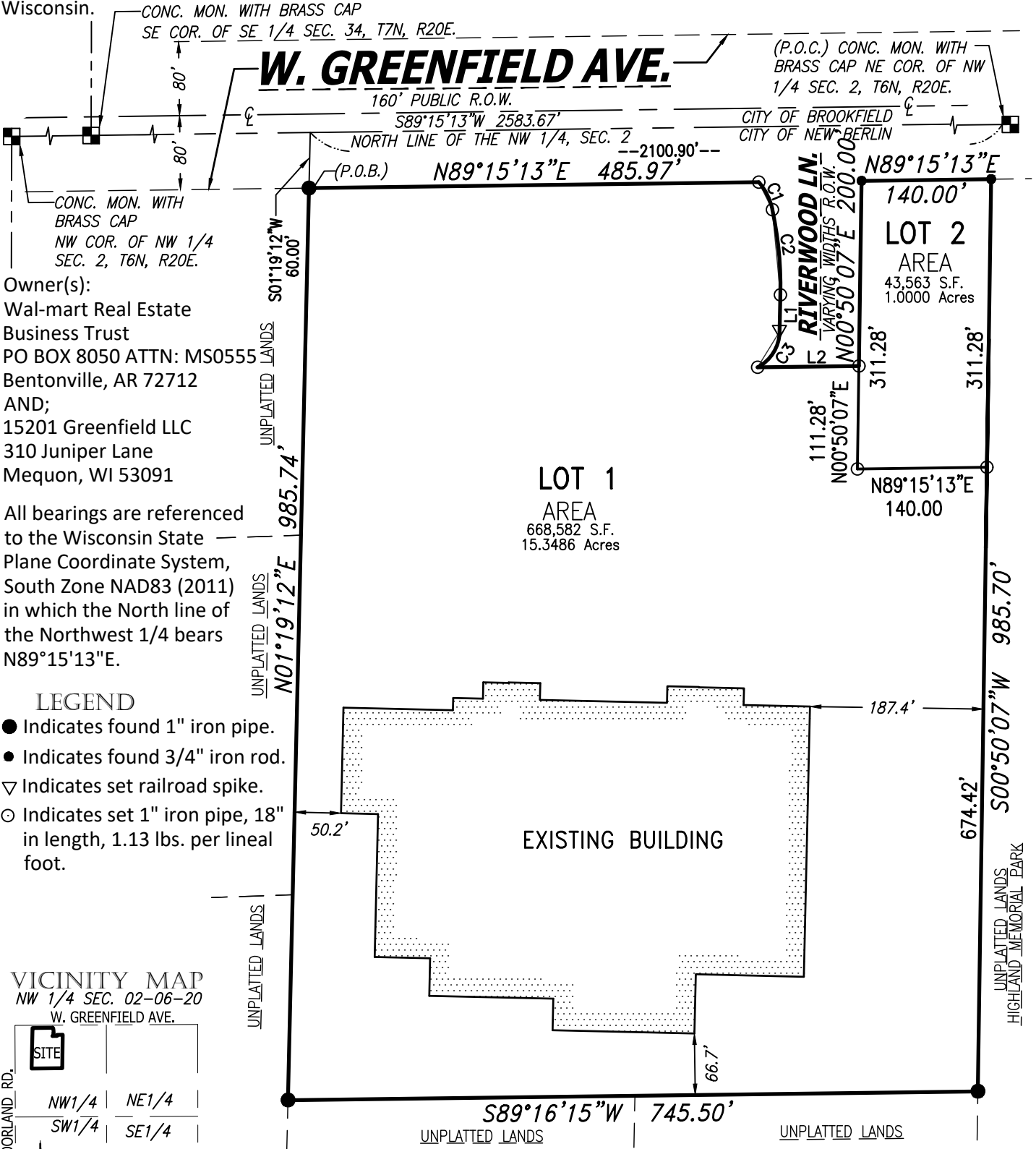
City of New Berlin
 Department of Community Development
 3805 S Casper Dr.
 New Berlin WI 53151
 (262) 797-2445
www.newberlin.org

RZ-2400416
 15201 Greenfield LLC
 15201 W. Greenfield Ave



CERTIFIED SURVEY
MAP NO. _____

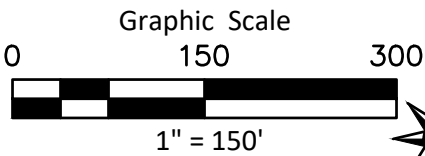
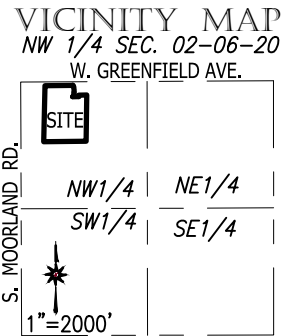
A division of Lot 1, Certified Survey Map No. 11117 recorded on November 6, 2013, as Document No. 4052448 and unplatted lands all in the Northwest 1/4 of the Northwest 1/4 of Section 2, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin.



Owner(s):
Wal-mart Real Estate
Business Trust
PO BOX 8050 ATTN: MS0555
Bentonville, AR 72712
AND;
15201 Greenfield LLC
310 Juniper Lane
Mequon, WI 53091

All bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone NAD83 (2011) in which the North line of the Northwest 1/4 bears N89°15'13"E.

- LEGEND
- Indicates found 1" iron pipe.
 - Indicates found 3/4" iron rod.
 - ▽ Indicates set railroad spike.
 - Indicates set 1" iron pipe, 18" in length, 1.13 lbs. per lineal foot.



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CURVE DATA						
CURVE	ARC	RADIUS	CH. BEARING	CHORD	DELTA	
C1	33.52'	67.50'	S26°21'50"E	33.17'	28°45'17"	
C2	92.55'	392.50'	S05°25'52"E	92.34'	13°51'01"	
C3	47.46'	44.50'	S31°45'35"W	45.24'	61°10'69"	

LINE TABLE		
LINE	BEARING	DIST.
L1	S01°19'19"W	39.85'
L2	N89°15'22"E	109.55'



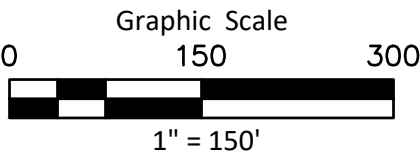
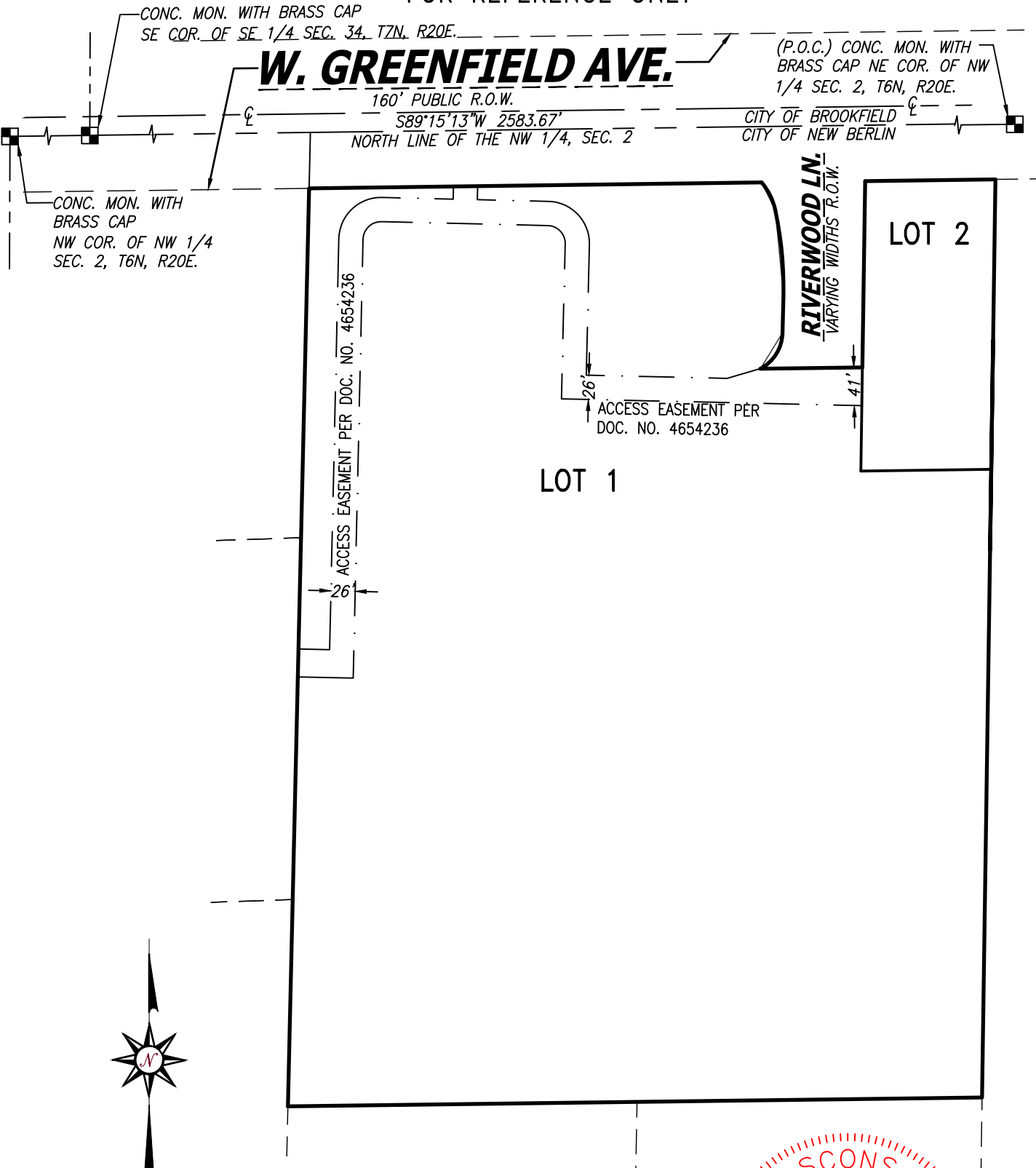
This instrument was drafted by Allen J. Schneider Professional Land Surveyor S-2194

Date: March 13, 2024
Survey No. 5397.00-tjs
Sheet 1 of 8 Sheets

CERTIFIED SURVEY MAP NO. _____

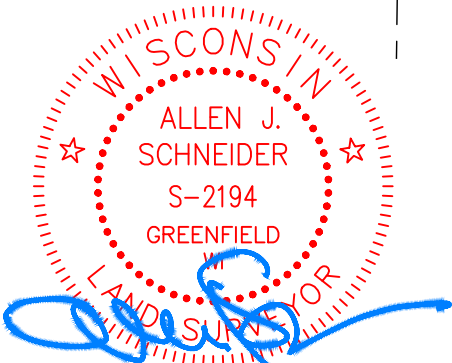
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EXISTING EASEMENT DETAILS
FOR REFERENCE ONLY



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Milwaukee, WI 53204
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This instrument was drafted by Allen J. Schneider
Professional Land Surveyor S-2194

Date: March 13, 2024
Survey No. 5397.00-tjs
Sheet 2 of 8 Sheets
10

CERTIFIED SURVEY MAP NO. _____

A division of Lot 1, Certified Survey Map No. 11117 recorded on November 6, 2013, as Document No. 4052448 and unplatted lands all in the Northwest 1/4 of the Northwest 1/4 of Section 2, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}
 :SS
MILWAUKEE COUNTY}

I, ALLEN J. SCHNEIDER, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped that part of a division of Lot 1, Certified Survey Map No. 11117 and unplatted lands all in the Northwest 1/4 of the Northwest 1/4 of Section 2, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin, which is bounded and described as follows:

Commencing at the Northeast Corner of said Northwest 1/4 of Section 2, Township 6 North, Range 20 East; thence South 89°15'13" West along the North line of said 1/4 Section 2100.90 feet to a point; thence South 01°19'12" West 60.00 feet to the point of beginning of the lands to be hereinafter described:

Thence North 89°15'13" East parallel with the North line of said Section 485.97 feet to a point; thence Southeasterly 33.52 feet along an arc of a curve, whose radius is 67.50 feet, whose center lies to the Southwest, and whose chord bears South 26°21'50" East 33.17 feet to a point; continue Southeasterly 92.55 feet along an arc of a curve, whose radius is 392.50 feet, whose center lies to the Southwest, and whose chord bears South 05°25'52" East 92.34 feet to a point; thence South 01°19'19" West 39.85 feet to a point; thence Southwesterly 47.46 feet along an arc of a curve, whose radius is 44.50 feet, whose center lies to the Northwest, and whose chord bears South 31°45'35" West 45.24 feet to a point; thence North 89°15'22" East 109.55 feet to a point; thence North 00°50'07" East 200.00 feet to a point on the South line of West Greenfield Avenue; thence North 89°15'13" East along said South line 140.00 feet to a point; thence South 00°50'07" West 985.70 feet to a point; thence South 89°16'15" West 745.50 feet to a point; thence North 01°19'12" East 985.74 feet to the point of beginning.

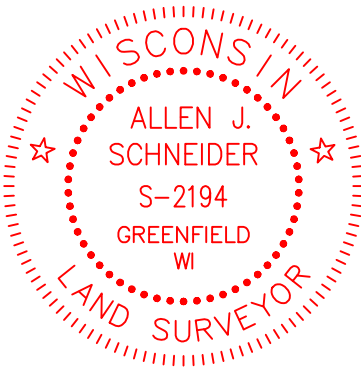
Said lands contain 712,145 Square Feet or 16.3486 Acres.

THAT I have made the survey, land division and map by the direction of WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST and 15201 GREENFIELD LLC., owners.

THAT the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with Chapter 236 of the Wisconsin Statutes and the Land Division Regulations of the City of New Berlin in surveying, dividing and mapping the same.

March 13, 2024
DATE




ALLEN J. SCHNEIDER
PROFESSIONAL LAND SURVEYOR S-2194

CERTIFIED SURVEY MAP NO. _____

A division of Lot 1, Certified Survey Map No. 11117 recorded on November 6, 2013, as Document No. 4052448 and unplatted lands all in the Northwest 1/4 of the Northwest 1/4 of Section 2, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE

STATE OF _____ }
 :SS
 _____ COUNTY }

WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST, a trust duly organized and existing under and by virtue of the laws of the State of _____, certifies that said trust caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this map or plat in accordance with the subdivision regulations of the City of New Berlin and Chapter 236 of the Wisconsin Statutes.

WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST, does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: City of New Berlin.

IN WITNESS WHEREOF, WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST, has caused these present to be signed by the hand of _____, on this _____, day of _____, 2024.

WAL-MART REAL ESTATE BUSINESS TRUST,
A DELAWARE STATUTORY TRUST.

By: _____

Its: _____

STATE OF _____ }
 :SS
 _____ COUNTY }

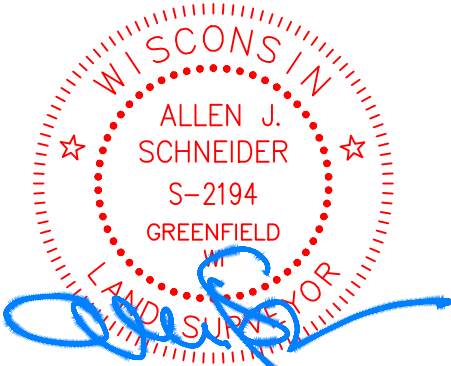
Personally came before me this _____ day of _____, 2024, _____, the _____ of the above named corporation, to me known as the person who executed the foregoing instrument and acknowledged that he/she executed the foregoing instrument as such officer on behalf of entity, by its authority.

Notary Signature: _____

Notary Name: _____

Notary Public, State of _____. My commission expires: _____

(Notary Seal)



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LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by Allen J. Schneider
Professional Land Surveyor S-2194

Date: March 13, 2024
Survey No. 5397.00-tjs
Sheet 4 of 8 Sheets
12

CERTIFIED SURVEY MAP NO. _____

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CONSENT OF CORPORATE MORTGAGEE

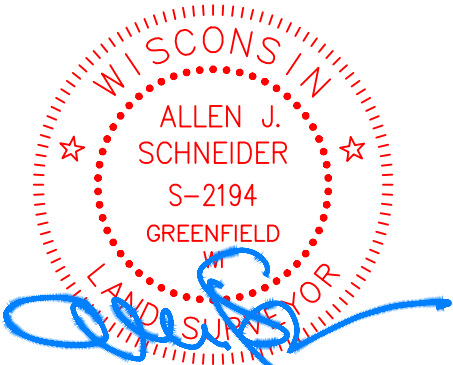
_____, a _____ banking association, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping the land described on this map and does hereby consent to the above certificate of WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST, OWNER.

By _____ Its
Name: _____
Title: _____

STATE OF _____ }
 :SS
_____ COUNTY }

Personally came before me this ____ day of _____, 2024, _____, of _____, to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Notary Public
State of Wisconsin
My commission expires. _____
My commission is permanent.



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LAND SURVEYS

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Milwaukee, WI 53204
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Professional Land Surveyor S-2194

Date: March 13, 2024
Survey No. 5397.00-tjs
Sheet 5 of 8 Sheets
13

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CORPORATE OWNER'S CERTIFICATE

STATE OF _____ }
 :SS
 _____ COUNTY }

15201 GREENFIELD LLC., a corporation duly organized and existing under and by virtue of the laws of the State of _____, certifies that said corporation caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this map or plat in accordance with the subdivision regulations of the City of New Berlin and Chapter 236 of the Wisconsin Statutes.

15201 GREENFIELD LLC., does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: City of New Berlin.

IN WITNESS WHEREOF, 15201 GREENFIELD LLC., has caused these present to be signed by the hand of _____, on this _____, day of _____, 2024.

15201 GREENFIELD LLC.
By: _____
Its: _____

STATE OF _____ }
 :SS
 _____ COUNTY }

Personally came before me this ____ day of _____, 2024, _____, the _____ of the above named corporation, to me known as the person who executed the foregoing instrument and acknowledged that he/she executed the foregoing instrument as such officer on behalf of entity, by its authority.

Notary Signature: _____
Notary Name: _____
Notary Public, State of _____ My commission expires: _____
(Notary Seal)



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Milwaukee, WI 53204
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Sheet 6 of 8 Sheets

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CONSENT OF CORPORATE MORTGAGEE

_____, a _____ banking association, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping the land described on this map and does hereby consent to the above certificate of 15201 GREENFIELD LLC., OWNER.

By _____ Its

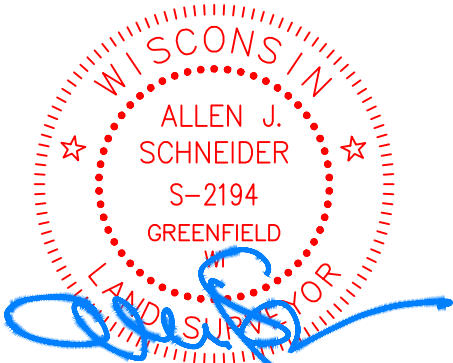
Name: _____

Title: _____

STATE OF _____ }
 :SS
_____ COUNTY }

Personally came before me this ____ day of _____, 2024, _____, of _____, to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Notary Public
State of Wisconsin
My commission expires. _____
My commission is permanent.



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Date: March 13, 2024
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Sheet 7 of 8 Sheets
15

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PLANNING COMMISSION CERTIFICATE OF APPROVAL

APPROVED by the Planning Commission of the City of New Berlin on this ____ day of _____, 2024.

DAVID AMENT, CHAIRPERSON, MAYOR

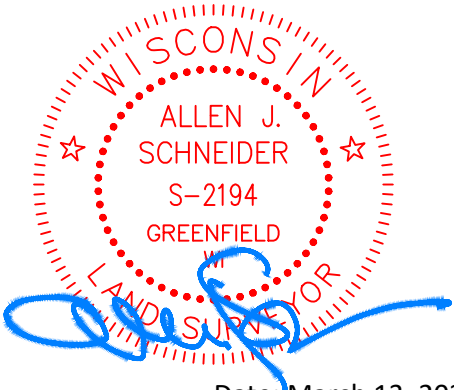
SCOTT SCHULPIUS, MEMBER

COMMON COUNCIL CERTIFICATE OF APPROVAL

APPROVED by the Common Council of the City of New Berlin in accordance with the Resolution adopted on this ____ day of _____, 2024.

DAVID AMENT, COUNCIL PRESIDENT

RUBINA R. MEDINA, CITY CLERK, SECRETARY



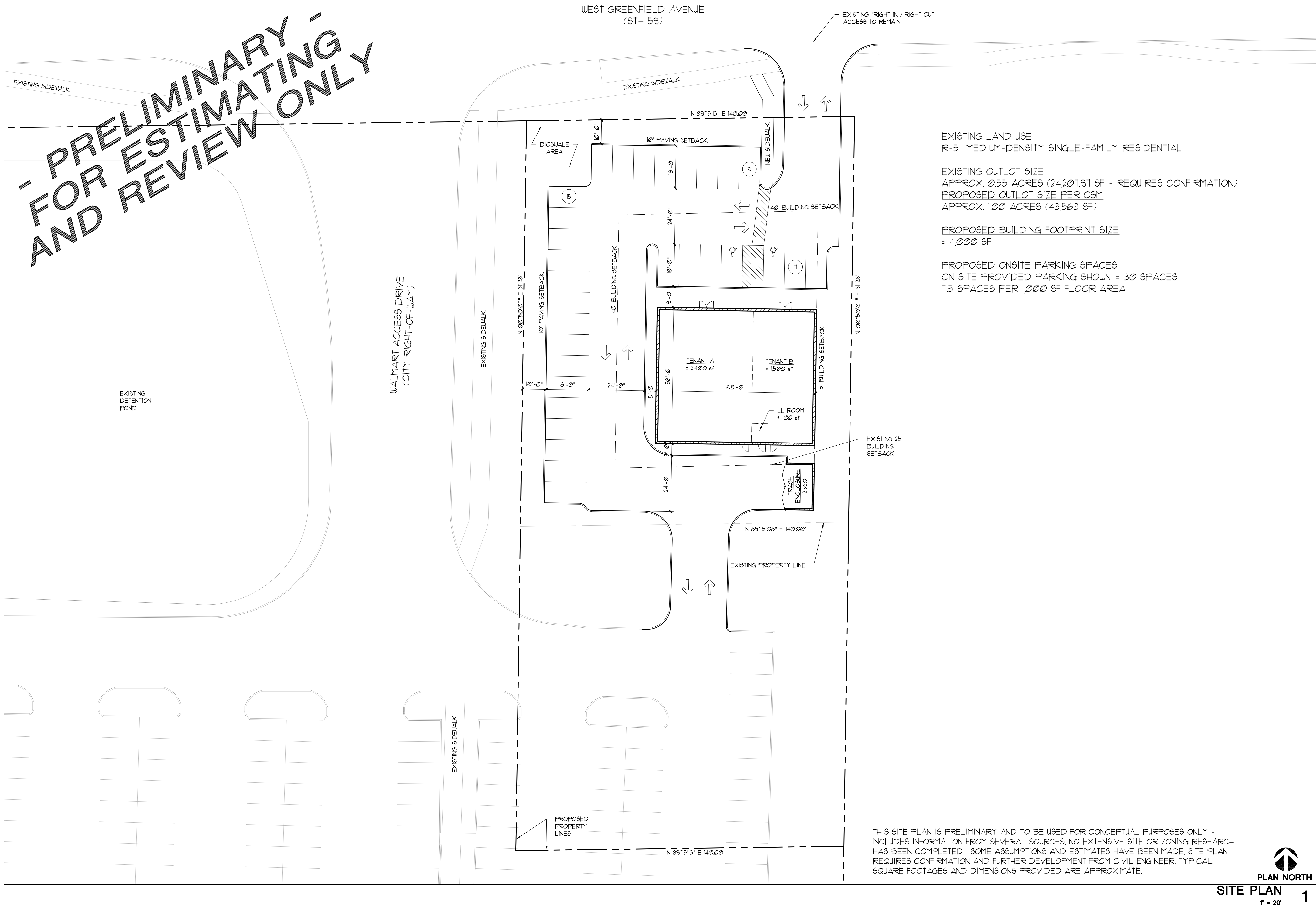
CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by Allen J. Schneider
Professional Land Surveyor S-2194

Date: March 13, 2024
Survey No. 5397.00-tjs
Sheet 8 of 8 Sheets
16

- PRELIMINARY -
FOR ESTIMATING
AND REVIEW ONLY



EXISTING LAND USE
R-5 MEDIUM-DENSITY SINGLE-FAMILY RESIDENTIAL

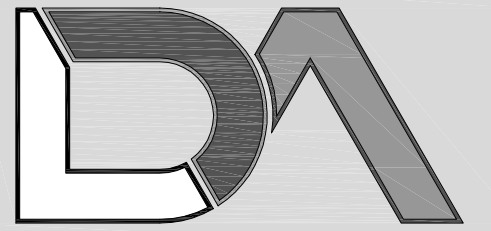
EXISTING OUTLOT SIZE
APPROX. 0.55 ACRES (24,207.91 SF - REQUIRES CONFIRMATION)
PROPOSED OUTLOT SIZE PER CSM
APPROX. 1.00 ACRES (43,563 SF)

PROPOSED BUILDING FOOTPRINT SIZE
± 4,000 SF

PROPOSED ONSITE PARKING SPACES
ON SITE PROVIDED PARKING SHOWN = 30 SPACES
15 SPACES PER 1,000 SF FLOOR AREA

THIS SITE PLAN IS PRELIMINARY AND TO BE USED FOR CONCEPTUAL PURPOSES ONLY -
INCLUDES INFORMATION FROM SEVERAL SOURCES, NO EXTENSIVE SITE OR ZONING RESEARCH
HAS BEEN COMPLETED. SOME ASSUMPTIONS AND ESTIMATES HAVE BEEN MADE, SITE PLAN
REQUIRES CONFIRMATION AND FURTHER DEVELOPMENT FROM CIVIL ENGINEER, TYPICAL.
SQUARE FOOTAGES AND DIMENSIONS PROVIDED ARE APPROXIMATE.

PLAN NORTH
SITE PLAN
1" = 20'
1



LogicDA.com | 414.909.0080
Project Manager: AJS
Job Number: 23-131

Additional Info

Project Name

Proposed Outlot
Multi-Tenant Option 1
15201 W Greenfield Ave
New Berlin, WI 53151

Dates/Revisions

06.16.20 , 6.24.20 , 01.19.21
PRELIM. REVIEW SET
06.02.21
PRELIM. REVIEW SET
07.15.21
PRELIM. REVIEW SET
08.26.22
PRELIM. REVIEW SET
03.15.24
PRELIM. REVIEW SET

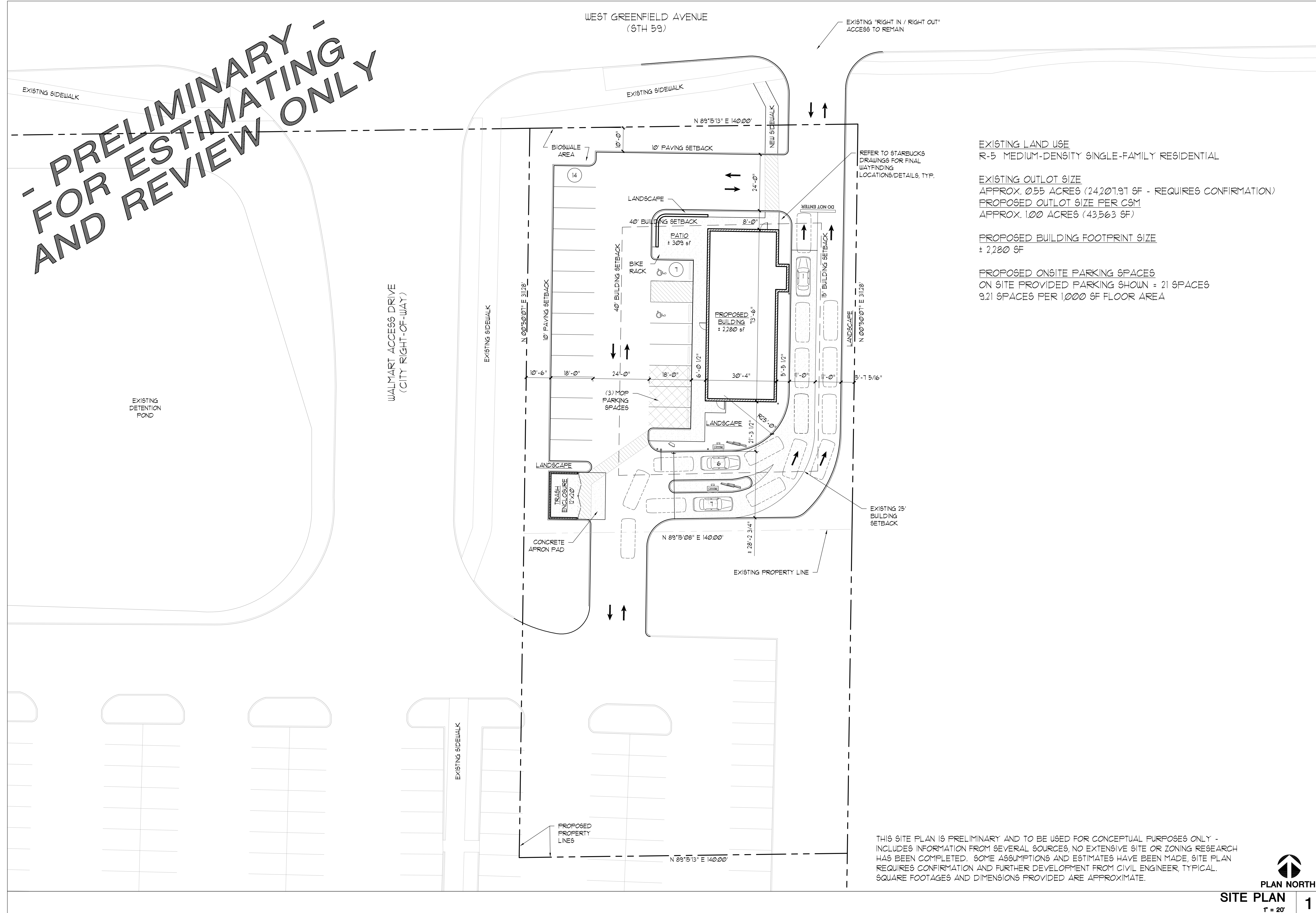
Drawing Title

CONCEPTUAL
SITE PLAN

SP1.1-C

- PRELIMINARY -
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SEARCH
PLAN
AL.

PLAN NORTH

SITE PLAN

1

$r = 20'$



LogicDA.com : 414.909.0080
 Project Manager: AJS
 Job Number: 23-131

Additional Info

Project Name

**Proposed Outlot
QSR w/ DT Option**
15201 W Greenfield Ave
New Berlin, WI 53151

Dates/Revisions

06.16.20, 6.24.20, 01.19.21 PRELIM. REVIEW SET
06.02.21 PRELIM. REVIEW SET
07.15.21 PRELIM. REVIEW SET
08.26.22 PRELIM. REVIEW SET
03.15.24 PRELIM. REVIEW SET

Drawing Title

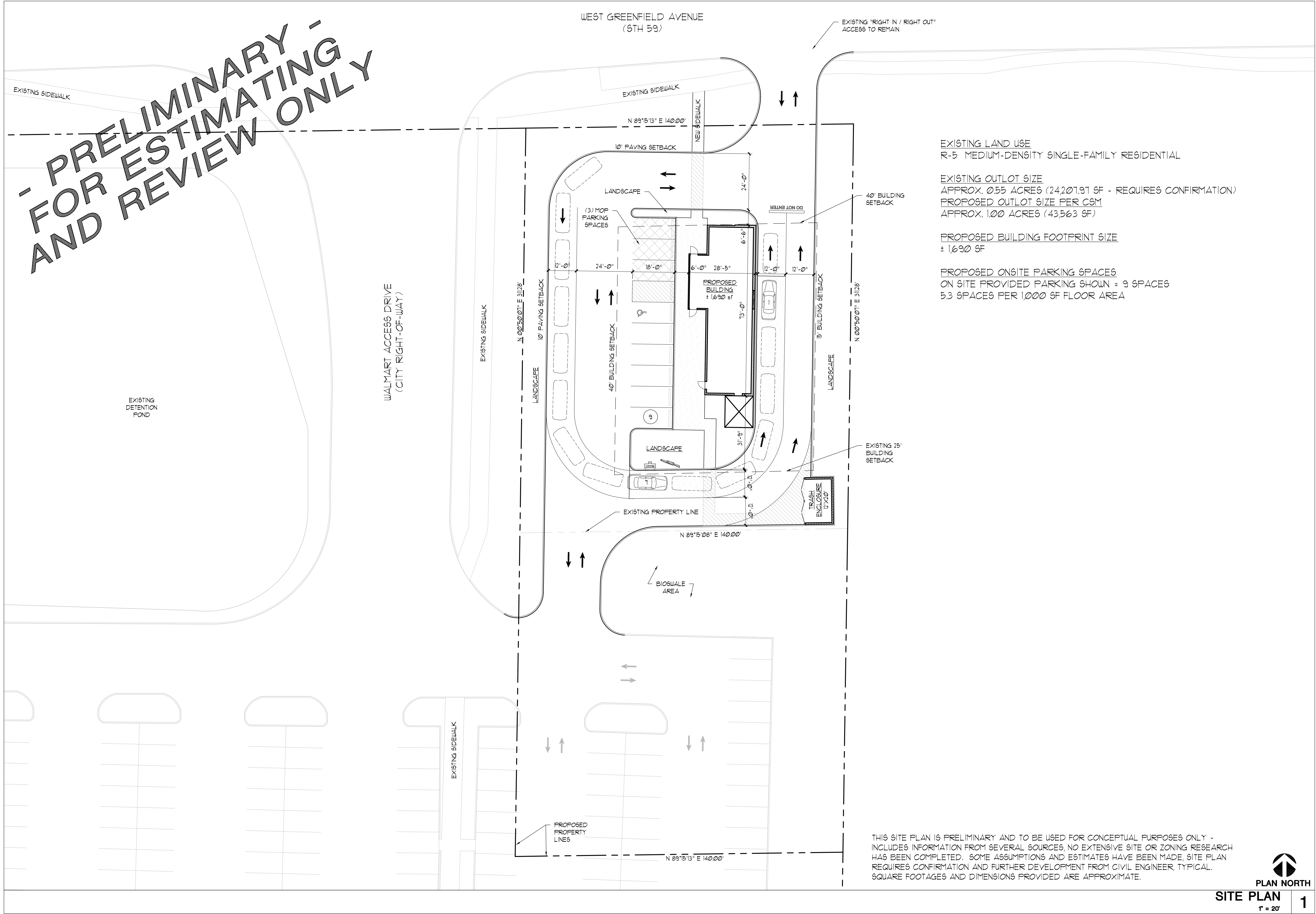
**CONCEPTUAL
SITE PLAN**

SP1.1-H

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AND REVIEW ONLY



EXISTING LAND USE
R-5 MEDIUM-DENSITY SINGLE-FAMILY RESIDENTIAL

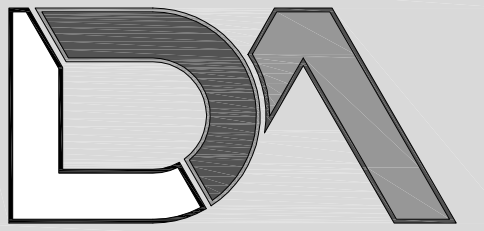
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PROPOSED OUTLOT SIZE PER CSM
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PROPOSED BUILDING FOOTPRINT SIZE
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ON SITE PROVIDED PARKING SHOWN = 9 SPACES
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SQUARE FOOTAGES AND DIMENSIONS PROVIDED ARE APPROXIMATE.

PLAN NORTH
SITE PLAN
1" = 20'
1



LogicDA.com | 414.909.0080
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PRELIM. REVIEW SET
03.15.24
PRELIM. REVIEW SET

Drawing Title

CONCEPTUAL
SITE PLAN

SP1.1-K

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Signage shown as example only, final design/details submittal for AHJ approvals by tenants. Landscaping shown for reference only, refer to Landscape design drawings for final design & details



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Sample - Conceptual Elevation Example - Outlot

New Berlin WI | March 18th, 2024



CHAPTER 10: LAND USE PLAN

Revisions approved by Council on 11/14/2023 via Ordinance # 2684.



LAND USE PLANNING IN RELATION TO STATE STATUTES

Section 62.23 of the Wisconsin Statutes grants cities and villages the authority to prepare and adopt local master plans or plan elements. In 1999, the Wisconsin Legislature enacted legislation that greatly expanded the significance of comprehensive plans within the State. The law, referred to as Wisconsin's "Smart Growth" law, provides a new framework for the development, adoption, and implementation of comprehensive plans by various units of government. The law, set forth in Section 66.1001 of the Wisconsin Statutes, requires that the administration of zoning, subdivision, and official mapping ordinances be consistent with a community's adopted comprehensive plan beginning on January 1, 2010.

In Waukesha County, 27 of the 37 cities, villages, and towns opted to participate in the Waukesha County Comprehensive Plan process. The process was led by County staff with assistance from the Southeastern Wisconsin Regional Planning Commission (SEWRPC) and Waukesha County UW-Extension staff. The City of New Berlin selected to establish its own, more tailored Comprehensive Plan in lieu of participating through the County.

Several of the nine comprehensive planning elements required by Section 66.1001 of the Statutes must be updated or addressed to bring existing land use or master plans into compliance with the requirements of the comprehensive planning legislation. This chapter provides the full Land Use Element for the City of New Berlin. Additional information regarding existing and future land uses can be found in each individual neighborhood chapter.

EXISTING LAND USES

Reviewing past and existing land use trends can aid in planning for the types of uses that are in demand. Figure 10.1 illustrates the land use trends for the City of New Berlin from 1990 to 2020. The existing land use map shown in Figure 10.2 is based on City assessment data from 2020 using Market Drive software produced by Assessment Technologies LLC. The map illustrates a high amount of single-family residential land with supporting industrial/manufacturing and commercial uses. Other land uses include agricultural, exempt, forest lands, multi-family residential, recreation, and undeveloped. Wetlands and woodlands are also identified.

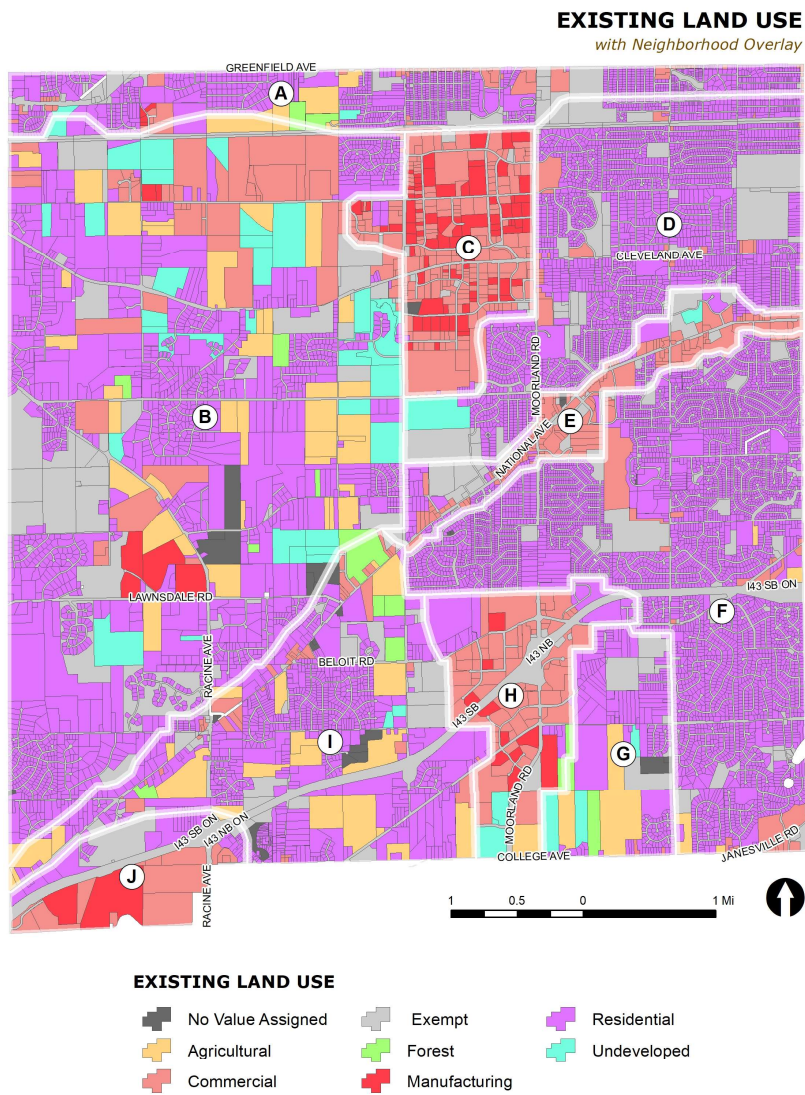
	1990			1995			2000			2020		
	Acres	% Dev.	% Total	Acres	% Dev.	% Total	Acres	% Dev.	% Total	Acres	% Dev.	% Total
Residential (1)(4)	6,227	62.0%	26.4%	6,563	59.9%	27.8%	6,782	58.3%	28.7%	13,574	69.1%	59.8%
Commercial (1)(4)	364	3.6%	1.5%	397	3.6%	1.7%	466	4.0%	2.0%	2,652	13.5%	11.7%
Industrial/Manufacturing (1)(4)	586	5.8%	2.5%	614	5.6%	2.6%	763	6.6%	3.2%	655	3.3%	2.9%
Transp./Common/Utilities (1)	2,061	20.5%	8.7%	2,549	23.3%	10.8%	2,681	23.0%	11.4%			0.0%
Government/Institutional /Exempt (1)(4)	422	4.2%	1.8%	434	4.0%	1.8%	473	4.1%	2.0%	1,139	5.8%	5.0%
Recreational (1)(2)(4)	384	3.8%	1.6%	406	3.7%	1.7%	470	4.0%	2.0%	1,633	8.3%	7.2%
Urban Subtotal(4)	10,044	100.0%	42.6%	10,963	100%	46.5%	11,635	100.0%	49.3%	19,653	100.0%	86.6%
Agricultural (4)	6,817	50.3%	28.9%	6,277	49.7%	26.6%	5,124	42.8%	21.7%	1,804	59.2%	7.9%
Natural Resources Areas	3,734	27.6%	15.8%	3,508	27.8%	14.9%	3,567	29.8%	15.1%			
Wetlands	2,323	17.1%	9.8%	2,269	18.0%	9.6%	2,301	19.2%	9.8%			
Woodlands/Forests(4)	1,283	9.5%	5.4%	1,130	8.9%	4.8%	1,154	9.6%	4.9%	224	7.4%	1.0%
Surface Water	128	0.9%	0.5%	109	0.9%	0.5%	112	0.9%	0.5%			
Other (4)	2,997	22.1%	12.7%	2,845	22.5%	12.1%	3,268	27.3%	13.9%			
Undeveloped Land(4)										1,018	33.4%	4.5%
Nonurban Subtotal(4)	13,548	100%	57.4%	12,630	100.0%	53.5%	11,959	100.0%	50.7%	3,046	100.0%	13.4%
Total	23,592		100.0%	23,593		100.0%	23,594			22,699		100.0%

SEWRPC & City of New Berlin Assessment Data -Market Drive software produced by Assessment Technologies LLC

1- Includes off-street parking areas.
2- Includes intensively used area of public and non-public recreation sites.
3- Includes extractive, landfills and unused land.
4- For the 2020 values, the City Assessor is using new software that does not calculate the information in the same way. The calculations are a bit different.
The categories were matched as closely as possible.
The predominate property type is used in this table. Wetlands, woodlands/forests and surface water were not calculated separately. We also did not differentiate between urban and non-urban for 2020.

Figure 10.1. City of New Berlin Land Use Trends
Source: SEWRPC & City of New Berlin Assessment Data

In 2020, the primary urban use within New Berlin consisted of residential land at approximately 13,574 acres, or 59.8% of the total area of New Berlin. This was an increase of 6,792 acres from 2000.



March 2024

COMPREHENSIVE PLAN 2030
City of New Berlin, Wisconsin

Figure 10.2. Existing Land Use Map of the City of New Berlin.

Even though the amount of agricultural land in the City has been decreasing over time, agricultural land still plays a significant role in New Berlin. Most new subdivisions built since 2015 have been conservation style subdivisions with an overall density of one home per 5 acres, in addition to 50 to 75 percent open space. The City has continued to monitor the subdivision ordinances every few years to ensure that we are continuing to preserve open spaces, wetlands and woodlands.

Based upon survey work conducted by the Department of Community Development in 2008, this decrease can be attributed to market forces that have resulted in less overall income being derived from farming, multiple property ownerships creating smaller, less contiguous farmland acreages, and a general lack of interest in farming. Surveying large property owners whose current existing land use is agriculture, in 1999, 95% and in 2007, 91% of those surveyed identified that farming was not their main occupation. The Department mailed out 123 surveys representing 155 tracts of agricultural or undeveloped lands of 15 acres in size or larger. There was a 44% response rate to the 2008 survey. See Appendix F for both the survey results and the summary power point presentation that was presented at the Farmland & Open Space Landowners Focus Group meeting on July 9, 2008.

In order to continue forth with farmland preservation efforts, the Department of Community Development must continually look for economically viable ways of purchasing agriculture conservation easements through grant funding. Additionally, the Department should utilize its conservation subdivision regulations to plan for and permit farming as open space use. Planning for farms in conservation subdivisions could take place through the platting process by designing lot layouts, access, and other elements to accommodate farming as an open space use. The Department is also encouraged to continue promoting other agricultural preservation mechanisms to property owners such as easement dedications and / or purchase of development rights (PDR).

Other significant trends noted in the table have been the growth in commercial and industrial/manufacturing land use. This growth was planned for and is on track with the various development policies within each Neighborhood. This would include some growth in South Moorland Road Corridor, City Center and Moorland Road and Beloit Road.

LAND USE POLICIES

Several key policies were developed during the 2001 Growth and Development Master Plan (GDMP) process in order to guide the demographic and economic forces shaping the community. These policies have been carried forward and will continue to help guide the City's land use planning efforts.

Although the Land Use Plan is ultimately organized around creating distinct neighborhoods and business centers, the following policies shall apply city-wide:

Policy 1: Managed Growth

Ensure that growth in New Berlin is affirmatively and responsibly managed based on available public services and suitability of the land for development.

Policy 2: Urban Boundaries

Maintain cohesive urban boundaries conducive to service delivery that support implementation of the adopted future land use plan.

Policy 3: Compatible Land Uses

Promote an orderly and compatible pattern of land uses avoiding "hodge-podge" development patterns. Provide appropriate transitions and buffers when differing uses are adjacent to one another.

Policy 4: Infrastructure

Utilize the provision of infrastructure in supporting and influencing growth in areas most suitable to accommodate growth.

Policy 5: Neighborhood Preservation

Preserve existing neighborhoods and encourage compatible infill development. (Infill development generally refers to either construction on vacant parcels in existing developed areas, or replacement of obsolete or dilapidated structures with new buildings.)

Policy 6: Rural Character

Preserve the existing character of the remaining rural areas in New Berlin.

Policy 7: Urban and Rural Distinction

Preserve and reinforce the distinction between urban and rural areas in New Berlin.

Policy 8: Open Space

Preserve open space throughout the city through both public and private development. Focus preservation efforts in environmentally sensitive areas, areas with recreational and trail opportunities, areas serving as buffers between different land uses, and neighborhood open space. Work to remove regulatory barriers that will reinforce that farming and/or large-scale gardening can remain a viable land use while respecting and preserving private property rights.

Policy 9: Development Quality

Require new development to meet sound planning and engineering standards with regard to sustainable architecture, site planning, and stormwater management.

These principles create an overall policy framework for the city.

LAND USE PLAN

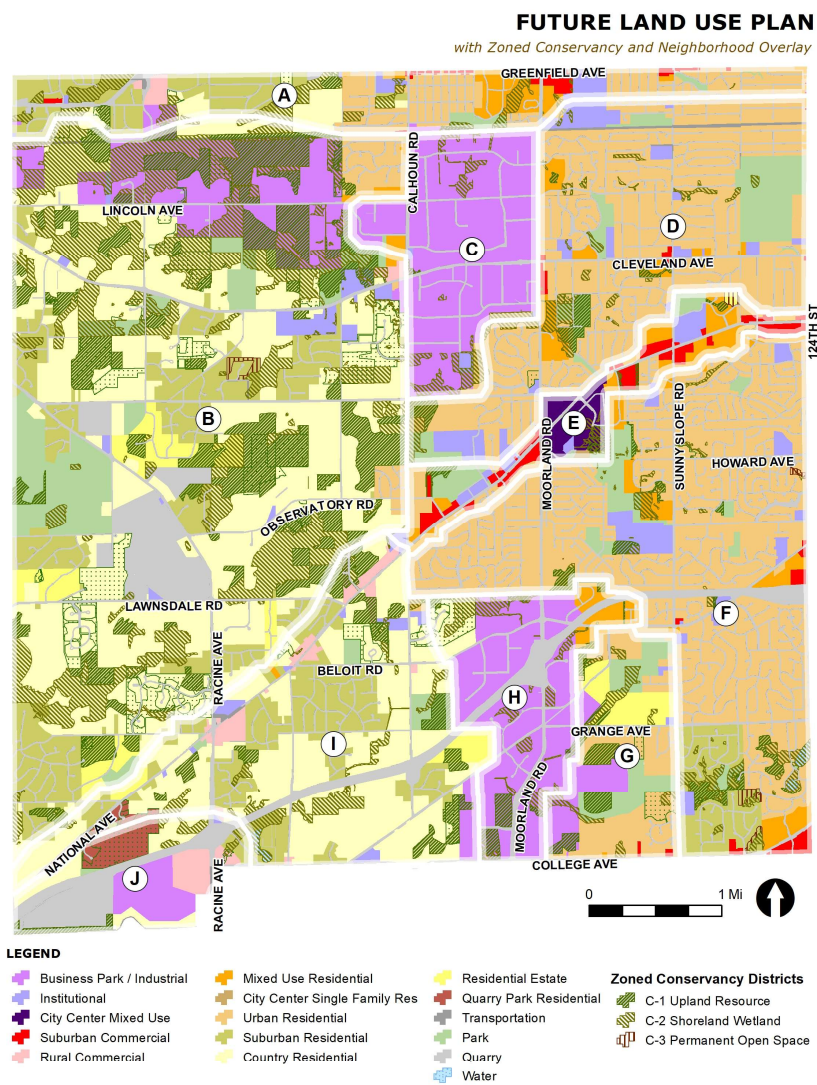
The City of New Berlin Land Use Plan is intended to provide a guide for development, redevelopment, and preservation over the next ten (10) years and will need to be re-evaluated during 2021 and again near the year 2030. The Land Use Plan is based on standards that reflect the desires of community residents, committee members, elected officials and proven principles in community development, environmental preservation, and residential development. As part of the Land Use Plan, several factors have been explored related to the growth of the built environment:

- **Social factors** include those which give or maintain character (i.e. gathering areas, civic identity, and the “city living with a touch of country” feeling).
- **Economic factors** include the creation of jobs, balance of municipal expenses and revenue, and land value influenced by natural amenities and water quality.
- **Physical factors** include the character of the land (i.e. how it appears, areas that are preserved, what types of development are allowed, and where development is located).

The Land Use Plan cannot be successfully implemented by looking only at the physical attributes of growth. Diverse and healthy communities grow in all three areas, and a balance should be achieved to provide a quality environment for residents and business owners.

This Land Use Plan provides flexible recommendations and categories to provide long-range guidance to decision-makers. It recognizes that the City Zoning Map exists as a mechanism for property-specific recommendations. The purpose of the Land Use Plan is to serve as a link between the Land Use Policies and the development regulations. The City should explore implementing a form-based code versus continuing the use the traditional zoning ordinance (Euclidean Zoning) in order to implement infill and/or redevelopment opportunities.

When considering the proposed land uses for any particular parcel of property, the Land Use Policies must be considered in addition to the requirements of the entire Comprehensive Plan. The Land Use Plan Map, shown in Figure 10.3, identifies the future land use districts within the City of New Berlin.



March 2024

COMPREHENSIVE PLAN 2030
City of New Berlin, Wisconsin

Commented [HK1]: UPDATE MAP WITH APPLICATION # CP-2400415

Figure 10.3. Future Land Use Map for the City of New Berlin.

Section 34 – 35 – South Moorland Road Corridor

Section 35 is an area that is envisioned to be a mix of business park industrial, office, retail, residential, and passive and active park uses. In order to implement the conceptual neighborhood plan, the City has created three new zoning districts specifically for this geographic area. They include a new R-6 (Section 35 Low-Density Single-Family Residential), M-3 (Section 34 & 35 Business Park Development District) and P-2 (Section 35 Park Complex District) as further described below. The map below (Figure 10.4) identifies the Future Land Use and Zoning Code Section 275-13.1 (H) (4), Figure I-1, identifies the designated zoning districts. All projects that require rezoning within this respective area shall be rezoned in accordance with Zoning Code Figure I-1 and future Plan Commission and Common Council actions.

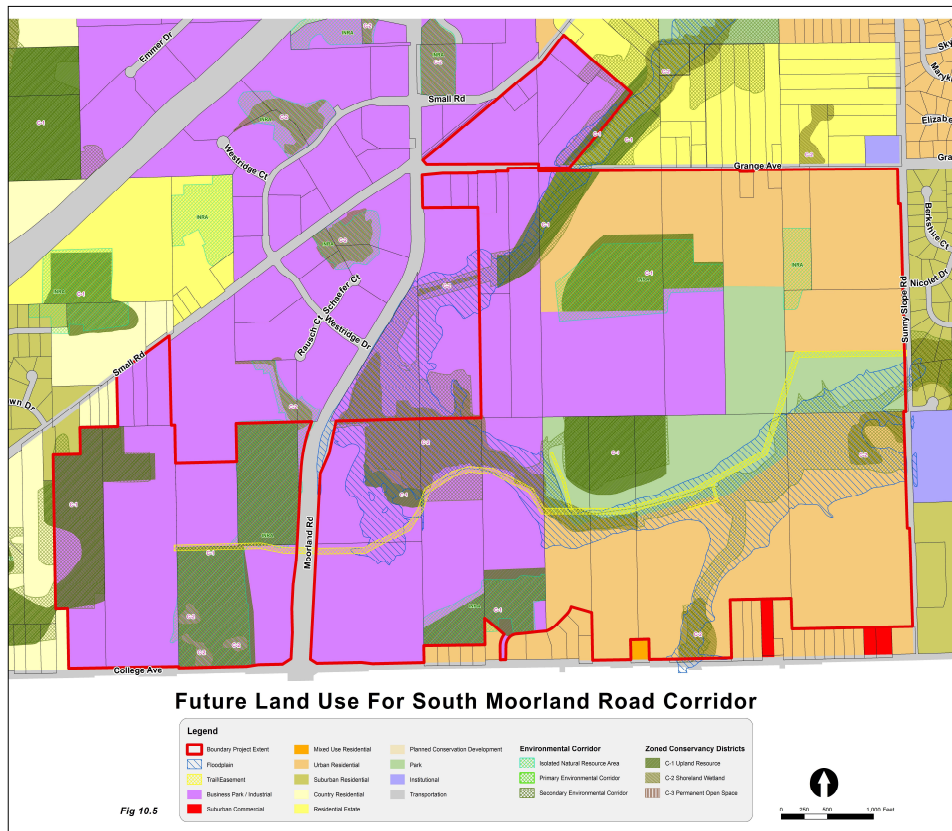


Figure 10.4 Future Land Use Map for South Moorland Road Corridor.

Northwest Section 2 –North Moorland Road Corridor (Southeast corner of Moorland Road and Greenfield Avenue)

The Department of Community Development has been going through the process of analyzing the area now referred to as the North Moorland Road Corridor. This area is generally bounded by Moorland Road to the West, the Highland Memorial Park Cemetery and Walmart development to the East, Greenfield Avenue to the North and the New Berlin Recreational Trail to the South (Figure 10.5-1). In order to guide the City in land use and zoning decisions it is best to understand the impact new developments will have on the School District, traffic patterns, stormwater and environmental features. Development policies were added within Chapter 11 – Neighborhood A (Greenfield Avenue Corridor) to guide any future development requests.



Urban Residential

The Urban Residential designation reflects the modern form of the residential subdivision with lots ranging in size from one to four dwelling units per acre, depending on underlying zoning and surrounding development patterns. While these communities may include various sizes and price ranges of homes, the primary land use is single-family detached homes. Attached single-family housing may be considered as a transitional use between lower density residential uses and non-residential development and highway corridors.

The corresponding zoning districts are:

- R-4 (Low-Density Single-Family Residential) which has a not-to-exceed density of 2.2 dwelling units per net residential acre for new large lot subdivisions to be served by public sanitary sewer and water facilities.
- R-4.5 (Medium-Density Single-Family Residential) which has a not-to-exceed density of 2.9 dwelling units per net residential acre, served by public sanitary sewer and water facilities.
- R-5 (Medium-Density Single-Family Residential) which has a not-to-exceed density of 4.3 dwelling units per net residential acre, served by public sanitary sewer and water facilities. It should be noted that the City's current zoning ordinance states that "no unplatted lands" should be placed into the R-5 District.
- R-6 (Section 35 Low-Density Single-Family Residential) is unique to the South Moorland Road Corridor Area, a specific geographic area in the City (see §275-13.1H(4) Figure I-1 of the Zoning Code). The R-6 Low-Density Single-Family Residential District is intended to

provide for single-family residential development within Sections 34 and 35 with a minimum lot sizes similar to those in the above zoning districts and served by public sanitary sewer and water facilities. The Plan Commission and Common Council may approve smaller lot sizes pursuant to the city's zoning and subdivision codes and the vision for Neighborhood "G", in order to protect environmental features such as woodlands and tree lines, provide for additional tree protection and/or avoid steep topography. All lots shall adhere to the City's adopted zoning and subdivision codes. Per Zoning Code Section §275-13.1(H)(4), "All projects that require rezoning within this respective area shall be rezoned in accordance with Zoning Code Figure I-1 and future Plan Commission and Common Council actions."

Urban Residential districts include neighborhood parks and green spaces that provide amenities to local residents and are encouraged to provide links with the City's existing parks and recreation. Developers should incorporate the protection of environmentally sensitive areas, including the floodplain, into the development to create unique neighborhoods while protecting the natural environment. The number of cul-de-sacs should be minimized, emphasizing loop street layouts or multiple connections through and between subdivisions.

The Urban Residential areas also offer a continuing opportunity for more affordable housing to serve workers in the City's growing business parks. For example, housing on ¼ acre lots can help to retain and increase the diversity of the City's housing stock to allow for more personal housing options. The Community Development Authority (CDA) (formerly the New Berlin Housing Authority) is using tax credits and rent assistance to ensure a continued supply of affordable senior housing and apartments.

The City has worked closely over the past few years with Bank Five Nine to create a home loan grant program for first time home buyers. The program is funded by the Housing Trust Fund, which was created via Ordinance #: 2491, an ordinance to create a Housing Trust Fund for the City of New Berlin. The Common Council approved the transfer of Seventy Five Thousand Dollars (\$75,000.00) into the Fund. The City is able to provide qualified applicants with a \$2,500 grant to first time home buyers to pay for down payment and closing costs associated with buying their own home. The bank may match that request up to \$2,500 and will assist the City in reviewing the requests. The City has created a home loan grant application which is located on the City's website.

Certain institutional uses that can be compatible with residential uses, such as schools and neighborhood scale churches may be appropriate after careful site plan review.

Suburban Residential

The Suburban Residential designation reflects the rural setting of the existing residential areas on the western half of the City. Lots in this category are generally located in existing subdivisions that have already been developed at higher densities than the surrounding Country Residential area. The Suburban Residential areas are typically served by private on-site sewerage disposal

systems and private wells. On average, lots are 35,000 square feet in this district. New development may occur as infill development, but are not expansions to the existing subdivisions. Infill development is the development of vacant lots within existing subdivisions.

The corresponding zoning district is:

- R-3 (Suburban Single- Family Residential) which has a not-to-exceed density of 2.0 dwelling units per net residential acre. This District is intended to be used for residentially platted lots already existing at this density range. As stated previously, Suburban Residential lots are served by private on-site sewerage disposal systems and private wells.

Residential Estate

Residential Estate is similar to the Country Residential category except for that it has a gross density not-to-exceed one dwelling unit per two acres. While agricultural uses are encouraged to remain as long as the owners wish to operate farms, this designation provides an opportunity for the City to allow this area to develop, but maintain a sense of rural character. Before this land use category is implemented in this area, provisions for public sewer and water facilities must be made.

The preservation of the character of these areas should be accomplished through the use of clustering homes to help preserve the visual character but also to preserve larger open space areas for use as active or passive recreation or agriculture. Establishing open space areas which include streams, wetlands, woodlands, floodplains should be given high priority along with establishing greater setbacks from these resources.

The corresponding zoning district is:

- R-2E (Conservation Estate Single- Family Residential) which has a not-to-exceed density of 1.0 dwelling units per two acres. Homes within this District are intended to be served by public sanitary sewer and water facilities. Density bonuses are allowed pursuant to the City's zoning code.

Country Residential

Country Residential encompasses most of the area in the western portion of the City. These areas include various sizes and price ranges of homes with the primary land use being single-family detached homes. The average density of this area is envisioned to be a gross density of one dwelling unit per five acres.

Lot clustering that maintains an overall low density, while preserving substantial open space is encouraged in these areas. Country Residential Communities will be planned to include parks and green space or preserve agricultural land. This will provide amenities to local residents and work toward providing a link with the City's existing parks and recreation system. Developers should incorporate the protection of environmentally sensitive areas, including the floodplain,

into the development to create unique neighborhoods while protecting the natural environment.

The corresponding zoning district is:

- R-1/R-2 (Rural Conservation Single-Family Residential) which has a not-to-exceed gross density of 1.0 dwelling unit five acres. Country Residential lots are served by private on-site sewerage disposal systems and private wells. Density bonuses are allowed pursuant to the City's Zoning Code.

There are also a large number of farm operations that exist in this area and the protection and preservation of these uses is integral to this land use. Some on-site sales of products are appropriate including small farm markets, landscape materials, and locally grown food. Artisan farming, flea markets, hobby farming and other activities that promote the continuation of farming should be encouraged and regulatory barriers prohibiting these activities should be removed. In order to prevent excessive nuisances from occurring as a result from any of these associated farming related commercial activities, they should be regulated in their size, intensity and traffic impacts to prevent the proliferation of Rural Commercial Services in areas not designated as commercial.

Quarry Park Residential

Quarry Park Residential encompasses the properties within Quarry Park Subdivision, which is an 18-lot single-family residential conservation subdivision. The density is one dwelling unit per 6.6 acres.

The corresponding zoning district is:

- R-7 (Quarry Park Low-Density Single-Family Residential District) which is intended to provide for no more than 27 single-family residential lots which shall collectively be considered a residential community governed through a homeowners association and which is served by a community wide on-site sewage disposal system and private wells to be maintained solely by the homeowners association and/or the homeowners in the subdivision. A developer agreement shall be in place.

Mixed Use Residential

The Mixed Use Residential designation applies to several areas where more intense business uses meet single-family residential uses. The purpose of Mixed Use Residential is to provide a district for land uses and development that combine characteristics from other districts. There are several land uses that can occur in mixed use areas, including low-density multi-family, senior housing, duplexes, condominiums, or institutional uses. Development approval for these uses requires a review to determine compatibility with surrounding land uses, particularly the residential neighborhoods.

The corresponding residential zoning districts are:

- Rd-1 (Two-Family Residential District) is intended to provide for two-family residential development, at densities not to exceed 4.8 dwelling units per net residential acre, served by public sanitary sewer and water facilities.
- Rm-1 (Multiple-Family Residential District) is intended to provide for multiple-family residential development served by municipal sewer and water facilities at densities not to exceed those established within the Zoning Code. New lands to be placed in the Rm-1 District by rezoning petition shall be located not closer than 120 feet to an existing single-family residential subdivision. Net density calculations shall include the area of land upon which the dwelling units are proposed to be located and including common open space and associated facilities on the tract of land zoned Rm-1, excluding rights-of-way of publicly dedicated streets and private streets.
- I-1 (Institutional District) is intended to provide areas for public or private institutions or organizations housing social, educational, religious, or governmental activities.
- Zoning Code Section 275-41B(1) provides for elderly housing and assisted-living facilities. The density of an elderly housing development shall not exceed the densities established within the Zoning Code.
- A PUD could be considered when a mix of multi-family and retail/office uses are being proposed in order to accommodate creative site design. PUD's are not to be used for solely single-family residential.

Business Park / Industrial

Business Park / Industrial encompass a mixture of office, industrial, retail, commercial and service uses in a development with substantial landscaping and open space to create an attractive image. New industrial and office growth is encouraged to occur in these large developments so traffic impacts on surrounding uses can be minimized & managed and infrastructure can be provided.

The Business Park / Industrial land use is placed in areas where there will be a minimal impact on residential uses and the natural environment. In addition, Business Parks parcels are generally located near major transportation corridors that can accommodate the truck and automobile traffic generated by such developments.

The corresponding zoning districts are:

- O-1 (Office and Business Service District) is intended to provide for individual or attractive groupings of office and financial service uses in aesthetically pleasing structures on lots with ample open space.
- O-2 (Business Park Development District) is intended to provide for the development of an attractive grouping of buildings limited to light industrial uses, offices, corporate headquarters, and support facilities in a parklike setting. The district is further intended to

promote the provision of ample off-street parking and loading areas, open space, and landscape planting screens or buffer yards in areas adjacent to residential areas.

- O-3 (Transitional Office District) is intended to provide for low-intensity uses that serve as a transitional use between residential uses and districts and higher-intensity uses, including office, commercial and industrial uses. The district is also intended to accommodate areas where many residential homes are being converted to nonresidential uses such as business, medical, and professional offices. The O-3 District provides regulations that limit parking in side and rear yards, landscaping, architectural preservation of the existing residential character, and small-scale structures that blend in with the surrounding community while providing necessary services to the citizens of New Berlin.
- M-1 (Light Manufacturing District) is intended to provide for a range of light manufacturing and industrial uses. The M-1 Light Manufacturing District is also intended to provide for manufacturing and industrial development of a more-restrictive nature. The district is further intended to be used where the relative proximity to other uses requires more-restrictive regulation.
- M-2 (General Industrial District) is intended to provide for manufacturing and industrial development of a less-restrictive nature than in the M-1 Light Manufacturing District in areas where the relationship to surrounding land use would create fewer problems of compatibility. This district is further intended to allow, where properly screened, outside storage of vehicles, equipment, machinery, and inventory.
- M-3 (Section 34-35 Business Park Development District) is unique to the South Moorland Road Corridor Area, a specific geographic area in the City (see §275-13.1H(4) Figure I-1 of the Zoning Code). The M-3 Section 34-35 Business Park Development District is intended for light manufacturing, office, retail and business uses. The M-3 Section 34-35 Business Park Development District is also intended to provide a broader mix of allowable uses including retail establishments within Sections 34 and 35 of the City to support both the business and residential development. The District is further intended to promote open space, intense vertical landscape, planting screens, buffer yards and preservation of existing environmental features (trees, wetlands, floodplain, rock outcroppings, steep slopes and viewsheds). Per Zoning Code Section §275-13.1(H)(4), "All projects that require rezoning within this respective area shall be rezoned in accordance with Zoning Code Figure I-1 and future Plan Commission and Common Council actions."

City Center – Mixed Use

The City Center designation recognizes the substantial planning and investment being made in the commercial core at National Avenue, immediately east of Moorland Road. While the City Center is a part of the suburban business center corridor, the unique qualities desired by the City for this area merit special attention. The pedestrian orientation, distinctive streetscape, and the mixture of uses create the potential for this to become a unique area of the city. There are several land uses that can occur within the mixed use areas, including single-family residential, duplex residential, condominiums, townhomes, apartments, office, commercial, and institutional. Development approval for all of these uses requires a review to determine compatibility with surrounding land uses, particularly the adjacent residential neighborhoods.

Refer to the City Center PUD Ordinance #2526 and associated zoning map for a list of appropriate uses for this area.

City Center – Single-Family

The City-Center – Single-Family designation reflects the modern form of the residential subdivision with lots ranging in size from one to four dwelling units per acre, depending on underlying zoning and surrounding development patterns. While these communities may include various sizes and price ranges of homes, the primary land use is single-family detached homes. Attached single-family housing may be considered as a transitional use between lower density residential uses and non-residential development and highway corridors.

The corresponding zoning district is:

- R-4.5 (Medium-Density Single-Family Residential) which has a not-to-exceed density of 2.9 dwelling units per net residential acre, served by public sanitary sewer and water facilities.

Suburban Commercial

Suburban Commercial areas include the commercial areas of New Berlin primarily along National Avenue east of Calhoun Road. While these areas focus on retail sales and personal services, some office space and low-density multi-family housing is intermixed only when commercial development is incorporated on the first floor and residential is planned above. Net density not to exceed those established within Zoning Code Section 275-33(8): Rm-1, Multiple Family Residential District and Section 275-41B(1): Elderly housing and assisted-living facilities. The geographic boundaries of Suburban Commercial areas should be controlled to limit expansion of commercial development and the increasing number of vacant buildings, and at the same time provide flexibility to accommodate changes in the market.

Developers will be encouraged to establish creative commercial centers that do not place emphasis on the parking areas, but on the commercial uses themselves. This can be accomplished by placing some parking to the side or behind buildings and utilizing internal landscaping throughout the parking areas. Signage and lighting should be placed and designed to ensure visibility without being excessive.

Unique to the intersection located at the southeast corner of Moorland Road and Greenfield Avenue, the City has established parameters for planning of this area in order to ensure that it develops uniformly. Chapter 11: Neighborhood A - Greenfield Avenue lays out specific policies to help ensure the cohesive development. This area is intended for retail and commercial uses located on the corner then transitioning to the south to allow for commercial retail and/or office on the first floor with residential integrated above. The far southern end of the parcel could be developed as low-density multi-family residential as defined above in this section.

The corresponding zoning districts are:

- B-1 (Shopping Center District) is intended to provide for neighborhood and community shopping centers with groupings of retail and customer service establishments to serve both the citizens of New Berlin, the surrounding region, and businesses. Hotels and regional uses are also appropriate in this district when planned appropriately in relation to traffic and landscaping. This district is intended to accommodate the requirement of on-site parking and loading facilities; landscape planting screens in areas adjacent to nonbusiness development or other incompatible uses; and a partially pedestrian-oriented shopping environment. Uses in this district are intended to be compatible with the character of the adjacent residential areas served.
- B-2 (General Retail Sales and Service District) is intended to accommodate a broad range of retail sales and service uses. The district is also intended to provide for the orderly and attractive development and grouping in appropriate and convenient locations for small-lot business activities of a general nature. The district is further intended to promote the provision of ample off-street parking and loading areas; landscape planting screens in areas adjacent to nonbusiness development or other incompatible uses; and development in character with the adjacent land uses.

Rural Commercial

Rural Commercial areas should maintain the “rural theme” in designing retail-oriented developments that include farm implement sales, produce markets, feed and seed stores, etc. to help support the agricultural environment but, may also include small-scale office-oriented uses. In addition, convenience retail uses may be appropriate in these areas to serve the day-to-day needs of residents, thus minimizing the necessity of driving for convenience goods.

Rural Commercial should be located primarily along National Avenue west of Calhoun Road. These uses should be located in enclosed structures. Where outdoor storage and sales are necessary, they should be located in the side or rear yards. Landscaping and screening should be used to minimize the transition from agricultural and rural residential uses to these commercial developments. Lighting should be carefully evaluated. Rural commercial architectural design standards should be adhered to. The Rural Commercial Design Guide shall be used to aid development. As properties apply for rezoning requests in these areas, the B-3 and B-5 Districts shall be considered to be more suitable than the B-2 District.

The corresponding zoning districts are:

- B-2 (General Retail Sales and Service) which is intended to accommodate a broad range of retail sales and service uses and provide for orderly and attractive development and grouping in appropriate and convenient locations for small lot business activities of a general nature. The minimum lot size for this district is 40,000 square feet.
- B-3 (General Bulk Sales) which is intended to accommodate the needs of the agricultural community for the western portion of the community without detracting from the character

of the area. This district allows for outdoor storage, outdoor sales and automotive sales, service and repair. The minimum lot size for this district is 3 acres.

- B-5 (Rural Commercial District) which is intended to accommodate the needs of the agricultural community with a range of retail sales and service uses. The uses of these areas are intended to provide convenience for farms and the growing residential uses in the western area. The minimum lot size for this district is 40,000 square feet.

Institutional

Institutional uses encompass the main City Government facilities around City Hall, as well as schools, churches, and other nonprofits. Regarding church uses, these institutions have been classified into two types: Neighborhood Scale and Community Scale. Neighborhood scale churches are defined as a place of gathering for religious observance, ministry, and fellowship & related social events and may include classrooms for periodic religious instruction, kitchen, meeting area principally for members and administrative offices. These facilities are identified as those with a total building footprint of less than 14,999 square feet. Community scale churches are defined as a place of gathering for religious observance, ministry, and fellowship & related social events and may include classrooms for periodic religious instruction, and administrative offices. These facilities are identified as those with a total building footprint greater than 15,000 square feet or which have accessory uses, which include, but are not limited to uses such as banquet facilities, day school, day care facilities, retail stores, restaurant, workout centers / club, gymnasium, health care facilities, assisted living facilities, library, and café.

Parks

The City wishes to acquire and maintain parks and open space that are consistent with the adopted park and open space plan to encourage private preservation of open space and environmental areas, and to encourage the use of creative development alternatives (i.e. Conservation subdivisions to create neighborhood open space).

The corresponding zoning districts are:

- P-1 (Park and Recreation District) is intended to provide areas where open space and outdoor recreational needs of the citizens can be met without the undue disturbance of natural resources and adjacent uses. When applied to privately owned recreational lands, this district is intended to avoid the conversion of such lands to other urban uses without adequate public review and approval. The district should be used for areas designated as parks in the adopted New Berlin Comprehensive Plan.
- P-2 (Section 35 Park Complex District) is unique to the South Moorland Road Corridor Area, a specific geographic area in the City (see §275-13.1H(4) Figure I-1 of the Zoning Code). The P-2 Section 35 Park Complex District is intended to provide an area for a regional amenity that would provide tournament, practice and game space for baseball, softball and/or soccer. The District will also incorporate neighborhood park elements for neighboring residents. The complex will provide a buffer between the residential and business park land uses and may be expanded to create additional

meaningful passive recreational opportunities and utilize the City's utility easement / public trail to create more of a linear parkway. Uses may include, but are not limited to, passive recreational trails, fishing ponds, winter sports activities, snowshoeing, cross country skiing, sledding, nature trails, bird watching and interpretive exercise trails. Per Zoning Code Section §275-13.1(H)(4), "All projects that require rezoning within this respective area shall be rezoned in accordance with Zoning Code Figure I-1 and future Plan Commission and Common Council actions."

In addition, the City's *Park and Open Space Plan* identifies the need to acquire additional Community Parkland to account for the City's land area and population growth. Such Community Parkland shall incorporate an active park complex to address the City's need for additional ball fields and courts, as outlined in the *Park and Open Space Plan*, as well as passive park uses year-round. Linear parkways, which preserve open space, and provide connectivity within this area should be developed. The linear parkways could be integrated with the floodplain and creek areas.

Quarry

Quarries involve the mining and processing of minerals. They typically include both underground and surface mining activities. While they are typically located in rural areas, they can also create substantial land use impacts. A few of these quarry properties are actively being mined for non-metallic mineral resources (i.e. sand & gravel). As such, they are required to have a City approved Reclamation Plan pursuant to NR 135 and the City's zoning ordinance. The Reclamation Plan is required to identify post-mining land uses in addition to the "means & methods" for reclaiming the site. During the planning horizon for this Plan, it is anticipated that two of these quarries will transition and be reclaimed into their approved post-mining land uses. Specifically, the New Valley Sand & Gravel Quarry (identified in Neighborhood "J" has been identified as a future business park and the Kohler Pit has the following approved post-mining land uses – rural commercial, agriculture and aquaculture (both in recreational & commercial formats). Kohler Ridge Subdivision was approved by the Common Council in, 2016. The subdivision encompasses a portion of the former Kohler Sand & Gravel Mine and resulted in the complete restoration of approximately 65 acres of formerly mined land.

Conservancy Areas

C-1 Upland Resource Conservancy Zoning

The purpose of this district is to prevent the destruction of valuable natural and man-made resources and, in particular, woodlands, wetlands, wildlife habitat areas, perennial and intermittent streams, major lakes, floodlands and shorelands, significant water recharge and discharge areas, prairies, recreational and scenic areas, natural scientific areas, areas with poor soils or high groundwater, and areas of steep slopes, including primary environmental corridor, secondary environmental corridor and isolated natural resource areas. It should be noted that the City has established a new policy that states no "new" lands should be placed into this category and rather the use of "conservation easements" shall become the norm for preserving and protecting these natural resource assets.

C-2 Shoreland-Wetland Conservancy Zoning

The purpose of this district is to preserve, protect, and enhance the ponds, streams, and wetland areas of the City. The preservation, protection, and enhancement of these areas will serve to maintain safe and healthful conditions; maintain and improve water quality, both ground and surface; prevent flood damage; control stormwater runoff; protect stream banks from erosion; protect groundwater recharge and discharge areas; protect wildlife habitat; protect native plant communities; avoid the location of structures on soils which are generally not suitable for use; and protect the water-based recreation resources of the City.

C-3 Permanent Open Space/Conservation Zoning

The Permanent Open Space/Conservation Lands District is intended to serve as a preservation district to maintain lands that have been permanently designated as open space or conservation lands. This District serves as a more definitive designation of open space and conservation lands as an alternative to deed restrictions and easements. This District should be utilized for developments where potential development densities have been transferred to another area of the property or to another site within New Berlin; developments that will have open space permanently preserved; and other similar conservation and preservation practices that will contribute to the unique character of New Berlin.

Environmental Corridors

Environmental Corridors are shown on the City's Map of Potential Conservation Lands. The City clearly recognizes the importance of these natural resource assets and will continue to use "conservation easements" for their protection. The City will also continue to follow SEWRPC guidelines for preserving, protecting and managing development within these corridor areas. See Appendix J for SEWRPC's publication entitled "Environmental Corridors – Lifelines of the Natural Resource Base". The City will continue to use SEWRPC's Environmental Corridor Maps as a resource as amended.

Map of Potential Conservation Areas

The Map of Potential Conservation Lands for the City of New Berlin consists of wetlands; woodlands; Butler's Garter Snake habitat; Water; Slope; environmental corridors; and scenic vistas. This map should be used as a resource in addition to, but not limited to, other maps such as the future land use, zoning and FEMA FIRM maps for all land use decisions. These environmental features should be incorporated into all development proposals, as applicable.

LAND USE PLANNING IN WAUKESHA COUNTY

Under Wisconsin State Statutes, counties are required to incorporate into the county development plan all master plans that have been duly adopted by incorporated cities and villages under the State of Wisconsin City Planning Enabling Act. However, the Statutes do not provide direction as to resolving conflicts between county adopted land use objectives and local master plans. To address this issue, the Waukesha County Comprehensive Plan Advisory

Committee determined specific approaches to be implemented during the County Plan process. The following County approaches are those which apply directly to New Berlin's Comprehensive Plan:

- All duly adopted local land use plans, whether prepared by incorporated cities and villages or by towns, would be reviewed for consistency with the County development objectives and standards approved by the Advisory Committee, as presented in Chapter 2 of this Plan. All inconsistencies would be identified and described.
- Municipalities will prepare preliminary land use plans in a manner consistent with the Advisory Committee approved development objectives and standards. Following review of local land use plans, inconsistencies with the development objectives were identified for the municipalities and adjustments were requested.
- The compiled preliminary County land use plan would be provided to all cities, villages, and towns in the County for review and comment.

Resulting from these approaches is the County land use element provided in the Waukesha County Comprehensive Plan. Due to the fact that the County is required to incorporate local master plans into its overall plan, New Berlin residents and property owners should first look to its own Comprehensive Plan for guiding objectives and policies. The Waukesha County Plan shall serve as a seamless overview of planning efforts county-wide.

LAND USE PLANNING IN THE REGION

The regional land use plan sets forth the fundamental concepts that are recommended to guide the development of the seven-county southeastern Wisconsin region. The most recent version of the plan, entitled "SEWRPC Planning Report No. 55: A Regional Land Use Plan and Transportation Plan for Southeastern Wisconsin: 2050, was adopted by SEWRPC in July 2016. This plan is intended to guide land use development and redevelopment through the year 2050.

Vision 2050 replaces the Vision 2035 plans. It should be noted that the SEWRPC plans are advisory only. Refer to the SEWRPC VISION 2050 plan for the most updated information related to their regional planning efforts and recommendations. The report is available on the SEWRPC website www.sewrpc.org.

RESOLUTION NUMBER # 2024-10**A Resolution adopting the amendments to the City's 2030 Comprehensive Plan Chapter 10: Land Use**

WHEREAS, Section 66.1001(4) of the Wisconsin Statutes, establish the required procedure for a local government to adopt a comprehensive plan and Section 66.1001(2) identifies the required elements of a comprehensive plan; and

WHEREAS, The planning process was open to the public and numerous efforts were made to assure the broadest participation to establish the goals and elements considered for and contained within the comprehensive plan in compliance with Section 66.1001 of the Wisconsin State Statutes, and

WHEREAS, The City of New Berlin prepared and followed a Public Participation Plan that was adopted by the Plan Commission on September 10, 2007 and the Common Council on September 25, 2007 a copy of which is on file in the Department of Community Development.

WHEREAS, the City of New Berlin Plan Commission has the authority to adopt the Comprehensive Plan and associated amendments as necessary by resolution and also to recommend that the Common Council adopt the comprehensive plan and associated amendments as necessary via Ordinance; and

WHEREAS, the City of New Berlin prepared the "City of New Berlin 2020 Comprehensive Plan", which is on file with the Department of Community Development and available on the City's website www.newberlin.org, containing all maps and other descriptive materials, to be the comprehensive plan for the City; and

WHEREAS, that the Plan Commission of the City of New Berlin adopted the City of New Berlin 2020 Comprehensive Plan as the City's comprehensive plan via Resolution No. 09-02 on November 2nd, 2009, and the Common Council adopted the Comprehensive Plan via Ordinance # 2422 on December 8th, 2009; and has been amended from time to time; and

WHEREAS, development within the City should be monitored on an ongoing basis, and compared to the City goals and objectives outlined throughout the Plan to ensure that current policies are achieving the intended results. Comprehensive Plan Chapter 22, Implementation states, *"This Plan is intended to be changed and revised over time. The City's values, goals, and capabilities may change as New Berlin grows, and the Plan must be amended to reflect those changes. The Plan should be reviewed and amended at least once every year."* This project includes an overall general update to the Comprehensive Plan.

WHEREAS, Department of Community Development Staff, working at the request of Yonatan Zvi, have prepared amendments to the Future Land Use Map within the City's adopted 2030 Comprehensive Plan Chapter 10: Land Use and are now completed and need to be incorporated into the City's adopted Comprehensive Plan.

WHEREAS, the Future Land Use Map amendments requested by Yonatan Zvi is for the property located at 15201 W. Greenfield Avenue (Tax Key #: 1158.998) to amend the Future Land Use from Mixed Use Residential to Suburban Commercial. It is necessary to incorporate these Future Land Use Map amendments into the City's adopted 2030 Comprehensive Plan Chapter 10: Land Use. A copy 2030 Comprehensive Plan Chapter 10 along with the map is attached as Exhibit A. Amendments to an adopted comprehensive plan pursuant to WI State Statute 66.1001 require a Class I notification along with a public hearing.

WHEREAS, the Plan Commission reviewed and approved the proposed amendments to 2030 Comprehensive Plan Chapter 10: Land Use on June 3, 2024 following approximately three months of public comment from the date of the public notice; and

WHEREAS, the City has duly noticed a public hearing on the aforementioned comprehensive plan amendments and the Plan Commission held the public hearing on May 6, 2024.

WHEREAS, the Plan Commission of the City of New Berlin by a ~~X-X~~ vote of the Commissioners present and voting recorded in its official minutes, adopted Resolution # 2024-10 recommended approval of this comprehensive plan amendment on June 3, 2024.

NOW, THEREFORE, BE IT RESOLVED, that the Plan Commission of the City of New Berlin hereby accepts and adopts the attached City of New Berlin 2030 Comprehensive Plan amendments to the 2030 Comprehensive Plan Chapter 10: Land Use, recognizing that the Common Council must also adopt the Comprehensive Plan amendments via Ordinance for it to become effective; and

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Common Council adopt Ordinance No. 2694, which will constitute its adoption of the Comprehensive Plan amendments.

Passed and adopted by the Plan Commission on this 3rd day of June, 2024.

APPROVED:

David A. Ament, Mayor

Certified/Countersigned:

Nikki Jones
Plan Commission Secretary

ORDINANCE NO. 2694

An ordinance to adopt the amendments to the City's Comprehensive Plan to incorporate the necessary General Amendments and Future Land Use Map Amendments into the City's adopted 2030 Comprehensive Plan, Chapter 10: Land Use.

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

SECTION I

Pursuant to section 62.23(2) and (3) of the Wisconsin Statutes, the City of New Berlin, is authorized to prepare and adopt a comprehensive plan as defined in section 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

SECTION II

The Common Council of the City of New Berlin, Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by Section 66.1001(4)(a) of the Wisconsin Statutes.

SECTION III

The Plan Commission of the City of New Berlin by a majority vote of the Commission members present and voting as recorded in its official minutes and adopted Resolution # 2024-10 on June 3, 2024 recommending to the Common Council the adoption of the ordinance that approves the general amendments and Future Land Use amendments to the City's adopted 2030 Comprehensive Plan Chapter 10: Land Use, a copy of both chapters are attached as Exhibit A, containing amendments to the elements specified in section 66.1001(2) of the Wisconsin Statutes.

More specifically, the Future Land Use Map amendments requested by Yonatan Zvi, to amend the Future Land Use for the property located at 15201 W. Greenfield Avenue (Tax Key #: 1158.998) from Mixed Use Residential to Suburban Commercial.

SECTION IV

The City held public hearings on June 3, 2024 on these Comprehensive Plan amendments, in compliance with the requirements of Section 66.1001(4)(d) of the Wisconsin Statutes.

SECTION V

The Common Council of the City of New Berlin, Wisconsin, does, by enactment of this ordinance, formally adopt the documents entitled, "**General Amendments and Future Land Use Map Amendments into the City's adopted 2030 Comprehensive Plan Chapter 10: Land Use,**" which are attached hereto as Exhibit A pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

SECTION VI

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

SECTION VII

This ordinance shall take effect upon passage and publication as approved by law.

SECTION VIII

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

PASSED AND ADOPTED by the Common Council this 11th day of June, 2024.

APPROVED:

David A. Ament, Mayor

Countersigned:

Rubina Medina, City Clerk

STAFF REPORT EXECUTIVE SUMMARY

APPLICANT/PROJECT:	Yonatan Zvi / Rezoning
LOCATION:	15201 W. Greenfield Avenue (Tax Key #: 1158.998) 15205 W. Greenfield Avenue (Tax Key #: 1158.999.001)
REQUEST:	Request to rezone the properties located at 15201 W. Greenfield Avenue (Tax Key #: 1158.998) and 15205 W. Greenfield Avenue (Tax Key #: 1158.999.001) from B-1 and R-5 to B-1 and B-2.
D.R.C. RECOMMENDATION:	Recommend to Common Council adoption of Ordinance # 2695 that approves the rezoning of the properties located at 15201 W. Greenfield Avenue (Tax Key #: 1158.998) and 15205 W. Greenfield Avenue (Tax Key #: 1158.999.001) from B-1 and R-5 to B-1 and B-2.

DETAILS IN ATTACHED STAFF REPORT:

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

Meetings of June 3, 2024

Yonatan Zvi / Rezoning

15201 W. Greenfield Avenue (Tax Key #: 1158.998) and 15205 W. Greenfield Avenue (Tax Key #: 1158.999.001)

DATE STAFF REPORT PREPARED: May 15, 2024

APPLICANT / OWNER(S): Yonatan Zvi / 15201 Greenfield LLC; Wal-Mart Real Estate Business Trust

REQUEST / DESCRIPTION OF PROJECT: Rezone the properties located at 15201 W. Greenfield Avenue (Tax Key #: 1158.998) and 15205 W. Greenfield Avenue (Tax Key #: 1158.999.001) from B-1 and R-5 to B-1 and B-2.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 3/15/2024

DATE OF COMPLETENESS DETERMINATION: 3/18/2024

PRE-APPLICATION CONFERENCE HELD: Yes

Date(s) of Meeting(s): 12/7/23, 12/13/23, 2/6/24, 5/13/24, as well as numerous phone calls

Site Visit(s): 4/15/24

CONCEPTUAL PLAN: A 2-Lot CSM has been submitted (see file # LD-2400417).

SIZE OF DEVELOPMENT / PARCEL(S):

0.75 acres 15201 W. Greenfield Avenue (Tax Key #: 1158.998)

15.83 acres 15205 W. Greenfield Avenue (Tax Key #: 1158.999.001)

CURRENT ZONING:

R-5 (Medium-Density Single-Family Residential District) 15201 W. Greenfield Avenue

B-1 (Shopping Center District) 15205 W. Greenfield Avenue

CURRENT LAND USE: Commercial/Residential

PROPOSED LOT SIZES: Applicant has filed an application for a 2-Lot CSM (see file # LD-2400417).

Lot 1 15.35 acres

Lot 2 1.00 acres

PROPOSED ZONING: Applicant has filed an application for a 2-Lot CSM (see file # LD-2400417).

Lot 1 B-1 (Shopping Center District)

Lot 2 B-2 (General Retail Sales and Service District)

PROPOSED LAND USE: Applicant has filed an application for a 2-Lot CSM (see file # LD-2400417).

Lot 1 Commercial

Lot 2 Commercial

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North: Zoning: Commercial

Land Use: Commercial (City of Brookfield)

South: Zoning: R-m-1 PUD, I-1

Land Use: Vacant

East: Zoning: I-1

Land Use: Institutional

West: Zoning: B-1 PUD, Rm-1 PUD

Land Use: Vacant

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

Chapter 11: Neighborhood A: Greenfield Avenue:

Vision:

- Greenfield Avenue will be a mixed commercial and residential corridor, and shall act as a gateway to the northern area of New Berlin. The eastern half of the corridor should foster a more urban mix of uses, while the western half should encourage a mix of rural commercial, residential, and environmental features.

Development Policies:

- Create development standards for site layout, building character, and landscaping that are suitable for new development along the corridor.
- Tighten non-conforming lot, structure, and use standards, and require compliance with landscaping regulations. Phase out non-conforming commercial uses over time.
- Recognize the Greenfield Avenue and Moorland Road primary intersection as a major gateway into the city from the north. Encourage signature well-designed buildings that are compatible with surrounding areas including recent development across the street in the City of Brookfield.
- Site development should include prominent signage, increased landscaping, sustainable strategies for stormwater management, and methods to minimize the parking field, such as structured parking.
- Encourage land combinations that accommodate future development options.

Land Use:

- Current Future Land Use Map: Suburban Commercial & Mixed Use Residential
- Proposed Future Land Use Map: Suburban Commercial

ZONING CODE (Chapter 275): Yes, this request meets the requirements of §275-34B(1) and §275-34B(2) of the Zoning Code.

DEVELOPMENT CODE (CHAPTER 235): N/A

REZONING REQUIRED: Yes

CONDITIONAL USE REQUIRED: No

PUBLIC HEARING REQUIRED: Yes

USE / SITE / ARCHITECTURAL REVIEW:

Use Approval Required: Not at this time, however, conceptual plans have been shared as part of this rezoning request. A separate Use, Site and Architecture application will be required for any proposed development.

Site Plan Required: Yes, see attached CSM.

Architectural Review Required: Not at this time, however, conceptual plans have been shared as part of this rezoning request.

PROPOSED ARCHITECTURE: Conceptual plans have been shared as part of this rezoning request.

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: No

Wetland On Property: No

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

NRCS Map Classification: Not Inventoried

Floodplain: No

Topography / Geologic: Site slopes to the north towards Greenfield Avenue.

BIKE & PEDESTRIAN FACILITIES PLAN: No improvements identified.

PARK & OPEN SPACE PLAN: No improvements identified.

NATURAL RESOURCES PROTECTION:

Limits of Disturbance (LOD): N/A

Wildlife Habitat Protection: N/A

Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: No impact.

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

SANITARY SEWER PROVISION:

Within Current Sewer Service Area: Yes

Basin Capacity Available: Yes

Adequate Linkage: Yes

Onsite System Required: No

WATER USAGE CALC.: Will be reviewed at the future Use, Site and Architectural application submittal.

TRAFFIC IMPACT: No increase.

SCHOOL DISTRICT IMPACT: N/A

Notice Sent to Affected School District(s): No

PREVIOUS ACTION (15201 W. GREENFIELD AVENUE):

1955	Building permit for home.
5/6/2024	Plan Commission public hearing for Comprehensive Plan Amendment CP-2400415.
5/6/2024	Plan Commission public hearing for Rezoning RZ-2400416.

PREVIOUS ACTION (15205 W. GREENFIELD AVENUE):

1/7/2013	Plan Commission public hearing for Comprehensive Plan Amendment CP-12-001.
1/7/2013	Plan Commission public hearing for Rezoning RZ-12-006.
5/6/2013	Plan Commission recommend approval of Comprehensive Plan Amendment CP-12-001 via Resolution # 13-01.
5/6/2013	Plan Commission recommend approval of Rezoning RZ-12-006.
5/6/2013	Plan Commission recommend approval of Land Division LD-12-006.
5/14/2013	Common Council approval of Comprehensive Plan Amendment CP-12-001 via Ordinance # 2504.
5/14/2013	Common Council approval of Rezoning RZ-12-006 via Ordinance # 2505.

5/14/2013	Common Council approval of Land Division LD-12-006.
7/1/2013	Plan Commission approval of Use, Site and Architecture UA-13-035.
8/12/2013	Plan Commission recommend approval of Comprehensive Plan Amendment CP-12-001 via Resolution # 13-02.
8/12/2013	Plan Commission recommend approval of Rezoning RZ-12-006.
8/12/2013	Plan Commission recommend approval of Land Division LD-12-006.
8/27/2013	Common Council approval of Comprehensive Plan Amendment CP-12-001 via Ordinance # 2510.
8/27/2013	Common Council approval of Rezoning RZ-12-006 via Ordinance # 2509.
8/27/2013	Common Council approval of Land Division LD-12-006.
5/6/2024	Plan Commission public hearing for Rezoning RZ-2400416.

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

1. The rezoning must meet the following criteria outlined in New Berlin Municipal Code §275-22(F):

- a. The proposed rezoning is consistent with the Comprehensive Plan and the stated purposes of Chapter 275;

The Future Land Use map identifies this area as Suburban Commercial and Mixed Use Residential. The applicant has filed a separate application for a Comprehensive Plan Amendment (See File #: CP-2400415) to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 – Land Use) from Suburban Commercial and Mixed Use Residential to Suburban Commercial.

- b. Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;

Yes, the proposed rezoning is compliant. This property will be served by public sanitary sewer and water facilities.

- c. Provision of public facilities to accommodate development will not place an unreasonable burden on the ability of the City to provide them;

Yes, the proposed rezoning is compliant.

- d. The proposed development has taken into account impacts on surrounding properties or the natural environment, including air, water, noise, storm water management, soils, wildlife, and vegetation;

Yes, the proposed rezoning is compliant. Any future development shall require a separate application to be filed with the Department of Community Development.

- e. The land proposal for rezoning is suitable for development and will not cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas;

Yes, the proposed rezoning is compliant.

- f. The proposed rezoning will not be used to legitimize, or "spot zone," a nonconforming use or structure; and

No, it will not be a spot zoning. It will be consistent with the Future Land Use Map within the Comprehensive Plan, as proposed to be amended with application # CP-2400415.

- g. The proposed rezoning is the minimum action necessary to accomplish the intent of the petition, and an administrative modification, variance, or conditional use permit could not be used to achieve the same result.

Yes, the proposed rezoning is the minimum action necessary to accomplish the intent of the petition.

2. The applicant has simultaneously applied for a Comprehensive Plan Amendment (see file #: CP-2400415) and 2-Lot CSM (see file #: LD-2400417). Action for these applications is anticipated for the June 3, 2024 Plan Commission meeting.
 - a. This request is consistent with the proposed rezoning of the property to B-2 (General Retail Sales and Service District).
3. The existing principal use for Lot 2 (see file #: LD-2400417) is Residential. The building is currently unoccupied. The property owner of Lot 2 intends to develop the site for Commercial Use, with the possibility of a quick service restaurant with a drive thru option.
 - a. The existing water lateral servicing Lot 2 shall be abandoned at Greenfield Ave.
4. The existing principal use for Lot 1 (see file #: LD-2400417) is Commercial. Walmart occupies the building. Lot 1 will continue as a commercial use.

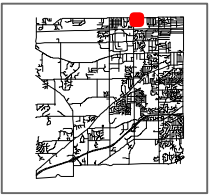
D.R.C. RECOMMENDATION:

Recommend to Common Council adoption of Ordinance # 2695 that approves the rezoning of the properties located at 15201 W. Greenfield Avenue (Tax Key #: 1158.998) and 15205 W. Greenfield Avenue (Tax Key #: 1158.999.001) from B-1 and R-5 to B-1 and B-2. **See Executive Summary.**

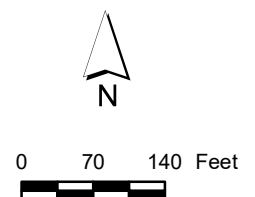
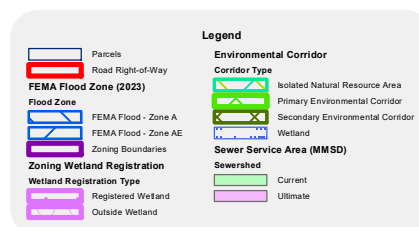
ATTACHMENTS:

Location Map
Applicant Letter
Future Land Use Comparison Map
Zoning Comparison Map
CSM
Concept Plans
Draft Ordinance 2695

CP-2400415, RZ-2400416 & LD-2400417
15201 Greenfield LLC
(Quick Service Restaurant with Drive Thru Option)
15201 W Greenfeild Ave & 15205 W Greenfield Ave



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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Logic Design & Architecture, INC.
10400 W. Innovation Drive – Suite 330
Milwaukee, WI 53226
www.LogicDA.com

3/15/2024

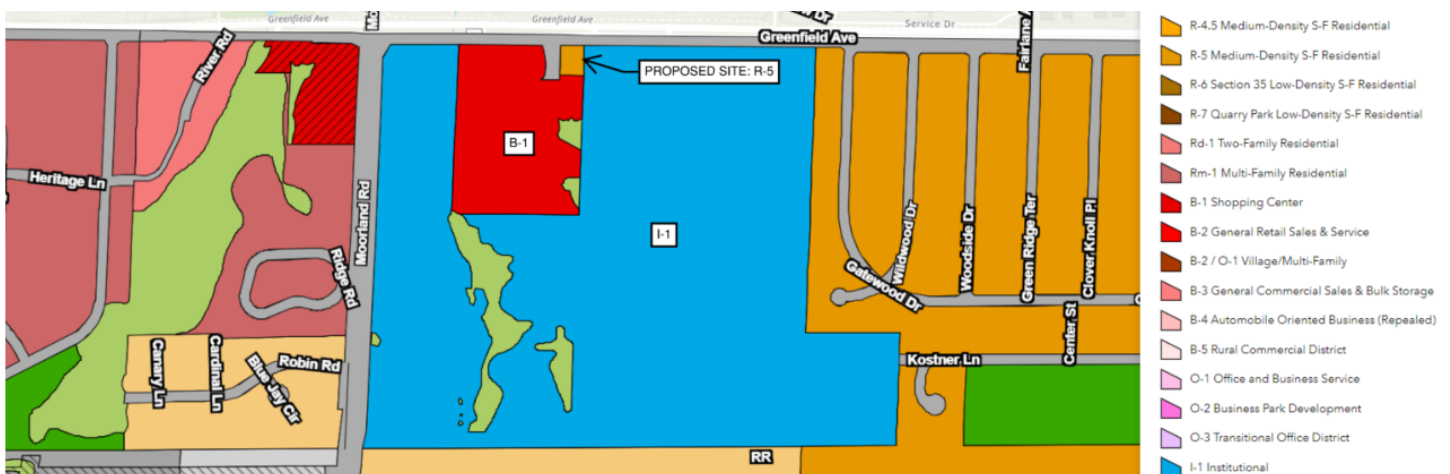
Ms. Kristen Hogan
Principal Planner
City of New Berlin
3805 S. Casper Dr.
New Berlin, WI 53151

RE: Comprehensive Plan Amendment, Rezoning Application, and Land Division

Dear Ms. Hogan,

I am writing on behalf of the Developer for the property located at 15201 W Greenfield Ave New Berlin, Wisconsin. The property is currently zoned R-5 Medium Density S-F Residential. This is a single-family residential lot that is adjacent to I-1 Institutional use and the B-1 Shopping Center zone. Because the lot constitutes a spot zoning condition, we believe that it needs to be changed to the one of the adjacent zones. Our client would like the City of New Berlin, to update the Comprehensive Plan and rezone the property to the B-1 Shopping Center use. Please see the zoning diagram below. Additionally, The CSM included with this submittal shows the proposed division of land between the future development site (Lot 2) and the existing Wal-Mart development (Lot 1). Per the Certified Survey Map, Lot 1 will decrease by 0.45 acres and Lot 2 will increase to the total of 1.00 acre(s). Please see the land division diagram on page 2.

Zoning Diagram





We will work with our client to develop the property following all applicable New Berlin zoning standards, landscaping and parking requirements. Note: Specific tenant(s) have not been chosen yet for this site. We have included a few options for conceptual site planning purposes. Please let us know if any other information is needed for the May 5th Plan Commission Meeting.

Warm regards,

Adam Stein

Current Future Land Use

Greenfield Ave

Suburban Commercial

Mixed Use Residential

Institutional

Proposed Future Land Use

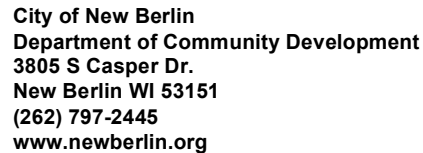
Greenfield Ave

Suburban Commercial

Suburban Commercial

Mixed Use Residential

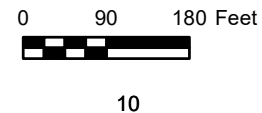
Institutional

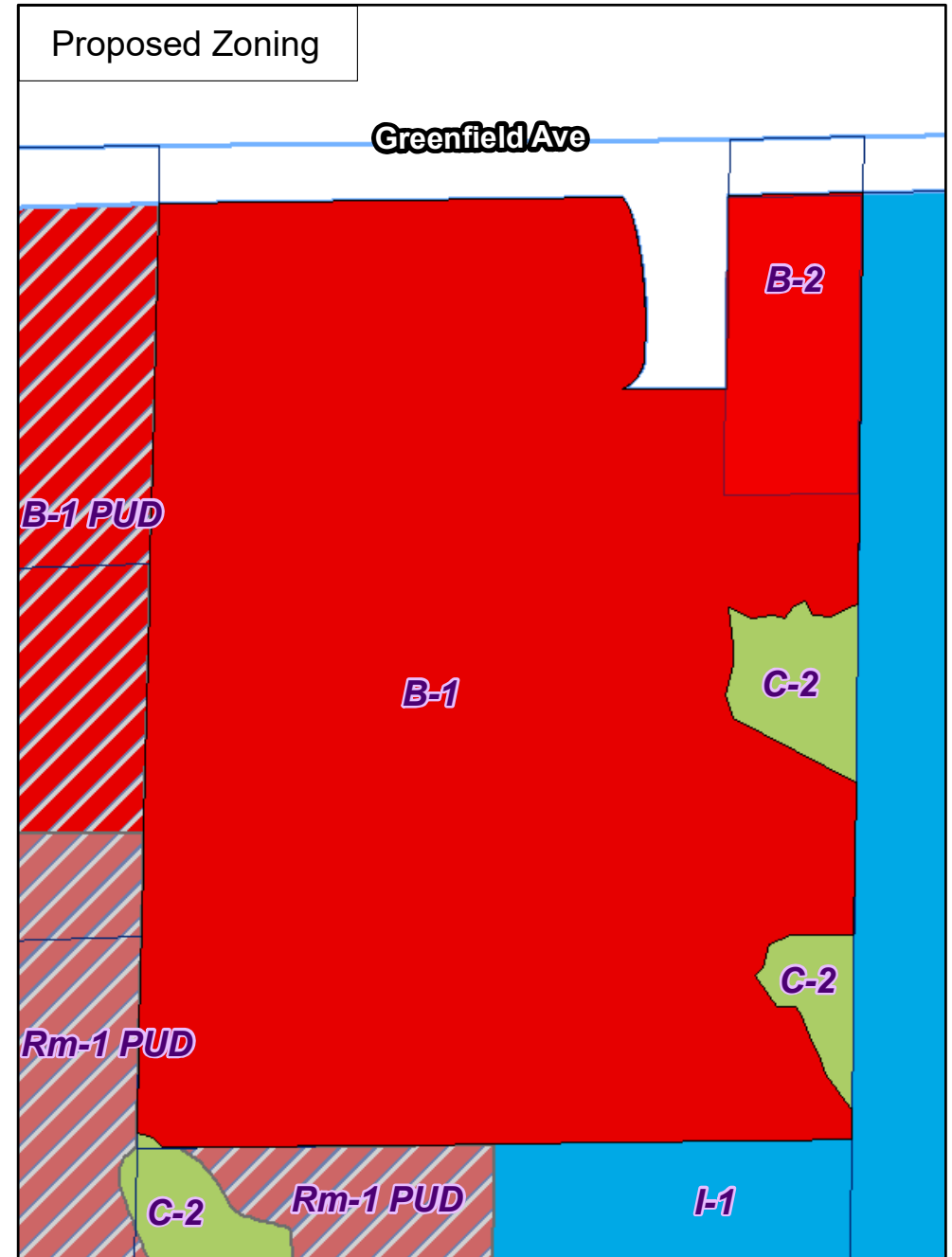
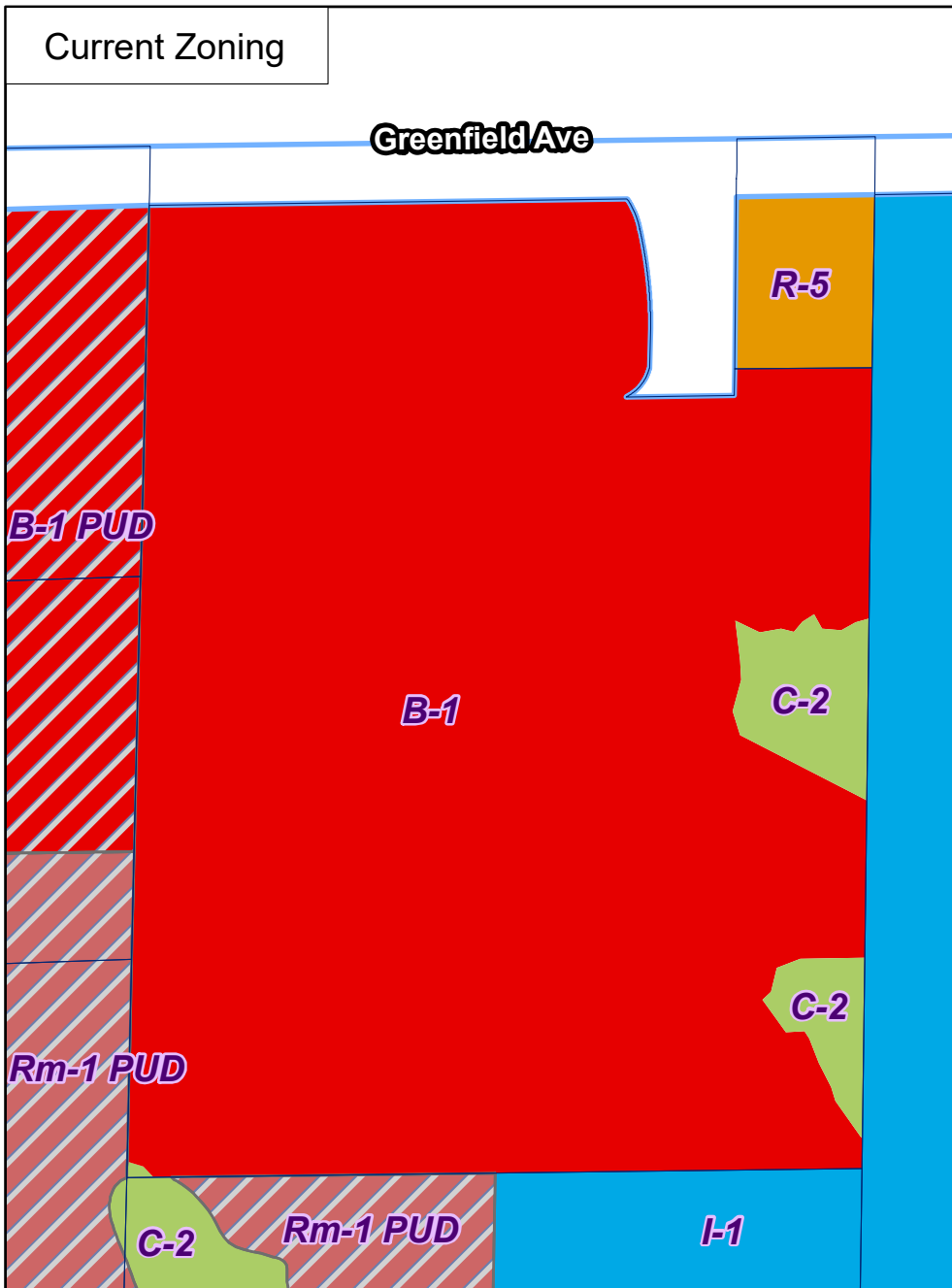


Legend

 Parcels

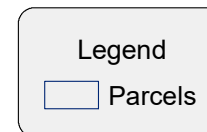
 Road Right-of-Way





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

RZ-2400416
 15201 Greenfield LLC
 15201 W. Greenfield Ave

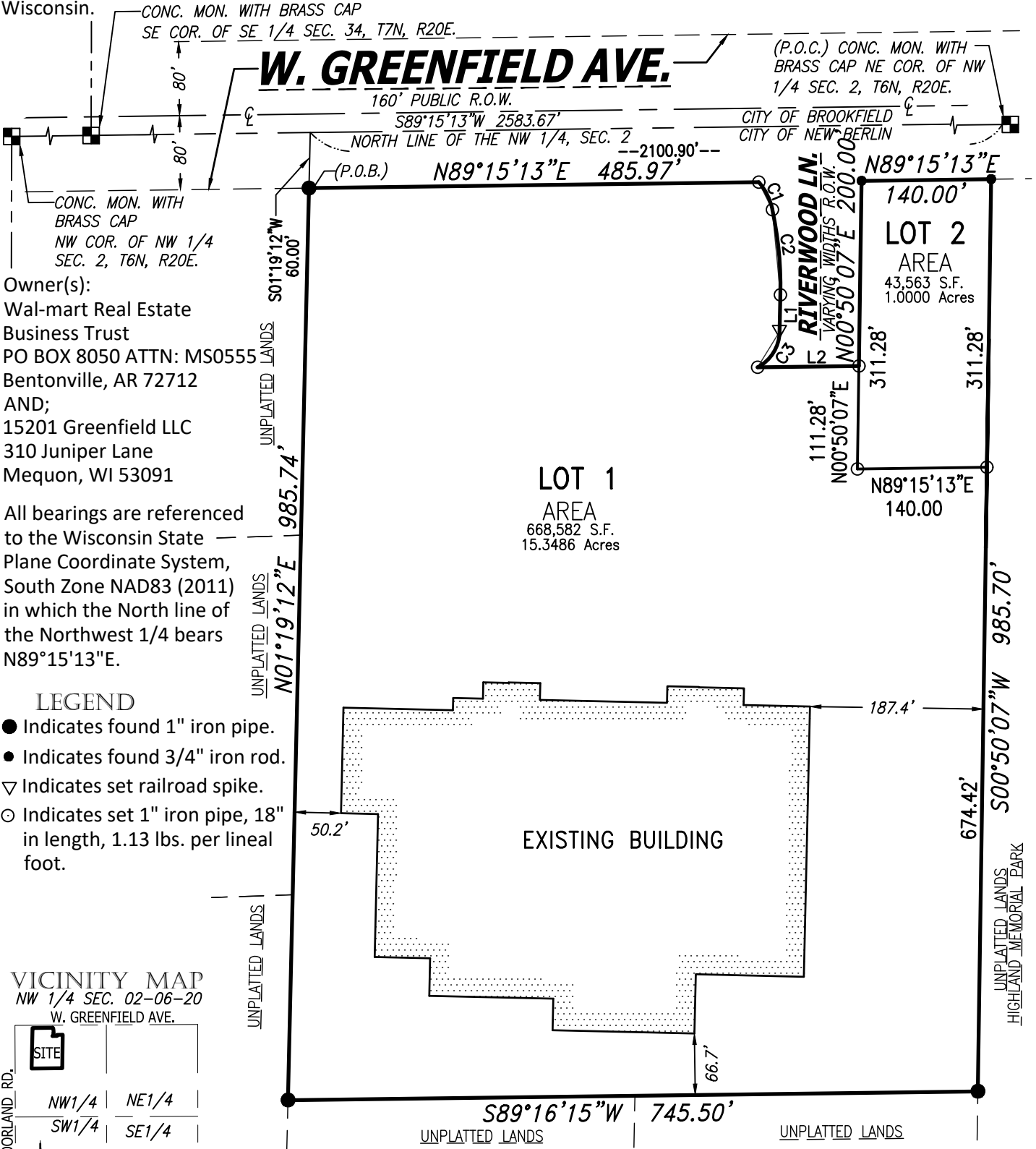


0 80 160 Feet

11

CERTIFIED SURVEY
MAP NO. _____

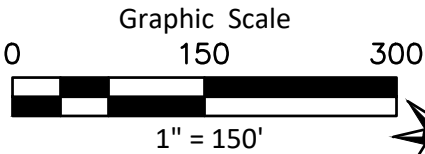
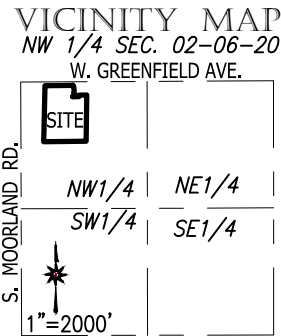
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Owner(s):
Wal-mart Real Estate
Business Trust
PO BOX 8050 ATTN: MS0555
Bentonville, AR 72712
AND;
15201 Greenfield LLC
310 Juniper Lane
Mequon, WI 53091

All bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone NAD83 (2011) in which the North line of the Northwest 1/4 bears N89°15'13"E.

- LEGEND**
- Indicates found 1" iron pipe.
 - Indicates found 3/4" iron rod.
 - ▽ Indicates set railroad spike.
 - Indicates set 1" iron pipe, 18" in length, 1.13 lbs. per lineal foot.



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CURVE DATA					
CURVE	ARC	RADIUS	CH. BEARING	CHORD	DELTA
C1	33.52'	67.50'	S26°21'50"E	33.17'	28°45'17"
C2	92.55'	392.50'	S05°25'52"E	92.34'	13°51'01"
C3	47.46'	44.50'	S31°45'35"W	45.24'	61°10'69"

LINE TABLE		
LINE	BEARING	DIST.
L1	S01°19'19"W	39.85'
L2	N89°15'22"E	109.55'



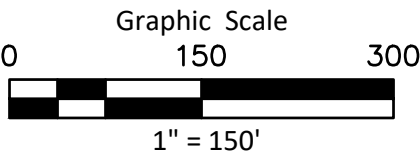
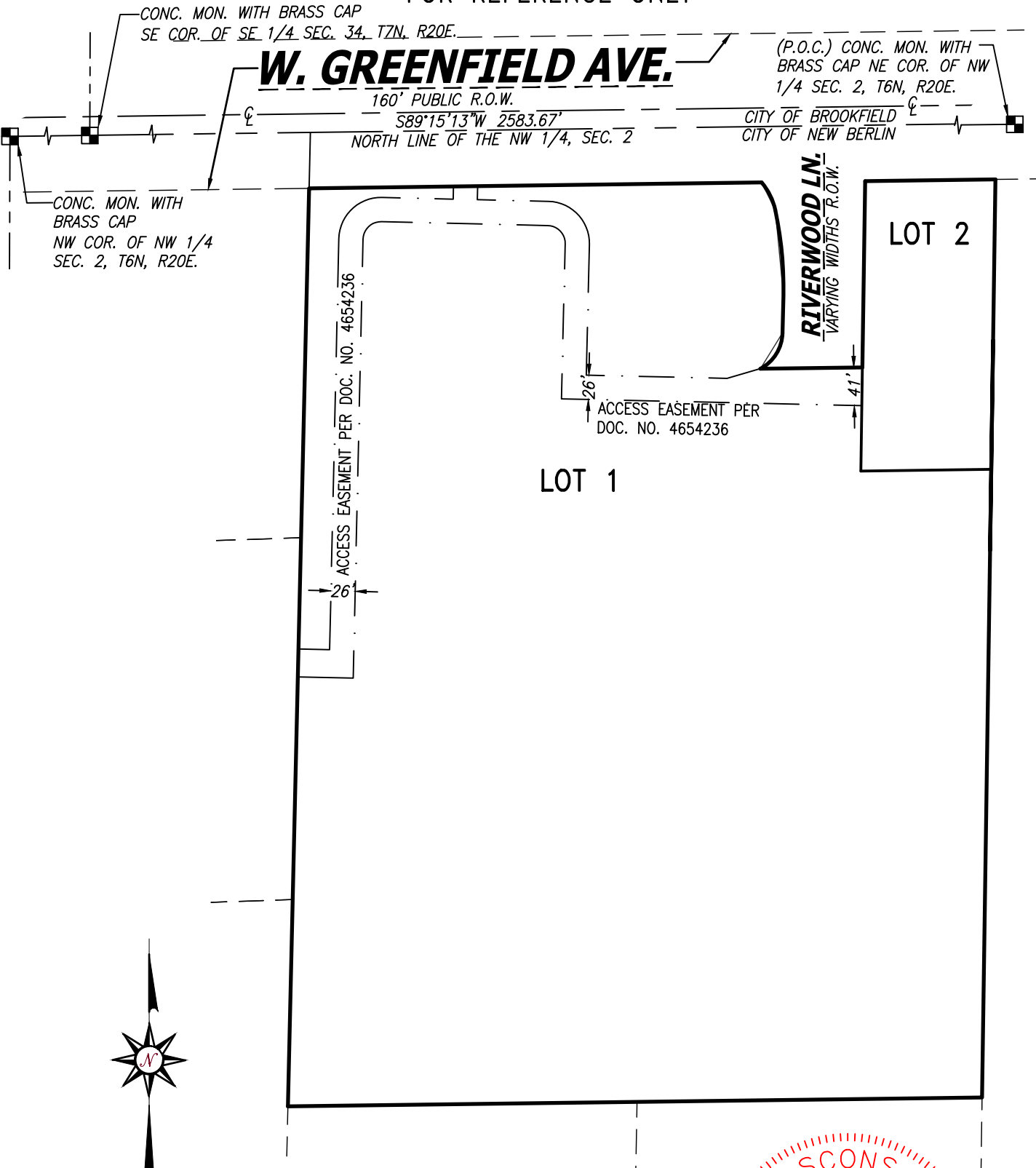
This instrument was drafted by Allen J. Schneider Professional Land Surveyor S-2194

Date: March 13, 2024
Survey No. 5397.00-tjs
Sheet 1 of 8 Sheets
12

CERTIFIED SURVEY MAP NO. _____

A division of Lot 1, Certified Survey Map No. 11117 recorded on November 6, 2013, as Document No. 4052448 and unplatted lands all in the Northwest 1/4 of the Northwest 1/4 of Section 2, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin.

EXISTING EASEMENT DETAILS
FOR REFERENCE ONLY



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Milwaukee, WI 53204

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Sheet 2 of 8 Sheets

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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}
 :SS
MILWAUKEE COUNTY}

I, ALLEN J. SCHNEIDER, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped that part of a division of Lot 1, Certified Survey Map No. 11117 and unplatted lands all in the Northwest 1/4 of the Northwest 1/4 of Section 2, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin, which is bounded and described as follows:

Commencing at the Northeast Corner of said Northwest 1/4 of Section 2, Township 6 North, Range 20 East; thence South 89°15'13" West along the North line of said 1/4 Section 2100.90 feet to a point; thence South 01°19'12" West 60.00 feet to the point of beginning of the lands to be hereinafter described:

Thence North 89°15'13" East parallel with the North line of said Section 485.97 feet to a point; thence Southeasterly 33.52 feet along an arc of a curve, whose radius is 67.50 feet, whose center lies to the Southwest, and whose chord bears South 26°21'50" East 33.17 feet to a point; continue Southeasterly 92.55 feet along an arc of a curve, whose radius is 392.50 feet, whose center lies to the Southwest, and whose chord bears South 05°25'52" East 92.34 feet to a point; thence South 01°19'19" West 39.85 feet to a point; thence Southwesterly 47.46 feet along an arc of a curve, whose radius is 44.50 feet, whose center lies to the Northwest, and whose chord bears South 31°45'35" West 45.24 feet to a point; thence North 89°15'22" East 109.55 feet to a point; thence North 00°50'07" East 200.00 feet to a point on the South line of West Greenfield Avenue; thence North 89°15'13" East along said South line 140.00 feet to a point; thence South 00°50'07" West 985.70 feet to a point; thence South 89°16'15" West 745.50 feet to a point; thence North 01°19'12" East 985.74 feet to the point of beginning.

Said lands contain 712,145 Square Feet or 16.3486 Acres.

THAT I have made the survey, land division and map by the direction of WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST and 15201 GREENFIELD LLC., owners.

THAT the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with Chapter 236 of the Wisconsin Statutes and the Land Division Regulations of the City of New Berlin in surveying, dividing and mapping the same.

March 13, 2024

DATE

WISCONSIN

★

★

ALLEN J. SCHNEIDER

S-2194

GREENFIELD

WI

LAND SURVEYOR



ALLEN J. SCHNEIDER

PROFESSIONAL LAND SURVEYOR S-2194

CERTIFIED SURVEY MAP NO. _____

A division of Lot 1, Certified Survey Map No. 11117 recorded on November 6, 2013, as Document No. 4052448 and unplatted lands all in the Northwest 1/4 of the Northwest 1/4 of Section 2, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE

STATE OF _____ }
 :SS
 _____ COUNTY }

WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST, a trust duly organized and existing under and by virtue of the laws of the State of _____, certifies that said trust caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this map or plat in accordance with the subdivision regulations of the City of New Berlin and Chapter 236 of the Wisconsin Statutes.

WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST, does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: City of New Berlin.

IN WITNESS WHEREOF, WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST, has caused these present to be signed by the hand of _____, on this _____, day of _____, 2024.

WAL-MART REAL ESTATE BUSINESS TRUST,
A DELAWARE STATUTORY TRUST.

By: _____

Its: _____

STATE OF _____ }
 :SS
 _____ COUNTY }

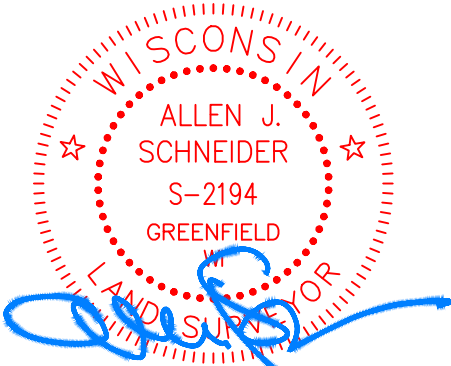
Personally came before me this ____ day of _____, 2024, _____, the _____ of the above named corporation, to me known as the person who executed the foregoing instrument and acknowledged that he/she executed the foregoing instrument as such officer on behalf of entity, by its authority.

Notary Signature: _____

Notary Name: _____

Notary Public, State of _____. My commission expires: _____

(Notary Seal)



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Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

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Professional Land Surveyor S-2194

Date: March 13, 2024
Survey No. 5397.00-tjs
Sheet 4 of 8 Sheets

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CONSENT OF CORPORATE MORTGAGEE

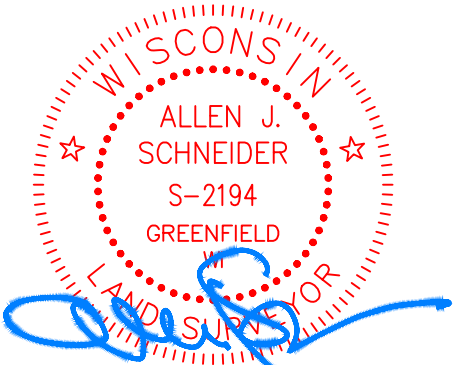
_____, a _____ banking association, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping the land described on this map and does hereby consent to the above certificate of WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST, OWNER.

By _____ Its
Name: _____
Title: _____

STATE OF _____ }
 :SS
_____ COUNTY }

Personally came before me this ____ day of _____, 2024, _____, of _____, to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Notary Public
State of Wisconsin
My commission expires. _____
My commission is permanent.



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Date: March 13, 2024
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Sheet 5 of 8 Sheets
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CORPORATE OWNER'S CERTIFICATE

STATE OF _____ }
 :SS
 _____ COUNTY }

15201 GREENFIELD LLC., a corporation duly organized and existing under and by virtue of the laws of the State of _____, certifies that said corporation caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this map or plat in accordance with the subdivision regulations of the City of New Berlin and Chapter 236 of the Wisconsin Statutes.

15201 GREENFIELD LLC., does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: City of New Berlin.

IN WITNESS WHEREOF, 15201 GREENFIELD LLC., has caused these present to be signed by the hand of _____, on this _____, day of _____, 2024.

15201 GREENFIELD LLC.
By: _____
Its: _____

STATE OF _____ }
 :SS
 _____ COUNTY }

Personally came before me this ____ day of _____, 2024, _____, the _____ of the above named corporation, to me known as the person who executed the foregoing instrument and acknowledged that he/she executed the foregoing instrument as such officer on behalf of entity, by its authority.

Notary Signature: _____
Notary Name: _____
Notary Public, State of _____ My commission expires: _____
(Notary Seal)



CERTIFIED SURVEY MAP NO. _____

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CONSENT OF CORPORATE MORTGAGEE

_____, a _____ banking association, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping the land described on this map and does hereby consent to the above certificate of 15201 GREENFIELD LLC., OWNER.

By _____ Its

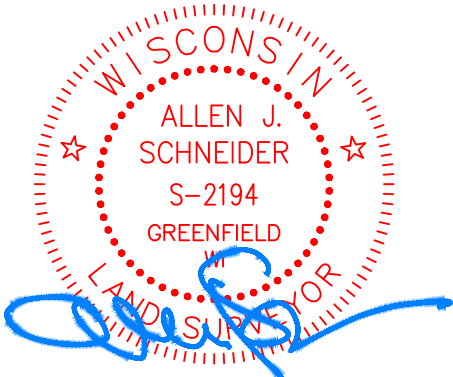
Name: _____

Title: _____

STATE OF _____ }
 :SS
_____ COUNTY }

Personally came before me this ____ day of _____, 2024, _____, of _____, to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Notary Public
State of Wisconsin
My commission expires. _____
My commission is permanent.



