Plan Commission
MEETING AGENDA

October 7, 2024 - 6:00 PM
Council Chambers
3805 S. Casper Drive

Published 9/27/2024

AGENDA

1. PUBLIC HEARING(S)

A. (7) KW CP-2401974 & RZ-2401975 Sherri Meyer on behalf of Holy Apostles Congregation - 15856 W. National Avenue (Tax Key #: 1212-993) and a portion of the property located at 16000 W. National Avenue (Tax Key #: 1212-991-002) - Request to amend the Future Land Use Map within the City's Comprehensive Plan from Suburban Commercial Institutional and rezone from B-2 to I-1. (Joint 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. August 19, 2024 Meeting Minutes

6. PLAN COMMISSION SECRETARY'S REPORT

7. CONTINUED BUSINESS

A. (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) - Request to amend the approved architecture - Use, Site and Architecture to construct a 4,896 sq. ft. office building and outdoor storage areas. (Approved 6/3/2024)

8. NEW BUSINESS

A. (3) KH UA-2402027 Stephen Adamczyk with Adamczyk Heating - 16551 W. Greenfield Avenue (Tax Key #: 1162.153) - Use, Site and Architecture approval for Adamczyk Heating.

B. (1) GK/NJ UA-2402003 Nicholas Wimmer on behalf of Wimmer Communities – 1640 S. Moorland Road – Use, Site and Architectural approval for a mixed use conceptual neighborhood development plan that includes approximately 19,600 sq. ft. of retail development and approximately 361 residential units developed as *'The Conservancy'*, a market rate apartment community featuring a clubhouse and pool as well as many other amenities.

9. PENDING

10. COMMUNICATIONS

A. Memo RE: 2025 Plan Commission Meeting Dates

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:	**Sherri Meyer on behalf of Holy Apostles Congregation / 2030 Comprehensive Plan Amendments**
LOCATION:	**15856 W. National Avenue (Tax Key #: 1212-993) and a portion of the property located at 16000 W. National Avenue (Tax Key #: 1212-991-002)**
CURRENT FUTURE LAND USE:	**Suburban Commercial**
PROPOSED FUTURE LAND USE:	**Institutional**
CURRENT ZONING:	**B-2 (General Retail Sales and Service District)**
REQUEST:	**A request to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 - Land Use) for the property located at 15856 W. National Avenue (Tax Key #: 1212-993) and a portion of the property located at 16000 W. National Avenue (Tax Key #: 1212-991-002) from Suburban Commercial to Institutional.**
D.R.C. RECOMMENDATION:	**Public hearing, no action.**

Background:

1. The applicant has simultaneously applied for Rezoning (see file #: RZ-2401975) and 1-Lot CSM (see file #: LD-2401976). Action for these applications is anticipated for the November 7, 2024 Plan Commission meeting.
    a. This request is consistent with the proposed rezoning of the property to I-1 (Institutional District).
2. A 1-Lot CSM was approved in 2010 to combine 16000 W. National Avenue, 15850 W. National Avenue, and portions of land from 16040 and 16060 W. National Avenue. However, portions of the Zoning and Future Land Use were not changed at that time. Thus, this Comprehensive Plan Amendment and Rezoning application (See File #: RZ-2401975) include both the property at 15856 W. National Avenue and a portion of the property located at 16000 W. National Avenue.

Rationale:

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

1. **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.

Development Policies:

- Encourage parcel assemblages and cross-access/shared-access points to create a more cohesive development area.

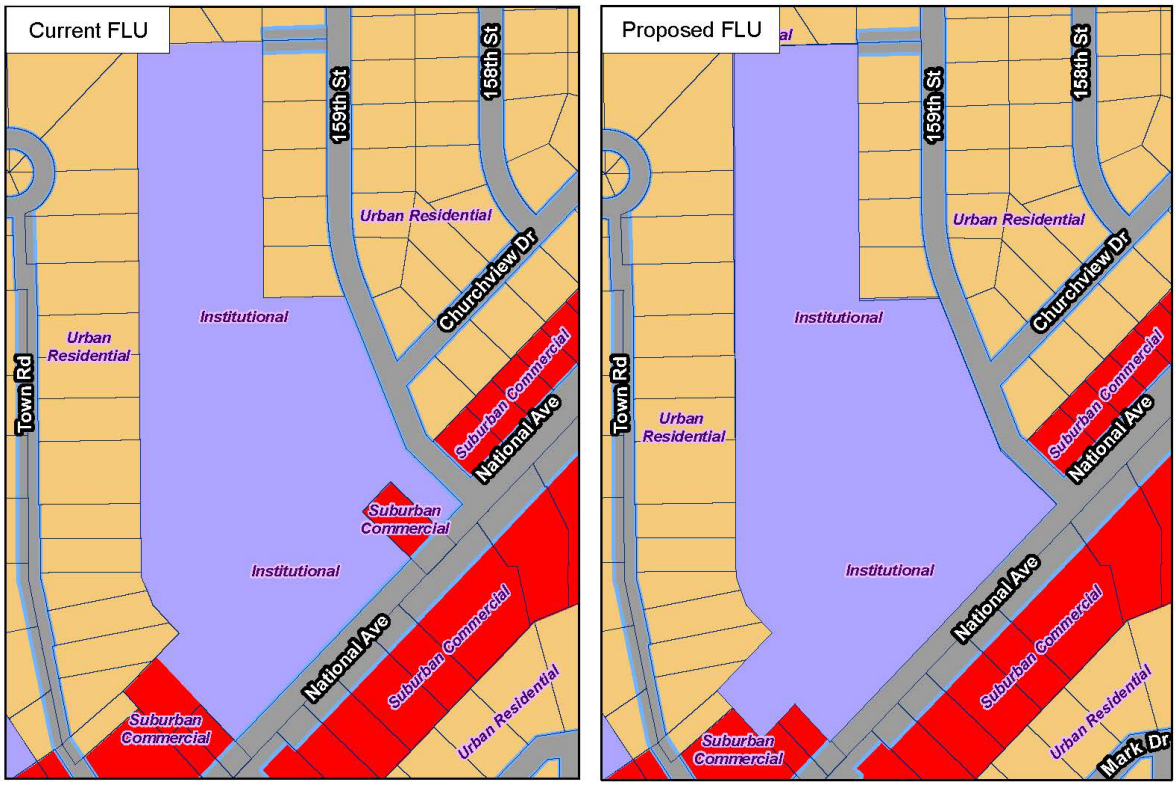
Land Use:

Future Land Use Map: Suburban Commercial (Existing) / Institutional (Proposed)

2. **<u>Chapter 10: Land Use:</u>**

• 2030 Future Land Use Map: Suburban Commercial

• Proposed Future Land Use Map Suggestion: Institutional



3. **<u>Chapter 22: Implementation:</u>** Yes, this request 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.

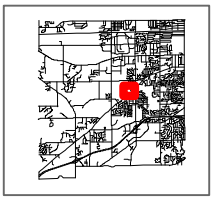
D.R.C. RECOMMENDATION: Public hearing, no action.

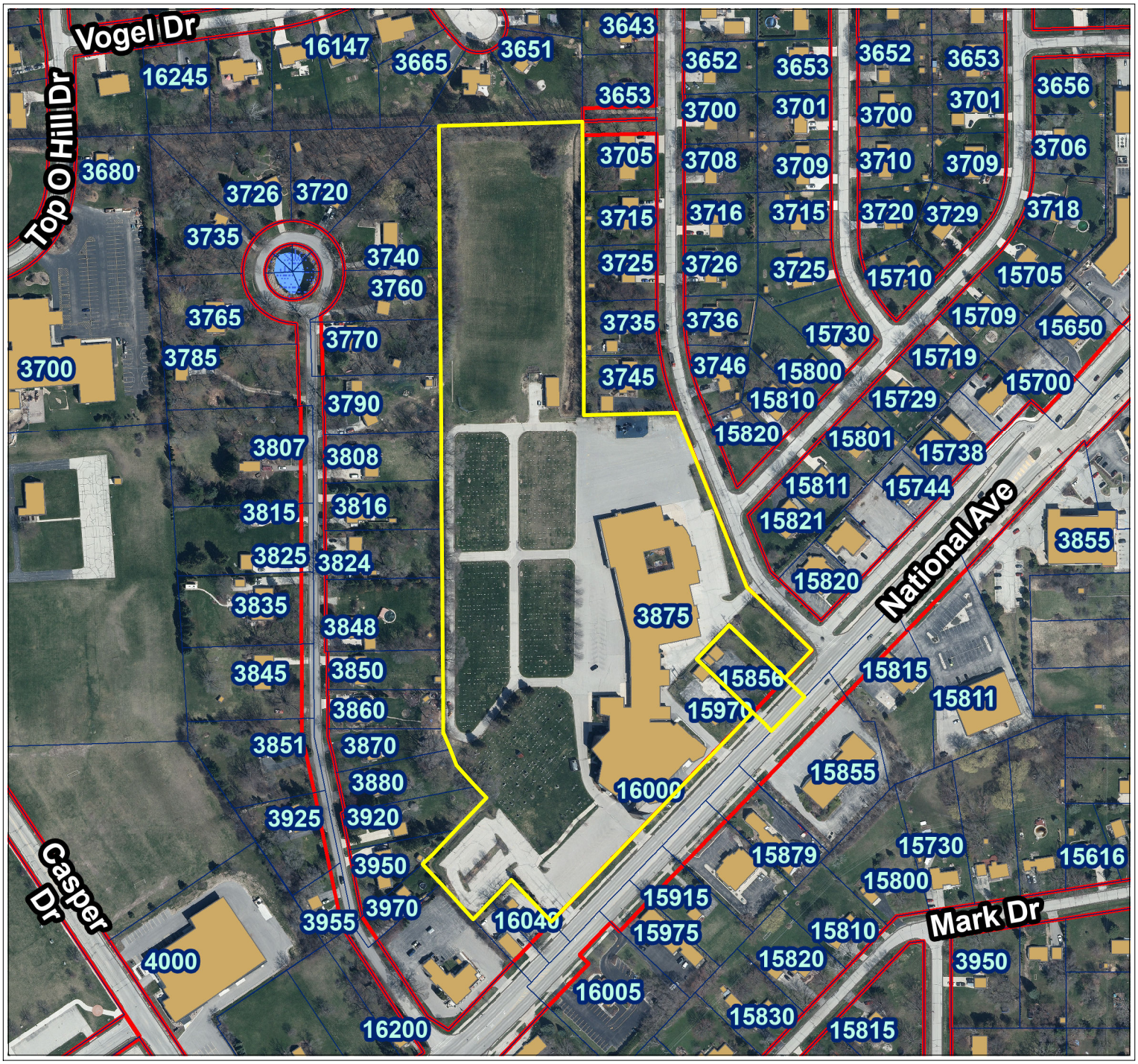
Attachments:
Location Map
Future Land Use Comparison Map
Rezoning Comparison Map
CSM

Draft Chapter 10 – Land Use Plan – Revised FLU Map

City of New Berlin
Community Development

CP-2401974 / RZ-2401975 / LD-2401976
Holy Apostles
15856 W. National Ave & 16000 W. National Ave





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

Legend

- Parcels
- Road Right-of-Way

FEMA Flood Zone (2023)

Flood Zone
- FEMA Flood - Zone A
- FEMA Flood - Zone AE
- Zoning Boundaries

Zoning Wetland Registration

Wetland Registration Type
- Registered Wetland
- Outside Wetland

Environmental Corridor

Corridor Type
- Isolated Natural Resource Area
- Primary Environmental Corridor
- Secondary Environmental Corridor
- Wetland

Sewer Service Area (MMSD)

Sewershed
- Current
- Ultimate

N

0 120 240 Feet

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

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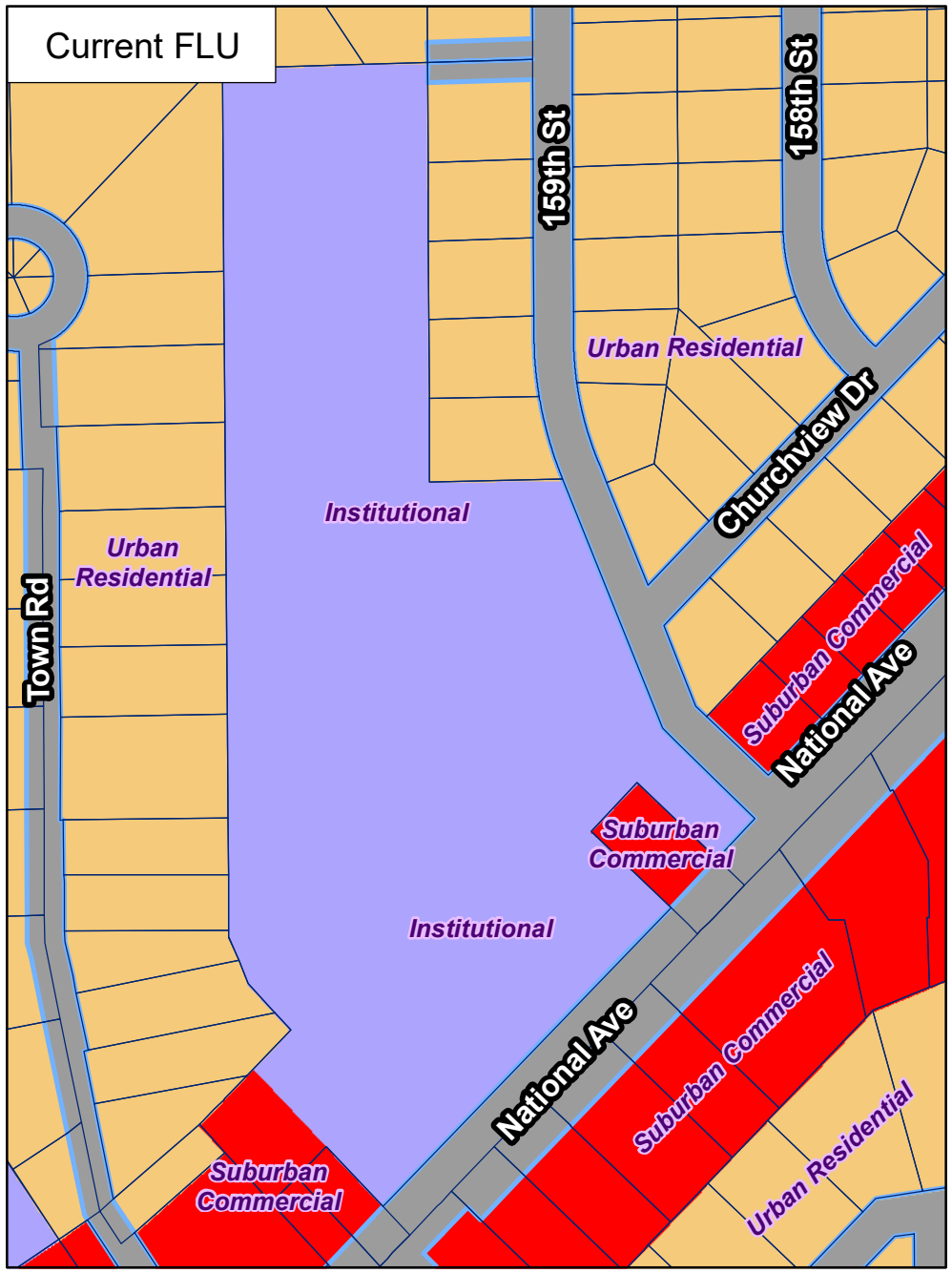
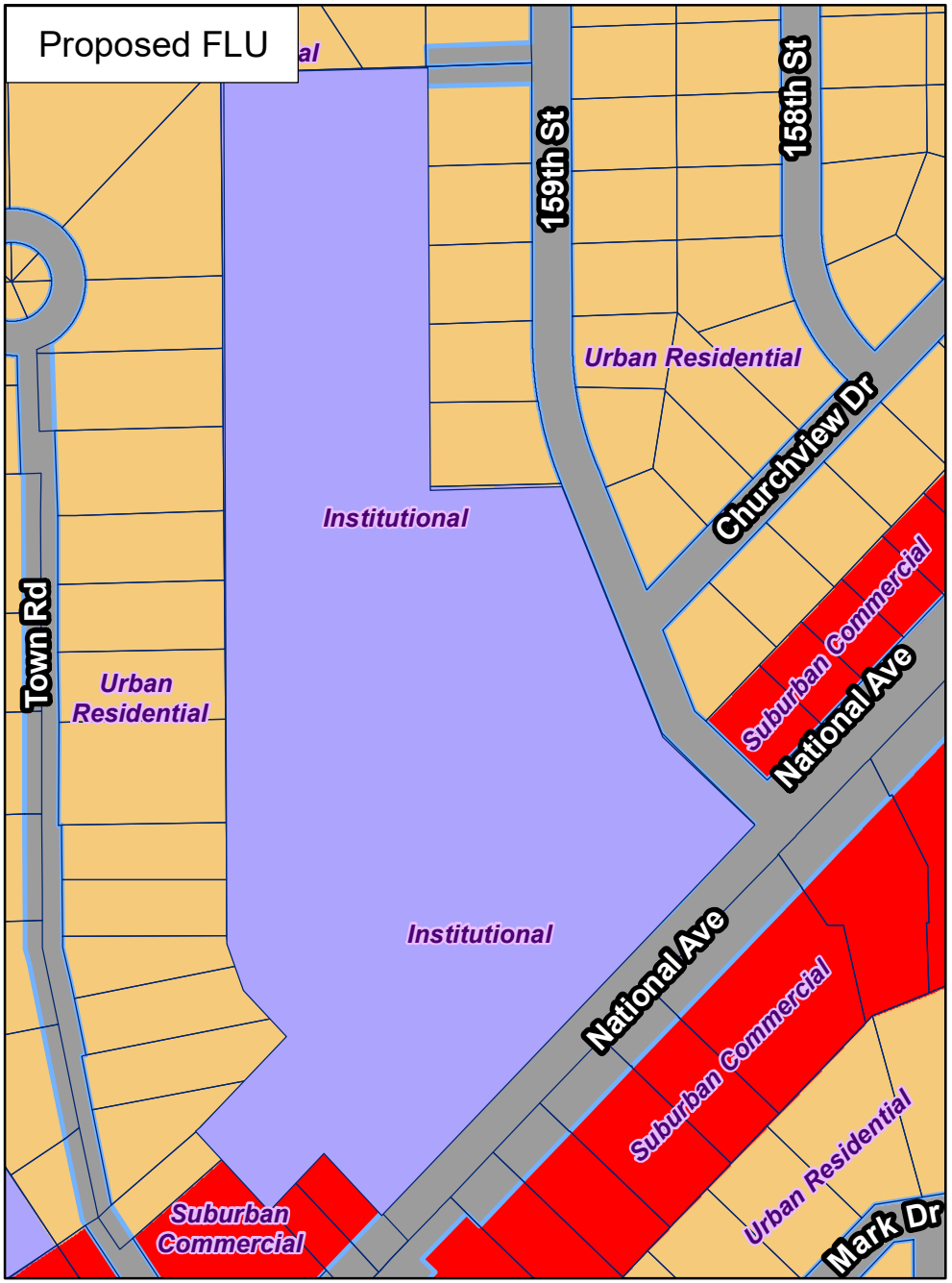
Map Printed: 9/4/2024 1:41:14 PM