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Sheet 7 of 8 Sheets
18

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PLANNING COMMISSION CERTIFICATE OF APPROVAL

APPROVED by the Planning Commission of the City of New Berlin on this ____ day of _____, 2024.

DAVID AMENT, CHAIRPERSON, MAYOR

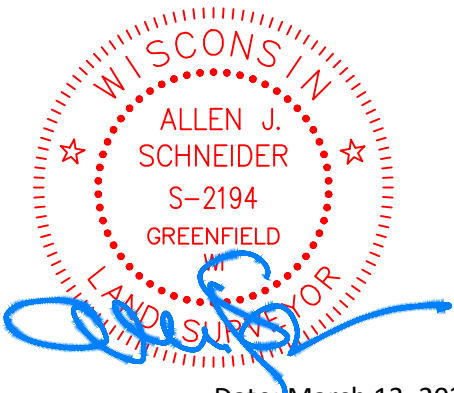
SCOTT SCHULPIUS, MEMBER

COMMON COUNCIL CERTIFICATE OF APPROVAL

APPROVED by the Common Council of the City of New Berlin in accordance with the Resolution adopted on this ____ day of _____, 2024.

DAVID AMENT, COUNCIL PRESIDENT

RUBINA R. MEDINA, CITY CLERK, SECRETARY



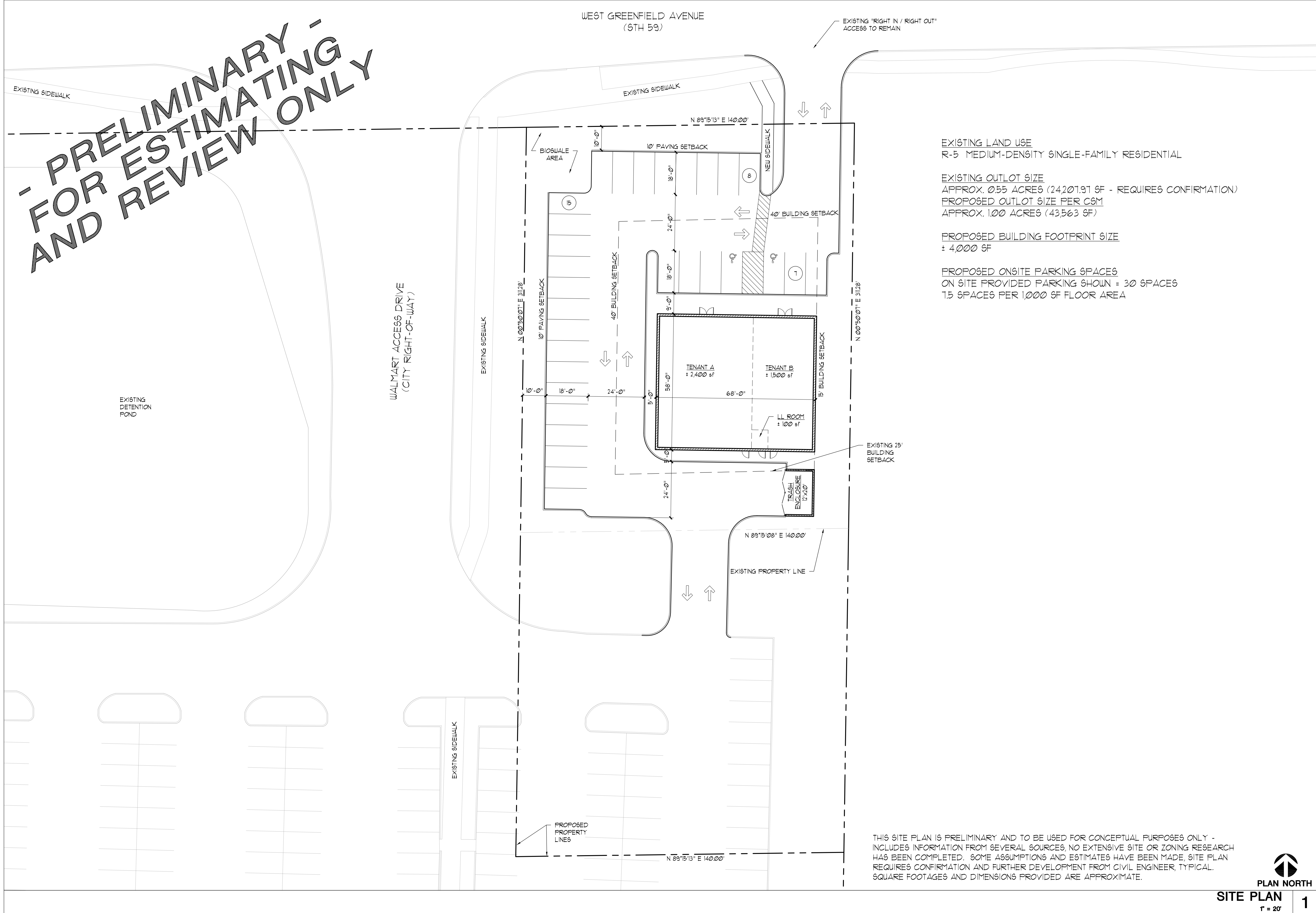
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Date: March 13, 2024
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Sheet 8 of 8 Sheets
19

- PRELIMINARY -
FOR ESTIMATING
AND REVIEW ONLY



EXISTING LAND USE
R-5 MEDIUM-DENSITY SINGLE-FAMILY RESIDENTIAL

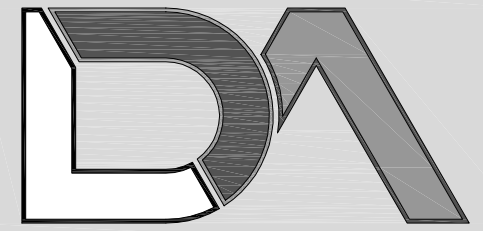
EXISTING OUTLOT SIZE
APPROX. 0.55 ACRES (24,207.91 SF - REQUIRES CONFIRMATION)
PROPOSED OUTLOT SIZE PER CSM
APPROX. 1.00 ACRES (43,563 SF)

PROPOSED BUILDING FOOTPRINT SIZE
± 4,000 SF

PROPOSED ONSITE PARKING SPACES
ON SITE PROVIDED PARKING SHOWN = 30 SPACES
15 SPACES PER 1,000 SF FLOOR AREA

THIS SITE PLAN IS PRELIMINARY AND TO BE USED FOR CONCEPTUAL PURPOSES ONLY -
INCLUDES INFORMATION FROM SEVERAL SOURCES, NO EXTENSIVE SITE OR ZONING RESEARCH
HAS BEEN COMPLETED. SOME ASSUMPTIONS AND ESTIMATES HAVE BEEN MADE, SITE PLAN
REQUIRES CONFIRMATION AND FURTHER DEVELOPMENT FROM CIVIL ENGINEER, TYPICAL.
SQUARE FOOTAGES AND DIMENSIONS PROVIDED ARE APPROXIMATE.

PLAN NORTH
SITE PLAN
1" = 20'
1



Logic design & architecture, inc.

LogicDA.com | 414.909.0080

Project Manager: AJS

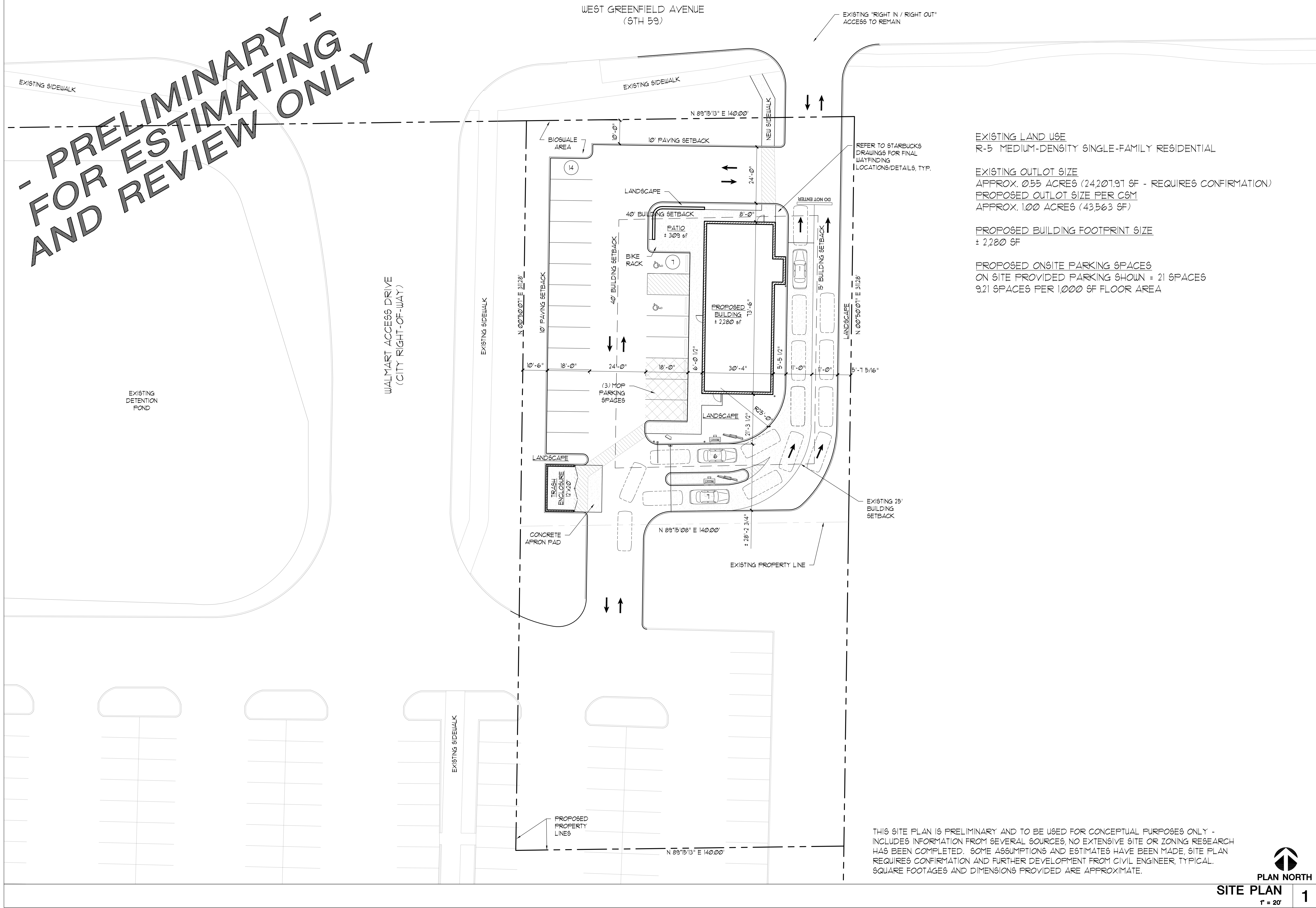
Job Number: 23-131

Additional Info	
Project Name	
Proposed Outlot Multi-Tenant Option 1 15201 W Greenfield Ave New Berlin, WI 53151	
Dates/Revisions	
06.16.20	6.24.20, 01.19.21 PRELIM. REVIEW SET
06.02.21	PRELIM. REVIEW SET
07.15.21	PRELIM. REVIEW SET
08.26.22	PRELIM. REVIEW SET
03.15.24	PRELIM. REVIEW SET
Drawing Title	
CONCEPTUAL SITE PLAN	
SP1.1-C	

- PRELIMINARY -
NOT FOR CONSTRUCTION

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- PRELIMINARY -
FOR ESTIMATING
AND REVIEW ONLY



EXISTING LAND USE
R-5 MEDIUM-DENSITY SINGLE-FAMILY RESIDENTIAL

EXISTING OUTLOT SIZE
APPROX. 0.55 ACRES (24,207.91 SF - REQUIRES CONFIRMATION)
PROPOSED OUTLOT SIZE PER CSM
APPROX. 1.00 ACRES (43,563 SF)

PROPOSED BUILDING FOOTPRINT SIZE
± 2,280 SF

PROPOSED ONSITE PARKING SPACES
ON SITE PROVIDED PARKING SHOWN = 21 SPACES
9.21 SPACES PER 1,000 SF FLOOR AREA

THIS SITE PLAN IS PRELIMINARY AND TO BE USED FOR CONCEPTUAL PURPOSES ONLY -
INCLUDES INFORMATION FROM SEVERAL SOURCES, NO EXTENSIVE SITE OR ZONING RESEARCH
HAS BEEN COMPLETED. SOME ASSUMPTIONS AND ESTIMATES HAVE BEEN MADE, SITE PLAN
REQUIRES CONFIRMATION AND FURTHER DEVELOPMENT FROM CIVIL ENGINEER, TYPICAL.
SQUARE FOOTAGES AND DIMENSIONS PROVIDED ARE APPROXIMATE.

PLAN NORTH
SITE PLAN
1" = 20'
1

DA
logic design & architecture, inc.
LogicDA.com | 414.909.0080
Project Manager: AJS
Job Number: 23-131

Additional Info

Project Name

Proposed Outlot
QSR w/ DT Option
15201 W Greenfield Ave
New Berlin, WI 53151

Dates/Revisions
06.16.20 , 6.24.20 , 01.19.21 PRELIM. REVIEW SET
06.02.21 PRELIM. REVIEW SET
07.15.21 PRELIM. REVIEW SET
08.26.22 PRELIM. REVIEW SET
03.15.24 PRELIM. REVIEW SET

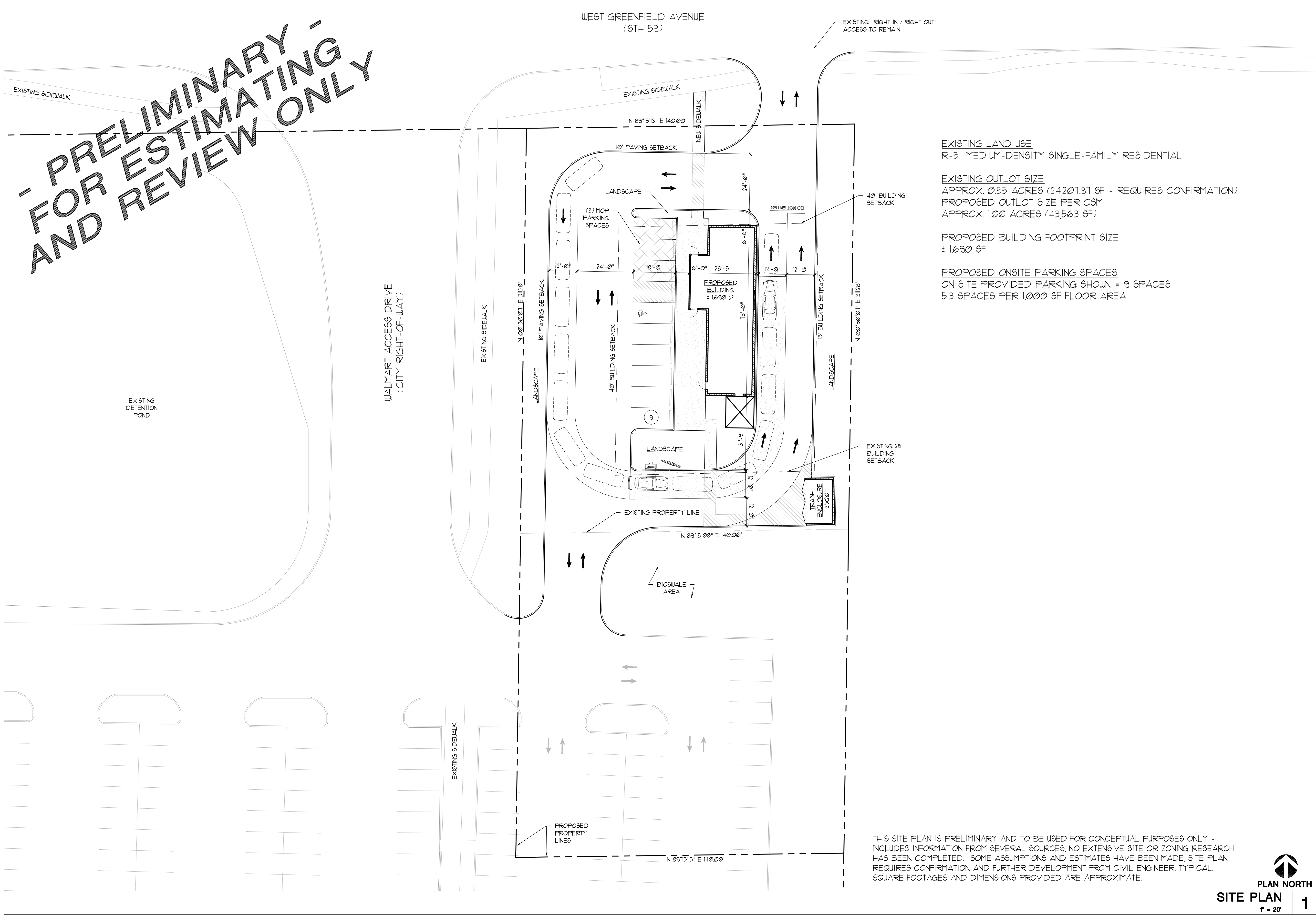
Drawing Title
**CONCEPTUAL
SITE PLAN**

SP1.1-H

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FOR ESTIMATING
AND REVIEW ONLY



EXISTING LAND USE
R-5 MEDIUM-DENSITY SINGLE-FAMILY RESIDENTIAL

EXISTING OUTLOT SIZE
APPROX. 0.55 ACRES (24,207.91 SF - REQUIRES CONFIRMATION)

PROPOSED OUTLOT SIZE PER CSM
APPROX. 1.00 ACRES (43,563 SF)

PROPOSED BUILDING FOOTPRINT SIZE
± 1,690 SF

PROPOSED ONSITE PARKING SPACES
ON SITE PROVIDED PARKING SHOWN = 9 SPACES
5.3 SPACES PER 1,000 SF FLOOR AREA

THIS SITE PLAN IS PRELIMINARY AND TO BE USED FOR CONCEPTUAL PURPOSES ONLY -
INCLUDES INFORMATION FROM SEVERAL SOURCES, NO EXTENSIVE SITE OR ZONING RESEARCH
HAS BEEN COMPLETED. SOME ASSUMPTIONS AND ESTIMATES HAVE BEEN MADE, SITE PLAN
REQUIRES CONFIRMATION AND FURTHER DEVELOPMENT FROM CIVIL ENGINEER, TYPICAL.
SQUARE FOOTAGES AND DIMENSIONS PROVIDED ARE APPROXIMATE.

PLAN NORTH
SITE PLAN
1" = 20'
1

DA
logic design & architecture, inc.
LogicDA.com | 414.909.0080
Project Manager: AJS
Job Number: 23-131

Additional Info
Project Name
Proposed Outlot QSR w/ DT Option 15201 W Greenfield Ave New Berlin, WI 53151
Dates/Revisions
06.16.20 , 6.24.20 , 01.19.21 PRELIM. REVIEW SET
06.02.21 PRELIM. REVIEW SET
07.15.21 PRELIM. REVIEW SET
08.26.22 PRELIM. REVIEW SET
03.15.24 PRELIM. REVIEW SET
Drawing Title
CONCEPTUAL SITE PLAN
SP1.1-K

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Signage shown as example only, final design/details submittal for AHJ approvals by tenants. Landscaping shown for reference only, refer to Landscape design drawings for final design & details



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Sample - Conceptual Elevation Example - Outlot

New Berlin WI | March 18th, 2024



ORDINANCE NO. 2695

Ordinance to rezone from B-1 (Shopping Center District) & R-5 (Medium-Density Single-Family Residential District) to B-1 (Shopping Center District) & B-2 (General Retail Sales and Service District)

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

SECTION I

The City of New Berlin, having received a petition from Yonatan Zvi to rezone the properties located at 15201 W. Greenfield Avenue (Tax Key #: 1158.998) and 15205 W. Greenfield Avenue (Tax Key #: 1158.999.001) from B-1 and R-5 to B-1 and B-2:

LEGAL DESCRIPTIONS:**15201 W. Greenfield Avenue (Tax Key #: 1158.998)**

PT NW.25 SEC 2 T6N R20E COM IN LI 1364 FT W OF NE COR, TH W 140 FT, TH SLY 233 FT, TH E 140 FT, TH N 233 FT TO BGN EXC R2781 I22 RECORDED 11/11/98 FOR HWY DOC #4521326 10/19/2020

15205 W. Greenfield Avenue (Tax Key #: 1158.999.001)

LOT 1 CSM #11117 REC AS DOC #4052448 CORRECTED BY DOC #4084725 BEING PT OF NW1/4 OF NW1/4 SEC 2 T6N R20E :: SUBJECT TO ACCESS EASEMENT RECORDED AS DOC #4654236 ON 3/1/2022

LANDS TO BE REZONED FROM R-5 TO B-2:

PT NW.25 SEC 2 T6N R20E COM IN LI 1364 FT W OF NE COR, TH W 140 FT, TH SLY 233 FT, TH E 140 FT, TH N 233 FT TO BGN EXC R2781 I22 RECORDED 11/11/98 FOR HWY DOC #4521326 10/19/2020

LANDS TO BE REZONED FROM B-1 TO B-2:

That part of Lot 1, Certified Survey Map 11117, recorded on November 6, 2023, as Document No. 4052448, being that part of the Northwest 1/4 of the Northwest 1/4 of Section 2, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin, bounded and described as follows:

Beginning at the Northeasterly corner of said Lot 1, Certified Survey Map No. 11117; thence South 00°50'07" West along the easterly line of said Lot 138.30 feet to a point; thence South 89°15'13" West 140.00 feet to a point; thence North 00°50'07" East 138.30 feet to a point on the East line of Riverwood Lane; thence North 89°15'13" East along the North line of said Lot 140.00 feet to the point of beginning.

Said lands contain 19,355 Square Feet or 0.4443 Acres.

SECTION II

The matter came before the City Plan Commission which held a public hearing on the proposed rezoning on May 6, 2024 and recommended approval of said rezoning on June 3, 2024 subject to the application, plans on file, and an ordinance approved by the City Attorney, and the matter having been considered and the rezoning approved on June 11, 2024 by the Common Council.

SECTION III

The Common Council of the City of New Berlin does hereby approve the rezoning of the lands in the above-described property from B-1 and R-5 to B-1 and B-2 subject to the application and plans on file.

The Mayor and City Clerk are authorized to execute this Ordinance No. 2695 on behalf of the City of New Berlin.

SECTION IV

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

SECTION V

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

SECTION VI

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

PASSED AND ADOPTED by the Common Council this 11th day of June, 2024.

APPROVED:

David A. Ament, Mayor

Countersigned:

Rubina Medina, City Clerk

STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT/PROJECT:	Yonatan Zvi / 2-Lot Certified Survey Map		
LOCATION:	15201 W. Greenfield Avenue (Tax Key #: 1158.998) 15205 W. Greenfield Avenue (Tax Key #: 1158.999.001)		
REQUEST:	Approval of a 2-Lot Certified Survey Map		
REVIEW SCHEDULE:	CSM Received:	3/15/2024	
	Completeness Determination:	3/18/2024	
	90-day time limit expires:	6/16/2024	
	Final Common Council Action:	6/11/2024	
D.R.C. RECOMMENDATION:	Recommend to Common Council approval of a 2-Lot Certified Survey Map for the properties located at 15201 W. Greenfield Avenue (Tax Key #: 1158.998) and 15205 W. Greenfield Avenue (Tax Key #: 1158.999.001), subject to the application, plans on file and the following conditions:		
	1. Applicant shall correct all drafting errors and requested changes identified by Staff on the final CSM prior to the City signing. 2. A final copy of the CSM shall be submitted and reviewed prior to City signing. All owners and surveyor must sign prior to City signing the CSM. Surveyor Stamp is required. 3. The CSM shall be recorded with Waukesha County Register of Deeds prior to the issuance of any new zoning or building permits. 4. The applicant and/or property owner shall apply for and obtain appropriate building, plumbing and electrical permits prior to any construction on any parcel. 5. Approval of the Comprehensive Plan Amendment (see file #: CP-2400415) and Rezoning (see file #: RZ-2400416) is required prior to action on the Certified Survey Map. 6. Applicant shall dedicate the appropriate right-of-way. 7. Page 8: Change “Scott Schulpus, Member” to “Nikki Jones, Secretary”. 8. Page 8: Remove “...in accordance with the Resolution adopted on...”. 9. Page 8: Change “Rubina R. Medina, City Clerk, Secretary” to “Rubina Medina, City Clerk”. 10. Per 275-58C(2)(b) and 275-58C(2)(c) of the Zoning Code, provide a Traffic Impact Analysis that analyzes the potential for an access restriction because a right turn lane is not possible in relation to the signal, queueing required for the drive-through based on the proposed occupant, and the rezoning. It shall be submitted at the time of an application for a Use Approval. 11. A shared parking agreement is required at the time of an application for a Use Approval. 12. Per 275-57E(1), Driveways shall be set back a minimum of 5 feet from all side lot lines, except in the case of an approved joint or shared driveway. A shared access easement shall be shown on the CSM.		

13. Add the following notes to the face of the CSM:

- a. The shared property lines of Lot 1 and Lot 2 were granted approval of a 0' parking setback by the City of New Berlin via application # LD-2400417.
- b. Lot 1 shall retain use and maintenance of the parking and stormwater management features installed on Lot 2 as part of application # UA-13-035 approved by the City of New Berlin.

14. Plans shall be to scale.

15. Further site plan review will be required at the time of future development.

DETAILS IN ATTACHED STAFF REPORT:

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

Meeting of June 3, 2024

Yonatan Zvi / 2-Lot Certified Survey Map

15201 W. Greenfield Avenue (Tax Key #: 1158.998) and 15205 W. Greenfield Avenue (Tax Key #: 1158.999.001)

DATE STAFF REPORT PREPARED: May 15, 2024

APPLICANT / OWNER(S): Yonatan Zvi / 15201 Greenfield LLC; Wal-Mart Real Estate Business Trust

REQUEST / DESCRIPTION OF PROJECT: Approval of a 2-Lot Certified Survey Map for the properties located at 15201 W. Greenfield Avenue (Tax Key #: 1158.998) and 15205 W. Greenfield Avenue (Tax Key #: 1158.999.001).

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 3/15/2024

DATE OF COMPLETENESS DETERMINATION: 3/18/2024

PRE-APPLICATION CONFERENCE HELD: Yes

Date(s) of Meeting(s): 12/7/23, 12/13/23, 2/6/24, 5/13/24, as well as numerous phone calls

Site Visit(s): 4/15/24

CONCEPTUAL PLAN: Yes

SIZE OF DEVELOPMENT / PARCEL(S):

0.75 acres 15201 W. Greenfield Avenue (Tax Key #: 1158.998)

15.83 acres 15205 W. Greenfield Avenue (Tax Key #: 1158.999.001)

CURRENT ZONING:

R-5 (Medium-Density Single-Family Residential District) 15201 W. Greenfield Avenue

B-1 (Shopping Center District) 15205 W. Greenfield Avenue

CURRENT LAND USE: Commercial/Residential

PROPOSED LOT SIZES:

Lot 1 15.35 acres

Lot 2 1.00 acres

PROPOSED ZONING: Applicant has filed an application for a Rezoning (see file # RZ-2400416).

Lot 1 B-1 (Shopping Center District)

Lot 2 B-2 (General Retail Sales and Service District)

PROPOSED LAND USE: Applicant has filed an application for a Rezoning (see file # RZ-2400416).

Lot 1 Commercial

Lot 2 Commercial

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North: Zoning: Commercial

Land Use: Commercial (City of Brookfield)

South: Zoning: R-m-1 PUD, I-1

Land Use: Vacant

East: Zoning: I-1

Land Use: Cemetery

West: Zoning: B-1 PUD, Rm-1 PUD

Land Use: Vacant

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

Chapter 11: Neighborhood A: Greenfield Avenue:

Vision:

- Greenfield Avenue will be a mixed commercial and residential corridor, and shall act as a gateway to the northern area of New Berlin. The eastern half of the corridor should foster a more urban mix of uses, while the western half should encourage a mix of rural commercial, residential, and environmental features.

Development Policies:

- Create development standards for site layout, building character, and landscaping that are suitable for new development along the corridor.
- Tighten non-conforming lot, structure, and use standards, and require compliance with landscaping regulations. Phase out non-conforming commercial uses over time.
- Recognize the Greenfield Avenue and Moorland Road primary intersection as a major gateway into the city from the north. Encourage signature well-designed buildings that are compatible with surrounding areas including recent development across the street in the City of Brookfield.
- Site development should include prominent signage, increased landscaping, sustainable strategies for stormwater management, and methods to minimize the parking field, such as structured parking.
- Encourage land combinations that accommodate future development options.

Land Use:

- Current Future Land Use Map: Suburban Commercial & Mixed Use Residential
- Proposed Future Land Use Map: Suburban Commercial

ZONING CODE (Chapter 275): Yes, this request meets the requirements of §275-34B(1) and §275-34B(2) of the Zoning Code.

DEVELOPMENT CODE (CHAPTER 235): N/A

REZONING REQUIRED: Yes, see file # RZ-2400416.

CONDITIONAL USE REQUIRED: No

PUBLIC HEARING REQUIRED: A Joint Public Hearing was held on May 6, 2024 for the Comprehensive Plan Amendment (see file #: CP-2400415) and Rezoning (see file #: RZ-2400416).

USE / SITE / ARCHITECTURAL REVIEW:

Use Approval Required: Not at this time, however, conceptual plans have been shared as part of this rezoning request. A separate Use, Site and Architecture application will be required for any proposed development.

Site Plan Required: Yes, see attached CSM.

Architectural Review Required: Not at this time, however, conceptual plans have been shared as part of this rezoning request.

PROPOSED ARCHITECTURE: Conceptual plans have been shared as part of this rezoning request.

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: No

Wetland On Property: No

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

NRCS Map Classification: Not Inventoried

Floodplain: No

Topography / Geologic: Site slopes to the north towards Greenfield Avenue.

BIKE & PEDESTRIAN FACILITIES PLAN: No improvements identified.

PARK & OPEN SPACE PLAN: No improvements identified.

NATURAL RESOURCES PROTECTION:

Limits of Disturbance (LOD): N/A

Wildlife Habitat Protection: N/A

Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: No impact.

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

SANITARY SEWER PROVISION:

Within Current Sewer Service Area: Yes

Basin Capacity Available: Yes

Adequate Linkage: Yes

Onsite System Required: No

WATER USAGE CALC.: Will be reviewed at the future Use, Site and Architectural application submittal.

TRAFFIC IMPACT: N/A for the CSM.

SCHOOL DISTRICT IMPACT: N/A

Notice Sent to Affected School District(s): No

PREVIOUS ACTION (15201 W. GREENFIELD AVENUE):

1955 Building permit for home.

5/6/2024 Plan Commission public hearing for Comprehensive Plan Amendment CP-2400415.

5/6/2024 Plan Commission public hearing for Rezoning RZ-2400416.

PREVIOUS ACTION (15205 W. GREENFIELD AVENUE):

1/7/2013 Plan Commission public hearing for Comprehensive Plan Amendment CP-12-001.

1/7/2013 Plan Commission public hearing for Rezoning RZ-12-006.

5/6/2013 Plan Commission recommend approval of Comprehensive Plan Amendment CP-12-001 via Resolution # 13-01.

5/6/2013 Plan Commission recommend approval of Rezoning RZ-12-006.

5/6/2013 Plan Commission recommend approval of Land Division LD-12-006.

5/14/2013 Common Council approval of Comprehensive Plan Amendment CP-12-001 via Ordinance # 2504.

5/14/2013	Common Council approval of Rezoning RZ-12-006 via Ordinance # 2505.
5/14/2013	Common Council approval of Land Division LD-12-006.
7/1/2013	Plan Commission approval of Use, Site and Architecture UA-13-035.
8/12/2013	Plan Commission recommend approval of Comprehensive Plan Amendment CP-12-001 via Resolution # 13-02.
8/12/2013	Plan Commission recommend approval of Rezoning RZ-12-006.
8/12/2013	Plan Commission recommend approval of Land Division LD-12-006.
8/27/2013	Common Council approval of Comprehensive Plan Amendment CP-12-001 via Ordinance # 2510.
8/27/2013	Common Council approval of Rezoning RZ-12-006 via Ordinance # 2509.
8/27/2013	Common Council approval of Land Division LD-12-006.
5/6/2024	Plan Commission public hearing for Rezoning RZ-2400416.

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

1. The applicant has simultaneously applied for a Comprehensive Plan Amendment (see file #: CP-2400415) and Rezoning (see file #: RZ-2400416). Action for these applications is anticipated for the June 3, 2024 Plan Commission meeting.
2. The existing principal use for Lot 2 is Residential. The building is currently unoccupied. The property owner of Lot 2 intends to develop the site for Commercial Use, with the possibility of a quick service restaurant with a drive thru option.
 - a. The existing water lateral servicing Lot 2 shall be abandoned at Greenfield Ave.
3. The existing principal use for Lot 1 is Commercial. Walmart occupies the building. Lot 1 will continue as a commercial use.
4. A shared parking agreement with Walmart is required.
5. Per 275-57E(1), Driveways shall be set back a minimum of 5 feet from all side lot lines, except in the case of an approved joint or shared driveway. A shared access agreement with Walmart is required.
6. A future Use Approval submittal is anticipated to request a 0' parking setback from the lot lines.
7. Per §275-34D, the minimum lot area is 10 acres and the minimum lot width is 200' in the B-1 District. Proposed Lot 1 meets the minimum lot dimensions.
8. Per §275-34D, the minimum lot area is 40,000 square feet and the minimum lot width is 200' in the B-2 District. Proposed Lot 2 meets the minimum lot area and is not making the lot width any more non-conforming.

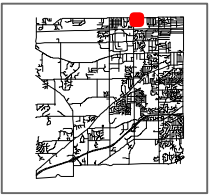
D.R.C. RECOMMENDATION:

Recommend to Common Council approval of a 2-Lot Certified Survey Map for the properties located at 15201 W. Greenfield Avenue (Tax Key #: 1158.998) and 15205 W. Greenfield Avenue (Tax Key #: 1158.999.001), subject to the application, plans on file and the following conditions: **See Executive Summary.**

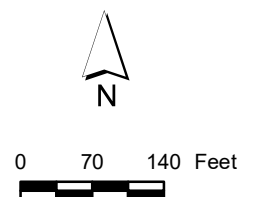
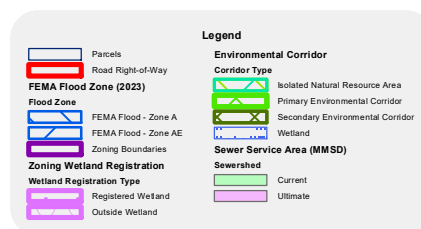
ATTACHMENTS:

Location Map
CSM

CP-2400415, RZ-2400416 & LD-2400417
15201 Greenfield LLC
(Quick Service Restaurant with Drive Thru Option)
15201 W Greenfeild Ave & 15205 W Greenfield Ave



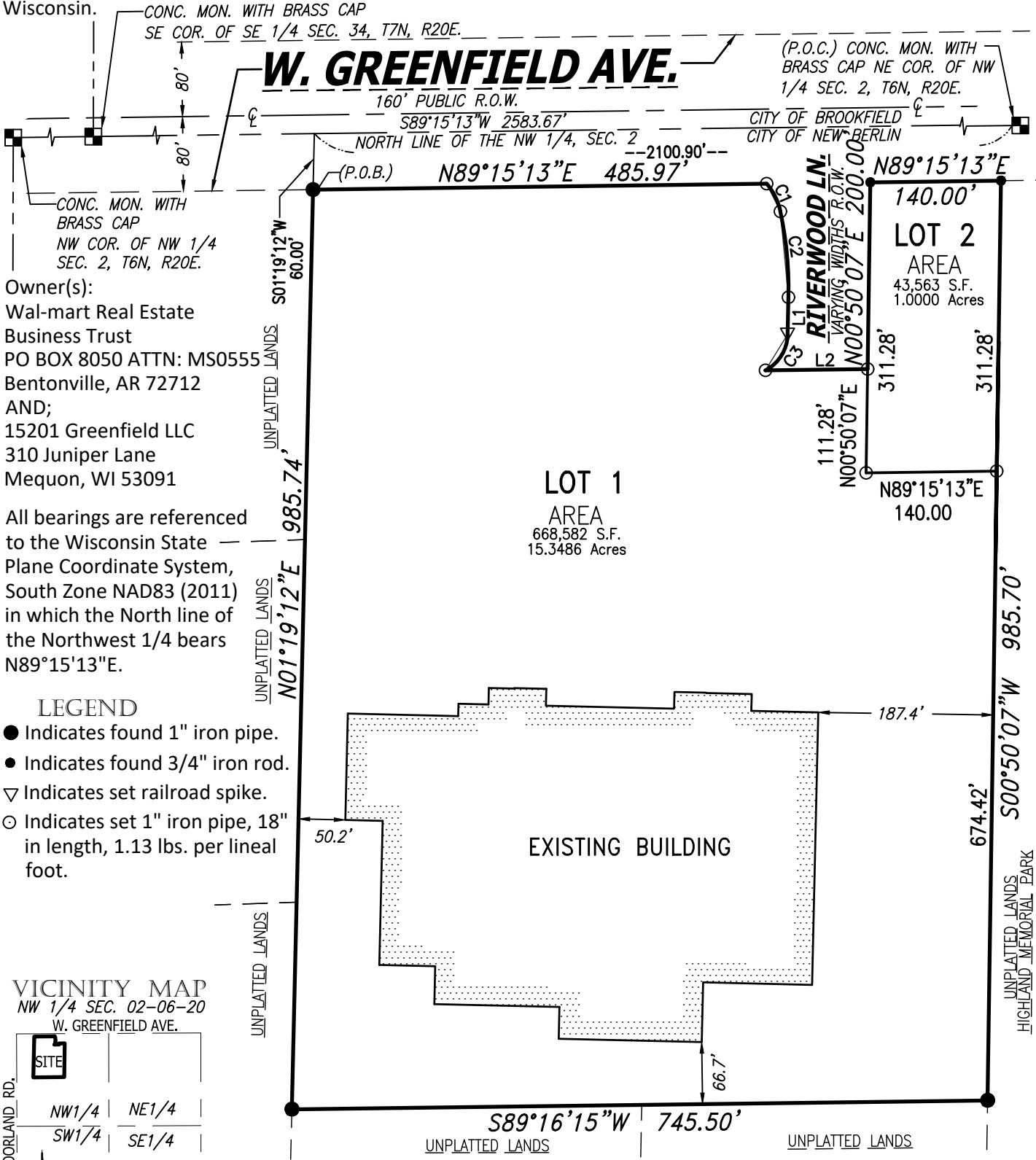
City of New Berlin
Department of Community Development
3805 S Casper Dr.
New Berlin WI 53151
(262) 797-2445
www.newberlin.org



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CERTIFIED SURVEY
MAP NO. _____

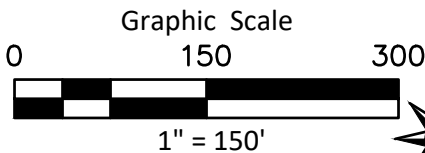
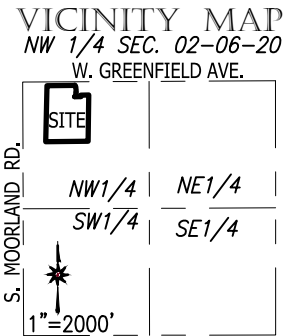
A division of Lot 1, Certified Survey Map No. 11117 recorded on November 6, 2013, as Document No. 4052448 and unplatted lands all in the Northwest 1/4 of the Northwest 1/4 of Section 2, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin.



Owner(s):
Wal-mart Real Estate
Business Trust
PO BOX 8050 ATTN: MS0555
Bentonville, AR 72712
AND;
15201 Greenfield LLC
310 Juniper Lane
Mequon, WI 53091

All bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone NAD83 (2011) in which the North line of the Northwest 1/4 bears N89°15'13"E.

- LEGEND
- Indicates found 1" iron pipe.
 - Indicates found 3/4" iron rod.
 - ▽ Indicates set railroad spike.
 - Indicates set 1" iron pipe, 18" in length, 1.13 lbs. per lineal foot.

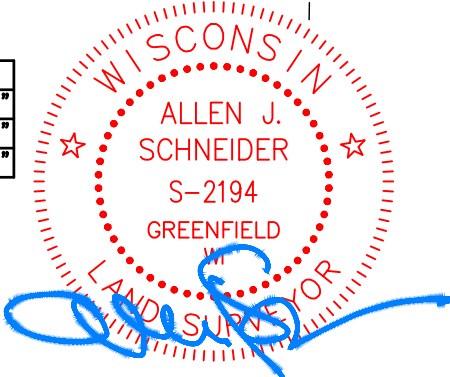


CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

CURVE DATA					
CURVE	ARC	RADIUS	CH. BEARING	CHORD	DELTA
C1	33.52'	67.50'	S26°21'50"E	33.17'	28°45'17"
C2	92.55'	392.50'	S05°25'52"E	92.34'	13°51'01"
C3	47.46'	44.50'	S31°45'35"W	45.24'	61°10'69"

LINE TABLE		
LINE	BEARING	DIST.
L1	S01°19'19"W	39.85'
L2	N89°15'22"E	109.55'



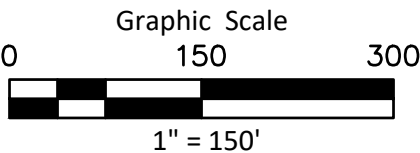
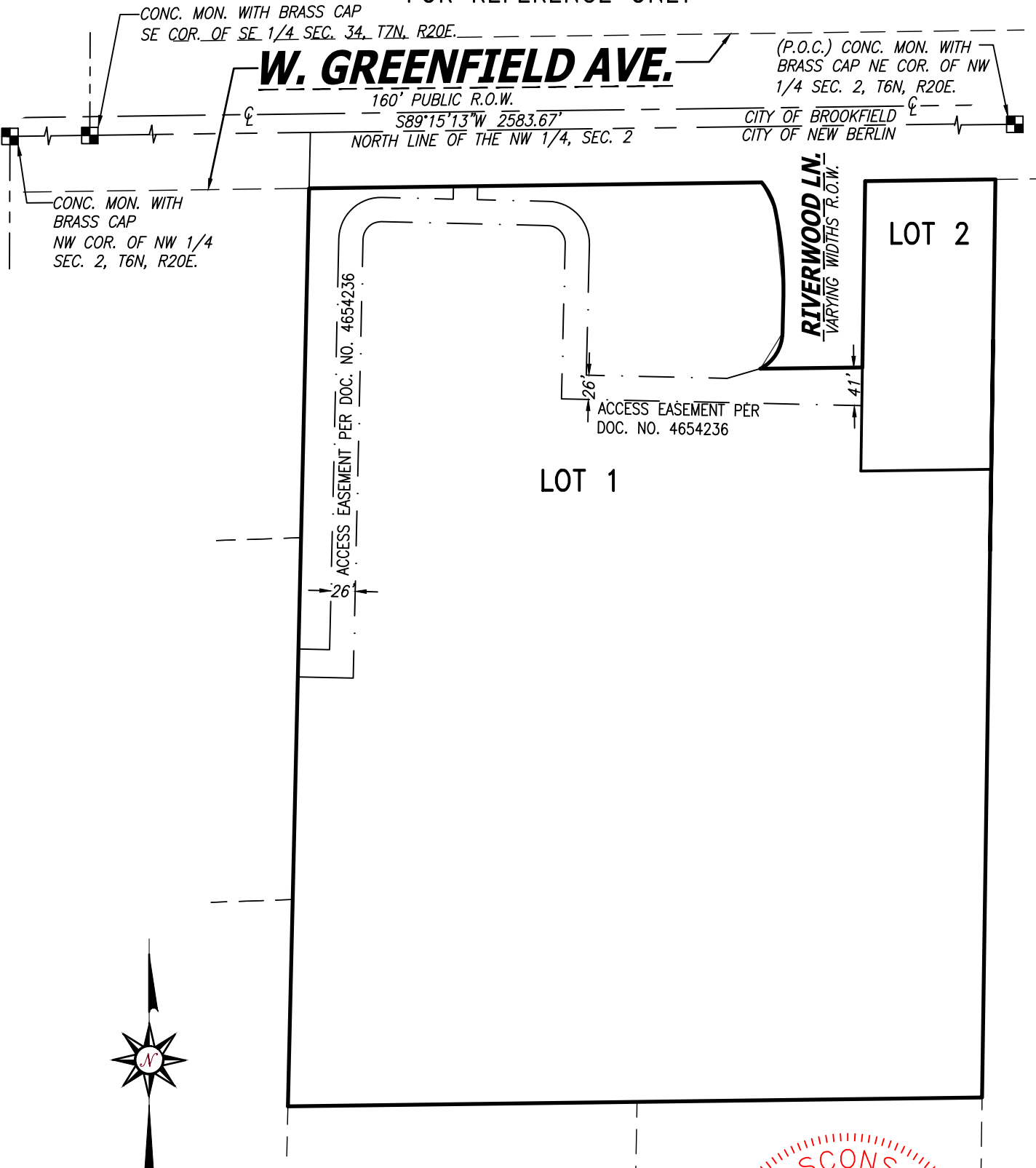
This instrument was drafted by Allen J. Schneider
Professional Land Surveyor S-2194

Date: March 13, 2024
Survey No. 5397.00-tjs
Sheet 1 of 8 Sheets

CERTIFIED SURVEY MAP NO. _____

A division of Lot 1, Certified Survey Map No. 11117 recorded on November 6, 2013, as Document No. 4052448 and unplatted lands all in the Northwest 1/4 of the Northwest 1/4 of Section 2, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin.

EXISTING EASEMENT DETAILS
FOR REFERENCE ONLY

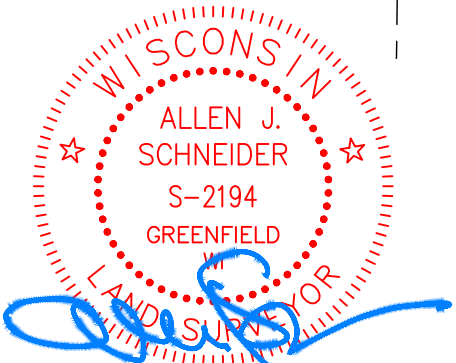


CHAPUT
LAND SURVEYS

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Milwaukee, WI 53204

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This instrument was drafted by Allen J. Schneider
Professional Land Surveyor S-2194



Date: March 13, 2024
Survey No. 5397.00-tjs
Sheet 2 of 8 Sheets

CERTIFIED SURVEY MAP NO. _____

A division of Lot 1, Certified Survey Map No. 11117 recorded on November 6, 2013, as Document No. 4052448 and unplatted lands all in the Northwest 1/4 of the Northwest 1/4 of Section 2, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}
 :SS
MILWAUKEE COUNTY}

I, ALLEN J. SCHNEIDER, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped that part of a division of Lot 1, Certified Survey Map No. 11117 and unplatted lands all in the Northwest 1/4 of the Northwest 1/4 of Section 2, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin, which is bounded and described as follows:

Commencing at the Northeast Corner of said Northwest 1/4 of Section 2, Township 6 North, Range 20 East; thence South 89°15'13" West along the North line of said 1/4 Section 2100.90 feet to a point; thence South 01°19'12" West 60.00 feet to the point of beginning of the lands to be hereinafter described:

Thence North 89°15'13" East parallel with the North line of said Section 485.97 feet to a point; thence Southeasterly 33.52 feet along an arc of a curve, whose radius is 67.50 feet, whose center lies to the Southwest, and whose chord bears South 26°21'50" East 33.17 feet to a point; continue Southeasterly 92.55 feet along an arc of a curve, whose radius is 392.50 feet, whose center lies to the Southwest, and whose chord bears South 05°25'52" East 92.34 feet to a point; thence South 01°19'19" West 39.85 feet to a point; thence Southwesterly 47.46 feet along an arc of a curve, whose radius is 44.50 feet, whose center lies to the Northwest, and whose chord bears South 31°45'35" West 45.24 feet to a point; thence North 89°15'22" East 109.55 feet to a point; thence North 00°50'07" East 200.00 feet to a point on the South line of West Greenfield Avenue; thence North 89°15'13" East along said South line 140.00 feet to a point; thence South 00°50'07" West 985.70 feet to a point; thence South 89°16'15" West 745.50 feet to a point; thence North 01°19'12" East 985.74 feet to the point of beginning.

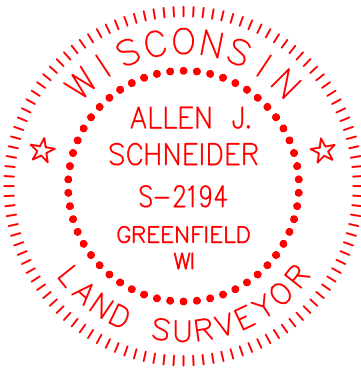
Said lands contain 712,145 Square Feet or 16.3486 Acres.

THAT I have made the survey, land division and map by the direction of WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST and 15201 GREENFIELD LLC., owners.

THAT the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with Chapter 236 of the Wisconsin Statutes and the Land Division Regulations of the City of New Berlin in surveying, dividing and mapping the same.

March 13, 2024
DATE





ALLEN J. SCHNEIDER
PROFESSIONAL LAND SURVEYOR S-2194

CERTIFIED SURVEY MAP NO. _____

A division of Lot 1, Certified Survey Map No. 11117 recorded on November 6, 2013, as Document No. 4052448 and unplatted lands all in the Northwest 1/4 of the Northwest 1/4 of Section 2, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE

STATE OF _____ }
 :SS
 _____ COUNTY }

WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST, a trust duly organized and existing under and by virtue of the laws of the State of _____, certifies that said trust caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this map or plat in accordance with the subdivision regulations of the City of New Berlin and Chapter 236 of the Wisconsin Statutes.

WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST, does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: City of New Berlin.

IN WITNESS WHEREOF, WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST, has caused these present to be signed by the hand of _____, on this _____, day of _____, 2024.

WAL-MART REAL ESTATE BUSINESS TRUST,
A DELAWARE STATUTORY TRUST.

By: _____

Its: _____

STATE OF _____ }
 :SS
 _____ COUNTY }

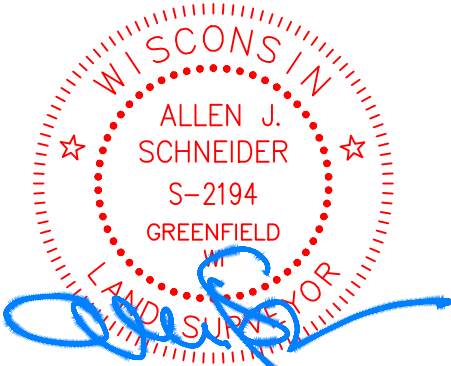
Personally came before me this _____ day of _____, 2024, _____, the _____ of the above named corporation, to me known as the person who executed the foregoing instrument and acknowledged that he/she executed the foregoing instrument as such officer on behalf of entity, by its authority.

Notary Signature: _____

Notary Name: _____

Notary Public, State of _____. My commission expires: _____

(Notary Seal)



CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by Allen J. Schneider
Professional Land Surveyor S-2194

Date: March 13, 2024
Survey No. 5397.00-tjs
Sheet 4 of 8 Sheets

CERTIFIED SURVEY MAP NO. _____

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CONSENT OF CORPORATE MORTGAGEE

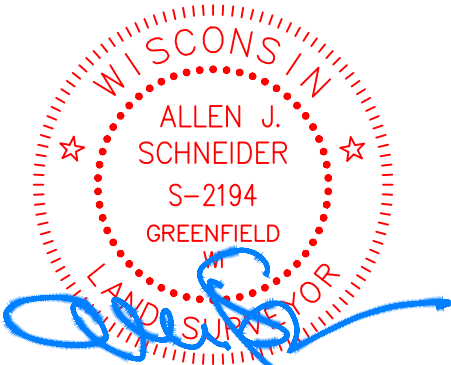
_____, a _____ banking association, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping the land described on this map and does hereby consent to the above certificate of WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST, OWNER.

By _____ Its
Name: _____
Title: _____

STATE OF _____ }
 :SS
_____ COUNTY }

Personally came before me this ____ day of _____, 2024, _____, of _____, to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Notary Public
State of Wisconsin
My commission expires. _____
My commission is permanent.



CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by Allen J. Schneider
Professional Land Surveyor S-2194

Date: March 13, 2024
Survey No. 5397.00-tjs
Sheet 5 of 8 Sheets
12

CERTIFIED SURVEY MAP NO. _____

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CORPORATE OWNER'S CERTIFICATE

STATE OF _____ }
 :SS
 _____ COUNTY }

15201 GREENFIELD LLC., a corporation duly organized and existing under and by virtue of the laws of the State of _____, certifies that said corporation caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this map or plat in accordance with the subdivision regulations of the City of New Berlin and Chapter 236 of the Wisconsin Statutes.

15201 GREENFIELD LLC., does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: City of New Berlin.

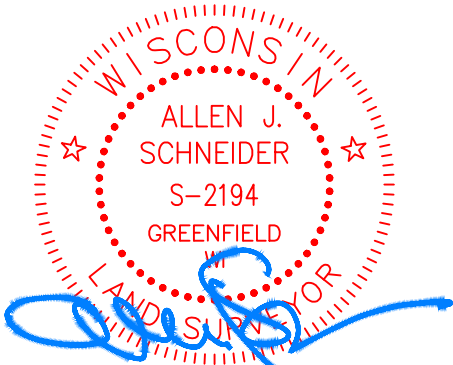
IN WITNESS WHEREOF, 15201 GREENFIELD LLC., has caused these present to be signed by the hand of _____, on this _____, day of _____, 2024.

15201 GREENFIELD LLC.
By: _____
Its: _____

STATE OF _____ }
 :SS
 _____ COUNTY }

Personally came before me this _____ day of _____, 2024, _____, the _____ of the above named corporation, to me known as the person who executed the foregoing instrument and acknowledged that he/she executed the foregoing instrument as such officer on behalf of entity, by its authority.

Notary Signature: _____
Notary Name: _____
Notary Public, State of _____ My commission expires: _____
(Notary Seal)



CERTIFIED SURVEY MAP NO. _____

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CONSENT OF CORPORATE MORTGAGEE

_____, a _____ banking association, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping the land described on this map and does hereby consent to the above certificate of 15201 GREENFIELD LLC., OWNER.

By _____ Its

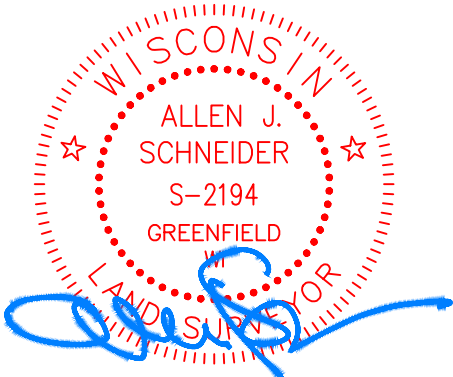
Name: _____

Title: _____

STATE OF _____ }
 :SS
_____ COUNTY }

Personally came before me this ____ day of _____, 2024, _____, of _____, to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Notary Public
State of Wisconsin
My commission expires. _____
My commission is permanent.



CERTIFIED SURVEY MAP NO. _____

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PLANNING COMMISSION CERTIFICATE OF APPROVAL

APPROVED by the Planning Commission of the City of New Berlin on this ____ day of _____, 2024.

DAVID AMENT, CHAIRPERSON, MAYOR

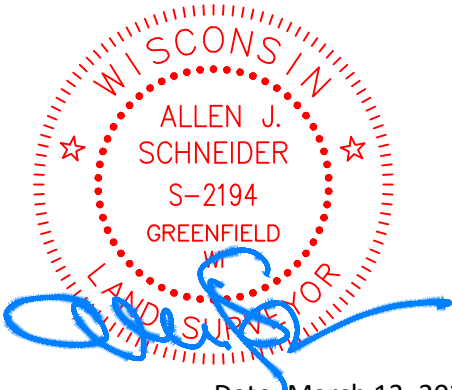
SCOTT SCHULPIUS, MEMBER

COMMON COUNCIL CERTIFICATE OF APPROVAL

APPROVED by the Common Council of the City of New Berlin in accordance with the Resolution adopted on this ____ day of _____, 2024.

DAVID AMENT, COUNCIL PRESIDENT

RUBINA R. MEDINA, CITY CLERK, SECRETARY



CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by Allen J. Schneider
Professional Land Surveyor S-2194

Date: March 13, 2024
Survey No. 5397.00-tjs
Sheet 8 of 8 Sheets
15

STAFF REPORT EXECUTIVE SUMMARY

APPLICANT/PROJECT: Austin Workman with Workman Meadows LLC / Rezoning

LOCATION: Approximately 19000 W. Lincoln Avenue (Tax Key #'s: 1172-994, 1172-998-003, 1172-998 and 1167-996-001)

REQUEST: Petition to rezone the property located at approximately 19000 W. Lincoln Avenue (Tax Key #'s: 1172-994, 1172-998-003, 1172-998 and 1167-996-001) from C-1 & C-2 to M-1 (to remove the C-1 Zoning District).

D.R.C. RECOMMENDATION: Recommend to Common Council adoption of Ordinance # 2692 that approves the rezoning of the properties located at 19000 W. Lincoln Avenue (Tax Key #'s: 1172-994, 1172-998-003, 1172-998 and 1167-996-001) from C-1 & C-2 to M-1 (to remove the C-1 Zoning District).

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DETAILS IN ATTACHED STAFF REPORT

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

Meeting of June 3, 2024

**Austin Workman with Workman Meadows LLC / Rezoning
Approximately 19000 W. Lincoln Avenue (Tax Key #'s: 1172-994, 1172-998-003, 1172-998 and
1167-996-001)**

DATE STAFF REPORT REVISED: May 6, 2024

APPLICANT / OWNER(S): Austin Workman with Workman Meadows, LLC / Workman Meadows, LLC

REQUEST/DESCRIPTION OF PROJECT: Petition to rezone the property located at approximately 19000 W. Lincoln Avenue (Tax Key #'s: 1172-994, 1172-998-003, 1172-998 and 1167-996-001) from C-1 & C-2 to M-1 (to remove the C-1 Zoning District).

DATE OF APPLICATION: 3/20/2024

DATE OF COMPLETENESS DETERMINATION: 3/20/2024

Application Check List Enclosed: No

PRE-APPLICATION CONFERENCE HELD: Yes

(Date(s) of Meeting(s): Several meetings over the past year.

Site Visit(s): Several over the past few years for NR135 compliance and the most recent visits on 4/25/2024.

CONCEPTUAL PLAN: Yes, a plan has been submitted as to how the site will be developed. (See File #: UA-2400449).

SIZE OF DEVELOPMENT / PARCEL(S):

Total Area – 139.14 Acres

Tax Key #'s:

1172-998 – 16.76 Acres

1172-998-003 – 48.73 Acres

1172-994 – 4.32 Acres

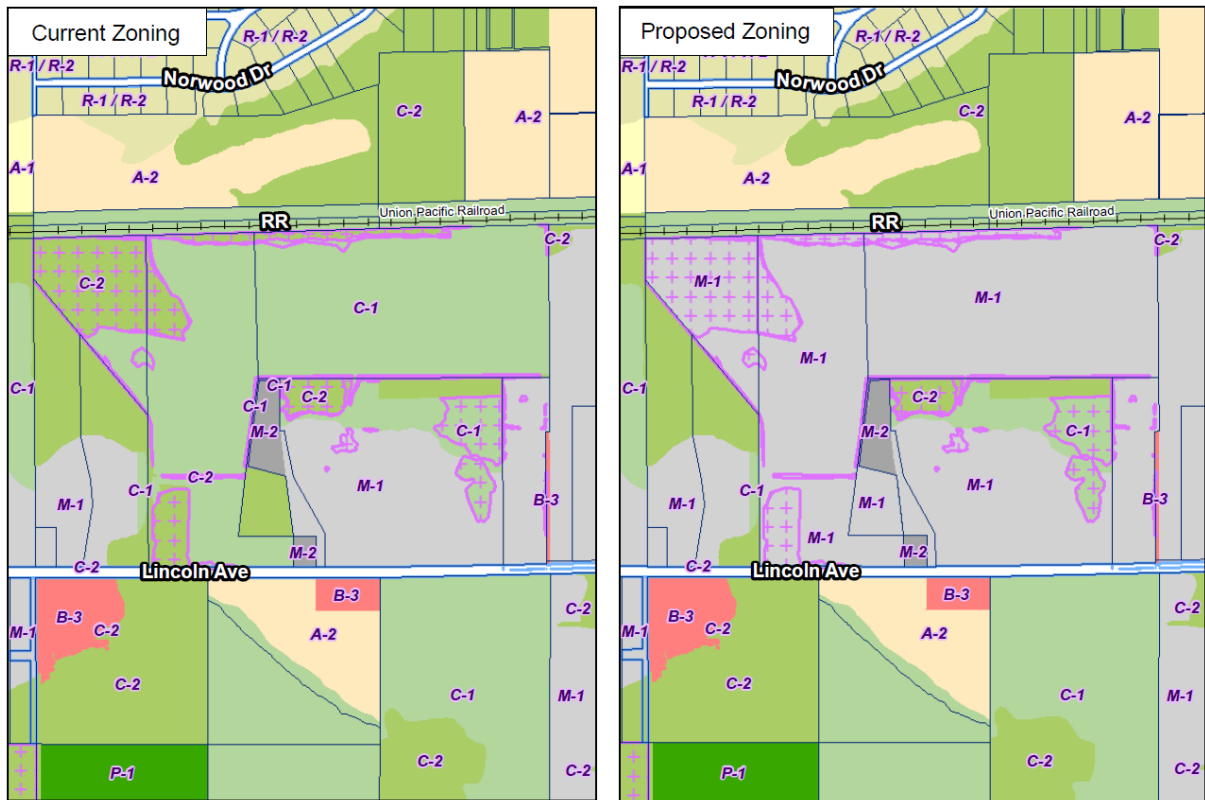
1167-996-001 – 59.33 Acres

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

CURRENT LAND USE: Former quarry & sod farm / Certified Products

PROPOSED ZONING: M-1 (Light Manufacturing District), C-2 areas that are wetlands will be registered on the City's Zoning map.

Zoning Comparison Map



PROPOSED LAND USE: The applicant is proposing to construct a multi-user industrial building with outdoor storage for businesses. The applicant is interested in developing the site for future M-1 uses. (See File #: UA-2400449).

PROPOSED LOT SIZE: N/A

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North: Zoning: C-1	Land Use:	Union Pacific Railroad / Wisconsin Electric Power Company
South: Zoning: C-1/C-2/M-1	Land Use:	Richard Krahn (Storage Building)/Multi-tenant Industrial Building/New Berlin Grading
East: Zoning: M-1	Land Use:	ABB
West: Zoning: M-1/C-2/C-1	Land Use:	New Berlin Grading/Workman Estates, LLC

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

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

Planning Context:

- *The West Lincoln Avenue area offers a unique set of challenges for balancing development with preservation. Considered to be an industrial zone, this area is a mix of industrial, conservation, residential, and agricultural zoning. It is not served by public utilities, and some sites may have restrictions for septic systems due to the years of soils disturbance from sod farms, peat mining and fill operations. Much of the area is in a floodplain, and the railroad is currently a barrier to the north. Water for fire protection will need to be addressed as public water is not available in this area.*
- *While there are various barriers to development, the Lincoln Avenue corridor is designated for future industrial developments and has the potential to accommodate some of the forecasted job demand for the City. The area is near the interstate and adjacent to existing industrial parks. The rail line could be an asset for new businesses that locate in the corridor. The City recognizes that major changes in this area will involve overcoming substantial barriers, ensuring due diligence on the part of property owners, and requiring detailed planning so that proper land uses are established.*
- *The vision for the West Lincoln Avenue area is to develop it into a unique business park environment with campus settings designed around environmentally sensitive areas. Clean, environmentally sensitive light industrial and office parks will be encouraged. Private on-site wastewater treatment systems will need to be evaluated on a site-by-site basis. Larger assemblages of environmentally sensitive or floodplain areas will be preserved as either publicly or privately owned open space. The farthest western portion of Lincoln Avenue is designated for country residential developments. Potential uses along this corridor could include corporate headquarters, business offices, or uses needing railroad access.*

Vision:

- *Development in this area will incorporate environmental protection as a basic value, including its importance as an aquifer recharge area.*
- *Larger assemblages of environmentally sensitive or floodplain areas will be preserved as either publicly or privately owned open space.*

West Lincoln Avenue Policies:

- *Given the substantial barriers to planning and development, a separate plan should be established for the West Lincoln Avenue corridor that recognizes the long-term commitment on the part of the City.*
- *Public sanitary sewer service shall not be extended into this area, with the exception of parcels designated to be within the Urban Service Area Boundary as amended by the City.*
- *Development along Lincoln Avenue shall not occur until the following conditions are met: any proposed development shall dedicate the proper road right of way; shall adhere to the Rural Design Cross sections identified in the Developer's Handbook for any necessary roadway improvements and shall provide field delineations when required to do so by Code. In addition, stormwater drainage and floodplain issues are to be accommodated; a reclamation plan needs to be on file by an Engineer certifying the bearing capacity; utilities are available (adequate plan for sewer and water); and groundwater, floodwater, and stormwater have been adequately accommodated. If sewer and water are not provided, businesses that have a low intensity and do not require sewer should be targeted.*

Alternative techniques for water will need to be explored to provide for fire safety and building code requirements.

- *Larger assemblages of properties should be the priority for this corridor. Pull land together in larger components rather than in a piecemeal fashion. Agreements should be sought among landowners to come together when projects arise.*
- *Any future development requiring coordinated access in this area may require the applicants to submit a surety instrument to the City to cover future public improvements and cost contributions.*

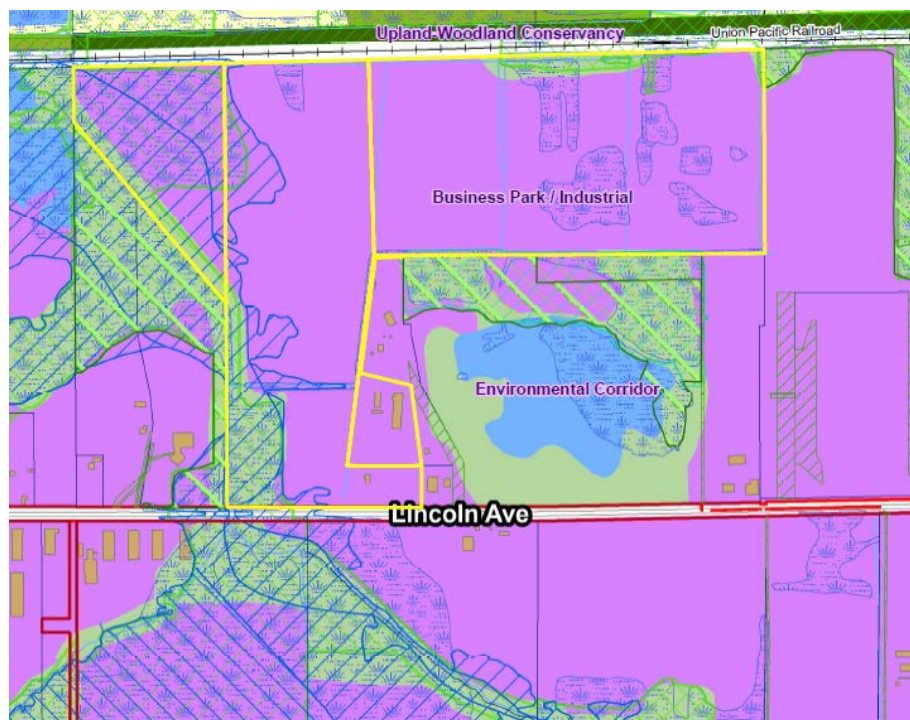
Economic Development:

- *Economic development for Neighborhood B focuses primarily on business park / light industrial opportunities along Lincoln Avenue, housing development, and limited commercial development that has an agrarian or natural emphasis.*

Land Use:

- *Future Land Use Map: Business Park / Industrial*

Future Land Use Map – See also historical development plans for New Berlin in attachments.



ZONING CODE (CHAPTER 275): Yes, will meet all the requirements of Chapter 275-35B(4) and Chapter 275-37B(3) & (4) of the Zoning Code.

DEVELOPMENT CODE (CHAPTER 235): N/A

PUBLIC HEARING REQUIRED: Yes, May 6, 2024

CONDITIONAL USE REQUIRED: No

USE / SITE / ARCHITECTURAL REVIEW:

Use Approval Required: Yes, see applicant's separate application request, File #: UA-2400449. The site plan and elevations are attached.

Site Plan Required: Yes, the property and wetland boundaries have been surveyed and a plan has been included.

Architectural Review Required: N/A

PROPOSED ARCHITECTURE: See attached building elevations.

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: Yes, Primary Environmental Corridor and Isolated Natural Resources Area. SEWRPC reviewed the corridors and provided a letter dated March 14, 2023.

Wetland On Property: Yes, a wetland delineation report has been prepared by Heartland Ecological Group Inc. dated November 4, 2022. Wetlands will be registered on the City's Zoning map.

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

NRCS Map Classification: N/A

Floodplain: Yes

Topography / Geologic: Site is fairly flat then slopes towards the rear of the property towards the creek.

ALTERNATIVE TRANSPORTATION PLAN: No improvements identified.

PARK & OPEN SPACE PLAN: No improvements necessary.

NATURAL RESOURCES PROTECTION:

Limits of Disturbance (LOD): Not applicable for rezoning. However, the applicant has submitted a Use Approval request for the site (See File #: UA-2400449). Any future work shall be approved by DCD prior to work occurring on site and will require an erosion control plan.

Woodland, Tree, and Vegetation Protection: Not applicable for rezoning.

Wildlife Habitat Protection: Not applicable for rezoning.

Wildlife Management Plan: Not applicable for rezoning.

ENVIRONMENTAL IMPACT: The applicant has submitted a wetland delineation report completed by Heartland Ecological Group Inc. dated November 4, 2022. Wetlands will be registered on the City's Zoning map.

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. Applicant has submitted a Use Approval request for the site (See File #: UA-2400449). They have included a storm water plan for this area prepared by Trio Engineering LLC dated September 28, 2023.

SANITARY SEWER PROVISION:

Within Current Sewer Service Area: No

Basin Capacity Available: No

Adequate Linkage: N/A

Onsite System Required: Yes

WATER USAGE CALC.: Not applicable as this is a rezoning. Will be determined at the time of building permit.

TRAFFIC IMPACT: No additional impact. Will be reviewed with future business requests.

SCHOOL DISTRICT IMPACT: N/A

PREVIOUS ACTION: (Recent history provided only)

08/11/08 Public Hearing regarding Certified Products reclamation & restoration plan.
09/15/08 Plan Commission approval of reclamation & restoration plan and future land use options.
4/12/2021 Certified Products was purchased by Workman Enterprises, LLC. The CU-02-03 Ownership Change is attached.
4/4/2022 Violation letter issued by the City of New Berlin to Worman Meadows LLC. This application request will help with the resolution of the violations outlined in this letter.
5/6/2024 Plan Commission held a public hearing.

CONSISTENCY WITH PREVIOUS ACTION: Yes, based on the compliance letters, this was a required step if the applicant desired to remove the NR 135 classification to continue to have additional business opportunities, like what was outlined in the zoning compliance letters. They are no longer mining peat from this location. See attached documents.

FINDINGS:

1. The rezoning must meet the following criteria outlined in the New Berlin Municipal Code Chapter 275-22(F):

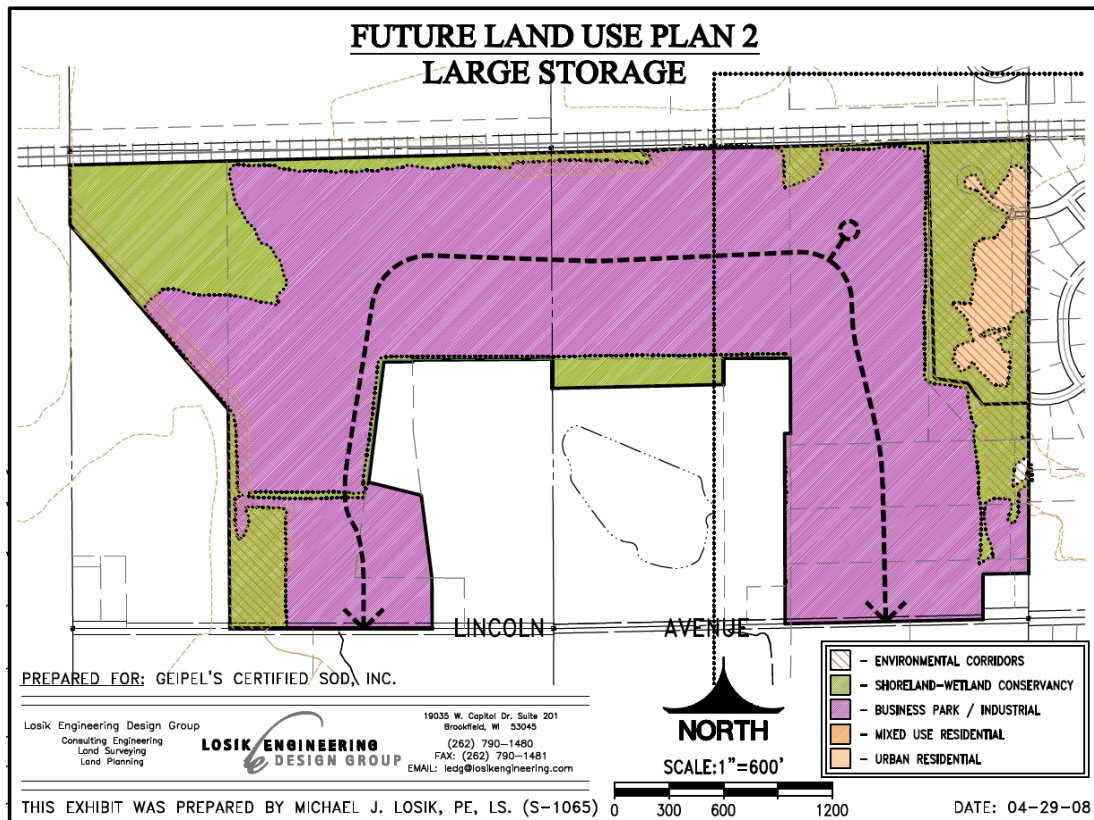
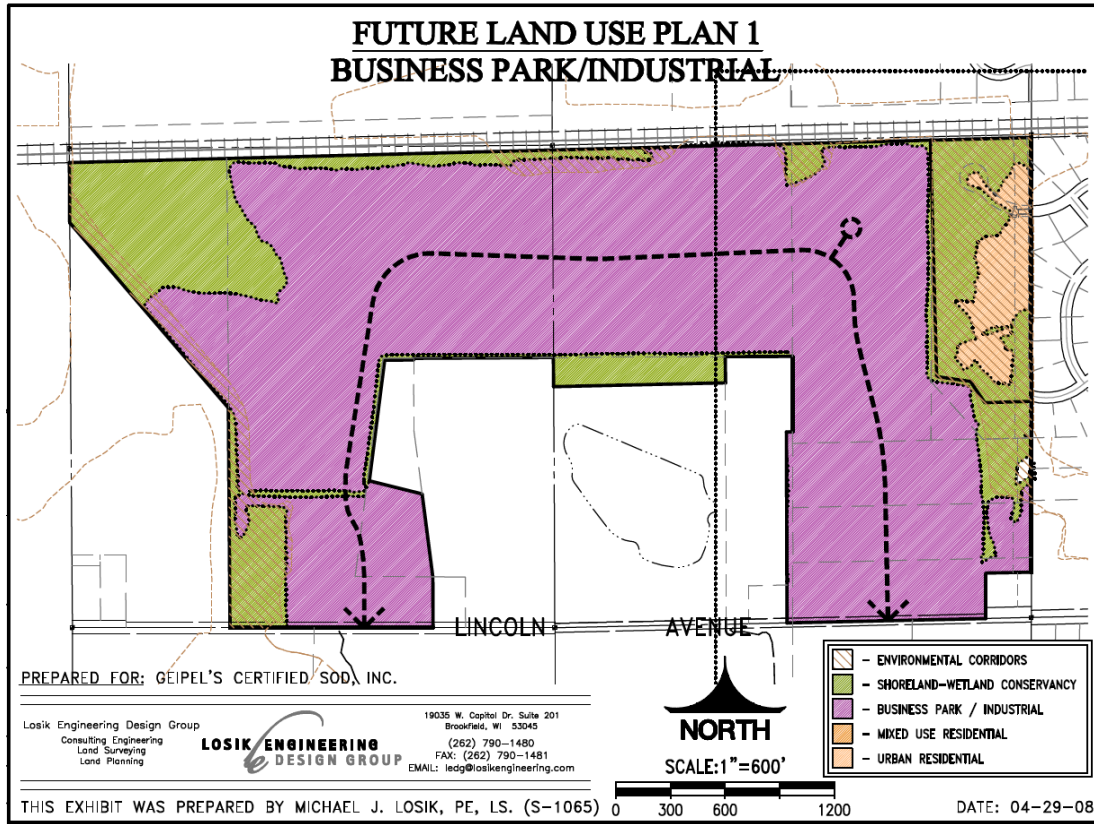
(a) The proposed rezoning is consistent with the Comprehensive Plan and the stated purposes of chapter 275;

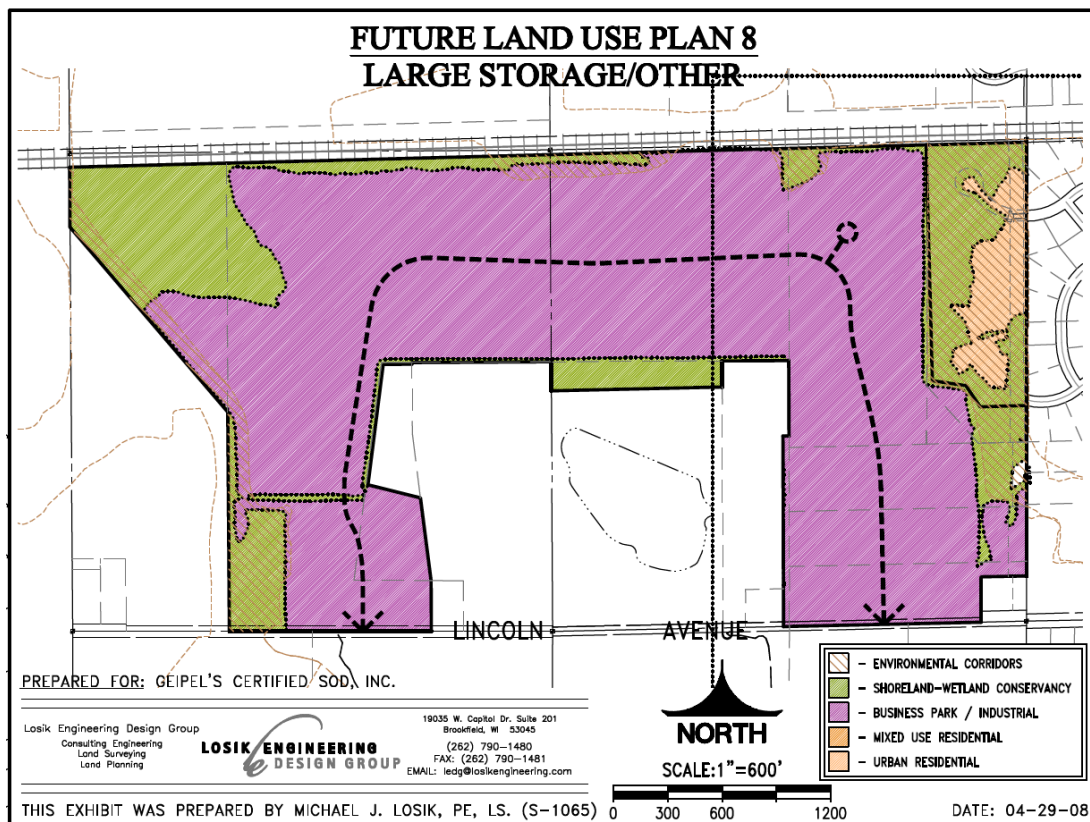
- The Future Land Use map identifies this area as Business Park / Industrial. This rezoning request is consistent. The wetland registration is in accordance with Section 275-37F of the Zoning Code.

Upon reviewing SEWRPC's Natural Resource Inventory Composite Maps, Wetland Report, annual DCD site visit for compliance with NR 135 reclamation steps, staff's determination is that no significant natural resource exists in the areas of C-1 that are proposed to be rezoned to M-1. These areas have been graded and filled over the years. Staff visited this site annually each summer to check for compliance with the reclamation plan on file.

Many of the resources that may have once been there have been disturbed by the owner(s) for many years. In order to further protect this area, DCD Staff is recommending the use of a Conservation Easement be used to protect the area as outlined on the proposed site plan.

- A public hearing was held before the Plan Commission on August 11, 2008 regarding the Plan of Operation and Reclamation Plan for Certified Products including the properties that are part of this rezoning petition. The Plan Commission, at that time, reviewed eight (8) different post-mining conceptual land use options. The Plan Commission on September 15, 2008 approved the Plan of Operation but also Options 1, 2 and 8 as their preferred post-mining land use scenarios. The approved scenarios, as approved, were as follows: Option # 1: Business Park/Industrial, Option # 2: Large Storage and Option # 3: Large Storage/Other. All of these options are consistent with the future land use designation of Business Park/Industrial.





(b) Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;

- Yes, the proposed rezoning is compliant.

- Private on-site systems will be required.

(c) Provision of public facilities to accommodate development will not place an unreasonable burden on the ability of the City to provide them;

- Yes, the proposed rezoning is compliant.

(d) The proposed development has taken into account impacts on surrounding properties or the natural environment, including air, water, noise, storm water management, soils, wildlife, and vegetation;

- Yes, the proposed rezoning is compliant. The applicant has field delineated the wetland on this parcel and they have been registered on the City's Zoning Map.

- A soil evaluation report has been submitted to indicate the soils have been shown to be suitable for typical business buildings with proper engineering measures.

(e) *The land proposal for rezoning is suitable for development and will not cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas;*

- Yes, is compliant. A soil evaluation report has been submitted; the soils have been shown to be suitable for typical business buildings with proper engineering measures.

(f) *The proposed rezoning will not be used to legitimize, or "spot zone," a nonconforming use or structure; and*

- No, it will not be a spot zoning. It will be consistent with the surrounding M-1, C-1 and C-2 Zoning Districts and the Future Land Use map.

- The C-1 was an overlay that was placed on this land during the citywide rezoning.

- A historical review of several documents indicates that this land was intended to have a future land use of "Business Park/Industrial". The review includes the following documents:

- ✓ **1961 Land Development Plan;**
- ✓ **SEWRPC Land Use & Urban Design Plan for the City of New Berlin: 2010;**
- ✓ **Growth & Development Master Plan Update – 2001; and**
- ✓ **Comprehensive Plan**

(g) *The proposed rezoning is the minimum action necessary to accomplish the intent of the petition, and an administrative modification, variance, or Conditional Use Permit could not be used to achieve the same result.*

- Yes, per Section 275-37F, the applicant is required to field delineate wetlands and register them with the City.

- Commercial business and/or grading and filling plans are not typically allowed uses within the C-1 District.

2. Per Section 275-37B(3)(b) of the Zoning Code the applicant shall address all of the items below. The applicant has submitted information to address each point below.

[1] Petitions to remove the C-1 Zoning District. The original boundaries of the C-1 Zoning District were identified using aerial photography and were not field-verified. Petitions to remove any C-1 zoned lands shall identify that there are no significant resources, as described in 275-37B(3)(a) and (b), being protected. The applicant shall submit, at a minimum, the following information:

[a] The applicant shall supply soil boring tests to the City along with a report identifying the findings. Findings shall include:

[i] Soil suitability for the construction of buildings.

[ii] Soil report indicating whether the soils are capable of supporting buildings.

[iii] Presence of high groundwater.

[iv] Any other unique or limiting soil characteristics (i.e., peat, bedrock, etc.).

[b] The applicant shall verify with City staff the most-recent copy of the SEWRPC Environmental Corridor Maps along with any historical data, including but not limited to

historical aerial photos, drain tile data, etc.

[c] Any primary environmental corridor, secondary environmental corridor and isolated natural resources areas shall be field-verified in accordance with § 275-37D(6). The applicant shall provide a concurrence letter from the Southeast Wisconsin Regional Planning Commission.

[d] Complete an endangered species review with the Wisconsin Department of Natural Resources.

[e] Map of existing floodplain areas.

[2] If there are remaining C-1 lands after the modification, those lands shall be placed within a conservation easement.

3. A wetland delineation report has been prepared by Heartland Ecological Group dated November 4, 2022, per Section 275-37F of the Zoning Code. DCD Staff have also made several site visits to the site over the past several years.
 - a. The proposed development will maintain and protect most of the existing wetlands on the site.
4. Since the applicant is proposing to maintain the natural resources, there should be no impact as a result of future development.
5. The applicant has submitted the March 8, 2024 Geotechnical Engineering Site Feasibility Study prepared by Giles Engineering Associates, Inc. The site has been investigated to determine the feasibility of constructing the proposed development as shown on the current plans. The result of this analysis is that it is feasible to build the proposed building, parking and storm water facilities on this site. There will be some additional compaction, undercutting and/or possible geo-piers needed as part of any future foundations as part of the construction of the site.
6. Given the above information, the area being proposed to be rezoned to M-1 can support business uses/buildings with proper additional Geotech analysis and engineering measures.
7. A public hearing was held before the Plan Commission on August 11, 2008, regarding the Plan of Operation and Reclamation Plan for Certified Products including the properties that are part of this rezoning petition. The Plan Commission, at that time, reviewed eight (8) different post-mining conceptual land use options. The Plan Commission on September 15, 2008, approved the Plan of Operation but also Options 1, 2 and 8 as their preferred post-mining land use scenarios. The approved scenarios, as approved, were as follows: Option # 1: Business Park/Industrial, Option # 2: Large Storage and Option # 3: Large Storage/Other. All these options are consistent with the future land use designation of Business Park/Industrial.
8. The application's engineer has submitted a report dated March 15, 2024, for Workman Meadows (also known as Certified Sod, Inc.) Reclamation & Restoration completion plan. The report serves as confirmation for the completion of non-metallic reclamation and restoration (per Zoning Code Section 275-65.17) on the following parcels: Tax Key #'s: 1172-994, 1172-998-003, 1172-998 and 1167-996-001). The reclamation and restoration efforts on these parcels are outlined in the Reclamation & Restoration Plan by Losik Engineering, dated 4/29/2008. The identified parcels have been substantially filled, stabilized, and vegetated in accordance with the reclamation plans.
 - a. As part of the NR 135 permit that the previous owner, Mr. Geipel had for this site, DCD staff has visited this site each year. The site tour typically involves a tour of the entire site.
9. The following recommendations are from the Economic Development element of the City's Comprehensive Plan: *"Currently, West Lincoln Avenue is considered to be a future mix of light industrial, office and business park uses in campus-like settings with significant preservation efforts in areas with environmental corridors and isolated natural features. Land assemblage should be large*

scale and master-planned instead of piecemeal. However, before these uses are implemented, all infrastructure and access issues need to be resolved.”

D.R.C. RECOMMENDATION:

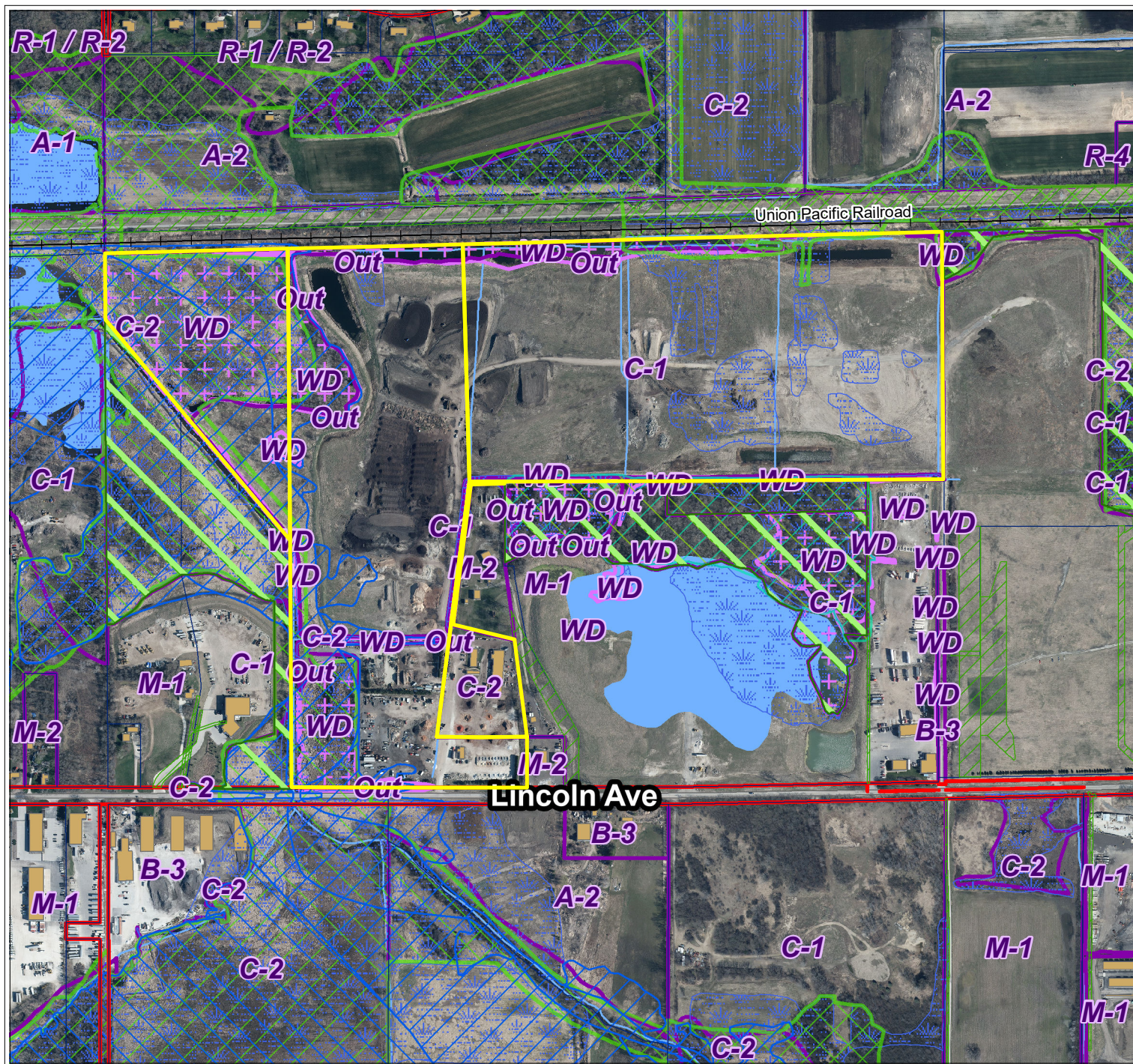
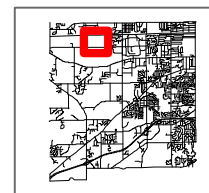
Recommend to Common Council adoption of Ordinance # 2692 that approves the rezoning of the properties located at 19000 W. Lincoln Avenue (Tax Key #'s: 1172-994, 1172-998-003, 1172-998 and 1167-996-001) from C-1 & C-2 to M-1 (to remove the C-1 Zoning District).
See Executive Summary.

Attachments:

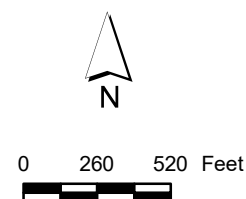
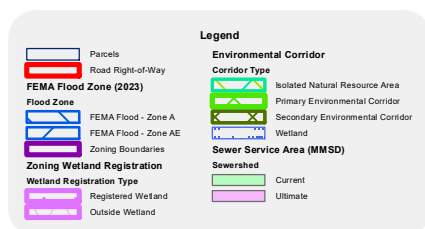
Location Map
Zoning Comparison Map
Historical Future Land Use Document Review
Permit CU-02-03 Ownership Change
Incomplete Application Determination Letter dated November 30, 2023
Code Compliance Letter dated April 4, 2022
Plan of Operation Letter
Development Plans
NR 135 Completion Letter / Memo
Ordinance #: 2692

The following are on file in the Department of Community Development office:

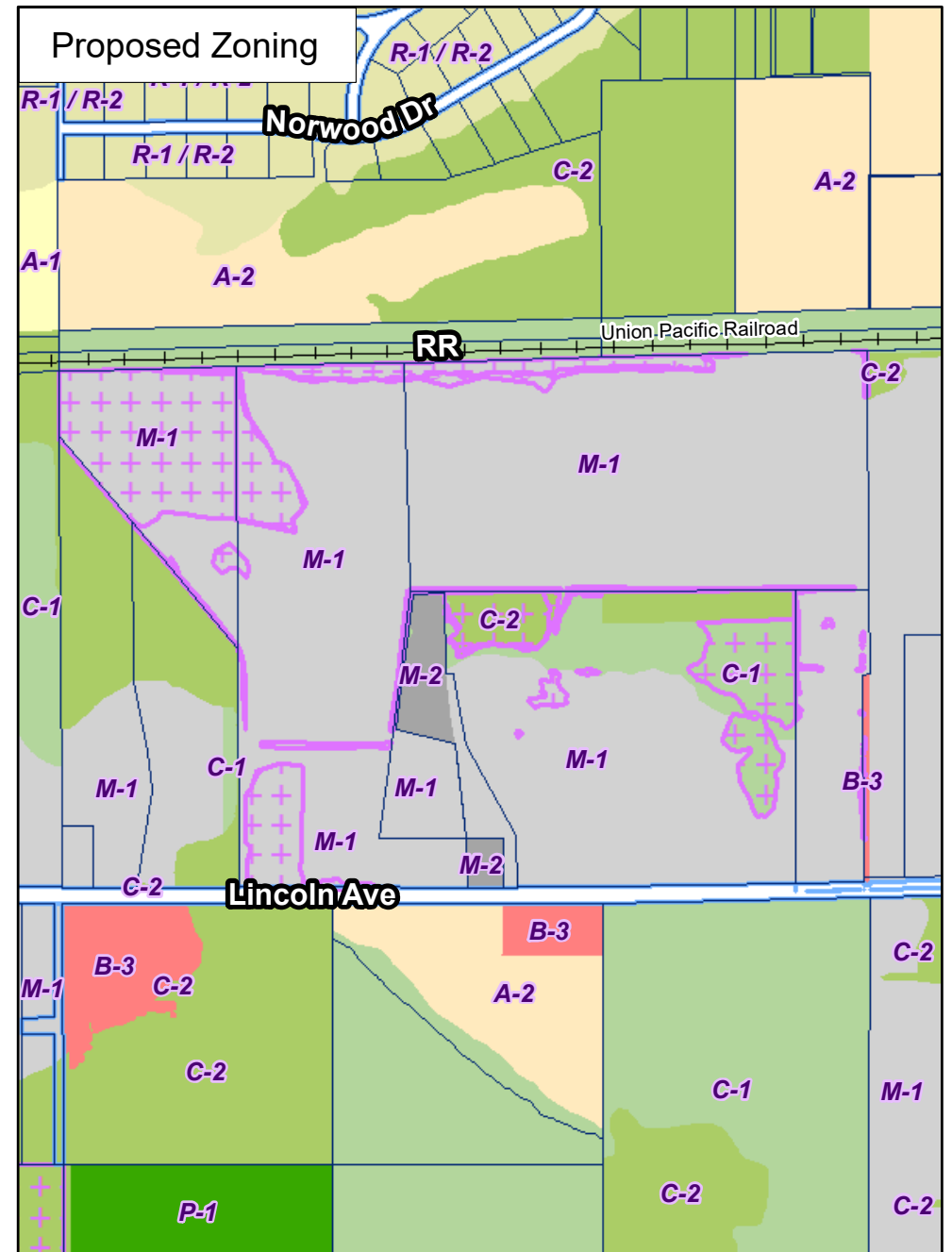
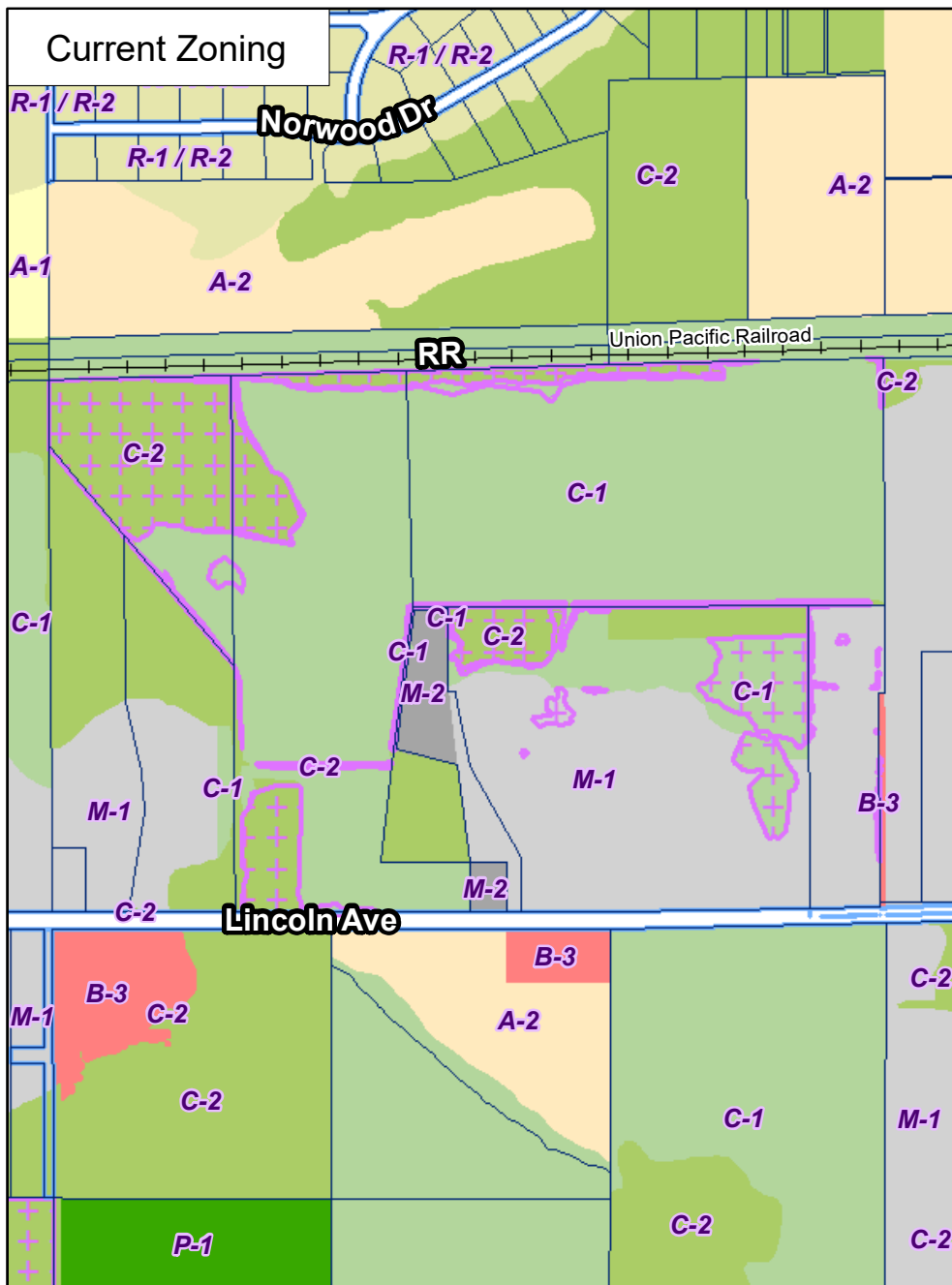
Wetland Report
Soil Report
PC Approved Land Use Options 1, 2 and 8 / Reclamation Plan Packet from 2008



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



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



NEW BERLIN, WIS.
PLANNING AREA

DEVELOPMENT PLAN

LEGEND

RESIDENTIAL

INDUSTRIAL

LIGHT INDUSTRY

HEAVY INDUSTRY

EXTRACTIVE INDUSTRY

COMMUNITY FACILITIES

- CITY HALL
- FIRE STATION
- STREET DEPARTMENT GARAGE

SCHOOLS

- ELEMENTARY
- JUNIOR HIGH
- SENIOR HIGH

PARKS

COMMUNITY PARK

- ATHLETIC FIELD
- PLAYFIELD
- BUFFER

TRANSPORTATION

- INTERCHANGES
- MAJOR THOROUGHFARES
- EXPRESSWAYS
- RAIL/TRUCKWAY

OPTICAL MAP

1967

Map 32

ALTERNATIVE LAND USE PLAN A: OPTIMISTIC CENTRALIZED GROWTH PLAN
FOR THE CITY OF NEW BERLIN

Source: SEWRPC.

Growth and Development Master Plan Update Future Land Use Plan

Growth and Development Master Plan Update Land Use Categories

Urban Residential	Commercial Center
Suburban Resident	Suburban Commercial
Neighborhood Center	Rural Commercial
Countryside Residential	Institutional
Mixed Use Residential	Park
Agriculture/Open Space	County

Note: Cities and towns do not adopt municipal ordinances. Each area's primary category described in the list will be ODM-approved.

Scale: 0 0.5 1 Miles
1 inch equals 4,000 feet

Approved and approved by the Plan Commission on 7/11/2000
Revised and approved by the Plan Commission on 3/10/2001

Referenced Land Use Elements

Environmental Corridor	Current Sewer Service Area
Urban/Rural Corridor	Environmental Corridor
Water Conservation	

Contact Information:
Land Information Services
Department of Community Development
City of New Berlin
100 E. Washington Ave.
New Berlin, WI 53151-0001
Tel: 262.781.4300
Fax: 262.781.4301
www.newberlin.wisconsin.gov

FUTURE LAND USE PLAN

with Zoned Conservancy and Neighborhood Overlay

LEGEND

Business Park / Industrial	City Center Single Family Res.	Planned Conservation Development	Zoned Conservancy Districts
City Center Mixed Use	Urban Residential	Quarry	C-1 Upland Resource
Suburban Commercial	Suburban Residential	Institutional	C-2 Shoreland Wetland
Rural Commercial	Country Residential	Transportation	C-3 Permanent Open Space
Mixed Use Residential	Residential Estate	Water	

Map Labels: GREENFIELD AVE, CALFPOUR RD, LINCOLN AVE, CLEVELAND AVE, OBSERVATORY RD, LAWNDALE RD, RACINE AVE, BELVOIR RD, MOORLAND RD, GRANGE AVE, COLLEGE AVE, NATOMA AVE, SUNNY SLOPE RD, HOWARD AVE, 134TH ST.

Scale: 0 to 1 Mile. **North Arrow:** Upward pointing arrow.



PERMIT CU-02-03 OWNERSHIP CHANGE

ISSUE DATE: 4/12/2021

EXPIRATION DATE: None

PREVIOUS OWNER:

CERTIFIED INVESTMENT LLC
19000 W LINCOLN AVE
NEW BERLIN, WI 53146

NEW OWNER:

CERTIFIED PRODUCTS II LLC
19000 W LINCOLN AVE
NEW BERLIN, WI 53246

ADDRESS: Certified Products, 19000 W. Lincoln Ave

FOR: NR-135 Non Metallic Mining Permit & CU-02-03

This Permit update memorialized the ownership transfer of Certified Products and allows them to conduct business or operate in accordance with all approved plans on file (CU-02-03), any and all applicable City, State and Federal codes, and as described below:

530 PLANNING

1. Conditions of transfer under Section 275-65.8 Permit Transfer satisfied.
2. Financial Assurance Section 275-65.2 submitted.
3. Annual Reporting and fees per Sections 275-65.13 and 275-65.15.

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

Permit Authorized By:

Kelly N Wall - Principal Planner

Date: 4/12/2021

CERTIFICATION

This Certification is made this 23 day of March, 2021, by Workman Enterprises, LLC, Wisconsin limited liability company, which has a principal office located at 19700 West Lincoln Avenue, New Berlin, WI 53146-1719. This Certification is made by Austin Workman, an authorized representative of the company.

WHEREAS, Workman Enterprises, hereinafter referred to as "Workman", is purchasing the lands owned by Certified Products, Inc., as described in the attached Exhibit A; and

WHEREAS, Certified Products has a Non-Metallic Mining Permit issued by the City of New Berlin, pursuant to State of Wisconsin Department of Natural Resources Section NR135 and City of New Berlin Municipal Code Section 275-65; and

WHEREAS, said Permit allows for non-metallic mining on the property; and

WHEREAS, pursuant to the Permit issued by the City of New Berlin, Certified Products was required to post a surety securing the restoration of the property in accordance with the approved restoration plan for the property noted in Exhibit A; and

WHEREAS, Workman is desirous of assigning the Non-Metallic Mining Permit from Certified Products, Inc. to Workman; and

WHEREAS, Section 275-65.8 of the City Code of the City of New Berlin allows for the transfer to a new operator upon the satisfaction of two conditions; 1) upon approval by the City of a new financial insurance by the new operator; and 2) certification by the new permit holder that all conditions of the Permit will be complied with.

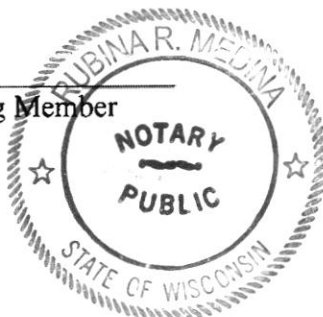
NOW THEREFORE, Workman hereby certifies that it is in receipt of a copy of the Non-Metallic Mining Permit issued for the Certified Products, Inc. site, the approved Reclamation Plan and copies of the City of New Berlin Municipal Code related to non-metallic mining, specifically Chapter 275-65.1 through 275-65.21.

Workman further certifies, that it will provide a bond in favor of the City of New Berlin to secure the performance of the Reclamation Plan.

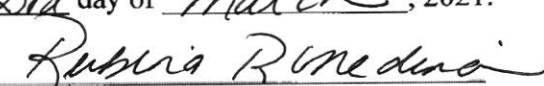
Workman further certifies, that it will comply with all conditions of the Non-Metallic Mining Permit, as well as the Reclamation Plan, and will maintain the surety bond in full force and effect for so long as the Non-Metallic Mining Permit remains in effect.

WORKMAN ENTERPRISES, LLC


Austin Workman, Managing Member



Subscribed and sworn to before me this
23rd day of March, 2021.


Notary Public, State of Wisconsin
My Commission Expires: 9/27/2024

WAUKESHA COUNTY, WI
REGISTER OF DEEDS
James R Behrend

Recorded On: 04/02/2021 9:41:18 AM

Total Fee: \$30.00 Page(s): 3
Transfer Tax: \$0.00

State Bar of Wisconsin Form 29-2003
SATISFACTION OF MORTGAGE

Document Number

Document Name

The above recording information verifies that
this document has been electronically
recorded and returned to the submitter.

The undersigned certifies that the City of New Berlin

is the present owner of a Mortgage executed by Certified Products, Inc.

to the City of New Berlin

to secure payment of \$ 400,000.00, dated December 12, 2010,
recorded on December 28, 2010, in the Office of the Register of Deeds
for Waukesha County, Wisconsin, in (~~Rec'd~~) (~~Vol.~~) of Records,
at (~~Waukesha~~) (~~Waukesha~~), as Document No. 3803461,
and further certifies that the undersigned has a right to satisfy the same, and hereby
satisfies the above-described Mortgage on the following described real estate located in
said county ("Property") (if more space is needed, please attach addendum):

Recording Area

Name and Return Address

Atty. Mark G. Blum
PO Box 766
Waukesha, WI 53187-0766

See attached legal descriptions

NBC 1167.996 and NBC1172.998.001

NBC 1167.997

Parcel Identification Number (PIN)

NBC 1167.995

NBC 1167.994

NBC 1167.998

Dated March 23, 2021

(SEAL)

David A. Ament
* DAVID A. AMENT

AUTHENTICATION

Signature(s) _____

authenticated on _____

* _____

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

Attorney Mark G. Blum

State Bar No. 01012243

ACKNOWLEDGMENT

STATE OF Wisconsin)

) ss.

Waukesha COUNTY)

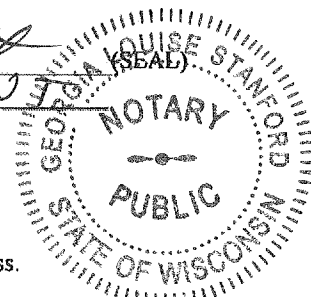
Personally came before me on March 23, 2021,
the above-named David A. Ament

to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

Georgia Louise Stanford
* Georgia Louise Stanford

Notary Public, State of Wisconsin

My commission (is permanent) (expires: 3-16-25)



(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.
SATISFACTION OF MORTGAGE ©2003 STATE BAR OF WISCONSIN FORM NO. 29-2003

NOTE: Only one mortgage may be described in this document.

*Type name below signatures.

INFO-PRO™ infoforms.com

Exhibit "A "

Parcel I:

That part of the Southeast 1/4 of Section 5, Township 6 North, Range 20 East of the Fourth Principal Meridian, bounded and described as follows: Commencing at the Southwest corner of the Southeast 1/4 of said Section 5; run thence N00°22'37"W, 2249.04 feet along the West line of Southeast 1/4 of said Section 5 and also becoming the West line of Certified Survey Map No. 10860 (C.S.M. No. 10860), a map recorded in the office of the Register of Deeds for Waukesha County, Wisconsin on April 12, 2011 as Document No. 3828167, to the Northwest corner of said C.S.M. No. 10860 and the point of beginning of this description; continue thence N00°22'37"W, 310.95 feet along the West line of Southeast 1/4 of said Section 5 to a point on the Southerly right-of-way line of the Union Pacific Railroad; thence N88°30'08"E, 864.14 feet along the Southerly right-of-way line of said Union Pacific Railroad; thence S00°22'37"E, 1372.96 feet parallel with the West line of Southeast 1/4 of said Section 5 to the Northeast corner of said C.S.M. No. 10860; thence N39°57'25"W, 1355.99 feet along the Northerly line of said C.S.M. No. 10860 to the Northwest corner of said C.S.M. No. 10860 and the point of beginning of this description. Said land being in the City of New Berlin, County of Waukesha and State of Wisconsin. Containing 727,431 square feet or 16.700 acres more or less.

Parcel II:

That part of the Southeast 1/4 of Section 5, Township 6 North, Range 20 East of the Fourth Principal Meridian, bounded and described as follows: Commencing at the Southwest corner of the Southeast 1/4 of said Section 5; run thence S89°58'28"E, 864.00 feet along the South line of the Southeast 1/4 of said Section 5 and also becoming the South line of Certified Survey Map No. 10860 (C.S.M. No. 10860), a map recorded in the office of the Register of Deeds for Waukesha County, Wisconsin on April 12, 2011 as Document No. 3828167, to the Southeast corner of said C.S.M. No. 10860 and the point of beginning of this description; thence N00°22'37"W, 2582.96 feet parallel with the West line of the Southeast 1/4 of said Section 5, along the East line of said C.S.M. No. 10860 and said East line extended to a point on the Southerly right-of-way line of the Union Pacific Railroad; thence N88°30'08"E, 835.25 feet along the Southerly right-of-way line of said Union Pacific Railroad; thence S01°29'57"E, 1122.32 feet; thence S89°42'52"W, 8.75 feet; thence S07°11'12"W, 1212.60 feet; thence S89°58'28"E, 425.54 feet parallel with the South line of the Southeast 1/4 of said Section 5; thence S00°20'01"E, 280.00 feet to a point on the South line of the Southeast 1/4 of said Section 5; thence N89°58'28"W, 1114.05 feet along the South line of the Southeast 1/4 of said Section 5 to the Southeast corner of said C.S.M. No. 10860 and the point of beginning of this description. Said land being in the City of New Berlin, County of Waukesha and State of Wisconsin. Containing 2,176,631 square feet or 49.969 acres more or less. Subject to the rights of the public in and to the Southerly 40.00 feet thereof for public road purposes.

Parcel III:

That part of the Southwest 1/4 of Section 4 and that part of the Southeast 1/4 of Section 5, both being of Township 6 North, Range 20 East of the Fourth Principal Meridian, bounded and described as follows: Commencing at the Southwest corner of the Southwest 1/4 of said Section 4; run thence N00°18'26"W, 1488.24 feet along the West line of the Southwest 1/4 of said Section 4 to the point of beginning of this description; thence S89°42'52"W, 926.94 feet; thence N01°29'57"W, 1122.32 feet to a point on the Southerly right-of-way line of the Union Pacific Railroad; thence N88°30'08"E, 950.49 feet along the Southerly right-of-way line of said Union Pacific Railroad to a point on the West line of Southwest 1/4 of said Section 4; continue thence N88°30'08"E, 1313.54 feet along the Southerly right-of-way line of said Union Pacific Railroad to a point on the East line of the Northwest 1/4 of Southwest 1/4 of said Section 4; thence S00°09'31"E, 1170.08 feet along the East line of the Northwest 1/4 of the Southwest 1/4 of said Section 4; thence S89°43'08"W, 1310.23 feet to a point on the West line of the Southwest 1/4 of said Section 4, said point being the point of beginning of this description. Said land being in the City of New Berlin, County of Waukesha and State of Wisconsin. Containing 2,579,268 square feet or 59.212 acres more or less.

Parcel IV:

That part of the Southeast 1/4 of Section 5, Township 6 North, Range 20 East of the Fourth Principal Meridian, bounded and described as follows: Commencing at the Southwest corner of the Southeast 1/4 of said Section 5; run thence S89°58'28"E, 1978.05 feet along the South line of the Southeast 1/4 of said Section 5; thence N00°20'01"W, 280.00 feet to the point of beginning of this description; thence N89°58'28"W, 425.54 feet parallel with the South line of the Southeast 1/4 of said Section 5; thence N07°11'12"E, 1212.60 feet; N89°42'52"E, 168.47 feet; thence S00°20'01"E, 10.01 feet; thence S89°42'52"W, 159.51 feet; thence S07°11'12"W, 670.27 feet; thence S76°15'28"E, 298.71 feet; thence S07°17'28"E, 461.07 feet to the point of beginning of this description. Said land being in the City of New Berlin, County of Waukesha and State of Wisconsin. Containing 187,886 square feet or 4.313 acres more or less.

Combined Description of Parcels I, II, III and IV:

That part of the Southwest 1/4 of Section 4 and that part of the Southeast 1/4 of Section 5, both being of Township 6 North, Range 20 East of the Fourth Principal Meridian, bounded and described as follows: Commencing at the Southwest corner of the Southeast 1/4 of said Section 5; run thence N00°22'37"W, 2249.04 feet along the West line of Southeast 1/4 of said Section 5 and also becoming the West line of Certified Survey Map No. 10860 (C.S.M. No. 10860), a map recorded in the office of the Register of Deeds for Waukesha County, Wisconsin on April 12, 2011 as Document No. 3828167, to the Northwest corner of said C.S.M. No. 10860 and the point of beginning of this description; continue thence N00°22'37"W, 310.95 feet along the West line of Southeast 1/4 of said Section 5 to a point on the Southerly right-of-way line of the Union Pacific Railroad; thence N88°30'08"E, 2649.88 feet along the Southerly right-of-way line of said Union Pacific Railroad to a point on the West line of Southwest 1/4 of said Section 4; continue thence N88°30'08"E, 1313.54 feet along the Southerly right-of-way line of said Union Pacific Railroad to a point on the East line of the Northwest 1/4 of Southwest 1/4 of said Section 4; thence S00°09'31"E, 1170.08 feet along the East line of the Northwest 1/4 of the Southwest 1/4 of said Section 4; thence S89°43'08"W, 1310.23 feet to a point on the West line of the Southwest 1/4 of said Section 4; thence S89°42'52"W, 767.22 feet; thence S00°20'01"E, 10.01 feet; thence S89°42'52"W, 159.51 feet; thence S07°11'12"W, 670.27 feet; thence S76°15'28"E, 298.71 feet; thence S07°17'28"E, 461.07 feet; thence S00°20'01"E, 280.00 feet to a point on the South line of the Southeast 1/4 of said Section 5; thence N89°58'28"W, 1114.05 feet along the South line of the Southeast 1/4 of said Section 5 to the Southeast corner of said C.S.M. No. 10860; thence N00°22'37"W, 1210.00 feet parallel with the West line of the Southeast 1/4 of said Section 5 and along the East line of said C.S.M. No. 10860 to the Northeast corner of said C.S.M. No. 10860; thence N39°57'25"W, 1355.99 feet along the Northerly line of said C.S.M. No. 10860 to the Northwest corner of said C.S.M. No. 10860 and the point of beginning of this description. Said land being in the City of New Berlin, County of Waukesha and State of Wisconsin. Containing 5,671,216 square feet or 130.193 acres more or less. Subject to the rights of the public in and to the most Southerly 40.00 feet thereof for public road purposes.

Selective Insurance Company of America
40 Wantage Avenue
Branchville, New Jersey 07890
973-948-3000

SITE PLAN BOND

Bond No. B 1243365

KNOW ALL MEN BY THESE PRESENTS, That we
Workman Enterprises, LLC

of New Berlin, WI

as principal, and SELECTIVE INSURANCE COMPANY OF AMERICA, a New Jersey Corporation
with its principal office at Branchville, NJ, as Surety, are held and firmly bound unto
City of New Berlin, WI

of New Berlin, WI

in the sum of One Hundred Fifty Two Thousand Ninety One and No/00

Dollars (\$ 152,091.00)

for the payment of which sum, well and truly to be made, we bind ourselves, our personal representatives,
successors and assigns, jointly and severally, firmly by these presents.

The Condition of the obligation is such that, whereas, the above bounden
Workman Enterprises, LLC

has applied to City of New Berlin

for Site plan work in accordance with the Reclamation and

and Restoration plans for Geipel's Certified Sod Inc at 19000 W Lincoln Ave, New Berlin, WI 53146

but before so issuing, the City of New Berlin desires guarantee that certain site work

be done in accordance with the City Engineer's
recommendation.

NOW, THEREFORE, if principal shall, faithfully observe and honestly comply with such
Ordinances, Rules and Regulations, and any Amendments thereto, as require the execution of this bond,
then this obligation shall become void and of not effect, otherwise to be and remain in full force and
virtue.

Signed, Sealed and Dated this 16th day of March, 2021.

Workman Enterprises, LLC

Principal

SELECTIVE INSURANCE COMPANY OF AMERICA

By: Christopher H. Brehmer

Christopher H. Brehmer, Attorney-in-Fact



SELECTIVE

BE UNIQUELY INSUREDSM

Selective Insurance Company of America
40 Wantage Avenue
Branchville, New Jersey 07890
973-948-3000

BondNo.B 1243365

POWER OF ATTORNEY

SELECTIVE INSURANCE COMPANY OF AMERICA, a New Jersey corporation having its principal office at 40 Wantage Avenue, in Branchville, State of New Jersey ("SICA"), pursuant to Article VII, Section 1 of its By-Laws, which state in pertinent part:

The Chairman of the Board, President, Chief Executive Officer, any Executive Vice President, any Senior Vice President or any Corporate Secretary may, from time to time, appoint attorneys in fact, and agents to act for and on behalf of the Corporation and they may give such appointee such authority, as his/her certificate of authority may prescribe, to sign with the Corporation's name and seal with the Corporation's seal, bonds, recognizances, contracts of indemnity and other writings obligatory in the nature of a bond, recognizance or conditional undertaking, and any of said Officers may, at any time, remove any such appointee and revoke the power and authority given him/her.

does hereby appoint **Christopher H Brehmer**

, its true and lawful attorney(s)-in-fact, full authority to execute on SICA's behalf fidelity and surety bonds or undertakings and other documents of a similar character issued by SICA in the course of its business, and to bind SICA thereby as fully as if such instruments had been duly executed by SICA's regularly elected officers at its principal office, in amounts or penalties not exceeding the sum of: **\$1,000,000.00**

Signed this 16th day of March, 2021

SELECTIVE INSURANCE COMPANY OF AMERICA

By:

Brian C. Sarisky

Its SVP, Strategic Business Units, Commercial Lines



STATE OF NEW JERSEY :

:ss. Branchville

COUNTY OF SUSSEX :

On this 16th day of March, 2021 before me, the undersigned officer, personally appeared Brian G. Sarisky, who acknowledged himself to be the Sr. Vice President of SICA, and that he, as such Sr. Vice President, being duly sworn, do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Sr. Vice President and that the same was his free act and deed and the free act and deed of SICA.

Charlene Kimble
Notary Public of New Jersey
My Commission Expires 6/2/2021

Charlene Kimble
Notary Public



The power of attorney is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of SICA at a meeting duly called and held on the 6th of February 1987, to wit:

"RESOLVED, the Board of Directors of Selective Insurance Company of America authorizes and approves the use of a facsimile corporate seal, facsimile signatures of corporate officers and notarial acknowledgements thereof on powers of attorney for the execution of bonds, recognizances, contracts of indemnity and other writing obligatory in the nature of a bond, recognizance or conditional undertaking."

CERTIFICATION

I do hereby certify as SICA's Corporate Secretary that the foregoing extract of SICA's By-Laws and Resolution is true in force and effect and this Power of Attorney issued pursuant to and in accordance with the By-Laws is valid.

Signed this 16th day of March, 2021.

Michael H. Lanza
Michael H. Lanza, SICA Corporate Secretary



Important Notice: If the bond number embedded within the Notary Seal does not match the number in the upper right-hand corner of this Power of Attorney, contact us at 973-948-3000.

B91 (4-14)

22

CERTIFIED COPY



November 30, 2023

Sent via email to workmanenterprises@gmail.com & dscherer@trioeng.com

Austin Workman
Workman Enterprises, LLC
P.O. Box 510722
New Berlin, WI 53151

Dear Mr. Workman and Mr. Scherer:

Re: Rezoning Application – Completeness Determination – 19000 W. Lincoln Avenue

The Department of Community Development has reviewed your rezoning submittal for the properties located at 19000 W. Lincoln Avenue.

The City of New Berlin Zoning Code §275-21B(2) states, an application will be considered complete if it is submitted in the required number and form, includes all mandatory information and is accompanied by the applicable fee. **Staff has reviewed your submitted applications and found them to be substantially incomplete.** Staff has noted the following items that are required to be submitted:

- A Rezoning application was received, however, we did not see a check. We do have check number 2443 dated 9/29/2022 in the amount of \$1,150. I'm not sure if this check is still valid. You submitted this last year with the Wetland Delineation request.
- Applicant provided a Wetland Registration Application in 2022, however we still need the following so the City can register the wetlands:
 - i. Legal Description for the wetlands that are to be registered. Trio can forward that file to me and we can finish that work out and close out File #: WD-2202484.
- Petitions to remove C-1 Zoning require the following (per § 275-37B(3)(b)[1]):
 - i. It is difficult to understand from your submittal which parcels you intend to remove from C-1 and which parcels you intend to continue to have under NR135.
 - ii. The applicant shall supply soil boring tests to the City along with a report identifying the findings. Findings shall include:
 - a. Soil suitability for the construction of buildings. This would include a Geotechnical report.
 - b. Soil report indicating whether the soils are capable of supporting buildings.
 - c. Presence of high groundwater.
 - d. Any other unique or limiting soil characteristics (i.e., peat, bedrock, etc.).
 - iii. Map of existing floodplain areas. Plans note existing floodplain per FEMA panels; however, a future building is located within this area. If you choose to work off the "floodplain study line" instead of the "FEMA panel line", a FEMA after the fact LOMR-F would be required. This would require a study and PE stamp certified safe from

flooding. Additional applications are required for this step.

- If there are remaining C-1 lands after the modification or PEC/INRA areas, those lands shall be placed within a conservation easement. This requires a Use Approval application.

At the August 8, 2022, meeting with you & your partner, your attorney, your consultant, Alan Peters, and City staff the following steps were reviewed with you. It was discussed that they should occur concurrently.

- Remove NR-135 designation, go to NR-151 for stormwater permitting for continued grading operations.
- Rezone from C-1 to M-1.
- Apply for Use Approval Application for grading.
- Grading and Erosion Control Permit.

Based on the one application you submitted, along with the materials, it is difficult for staff to determine what your short term and long term goals are.

Lastly, your property remains in non-compliance with the City of New Berlin Municipal Code. Please see refer to earlier letter dated April 2, 2022 letter from Dan Hogan. To date, several businesses have not vacated the property by the due date, June 3, 2022. A copy of this letter will be sent to the City Attorney's office for review. We anticipate meeting with the City Attorney next week to review your submittal.

If you should have any questions, please contact our office at (262) 797-2445 ext. 2503.

Sincerely,
CITY OF NEW BERLIN



Nikki Jones
Deputy Director

cc: Alderman Maxey
City Attorney Mark Blum
Code Compliance Specialist Dan Hogan
Greg Kessler, Director of Community Development
Kelly Wall, Principal Planner



April 4, 2022

WORKMAN MEADOWS LLC
CERTIFIED PRODUCTS
19000 W LINCOLN AVE
NEW BERLIN, WI 53146

Sent via email, certified and regular mail

Re: Violation at 19000 W. Lincoln Ave, New Berlin, WI

Dear Owner,

It has been brought to the attention of this department that your business at 19000 W Lincoln Ave is in violation for filling and grading a large area with materials that contain asphalt millings and/or fill material that exceed the requirements of Section 275-55A(4) of municipal code. The City met with a group on March 18, 2022 that was anticipating to lease approximately 5 acres of land from June 2022 through December 2023 for the Arcadian Sub Station Project. Last July you requested to take asphalt millings from the Waukesha County Cleveland Avenue resurfacing project and City Engineer Tammy Simonson sent you an email on July 2, 2021 to notify you that this request was not consistent with your Conditional Use Permit, the NR-135 regulations or the C-1 Zoning District.

I have attached a copy of Tammy and Dan's emails from July 2, 2021 and July 9, 2021 where City Staff outlined the process that would be required to remove portions of your land from the NR-135 permit and rezoning from C-1 to M-1. To date, you have not made this type of application, nor have you provided any additional storm water management information.

In addition, upon our site visit on March 28, 2022, it was determined that your property remains in violation due to the operation of approximately 14 businesses without the proper approvals. Based upon the sites' current zoning and areas under NR-135 no other businesses are to be operating at this location.

Please see to it that the following conditions are met by their due date.

1. Reiterate to Arcadian Sub Station group to let them know that your site at Certified Products cannot serve as a temporary staging for their upcoming project.
2. Supply our Department, as requested during our March 28th site visit, a complete list of all businesses, including their contact information, currently operating out of your site by Friday, April 7th.
3. Areas regulated under NR-135 and not yet reclaimed may not conduct any post non-metallic mining activities. All filling and stockpile activities must comply with Section 275-55A(4). There shall not be any business activity within the NR 135 active areas that are unrelated to the permitted principal use of this site.