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CP-2401974
Holy Apostles
15856 W National Ave

Legend
- Parcels
- Road Right-of-Way

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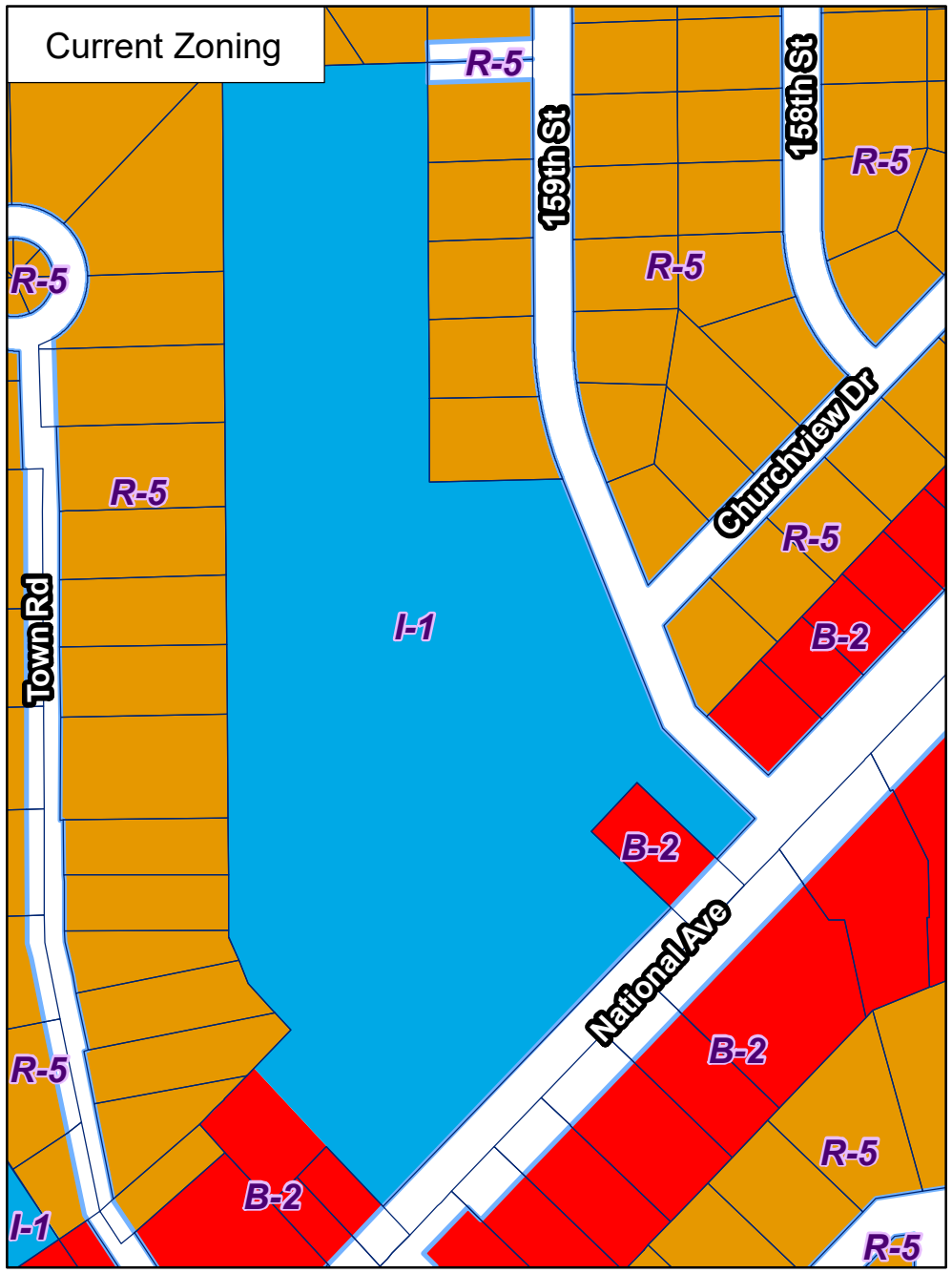

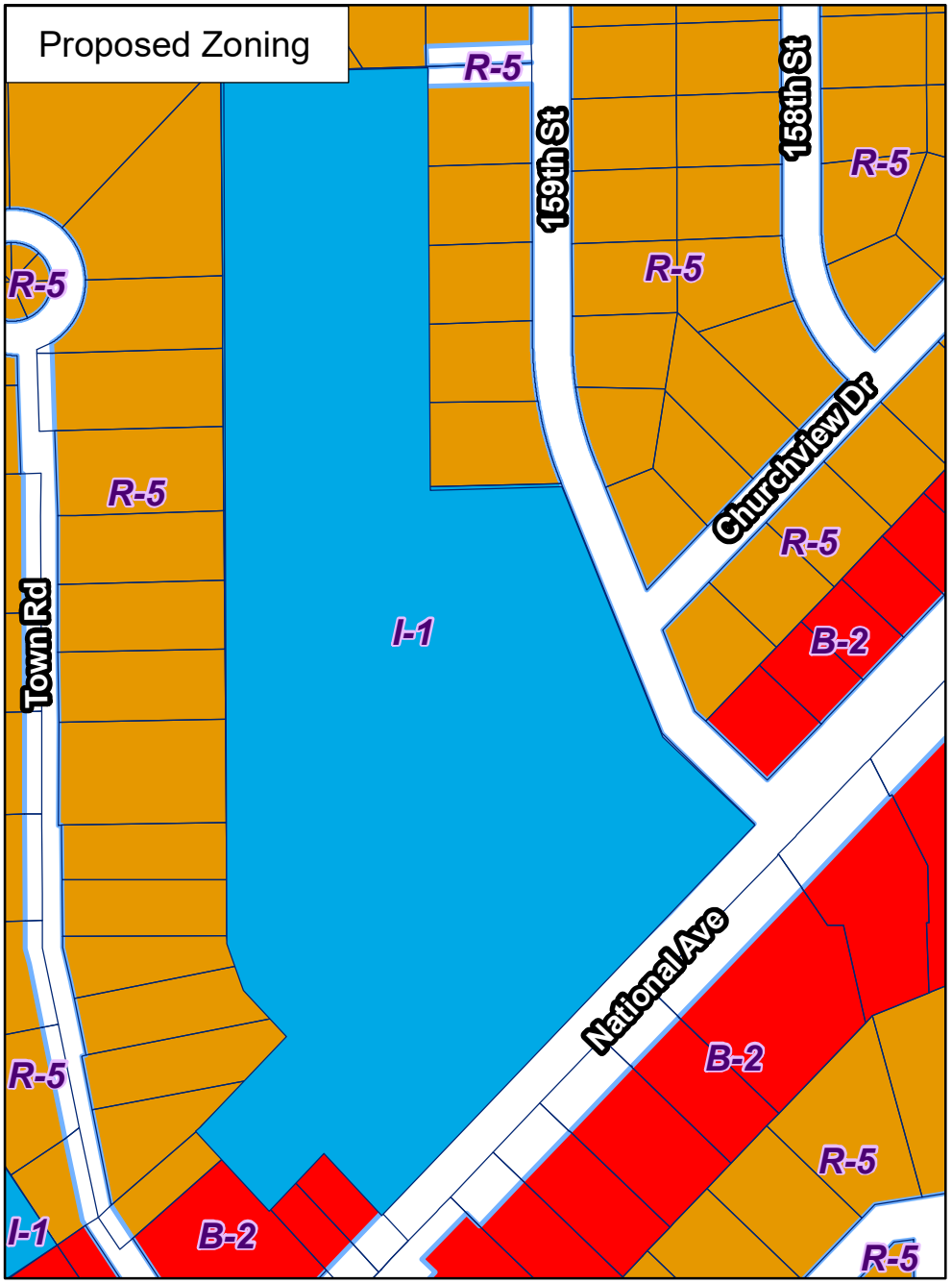

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City of New Berlin
Community Development

RZ-2401975
Holy Apostles
15856 W National Ave

Legend
- Parcels
- Road Right-of-Way

N

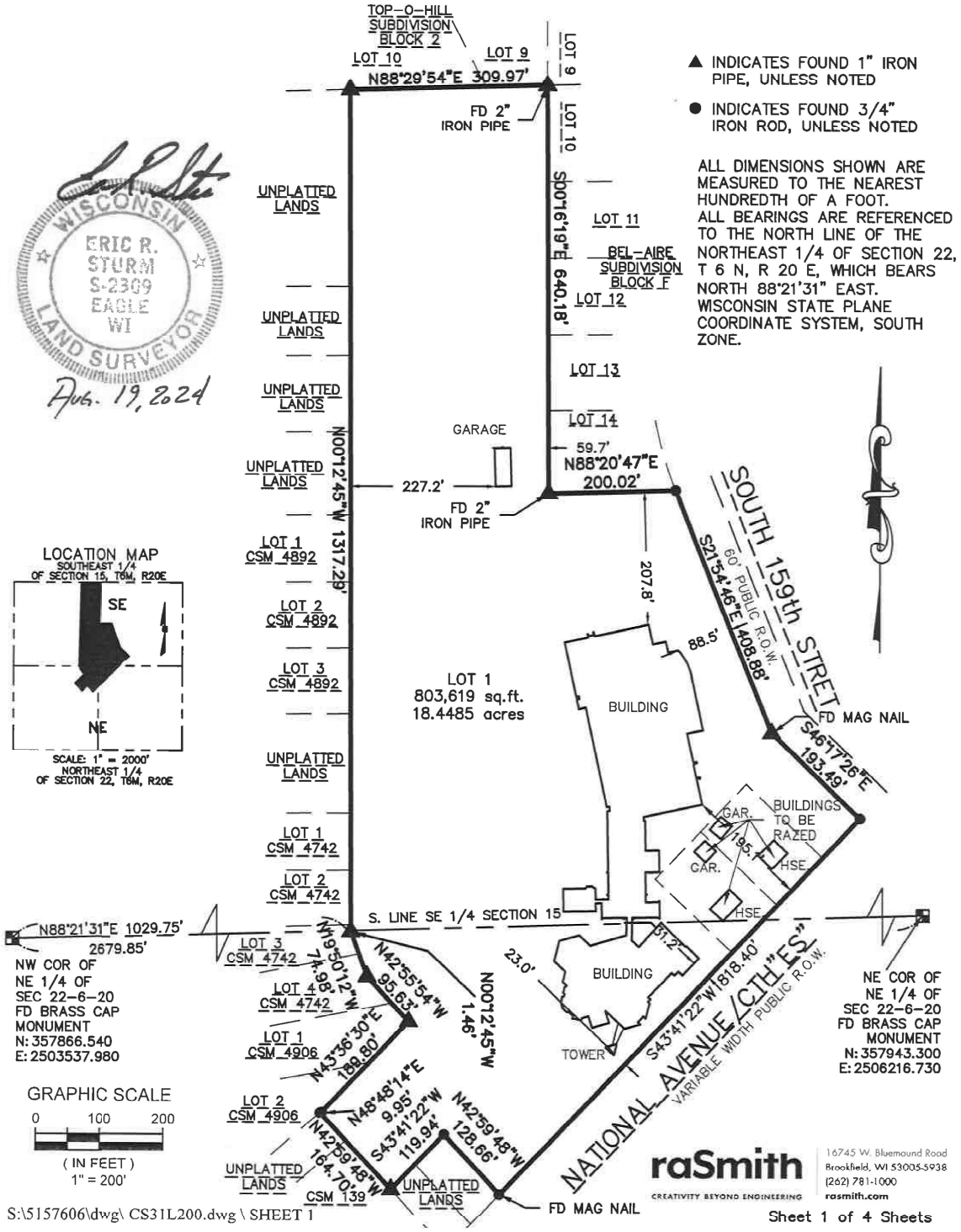
0 130 260 Feet

6

P:\DCD\Projects\RZ\RZ-2401975 Holy Apostles\GIS\RZ-2401975 Zoning Comp Map.mxd

CERTIFIED SURVEY MAP NO. _____

Lot 1 of Certified Survey Map No. 10851, recorded in Waukesha county Register of Deeds in book 105, Pages 181-184 as Document No. 3821403 and lands, being part of the Northeast 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 22 and the Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 15, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin.



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Sheet 1 of 4 Sheets

CERTIFIED SURVEY MAP NO. _____

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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
:SS
WAUKESHA COUNTY }

I, Eric R. Sturm, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided, and mapped Lot 1 of Certified Survey Map No. 10851, recorded in Waukesha county Register of Deeds in book 105, Pages 181-184 as Document No. 3821403 and lands, being part of the Northeast 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 22 and the Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 15, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin, bounded and described as follows:

COMMENCING at the Northwest corner of the Northeast 1/4 of Section 22; thence North 88°21'31" East along the North line of said 1/4 Section 1029.75 feet to a point in the East line of Certified Survey Map No. 4742 and the point of beginning of lands to be described; thence North 00°12'45" West along said East line and its extension and the East line of Certified Survey Map No. 4892 and its extension 1317.29 feet to a point in the South line of Lot 10, Block 2, in Top-O-Hill Subdivision; thence North 88°29'54" East along said South line and its extension 309.97 feet to a point in the West line of Block F in Bel-Aire Subdivision; thence South 00°16'19" East along said West line 640.18 feet to the Southwest corner of Lot 14 in said Block F; thence North 88°20'47" East along the South line of said Lot 14 for a distance of 200.02 feet to a point in the West line of South 159th Street; thence South 21°54'46" East along said West line 408.88 feet to a point; thence South 46°17'26' East continuing along said West line 193.49 feet to a point in the Northerly line of National Avenue (C.T.H. ES); thence South 43°41'22" West along said Northerly line 818.40 feet to a point; thence North 42°59'48" West 128.66 feet to a point; thence South 43°41'22" West 119.94 feet to a point in the Easterly line of Certified Survey Map No. 139; thence North 42°59'48" West along said Easterly line and its extension 164.70 feet to a point in the Southeasterly line of Certified Survey Map No. 4906; thence North 48°48'14" East along said Southeasterly line 9.95 feet to a point; thence North 43°36'30" East along said Southeasterly line 189.80 feet to the most Easterly corner of Lot 1 of said Certified Survey Map; thence North 42°55'54" West along the Northeasterly line of said Certified Survey Map and its extension and the Easterly line of Certified Survey Map No. 4742 and its extension 95.63 feet to a point; thence North 19°50'12" West along the Easterly line of Certified Survey Map No. 4742 a distance of 74.98 feet to a point; thence North 00°12'45" West along said Easterly line 1.46 feet to the point of beginning.

Containing 803,619 square feet or 18.4485 acres, more or less of land.

THAT I have made this survey, land division and map by the direction of HOLY APOSTLES CONGREGATION, owners of said land.

THAT such 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 the provisions of Chapter 236 of the Wisconsin State Statutes and Chapter 235 of the Municipal Code of the City of New Berlin in surveying, dividing and mapping the same.

August 19, 2024 _____ (SEAL)
DATE Eric R. Sturm
Professional Land Surveyor S-2309

WISCONSIN ERIC R. STURM S-2309 EAGLE WI LAND SURVEYOR

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

CERTIFIED SURVEY MAP NO. _____

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OWNER'S CERTIFICATE

HOLY APOSTLES CONGREGATION, as owners, certify that they caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and City of New Berlin.

HOLY APOSTLES CONGREGATION, also 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

WITNESS the hand and seal of HOLY APOSTLES CONGREGATION, this _____ day of

_____, 2024.

_____ _____

STATE OF WISCONSIN }
:SS
_____ COUNTY }

PERSONALLY came before me this ____ day of _____, 2024,

_____ and acknowledged that they executed the foregoing instrument.

_____(SEAL)
Notary Public, State of Wisconsin
My commission expires
My commission is permanent.

WISCONSIN ERIC R. STURM S-2309 EAGLE WI LAND SURVEYOR

August 19, 2024

raSmith
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Sheet 3 of 4 Sheets

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COMMON COUNCIL APPROVAL

APPROVED by the Common Council of the City of New Berlin on this _____ day of _____, 2024. All conditions of approval have been met as of this _____ day of _____, 2024.

_____
David Ament, Mayor

_____
Rubina R. Medina, Clerk

PLANNING COMMISSION APPROVAL

APPROVED by the Planning Commission of the City of New Berlin on this _____ day of _____, 2024.

_____
David Ament, Mayor/Chairperson

_____
Nikki Jones, Secretary

WISCONSIN ERIC R. STURM S-2309 EAGLE WI LAND SURVEYOR

August 19, 2024

This instrument was drafted by Eric R. Sturm,
Professional Land Surveyor S-2309

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

STAFF REPORT
EXECUTIVE SUMMARY

APPLICANT/PROJECT:	**Sherri Meyer on behalf of Holy Apostles Congregation / Rezoning**
LOCATION:	**15856 W. National Avenue (Tax Key #: 1212-993) and a portion of the property located at 16000 W. National Avenue (Tax Key #: 1212-991-002)**
REQUEST:	**Request to rezone the property located at 15856 W. National Avenue (Tax Key #: 1212-993) and a portion of the property located at 16000 W. National Avenue (Tax Key #: 1212-991-002) from B-2 to I-1.**
D.R.C. RECOMMENDATION:	**Public hearing only, no action.**

DETAILS IN ATTACHED STAFF REPORT:

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

Meeting of October 7, 2024

Sherri Meyer on behalf of Holy Apostles Congregation / Rezoning
15856 W. National Avenue (Tax Key #: 1212-993) and
a portion of the property located at 16000 W. National Avenue (Tax Key #: 1212-991-002)

DATE STAFF REPORT PREPARED: September 5, 2024

APPLICANT / OWNER(S): Sherri Meyer on behalf of Holy Apostles Congregation / Holy Apostles Congregation

REQUEST / DESCRIPTION OF PROJECT: The applicant is requesting to rezone the property located at 15856 W. National Avenue (Tax Key #: 1212-993) and a portion of the property located at 16000 W. National Avenue (Tax Key #: 1212-991-002) from B-2 to I-1.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 8/20/2024

DATE OF COMPLETENESS DETERMINATION: 8/21/2024

PRE-APPLICATION CONFERENCE HELD: No
Date(s) of Meeting(s): N/A – Various emails.
Site Visit(s): 9/10/2024

CONCEPTUAL PLAN: A 1-Lot CSM has been submitted. (See File # LD-2401976)

SIZE OF DEVELOPMENT / PARCEL(S):
Parcel 1 (16000 W. National Avenue / Tax Key #: 1212-991-002): 18.02 acres
Parcel 2 (15856 W. National Avenue / Tax Key #: 1212-993): 0.53 (0.39 acres excl. ROW)

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

CURRENT LAND USE: Commercial / Vacant

PROPOSED ZONING: I-1 (Institutional)

PROPOSED LAND USE: Church/Institutional

PROPOSED LOT SIZE(S): 18.4485 acres (See File # LD-2401976)

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North:	Zoning: R-5 (Medium-Density Single-Family Residential District)	Land Use: Single-Family Residential
South:	Zoning: B-2 (General Retail Sales and Service District)	Land Use: Commercial
East:	Zoning: B-2 (General Retail Sales and Service District)	Land Use: Commercial

West: Zoning: B-2 (General Retail Sales and Service District) Land Use: Commercial

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes, the request meets the intent of this Chapter.