4. The property is currently zoned C-1 (Upland Conservancy) no uses or business related activities shall be permitted other than your current approved principal use which is identified as Certified Products.
5. The 14 businesses that you identified on the site can no longer remain and must vacate the site pursuant to Section 275 of municipal code by **Friday, June 3, 2022.**

For your convenience, I have outlined the specific section of the code that you are in violation of below.

VIOLATIONS:

§ 275-55 Grading and Drainage

A(4) Fill. In order to protect the public from the hazard of unsuitable fill material, obstruction of view, nuisance of airborne dirt and dust, and from the threat to general safety caused by the existence of open trenches, holes or pits, no person, occupant, owner of land or corporation shall remove or cause to be accumulated topsoil or subsoil in any district, except quarry or landfill districts with an approved plan of operation, without review and approval by the Director of plans for earth disturbances. Such removal or accumulation includes, but is not limited to, piles of earth, dirt, topsoil or subsoil which has been formed, accumulated or pushed into mounds or piles. The Director may forward any application to the Plan Commission for further review and/or approval.

(a) In all cases, fill shall consist of clean earth containing no more than 25%, by volume, of building stone and concrete and no more than 5%, by volume, of incidental asphalt. Fill operations which exceed these limits or operations that require more than one year for completion are considered a landfill and will be regulated as such.

(b) Fill shall consist of satisfactory soil or a mixture of satisfactory soil, stone, gravel or other acceptable materials which is of a character and quality satisfactory for the purpose intended. The material shall be free from sod, stumps, logs or other organic matter, all types of refuse, including construction refuse, fragments of concrete larger than two feet in any dimension, and such other material that, in the judgment of the Director, is unsuitable.

(c) Fill in areas where there is floodplain shall follow Article IXA Floodplain Zoning.

Chapter 275-65.17, Completed Reclamation Reporting

§ 275-65.17 Completed reclamation: reporting, certification and effect.

A. Reporting of completed reclamation. The operator of a nonmetallic mining site may report to the City completion of reclamation or interim reclamation for a portion of, or all of, the nonmetallic mining site pursuant to a reclamation plan prepared and approved pursuant to this article. Any report under this subsection shall be made on a form provided by the City.

B. Certification of completed reclamation.

(1) The City shall inspect a nonmetallic mining site for which reporting of reclamation or interim reclamation has been submitted pursuant to this subsection within 60 days of receipt and make a determination in writing of one of the following:

(a) Reclamation or interim reclamation is not yet complete;

(b) It is not possible to assess whether reclamation or interim reclamation is complete due to weather conditions, snow cover or other relevant factors;

(c) Reclamation or interim reclamation is complete in a part of the mine; or

(d) Reclamation or interim reclamation is fully complete.

(2) If it is determined under Subsection B(1) that reclamation or interim reclamation is complete, including revegetation as specified in a reclamation plan that conforms with the standards contained in § 275-64H, the City shall issue the mine operator a written certificate of completion for the applicable area.

C. Effect of completed reclamation. If reclamation is certified by the City as complete under Subsection B for part or all of a nonmetallic mining site, then:

(1) No fee shall be assessed under § 275-65.15 for the area so certified.

(2) The financial assurance required by § 275-65.2 shall be released or appropriately reduced in the case of completion of reclamation for a portion of the mining site.

(3) For sites which are certified as interim reclaimed under Subsection B, financial assurance for reclaiming the certified area may be reduced only if the City determines that the balance is sufficient to ensure final reclamation of the entire site.

D. Effect of inaction following report of completed reclamation. If no written response as required by Subsection B for an area of the mine site reported as reclaimed or interim reclaimed is given within 60 days of receiving such request, any annual fee paid to the City for it under § 275-65.15 shall be refunded.

§ 275-24 Zoning Permits (Use, Site Plan and Architectural Review)

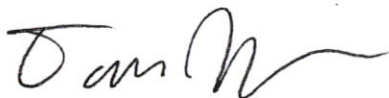
A. Compliance with review standards required for zoning permit. No principal or accessory use, development, structure, or sign shall hereafter be located, erected, moved, reconstructed, extended, enlarged, structurally altered, occupied, or reoccupied; no site or premises shall be altered, used, changed, modified, or occupied; and no grading undertaken, until after the owner has applied for and the Department of Community Development staff and/or the Plan Commission has reviewed and approved an application for a zoning permit, based on compliance with the use, site plan, and architectural review standards set forth below. The Zoning Code in effect on the date of application shall apply.

B. Application. The owner or agent shall make application for a zoning permit (use approvals, administrative use approvals, and reoccupancy permits) through the permit application center on forms furnished by the Department and shall include all information and supporting materials as specified by this chapter and the Plan Commission.

Although this office anticipates your full cooperation, failure to comply with the New Berlin Zoning Ordinance could lead to legal action by the City Attorney, including but not limited to civil suit, injunction and possible forfeitures on your part. Each and every day this violation exists constitutes a separate offense.

If you have any questions, please call me at 262-797-2445, ext. 2449.

Sincerely,
CITY OF NEW BERLIN



Dan Hogan
Code Compliance Specialist

CC: Alderperson Maxey
Mayor's Office
Nikki Jones, DCD Deputy Director

Jones, Nikki

Subject: FW: Millings for Certified

From: Simonson, Tamara <tsimonson@newberlin.org>

Sent: Friday, July 2, 2021 11:45 AM

To: Austin Workman <certifiedproducts2@gmail.com>; Hogan, Dan <dhogan@newberlin.org>; Kessler, Greg <gkessler@newberlin.org>; Jones, Nikki <njones@newberlin.org>; Hewitt, Nicole <nhewitt@newberlin.org>

Cc: Mary Pyritz <Mary.Pyritz@exp.com>

Subject: RE: Millings for Certified

Austin,

We met as a group this morning to discuss your plan for the asphalt millings from Cleveland Ave. and determined that we cannot approve your plan at this time. Dan will be following up with you via letter next week to provide the next steps for what will be required on your site.

Thank you,

Tamara M. Simonson, P.E.
City Engineer

City of New Berlin
3805 S. Casper Drive
New Berlin, WI 53151
262.797.2445
tsimonson@newberlin.org

From: Austin Workman <certifiedproducts2@gmail.com>

Sent: Thursday, July 1, 2021 3:59 PM

To: Hogan, Dan <dhogan@newberlin.org>; Simonson, Tamara <tsimonson@newberlin.org>; Kessler, Greg <gkessler@newberlin.org>

Subject: Millings for Certified

Good afternoon,

We would like to take the millings from the Calhoun Rd project. The material would be used to maintain the front area of the property in yellow on the map. We would also like to use the material to get the haul road in the back of the property in a better position to continue the reclamation process. In addition to the reclamation process, this material will help us to continue the clean up and enhance the appearance of the entire property.

There is a 80' roadway easement shown on the approved plans dated October 13, 2014 highlighted in pink. The haul road is in the exact same position. We would like to get this road more maintainable to control the sediment/mud to keep Lincoln Ave as clean as possible. The width that we intend to maintain is approximately 40' wide.

In relation to quantities the front area is approximately 650'x750'. If we spread approximately 3" before compacting would be 400+ loads.

As for the haul road it is about 3500 LF at 40' wide at the approximate thicknesses below.
1300' at 8" 114 loads
700' at 1.5' 140 loads

800' at 1.25' 133 loads

700' at 1' 93 loads

We would also use a few loads to touch up our compost area that currently sits on millings per the DNR requirements for composting.

Please see the attached marked up plan attached.

Thank you

Austin Workman

262-894-8300

**Workman Meadows, LLC
19000 W. Lincoln Ave.
New Berlin, WI 53146**

Workman Meadows appreciates your time to review our information for the property located at 19000 W. Lincoln Ave. in New Berlin. The goal of the information provided is to remove the existing NR-135 (Nonmetallic Mining Reclamation) designation, rezone portions of the property from C-1 to M-1, and to bring the overall site into compliance with local ordinances.

Project Description

Certified Products II is a supplier of landscape materials located at 19000 W. Lincoln Ave. in New Berlin and operated on 3 contiguous parcels consisting of roughly 112.4 acres. The northern portion of the property has historically been a peat mine which gave that area the NR-135 designation. There is currently no peat mining taking place on site and any remaining peat deposits are not economically feasible to retrieve. Certified Products II would like to use this area as a fill site over the next 10-20 years.

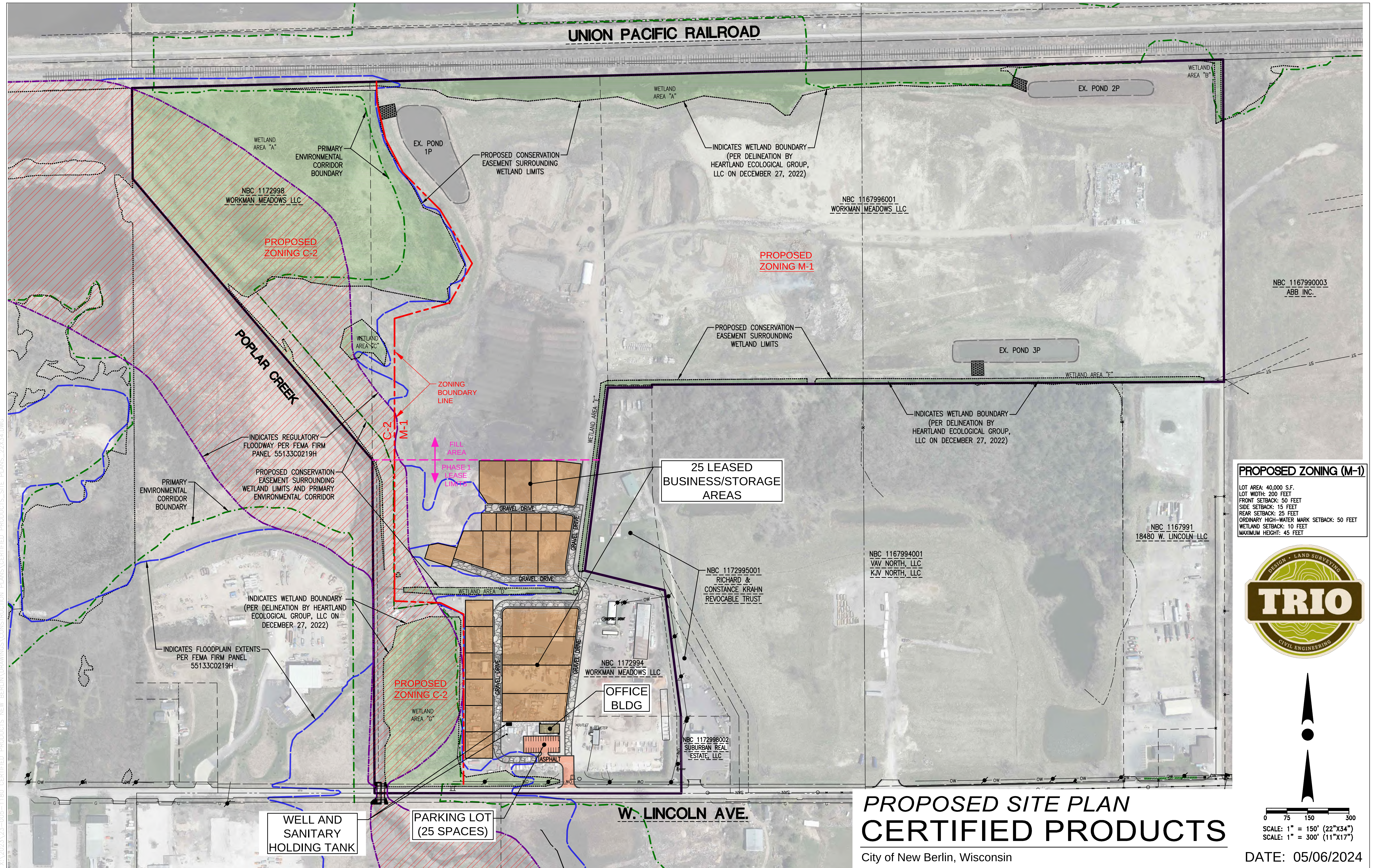
In addition to the reclamation of the mine area, Certified Products II would like to designate certain areas of the site to be leased out to other businesses and individuals to conduct day-to-day business operations and/or store materials, vehicles, etc. To do this, we are proposing rezoning portions of the properties from C-1 to M-1 to conform with land use. There will also be a new building with designated office spaces for tenants, on-site restrooms, a paved parking area, and a new asphalt entrance drive. These improvements are meant to minimize disturbance and to make use of existing site features as much as possible by keeping all proposed structure and grading activities out of the floodplain area and existing wetlands on site.

We thank you for your time and consideration of this reclamation, rezoning, and use approval request. Please see information provided within the submittal documents. Should you have any questions, feel free to reach out with any questions or to discuss further.

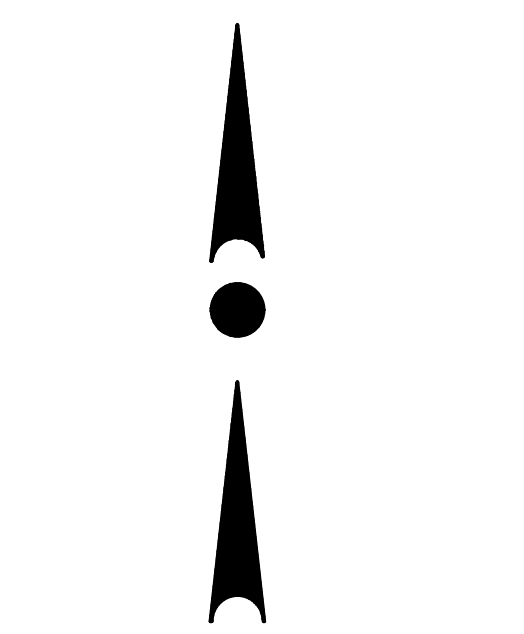
Thank you,

Austin and Brady Workman
Workman Meadows

KA 2023\23-005-1180 CERTIFIED PRODUCTS NEW BERLIN DRAWINGS\CONSTRUCTION PLANS\CERTIFIED PRODUCTS SITE PLANS\22X34.DWG



PROPOSED ZONING (M-1)
LOT AREA: 40,000 S.F.
LOT WIDTH: 200 FEET
FRONT SETBACK: 50 FEET
SIDE SETBACK: 15 FEET
REAR SETBACK: 25 FEET
ORDINARY HIGH-WATER MARK SETBACK: 50 FEET
WETLAND SETBACK: 10 FEET
MAXIMUM HEIGHT: 45 FEET



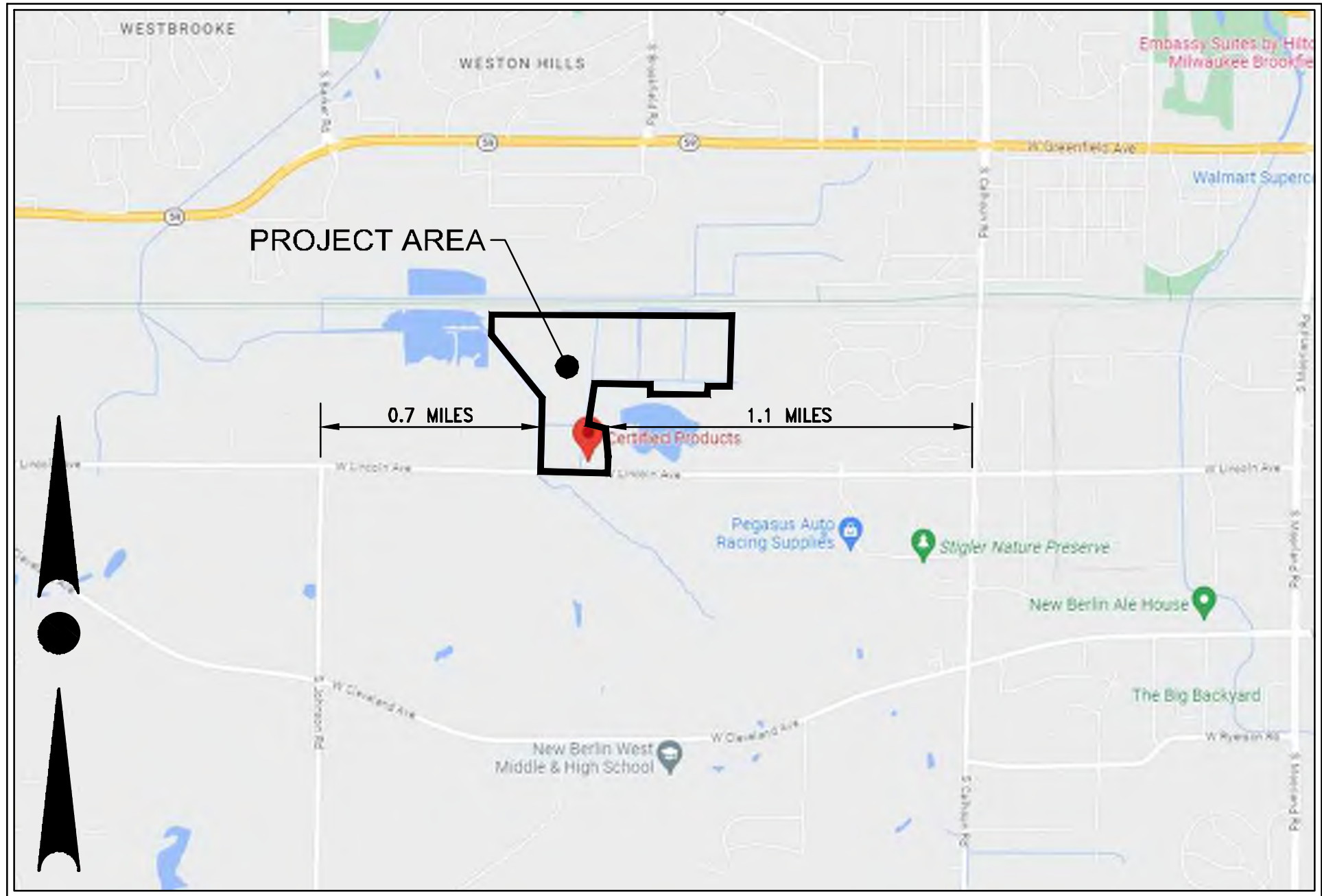
0 75 150 300
SCALE: 1" = 150' (22"x34")
SCALE: 1" = 300' (11"x17")

PROPOSED SITE PLAN
CERTIFIED PRODUCTS
City of New Berlin, Wisconsin
DATE: 05/06/2024

X:\2023\23-005-1180 CERTIFIED PRODUCTS NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\CERTIFIED PRODUCTS_SITE PLANS_22X34.DWG

GENERAL NOTES

1. THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.
-STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, 6TH EDITION (SSSWCW)
-THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION
-WDNR STORMWATER RUNOFF TECHNICAL STANDARDS.
-WISDOT PAL APPROVED EROSION CONTROL MEASURES LIST, LATEST EDITION.
-CITY OF NEW BERLIN TECHNICAL STANDARDS.
2. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
3. EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, AN APPROVED EROSION CONTROL PLAN WILL BE PROVIDED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY IMPLEMENTING THE APPROVED PLAN.
4. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
5. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION (CALL DIGGERS HOTLINE AT 800-242-8511). COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
6. EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.
7. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
8. ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
9. ALL TRENCHING SHALL BE PERFORMED ACCORDING TO OSHA STANDARDS.
10. ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
11. THE CONTRACTOR SHALL CLEAN ALL ADJACENT STREETS OF ANY SEDIMENT OR DEBRIS BY SWEEPING BEFORE THE END OF THE WORKING DAY OR AS REQUIRED BY THE CITY OF NEW BERLIN.
12. THE CONTRACTOR MUST AND IS REQUIRED TO NOTIFY THE CITY OF NEW BERLIN SEWER AND WATER UTILITY A MINIMUM OF 48 HOURS IN ADVANCE OF WATER MAIN FILLING, WATER MAIN FLUSHING, WATER MAIN TESTING AND WATER MAIN CONNECTIONS. NO CONNECTION SHALL BE MADE TO THE EXISTING WATER SYSTEM UNTIL SAFE SAMPLES FROM THE NEW MAIN HAVE BEEN OBTAINED.

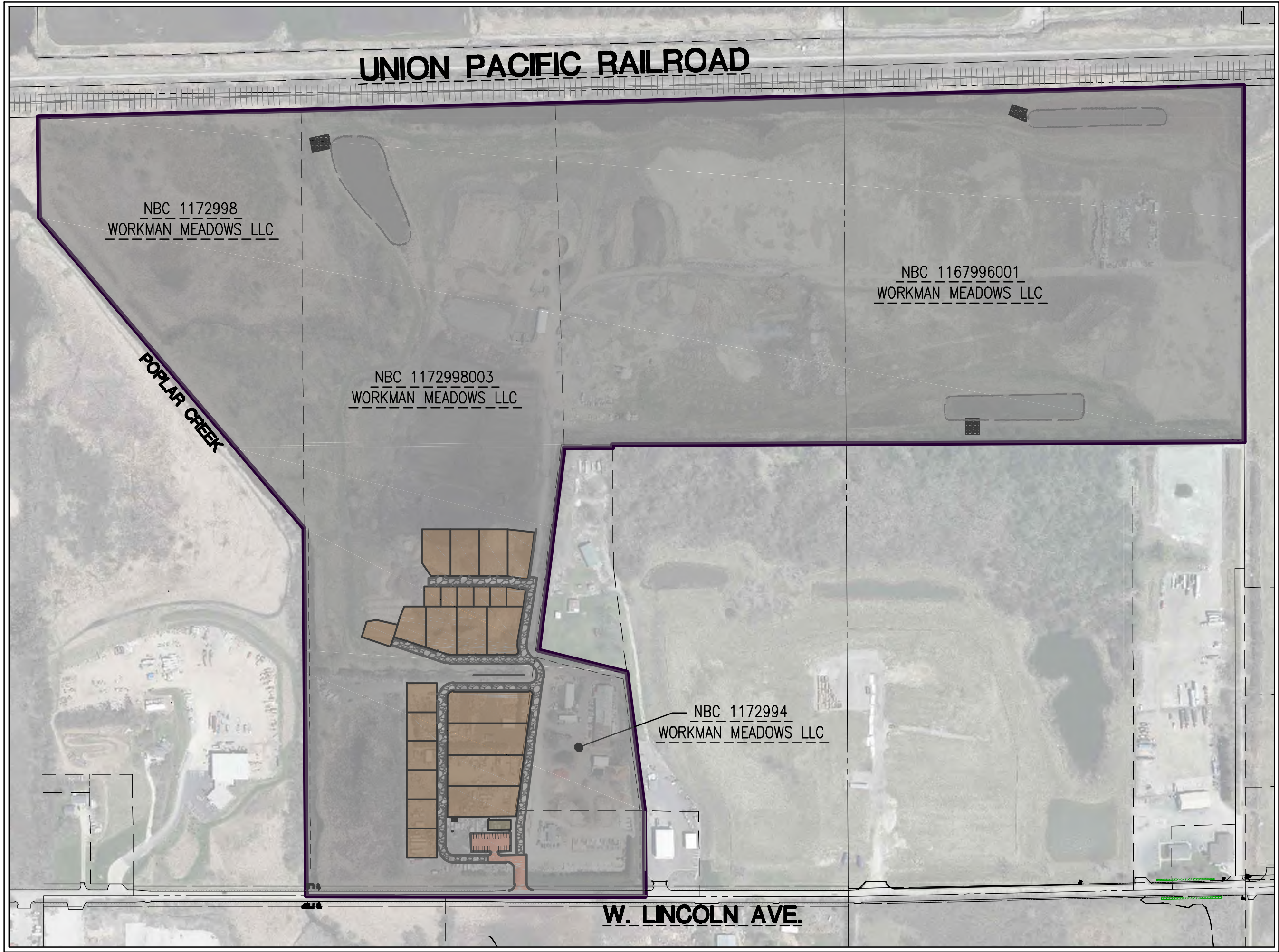


LOCATION MAP
NOT TO SCALE

CERTIFIED PRODUCTS

SITE RECLAMATION AND RESTORATION PLANS

CITY OF NEW BERLIN, WISCONSIN



SITE PLAN
SCALE: 1" = 300'

ENGINEER:
TRIO ENGINEERING, LLC
4100 N CALHOUN ROAD, SUITE 300
BROOKFIELD, WI 53005
CONTACT: MR. JOSHUA PUDELKO, P.E., M.S.
PHONE: 262-790-1480
FAX: 262-790-1481
EMAIL: jpudelko@trioeng.com

SHEET INDEX

CIVIL		
T1	-	COVER SHEET
C1.0	-	OVERALL EXISTING SITE PLAN
C1.1-1.3	-	EXISTING SITE PLANS
C1.4-1.6	-	PROPOSED SITE PLANS
C2.0	-	OVERALL GRADING PLAN
C2.1-2.5	-	GRADING AND STORM SEWER PLANS
C2.6-2.8	-	POND PLANS AND DETAILS
C3.0	-	EROSION CONTROL PLAN
C4.0	-	CONSTRUCTION NOTES & DETAILS



4100 N. CALHOUN RD., SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

PROJECT:
CERTIFIED PRODUCTS
CITY OF NEW BERLIN, WISCONSIN
BY: WORKMAN ENTERPRISES
19700 W. LINCOLN AVE.
NEW BERLIN, WI 53151

REVISION HISTORY	
DATE	DESCRIPTION
11/08/23	PRELIMINARY CIVIL PLANS
09/18/24	PRELIMINARY CIVIL PLANS
06/08/24	PRELIMINARY CIVIL PLANS

DATE:
MAY 06, 2024

JOB NUMBER:
23-005-1180

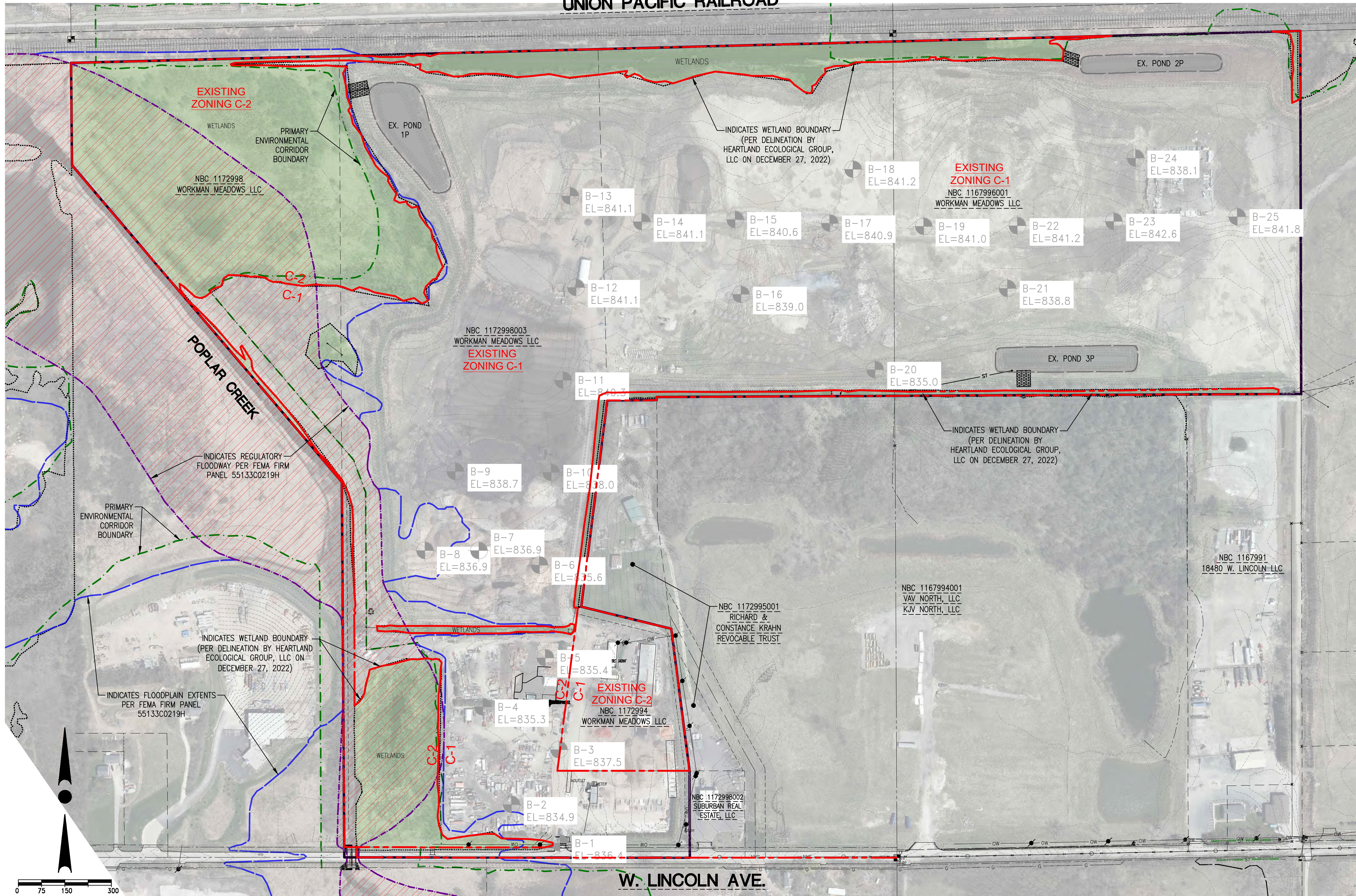
DESCRIPTION:

COVER SHEET

SHEET

T1

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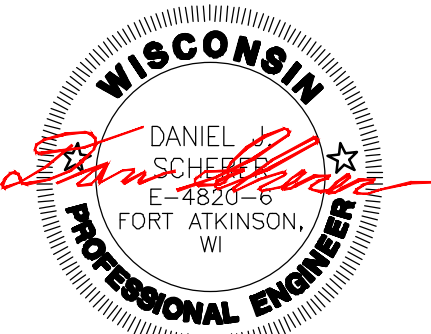


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SCALE: 1" = 150' (22"x34")
SCALE: 1" = 300' (11"x17")



CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.



4100 N. CALHOUN RD., SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudefko@trioeng.com

NBC 1167990003
ABB LLC

PROJECT:
CERTIFIED PRODUCTS
CITY OF NEW BERLIN, WISCONSIN
BY: WORKMAN ENTERPRISES
19700 W. LINCOLN AVE.
NEW BERLIN, WI 53151

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23-005-1180

DESCRIPTION:

EXISTING SITE PLAN

SHEET

C1.0

X:\2023\23-005-1180 CERTIFIED PRODUCTS NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\CERTIFIED PRODUCTS_SITE PLANS_22X34.DWG



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INDICATES REGULATORY FLOODWAY PER FEMA FIRM PANEL 55133C0219H

INDICATES WETLAND BOUNDARY (PER DELINEATION BY HEARTLAND ECOLOGICAL GROUP, LLC ON DECEMBER 27, 2022)

INDICATES FLOODPLAIN EXTENTS PER FEMA FIRM PANEL 55133C0219H

NBC 1172998003
WORKMAN MEADOWS LLC
EXISTING ZONING C-1

EXISTING ZONING C-2
NBC 1172994
WORKMAN MEADOWS LLC

NBC 1172995001
RICHARD &
CONSTANCE KRAHN
REVOCABLE TRUST

NBC 1167994001
VAV NORTH, LLC
KJV NORTH, LLC

NBC 1172995001
RICHARD &
CONSTANCE KRAHN
REVOCABLE TRUST

W. LINCOLN AVE.

PRIMARY ENVIRONMENTAL CORRIDOR BOUNDARY

EX. 15" CULVERT TO BE REMOVED AND REPLACED

LEGEND:

---	775	-	EXISTING CONTOUR
-	SAN	-	EXISTING SANITARY SEWER
○		-	EXISTING SANITARY MANHOLE
-	W	-	EXISTING WATER MAIN
⊗		-	EXISTING HYDRANT
-	ST	-	EXISTING STORM SEWER
○		-	EXISTING STORM MANHOLE
□		-	EXISTING STORM INLET
⊠		-	EXISTING TRANSFORMER
⊞		-	EXISTING ELECTRIC PEDESTAL
⊞		-	EXISTING TELEPHONE PEDESTAL
⊞		-	EXISTING CATV PEDESTAL
⚡		-	EXISTING POWER POLE



4100 N. CALHOUN RD., SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudefko@trioeng.com

PROJECT:
CERTIFIED PRODUCTS
CITY OF NEW BERLIN, WISCONSIN
BY: WORKMAN ENTERPRISES
19700 W. LINCOLN AVE.
NEW BERLIN, WI 53151

REVISION HISTORY

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DATE:

MAY 06, 2024

JOB NUMBER:

23-005-1180

DESCRIPTION:

**EXISTING SITE
AND DEMOLITION
PLAN**

SHEET

C1.1

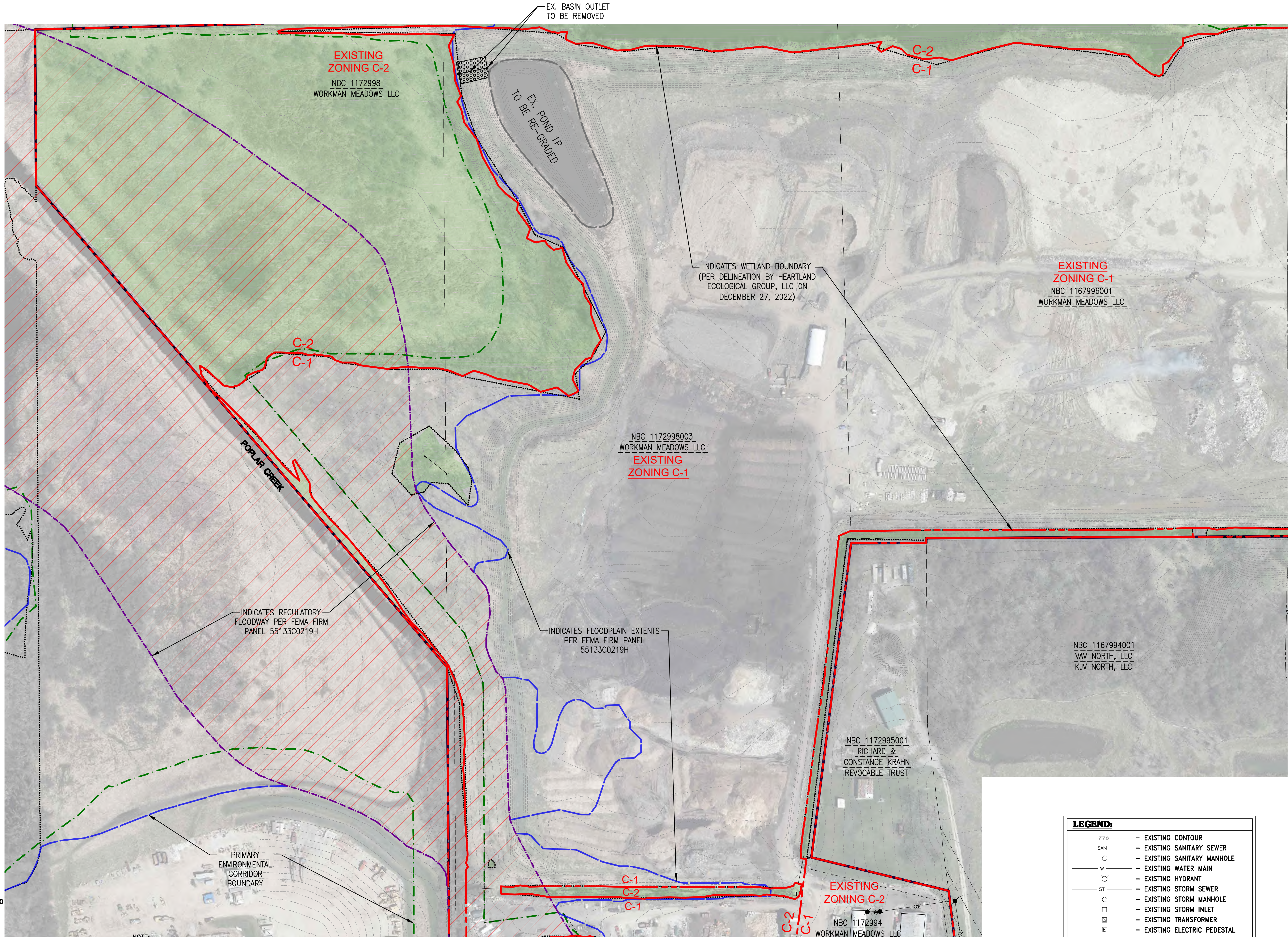
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SCALE: 1" = 100' (22"x34")
SCALE: 1" = 200' (11"x17")

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LEGEND:	
---	EXISTING CONTOUR
SAN	EXISTING SANITARY SEWER
○	EXISTING SANITARY MANHOLE
W	EXISTING WATER MAIN
⊗	EXISTING HYDRANT
ST	EXISTING STORM SEWER
○	EXISTING STORM MANHOLE
□	EXISTING STORM INLET
⊠	EXISTING TRANSFORMER
⊞	EXISTING ELECTRIC PEDESTAL
⊞	EXISTING TELEPHONE PEDESTAL
⊞	EXISTING CATV PEDESTAL
⚡	EXISTING POWER POLE



4100 N. CALHOUN RD., SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudefko@trioeng.com

PROJECT:
CERTIFIED PRODUCTS
CITY OF NEW BERLIN, WISCONSIN
BY: WORKMAN ENTERPRISES
19700 W. LINCOLN AVE.
NEW BERLIN, WI 53151

REVISION HISTORY	
DATE	DESCRIPTION
11/08/23	PRELIMINARY CIVIL PLANS
09/18/24	PRELIMINARY CIVIL PLANS
06/08/24	PRELIMINARY CIVIL PLANS

DATE:
MAY 06, 2024

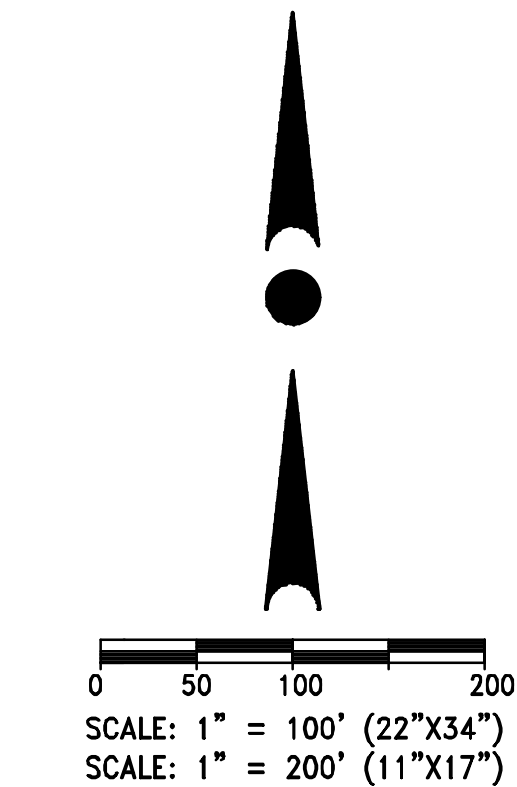
JOB NUMBER:
23-005-1180

DESCRIPTION:
EXISTING SITE
AND DEMOLITION
PLAN

SHEET

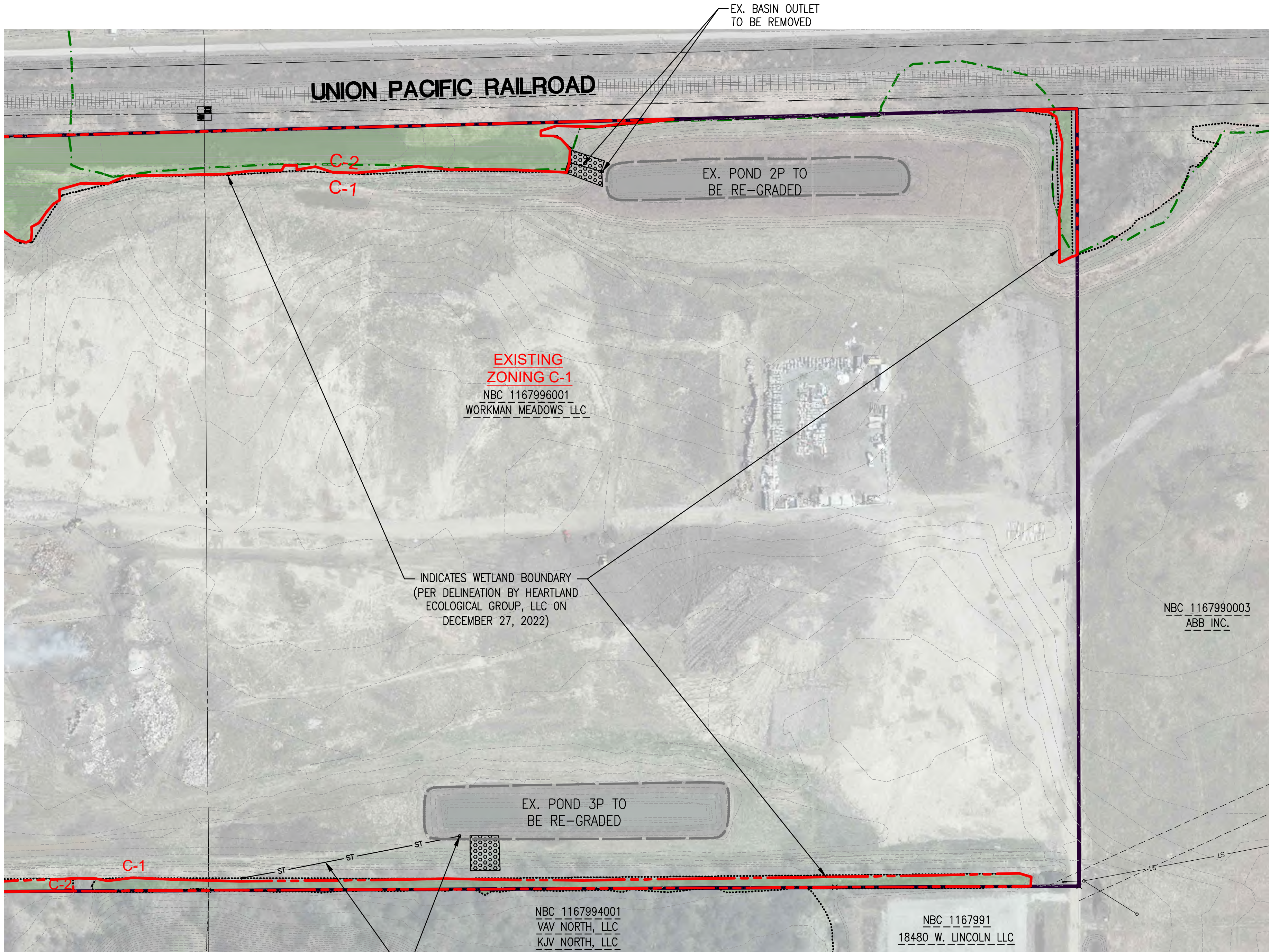
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LEGEND:	
----- 775 -----	- EXISTING CONTOUR
--- SAN ---	- EXISTING SANITARY SEWER
○	- EXISTING SANITARY MANHOLE
--- W ---	- EXISTING WATER MAIN
⊗	- EXISTING HYDRANT
--- ST ---	- EXISTING STORM SEWER
○	- EXISTING STORM MANHOLE
□	- EXISTING STORM INLET
⊠	- EXISTING TRANSFORMER
⊞	- EXISTING ELECTRIC PEDESTAL
⊞	- EXISTING TELEPHONE PEDESTAL
⊞	- EXISTING CATV PEDESTAL
⚡	- EXISTING POWER POLE



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06/08/24	PRELIMINARY CIVIL PLANS

DATE:
MAY 06, 2024

JOB NUMBER:
23-005-1180

DESCRIPTION:
EXISTING SITE
AND DEMOLITION
PLAN

SHEET

C1.3

PROPOSED ZONING (M-1)

LOT AREA: 40,000 S.F.
LOT WIDTH: 200 FEET
FRONT SETBACK: 50 FEET
SIDE SETBACK: 15 FEET
REAR SETBACK: 25 FEET
ORDINARY HIGH-WATER MARK SETBACK: 50 FEET
WETLAND SETBACK: 10 FEET
MAXIMUM HEIGHT: 45 FEET

INDICATES REGULATORY
FLOODWAY PER FEMA FIRM
PANEL 55133C0219H

PRIMARY
ENVIRONMENTAL
CORRIDOR
BOUNDARY

INDICATES
DEDICATED
LEASED AREAS

INDICATES WETLAND BOUNDARY
(PER DELINEATION BY HEARTLAND
ECOLOGICAL GROUP, LLC ON
DECEMBER 27, 2022)

INDICATES FLOODPLAIN EXTENTS
PER FEMA FIRM PANEL
55133C0219H

INDICATES FLOODPLAIN EXTENTS
PER FEMA FIRM PANEL
55133C0219H

NBC 1172998003
WORKMAN MEADOWS LLC

PROPOSED
ZONING M-1

PR. GRAVEL DRIVE

WETLANDS

PR. GRAVEL DRIVE

24.0'
GRAY

PR. GRAVEL DRIVE

PR. SANITARY
HOLDING TANK

PR. WELL

PR. OFFICE
2,469 S.F.

PR. ASPHALT
PARKING

INDICATES PAVING
EXTENTS

INDICATES PAVING
EXTENTS

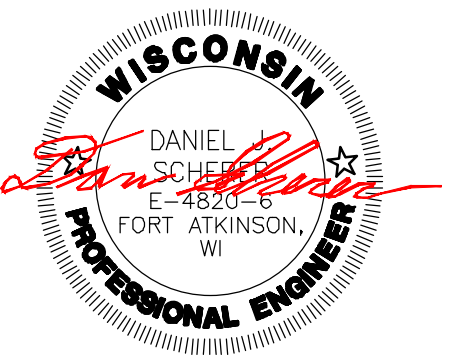
PROPOSED ACCESS
DRIVE AND PARKING

W. LINCOLN AVE.

PR. BERM

INDICATES FLOODPLAIN EXTENTS
PER FEMA FIRM PANEL
55133C0219G

NBC 1172995001
RICHARD &
CONSTANCE KRAHN
REVOCABLE TRUST



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DATE:

MAY 06, 2024

JOB NUMBER:

23-005-1180

DESCRIPTION:

PROPOSED
SITE PLAN

SHEET

C1.4

0 25 50 100
SCALE: 1" = 50' (22"x34")
SCALE: 1" = 100' (11"x17")

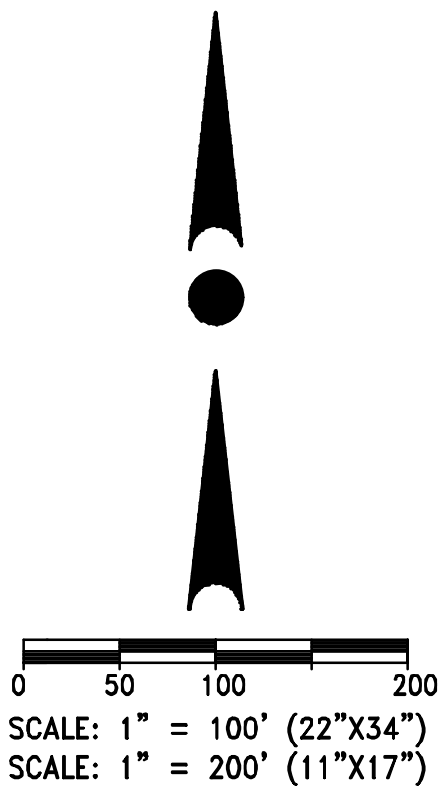
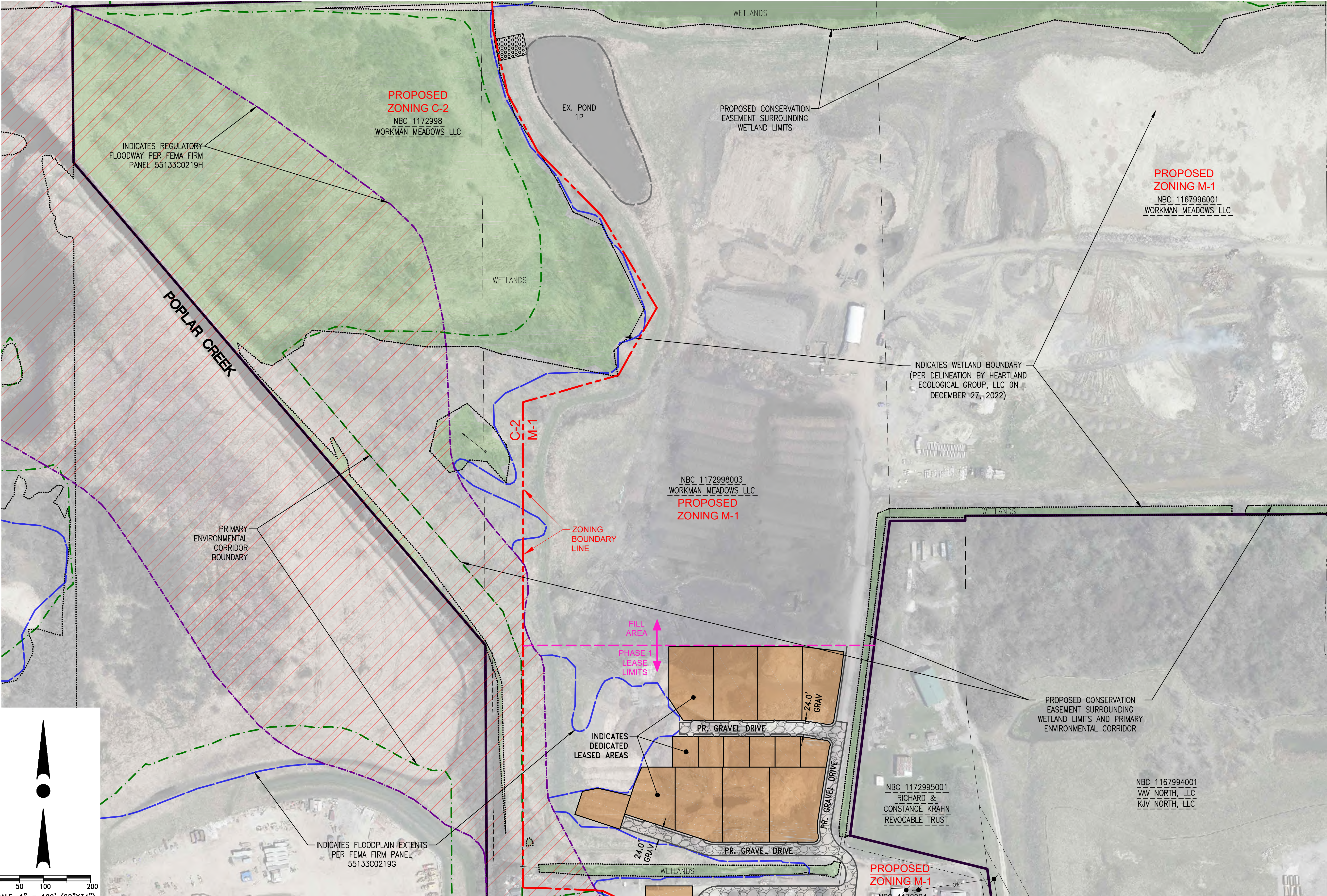


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X:\2023\23-005-1180 CERTIFIED PRODUCTS NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\CERTIFIED PRODUCTS_SITE PLANS_22X34.DWG

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PROJECT:
CERTIFIED PRODUCTS
CITY OF NEW BERLIN, WISCONSIN
BY: WORKMAN ENTERPRISES
19700 W. LINCOLN AVE.
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06/08/24	PRELIMINARY CIVIL PLANS

DATE:

MAY 06, 2024

JOB NUMBER:

23-005-1180

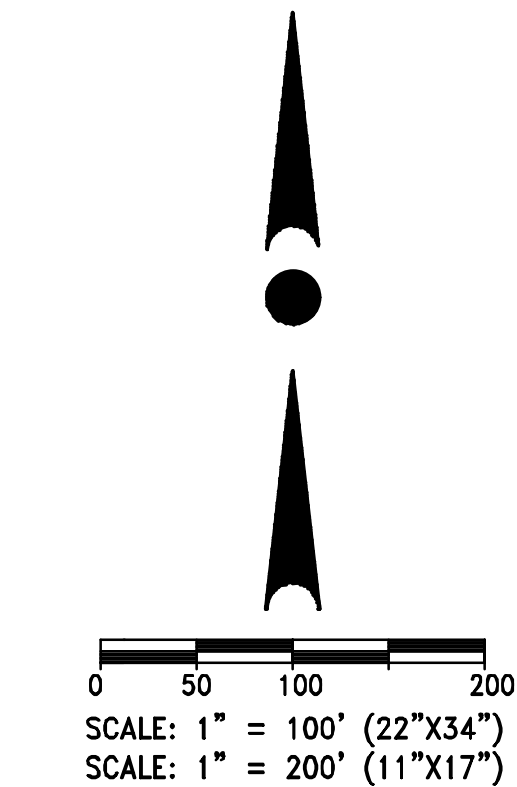
DESCRIPTION:

PROPOSED SITE PLAN

SHEET

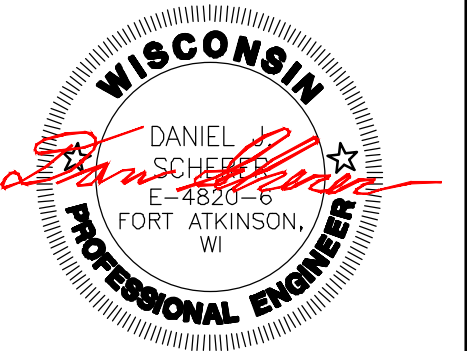
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MAY 06, 2024

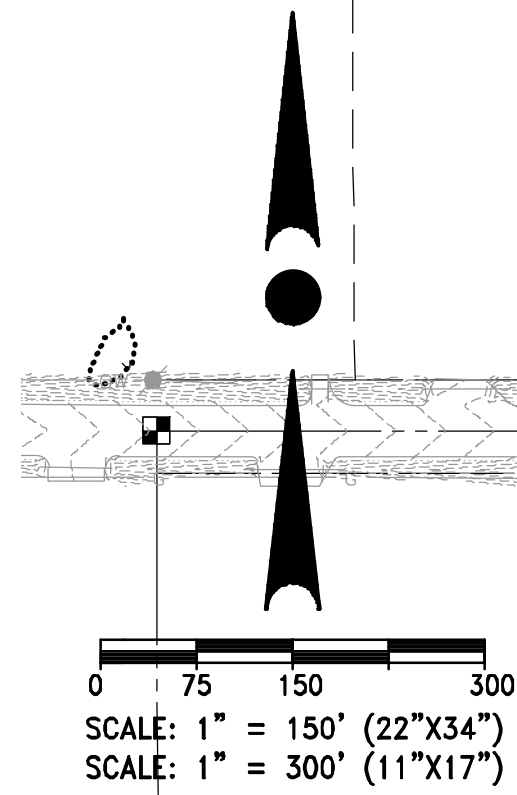
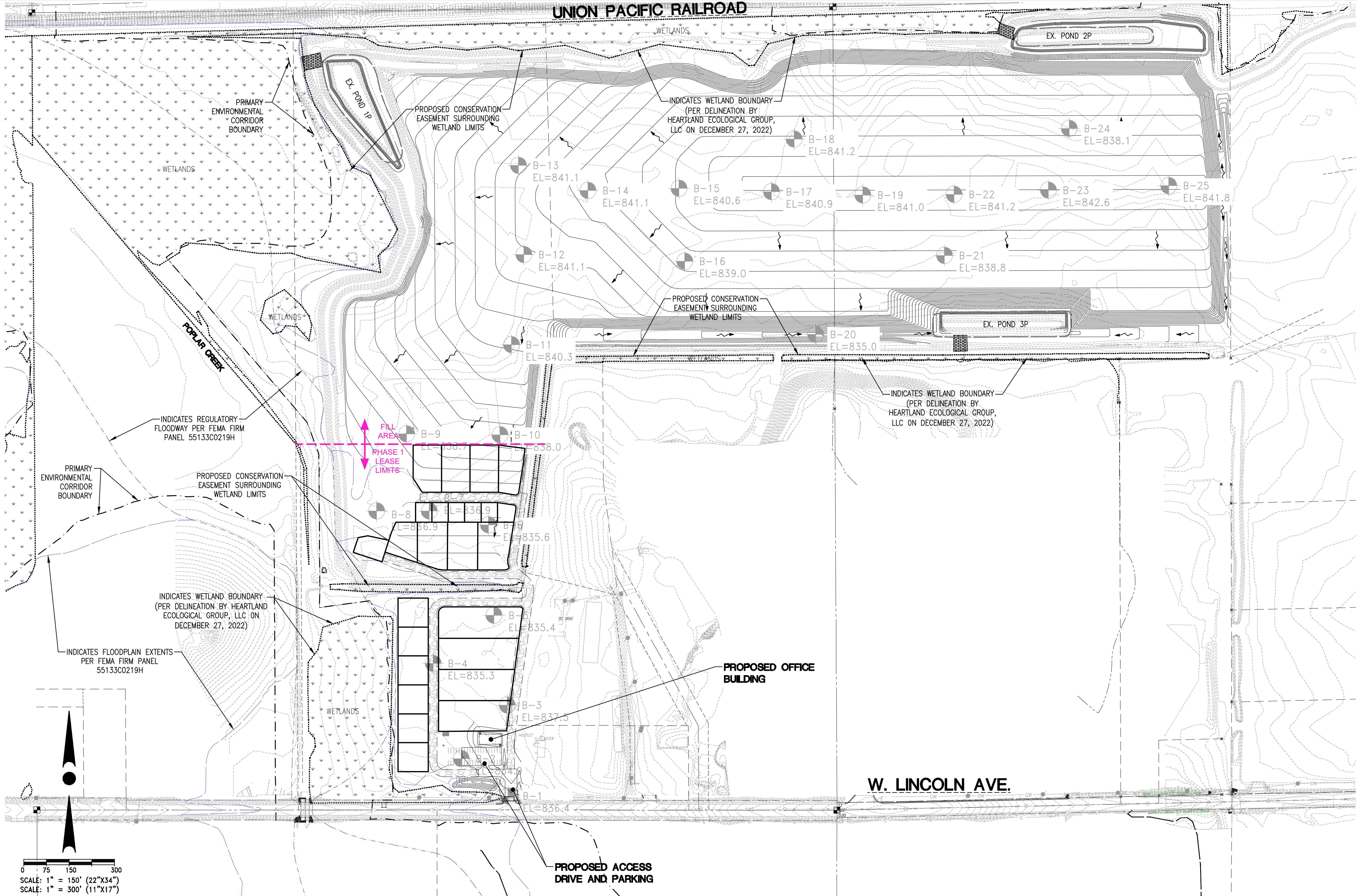
JOB NUMBER:
23-005-1180

DESCRIPTION:
PROPOSED
SITE PLAN

SHEET

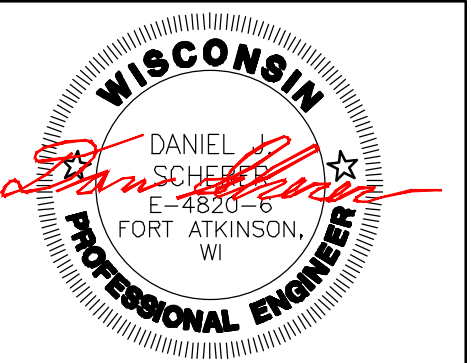
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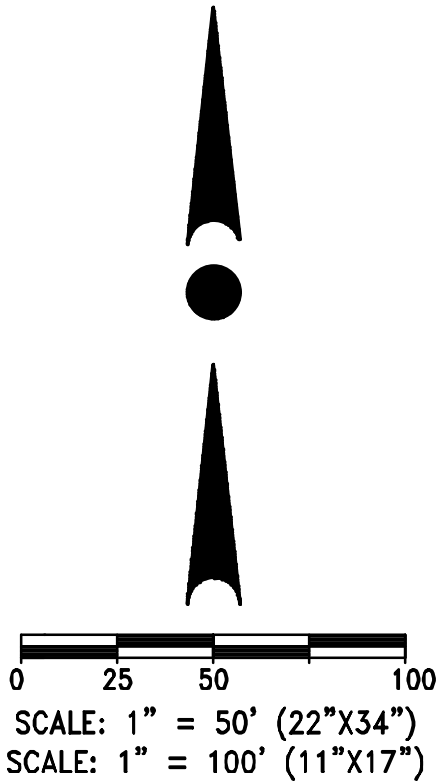
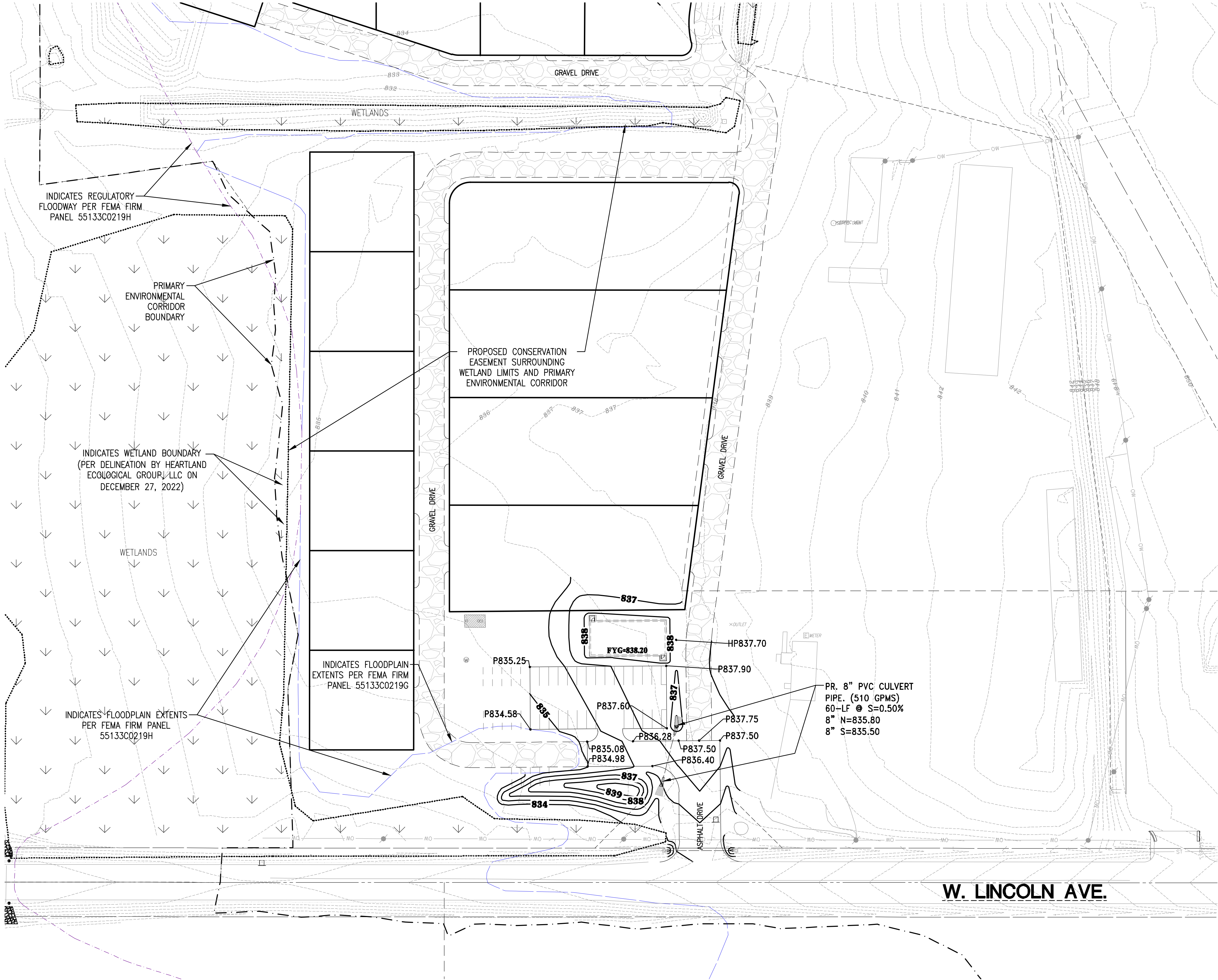
DATE:
MAY 06, 2024

JOB NUMBER:
23-005-1180

DESCRIPTION:
MASTER GRADING
& DRAINAGE PLAN

SHEET
C2.0

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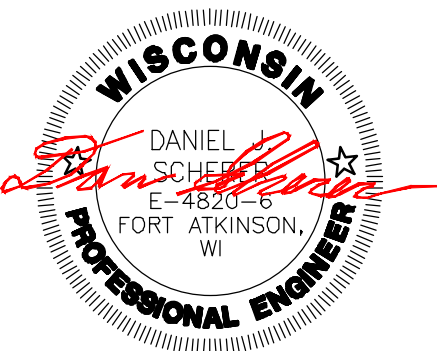
LEGEND:	
	- EXISTING CONTOUR
	- PROPOSED CONTOUR
	- PROPOSED FLOW ARROW
	- PROPOSED SPOT ELEVATION
	- PROPOSED FINISH YARD GRADE



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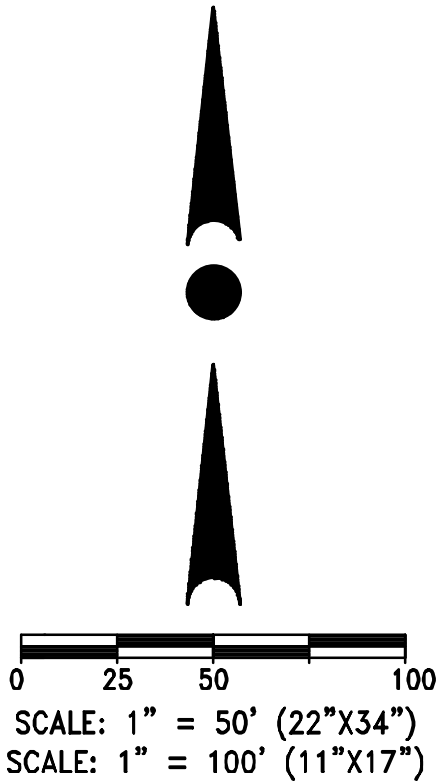
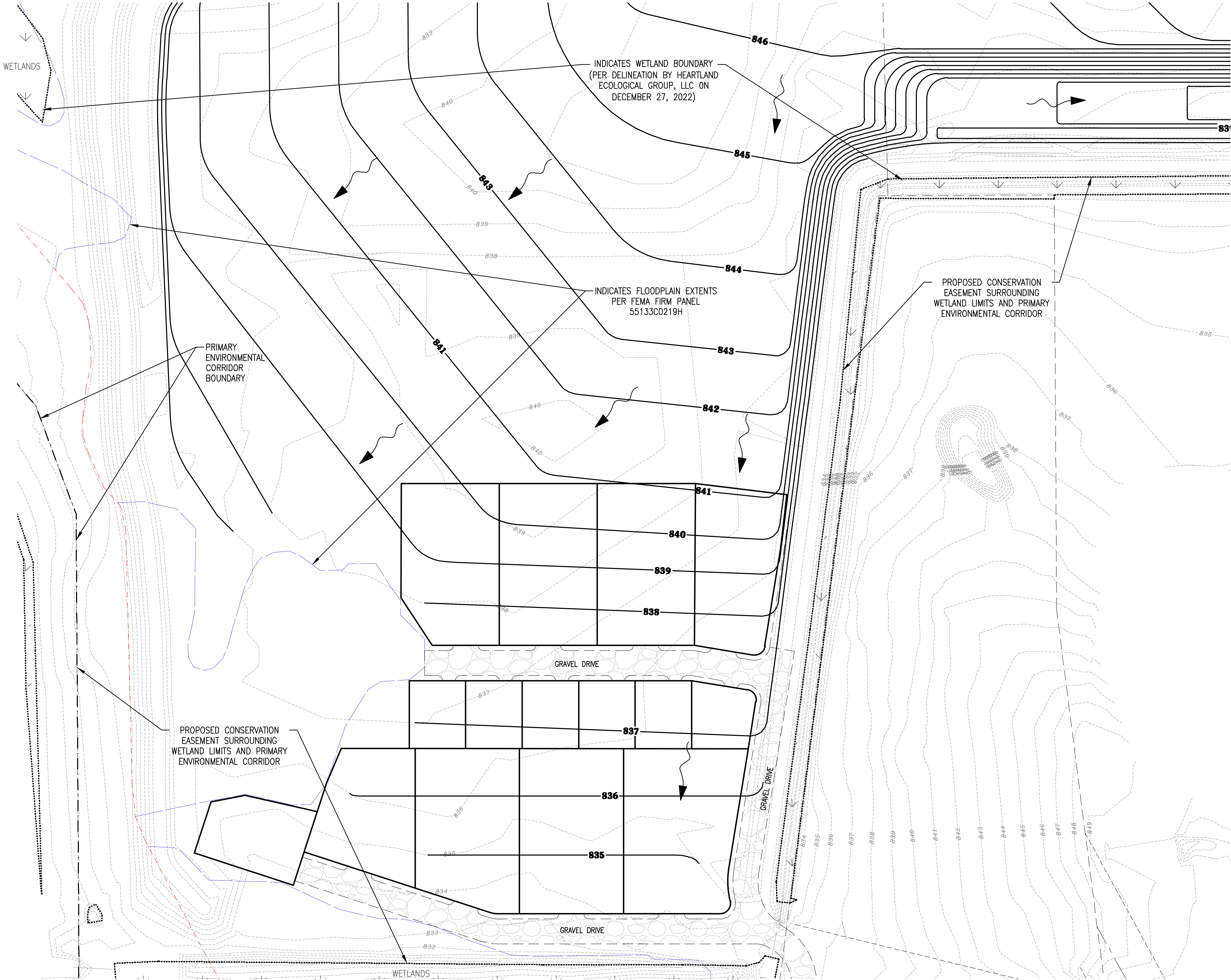
JOB NUMBER:
23-005-1180

DESCRIPTION:
GRADING & STORM SEWER PLAN

SHEET

C2.1

X:\2023\23-005-1180 CERTIFIED PRODUCTS NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\CERTIFIED PRODUCTS_CIVIL PLAN SET_22X34.DWG



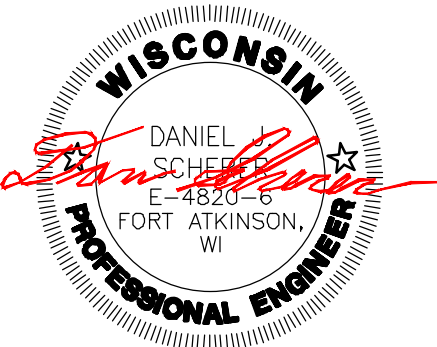
LEGEND:	
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	PROPOSED FLOW ARROW
X	PROPOSED SPOT ELEVATION
FYG XXX.X	PROPOSED FINISH YARD GRADE



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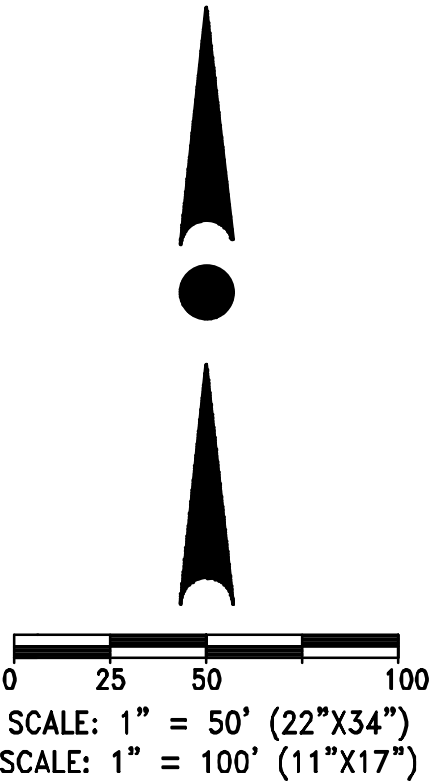
DATE:
MAY 06, 2024

JOB NUMBER:
23-005-1180

DESCRIPTION:
GRADING & STORM
SEWER PLAN

SHEET

C2.2



WISCONSIN
 DANIEL SCHLESER
 FORT ATKINSON, WI
 PROFESSIONAL ENGINEER

TRIO
 DESIGN • LAND SURVEYING
 CIVIL ENGINEERING

4100 N. CALHOUN RD., SUITE 300
 BROOKFIELD, WI 53005
 PHONE: (262) 790-1480
 FAX: (262) 790-1481
 EMAIL: jpudefko@trioeng.com

PROJECT:
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 CITY OF NEW BERLIN, WISCONSIN
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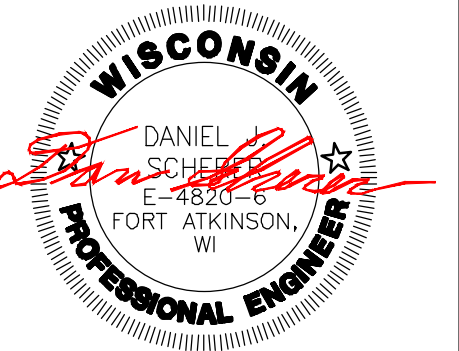
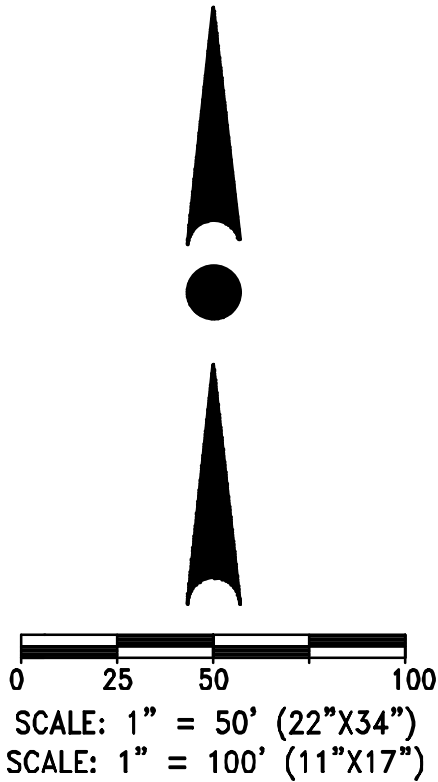
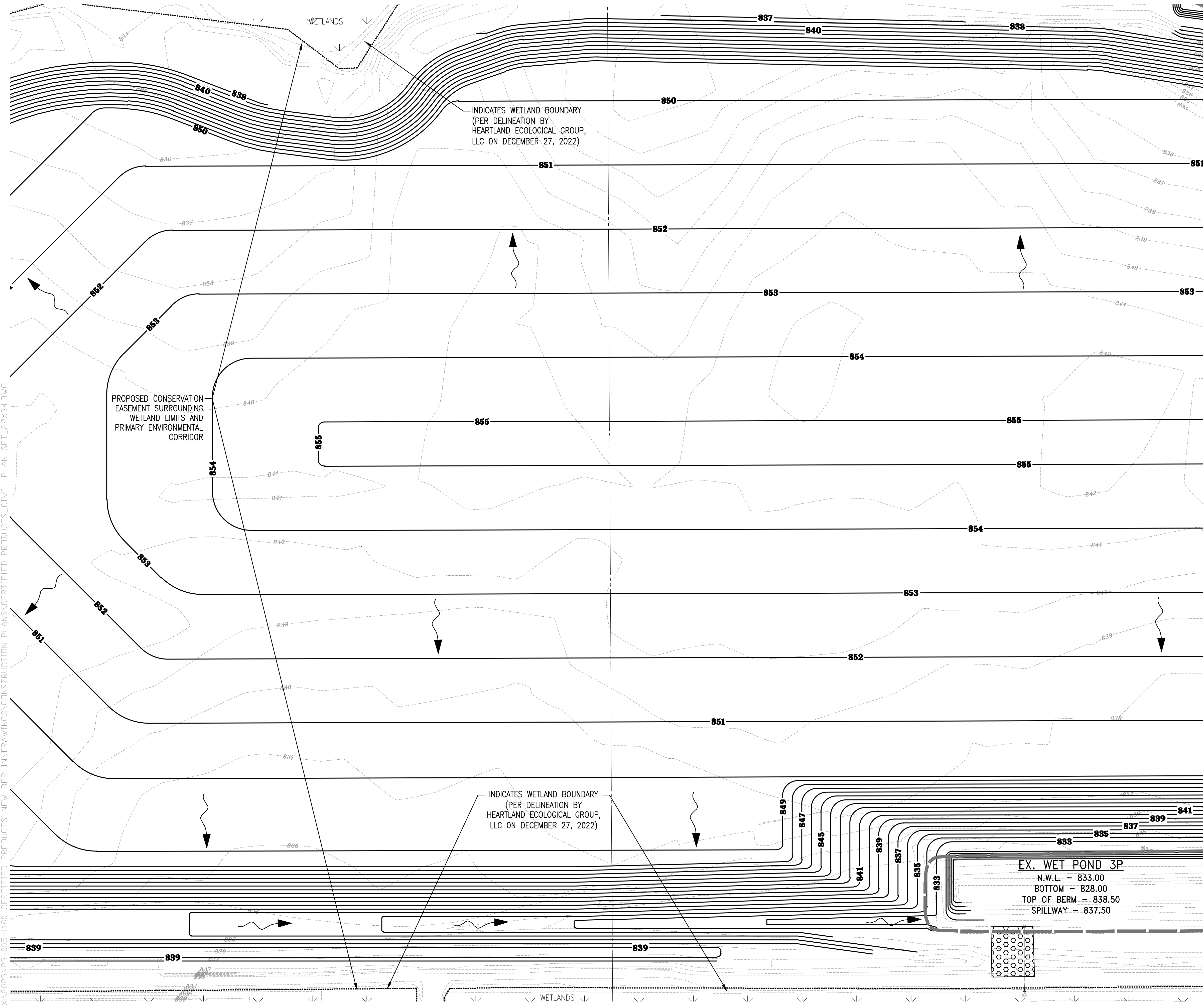
DATE:
 MAY 06, 2024

JOB NUMBER:
 23-005-1180

DESCRIPTION:
 GRADING & STORM
 SEWER PLAN

SHEET
C2.3

X:\2023\23-005-1180 CERTIFIED PRODUCTS NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\CERTIFIED PRODUCTS_CIVIL PLAN SET_22X34.DWG



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DESCRIPTION:
GRADING & STORM
SEWER PLAN

SHEET

C2.4

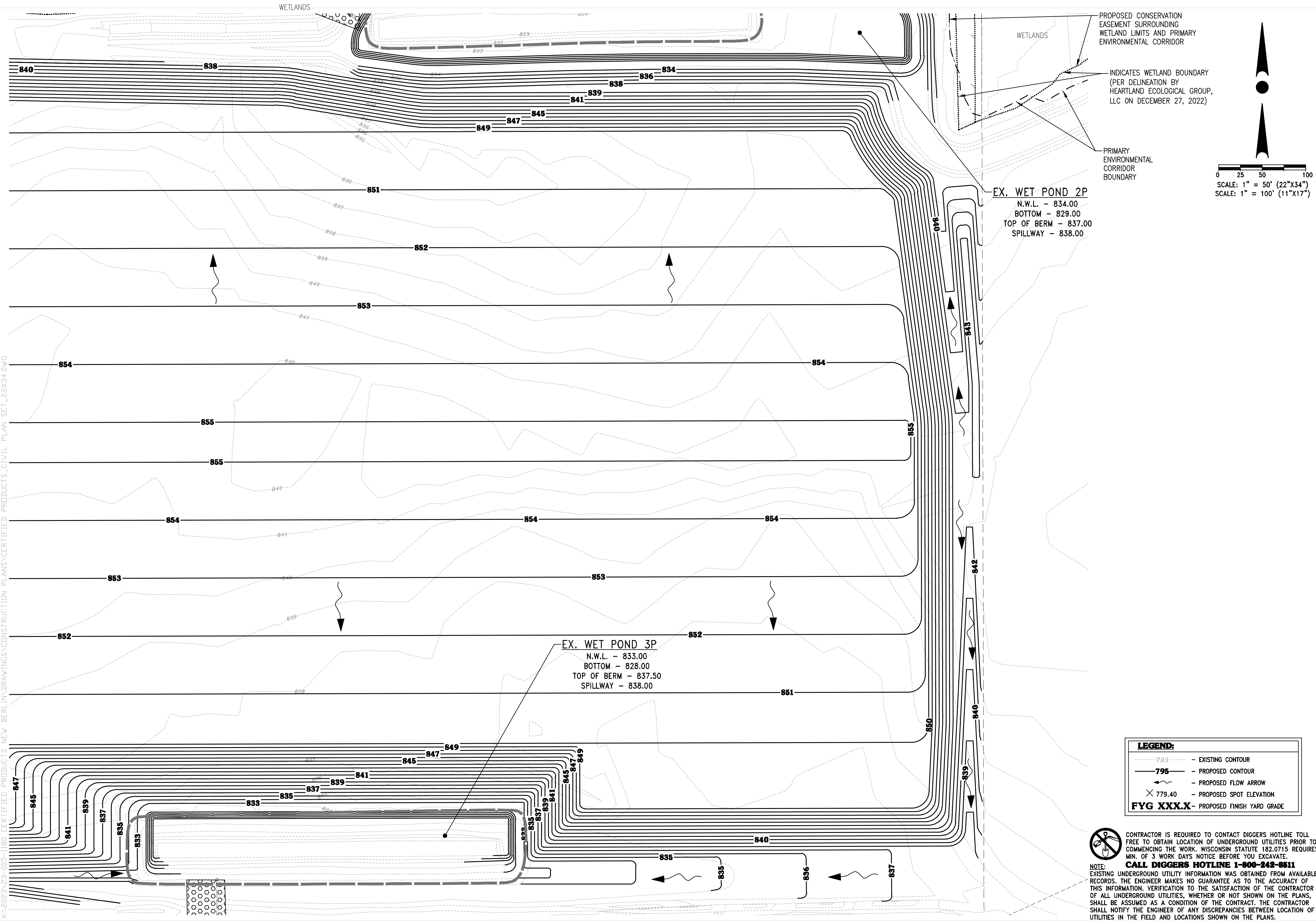
LEGEND:	
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	- PROPOSED CONTOUR
	- PROPOSED FLOW ARROW
	- PROPOSED SPOT ELEVATION
	- PROPOSED FINISH YARD GRADE



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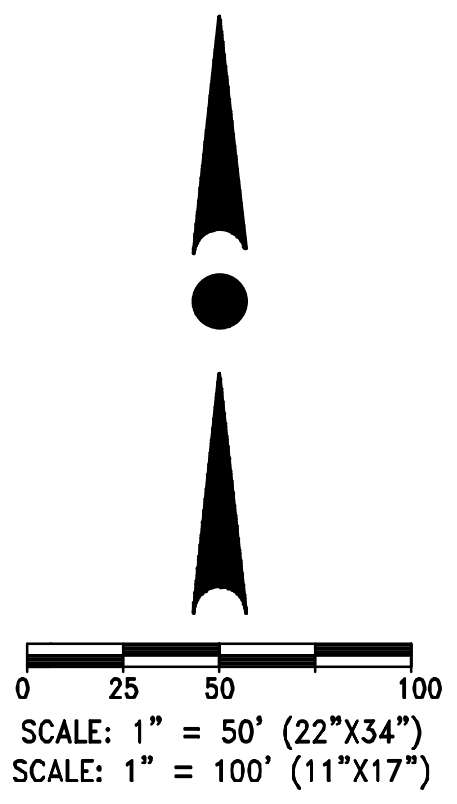
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PROPOSED CONSERVATION
EASEMENT SURROUNDING
WETLAND LIMITS AND PRIMARY
ENVIRONMENTAL CORRIDOR

INDICATES WETLAND BOUNDARY
(PER DELINEATION BY
HEARTLAND ECOLOGICAL GROUP,
LLC ON DECEMBER 27, 2022)

PRIMARY
ENVIRONMENTAL
CORRIDOR
BOUNDARY



EX. WET POND 2P
N.W.L. - 834.00
BOTTOM - 829.00
TOP OF BERM - 837.00
SPILLWAY - 838.00

EX. WET POND 3P
N.W.L. - 833.00
BOTTOM - 828.00
TOP OF BERM - 837.50
SPILLWAY - 838.00

LEGEND:	
	- EXISTING CONTOUR
	- PROPOSED CONTOUR
	- PROPOSED FLOW ARROW
	- PROPOSED SPOT ELEVATION
	- PROPOSED FINISH YARD GRADE

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

CALL DIGGERS HOTLINE 1-800-242-6511

NOTE:
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DESIGN • LAND SURVEYING
TRIO
CIVIL ENGINEERING

4100 N. CALHOUN RD., SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelfo@trioeng.com

PROJECT:
CERTIFIED PRODUCTS
CITY OF NEW BERLIN, WISCONSIN
BY: WORKMAN ENTERPRISES
19700 W. LINCOLN AVE.
NEW BERLIN, WI 53151

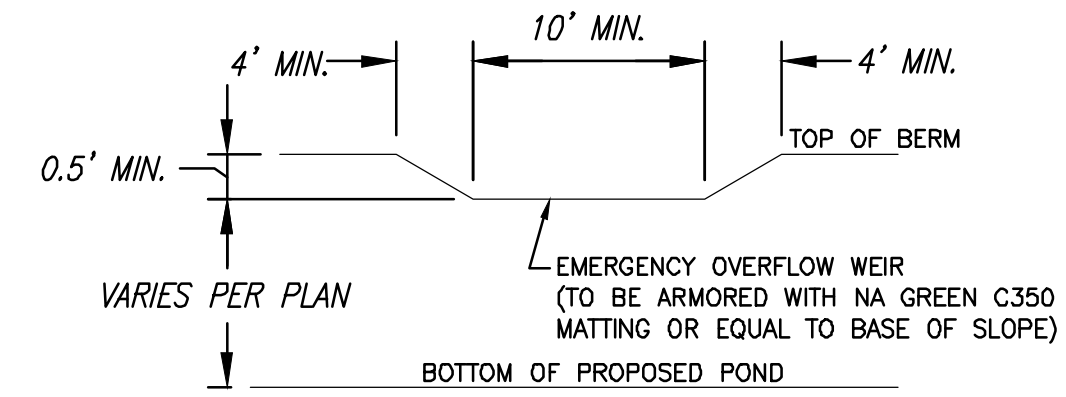
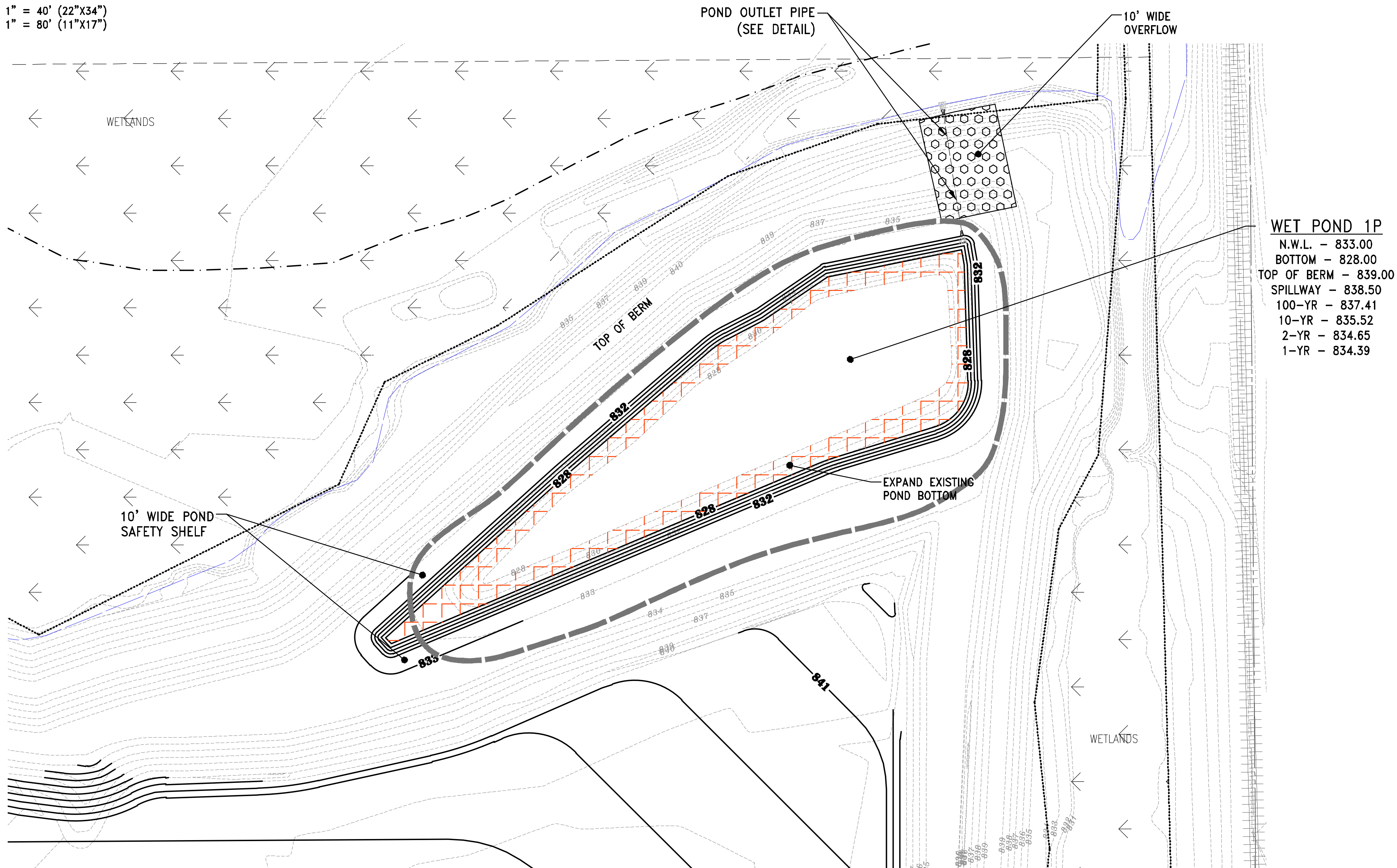
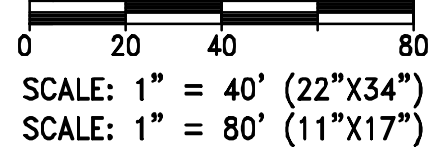
REVISION HISTORY	
DATE	DESCRIPTION
11/08/23	PRELIMINARY CIVIL PLANS
09/18/24	PRELIMINARY CIVIL PLANS
06/08/24	PRELIMINARY CIVIL PLANS

DATE:
MAY 06, 2024

JOB NUMBER:
23-005-1180

DESCRIPTION:
GRADING & STORM SEWER PLAN

SHEET
C2.5

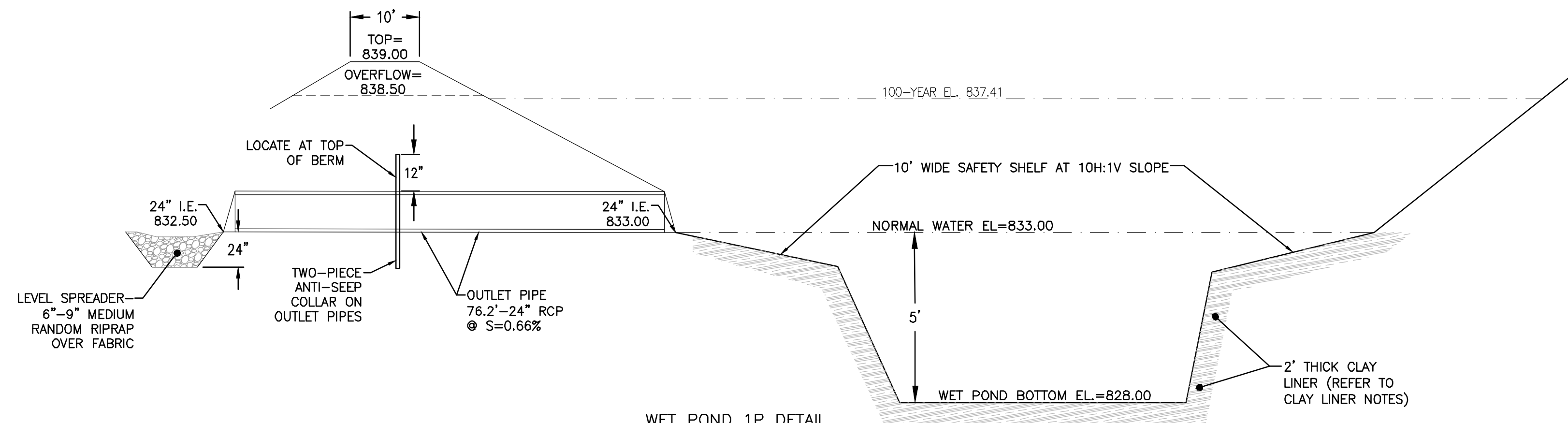


TYPICAL EMERGENCY OVERFLOW WEIR DETAIL
NOT TO SCALE

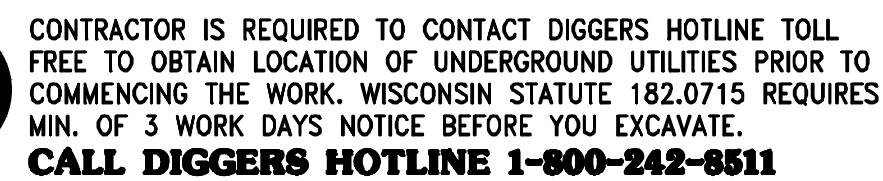
NOTE: GRADES FOR TOP OF BERM, OVERFLOW SPILLWAY, AND
BOTTOM OF POND SHALL BE PER PLAN.

WET POND 1P

N.W.L. -	833.00
BOTTOM -	828.00
TOP OF BERM -	839.00
SPILLWAY -	838.50
100-YR -	837.41
10-YR -	835.52
2-YR -	834.65
1-YR -	834.39



WET POND 1P DETAIL
NO SCALE



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NEW BERLIN, WI 53151

REVISION HISTORY

DATE	DESCRIPTION
11/08/23	PRELIMINARY CIVIL PLAN
03/15/24	PRELIMINARY CIVIL PLAN
05/08/24	PRELIMINARY CIVIL PLAN

DATE:
MAY 06, 2024

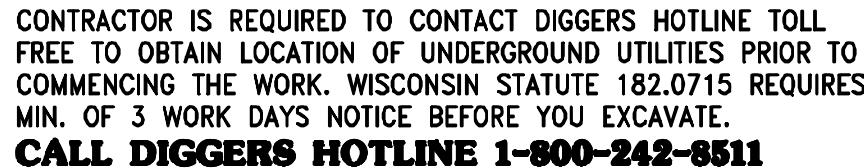
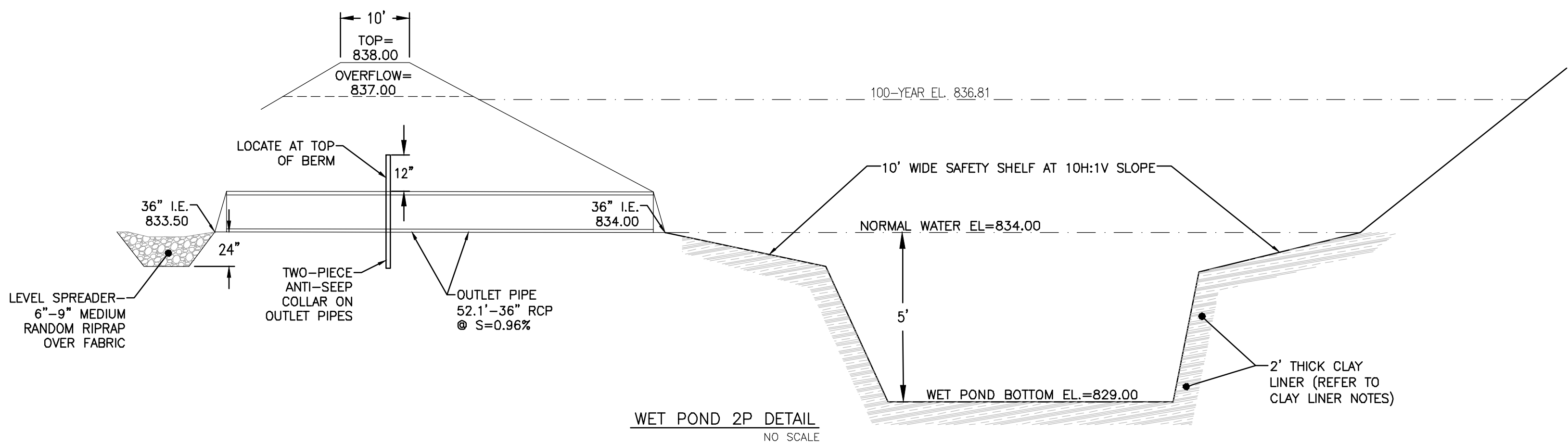
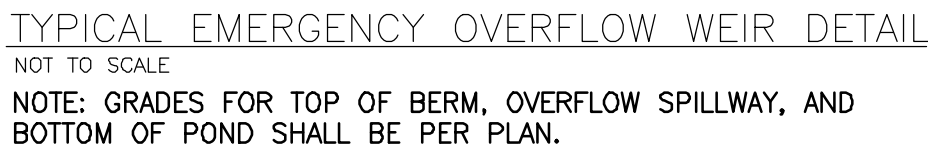
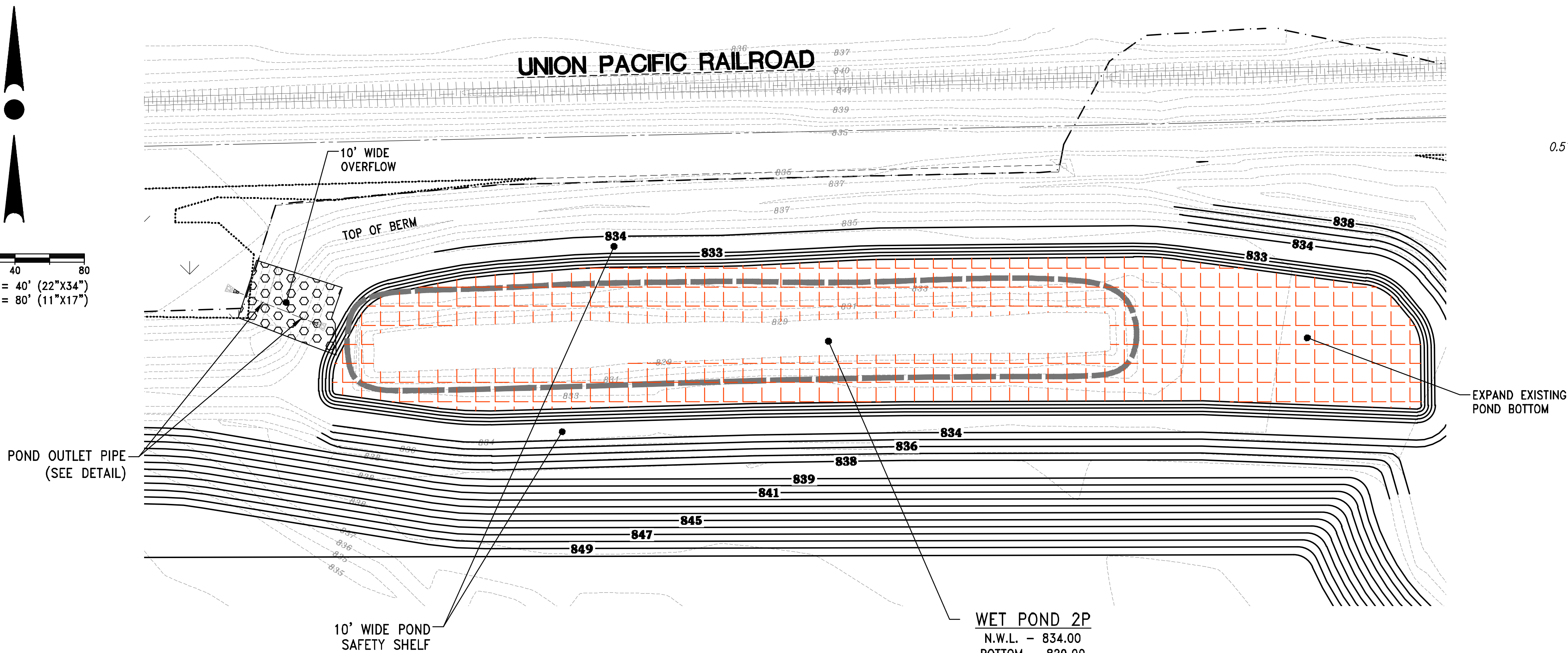
JOB NUMBER:
23-005-1180

DESCRIPTION:

POND DETAIL

SHEET

C2.6



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DATE:
MAY 06, 2024

JOB NUMBER:
23-005-1180

DESCRIPTION:

POND DETAIL

SHEET

C2.7

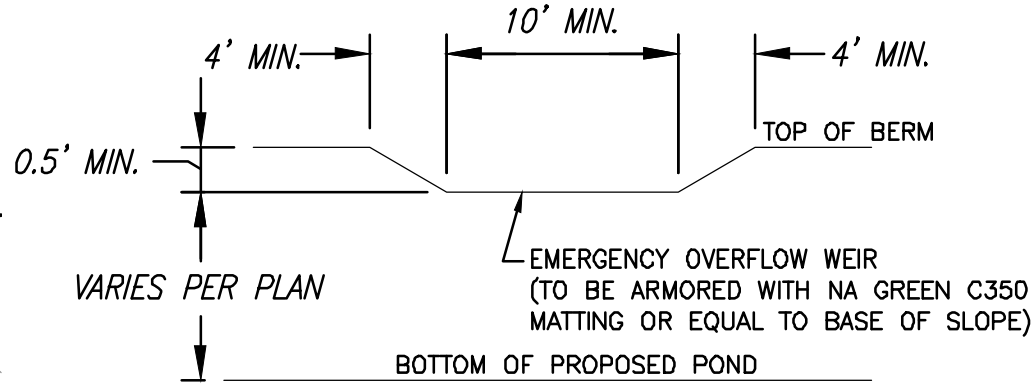
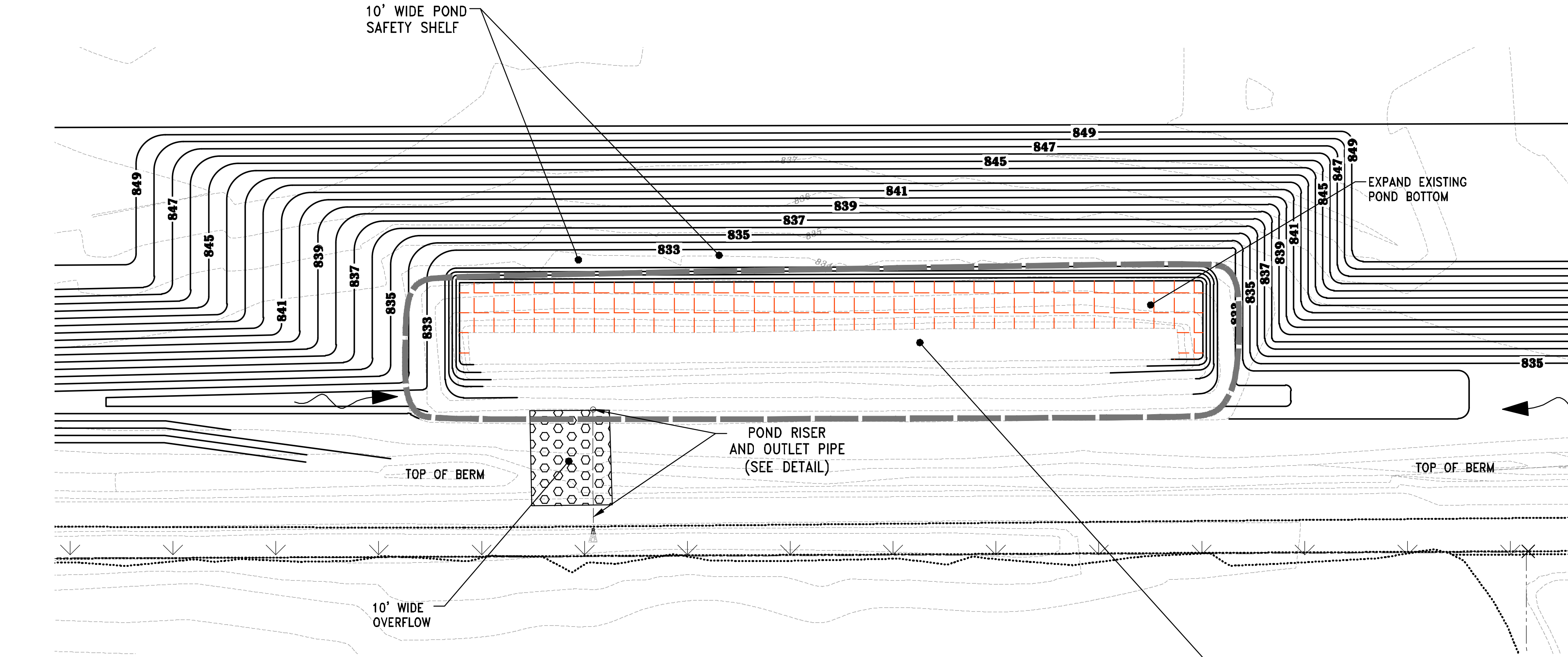
X:\2023\23-005-1180 CERTIFIED PRODUCTS NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\CERTIFIED PRODUCTS_CIVIL PLAN SET_22X34.DWG



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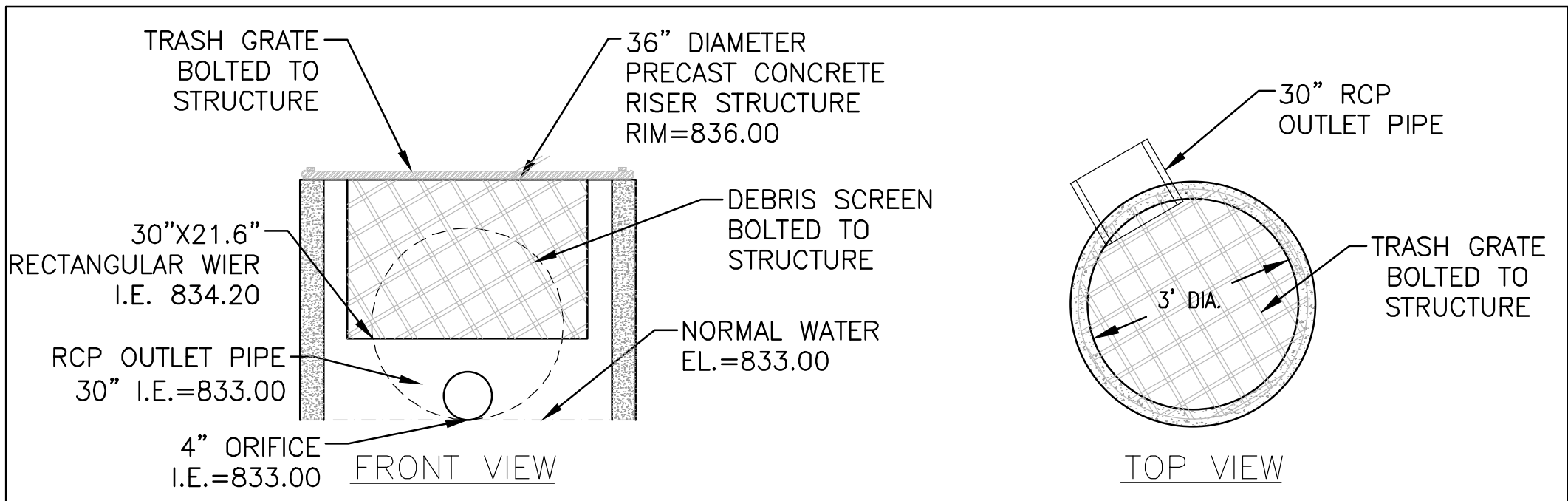
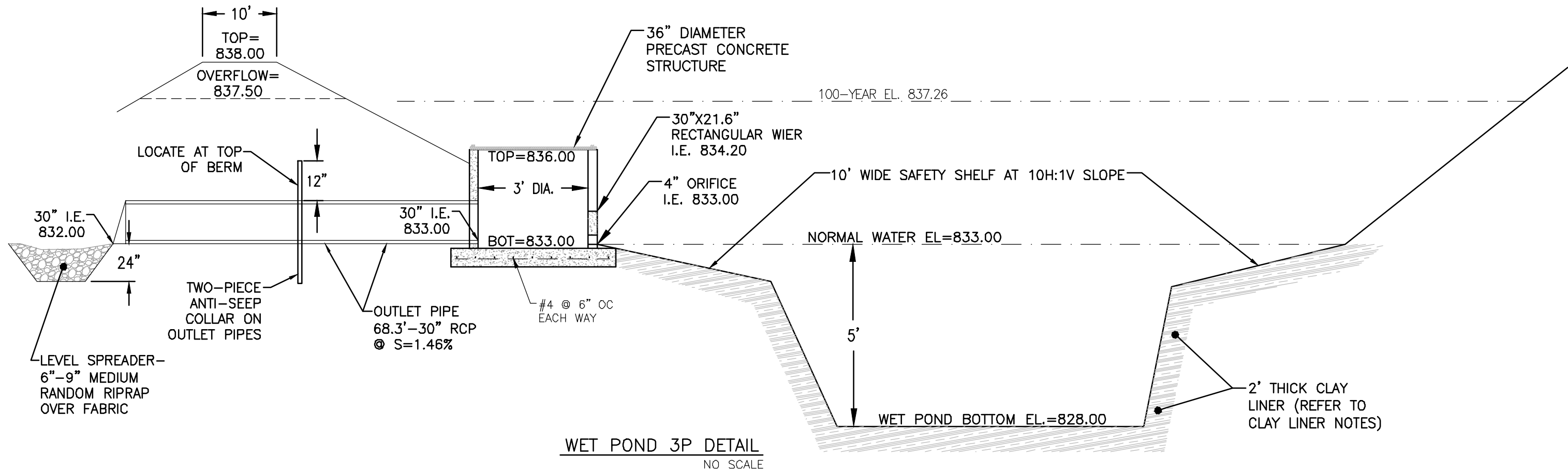
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0 20 40 80
SCALE: 1" = 40' (22"x34")
SCALE: 1" = 80' (11"x17")



TYPICAL EMERGENCY OVERFLOW WEIR DETAIL

NOT TO SCALE
NOTE: GRADES FOR TOP OF BERM, OVERFLOW SPILLWAY, AND BOTTOM OF POND SHALL BE PER PLAN.



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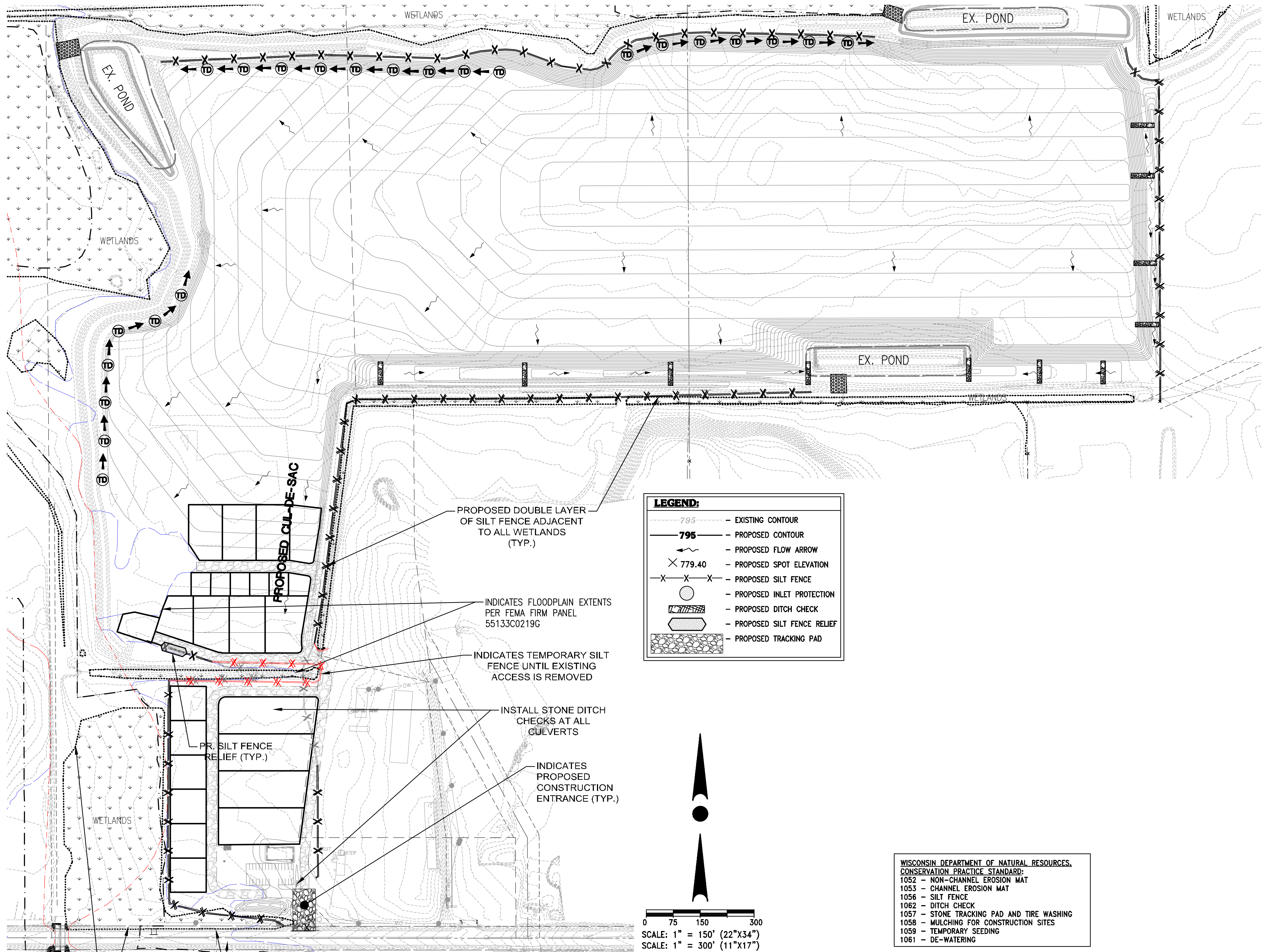
DESCRIPTION:

POND DETAIL

SHEET

C2.8

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- EROSION CONTROL NOTES:**
1. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS AND THE CITY OF PEWAUKEE TECHNICAL STANDARDS.
 2. EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, THE CONTRACTOR MAY BE REQUIRED TO SUBMIT AN EROSION AND SEDIMENT CONTROL PLAN, DETAILING SPECIFIC MEASURES THAT WILL BE USED IN THE VARIOUS STAGES OF CONSTRUCTION FOR APPROVAL BY THE ENGINEER, THE WISCONSIN DNR AND THE CITY OF PEWAUKEE.
 3. IMPLEMENTATION: THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL AFTER INITIAL EROSION AND SEDIMENT CONTROL DEVICES ARE IN PLACE AND APPROVED BY THE ENGINEER.
 4. EROSION CONTROL MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
 - A. DIVERT UPSTREAM RUNOFF FROM FLOWING THROUGH THE CONSTRUCTION SITE.
 - B. PROTECT DOWNSTREAM OR ADJACENT WATERWAYS AND WETLANDS WITH SILT FENCE.
 - C. DELAY STRIPPING TOPSOIL UNTIL REQUIRED FOR CONSTRUCTION.
 - D. PLACE STRAW WATTLES OR SILT LOGS IN DITCHES AND OTHER DRAINAGE WAYS TO COLLECT SEDIMENT AND TO SLOW THE VELOCITY OF RUNOFF.
 - E. PROTECT STORM SEWER INLETS AND THE UPSTREAM END OF CULVERTS WITH STRAW WATTLES OR SILT LOGS.
 - F. PROMPT REMOVAL OF EXCAVATED MATERIAL.
 - G. PROPER STORAGE OF BACKFILL AND BEDDING MATERIALS INCLUDING PLACING SILT FENCE OR EROSION CONTROL BALES ON THE DOWNSLOPE SIDES OF SPOIL PILES.
 - H. CONSTRUCTION OF TRACKING PAD TO CONSTRUCTION SITE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO ROADWAYS.
 - I. PROMPT (SAME DAY) CLEANUP OF MATERIAL TRACKED ONTO ADJACENT STREETS.
 - J. TIMELY RESTORATION OF DAMAGE SURFACE AREAS.
 - K. ALL AREAS THAT WILL REMAIN DISTURBED AFTER OCTOBER 15, MUST BE TEMPORARY SEEDED AS OF THAT DATE.
 5. TEMPORARY EROSION CONTROL MEASURES, WHERE EROSION IS LIKELY TO BE A PROBLEM, PRIOR TO BEGINNING WORK ON THOSE SECTION(S) OF THE PROJECT. TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL AFTER PERMANENT EROSION CONTROL, SUCH AS SEEDING OR SODDING, HAS BEEN ESTABLISHED.
 - A. ALL PUMPED EFFLUENT FROM DEWATERING OPERATIONS (TRENCH DEWATERING OR OTHERWISE) SHALL BE DISCHARGED TO A GEOTEXTILE FILTER BAG CONFORMING TO WDNR CONSERVATION PRACTICE STANDARD 1061. THE GEOTEXTILE FILTER BAG SHALL BE PLACED ON VEGETATED/STABILIZED GROUND AND DISCHARGE TO A SEDIMENT BASIN OR TRAP. SHOULD NO BASIN EXIST, THE GEOTEXTILE BAG SHALL BE PLACED ON FILTER FABRIC AND SURROUNDED BY A SEDIMENT BALE BARRIER CONFORMING TO CONSERVATION PRACTICE STANDARD 1055. THE FILTER FABRIC SHALL BE BROUGHT UP THE SIDES AND OVER THE TOP OF THE HAY BALES AND SECURED. DISCHARGE SHALL NOT BE ALLOWED TO FLOW OVER UNPROTECTED GROUND. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS PRIOR TO SEDIMENT REMOVAL.
 6. ALL EXPOSED SOIL AREAS NOT DISTURBED FOR UP TO SEVEN DAYS MUST BE IMMEDIATELY RESTORED WITH SEED AND MULCH.
 7. TRENCH DEWATERING SHALL BE IN ACCORDANCE WITH WDNR AND THE CITY OF PEWAUKEE TECHNICAL STANDARDS.
 - A. INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER SITE RECEIVES 0.5" OF RAIN IN A 24-HOUR PERIOD DURING CONSTRUCTION.
 - B. REPAIR OR REPLACE EROSION CONTROLS THAT ARE DAMAGED OR FAILING.
 8. INSTALL SILT FENCE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DETAILS
 9. ALL RIP RAP AT PIPE OUTLETS SHALL BE 3'x5' MEDIUM RIP RAP OVER TYPE HR FABRIC PER WDOT SPECIFICATIONS UNLESS OTHERWISE DESIGNATED.
 10. EROSION CONTROL INSPECTION AND MAINTENANCE
 - A. INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER SITE RECEIVES 0.5" OF RAIN IN A 24-HOUR PERIOD DURING CONSTRUCTION.
 - B. REPAIR OR REPLACE EROSION CONTROLS THAT ARE DAMAGED OR FAILING.
 11. ALL AREAS TO BE SEEDED AND MULCHED SHALL USE WDOT SEED MIXTURE NO. 20. MULCH SHALL APPLIED PER WDOT SPECIFICATIONS USING METHOD B FOR PLACEMENT.

- LATE SEASON STABILIZATION NOTES:**
- THE OBJECTIVE IS TO STABILIZE THE SITE WITH 70% VEGETATIVE COVERAGE OF ALL PVIOUSLY DISTURBED AREAS BEFORE THE END OF THE GROWING SEASON. THIS WILL BE DONE BY SEEDING OF ALL DISTURBED AREAS WITH PERMANENT VEGETATION BY SEPTEMBER 15, 2018. IF THIS DEADLINE IS MISSED, THEN STABILIZATION WILL BE COMPLETED BY:
1. SEEDING OF ALL DISTURBED AREAS WITH TEMPORARY SEED MIX (OATS, WINTER WHEAT, ANNUAL RYE) BY OCTOBER 15. PERMANENT SEED MIX MUST THEN BE IMPLEMENTED BY JUNE 1 OF THE FOLLOWING YEAR.
 2. IF THE OCTOBER 15 DEADLINE IS MISSED, COVERAGE OF ALL DISTURBED AREAS BY NOVEMBER 1 WITH:
 - a. TOPSOIL, SEED, AND THE MATERIAL CALLED FOR IN THE APPROVED STABILIZATION PLANS, WHERE TOPSOIL, SEED, AND EROSION CONTROL MATTING IS CALLED FOR.
 - b. TOPSOIL, SEED, AND TYPE A SOIL STABILIZER FROM THE WDOT PRODUCT ACCEPTABILITY LIST OR OTHER METHOD APPROVED BY THE VILLAGE ENGINEER FOR ALL AREAS WHERE SEED, TOPSOIL, AND MULCH IS CALLED FOR IN THE APPROVED PLANS.
 3. IF THE NOVEMBER 1 DEADLINE HAS BEEN MISSED, AND THE VILLAGE ENGINEER HAS DETERMINED THAT IT IS INFEASIBLE TO RE-APPLY TOPSOIL, THE PERMIT APPLICANT SHALL:
 - a. APPLY TYPE A SOIL STABILIZER FROM THE WDOT PRODUCT ACCEPTABILITY LIST TO ALL DISTURBED AREAS.
 - b. INSTALL DITCH CHECKS IN ALL DITCHES WITH SLOPE GREATER THAN 0.5% AT INTERVALS SUCH THAT THE TOP OF THE DOWNHILL DITCH CHECK IS AT THE ELEVATION OF THE FOOT OF THE UPHILL DITCH CHECK. DITCH CHECKS SHALL BE EITHER:
 - i. TRIANGULAR FOAM-CORE
 - ii. STONE INSTALLED PER THE WDNR TECHNICAL STANDARD
 - iii. COMPOST-FILLED TUBES, OR
 - iv. A COMPARABLE PRODUCT AS APPROVED BY THE VILLAGE ENGINEER.