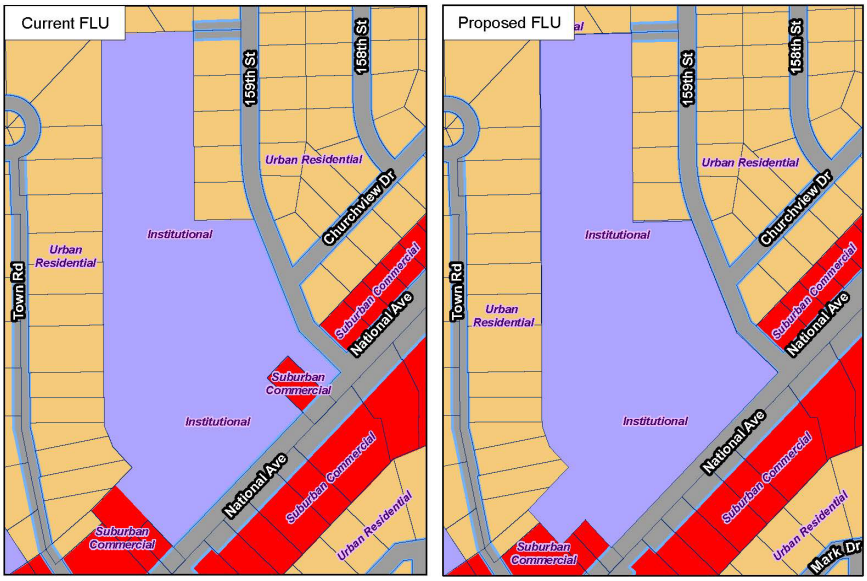
Chapter 15: Neighborhood "E": National Avenue East Corridor: Yes, this submittal meets the intent of this Chapter.

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.*

- ***Land Use:***
  - *Future Land Use Map: Suburban Commercial*
  - *2030 Future Land Use Map Suggestion:* Institutional (See File #: CP-2401974)



ZONING CODE (Chapter 275): Yes, this request meets the requirements of Section 275-36B(1) 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: No
Site Plan Required: Yes, see attached CSM.
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: The site is relatively flat.

BIKE & PEDESTRIAN FACILITIES PLAN: No improvements identified.

PARK & OPEN SPACE PLAN: No improvements identified.

NATURAL RESOURCES PROTECTION:
Limits of Disturbance (LOD): N/A
Woodland, Tree, and Vegetation Protection: N/A
Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: No impact. No changes proposed at this time.

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.: No increase.

TRAFFIC IMPACT: No increase.

SCHOOL DISTRICT IMPACT: N/A
Notice Sent to Affected School District(s): No

PREVIOUS ACTION:

12/7/1964	Plan Commission approval of church.
3/31/1997	Plan Commission approval of an addition and renovation of existing areas.
7/7/1997	Plan Commission approval of a garage building for maintenance equipment.
10/12/2010	Common Council approval of a 1-Lot CSM to combine the properties at 16000 W. National Avenue and the former 15850 W. National Avenue.
6/6/2011	Plan Commission approval for a waiver for a 15' buffer adjacent to a commercial use and additional parking via agreement with adjacent property.
2/15/2017	Architectural Review Committee approved a 400 square foot chapel addition.

12/4/2017 Plan Commission approval of a cemetery expansion.
3/20/2018 Architectural Review Committee approved a 9,466 square foot addition.
11/6/2023 Plan Commission approval of rezoning, Comprehensive Plan Amendment, and a 1-Lot CSM.
11/14/2023 Common Council approval of rezoning, Comprehensive Plan Amendment, and a 1-Lot CSM.

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

1. The rezoning must meet the following criteria outlined in New Berlin Municipal Code Chapter 275-22 (F):

   a. *The proposed rezoning is consistent with the Comprehensive Plan and the stated purposes of Chapter 275;*

   The Future Land Use map identifies the area as Suburban Commercial. The applicant has filed a separate application for a Comprehensive Plan Amendment (See File #: CP-2401974) to amend the Future Land Use Map within the City's Comprehensive Plan (Chapter 10 – Land) from Suburban Commercial to Instutitional.

   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 is currently 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-2401974.

   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-

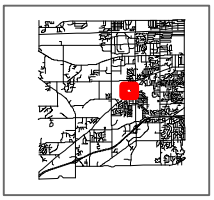
2401974) and 1-Lot CSM (See File #: LD-2401976). Action for these applications is anticipated for the November 7, 2024 Plan Commission meeting.

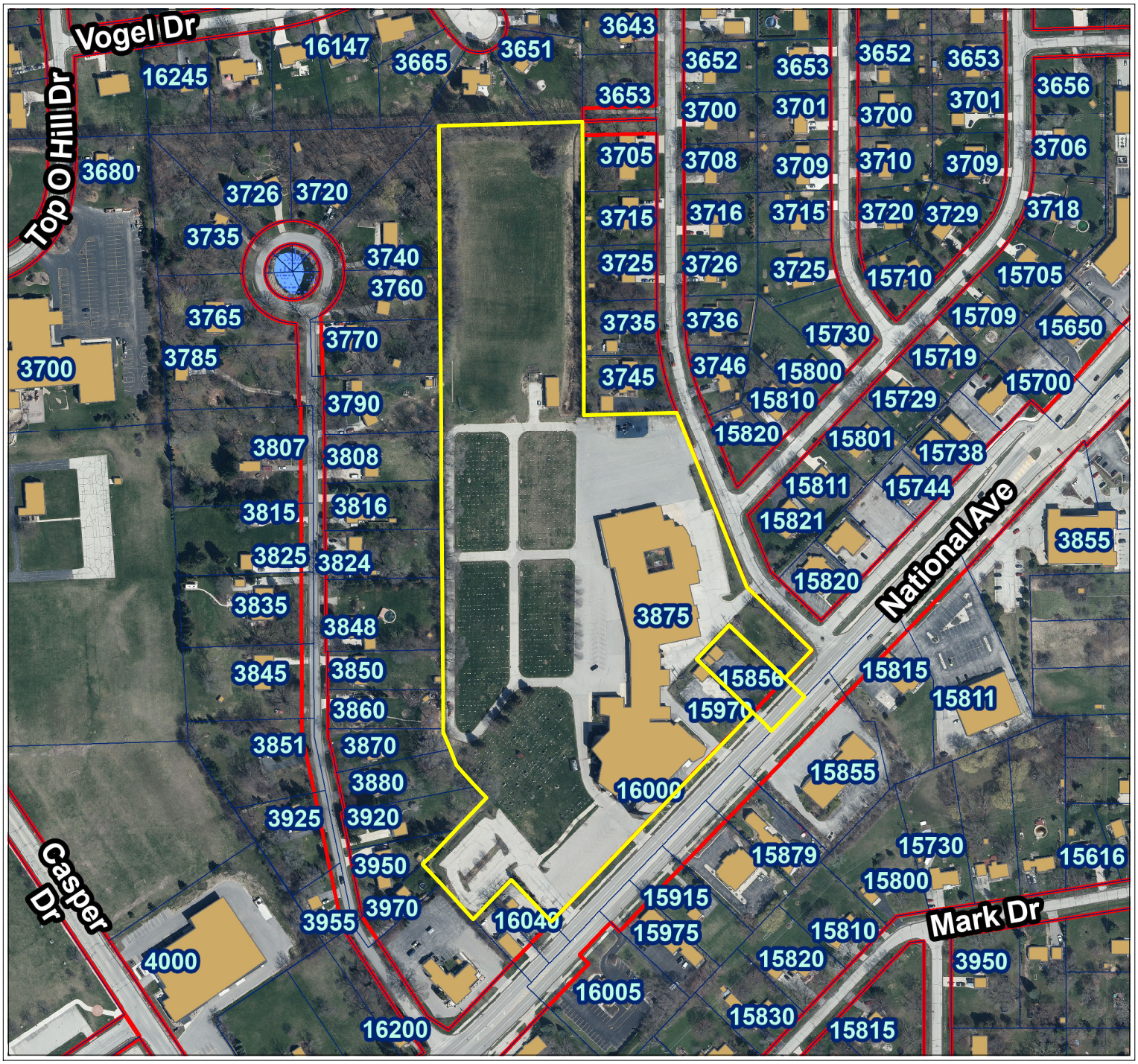
D.R.C. RECOMMENDATION: Public hearing only, no action: **See Executive Summary.**

ATTACHMENTS:
Location Map
Zoning Comparison Map
CSM

City of New Berlin
Community Development

CP-2401974 / RZ-2401975 / LD-2401976
Holy Apostles
15856 W. National Ave & 16000 W. National Ave





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

Legend

- Parcels
- Road Right-of-Way

FEMA Flood Zone (2023)

Flood Zone

- FEMA Flood - Zone A
- FEMA Flood - Zone AE
- Zoning Boundaries

Zoning Wetland Registration

Wetland Registration Type

- Registered Wetland
- Outside Wetland

Environmental Corridor

Corridor Type

- Isolated Natural Resource Area
- Primary Environmental Corridor
- Secondary Environmental Corridor
- Wetland

Sewer Service Area (MMSD)

Sewershed

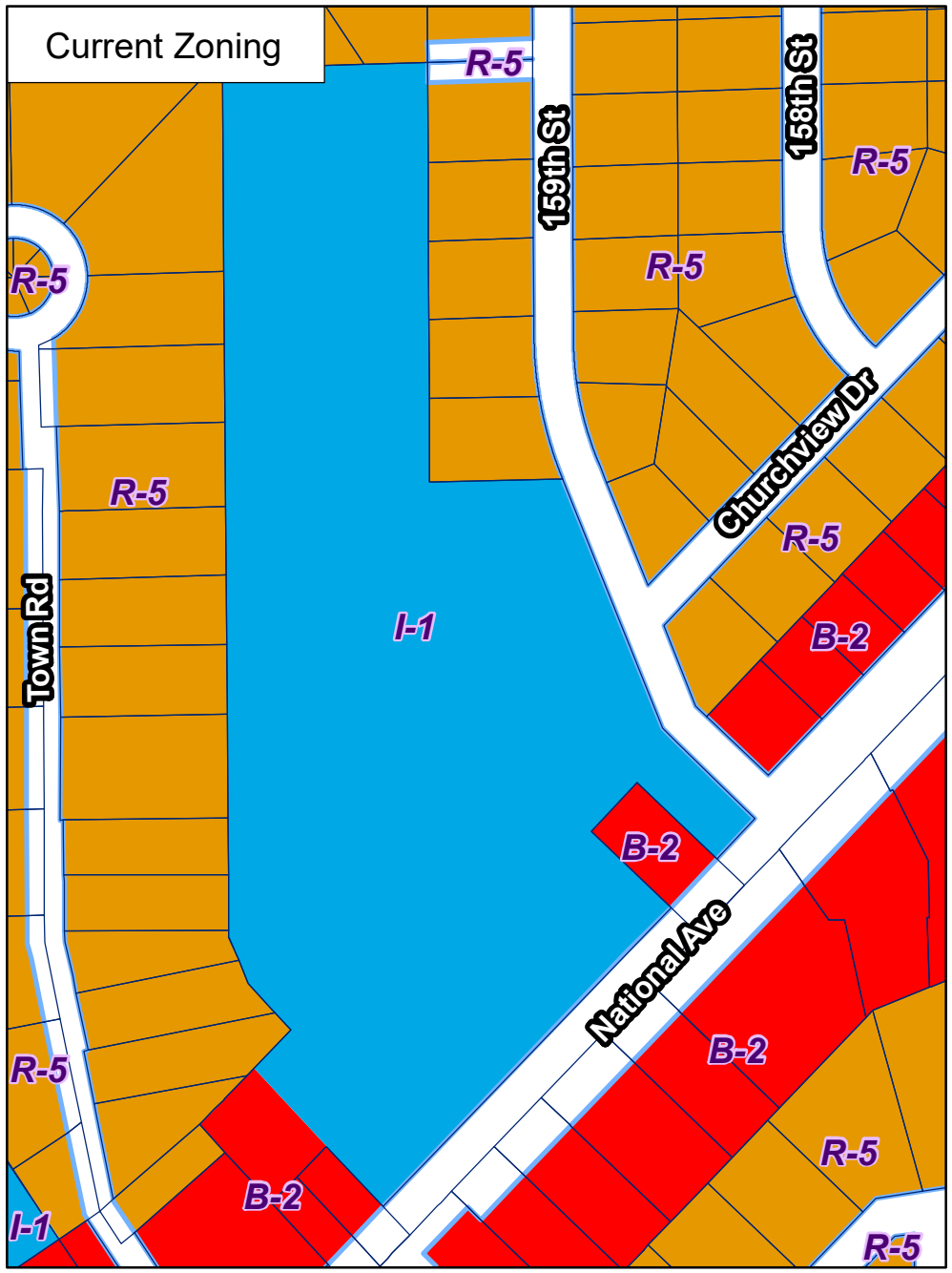
- Current
- Ultimate

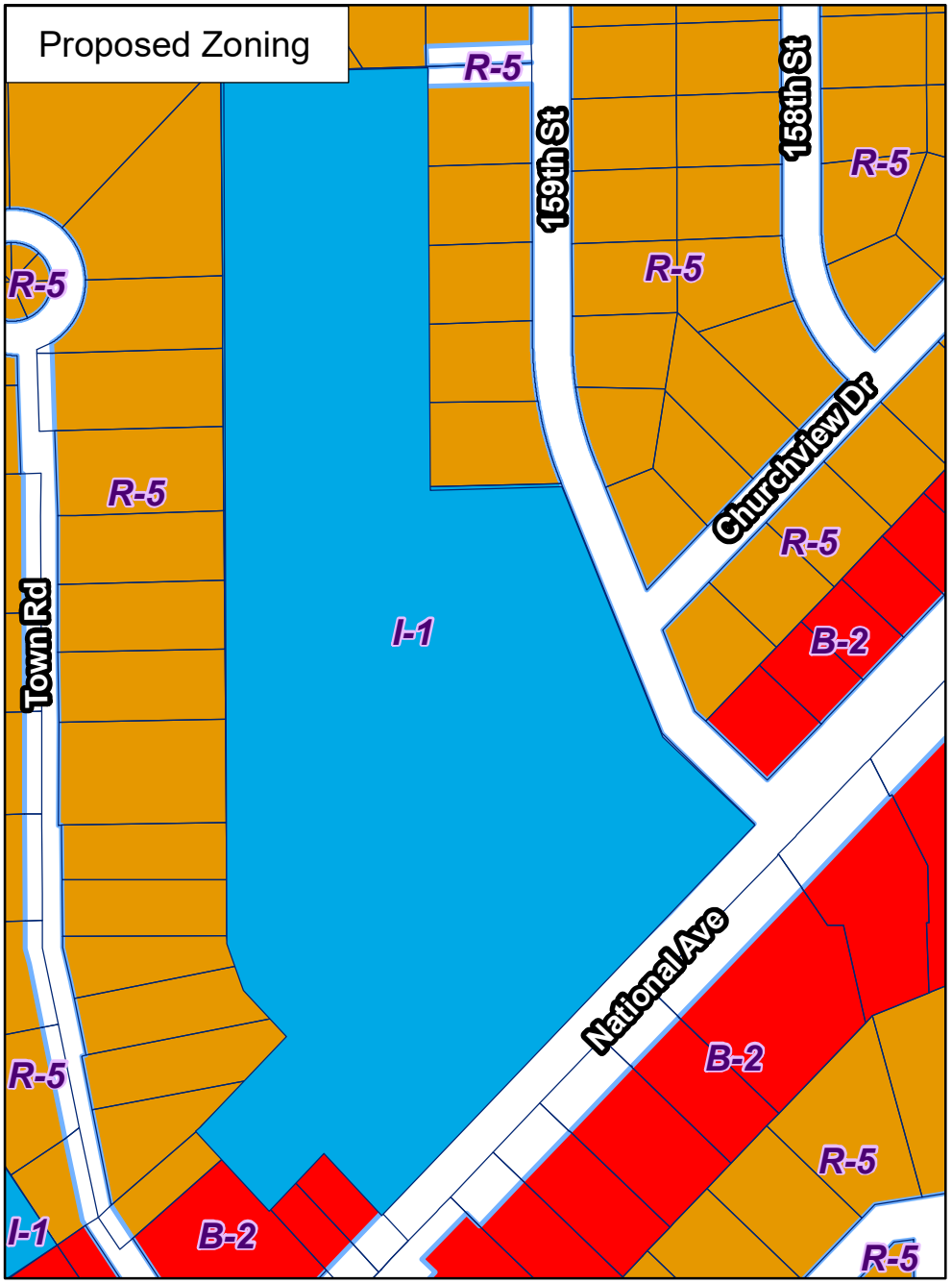
N

0 120 240 Feet

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

Map Printed: 9/4/2024 1:41:14 PM





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City of New Berlin
Community Development

RZ-2401975
Holy Apostles
15856 W National Ave

Legend
- Parcels
- Road Right-of-Way

N

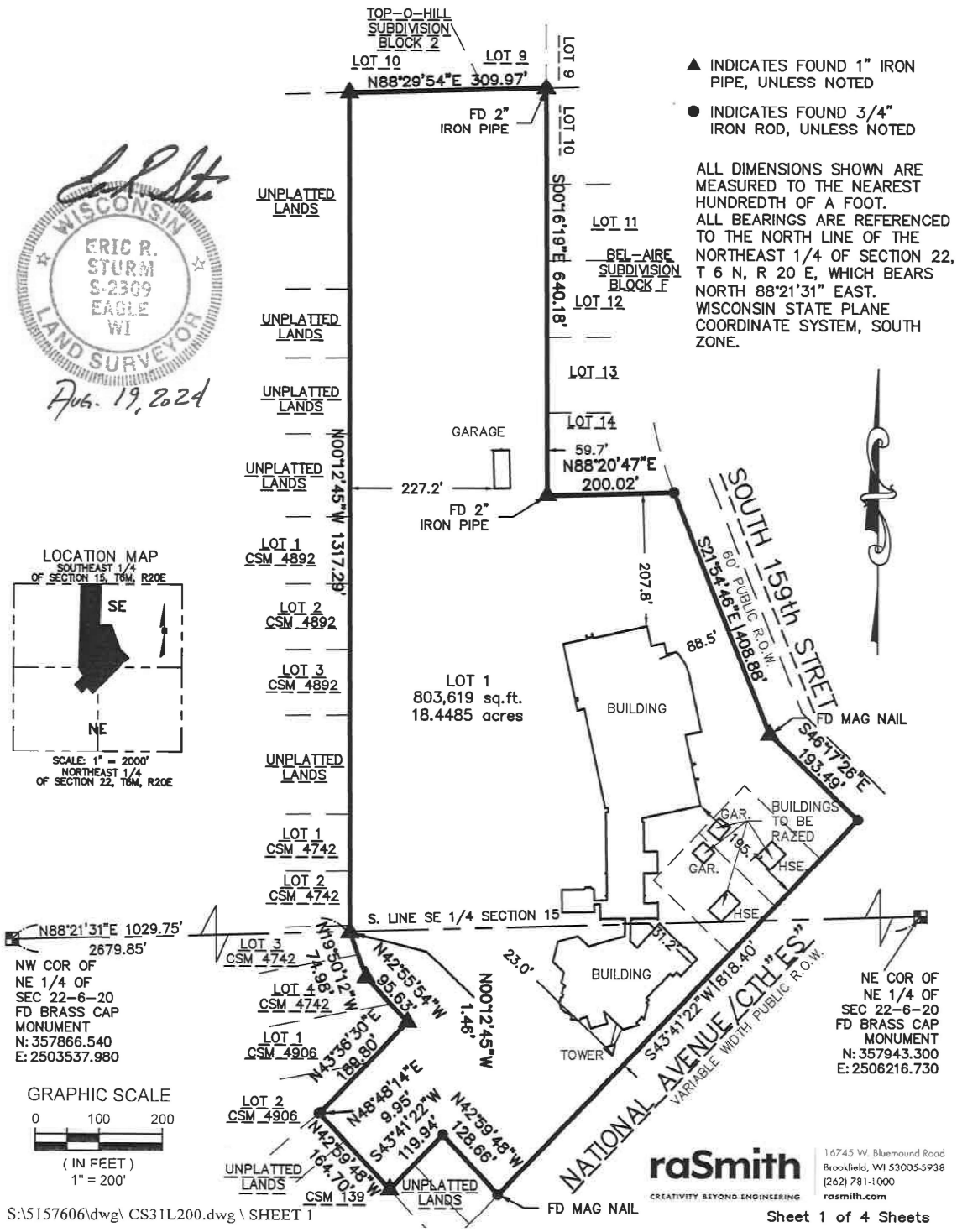
0 130 260 Feet

8

P:\DCD\Projects\RZ\RZ-2401975 Holy Apostles\GIS\RZ-2401975 Zoning Comp Map.mxd

CERTIFIED SURVEY MAP NO. _____

Lot 1 of Certified Survey Map No. 10851, recorded in Waukesha county Register of Deeds in book 105, Pages 181-184 as Document No. 3821403 and lands, being part of the Northeast 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 22 and the Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 15, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin.