WISCONSIN DEPARTMENT OF NATURAL RESOURCES,
CONSERVATION PRACTICE STANDARD:
1052 - NON-CHANNEL EROSION MAT
1053 - CHANNEL EROSION MAT
1056 - SILT FENCE
1062 - DITCH CHECK
1057 - STONE TRACKING PAD AND TIRE WASHING
1058 - MULCHING FOR CONSTRUCTION SITES
1059 - TEMPORARY SEEDING
1061 - DE-WATERING

TEMPORARY DEWATERING GEOTEXTILE BAG

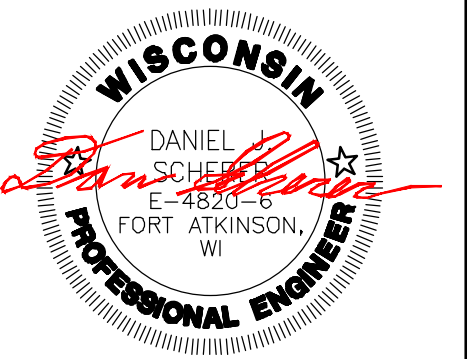
1. IF DEWATERING IS REQUIRED, A GEOTEXTILE DEWATERING BAG MEETING THE SPECIFICATIONS IN THE TABLE TO THE RIGHT SHALL BE UTILIZED AS STATED ON THE EROSION CONTROL PLAN.
2. REFER TO WDNR TECHNICAL STANDARDS 1061 AND MANUFACTURERS REQUIREMENTS FOR INSTALLATION AND MAINTENANCE REQUIREMENTS.
3. CONTRACTOR MAY USE THRACE-LINO, INC 275EX GEOTEXTILE BAG, OR FUNCTIONAL EQUIVALENT TO MEET TECHNICAL STANDARD REQUIREMENTS.
4. CONTRACTOR MAY INSTALL HAY BALES AROUND DEWATERING BAG FOR STABILIZATION AS DICTATED BY SITE CONDITIONS.
5. MAX FLOW RATE SHALL NOT EXCEED 100GPM

Property	Test Method	Type I Value
Maximum Apparent Opening Sizes	ASTM D-4751	0.212 mm
Grab Tensile Strength	ASTM D-4632	200 lbs.
Mullen Burst	ASTM D-3786	350 psi
Permeability	ASTM D-4491	0.28 cm/sec
Fabric	Nominal Representative Weight	8 oz



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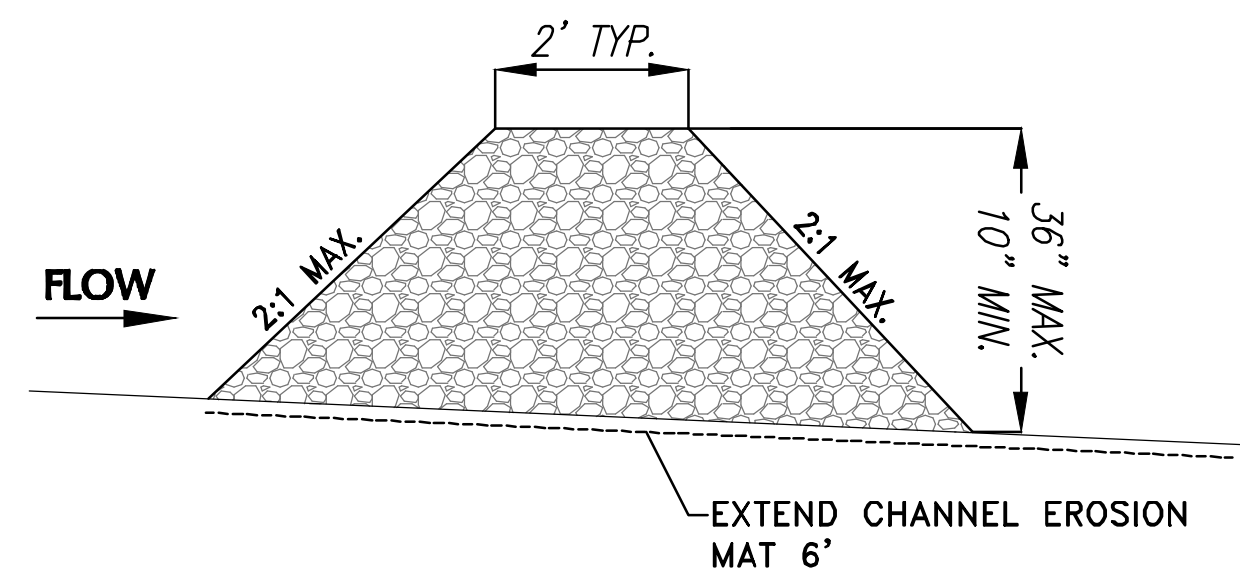
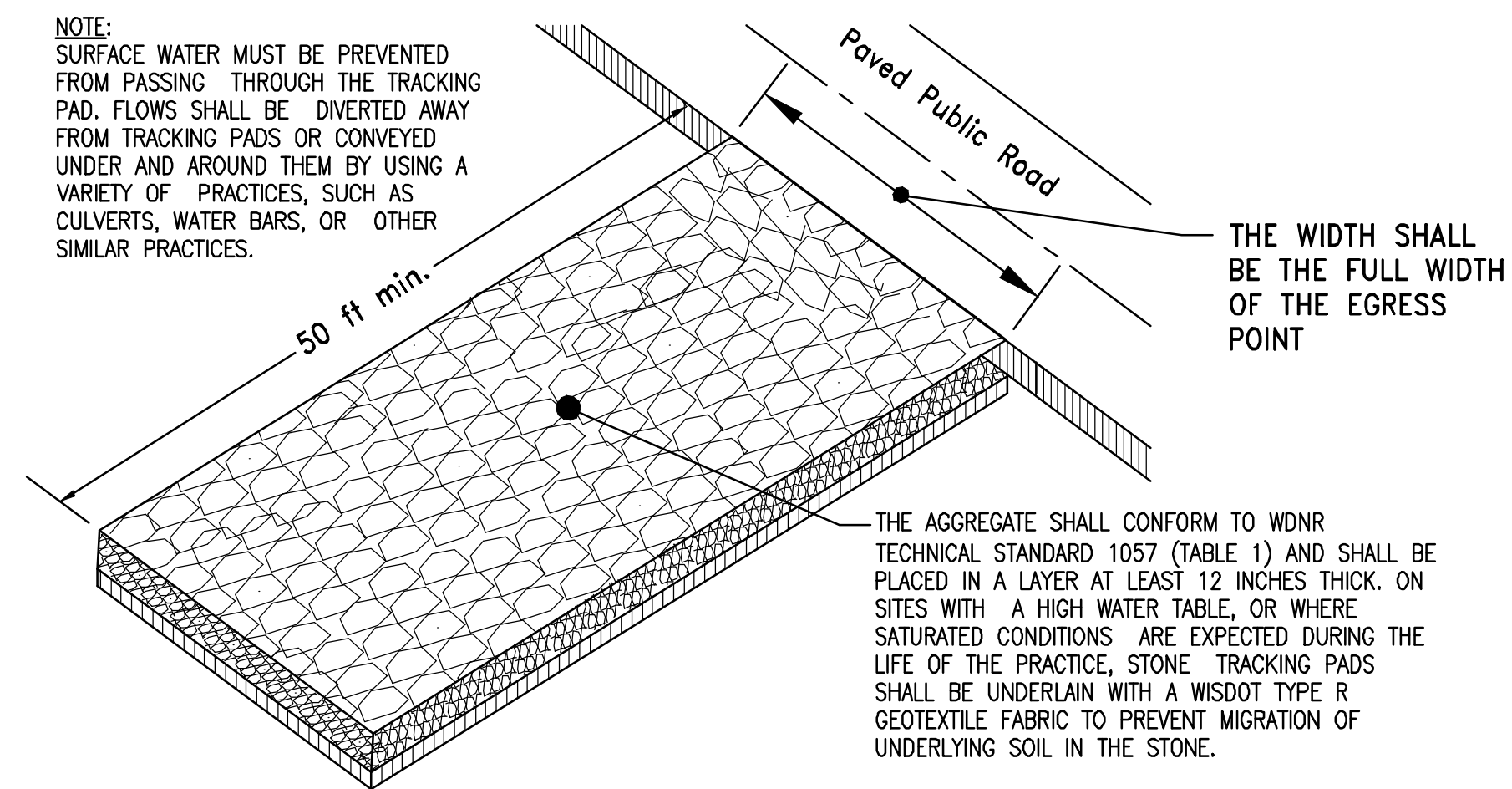
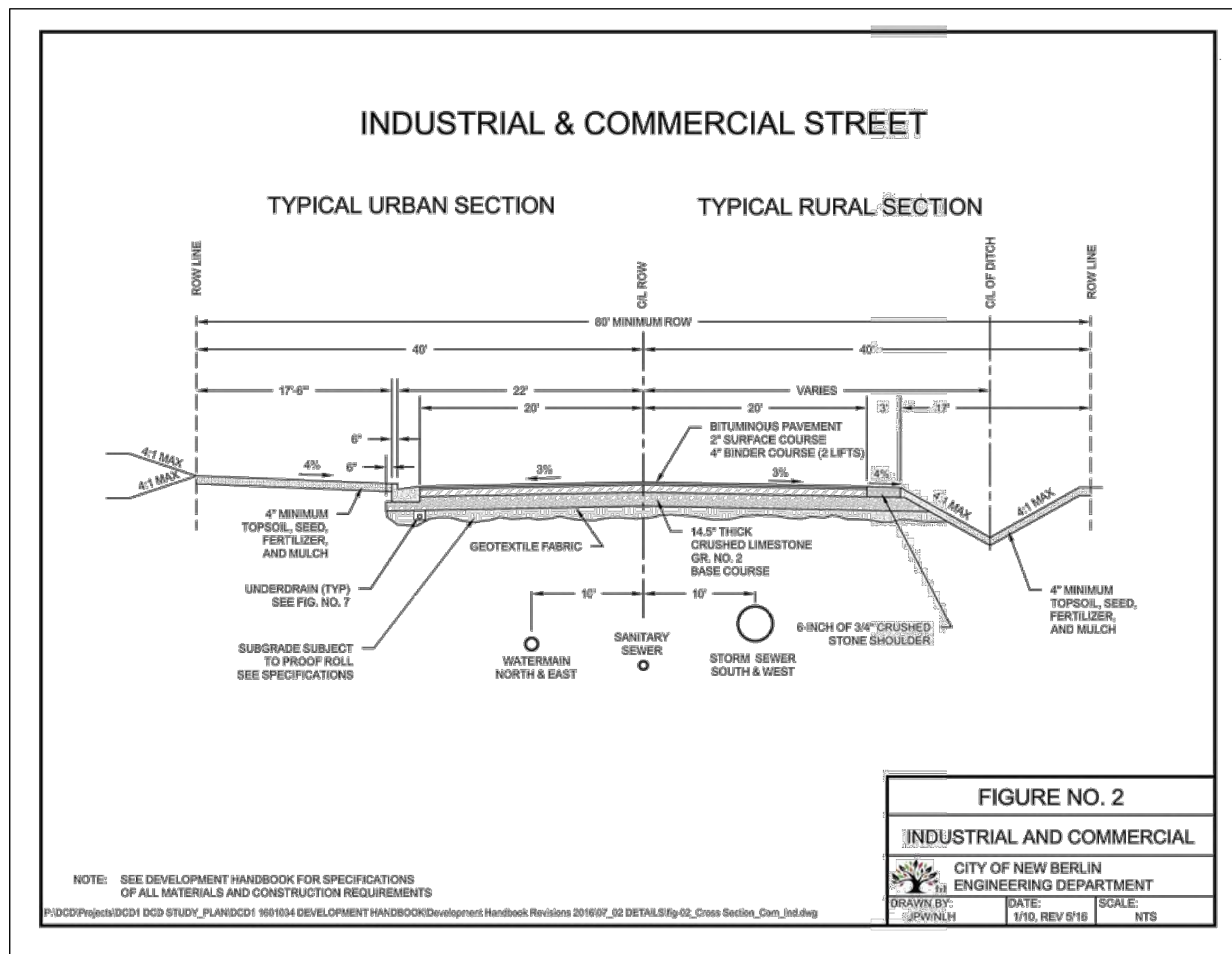
23-005-1180

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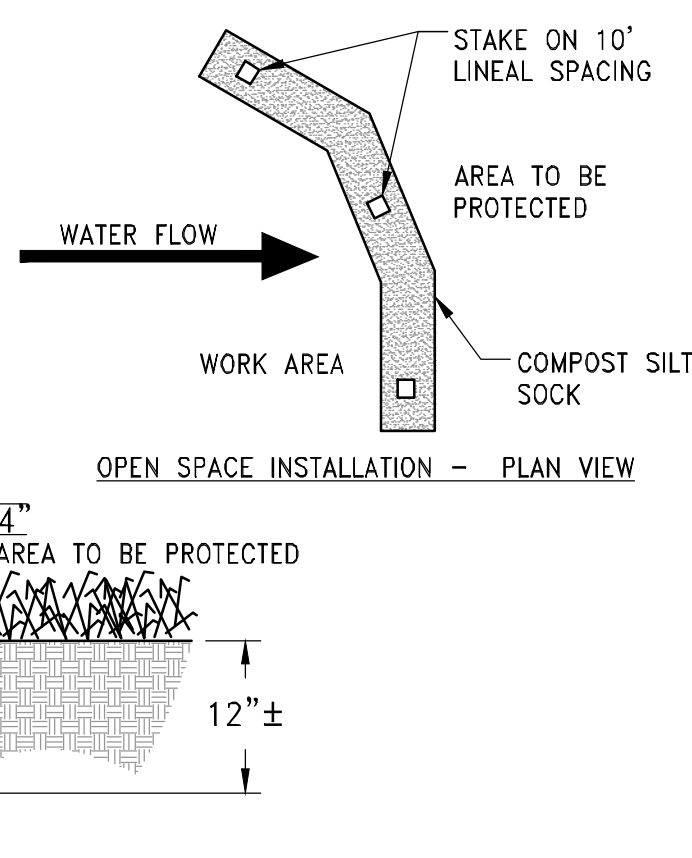
**EROSION
CONTROL PLAN**

SHEET

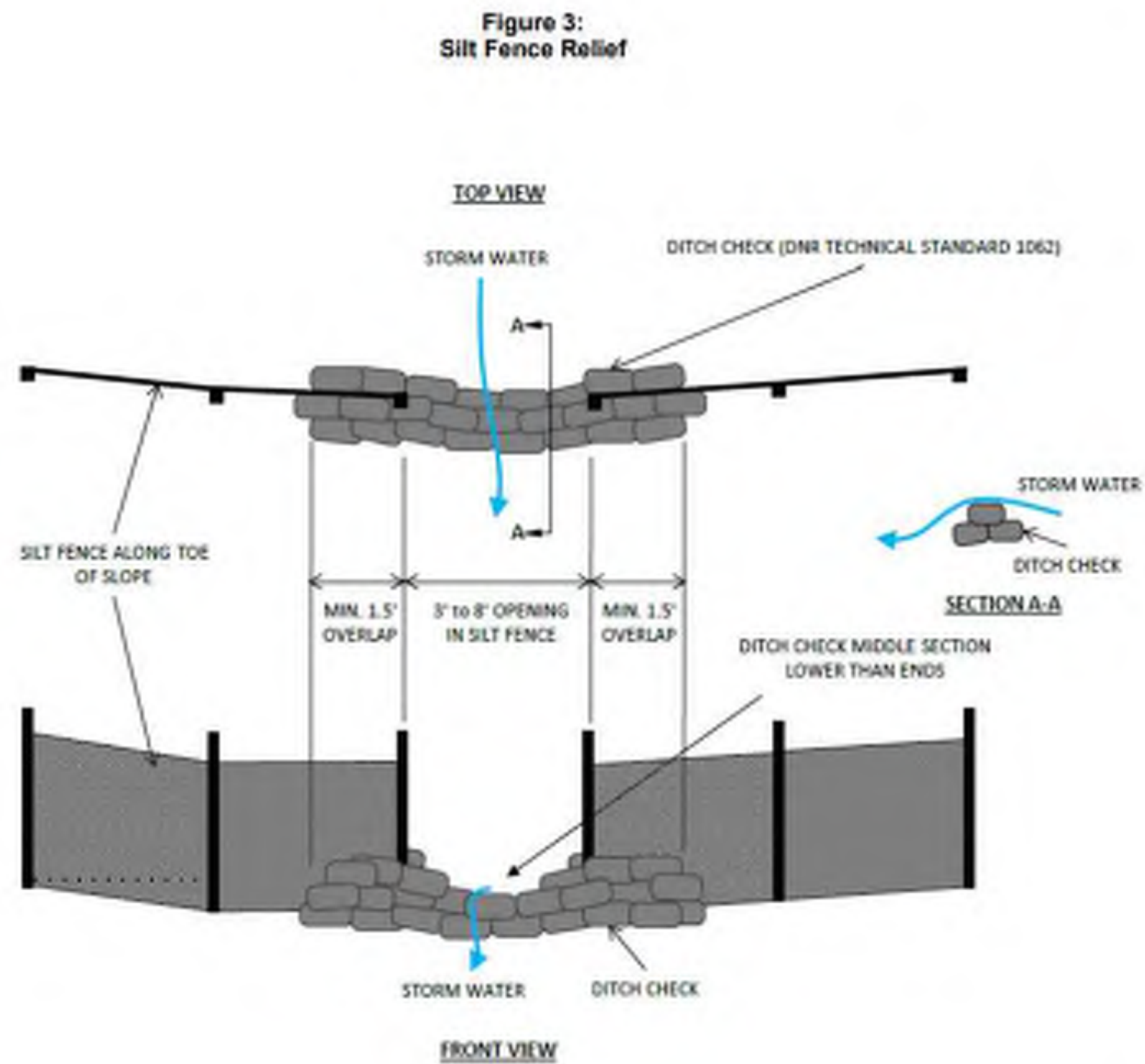
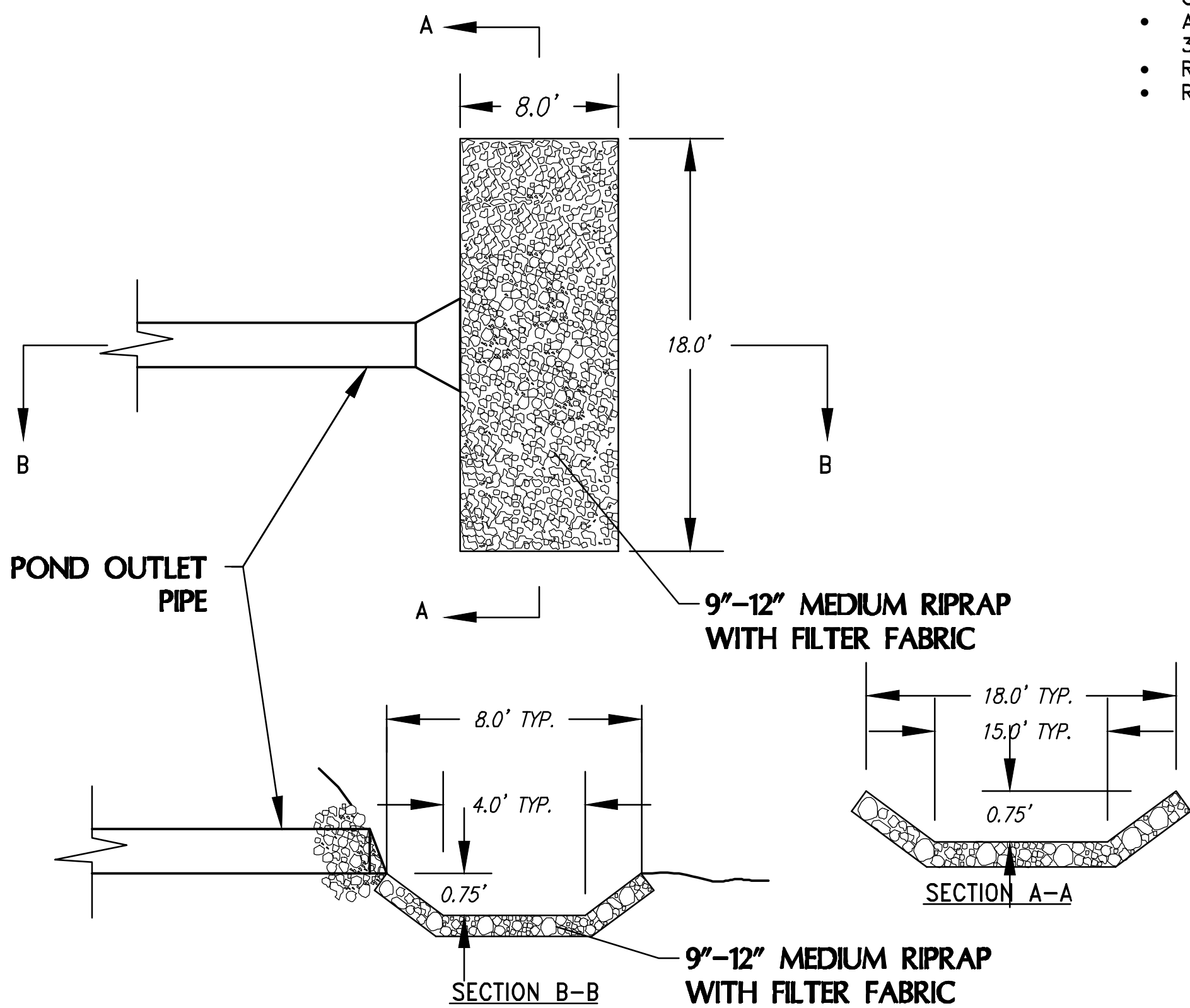
C3.0



- NOTES:**
- STONE DITCH CHECKS SHALL BE CONSTRUCTED OF A WELL GRADED ANGULAR STONE, A D⁵⁰ OF 3" OR GREATER WITH NO MORE THAN 5% PASSING THE NO. 4 SIEVE.
 - A ONE FOOT LAYER OF 1" (NO. 2) WASHED STONE OVER A 3" TO 6" CLEAR STONE, OR
 - ANGULAR STONE MEETING THE GRADATION FOR WISDOT SPECIFICATION 312 FOR SELECTED CRUSHED MATERIAL.
 - REFER TO EROSION CONTROL PLAN FOR DITCH CHECK HEIGHT.
 - REFER TO WDNr TECHNICAL STANDARD 1062 FOR ADDITIONAL DETAILS.



- NOTES:**
1. ALL MATERIAL TO MEET MANUFACTURER'S SPECIFICATIONS
 2. REFER TO MANUFACTURERS AND/OR SUPPLIERS.
 3. SPECIFICATIONS FOR INSTALLATION RECOMMENDATIONS.
 4. ACTUAL LOCATION MAY BE FIELD ADJUSTED TO MINIMIZE DISTURBANCE TO EXISTING VEGETATION.
 5. INSTALL EVERY 200' OR 2" GRADE DROP IN SWALES.



REVISION HISTORY

DATE	DESCRIPTION
11/08/23	PRELIMINARY CIVL PLAN
03/15/24	PRELIMINARY CIVL PLAN
05/06/24	PRELIMINARY CIVL PLAN

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DESCRIPTION:

CONSTRUCTION NOTES & DETAILS

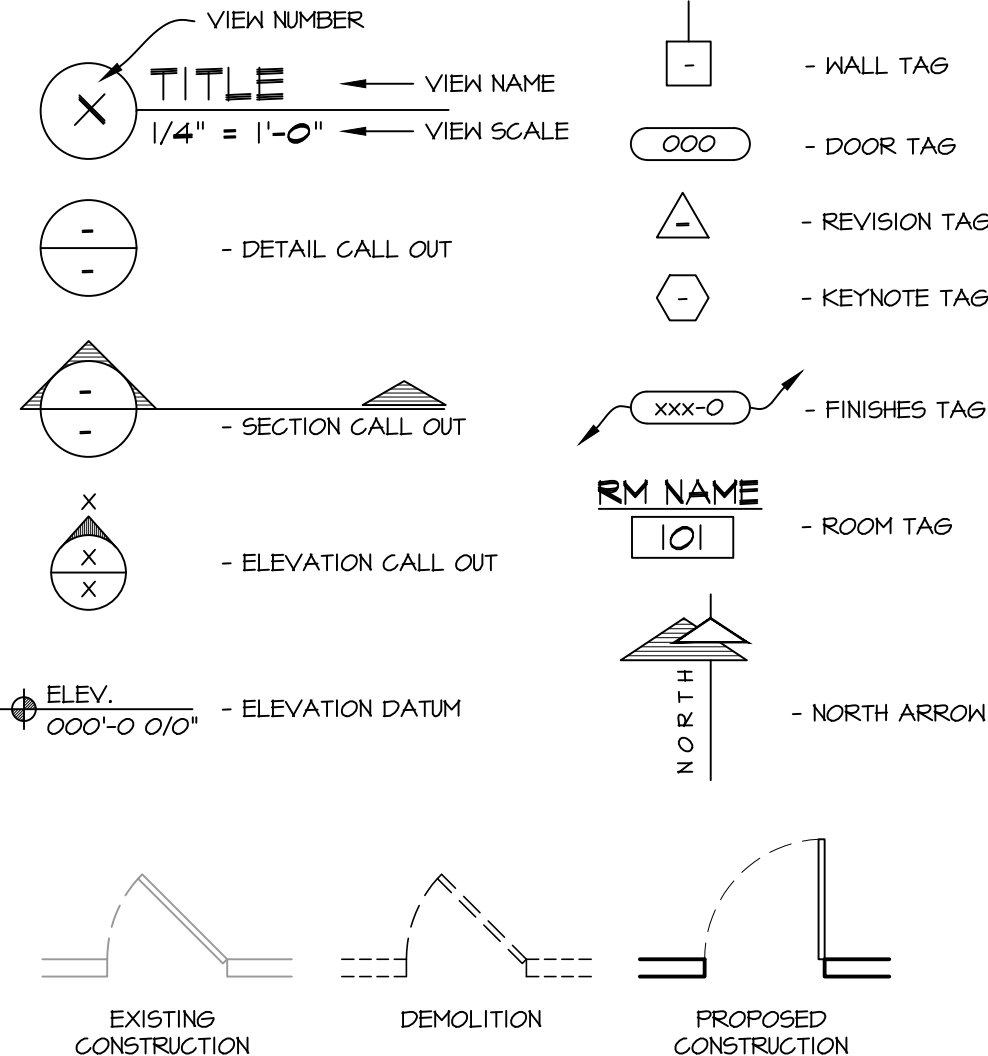
SHEET

C4.0

ABBREVIATIONS

AFF	Above Finished Floor	FC	Fire Code	NIC	Not in Contract	T	Tread
ALUM	Aluminum	FD	Floor Drain	NO	Number	T & G	Tongue & Groove
ARCH	Architect	FDN	Foundation	NONCOM	Noncombustible	TEMP	Temporary
		FIN	Finished	NTS	Not to Scale	THK	Thick
BLDG	Building	FLR	Floor	O/	On, Over	TOF	Top of Footing
BLKG	Blocking	FT	Foot or Feet	OC	On Center	TRTD	Treated
BRG	Bearing	FTG	Footing	OPNG	Opening	TV	Television
				OPP	Opposite	TYP	Typical
CLG	Ceiling	GYP	Gypsum	OH	Overhead	UL DES	Underventers
CONC	Concrete	HT	Height	PLY	Plywood		Laboratory
CONSTR	Construction	HC	Handicap	PROP	Property		Designation
CONT	Continuous	HDR	Header	PT	Point	UNO	Unless Noted
CONTR	Contractor	HR	Hour	PVMT	Pavement		Otherwise
CTR	Center	HVAC	Heating, Ventilating & Air Conditioning	PWR	Power	VB	Vapor Barrier
				PSF	Pounds per Square Foot	VCT	Vinyl Composite Tile
DP	Deep			PSL	Parallel Structure Lumber	VEN	Veneer
DBL	Double	INCL	Including				
DET	Detail	INT	Interior	R	Riser	W	Wide
DIA	Diameter			RAD	Radius	W/	With
DIM	Dimension	JST	Joints	REF	Refrigerator	WD	Wood
DN	Down	KD	Kiln Dried	REINF	Reinforcing	WIN	Window
DR	Door			REQD	Required	W/O	Without
DS	Downspout	LAV	Lavatory	REV	Revision	WP	Weatherproof
DWG	Drawing	LT	Light	RM	Room	WPF	Welded Wire Fabric
		LVL	Laminated Veneer Lumber	RO	Rough Opening		
EA	Each			SECT	Section		
ELEC	Electrical	MAX	Maximum	SHT	Sheet		
ELEV	Elevation	MC	Moisture Content	SHTG	Sheeting		
EP	Electrical Panel	MECH	Mechanical	SH	Similar		
EXT	Exterior	MET	Metal	SIM	Similar		
		MFR	Manufacturer	SPEC	Specified		
		MIN	Minimum	STD	Standard		
		MISC	Miscellaneous	STOR	Storage		
				SYP	Southern Yellow Pine		

SYMBOL LEGEND

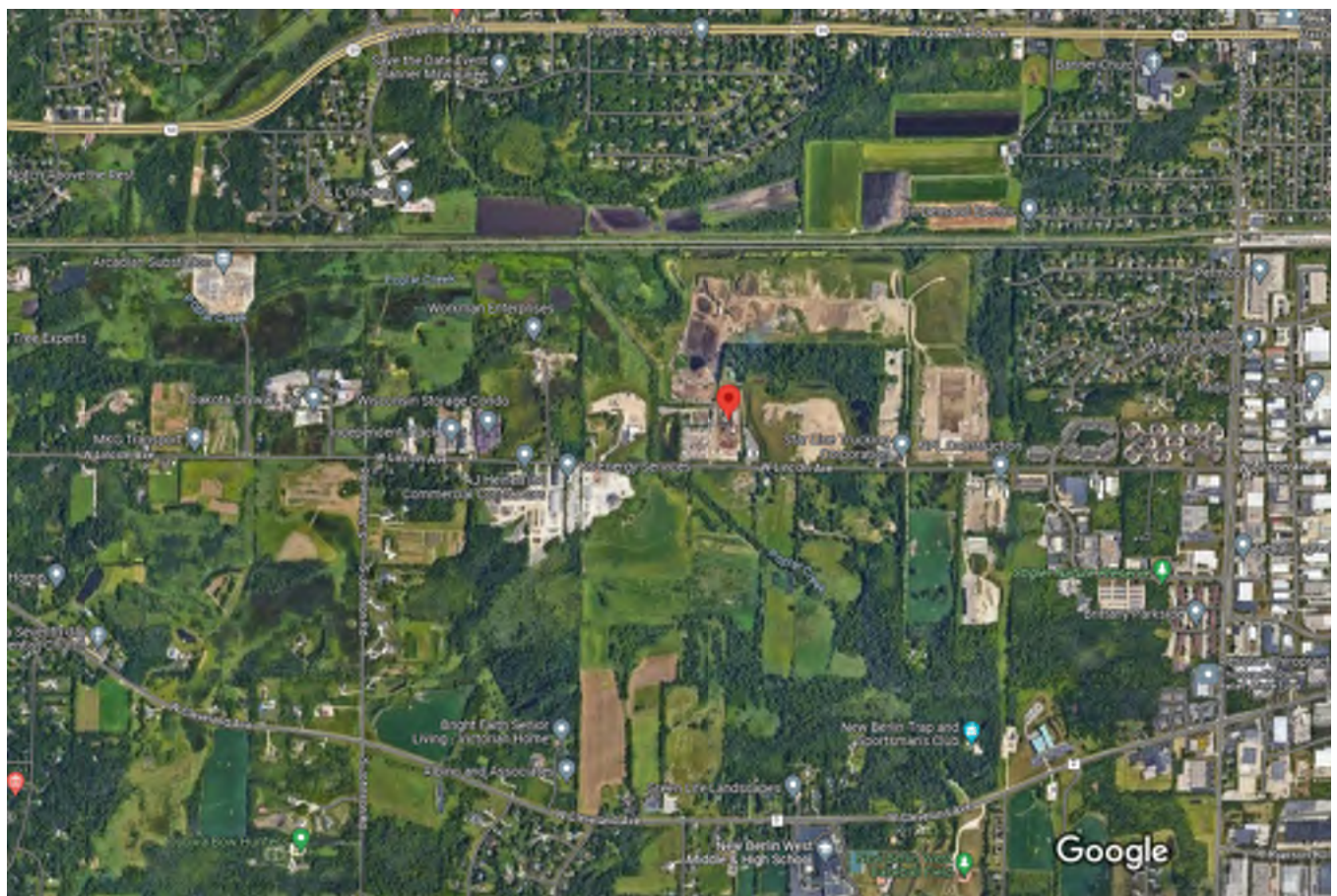


PLAN NOTES:

- ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTORS MUST REVIEW ALL DETAILS OF THEIR TRADES AND BE RESPONSIBLE FOR THE SAME.
- DO NOT SCALE DIMENSIONS FROM DRAWINGS. CONSULT GENERAL CONTRACTOR OR THE ARCHITECT WITH ANY QUESTIONS.
- COORDINATION OF THE VARIOUS TRADES FOR SAFE CONDITIONS ON THE JOB SITE, AND FOR THE PROTECTION OF THE PEOPLE AND PROPERTY AT THE JOB SITE.

GENERAL NOTES:

- THE DESIGNER MAINTAINS NO RESPONSIBILITY FOR THE GENERAL CONTRACTOR, SUBCONTRACTORS, OR THOSE WORKING IN SUCH CAPACITIES, FOR THE METHODS USED, OR LACK THEREOF, IN THE EXECUTION OF THE WORK AND SAFETY PROCEDURES AND PRECAUTIONS TAKEN AT THE PROJECT SITE.
- CONTRACTORS SHALL ASSUME FULL RESPONSIBILITY - UNRELIEVED BY REVIEW OF SHOP DRAWINGS NOR BY SUPERVISION OR PERIODIC OBSERVATION OF CONSTRUCTION FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS - FOR DIMENSIONS TO BE CONFIRMED AND CORRELATED ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS OR SETS OF DRAWINGS, FOR FABRICATION PROCESSES AND CONSTRUCTION TECHNIQUES (INCLUDING EXCAVATION, SHORING AND SCAFFOLDING, BRACING, ERECTION, FORM WORK, ETC.), FOR COORDINATION OF THE VARIOUS TRADES FOR SAFE CONDITIONS ON THE JOB SITE, AND FOR THE PROTECTION OF THE PEOPLE AND PROPERTY AT THE JOB SITE.
- THE INFORMATION CONTAINED ON THE DRAWINGS IS IN ITSELF INCOMPLETE, AND VOID UNLESS USED IN CONJUNCTION WITH ALL THE SPECIFICATIONS, TRADE PRACTICES, OR APPLICABLE STANDARDS, CODES, ETC., INCORPORATED THEREIN BY REFERENCE, OF WHICH THE CONTRACTOR CERTIFIES KNOWLEDGE BY SIGNING THE CONTRACT.
- UNLESS NOTED OTHERWISE, ALL DETAILS, SECTIONS, AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS ELSEWHERE.
- UNLESS OTHERWISE SHOWN OR NOTED, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND THE PLACEMENT OF ANY INSERTS, HANGARS, PIPE SLEEVES, HOLES OR ANCHOR BOLTS THAT ARE REQUIRED BY THE MECHANICAL OR ELECTRICAL EQUIPMENT.
- THE CONTRACTOR SHALL COMPLY WITH THE LATEST OCCUPATIONAL SAFETY HEALTH ACT REQUIREMENTS.
- ALL STATE, LOCAL AND OSHA SAFETY CODES SHALL BE A PART OF THESE PLANS, AND IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO SEE THAT ALL PARTIES THAT WORK AT OR VISIT THE JOB SITE COMPLY WITH SAME.



LOCATION PLAN

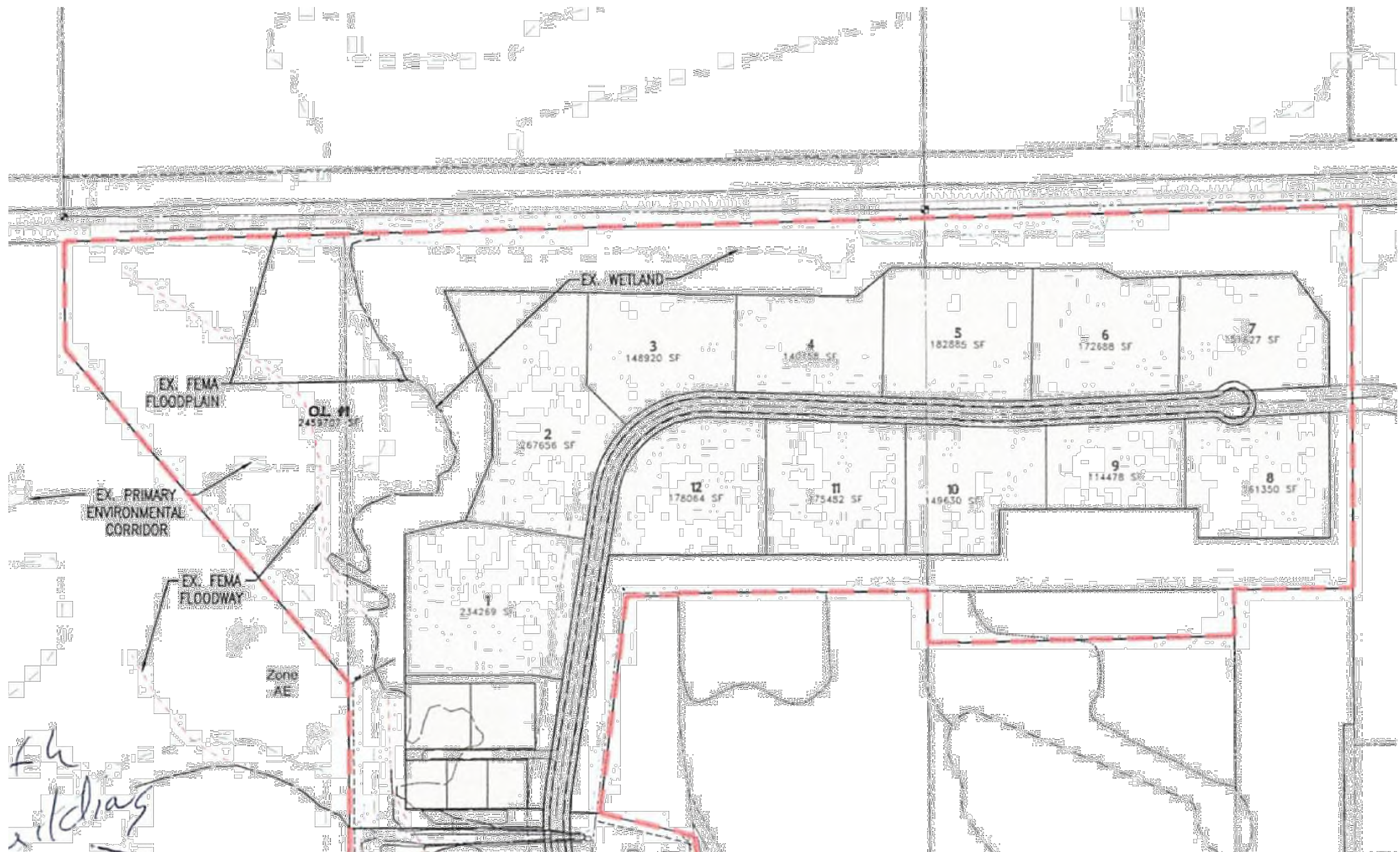
BUILDING DATA :

USE AND OCCUPANCY CLASSIFICATION: (Chapter-3)	NON-SEPARATED MIXED USE, "A-2" IS MOST RESTRICTIVE
ALLOWED AREA AND HEIGHT:	A-2 - ASSEMBLY (RESTAURANT) M - MERCANTILE (STORE) S-1 - MODERATE-HAZARD STORAGE (LIQUOR STORAGE)
ACTUAL AREA:	A-2 (BY) TWO STORIES - 18,000 sq. ft. (BASE S.F. = 6,000 S.F. PER TABLE 503) 2 STORIES PER SPRINKLER INCREASE (IBC 504.2) 300% AREA INCREASE - PER SPRINKLER INCREASE (IBC 506.3)
SPRINKLERS:	COMPLETE PER NFPA-13
CONSTRUCTION TYPE: (Table-601)	"V-B"
FIRE RATINGS (per table 601.4 G02)	STRUCTURAL FRAME: O - HR. RATING BEARING WALLS EXTERIOR: O - HR. RATING BEARING WALLS INTERIOR: O - HR. RATING NON-BEARING WALLS EXTERIOR: O - HR. RATING NON-BEARING WALLS INTERIOR: O - HR. RATING FLOOR CONSTRUCTION: O - HR. RATING ROOF CONSTRUCTION: O - HR. RATING
EXIT TRAVEL DISTANCE: (Table 1016.1)	250 feet in "A-2", "S-1", "M"
COMMON PATH OF TRAVEL: (per 1014.3)	30 feet in "A-2" 75 feet in "M" 100 feet in "S-1"
TOTAL OCCUPANCY LOADING (per TABLE 1004.1.1)	331 TOTAL OCCUPANTS (PER OCCUPANCY PLAN)
PLUMBING FIXTURE REQUIREMENTS: (per TABLE 2902.1)	WATER CLOSETS "A-2 RESTAURANT" (63 TOTAL OCCUPANTS) MALE (1 PER 75) (82 / 75) = 1.08 REQUIRED FEMALE (1 PER 75) (82 / 75) = 1.08 REQUIRED LAVATORIES (1 PER 200) (263 / 200) = .83 REQUIRED DRINKING FOUNTAINS (1 PER 1000) (263 / 500) = .53 REQUIRED WATER CLOSETS "M MERCANTILE" (168 TOTAL OCCUPANTS) MALE (1 PER 500) (84 / 500) = .17 REQUIRED FEMALE (1 PER 500) (84 / 500) = .17 REQUIRED LAVATORIES (1 PER 500) (168 / 750) = .22 REQUIRED DRINKING FOUNTAINS (1 PER 1000) (168 / 1000) = .168 REQUIRED WATER CLOSETS "S-1 STORAGE" (2 TOTAL OCCUPANTS) MALE (1 PER 500) (2 / 500) = .004 REQUIRED FEMALE (1 PER 500) (2 / 500) = .004 REQUIRED LAVATORIES (1 PER 750) (4 / 750) = .005 REQUIRED DRINKING FOUNTAINS (1 PER 1000) (4 / 1000) = .004 REQUIRED TOTAL PROVIDED SHARED PLUMBING FIXTURES: MALE WATER CLOSETS 1.25 REQUIRED 6 PROPOSED FEMALE WATER CLOSETS 1.25 REQUIRED 4 PROPOSED LAVATORIES (1 PER 750) 1.05 REQUIRED 2 PROPOSED DRINKING FOUNTAINS (1 PER 1000) .69 REQUIRED 2 PROPOSED
PARKING REQUIREMENTS: (per VILLAGE OF WADSWORTH 10-5-9-C)	= 87 REQUIRED, .. 90 PROPOSED (INCL. 4 ADA) CONVENIENCE STORE (6 PER 1,000 S.F.) (6806 / 1000) X 6 = 40.8 REQ.D STANDARD RESTAURANT (12 PER 1,000 S.F.) (3851 / 1000) X 12 = 46.2 REQ.D

SHEET INDEX

T-1	SHEET INDEX, BUILDING DATA, OCCUPANCY, SITE PLAN, LOCATION PLAN, & GENERAL NOTES
A-1	FOUNDATION PLAN & SECTIONS
A-2	FIRST FLOOR PLAN & ELEVATIONS
A-3	ELEVATIONS
S-1	STRUCTURAL SPECIFICATIONS
S-2	CONCRETE DETAILS
S-3	WOOD DETAILS
S-4	SHEAR WALL PLAN

NOT FOR CONSTRUCTION



SITE PLAN

NOT TO SCALE



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REVISIONS:

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CERTIFIED PRODUCTS

19000 W. LINCOLN AVE.
NEW BERLIN, WI 53146

SHEET TITLE:

TITLE SHEET

T-1

DATE: OCTOBER 12TH, 2023

PROJECT NUMBER: 23-392

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REVISIONS:

CERTIFIED PRODUCTS

19000 W. LINCOLN AVE.
NEW BERLIN, WI 53146

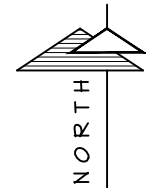
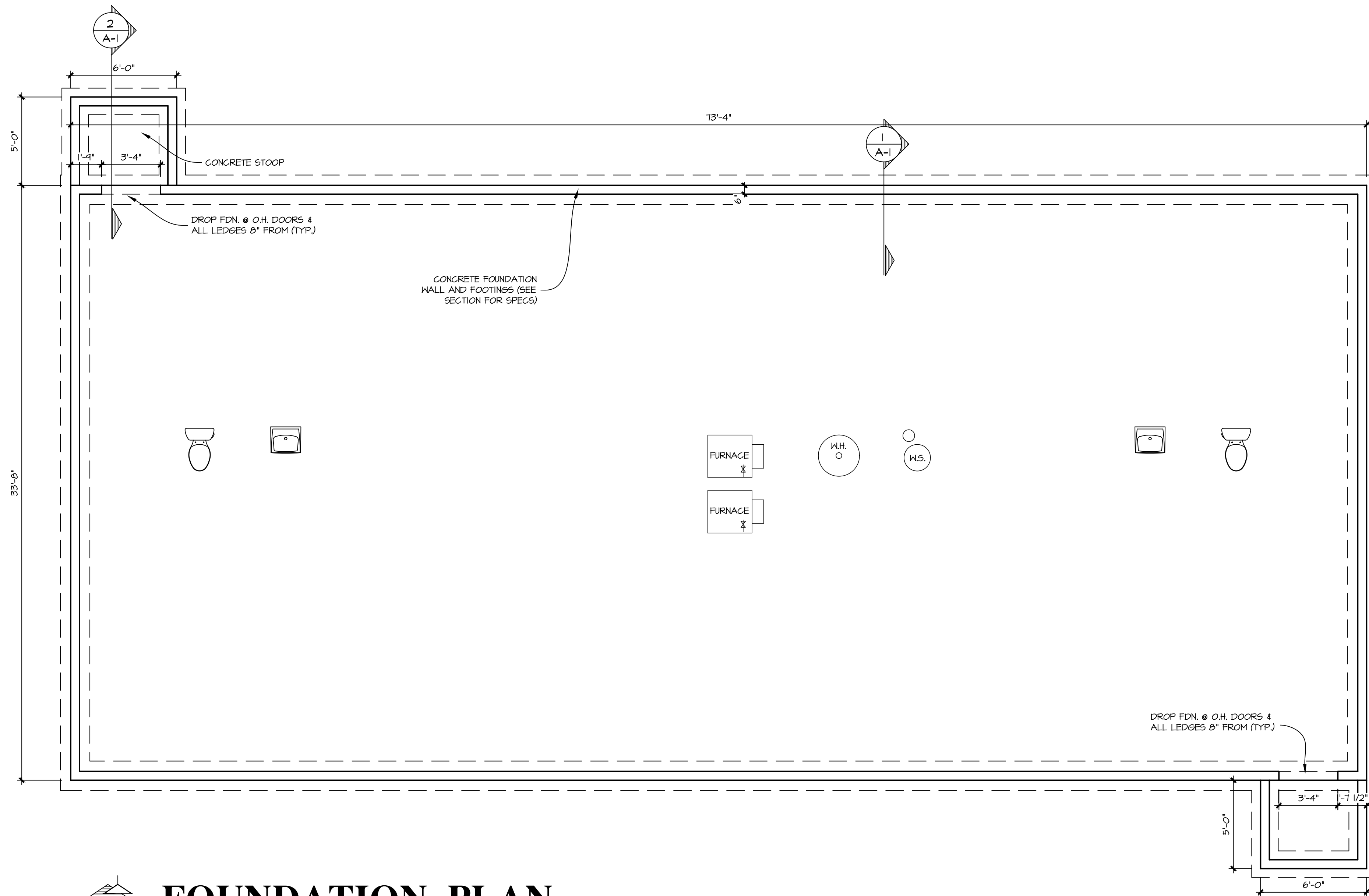
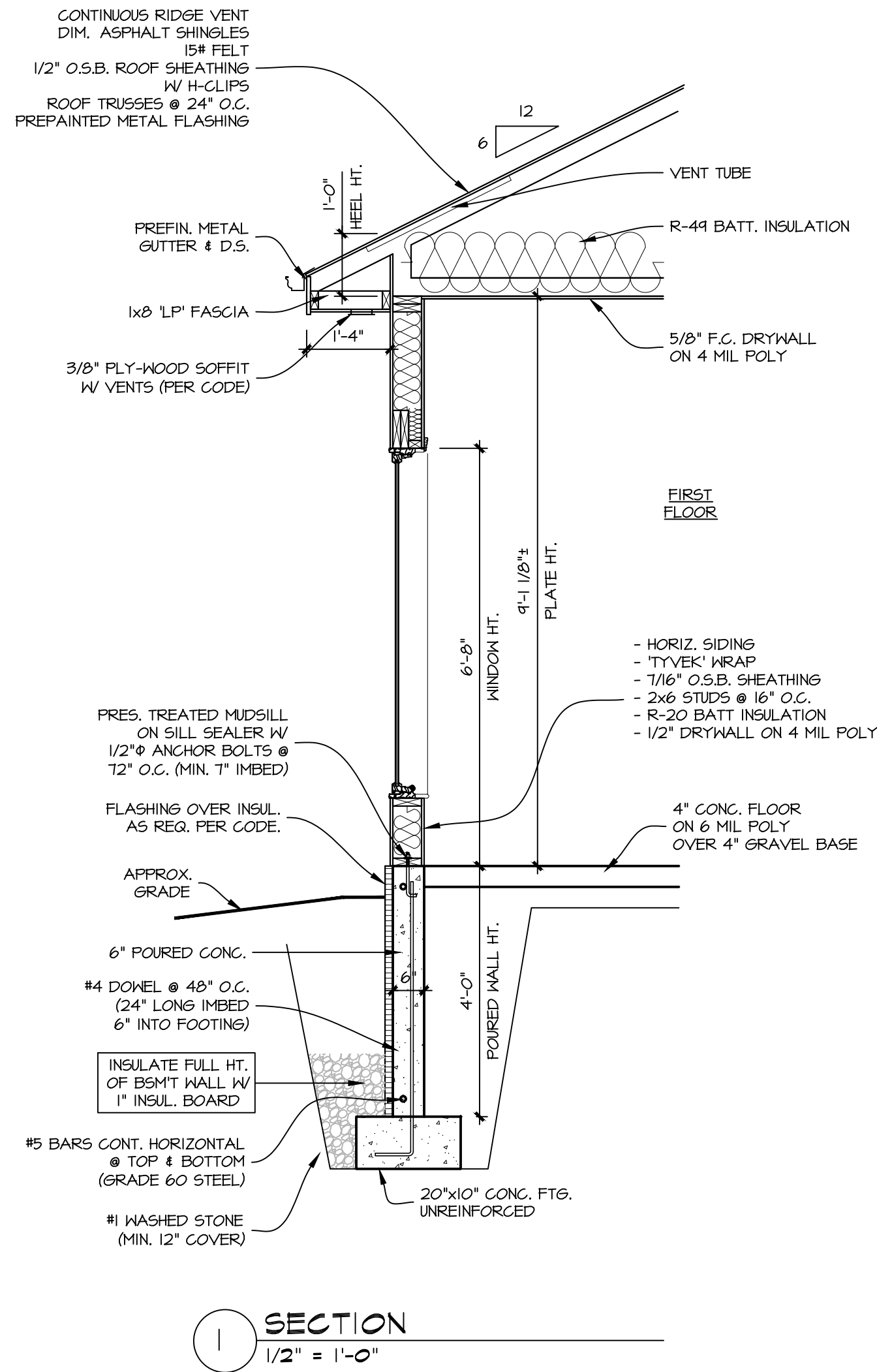
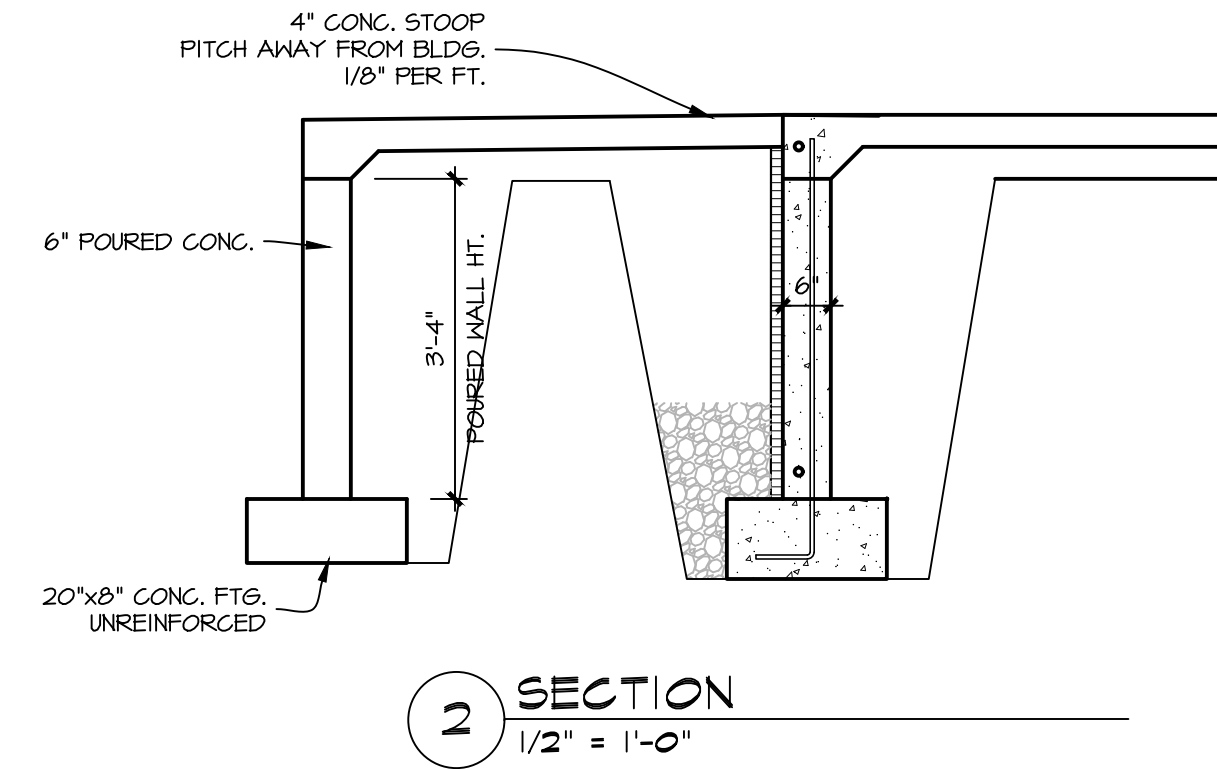
SHEET TITLE:

FOUNDATION PLAN & SECTIONS

A-1

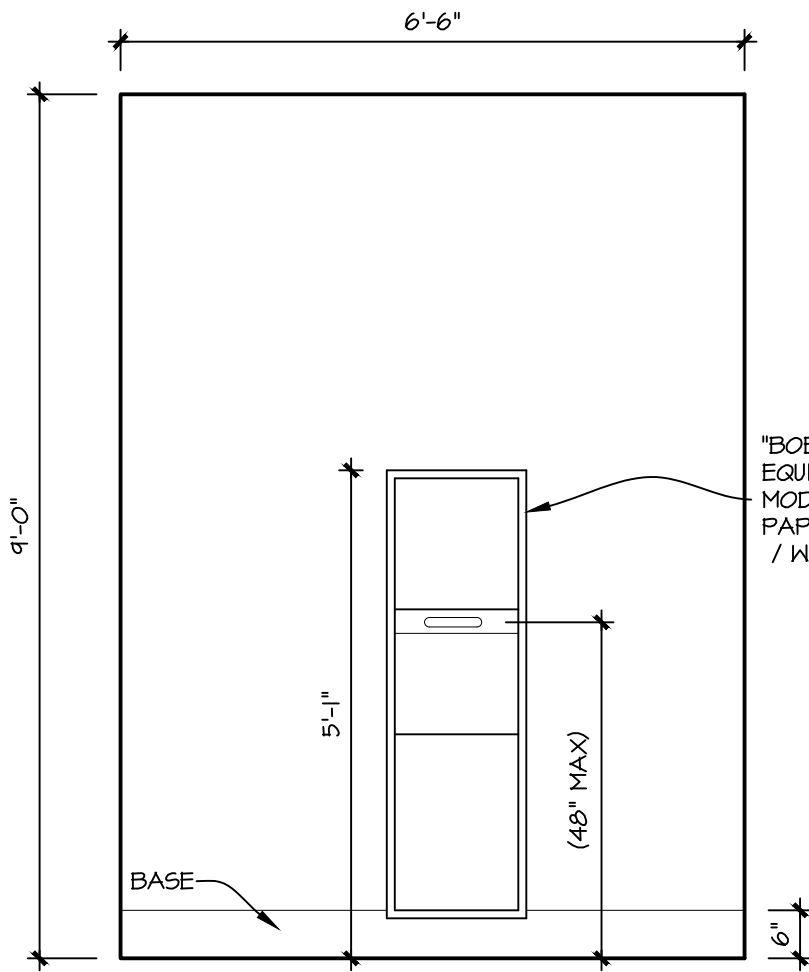
DATE: OCTOBER 12TH, 2023

PROJECT NUMBER: 23-392

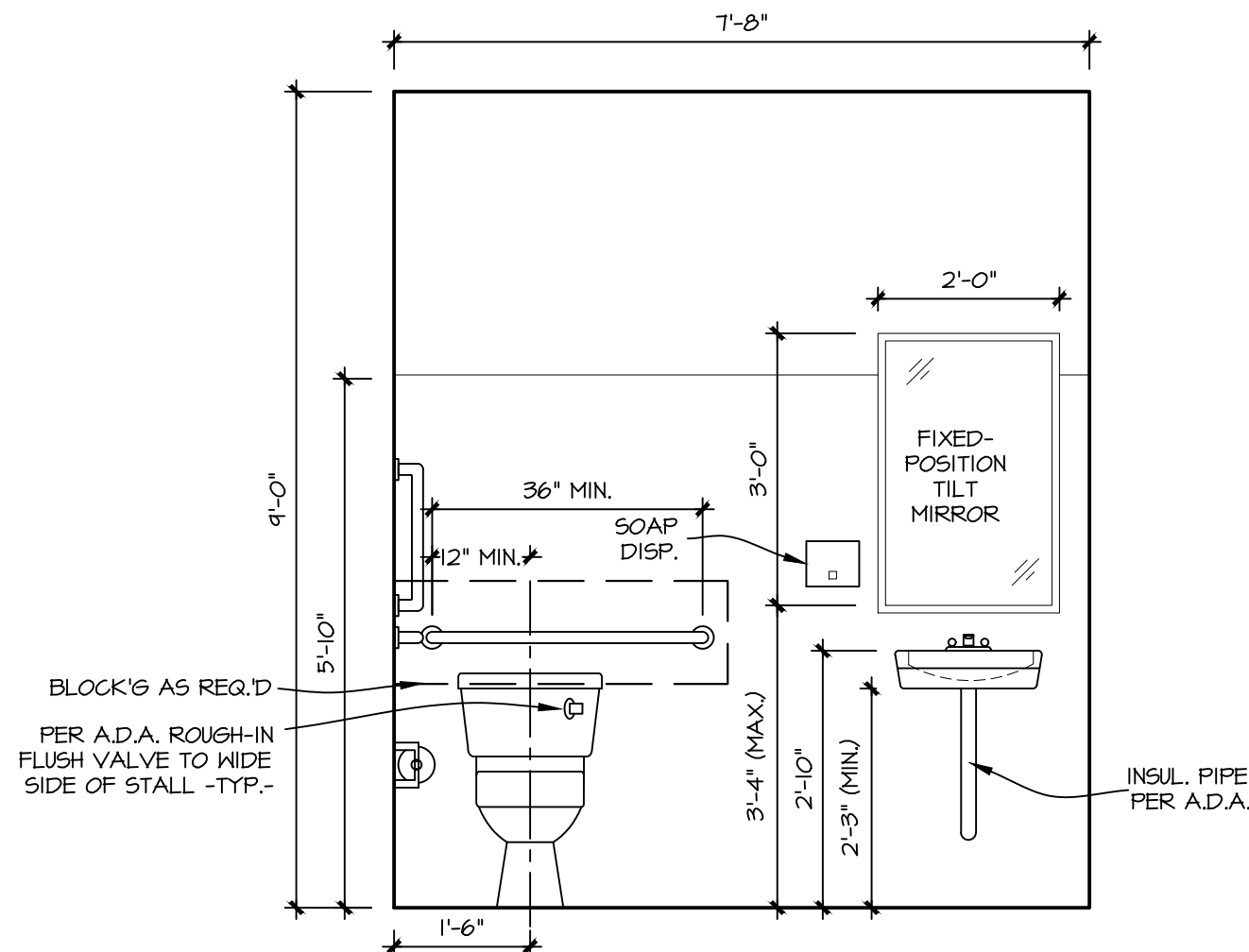


FOUNDATION PLAN

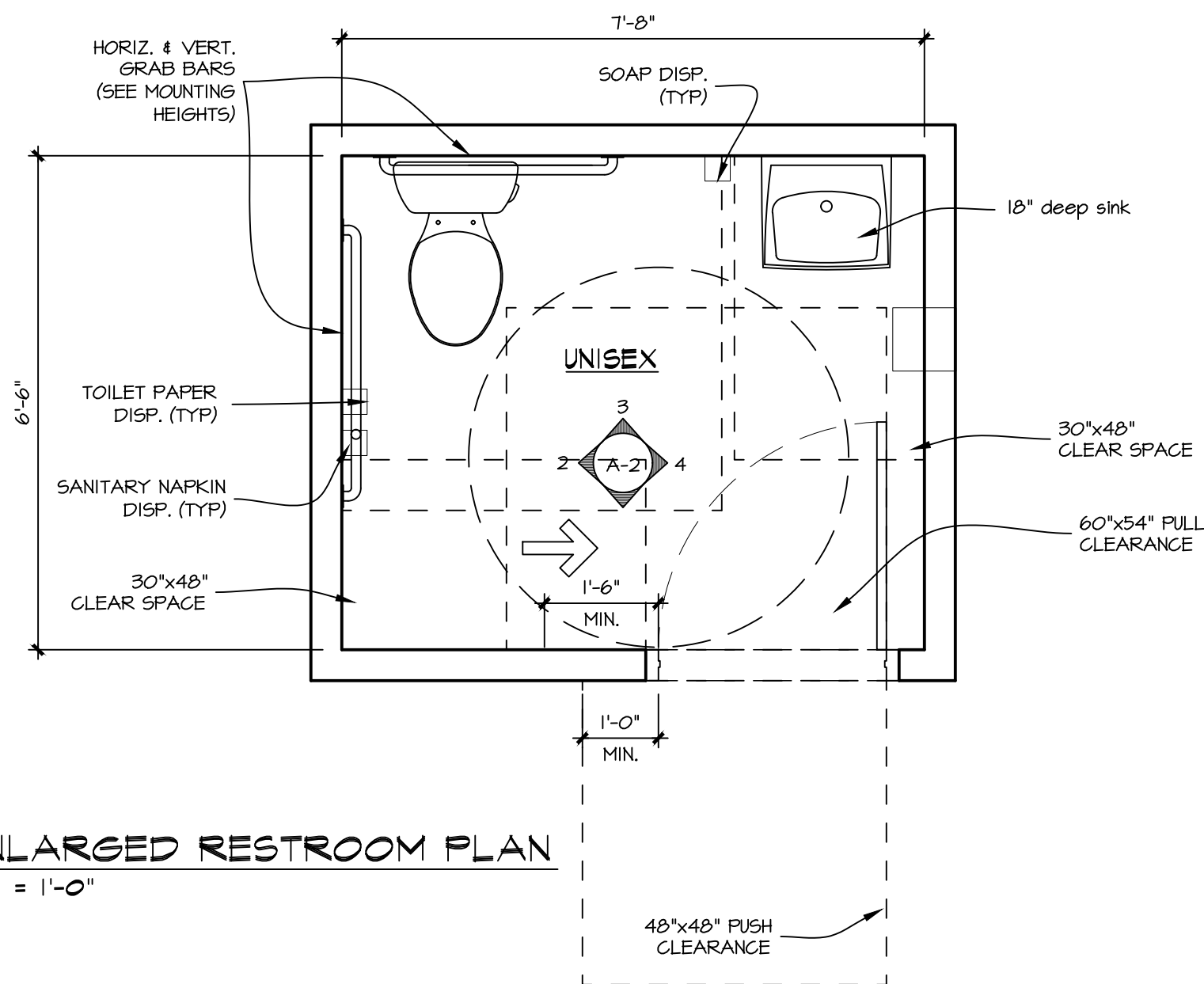
1/4" = 1'-0"



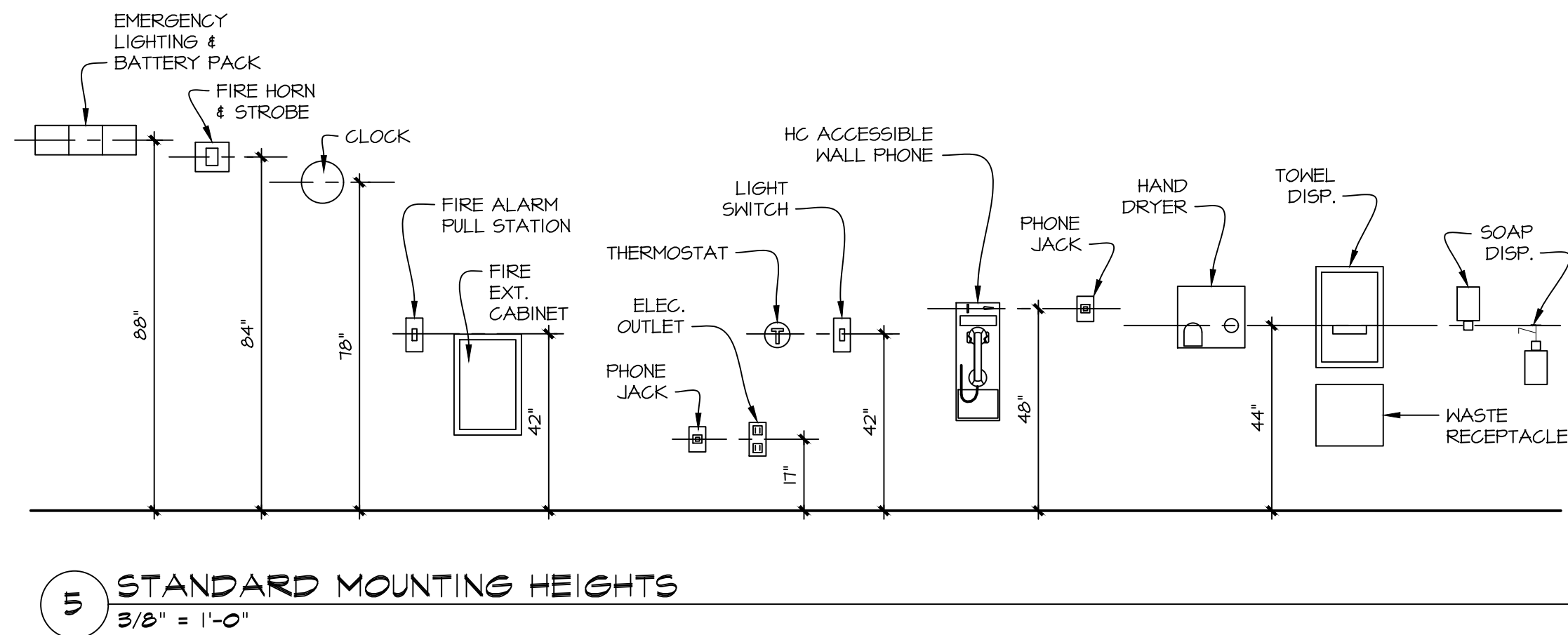
4 RESTROOM
1/2" = 1'-0"



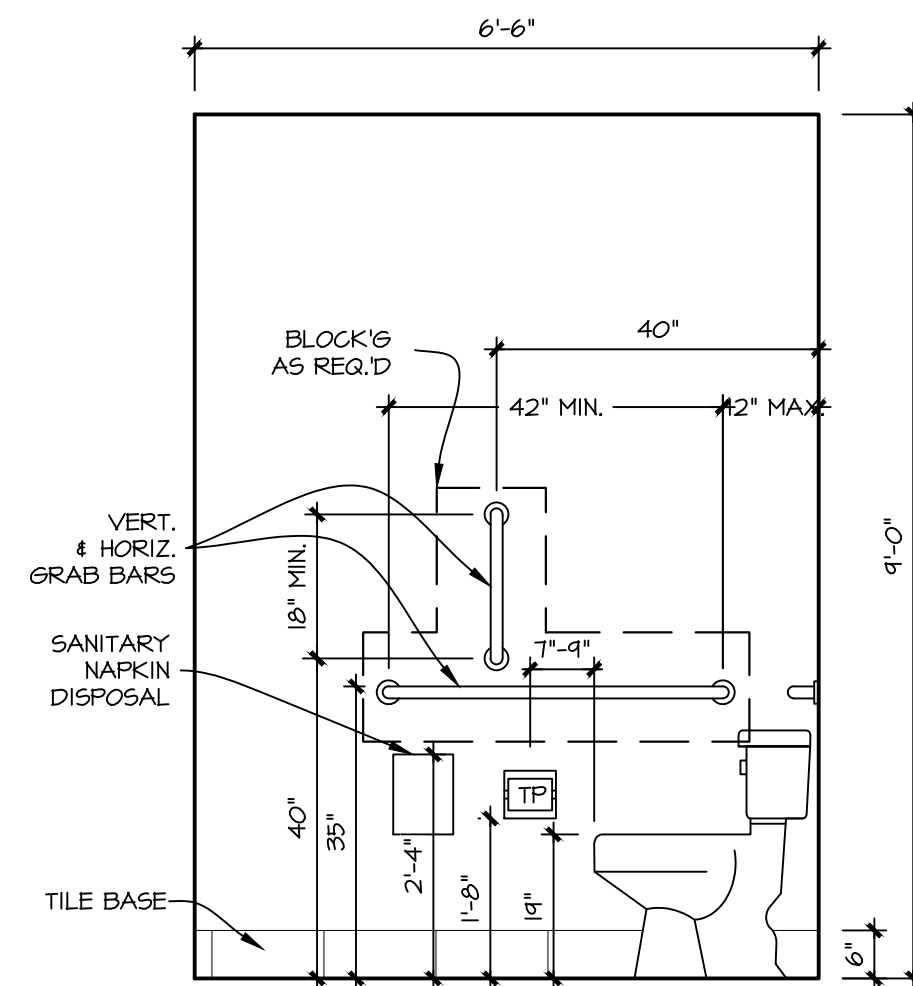
3 RESTROOM
1/2" = 1'-0"



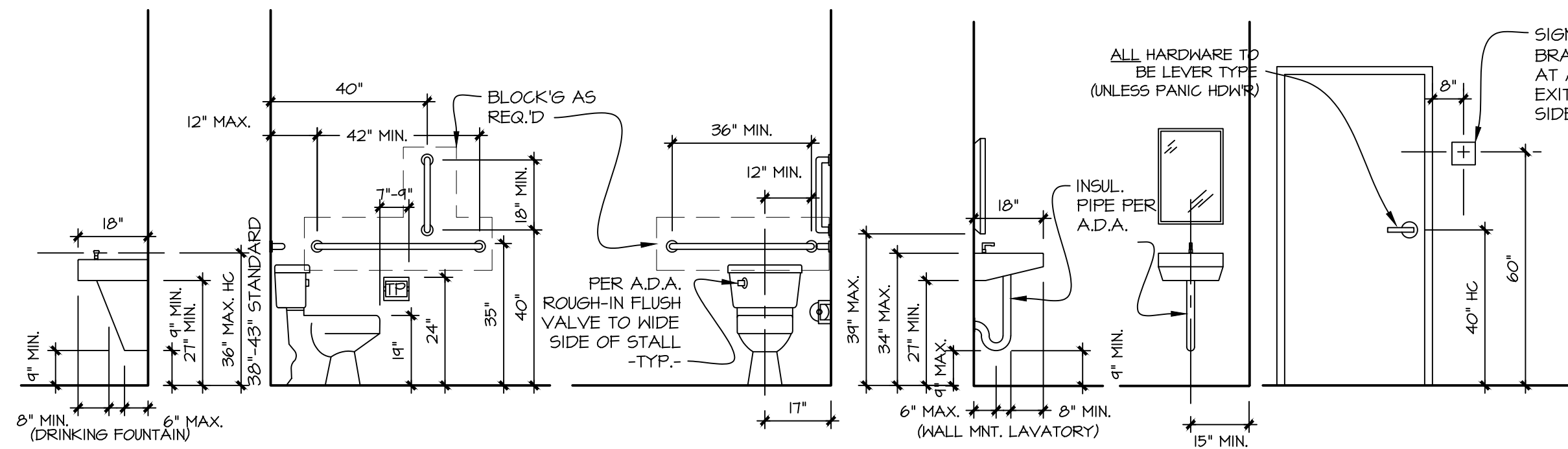
1 ENLARGED RESTROOM PLAN
1/2" = 1'-0"



5 STANDARD MOUNTING HEIGHTS
3/8" = 1'-0"



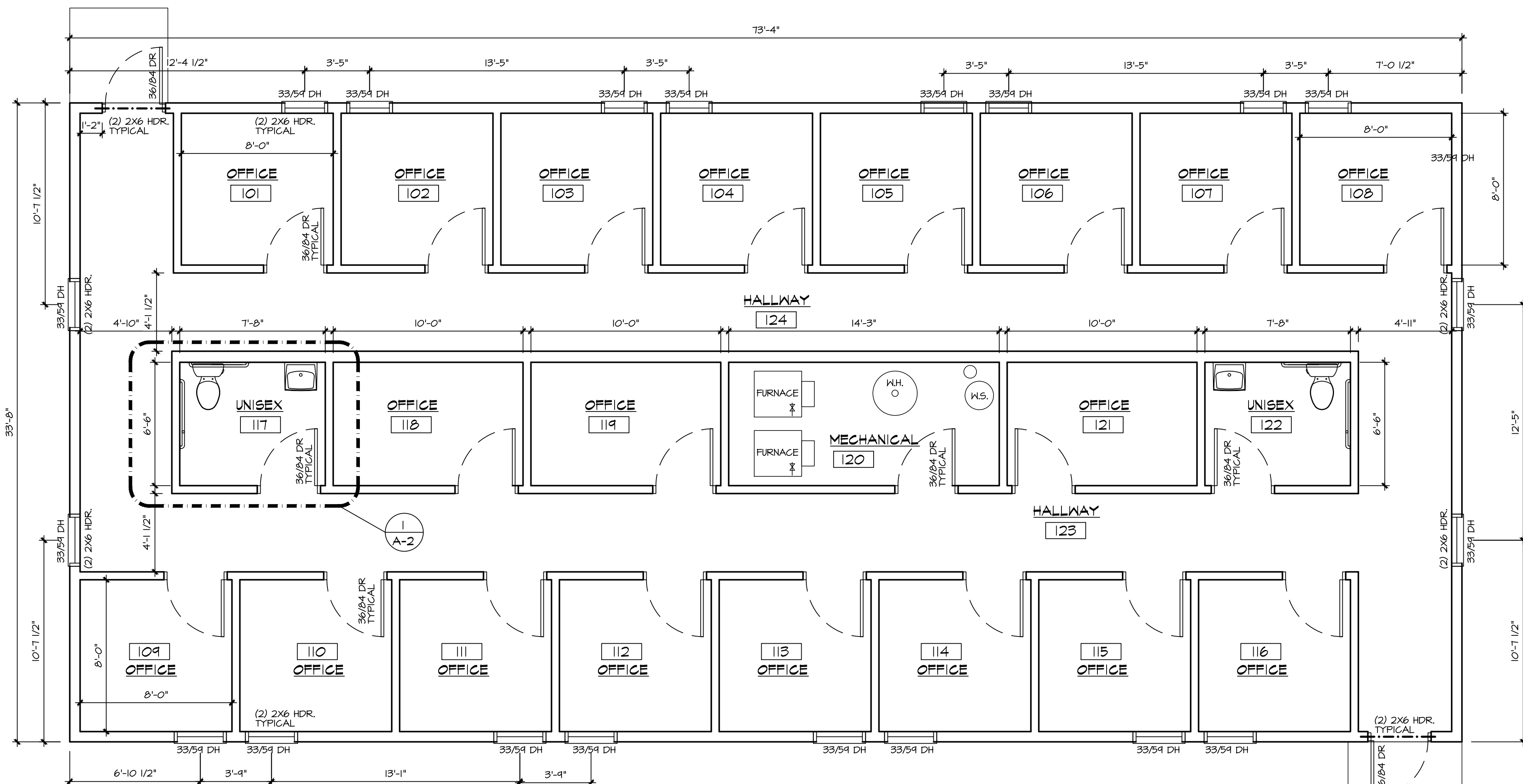
2 RESTROOM
1/2" = 1'-0"



ACCESSIBILITY GUIDELINES:

LIGHT SWITCHES, ELECTRICAL OUTLETS, ELECTRIC SERVICE PANELS, THERMOSTATS, THRU-WALL A/C UNITS AND ENVIRONMENTAL CONTROLS SHALL BE LOCATED NO HIGHER THAN 48" AND NO LOWER THAN 15 INCHES ABOVE THE FLOOR. IF THE REACH IS OVER AN OBSTRUCTION (FOR EXAMPLE, 20 AND 25 INCHES IN DEPTH, THE MAXIMUM HEIGHT IS REDUCED TO 44 INCHES FOR FORWARD APPROACH OR 46 INCHES FOR SIDE APPROACH, PROVIDED THE OBSTRUCTION IS NO MORE THAN 24 INCHES IN DEPTH).

REINFORCE ALL BATHROOM WALLS TO ALLOW LATER INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB, SHOWER & SHOWER SEAT WHEN THESE FACILITIES ARE PROVIDED. REINFORCEMENT FOR GRAB BARS MAY BE PROVIDED BY PLYWOOD OR WOOD BLOCKING.



FIRST FLOOR PLAN
1/4" = 1'-0"

BUILDING AREA = 2,466 SQ. FT.

CERTIFIED PRODUCTS

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SHEET TITLE:

FLOOR PLAN & DETAILS

A-2

DATE: OCTOBER 12TH, 2023

PROJECT NUMBER: 23-392

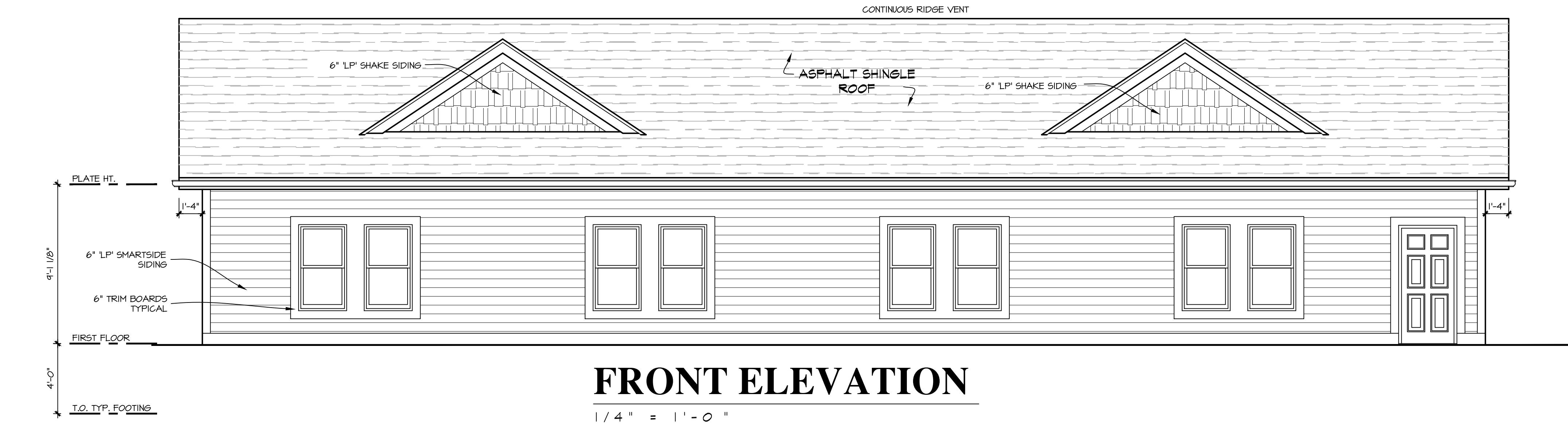
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patera
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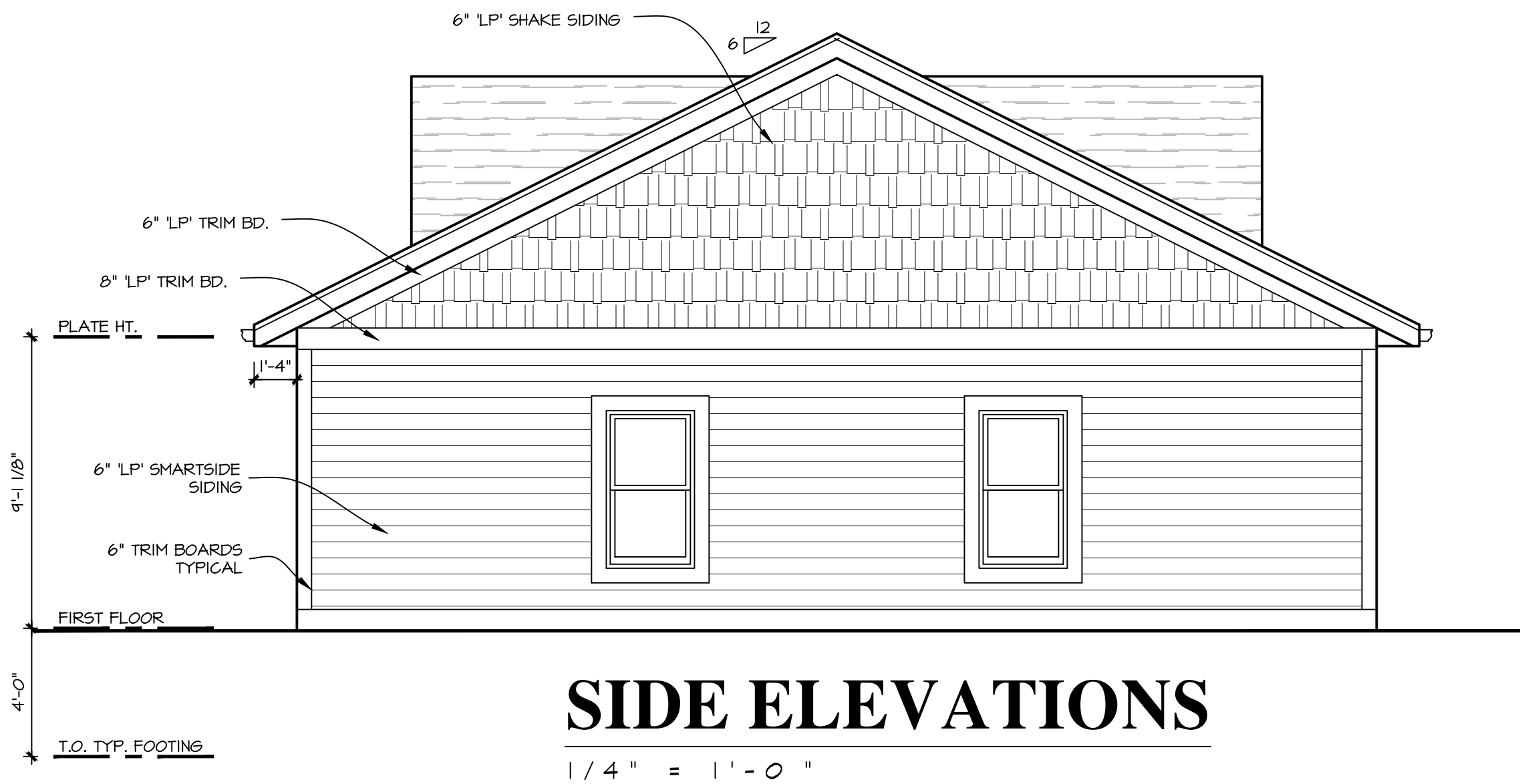
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FRONT ELEVATION

1/4" = 1'-0"



SIDE ELEVATIONS

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

REVISIONS:

CERTIFIED PRODUCTS

19000 W. LINCOLN AVE.
NEW BERLIN, WI 53146

SHEET TITLE:

EXTERIOR ELEVATIONS

A-3

DATE: OCTOBER 12TH, 2023

PROJECT NUMBER: 23-392

54

DESIGN CODE:

WISCONSIN UNIFORM DWELLING CODE

BUILDING DESIGN LIVE LOADS/CRITERIA:

OCCUPANT LIVE LOADS:	
- FLOOR FRAMING	40 PSF
- EXTERIOR BALCONIES, DECKS & PORCHES	40 PSF
- GARAGE FLOORS	50 PSF
- ATTICS WITH STORAGE	20 PSF
- ATTICS WITHOUT STORAGE	5 PSF

HANDRAILS & GUARDS (NON-GLASS):	
- SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION @ ANY LOCATION	200 lbs.
- LINEAR APPLIED LOAD @ ANY LOCATION OR TOP RAIL	50 PLF
- DISTRIBUTED LOAD OVER A 12 INCH BY 12 INCH AREA LOCATE ANYWHERE EXCEPT THE HANDRAIL OR TOP RAIL	50 lbs.

INTERIOR WALLS & PARTITIONS:	
- WALLS & PARTITIONS 6 ft. & GREATER, UNIFORM HORIZONTAL LOAD OF	5 PSF

ROOF LOAD DESIGN INFORMATION:	
- GROUND SNOW LOAD (ps)	30 PSF
- SLOPED (8:12) SNOW LOAD	21 PSF

WIND LOAD DESIGN INFORMATION:	
- WIND SPEED	115 mph
- 10 YEAR MRI	76 mph
- RISK CATEGORY	II
- VELOCITY PRESSURE COEFFICIENT (Kq)	0.85
- EXPOSURE CATEGORY	B
- ENCLOSURE CLASSIFICATION	ENCLOSED BUILDING
- INTERNAL PRESSURE COEFFICIENT (GCPI)	+0.18
- GUST EFFECT FACTOR	0.85
- TOPOGRAPHIC FACTOR (Kzt)	1.0
* SEE WIND LOADING DIAGRAMS FOR MWFRS & COMPONENTS & CLADDING PRESSURES *	

SEISMIC DESIGN INFORMATION:	
- RISK CATEGORY	II
- SITE CLASS (ASSUMED)	D
- Sa	0.093
- Si	0.048
- Sms	0.149
- SmI	0.116
- Sds	0.094
- SdI	0.078
- SEISMIC DESIGN CATEGORY	B
- BASIC SEISMIC FORCE-RESISTING SYSTEM	LIGHT-FRAMED WOOD SHEAR WALLS

- DESIGN BASE SHEAR (V)	11 KIPS
- SEISMIC RESPONSE COEFFICIENT (Ca)	0.0153
- RESPONSE MODIFICATION COEFFICIENT (R)	6
- OVERSTRENGTH FACTOR (Wo)	1/2
- DEFLECTION AMPLIFICATION FACTOR (Cd)	2
- ANALYSIS PROCEDURE USED	1/2 (FLEXIBLE)
	4
	EQUIV. LATERAL FORCE

FLOOD DESIGN INFORMATION:	
- FLOOD ZONE	X
- BASE FLOOR ELEVATION (ft.)	N/A

SOIL LATERAL LOADS (ASSUMED TO BE VERIFIED):	
- AT-REST PRESSURE	60 PSF/F
- ACTIVE PRESSURE	40 PSF/F
- PASSIVE PRESSURE	250 PSF/F

MATERIAL STRENGTHS:

CONCRETE:	(COMPRESSIVE STRENGTH @ 28 DAYS)
- SLAB ON GRADE	F'c = 4,000 PSI
- FOOTINGS & ISOLATED PADS	F'c = 3,000 PSI
- FOUNDATION WALLS	F'c = 3,500 PSI

REINFORCING STEEL:	
- BILLET A615 GRADE 60	Fy = 60,000 PSI

STRUCTURAL STEEL:	
- ROLLED "WIDE FLANGE" SHAPES	A442
- PIPE SECTION	A53 GR. B
- RECTANGLE (OR SQUARE) "HOLLOW STRUCTURAL SECTION (HSS)"	A500 GR. C
- ROUND "HOLLOW STRUCTURAL SECTION (HSS)"	A500 GR. B
- ALL OTHER ROLLED SHAPES & PLATES	A36

STRUCTURAL BOLTS:	
- COMMON BOLTS (CARRIAGE)	A307 GR. A
- ANCHOR BOLTS (HOT-DIP GALV.)	F1554 GR. 36
- THROUGH BOLT CONNECTIONS	A325 OR A490
- THREADED RODS	A36

WELDED CONNECTIONS:	
- WELDING ELECTRODES	ET10xx (TO KSI)

CONCRETE MASONRY UNIT:	
- COMPRESSIVE STRENGTH (fm)	2,800 PSI

MASONRY MORTAR:	
- TYPE "S" MORTAR BELOW GRADE	
- TYPE "N" OR "S" ABOVE GRADE	

WOOD FRAMING:	
- DIMENSIONAL LUMBER MEMBERS TO BE SPRUCE-PINE-FIR #2 OR BETTER:	
Fb (BENDING)	875 PSI
Fv (SHEAR)	135 PSI
Fcp (COMP. PERP. TO GRAIN)	425 PSI
Fc (COMP. PARA. TO GRAIN)	1,150 PSI
Ft (TENSION PARA. TO GRAIN)	450 PSI
E (MODULUS OF ELASTICITY)	1,400,000 PSI

- LAMINATED-VENEER LUMBER (LVL), ROSEBURG MANUFACTURE OR BETTER:	
Fb (BENDING)	3,100 PSI
Fv (SHEAR)	240 PSI
Fcp (COMP. PERP. TO GRAIN, EDGEWISE)	750 PSI
Fc (COMP. PARA. TO GRAIN)	3,000 PSI
Ft (TENSION PARA. TO GRAIN)	2,100 PSI
E (MODULUS OF ELASTICITY)	2,000,000 PSI

SOIL BEARINGS (ASSUMED TO BE VERIFIED):	
- ALLOWABLE NET BEARING PRESSURE	2,000 PSF

GENERAL:

- ALL MATERIALS, CONSTRUCTION, AND DETAILS SHALL CONFORM WITH THE FOLLOWING: PLANS AND SPECIFICATIONS, BUILDING CODE INDICATED ABOVE & OSHA REGULATIONS.
- THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE FAMILIAR WITH THE ENTIRE SET OF CONSTRUCTION DOCUMENTS (ARCHITECTURAL, CIVIL, ELECTRICAL, PLUMBING, STRUCTURAL, ETC.) IN ORDER TO PROVIDE ALL CONSTRUCTION AND MATERIALS FOR THIS PROJECT.
- THE CONTRACTOR SHALL REFER TO OTHER DRAWINGS CONTAINED IN THE CONSTRUCTION DOCUMENTS FOR ADDITIONAL SPECIFIED MEMBERS, DIMENSIONS, ELEVATIONS, DETAILS, OPENINGS, INSERTS, SLEEVES, DEPRESSIONS, ETC. NOT SHOWN ON THE STRUCTURAL DRAWINGS REQUIRED TO CONSTRUCT THIS PROJECT.
- DETAILS SHOWN ON STRUCTURAL DRAWINGS SHALL BE APPLICABLE TO ALL PORTIONS OF THE CONTRACT DOCUMENTS UNLESS NOTED OTHERWISE.
- DIMENSIONS AND ELEVATIONS SHOWN ON ARCHITECTURAL DRAWINGS SUPERSEDE DIMENSIONS AND ELEVATIONS SHOWN ON STRUCTURAL DRAWINGS.
- DO NOT SCALE PLANS.
- IN NO CASE SHALL STRUCTURAL ALTERATIONS OR WORK AFFECTING A STRUCTURAL MEMBER BE MADE UNLESS APPROVED BY THE STRUCTURAL DESIGNER OF RECORD.
- IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND CONSTRUCTION SEQUENCE IN ORDER TO INSURE THE SAFETY OF THE BUILDING AND WORKMEN DURING CONSTRUCTION (MEANS & METHODS OF CONSTRUCTION). THIS INCLUDES, BUT IS NOT LIMITED TO: SHORING, UNDERPINNING, TEMPORARY BRACING, ETC.
- CONSTRUCTION DOCUMENTS SHON DIMENSIONS AND ELEVATIONS TO SIGNIFICANT WORKING POINTS (COLUMN CENTERLINES, OUTSIDE FACE OF WALLS, TOP OF FRAMING MEMBERS, ETC.) MATERIAL SUPPLIERS AND DESIGNERS ARE RESPONSIBLE FOR ALL OTHER INFORMATION IN ORDER TO DETAIL/FABRICATE THEIR WORK. CONTACT THE ARCHITECT WITH ANY DISCREPANCIES.
- IN THE EVENT OF ANY DISCREPANCIES BETWEEN THE STRUCTURAL DRAWINGS AND ANY OTHER PLANS CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL BRING THE DISCREPANCY TO THE ARCHITECT'S ATTENTION IN WRITING IMMEDIATELY OR SHALL BID THE MOST EXPENSIVE INSTALLATION SPECIFIED.

FOUNDATION & EARTHWORK:

- ALL EXTERIOR FOOTINGS MUST BEAR AT A MINIMUM DEPTH OF 4'-0" BELOW ADJACENT FINISH EXTERIOR GRADE.
- DO NOT PLACE ANY FOOTINGS ON FROZEN SUBGRADE.
- BACK FILLING SHALL BE DONE SIMULTANEOUSLY ON BOTH SIDES OF FOUNDATION WALLS.
- DO NOT PLACE BACK FILL AGAINST BASEMENT WALLS UNTIL THE TOP AND BOTTOM OF THE WALL ARE ADEQUATELY BRACED BY THE SLAB ON GRADE AND THE FLOOR FRAMING AT THE TOP OF THE WALL.
- REMOVE ANY EXISTING CONCRETE 2'-0" BELOW NEW CONCRETE FOOTINGS AND SLABS ON GRADE.
- SHORINGS/OR UNDERPINNING SHALL BE DESIGNED TO LIMIT HORIZONTAL AND VERTICAL MOVEMENT OF EXISTING CONSTRUCTION TO 1/4" MAXIMUM IN ANY DIRECTION.
- CENTER PIER AND COLUMN FOOTINGS ON COLUMN CENTERLINES AND WALL FOOTINGS ON WALL CENTERLINES UNLESS SPECIFICALLY NOTED OTHERWISE.
- ALL BACK FILL WITHIN 3'-0" OF RETAINING WALLS AND BASEMENT WALLS SHALL BE FREE DRAINING GRANULAR MATERIAL APPROVED BY A SOILS ENGINEER AND COMPACTED TO 90% STANDARD PROCTOR.
- TOP OF FOOTING ELEVATIONS SHOWN ON THESE CONSTRUCTION DOCUMENTS REPRESENT MINIMUM FOOTING DEPTHS FOR FROST PROTECTION AND BEST JUDGMENT OF A SUITABLE BEARING STRATUM. ACTUAL GRADE CONDITIONS AND SUITABLE BEARING STRATUM MUST BE VERIFIED BY THE CONTRACTOR AND A SOILS ENGINEER AT THE TIME OF EXCAVATION.
- FOOTING EXCAVATIONS MUST EXTEND TO COMPETENT BEARING MATERIAL. CONTRACTOR SHALL HIRE A SOILS ENGINEER TO FIELD VERIFY NET ALLOWABLE SOIL BEARING CAPACITY STATED ON THESE CONSTRUCTION DOCUMENTS AND IN GEOTECHNICAL REPORT FOR THIS PROJECT. IF SUITABLE BEARING STRATUM DOES NOT EXIST AT FOOTING ELEVATIONS STATED ON CONSTRUCTION DOCUMENTS, EXCAVATIONS SHALL BE EXTENDED UNTIL SOIL WITH STATED BEARING CAPACITY IS REACHED. PLACE COMPACTED FILL BELOW FOOTINGS OR EXTEND FOOTINGS DOWN TO SUITABLE BEARING STRATUM. ENGINEERED FILL BELOW SLABS ON GRADE AND FOOTINGS SHALL BE FREE DRAINING GRANULAR MATERIAL COMPACTED TO 95% MODIFIED PROCTOR AND PLACED PER THE SOIL ENGINEERS RECOMMENDATIONS.
- REFER TO SOILS REPORT (IF APPLICABLE) FOR DESCRIPTION OF EXISTING SOIL CONDITIONS AND RECOMMENDATIONS.
- WHERE NEW FOOTINGS ABUT EXISTING FOOTINGS, STEP THE NEW FOOTING AS REQUIRED TO HAVE NEW BOTTOM/FTG ELEVATION MATCH EXISTING BOTTOM/FTG ELEVATION. CONTRACTOR SHALL FIELD VERIFY EXISTING BOTTOM/FTG ELEVATION.

CAST-IN-PLACE REINFORCED CONCRETE:

- CONCRETE WORK SHALL CONFORM TO ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE".
- CONTRACTOR SHALL SUBMIT A SET OF STEEL REBAR SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS BEFORE SUBMITTING TO THE ARCHITECT.
- MAXIMUM WATER/CEMENT RATIO FOR CONCRETE SHALL BE AS FOLLOWS:
 - 0.41 FOR SLABS ON GRADE
 - 0.54 FOR CONCRETE BELOW GRADE
 - 0.42 FOR EXPOSED CONCRETE
- CONCRETE EXPOSED TO EXTERIOR CONDITIONS SHALL BE AIR-ENTRAINED 4%-6%.
- GROUT BELOW BASE PLATES AND BEARING PLATES SHALL BE NON-SHRINK, NON-METALLIC GROUT 3/4" THICK MINIMUM.
- STEEL REINFORCING BARS SHALL CONFORM TO ASTM A615 (GRADE 60). DEFORMED WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
- CONTRACTOR SHALL PROVIDE SUITABLE WIRE SPACERS, CHAIRS, TIES, ETC FOR SUPPORTING REINFORCING STEEL IN THE PROPER POSITION WHILE PLACING CONCRETE.
- PROVIDE (2)-#5 BARS AROUND ALL OPENINGS AND (2)-#5 BARS DIAGONALLY AT ALL OPENING CORNERS. EXTEND BARS 2'-6" PAST OPENING.
- PROVIDE 1/2" EXPANSION JOINT MATERIAL AT INTERIOR LOCATIONS WHERE SLABS ABUT WALLS, COLUMNS, AND OTHER VERTICAL SURFACES UNLESS NOTED OTHERWISE.
- PROVIDE A 1" CHAMFER ON EXPOSED CORNERS OF CONCRETE UNLESS NOTED OTHERWISE.
- DO NOT PLACE CONDUITS, PIPES, DUCTS, OR FIXTURES IN STRUCTURAL CONCRETE UNLESS NOTED OTHERWISE.
- SLEEVES, CONDUITS, OR PIPING PASSING THROUGH CONCRETE SLABS AND WALLS SHALL BE PLACED SO THAT THEY ARE NOT CLOSER THAN THREE DIAMETERS ON CENTER AND SO THAT THEY DO NOT DISPLACE REINFORCING.
- PROVIDE SAW CUT CONTROL JOINTS IN CONCRETE SLABS ON METAL DECK SPACED NO MORE THAN 20'-0" APART. PLACE CONTROL JOINTS ON COLUMN CENTER LINES IN EACH DIRECTION. REFER TO CONTROL JOINT LAYOUT SHOWN ON FOUNDATION PLAN FOR REFERENCE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY IRREGULARITIES OR DEFECTS IN CONCRETE SLABS (CRACKS, BUMPS, FLOOR CURLING, ETC.) BEFORE ANY FLOOR FINISHES ARE APPLIED.
- REFER TO REINFORCEMENT DEVELOPMENT AND LAP SPlice SCHEDULE FOR LAP SPLICES IN REINFORCING STEEL.
- ALL LAPS IN REINFORCING STEEL SHALL BE CLASS "B" LAP SPLICES UNLESS OTHERWISE NOTED.
- CONCRETE TEST REPORTS SHALL DIRECTLY STATE WHETHER OR NOT THE TEST RESULT COMPLIES WITH THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.
- MAXIMUM SLUMP FOR ALL CONCRETE SHALL NOT EXCEED 4".
- FOR SLABS ON GRADE, PROVIDE POLYPROPYLENE FIBER REINFORCED CONCRETE WITH A FIBER DOSED AT 0.1% BY VOLUME.
- CLASS 5 FLY ASH OR SLAG MAY BE SUBSTITUTED FOR CEMENT ON A POUND TO POUND BASIS UP TO 10% OF THE TOTAL CEMENTITIOUS CONTENT.
- ALL CONCRETE SLABS SHALL BE WET CURED PER ACI RECOMMENDATIONS FOR NO LESS THAN SEVEN DAYS.
- CALCIUM CHLORIDE OR ADMIXTURES CONTAINING CALCIUM CHLORIDE ARE NOT PERMITTED IN ANY CONCRETE MIX.
- PROVIDE THE FOLLOWING CLEAR COVER DISTANCES FOR REINFORCEMENT IN CONCRETE (UNLESS OTHERWISE NOTED):

FOOTINGS - ALL SIDES	3"
SLABS NOT PERMANENTLY AGAINST EARTH - BOTTOM & SIDES	1"
SLABS PERMANENTLY AGAINST EARTH - BOTTOM & SIDES	3"
SLABS - TOP	3/4"
WALLS NOT PERMANENTLY AGAINST EARTH	1"
WALLS PERMANENTLY AGAINST EARTH	3"
BEAMS & GIRDERS NOT PERMANENTLY AGAINST EARTH	1 1/2"
BEAMS & GIRDERS NOT PERMANENTLY AGAINST EARTH	1 1/2"
PIERS & COLUMNS NOT PERMANENTLY AGAINST EARTH	2"
- CONTRACTOR SHALL USE SMOOTH FORMS FOR EXPOSED CONCRETE SURFACES. ANY CONCRETE SURFACE REPAIRS SHALL BE PERFORMED BY THE CONTRACTOR AS REQUIRED. REPAIR AND PATCH DEFECTIVE AREAS WITH PROPRIETARY PATCHING COMPOUND IMMEDIATELY AFTER REMOVAL OF FORMS.

MASONRY:

- MASONRY CONSTRUCTION SHALL CONFORM TO THE TMS 402-13/ ACI 503-13/ ACSE 5-13 & TMS 602-13/ ACI 530.1-13/ ASCE 6-13 "THE MASONRY STANDARDS JOINT COMMITTEE - BUILDING CODE REQUIREMENTS & SPECIFICATIONS FOR MASONRY STRUCTURES".
- PROVIDE VERTICAL WALL CONTROL JOINTS IN MASONRY WALLS AS FOLLOWS:
 - 25'-0" MAXIMUM FROM CORNER OF WALLS
 - 50'-0" O.C. MAXIMUM
 - AT CHANGES IN WALL HEIGHT AND THICKNESS
 - AT WALLS ABUTTING COLUMNS
- REFER TO STRUCTURAL DRAWINGS FOR LOCATION OF ALL VERTICAL CONTROL JOINTS IN INTERIOR & EXTERIOR WALLS.
- ALL MASONRY (BOND BEAMS, PILASTERS, LINTELS) SHALL BE GROUTED SOLID WITH CONCRETE HAVING F'c=2,000 PSI UNLESS NOTED OTHERWISE. COARSE AGGREGATE SHALL BE PEA GRAVEL.
- LAP VERTICAL WALL REINFORCEMENT A MINIMUM OF 36" UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL GROUT MASONRY SOLID AT ALL ANCHOR BOLT LOCATIONS.
- ALL MASONRY WALLS SHALL BE CONSTRUCTED IN A RUNNING BOND PATTERN UNLESS OTHERWISE NOTED ON THE CONSTRUCTION DOCUMENTS.
- ALLOWABLE SITE TOLERANCES:

DIMENSION OF ELEMENTS:	
- IN CROSS SECTION OR ELEVATION	-1/4" TO +1/2"
- MORTAR JOINT THICKNESS BETWEEN COURSES	1/8"
- GROUT SPACE OR CAVITY WIDTH (EXCEPT FOR WALLS PASSING FRAMED CONSTRUCTION)	-1/4" TO +3/8"
- ELEMENTS:

- VARIATION FROM LEVEL IN BED JOINTS	1/4" IN 10 ft.
	1/2" MAX. OVERALL
- VARIATION FROM LEVEL OF TOP SURFACE OF WALLS	1/4" IN 10 ft.
	1/2" MAX. OVERALL
- VARIATION FROM PLUMB	1/4" IN 10 ft.
	13/8" IN 20 ft.
	1/2" MAX. OVERALL
- TRUE TO A LINE	1/4" IN 10 ft.
	13/8" IN 20 ft.
	1/2" MAX. OVERALL
- ALIGNMENT OF COLUMNS & WALLS (TOP vs BOTTOM)	1/2" FOR LOAD BEARING
	13/4" FOR NON-LOAD BEARING
- LOCATION OF ELEMENTS:

- INDICATED IN PLAN	1/2" IN 20 ft.
- INDICATED IN ELEVATION	1/4" IN STORY HEIGHT

STRUCTURAL STEEL:

- DESIGN, DETAILING, FABRICATION, AND ERECTION SHALL CONFORM TO AISC 360-10 "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS".
- SEISMIC DESIGN, DETAILING, FABRICATION AND ERECTION SHALL CONFORM TO AISC 341-10 "SEISMIC PROVISION FOR STRUCTURAL STEEL BUILDINGS".
- WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS HOLDING CURRENT AWS CERTIFICATES IN THE TYPES OF WELDING SPECIFIED ON THESE CONSTRUCTION DOCUMENTS.
- CONTRACTOR SHALL SUBMIT FIVE SETS OF STEEL SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS BEFORE SUBMITTING TO THE STRUCTURAL DESIGNER OF RECORD.
- CONTRACTOR SHALL DESIGN AND PROVIDE ANY TEMPORARY BRACING OR GUYS REQUIRED TO ERECT STEEL MEMBERS. TEMPORARY BRACING SHALL BE LEFT IN PLACE UNTIL THE PERMANENT STRUCTURE IS IN PLACE AND SECURE.
- PROVIDE 3/16" GAP PLATE AT THE ENDS OF ALL EXPOSED TUBE AND PIPE MEMBERS.
- STAIRS, HANDRAILS, AND GUARDRAILS SHALL BE DESIGNED BY THE STEEL SUPPLIER OR ARCHITECT OR RECORD, VERIFY ROLES AND RESPONSIBILITY.
- ALL STEEL BEAMS SHALL BE FABRICATED WITH THE NATURAL CAMBER (WITHIN MILL TOLERANCE).
- THE STEEL SUPPLIER SHALL COORDINATE HIS WORK WITH THE STEEL JOIST SUPPLIER ON THE PROJECT (IF APPLICABLE, SEE CONSTRUCTION DOCUMENTS).
- CAPACITY OF BOLTED OR WELDED CONNECTIONS SHALL BE EQUAL TO OR EXCEED 120% OF BEAM REACTION PRODUCED BY MAXIMUM ALLOWABLE UNIFORM LOAD ON THE GIVEN MEMBER SPAN.
- UNLESS OTHERWISE NOTED ON CONSTRUCTION DOCUMENTS, ALL BEAM CONNECTIONS SHALL BE DOUBLE ANGLE CONNECTIONS WITH A325 BOLTS. AT BEAM TO BEAM AND BEAM TO COLUMN CONNECTIONS, PROVIDE AS MANY BOLTS AS POSSIBLE IN BEAM FLANGE. DOUBLE ANGLE WELDED CONNECTIONS MAY BE USED TO DEVELOP THE SAME CAPACITY AS A BOLTED CONNECTION.
- ALTERNATE CONNECTIONS FROM WHAT IS SPECIFIED ON THE CONSTRUCTION DOCUMENTS WILL NOT BE ACCEPTED WITHOUT WRITTEN APPROVAL FROM THE STRUCTURAL DESIGNER OF RECORD.
- USE STANDARD AISC DOUBLE ANGLE CONNECTIONS WHERE POSSIBLE. ALL STANDARD DOUBLE ANGLE CONNECTIONS SHALL BE IN ACCORDANCE WITH ASD CURRENT EDITION AND SHALL BE TYPE 2 FRAMING CONNECTIONS UNLESS NOTED OTHERWISE.
- WHERE WOOD MEMBERS FRAME INTO STEEL MEMBERS, PROVIDE A SADDLE CONNECTION. SEE CONSTRUCTION DOCUMENTS AND/ OR VERIFY CONNECTION WITH STRUCTURAL DESIGNER OF RECORD.
- PROVIDE STIFFENER PLATES ON BOTH SIDES OF BEAM WEBS AT ALL CONCENTRATED LOADS ABOVE AND BELOW A BEAM. UNLESS NOTED OTHERWISE, FRAME THE LARGEST BEAM OVER COLUMNS AT BEAM TO BEAM INTERSECTIONS.

WOOD FRAMING:

- DESIGN, FABRICATION, AND CONSTRUCTION SHALL CONFORM TO AWC NDS-2015 "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION W/ 2012 SUPPLEMENT".
- DESIGN, FABRICATION, AND CONSTRUCTION SHALL CONFORM TO AWC SDPM-2015 "SPECIAL DESIGN PROVISIONS FOR WIND & SEISMIC".
- PLYWOOD/ O.S.B. SHEATHING SHALL CONFORM TO THE CURRENT EDITION OF "US, PRODUCT STANDARD PS-1" FOR SOFTWOOD PLYWOOD/ O.S.B. AND BEAR THE APA GRADE-TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION.
- PLYWOOD/ O.S.B. SHEATHING SHALL BE ATTACHED TO WOOD FRAMING WITH "STRENGTH AXIS PARALLEL TO FLOOR. STAGGER ALL JOINTS.
- PLYWOOD/ O.S.B. SHEATHING SHALL BE FASTENED TO SUPPORTS W/ 8d NAILS SPACED AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE.
- ANY PLYWOOD/ O.S.B. SHEATHING THAT IS EXPOSED TO MOISTURE SHALL BE PRESSURE TREATED.
- PLYWOOD/ O.S.B. PANEL EDGES SHALL BEAR ON THE FRAMING SUPPORT MEMBERS AND BUTT ALONG THEIR CENTER LINES. NAILS SHALL BE PLACED NOT LESS THAN 3/8" IN FROM THE PANEL EDGE.
- WOOD SILL PLATES AND OTHER WOOD MEMBERS DIRECTLY EXPOSED TO MOISTURE OR IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- MAXIMUM MOISTURE CONTENT IN ANY WOOD MEMBER SHALL NOT EXCEED 19%.
- 2x WOOD JOISTS SHALL HAVE 1x3 5PF NO.2 CROSS BRIDGING AT 8'-0" O.C. MAXIMUM.
- DO NOT EMBED NON-PRESSURE TREATED WOOD MEMBERS IN CONCRETE.
- ALL BOLTS AND LAG SCREWS SHALL CONFORM TO ASTM. USE STEEL WASHERS BETWEEN HEAD OF BOLT OR LAG SCREW AND WOOD. USE STEEL WASHERS BETWEEN NUT AND WOOD. VERIFY GALVANIC REACTION CONDITIONS AND REQUIREMENTS.
- ALL FASTENERS ATTACHING PRESSURE TREATED WOOD MEMBERS TO CONCRETE OR MASONRY SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.
- MAKE NO SUBSTITUTIONS OF ANY ENGINEERED WOOD PRODUCTS (LVL, PSL, LSL, ETC.) SPECIFIED ON ANY FRAMING PLANS WITH OUT THE DIRECT WRITTEN PERMISSION OF THE STRUCTURAL DESIGNER OF RECORD.

METAL PLATE CONNECTED WOOD TRUSS NOTES/CRITERIA:

- WOOD TRUSSES SHALL BE DESIGNED AND CONFORM TO TPI 1-2014 "NATIONAL DESIGN STANDARD FOR METAL-PLATE-CONNECTED WOOD TRUSS CONSTRUCTION".
- ROOF TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING LOADS:

TOP CHORD LIVE LOAD	30 PSF
TOP CHORD DEAD LOAD	10 PSF
BOTTOM CHORD LIVE LOAD	N/A (VERIFY NON-STORAGE LOAD)
BOTTOM CHORD DEAD LOAD	10 PSF
- FLOOR TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING LOADS:

TOP CHORD LIVE LOAD	40 PSF
TOP CHORD DEAD LOAD	15 PSF
BOTTOM CHORD LIVE LOAD	N/A
BOTTOM CHORD DEAD LOAD	10 PSF
- IN ADDITION TO THE LOADS STATED ABOVE THE TRUSSES SHALL BE DESIGNED FOR ANY SNOW DRIFTING, MECHANICAL, AND/OR ANY SPECIAL LOAD CONDITIONS AS SHOWN ON STRUCTURAL OR ARCHITECTURAL PLANS.
- ROOF TRUSSES SHALL BE DESIGNED FOR A MAXIMUM LIVE LOAD DEFLECTION OF L/240.
- FLOOR TRUSSES SHALL BE DESIGNED FOR A MAXIMUM LIVE LOAD DEFLECTION OF L/480.
- FABRICATION, HANDLING, STORAGE, AND ERECTION SHALL BE IN ACCORDANCE WITH "TRUSS PLATE INSTITUTION" RECOMMENDED PRACTICES AND SHALL BE DONE IN A WORKMAN LIKE MANNER SO AS TO NOT DAMAGE THE TRUSSES. TRUSSES SHALL NOT BE CUT, ADDED ONTO OR ALTERED IN ANY WAY WITH OUT THE WRITTEN CONSENT OF THE TRUSS DESIGNER, STRUCTURAL DESIGNER, OR ARCHITECT OF RECORD.
- WOOD TRUSS DESIGNER/SUPPLIER SHALL SUBMIT FORMAL STAMPED CALCULATIONS BY A REGISTERED ENGINEER FOR REVIEW BEFORE FABRICATION.
- SUBMIT A SET OF TRUSS SHOP DRAWINGS TO THE ARCHITECT & STRUCTURAL DESIGNER OF RECORD FOR APPROVAL PRIOR TO FABRICATION. CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS BEFORE SUBMITTING TO THE ARCHITECT.
- SHOP DRAWING SUBMISSIONS SHALL INCLUDE THE FOLLOWING INFORMATION:
 - THE NAME, ADDRESS, PHONE NUMBER, AND FAX NUMBER OF THE SUPPLIER.
 - SLOPE OR DEPTH, SPAN AND SPACING
 - LOCATION OF ALL JOINTS
 - ALL DESIGN LOADS
 - ADJUSTMENTS TO LUMBER AND METAL CONNECTOR PLATE VALUES FOR CONDITIONS OF USE
 - EACH REACTION FORCE AND DIRECTION
 - METAL CONNECTOR PLATE TYPE, SIZE, GAUGE, AND THE DIMENSIONAL LOCATION OF EACH CONNECTOR PLATE
 - LUMBER SIZE, SPECIES, AND GRADE FOR EACH TRUSS MEMBER
 - CONNECTION REQUIREMENTS FOR TRUSS TO TRUSS GIRDER, TRUSS PLY TO PLY, AND FIELD SPLICES
 - CALCULATED DEFLECTION RATIO AND/OR MAXIMUM DEFLECTION FOR LIVE AND TOTAL LOAD
 - SPECIFY ALL TRUSS TO TRUSS CONNECTIONS AND HANGERS.
 - SPECIFY AND SHOW ALL PERMANENT TRUSS BRACING REQUIRED BY DESIGN.
- CONTRACTOR IS RESPONSIBLE FOR ALL ERECTION PROCEDURES AND TEMPORARY TRUSS BRACING REQUIREMENTS DURING ERECTION IN ACCORDANCE WITH TPI'S COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLING, AND BRACING METAL PLATE CONNECTED WOOD TRUSSES (HIB-41 BOOKLET) AND THE CURRENT EDITION OF ANSI/TPI-1.
- TRUSSES EXPOSED TO MOISTURE SHALL BE CONSTRUCTED OF PRESSURE TREATED WOOD AND GALVANIZED METAL PLATES.
- FLOOR TRUSS SPACING SHOWN ON FRAMING PLANS ARE MAXIMUM SPACINGS. TRUSS DESIGNER SHALL REDUCE SPACING AS REQUIRED TO SUPPORT ALL LOADS SPECIFIED ON THESE PLANS AND BY CODE.
- DESIGN ROOF TRUSSES TO RESIST ALL WIND LOADS INCLUDING UPLIFT LOADS (SEE WIND LOADING DIAGRAMS FOR INFORMATION).
- ALL TRUSS TO TRUSS CONNECTIONS ARE TO BE DESIGNED, DETAILED, AND SUPPLIED BY THE TRUSS SUPPLIER/ DESIGNER.
- TRUSS FABRICATOR SHALL FIELD VERIFY ALL SPAN DIMENSIONS BEFORE FABRICATING.

LOAD COMBINATIONS:

ALLOWABLE STRESS DESIGN (ASD):	STRENGTH DESIGN (LRFD):
1). D	1). 1.4D
2). D + L	2). 1.2D + 1.6L + 0.5(Lr OR S OR R)
3). D + (Lr OR S OR R)	3). 1.2D + 1.6(Lr OR S OR R) + (L OR 0.5W)
4). D + 0.75L + 0.75(Lr OR S OR R)	4). 1.2D + 1.0W + L + 0.5(Lr OR S OR R)
5). D + (0.6W OR 0.7E) &	5). 1.2D + 1.0E + L + 0.25 &
(1.0 + 0.145Ws)D + 0.710e &	(1.2 + 0.250e)D + 0.8e + L + 0.25 &
(1.0 + 0.145Ws)D + 0.710e &	(1.2 + 0.250e)D + 0.80e + L + 0.25
6a). D + 0.75L + 0.75(0.6W) + 0.75(Lr OR S OR R)	6). 0.9D + 1.0W
6b). D + 0.75L + 0.75(0.7E) + 0.75S &	7). 0.9D + 1.0E &
(1.0 + 0.105Ws)D + 0.52510e + 0.75L + 0.75S &	(0.9 + 0.250e)D + 0.8e &
(1.0 + 0.105Ws)D + 0.52510e + 0.75L + 0.75S	(0.9 + 0.250e)D + 0.80e
7). 0.6D + 0.6W	
8). 0.6D + 0.7E &	
(0.6 - 0.145Ws)D + 0.710e &	
(0.6 - 0.145Ws)D + 0.710e &	
ADDITIONAL SERVICEABILITY:	
1). D + 0.5L (CREEP)	
2). D + 0.5L + Ws (WIND)	

CERTIFIED PRODUCTS

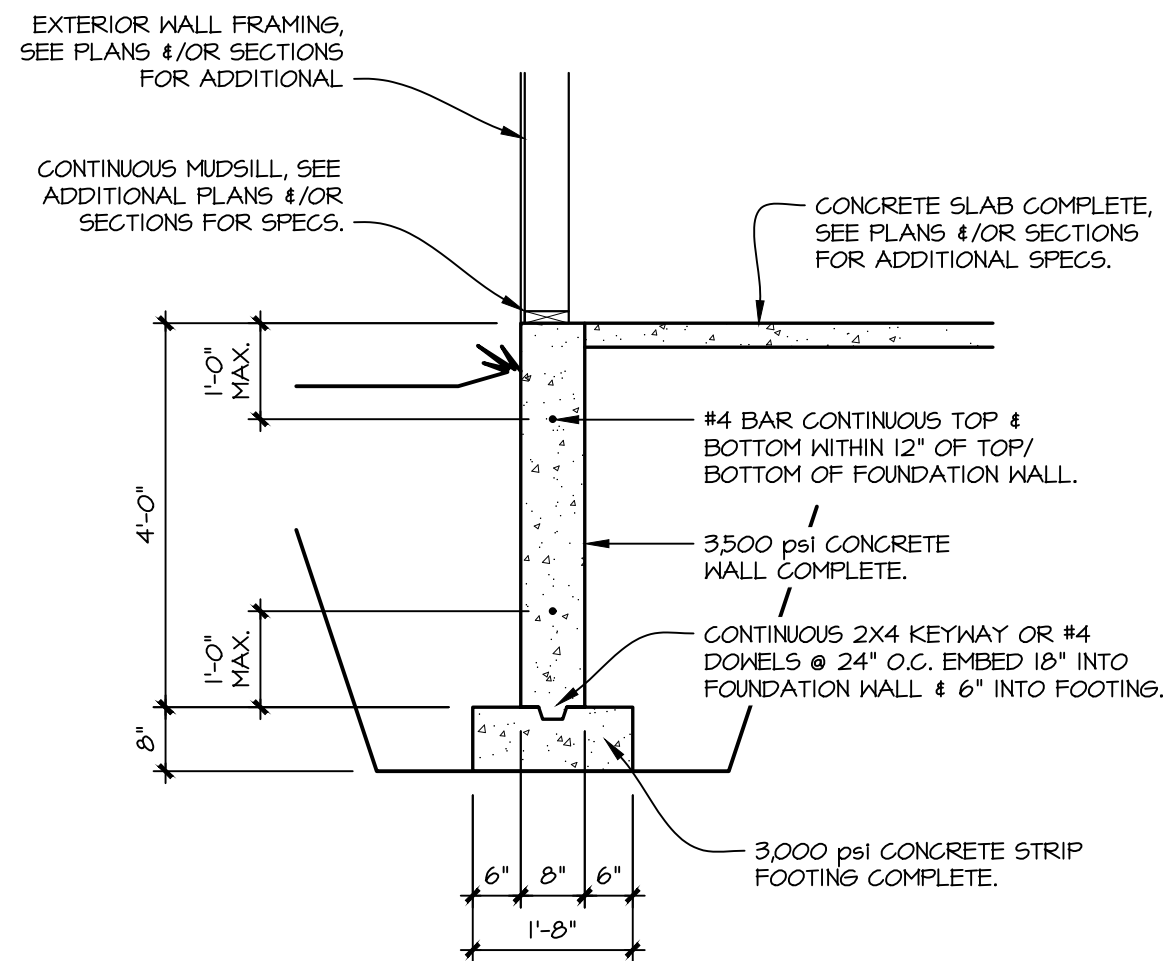
19000 W. LINCOLN AVE.
NEW BERLIN, WI 53146

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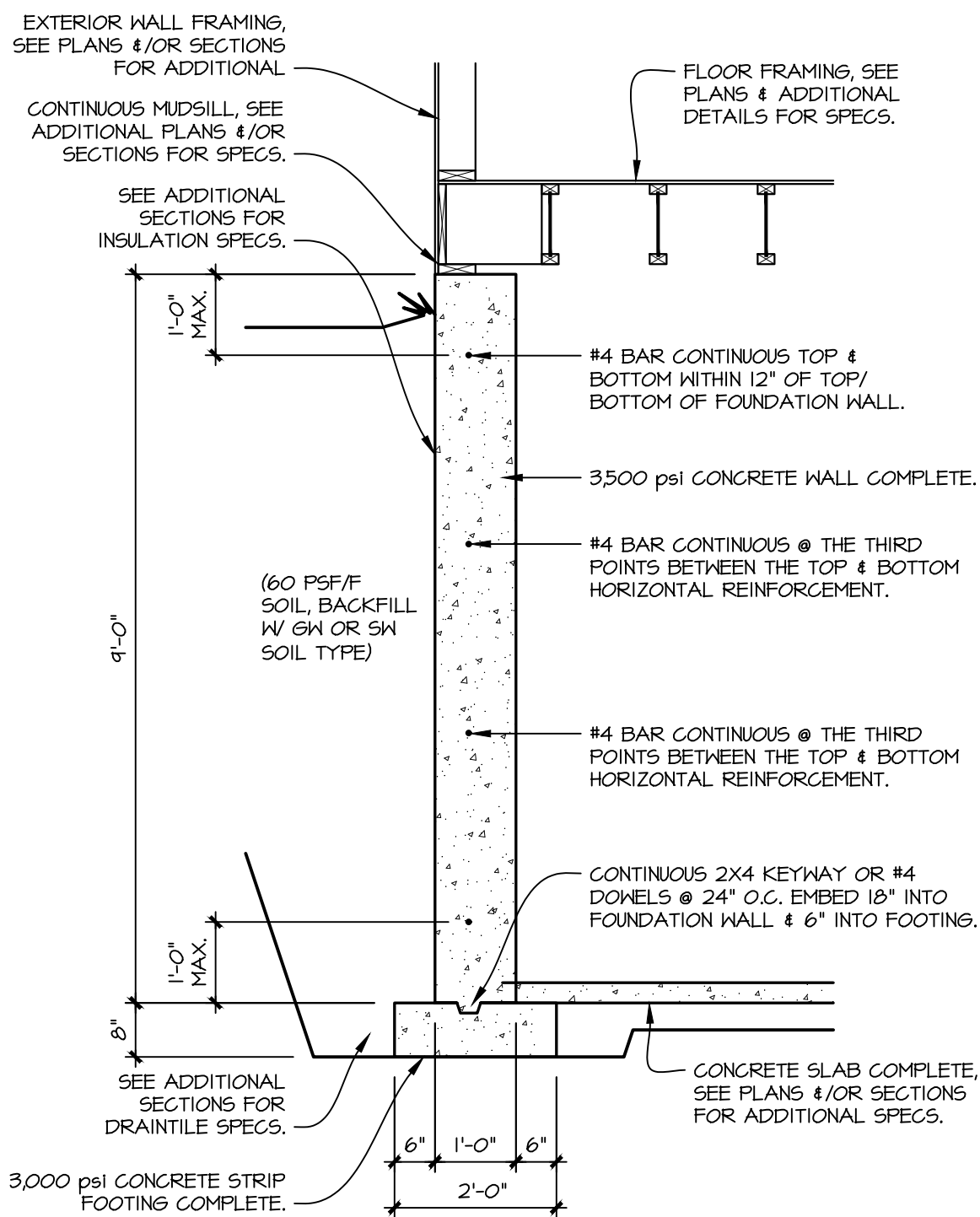
STRUCTURAL SPECIFICATIONS

DATE: OCTOBER 12TH, 2023

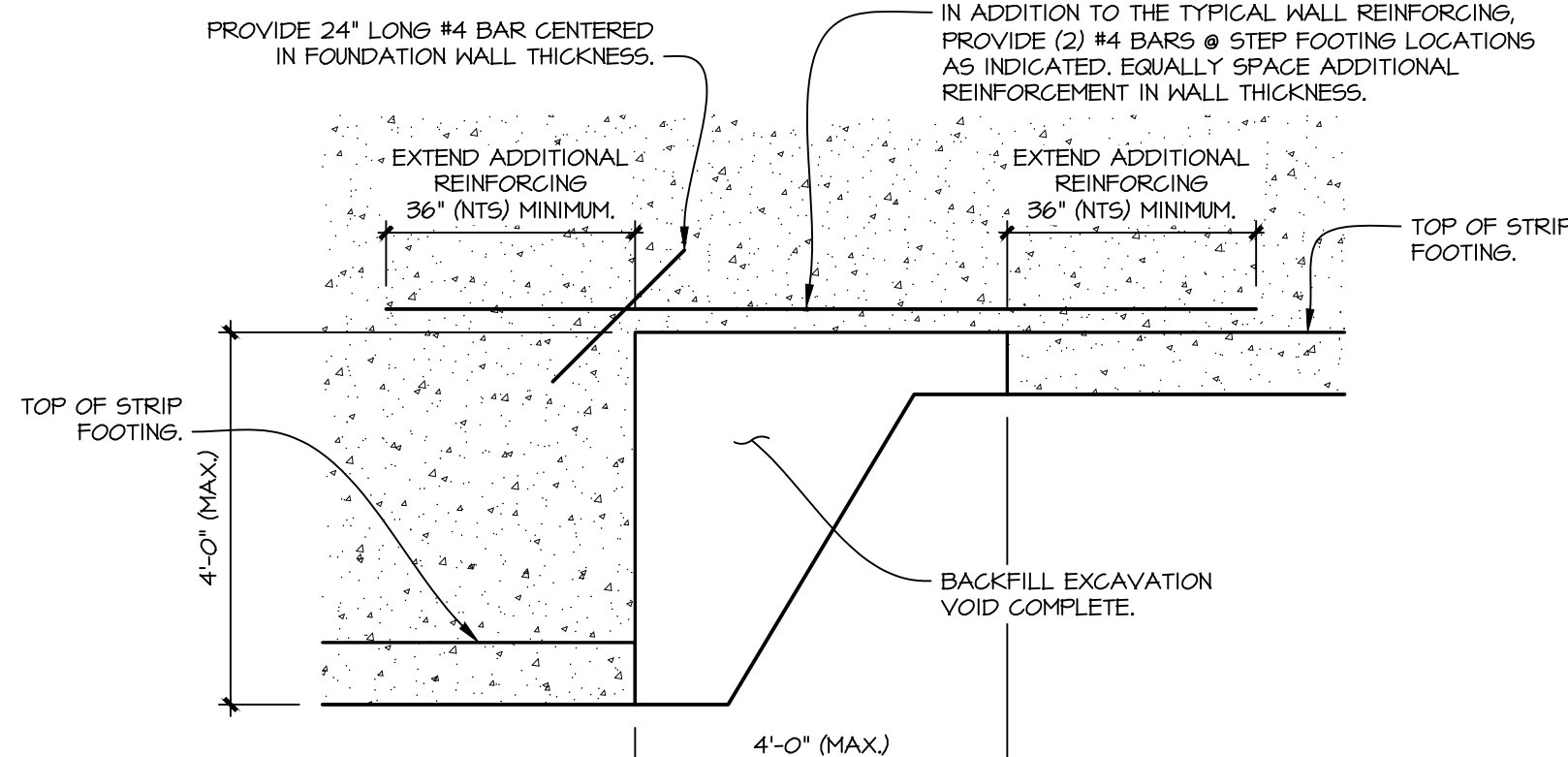
PROJECT NUMBER: 23-392



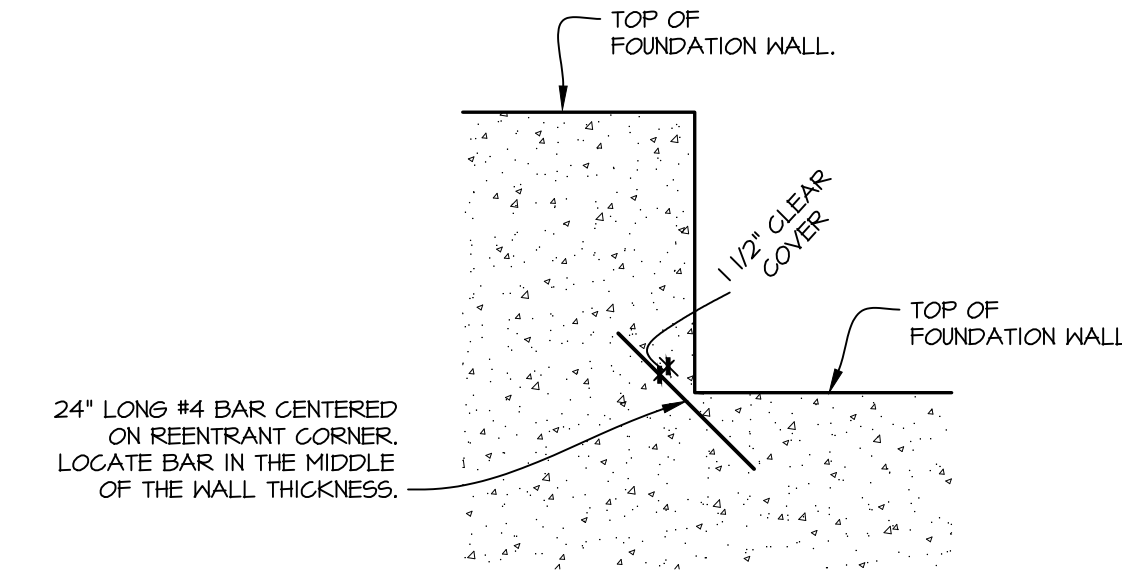
1 **GENERIC FROST FOUNDATION WALL SECTION**
S-2 1/2" = 1'-0"



2 **GENERIC 9'-0" TALL FOUNDATION WALL SECTION**
S-2 1/2" = 1'-0"



3 **GENERIC STEP FOOTING DETAIL**
S-2 1/2" = 1'-0"



4 **GENERIC CHANGE IN WALL ELEVATION DETAIL**
S-2 1/2" = 1'-0"

ROOF & CEILING FRAMING (APPLIES TO DIM. LUMBER ONLY)

CEILING JOISTS TO PLATE, TOE NAIL	3-8d
CEILING JOIST, LAPS OVER PARTITIONS, FACE NAIL	3-10d
CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL	3-16d
RAFTER TO TOP PLATE,	ENGINEERED CONNECTOR (SEE FRAMING PLAN FOR SPECIFICATIONS).
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS, TOE NAIL	4-16d
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS, FACE NAIL	3-16d
COLLAR TIES TO RAFTERS, FACE NAIL	3-8d

FLOOR FRAMING (APPLIES TO DIM. LUMBER ONLY)

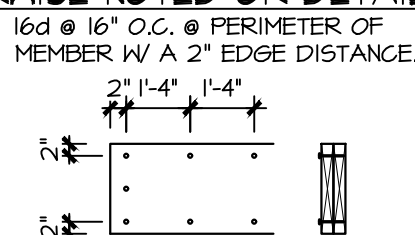
JOIST TO JOIST, FACE NAILED OVER SUPPORT	3-8d
JOIST TO SILL OR GIRDER, TOE NAIL	3-8d
BAND OR RIM JOIST TO JOIST, END NAIL	3-16d
BAND OR RIM JOIST TO SILL OR TOP PLATE	2-16d @ 16" O.C.
BRIDGINS TO JOIST, END NAIL EACH END	2-8d
JOIST ON BEAM, TOE NAIL	3-8d

WALL FRAMING

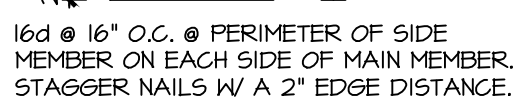
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	2-16D @ 16" O.C.
TOP OR SOLE PLATE TO STUD, END NAIL	2-16D
STUD TO SOLE PLATE, TOE NAIL	3-8D OR 2-16D
DOUBLED STUDS, FACE NAIL	10d @ 24" O.C.
DOUBLED TOP PLATES, FACE NAIL	10d @ 24" O.C.
DOUBLED TOP PLATES, MINIMUM 24-INCH OFFSET OF END JOINTS, FACE NAIL IN LAPPED AREA	8-16d
TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-10d
CONTINUOUS HEADER TO STUD, TOE NAIL	4-8d
1" CORNER BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d OR 2 STAPLES, 1 3/4"
BUILT-UP CORNER STUDS	10d @ 24" O.C.