▲ INDICATES FOUND 1" IRON PIPE, UNLESS NOTED

● INDICATES FOUND 3/4" IRON ROD, UNLESS NOTED

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
ALL BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 22, T 6 N, R 20 E, WHICH BEARS NORTH 88°21'31" EAST. WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

S:\5157606\dwg\ CS31L200.dwg \ SHEET 1

Sheet 1 of 4 Sheets

CERTIFIED SURVEY MAP NO. _____

Lot 1 of Certified Survey Map No. 10851, recorded in Waukesha county Register of Deeds in book 105, Pages 181-184 as Document No. 3821403 and lands, being part of the Northeast 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 22 and the Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 15, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
:SS
WAUKESHA COUNTY }

I, Eric R. Sturm, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided, and mapped Lot 1 of Certified Survey Map No. 10851, recorded in Waukesha county Register of Deeds in book 105, Pages 181-184 as Document No. 3821403 and lands, being part of the Northeast 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 22 and the Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 15, Township 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin, bounded and described as follows:

COMMENCING at the Northwest corner of the Northeast 1/4 of Section 22; thence North 88°21'31" East along the North line of said 1/4 Section 1029.75 feet to a point in the East line of Certified Survey Map No. 4742 and the point of beginning of lands to be described; thence North 00°12'45" West along said East line and its extension and the East line of Certified Survey Map No. 4892 and its extension 1317.29 feet to a point in the South line of Lot 10, Block 2, in Top-O-Hill Subdivision; thence North 88°29'54" East along said South line and its extension 309.97 feet to a point in the West line of Block F in Bel-Aire Subdivision; thence South 00°16'19" East along said West line 640.18 feet to the Southwest corner of Lot 14 in said Block F; thence North 88°20'47" East along the South line of said Lot 14 for a distance of 200.02 feet to a point in the West line of South 159th Street; thence South 21°54'46" East along said West line 408.88 feet to a point; thence South 46°17'26' East continuing along said West line 193.49 feet to a point in the Northerly line of National Avenue (C.T.H. ES); thence South 43°41'22" West along said Northerly line 818.40 feet to a point; thence North 42°59'48" West 128.66 feet to a point; thence South 43°41'22" West 119.94 feet to a point in the Easterly line of Certified Survey Map No. 139; thence North 42°59'48" West along said Easterly line and its extension 164.70 feet to a point in the Southeasterly line of Certified Survey Map No. 4906; thence North 48°48'14" East along said Southeasterly line 9.95 feet to a point; thence North 43°36'30" East along said Southeasterly line 189.80 feet to the most Easterly corner of Lot 1 of said Certified Survey Map; thence North 42°55'54" West along the Northeasterly line of said Certified Survey Map and its extension and the Easterly line of Certified Survey Map No. 4742 and its extension 95.63 feet to a point; thence North 19°50'12" West along the Easterly line of Certified Survey Map No. 4742 a distance of 74.98 feet to a point; thence North 00°12'45" West along said Easterly line 1.46 feet to the point of beginning.

Containing 803,619 square feet or 18.4485 acres, more or less of land.

THAT I have made this survey, land division and map by the direction of HOLY APOSTLES CONGREGATION, owners of said land.

THAT such 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 the provisions of Chapter 236 of the Wisconsin State Statutes and Chapter 235 of the Municipal Code of the City of New Berlin in surveying, dividing and mapping the same.

August 19, 2024 _____ (SEAL)
DATE Eric R. Sturm
Professional Land Surveyor S-2309

WISCONSIN ERIC R. STURM S-2309 EAGLE WI LAND SURVEYOR

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

CERTIFIED SURVEY MAP NO. _____

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OWNER'S CERTIFICATE

HOLY APOSTLES CONGREGATION, as owners, certify that they caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and City of New Berlin.

HOLY APOSTLES CONGREGATION, also 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

WITNESS the hand and seal of HOLY APOSTLES CONGREGATION, this _____ day of

_____, 2024.

_____ _____

STATE OF WISCONSIN }
:SS
_____ COUNTY }

PERSONALLY came before me this ____ day of _____, 2024,

_____ and acknowledged that they executed the foregoing instrument.

_____(SEAL)
Notary Public, State of Wisconsin
My commission expires
My commission is permanent.

WISCONSIN ERIC R. STURM S-2309 EAGLE WI LAND SURVEYOR

August 19, 2024

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
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rasmith.com

S:\5157606\dwg\ CS31L200.dwg \ SHEET 3

Sheet 3 of 4 Sheets

CERTIFIED SURVEY MAP NO. _____

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COMMON COUNCIL APPROVAL

APPROVED by the Common Council of the City of New Berlin on this _____ day of _____, 2024. All conditions of approval have been met as of this _____ day of _____, 2024.

_____
David Ament, Mayor

_____
Rubina R. Medina, Clerk

PLANNING COMMISSION APPROVAL

APPROVED by the Planning Commission of the City of New Berlin on this _____ day of _____, 2024.

_____
David Ament, Mayor/Chairperson

_____
Nikki Jones, Secretary

WISCONSIN ERIC R. STURM S-2309 EAGLE WI LAND SURVEYOR

August 19, 2024

This instrument was drafted by Eric R. Sturm,
Professional Land Surveyor S-2309

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

Plan Commission
MEETING MINUTES

August 19, 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)
None

2. PRIVILEGE OF THE FLOOR
None

3. CALL TO ORDER, PLEDGE OF ALLEGIANCE
Mayor Ament called the meeting to order at 6:02 PM and led the Pledge of Allegiance.

4. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE
Joelle Erickson took the roll call as follows:
Present: Commissioner Schulpius, Commissioner Felda, Commissioner Rafel, Commissioner McGrath, Mayor Ament
Excused: Commissioner Theodore Anderson, Alderperson Joseph Stribl

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

5. APPROVAL OF MINUTES

A. July 15, 2024 Meeting Minutes

MOTION: Motion to Approve Minutes

VOTE: Motion by: Commissioner McGrath
Second by: Commissioner Rafel
Motion Passes 5-0

6. PLAN COMMISSION SECRETARY'S REPORT
None

7. CONTINUED BUSINESS
None

8. NEW BUSINESS

A. (5) KH UA-2401403 Terron Wright with The Architects Partnership on behalf of Chase Bank - 15545 W. National Avenue - Use, Site and Architecture Approval for a bank with an attached drive-up ATM.

MOTION: Motion to Approve Item as Presented

VOTE: Motion by: Mayor Ament
Second by: Commissioner Schulpius
Motion Passes 5-0

9. PENDING

None

10. COMMUNICATIONS

None

11. ADJOURN

MOTION: Motion to Adjourn at 6:07PM

VOTE: Motion by: Commissioner Rafel
Second by: Mayor Ament
Motion Passes 5-0

Respectfully Submitted,
Joelle Erickson, Community Relations Specialist

STAFF REPORT
EXECUTIVE SUMMARY

APPLICANT/PROJECT:	**Austin Workman with Workman Meadows LLC / Office Building and outdoor storage areas**
LOCATION:	**19000 W. Lincoln Avenue (Tax Key #'s: 1172-994, 1172-998-003, 1172-998 and 1167-996-001)**
REQUEST:	**Amend the approved architecture from a gray smart siding to gray metal panel scheme and stone materials for a 4,896 square foot office building and outdoor storage areas located at 19000 W. Lincoln Avenue (Tax Key #'s: 1172-994, 1172-998-003, 1172-998 and 1167-996-001).**
D.R.C. RECOMMENDATION:	**Recommend approval to amend the approved architecture from a gray smart siding to gray metal panel scheme and stone materials for a 4,896 square foot office building and outdoor storage areas, along with the waiver request, located at 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:**

ALL CONDITIONS REMAIN THE SAME AS THE ORGINAL PLAN COMMISSION APPROVAL ON JUNE 3, 2024.

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 employes 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 30' from existing structures.**

b. **Key for Knox box is required.**

c. **Provide fire extinguishers every 75' of travel.**

d. **Maintain egress/emergency lighting throughout.**

<u>DETAILS IN ATTACHED STAFF REPORT</u>

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

Meeting of October 7, 2024

Austin Workman with Workman Meadows LLC / Use Approval
19000 W. Lincoln Avenue
(Tax Key #'s: 1172-994, 1172-998-003, 1172-998 and 1167-996-001)

DATE STAFF REPORT REVISED: September 18, 2024

APPLICANT / OWNER(S): Austin Workman with Workman Meadows, LLC / Workman Meadows, LLC

REQUEST/DESCRIPTION OF PROJECT: Amend the approved architecture from a gray smart siding to gray metal panel scheme and stone materials for a 4,896 square foot office building and outdoor storage areas located at 19000 W. Lincoln Avenue (Tax Key #'s: 1172-994, 1172-998-003, 1172-998 and 1167-996-001)

DATE OF APPLICATION: 3/20/2024; Revised Plans 9/13/2024

DATE OF COMPLETENESS DETERMINATION: 3/20/2024; Revised Plans 9/13/2024
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: M-1 (Light Manufacturing District)

CURRENT LAND USE: Former quarry & sod farm / Certified Products

PROPOSED ZONING: N/a

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 Polices:

- *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.*

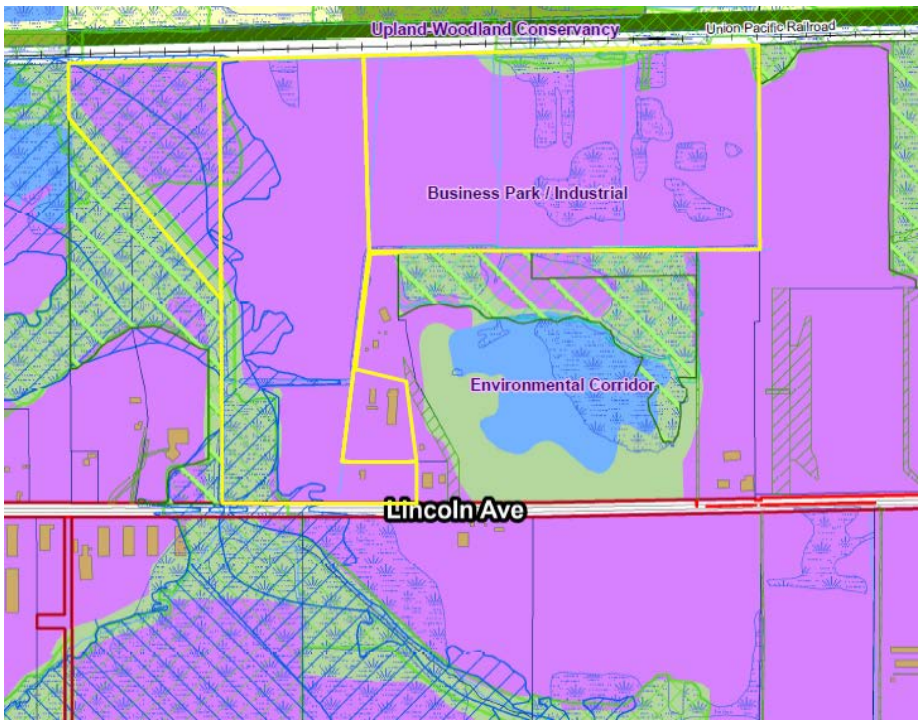
Economic Development:

- *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:. Wetlands have been 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: 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.
6/3/2024 Plan Commission approved a 2,500 sq. ft. building.

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.*"
8. The applicant is proposing to amend the plan to include a slighting larger building, going from 2,500 sq. ft. to 4,896 sq. ft. They are also proposing to switch the smart siding to mental panels. It will be a

similar color scheme and be reviewed by the Architecture Review Committee October 7, 2024.

D.R.C. RECOMMENDATION: Recommend approval to amend the approved architecture from a gray smart siding to gray metal panel scheme and stone materials for a 4,896 square foot office building and outdoor storage areas, along with the waiver request, located at 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
Development Plans
- Revised Site Plan
- Revised Elevation Plan

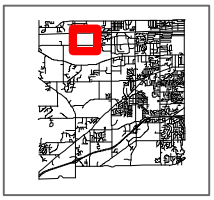
The following can be found in the Staff Report for this project in the full packet on 6/3/2024:
Plan of Operation Letter
Development Plans – prior approved
NR 135 Completion Letter / Memo

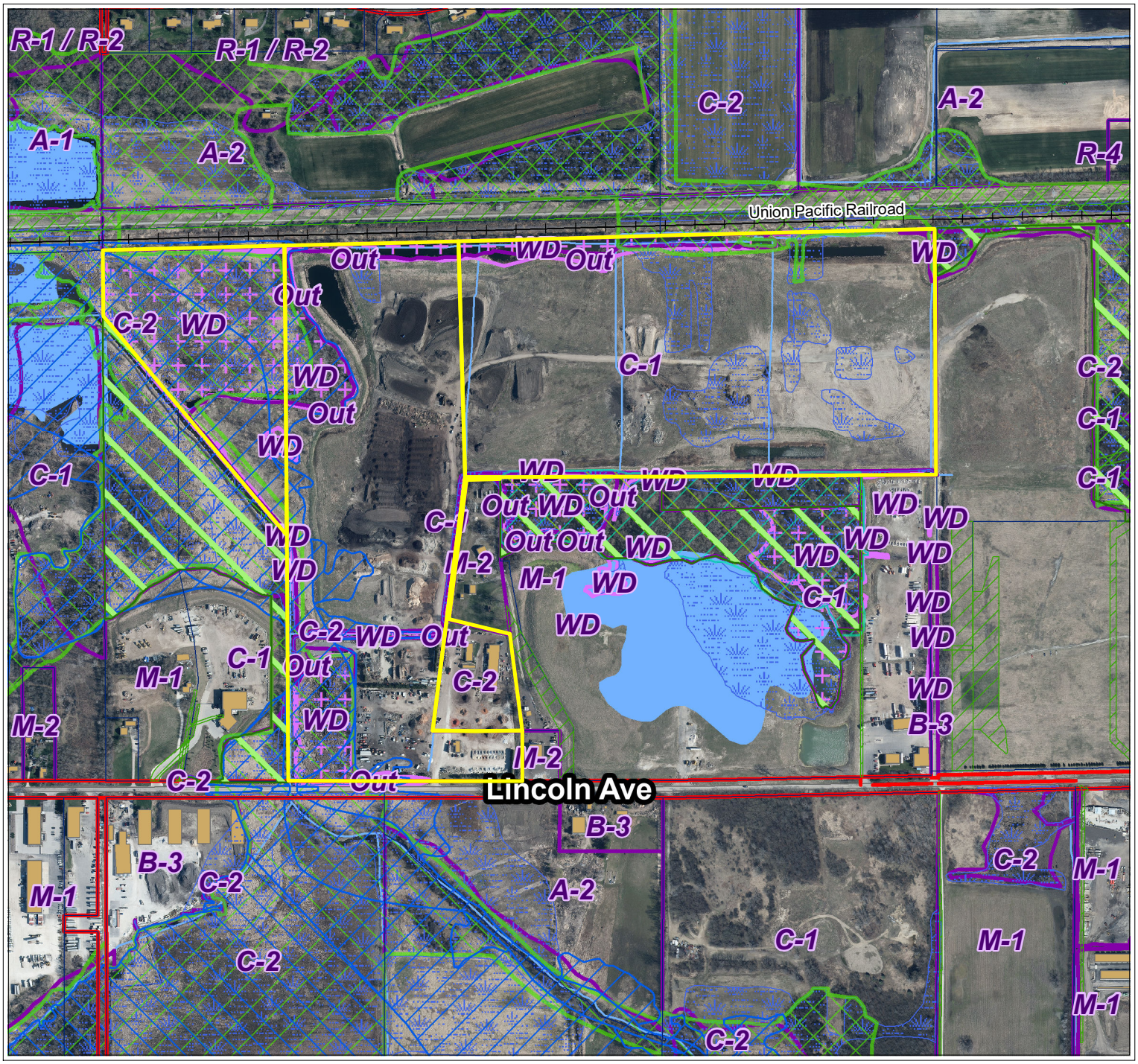
The following can be found in the Staff Report for File #: RZ-2202317:
Zoning Comparison Map
Historical Future Land Use Document Review
Permit CU-02-03 Ownership Change
Incomplete Application Determination Letter dated November 30, 2023
Code Compliance Letter dated April 4, 2022

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

RZ-2202317 & UA-2400449
Certified Products
19000 W. Lincoln Avenue
(Tax Key #'s: 1172-994, 1172-998-003, 1172-998 & 1167-996-001)

City of New Berlin
Community Development





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

Legend

- Parcels
- Road Right-of-Way

FEMA Flood Zone (2023)

Flood Zone

- FEMA Flood - Zone A
- FEMA Flood - Zone AE
- Zoning Boundaries

Zoning Wetland Registration

Wetland Registration Type

- Registered Wetland
- Outside Wetland

Environmental Corridor

Corridor Type

- Isolated Natural Resource Area
- Primary Environmental Corridor
- Secondary Environmental Corridor
- Wetland

Sewer Service Area (MMSD)

Sewershed

- Current
- Ultimate

N

0 260 520 Feet

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

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

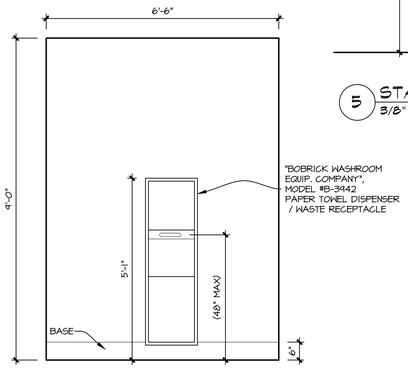
Certified Products II is a supplier of landscape materials located at 19000 W. Lincoln Ave. in New Berlin and operated on 3 contiguous parcels consisting of roughly 112.4 acres. The northern portion of the property has historically been a peat mine which gave that area the NR-135 designation. There is 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.