HEADER/ GIRDER FRAMING (UNLESS OTHERWISE NOTED OR DETAILED)

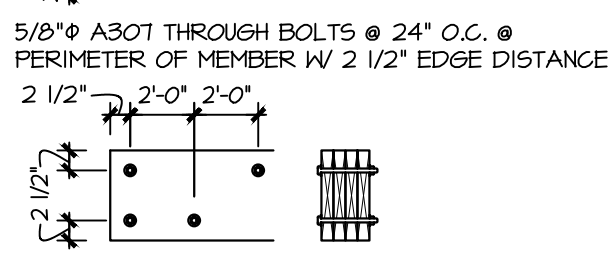
CONTINUOUS 2-PLY HEADER/ GIRDER



CONTINUOUS 3-PLY HEADER/ GIRDER



CONTINUOUS 4-PLY HEADER/ GIRDER



ROOF SHEATHING NOTE:
- PROVIDE 1/16" ROOF SHEATHING W/ SPAN RATINGS OF 24/16 OR BETTER & ATTACH TO RAFTERS W/ 8d NAILS @ 6" O.C. @ PANEL EDGES & 12" O.C. IN THE FIELD.

FLOOR SHEATHING NOTE:
PROVIDE 23/32" T&G SHEATHING (UNBLOCKED) W/ SPAN RATINGS OF 48/24 & ATTACHED W/ #9x2 1/2" WOOD SCREWS @ 6" O.C. @ PANEL EDGES & 12" O.C. IN THE FIELD & A CONT. BEAD OF "LOCTITE" "PL400" ADHESIVE OR EQUAL.

SHOULDER & KING SCHEDULE			
OPENING SIZE (FEET)	SHOULDER SPECIFICATIONS	KING SPECIFICATIONS	ADDITIONAL NOTES
LESS THAN 4'-0"	(1) 2X6 SFF #2 OR (1) 2X4 SFF #2	(1) 2X6 SFF #2 OR (1) 2X4 SFF #2	MATCH SHOULDERS & KINGS W/ STUD WALL THICKNESS
4'-0" - 8'-0"	(1) 2X6 SFF #2 OR (2) 2X4 SFF #2	(1) 2X6 SFF #2 OR (2) 2X4 SFF #2	MATCH SHOULDERS & KINGS W/ STUD WALL THICKNESS
8'-0" - 12'-0"	(2) 2X6 SFF #2 OR (3) 2X4 SFF #2	(2) 2X6 SFF #2 OR (3) 2X4 SFF #2	MATCH SHOULDERS & KINGS W/ STUD WALL THICKNESS

NOTES:
- MAXIMUM SHOULDER HEIGHT OF 6'-8" FOR 2X4'S & 8'-0" FOR 2X6'S.
- MAXIMUM KING HEIGHT OF 8'-0" FOR 2X4'S & 10'-0" FOR 2X6'S.
- THIS SCHEDULE APPLIES TO ALL OPENINGS UNLESS OTHERWISE INDICATED ON THE FRAMING PLANS &/ OR DETAILS.

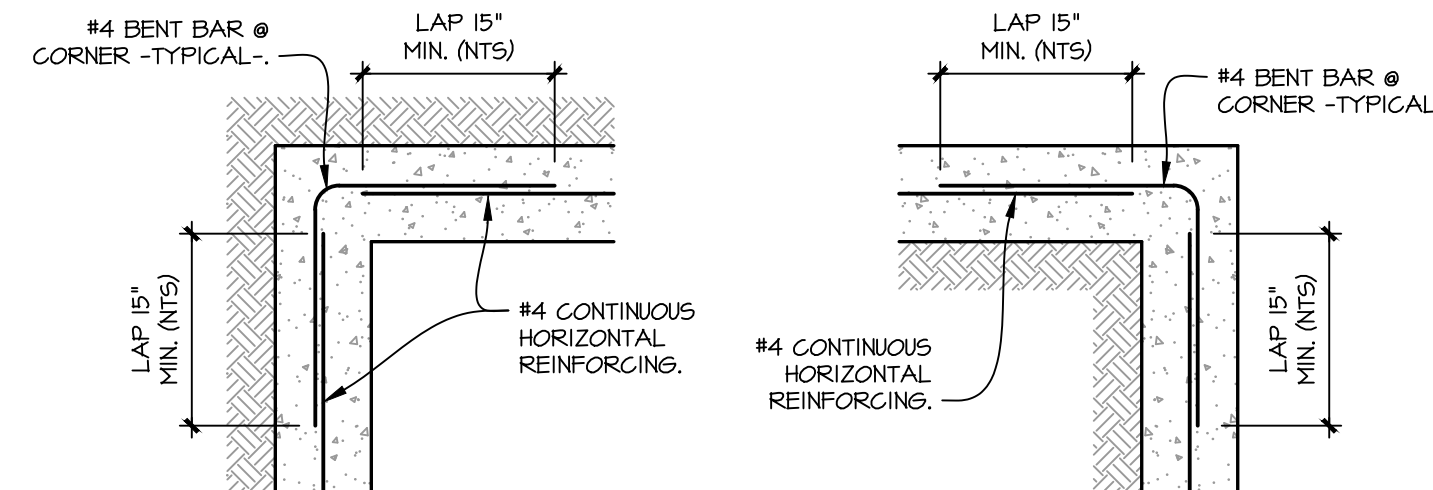
RECOMMENDED SIZES FOR WASHERS & ANCHOR ROD HOLES IN BASE PLATES (AISC TABLE 14-2)

ANCHOR ROD DIAMETER (IN)	HOLE DIAMETER (IN)	WASHER SIZE (IN)	MIN. WASHER THICKNESS (IN)
3/4	1 5/16	2	1/4
1	1 9/16	2 1/2	5/16
1 1/4	1 7/8	3	3/8
1 1/2	2 1/8	3 1/2	1/2

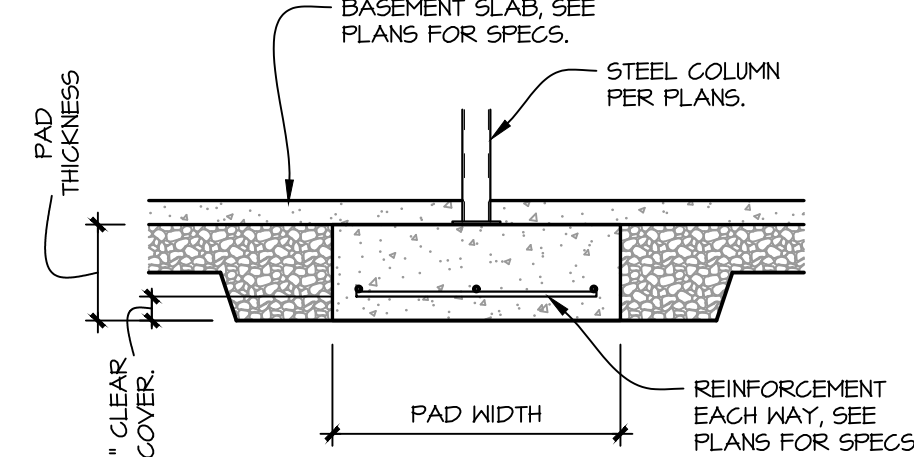
NOTES:
1). HOLE SIZES PROVIDED ARE BASED ON ANCHOR ROD SIZES AND CORRELATE WITH ACI 308.
2). CIRCULAR OR SQUARE WASHERS MEETING THE WASHER SIZE ARE ACCEPTABLE.
3). ASTM F844 WASHERS ARE PERMITTED INSTEAD OF PLATE WASHERS WHEN HOLE CLEARANCES ARE LIMITED TO 5/16" FOR ROD DIAMETERS UP TO 1", 1/2" FOR ROD DIAMETERS OVER 1" UP TO 2", & 1" FOR ROD DIAMETERS OVER 2".

BOLT HOLE SPECS. FOR STEEL TO STEEL CONNECTIONS.				
BOLT DIAMETER (IN)	STD. HOLE SIZE (IN. Ø)	SHORT-SLOT (WIDTH" x LENGTH")	LONG-SLOT (WIDTH" x LENGTH")	MINIMUM EDGE DISTANCE (IN)
1/2	9/16	9/16 X 1 1/16	9/16 X 1 1/4	3/4
5/8	1 1/16	1 1/16 X 7/8	1 1/16 X 1 9/16	7/8
3/4	1 3/16	1 3/16 X 1	1 3/16 X 1 7/8	1
7/8	1 5/16	1 5/16 X 1 1/8	1 5/16 X 2 3/16	1 1/8
1	1 1/16	1 1/16 X 1 5/16	1 1/16 X 2 1/2	1 1/4

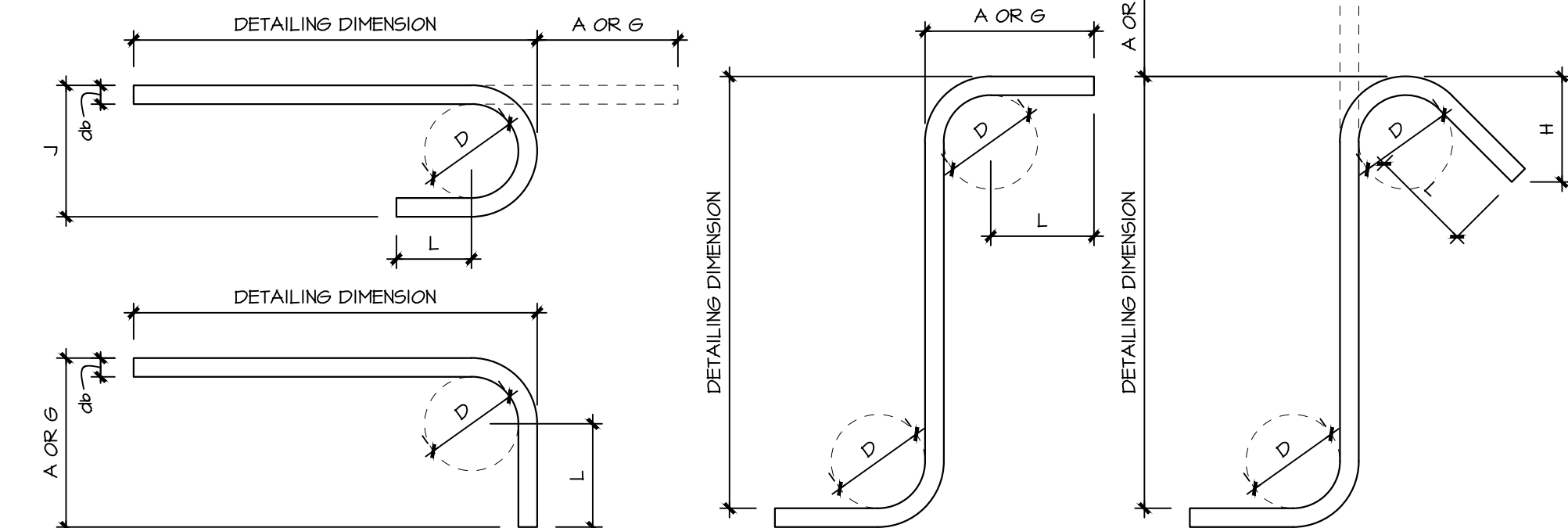
NOTES:
- ALL HOLES ARE TO BE DRILLED, PUNCHED OR THERMALLY CUT.
- THE MINIMUM DISTANCE BETWEEN STANDARD OR SLOTTED HOLE CENTERS ARE TO BE 3D (3 TIMES THE BOLT DIAMETER).
- THE MAXIMUM DISTANCE FROM CENTER OF STANDARD OR SLOTTED HOLE TO EDGE OF CONNECTIONS IS TO BE LESS THAN EITHER 12X (12 TIMES PART THICKNESS) OR 6 INCHES.



5 **GENERIC HORIZONTAL REINFORCING @ CORNERS**
S-2 1/2" = 1'-0"



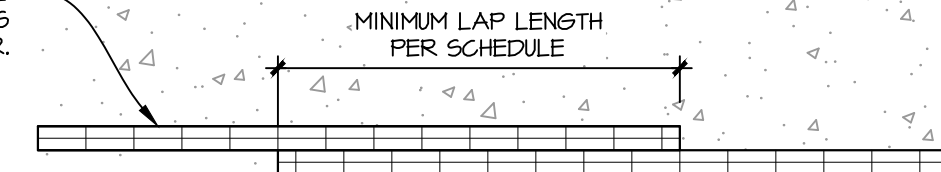
6 **GENERIC COLUMN PAD**
S-2 1/2" = 1'-0"



STANDARD HOOK									
BAR SIZE	A OR G	J	D	L	A OR G	D	L	A OR G	D
#3	5"	3"	2 1/4"	2 1/2"	6"	2 1/4"	4 1/2"	6"	2 1/4"
#4	6"	4"	3"	2 1/2"	8"	3"	6"	8"	3"
#5	7"	5"	3 3/4"	2 1/2"	10"	3 3/4"	7 1/2"	10"	4"
#6	8"	6"	4 1/2"	3"	12"	4 1/2"	9"	12"	5"
#7	10"	7"	5 1/4"	3 1/2"	14"	5 1/4"	10 1/2"	14"	6"
#8	11"	8"	6"	4"	16"	6"	12"	16"	7"

STIRRUP HOOKS & TIES									
BAR SIZE	A OR G	D	L	A OR G	D	L	A OR G	D	L
#3	4"	1 1/2"	2 1/4"	4 1/4"	1 1/2"	2 1/2"	3"	4"	1 1/2"
#4	4 1/2"	2"	2 1/4"	4 1/2"	2"	2 1/2"	3"	4 1/2"	2"
#5	6"	2 1/2"	3 3/4"	5 1/2"	2 1/2"	3 3/4"	3 3/4"	5 1/2"	3"
#6	12"	4 1/2"	4"	7 3/4"	4 1/2"	4 1/2"	4 1/2"	7 3/4"	4"
#7	14"	5 1/4"	10 1/2"	9"	5 1/4"	5 1/4"	5 1/4"	9"	5"
#8	16"	6"	12"	10 1/4"	6"	6"	6"	10 1/4"	6"

REBAR SPLICE CONSISTS OF THE SAME BAR SIZE, STAGGER SPLICE LOCATIONS THROUGHOUT CONCRETE MEMBER.



REBAR (TENSION) LAP LENGTHS SCHEDULE (UNLESS OTHERWISE NOTED)				
BAR SIZE	MINIMUM CLASS "A" LAP LENGTH FOR 3,000 PSI CONCRETE	MINIMUM CLASS "A" LAP LENGTH FOR 4,000 PSI CONCRETE	MINIMUM CLASS "A" LAP LENGTH FOR 5,000 PSI CONCRETE	MINIMUM CLASS "A" LAP LENGTH FOR 6,000 PSI CONCRETE
#3	17 INCHES	14 INCHES	13 INCHES	12 INCHES
#4	22 INCHES	19 INCHES	17 INCHES	16 INCHES
#5	28 INCHES	24 INCHES	21 INCHES	20 INCHES
#6	33 INCHES	29 INCHES	26 INCHES	23 INCHES
#7	40 INCHES	35 INCHES	31 INCHES	28 INCHES
#8	55 INCHES	48 INCHES	43 INCHES	38 INCHES

NOTE:
THIS SCHEDULE IS APPLICABLE FOR NORMAL WEIGHT CONCRETE, NON-ZINC OR NON-EPOXY COATED, & NON-BUNDLED GRADE 60 REBAR.

CERTIFIED PRODUCTS

19000 W. LINCOLN AVE.
NEW BERLIN, WI 53146

SHEET TITLE:

CONCRETE DETAILS

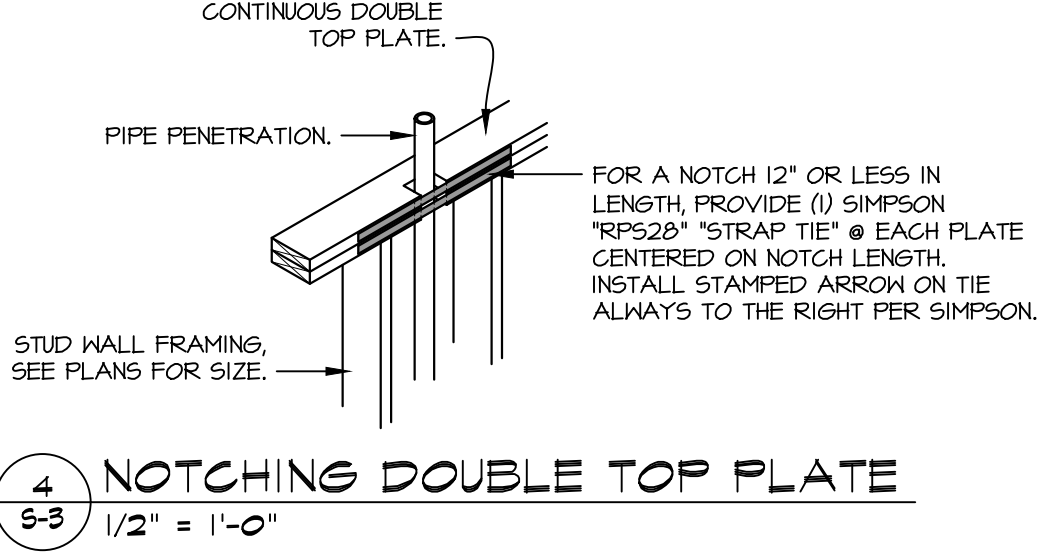
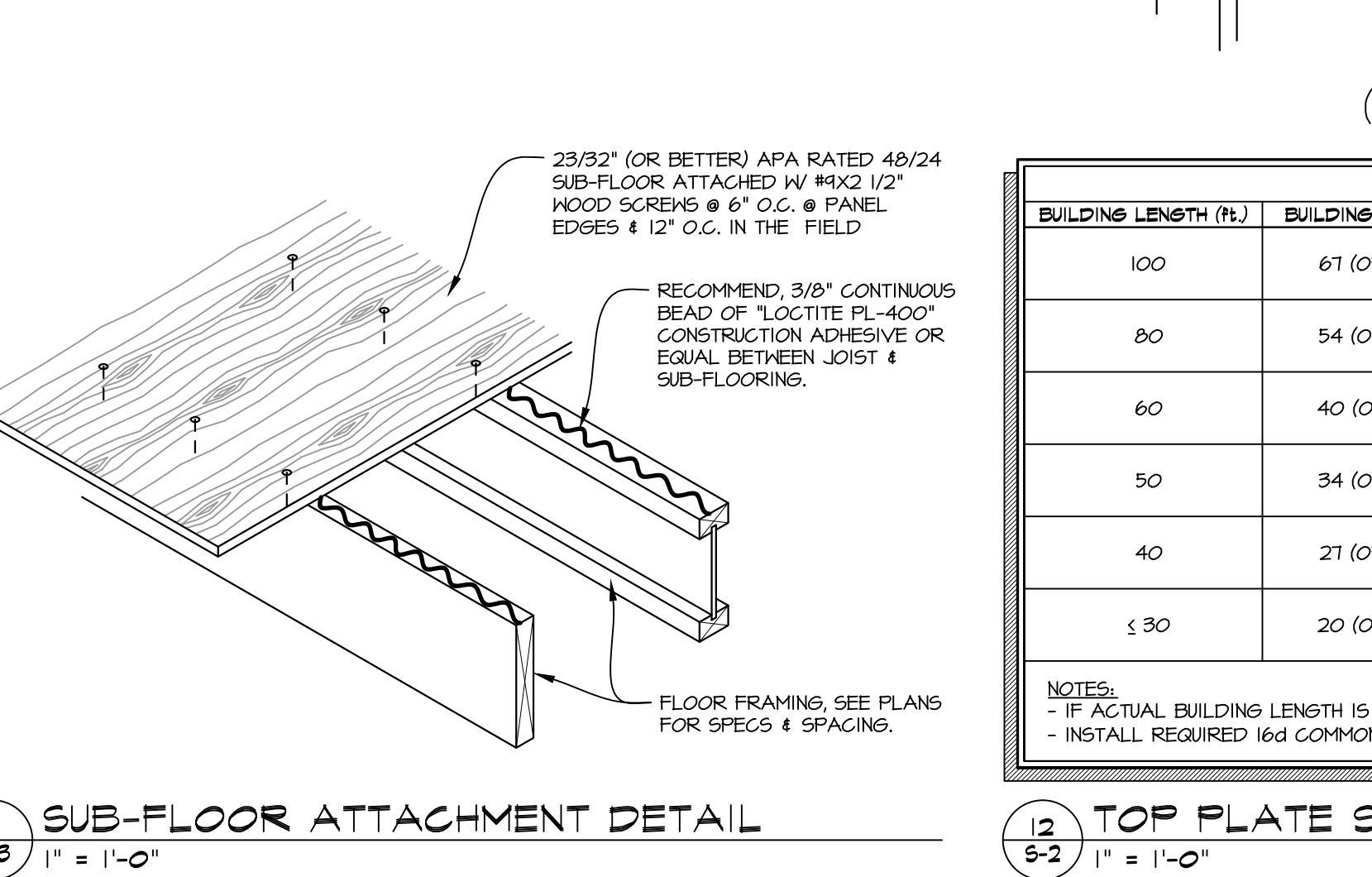
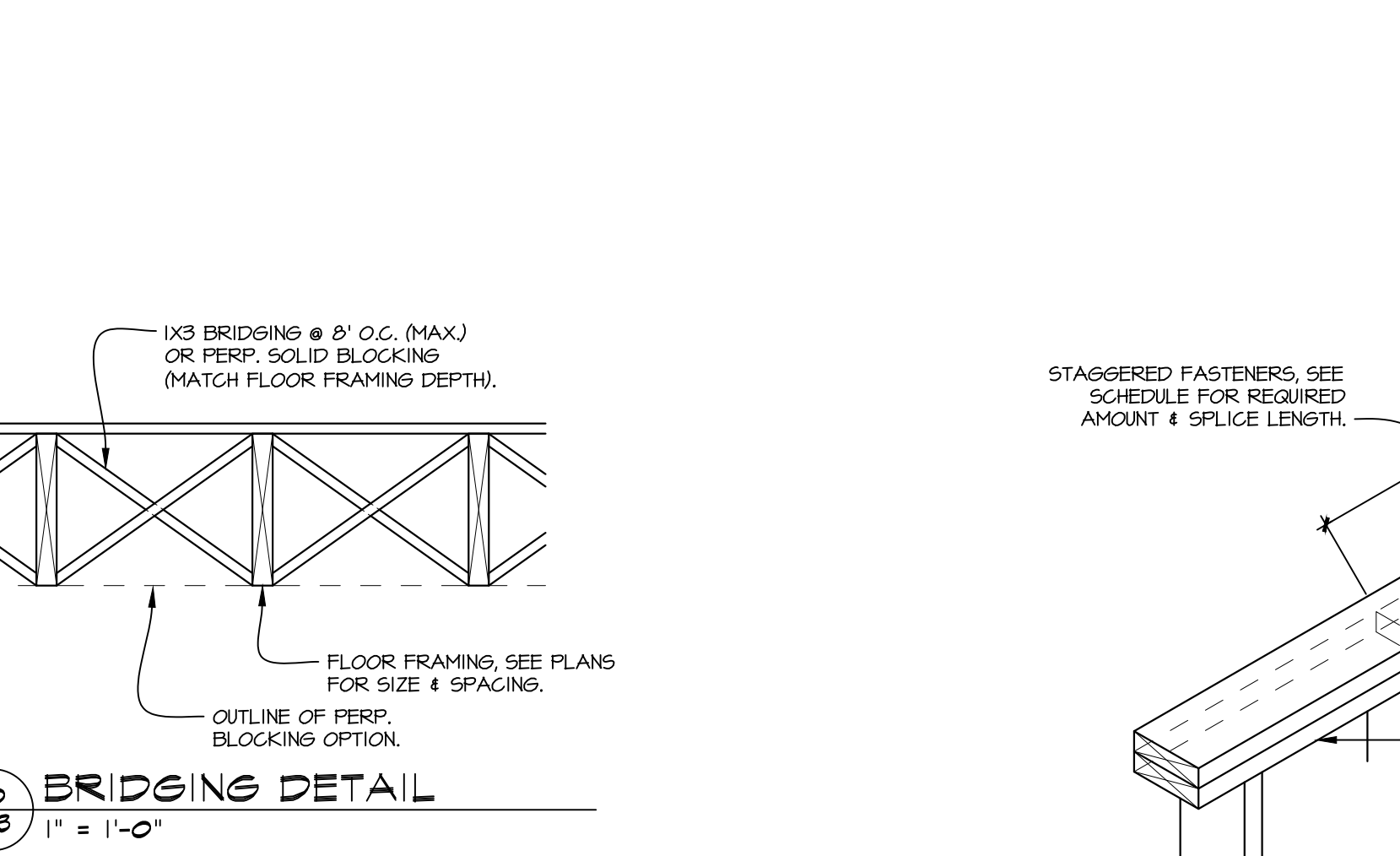
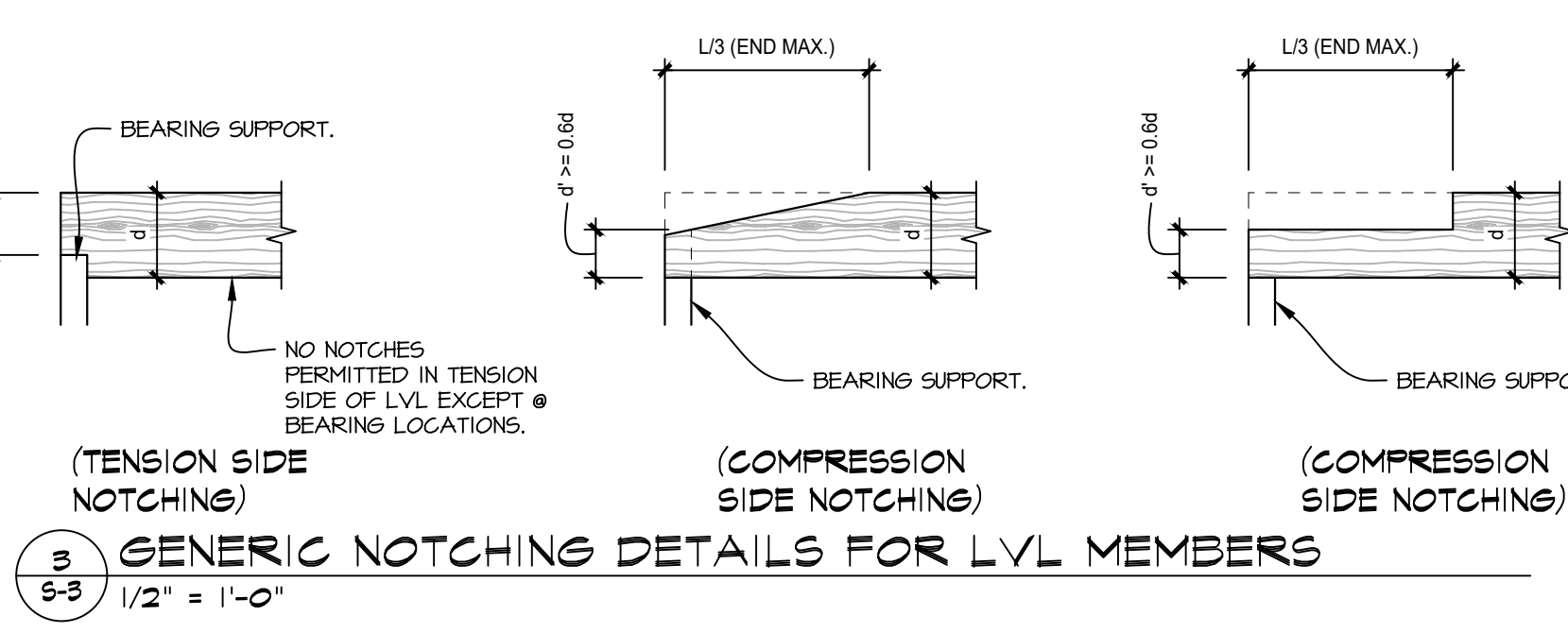
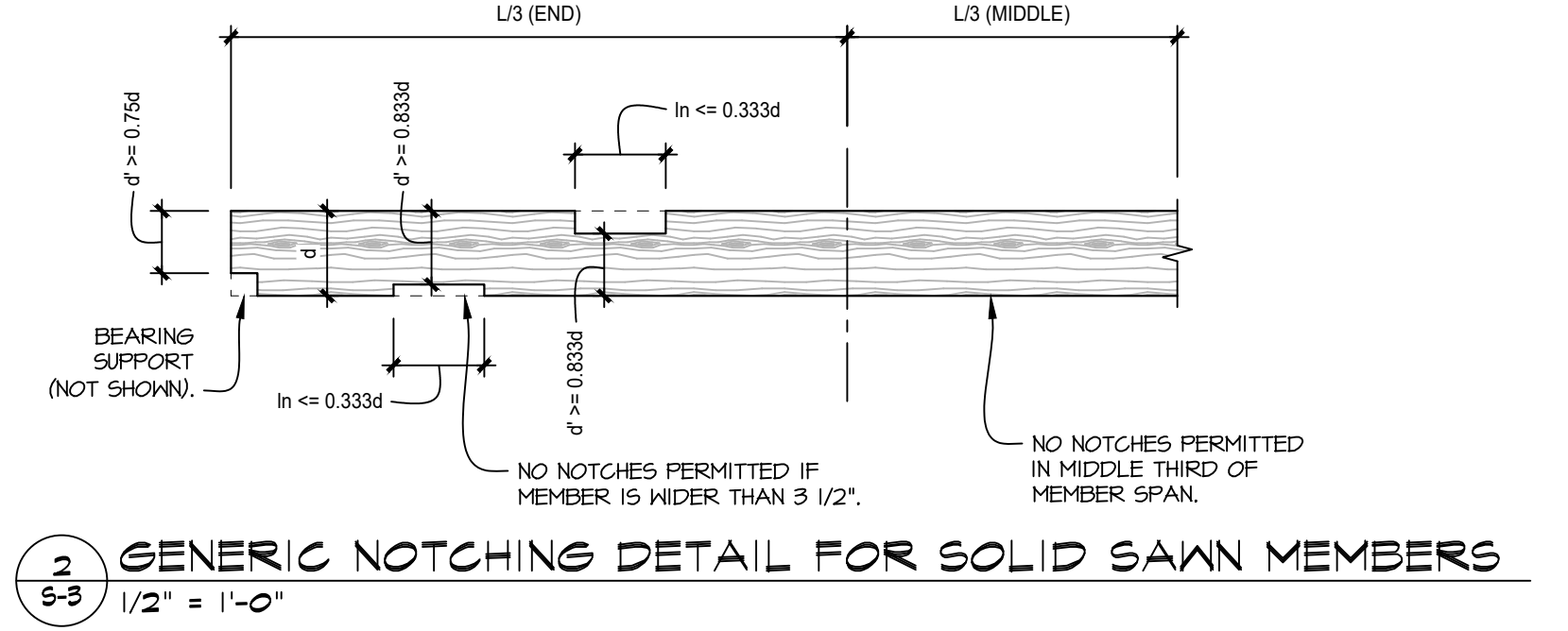
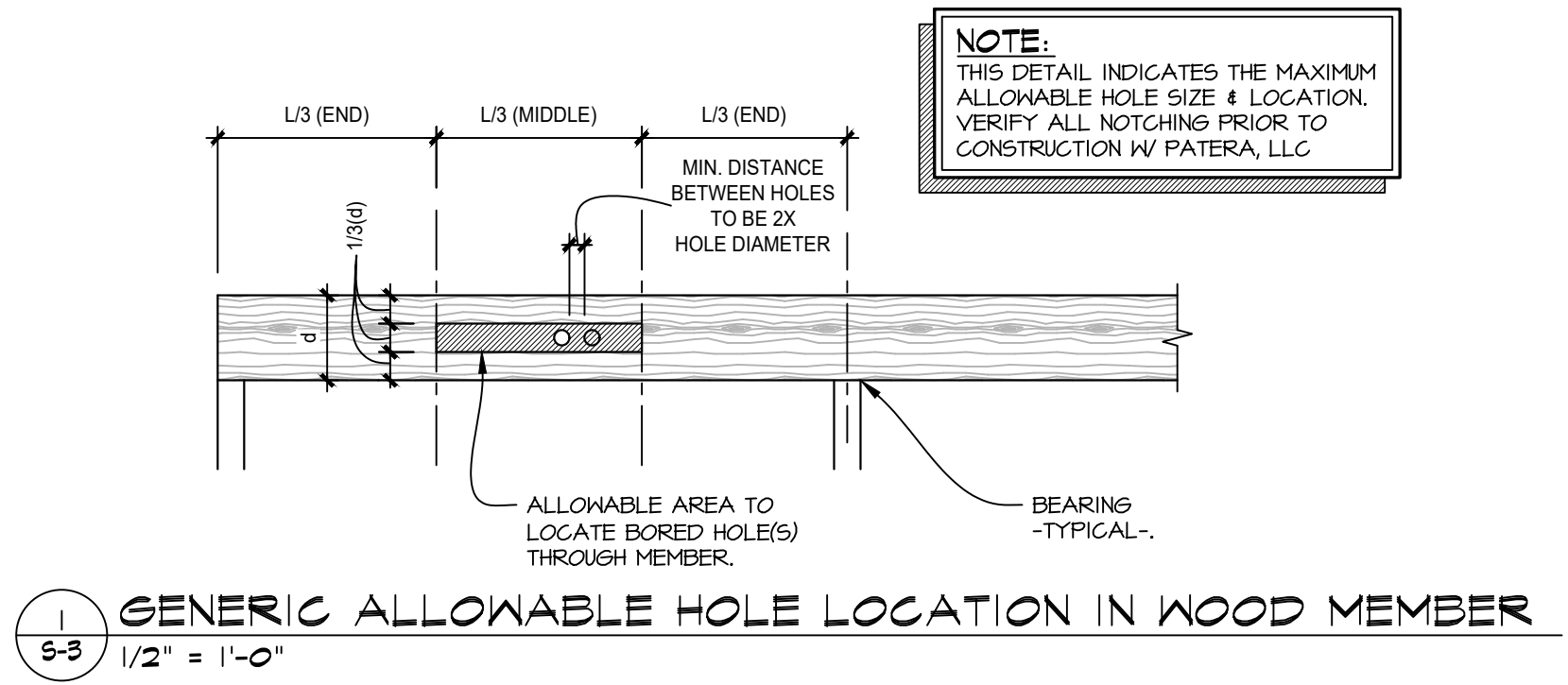
S-2

DATE: OCTOBER 12TH, 2023

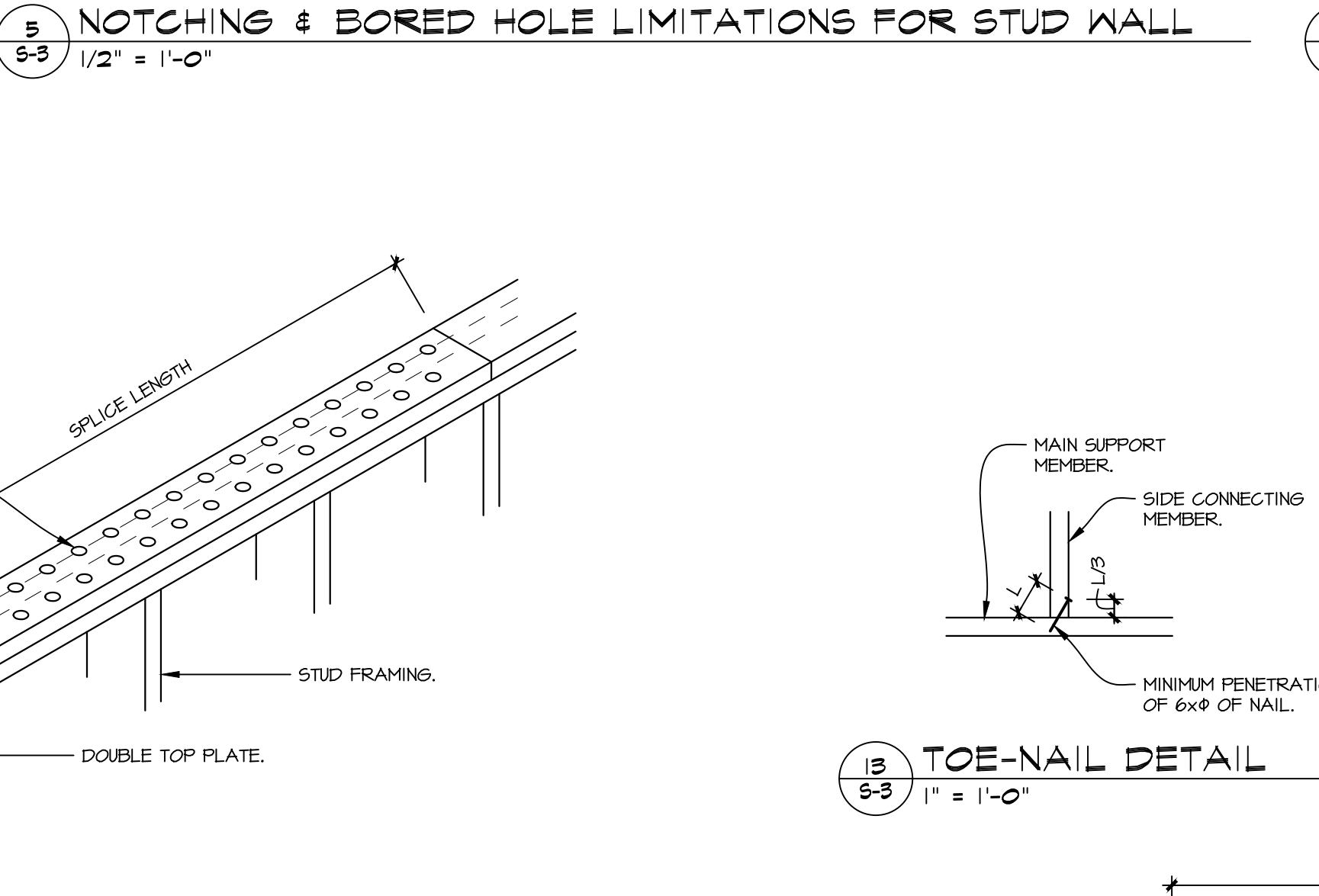
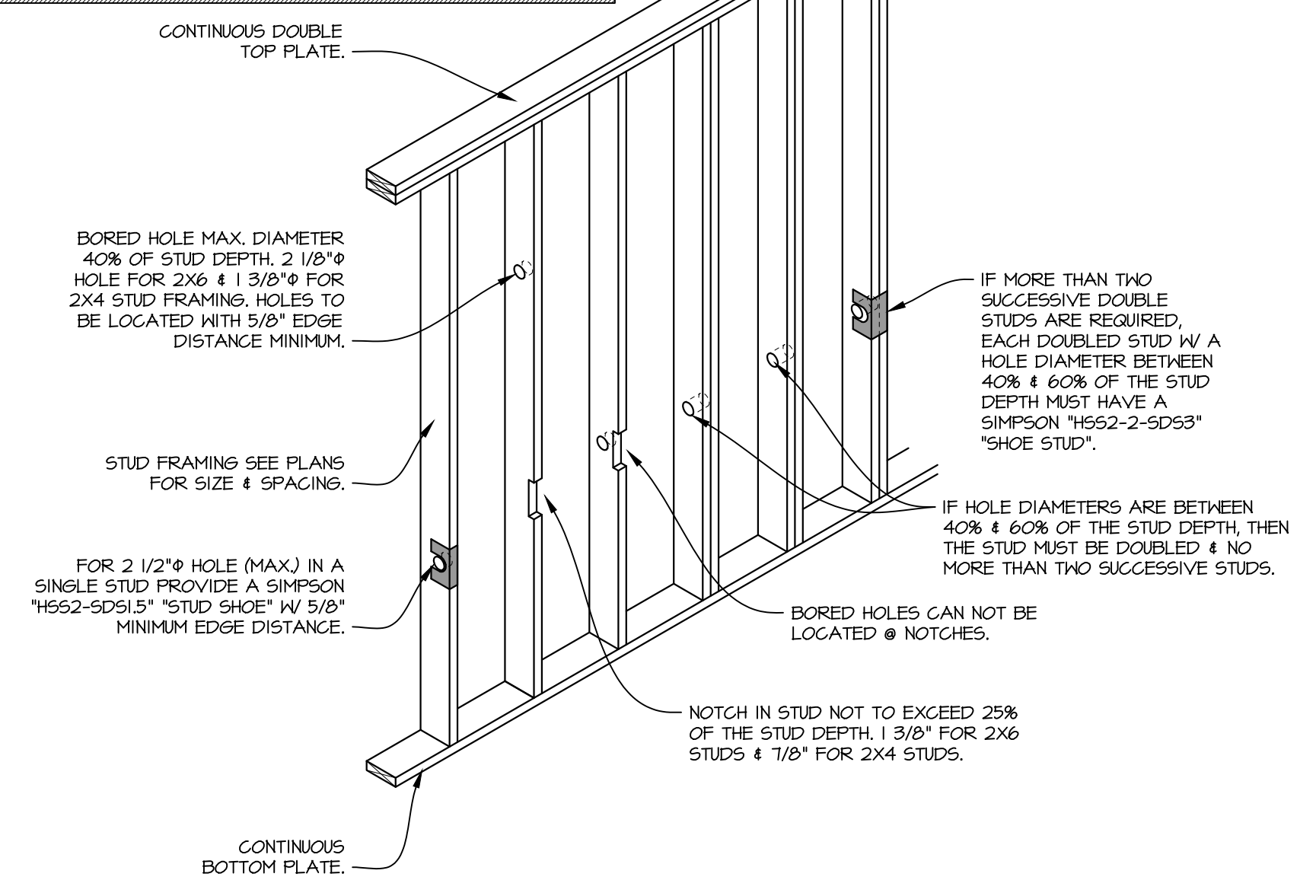
PROJECT NUMBER: 23-392

REVISIONS:

REVISIONS:



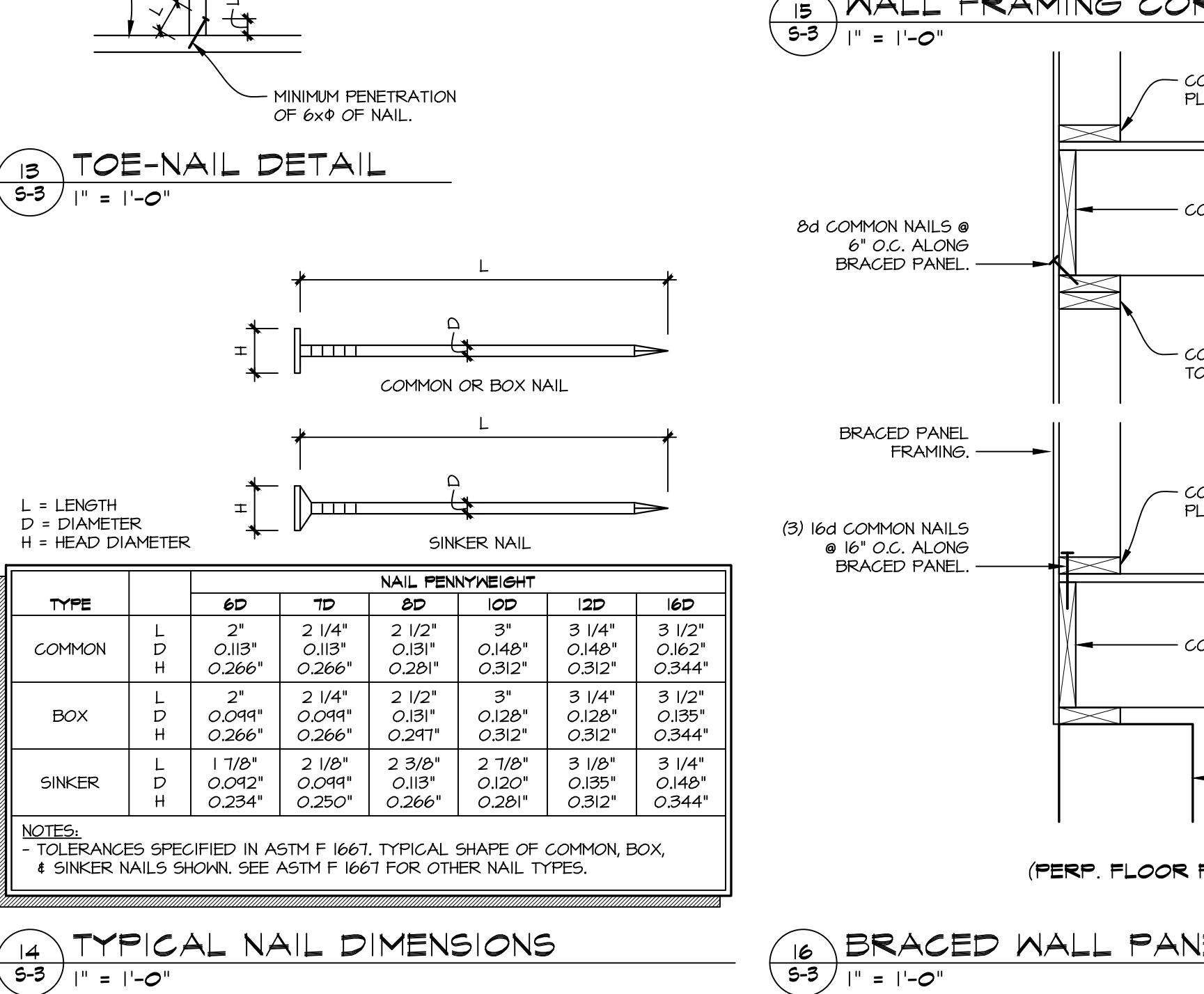
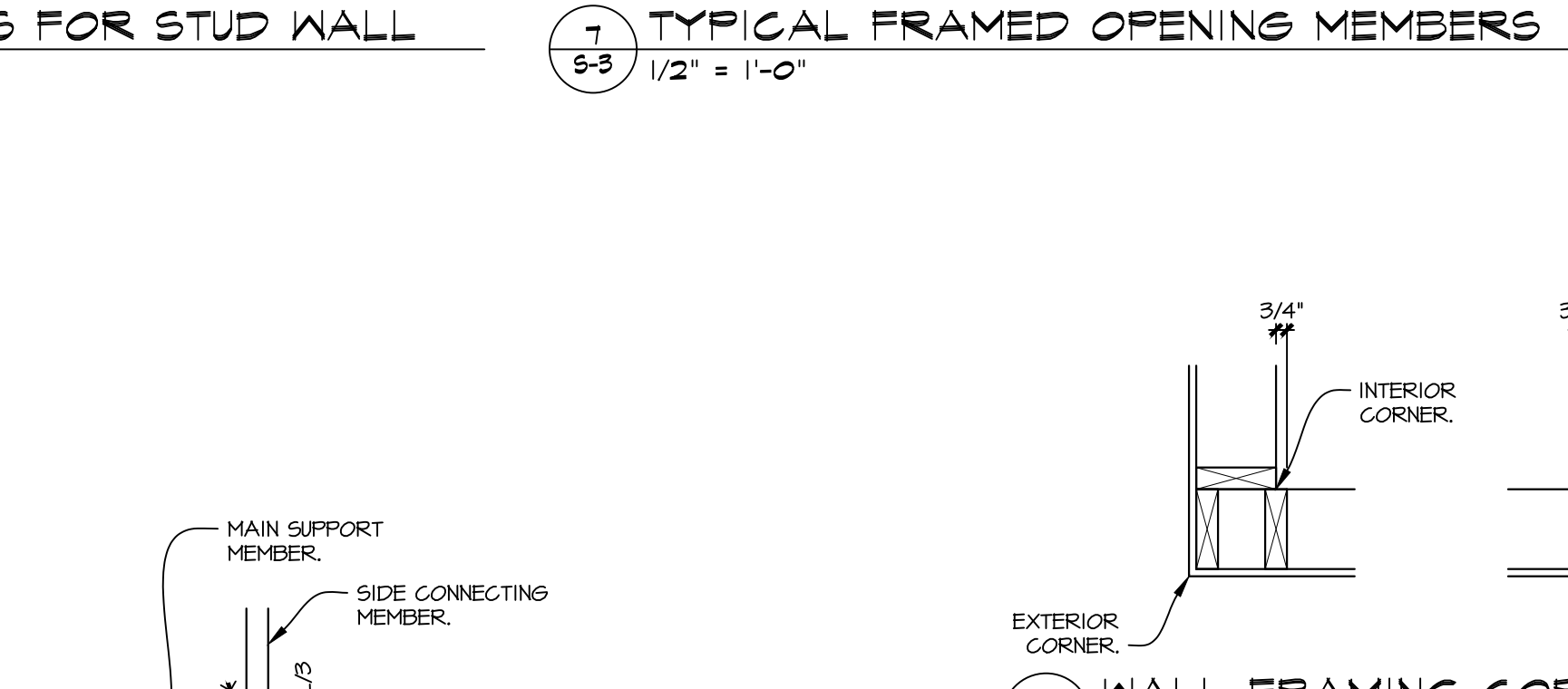
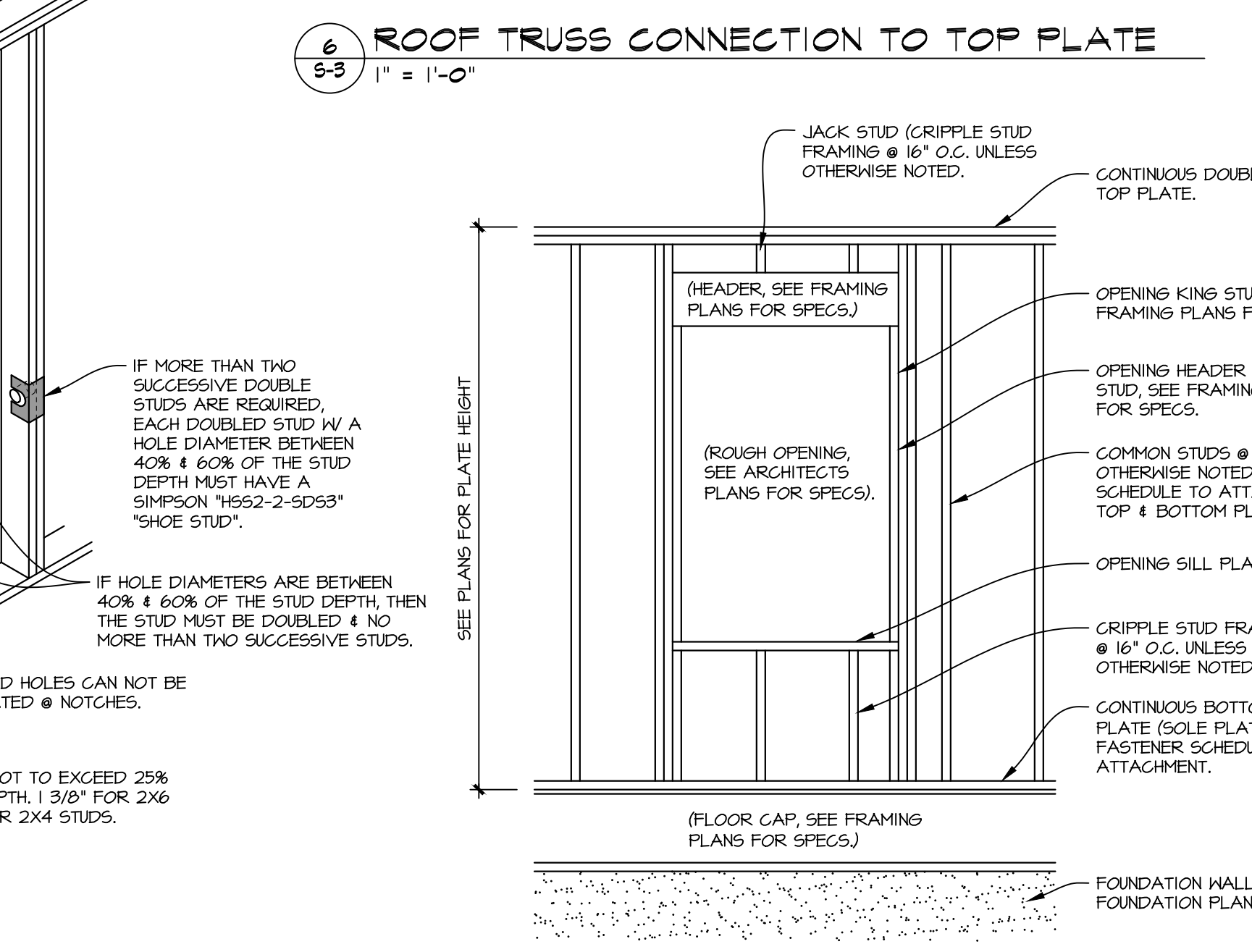
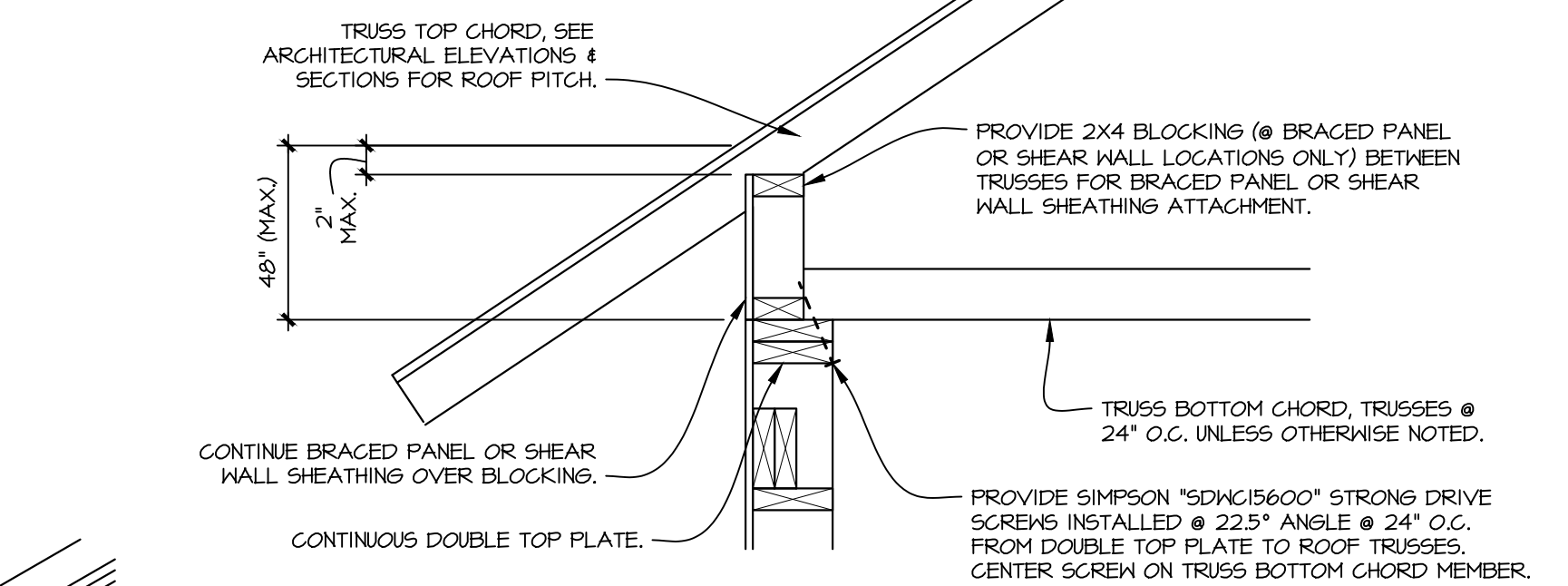
STUD SIZE	40% DIA. HOLE SIZE	60% MAX. DIA. HOLE SIZE
2X4	1 3/8"Ø	2"Ø
2X6	2 1/8"Ø	2 3/4"Ø



(ISOMETRIC SPLICE VIEW)

BUILDING LENGTH (ft.)	BUILDING WIDTH (ft.)	AMOUNT OF 16d COMMON NAILS	SPLICE LENGTH (IN.)
100	61 (OR MORE)	36	48
80	54 (OR MORE)	28	48
60	40 (OR MORE)	22	32
50	34 (OR MORE)	18	32
40	21 (OR MORE)	14	32
≤ 30	20 (OR MORE)	12	16

NOTES:
- IF ACTUAL BUILDING LENGTH IS BETWEEN VALUES ROUND UP.
- INSTALL REQUIRED 16d COMMON NAILS IN (2) ROWS STAGGERED THROUGHOUT.



DOUBLE TOP PLATE SPLICE SCHEDULE

BUILDING LENGTH (ft.)	BUILDING WIDTH (ft.)	AMOUNT OF 16d COMMON NAILS	SPLICE LENGTH (IN.)
100	61 (OR MORE)	36	48
80	54 (OR MORE)	28	48
60	40 (OR MORE)	22	32
50	34 (OR MORE)	18	32
40	21 (OR MORE)	14	32
≤ 30	20 (OR MORE)	12	16

NOTES:
- IF ACTUAL BUILDING LENGTH IS BETWEEN VALUES ROUND UP.
- INSTALL REQUIRED 16d COMMON NAILS IN (2) ROWS STAGGERED THROUGHOUT.

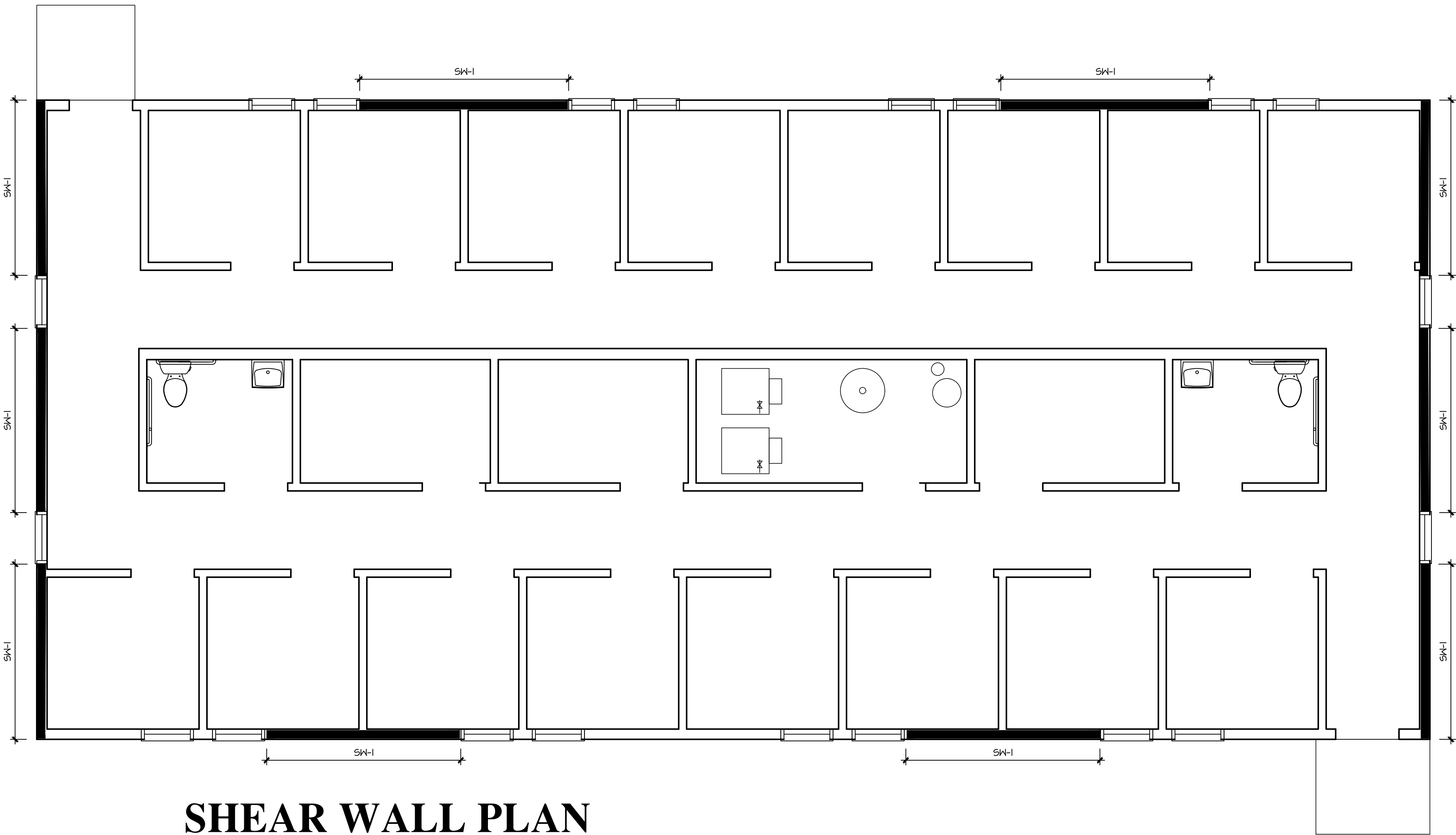
HOLE DIAMETER SCHEDULE

STUD SIZE	40% DIA. HOLE SIZE	60% MAX. DIA. HOLE SIZE
2X4	1 3/8"Ø	2"Ø
2X6	2 1/8"Ø	2 3/4"Ø

TYPICAL NAIL DIMENSIONS

TYPE	6D	TD	2D	10D	12D	16D
COMMON	L 2"	2 1/4"	2 1/2"	3"	3 1/4"	3 1/2"
	D 0.113"	0.113"	0.131"	0.148"	0.148"	0.162"
	H 0.266"	0.266"	0.281"	0.312"	0.312"	0.344"
BOX	L 2"	2 1/4"	2 1/2"	3"	3 1/4"	3 1/2"
	D 0.094"	0.094"	0.131"	0.128"	0.128"	0.135"
	H 0.266"	0.266"	0.291"	0.312"	0.312"	0.344"
SINKER	L 1 7/8"	2 1/8"	2 3/8"	2 7/8"	3 1/8"	3 1/4"
	D 0.042"	0.049"	0.113"	0.120"	0.135"	0.148"
	H 0.234"	0.250"	0.266"	0.281"	0.312"	0.344"

NOTES:
- TOLERANCES SPECIFIED IN ASTM F 1667, TYPICAL SHAPE OF COMMON, BOX, & SINKER NAILS SHOWN, SEE ASTM F 1667 FOR OTHER NAIL TYPES.



SHEAR WALL SCHEDULE		
MARK	SHEATHING ATTACHMENT	HOLD DOWN
SW-1	7/16" OSB BLOCKED 1/4" 8d NAILS 6" O.C. @ ALL PANEL EDGES & 12" O.C. @ ALL INTERMEDIATE STUDS	NOT REQUIRED

SHEAR WALL PLAN

1 / 4 " = 1 ' - 0 "

CERTIFIED PRODUCTS

19000 W. LINCOLN AVE.
NEW BERLIN, WI 53146

SHEET TITLE:
SHEAR WALL PLAN

S-4

DATE: OCTOBER 12TH, 2023

PROJECT NUMBER: 23-392

REVISIONS:



RECLAMATION AND RESTORATION PLAN FOR

Workman Meadows, LLC

19000 West Lincoln Avenue
New Berlin, Wisconsin

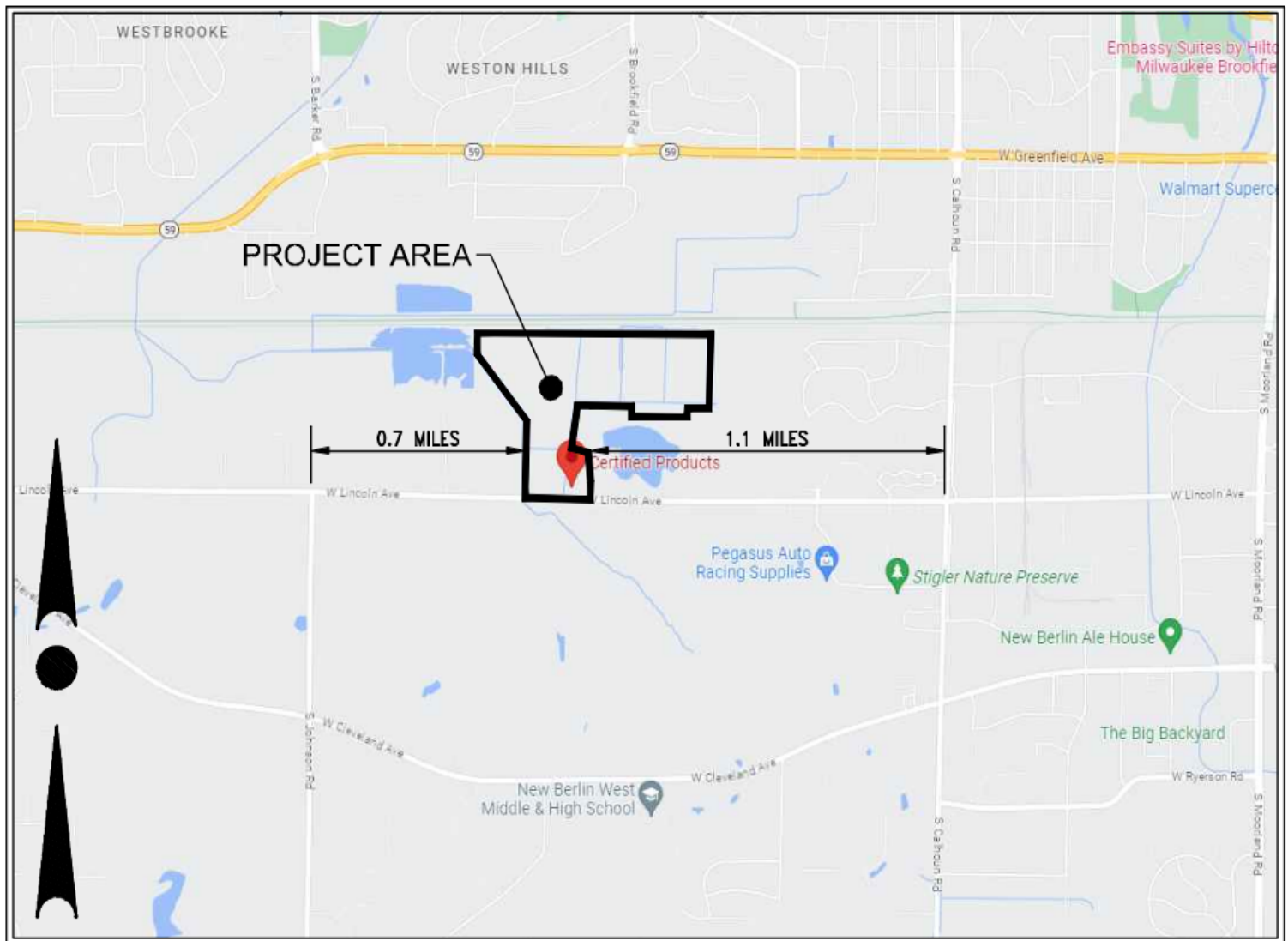
March 15^h, 2024

Prepared By:
Trio Engineering, LLC

4100 N. Calhaun Road Brookfield, WI 53005 262-790-1480 (voice) 262-790-1481 (fax)
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OVERVIEW, GENERAL LOCATION & SUMMARY OF MINING OPERATIONS (NR 135.19 (2) (a) & NB 275-65.A (1))

Workman Meadows is located in Sections 4 and 5, Town 6 North, Range 20 East, in the City of New Berlin, County of Waukesha, and State of Wisconsin. More specifically, it is an operation on three contiguous parcels of land encompassing roughly 112.4 acres. These parcels lie north of Lincoln Avenue approximately 6300' west of the intersection of Lincoln Avenue & Calhoun Road. Below is a general location map. The dark area represents the boundary of the site.



LOCATION MAP
NOT TO SCALE

Nature of the Mine

Mining operations consisted of peat removal; the excavation was and continues to be backfilled with imported fill.

History of the Mine

The subject area has been mined for peat in one form or another since the mid 1950's. During this time other operations took place onsite, including: mulch shredding, composting, and bagging. Based on available aerial photographs, the mine considerably expanded its' operation in the late 1980's. Prior to the 1950's, the site was used for agriculture and some of it existed in a natural wooded state. The mine properties had been owned by members of the Geipel Family since before 1962 and was sold to Workman Enterprises in 2020.

At the time of preparation of this report, the Non-Metallic operations (peat removal) have ceased on the property. The remaining peat reserves on the property are mainly concentrated under the onsite wetland areas and will not be disturbed. There exist a few peat deposits scattered within the property limits, but an analysis of these deposits show that these reserves are not economically feasible to retrieve. These few remaining peat deposits should be noted with future development plans so that proper soil exploration occurs and the future building foundations and associated infrastructure are properly designed. Please see the future use section of this report for more information.

List of Maps

Proposed Site Plan – Proposed Development Plan over existing Areal View.

Plan Sheet T1 – General cover sheet, areal extent, Future lot layout.

Plan Sheets C1.0 thru C1.3 – Existing Site, Zoning, and Environmental Plans

Plan Sheet C1.4 thru C1.6 – Proposed Site Plans

Plan Sheets C2.0 thru C2.8 – Master Grading and Drainage Plan and Pond Details

Plan Sheets C3.0 and C4.0 – Erosion Control Plan and Plan Details

Appendix “A” – Mined property legal descriptions and adjacent parcel information.

Appendix “B” – Soil Boring information

Appendix “C” – Wetland Delineation report, Wetland Legal Description, and DNR artificial wetland letter

Appendix “D” – Endangered Resource Review

Legal Description and Parcel ID numbers

(NR 135.19 (2) (b) & NB 275-65.A (2))

Please see Appendix “A” for Reference maps, Legal Descriptions and Parcel ID numbers for all subject parcels. Note that ownership information is also included in said appendix.

Owners and Operators

(NR 135.19 (2) (c & d) & NB 275-65.A (3 & 4))

Owner: Workman Meadows, LLC
Austin Workman
19000 West Lincoln Avenue
New Berlin, WI 53146
262-894-8300

Operator: Workman Meadows, LLC
Austin Workman
19000 West Lincoln Avenue
New Berlin, WI 53146
262-894-8300

Certification

(NR 135.19 (2) (e) & NB 275-65.A (5))

The certification for this section is included in the overall certification of the reclamation plans and report which is given at the end of this report.

Reclamation Plan Contents

(NR 135.19 (2) (a thru e) & NB 275-65.1. (2) (a thru d))

General Location, property boundaries, existing drainage courses and areal extent.
Please see cover sheet of attached plan set.

Delineation and Acreage of each use onsite.
Please see cover sheet of attached plan set.

Geologic composition, depth and location of Peat (the Non-Metallic Mineral being mined) onsite.

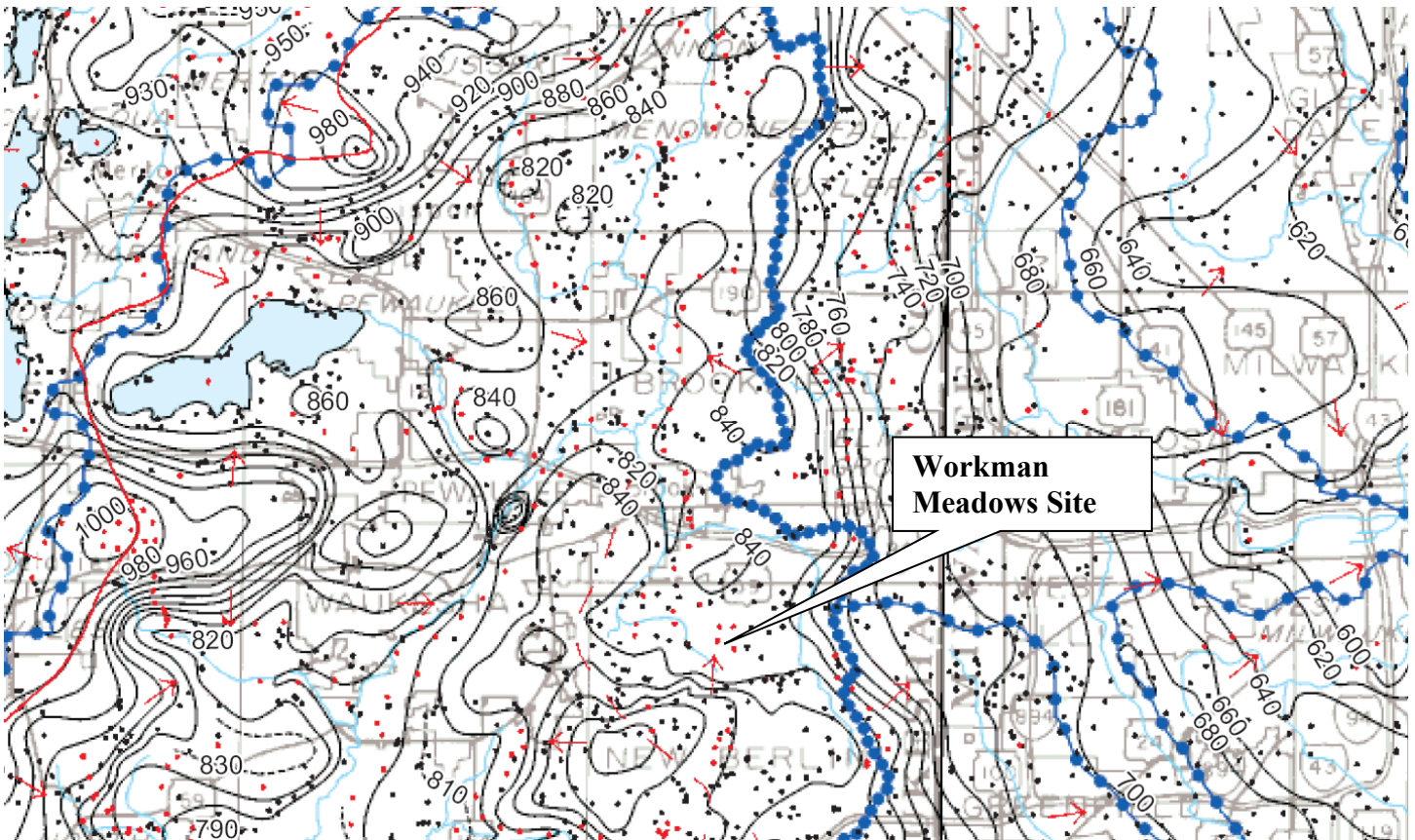
- a. Onsite peat reserves have been mined. No more peat mining is proposed to take place on the site.
- b. Based on available research, peat reserves onsite averaged a depth of 4' to 13' deep in the areas that were mined. Approximate elevations of the bottom of the peat deposit are shown on the cover sheet of the reclamation plan. These depths are taken from the soil borings performed by others.
- c. Total pre-mined peat volume is estimated at 1.8 million yards. This number is based on soil borings and information given in interviews referenced in previous reports. Reported expansion of the peat after processing was estimated at 25%, yielding 2.25 million yards of saleable peat from this mine.
- d. Based on the soil borings taken from previous reports, below the peat deposits are saturated layers of dense to stiff (some silty) gray clay, sand and gravel noted throughout the borings.
- e. Based on available mapping of the bedrock in the area, Dolomite bedrock is at an estimated depth of 700-800 ft below the surface. Please see attached exhibit taken from SEWRPC Technical Report #37 attached at the end of Appendix "B"

Distribution, thickness and type of topsoil.

- a. The non-metallic substance mined onsite is peat, which is naturally occurring topsoil rich in organic nutrients and mainly used for augmentation of planting beds and potting soil. The topsoil is therefore the entire reason for the mine and the pre-mined topsoil depth is estimated at being between 4' to 13' deep across the site, (please see bottom of peat contours on the cover sheet of the plans). This topsoil (peat) has been removed and no longer is available to the site. Under the final reclamation provisions of this report a layer of topsoil capable of supporting the required stabilizing vegetation will need to be imported to the site or any suitable topsoil is located onsite, it may also be utilized. Please see the topsoil spreading and seeding sections for more information.

Approximate Elevation of groundwater.

- a. The soil boring logs and reports indicate that groundwater levels are quite varied thru the site from as little as 6"-8" to 12' below grade. The soil boring report prepared by Wisconsin Testing Laboratories indicates that this water may be perched over the silty clay layer in some areas. This appears to be true in areas where the water found was extremely high (within 1' of the terrain). Further analyses of wells in the area along with the soils report indicate that the static elevation is between 831 and 835 onsite. This agrees with the SEWRPC Technical Report #37, which when adjusted for neighboring terrain, indicates a ground water elevation around 3-5' deep onsite. An excerpt of an exhibit from the Technical Report is provided on the following page.



Based upon research of nearby wells in the vicinity of the project site, a well located near Moreland Road and I-94 indicated a static water level of 8' down (around an 832 elevation). This agrees closely with what was reported onsite. This well information is attached as Appendix "C".

Biological Resources. – See plan Sheet 2

- a. Primary Environmental Corridors (PEC) and Isolated Natural Resource Areas (INRA)
 1. Plan sheet 2 shows the areas on the site designated as PEC and INRA areas.
- b. The plan also shows onsite areas designated as wetlands onsite. Excerpts from the wetland delineation report and ACOE and DNR concurrence letters are attached in Appendix "D".
- c. Vegetation data for the property was determined through a visual inspection done as a part of the wetland delineation for the property.
 1. The wetlands along the east property line extending to the north consist of a combination of hardwood tree complexes to the south, extending to disturbed fresh meadow (indications of disturbance due to mining activity) to the north. Species present include American Basswood, Green Ash, American Elm, Silky Dogwood,

Northern Red Oak, Buckthorn and Quaking Aspen. Garlic Mustard was also noted in this area.

2. Along the northern property line the vegetation is described as disturbed fresh meadow. Species Present include: Narrowleaf Cattail, Pussy Willow, Giant Reed Grass and Reed Canary Grass.
3. The large area of wetlands along the west edge of the property is a mix of disturbed fresh meadow, shallow water marsh and shrub-carr bordering Poplar Creek. Species present include: Reed Canary Grass, Narrowleaf Cattail, scattered Willows and Green Ash Trees.
4. Several man-made drainage ditches, with intermittent culvert crossings, were constructed as irrigation facilities when the site was a sod farm, run along the southern edge of the mined areas. These ditches are labeled as farm ditches on the cover of the plan set. These ditches contain: Reed Canary Grass, scattered Red Osier Dogwood, Willows and Stinging Nettle.
5. The Southeastern "leg" of the horseshoe shaped site is a previously mined area, hence stabilized with a mix of Kentucky blue grass, dandelion and queen Anne's Lace. Vegetative cover is described as good.
6. The remaining mined area in the north of the property has poor vegetative cover and is in need of reclamation. Blue Grass, dandelion and Queen Anne's Lace are present, but coverage is described as poor or non-existent.

Wildlife data

- a. The site may be located in the range of the Butler's Garter Snake, a state listed threatened species. However, the areas to be disturbed as a part of this reclamation remain under such heavy disturbance that their existence onsite is not probable.
- b. Rare Species – species listed below have not been directly seen on the site, but are listed by the DNR as using areas similar to this site as habitat in Waukesha County. Sighting of these species should be reported to the DNR Bureau of Endangered Resources. The year shown below is the last reported sighting in Waukesha County.

Barn Owl, Tyto alba, 1981

A Leafhopper, Flexamia prairiana, 1996

Bird Rookery, Bird Rookery, 2003

Hooded Warbler, Wilsonia citrina, 1997

Cerulean Warbler, Dendroica cerulea, 2005

Kentucky Warbler, Oporornis formosus, 1992

Acadian Flycatcher, Empidonax vireescens, 1992

Hickory Hairstreak, Satyrium caryaevorum, 1993

Worm-eating Warbler, Helmitheros vermivorus, 1999
Broad-winged Skipper, Poanes viator, 1992
Columbine Dusky Wing, Erynnis lucilius, 1982
Franklin's Ground Squirrel, Spermophilus franklinii, 2005
Red-tailed Prairie Leafhopper, Aflexia rubranura, 1999

c. Known species

1. Wildlife usage is light through the site. Species such a deer, turkey, rabbit, geese, various hawks, herons and other water fowl have been observed onsite. Raccoons are also prevalent mainly due to the neighboring residential areas.

Current Zoning

- a. Two New Berlin zoning classifications exist onsite:

C-1 Upland Resource Conservancy District
 C-2 Shoreland Wetland District

The limits of each zoning district are shown on sheet 2 of the reclamation plan.

The following is taken directly from the City of New Berlin's Zoning Code:

- (1) *Boundaries of the C-1 Upland Resource Conservancy District were based on the delineation of primary environmental corridors, secondary environmental corridors, and isolated natural areas as shown in the Land Use and Urban Design Plan for the City of New Berlin: 2010. C-1 Conservancy Districts may also include buffers, significant natural areas, environmental easements shown on development plan approvals, poor soils as shown in the Soil Survey of Milwaukee and Waukesha Counties, Wisconsin, published by the U. S. Department of Agriculture in July 1971, and previous City of New Berlin C-1 District zoning boundaries.*
- (2) *Boundaries of the C-2 Shoreland Wetland District are based on the following, which reflect the best data available to the City:*
 - (a) *Wisconsin Wetland Inventory Maps for the City of New Berlin dated April 10, 1986, and stamped "Final." The Wisconsin Wetland Inventory Maps to illustrate the wetlands utilizing the best statewide cartographic information available at that time. The City declares, however, that the Wisconsin Wetland Inventory Maps do not exhibit exact wetland boundaries.*
 - (b) *Wetland maps for the City of New Berlin marked "City of New Berlin Wetlands; Source City of New Berlin Planning Department; Completed December 1987 - Revised." These maps show wetlands requiring protection by § 62.231, Wis. Stats.; wetland protected by Army Corps of Engineers Section 404; and other wetlands inside New Berlin environmental corridors.*
 - (c) *Wetlands field staked by a field biologist, surveyed by a Wisconsin*

registered land surveyor and approved by the Southeastern Wisconsin Regional Planning Commission.

Previously mined Areas

As mentioned earlier in this report, all mining operations onsite have ceased. Please see the cover of the reclamation plan set for the delineation of these areas.

Post Mining Land Use

(NR 135.19 (3) (a) & NB 275-65.1. (3) (a))

Proposed future land use: Multi-Tenant Outdoor Storage and Business Business Park/Industrial

The site will continue to be filled and compacted with clean fill until it reaches final grade as shown on the attached future fill and grading sheets included in the reclamation plan set.

- a. Plant material for the future use of this property is limited to the grasses grown from the proposed reclamation seeding mix.
- b. Outstanding issues with this proposed use include:
 1. Filling the site to future grade.
 - i. Approximately 887,000 cy (compacted volume) will need to be imported and compacted to reach this final grade.
 2. Utilities service
 - i. The tenant office building is proposed to be served by a well and holding tank. There is already one building on site that is setup this way. It is assumed that the future manufacturing sites would also be served by well and holding tank.
 3. Zoning
 - i. The Workman properties are currently zoned as C-1 Upland Resource Conservancy District with some C-2 Shoreland Wetland District. The City's Growth and Development Master Plan (GDMP) identifies a "Business Park/Industrial" land use for the Workman Properties. The intent is to rezone the property to M-1 Manufacturing once the land is out of the mining designation.

As this is a pay-to-dump clean fill operation, the operator would be required to stay in business for the entire duration in order to fulfill the requirements of the reclamation permit. If the pay-to-dump operation were to cease, it would not be economically reasonable to require that the site be brought to final grade to achieve reclamation.

Reclamation Measures

(NR 135.19 (4) (a) & NB 275-65.1. (4) (a))

Earthwork: Final Grading & Slopes

- a. To reclaim the site to the future use plan approximately 887,000 cy of fill will need to be imported. This fill, along with the listed volumes of topsoil, will also need to be hauled into the site.
- b. Fill should be placed in a manner that minimizes the area of bare soil exposed at any one time to the extent practical. This may be accomplished by incrementally bringing areas up to future grade, and stabilizing before beginning land disturbing activities in another area of the site. This stabilization of the incrementally filled areas may be accomplished by immediately covering with topsoil and seeding with a fast growing cover crop.
- c. Currently the site is a pay-to-dump site. Fill is hauled in, inspected and then dumped in areas onsite. The fill is then spread in approximately 8" – 12" thick lifts and compacted with the onsite spreading equipment. It is suggested that some type of compaction equipment be used (sheepsfoot roller, etc.) and that the compaction of the fill is tested regularly to ensure the ability to support foundations/roads at a later date.

The following paragraph is based on information given in interviews with the Owner/Operator. Since this mine has begun operations, after removal of the peat, the excavated area was then backfilled and compacted using onsite dozers and earth-spreading equipment. - approximately 8" to 12" thick lifts were spread and then compacted. The material was clean clay fill with some inclusions of larger pieces of concrete and brick. All fill was inspected by the dozer operators prior to being dumped onsite and any unclean fill was rejected.

- d. After construction of the outer sediment basin, fill will be placed as needed in low areas first to promote positive drainage to the proposed sediment ponds.
- e. No proposed slope shall be steeper than 4:1. All ponds shall include a 10' wide safety shelf at a 10:1 slope below the normal water level of the pond.
- f. Grading shall be completed in a manner so as to prevent ponding or the directing of surface water on or over previously stabilized areas. Temporary ditches may also be used to direct surface runoff through or around stabilized areas to the ponds.
- g. Existing ponds shall be pumped dry by directing that water into a sediment pond and any collected sediment shall be removed prior to any filling or compaction operations in these existing pond areas.
- h. All grading will be completed and resulting surfaces scarified prior to topsoil re-distribution. The topsoil will be placed and finished to the

required limits, grades and slopes shown on the Non-Metallic Mining Reclamation & Restoration plan.

- i. Excess material will be stored close to the point of actual final use to reduce double handling and other transportation related expenses. Storage locations will be upslope of sediment basins thereby avoiding environmental impacts.

Topsoil

(NR 135.19 (4) (b) & NB 275-65.1. (4) (b))

The establishment of sediment control measures will be the first activity initiated and will be followed by the removal of any topsoil onsite. Based on the attached soil borings, a layer of topsoil was not spread over the previously stabilized areas. These areas are currently stable and will be left “as is” as a part of this plan.

Topsoil removal

If any topsoil is located on the site, it is to be collected and piled onsite and protected from erosion per the instructions in the erosion control plans.

Topsoil protection

Stockpiles of topsoil are to be protected per the measures outlined in the erosion control plan sheets.

Contemporaneous Use of Topsoil Redistribution & Site Preparation – Whenever possible, topsoil located onsite shall be immediately distributed on areas that have reached the proposed final use grade. This will be done to avoid loss of topsoil quality and quantity during storage.

Volume of topsoil required

Once final grade is reached in an area, the subsurface is to be scarified to promote the adhesion of the topsoil layer and a 4” thick layer of topsoil is to be placed. There are 63 acres total acres to be stabilized which equals 33,700 cy of topsoil required.

Future Use Topography and Site Plan

(NR 135.19 (4) (c & d) & NB 275-65.1. (4) (c & d))

Please see the proposed future use plans included in the reclamation plan set. The location of future structures has not yet been finalized and will depend on the ultimate user(s) of the future Industrial Park. Buildings will be located to meet local zoning and environmental setbacks.

Re-vegetation Plan

(NR 135.19 (4) (f) & NB 275-65.1. (4) (f))

Re-vegetation Plan

The final use plan calls for turf grass cover in the lawn areas. This cover will be installed in the ultimate development of this site. Prior to that there will be an interim period before final use and after reclamation which could last for several years, depending on the timeframes of development and sales of the individual industrial lots. This interim use period calls for a fast growing, stable vegetative cover which will be compatible with the vegetative cover in the future ultimate use (turfgrass). A pasture mix is the best choice to stabilize the terrain and for aesthetics.

Seed Selection

The seed type selected shall be Mix #1 Pasture - as specified in the “Guide to Developing Reclamation Plans for Nonmetallic Mining Sites in Wisconsin” – Publ-WA-834 2002 – Produced by the Wisconsin Dept. of Natural Resources Bureau of Waste Management.

Seed Must Meet the following Criteria:

- a. Seed must Conform to the Wisconsin Statutes and Wisconsin Administrative Code Chapter ATCP 20 regarding noxious weed seed content and labeling.
- b. Seed must be used within one year of the test date appearing on the label.
- c. Store any seed delivered before use in a manner that protects it from damage by heat, moisture, rodents, or other causes. Discard and replace any previously tested and accepted seed that becomes damaged.

Timing of Seed Application

Seed will be applied to soils that are properly prepared as specified above at any time during the growing season when soil conditions are suitable except between July 1 and August 15, unless permitted by the City and/or County representative. Seeding activities will not be carried out immediately following rain, when the ground is too dry or during windy periods.

General Seeding Methods

All plant material will be handled with care during all phases of re-vegetation (transport, storage, preparation and seeding) or other plant installation activities. Plant material that shows any evidence of injury, mold, rot or excessive drying will not be used. Acceptance of plant material shall be subject to approval of the operator. If rejected, substitutes chosen from the list in the reclamation plan shall be provided as approved by the operator.

The area will be seeded following the final grading and completion of all site preparation activities. All necessary physical seedbed preparation measures (such as scarification,

tilling or harrowing) and chemical measures such as amendments (fertilizer, lime or other) will be done prior to seeding.

Seeding activities will be carried out using specified equipment in a manner to avoid soil compaction in accordance with seeding specifications and/or those given in the reclamation plan. The area seeded will not exceed the area that can be mulched on the same day. Seed will be uniformly sown by means of equipment adapted to the purpose. Then the site will be lightly raked or dragged to cover the seed with approximately one-fourth inch of soil. After seeding is complete, the areas will be lightly rolled or compacted by means of suitable equipment to improve soil contact and germination.

Soil Amendments

In order to allow adequate time between sampling the soil and the initiation of reclamation activities, Certified Materials will perform soil sampling and submit samples to an accredited laboratory for analysis at least 60 days prior to initiation of reseeding activities. Based on the results of the analysis, amendments will be obtained as necessary and applied to the soil prior to seeding.

Lime

Lime will be applied as necessary based on soil pH tests.

Other organic Amendments

Manure and other sources of organic matter (compost, sludge- also known as bio-solids, wood chips) may be used if available and if deemed appropriate based on the results of the soil testing and/or test plots, and in accordance with local zoning and all applicable laws.

Mulching

Following seeding, mulch will be applied uniformly at a rate between 1 and 1.5 tons per acre in slope areas 4:1 where necessary. Mulch will be straw, marsh hay or equivalent weed-free mulch. Mulching operations will begin at the top of the slope and proceed downward. The mulch cover will be applied so as to be loose enough to allow some sunlight to penetrate yet thick enough to provide shade and protection from desiccation, raindrop impact and erosion. After spreading of reseeded surfaces, mulch will be crimped into the soil by passing over the reclaimed surface with a dull, weighted disk or similar implement. On steep slopes, straw or hay will be securely pegged or stapled in place. In lieu of such anchorage, the mulch may be secured by means of heavy biodegradable twine fastened with pegs or staples to form a grid. Also, at the discretion of the operator, erosion blanket, jute netting or a tactifier may be used in addition to or in lieu of the crimping process.

Re-vegetation Standards

(NR 135.19 (4) (g) & NB 275-65.1. (4) (g))

Vegetative Cover Goal

The goal of this plan is to achieve a percent cover of 70 percent (primarily leaf and stem area) averaged over the site at 90 percent statistical confidence level. This would generally correspond to the coverage already obtained in the southeast corner of the site (previously stabilized area). This area will be used as a model for the type of coverage desired (i.e. a yardstick to be measured against).

Measurement of Cover Goal (2 methods)

- a. Counting method - Physical count of number of plants in a randomly selected quadrat, typical of the area being surveyed. Photo documentation should also be collected. This should then be compared against a count taken in a random quadrat in the previously stabilized area.
- b. Biomass Method – Random areas of equal size shall be selected in the recently stabilized area (the area being measured) and the previously stabilized area in the Southeast leg of the site (the area being used as the yardstick) shall be mowed with a mower with a bag type collector. Each area should be representative of the cover for its' respective area and each area should have the same number of days to grow since the last mowing. The samples should be dried, weighed and the results compared.

Erosion Control

(NR 135.19 (4) (h) & NB 275-65.1. (4) (h))

Erosion Control

Perimeter erosion control measures are to be installed first. These activities shall begin with installing silt fence around the edges of the reclamation followed by constructing a 1'+ high berm around the work area as shown on the erosion plans in the reclamation plan set. This berm will have a minimum 1' height (see below for additional requirements of this berm) and as the areas adjacent to the berm are filled the elevation of the berm shall be adjusted. The wetlands/undisturbed areas next to the berm shall be protected with silt fence. No berm slope shall exceed 4:1. As the berms are raised they will rise up and away from the protected areas at a slope of 4:1. The berm shall be temporarily seeded if it is to be left undisturbed for more than 7 days. Once the final grade is reached the berm shall be permanently stabilized. After initial construction of the berms, construct sediment ponds 1-3 as shown on the erosion control plans. Fill areas to final grade using the approved methods for erosion control and stabilization listed herein. The composting and landscaping materials processing/storage/sales will continue operations during this time period. Occasional interruption of the composting operation will need to happen as this area is raised. Reclamation will be conducted in a manner so

as to minimize the amount of soil exposed to erosion at any one time. This shall be accomplished by minimizing the areas being filled, incrementally filling areas on the site at any one time. Typical erosion control measures are outlined in the erosion control notes and construction sequence included on the Non-Metallic Mining Reclamation erosion control sheets. The operator will minimize the total area exposed to erosion in accordance with NR 135.06 (2).

Surface water shall be directed towards the sediment ponds based on the watershed lines shown on the erosion control sheets. These lines shall be adhered to. The berms which surround the fill areas protecting the wetlands are to always be 1' higher than both the surrounding terrain and the overflow elevation of the pond spillway for that particular watershed.

After reclamation the ponds are to remain and may be incorporated into the future storm water management plan that will be part of future development plans for the site.

Temporary seeding, where required, shall be per the specifications listed on the erosion control plan sheets in the reclamation plan.

Necessary Site Maintenance & Follow-up Inspections

The operators will inspect the sediment and erosion control systems every 7 days and/or within 24 hours of a rainfall greater than 0.5 inches. The operators will conduct periodic follow-up inspections of all reclaimed or otherwise stabilized surfaces to ensure they are in a condition stable enough to control erosion and sedimentation. No erosion control items shall be removed until all upstream areas have been stabilized. The operators will inspect and maintain all reclaimed areas.

When damage caused by traffic, wind, water or other causes is detected, the operators will promptly perform all necessary maintenance and repair work to the erosion control system. Likewise, other work necessary to ensure long-term success of the vegetation, including follow-up fertilization, other necessary soil amendments as well as any weed or pest control that may be needed to restore and maintain adequate vegetative cover will be accomplished.

As part of the maintenance of the reclaimed site, the operators will perform any necessary weed control or pest control maintenance to facilitate the establishment and survival of vegetation. Exotic species that occur on the site or are accidentally added through contaminants in the seed mixes or through the use of hay or other mulch products that are not weed free, will be promptly controlled through fire, mechanical means or with herbicides. The City, County and/or WDNR should be contacted and notified accordingly depending on the control measures being used. This will continue until the Regulatory Authority issues the Certificate of Completion (COC)

Description of Interim areas

(NR 135.19 (4) (i) & NB 275-65.1. (4) (i))

No interim areas are proposed to be stabilized as a part of this report.

Long Term Safety

(NR 135.19 (4) (j))

As the subject parcel has very little steep terrain, injuries from falls off cliff's and high walls are of little concern. The main safety concerns onsite are the dangers from the operation of earthmoving machinery and of the drowning risks associated with sediment ponds. To manage the long term safety on the site the following measures will be employed:

- a. No trespassing signs and fencing will be installed if the operator deems it necessary should earthmoving operations become excessively attractive to locals, although this is not a pedestrian travel area.
- b. Safety shelves will be constructed in the ponds per plan.
- c. Only employees of Workman Enterprises will be allowed to operate the earthmoving equipment, as pursuant to their policy.
- d. Machinery used onsite will be well maintained and all safety features will be operational.
- e. Drivers who enter the filling area will be required to remain in their trucks.
- f. All OSHA requirements shall be met onsite.

Criteria for Successful Reclamation

(NR 135.19 (5) & NB 275-65.1. (5))

The operators will demonstrate compliance with the re-vegetation success standards (Re-vegetation Standards). The techniques employed are as follows: percent cover will be determined as total cover (expressed as a percentage) as measured by coverage of the canopy (vertical projection of plant parts) and will be recorded by species. Cover will be measured over the entire re-vegetated site at no less than 20 randomly placed square meter quadrats for each 10-acre area. Please see the Re-vegetation standards section of this report.

Certification of the Reclamation Plan

(NR 135.19 (6) & NB 275-65.1. (6))

I hereby certify, as a duly authorized representative or agent of, that Workman Meadows, LLC will comply with the provisions of this reclamation plan, the requirements of the City of New Berlin (Article IX) as well as the statewide nonmetallic mining reclamation standards established in NR 135.05 through 135.15, Wis. Adm. Code.

Signature of Applicant or Duly Authorized Agent

Date Signed

Final Site Actions

The final removal of mining-related structures and sediment control structures will be accomplished once the vegetative cover is robust enough to provide equivalent protection. At such time and in accordance with the approved reclamation plan, those structures will be removed and soils in such areas will be reclaimed as described in the reclamation plan (NR 135.11-135.19). At this time, Workman Meadows, LLC will request the regulatory Authority to perform the necessary inspection and evaluation work to certify the reclamation as complete (COC) and to release the financial assurance.

Financial Assurance

(NR 135.40 & NB 275-65.2)

The following table represents the estimated costs of the minimum reclamation of the subject site per the guidelines contained in the report and plan set.

Item	Unit	Cost Per Unit (\$)	# Units	\$
Soil Prep & seeding/Mulching	LS	\$20,000	1	\$20,000
TOTAL				\$20,000

The site will be filled over 10 to 15 years, and the fill material will not cost Workman Enterprises anything. The edges of the site are already graded and restored, and the ponds are already installed. As a result, there are not many costs for the grading portion of this project.

APPENDIX A

Mined Property Legal Description and Adjacent Parcel Information

Plat of a survey for Workman Enterprises of:

I. That part of the Southeast 1/4 of Section 5, Township 6 North, Range 20 East of the Fourth Principal Meridian, bounded and described as follows: Commencing at the Southwest corner of the Southeast 1/4 of said Section 5; run thence N00°22'37"W, 2249.04 feet along the West line of Southeast 1/4 of said Section 5 and also becoming the West line of Certified Survey Map No. 10860 (C.S.M. No. 10860), a map recorded in the office of the Register of Deeds for Waukesha County, Wisconsin on April 12, 2011 as Document No. 3828167, to the Northwest corner of said C.S.M. No. 10860 and the point of beginning of this description; continue thence N00°22'37"W, 310.95 feet along the West line of Southeast 1/4 of said Section 5 to a point on the Southerly right-of-way line of the Union Pacific Railroad; thence N88°30'08"E, 864.14 feet along the Southerly right-of-way line of said Union Pacific Railroad; thence S00°22'37"E, 1372.96 feet parallel with the West line of Southeast 1/4 of said Section 5 to the Northeast corner of said C.S.M. No. 10860; thence N39°57'25"W, 1355.99 feet along the Northerly line of said C.S.M. No. 10860 to the Northwest corner of said C.S.M. No. 10860 and the point of beginning of this description. Said land being in the City of New Berlin, County of Waukesha and State of Wisconsin. Containing 727,431 square feet or 16.700 acres more or less.

II. That part of the Southeast 1/4 of Section 5, Township 6 North, Range 20 East of the Fourth Principal Meridian, bounded and described as follows: Commencing at the Southwest corner of the Southeast 1/4 of said Section 5; run thence S89°58'28"E, 864.00 feet along the South line of the Southeast 1/4 of said Section 5 and also becoming the South line of the Southeast 1/4 of said Section 5 to the point of beginning of this description; thence N00°22'37"W, 2582.96 feet parallel with the West line of the Southeast 1/4 of said Section 5, along the East line of said C.S.M. No. 10860 and said East line extended to a point on the Southerly right-of-way line of the Union Pacific Railroad; thence N88°30'08"E, 835.25 feet along the Southerly right-of-way line of said Union Pacific Railroad; thence S01°29'57"E, 1122.32 feet; thence S89°42'52"W, 8.75 feet; thence S07°11'12"W, 1212.60 feet; thence S89°58'28"E, 425.54 feet parallel with the South line of the Southeast 1/4 of said Section 5; thence S00°20'01"E, 280.00 feet to a point on the South line of the Southeast 1/4 of said Section 5; thence N89°58'28"W, 1114.05 feet along the South line of the Southeast 1/4 of said Section 5 to the Southeast corner of said C.S.M. No. 10860 and the point of beginning of this description. Said land being in the City of New Berlin, County of Waukesha and State of Wisconsin. Containing 2,176,631 square feet or 49.969 acres more or less. Subject to the rights of the public in and to the Southerly 40.00 feet thereof for public road purposes.

III. That part of the Southwest 1/4 of Section 4 and that part of the Southeast 1/4 of Section 5, both being of Township 6 North, Range 20 East of the Fourth Principal Meridian, bounded and described as follows: Commencing at the Southwest corner of the Southwest 1/4 of said Section 4; run thence N00°18'26"W, 1488.24 feet along the West line of the Southwest 1/4 of said Section 4 to the point of beginning of this description; thence S89°42'52"W, 926.94 feet; thence N01°29'57"W, 1122.32 feet to a point on the Southerly right-of-way line of the Union Pacific Railroad; thence N88°30'08"E, 950.49 feet along the Southerly right-of-way line of said Union Pacific Railroad to a point on the West line of Southwest 1/4 of said Section 4; continue thence N88°30'08"E, 1313.54 feet along the Southerly right-of-way line of said Union Pacific Railroad to a point on the East line of the Northwest 1/4 of said Section 4; thence S00°09'31"E, 1170.08 feet along the East line of the Northwest 1/4 of the Southwest 1/4 of said Section 4; thence S89°43'08"W, 1310.23 feet to a point on the West line of the Southwest 1/4 of said Section 4, said point being the point of beginning of this description. Said land being in the City of New Berlin, County of Waukesha and State of Wisconsin. Containing 2,579,268 square feet or 59.212 acres more or less.

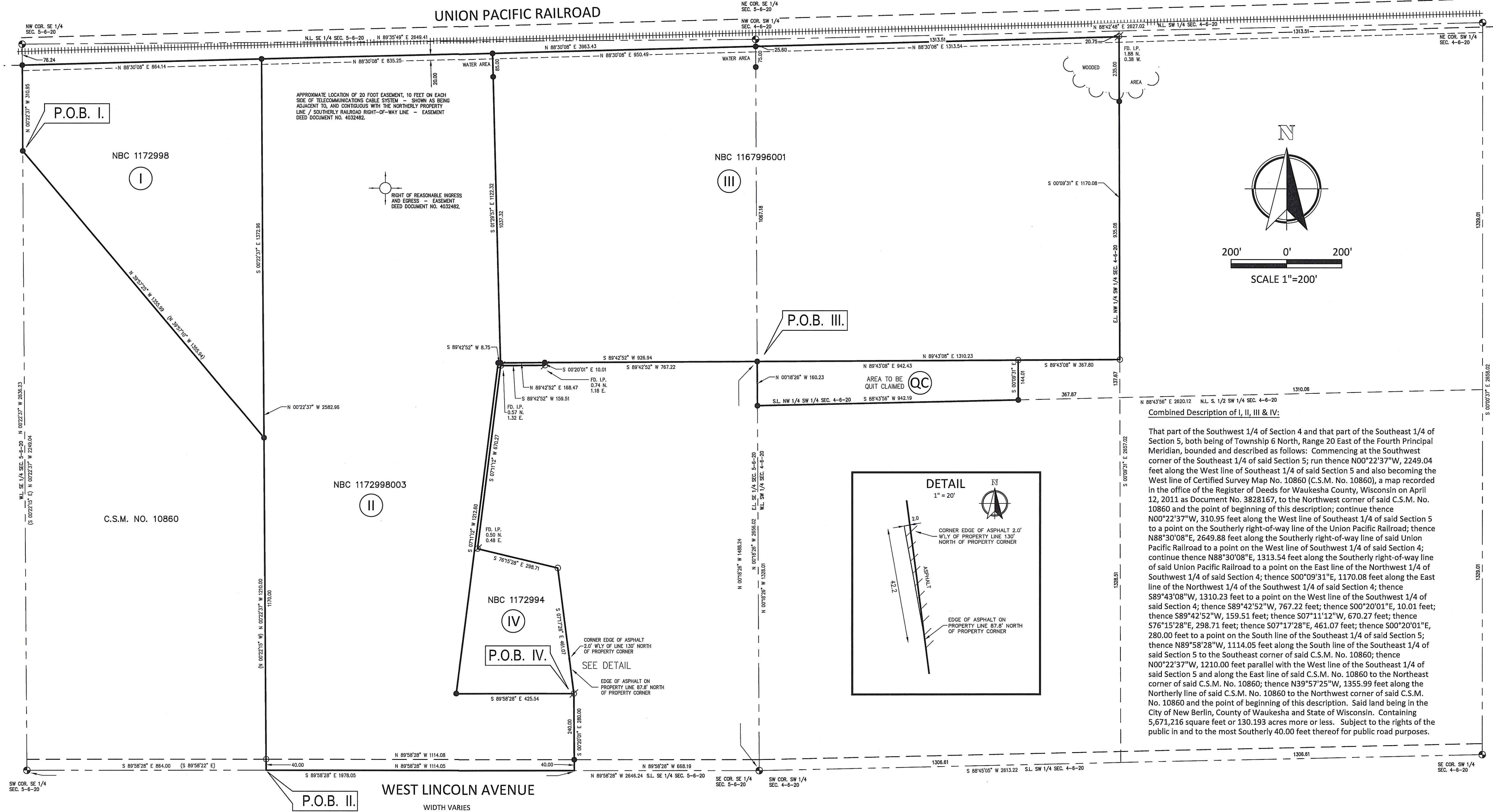
IV. That part of the Southeast 1/4 of Section 5, Township 6 North, Range 20 East of the Fourth Principal Meridian, bounded and described as follows: Commencing at the Southwest corner of the Southeast 1/4 of said Section 5; run thence S89°58'28"E, 1978.05 feet along the South line of the Southeast 1/4 of said Section 5; thence N00°20'01"W, 280.00 feet to the point of beginning of this description; thence N89°58'28"W, 425.54 feet parallel with the South line of the Southeast 1/4 of said Section 5; thence N07°11'12"E, 1212.60 feet; thence N89°42'52"E, 168.47 feet; thence S00°20'01"E, 10.01 feet; thence S89°42'52"W, 159.51 feet; thence S07°11'12"W, 670.27 feet; thence S76°15'28"E, 298.71 feet; thence S07°17'28"E, 461.07 feet to the point of beginning of this description. Said land being in the City of New Berlin, County of Waukesha and State of Wisconsin. Containing 187,886 square feet or 4.313 acres more or less.

Q.C. That part of the Northwest 1/4 of the Southwest 1/4 of Section 4, Township 6 North, Range 20 East of the Fourth Principal Meridian, bounded and described as follows: Commencing at the Southwest corner of the Southwest 1/4 of said Section 4; run thence N00°18'26"W, 1328.01 feet along the West line of the Southwest 1/4 of said Section 4 to the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of said Section 4, said point being the point of beginning of this description; continue thence N00°18'26"W, 160.23 feet along the West line of the Southwest 1/4 of said Section 4; thence N89°43'08"E, 942.43 feet; thence S00°09'31"E, 144.01 feet parallel with the East line of the Northwest 1/4 of the Southwest 1/4 of said Section 4 to a point on the South line of the Northwest 1/4 of the Southwest 1/4 of said Section 4; thence S88°43'56"W, 942.19 feet along the South line of the Northwest 1/4 of the Southwest 1/4 of said Section 4 to the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of said Section 4 and the point of beginning of this description. Said land being in the City of New Berlin, County of Waukesha and State of Wisconsin. Containing 143,332 square feet or 3.290 acres more or less.

Certificate

The above-described property has been surveyed under my direction and the map hereon drawn is a correct representation thereof to the best of my knowledge and belief.

03-19-2021
Revised 03-23-2021



NOTES

BEARING BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1983 / 2011.

FIELD WORK: 03-19-2021 BY: JWP / CRL

() = RECORDED AS BEARINGS AND/OR DISTANCES

LEGEND

- = SET 3/4" REBAR
- = FOUND 3/4" REBAR
- ⊗ = FOUND IRON PIPE

PT. NW 1/4 OF THE SW 1/4 SEC. 4-6-20 & PT SE 1/4 SEC. 5-6-20 PLAT OF SURVEY

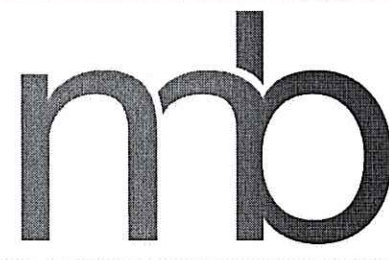
FOR
WORKMAN ENTERPRISES
CITY OF NEW BERLIN, COUNTY OF WAUKESHA, STATE OF WISCONSIN

NO.	BY	DATE	REVISION
1	FTH	3-23-21	REVISIONS AS REQUESTED

PROJ. MGR: MRM
DRAFTED: FTH
DATE: 03-19-2021
CHECKED: MRM
DATE: 03-19-2021

2021.0014.01

SHEET
1 OF 1



Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS

1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbssc.net

ORDINANCE NO. 2692

Ordinance to rezone from C-1 (Upland Resource Conservancy District) and C-2 (Shoreland Wetland Holding District) to M-1 (Light Manufacturing District)

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

SECTION I

The City of New Berlin, having received a petition from Austin Workman on behalf of Workman Enterprises to rezone the property located at 19000 W. Lincoln Avenue (Tax Key #'s: 1172-994, 1172-998-003, 1172-998 and 1167-996-001) from C-1 and C-2 to M-1:

EXISTING LEGAL DESCRIPTIONS:

(Tax Key #: 1172.998)

PT SE.25 SEC 5 T6N R20E COM ON S LI 864 FT E OF SW COR, TH N 1210 FT/BGN, TH N 1376 FT, TH W 864 FT, TH S 330 FT, TH S 39 DGR 34' E 1305 FT TO BGN

(Tax Key #: 1172.998.003)

PT SE1/4 SEC 5 T6N R20E; COM SW CRNR; S89°58'28"E 864.00 FT ALNG S LINE OF SEC ALSO BCMNG THE S LINE OF CSM #10860 TO THE SE CRNR OF CSM #10860 TO BGN; N00°22'37"W 2582.96 FT PARALLEL WITH W LINE OF SAID SEC ALNG E LINE OF CSM #10860 & SAID E LINE EXTND TO PNT ON SLY R/W LINE OF R/R R/W; N88°30'08"E 835.25 FT ALNG SLY R/W LINE OF R/R; S01°29'57"E 1122.32 FT; S89°42'52"W 8.75 FT; S07°11'12"W 1212.60 FT; S89°58'28"E 425.54 FT PARALLEL WITH S LINE OF SEC; S00°20'01"E 280.00 FT TO S LINE OF SEC; N89°58'28"W 1114.05 FT ALNG SL INE OF SEC TO SE CRNR OF CSM #10860 TO BGN :: EX DOC #4687295 FOR ROAD

(Tax Key #: 1167.996.001)

THAT PT NW.25 SW.25 S OF C & NW RR SEC 4 T6N R20E AS DESC IN VOL 713 PG 131 OF DEEDS ALSO PART OF NBC 1172-998-001 AS DESCRIBED IN PARCEL V

19000 W. Lincoln Avenue (Tax Key #: 1172.994)

PT SE1/4 SEC 5 T6N R20E; COM SW1/4 OF SE1/4 SEC 5; S89°58'28"E 197805 FT ALNG S LINE; N00°20'01"W 280.00 FT TO THE BGN; N89°58'28"W 425.54 FT PARALLEL WITH S LINE; N07°11'12"E 1212.60 FT; N89°42'52"E 168.47 FT; S00°20'01"3 10.01 FT; S89°42'52"W 159.51; S07°11'12"W FT; S76°15'38"E 298.71 FT; S07°17'28"E 461.07 FT TO BGN

SECTION II

The matter came before the City Plan Commission which held a public hearing on the proposed rezoning on May 6, 2024, and recommended approval of said rezoning on June 3, 2024 subject to the application, plans on file, and an ordinance approved by the City Attorney, and the matter having been considered and the rezoning approved on June 11, 2024 by the Common Council.

SECTION III

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

The Mayor and City Clerk are authorized to execute this Ordinance No. 2692 on behalf of the City of New Berlin.

SECTION IV

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

SECTION V

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

SECTION VI

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

PASSED AND ADOPTED by the Common Council this 11th day of June 2024.

APPROVED:

David A. Ament, Mayor

Countersigned:

Rubina Medina, City Clerk

STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT/PROJECT:	Austin Workman with Workman Meadows LLC / Use Approval for an Office Building and outdoor storage areas.
LOCATION:	Approximately 19000 W. Lincoln Avenue (Tax Key #'s: 1172-994, 1172-998-003, 1172-998 and 1167-996-001)
REQUEST:	Use Approval for construction of a 2,500 square foot office building and outdoor storage areas located at approximately 19000 W. Lincoln Avenue (Tax Key #'s: 1172-994, 1172-998-003, 1172-998 and 1167-996-001)
D.R.C. RECOMMENDATION:	Recommend approval for the Use, Site and Architecture for the construction of a 2,500 square foot office building and outdoor storage areas, along with the waiver request, located at approximately 19000 W. Lincoln Avenue (Tax Key #'s: 1172-994, 1172-998-003, 1172-998 and 1167-996-001) subject to the application, plans on file and the following conditions:

Waiver Request: *Per §275-57A(7)(d)[2], Parking areas and aisles in all districts shall be paved with an asphalt or concrete surface. The applicant is proposing all driveways, parking lots, and building entrances will be paved with asphalt. The applicant is requesting the yard areas and the interior drive to be gravel surface. Staff can support the waiver to use gravel surface for the areas to be used for material storage. Revised plans will be submitted to reflect this request.*

1. Prior to the issuance of this Zoning Permit, an inventory of the businesses on the site must be submitted to the City of New Berlin. If any of the businesses remain on the site during construction of the new building and outdoor storage areas, a Temporary Use Approval permit must be filed with the City. A Re-occupancy permit will be required for any business to occupy the new building.
2. The applicant shall coordinate with City Attorney's office on any compliance related matters.
 - a. Submit the list of business that will remain on site by June 14, 2024.
 - b. Submit a Temporary Use Approval Application for each business that will remain on site by June 28, 2024 and provide a map indicating the location of where the business will be on the site. See the City's website for the application and fees.
 - c. The new building shall be constructed and ready to be occupied by June 2, 2025.
 - d. Any businesses that are granted a Temporary Use Approval permit to remain on site during construction shall apply for a Re-occupancy permit by June 2, 2025, or sooner. See the City's website for the application and fees.
 - e. Pay the fines to the City of New Berlin as specified in the stipulation.
3. Planning:
 - a. Applicant shall adhere to the submitted Plan of Operation. The proposed building is to be used for tenant office spaces and restrooms.

- i. Each tenant shall apply for Re-Occupancy prior to occupying space in the building and/or the outside lease areas. Each tenant will be reviewed on a case-by-case basis to review use and ensure adequate parking.
 - ii. Number of employees and hours of operation will be determined at the time of Re-occupancy permit.
 - b. The applicant shall apply for a Use Approval permit for the Grading and Filling work.
 - c. The applicant shall apply for an Erosion Control Permit.
 - d. Applicant shall be required to execute a Conservation Easement to protect the environmental corridor.
 - i. Applicant shall provide a legal description of the area to be protected within the easement.
 - ii. The Conservation Easement shall be recorded with Waukesha County Register of Deeds prior to issuance of the Zoning Permit.
 - e. Architecture Review Committee approval required.
 - f. Dumpsters shall be properly screened from the street and public view in accordance with Article VIII Section 275-56 of the New Berlin Municipal Ordinance.
 - g. A site visit will be performed after issuance of the Zoning Permit. Per Section 275-53B(1)(11), all existing nonconformities and outstanding code violations shall be identified, resolved, and remedied by the deadline dates.
 - h. Applicant shall effectively screen all ground-mounted/roof top equipment from the view of the general public through the use of plantings and/or fencing. Identify the location of any ground mounted equipment on the plans.
 - i. Employee and customer parking shall be contained on site.
 - j. Any new temporary and permanent signage shall require a separate application and issuance of a Sign Permit prior to fabrication and installation.
 - k. Approval of the Landscaping Plan and payment of all installation and maintenance sureties is required. Landscape plans shall meet all the requirements of Article VIII Section 275-53 through 275-56 of the City's Zoning Code.
 - l.
4. Building Inspection:
- a. Inspection UA - LOCAL REVIEW
 - b. Building plans shall be signed and stamped by a licensed architect or professional engineer per the Wisconsin Enrolled Commercial Building Code (Comm. 361.31).
 - c. The State of Wisconsin Commerce review can be done locally as per (Comm.361.60) if under 50,000 cubic foot rule per Wi stat 101.12(3) (b) and (g).
 - d. Apply and obtain appropriate building, HVAC, electric, plumbing and fire permits from the City of New Berlin Building Inspection Division.
 - e. Zoning approval will be required BEFORE applying for the building permit. Separate application and plans are required.
 - f. The building shall be fully accessible from the parking lot to the interior elements (Com. 63.1101 and ICC/ANSI A117.1).
 - g. Plumbing: State review is required for over 16 fixtures - new and/or replacements.

5. Engineering:

- a. The property, which is located outside of the current MMSD Sewer Service District will require private on-site waste treatments sites (POWTS) for each lot that is created that will meet Waukesha County requirements.
- b. Information regarding location of the sanitary system is not shown or provided. Shall be provided at the time of Building Permit.
- c. Private water supply wells meeting the requirements of the Wisconsin Department of Natural Resources will also be required at the time of Building Permit.
- d. Per 275-57A.(3)(d)[2]. Parking areas and aisles in all other districts shall be paved with asphalt or concrete surface. The exception would be areas that have been gravel in the past that will be used for large equipment.
- e. Per Zoning Code Section 275-57 contracted services, they would need 25 parking stalls at a minimum with at least 1 ADA stall. But this does not account for the storage yards. Additional review will be done with each Re-occupancy permit application.
- f. Revise drawings to place the conservation easement over the Primary Environmental Corridor.
- g. This property has a history of tracking dirt and debris onto Lincoln Ave. The proposed plan shows gravel drive aisles to access the 25 leased business/storage areas. 275-57A.(3)(d)[2]. states Parking areas and aisles in all other districts shall be paved with asphalt or concrete surface. A waiver will be needed to allow for the gravel drive aisles and if granted, a plan will need to be in place to eliminate the tracking of dirt and debris from the site onto the Public roadway.
- h. A portion of the drive aisle is within the floodplain. The elevation of the drive aisle shall not exceed the floodplain elevation.
- i. No Industrial or Commercial Streets are proposed as part of this plan, therefore remove Figure 2 from sheet C4.0.
- j. Due to the potential for long term site filling, special attention will needed to maintain the proposed erosion control measures in accordance to DNR standards. A copy of the Weekly inspection logs shall be kept in the Certified Products office for City Staff to view at anytime. The City will make random site inspections.
- k. Sheet C3.0:
 - i. Erosion Control Note #1. Change City of Pewaukee to City of New Berlin
 - ii. Erosion Control Note #2. Change City of Pewaukee to City of New Berlin
 - iii. Erosion Control Note #7. Change City of Pewaukee to City of New Berlin
 - iv. LSS Note: Change permanent vegetation date from September 15, 2018 to September 15 of the current year.
 - v. Remove the text "If this deadline is missed, then stabilization will be completed by:"
 - vi. LSS Note: 2b. Change Village to City
 - vii. LSS Note: 3. Change Village to City
 - viii. LSS Note: 3.b.iv. Change Village to City

- l. All parking stalls shall be on a paved surface. It appears that 14 parking stalls are lined out on sheet C2.1 as temporary stalls. These spaces are not approved. Please provide additional details as to what these are to be used for.
 - m. Per ADA standards, a minimum of 1 parking stall is required to be an ADA van accessible stall.
 - n. Per 275-57A.(3)(c)[1]. Where more than three parking spaces are served by a single driveway, a turnaround area shall be provided or other provision made to permit cars to exit the parking area.
 - o. The gravel drive aisle should be the well defined, so that the area west of the proposed parking area is not used for parking or additional storage.
 - p. Plan does not show any sidewalk or access from the parking lot to the building.
 - q. The outdoor storage areas should be numbered on a plan so that when a re-occupancy permit is issued for a space in the office, it can be identified which outdoor storage yard is associated with which business.
 - r. No Lighting plan has been submitted for review.
- 6. Fire Department:
 - a. Building shall be fully sprinklered per Ch 124 -11A(11)(aa). Sprinkler system shall be monitored.
 - b. Building shall be 30' from existing structures.
 - c. Key for Knox box is required.
 - d. Provide fire extinguishers every 75' of travel.
 - e. Maintain egress/emergency lighting throughout.

DETAILS IN ATTACHED STAFF REPORT

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

Meeting of June 3, 2024

**Austin Workman with Workman Meadows LLC / Use Approval
Approximately 19000 W. Lincoln Avenue
(Tax Key #'s: 1172-994, 1172-998-003, 1172-998 and 1167-996-001)**

DATE STAFF REPORT CREATED: May 6, 2024

APPLICANT / OWNER(S): Austin Workman with Workman Meadows, LLC / Workman Meadows, LLC

REQUEST/DESCRIPTION OF PROJECT: Use Approval for construction of a 2,500 square foot office building and outdoor storage areas, along with the waiver request, located at approximately 19000 W. Lincoln Avenue (Tax Key #'s: 1172-994, 1172-998-003, 1172-998 and 1167-996-001)

DATE OF APPLICATION: 3/20/2024

DATE OF COMPLETENESS DETERMINATION: 3/20/2024

Application Check List Enclosed: No

PRE-APPLICATION CONFERENCE HELD: Yes

(Date(s) of Meeting(s): Several meetings over the past year.

Site Visit(s): Several over the past few years for NR135 compliance and the most recent visits on 4/25/2024.

CONCEPTUAL PLAN: Yes, a plan has been submitted as to how the site will be developed.

SIZE OF DEVELOPMENT / PARCEL(S):

Total Area – 139.14 Acres

Tax Key #'s:

1172-998 – 16.76 Acres

1172-998-003 – 48.73 Acres

1172-994 – 4.32 Acres

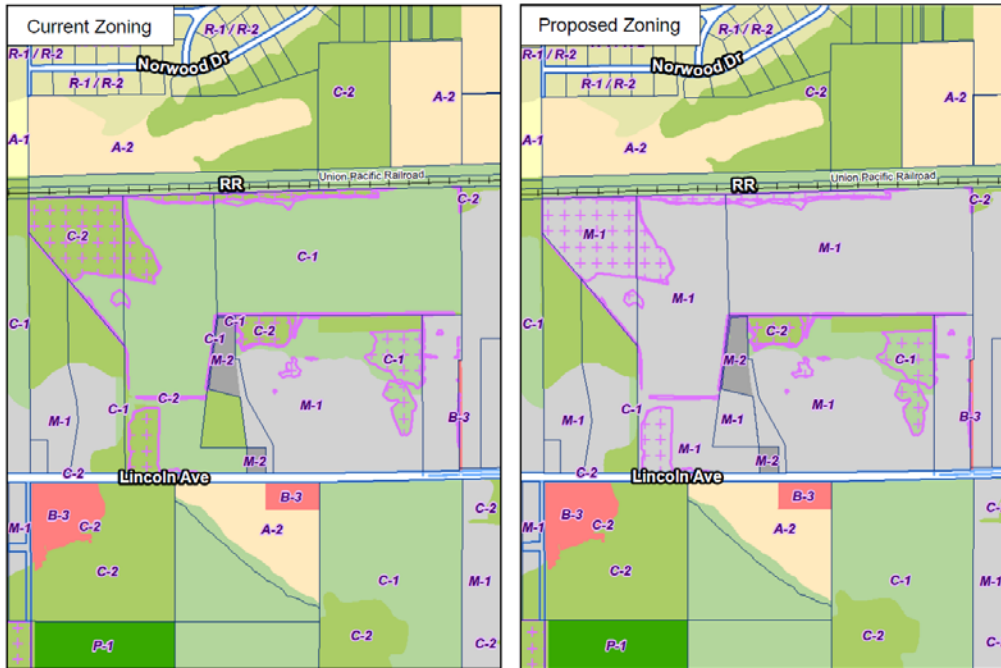
1167-996-001 – 59.33 Acres

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

CURRENT LAND USE: Former quarry & sod farm / Certified Products

PROPOSED ZONING: M-1 (Light Manufacturing District), C-2 areas that are wetlands will be registered on the City's Zoning map. (See File #: RZ-2202317)

Zoning Comparison Map



PROPOSED LAND USE: The applicant is proposing to construct a multi-user industrial building with outdoor storage for businesses. The applicant is interested in developing the site for future M-1 uses.