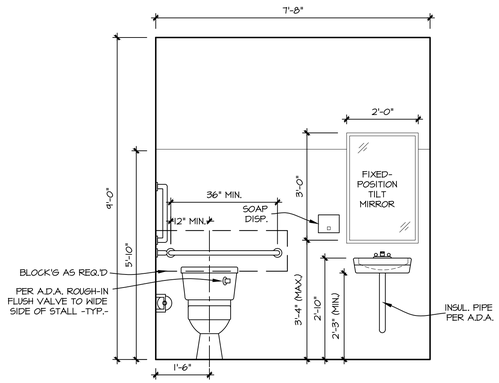
We thank you for your time and consideration of this reclamation, rezoning, and use approval request. Please see information provided within the submittal documents. Should you have any questions, feel free to reach out with any questions or to discuss further.

Thank you,

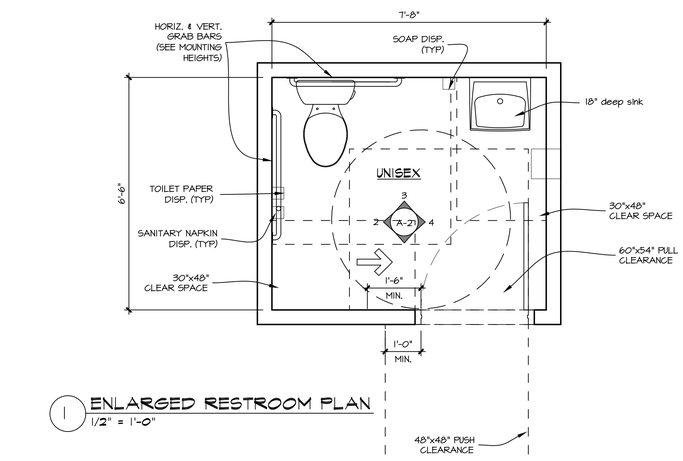
Austin and Brady Workman
Workman Meadows



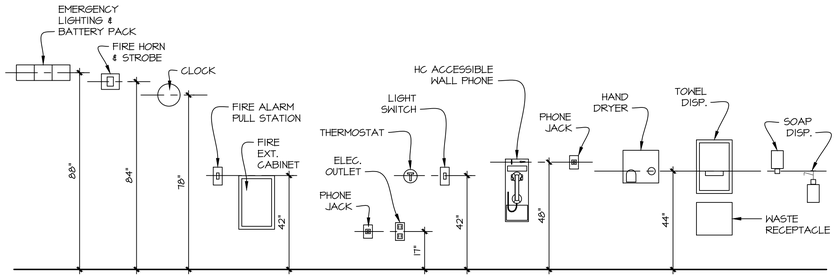
4 RESTROOM
1/2" = 1'-0"



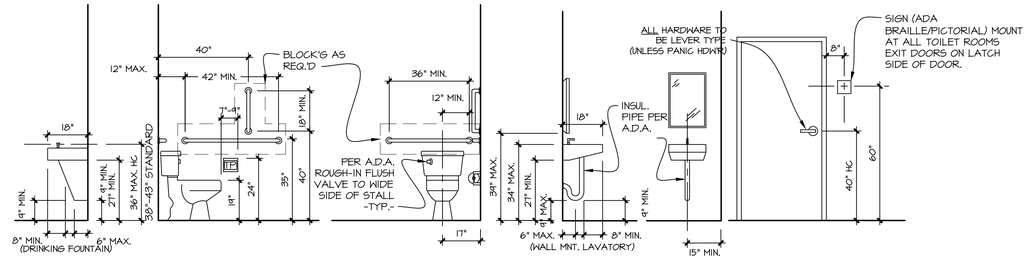
3 RESTROOM
1/2" = 1'-0"



1 ENLARGED RESTROOM PLAN
1/2" = 1'-0"



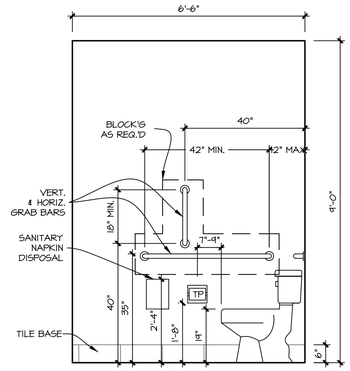
5 STANDARD MOUNTING HEIGHTS
3/8" = 1'-0"



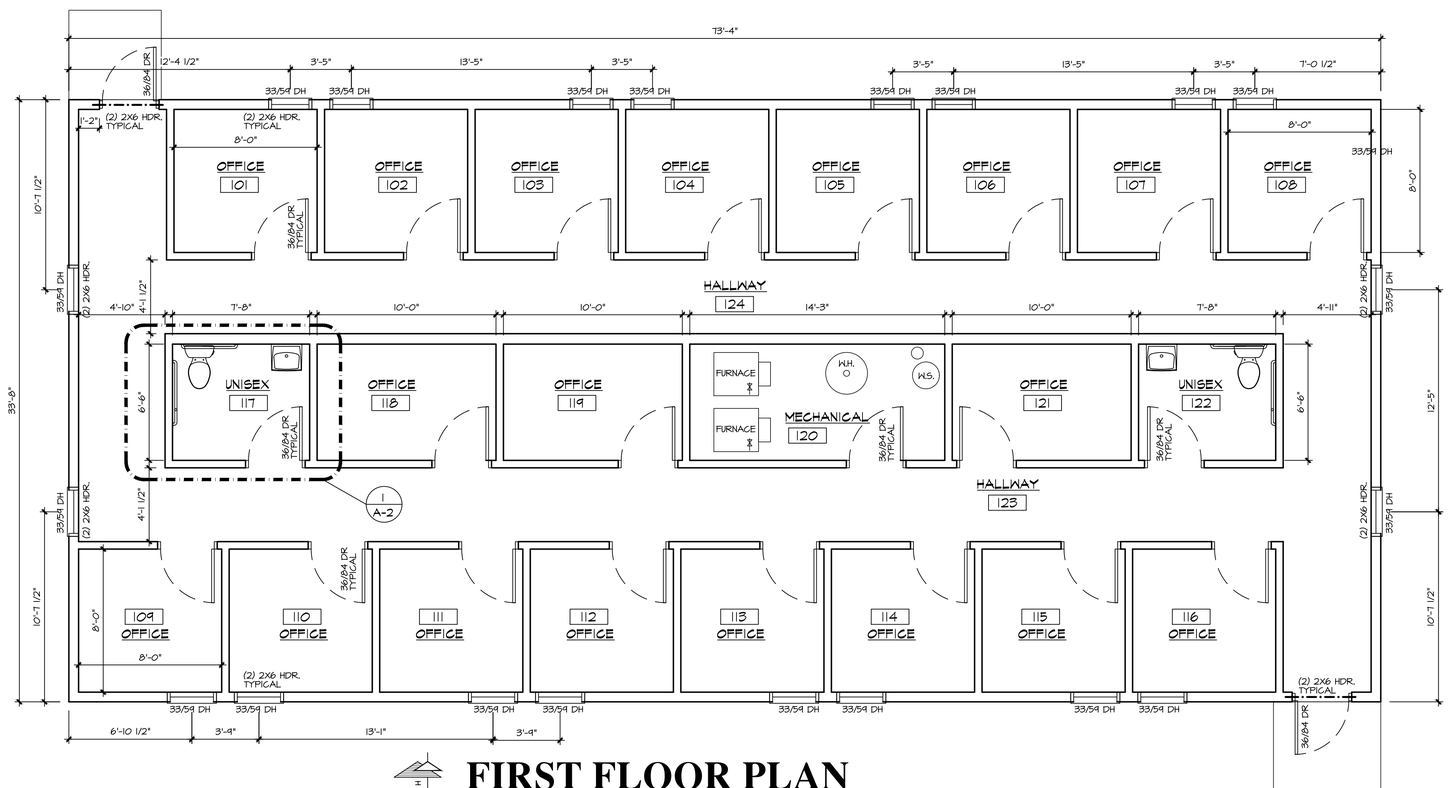
ACCESSIBILITY GUIDELINES:

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.



2 RESTROOM
1/2" = 1'-0"



NORTH

FIRST FLOOR PLAN

1/4" = 1'-0"

BUILDING AREA = 2,466 SQ. FT.

patera
ARCHITECTURE + ENGINEERING
4040 N. Calhoun Road Suite #200 • Brookfield, WI 53005
(OFFICE) 262-786-6776

REVISIONS:
-
-
-
-
-
-
-

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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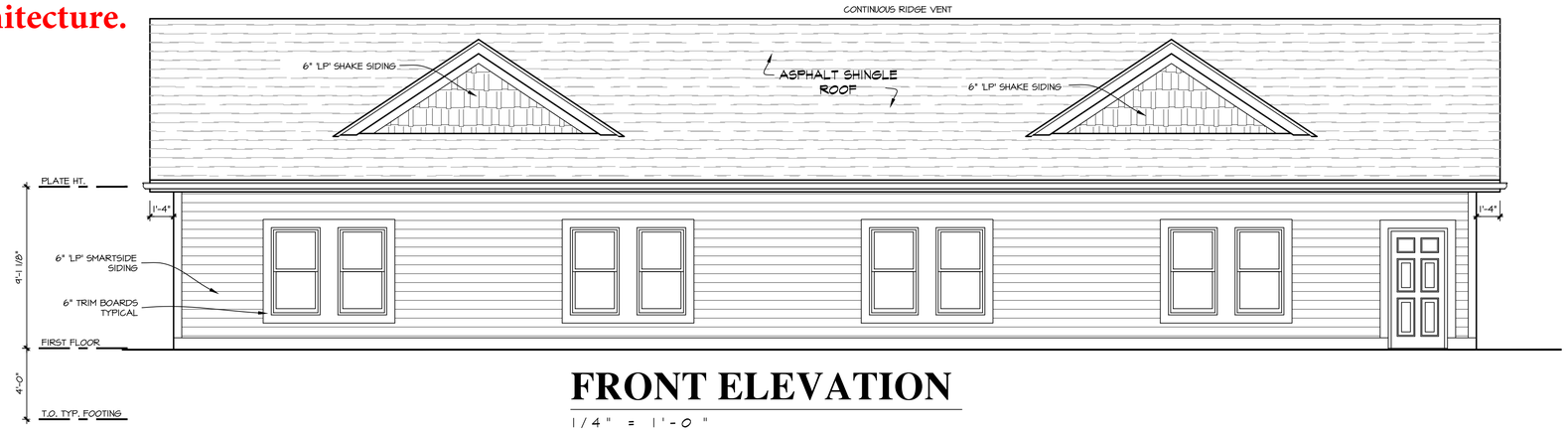
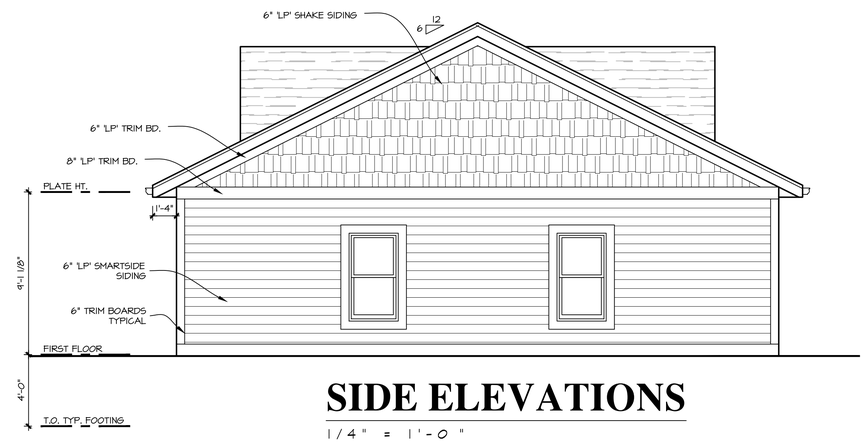
Previously approved architecture.



FRONT ELEVATION

1/4" = 1'-0"



SIDE ELEVATIONS

1/4" = 1'-0"

REAR ELEVATION

1/4" = 1'-0"

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(OFFICE) 262-786-6776

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

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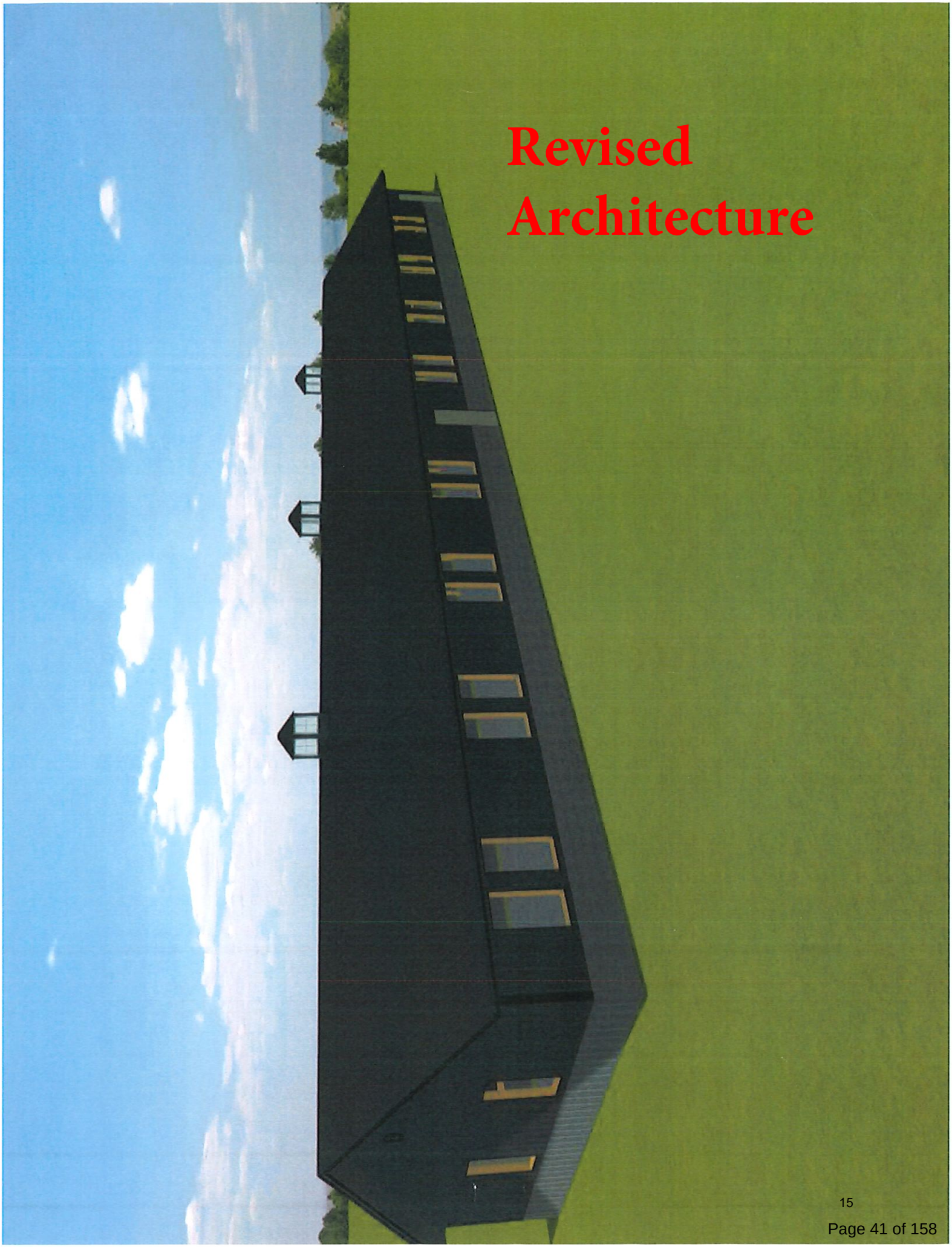

Revised
Architecture

GENERAL NOTES AND SPECIFICATIONS

GENERAL NOTES

DEVIATION FROM PLANS - Any deviation from these plans shall have been consulted with and documented by the supervising professional.

NON-CONTRACT ITEMS - Items may appear on these plans that are done by others and are not part of the Walters Buildings' contract.

STRUCTURAL PERFORMANCE - Walters Buildings and the Certifying Engineer's responsibility is limited to the structural performance of the post frame shell and listed items. The parties are not acting as the supervising professional of record for onsite supervision of construction, installation, or inspection. Check with local municipality for any special requirements.

SPECIFICATIONS

SITE WORK - The building site shall be graded to provide drainage away from the building. Maintain the grade levels shown on the plan around the building.

FOUNDATION PLACEMENT NOTES - All footings or Sakrete shall be placed on undisturbed virgin soil remaining consistent with the soil bearing capacity as noted in the 'LOADS' Table. If any loose soil is found at footing locations notify engineer at once so adjustments to footings can be made accordingly, as may be necessary.

Column holes are dug per the dimensions shown on the foundation plan (S1) and ready-mix concrete pads or dry concrete pads are poured in place (Note plans for size and type). Additional concrete-mix is poured around the base of the column.

Backfill around columns above footings shall be placed in 8" maximum depth layers and thoroughly compacted. Backfill material shall remain consistent with the presumed lateral soil pressure noted in the 'LOADS'. Typical soil types meeting the requirements include firm sand and loose sandy gravel. Backfill of excavated holes in soil around wood columns may be made with concrete at contractors option.

Foundations shall not be placed prior to confirmation of the soil type at a depth of 5 feet below the bottom of the footing.

CONCRETE (if applicable) - Concrete placement shall be in accordance with ACI 318-14.

Design mixes shall be obtained from the following:
1. Strength to be a minimum of 3000 PSI at 28 days for walls and footings.
2. Strength to be a minimum of 3500 PSI at 28 days for floor slabs.
3. Slump not to exceed 4 inches.

REINFORCING STEEL (if applicable) - Reinforcing steel shall be placed in accordance with CRSI Standards.

Steel reinforcing shall meet the requirements of the "Standard Specifications" for:
1. Billet-Steel Concrete Reinforcing Bars Grade 60 (ASTM designation A-615).
2. All steel bars shall meet the requirements of ASTM designation A-615. All welded wire mesh for concrete reinforcement shall meet the requirement shall meet the requirements set forth in Standard Specification (ASTM designation A-185). The reinforcement shall not be painted and must be free from grease, dirt or deep rust when placed in the work. To prevent rust, the material must be protected from moisture. The reinforcement shall be protected by the proper thickness of concrete.

Where not otherwise shown, the thickness of concrete over the reinforcement shall be:
1. Where concrete is deposited against the ground without the use of forms, the thickness of concrete shall not be less than 3 inches.
2. Where concrete is exposed to weather, the thickness of concrete shall not be less than 1 1/2 inches.
3. In columns or pedestals not exposed to weather or ground, the thickness of concrete shall not be less than 1 1/2 inches.

ANCHOR BOLTS (if applicable) - The contractor shall set all anchor bolts to receive the building. The bolts shall be the size as shown or required. They may be drilled into place as allowed.

STRUCTURAL LAMINATED COLUMNS - The No. 2 or better southern yellow pine S4S structural columns used in this Walters Building shall consist of a 3 or more members sized as shown on the plans, steel plate laminated, and designed to meet the structural load requirements. Column lumber is kiln-dried to a 19% moisture content.

The members for use in contact with the soil shall be pressure treated to a retention of 0.8 pounds of Copper Chromate Arsenate Type C, oxide type formulation, as listed in American Wood Preservers Assoc. Standard U1. The treatment process shall be as described in the current AWPA Standard U1 Commodity Specification A, Use Category 4B.

Splices in columns shall conform to Jack Walters & Sons Corp. Standard details and the columns shall bear a permanent Jack Walters & Sons Corp. stamp in a visible location. Wisconsin DILHR Material Approval No. 201610-W.

SPLASHBOARDS - Splashboards are S4S #2 or better Southern Pine, pressure treated to a net retention of 0.15 pounds per cubic foot with MCA copper based treatment. Approved for G-90 galvanized protected connectors and for aluminum contact. Building code compliant - ESR #2240. One row is furnished for building on a level grade.

FRAMING - Side girts are 2" x 6" S4S 1650 MSR or better Spruce Pine Fir spaced approximately 32" o.c. with all joints staggered at attachment to columns. Roof purlins are 2" x 4" S4S 1650 MSR or better Spruce Pine Fir spaced on edge approximately 24" o.c. All other framing lumber is standard grade or better.

All wood design shall conform to ANSI/AF&PA NDS-2015.

WALL BRACING - 2" x 6" bracing in all unobstructed corners. 2" x 4" lateral truss ties and 2" x 6" end bracing as shown on plans.

STRUCTURAL STEEL (if applicable) - Design shall conform to the latest AISC Specifications.

SIDING PANELS - Structural Steel Grade 80 with G-90 Sheet, pretreatment, urethane primer, and Modified silicon polyester topcoat. Conforms to ASTM A 653.

ROOFING PANELS - Structural Steel Grade 80 with G-90 Sheet, pretreatment, urethane primer, and Modified silicon polyester topcoat. Conforms to ASTM A 653.

TRIM - Die formed trim of Structural Steel Grade 80 with G-90 Sheet, pretreatment, urethane primer, and Modified silicon polyester topcoat on gables, ridges, corners, base, windows and doors.

WALL FINISHES - Exterior cracks, joints, and holes in the buildings envelope are caulked, gasketed, weatherstripped, or otherwise sealed. Interior finish of walls & ceiling shall have a flame spread rating of less than 200. Interior finish Class III Rating - flame spread rating less than 200 and smoke development rating of less than 450.

MASONRY WORK (if applicable) - All masonry work shall be performed by skilled workmen in a competent manner. Joints shall be clean, straight, plumb, level and uniform. Chipped, cracked and broken units shall not be used. Transverse reinforcing shall be used every second course of all masonry block walls. Provide three solid courses for bearing. "Dur-O-Wall" shall be standard weight. Lap all reinforcements 8 inches. All masonry shall conform to ACI 530-11/ASCE 5-11/TMS 402-11.

FIRE WALL NON COMBUSTIBLE PENETRATIONS (if applicable) - shall be tested in accordance with ASTM E119 as part of fire resistance rated assembly or shall be protected by an approved through penetration fire stop system. Combustible penetrations - combustible pipes etc., shall be tested in accordance with ASTM E119 or shall be protected by an approved through penetration fire stop system. Fire dampers - any dampers through fire walls need a three-hour rating.

SOUND & INSULATION - Exposed insulation shall have a flame spread rating of 25 or less and smoke development rating of 450 or less. Concealed shall have a flame spread rating of 75 or less and a smoke development rating of 450 or less. Vapor retarder shall be installed to the warm side of the insulation.

ROOF TRUSSES - Factory assembled with 16 or 20 gauge galvanized steel Eagle truss plates as required and graded kiln dried lumber as specified. In-plant quality control inspection is conducted under the auspices of the Truss Plate Institute. Trusses are designed with current standards and specifications for the stated loading.

TRUSS BRACING - All wood members must be properly braced until the complete structural system has been completed. Erection bracing is supplied by the erection contractor. The contractor must refer to TPI publication BCSI-B10 POST FRAME SUMMARY SHEET, "POST FRAME TRUSS INSTALLATION & TEMPORARY RESTRAINT / BRACING" for erection, handling and bracing guidance.

Refer to the truss detail for permanent lateral bracing requirements. All lateral bracing specified on the truss detail are intended to provide lateral restraint for individual truss members only. Additional permanent structural bracing specified on the drawings is supplied with the building package and must be installed as shown.

ATTIC DRAFTSTOPS (if applicable) - Maintain attic draft stops every 3,000 sq. ft. for enclosed attic spaces. Minimum attic access opening is 20"x30".

SKYLIGHTS (if applicable) - 0.06" nominal translucent FRP Alsynite/Structoglas Building Panel. These panels are used as exterior eavelight, skylight or roof panel applications.

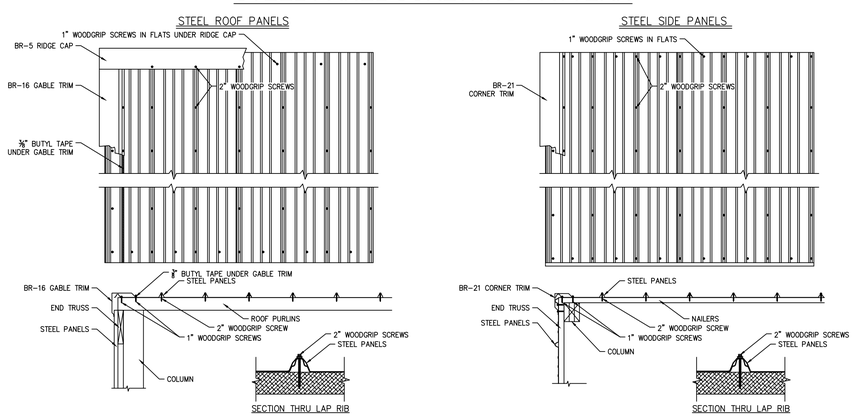
HEATING AND VENTILATING (if applicable) - All work shall be done in strict accordance with state and local codes. Others shall submit separate plans and calculations for approval.

ELECTRICAL (if applicable) - All work shall be done in strict accordance with state and local codes. Electrical work in not part of this plan.

PLUMBING (if applicable) - All work shall be done in strict accordance with state and local codes. Provide thermal protection (insulation) of pipes under lavatory. Plumbing work is not part of this plan.

DRINKING FACILITIES (if applicable) - Drinking facilities (not in toilet rooms) must be provided in all public buildings.

STEEL PANEL SCREWING PATTERN



FASTENING SCHEDULE

FLOOR CONSTRUCTION		
Built-up Girders & Beams	20d common	32" o.c. direct
Bridging to Joists	8d common	2 ea. direct end
Floor Joists to Studs	10d common	5 direct or 3 direct
Floor Joists to Studs (W/ceiling joist)	10d common	2 direct
Floor Joists to Sill or Girder	8d common	3 toe nail
Ledger Strip	16d common	3 ea. direct joist
1" Subflooring (6" or less)	8d common	2 ea. direct joist
1" Subflooring (8" or more)	8d common	3 ea. direct joist
2" Subflooring	16d common	2 ea. direct joist
Particleboard Underlayment (1/4"-3/4")	6d annular threaded	6" o.c. direct edges & 12" o.c. intermediate
WOOD STRUCTURAL PANEL SUBFLOORING		
1/2" or less	6d common or 6d annular/spiral thread	6" o.c. direct edges & 12" o.c. intermediate
19/32" - 3/4"	8d common or 6d annular/spiral thread	6" o.c. direct edges & 12" o.c. intermediate
7/8" - 1-1/8"	10d common or 8d ring shank	6" o.c. direct edges
	8d annular or spiral thread	6" o.c. intermediate
1/2" or less	16ga galvanized wire staples	4" o.c. edges & 7" o.c. intermediate
19/32, 5/8"	3/8" min. crown, 1-5/8" length	2-1/2" o.c. edges & 4" o.c. intermediate
WALL CONSTRUCTION		
Stud to sole plate	8d common	4 toe nail
	16d common	2 direct nail
Stud to cap plate	16d common	2 toe nail or 2 direct nail
Double studs	10d common	12" o.c. direct
Corner studs	16d common	24" o.c. direct
Sole plate to joist or blocking	16d common	16" o.c.
Interior-braced wall sole plate-parallel joist	16d common	12" o.c.
Double cap plate	10d common	16" o.c. direct nail
Cap plate laps	10d common	2 direct nail
Ribbon strip, 6" or less	10d common	2 ea. direct bearing
Ribbon strip, 6" or more	10d common	3 ea. direct bearing
Diagonal brace (to stud & plate)	8d common	2 ea. direct bearing
Interior-braced wall top plate-joist/blocking	10d common	12" o.c.
Tail beams to headers (nailing permitted)	20d common	1 ea. end 4 sq.ft. floor area
Header beams to trimmers (nailing permitted)	20d common	1 ea. end 8 sq.ft. floor area
Continuous header to stud	8d common	4 toe nail
Continuous header, two pieces	16d common	16" o.c. direct
ROOF & CEILING CONSTRUCTION		
Ceiling joists to plate	16d common	3 toe nail
Ceiling joists (laps over partition)	10d common	3 direct nail
Ceiling joists (parallel to rafter)	10d common	3 direct nail
Collar beam	10d common	3 direct
Roof rafter to plate	8d common	3 toe nail
Roof rafter to ridge	16d common	2 toe nail or direct nail
	10d common	3 toe nail
Jack rafter to hip	16d common	2 direct nail
1" roof decking (6" width or less)	8d common	2 ea. direct rafter
1" roof decking (over 6" width)	8d common	3 ea. direct rafter
WALL & ROOF SHEATHING		
1" wall sheathing (<8")	8d common	2 ea. direct stud
1" wall sheathing (over 8" width)	8d common	3 ea. direct stud
1/2" fiberboard sheathing	1-1/2" GV roofing nail or 6d common or	3" o.c. exterior edge, 6" o.c. intermediate
	16ga staple, 1-1/8" w/min. crown of 7/16"	
25/32" fiberboard sheathing	1-3/4" GV roofing nail or 8d common or	3" o.c. exterior edge, 6" o.c. intermediate
	16ga staple, 1-1/2" w/min. crown of 7/16"	
Gypsum sheathing	12ga 1-1/4" large head, corrosion resistant	4" o.c. on edge, 8" o.c. intermediate
Gypsum sheathing (seismic tracing)	11ga 1-3/4" long 7/16" head	4" o.c. all bearing points
Particleboard wall sheathing (1/2" or less)	6d common	6" o.c. direct edges & 12" o.c. intermediate
Particleboard wall sheathing (5/8" or less)	8d common	6" o.c. direct edges & 12" o.c. intermediate
WOOD STRUCTURAL PANEL ROOF & WALL SHEATHING		
1/2" or less	6d common (walls); 8d common (roofs)	6" o.c. direct edges & 12" o.c. intermediate
19/32"-1"	8d common	6" o.c. direct edges & 12" o.c. intermediate
1" or greater	10d common	6" o.c. direct edges & 12" o.c. intermediate
1/2" or less	16ga GV wire staples	4" o.c. edges & 8" o.c. intermediate
	3/8" min. crown 1" length + panel thickness	
19/32", 5/8"	same as immediately above	2-1/2" o.c. edges & 5" o.c. intermediate
Shingles	#14 B&S ga corrosion resistant	2 ea. bearing
Watherboarding	8d corrosion resistant	2 ea. bearing

Note A: Single nails shall penetrate not less than 3/4" into nailing strips, sheathing or supporting construction except as otherwise provided for in Section 1507.0.

Note B: For regions having a basic wind speed of 90 mph or greater where the main roof height is less than 25 ft. and for regions having basic wind speed of 80 mph or less, nails which attach wood structural panel roof sheating to gable end wall framing shall be spaced 6" o.c. Where basic wind speed is greater than 80 mph, nails which attach panel roof sheathing to intermediate supports shall be spaced 6" o.c. of a minimum of a 48" distance from ridges, eaves & gable end walls; & 4" o.c. to gable end wall framing.

Note C: For regions having a basic wind speed of 90 mph greater, 8d deformed shank nails shall be utilized to attach wood structural panel roof sheathing to framing within a minimum 48" distance from gable end walls provided the mean roof height is between 25' and 35'. For roof heights greater than 35' in a 90 mph or greater wind region, attachment of wood structural panel roof sheathing shall be designed for the wind loads in Section 1609.0.

Note D: Nails shall be spaced 6"" o.c. direct to panel edges and 6" o.c. to intermediate supports where panel spans are 48" o.c. or greater.

Note E: 1" = 25.4mm, 1' = 304.8mm. "

ABBREVIATIONS

ABV	Above	F.D.	Floor Drain
AFF	Above Finish Floor	F.E.	Fire Extinguisher
BBP	Blocking Between Purlins	F.O.	Framed Opening
BOT	Bottom	FT	Feet
BRG	Bearing	GA	Gage, Gauge
B.S.	Both Sides	GTE	Grade to Eave
℄	Centerline	GTH	Grade to Heel
CFT	Cubic Foot	GV	Galvanized
C.H.	Ceiling Height	IN.	Inch
CLOS	Closet	PL	Property Line
COM	Common	PSF	Pounds per Square Foot
CMU	Concrete Masonry Unit	PSI	Pounds per Square Inch
d	Penny	P.T.	Pressure Treated
DBL	Double	R.C.	Raised Chord
Ea.	Each	R.O.	Rough Opening
E.E.	Each End	R.O.W.	Right of Way
E.F.	Each Face	S.C.	Straight Chord
E.W.	Each Way	STP	Steel Transfer Plate
LAM	Laminated	T&G	Tongue & Groove
L.A.V.	Lavatory	T.O.G.	Top of Ledger
MIL	Millimeter(s)	T.O.W.	Top of Wall
NBW	Not By Walters Buildings	T.O.C.	Top of Concrete
N.T.S.	Not To Scale	T.O.F.	Top of Floor
O.C.	On Center(s)	TYP	Typical(ly)
O.C.E.W.	On Center Each Way	TRTD	Treated
OHD	Overhead Door	WH	Water Heater
O/O	Out to Out	WWM	Welded Wire Mesh

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Revised Architecture

PROJECT NAME & LOCATION

AUSTIN WORKMAN

19000 W. LINCOLN AVE
NEW BERLIN, WI 53146

PROJECT LOAD SUMMARY

International Building Code 2015	
RISK CATEGORY II	
SNOW	
Pf=0.7*Ce*Ct*I*Pg	
Ps= CS*Pf	
Ground Snow Load (Pg) :	30 PSF
Snow Exposure Factor (Ce) :	1.0
Thermal Factor (Ct) :	1.10
Importance Factor (I) :	1.0
Flat Roof Snow Load (Pf) :	23.1 PSF
Slope Factor (Cs) :	1.00
Sloped Roof Snow Load (Ps) :	23.1 PSF
Unbalanced Snow Load :	22.3 PSF
Distance From Peak :	NA
Snow Load Used :	30 PSF
WIND	
Ultimate Wind Speed :	115
Nominal Wind Speed Conversion Factor :	√(0.6)
Nominal Wind Speed :	89.1 mph
Exposure Category :	C
Qz = 0.00256*Kz*Kzt*Kd*(V^2)	
P = Qz[(GCpf)-(GCpi)]	
Kzt :	1.00
Kz :	0.85
Kd :	0.85
Qz (Velocity Pressure) :	14.7 PSF
Gcpi :	+0.18 / -0.18
WIND LOAD USED (P):	16 PSF
MWFRS h<= 60ft	
SEISMIC	
Ss (Mapped Spectral Response Acceleration 0.2 Sec) :	8.9
S1 (Mapped Spectral Response Acceleration 1.0 Sec):	4.7
Sds :	0.095
SD1 :	0.075
Seismic Importance Factor :	1.0
Seismic Design Category :	B
Site Class :	D
Basic Structural & Seismic Resisting System = Light Framed Walls w/ Shear Panels	
Seismic Base Shear :	1196 #
Cs (Seismic Response Coefficient):	0.014
R (Response Modification Factor) :	7.0
Using Equivalent Lateral Force Procedure	
SOILS	
Presumed Soil Bearing Capacity :	2000 PSF
Presumed Lateral Soil Pressure :	150 PSF
Total Load :	42 PSF
Roof Live Load (reducible):	18 PSF

PROJECT CODE SUMMARY

CONSTRUCTION TYPE:		VB
Risk Category :		II
Use Group Classification :		B
NON-SPRINKLERED		
Tabular Allowable Area :		9000 sq ft
Frontage Increase :	0.166666667	
Total Allowable Area :		10500 sq ft
Allowable Height :		40 ft
Allowable Stories :	2	
Proposed Building Area:		4896 sq ft
OCCUPANT LOAD		
Office = 4896 / 100gross = 48.96		
TOTAL OCCUPANT LOAD = 49		

SHEET INDEX

G1	GENERAL SPECIFICATIONS
A1,A1.1	ELEVATIONS
S0	CONCRETE PLAN
S1	FOUNDATION PLAN
S2	FRAMING PLAN
S3	SECTIONS
D1	CONSTRUCTION DETAILS
T1	TRUSS DETAILS

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DRAFTER:
ZACHARY PATE

ESTIMATOR:
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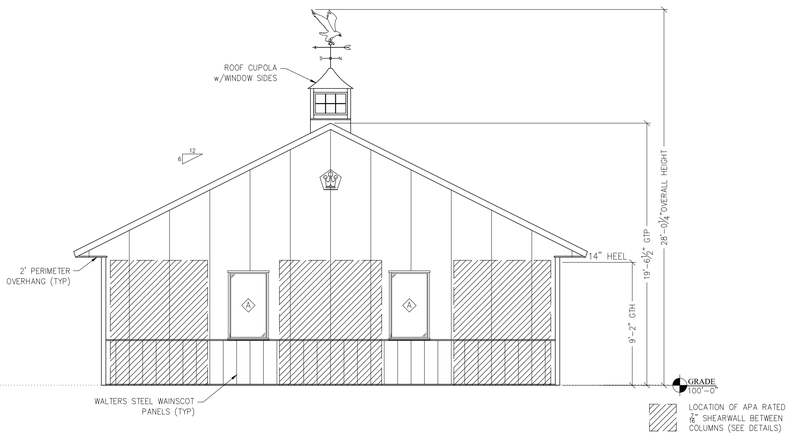
ENGINEER:
CAYNEN KLESSIG