PROPOSED LOT SIZE: N/A

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North: Zoning: C-1	Land Use: Union Pacific Railroad / Wisconsin Electric Power Company
South: Zoning: C-1/C-2/M-1	Land Use: Richard Krahn (Storage Building)/Multi-tenant Industrial Building/New Berlin Grading
East: Zoning: M-1	Land Use: ABB
West: Zoning: M-1/C-2/C-1	Land Use: New Berlin Grading/Workman Estates, LLC

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

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

Planning Context:

- The West Lincoln Avenue area offers a unique set of challenges for balancing development with preservation. Considered to be an industrial zone, this area is a mix of industrial, conservation, residential, and agricultural zoning. It is not served by public utilities, and some sites may have restrictions for septic systems due to the years of soils disturbance from sod farms, peat mining and fill operations. Much of the area is in a floodplain, and the railroad is currently a barrier to the north. Water for fire protection will need to be addressed as public water is not available in this area.
- While there are various barriers to development, the Lincoln Avenue corridor is designated for future industrial developments and has the potential to accommodate some of the

forecasted job demand for the City. The area is near the interstate and adjacent to existing industrial parks. The rail line could be an asset for new businesses that locate in the corridor. The City recognizes that major changes in this area will involve overcoming substantial barriers, ensuring due diligence on the part of property owners, and requiring detailed planning so that proper land uses are established.

- The vision for the West Lincoln Avenue area is to develop it into a unique business park environment with campus settings designed around environmentally sensitive areas. Clean, environmentally sensitive light industrial and office parks will be encouraged. Private on-site wastewater treatment systems will need to be evaluated on a site-by-site basis. Larger assemblages of environmentally sensitive or floodplain areas will be preserved as either publicly or privately owned open space. The farthest western portion of Lincoln Avenue is designated for country residential developments. Potential uses along this corridor could include corporate headquarters, business offices, or uses needing railroad access.

Vision:

- Development in this area will incorporate environmental protection as a basic value, including its importance as an aquifer recharge area.
- Larger assemblages of environmentally sensitive or floodplain areas will be preserved as either publicly or privately owned open space.

West Lincoln Avenue Policies:

- Given the substantial barriers to planning and development, a separate plan should be established for the West Lincoln Avenue corridor that recognizes the long-term commitment on the part of the City.
- Public sanitary sewer service shall not be extended into this area, with the exception of parcels designated to be within the Urban Service Area Boundary as amended by the City.
- Development along Lincoln Avenue shall not occur until the following conditions are met: any proposed development shall dedicate the proper road right of way; shall adhere to the Rural Design Cross sections identified in the Developer's Handbook for any necessary roadway improvements and shall provide field delineations when required to do so by Code. In addition, stormwater drainage and floodplain issues are to be accommodated; a reclamation plan needs to be on file by an Engineer certifying the bearing capacity; utilities are available (adequate plan for sewer and water); and groundwater, floodwater, and stormwater have been adequately accommodated. If sewer and water are not provided, businesses that have a low intensity and do not require sewer should be targeted. Alternative techniques for water will need to be explored to provide for fire safety and building code requirements.
- Larger assemblages of properties should be the priority for this corridor. Pull land together in larger components rather than in a piecemeal fashion. Agreements should be sought among landowners to come together when projects arise.
- Any future development requiring coordinated access in this area may require the applicants to submit a surety instrument to the City to cover future public improvements and cost contributions.

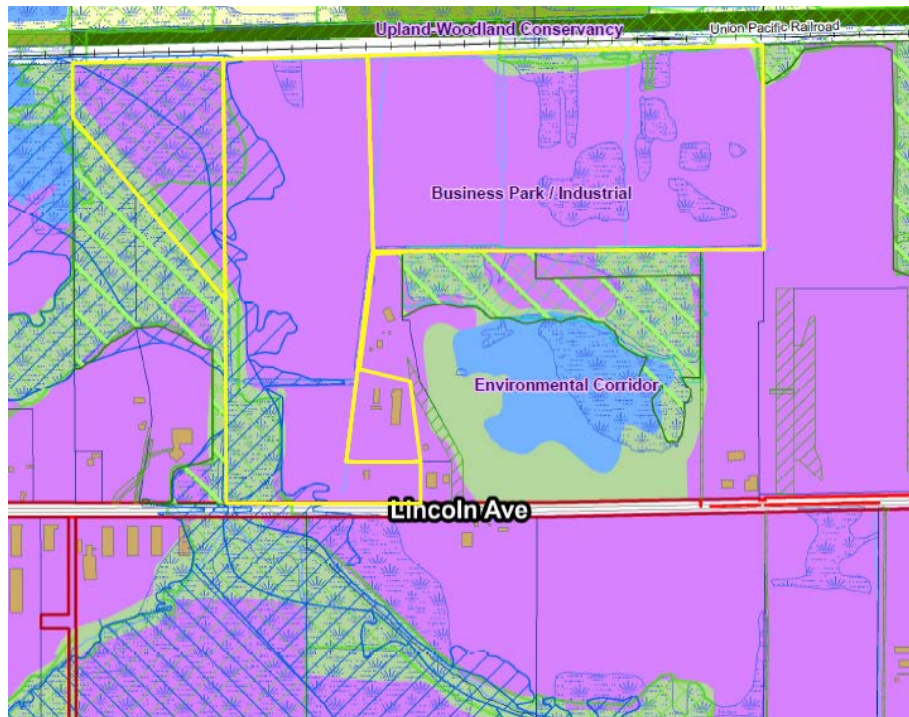
Economic Development:

- Economic development for Neighborhood B focuses primarily on business park / light industrial opportunities along Lincoln Avenue, housing development, and limited commercial development that has an agrarian or natural emphasis.

Land Use:

- Future Land Use Map: Business Park / Industrial

Future Land Use Map – See also historical development plans for New Berlin in attachments.



ZONING CODE (CHAPTER 275): Yes, will meet all the requirements of Chapter 275-35B(4) and Chapter 275-37B(3) & (4) of the Zoning Code.

DEVELOPMENT CODE (CHAPTER 235): N/A

PUBLIC HEARING REQUIRED: No

CONDITIONAL USE REQUIRED: No

USE / SITE /ARCHITECTURAL REVIEW:

Use Approval Required: Yes

Site Plan Required: Yes, see attached plans.

Architectural Review Required: Yes, see attached plans.

PROPOSED ARCHITECTURE: See attached plans.

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: Yes, Primary Environmental Corridor and Isolated Natural Resources Area. SEWRPC reviewed the corridors and provided a letter dated March 14, 2023.

Wetland On Property: Yes, a wetland delineation report has been prepared by Heartland Ecological Group Inc. dated November 4, 2022. Wetlands will be registered on the City's Zoning map.

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

NRCS Map Classification: N/A

Floodplain: Yes

Topography / Geologic: Site is fairly flat then slopes towards the rear of the property towards the creek.

ALTERNATIVE TRANSPORTATION PLAN: No improvements identified.

PARK & OPEN SPACE PLAN: No improvements necessary.

NATURAL RESOURCES PROTECTION:

Limits of Disturbance (LOD): Yes, shown on plans.

Woodland, Tree, and Vegetation Protection: No impact.

Wildlife Habitat Protection: No impact.

Wildlife Management Plan: No impact.

ENVIRONMENTAL IMPACT: The applicant has submitted a wetland delineation report completed by Heartland Ecological Group Inc. dated November 4, 2022. Wetlands have been registered on the City's Zoning map.

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. A storm water plan for this area has been prepared by Trio Engineering LLC dated September 28, 2023.

SANITARY SEWER PROVISION:

Within Current Sewer Service Area: No

Basin Capacity Available: No

Adequate Linkage: N/A

Onsite System Required: Yes

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

TRAFFIC IMPACT: No additional impact. Will be reviewed with future business requests.

SCHOOL DISTRICT IMPACT: N/A

PREVIOUS ACTION: (Recent history provided only)

08/11/08	Public Hearing regarding Certified Products reclamation & restoration plan.
09/15/08	Plan Commission approval of reclamation & restoration plan and future land use options.
4/12/2021	Certified Products was purchased by Workman Enterprises, LLC. The CU-02-03 Ownership Change is attached.
4/4/2022	Violation letter issued by the City of New Berlin to Worman Meadows LLC. This application request will help with the resolution of the violations outlined in this letter.
5/6/2024	Plan Commission held a public hearing.

CONSISTENCY WITH PREVIOUS ACTION: Yes, based on the compliance letters, this was a required step if the applicant desired to remove the NR 135 classification to continue to have additional business opportunities, like what was outlined in the zoning compliance letters. They are no longer mining peat from this location. See attached documents.

FINDINGS:

1. A wetland delineation report has been prepared by Heartland Ecological Group dated November 4, 2022, per Section 275-37F of the Zoning Code. DCD Staff have also made several site visits to the site over the past several years.
 - a. The proposed development will maintain and protect most of the existing wetlands on the site.
2. Since the applicant is proposing to maintain the natural resources, there should be no impact as a result of future development.
3. The applicant has submitted the March 8, 2024 Geotechnical Engineering Site Feasibility Study

prepared by Giles Engineering Associates, Inc. The site has been investigated to determine the feasibility of constructing the proposed development as shown on the current plans. The result of this analysis is that it is feasible to build the proposed building, parking and storm water facilities on this site. There will be some additional compaction, undercutting and/or possible geo-piers needed as part of any future foundations as part of the construction of the site.

4. Given the above information, the area being proposed to be rezoned to M-1 can support business uses/buildings with proper additional Geotech analysis and engineering measures.
5. A public hearing was held before the Plan Commission on August 11, 2008, regarding the Plan of Operation and Reclamation Plan for Certified Products including the properties that are part of this rezoning petition. The Plan Commission, at that time, reviewed eight (8) different post-mining conceptual land use options. The Plan Commission on September 15, 2008, approved the Plan of Operation but also Options 1, 2 and 8 as their preferred post-mining land use scenarios. The approved scenarios, as approved, were as follows: Option # 1: Business Park/Industrial, Option # 2: Large Storage and Option # 3: Large Storage/Other. All these options are consistent with the future land use designation of Business Park/Industrial.
6. The applicant's engineer has submitted a report dated March 15, 2024, for Workman Meadows (also known as Certified Sod, Inc.) Reclamation & Restoration completion plan. The report serves as confirmation for the completion of non-metallic reclamation and restoration (per Zoning Code Section 275-65.17) on the following parcels: Tax Key #'s: 1172-994, 1172-998-003, 1172-998 and 1167-996-001). The reclamation and restoration efforts on these parcels are outlined in the Reclamation & Restoration Plan by Losik Engineering, dated 4/29/2008. The identified parcels have been substantially filled, stabilized, and vegetated in accordance with the reclamation plans.
 - a. As part of the NR 135 permit that the previous owner, Mr. Geipel had for this site, DCD staff has visited this site each year. The site tour typically involves a tour of the entire site.
7. The following recommendations are from the Economic Development element of the City's Comprehensive Plan: *"Currently, West Lincoln Avenue is considered to be a future mix of light industrial, office and business park uses in campus-like settings with significant preservation efforts in areas with environmental corridors and isolated natural features. Land assemblage should be large scale and master-planned instead of piecemeal. However, before these uses are implemented, all infrastructure and access issues need to be resolved."*

D.R.C. RECOMMENDATION:

Recommend approval for the Use, Site and Architecture for the construction of a 2,500 square foot office building and outdoor storage areas, along with the waiver request, located at approximately 19000 W. Lincoln Avenue (Tax Key #'s: 1172-994, 1172-998-003, 1172-998 and 1167-996-001) subject to the application, plans on file and the following conditions: **See Executive Summary.**

Attachments:

Location Map
Plan of Operation Letter
Development Plans
NR 135 Completion Letter / Memo

The following can be found in the Staff Report for File #: RZ-2202317:

Zoning Comparison Map
Historical Future Land Use Document Review
Permit CU-02-03 Ownership Change
Incomplete Application Determination Letter dated November 30, 2023

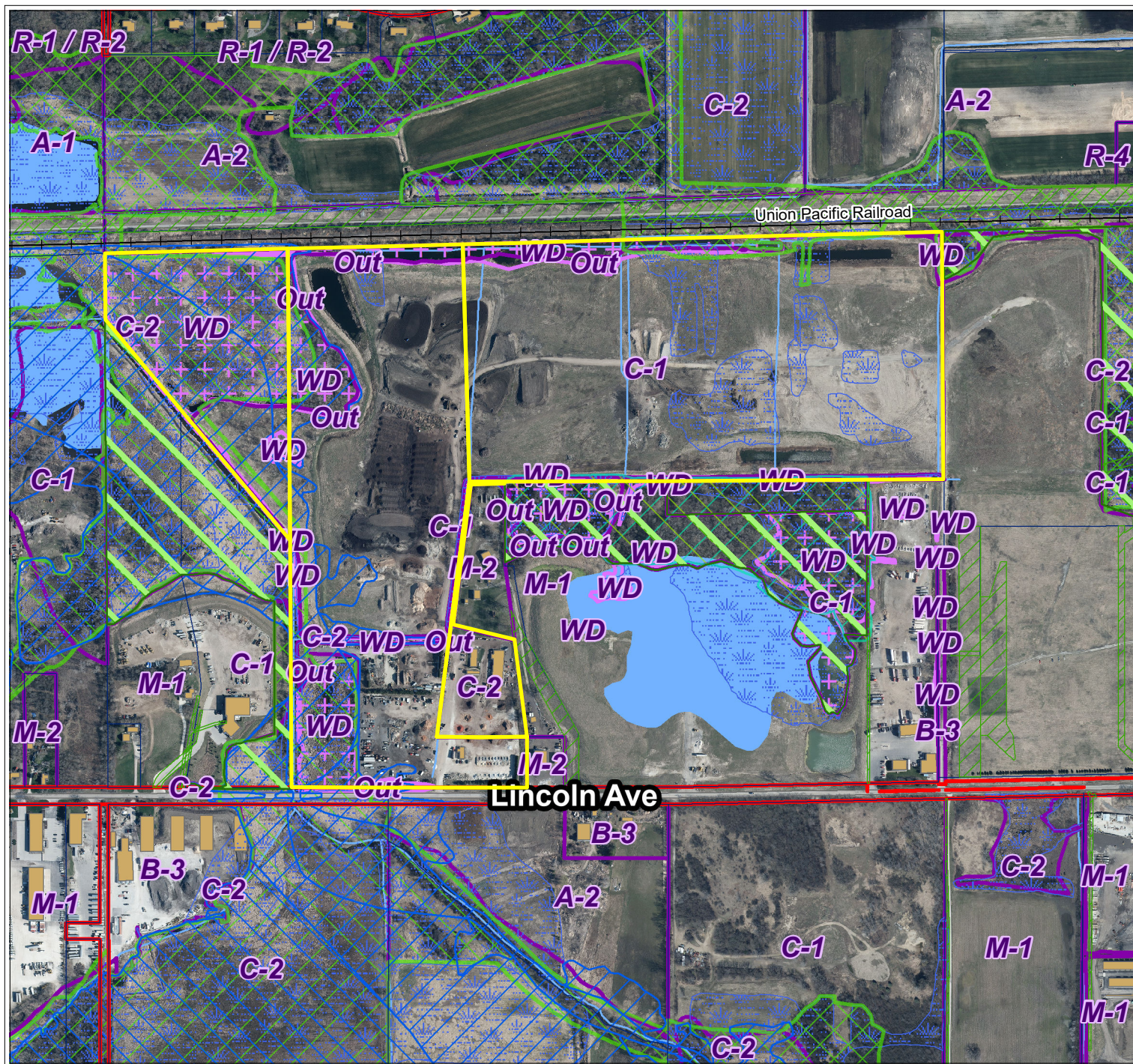
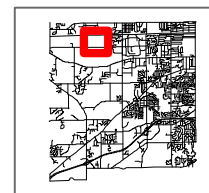
Code Compliance Letter dated April 4, 2022

The following are on file in the Department of Community Development office:

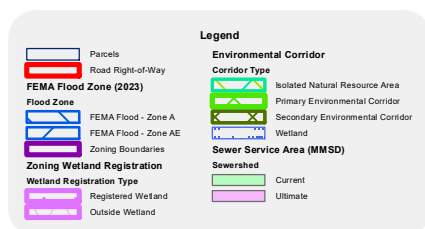
Wetland Report

Soil Report

PC Approved Land Use Options 1, 2 and 8 / Reclamation Plan Packet from 2008



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



0 260 520 Feet



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**Workman Meadows, LLC
19000 W. Lincoln Ave.
New Berlin, WI 53146**

Workman Meadows appreciates your time to review our information for the property located at 19000 W. Lincoln Ave. in New Berlin. The goal of the information provided is to remove the existing NR-135 (Nonmetallic Mining Reclamation) designation, rezone portions of the property from C-1 to M-1, and to bring the overall site into compliance with local ordinances.

Project Description

Certified Products II is a supplier of landscape materials located at 19000 W. Lincoln Ave. in New Berlin and operated on 3 contiguous parcels consisting of roughly 112.4 acres. The northern portion of the property has historically been a peat mine which gave that area the NR-135 designation. There is currently no peat mining taking place on site and any remaining peat deposits are not economically feasible to retrieve. Certified Products II would like to use this area as a fill site over the next 10-20 years.

In addition to the reclamation of the mine area, Certified Products II would like to designate certain areas of the site to be leased out to other businesses and individuals to conduct day-to-day business operations and/or store materials, vehicles, etc. To do this, we are proposing rezoning portions of the properties from C-1 to M-1 to conform with land use. There will also be a new building with designated office spaces for tenants, on-site restrooms, a paved parking area, and a new asphalt entrance drive. These improvements are meant to minimize disturbance and to make use of existing site features as much as possible by keeping all proposed structure and grading activities out of the floodplain area and existing wetlands on site.

We thank you for your time and consideration of this reclamation, rezoning, and use approval request. Please see information provided within the submittal documents. Should you have any questions, feel free to reach out with any questions or to discuss further.

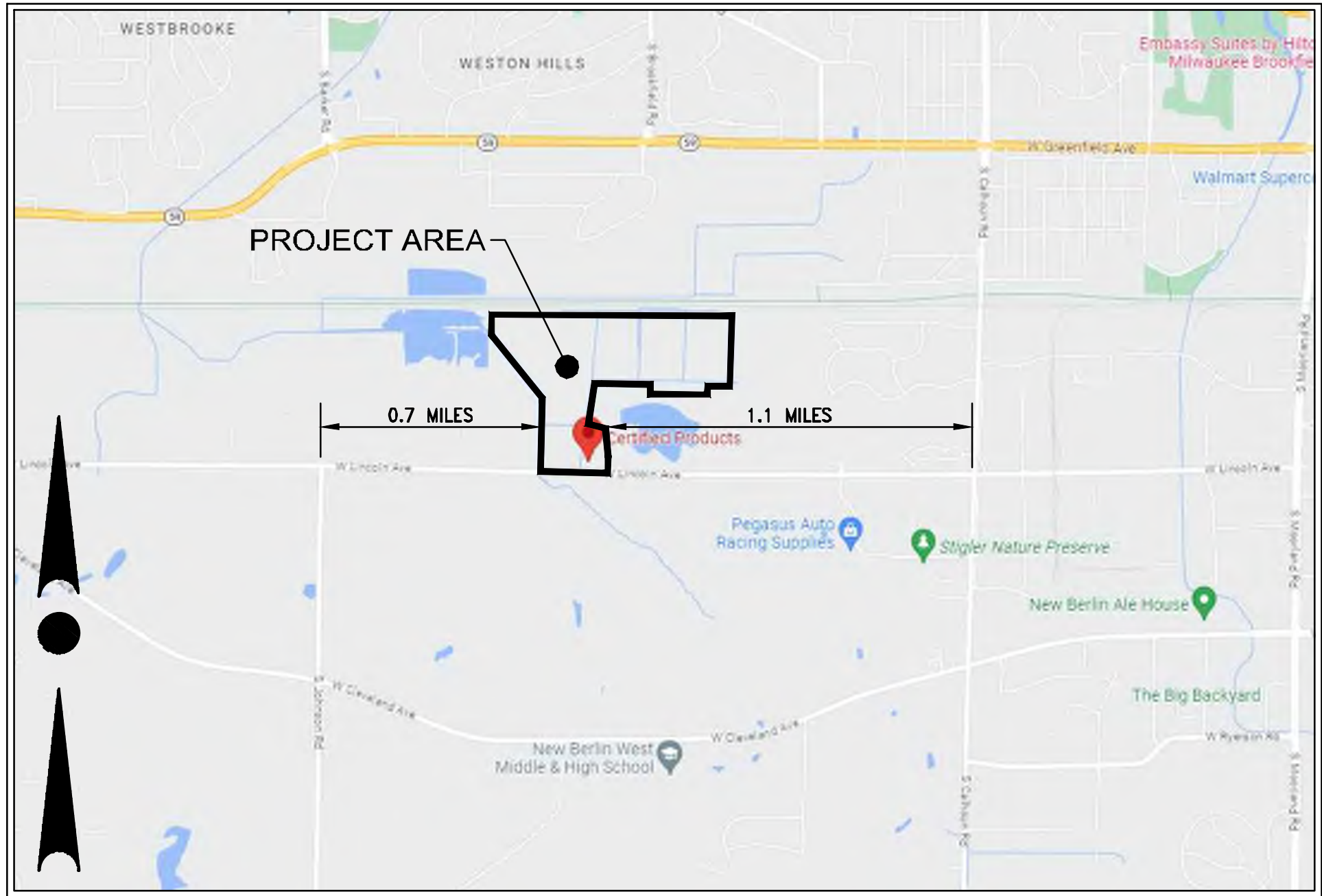
Thank you,

Austin and Brady Workman
Workman Meadows

X:\2023\23-005-1180 CERTIFIED PRODUCTS NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\CERTIFIED PRODUCTS_SITE PLANS_22X34.DWG

GENERAL NOTES

1. THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.
-STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, 6TH EDITION (SSSWCW)
-THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION
-WDNR STORMWATER RUNOFF TECHNICAL STANDARDS.
-WISDOT PAL APPROVED EROSION CONTROL MEASURES LIST, LATEST EDITION.
-CITY OF NEW BERLIN TECHNICAL STANDARDS.
2. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
3. EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, AN APPROVED EROSION CONTROL PLAN WILL BE PROVIDED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY IMPLEMENTING THE APPROVED PLAN.
4. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
5. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION (CALL DIGGERS HOTLINE AT 800-242-8511). COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
6. EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.
7. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
8. ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
9. ALL TRENCHING SHALL BE PERFORMED ACCORDING TO OSHA STANDARDS.
10. ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
11. THE CONTRACTOR SHALL CLEAN ALL ADJACENT STREETS OF ANY SEDIMENT OR DEBRIS BY SWEEPING BEFORE THE END OF THE WORKING DAY OR AS REQUIRED BY THE CITY OF NEW BERLIN.
12. THE CONTRACTOR MUST AND IS REQUIRED TO NOTIFY THE CITY OF NEW BERLIN SEWER AND WATER UTILITY A MINIMUM OF 48 HOURS IN ADVANCE OF WATER MAIN FILLING, WATER MAIN FLUSHING, WATER MAIN TESTING AND WATER MAIN CONNECTIONS. NO CONNECTION SHALL BE MADE TO THE EXISTING WATER SYSTEM UNTIL SAFE SAMPLES FROM THE NEW MAIN HAVE BEEN OBTAINED.

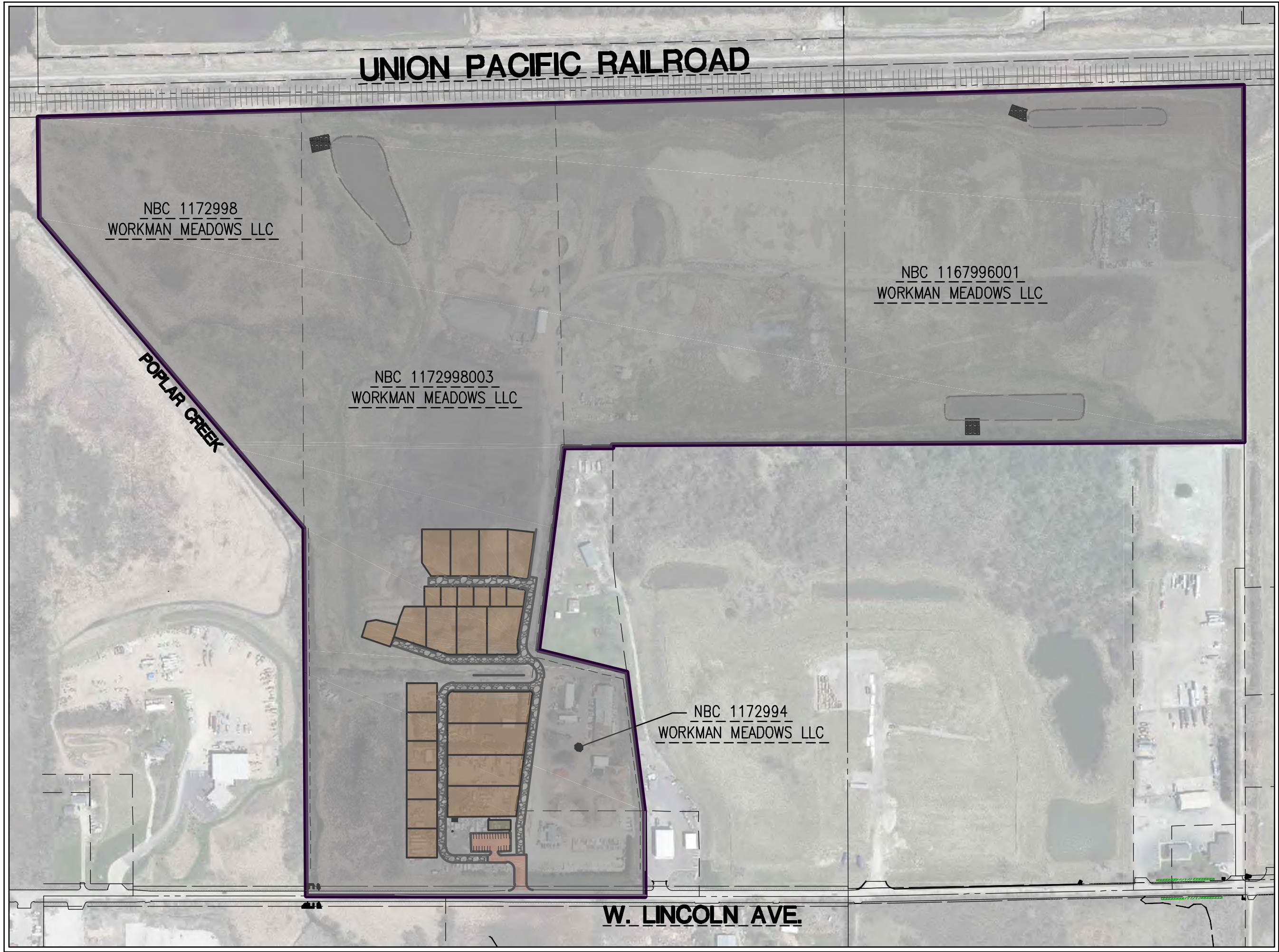


LOCATION MAP
NOT TO SCALE

CERTIFIED PRODUCTS

SITE RECLAMATION AND RESTORATION PLANS

CITY OF NEW BERLIN, WISCONSIN



SITE PLAN
SCALE: 1" = 300'

ENGINEER:
TRIO ENGINEERING, LLC
4100 N CALHOUN ROAD, SUITE 300
BROOKFIELD, WI 53005
CONTACT: MR. JOSHUA PUDELKO, P.E., M.S.
PHONE: 262-790-1480
FAX: 262-790-1481
EMAIL: jpudelko@trioeng.com

SHEET INDEX

CIVIL		
T1	-	COVER SHEET
C1.0	-	OVERALL EXISTING SITE PLAN
C1.1-1.3	-	EXISTING SITE PLANS
C1.4-1.6	-	PROPOSED SITE PLANS
C2.0	-	OVERALL GRADING PLAN
C2.1-2.5	-	GRADING AND STORM SEWER PLANS
C2.6-2.8	-	POND PLANS AND DETAILS
C3.0	-	EROSION CONTROL PLAN
C4.0	-	CONSTRUCTION NOTES & DETAILS



4100 N. CALHOUN RD., SUITE 300
BROOKFIELD, WI 53005
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FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

PROJECT:
CERTIFIED PRODUCTS
CITY OF NEW BERLIN, WISCONSIN
BY: WORKMAN ENTERPRISES
19700 W. LINCOLN AVE.
NEW BERLIN, WI 53151

REVISION HISTORY

DATE	DESCRIPTION
11/08/23	PRELIMINARY CIVIL PLANS
09/18/24	PRELIMINARY CIVIL PLANS
06/08/24	PRELIMINARY CIVIL PLANS

DATE:

MAY 06, 2024

JOB NUMBER:

23-005-1180

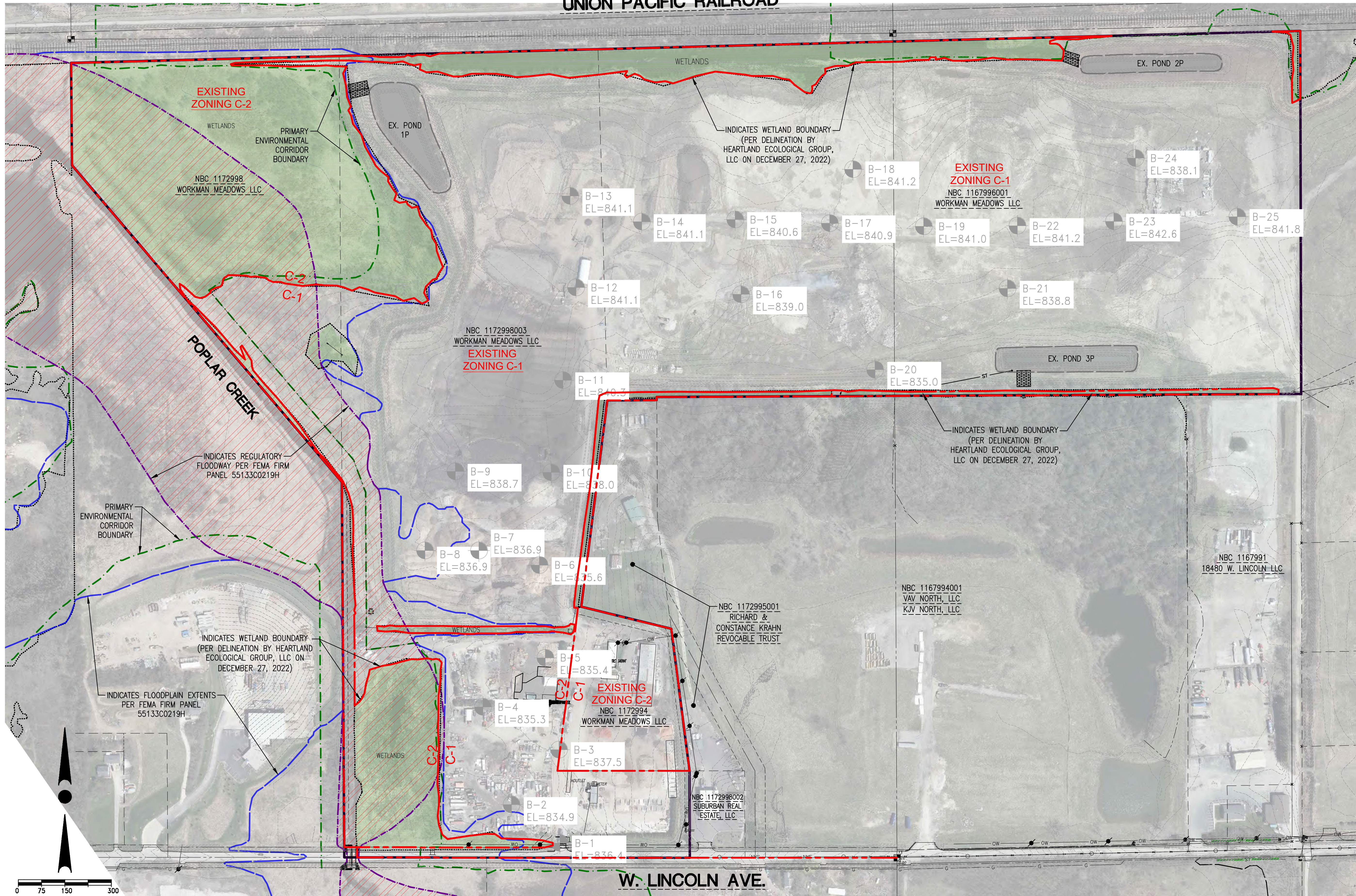
DESCRIPTION:

COVER
SHEET

SHEET

T1

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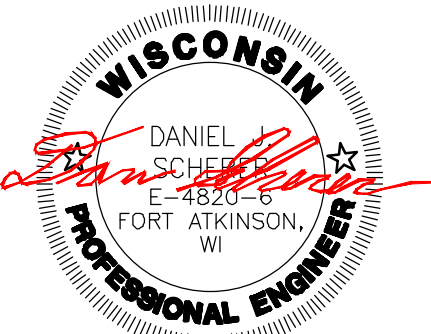


0 75 150 300
SCALE: 1" = 150' (22"x34")
SCALE: 1" = 300' (11"x17")



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CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
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PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudefko@trioeng.com

NBC 1167990003
ABB LLC

PROJECT:
CERTIFIED PRODUCTS
CITY OF NEW BERLIN, WISCONSIN
BY: WORKMAN ENTERPRISES
19700 W. LINCOLN AVE.
NEW BERLIN, WI 53151

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DATE:

MAY 06, 2024

JOB NUMBER:

23-005-1180

DESCRIPTION:

EXISTING SITE PLAN

SHEET

C1.0

X:\2023\23-005-1180 CERTIFIED PRODUCTS NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\CERTIFIED PRODUCTS_SITE PLANS_22X34.DWG



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0 25 50 100
SCALE: 1" = 50' (22"x34")
SCALE: 1" = 100' (11"x17")



INDICATES REGULATORY FLOODWAY PER FEMA FIRM PANEL 55133C0219H

INDICATES WETLAND BOUNDARY (PER DELINEATION BY HEARTLAND ECOLOGICAL GROUP, LLC ON DECEMBER 27, 2022)

INDICATES FLOODPLAIN EXTENTS PER FEMA FIRM PANEL 55133C0219H

NBC 1172998003
WORKMAN MEADOWS LLC
EXISTING ZONING C-1

EXISTING ZONING C-2
NBC 1172994
WORKMAN MEADOWS LLC

NBC 1172995001
RICHARD &
CONSTANCE KRAHN
REVOCABLE TRUST

NBC 1167994001
VAV NORTH, LLC
KJV NORTH, LLC

NBC 1172995001
RICHARD &
CONSTANCE KRAHN
REVOCABLE TRUST

W. LINCOLN AVE.

PRIMARY ENVIRONMENTAL CORRIDOR BOUNDARY

EX. 15" CULVERT TO BE REMOVED AND REPLACED

EXISTING SEPTIC TO REMAIN

EXISTING BUILDINGS TO REMAIN

EXISTING STRUCTURES TO BE REMOVED

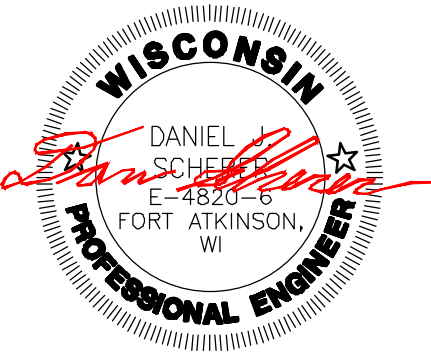
EXISTING SCALE TO BE RELOCATED

EXISTING BUILDING TO REMAIN

INDICATES EX. OVERHEAD WIRE (TYP.)

LEGEND:

---	775	-	EXISTING CONTOUR
-	SAN	-	EXISTING SANITARY SEWER
○		-	EXISTING SANITARY MANHOLE
-	W	-	EXISTING WATER MAIN
⊗		-	EXISTING HYDRANT
-	ST	-	EXISTING STORM SEWER
○		-	EXISTING STORM MANHOLE
□		-	EXISTING STORM INLET
⊠		-	EXISTING TRANSFORMER
⊞		-	EXISTING ELECTRIC PEDESTAL
⊡		-	EXISTING TELEPHONE PEDESTAL
⊢		-	EXISTING CATV PEDESTAL
⚡		-	EXISTING POWER POLE



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PROJECT:
CERTIFIED PRODUCTS
CITY OF NEW BERLIN, WISCONSIN
BY: WORKMAN ENTERPRISES
19700 W. LINCOLN AVE.
NEW BERLIN, WI 53151

REVISION HISTORY

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06/08/24	PRELIMINARY CIVIL PLANS

DATE:
MAY 06, 2024

JOB NUMBER:
23-005-1180

DESCRIPTION:
EXISTING SITE AND DEMOLITION PLAN

SHEET

C1.1

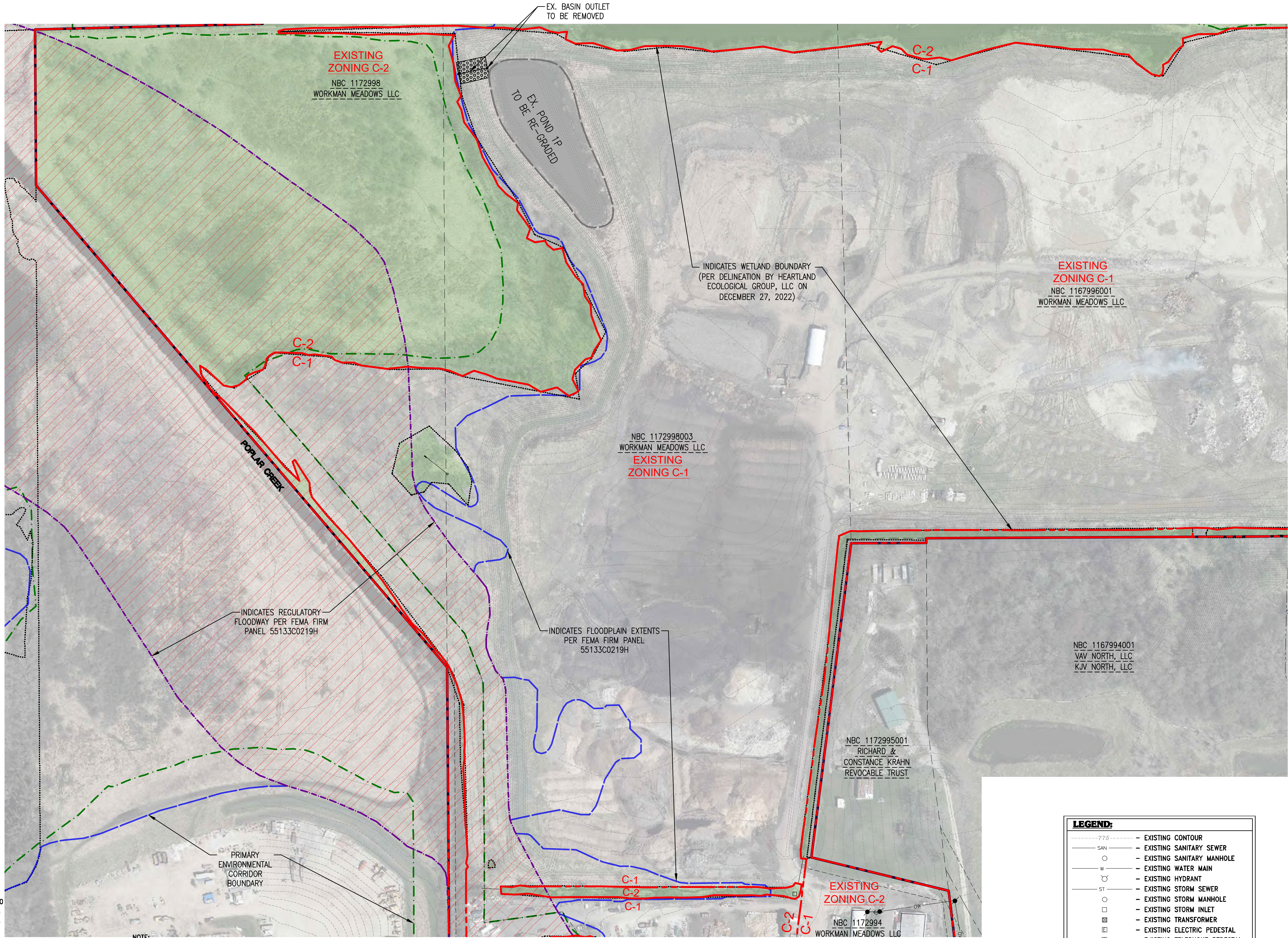
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SCALE: 1" = 100' (22"x34")
SCALE: 1" = 200' (11"x17")

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LEGEND:	
---	EXISTING CONTOUR
SAN	EXISTING SANITARY SEWER
○	EXISTING SANITARY MANHOLE
W	EXISTING WATER MAIN
⊗	EXISTING HYDRANT
ST	EXISTING STORM SEWER
○	EXISTING STORM MANHOLE
□	EXISTING STORM INLET
⊠	EXISTING TRANSFORMER
⊞	EXISTING ELECTRIC PEDESTAL
⊞	EXISTING TELEPHONE PEDESTAL
⊞	EXISTING CATV PEDESTAL
⚡	EXISTING POWER POLE



PROJECT:
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NEW BERLIN, WI 53151

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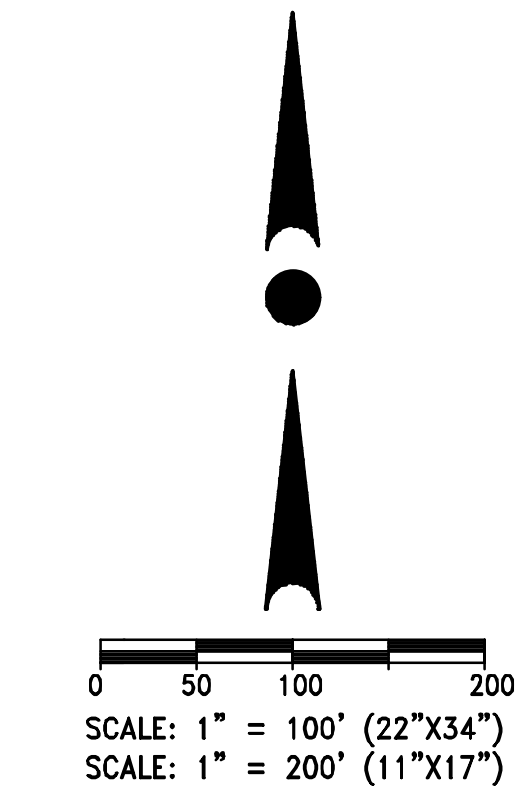
DATE:
MAY 06, 2024

JOB NUMBER:
23-005-1180

DESCRIPTION:
EXISTING SITE
AND DEMOLITION
PLAN

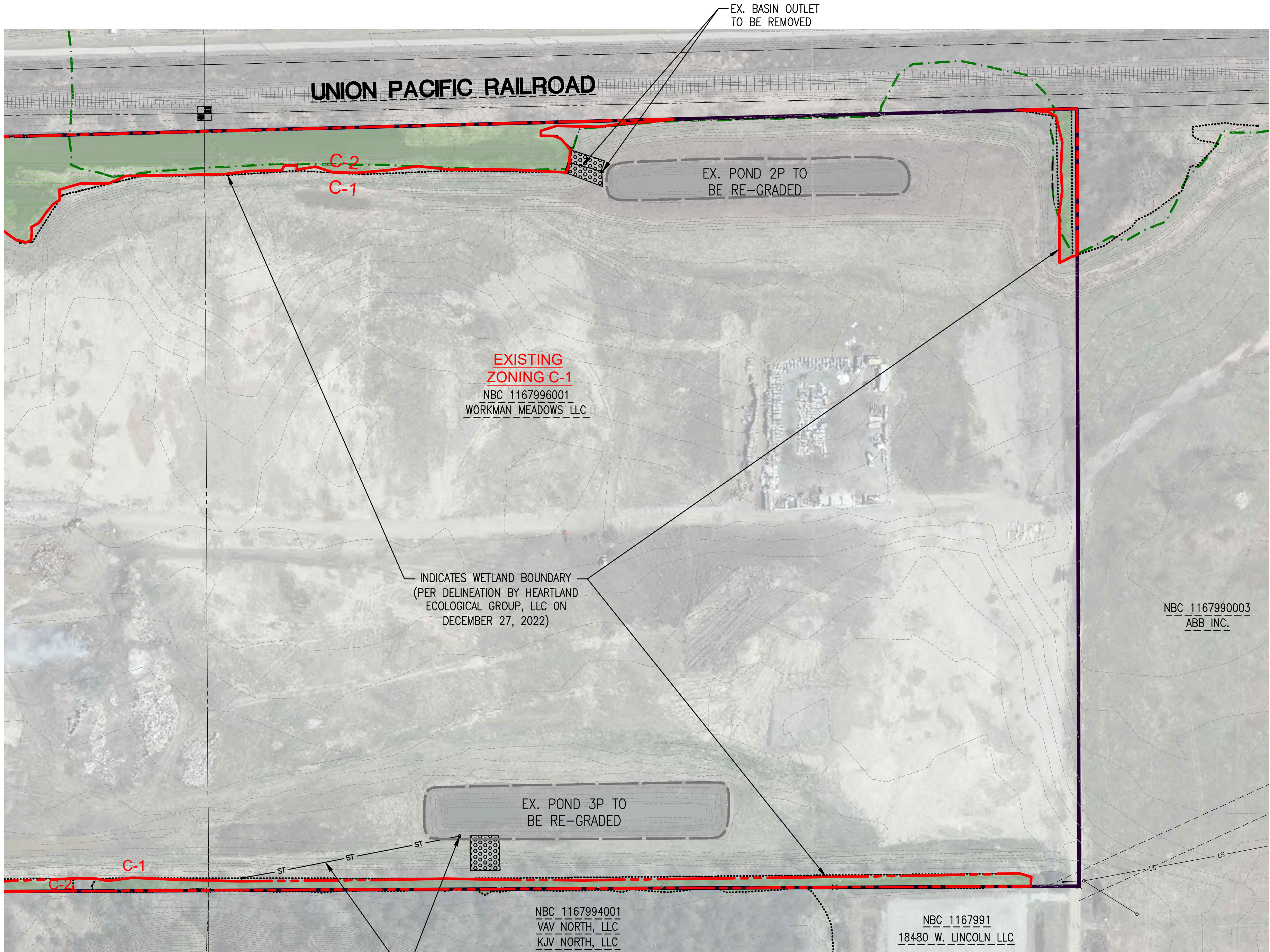
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C1.2

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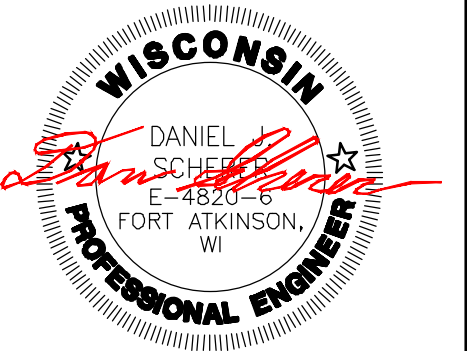


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LEGEND:	
---	EXISTING CONTOUR
SAN	EXISTING SANITARY SEWER
O	EXISTING SANITARY MANHOLE
W	EXISTING WATER MAIN
HY	EXISTING HYDRANT
ST	EXISTING STORM SEWER
MI	EXISTING STORM MANHOLE
SI	EXISTING STORM INLET
TR	EXISTING TRANSFORMER
EP	EXISTING ELECTRIC PEDESTAL
TP	EXISTING TELEPHONE PEDESTAL
CP	EXISTING CATV PEDESTAL
PP	EXISTING POWER POLE



PROJECT:
CERTIFIED PRODUCTS
CITY OF NEW BERLIN, WISCONSIN
BY: WORKMAN ENTERPRISES
19700 W. LINCOLN AVE.
NEW BERLIN, WI 53151

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06/08/24	PRELIMINARY CIVIL PLANS

DATE:
MAY 06, 2024

JOB NUMBER:
23-005-1180

DESCRIPTION:
EXISTING SITE
AND DEMOLITION
PLAN

SHEET
C1.3

PROPOSED ZONING (M-1)

LOT AREA: 40,000 S.F.
LOT WIDTH: 200 FEET
FRONT SETBACK: 50 FEET
SIDE SETBACK: 15 FEET
REAR SETBACK: 25 FEET
ORDINARY HIGH-WATER MARK SETBACK: 50 FEET
WETLAND SETBACK: 10 FEET
MAXIMUM HEIGHT: 45 FEET

INDICATES REGULATORY
FLOODWAY PER FEMA FIRM
PANEL 55133C0219H

PRIMARY
ENVIRONMENTAL
CORRIDOR
BOUNDARY

INDICATES
DEDICATED
LEASED AREAS

INDICATES WETLAND BOUNDARY
(PER DELINEATION BY HEARTLAND
ECOLOGICAL GROUP, LLC ON
DECEMBER 27, 2022)

INDICATES FLOODPLAIN EXTENTS
PER FEMA FIRM PANEL
55133C0219H

INDICATES FLOODPLAIN EXTENTS
PER FEMA FIRM PANEL
55133C0219H

NBC 1172998003
WORKMAN MEADOWS LLC

PROPOSED
ZONING M-1

PR. GRAVEL DRIVE

WETLANDS

PR. GRAVEL DRIVE

24.0'
GRAY

WETLANDS

PROPOSED
ZONING C-2

PR. SANITARY
HOLDING TANK

PR. WELL

PR. OFFICE
2,469 S.F.

PR. ASPHALT
PARKING

INDICATES PAVING
EXTENTS

INDICATES PAVING
EXTENTS

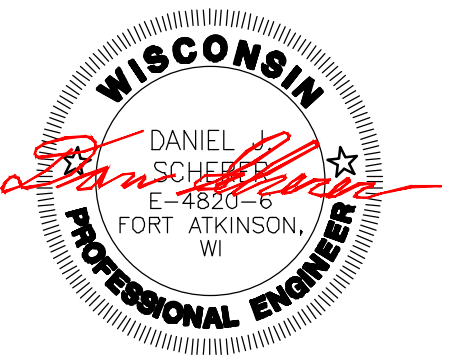
PROPOSED ACCESS
DRIVE AND PARKING

W. LINCOLN AVE.

PR. BERM

INDICATES FLOODPLAIN EXTENTS
PER FEMA FIRM PANEL
55133C0219G

NBC 1172995001
RICHARD &
CONSTANCE KRAHN
REVOCABLE TRUST



4100 N. CALHOUN RD., SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpadelko@trioeng.com

PROJECT:
CERTIFIED PRODUCTS
CITY OF NEW BERLIN, WISCONSIN
BY: WORKMAN ENTERPRISES
19700 W. LINCOLN AVE.
NEW BERLIN, WI 53151

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06/08/24	PRELIMINARY CIVIL PLANS

DATE:

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JOB NUMBER:

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DESCRIPTION:

PROPOSED
SITE PLAN

SHEET

C1.4

0 25 50 100
SCALE: 1" = 50' (22"x34")
SCALE: 1" = 100' (11"x17")

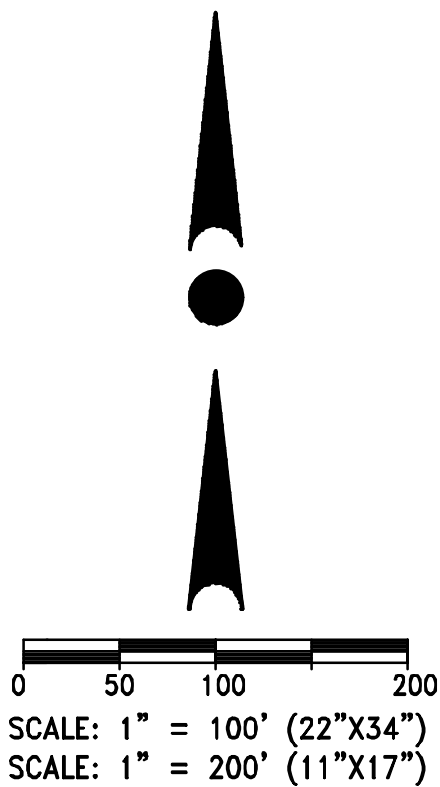
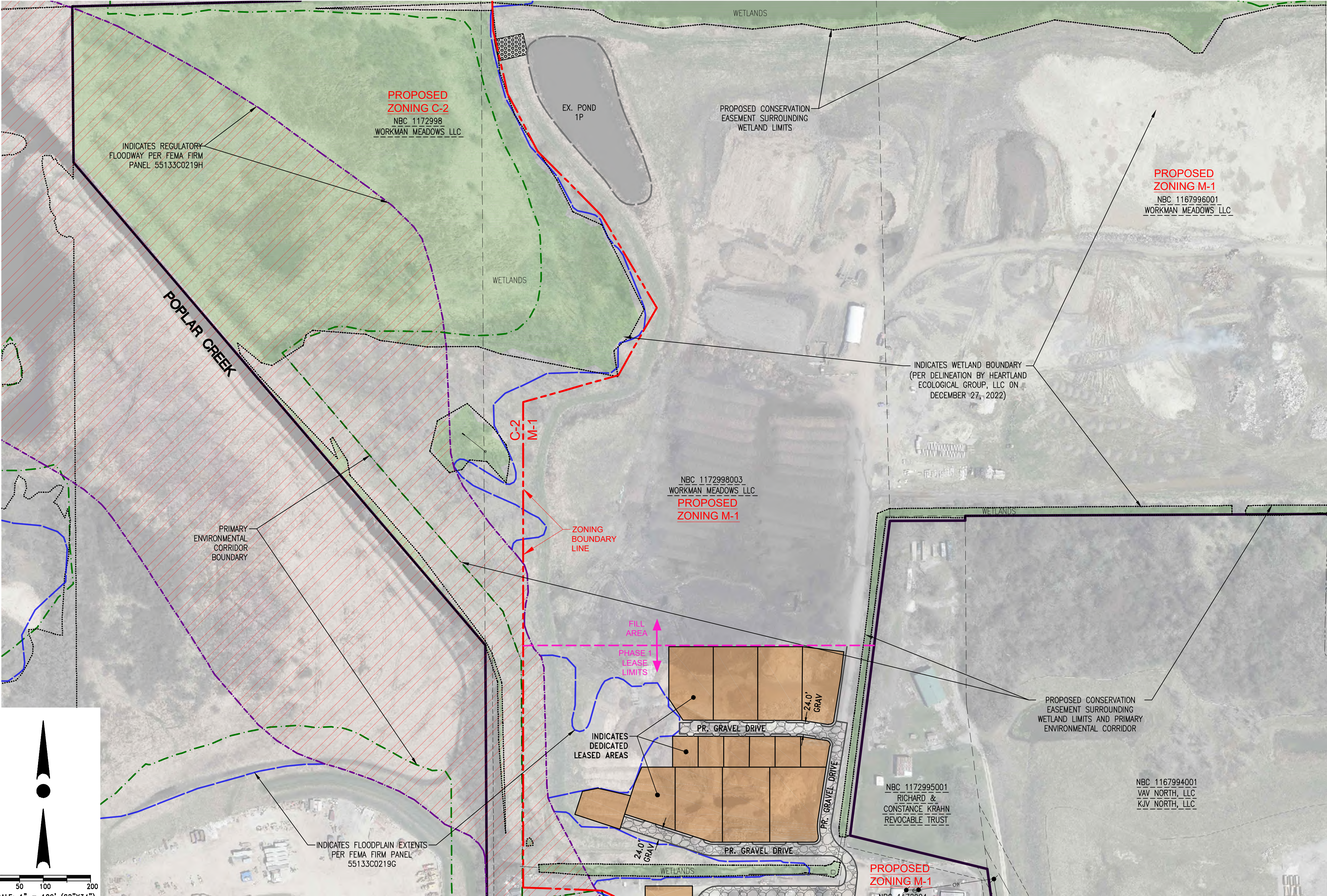


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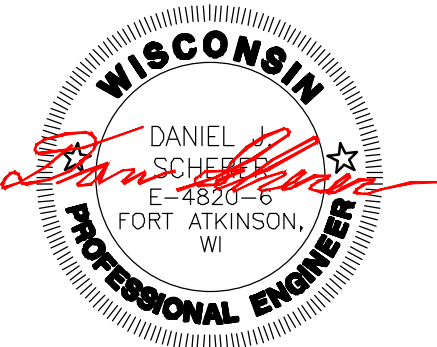
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19700 W. LINCOLN AVE.
NEW BERLIN, WI 53151

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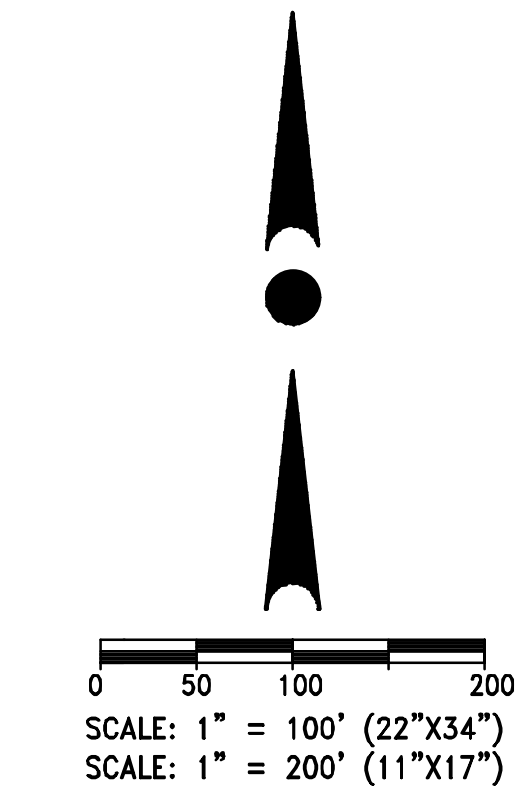
DESCRIPTION:

**PROPOSED
SITE PLAN**

SHEET

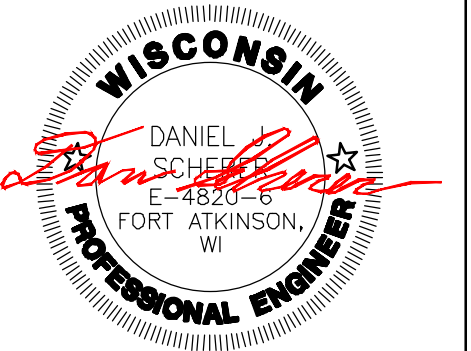
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CITY OF NEW BERLIN, WISCONSIN
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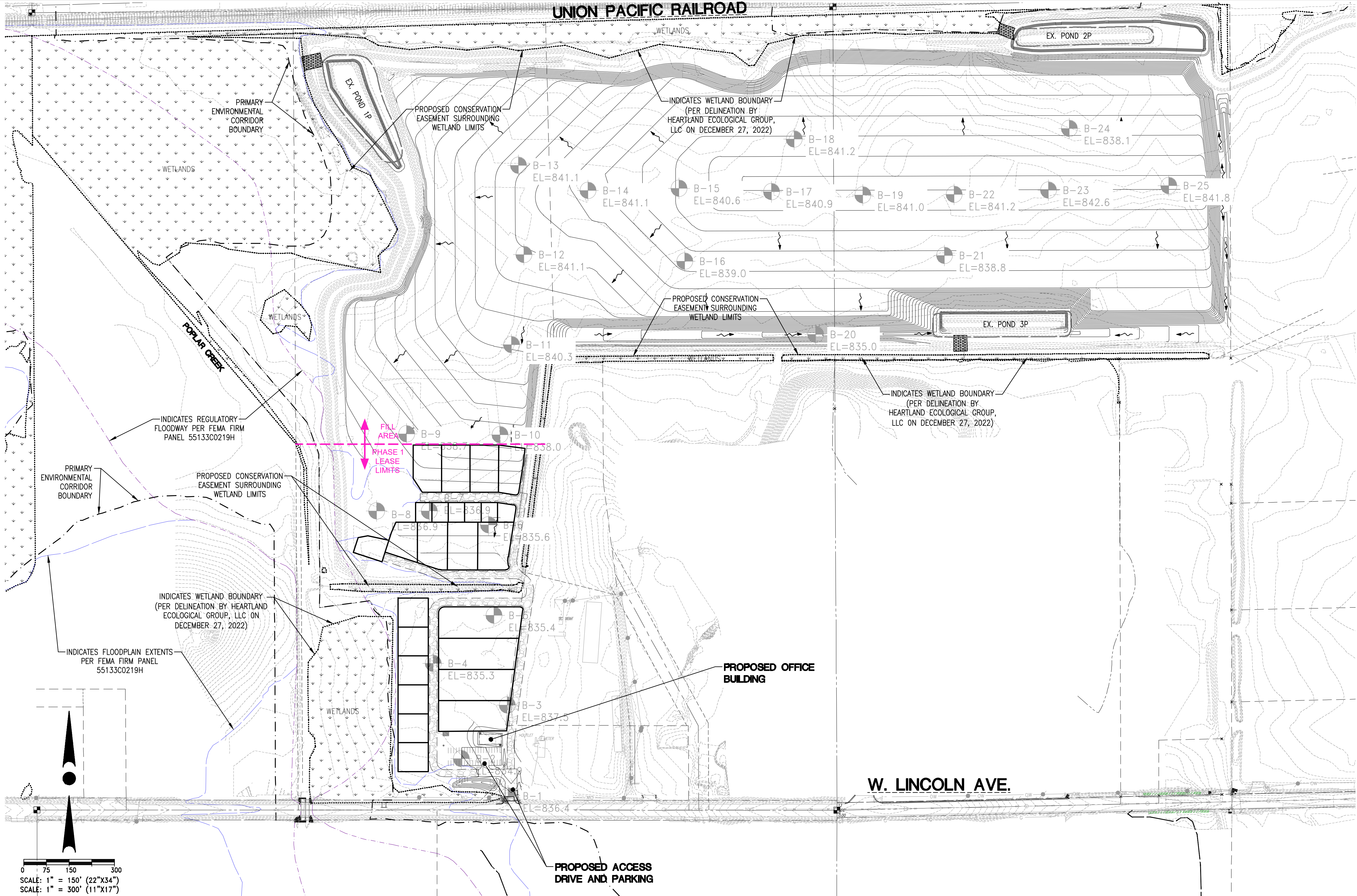
DATE:
MAY 06, 2024

JOB NUMBER:
23-005-1180

DESCRIPTION:
PROPOSED
SITE PLAN

SHEET
C1.6

X:\2023\23-005-1180 CERTIFIED PRODUCTS NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\CERTIFIED PRODUCTS_CIVIL PLAN SET_22X34.DWG

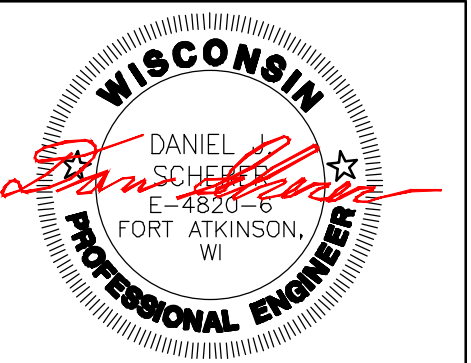


0 75 150 300
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4100 N. CALHOUN RD., SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpsd@trioeng.com

PROJECT:
CERTIFIED PRODUCTS
CITY OF NEW BERLIN, WISCONSIN
BY: WORKMAN ENTERPRISES
19700 W. LINCOLN AVE.
NEW BERLIN, WI 53151

REVISION HISTORY	
DATE	DESCRIPTION
11/08/23	PRELIMINARY CIVIL PLANS
09/18/24	PRELIMINARY CIVIL PLANS
06/08/24	PRELIMINARY CIVIL PLANS

DATE:
MAY 06, 2024

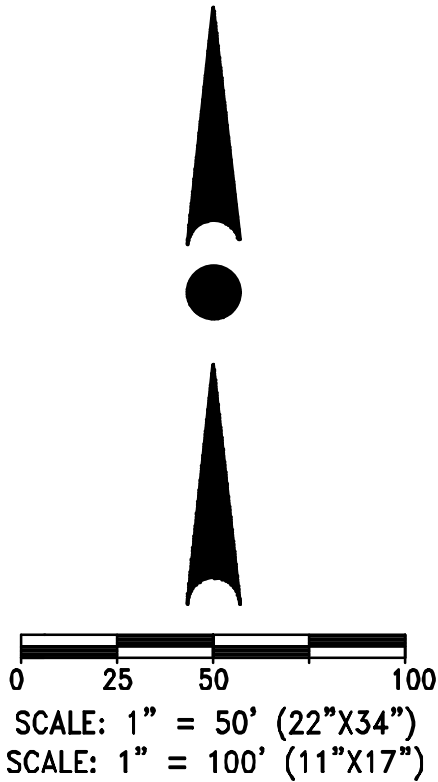
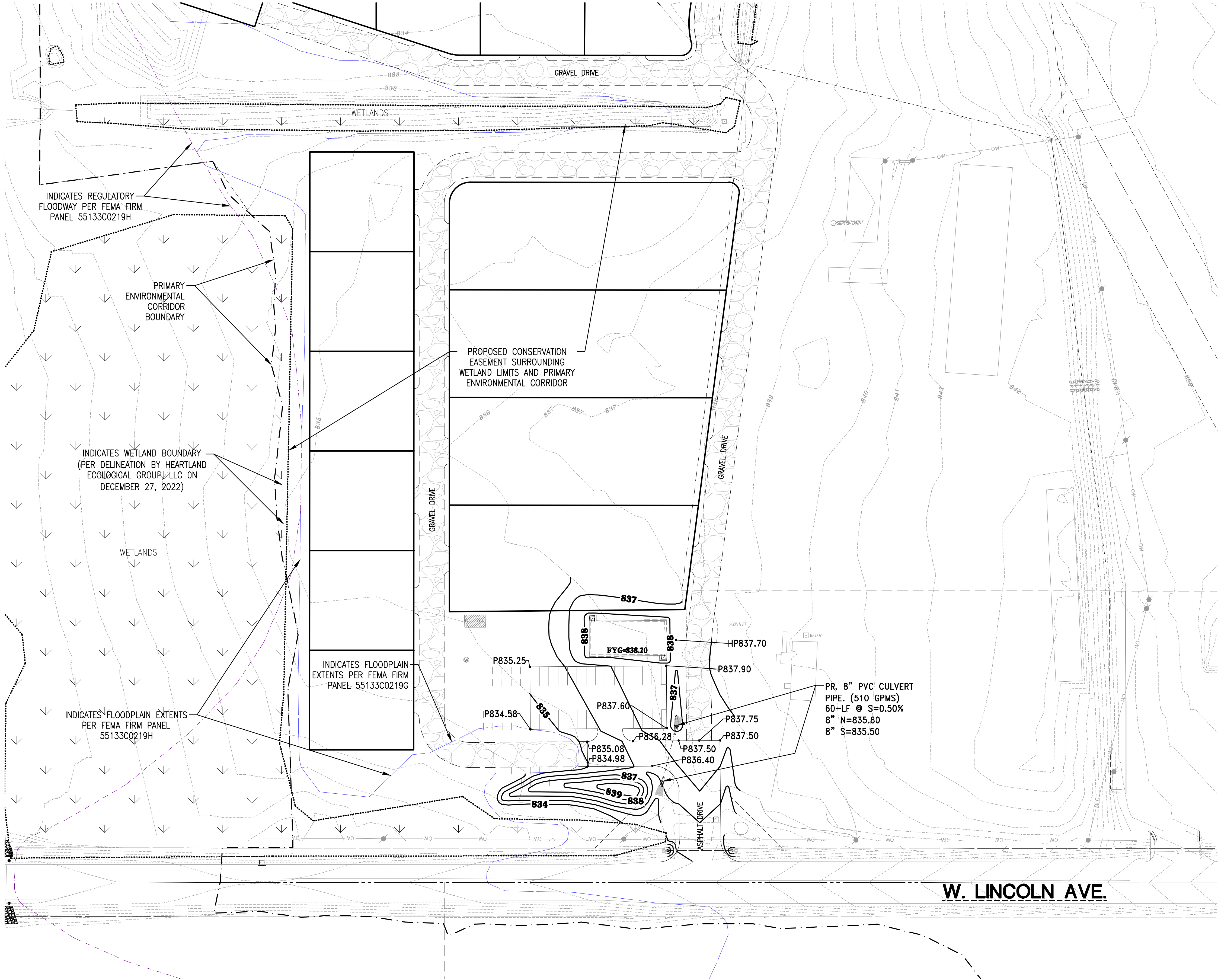
JOB NUMBER:
23-005-1180

DESCRIPTION:
MASTER GRADING
& DRAINAGE PLAN

SHEET

C2.0

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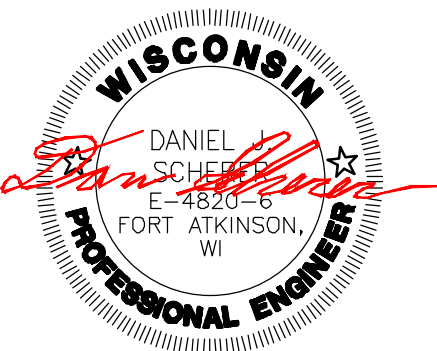
LEGEND:	
	- EXISTING CONTOUR
	- PROPOSED CONTOUR
	- PROPOSED FLOW ARROW
	- PROPOSED SPOT ELEVATION
	- PROPOSED FINISH YARD GRADE



CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

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BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpadelko@trioeng.com

PROJECT:
CERTIFIED PRODUCTS
CITY OF NEW BERLIN, WISCONSIN
BY: WORKMAN ENTERPRISES
19700 W. LINCOLN AVE.
NEW BERLIN, WI 53151

REVISION HISTORY	
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DATE:
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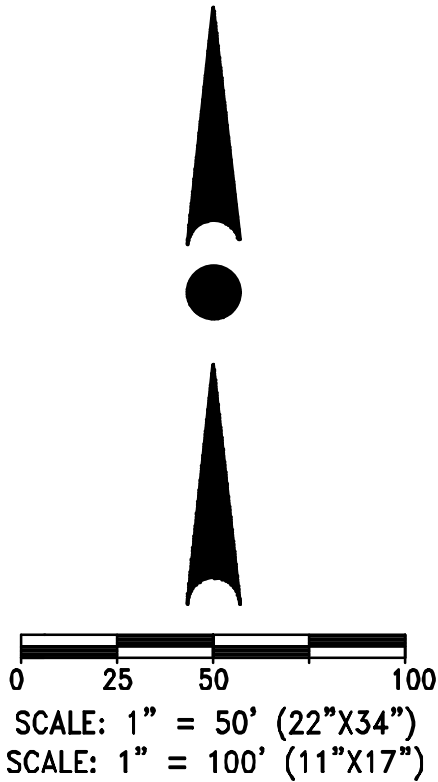
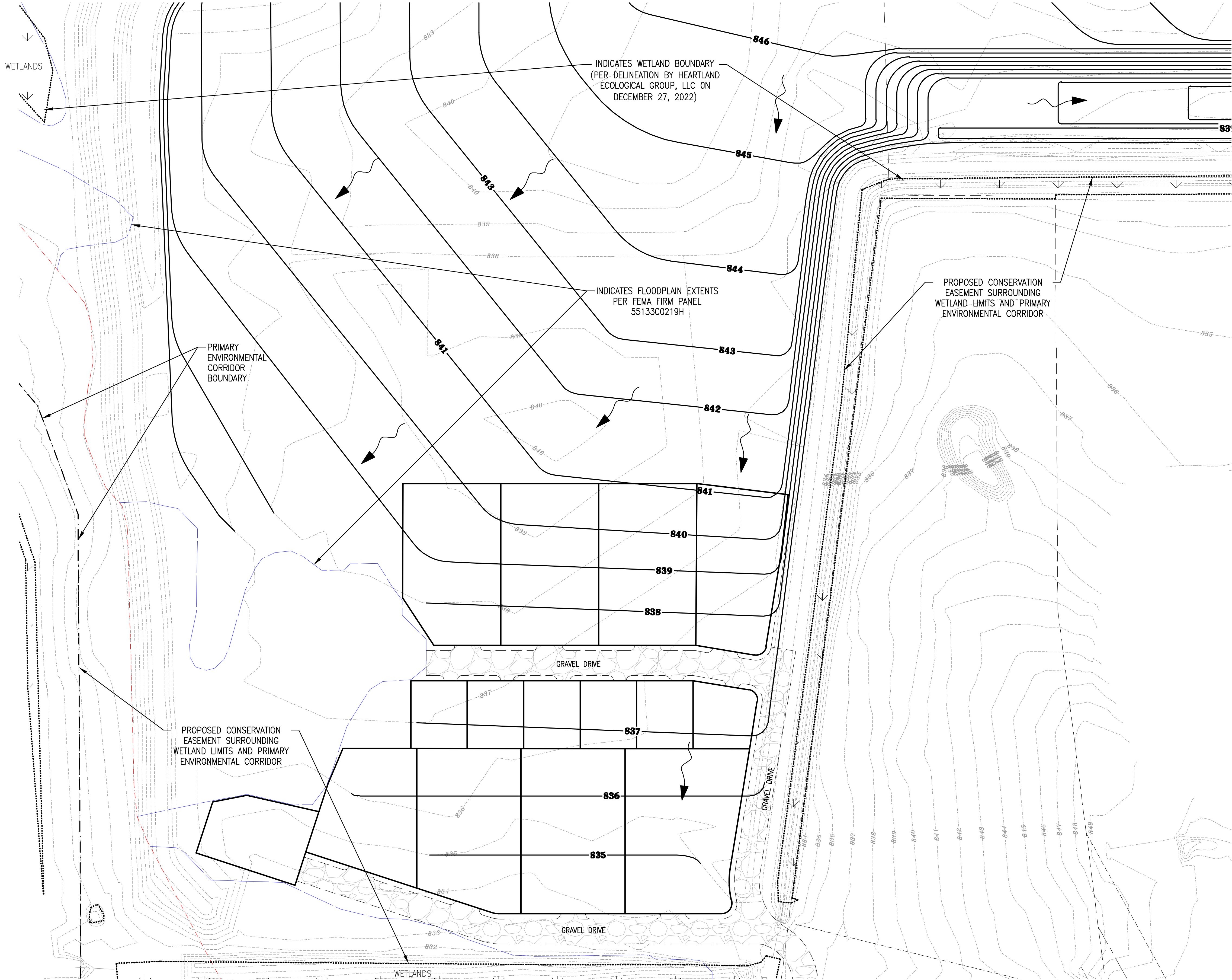
JOB NUMBER:
23-005-1180

DESCRIPTION:
GRADING & STORM SEWER PLAN

SHEET

C2.1

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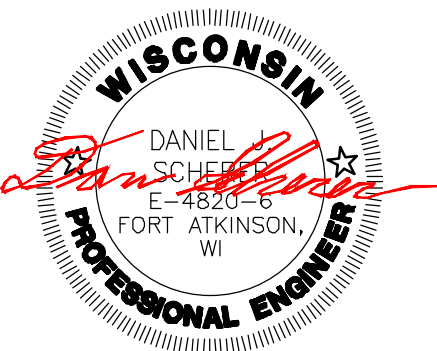
LEGEND:	
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	PROPOSED FLOW ARROW
×	PROPOSED SPOT ELEVATION
FYG XXX.X-	PROPOSED FINISH YARD GRADE



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PROJECT:
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BY: WORKMAN ENTERPRISES
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REVISION HISTORY	
DATE	DESCRIPTION
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06/08/24	PRELIMINARY CIVIL PLANS

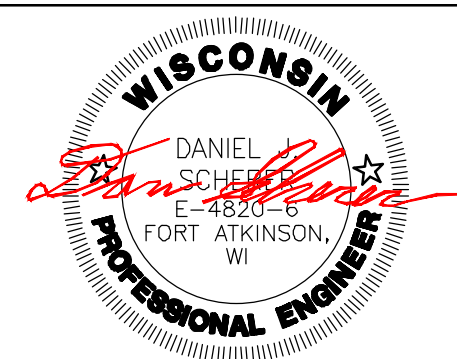
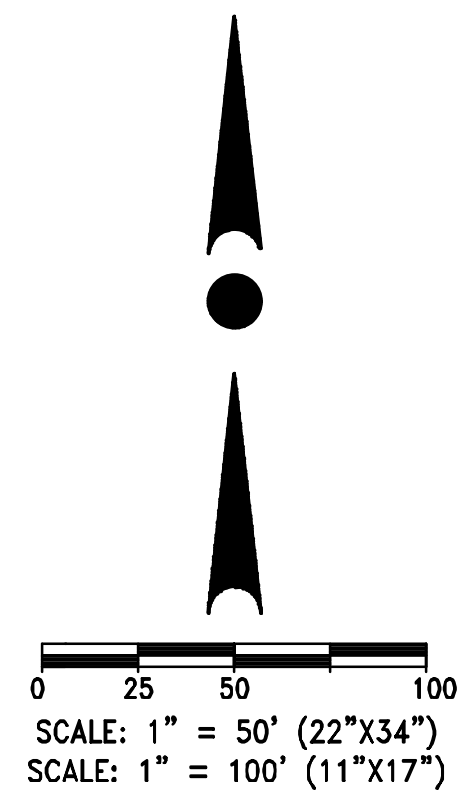
DATE:
MAY 06, 2024

JOB NUMBER:
23-005-1180

DESCRIPTION:
GRADING & STORM SEWER PLAN

SHEET

C2.2



4100 N. CALHOUN RD., SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

PROJECT:
CERTIFIED PRODUCTS
CITY OF NEW BERLIN, WISCONSIN
BY: WORKMAN ENTERPRISES
19700 W. LINCOLN AVE.
NEW BERLIN, WI 53151

REVISION HISTORY

DATE	DESCRIPTION
11/08/23	PRELIMINARY CIVIL PLANS
03/15/24	PRELIMINARY CIVIL PLANS
05/06/24	PRELIMINARY CIVIL PLANS

DATE:
MAY 06, 2024

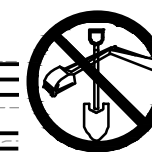
JOB NUMBER:
23-005-1180

DESCRIPTION:

**GRADING & STORM
SEWER PLAN**

SHEET

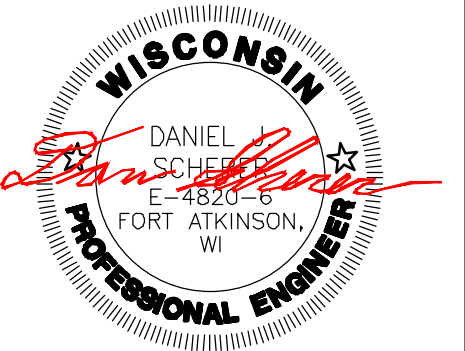
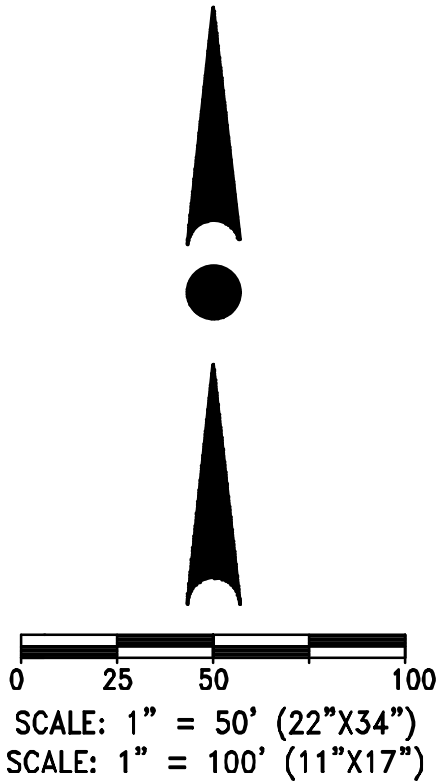
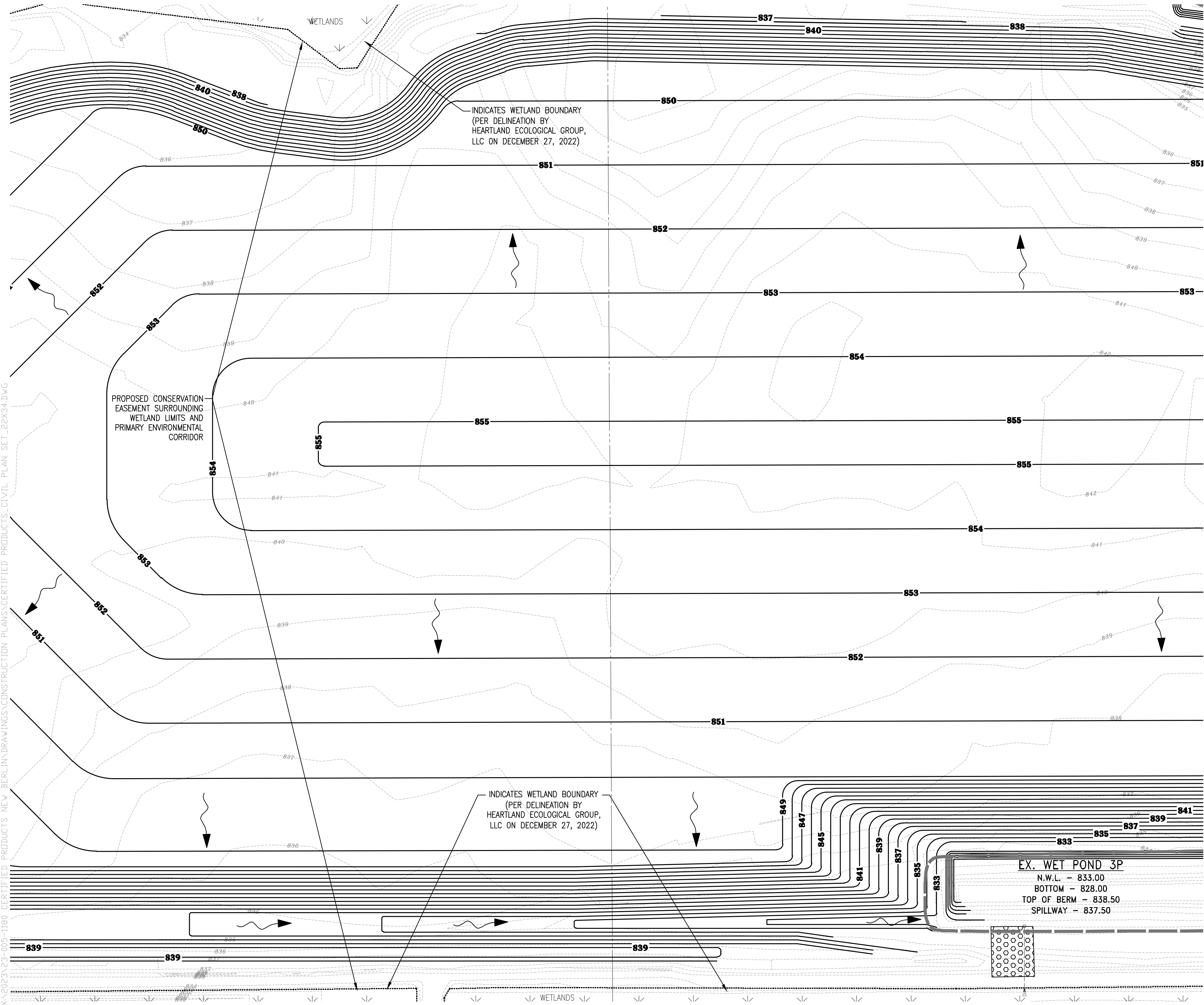
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PROJECT:
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CITY OF NEW BERLIN, WISCONSIN
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NEW BERLIN, WI 53151

REVISION HISTORY

DATE	DESCRIPTION
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09/18/24	PRELIMINARY CIVIL PLANS
06/08/24	PRELIMINARY CIVIL PLANS

DATE:
MAY 06, 2024

JOB NUMBER:
23-005-1180

DESCRIPTION:
GRADING & STORM
SEWER PLAN

SHEET

C2.4

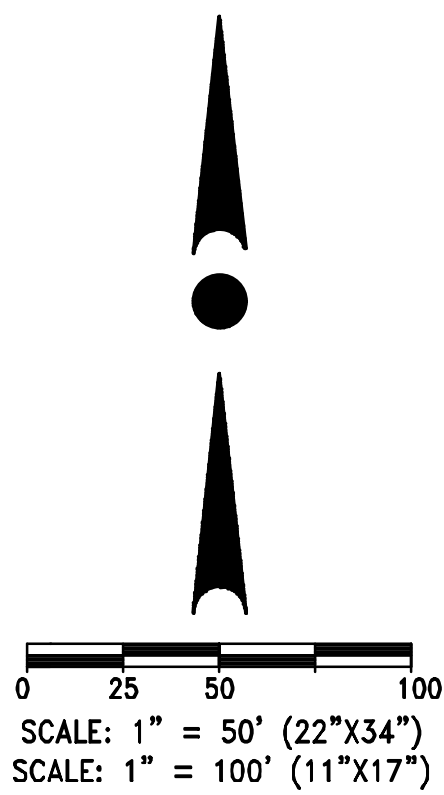
LEGEND:	
	- EXISTING CONTOUR
	- 795 - PROPOSED CONTOUR
	- PROPOSED FLOW ARROW
	× 779.40 - PROPOSED SPOT ELEVATION
	FYG XXX.X - PROPOSED FINISH YARD GRADE



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DANIEL SCHAEFER
#48320-6
FORT ATKINSON, WI

DESIGN • LAND SURVEYING
TRIO
CIVIL ENGINEERING

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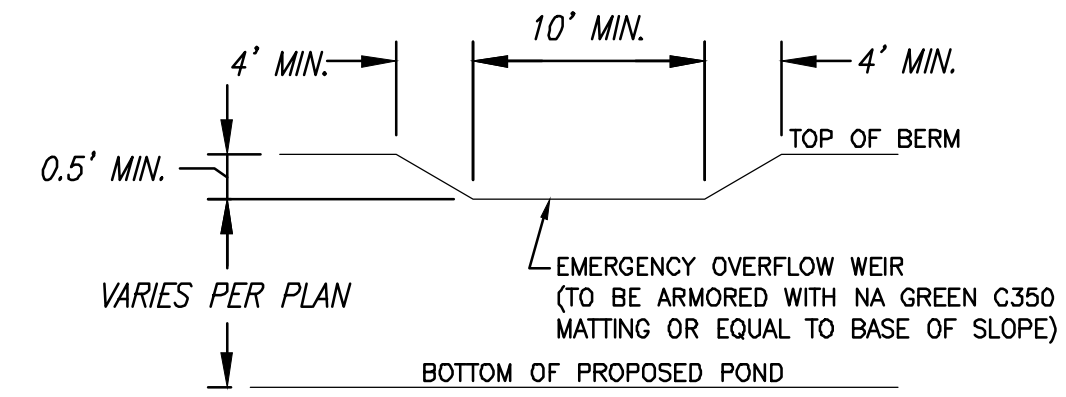
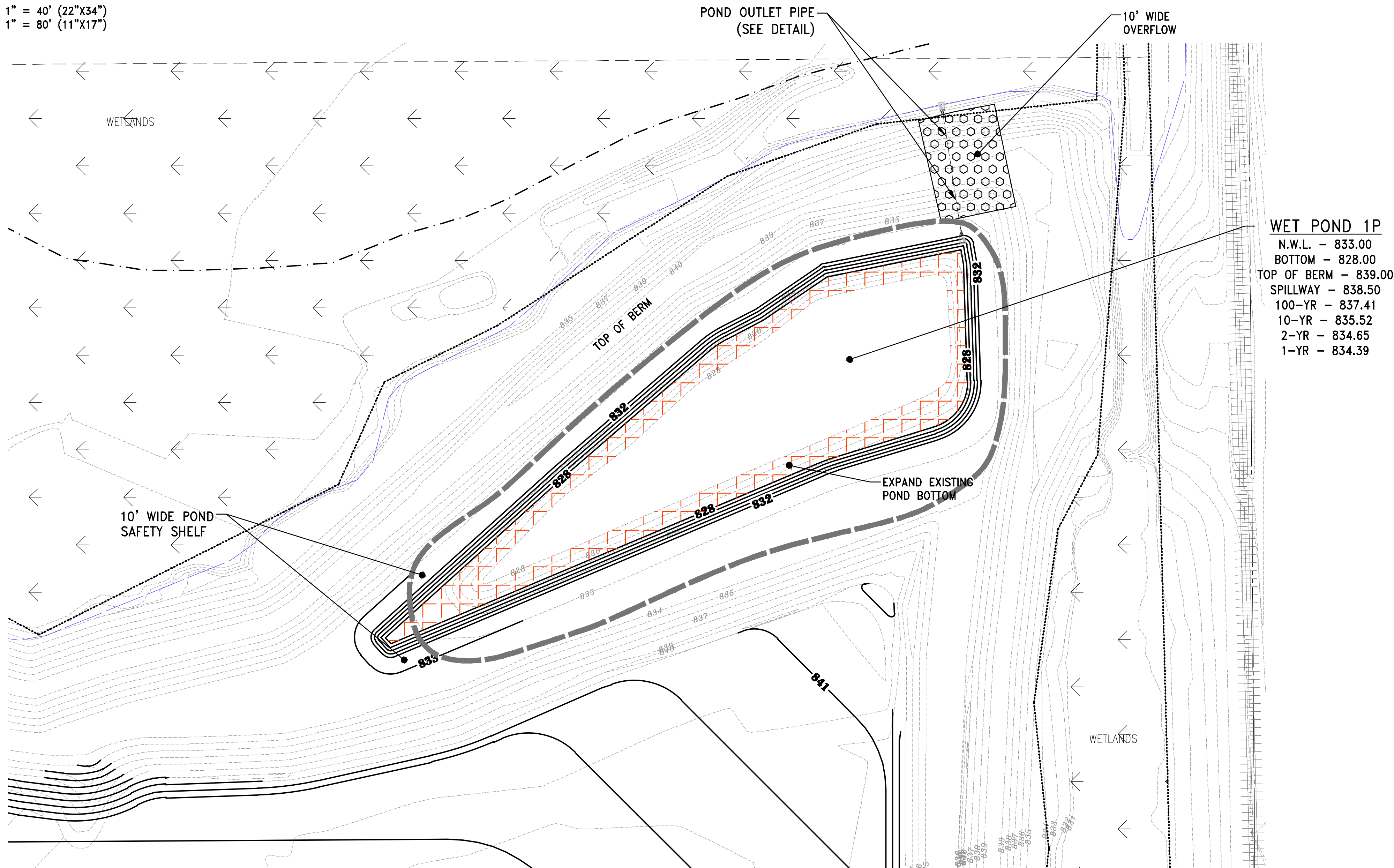
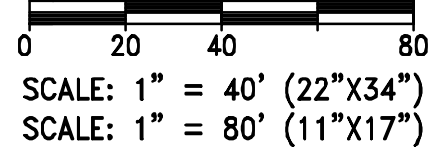
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06/08/24	PRELIMINARY CIVIL PLANS

DATE:
MAY 06, 2024

JOB NUMBER:
23-005-1180

DESCRIPTION:
GRADING & STORM SEWER PLAN

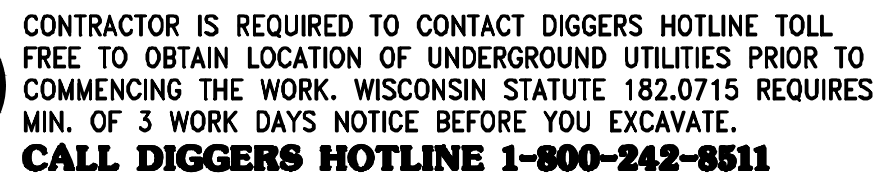
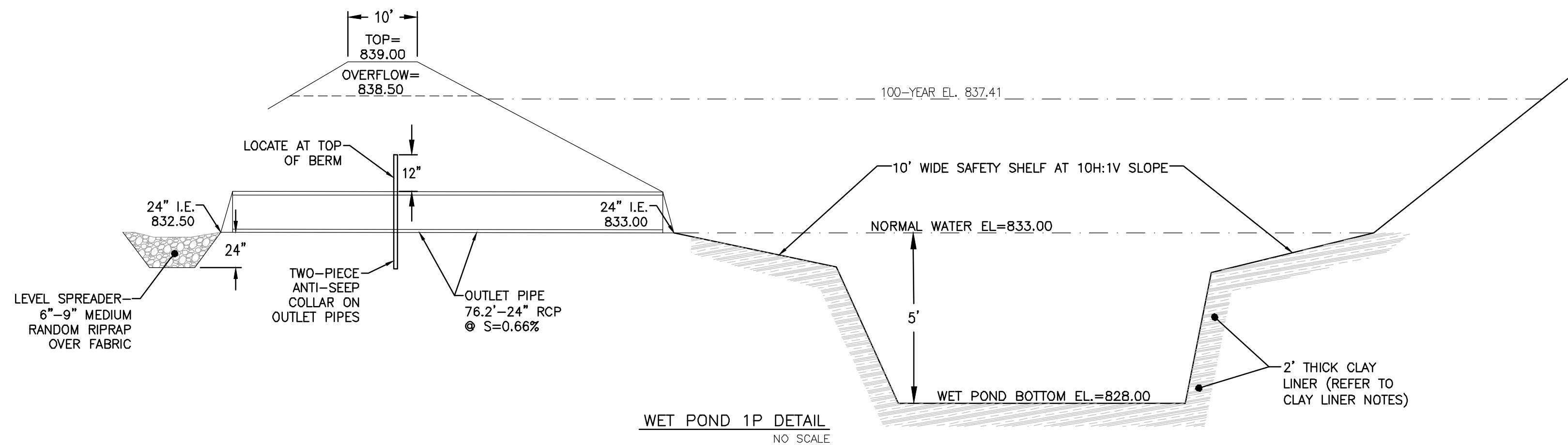
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TYPICAL EMERGENCY OVERFLOW WEIR DETAIL
NOT TO SCALE

NOTE: GRADES FOR TOP OF BERM, OVERFLOW SPILLWAY, AND
BOTTOM OF POND SHALL BE PER PLAN.

WET POND 1P
N.W.L. - 833.00
BOTTOM - 828.00
TOP OF BERM - 839.00
SPILLWAY - 838.50
100-YR - 837.41
10-YR - 835.52
2-YR - 834.65
1-YR - 834.39



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CITY OF NEW BERLIN, WISCONSIN
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19700 W. LINCOLN AVE.
NEW BERLIN, WI 53151

REVISION HISTORY

DATE	DESCRIPTION
11/08/23	PRELIMINARY CIVL PLAN
03/16/24	PRELIMINARY CIVL PLAN
05/08/24	PRELIMINARY CIVL PLAN

DATE:

MAY 06, 2024

JOB NUMBER:

23-005-1180

DESCRIPTION:

POND DETAIL

SHEET

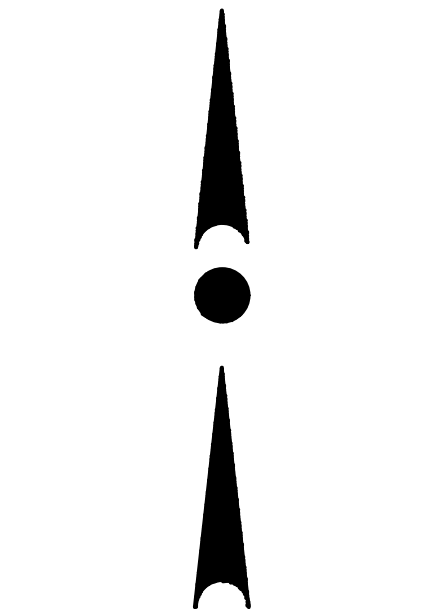
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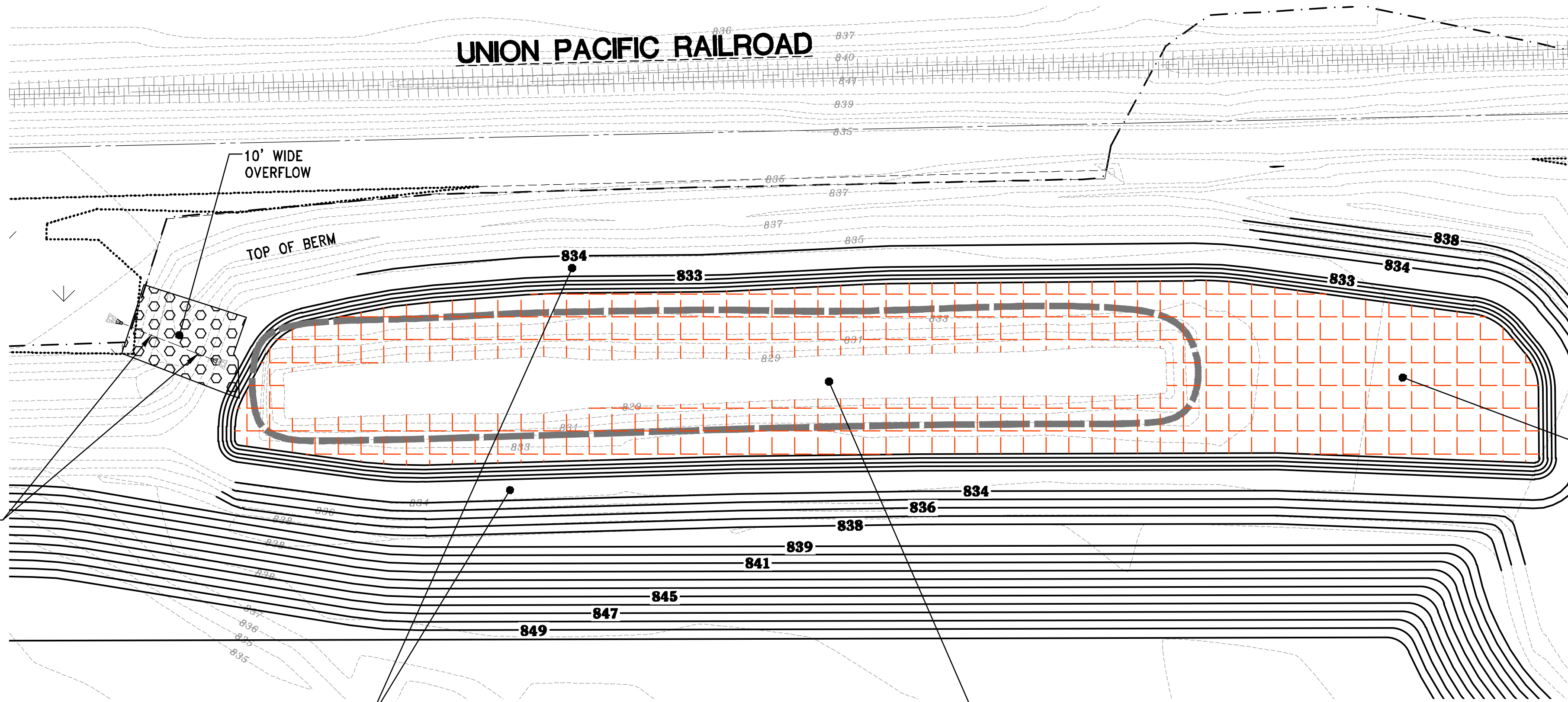
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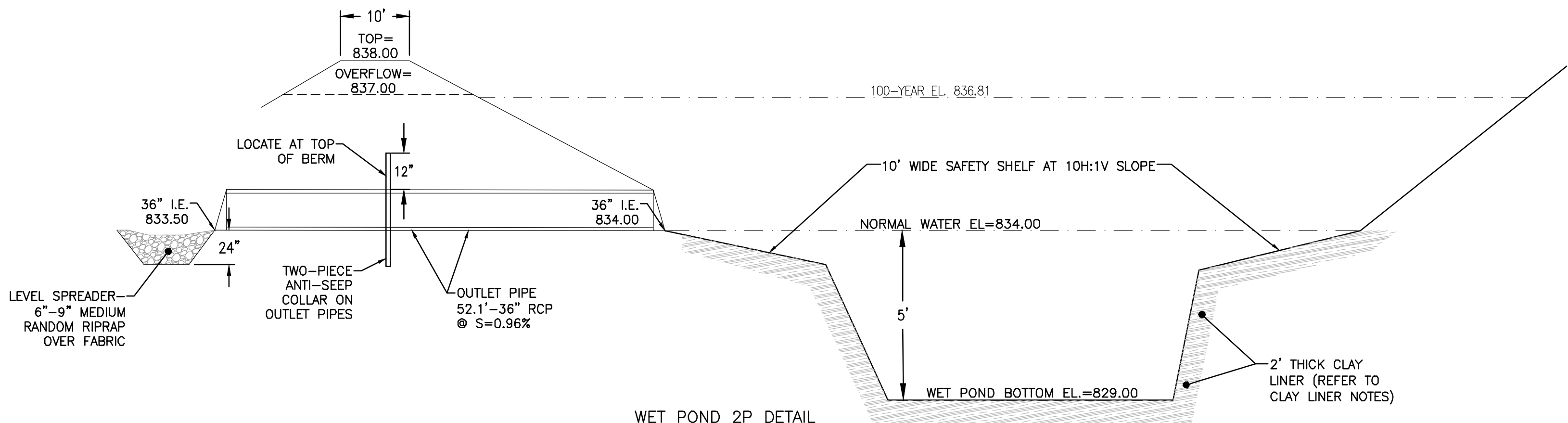


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SCALE: 1" = 40' (22"x34")
SCALE: 1" = 80' (11"x17")

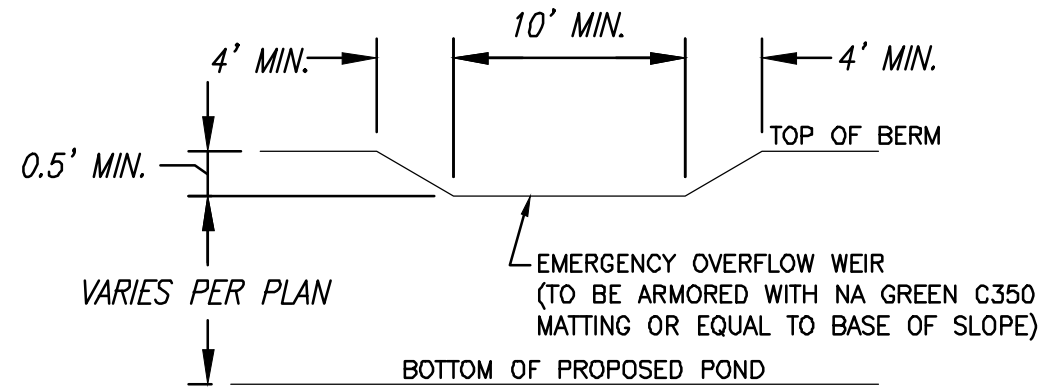
POND OUTLET PIPE
(SEE DETAIL)



WET POND 2P
N.W.L. - 834.00
BOTTOM - 829.00
TOP OF BERM - 838.00
SPILLWAY - 837.00
100-YR - 836.81
10-YR - 835.61
2-YR - 835.03
1-YR - 834.85



WET POND 2P DETAIL
NO SCALE



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EMAIL: jpudefko@trioeng.com

PROJECT:
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CITY OF NEW BERLIN, WISCONSIN
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REVISION HISTORY

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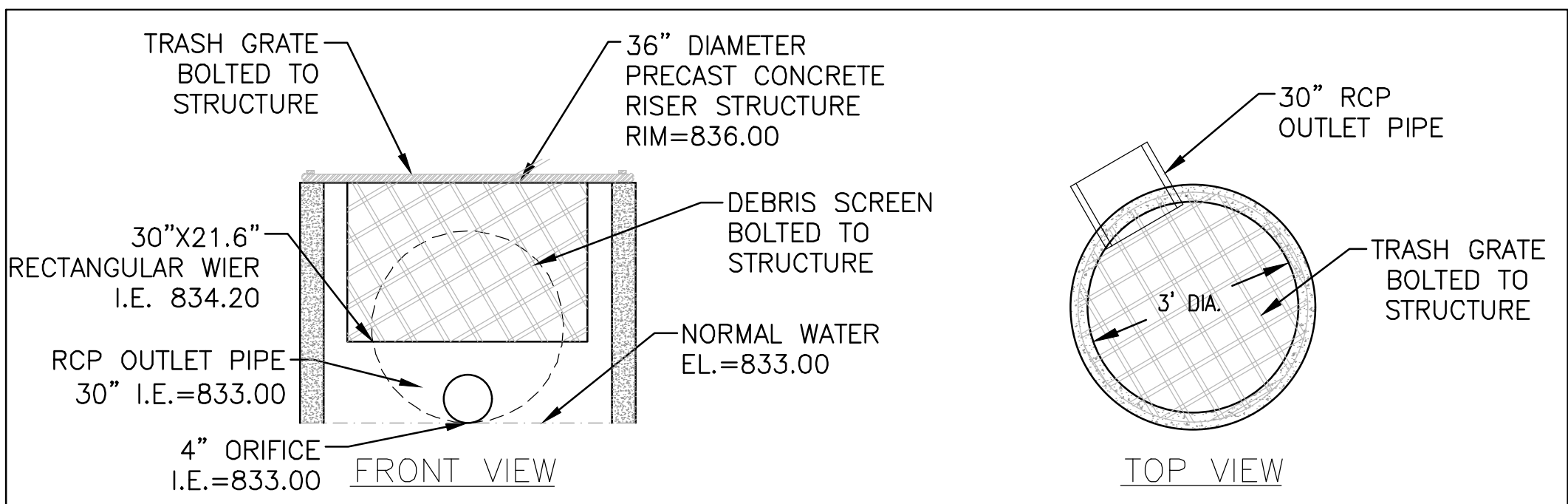
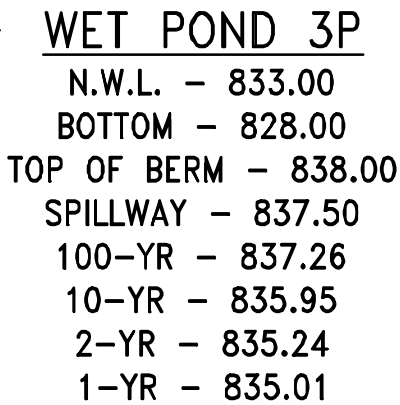
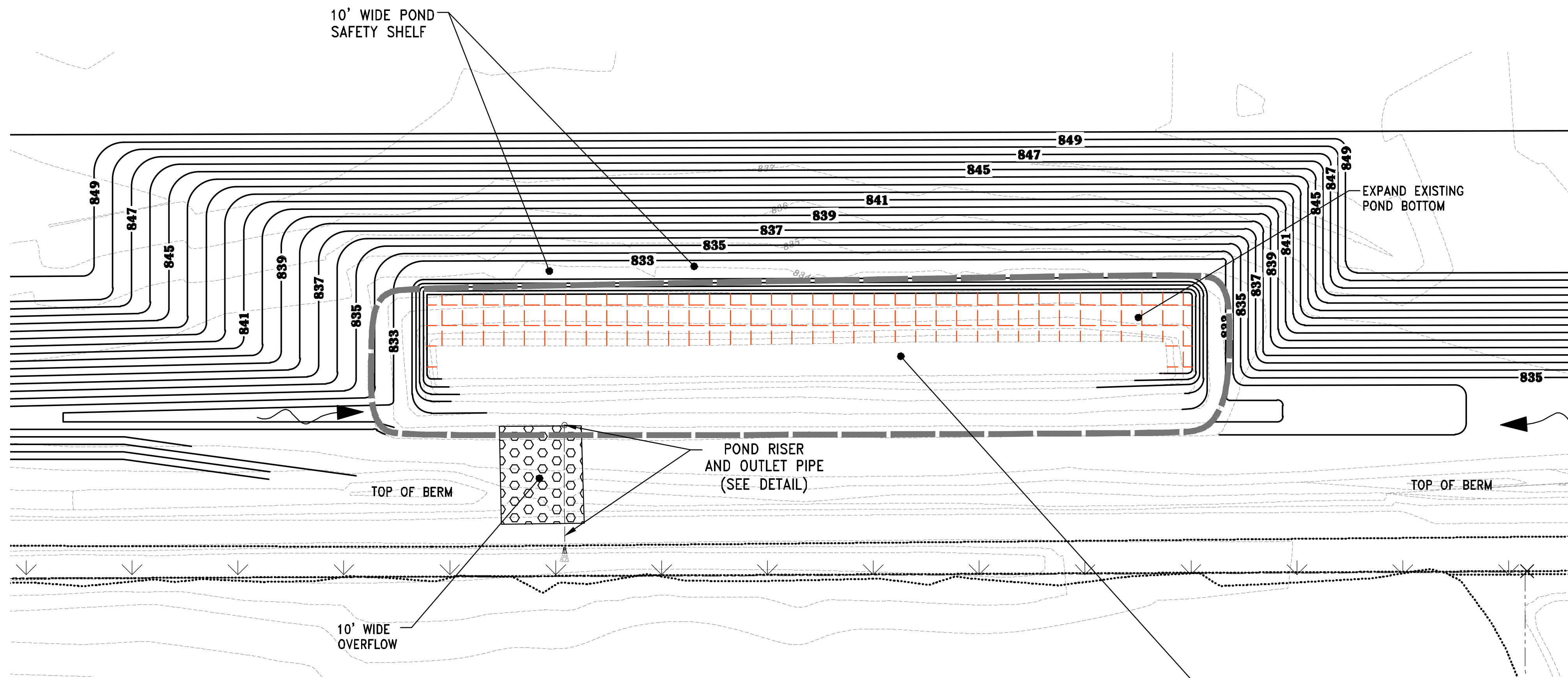
23-005-1180

DESCRIPTION:

POND DETAIL

SHEET

C2.7



4100 N. CALHOUN RD., SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpuodelko@trioeng.com

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CERTIFIED PRODUCTS
CITY OF NEW BERLIN, WISCONSIN
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REVISION HISTORY	
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05/06/24	PRELIMINARY CIVIL PLANS

DATE:
MAY 06, 2024

JOB NUMBER:
23-005-1180

DESCRIPTION:

POND DETAIL

SHEET

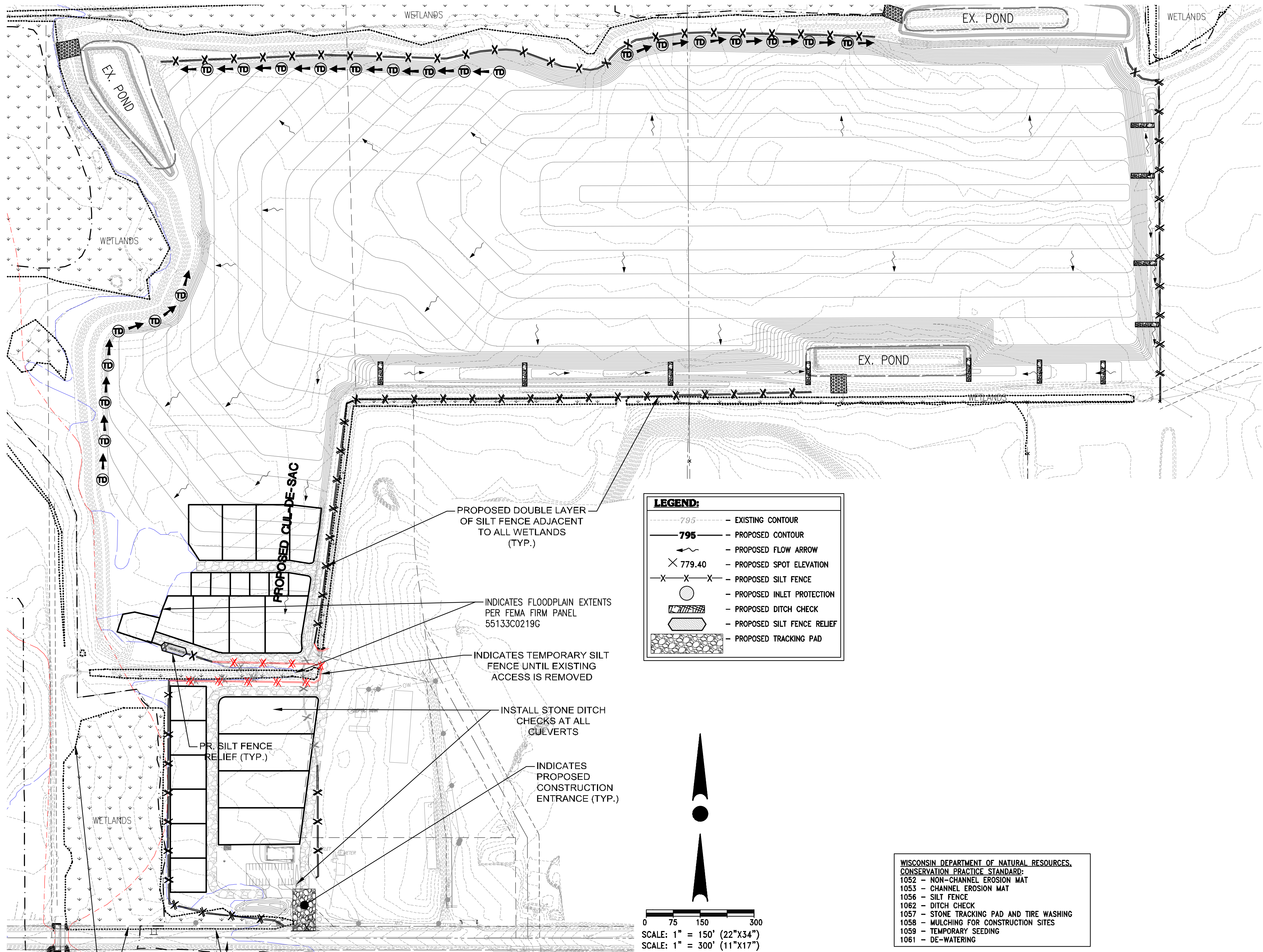
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X:\2023\23-005-1180 CERTIFIED PRODUCTS NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\CERTIFIED PRODUCTS_CIVIL PLAN SET_22X34.DWG



WISCONSIN DEPARTMENT OF NATURAL RESOURCES.
CONSERVATION PRACTICE STANDARD:
1052 - NON-CHANNEL EROSION MAT
1053 - CHANNEL EROSION MAT
1056 - SILT FENCE
1062 - DITCH CHECK
1057 - STONE TRACKING PAD AND TIRE WASHING
1058 - MULCHING FOR CONSTRUCTION SITES
1059 - TEMPORARY SEEDING
1061 - DE-WATERING

TEMPORARY DEWATERING GEOTEXTILE BAG

- IF DEWATERING IS REQUIRED, A GEOTEXTILE DEWATERING BAG MEETING THE SPECIFICATIONS IN THE TABLE TO THE RIGHT SHALL BE UTILIZED AS STATED ON THE EROSION CONTROL PLAN.
- REFER TO WDNR TECHNICAL STANDARDS 1061 AND MANUFACTURERS REQUIREMENTS FOR INSTALLATION AND MAINTENANCE REQUIREMENTS.
- CONTRACTOR MAY USE THRACE-LINO, INC 275EX GEOTEXTILE BAG, OR FUNCTIONAL EQUIVALENT TO MEET TECHNICAL STANDARD REQUIREMENTS.
- CONTRACTOR MAY INSTALL HAY BALES AROUND DEWATERING BAG FOR STABILIZATION AS DICTATED BY SITE CONDITIONS.
- MAX FLOW RATE SHALL NOT EXCEED 100GPM

Property	Test Method	Type I Value
Maximum Apparent Opening Sizes	ASTM D-4751	0.212 mm
Grab Tensile Strength	ASTM D-4632	200 lbs.
Mullen Burst	ASTM D-3786	350 psi
Permeability	ASTM D-4491	0.28 cm/sec
Fabric	Nominal Representative Weight	8 oz

EROSION CONTROL NOTES:

- THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS AND THE CITY OF PEWAUKEE TECHNICAL STANDARDS.
- EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, THE CONTRACTOR MAY BE REQUIRED TO SUBMIT AN EROSION AND SEDIMENT CONTROL PLAN, DETAILING SPECIFIC MEASURES THAT WILL BE USED IN THE VARIOUS STAGES OF CONSTRUCTION FOR APPROVAL BY THE ENGINEER, THE WISCONSIN DNR AND THE CITY OF PEWAUKEE.
- IMPLEMENTATION: THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL AFTER INITIAL EROSION AND SEDIMENT CONTROL DEVICES ARE IN PLACE AND APPROVED BY THE ENGINEER.
- EROSION CONTROL MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
 - DIVERT UPSTREAM RUNOFF FROM FLOWING THROUGH THE CONSTRUCTION SITE.
 - PROTECT DOWNSTREAM OR ADJACENT WATERWAYS AND WETLANDS WITH SILT FENCE.
 - DELAY STRIPPING TOPSOIL UNTIL REQUIRED FOR CONSTRUCTION.
 - PLACE STRAW WATTLES OR SILT LOGS IN DITCHES AND OTHER DRAINAGE WAYS TO COLLECT SEDIMENT AND TO SLOW THE VELOCITY OF RUNOFF.
 - PROTECT STORM SEWER INLETS AND THE UPSTREAM END OF CULVERTS WITH STRAW WATTLES OR SILT LOGS.
 - PROMPT REMOVAL OF EXCAVATED MATERIAL.
 - PROPER STORAGE OF BACKFILL AND BEDDING MATERIALS INCLUDING PLACING SILT FENCE OR EROSION CONTROL BALES ON THE DOWNSLOPE SIDES OF SPOIL PILES.
 - CONSTRUCTION OF TRACKING PAD TO CONSTRUCTION SITE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO ROADWAYS.
 - PROMPT (SAME DAY) CLEANUP OF MATERIAL TRACKED ONTO ADJACENT STREETS.
 - TIMELY RESTORATION OF DAMAGE SURFACE AREAS.
 - ALL AREAS THAT WILL REMAIN DISTURBED AFTER OCTOBER 15, MUST BE TEMPORARY SEEDING AS OF THAT DATE.
- TEMPORARY EROSION CONTROL MEASURES.
 - THE CONTRACTOR SHALL CONSTRUCT TEMPORARY EROSION CONTROL MEASURES, WHERE EROSION IS LIKELY TO BE A PROBLEM, PRIOR TO BEGINNING WORK ON THOSE SECTION(S) OF THE PROJECT. TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL AFTER PERMANENT EROSION CONTROL, SUCH AS SEEDING OR SODDING, HAS BEEN ESTABLISHED.
 - IN THE EVENT THE PERMANENT EROSION CONTROL MEASURES ARE NOT FULLY IMPLEMENTED IN CURRENT CONSTRUCTION SEASON, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY TEMPORARY EROSION CONTROL MEASURES UNTIL AFTER PERMANENT MEASURES HAVE BEEN COMPLETED IN THE FOLLOWING YEAR.
- ALL EXPOSED SOIL AREAS NOT DISTURBED FOR UP TO SEVEN DAYS MUST BE IMMEDIATELY RESTORED WITH SEED AND MULCH.
- TRENCH DEWATERING SHALL BE IN ACCORDANCE WITH WDNR AND THE CITY OF PEWAUKEE TECHNICAL STANDARDS.
 - ALL PUMPED EFFLUENT FROM DEWATERING OPERATIONS (TRENCH DEWATERING OR OTHERWISE) SHALL BE DISCHARGED TO A GEOTEXTILE FILTER BAG CONFORMING TO WDNR CONSERVATION PRACTICE STANDARD 1061. THE GEOTEXTILE FILTER BAG SHALL BE PLACED ON VEGETATED/STABILIZED GROUND AND DISCHARGE TO A SEDIMENT BASIN OR TRAP. SHOULD NO BASIN EXIST, THE GEOTEXTILE BAG SHALL BE PLACED ON FILTER FABRIC AND SURROUNDED BY A SEDIMENT BALE BARRIER CONFORMING TO CONSERVATION PRACTICE STANDARD 1055. THE FILTER FABRIC SHALL BE BROUGHT UP THE SIDES AND OVER THE TOP OF THE HAY BALES AND SECURED. DISCHARGE SHALL NOT BE ALLOWED TO FLOW OVER UNPROTECTED GROUND. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS PRIOR TO SEDIMENT REMOVAL.
- INSTALL SILT FENCE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DETAILS
- ALL RIP RAP AT PIPE OUTLETS SHALL BE 3'x5' MEDIUM RIP RAP OVER TYPE HR FABRIC PER WDOT SPECIFICATIONS UNLESS OTHERWISE DESIGNATED.
- EROSION CONTROL INSPECTION AND MAINTENANCE
 - INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER SITE RECEIVES 0.5" OF RAIN IN A 24-HOUR PERIOD DURING CONSTRUCTION.
 - REPAIR OR REPLACE EROSION CONTROLS THAT ARE DAMAGED OR FAILING.
- ALL AREAS TO BE SEEDING AND MULCHING SHALL USE WDOT SEED MIXTURE NO. 20. MULCH SHALL APPLIED PER WDOT SPECIFICATIONS USING METHOD B FOR PLACEMENT.

LATE SEASON STABILIZATION NOTES:

- THE OBJECTIVE IS TO STABILIZE THE SITE WITH 70% VEGETATIVE COVERAGE OF ALL PVIOUSLY DISTURBED AREAS BEFORE THE END OF THE GROWING SEASON. THIS WILL BE DONE BY SEEDING OF ALL DISTURBED AREAS WITH PERMANENT VEGETATION BY SEPTEMBER 15, 2018. IF THIS DEADLINE IS MISSED, THEN STABILIZATION WILL BE COMPLETED BY:
- SEEDING OF ALL DISTURBED AREAS WITH TEMPORARY SEED MIX (OATS, WINTER WHEAT, ANNUAL RYE) BY OCTOBER 15. PERMANENT SEED MIX MUST THEN BE IMPLEMENTED BY JUNE 1 OF THE FOLLOWING YEAR.
 - IF THE OCTOBER 15 DEADLINE IS MISSED, COVERAGE OF ALL DISTURBED AREAS BY NOVEMBER 1 WITH:
 - TOPSOIL, SEED, AND THE MATERIAL CALLED FOR IN THE APPROVED STABILIZATION PLANS, WHERE TOPSOIL, SEED, AND EROSION CONTROL MATTING IS CALLED FOR.
 - TOPSOIL, SEED, AND TYPE A SOIL STABILIZER FROM THE WDOT PRODUCT ACCEPTABILITY LIST OR OTHER METHOD APPROVED BY THE VILLAGE ENGINEER FOR ALL AREAS WHERE SEED, TOPSOIL, AND MULCH IS CALLED FOR IN THE APPROVED PLANS.
 - IF THE NOVEMBER 1 DEADLINE HAS BEEN MISSED, AND THE VILLAGE ENGINEER HAS DETERMINED THAT IT IS INFEASIBLE TO RE-APPLY TOPSOIL, THE PERMIT APPLICANT SHALL:
 - APPLY TYPE A SOIL STABILIZER FROM THE WDOT PRODUCT ACCEPTABILITY LIST TO ALL DISTURBED AREAS.
 - INSTALL DITCH CHECKS IN ALL DITCHES WITH SLOPE GREATER THAN 0.5% AT INTERVALS SUCH THAT THE TOP OF THE DOWNHILL DITCH CHECK IS AT THE ELEVATION OF THE FOOT OF THE UPHILL DITCH CHECK. DITCH CHECKS SHALL BE EITHER:
 - TRIANGULAR FOAM-CORE
 - STONE INSTALLED PER THE WDNR TECHNICAL STANDARD
 - COMPOST-FILLED TUBES, OR
 - A COMPARABLE PRODUCT AS APPROVED BY THE VILLAGE ENGINEER.



4100 N. CALHOUN RD., SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudefko@trioeng.com

PROJECT:
CERTIFIED PRODUCTS
CITY OF NEW BERLIN, WISCONSIN
BY: WORKMAN ENTERPRISES
19700 W. LINCOLN AVE.
NEW BERLIN, WI 53151

REVISION HISTORY

DATE	DESCRIPTION
11/08/23	PRELIMINARY CIVIL PLANS
09/18/24	PRELIMINARY CIVIL PLANS
06/08/24	PRELIMINARY CIVIL PLANS

DATE:

MAY 06, 2024

JOB NUMBER:

23-005-1180

DESCRIPTION:

**EROSION
CONTROL PLAN**

SHEET

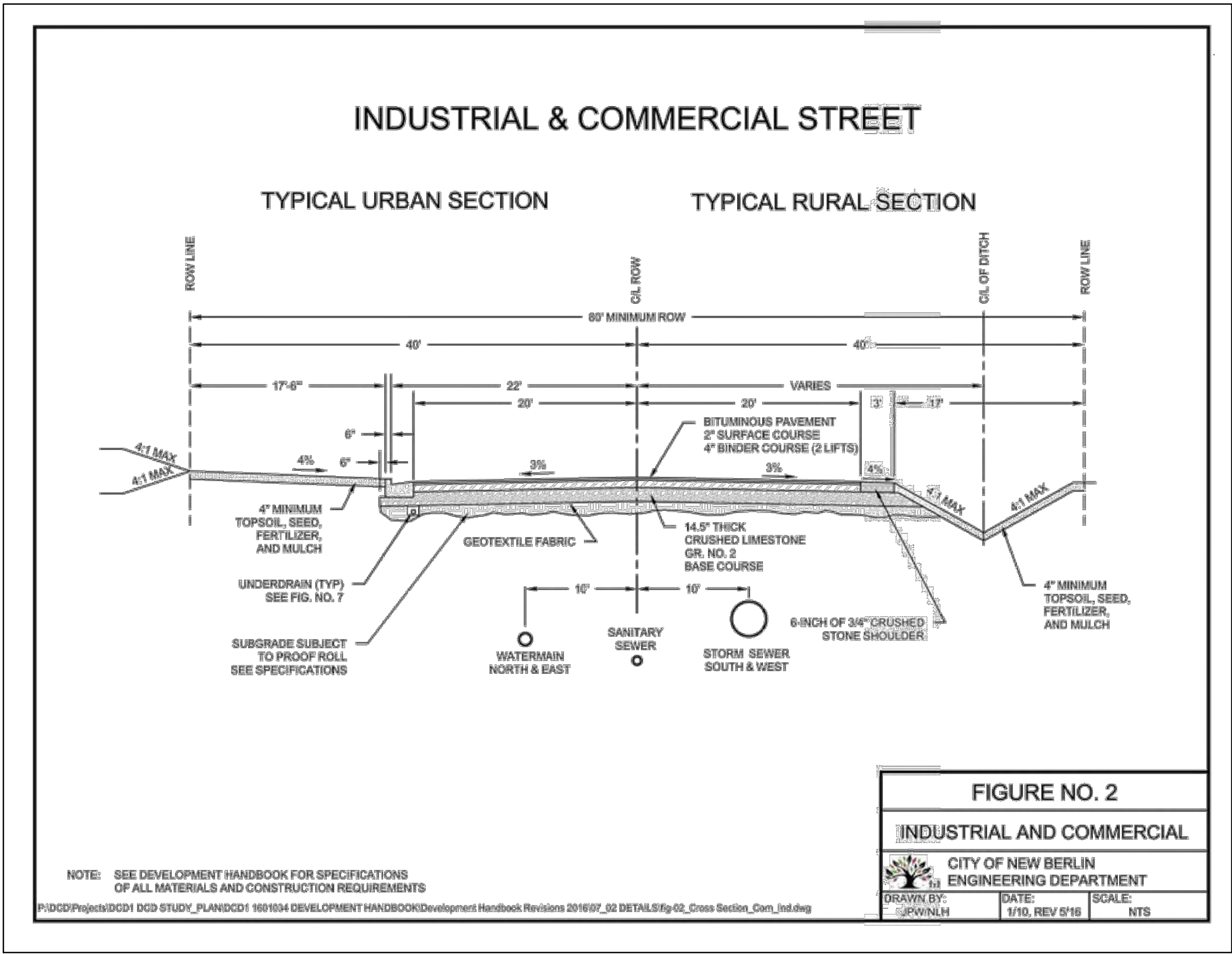
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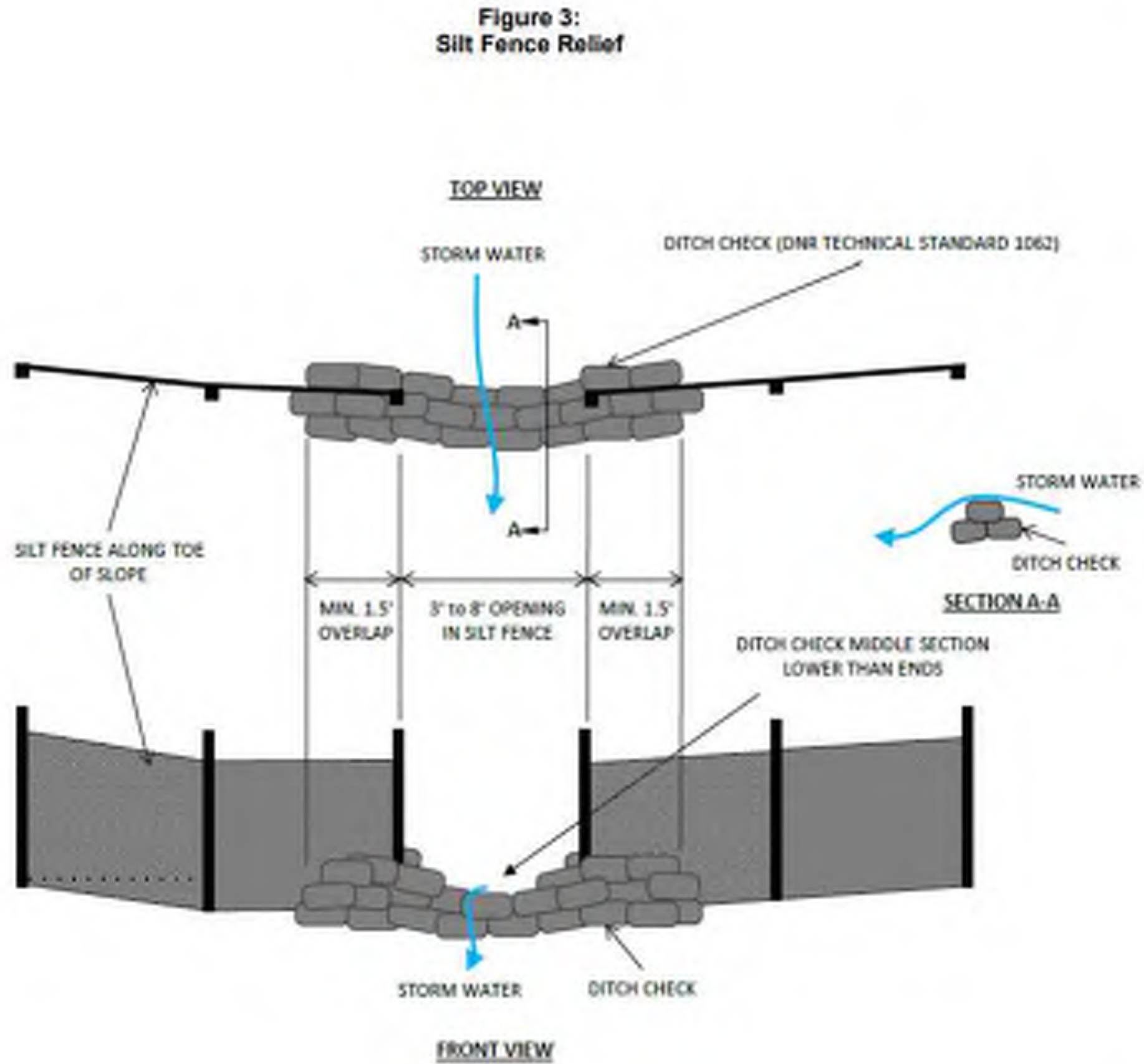
CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
CALL DIGGERS HOTLINE 1-800-242-8811

NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

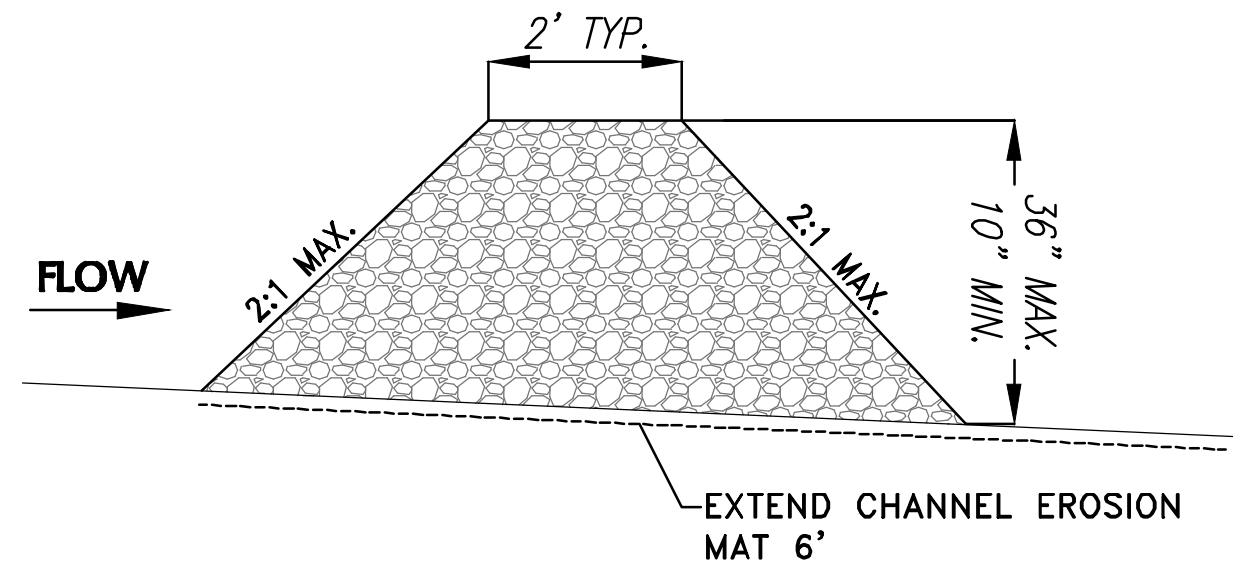
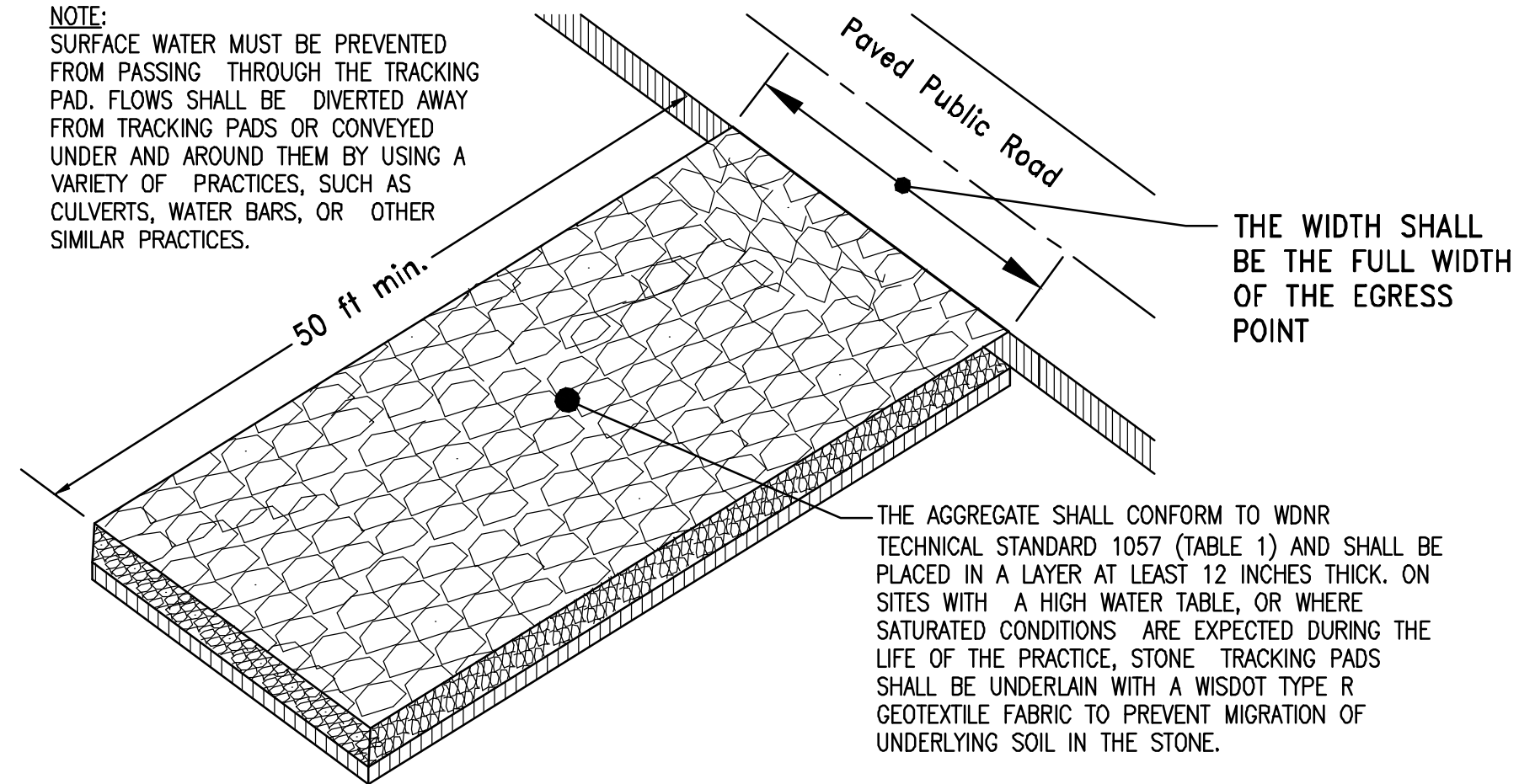
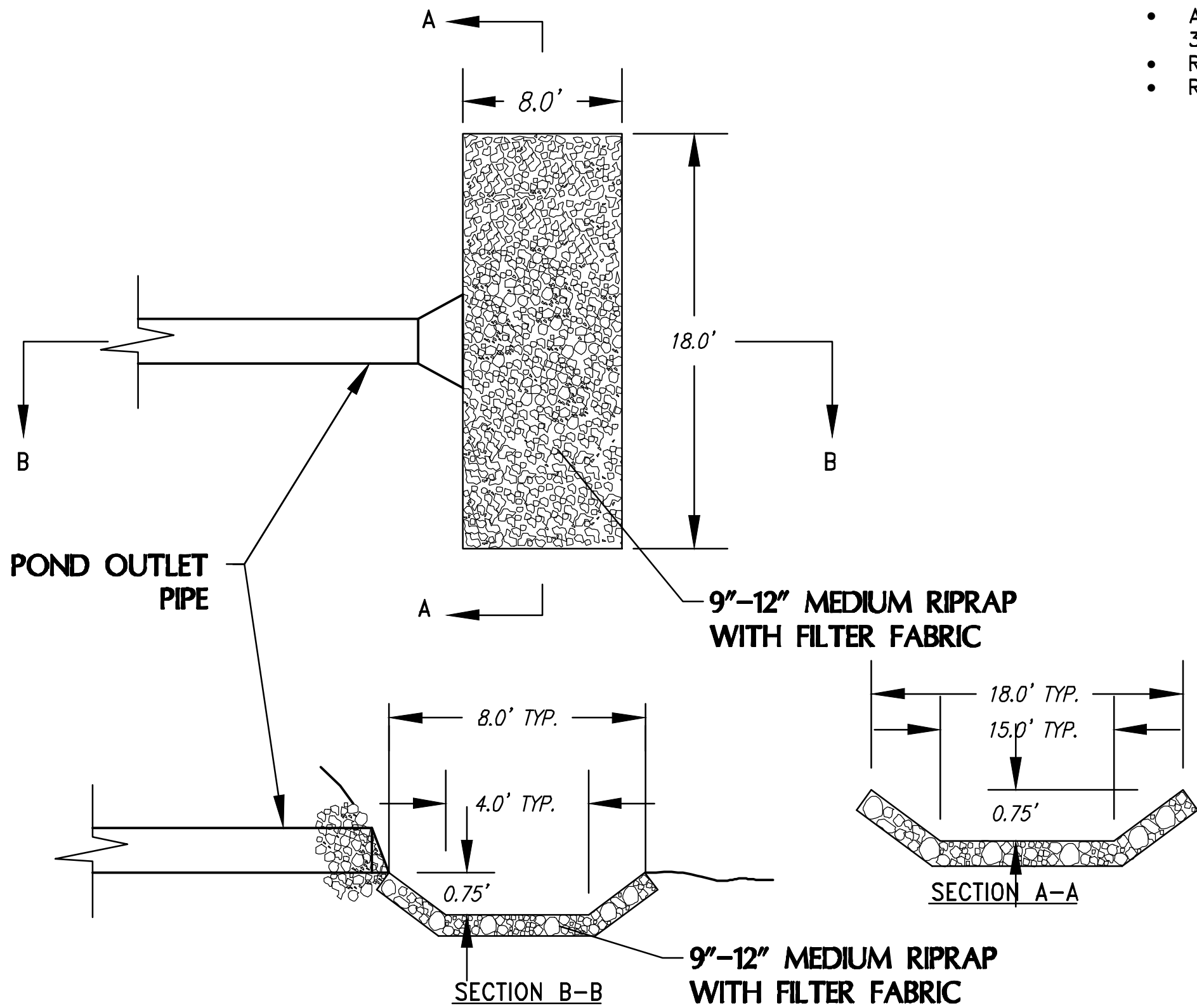
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1056-TS-10



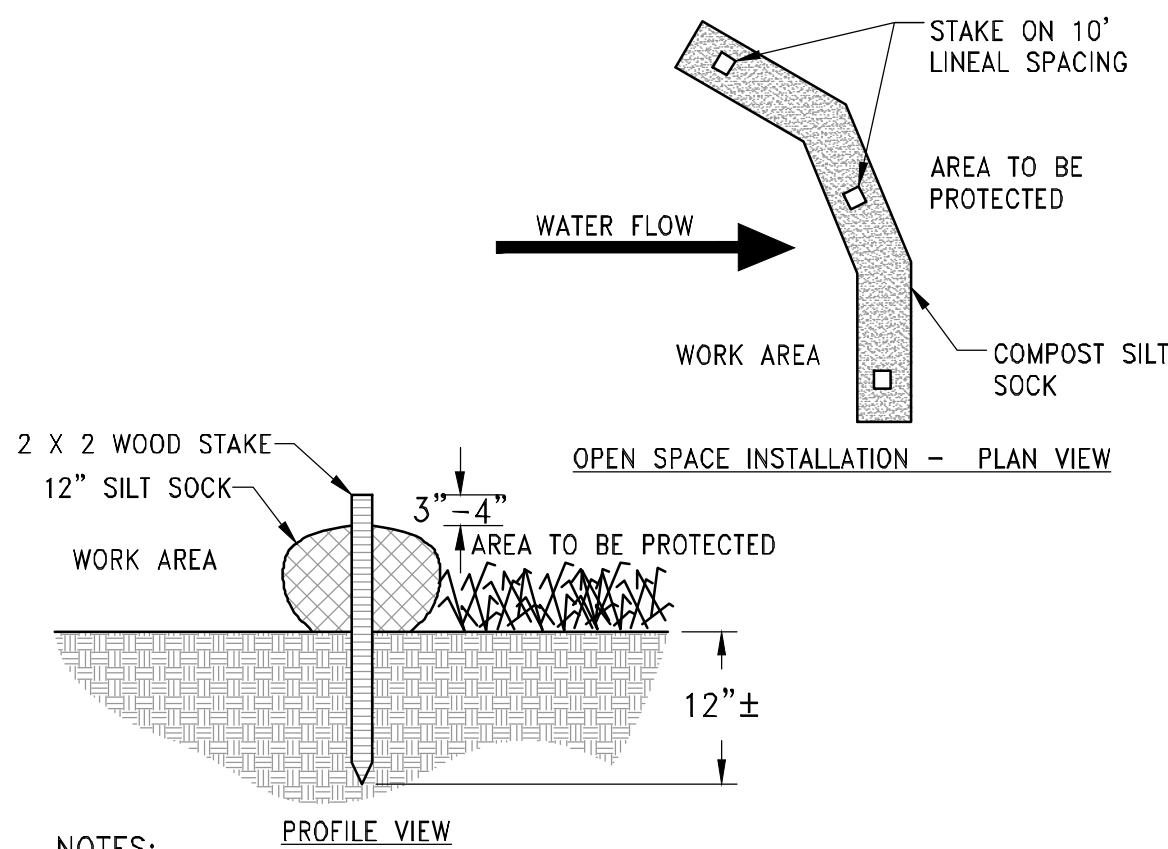
WDNR
November 2022



- NOTES:**
- STONE DITCH CHECKS SHALL BE CONSTRUCTED OF A WELL GRADED ANGULAR STONE, A D⁵⁰ OF 3" OR GREATER WITH NO MORE THAN 5% PASSING THE NO. 4 SIEVE.
 - A ONE FOOT LAYER OF 1" (NO. 2) WASHED STONE OVER A 3" TO 6" CLEAR STONE, OR
 - ANGULAR STONE MEETING THE GRADATION FOR WISDOT SPECIFICATION 312 FOR SELECTED CRUSHED MATERIAL.
 - REFER TO EROSION CONTROL PLAN FOR DITCH CHECK HEIGHT.
 - REFER TO WDNR TECHNICAL STANDARD 1062 FOR ADDITIONAL DETAILS.

STONE DITCH CHECK

N.T.S.



- NOTES:**
- ALL MATERIAL TO MEET MANUFACTURER'S SPECIFICATIONS
 - REFER TO MANUFACTURERS AND/OR SUPPLIERS. SPECIFICATIONS FOR INSTALLATION RECOMMENDATIONS.
 - ACTUAL LOCATION MAY BE FIELD ADJUSTED TO MINIMIZE DISTURBANCE TO EXISTING VEGETATION.
 - INSTALL EVERY 200' OR 2' GRADE DROP IN SWALES.



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DATE:

MAY 06, 2024

JOB NUMBER:

23-005-1180

DESCRIPTION:

CONSTRUCTION
NOTES & DETAILS

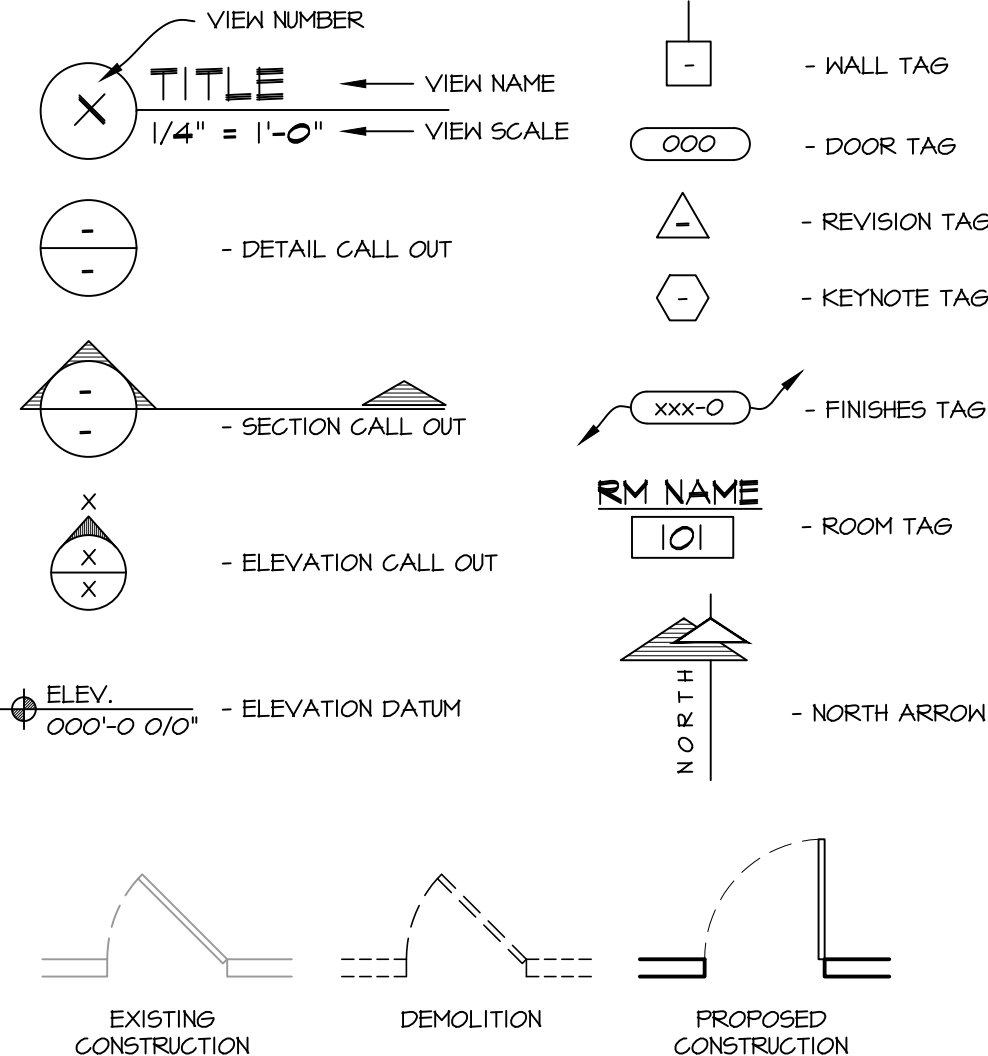
SHEET

C4.0

ABBREVIATIONS

AFF	Above Finished Floor	FC	Fire Code	NC	Not in Contract	T	Tread
ALUM	Aluminum	FD	Floor Drain	NO	Number	T & G	Tongue & Groove
ARCH	Architect	FDN	Foundation	NONCOM	Noncombustible	TEMP	Temporary
		FIN	Finished	NTS	Not to Scale	THK	Thick
BLDG	Building	FLR	Floor	O/	On, Over	TOF	Top of Footing
BLKG	Blocking	FT	Foot or Feet	OC	On Center	TRTD	Treated
BRG	Bearing	FTG	Footing	OPNG	Opening	TV	Television
				OPP	Opposite	TYP	Typical
CLG	Ceiling	GYP	Gypsum	OH	Overhead	UL DES	Underventers
CONC	Concrete	HT	Height	PLY	Plywood		Laboratory
CONSTR	Construction	HC	Handicap	PROP	Property		Designation
CONT	Continuous	HDR	Header	PT	Point	UNO	Unless Noted
CONTR	Contractor	HR	Hour	PVMT	Pavement		Otherwise
GTR	Center	HVAC	Heating, Ventilating & Air Conditioning	PWR	Power	VB	Vapor Barrier
				PSF	Pounds per Square Foot	VCT	Vinyl Composite Tile
DP	Deep			PSL	Parallel Structure Lumber	VEN	Veneer
DBL	Double	INCL	Including				
DET	Detail	INT	Interior				
DIA	Diameter						
DIM	Dimension	JST	Joints	R	Riser	W	Wide
DN	Down	KD	Kiln Dried	RAD	Radius	W/	With
DR	Door			REF	Refrigerator	WD	Wood
DS	Downspout	REINF	Reinforcing			WIN	Window
DWG	Drawing	LAV	Lavatory	REQD	Required	WO	Without
		LT	Light	REV	Revision	WP	Weatherproof
		LVL	Laminated Veneer Lumber	RM	Room	WPF	Welded Wire Fabric
				RO	Rough Opening		
EA	Each						
ELEC	Electrical	MAX	Maximum	SECT	Section		
ELEV	Elevation	MC	Moisture Content	SHT	Sheet		
EP	Electrical Panel	MECH	Mechanical	SHTG	Sheeting		
EXT	Exterior	MET	Metal	SH	Similar		
		MFR	Manufacturer	SIM	Similar		
		MIN	Minimum	SPEC	Specified		
		MISC	Miscellaneous	STD	Standard		
				STOR	Storage		
				SYP	Southern Yellow Pine		

SYMBOL LEGEND

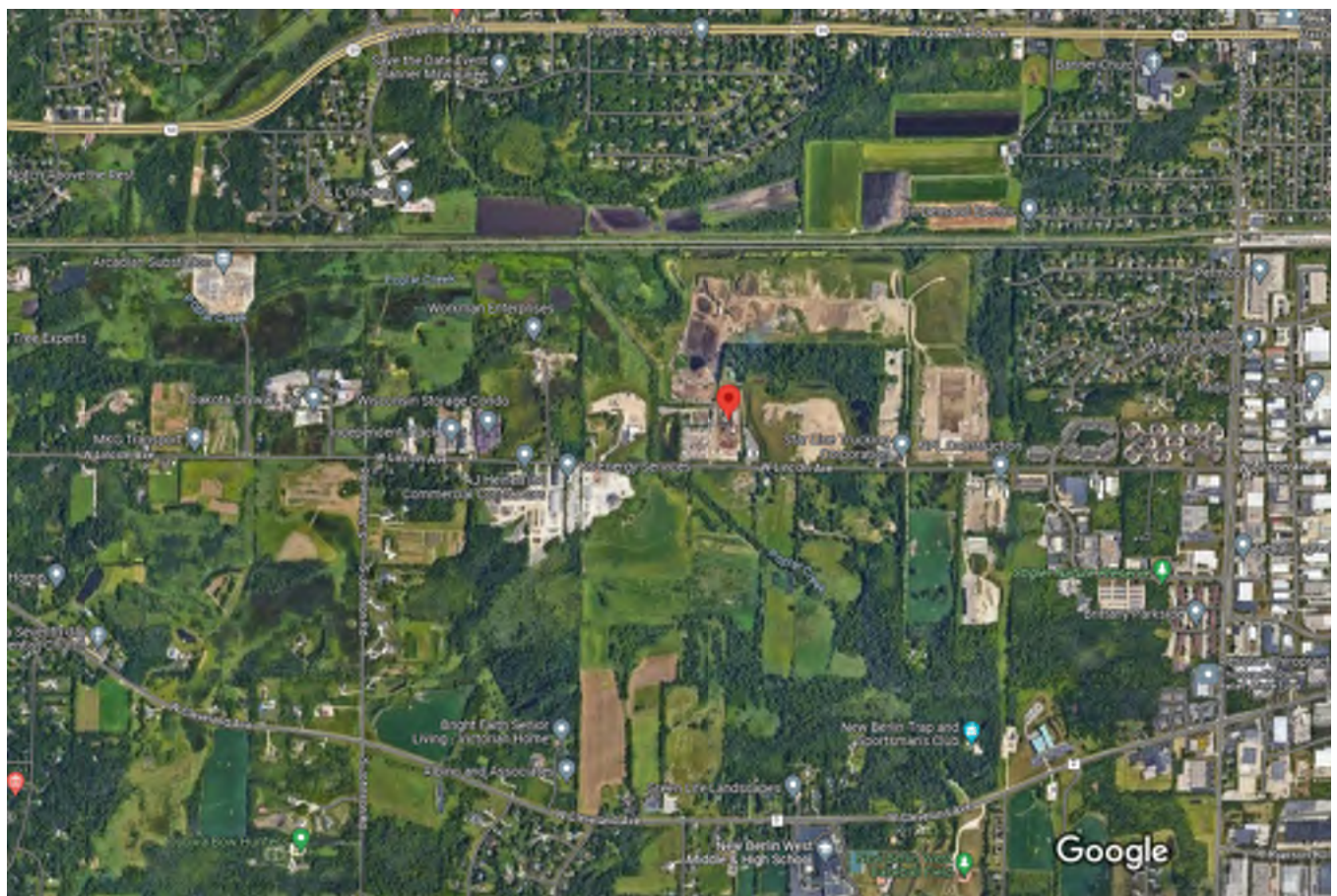


PLAN NOTES:

- ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTORS MUST REVIEW ALL DETAILS OF THEIR TRADES AND BE RESPONSIBLE FOR THE SAME.
- DO NOT SCALE DIMENSIONS FROM DRAWINGS. CONSULT GENERAL CONTRACTOR OR THE ARCHITECT WITH ANY QUESTIONS.
- COORDINATION OF THE VARIOUS TRADES FOR SAFE CONDITIONS ON THE JOB SITE, AND FOR THE PROTECTION OF THE PEOPLE AND PROPERTY AT THE JOB SITE.

GENERAL NOTES:

- THE DESIGNER MAINTAINS NO RESPONSIBILITY FOR THE GENERAL CONTRACTOR, SUBCONTRACTORS, OR THOSE WORKING IN SUCH CAPACITIES, FOR THE METHODS USED, OR LACK THEREOF, IN THE EXECUTION OF THE WORK AND SAFETY PROCEDURES AND PRECAUTIONS TAKEN AT THE PROJECT SITE.
- CONTRACTORS SHALL ASSUME FULL RESPONSIBILITY - UNRELIEVED BY REVIEW OF SHOP DRAWINGS NOR BY SUPERVISION OR PERIODIC OBSERVATION OF CONSTRUCTION FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS - FOR DIMENSIONS TO BE CONFIRMED AND CORRELATED ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS OR SETS OF DRAWINGS, FOR FABRICATION PROCESSES AND CONSTRUCTION TECHNIQUES (INCLUDING EXCAVATION, SHORING AND SCAFFOLDING, BRACING, ERECTION, FORM WORK, ETC.), FOR COORDINATION OF THE VARIOUS TRADES FOR SAFE CONDITIONS ON THE JOB SITE, AND FOR THE PROTECTION OF THE PEOPLE AND PROPERTY AT THE JOB SITE.
- THE INFORMATION CONTAINED ON THE DRAWINGS IS IN ITSELF INCOMPLETE, AND VOID UNLESS USED IN CONJUNCTION WITH ALL THE SPECIFICATIONS, TRADE PRACTICES, OR APPLICABLE STANDARDS, CODES, ETC., INCORPORATED THEREIN BY REFERENCE, OF WHICH THE CONTRACTOR CERTIFIES KNOWLEDGE BY SIGNING THE CONTRACT.
- UNLESS NOTED OTHERWISE, ALL DETAILS, SECTIONS, AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS ELSEWHERE.
- UNLESS OTHERWISE SHOWN OR NOTED, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND THE PLACEMENT OF ANY INSERTS, HANGARS, PIPE SLEEVES, HOLES OR ANCHOR BOLTS THAT ARE REQUIRED BY THE MECHANICAL OR ELECTRICAL EQUIPMENT.
- THE CONTRACTOR SHALL COMPLY WITH THE LATEST OCCUPATIONAL SAFETY HEALTH ACT REQUIREMENTS.
- ALL STATE, LOCAL AND OSHA SAFETY CODES SHALL BE A PART OF THESE PLANS, AND IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO SEE THAT ALL PARTIES THAT WORK AT OR VISIT THE JOB SITE COMPLY WITH SAME.



LOCATION PLAN

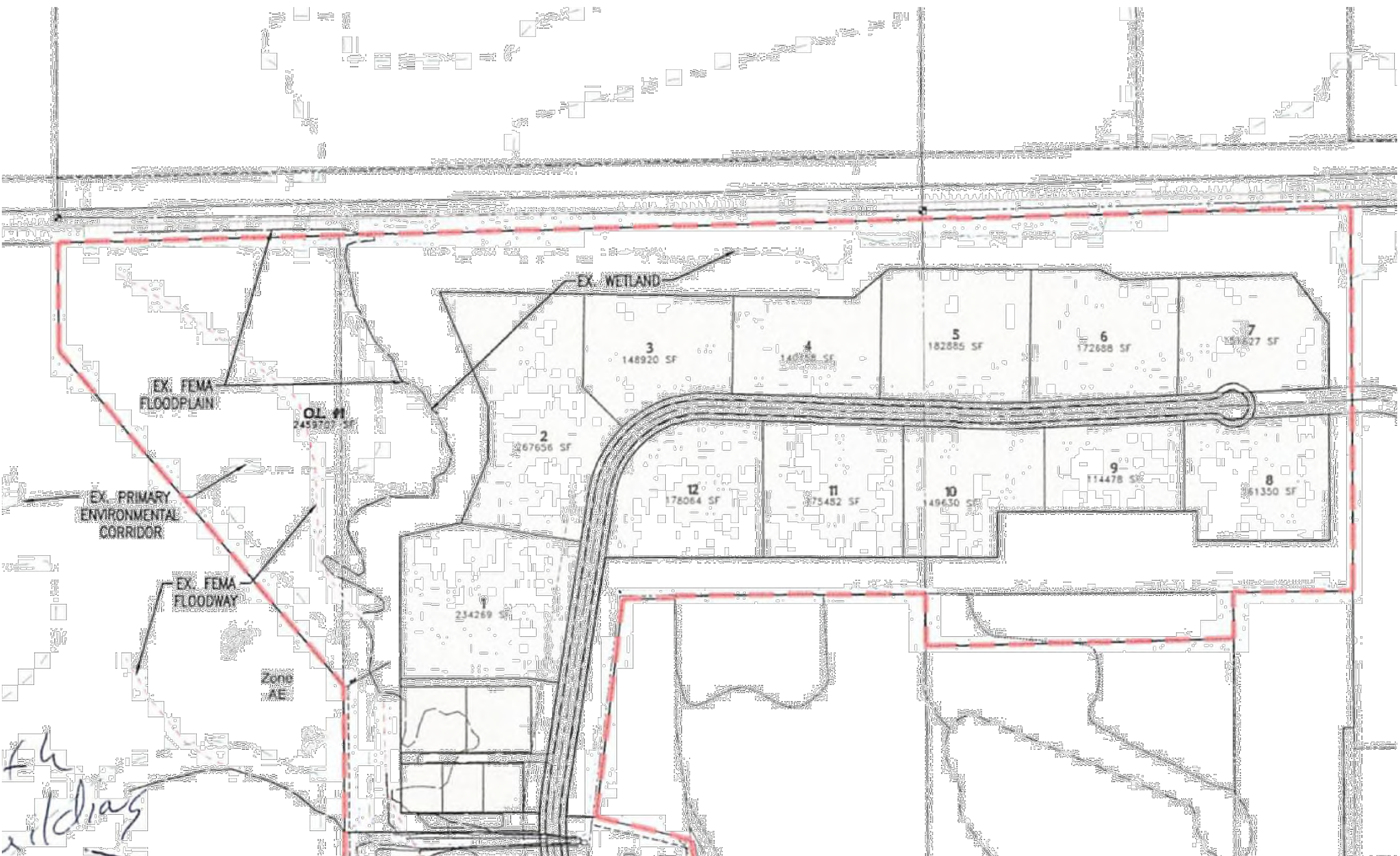
BUILDING DATA :

USE AND OCCUPANCY CLASSIFICATION:	NON-SEPARATED MIXED USE, "A-2" IS MOST RESTRICTIVE
Chapter-3	A-2 - ASSEMBLY (RESTAURANT)
	M - MERCANTILE (STORE)
	S-1 - MODERATE-HAZARD STORAGE (LIQUOR STORAGE)
ALLOWED AREA AND HEIGHT:	"A-2 (BY) TWO STORIES - 18,000 sq. ft.
	(BASE S.F. = 6,000 S.F. PER TABLE 503)
	2 STORIES PER SPRINKLER INCREASE (IBC 504.2)
	300% AREA INCREASE - PER SPRINKLER INCREASE (IBC 506.3)
ACTUAL AREA:	TOTAL FIRST FLOOR AREA: 10,680 S.F.
SPRINKLERS:	COMPLETE PER NFPA-13
CONSTRUCTION TYPE:	"V-B"
(Table-601)	
FIRE RATINGS (per table 601.4 G02)	
STRUCTURAL FRAME:	O - HR. RATING
BEARING WALLS EXTERIOR:	O - HR. RATING
BEARING WALLS INTERIOR:	O - HR. RATING
NON-BEARING WALLS EXTERIOR:	O - HR. RATING
NON-BEARING WALLS INTERIOR:	O - HR. RATING
FLOOR CONSTRUCTION:	O - HR. RATING
ROOF CONSTRUCTION:	O - HR. RATING
EXIT TRAVEL DISTANCE:	250 feet in "A-2", "S-1", "M"
(Table 1016.1)	
COMMON PATH OF TRAVEL:	30 feet in "A-2"
(per 1014.3)	75 feet in "M"
	100 feet in "S-1"
TOTAL OCCUPANCY LOADING	331 TOTAL OCCUPANTS (PER OCCUPANCY PLAN)
(per TABLE 1004.1.1)	
PLUMBING FIXTURE REQUIREMENTS:	
(per TABLE 2902.1)	
WATER CLOSETS "A-2 RESTAURANT" (63 TOTAL OCCUPANTS)	
MALE (1 PER 75)	(62 / 75) = 1.00 REQUIRED
FEMALE (1 PER 75)	(62 / 75) = 1.00 REQUIRED
LAVATORIES (1 PER 200)	(263 / 200) = .83 REQUIRED
DRINKING FOUNTAINS (1 PER 100)	(263 / 500) = .53 REQUIRED
WATER CLOSETS "M MERCANTILE" (168 TOTAL OCCUPANTS)	
MALE (1 PER 500)	(64 / 500) = .17 REQUIRED
FEMALE (1 PER 500)	(64 / 500) = .17 REQUIRED
LAVATORIES (1 PER 50)	(168 / 750) = .22 REQUIRED
DRINKING FOUNTAINS (1 PER 1000)	(168 / 1000) = .168 REQUIRED
WATER CLOSETS "S-1 STORAGE" (2 TOTAL OCCUPANTS)	
MALE (1 PER 500)	(2 / 500) = .004 REQUIRED
FEMALE (1 PER 500)	(2 / 500) = .004 REQUIRED
LAVATORIES (1 PER 750)	(4 / 750) = .005 REQUIRED
DRINKING FOUNTAINS (1 PER 1000)	(4 / 1000) = .004 REQUIRED
TOTAL PROVIDED SHARED PLUMBING FIXTURES:	
MALE WATER CLOSETS	1.25 REQUIRED 6 PROPOSED
FEMALE WATER CLOSETS	1.25 REQUIRED 4 PROPOSED
LAVATORIES (1 PER 750)	1.05 REQUIRED 2 PROPOSED
DRINKING FOUNTAINS (1 PER 1000)	.69 REQUIRED 2 PROPOSED
PARKING REQUIREMENTS:	
(per VILLAGE OF WADSWORTH 10-5-9-C)	= 87 REQUIRED, .. 90 PROPOSED (INCL. 4 ADA)
CONVENIENCE STORE (6 PER 1,000 S.F.)	(6806 / 1000) X 6 = 40.8 REQ.D
STANDARD RESTAURANT (12 PER 1,000 S.F.)	(3851 / 1000) X 12 = 46.2 REQ.D

SHEET INDEX

T-1	SHEET INDEX, BUILDING DATA, OCCUPANCY, SITE PLAN, LOCATION PLAN, & GENERAL NOTES
A-1	FOUNDATION PLAN & SECTION
A-2	FIRST FLOOR PLAN & MOUNTING HTS.
A-3	ELEVATIONS
S-1	STRUCTURAL SPECIFICATIONS
S-2	CONCRETE DETAILS
S-3	WOOD DETAILS
S-4	SHEAR WALL PLAN

NOT FOR CONSTRUCTION



SITE PLAN

NOT TO SCALE

CERTIFIED PRODUCTS

19000 W. LINCOLN AVE.
NEW BERLIN, WI 53146

SHEET TITLE:

TITLE SHEET

T-1

DATE: OCTOBER 12TH, 2023

PROJECT NUMBER: 23-392

REVISIONS:

CERTIFIED PRODUCTS

19000 W. LINCOLN AVE.
NEW BERLIN, WI 53146

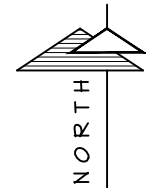
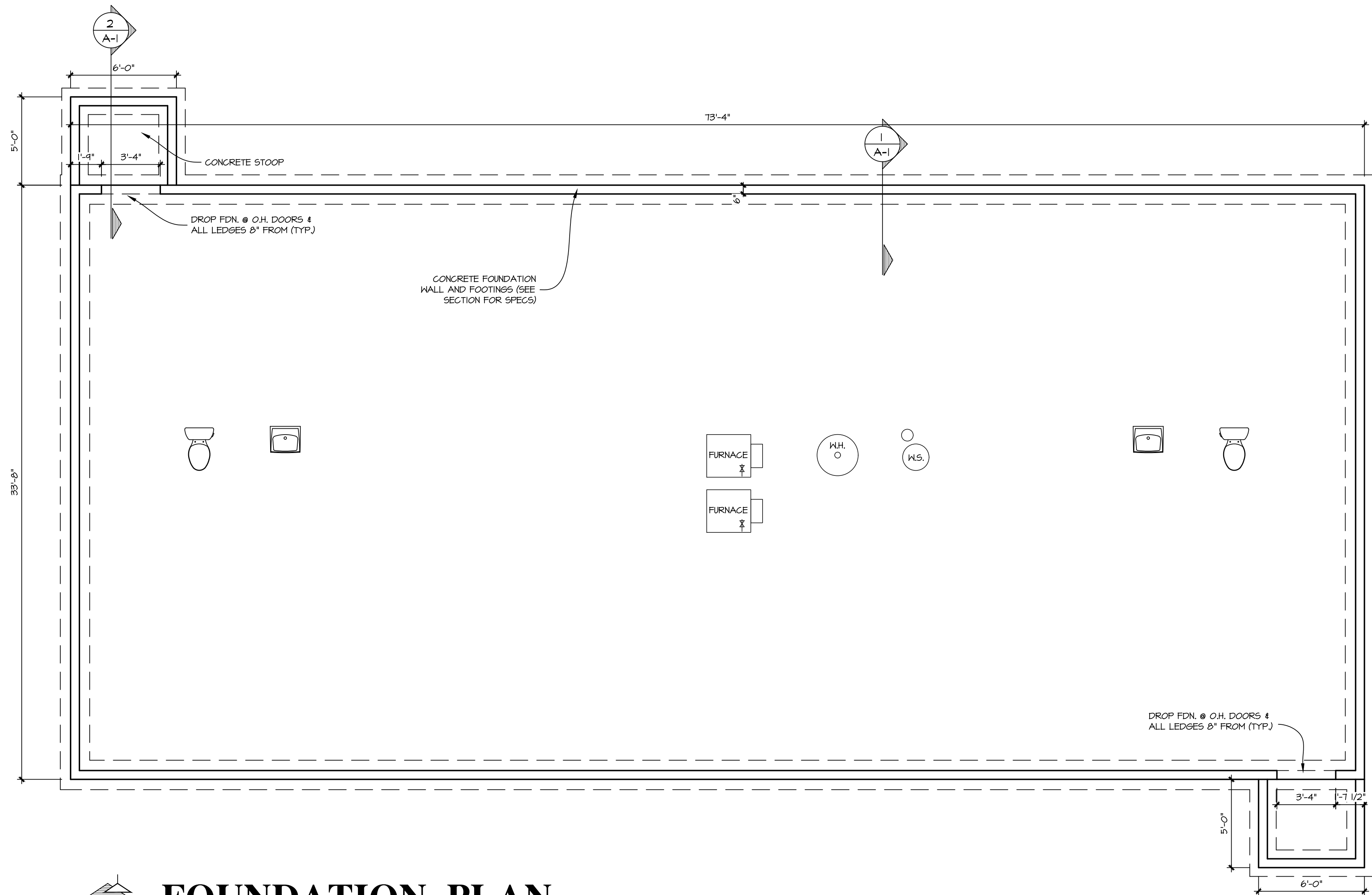
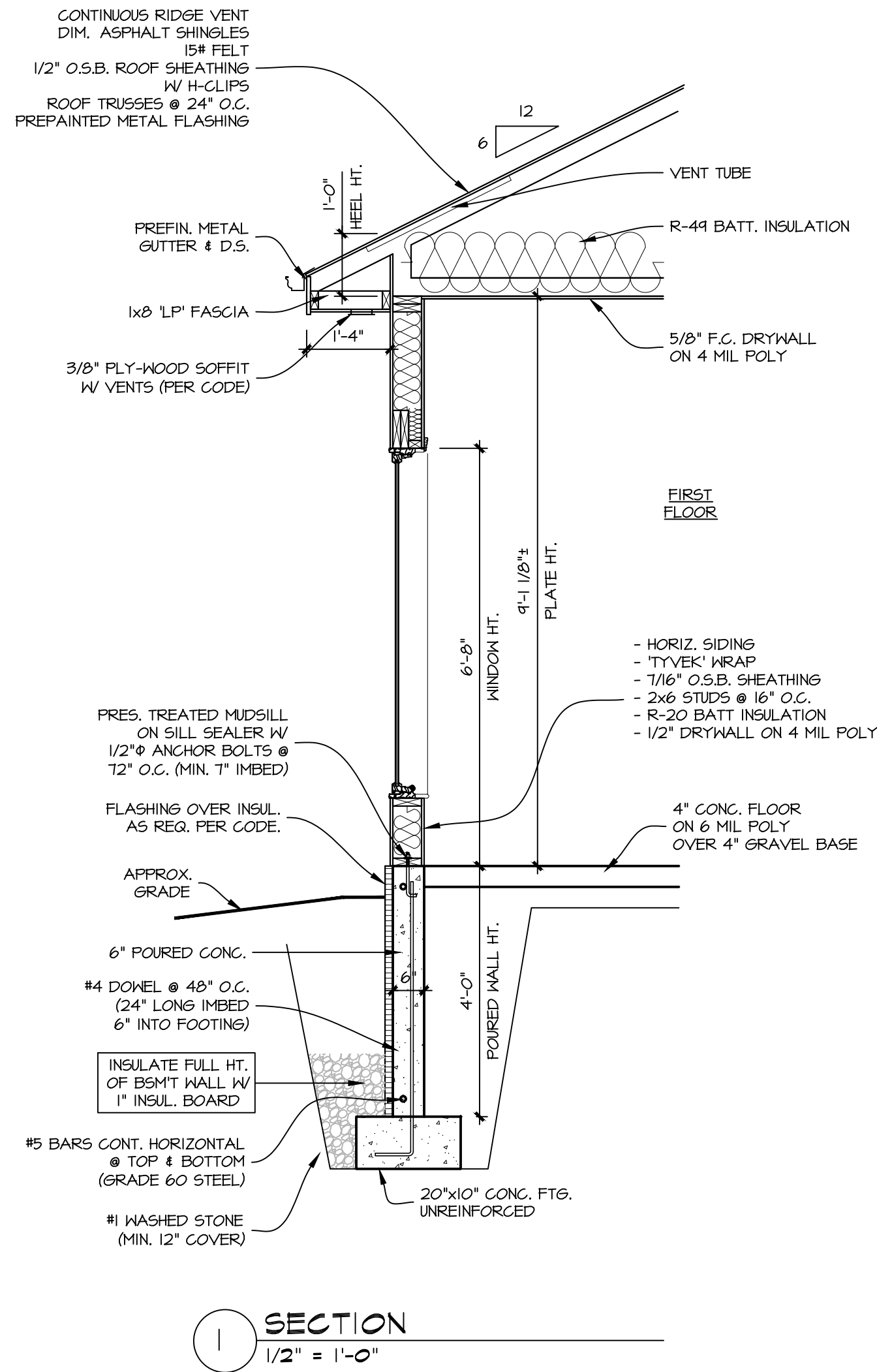
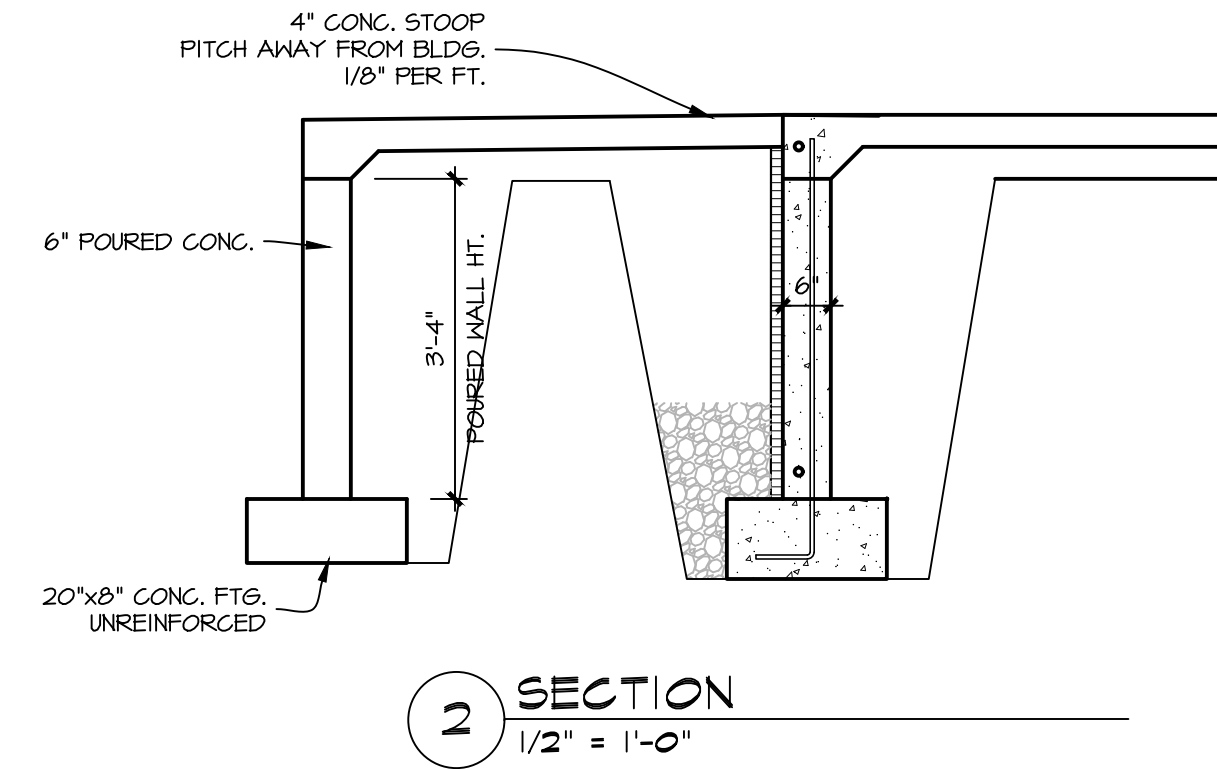
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FOUNDATION PLAN & SECTIONS

A-1

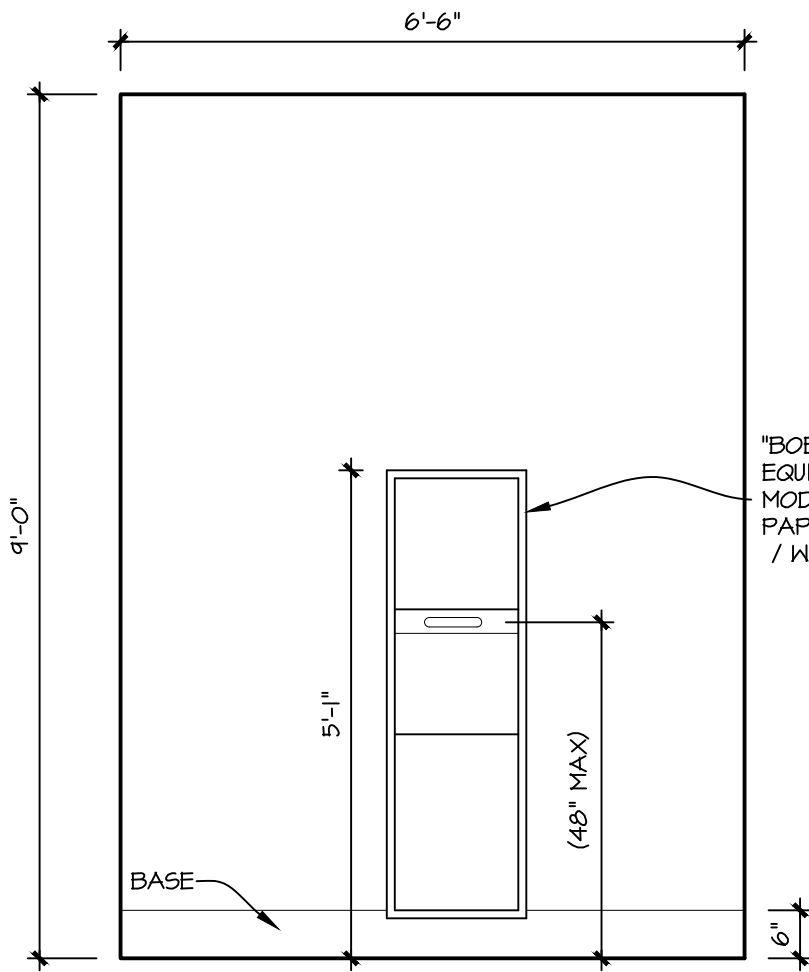
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PROJECT NUMBER: 23-392

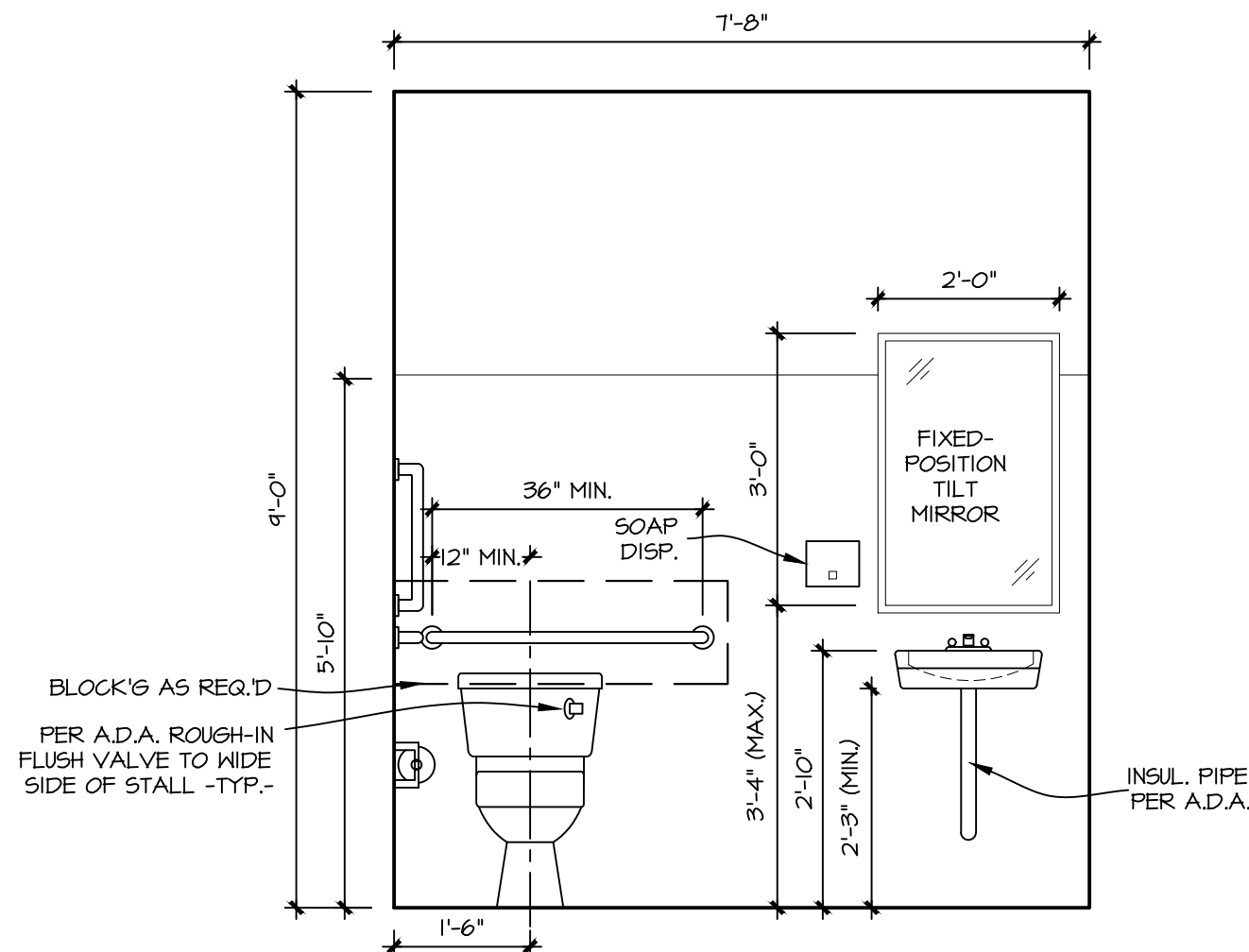


FOUNDATION PLAN

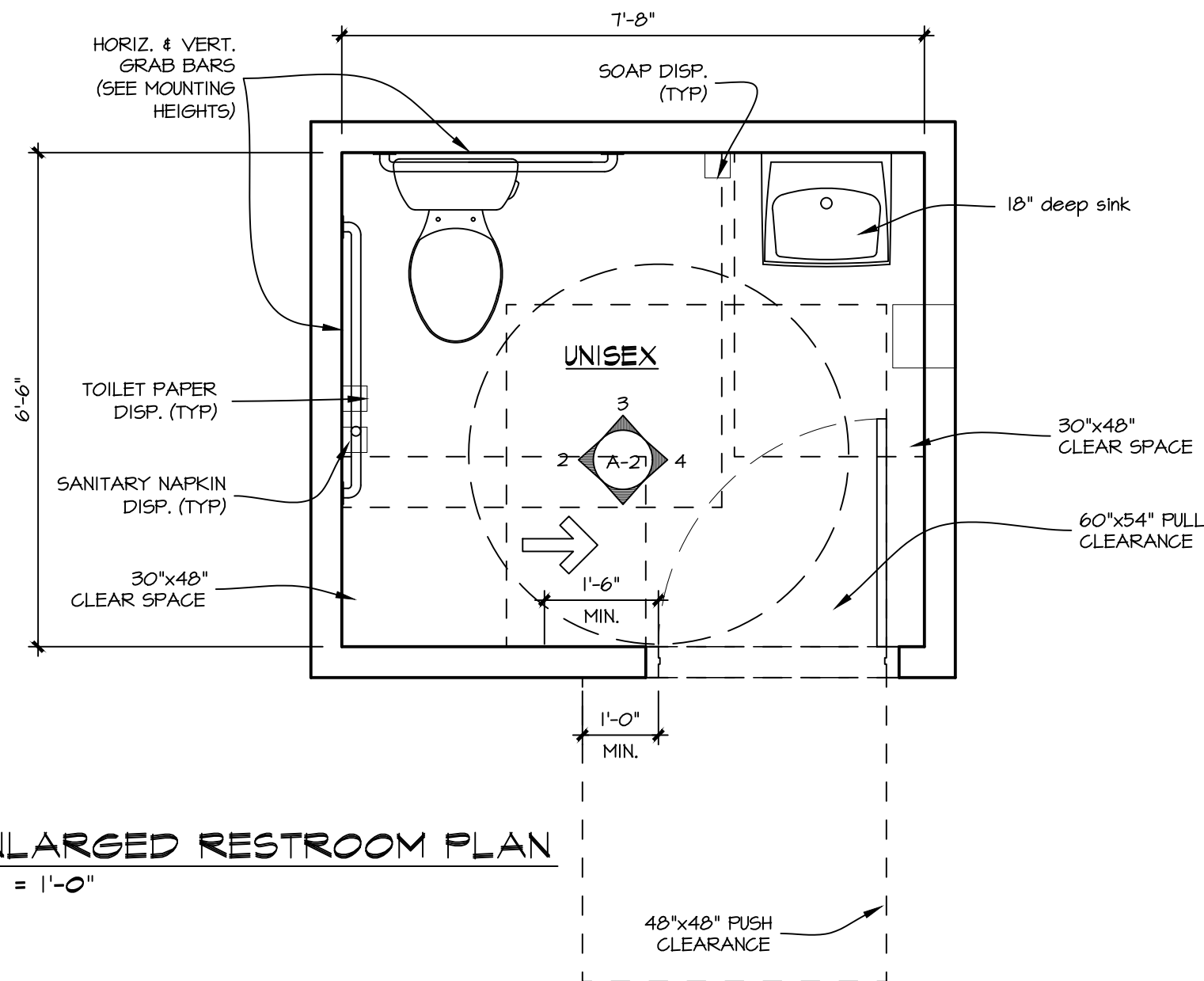
1/4" = 1'-0"



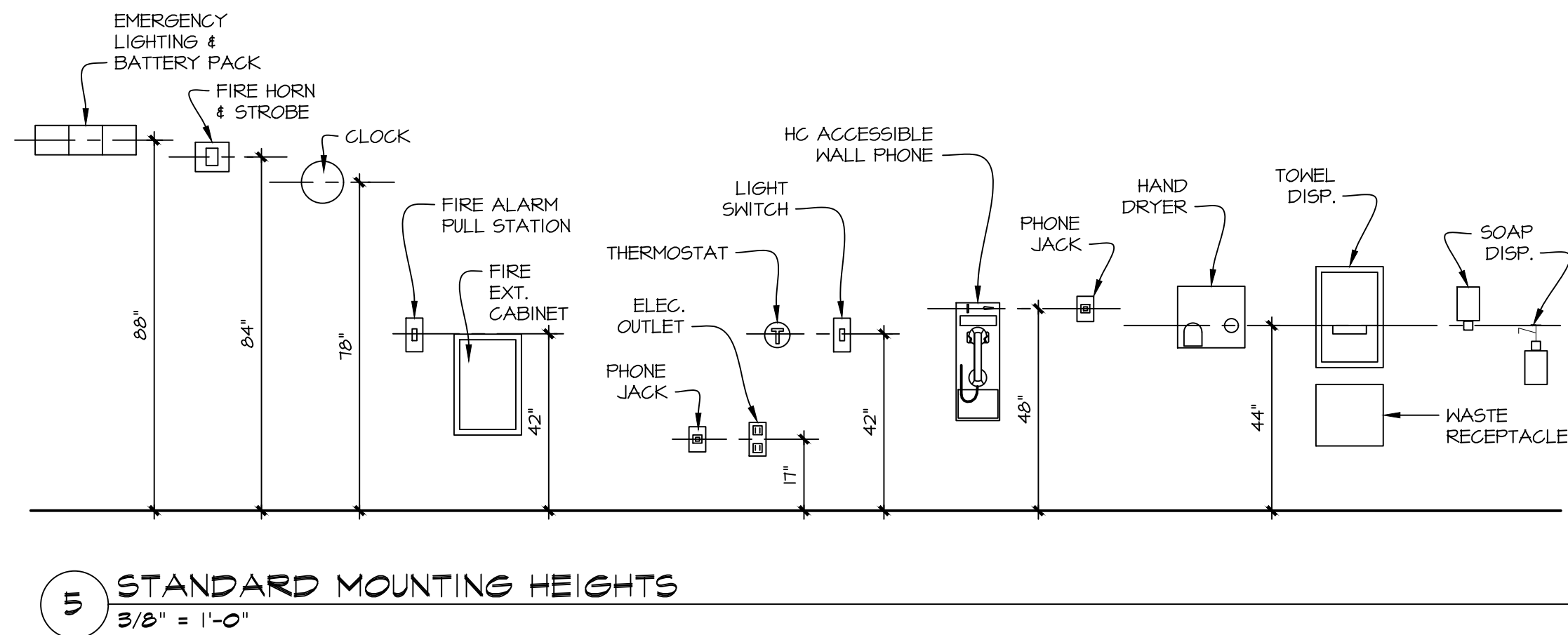
4 RESTROOM
1/2" = 1'-0"



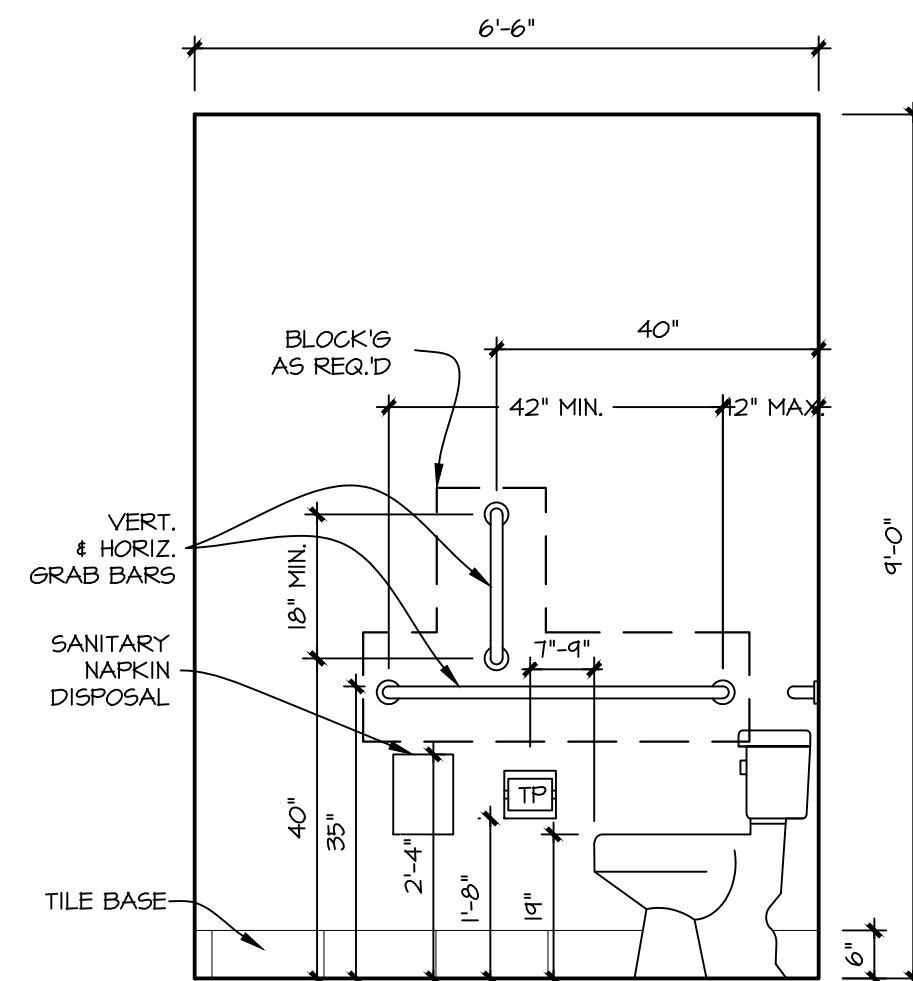
3 RESTROOM
1/2" = 1'-0"



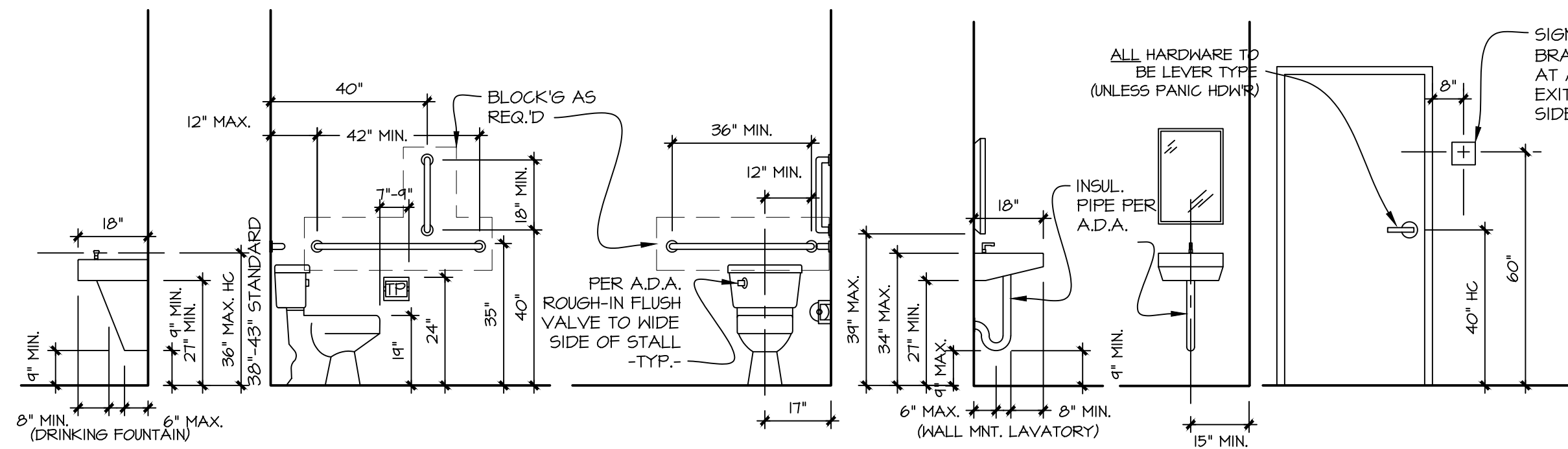
1 ENLARGED RESTROOM PLAN
1/2" = 1'-0"



5 STANDARD MOUNTING HEIGHTS
3/8" = 1'-0"



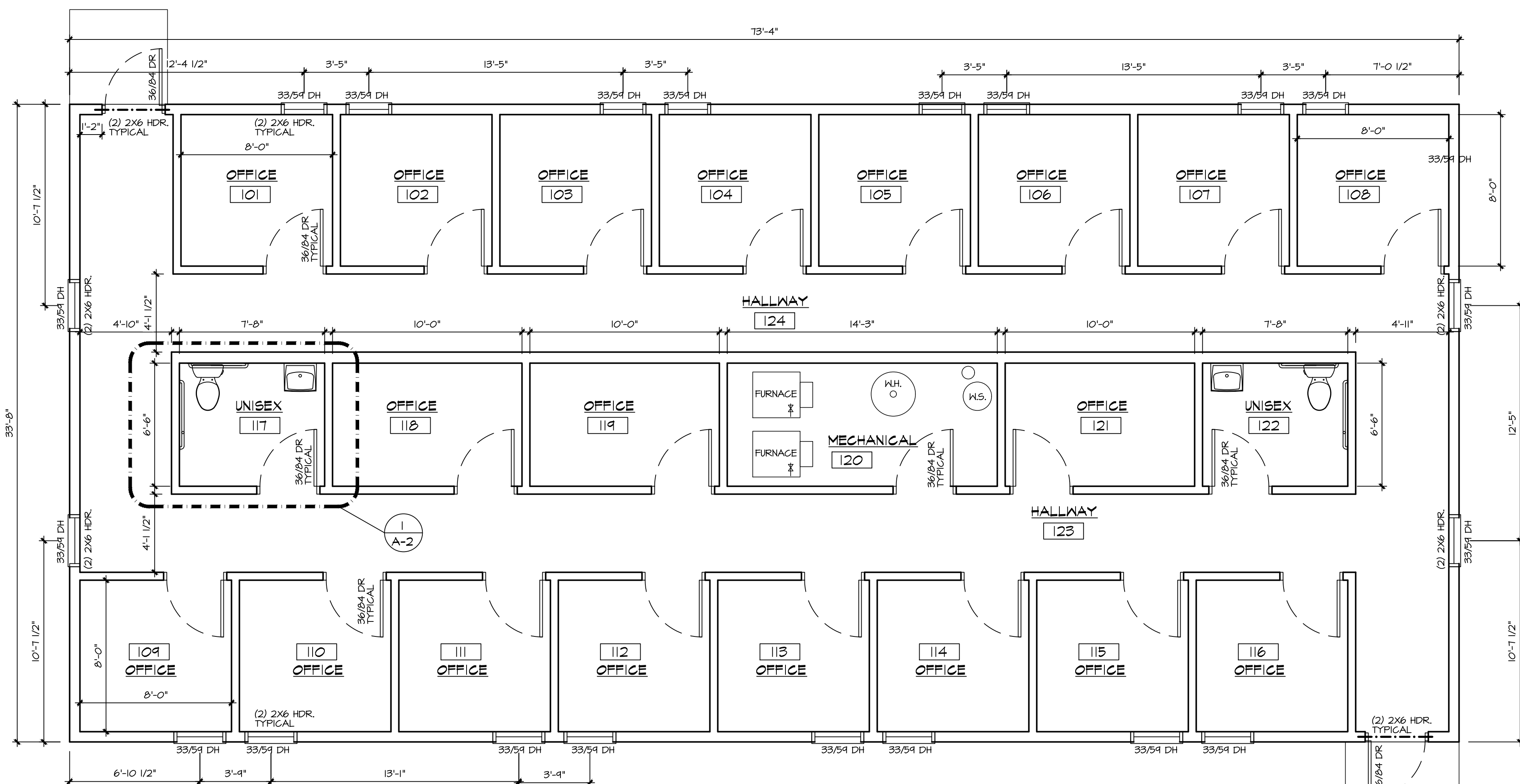
2 RESTROOM
1/2" = 1'-0"



ACCESSIBILITY GUIDELINES:

LIGHT SWITCHES, ELECTRICAL OUTLETS, ELECTRIC SERVICE PANELS, THERMOSTATS, THRU-WALL A/C UNITS AND ENVIRONMENTAL CONTROLS SHALL BE LOCATED NO HIGHER THAN 48" AND NO LOWER THAN 15 INCHES ABOVE THE FLOOR. IF THE REACH IS OVER AN OBSTRUCTION (FOR EXAMPLE, 20 AND 25 INCHES IN DEPTH, THE MAXIMUM HEIGHT IS REDUCED TO 44 INCHES FOR FORWARD APPROACH OR 46 INCHES FOR SIDE APPROACH, PROVIDED THE OBSTRUCTION IS NO MORE THAN 24 INCHES IN DEPTH).

REINFORCE ALL BATHROOM WALLS TO ALLOW LATER INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB, SHOWER & SHOWER SEAT WHEN THESE FACILITIES ARE PROVIDED. REINFORCEMENT FOR GRAB BARS MAY BE PROVIDED BY PLYWOOD OR WOOD BLOCKING.



FIRST FLOOR PLAN
1/4" = 1'-0"

BUILDING AREA = 2,466 SQ. FT.

CERTIFIED PRODUCTS

19000 W. LINCOLN AVE.
NEW BERLIN, WI 53146

SHEET TITLE:

FLOOR PLAN & DETAILS

A-2

DATE: OCTOBER 12TH, 2023

PROJECT NUMBER: 23-392

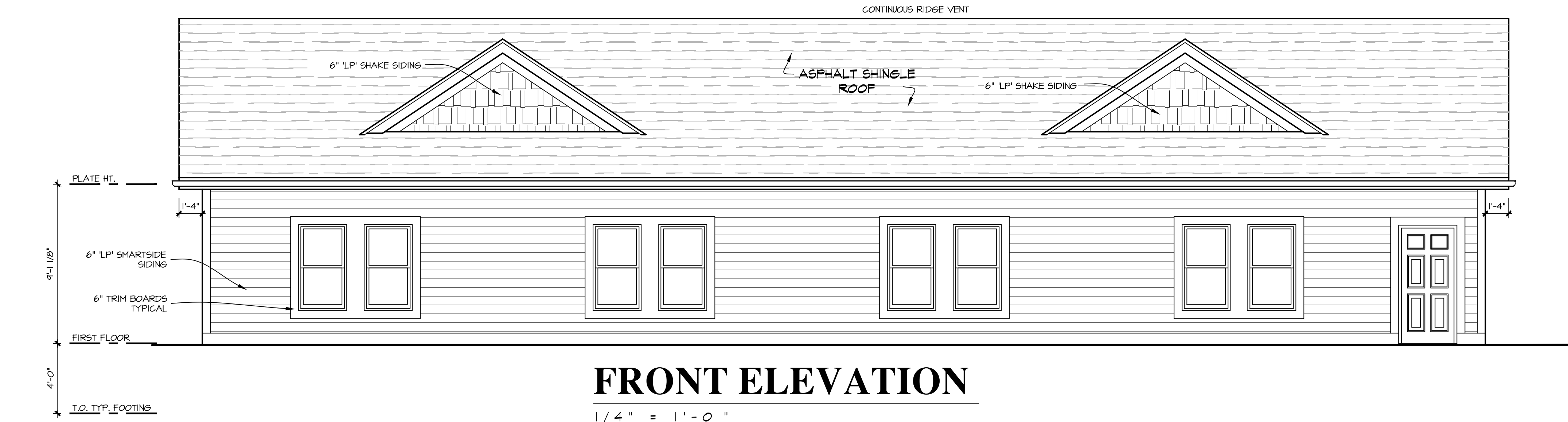
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patera
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REVISIONS:

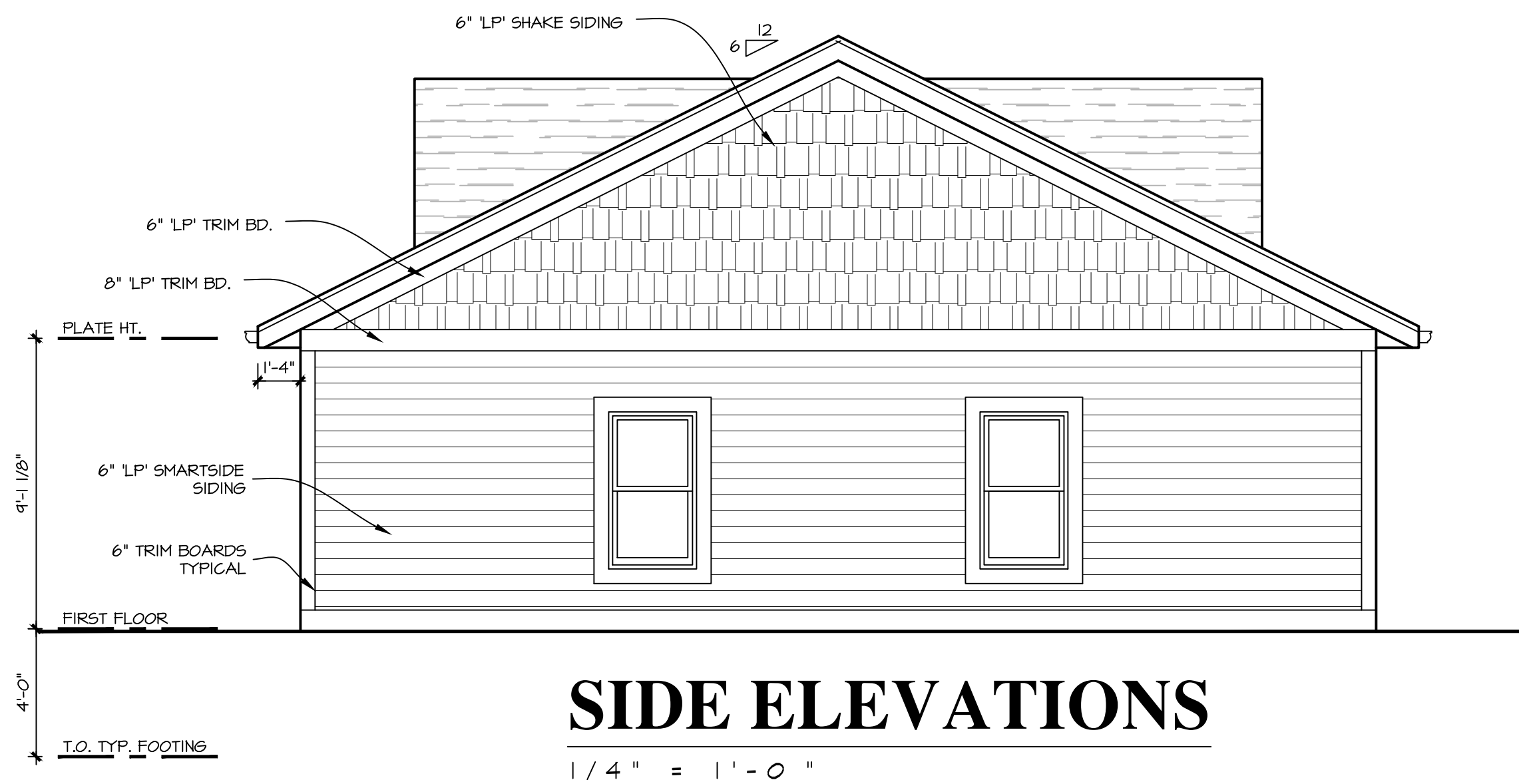
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FRONT ELEVATION

1/4" = 1'-0"



SIDE ELEVATIONS

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

REVISIONS:

CERTIFIED PRODUCTS

19000 W. LINCOLN AVE.
NEW BERLIN, WI 53146

SHEET TITLE:

EXTERIOR ELEVATIONS

A-3

DATE: OCTOBER 12TH, 2023

PROJECT NUMBER: 23-392

DESIGN CODE:

WISCONSIN UNIFORM DWELLING CODE

BUILDING DESIGN LIVE LOADS/CRITERIA:

OCCUPANT LIVE LOADS:	
- FLOOR FRAMING	40 PSF
- EXTERIOR BALCONIES, DECKS & PORCHES	40 PSF
- GARAGE FLOORS	50 PSF
- ATTICS WITH STORAGE	20 PSF
- ATTICS WITHOUT STORAGE	5 PSF

HANDRAILS & GUARDS (NON-GLASS):	
- SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION @ ANY LOCATION	200 lbs.
- LINEAR APPLIED LOAD @ ANY LOCATION OR TOP RAIL	50 PLF
- DISTRIBUTED LOAD OVER A 12 INCH BY 12 INCH AREA LOCATE ANYWHERE EXCEPT THE HANDRAIL OR TOP RAIL	50 lbs.

INTERIOR WALLS & PARTITIONS:	
- WALLS & PARTITIONS 6 ft. & GREATER, UNIFORM HORIZONTAL LOAD OF	5 PSF

ROOF LOAD DESIGN INFORMATION:	
- GROUND SNOW LOAD (ps)	30 PSF
- SLOPED (8:12) SNOW LOAD	21 PSF

WIND LOAD DESIGN INFORMATION:	
- WIND SPEED	115 mph
- 10 YEAR MRI	76 mph
- RISK CATEGORY	II
- VELOCITY PRESSURE COEFFICIENT (Kq)	0.85
- EXPOSURE CATEGORY	B
- ENCLOSURE CLASSIFICATION	ENCLOSED BUILDING
- INTERNAL PRESSURE COEFFICIENT (GCPI)	+0.18
- GUST EFFECT FACTOR	0.85
- TOPOGRAPHIC FACTOR (Kzt)	1.0
* SEE WIND LOADING DIAGRAMS FOR MWFRS & COMPONENTS & CLADDING PRESSURES *	

SEISMIC DESIGN INFORMATION:	
- RISK CATEGORY	II
- SITE CLASS (ASSUMED)	D
- Sa	0.093
- Si	0.048
- Sms	0.149
- SmI	0.116
- Sds	0.094
- SdI	0.078
- SEISMIC DESIGN CATEGORY	B
- BASIC SEISMIC FORCE-RESISTING SYSTEM	LIGHT-FRAMED WOOD SHEAR WALLS

- DESIGN BASE SHEAR (V)	11 KIPS
- SEISMIC RESPONSE COEFFICIENT (Ca)	0.0153
- RESPONSE MODIFICATION COEFFICIENT (R)	6 /12
- OVERSTRENGTH FACTOR (Wo)	2 /12 (FLEXIBLE)
- DEFLECTION AMPLIFICATION FACTOR (Cd)	4
- ANALYSIS PROCEDURE USED	EQUIV. LATERAL FORCE

FLOOD DESIGN INFORMATION:	
- FLOOD ZONE	X
- BASE FLOOR ELEVATION (ft.)	N/A

SOIL LATERAL LOADS (ASSUMED TO BE VERIFIED):	
- AT-REST PRESSURE	60 PSF/F
- ACTIVE PRESSURE	40 PSF/F
- PASSIVE PRESSURE	250 PSF/F

MATERIAL STRENGTHS:

CONCRETE:	(COMPRESSIVE STRENGTH @ 28 DAYS)
- SLAB ON GRADE	F'c = 4,000 PSI
- FOOTINGS & ISOLATED PADS	F'c = 3,000 PSI
- FOUNDATION WALLS	F'c = 3,500 PSI

REINFORCING STEEL:	
- BILLET A615 GRADE 60	Fy = 60,000 PSI

STRUCTURAL STEEL:	
- ROLLED "WIDE FLANGE" SHAPES	A442
- PIPE SECTION	A53 GR. B
- RECTANGLE (OR SQUARE) "HOLLOW STRUCTURAL SECTION (HSS)"	A500 GR. C
- ROUND "HOLLOW STRUCTURAL SECTION (HSS)"	A500 GR. B
- ALL OTHER ROLLED SHAPES & PLATES	A36

STRUCTURAL BOLTS:	
- COMMON BOLTS (CARRIAGE)	A307 GR. A
- ANCHOR BOLTS (HOT-DIP GALV.)	F1554 GR. 36
- THROUGH BOLT CONNECTIONS	A325 OR A490
- THREADED RODS	A36

WELDED CONNECTIONS:	
- WELDING ELECTRODES	ET0xx (TO KSI)

CONCRETE MASONRY UNIT:	
- COMPRESSIVE STRENGTH (fm)	2,800 PSI

MASONRY MORTAR:

- TYPE "S" MORTAR BELOW GRADE	
- TYPE "N" OR "M" ABOVE GRADE	

WOOD FRAMING:	
- DIMENSIONAL LUMBER MEMBERS TO BE SPRUCE-PINE-FIR #2 OR BETTER:	
Fb (BENDING)	875 PSI
Fv (SHEAR)	135 PSI
Fcp (COMP. PERP. TO GRAIN)	425 PSI
Fc (COMP. PARA. TO GRAIN)	1,150 PSI
Ft (TENSION PARA. TO GRAIN)	450 PSI
E (MODULUS OF ELASTICITY)	1,400,000 PSI

- LAMINATED-VENEER LUMBER (LVL), ROSEBURG MANUFACTURE OR BETTER:	
Fb (BENDING)	3,100 PSI
Fv (SHEAR)	240 PSI
Fcp (COMP. PERP. TO GRAIN, EDGEWISE)	750 PSI
Fc (COMP. PARA. TO GRAIN)	3,000 PSI
Ft (TENSION PARA. TO GRAIN)	2,100 PSI
E (MODULUS OF ELASTICITY)	2,000,000 PSI

SOIL BEARING (ASSUMED TO BE VERIFIED):	
- ALLOWABLE NET BEARING PRESSURE	2,000 PSF

GENERAL:

- ALL MATERIALS, CONSTRUCTION, AND DETAILS SHALL CONFORM WITH THE FOLLOWING: PLANS AND SPECIFICATIONS, BUILDING CODE INDICATED ABOVE & OSHA REGULATIONS.
- THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE FAMILIAR WITH THE ENTIRE SET OF CONSTRUCTION DOCUMENTS (ARCHITECTURAL, CIVIL, ELECTRICAL, PLUMBING, STRUCTURAL, ETC.) IN ORDER TO PROVIDE ALL CONSTRUCTION AND MATERIALS FOR THIS PROJECT.
- THE CONTRACTOR SHALL REFER TO OTHER DRAWINGS CONTAINED IN THE CONSTRUCTION DOCUMENTS FOR ADDITIONAL SPECIFIED MEMBERS, DIMENSIONS, ELEVATIONS, DETAILS, OPENINGS, INSERTS, SLEEVES, DEPRESSIONS, ETC. NOT SHOWN ON THE STRUCTURAL DRAWINGS REQUIRED TO CONSTRUCT THIS PROJECT.
- DETAILS SHOWN ON STRUCTURAL DRAWINGS SHALL BE APPLICABLE TO ALL PORTIONS OF THE CONTRACT DOCUMENTS UNLESS NOTED OTHERWISE.
- DIMENSIONS AND ELEVATIONS SHOWN ON ARCHITECTURAL DRAWINGS SUPERSEDE DIMENSIONS AND ELEVATIONS SHOWN ON STRUCTURAL DRAWINGS.
- DO NOT SCALE PLANS.
- IN NO CASE SHALL STRUCTURAL ALTERATIONS OR WORK AFFECTING A STRUCTURAL MEMBER BE MADE UNLESS APPROVED BY THE STRUCTURAL DESIGNER OF RECORD.
- IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND CONSTRUCTION SEQUENCE IN ORDER TO INSURE THE SAFETY OF THE BUILDING AND WORKMEN DURING CONSTRUCTION (MEANS & METHODS OF CONSTRUCTION). THIS INCLUDES, BUT IS NOT LIMITED TO: SHORING, UNDERPINNING, TEMPORARY BRACING, ETC.
- CONSTRUCTION DOCUMENTS SHOW DIMENSIONS AND ELEVATIONS TO SIGNIFICANT WORKING POINTS (COLUMN CENTERLINES, OUTSIDE FACE OF WALLS, TOP OF FRAMING MEMBERS, ETC.) MATERIAL SUPPLIERS AND DESIGNERS ARE RESPONSIBLE FOR ALL OTHER INFORMATION IN ORDER TO DETAIL/FABRICATE THEIR WORK. CONTACT THE ARCHITECT WITH ANY DISCREPANCIES.
- IN THE EVENT OF ANY DISCREPANCIES BETWEEN THE STRUCTURAL DRAWINGS AND ANY OTHER PLANS CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL BRING THE DISCREPANCY TO THE ARCHITECT'S ATTENTION IN WRITING IMMEDIATELY OR SHALL BID THE MOST EXPENSIVE INSTALLATION SPECIFIED.

FOUNDATION & EARTHWORK:

- ALL EXTERIOR FOOTINGS MUST BEAR AT A MINIMUM DEPTH OF 4'-0" BELOW ADJACENT FINISH EXTERIOR GRADE.
- DO NOT PLACE ANY FOOTINGS ON FROZEN SUBGRADE.
- BACK FILLING SHALL BE DONE SIMULTANEOUSLY ON BOTH SIDES OF FOUNDATION WALLS.
- DO NOT PLACE BACK FILL AGAINST BASEMENT WALLS UNTIL THE TOP AND BOTTOM OF THE WALL ARE ADEQUATELY BRACED BY THE SLAB ON GRADE AND THE FLOOR FRAMING AT THE TOP OF THE WALL.
- REMOVE ANY EXISTING CONCRETE 2'-0" BELOW NEW CONCRETE FOOTINGS AND SLABS ON GRADE.
- SHORINGS/OR UNDERPINNING SHALL BE DESIGNED TO LIMIT HORIZONTAL AND VERTICAL MOVEMENT OF EXISTING CONSTRUCTION TO 1/4" MAXIMUM IN ANY DIRECTION.
- CENTER PIER AND COLUMN FOOTINGS ON COLUMN CENTERLINES AND WALL FOOTINGS ON WALL CENTERLINES UNLESS SPECIFICALLY NOTED OTHERWISE.
- ALL BACK FILL WITHIN 3'-0" OF RETAINING WALLS AND BASEMENT WALLS SHALL BE FREE DRAINING GRANULAR MATERIAL APPROVED BY A SOILS ENGINEER AND COMPACTED TO 90% STANDARD PROCTOR.
- TOP OF FOOTING ELEVATIONS SHOWN ON THESE CONSTRUCTION DOCUMENTS REPRESENT MINIMUM FOOTING DEPTHS FOR FROST PROTECTION AND BEST JUDGMENT OF A SUITABLE BEARING STRATUM. ACTUAL GRADE CONDITIONS AND SUITABLE BEARING STRATUM MUST BE VERIFIED BY THE CONTRACTOR AND A SOILS ENGINEER AT THE TIME OF EXCAVATION.
- FOOTING EXCAVATIONS MUST EXTEND TO COMPETENT BEARING MATERIAL. CONTRACTOR SHALL HIRE A SOILS ENGINEER TO FIELD VERIFY NET ALLOWABLE SOIL BEARING CAPACITY STATED ON THESE CONSTRUCTION DOCUMENTS AND IN GEOTECHNICAL REPORT FOR THIS PROJECT. IF SUITABLE BEARING STRATUM DOES NOT EXIST AT FOOTING ELEVATIONS STATED ON CONSTRUCTION DOCUMENTS, EXCAVATIONS SHALL BE EXTENDED UNTIL SOIL WITH STATED BEARING CAPACITY IS REACHED. PLACE COMPACTED FILL BELOW FOOTINGS OR EXTEND FOOTINGS DOWN TO SUITABLE BEARING STRATUM. ENGINEERED FILL BELOW SLABS ON GRADE AND FOOTINGS SHALL BE FREE DRAINING GRANULAR MATERIAL COMPACTED TO 95% MODIFIED PROCTOR AND PLACED PER THE SOIL ENGINEERS RECOMMENDATIONS.
- REFER TO SOILS REPORT (IF APPLICABLE) FOR DESCRIPTION OF EXISTING SOIL CONDITIONS AND RECOMMENDATIONS.
- WHERE NEW FOOTINGS ABUT EXISTING FOOTINGS, STEP THE NEW FOOTING AS REQUIRED TO HAVE NEW BOTTOM/FTG ELEVATION MATCH EXISTING BOTTOM/FTG ELEVATION. CONTRACTOR SHALL FIELD VERIFY EXISTING BOTTOM/FTG ELEVATION.

CAST-IN-PLACE REINFORCED CONCRETE:

- CONCRETE WORK SHALL CONFORM TO ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE".
- CONTRACTOR SHALL SUBMIT A SET OF STEEL REBAR SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS BEFORE SUBMITTING TO THE ARCHITECT.
- MAXIMUM WATER/CEMENT RATIO FOR CONCRETE SHALL BE AS FOLLOWS:
 - 0.41 FOR SLABS ON GRADE
 - 0.54 FOR CONCRETE BELOW GRADE
 - 0.42 FOR EXPOSED CONCRETE
- CONCRETE EXPOSED TO EXTERIOR CONDITIONS SHALL BE AIR-ENTRAINED 4%-6%.
- GROUT BELOW BASE PLATES AND BEARING PLATES SHALL BE NON-SHRINK, NON-METALLIC GROUT 3/4" THICK MINIMUM.
- STEEL REINFORCING BARS SHALL CONFORM TO ASTM A615 (GRADE 60). DEFORMED WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
- CONTRACTOR SHALL PROVIDE SUITABLE WIRE SPACERS, CHAIRS, TIES, ETC FOR SUPPORTING REINFORCING STEEL IN THE PROPER POSITION WHILE PLACING CONCRETE.
- PROVIDE (2)-#5 BARS AROUND ALL OPENINGS AND (2)-#5 BARS DIAGONALLY AT ALL OPENING CORNERS. EXTEND BARS 2'-6" PAST OPENING.
- PROVIDE 1/2" EXPANSION JOINT MATERIAL AT INTERIOR LOCATIONS WHERE SLABS ABUT WALLS, COLUMNS, AND OTHER VERTICAL SURFACES UNLESS NOTED OTHERWISE.
- DO NOT PLACE CONDUITS, PIPES, DUCTS, OR FIXTURES IN STRUCTURAL CONCRETE UNLESS NOTED OTHERWISE.
- SLEEVES, CONDUITS, OR PIPING PASSING THROUGH CONCRETE SLABS AND WALLS SHALL BE PLACED SO THAT THEY ARE NOT CLOSER THAN THREE DIAMETERS ON CENTER AND SO THAT THEY DO NOT DISPLACE REINFORCING.
- PROVIDE SAW CUT CONTROL JOINTS IN CONCRETE SLABS ON METAL DECK SPACED NO MORE THAN 20'-0" APART. PLACE CONTROL JOINTS ON COLUMN CENTER LINES IN EACH DIRECTION. REFER TO CONTROL JOINT LAYOUT SHOWN ON FOUNDATION PLAN FOR REFERENCE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY IRREGULARITIES OR DEFECTS IN CONCRETE SLABS (CRACKS, BUMPS, FLOOR CURLING, ETC.) BEFORE ANY FLOOR FINISHES ARE APPLIED.
- REFER TO REINFORCEMENT DEVELOPMENT AND LAP SPlice SCHEDULE FOR LAP SPLICES IN REINFORCING STEEL.
- ALL LAPS IN REINFORCING STEEL SHALL BE CLASS "B" LAP SPLICES UNLESS OTHERWISE NOTED.
- CONCRETE TEST REPORTS SHALL DIRECTLY STATE WHETHER OR NOT THE TEST RESULT COMPLIES WITH THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.
- MAXIMUM SLUMP FOR ALL CONCRETE SHALL NOT EXCEED 4".
- FOR SLABS ON GRADE, PROVIDE POLYPROPYLENE FIBER REINFORCED CONCRETE WITH A FIBER DOSED AT 0.1% BY VOLUME.
- CLASS 5 FLY ASH OR SLAG MAY BE SUBSTITUTED FOR CEMENT ON A POUND TO POUND BASIS UP TO 10% OF THE TOTAL CEMENTITIOUS CONTENT.
- ALL CONCRETE SLABS SHALL BE WET CURED PER ACI RECOMMENDATIONS FOR NO LESS THAN SEVEN DAYS.
- CALCIUM CHLORIDE OR ADMIXTURES CONTAINING CALCIUM CHLORIDE ARE NOT PERMITTED IN ANY CONCRETE MIX.
- PROVIDE THE FOLLOWING CLEAR COVER DISTANCES FOR REINFORCEMENT IN CONCRETE (UNLESS OTHERWISE NOTED):

FOOTINGS - ALL SIDES	3"
SLABS NOT PERMANENTLY AGAINST EARTH - BOTTOM & SIDES	1"
SLABS PERMANENTLY AGAINST EARTH - BOTTOM & SIDES	3"
SLABS - TOP	3/4"
WALLS NOT PERMANENTLY AGAINST EARTH	1"
WALLS PERMANENTLY AGAINST EARTH	3"
BEAMS & GIRDERS NOT PERMANENTLY AGAINST EARTH	1 1/2"
BEAMS & GIRDERS NOT PERMANENTLY AGAINST EARTH	1 1/2"
PIERS & COLUMNS NOT PERMANENTLY AGAINST EARTH	2"
- CONTRACTOR SHALL USE SMOOTH FORMS FOR EXPOSED CONCRETE SURFACES. ANY CONCRETE SURFACE REPAIRS SHALL BE PERFORMED BY THE CONTRACTOR AS REQUIRED. REPAIR AND PATCH DEFECTIVE AREAS WITH PROPRIETARY PATCHING COMPOUND IMMEDIATELY AFTER REMOVAL OF FORMS.

MASONRY:

- MASONRY CONSTRUCTION SHALL CONFORM TO THE TMS 402-13/ ACI 503-13/ ACSE 5-13 & TMS 602-13/ ACI 530.1-13/ ACSE 6-13 "THE MASONRY STANDARDS JOINT COMMITTEE - BUILDING CODE REQUIREMENTS & SPECIFICATIONS FOR MASONRY STRUCTURES".
- PROVIDE VERTICAL WALL CONTROL JOINTS IN MASONRY WALLS AS FOLLOWS:
 - 25'-0" MAXIMUM FROM CORNER OF WALLS
 - 50'-0" O.C. MAXIMUM
 - AT CHANGES IN WALL HEIGHT AND THICKNESS
 - AT WALLS ABUTTING COLUMNS
- REFER TO STRUCTURAL DRAWINGS FOR LOCATION OF ALL VERTICAL CONTROL JOINTS IN INTERIOR & EXTERIOR WALLS.
- ALL MASONRY (BOND BEAMS, PILASTERS, LINTELS) SHALL BE GROUTED SOLID WITH CONCRETE HAVING F'c=2,000 PSI UNLESS NOTED OTHERWISE. COARSE AGGREGATE SHALL BE PEA GRAVEL.
- LAP VERTICAL WALL REINFORCEMENT A MINIMUM OF 36" UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL GROUT MASONRY SOLID AT ALL ANCHOR BOLT LOCATIONS.
- ALL MASONRY WALLS SHALL BE CONSTRUCTED IN A RUNNING BOND PATTERN UNLESS OTHERWISE NOTED ON THE CONSTRUCTION DOCUMENTS.
- ALLOWABLE SITE TOLERANCES:

DIMENSION OF ELEMENTS:	
- IN CROSS SECTION OR ELEVATION	-1/4" TO +1/2"
- MORTAR JOINT THICKNESS BETWEEN COURSES	1/8"
- GROUT SPACE OR CAVITY WIDTH (EXCEPT FOR WALLS PASSING FRAMED CONSTRUCTION)	-1/4" TO +3/8"
- ELEMENTS:

- VARIATION FROM LEVEL IN BED JOINTS	1/4" IN 10 ft. 1/2" MAX. OVERALL
- VARIATION FROM LEVEL OF TOP SURFACE OF WALLS	1/4" IN 10 ft. 1/2" MAX. OVERALL
- VARIATION FROM PLUMB	1/4" IN 10 ft. 13/8" IN 20 ft. 1/2" MAX. OVERALL
- TRUE TO A LINE	1/4" IN 10 ft. 13/8" IN 20 ft. 1/2" MAX. OVERALL
- ALIGNMENT OF COLUMNS & WALLS (TOP vs BOTTOM)	1/2" FOR LOAD BEARING 1/4" FOR NON-LOAD BEARING
- LOCATION OF ELEMENTS:

- INDICATED IN PLAN	1/2" IN 20 ft.
- INDICATED IN ELEVATION	1/4" IN STORY HEIGHT

STRUCTURAL STEEL:

- DESIGN, DETAILING, FABRICATION, AND ERECTION SHALL CONFORM TO AISI 360-10 "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS".
- SEISMIC DESIGN, DETAILING, FABRICATION AND ERECTION SHALL CONFORM TO AISI 341-10 "SEISMIC PROVISION FOR STRUCTURAL STEEL BUILDINGS".
- WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS HOLDING CURRENT AWS CERTIFICATES IN THE TYPES OF WELDING SPECIFIED ON THESE CONSTRUCTION DOCUMENTS.
- CONTRACTOR SHALL SUBMIT FIVE SETS OF STEEL SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS BEFORE SUBMITTING TO THE STRUCTURAL DESIGNER OF RECORD.
- CONTRACTOR SHALL DESIGN AND PROVIDE ANY TEMPORARY BRACING OR GUYS REQUIRED TO ERECT STEEL MEMBERS. TEMPORARY BRACING SHALL BE LEFT IN PLACE UNTIL THE PERMANENT STRUCTURE IS IN PLACE AND SECURE.
- PROVIDE 3/16" GAP PLATE AT THE ENDS OF ALL EXPOSED TUBE AND PIPE MEMBERS.
- STAIRS, HANDRAILS, AND GUARDRAILS SHALL BE DESIGNED BY THE STEEL SUPPLIER OR ARCHITECT OR RECORD, VERIFY ROLES AND RESPONSIBILITY.
- ALL STEEL BEAMS SHALL BE FABRICATED WITH THE NATURAL CAMBER (WITHIN MILL TOLERANCE).
- THE STEEL SUPPLIER SHALL COORDINATE HIS WORK WITH THE STEEL JOIST SUPPLIER ON THE PROJECT (IF APPLICABLE, SEE CONSTRUCTION DOCUMENTS).
- CAPACITY OF BOLTED OR WELDED CONNECTIONS SHALL BE EQUAL TO OR EXCEED 120% OF BEAM REACTION PRODUCED BY MAXIMUM ALLOWABLE UNIFORM LOAD ON THE GIVEN MEMBER SPAN.
- UNLESS OTHERWISE NOTED ON CONSTRUCTION DOCUMENTS, ALL BEAM CONNECTIONS SHALL BE DOUBLE ANGLE CONNECTIONS WITH A325 BOLTS. AT BEAM TO BEAM AND BEAM TO COLUMN CONNECTIONS, PROVIDE AS MANY BOLTS AS POSSIBLE IN BEAM FLANGE. DOUBLE ANGLE WELDED CONNECTIONS MAY BE USED TO DEVELOP THE SAME CAPACITY AS A BOLTED CONNECTION.
- ALTERNATE CONNECTIONS FROM WHAT IS SPECIFIED ON THE CONSTRUCTION DOCUMENTS WILL NOT BE ACCEPTED WITHOUT WRITTEN APPROVAL FROM THE STRUCTURAL DESIGNER OF RECORD.
- USE STANDARD AISI DOUBLE ANGLE CONNECTIONS WHERE POSSIBLE. ALL STANDARD DOUBLE ANGLE CONNECTIONS SHALL BE IN ACCORDANCE WITH ASD CURRENT EDITION AND SHALL BE TYPE 2 FRAMING CONNECTIONS UNLESS NOTED OTHERWISE.
- WHERE WOOD MEMBERS FRAME INTO STEEL MEMBERS, PROVIDE A SADDLE CONNECTION. SEE CONSTRUCTION DOCUMENTS AND/ OR VERIFY CONNECTION WITH STRUCTURAL DESIGNER OF RECORD.
- PROVIDE STIFFENER PLATES ON BOTH SIDES OF BEAM WEBS AT ALL CONCENTRATED LOADS ABOVE AND BELOW A BEAM. UNLESS NOTED OTHERWISE, FRAME THE LARGEST BEAM OVER COLUMNS AT BEAM TO BEAM INTERSECTIONS.

WOOD FRAMING:

- DESIGN, FABRICATION, AND CONSTRUCTION SHALL CONFORM TO AWC NDS-2015 "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION W/ 2012 SUPPLEMENT".
- DESIGN, FABRICATION, AND CONSTRUCTION SHALL CONFORM TO AWC SDPM-2015 "SPECIAL DESIGN PROVISIONS FOR WIND & SEISMIC".
- PLYWOOD/ O.S.B. SHEATHING SHALL CONFORM TO THE CURRENT EDITION OF "US, PRODUCT STANDARD PS-1" FOR SOFTWOOD PLYWOOD/ O.S.B. AND BEAR THE APA GRADE-TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION.
- PLYWOOD/ O.S.B. SHEATHING SHALL BE ATTACHED TO WOOD FRAMING WITH "STRENGTH AXIS PARALLEL TO FLOOR. STAGGER ALL JOINTS.
- PLYWOOD/ O.S.B. SHEATHING SHALL BE FASTENED TO SUPPORTS W/ 8d NAILS SPACED AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE.
- ANY PLYWOOD/ O.S.B. SHEATHING THAT IS EXPOSED TO MOISTURE SHALL BE PRESSURE TREATED.
- PLYWOOD/ O.S.B. PANEL EDGES SHALL BEAR ON THE FRAMING SUPPORT MEMBERS AND BUTT ALONG THEIR CENTER LINES. NAILS SHALL BE PLACED NOT LESS THAN 3/8" IN FROM THE PANEL EDGE.
- WOOD SILL PLATES AND OTHER WOOD MEMBERS DIRECTLY EXPOSED TO MOISTURE OR IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- MAXIMUM MOISTURE CONTENT IN ANY WOOD MEMBER SHALL NOT EXCEED 19%.
- 2x WOOD JOISTS SHALL HAVE 1x3 5PF NO.2 CROSS BRIDGING AT 8'-0" O.C MAXIMUM.
- DO NOT EMBED NON-PRESSURE TREATED WOOD MEMBERS IN CONCRETE.
- ALL BOLTS AND LAG SCREWS SHALL CONFORM TO ASTM. USE STEEL WASHERS BETWEEN HEAD OF BOLT OR LAG SCREW AND WOOD. USE STEEL WASHERS BETWEEN NUT AND WOOD. VERIFY GALVANIC REACTION CONDITIONS AND REQUIREMENTS
- ALL FASTENERS ATTACHING PRESSURE TREATED WOOD MEMBERS TO CONCRETE OR MASONRY SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.
- MAKE NO SUBSTITUTIONS OF ANY ENGINEERED WOOD PRODUCTS (LVL, PSL, LSL, ETC.) SPECIFIED ON ANY FRAMING PLANS WITH OUT THE DIRECT WRITTEN PERMISSION OF THE STRUCTURAL DESIGNER OF RECORD.

METAL PLATE CONNECTED WOOD TRUSS NOTES/CRITERIA:

- WOOD TRUSSES SHALL BE DESIGNED AND CONFORM TO TPI 1-2014 "NATIONAL DESIGN STANDARD FOR METAL-PLATE-CONNECTED WOOD TRUSS CONSTRUCTION".
- ROOF TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING LOADS:

TOP CHORD LIVE LOAD	30 PSF
TOP CHORD DEAD LOAD	10 PSF
BOTTOM CHORD LIVE LOAD	N/A (VERIFY NON-STORAGE LOAD)
BOTTOM CHORD DEAD LOAD	10 PSF
- FLOOR TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING LOADS:

TOP CHORD LIVE LOAD	40 PSF
TOP CHORD DEAD LOAD	15 PSF
BOTTOM CHORD LIVE LOAD	N/A
BOTTOM CHORD DEAD LOAD	10 PSF
- IN ADDITION TO THE LOADS STATED ABOVE THE TRUSSES SHALL BE DESIGNED FOR ANY SNOW DRIFTING, MECHANICAL, AND/OR ANY SPECIAL LOAD CONDITIONS AS SHOWN ON STRUCTURAL OR ARCHITECTURAL PLANS.
- ROOF TRUSSES SHALL BE DESIGNED FOR A MAXIMUM LIVE LOAD DEFLECTION OF L/240.
- FLOOR TRUSSES SHALL BE DESIGNED FOR A MAXIMUM LIVE LOAD DEFLECTION OF L/480.
- FABRICATION, HANDLING, STORAGE, AND ERECTION SHALL BE IN ACCORDANCE WITH "TRUSS PLATE INSTITUTION" RECOMMENDED PRACTICES AND SHALL BE DONE IN A WORKMAN LIKE MANNER SO AS TO NOT DAMAGE THE TRUSSES. TRUSSES SHALL NOT BE CUT, ADDED ONTO OR ALTERED IN ANY WAY WITH OUT THE WRITTEN CONSENT OF THE TRUSS DESIGNER, STRUCTURAL DESIGNER, OR ARCHITECT OF RECORD.
- WOOD TRUSS DESIGNER/SUPPLIER SHALL SUBMIT FORMAL STAMPED CALCULATIONS BY A REGISTERED ENGINEER FOR REVIEW BEFORE FABRICATION.
- SUBMIT A SET OF TRUSS SHOP DRAWINGS TO THE ARCHITECT & STRUCTURAL DESIGNER OF RECORD FOR APPROVAL PRIOR TO FABRICATION. CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS BEFORE SUBMITTING TO THE ARCHITECT.
- SHOP DRAWING SUBMISSIONS SHALL INCLUDE THE FOLLOWING INFORMATION:
 - THE NAME, ADDRESS, PHONE NUMBER, AND FAX NUMBER OF THE SUPPLIER.
 - SLOPE OR DEPTH, SPAN AND SPACING
 - LOCATION OF ALL JOINTS
 - ALL DESIGN LOADS
 - ADJUSTMENTS TO LUMBER AND METAL CONNECTOR PLATE VALUES FOR CONDITIONS OF USE
 - EACH REACTION FORCE AND DIRECTION
 - METAL CONNECTOR PLATE TYPE, SIZE, GAUGE, AND THE DIMENSIONAL LOCATION OF EACH CONNECTOR PLATE
 - LUMBER SIZE, SPECIES, AND GRADE FOR EACH TRUSS MEMBER
 - CONNECTION REQUIREMENTS FOR TRUSS TO TRUSS GIRDER, TRUSS PLY TO PLY, AND FIELD SPLICES
 - CALCULATED DEFLECTION RATIO AND/OR MAXIMUM DEFLECTION FOR LIVE AND TOTAL LOAD
 - SPECIFY ALL TRUSS TO TRUSS CONNECTIONS AND HANGERS.
 - SPECIFY AND SHOW ALL PERMANENT TRUSS BRACING REQUIRED BY DESIGN.
- CONTRACTOR IS RESPONSIBLE FOR ALL ERECTION PROCEDURES AND TEMPORARY TRUSS BRACING REQUIREMENTS DURING ERECTION IN ACCORDANCE WITH TPI'S COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLING, AND BRACING METAL PLATE CONNECTED WOOD TRUSSES (HIB-41 BOOKLET) AND THE CURRENT EDITION OF ANSI/TPI-1.
- TRUSSES EXPOSED TO MOISTURE SHALL BE CONSTRUCTED OF PRESSURE TREATED WOOD AND GALVANIZED METAL PLATES.
- FLOOR TRUSS SPACING SHOWN ON FRAMING PLANS ARE MAXIMUM SPACINGS. TRUSS DESIGNER SHALL REDUCE SPACING AS REQUIRED TO SUPPORT ALL LOADS SPECIFIED ON THESE PLANS AND BY CODE.
- DESIGN ROOF TRUSSES TO RESIST ALL WIND LOADS INCLUDING UPLIFT LOADS (SEE WIND LOADING DIAGRAMS FOR INFORMATION).
- ALL TRUSS TO TRUSS CONNECTIONS ARE TO BE DESIGNED, DETAILED, AND SUPPLIED BY THE TRUSS SUPPLIER/ DESIGNER.
- TRUSS FABRICATOR SHALL FIELD VERIFY ALL SPAN DIMENSIONS BEFORE FABRICATING.

LOAD COMBINATIONS:

ALLOWABLE STRESS DESIGN (ASD):	STRENGTH DESIGN (LRFD):
1). D	1). 1.4D
2). D + L	2). 1.2D + 1.6L + 0.5(Lr OR S OR R)
3). D + (Lr OR S OR R)	3). 1.2D + 1.6(Lr OR S OR R) + (L OR 0.5W)
4). D + 0.75L + 0.75(Lr OR S OR R)	4). 1.2D + 1.0L + L + 0.5(Lr OR S OR R)
5). D + (0.6W OR 0.7E) &	5). 1.2D + 1.0E + L + 0.25 &
(1.0 + 0.145Ws)D + 0.710e &	(1.2 + 0.250e)D + 0.8e + L + 0.25 &
(1.0 + 0.145Ws)D + 0.7100e &	(1.2 + 0.250e)D + 0.80e + L + 0.25
6a). D + 0.75L + 0.75(0.6W) + 0.75(Lr OR S OR R)	6). 0.9D + 1.0W
6b). D + 0.75L + 0.75(0.7E) + 0.75S &	7). 0.9D + 1.0E &
(1.0 + 0.1050s)D + 0.52510e + 0.75L + 0.75S &	(0.9 + 0.250s)D + 0.8e &
(1.0 + 0.1050s)D + 0.52510e + 0.75L + 0.75S	(0.9 + 0.250s)D + 0.80e
7). 0.6D + 0.6W	
8). 0.6D + 0.7E &	
(0.6 - 0.1450s)D + 0.710e &	
(0.6 - 0.1450s)D + 0.7100e	
ADDITIONAL SERVICEABILITY:	
1). D + 0.5L (CREEP)	
2). D + 0.5L + Ws (WIND)	

CERTIFIED PRODUCTS

19000 W. LINCOLN AVE.
NEW BERLIN, WI 53146

SHEET TITLE:

STRUCTURAL SPECIFICATIONS

S-1

DATE: OCTOBER 12TH, 2023

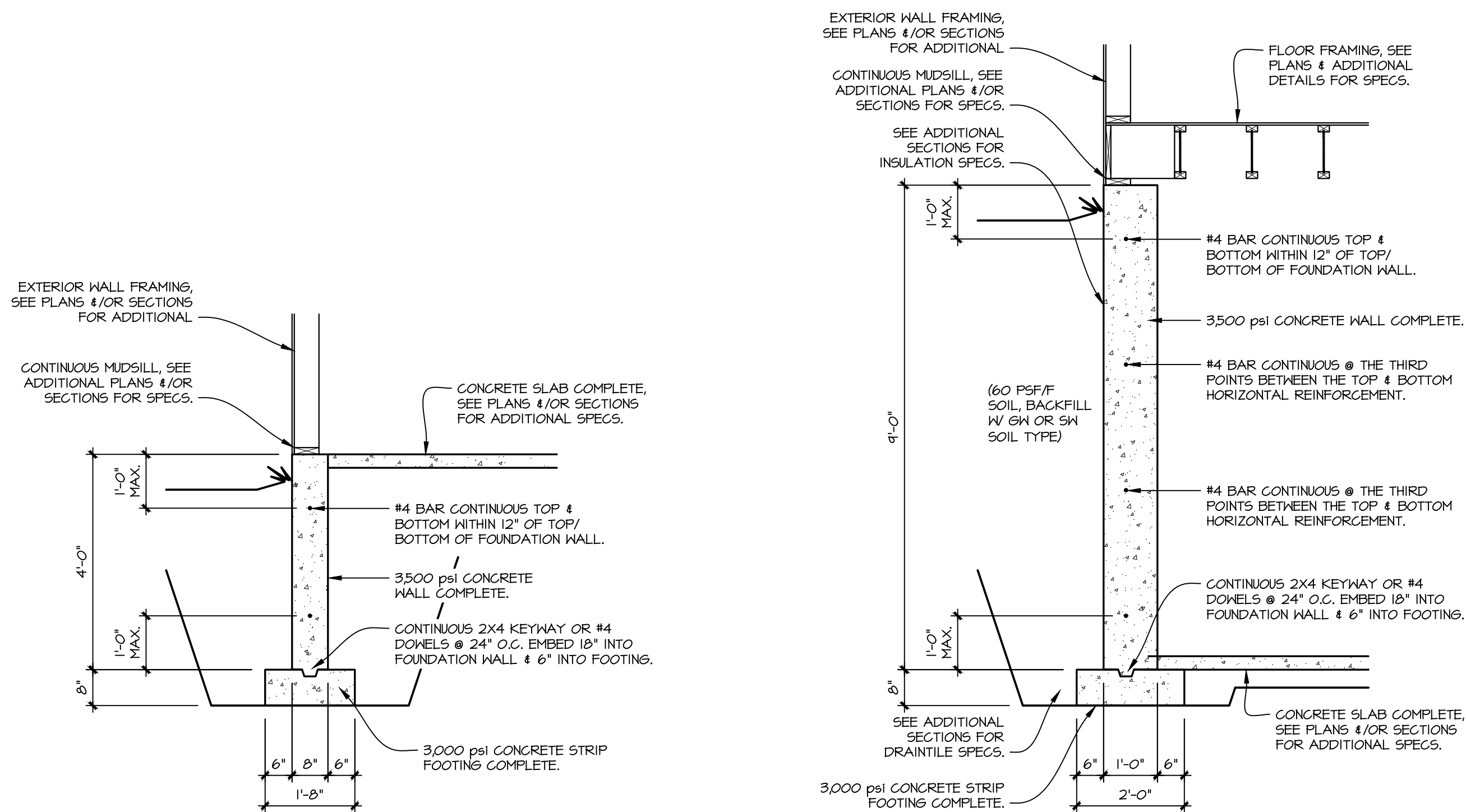
PROJECT NUMBER: 23-392



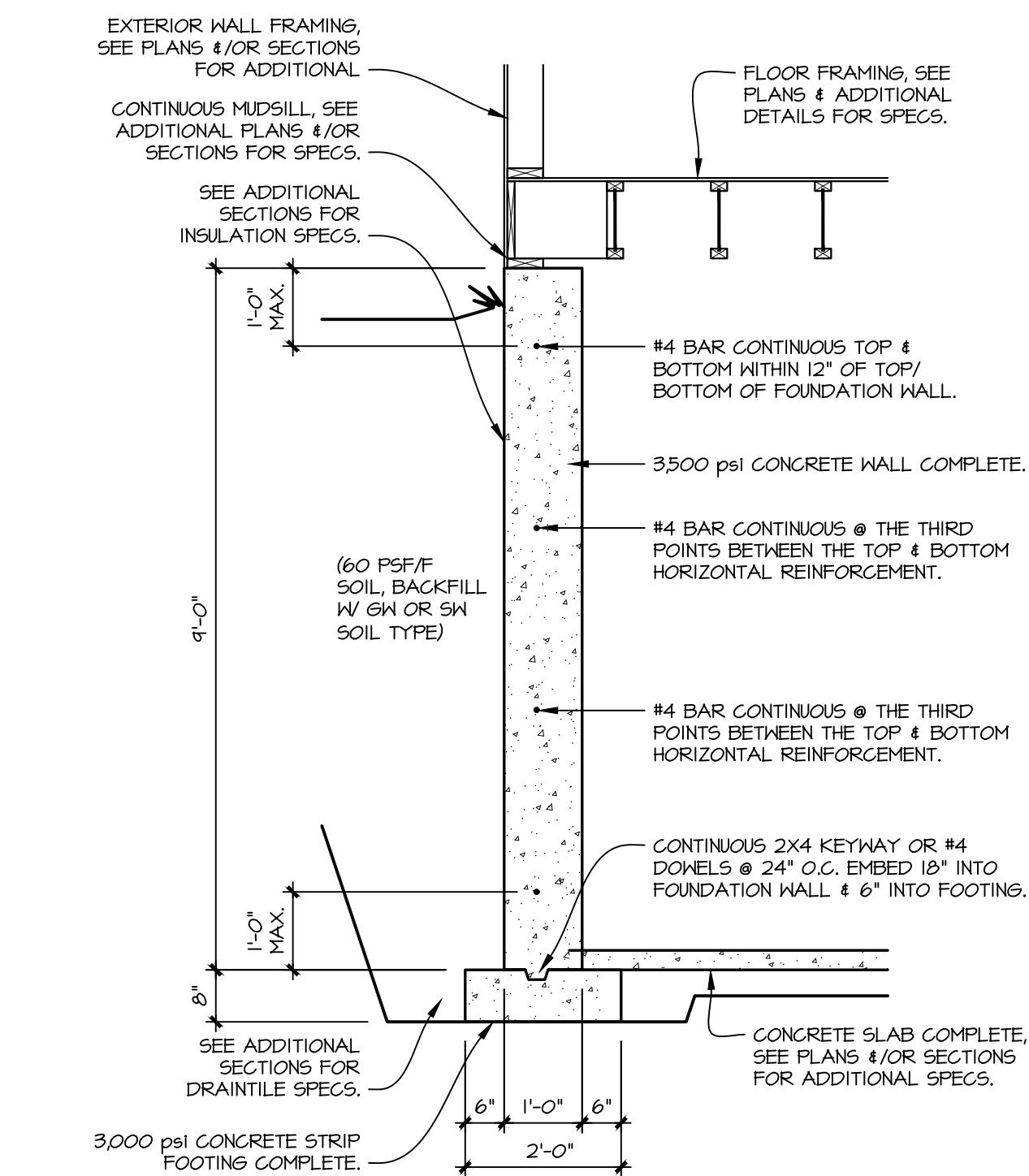
4040 N. Calhoun Road Suite #200 • Brookfield, WI 53005
(OFFICE) 262-786-6776

REVISIONS:

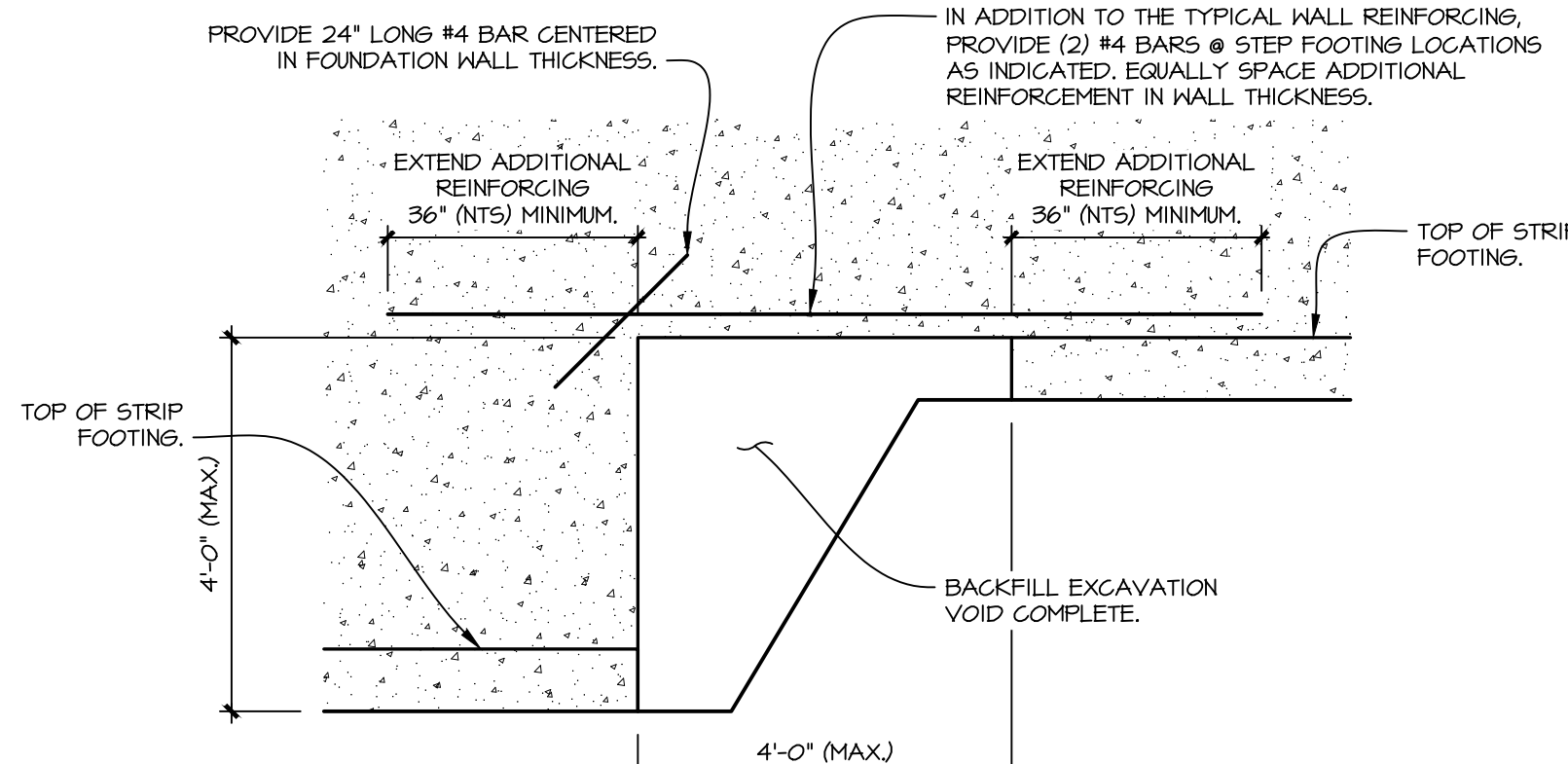
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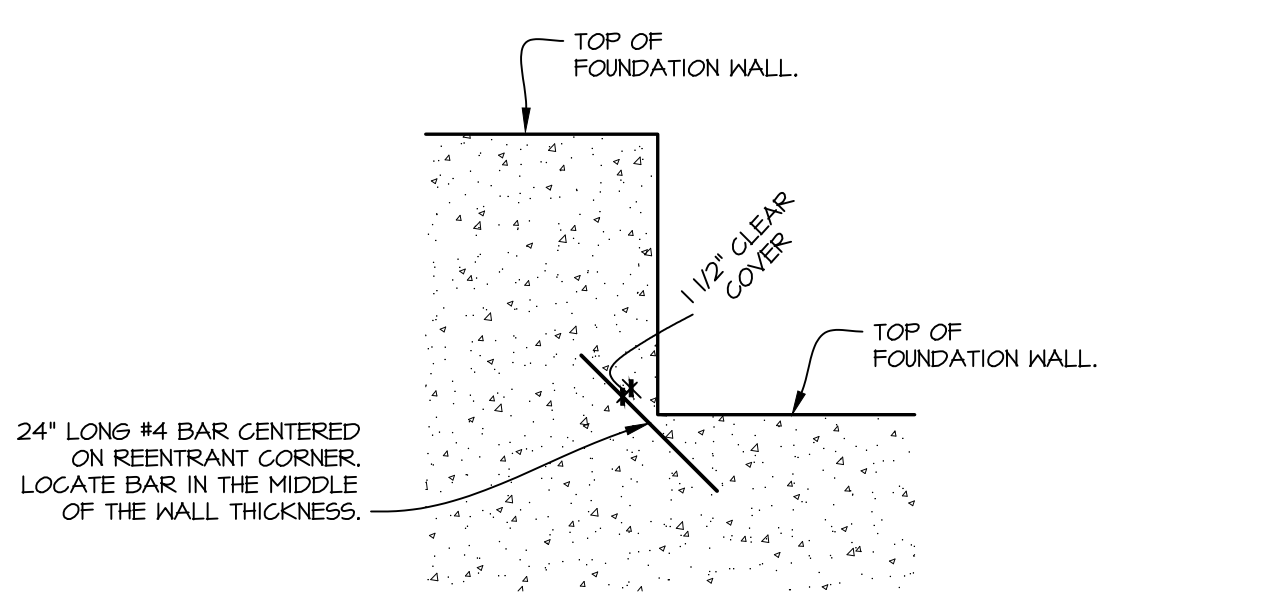
1
S-2 1/2" = 1'-0"



2
S-2 1/2" = 1'-0"



3
S-2 1/2" = 1'-0"



4
S-2 1/2" = 1'-0"

ROOF & CEILING FRAMING (APPLIES TO DIM. LUMBER ONLY)

CEILING JOISTS TO PLATE, TOE NAIL	3-8d
CEILING JOIST, LAPS OVER PARTITIONS, FACE NAIL	3-10d
CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL	3-16d
RAFTER TO TOP PLATE,	ENGINEERED CONNECTOR (SEE FRAMING PLAN FOR SPECIFICATIONS).
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS, TOE NAIL	4-16d
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS, FACE NAIL	3-16d
COLLAR TIES TO RAFTERS, FACE NAIL	3-8d

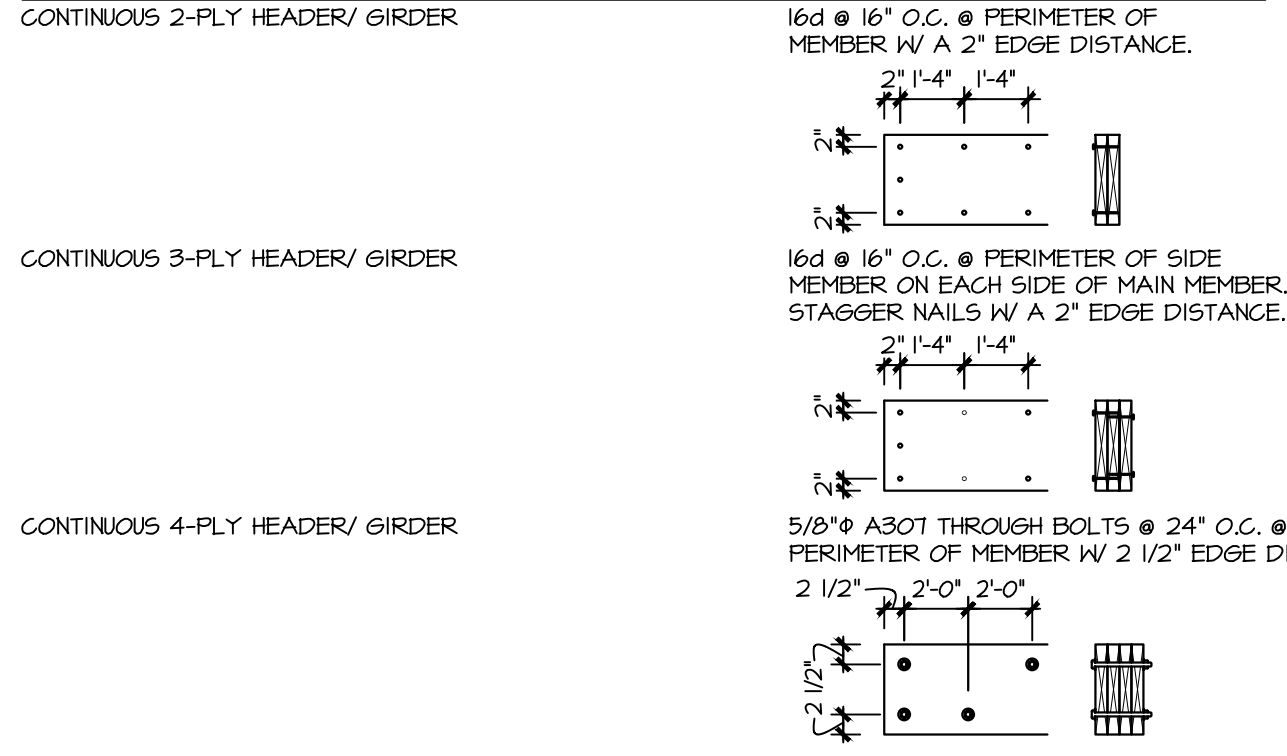
FLOOR FRAMING (APPLIES TO DIM. LUMBER ONLY)

JOIST TO JOIST, FACE NAILED OVER SUPPORT	3-8d
JOIST TO SILL OR GIRDER, TOE NAIL	3-8d
BAND OR RIM JOIST TO JOIST, END NAIL	3-16d
BAND OR RIM JOIST TO SILL OR TOP PLATE	2-16d @ 16" O.C.
BRIDGINS TO JOIST, NAIL EACH END	2-8d
JOIST ON BEAM, TOE NAIL	3-8d

WALL FRAMING

SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	2-16D @ 16" O.C.
TOP OR SOLE PLATE TO STUD, END NAIL	2-16D
STUD TO SOLE PLATE, TOE NAIL	3-8D OR 2-16D
DOUBLED STUDS, FACE NAIL	10d @ 24" O.C.
DOUBLED TOP PLATES, FACE NAIL	10d @ 24" O.C.
DOUBLED TOP PLATES, MINIMUM 24-INCH OFFSET OF END JOINTS, FACE NAIL IN LAPPED AREA	8-16d
TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-10d
CONTINUOUS HEADER TO STUD, TOE NAIL	4-8d
1" CORNER BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d OR 2 STAPLES, 1 3/4"
BUILT-UP CORNER STUDS	10d @ 24" O.C.