JOB NUMBER:
94-0795

SHEET NUMBER:
G1
19

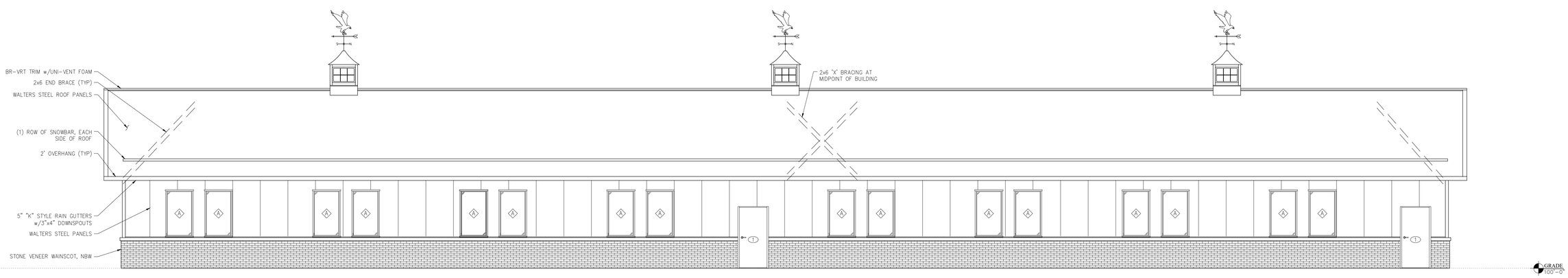
DOOR & WINDOW SCHEDULE

TAG	TYPE	ROUGH OPENING W x H	QUANTITY
1	3'x6'-8" PLYCO 92 SERIES THERMAL BREAK WALKDOOR w/LEVERSET & CLOSER (0.24 U-FACTOR)	$40\frac{1}{2}$"x$82\frac{1}{2}$"	4
A	2'-9"x4'-11" WINDOW OPENING (WINDOW NBW) (U-value = 0.3 MAX)	33"x59"	36



NOTE: NAILERS 24" O.C. ON BOTH ENDWALLS FOR SHEARWALLS

1 / A1 WEST ELEVATION
SCALE: 3/16" = 1'-0"



2 / A1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

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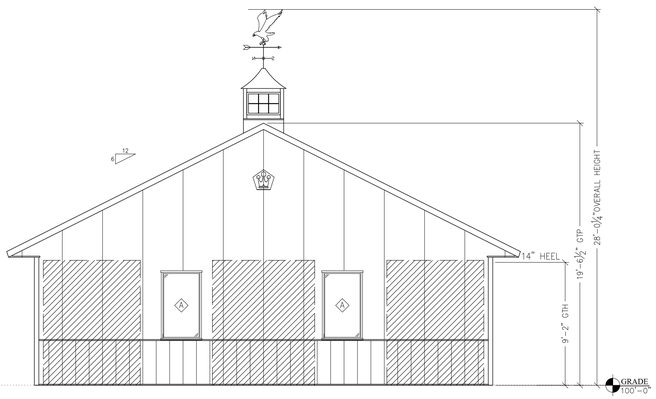
A1

DOOR & WINDOW SCHEDULE

TAG	TYPE	ROUGH OPENING W x H	QUANTITY
1	3'x6'-8" PLYCO 92 SERIES THERMAL BREAK WALKDOOR w/LEVERSET & CLOSER (0.24 U-FACTOR)	$40\frac{1}{2}$"x$82\frac{1}{2}$"	4
A	2'-9"x4'-11" WINDOW OPENING (WINDOW NBW) (U-value = 0.3 MAX)	33"x59"	36

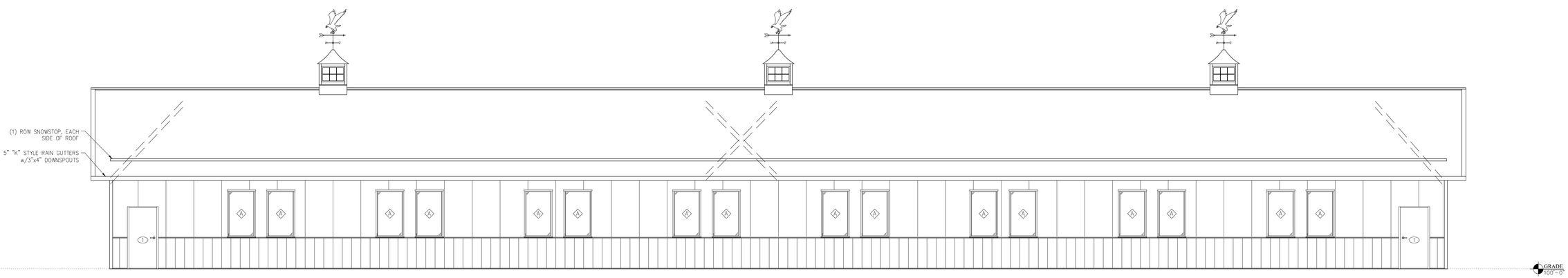


NOTE:
SAME AS SHEET A1 EXCEPT FOR ITEMS NOTED

LOCATION OF APA RATED ⅞" SHEARWALL BETWEEN COLUMNS (SEE DETAILS)

NOTE: NAILERS 24" O.C. ON BOTH ENDWALLS FOR SHEARWALLS

1 / A1.1 EAST ELEVATION
SCALE: 3/16" = 1'-0"



NOTE:
SAME AS SHEET A1 EXCEPT FOR ITEMS NOTED

2 / A1.1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

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STRONG-BOLT 2 SPECIFICATIONS

CARBON STEEL STRONG-BOLT® 2 ANCHOR INSTALLATION INFORMATION[1]

CHARACTERISTIC	SYMBOL	UNITS	NOMINAL ANCHOR DIAMETER CARBON STEEL	
			½ inch[6]	⅝ inch[5]
Installation Information				
Nominal Diameter	d_a	in.	½	⅝
Drill Bit Diameter	d	in.	½	⅝
Baseplate Clearance Hole Diameter[2]	d_c	in.	9/16	11/16
Installation Torque	T_{inst}	ft-lbf	60	90
Nominal Embedment Depth	h_{nom}	in.	3⅞	5⅛
Effective Embedment Depth	h_{ef}	in.	3⅜	4½
Minimum Hole Depth	h_{hole}	in.	4⅛	5⅝
Minimum Overall Anchor Length	ℓ_{anch}	in.	5½	6
Critical Edge Distance	c_{ac}	in.	7½	9
Minimum Edge Distance	c_{min}	in.	4	6½
	for $s \geq$	in.	4	5
Minimum Spacing	s_{min}	in.	2¾	2¾
	for $c \geq$	in.	12	8
Minimum Concrete Thickness	h_{min}	in.	6	7⅛

Additional Data

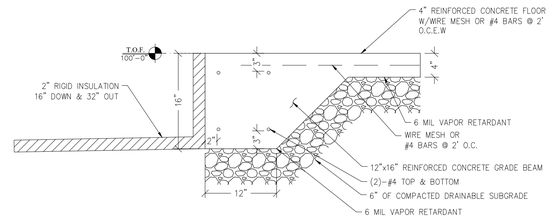
CHARACTERISTIC	SYMBOL	UNITS	NOMINAL ANCHOR DIAMETER CARBON STEEL	
			½ inch[5]	⅝ inch[5]
Additional Data				
Specified Yield Strength	f_{ya}	psi	85,000	
Specified Tensile Strength	f_{ua}	psi	115,000	
Minimum Tensile and Shear Stress Area	A_{se}	in^2	0.105	0.166
Axial Stiffness in Service Load Range - Cracked and Uncracked Concrete[3]	β	lb./in	63,570	91,370

1. The information presented in this table is to be used in conjunction with the design criteria of ACI 318-19 Chapter 17, ACI 318-14 Chapter 17 or ACI 318-11 Appendix D, as applicable.
2. The clearance must comply with applicable code requirements for the connected element.
3. The tabulated value of β for 1/4-inch-diameter carbon steel Strong-Bolt® 2 anchor is for installations in uncracked concrete only.
4. The 1/4-inch-diameter (6.4 mm) anchor may be installed in top of uncracked normal-weight and sand-lightweight concrete over profile steel deck where concrete thickness above upper flute meets the minimum thicknesses specified in this table.
5. The 3/8-inch- through 1-inch-diameter (9.5 mm through 25.4 mm) anchors may be installed in topside of cracked and uncracked normal-weight and sand-lightweight concrete over profile steel deck where concrete thickness above upper flute meets the minimum thicknesses specified in this table, and Tables 5 for the 3/8-inch and 1/2-inch-diameter (9.5 mm and 12.7 mm) anchors.

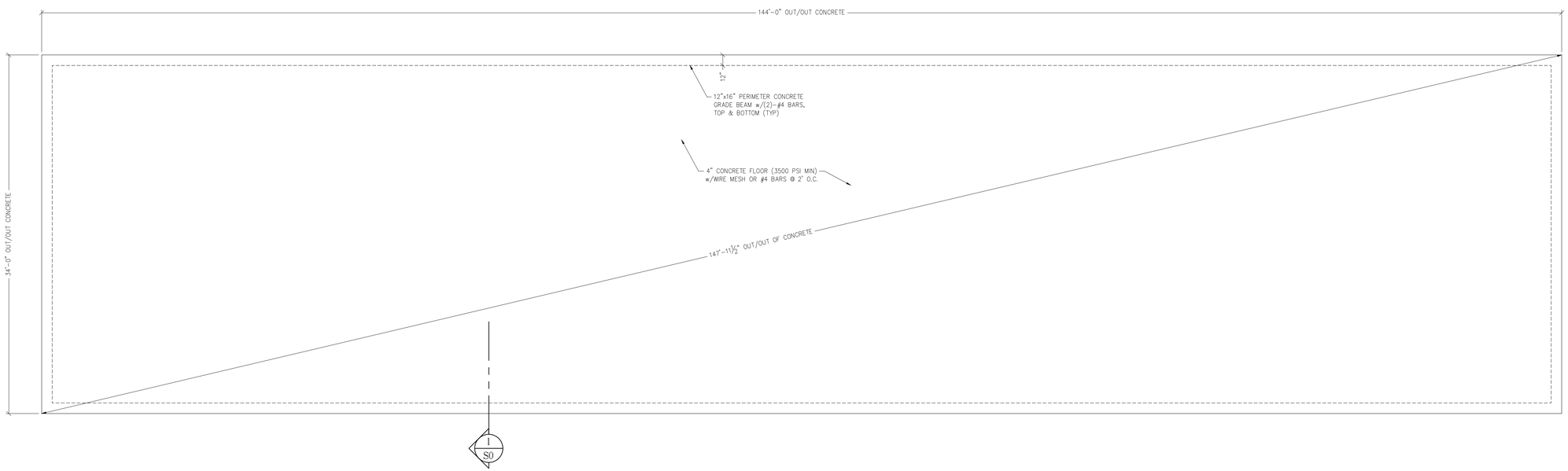
6 MIL VAPOR RETARDER SPECIFICATIONS

*6 MIL UNDER SLAB VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6" IS REQUIRED EXCEPT FOR:

1. UNHEATED BUILDINGS
2. UNHEATED STORAGE ROOMS LESS THAN 20 SQUARE FEET & CARPORTS ATTACHED TO R-3 OCCUPANCIES
3. FOR BUILDINGS OF OTHER OCCUPANCIES WHERE MIGRATION OF MOISTURE THROUGH THE SLAB FROM BELOW WILL NOT BE DETRIMENTAL TO THE INTENDED OCCUPANCY OF THE BUILDING
4. FOR DRIVEWAYS, WALKS, PATIOS & OTHER FLATWORK THAT WILL NOT BE ENCLOSED AT A LATER DATE
5. WHERE APPROVED BASED ON LOCAL SITE CONDITIONS



1 / S0 GRADE BEAM
SCALE: 1" = 1'-0"



2 / S0 CONCRETE PLAN
SCALE: 3/16" = 1'-0"

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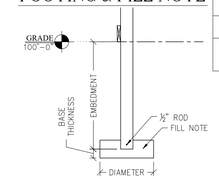
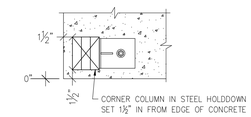
FOOTING & FILL NOTE

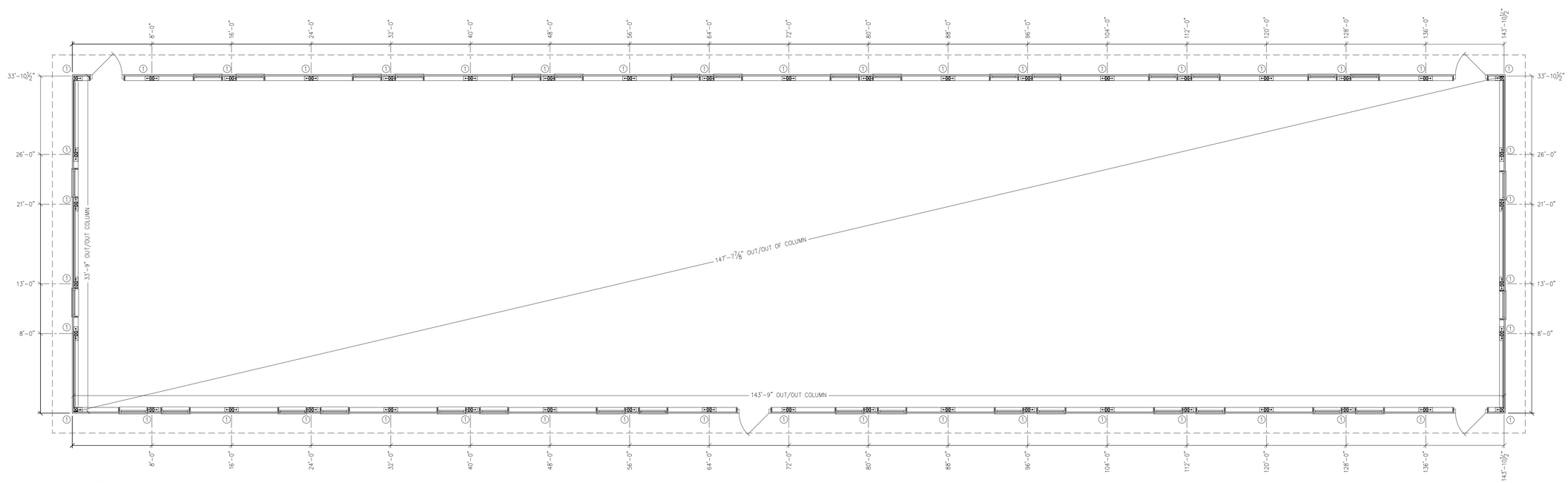


COLUMN & FOOTING SCHEDULE

TAG	COLUMN TYPE	QUANTITY
1	(3)-PLY 2x6 #2 SYP STP LAM COLUMN	46



1 / S1 CORNER COLUMN @ CONCRETE
SCALE: 1" = 1'-0"



2 / S1 COLUMN PLAN
SCALE: 3/16" = 1'-0"

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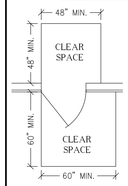
S1

WALK DOOR SPECIFICATIONS



MAINTAIN LEVEL APPROACH TO WALKDOORS

SLOPES NOT GREATER THAN 1:48 WITH A MAXIMUM RISE OF 30"
DOORWAYS MAINTAIN 32" CLEAR
HALLWAYS MAINTAIN 36" CLEAR

36" EXIT DOORS SHALL MAINTAIN 32"x80" CLEAR AT ALL TIMES.
LEVER HANDLE LOCKSET DOOR HARDWARE NO MORE THAN 42" FROM FINISHED FLOOR.
MAXIMUM THRESHOLD HEIGHT 1/2", BEVEL WITH A SLOPE NO GREATER THAN 1:2

(E) EXIT SPECIFICATIONS

EXITS TO PROVIDE AN APPROVED TYPE ILLUMINATED SIGN BEARING THE WORD "EXIT" IN 6" HIGH LETTERS ABOVE ALL DOORS SHOWN THUS (E). ALL EXIT DOORS SHALL BE EQUIPPED WITH STANDARD TYPE EXIT HARDWARE OPERABLE FROM THE INSIDE WITHOUT THE USE OF LATCH, KEY OR BOLT. ALL EXIT DOORS ARE ON ACCESSIBLE ROUTE.

EXIT LIGHTS TO PROVIDE NO LESS THAN FIVE FOOTCANDLES OF ILLUMINATION WITH A CONTRAST RATIO NOT LESS THAN 0.5, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED AND CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM THAT PROVIDES ILLUMINATION FOR A PERIOD OF NO LESS THAN 90 MINUTES AFTER POWER LOSS.

MEANS OF EGRESS LIGHTING THE INTENSITY OF FLOOR LIGHTING SHALL NOT BE LESS THAN ONE FOOT CANDLE OF ILLUMINATION AT THE WALKING SURFACE LEVEL.

FIRE EXTINGUISHER SPECIFICATIONS

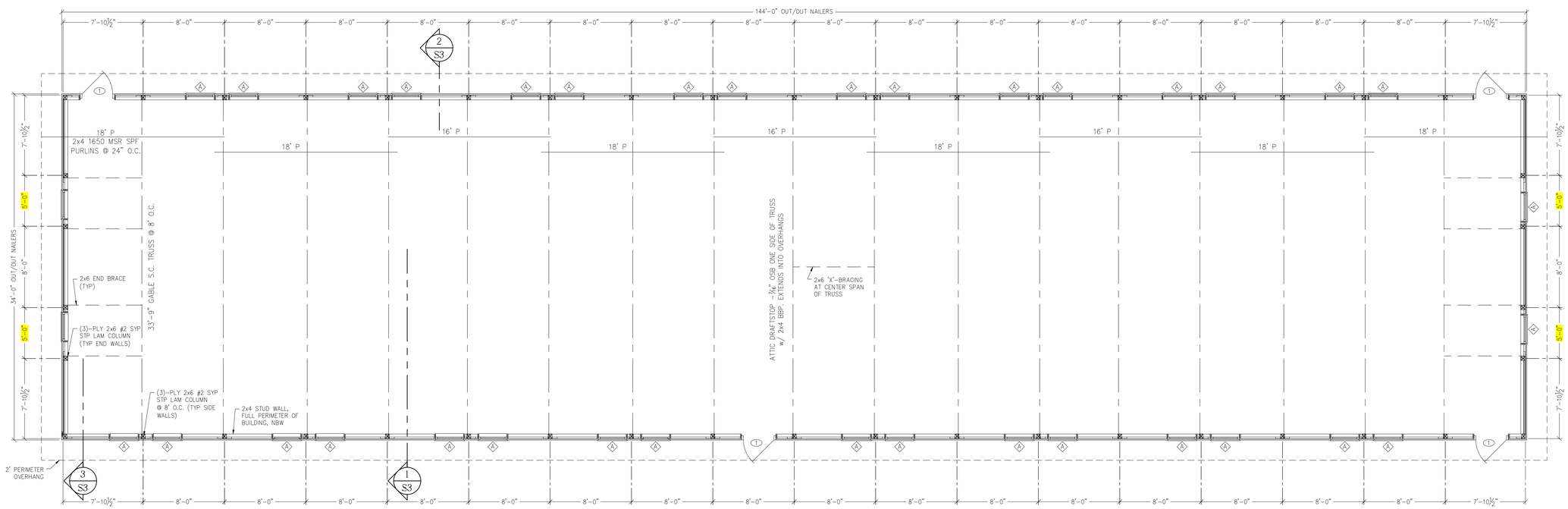
OWNER TO FURNISH AND INSTALL FIRE EXTINGUISHERS PER NFPA NO. 10

	NFPA TABLE 3-2.1		
Hazard Occupancy	Light (Low)	Ordinary (Moderate)	Extra (High)
Minimum Rated Single Extinguisher	2-A	2-A	4-A*
Maximum Floor Area per Unit of A	3,000 sq. ft.	1,500 sq. ft.	1,000 sq. ft.
Maximum Floor Area per Extinguisher	11,250 sq. ft.	11,250 sq. ft.	11,250 sq. ft.
Maximum Travel Distance to Extinguisher	75 ft.	75 ft.	75 ft.