HEADER/ GIRDER FRAMING (UNLESS OTHERWISE NOTED OR DETAILED)



ROOF SHEATHING NOTE:
- PROVIDE 1/8" ROOF SHEATHING W/ SPAN RATINGS OF 24/16 OR BETTER & ATTACH TO RAFTERS W/ 8d NAILS @ 6" O.C. @ PANEL EDGES & 12" O.C. IN THE FIELD.

FLOOR SHEATHING NOTE:
PROVIDE 23/32" T&G SHEATHING (UNBLOCKED) W/ SPAN RATINGS OF 48/24 & ATTACHED W/ #9x2 1/2" WOOD SCREWS @ 6" O.C. @ PANEL EDGES & 12" O.C. IN THE FIELD & A CONT. BEAD OF "LOCTITE" "PL400" ADHESIVE OR EQUAL.

SHOULDER & KING SCHEDULE			
OPENING SIZE (FEET)	SHOULDER SPECIFICATIONS	KING SPECIFICATIONS	ADDITIONAL NOTES
LESS THAN 4'-0"	(1) 2X6 SFF #2 OR (1) 2X4 SFF #2	(1) 2X6 SFF #2 OR (1) 2X4 SFF #2	MATCH SHOULDERS & KINGS W/ STUD WALL THICKNESS
4'-0" - 8'-0"	(1) 2X6 SFF #2 OR (2) 2X4 SFF #2	(1) 2X6 SFF #2 OR (2) 2X4 SFF #2	MATCH SHOULDERS & KINGS W/ STUD WALL THICKNESS
8'-0" - 12'-0"	(2) 2X6 SFF #2 OR (3) 2X4 SFF #2	(2) 2X6 SFF #2 OR (3) 2X4 SFF #2	MATCH SHOULDERS & KINGS W/ STUD WALL THICKNESS

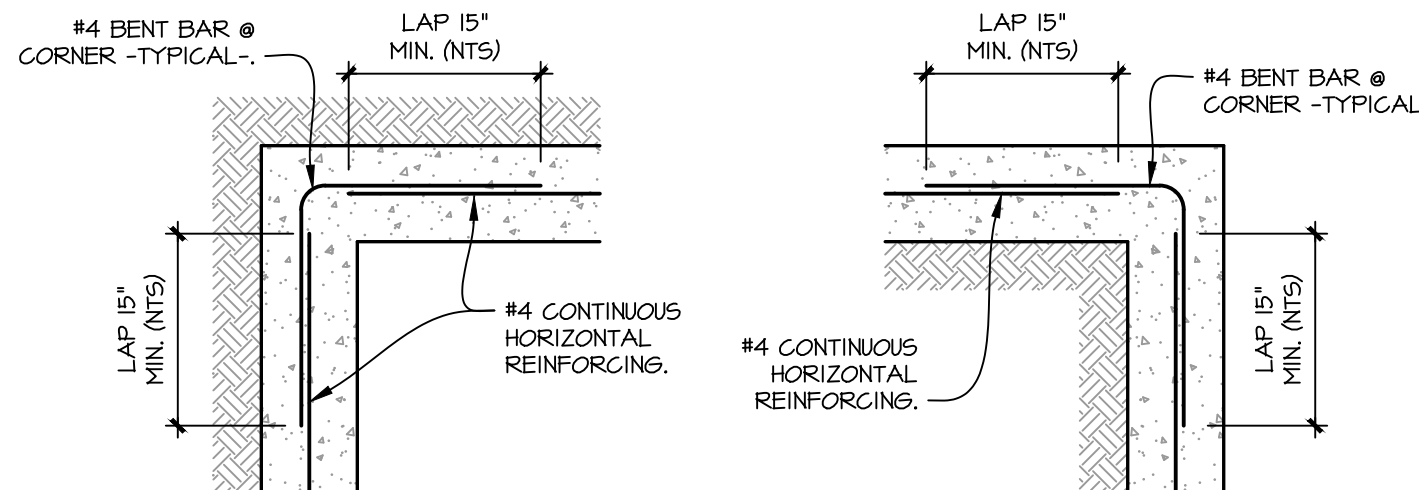
NOTES:
- MAXIMUM SHOULDER HEIGHT OF 6'-8" FOR 2X4'S & 8'-0" FOR 2X6'S.
- MAXIMUM KING HEIGHT OF 8'-0" FOR 2X4'S & 10'-0" FOR 2X6'S.
- THIS SCHEDULE APPLIES TO ALL OPENINGS UNLESS OTHERWISE INDICATED ON THE FRAMING PLANS & / OR DETAILS.

RECOMMENDED SIZES FOR WASHERS & ANCHOR ROD HOLES IN BASE PLATES (AISC TABLE 14-2)			
ANCHOR ROD DIAMETER (IN)	HOLE DIAMETER (IN)	WASHER SIZE (IN)	MIN. WASHER THICKNESS (IN)
3/4	1 5/16	2	1/4
7/8	1 9/16	2 1/2	5/16
1	1 7/8	3	3/8
1 1/4	2 1/8	3 1/2	1/2

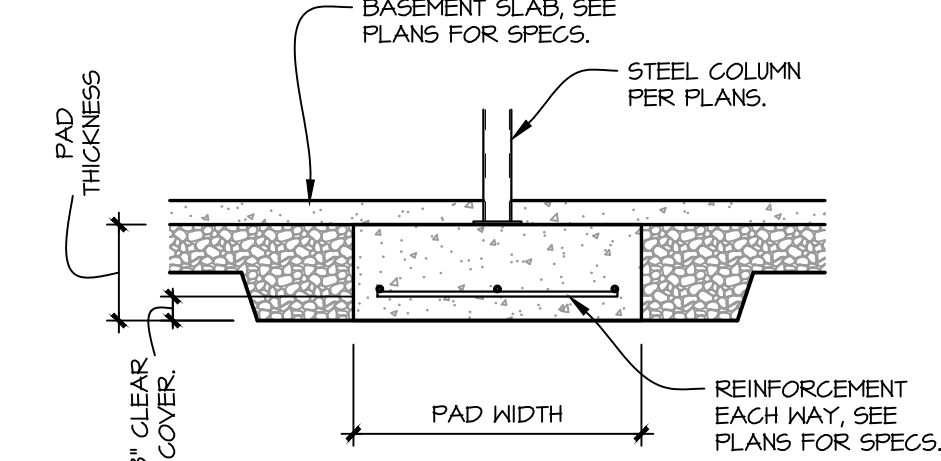
NOTES:
1). HOLE SIZES PROVIDED ARE BASED ON ANCHOR ROD SIZES AND CORRELATE WITH ACI 308.
2). CIRCULAR OR SQUARE WASHERS MEETING THE WASHER SIZE ARE ACCEPTABLE.
3). ASTM F844 WASHERS ARE PERMITTED INSTEAD OF PLATE WASHERS WHEN HOLE CLEARANCES ARE LIMITED TO 5/16" FOR ROD DIAMETERS UP TO 1", 1/2" FOR ROD DIAMETERS OVER 1" UP TO 2", & 1" FOR ROD DIAMETERS OVER 2".

BOLT HOLE SPECS. FOR STEEL TO STEEL CONNECTIONS.				
BOLT DIAMETER (IN)	STD. HOLE SIZE (IN. Ø)	SHORT-SLOT (WIDTH" x LENGTH")	LONG-SLOT (WIDTH" x LENGTH")	MINIMUM EDGE DISTANCE (IN)
1/2	9/16	9/16 X 1 1/16	9/16 X 1 1/4	3/4
5/8	1 1/16	1 1/16 X 7/8	1 1/16 X 1 9/16	7/8
3/4	1 3/16	1 3/16 X 1	1 3/16 X 1 7/8	1
7/8	1 5/16	1 5/16 X 1 1/8	1 5/16 X 2 3/16	1 1/8
1	1 1/16	1 1/16 X 1 5/16	1 1/16 X 2 1/2	1 1/4

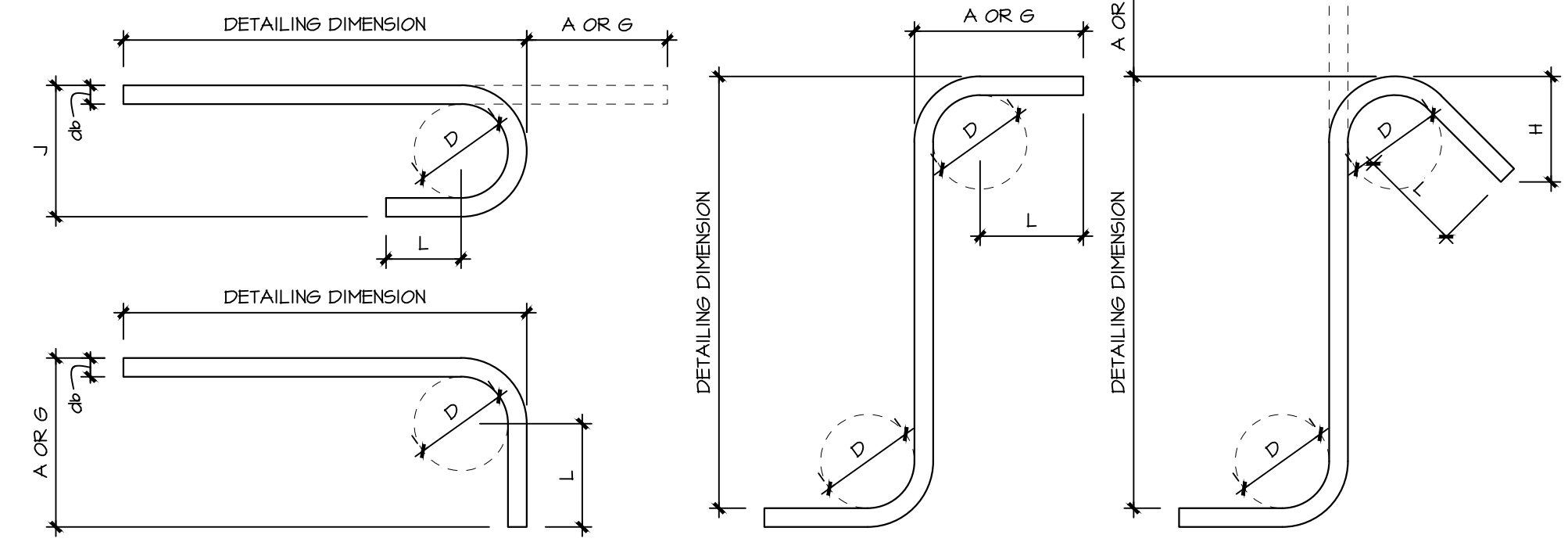
NOTES:
- ALL HOLES ARE TO BE DRILLED, PUNCHED OR THERMALLY CUT.
- THE MINIMUM DISTANCE BETWEEN STANDARD OR SLOTTED HOLE CENTERS ARE TO BE 3D (3 TIMES THE BOLT DIAMETER).
- THE MAXIMUM DISTANCE FROM CENTER OF STANDARD OR SLOTTED HOLE TO EDGE OF CONNECTIONS IS TO BE LESS THAN EITHER 12X (12 TIMES PART THICKNESS) OR 6 INCHES.



5
S-2 1/2" = 1'-0"



6
S-2 1/2" = 1'-0"



STANDARD HOOK									
BAR SIZE	A OR G	J	D	L	A OR G	D	L	A OR G	D
#3	5"	3"	2 1/4"	2 1/2"	6"	2 1/4"	4 1/2"	6"	2 1/4"
#4	6"	4"	3"	2 1/2"	8"	3"	6"	8"	3"
#5	7"	5"	3 3/4"	2 1/2"	10"	3 3/4"	7 1/2"	10"	3 3/4"
#6	8"	6"	4 1/2"	3"	12"	4 1/2"	9"	12"	4 1/2"
#7	10"	7"	5 1/4"	3 1/2"	14"	5 1/4"	10 1/2"	14"	5 1/4"
#8	11"	8"	6"	4"	16"	6"	12"	16"	6"

STIRRUP HOOKS & TIES									
BAR SIZE	A OR G	D	L	A OR G	D	L	A OR G	D	L
#3	4"	1 1/2"	2 1/4"	4 1/4"	1 1/2"	2 1/2"	3"	4"	1 1/2"
#4	4 1/2"	2"	3"	4 1/2"	2"	3"	3"	4 1/2"	2"
#5	6"	2 1/2"	3 3/4"	5 1/2"	2 1/2"	3 3/4"	3 3/4"	5 1/2"	2 1/2"
#6	12"	4 1/2"	4"	7 3/4"	4 1/2"	4 1/2"	4 1/2"	7 3/4"	4 1/2"
#7	14"	5 1/4"	10 1/2"	4"	5 1/4"	5 1/4"	5 1/4"	10 1/2"	4"
#8	16"	6"	12"	10 1/4"	6"	6"	6"	12"	6"

REBAR (TENSION) LAP LENGTHS SCHEDULE (UNLESS OTHERWISE NOTED)				
BAR SIZE	MINIMUM CLASS "A" LAP LENGTH FOR 3,000 PSI CONCRETE.	MINIMUM CLASS "A" LAP LENGTH FOR 4,000 PSI CONCRETE.	MINIMUM CLASS "A" LAP LENGTH FOR 5,000 PSI CONCRETE.	MINIMUM CLASS "A" LAP LENGTH FOR 6,000 PSI CONCRETE.
#3	17 INCHES	14 INCHES	13 INCHES	12 INCHES
#4	22 INCHES	19 INCHES	17 INCHES	16 INCHES
#5	28 INCHES	24 INCHES	21 INCHES	20 INCHES
#6	33 INCHES	29 INCHES	26 INCHES	23 INCHES
#7	40 INCHES	35 INCHES	31 INCHES	28 INCHES
#8	55 INCHES	48 INCHES	43 INCHES	38 INCHES

NOTE:
THIS SCHEDULE IS APPLICABLE FOR NORMAL WEIGHT CONCRETE, NON-ZINC OR NON-EPOXY COATED, & NON-BUNDLED GRADE 60 REBAR.

REVISIONS:

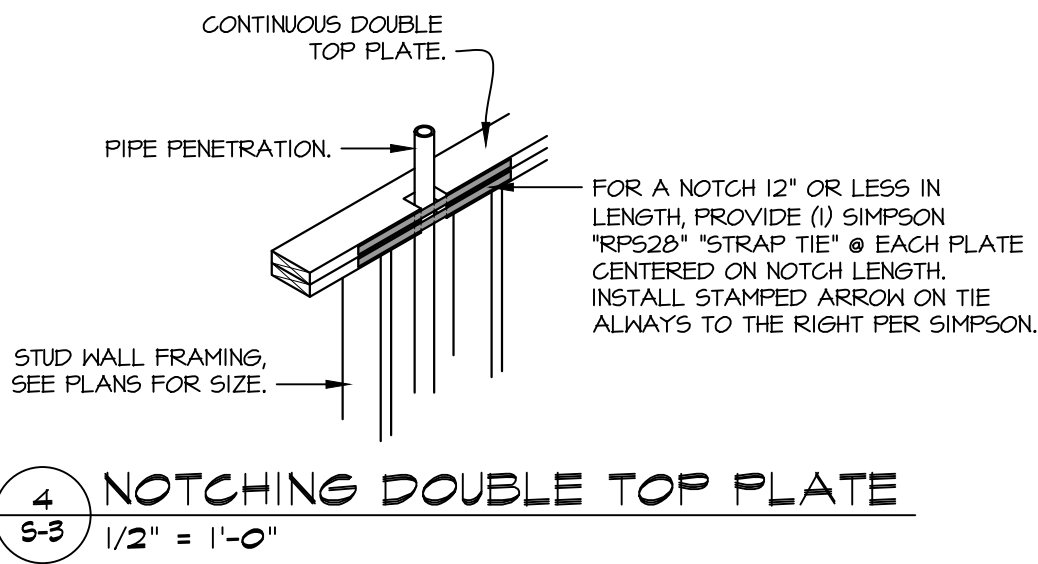
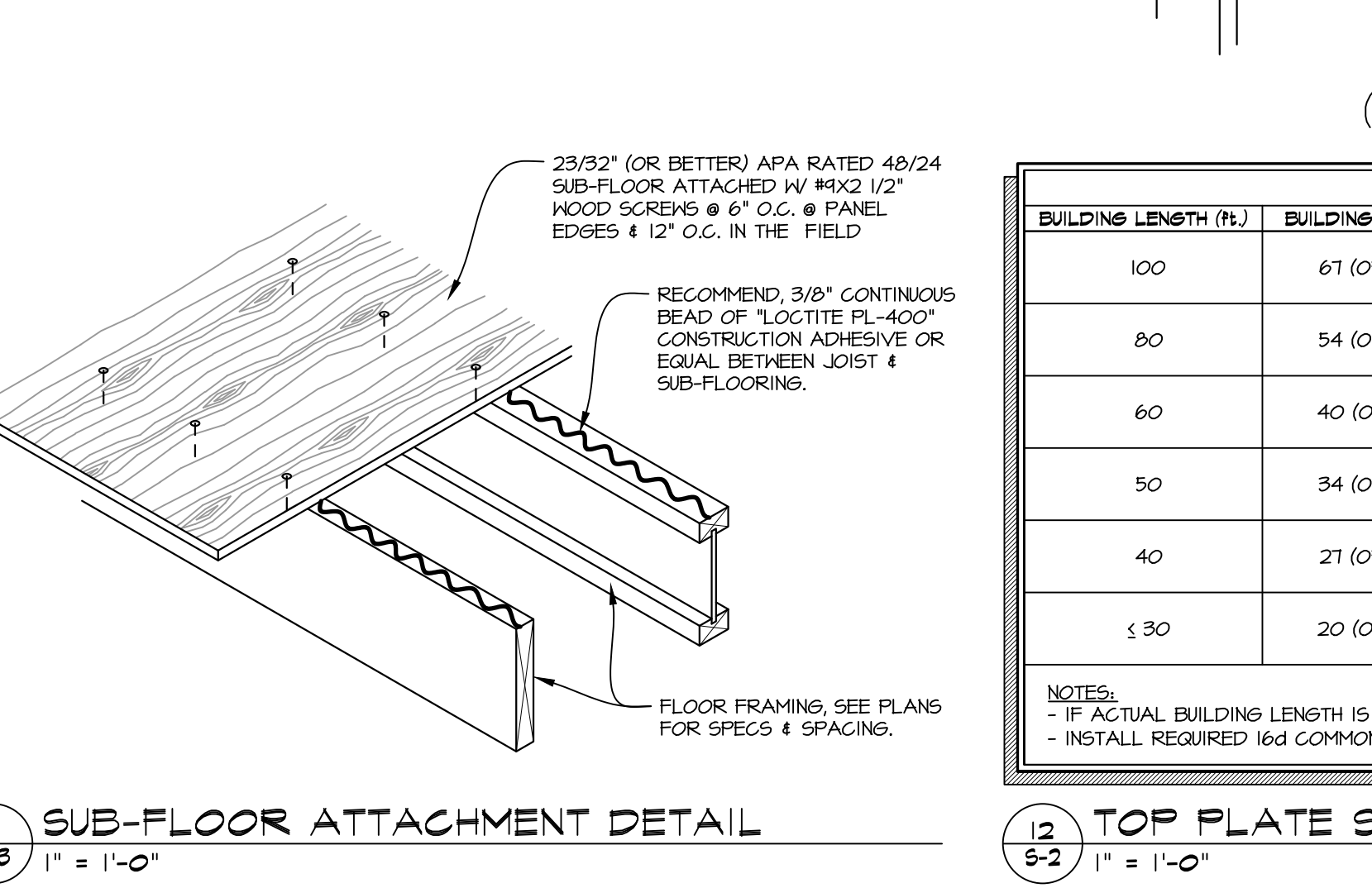
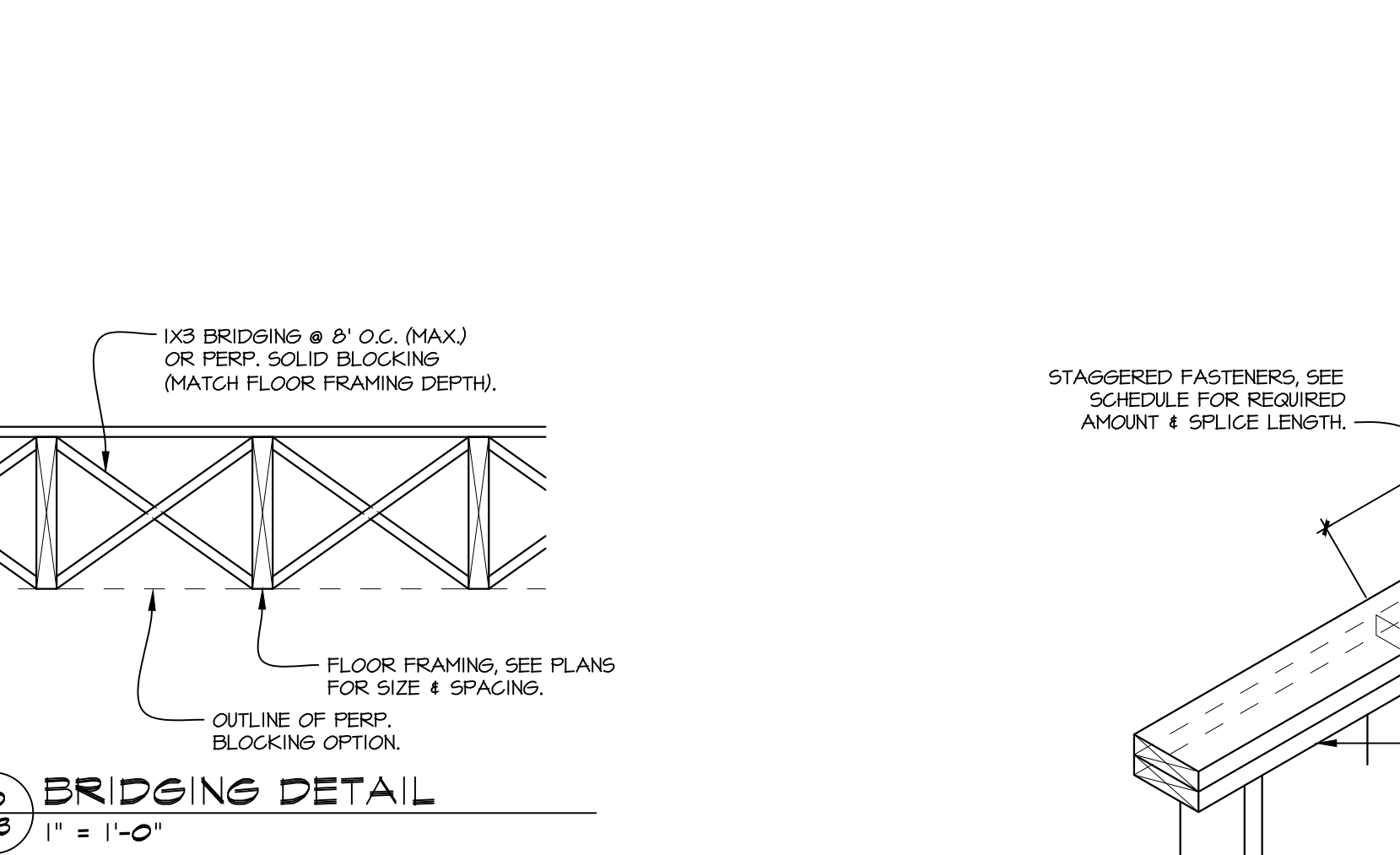
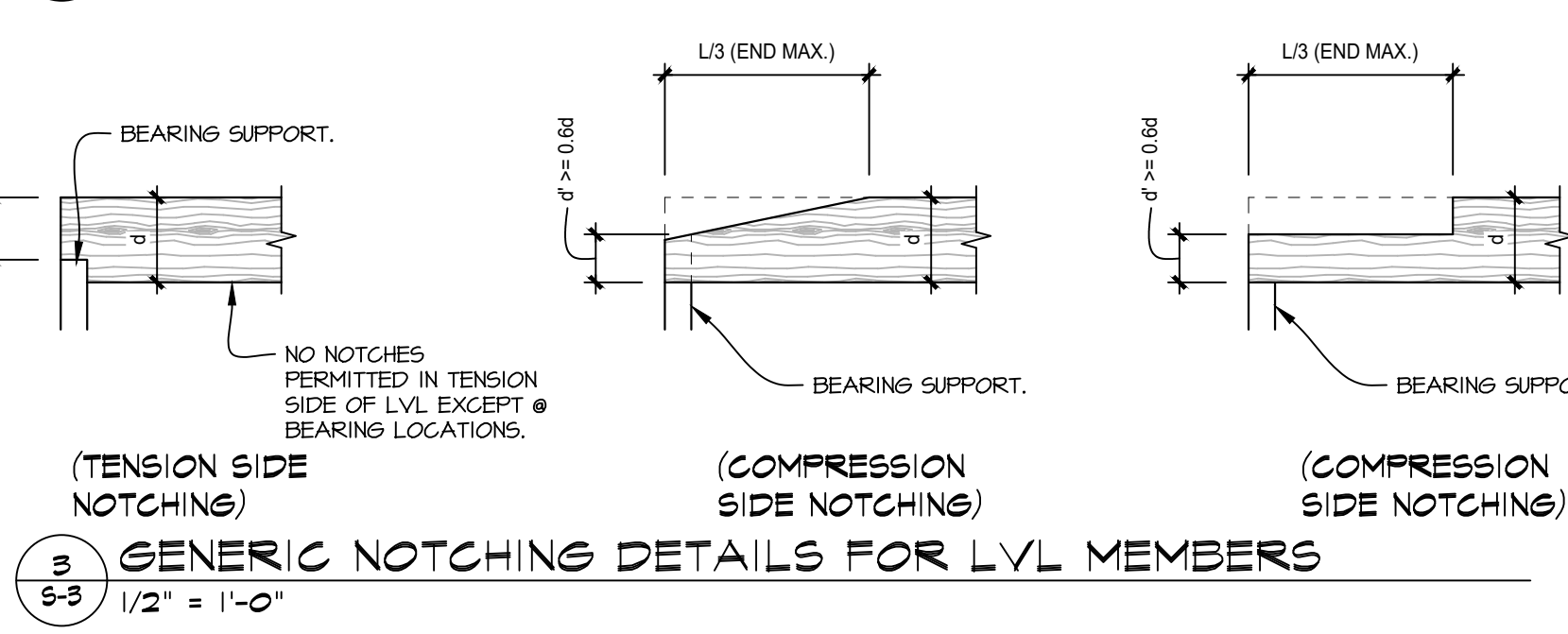
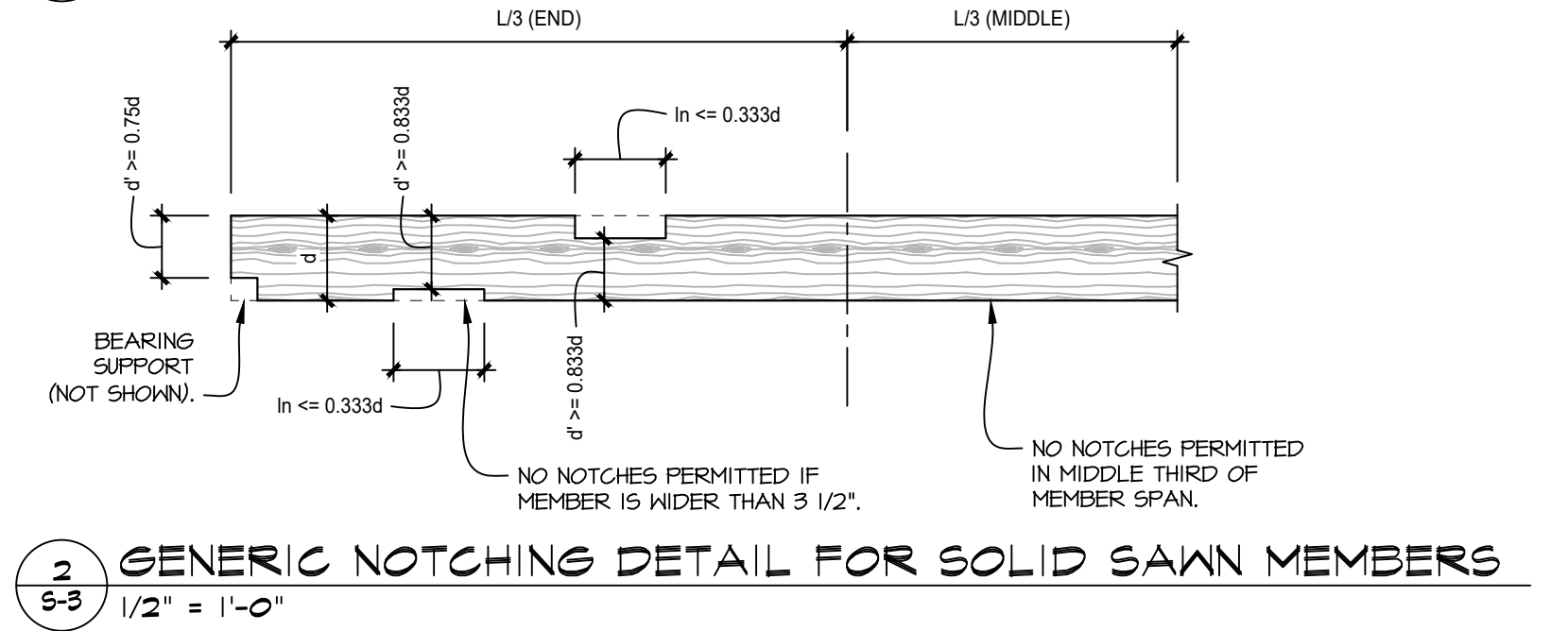
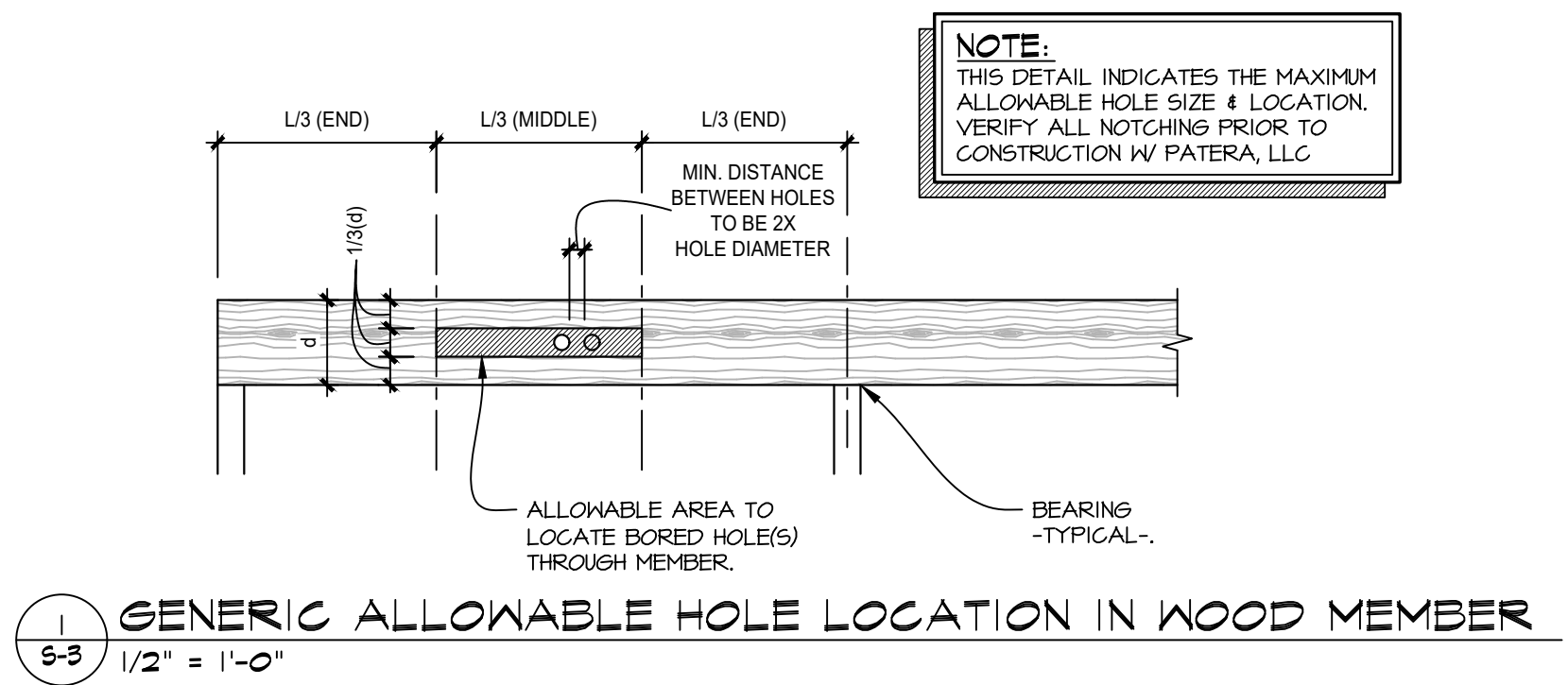
REVISIONS:

CERTIFIED PRODUCTS

19000 W. LINCOLN AVE.
NEW BERLIN, WI 53146
SHEET TITLE:
WOOD DETAILS

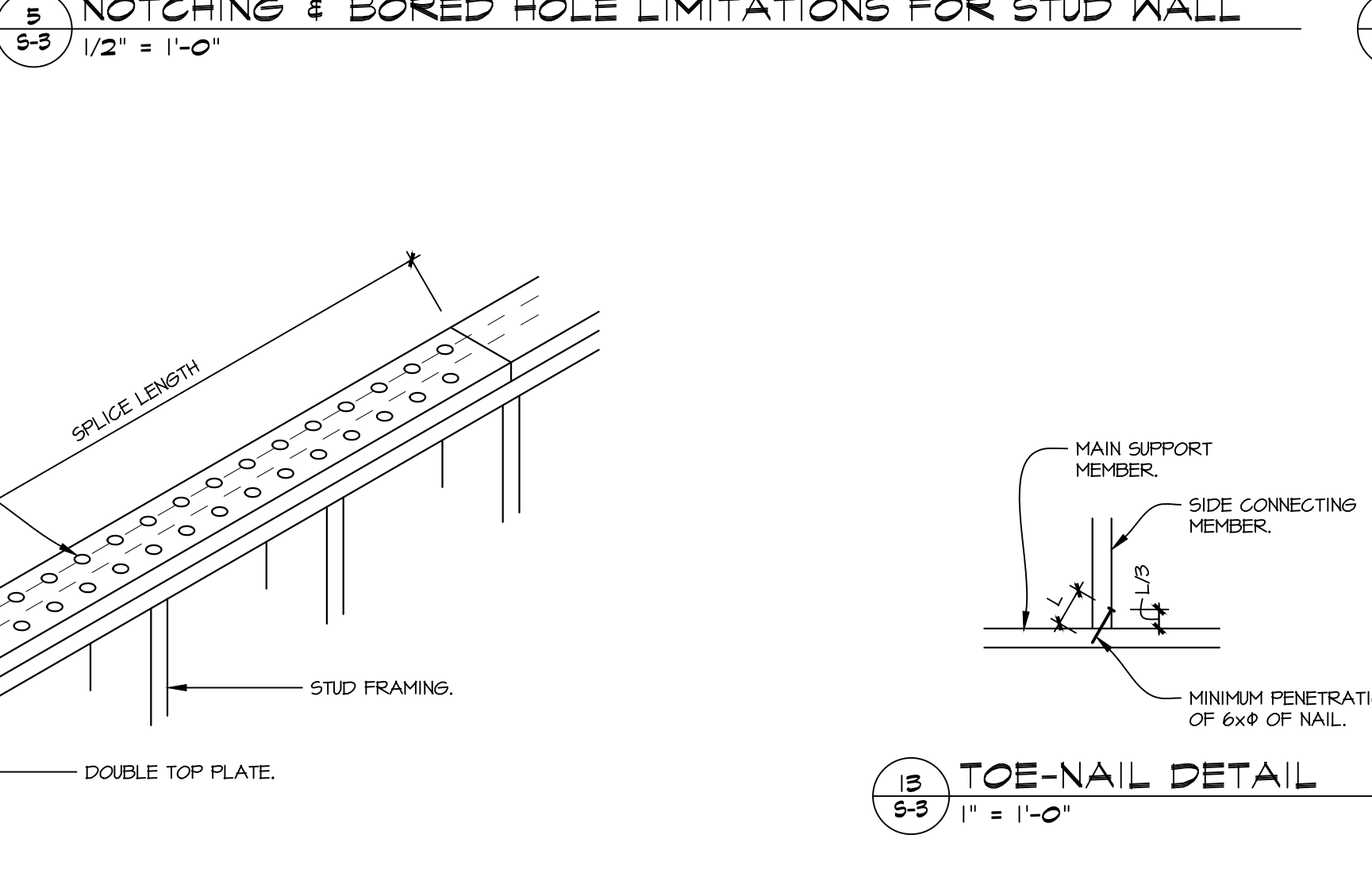
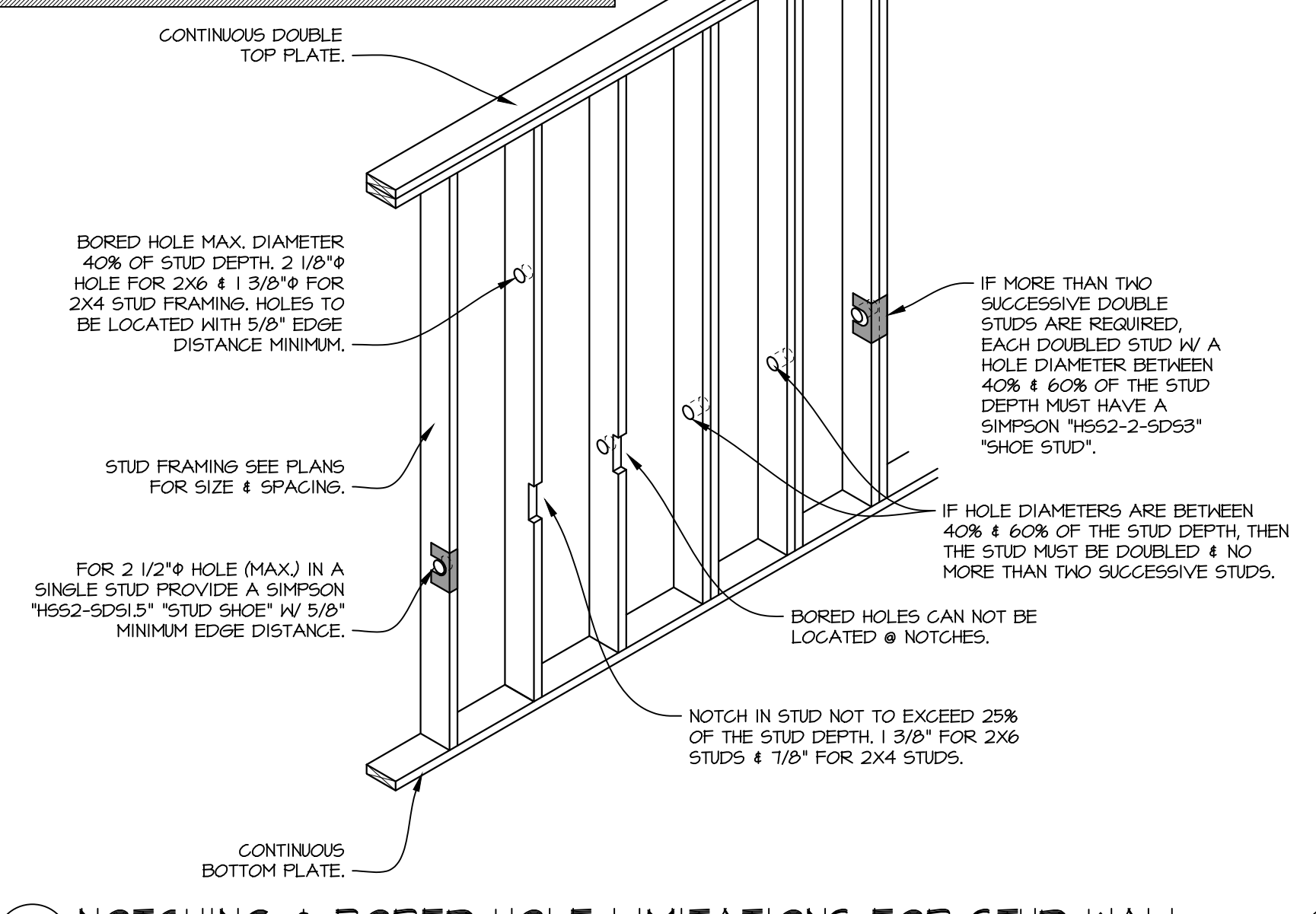
S-3
DATE: OCTOBER 12TH, 2023
PROJECT NUMBER: 23-392

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HOLE DIAMETER SCHEDULE

STUD SIZE	40% DIA. HOLE SIZE	60% MAX. DIA. HOLE SIZE
2x4	1 3/8" Ø	2" Ø
2x6	2 1/8" Ø	2 3/4" Ø



DOUBLE TOP PLATE SPLICE SCHEDULE

BUILDING LENGTH (ft.)	BUILDING WIDTH (ft.)	AMOUNT OF 16d COMMON NAILS	SPLICE LENGTH (in.)
100	61 (OR MORE)	36	48
80	54 (OR MORE)	28	48
60	40 (OR MORE)	22	32
50	34 (OR MORE)	18	32
40	21 (OR MORE)	14	32
≤ 30	20 (OR MORE)	12	16

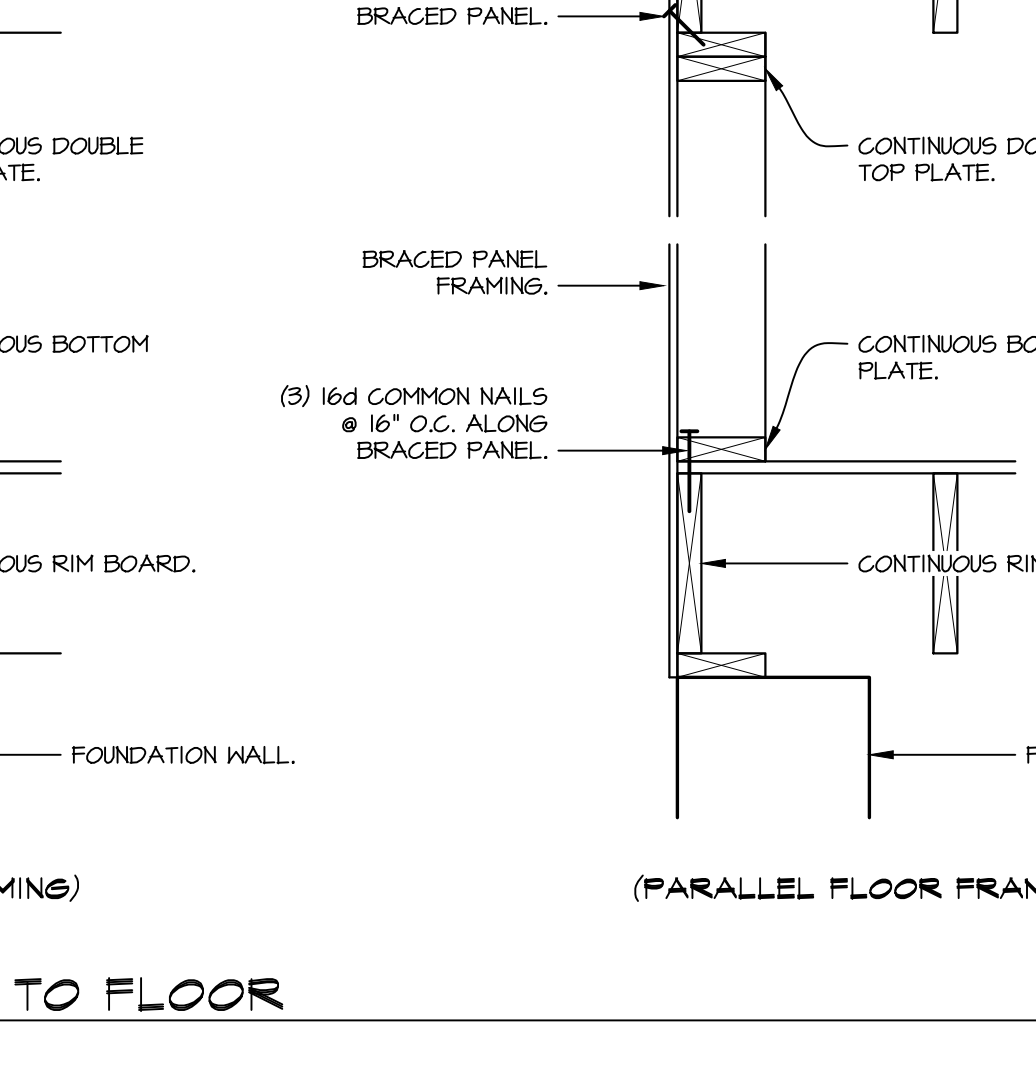
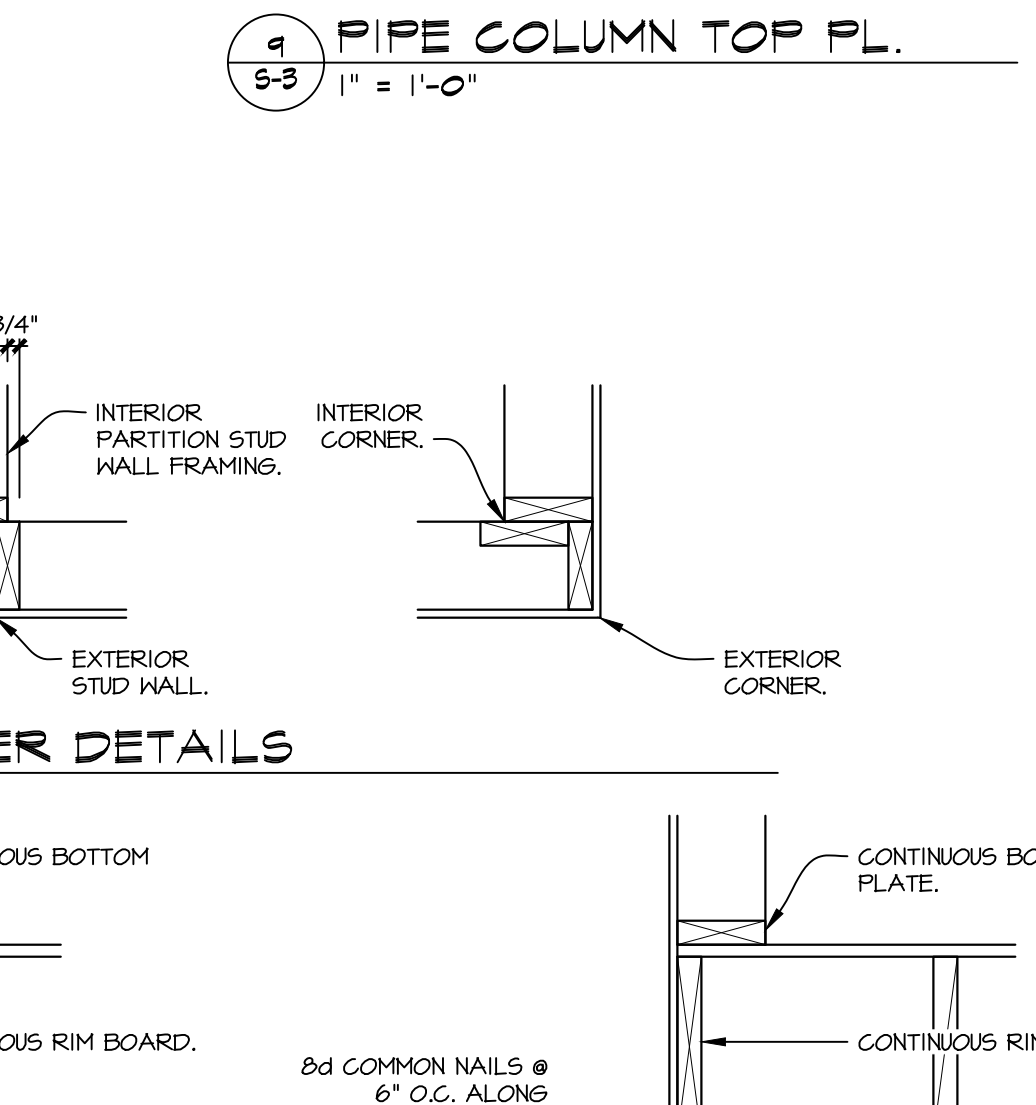
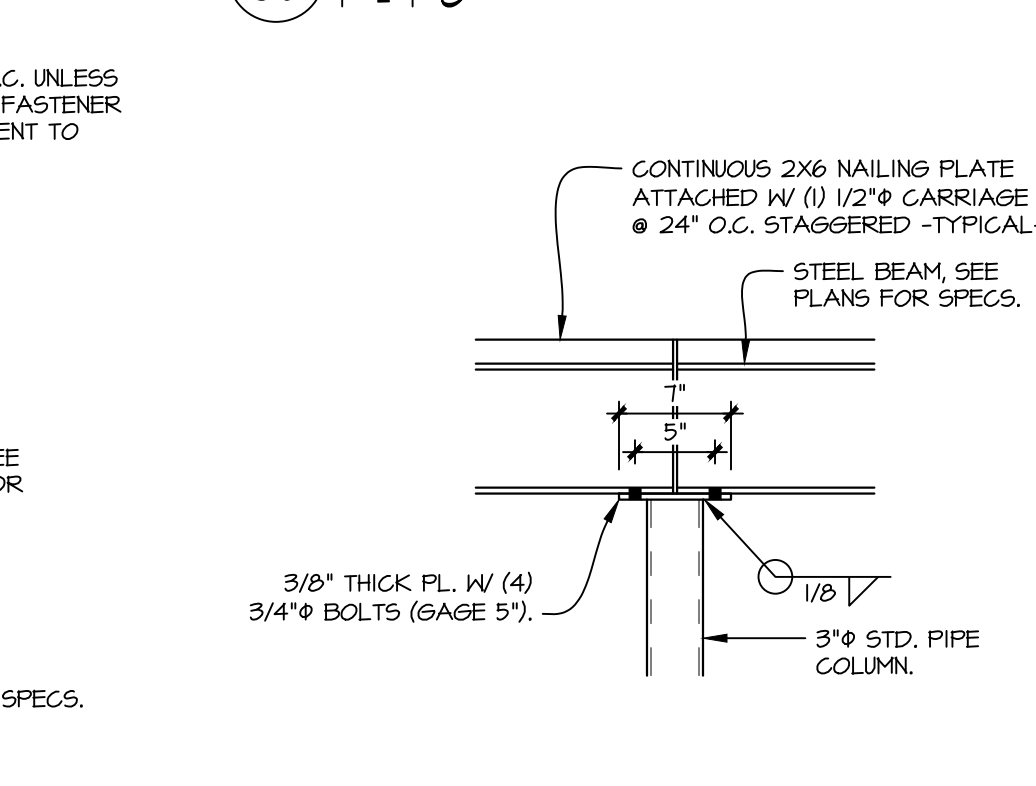
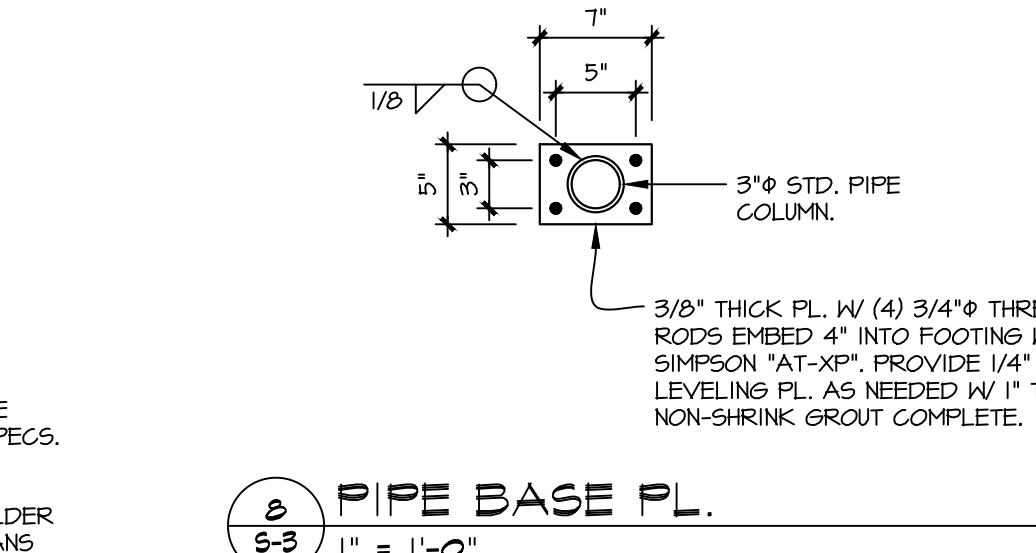
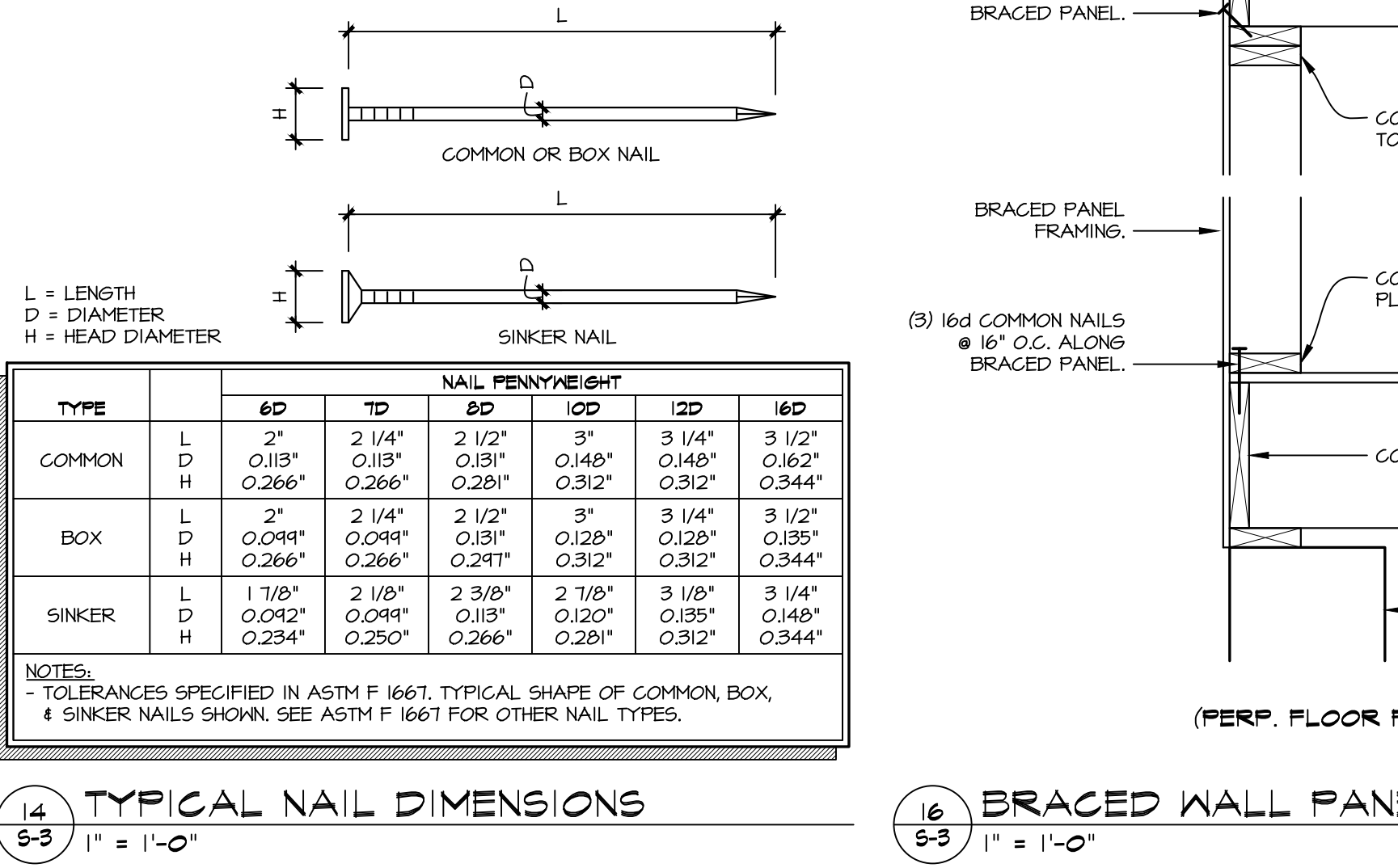
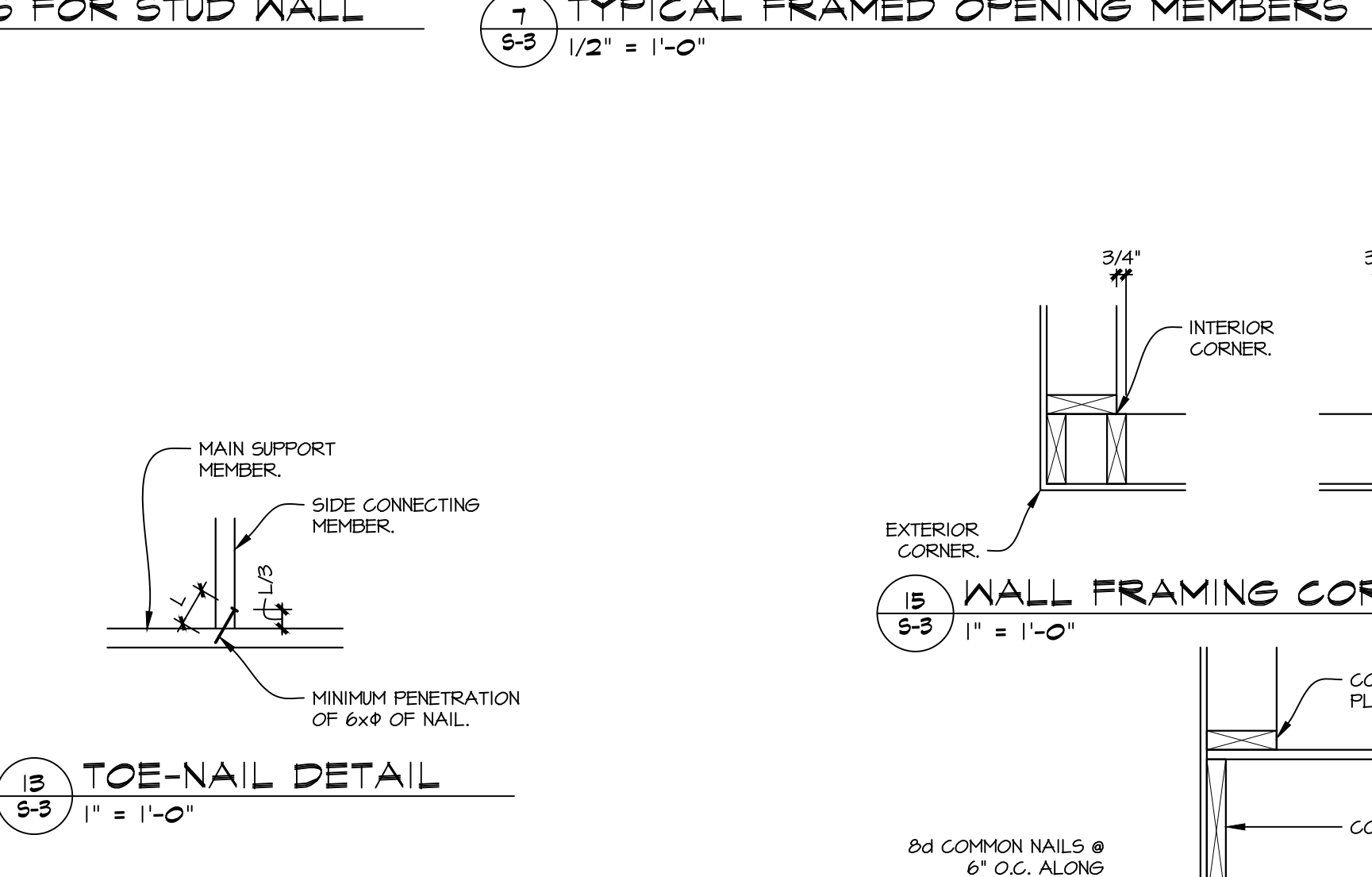
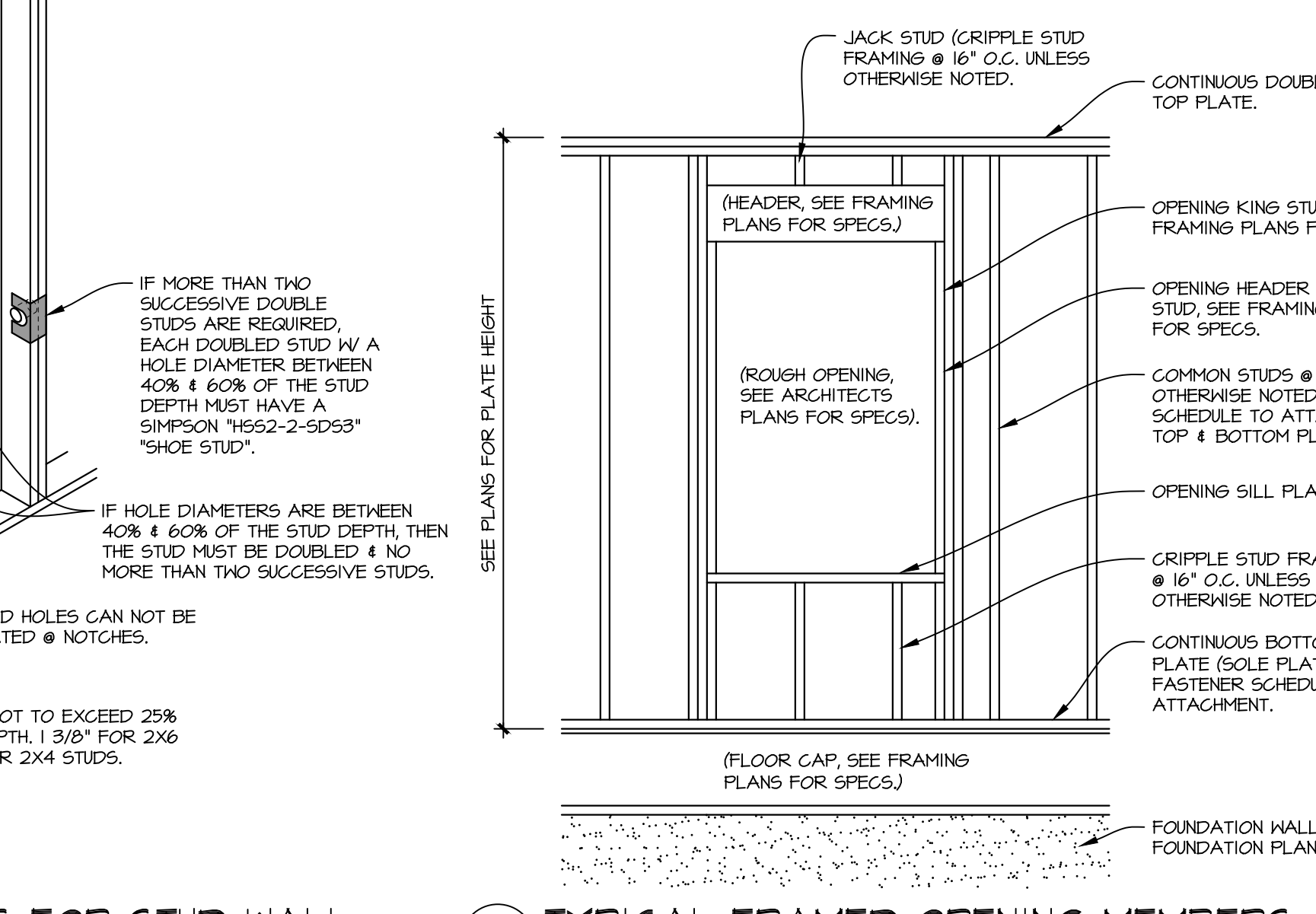
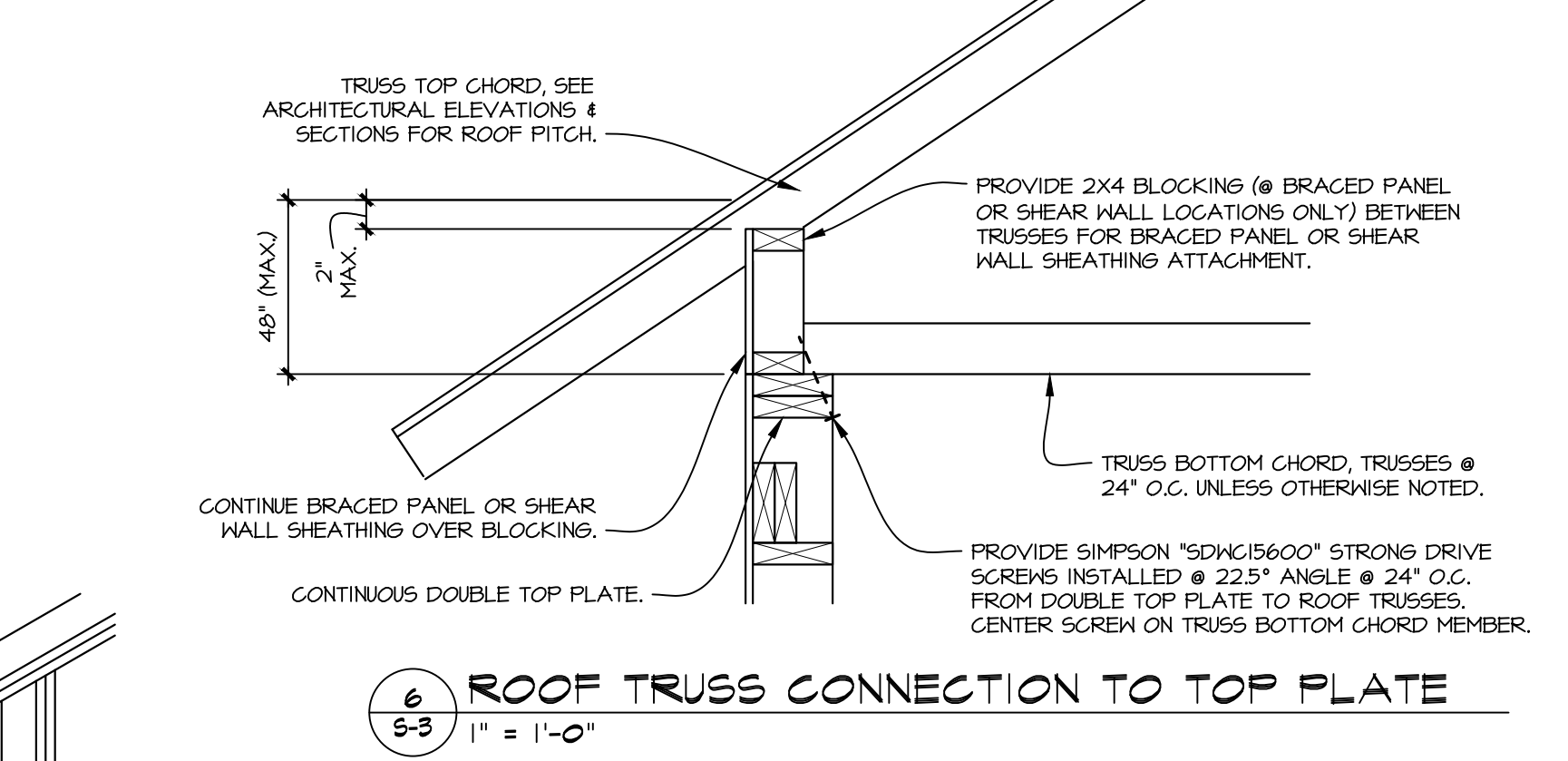
NOTES:
- IF ACTUAL BUILDING LENGTH IS BETWEEN VALUES ROUND UP.
- INSTALL REQUIRED 16d COMMON NAILS IN (2) ROWS STAGGERED THROUGHOUT.

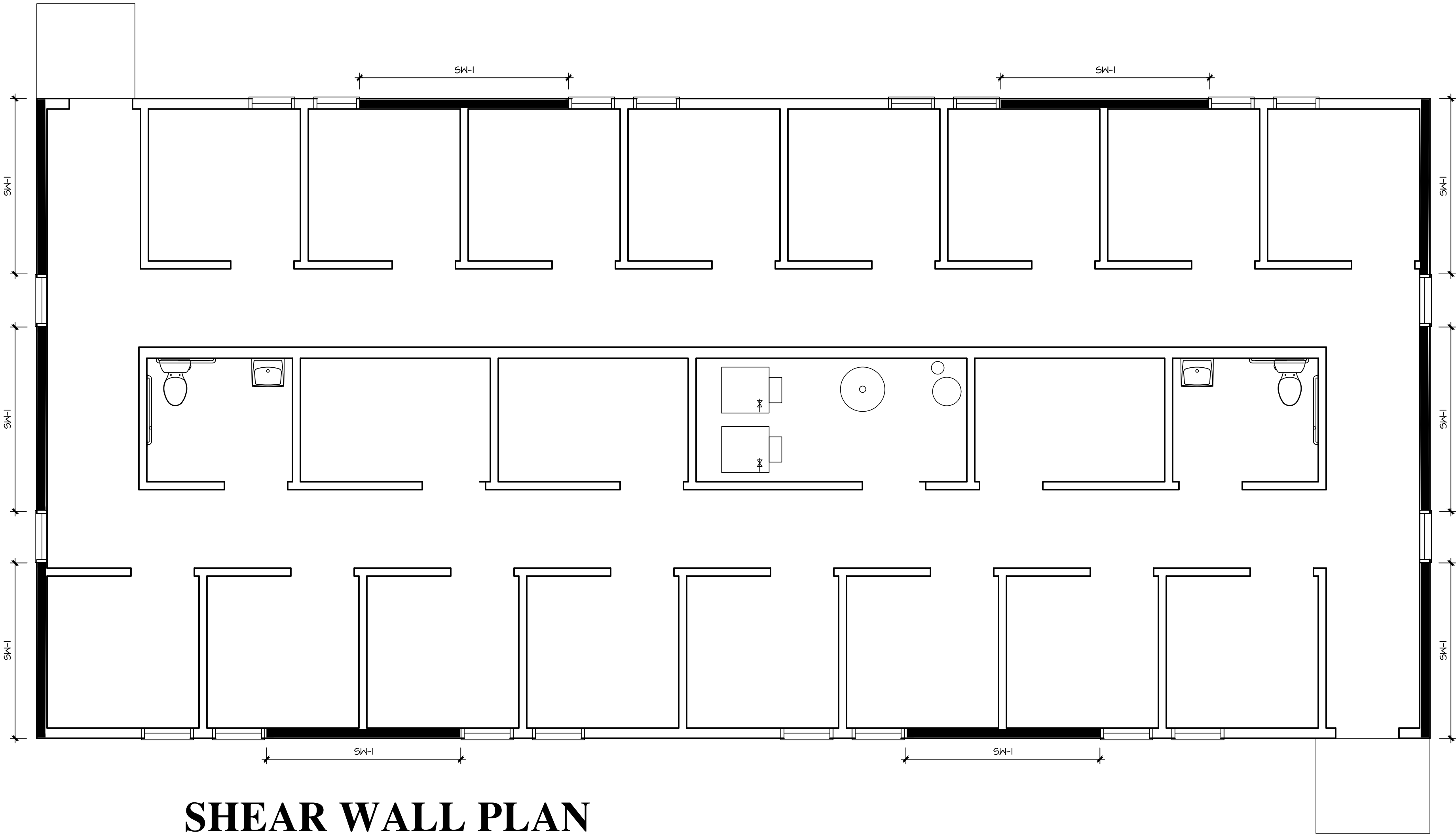
14
S-3
1" = 1'-0"

TYPICAL NAIL DIMENSIONS

TYPE		NAIL PENNYWEIGHT				
		6D	7D	8D	10D	12D
COMMON	L	2"	2 1/4"	2 1/2"	3"	3 1/4"
	D	0.113"	0.113"	0.131"	0.148"	0.162"
BOX	L	2"	2 1/4"	2 1/2"	3"	3 1/4"
	D	0.094"	0.094"	0.131"	0.128"	0.135"
SINKER	L	1 7/8"	2 1/8"	2 3/8"	2 7/8"	3 1/4"
	D	0.042"	0.049"	0.113"	0.120"	0.135"

NOTES:
- TOLERANCES SPECIFIED IN ASTM F 1667. TYPICAL SHAPE OF COMMON, BOX, & SINKER NAILS SHOWN. SEE ASTM F 1667 FOR OTHER NAIL TYPES.





SHEAR WALL SCHEDULE		
MARK	SHEATHING ATTACHMENT	HOLD DOWN
SW-1	7/16" OSB BLOCKED 1/4" 8d NAILS 6" O.C. @ ALL PANEL EDGES & 12" O.C. @ ALL INTERMEDIATE STUDS	NOT REQUIRED

SHEAR WALL PLAN

1 / 4 " = 1 ' - 0 "

REVISIONS:

CERTIFIED PRODUCTS

19000 W. LINCOLN AVE.
NEW BERLIN, WI 53146

SHEET TITLE:

SHEAR WALL PLAN

S-4

DATE: OCTOBER 12TH, 2023

PROJECT NUMBER: 23-392

RECLAMATION AND RESTORATION PLAN FOR

Workman Meadows, LLC

19000 West Lincoln Avenue
New Berlin, Wisconsin

March 15^h, 2024

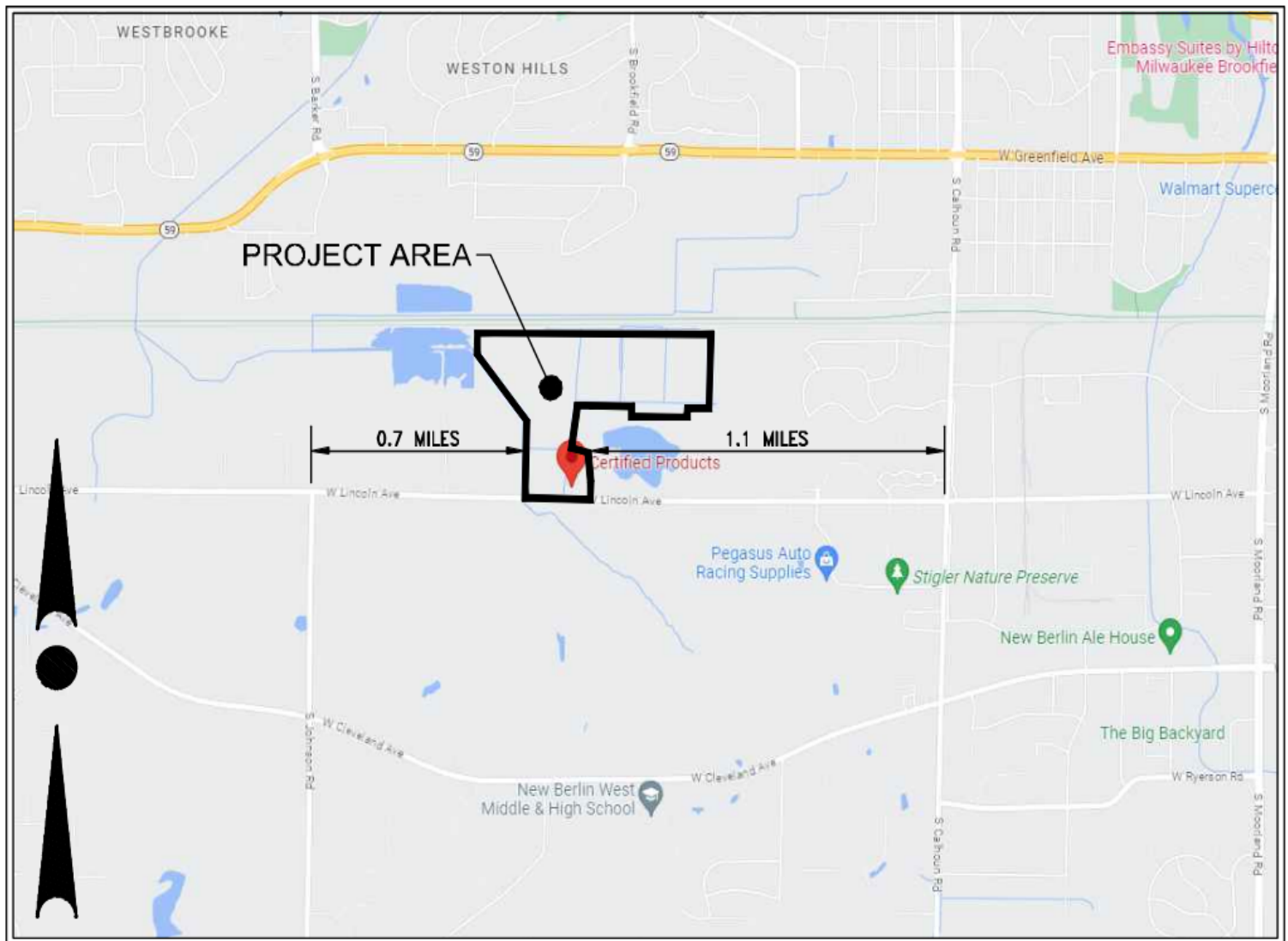
Prepared By:
Trio Engineering, LLC

4100 N. Calhaun Road Brookfield, WI 53005 262-790-1480 (voice) 262-790-1481 (fax)
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OVERVIEW, GENERAL LOCATION & SUMMARY OF MINING OPERATIONS

(NR 135.19 (2) (a) & NB 275-65.A (1))

Workman Meadows is located in Sections 4 and 5, Town 6 North, Range 20 East, in the City of New Berlin, County of Waukesha, and State of Wisconsin. More specifically, it is an operation on three contiguous parcels of land encompassing roughly 112.4 acres. These parcels lie north of Lincoln Avenue approximately 6300' west of the intersection of Lincoln Avenue & Calhoun Road. Below is a general location map. The dark area represents the boundary of the site.



LOCATION MAP
NOT TO SCALE

Nature of the Mine

Mining operations consisted of peat removal; the excavation was and continues to be backfilled with imported fill.

History of the Mine

The subject area has been mined for peat in one form or another since the mid 1950's. During this time other operations took place onsite, including: mulch shredding, composting, and bagging. Based on available aerial photographs, the mine considerably expanded its' operation in the late 1980's. Prior to the 1950's, the site was used for agriculture and some of it existed in a natural wooded state. The mine properties had been owned by members of the Geipel Family since before 1962 and was sold to Workman Enterprises in 2020.

At the time of preparation of this report, the Non-Metallic operations (peat removal) have ceased on the property. The remaining peat reserves on the property are mainly concentrated under the onsite wetland areas and will not be disturbed. There exist a few peat deposits scattered within the property limits, but an analysis of these deposits show that these reserves are not economically feasible to retrieve. These few remaining peat deposits should be noted with future development plans so that proper soil exploration occurs and the future building foundations and associated infrastructure are properly designed. Please see the future use section of this report for more information.

List of Maps

Proposed Site Plan – Proposed Development Plan over existing Areal View.

Plan Sheet T1 – General cover sheet, areal extent, Future lot layout.

Plan Sheets C1.0 thru C1.3 – Existing Site, Zoning, and Environmental Plans

Plan Sheet C1.4 thru C1.6 – Proposed Site Plans

Plan Sheets C2.0 thru C2.8 – Master Grading and Drainage Plan and Pond Details

Plan Sheets C3.0 and C4.0 – Erosion Control Plan and Plan Details

Appendix “A” – Mined property legal descriptions and adjacent parcel information.

Appendix “B” – Soil Boring information

Appendix “C” – Wetland Delineation report, Wetland Legal Description, and DNR artificial wetland letter

Appendix “D” – Endangered Resource Review

Legal Description and Parcel ID numbers

(NR 135.19 (2) (b) & NB 275-65.A (2))

Please see Appendix “A” for Reference maps, Legal Descriptions and Parcel ID numbers for all subject parcels. Note that ownership information is also included in said appendix.

Owners and Operators

(NR 135.19 (2) (c & d) & NB 275-65.A (3 & 4))

Owner: Workman Meadows, LLC
Austin Workman
19000 West Lincoln Avenue
New Berlin, WI 53146
262-894-8300

Operator: Workman Meadows, LLC
Austin Workman
19000 West Lincoln Avenue
New Berlin, WI 53146
262-894-8300

Certification

(NR 135.19 (2) (e) & NB 275-65.A (5))

The certification for this section is included in the overall certification of the reclamation plans and report which is given at the end of this report.

Reclamation Plan Contents

(NR 135.19 (2) (a thru e) & NB 275-65.1. (2) (a thru d))

General Location, property boundaries, existing drainage courses and areal extent.
Please see cover sheet of attached plan set.

Delineation and Acreage of each use onsite.
Please see cover sheet of attached plan set.

Geologic composition, depth and location of Peat (the Non-Metallic Mineral being mined) onsite.

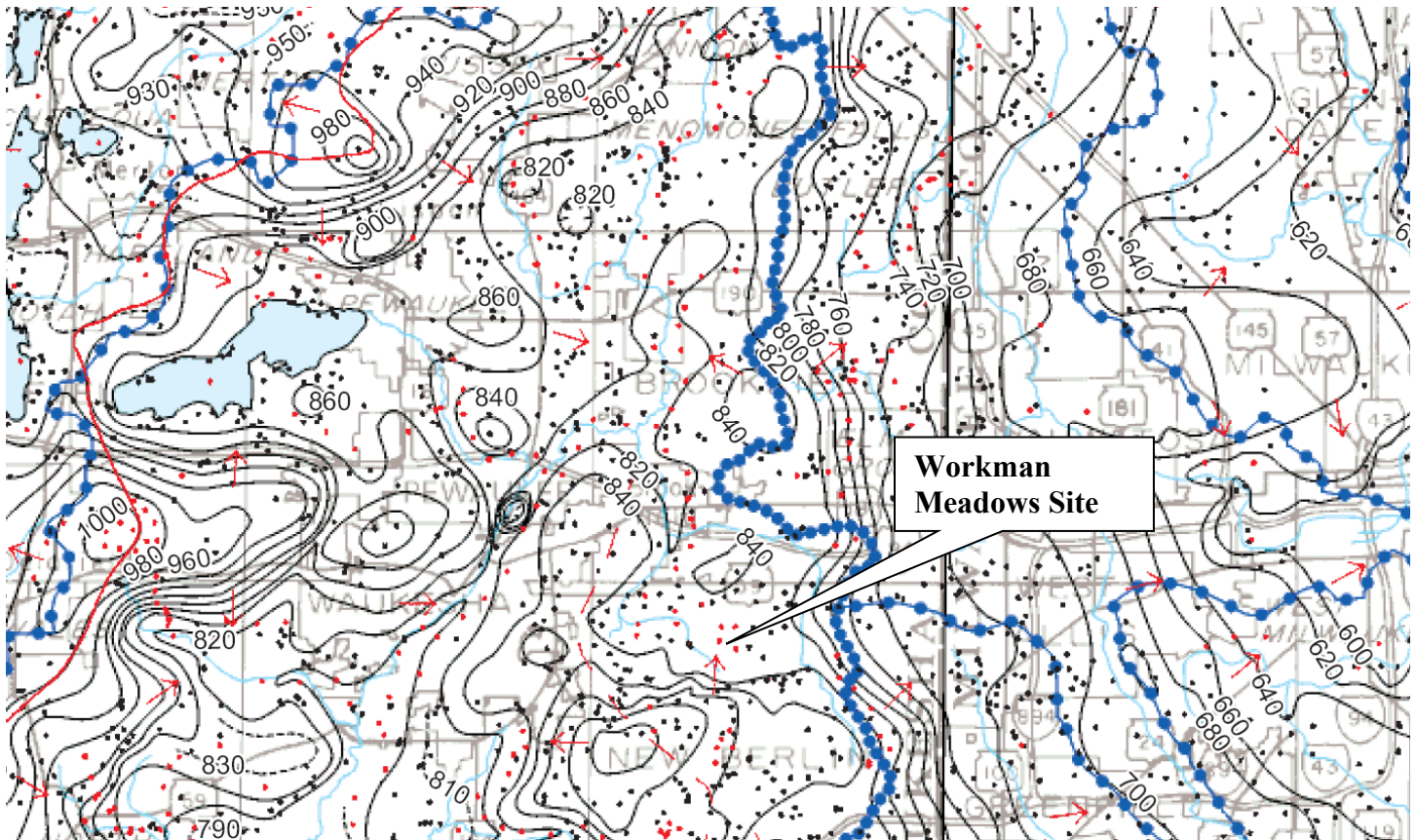
- a. Onsite peat reserves have been mined. No more peat mining is proposed to take place on the site.
- b. Based on available research, peat reserves onsite averaged a depth of 4' to 13' deep in the areas that were mined. Approximate elevations of the bottom of the peat deposit are shown on the cover sheet of the reclamation plan. These depths are taken from the soil borings performed by others.
- c. Total pre-mined peat volume is estimated at 1.8 million yards. This number is based on soil borings and information given in interviews referenced in previous reports. Reported expansion of the peat after processing was estimated at 25%, yielding 2.25 million yards of saleable peat from this mine.
- d. Based on the soil borings taken from previous reports, below the peat deposits are saturated layers of dense to stiff (some silty) gray clay, sand and gravel noted throughout the borings.
- e. Based on available mapping of the bedrock in the area, Dolomite bedrock is at an estimated depth of 700-800 ft below the surface. Please see attached exhibit taken from SEWRPC Technical Report #37 attached at the end of Appendix "B"

Distribution, thickness and type of topsoil.

- a. The non-metallic substance mined onsite is peat, which is naturally occurring topsoil rich in organic nutrients and mainly used for augmentation of planting beds and potting soil. The topsoil is therefore the entire reason for the mine and the pre-mined topsoil depth is estimated at being between 4' to 13' deep across the site, (please see bottom of peat contours on the cover sheet of the plans). This topsoil (peat) has been removed and no longer is available to the site. Under the final reclamation provisions of this report a layer of topsoil capable of supporting the required stabilizing vegetation will need to be imported to the site or any suitable topsoil is located onsite, it may also be utilized. Please see the topsoil spreading and seeding sections for more information.

Approximate Elevation of groundwater.

- a. The soil boring logs and reports indicate that groundwater levels are quite varied thru the site from as little as 6"-8" to 12' below grade. The soil boring report prepared by Wisconsin Testing Laboratories indicates that this water may be perched over the silty clay layer in some areas. This appears to be true in areas where the water found was extremely high (within 1' of the terrain). Further analyses of wells in the area along with the soils report indicate that the static elevation is between 831 and 835 onsite. This agrees with the SEWRPC Technical Report #37, which when adjusted for neighboring terrain, indicates a ground water elevation around 3-5' deep onsite. An excerpt of an exhibit from the Technical Report is provided on the following page.



Based upon research of nearby wells in the vicinity of the project site, a well located near Moreland Road and I-94 indicated a static water level of 8' down (around an 832 elevation). This agrees closely with what was reported onsite. This well information is attached as Appendix "C".

Biological Resources. – See plan Sheet 2

- a. Primary Environmental Corridors (PEC) and Isolated Natural Resource Areas (INRA)
 1. Plan sheet 2 shows the areas on the site designated as PEC and INRA areas.
- b. The plan also shows onsite areas designated as wetlands onsite. Excerpts from the wetland delineation report and ACOE and DNR concurrence letters are attached in Appendix "D".
- c. Vegetation data for the property was determined through a visual inspection done as a part of the wetland delineation for the property.
 1. The wetlands along the east property line extending to the north consist of a combination of hardwood tree complexes to the south, extending to disturbed fresh meadow (indications of disturbance due to mining activity) to the north. Species present include American Basswood, Green Ash, American Elm, Silky Dogwood,

Northern Red Oak, Buckthorn and Quaking Aspen. Garlic Mustard was also noted in this area.

2. Along the northern property line the vegetation is described as disturbed fresh meadow. Species Present include: Narrowleaf Cattail, Pussy Willow, Giant Reed Grass and Reed Canary Grass.
3. The large area of wetlands along the west edge of the property is a mix of disturbed fresh meadow, shallow water marsh and shrub-carr bordering Poplar Creek. Species present include: Reed Canary Grass, Narrowleaf Cattail, scattered Willows and Green Ash Trees.
4. Several man-made drainage ditches, with intermittent culvert crossings, were constructed as irrigation facilities when the site was a sod farm, run along the southern edge of the mined areas. These ditches are labeled as farm ditches on the cover of the plan set. These ditches contain: Reed Canary Grass, scattered Red Osier Dogwood, Willows and Stinging Nettle.
5. The Southeastern "leg" of the horseshoe shaped site is a previously mined area, hence stabilized with a mix of Kentucky blue grass, dandelion and queen Anne's Lace. Vegetative cover is described as good.
6. The remaining mined area in the north of the property has poor vegetative cover and is in need of reclamation. Blue Grass, dandelion and Queen Anne's Lace are present, but coverage is described as poor or non-existent.

Wildlife data

- a. The site may be located in the range of the Butler's Garter Snake, a state listed threatened species. However, the areas to be disturbed as a part of this reclamation remain under such heavy disturbance that their existence onsite is not probable.
- b. Rare Species – species listed below have not been directly seen on the site, but are listed by the DNR as using areas similar to this site as habitat in Waukesha County. Sighting of these species should be reported to the DNR Bureau of Endangered Resources. The year shown below is the last reported sighting in Waukesha County.

Barn Owl, Tyto alba, 1981

A Leafhopper, Flexamia prairiana, 1996

Bird Rookery, Bird Rookery, 2003

Hooded Warbler, Wilsonia citrina, 1997

Cerulean Warbler, Dendroica cerulea, 2005

Kentucky Warbler, Oporornis formosus, 1992

Acadian Flycatcher, Empidonax virescens, 1992

Hickory Hairstreak, Satyrium caryaevorum, 1993

Worm-eating Warbler, Helmitheros vermivorus, 1999
Broad-winged Skipper, Poanes viator, 1992
Columbine Dusky Wing, Erynnis lucilius, 1982
Franklin's Ground Squirrel, Spermophilus franklinii, 2005
Red-tailed Prairie Leafhopper, Aflexia rubranura, 1999

c. Known species

1. Wildlife usage is light through the site. Species such a deer, turkey, rabbit, geese, various hawks, herons and other water fowl have been observed onsite. Raccoons are also prevalent mainly due to the neighboring residential areas.

Current Zoning

- a. Two New Berlin zoning classifications exist onsite:

C-1 Upland Resource Conservancy District
C-2 Shoreland Wetland District

The limits of each zoning district are shown on sheet 2 of the reclamation plan.

The following is taken directly from the City of New Berlin's Zoning Code:

- (1) *Boundaries of the C-1 Upland Resource Conservancy District were based on the delineation of primary environmental corridors, secondary environmental corridors, and isolated natural areas as shown in the Land Use and Urban Design Plan for the City of New Berlin: 2010. C-1 Conservancy Districts may also include buffers, significant natural areas, environmental easements shown on development plan approvals, poor soils as shown in the Soil Survey of Milwaukee and Waukesha Counties, Wisconsin, published by the U. S. Department of Agriculture in July 1971, and previous City of New Berlin C-1 District zoning boundaries.*
- (2) *Boundaries of the C-2 Shoreland Wetland District are based on the following, which reflect the best data available to the City:*
 - (a) *Wisconsin Wetland Inventory Maps for the City of New Berlin dated April 10, 1986, and stamped "Final." The Wisconsin Wetland Inventory Maps to illustrate the wetlands utilizing the best statewide cartographic information available at that time. The City declares, however, that the Wisconsin Wetland Inventory Maps do not exhibit exact wetland boundaries.*
 - (b) *Wetland maps for the City of New Berlin marked "City of New Berlin Wetlands; Source City of New Berlin Planning Department; Completed December 1987 - Revised." These maps show wetlands requiring protection by § 62.231, Wis. Stats.; wetland protected by Army Corps of Engineers Section 404; and other wetlands inside New Berlin environmental corridors.*
 - (c) *Wetlands field staked by a field biologist, surveyed by a Wisconsin*

registered land surveyor and approved by the Southeastern Wisconsin Regional Planning Commission.

Previously mined Areas

As mentioned earlier in this report, all mining operations onsite have ceased. Please see the cover of the reclamation plan set for the delineation of these areas.

Post Mining Land Use

(NR 135.19 (3) (a) & NB 275-65.1. (3) (a))

Proposed future land use: Multi-Tenant Outdoor Storage and Business Business Park/Industrial

The site will continue to be filled and compacted with clean fill until it reaches final grade as shown on the attached future fill and grading sheets included in the reclamation plan set.

- a. Plant material for the future use of this property is limited to the grasses grown from the proposed reclamation seeding mix.
- b. Outstanding issues with this proposed use include:
 1. Filling the site to future grade.
 - i. Approximately 887,000 cy (compacted volume) will need to be imported and compacted to reach this final grade.
 2. Utilities service
 - i. The tenant office building is proposed to be served by a well and holding tank. There is already one building on site that is setup this way. It is assumed that the future manufacturing sites would also be served by well and holding tank.
 3. Zoning
 - i. The Workman properties are currently zoned as C-1 Upland Resource Conservancy District with some C-2 Shoreland Wetland District. The City's Growth and Development Master Plan (GDMP) identifies a "Business Park/Industrial" land use for the Workman Properties. The intent is to rezone the property to M-1 Manufacturing once the land is out of the mining designation.

As this is a pay-to-dump clean fill operation, the operator would be required to stay in business for the entire duration in order to fulfill the requirements of the reclamation permit. If the pay-to-dump operation were to cease, it would not be economically reasonable to require that the site be brought to final grade to achieve reclamation.

Reclamation Measures

(NR 135.19 (4) (a) & NB 275-65.1. (4) (a))

Earthwork: Final Grading & Slopes

- a. To reclaim the site to the future use plan approximately 887,000 cy of fill will need to be imported. This fill, along with the listed volumes of topsoil, will also need to be hauled into the site.
- b. Fill should be placed in a manner that minimizes the area of bare soil exposed at any one time to the extent practical. This may be accomplished by incrementally bringing areas up to future grade, and stabilizing before beginning land disturbing activities in another area of the site. This stabilization of the incrementally filled areas may be accomplished by immediately covering with topsoil and seeding with a fast growing cover crop.
- c. Currently the site is a pay-to-dump site. Fill is hauled in, inspected and then dumped in areas onsite. The fill is then spread in approximately 8" – 12" thick lifts and compacted with the onsite spreading equipment. It is suggested that some type of compaction equipment be used (sheepsfoot roller, etc.) and that the compaction of the fill is tested regularly to ensure the ability to support foundations/roads at a later date.

The following paragraph is based on information given in interviews with the Owner/Operator. Since this mine has begun operations, after removal of the peat, the excavated area was then backfilled and compacted using onsite dozers and earth-spreading equipment. - approximately 8" to 12" thick lifts were spread and then compacted. The material was clean clay fill with some inclusions of larger pieces of concrete and brick. All fill was inspected by the dozer operators prior to being dumped onsite and any unclean fill was rejected.

- d. After construction of the outer sediment basin, fill will be placed as needed in low areas first to promote positive drainage to the proposed sediment ponds.
- e. No proposed slope shall be steeper than 4:1. All ponds shall include a 10' wide safety shelf at a 10:1 slope below the normal water level of the pond.
- f. Grading shall be completed in a manner so as to prevent ponding or the directing of surface water on or over previously stabilized areas. Temporary ditches may also be used to direct surface runoff through or around stabilized areas to the ponds.
- g. Existing ponds shall be pumped dry by directing that water into a sediment pond and any collected sediment shall be removed prior to any filling or compaction operations in these existing pond areas.
- h. All grading will be completed and resulting surfaces scarified prior to topsoil re-distribution. The topsoil will be placed and finished to the

required limits, grades and slopes shown on the Non-Metallic Mining Reclamation & Restoration plan.

- i. Excess material will be stored close to the point of actual final use to reduce double handling and other transportation related expenses. Storage locations will be upslope of sediment basins thereby avoiding environmental impacts.

Topsoil

(NR 135.19 (4) (b) & NB 275-65.1. (4) (b))

The establishment of sediment control measures will be the first activity initiated and will be followed by the removal of any topsoil onsite. Based on the attached soil borings, a layer of topsoil was not spread over the previously stabilized areas. These areas are currently stable and will be left “as is” as a part of this plan.

Topsoil removal

If any topsoil is located on the site, it is to be collected and piled onsite and protected from erosion per the instructions in the erosion control plans.

Topsoil protection

Stockpiles of topsoil are to be protected per the measures outlined in the erosion control plan sheets.

Contemporaneous Use of Topsoil Redistribution & Site Preparation – Whenever possible, topsoil located onsite shall be immediately distributed on areas that have reached the proposed final use grade. This will be done to avoid loss of topsoil quality and quantity during storage.

Volume of topsoil required

Once final grade is reached in an area, the subsurface is to be scarified to promote the adhesion of the topsoil layer and a 4” thick layer of topsoil is to be placed. There are 63 acres total acres to be stabilized which equals 33,700 cy of topsoil required.

Future Use Topography and Site Plan

(NR 135.19 (4) (c & d) & NB 275-65.1. (4) (c & d))

Please see the proposed future use plans included in the reclamation plan set. The location of future structures has not yet been finalized and will depend on the ultimate user(s) of the future Industrial Park. Buildings will be located to meet local zoning and environmental setbacks.

Re-vegetation Plan

(NR 135.19 (4) (f) & NB 275-65.1. (4) (f))

Re-vegetation Plan

The final use plan calls for turf grass cover in the lawn areas. This cover will be installed in the ultimate development of this site. Prior to that there will be an interim period before final use and after reclamation which could last for several years, depending on the timeframes of development and sales of the individual industrial lots. This interim use period calls for a fast growing, stable vegetative cover which will be compatible with the vegetative cover in the future ultimate use (turfgrass). A pasture mix is the best choice to stabilize the terrain and for aesthetics.

Seed Selection

The seed type selected shall be Mix #1 Pasture - as specified in the “Guide to Developing Reclamation Plans for Nonmetallic Mining Sites in Wisconsin” – Publ-WA-834 2002 – Produced by the Wisconsin Dept. of Natural Resources Bureau of Waste Management.

Seed Must Meet the following Criteria:

- a. Seed must Conform to the Wisconsin Statutes and Wisconsin Administrative Code Chapter ATCP 20 regarding noxious weed seed content and labeling.
- b. Seed must be used within one year of the test date appearing on the label.
- c. Store any seed delivered before use in a manner that protects it from damage by heat, moisture, rodents, or other causes. Discard and replace any previously tested and accepted seed that becomes damaged.

Timing of Seed Application

Seed will be applied to soils that are properly prepared as specified above at any time during the growing season when soil conditions are suitable except between July 1 and August 15, unless permitted by the City and/or County representative. Seeding activities will not be carried out immediately following rain, when the ground is too dry or during windy periods.

General Seeding Methods

All plant material will be handled with care during all phases of re-vegetation (transport, storage, preparation and seeding) or other plant installation activities. Plant material that shows any evidence of injury, mold, rot or excessive drying will not be used. Acceptance of plant material shall be subject to approval of the operator. If rejected, substitutes chosen from the list in the reclamation plan shall be provided as approved by the operator.

The area will be seeded following the final grading and completion of all site preparation activities. All necessary physical seedbed preparation measures (such as scarification,

tilling or harrowing) and chemical measures such as amendments (fertilizer, lime or other) will be done prior to seeding.

Seeding activities will be carried out using specified equipment in a manner to avoid soil compaction in accordance with seeding specifications and/or those given in the reclamation plan. The area seeded will not exceed the area that can be mulched on the same day. Seed will be uniformly sown by means of equipment adapted to the purpose. Then the site will be lightly raked or dragged to cover the seed with approximately one-fourth inch of soil. After seeding is complete, the areas will be lightly rolled or compacted by means of suitable equipment to improve soil contact and germination.

Soil Amendments

In order to allow adequate time between sampling the soil and the initiation of reclamation activities, Certified Materials will perform soil sampling and submit samples to an accredited laboratory for analysis at least 60 days prior to initiation of reseeding activities. Based on the results of the analysis, amendments will be obtained as necessary and applied to the soil prior to seeding.

Lime

Lime will be applied as necessary based on soil pH tests.

Other organic Amendments

Manure and other sources of organic matter (compost, sludge- also known as bio-solids, wood chips) may be used if available and if deemed appropriate based on the results of the soil testing and/or test plots, and in accordance with local zoning and all applicable laws.

Mulching

Following seeding, mulch will be applied uniformly at a rate between 1 and 1.5 tons per acre in slope areas 4:1 where necessary. Mulch will be straw, marsh hay or equivalent weed-free mulch. Mulching operations will begin at the top of the slope and proceed downward. The mulch cover will be applied so as to be loose enough to allow some sunlight to penetrate yet thick enough to provide shade and protection from desiccation, raindrop impact and erosion. After spreading of reseeded surfaces, mulch will be crimped into the soil by passing over the reclaimed surface with a dull, weighted disk or similar implement. On steep slopes, straw or hay will be securely pegged or stapled in place. In lieu of such anchorage, the mulch may be secured by means of heavy biodegradable twine fastened with pegs or staples to form a grid. Also, at the discretion of the operator, erosion blanket, jute netting or a tactifier may be used in addition to or in lieu of the crimping process.

Re-vegetation Standards

(NR 135.19 (4) (g) & NB 275-65.1. (4) (g))

Vegetative Cover Goal

The goal of this plan is to achieve a percent cover of 70 percent (primarily leaf and stem area) averaged over the site at 90 percent statistical confidence level. This would generally correspond to the coverage already obtained in the southeast corner of the site (previously stabilized area). This area will be used as a model for the type of coverage desired (i.e. a yardstick to be measured against).

Measurement of Cover Goal (2 methods)

- a. Counting method - Physical count of number of plants in a randomly selected quadrat, typical of the area being surveyed. Photo documentation should also be collected. This should then be compared against a count taken in a random quadrat in the previously stabilized area.
- b. Biomass Method – Random areas of equal size shall be selected in the recently stabilized area (the area being measured) and the previously stabilized area in the Southeast leg of the site (the area being used as the yardstick) shall be mowed with a mower with a bag type collector. Each area should be representative of the cover for its' respective area and each area should have the same number of days to grow since the last mowing. The samples should be dried, weighed and the results compared.

Erosion Control

(NR 135.19 (4) (h) & NB 275-65.1. (4) (h))

Erosion Control

Perimeter erosion control measures are to be installed first. These activities shall begin with installing silt fence around the edges of the reclamation followed by constructing a 1'+ high berm around the work area as shown on the erosion plans in the reclamation plan set. This berm will have a minimum 1' height (see below for additional requirements of this berm) and as the areas adjacent to the berm are filled the elevation of the berm shall be adjusted. The wetlands/undisturbed areas next to the berm shall be protected with silt fence. No berm slope shall exceed 4:1. As the berms are raised they will rise up and away from the protected areas at a slope of 4:1. The berm shall be temporarily seeded if it is to be left undisturbed for more than 7 days. Once the final grade is reached the berm shall be permanently stabilized. After initial construction of the berms, construct sediment ponds 1-3 as shown on the erosion control plans. Fill areas to final grade using the approved methods for erosion control and stabilization listed herein. The composting and landscaping materials processing/storage/sales will continue operations during this time period. Occasional interruption of the composting operation will need to happen as this area is raised. Reclamation will be conducted in a manner so

as to minimize the amount of soil exposed to erosion at any one time. This shall be accomplished by minimizing the areas being filled, incrementally filling areas on the site at any one time. Typical erosion control measures are outlined in the erosion control notes and construction sequence included on the Non-Metallic Mining Reclamation erosion control sheets. The operator will minimize the total area exposed to erosion in accordance with NR 135.06 (2).

Surface water shall be directed towards the sediment ponds based on the watershed lines shown on the erosion control sheets. These lines shall be adhered to. The berms which surround the fill areas protecting the wetlands are to always be 1' higher than both the surrounding terrain and the overflow elevation of the pond spillway for that particular watershed.

After reclamation the ponds are to remain and may be incorporated into the future storm water management plan that will be part of future development plans for the site.

Temporary seeding, where required, shall be per the specifications listed on the erosion control plan sheets in the reclamation plan.

Necessary Site Maintenance & Follow-up Inspections

The operators will inspect the sediment and erosion control systems every 7 days and/or within 24 hours of a rainfall greater than 0.5 inches. The operators will conduct periodic follow-up inspections of all reclaimed or otherwise stabilized surfaces to ensure they are in a condition stable enough to control erosion and sedimentation. No erosion control items shall be removed until all upstream areas have been stabilized. The operators will inspect and maintain all reclaimed areas.

When damage caused by traffic, wind, water or other causes is detected, the operators will promptly perform all necessary maintenance and repair work to the erosion control system. Likewise, other work necessary to ensure long-term success of the vegetation, including follow-up fertilization, other necessary soil amendments as well as any weed or pest control that may be needed to restore and maintain adequate vegetative cover will be accomplished.

As part of the maintenance of the reclaimed site, the operators will perform any necessary weed control or pest control maintenance to facilitate the establishment and survival of vegetation. Exotic species that occur on the site or are accidentally added through contaminants in the seed mixes or through the use of hay or other mulch products that are not weed free, will be promptly controlled through fire, mechanical means or with herbicides. The City, County and/or WDNR should be contacted and notified accordingly depending on the control measures being used. This will continue until the Regulatory Authority issues the Certificate of Completion (COC)

Description of Interim areas

(NR 135.19 (4) (i) & NB 275-65.1. (4) (i))

No interim areas are proposed to be stabilized as a part of this report.

Long Term Safety

(NR 135.19 (4) (j))

As the subject parcel has very little steep terrain, injuries from falls off cliff's and high walls are of little concern. The main safety concerns onsite are the dangers from the operation of earthmoving machinery and of the drowning risks associated with sediment ponds. To manage the long term safety on the site the following measures will be employed:

- a. No trespassing signs and fencing will be installed if the operator deems it necessary should earthmoving operations become excessively attractive to locals, although this is not a pedestrian travel area.
- b. Safety shelves will be constructed in the ponds per plan.
- c. Only employees of Workman Enterprises will be allowed to operate the earthmoving equipment, as pursuant to their policy.
- d. Machinery used onsite will be well maintained and all safety features will be operational.
- e. Drivers who enter the filling area will be required to remain in their trucks.
- f. All OSHA requirements shall be met onsite.

Criteria for Successful Reclamation

(NR 135.19 (5) & NB 275-65.1. (5))

The operators will demonstrate compliance with the re-vegetation success standards (Re-vegetation Standards). The techniques employed are as follows: percent cover will be determined as total cover (expressed as a percentage) as measured by coverage of the canopy (vertical projection of plant parts) and will be recorded by species. Cover will be measured over the entire re-vegetated site at no less than 20 randomly placed square meter quadrats for each 10-acre area. Please see the Re-vegetation standards section of this report.

Certification of the Reclamation Plan

(NR 135.19 (6) & NB 275-65.1. (6))

I hereby certify, as a duly authorized representative or agent of, that Workman Meadows, LLC will comply with the provisions of this reclamation plan, the requirements of the City of New Berlin (Article IX) as well as the statewide nonmetallic mining reclamation standards established in NR 135.05 through 135.15, Wis. Adm. Code.

Signature of Applicant or Duly Authorized Agent

Date Signed

Final Site Actions

The final removal of mining-related structures and sediment control structures will be accomplished once the vegetative cover is robust enough to provide equivalent protection. At such time and in accordance with the approved reclamation plan, those structures will be removed and soils in such areas will be reclaimed as described in the reclamation plan (NR 135.11-135.19). At this time, Workman Meadows, LLC will request the regulatory Authority to perform the necessary inspection and evaluation work to certify the reclamation as complete (COC) and to release the financial assurance.

Financial Assurance

(NR 135.40 & NB 275-65.2)

The following table represents the estimated costs of the minimum reclamation of the subject site per the guidelines contained in the report and plan set.

Item	Unit	Cost Per Unit (\$)	# Units	\$
Soil Prep & seeding/Mulching	LS	\$20,000	1	\$20,000
TOTAL				\$20,000

The site will be filled over 10 to 15 years, and the fill material will not cost Workman Enterprises anything. The edges of the site are already graded and restored, and the ponds are already installed. As a result, there are not many costs for the grading portion of this project.

APPENDIX A

Mined Property Legal Description and Adjacent Parcel Information

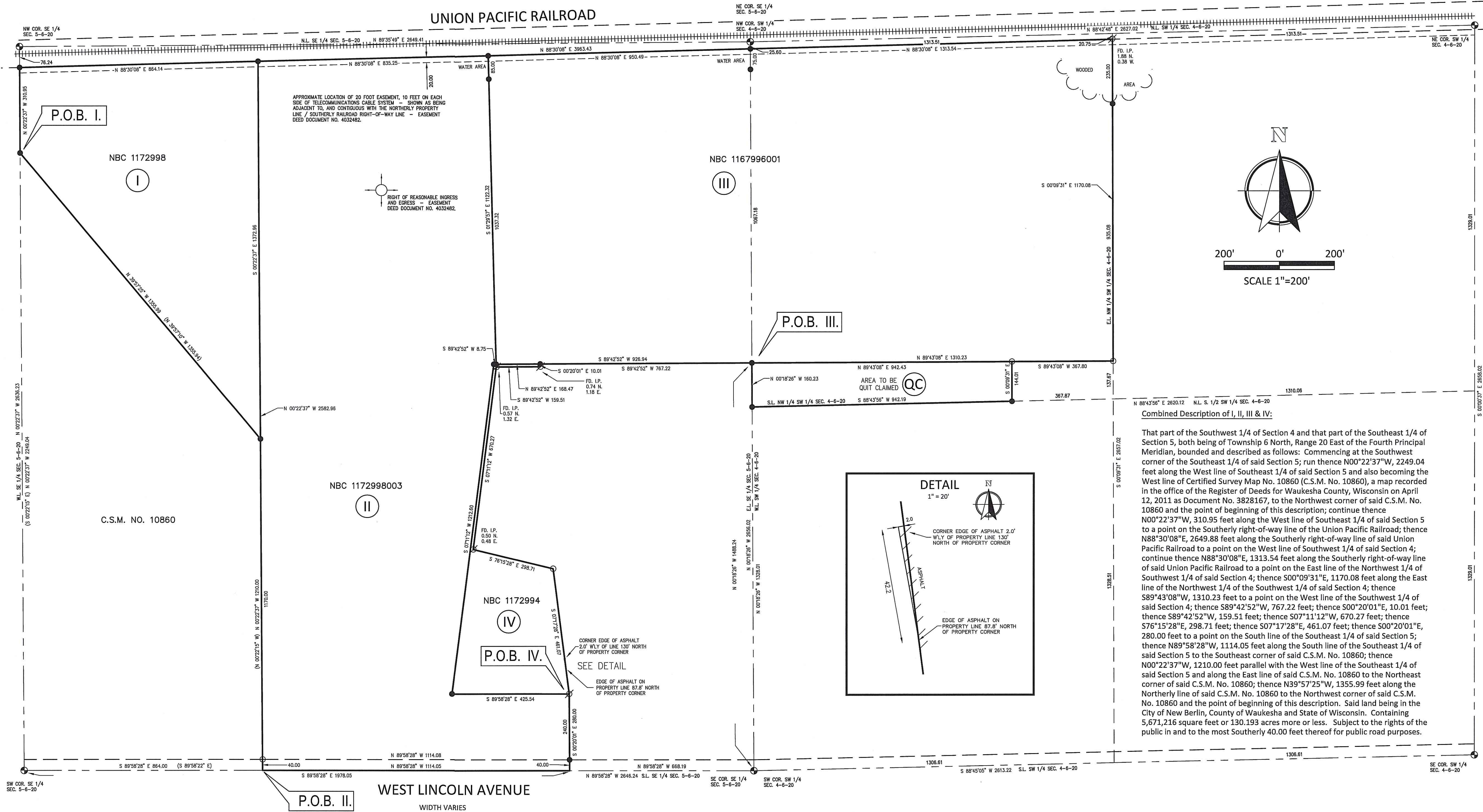
Plat of a survey for Workman Enterprises of:

- I. That part of the Southeast 1/4 of Section 5, Township 6 North, Range 20 East of the Fourth Principal Meridian, bounded and described as follows: Commencing at the Southwest corner of the Southeast 1/4 of said Section 5; run thence N00°22'37"W, 2249.04 feet along the West line of Southeast 1/4 of said Section 5 and also becoming the West line of Certified Survey Map No. 10860 (C.S.M. No. 10860), a map recorded in the office of the Register of Deeds for Waukesha County, Wisconsin on April 12, 2011 as Document No. 3828167, to the Northwest corner of said C.S.M. No. 10860 and the point of beginning of this description; continue thence N00°22'37"W, 310.95 feet along the West line of Southeast 1/4 of said Section 5 to a point on the Southerly right-of-way line of the Union Pacific Railroad; thence N88°30'08"E, 864.14 feet along the Southerly right-of-way line of said Union Pacific Railroad; thence S00°22'37"E, 1372.96 feet parallel with the West line of Southeast 1/4 of said Section 5 to the Northeast corner of said C.S.M. No. 10860; thence N39°57'25"W, 1355.99 feet along the Northerly line of said C.S.M. No. 10860 to the Northwest corner of said C.S.M. No. 10860 and the point of beginning of this description. Said land being in the City of New Berlin, County of Waukesha and State of Wisconsin. Containing 727,431 square feet or 16.700 acres more or less.
- II. That part of the Southeast 1/4 of Section 5, Township 6 North, Range 20 East of the Fourth Principal Meridian, bounded and described as follows: Commencing at the Southwest corner of the Southeast 1/4 of said Section 5; run thence S89°58'28"E, 864.00 feet along the South line of the Southeast 1/4 of said Section 5 and also becoming the South line of the Southeast 1/4 of said Section 5 to the point of beginning of this description; thence S89°58'28"E, 926.94 feet; thence N01°29'57"W, 1122.32 feet to a point on the Southerly right-of-way line of the Union Pacific Railroad; thence N88°30'08"E, 950.49 feet along the Southerly right-of-way line of said Union Pacific Railroad to a point on the West line of Southwest 1/4 of said Section 4; continue thence N88°30'08"E, 1313.54 feet along the Southerly right-of-way line of said Union Pacific Railroad to a point on the East line of the Northwest 1/4 of said Section 4; thence S00°09'31"E, 1170.08 feet along the East line of the Northwest 1/4 of the Southwest 1/4 of said Section 4; thence S89°43'08"W, 1310.23 feet to a point on the West line of the Southwest 1/4 of said Section 4, said point being the point of beginning of this description. Said land being in the City of New Berlin, County of Waukesha and State of Wisconsin. Containing 2,579,268 square feet or 59.212 acres more or less.
- III. That part of the Southwest 1/4 of Section 4 and that part of the Southeast 1/4 of Section 5, both being of Township 6 North, Range 20 East of the Fourth Principal Meridian, bounded and described as follows: Commencing at the Southwest corner of the Southwest 1/4 of said Section 4; run thence N00°18'26"W, 1488.24 feet along the West line of the Southwest 1/4 of said Section 4 to the point of beginning of this description; thence S89°42'52"W, 926.94 feet; thence N01°29'57"W, 1122.32 feet to a point on the Southerly right-of-way line of the Union Pacific Railroad; thence N88°30'08"E, 950.49 feet along the Southerly right-of-way line of said Union Pacific Railroad to a point on the West line of Southwest 1/4 of said Section 4; continue thence N88°30'08"E, 1313.54 feet along the Southerly right-of-way line of said Union Pacific Railroad to a point on the East line of the Northwest 1/4 of said Section 4; thence S00°09'31"E, 1170.08 feet along the East line of the Northwest 1/4 of the Southwest 1/4 of said Section 4; thence S89°43'08"W, 1310.23 feet to a point on the West line of the Southwest 1/4 of said Section 4, said point being the point of beginning of this description. Said land being in the City of New Berlin, County of Waukesha and State of Wisconsin. Containing 2,579,268 square feet or 59.212 acres more or less.
- IV. That part of the Southeast 1/4 of Section 5, Township 6 North, Range 20 East of the Fourth Principal Meridian, bounded and described as follows: Commencing at the Southwest corner of the Southeast 1/4 of said Section 5; run thence S89°58'28"E, 1978.05 feet along the South line of the Southeast 1/4 of said Section 5; thence N00°20'01"W, 280.00 feet to the point of beginning of this description; thence N89°58'28"W, 425.54 feet parallel with the South line of the Southeast 1/4 of said Section 5; thence N07°11'12"E, 1212.60 feet; thence N89°42'52"E, 168.47 feet; thence S00°20'01"E, 10.01 feet; thence S89°42'52"W, 159.51 feet; thence S07°11'12"W, 670.27 feet; thence S76°15'28"E, 298.71 feet; thence S07°17'28"E, 461.07 feet to the point of beginning of this description. Said land being in the City of New Berlin, County of Waukesha and State of Wisconsin. Containing 187,886 square feet or 4.313 acres more or less.
- Q.C. That part of the Northwest 1/4 of the Southwest 1/4 of Section 4, Township 6 North, Range 20 East of the Fourth Principal Meridian, bounded and described as follows: Commencing at the Southwest corner of the Southwest 1/4 of said Section 4; run thence N00°18'26"W, 1328.01 feet along the West line of the Southwest 1/4 of said Section 4 to the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of said Section 4, said point being the point of beginning of this description; continue thence N00°18'26"W, 160.23 feet along the West line of the Southwest 1/4 of said Section 4; thence N89°43'08"E, 942.43 feet; thence S00°09'31"E, 144.01 feet parallel with the East line of the Northwest 1/4 of the Southwest 1/4 of said Section 4 to a point on the South line of the Northwest 1/4 of the Southwest 1/4 of said Section 4; thence S88°43'56"W, 942.19 feet along the South line of the Northwest 1/4 of the Southwest 1/4 of said Section 4 to the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of said Section 4 and the point of beginning of this description. Said land being in the City of New Berlin, County of Waukesha and State of Wisconsin. Containing 143,332 square feet or 3.290 acres more or less.

Certificate

The above-described property has been surveyed under my direction and the map hereon drawn is a correct representation thereof to the best of my knowledge and belief.

03-19-2021
Revised 03-23-2021



NOTES

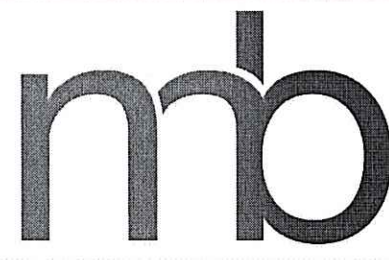
BEARING BASE: GRID NORTH, WISCONSIN
COORDINATE SYSTEM, SOUTH ZONE.
BASED UPON NAD 1983 / 2011.

FIELD WORK: 03-19-2021 BY: JWP / CRL

() = RECORDED AS BEARINGS AND/OR DISTANCES

LEGEND

- = SET 3/4" REBAR
- = FOUND 3/4" REBAR
- ⊗ = FOUND IRON PIPE



Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS

1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbssc.net

PT. NW 1/4 OF THE SW 1/4 SEC. 4-6-20
& PT SE 1/4 SEC. 5-6-20
PLAT OF SURVEY
FOR
WORKMAN ENTERPRISES

CITY OF NEW BERLIN, COUNTY OF WAUKESHA, STATE OF WISCONSIN

NO.	BY	DATE	REVISION
1	FTH	3-23-21	REVISIONS AS REQUESTED

PROJ. MGR: MRM
DRAFTED: FTH
DATE: 03-19-2021
CHECKED: MRM
DATE: 03-19-2021

2021.0014.01

SHEET
1 OF 1



May 24, 2024

Sent via email to Jordan Chapman at jordan@alrigusa.com

Jordan Chapman
ALRIG USA
30200 Telegraph Rd., Suite 205
Bingham Farms, MI 48025

Dear Mr. Chapman:

Re: Rezoning / PUD – 1401 S. Moorland Road (Tax Key #: 1161-995-001)

On November 6, 2023, the City of New Berlin Plan Commission tabled your rezoning application based on your request.

Roughly six months have passed and staff has not heard further from you. I will assume you are no longer interested in pursuing this project. If this is not the case, and you still intend to pursue this project, please notify me of your intent.

If there is no response to this letter by the end of our business day (4:30 PM) on Monday, June 3, 2024, I will be closing your Plan Commission file # RZ-2301727. Your application will then be recommended for denial at the June 3, 2024 Plan Commission meeting.

If you should have any questions, please contact our office at (262) 797-2445 ext. 2503.

Sincerely,
CITY OF NEW BERLIN

Nikki Jones
Deputy Director

c: Alderman Hopkins

June 3, 2024

Nikki Jones – Deputy Director
City of New Berlin
3805 S. Casper Drive
New Berlin
Taylor, MI 48180

RE: New Berlin, WI – Redevelopment of the SWC of Moorland and Greenfield

Please find this letter as an official notice to withdraw our item to have us dropped from the pending list on the Planning Commission agenda.

Sincerely,



Jordan Chapman
New Berlin Retail Management LLC
30200 Telegraph Rd. Suite 205
Bingham Farms, MI 48025
jordan@alrigusa.com
(563) 593-1104