* Two 2 1/2 Gallon Water Type Extinguishers can be used to fulfill the requirements of One 4-A Rated Extinguisher.

DOOR & WINDOW SCHEDULE

TAG	TYPE	ROUGH OPENING W x H	QUANTITY
1	3'x6'-8" PLYCO 92 SERIES THERMAL BREAK WALKDOOR w/LEVERSET & CLOSER (0.24 U-FACTOR)	40½"x82½"	4
A	2'-9"x4'-11" WINDOW OPENING (WINDOW NBW) (U-value = 0.3 MAX)	33"x59"	36



1 S2 FRAMING PLAN
SCALE: 3/16" = 1'-0"

NOTE: NAILERS 24" O.C. ON BOTH ENDWALLS FOR SHEARWALLS

Walters Buildings

Jack Walters & Sons, Corp.
P.O. Box 388
6600 Midland Ct.
Allenton, WI 53002
1-800-558-7800
www.waltersbuildings.com

OWNER NAME:
AUSTIN WORKMAN

OWNER ADDRESS:
19000 W LINCOLN AVE
NEW BERLIN, WI

PROJECT NAME:
OFFICE BUILDING PROJECT

PROJECT ADDRESS:
19000 W. LINCOLN AVE
NEW BERLIN, WI 53146

SALES REP / DEALER:
JOSH OBERT

DRAFTER:
ZACHARY PATE

ESTIMATOR:
JACOB RITTER

LAST SAVED BY:
CKLESSIG ON: 3/10/2024

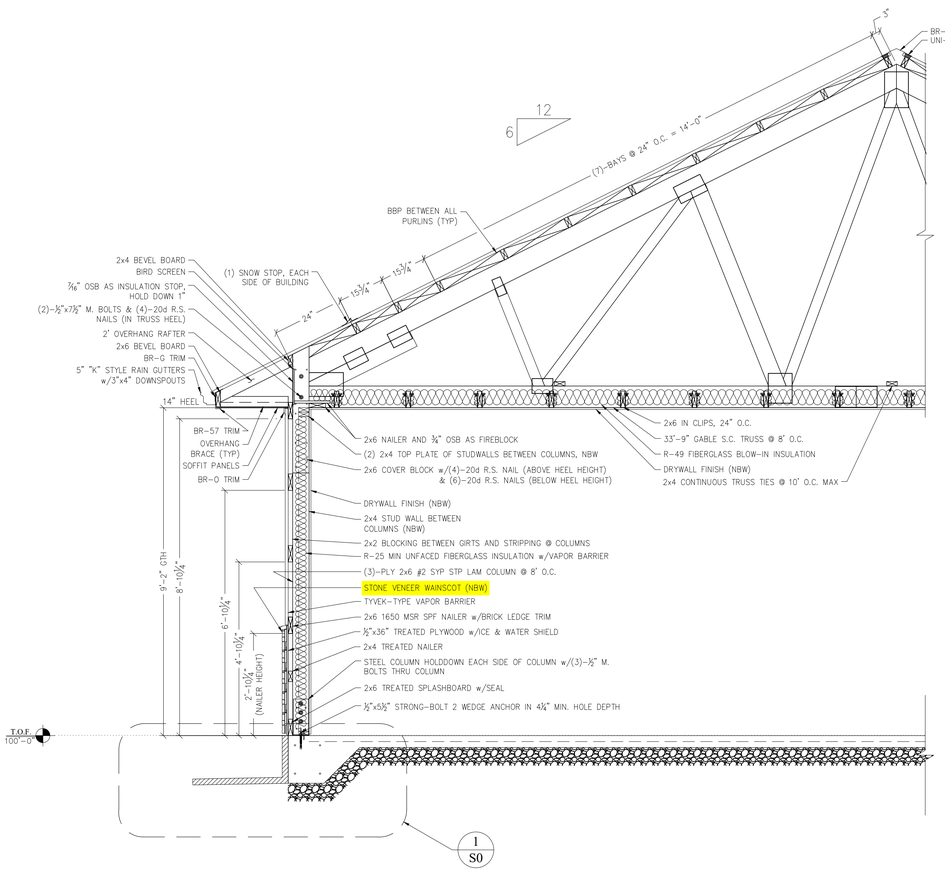
PAPER SIZE:
ARCH FULL BLEED D (24.00 X 36.00 INCHES)

SCALE:
AS NOTED

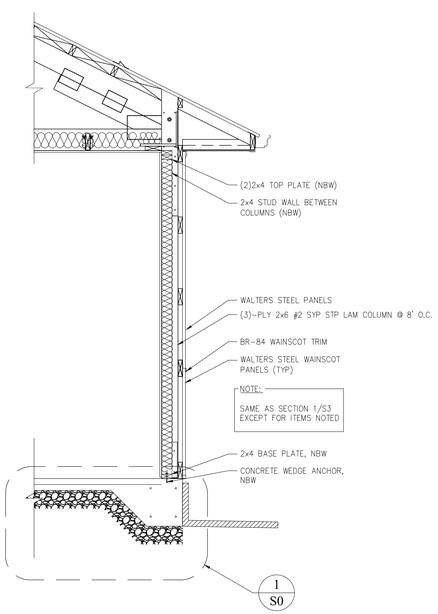
ENGINEER:
CAYNEN KLESSIG

JOB NUMBER:
94-0795

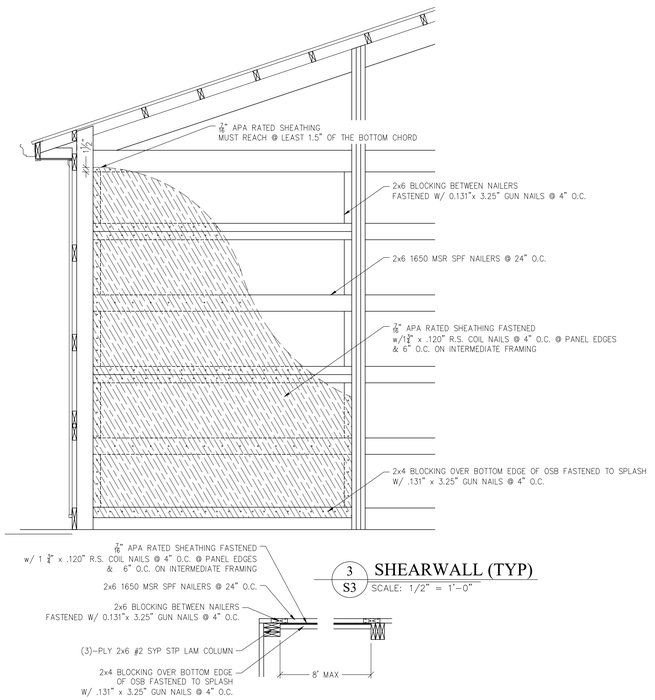
SHEET NUMBER:
S2
24



1 / S3 FRONT SIDEWALL CROSS SECTION @ BRICK
SCALE: 1/2" = 1'-0"



2 / S3 BACK SIDEWALL CROSS SECTION @ STEEL WAINSCOT
SCALE: 1/2" = 1'-0"



3 / S3 SHEARWALL (TYP)
SCALE: 1/2" = 1'-0"

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ESTIMATOR: JACOB RITTER

LAST SAVED BY: CKLESSIG ON: 8/10/2024

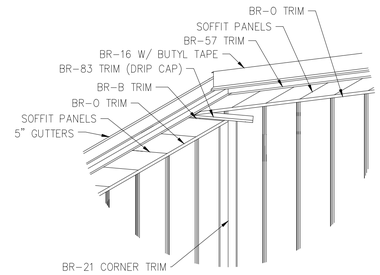
PAPER SIZE: ARCH FULL BLEED D (24.00 X 36.00 INCHES)

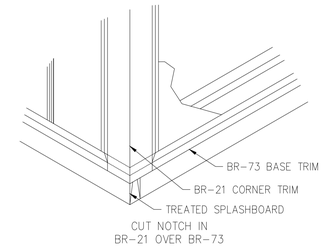
SCALE: AS NOTED

ENGINEER: CAYNEN KLESSIG

JOB NUMBER: 94-0795

SHEET NUMBER: S3





1 D1 DETAIL SCALE: NTS

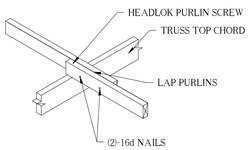
2 D1 DETAIL SCALE: NTS

3 D1 DETAIL SCALE: NTS

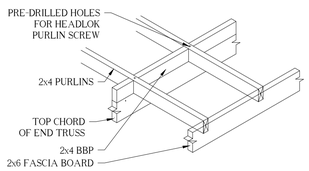
4 D1 DETAIL SCALE: NTS

5 D1 DETAIL SCALE: NTS

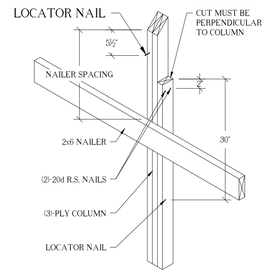
STANDARD TRIM DETAILS



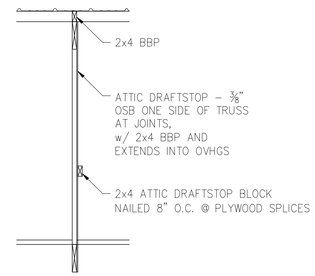
PURLIN LAP



END PURLINS WITH OVERHANG



TRUSS TO COLUMN
1 PLY TRUSS - 3 PLY COLUMN



6 D1 DETAIL SCALE: NTS

7 D1 DETAIL SCALE: NTS

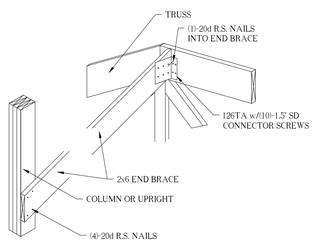
8 D1 DETAIL SCALE: NTS

9 D1 DETAIL SCALE: NTS

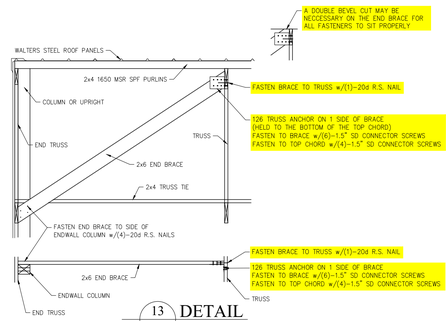
10 D1 DETAIL SCALE: NTS

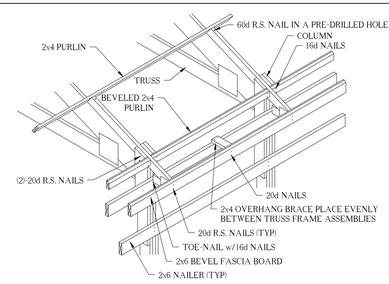
11 D1 DETAIL SCALE: NTS

STANDARD FRAMING DETAILS



2x6 END BRACE





OVERHANG RAFTER FRAMING

12 D1 DETAIL SCALE: NTS

13 D1 DETAIL SCALE: NTS

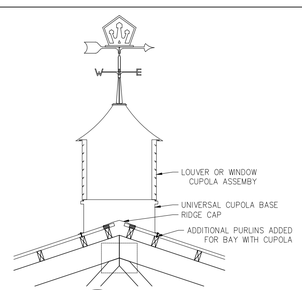
14 D1 DETAIL SCALE: NTS

15 D1 DETAIL SCALE: NTS

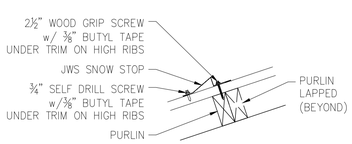
16 D1 DETAIL SCALE: NTS

17 D1 DETAIL SCALE: NTS

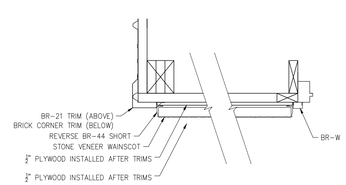
STANDARD BRACING DETAILS



18 D1 DETAIL SCALE: NTS



SNOW STOP DETAIL



BRICK VENEER WAINSCOT

19 D1 DETAIL SCALE: NTS

20 D1 DETAIL SCALE: NTS

21 D1 DETAIL SCALE: NTS

22 D1 DETAIL SCALE: NTS

23 D1 DETAIL SCALE: NTS

ADDITIONAL DETAILS

Walters Buildings
Jack Walters & Sons, Corp.
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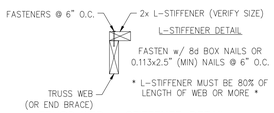
SCALE: AS NOTED

ENGINEER: CAYNEN KLESSIG

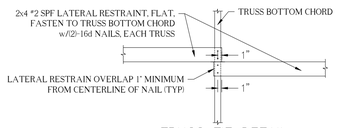
JOB NUMBER: 94-0795

SHEET NUMBER: D1



TRUSS WEB L-STIFFENER DETAIL

1 DETAIL
T1 SCALE: NTS



TRUSS TIE DETAIL

PLAN VIEW

2 DETAIL
T1 SCALE: NTS

EAGLE METAL TRUSS TIE NOTE

PER EAGLE METAL PRODUCTS,
THE BOTTOM CHORD OF METAL PLATED WOOD
TRUSSES USED IN POST FRAME CONSTRUCTION MAY
BE LATERALLY BRACED AT A SPACING THAT DOES
NOT EXCEED 10'-0" O.C. UNDER SPECIFIC CONDITIONS.

A LIST OF THESE SPECIFIC CONDITIONS & EAGLE
METAL LETTER ARE AVAILABLE UPON REQUEST FROM
WALTERS BUILDINGS.

3 DETAIL
T1 SCALE: NTS

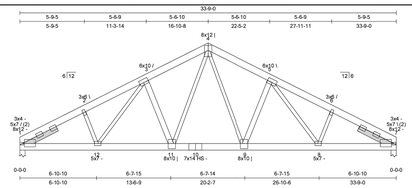
4 DETAIL
T1 SCALE: NTS

STANDARD TRUSS FRAMING DETAILS

Walters Buildings
PO Box 388
Allenton, WI 53002
Mainr: (262) 629-5521; Fax: (262) 629-5233;

Truss33lf9in 612 14hl 308
Job: 3389bn
Date: 08/28/24 14:12:08
Page: 1 of 1

SPAN	PITCH	QTY	OHL	OHR	CANT L	CANT R	PLYS	SPACING	WGT/PLY
33-9-0	6/12	1	0-0-0	0-0-0	0-0-0	0-0-0	1	96 in	317 lbs



All plates shown to be Eagle 20 unless otherwise noted.

Loading (psf)	General	CSI	Deflection	L/	(loc)	Allowed
TCLL: 20	Bldg Code: IBC 2015/	TC: 0.87 (54)	Vert TL: 0.46 in	L / 848	(8-9)	L / 240
CDL: 10	TPI 2014	BC: 0.46 (54)	Vert LL: 0.24 in	L / 999	(8-9)	L / 360
TCDL: 4 (psf)	Bldg Mbr: No	Web: 0.94 (61)	Horz TL: 0.17 in		7	
BCLL: 0	Lumber D.O.L.: 115 %					
BCDL: 8						

Reaction

JT	Dlg Combo	Dlg Width	Rqd Dlg Width	Max React	Max Gnw Uplift	Min MWFRS Uplift	Min GRC Uplift	Min Uplift	Min Horiz
1	1	5.5 in	4.76 in	5,744 lbs	-	-968 lbs	-1,432 lbs	-2,432 lbs	133 lbs
7	1	5.5 in	4.76 in	5,744 lbs	-	-968 lbs	-1,432 lbs	-2,432 lbs	

Material

TC: SYP #1 2 x 8
BC: SYP 2400f-2.0 2 x 8
Web: SYP #1 2 x 4 except:
SYP 2400f-2.0 2 x 6: 3-11, 5-9

Bracing

TC: Purlins at 24" OC, Purlin design by Others.
BC: Sheathed or Purlins at 8-10-0, Purlin design by Others.

Loads

1) This truss has been designed for the effects of balanced (23.1 psf) and unbalanced sloped roof snow loads in accordance with ASCE7 - 10 with the following user defined input: 30 psf ORL, Terrain C, Exposure (Ce = 1.0), Thermal (Ct = 1.10), DOL = 1.15. Ventilated. If the roof configuration differs from bp/gable, Building Designer shall verify snow loads.
2) This truss has been designed for the effects of wind loads in accordance with ASCE7 - 10 with the following user defined input: 115 mph (Ultimate), Exposure C, Enclosed, Gable/Hip, Risk Category II, h=19.0, =35.4, End Zone Truss, Both end webs considered. DOL = 1.60
3) Non-concurrent minimum storage attic loading has been applied in accordance with IBC 1607.1

Member Forces

Table indicates Member ID, max CSI, max axial force, (max compr. force if different from max axial force). Only forces greater than 300lbs are shown in this table.

TC	1-2	0.803	-9,152 lbs		3-4	0.574	-7,407 lbs		5-6	0.873	-8,867 lbs				
	2-3	0.873	-8,867 lbs		4-5	0.574	-7,407 lbs		6-7	0.803	-9,152 lbs				
BC	7-8	0.457	7,949 lbs	(-6,366 lbs)	9-11	0.327	5,486 lbs	(-663 lbs)	12-14	0.457	7,949 lbs	(-6,366 lbs)			
	8-9	0.457	7,949 lbs	(-6,285 lbs)	11-12	0.457	7,949 lbs	(-6,285 lbs)							
Web	2-12	0.156	-861 lbs		3-11	0.499	-2,232 lbs		4-9	0.945	2,663 lbs	(729 lbs)	5-8	0.261	1,322 lbs (-340 lbs)
	3-12	0.261	1,322 lbs	(-340 lbs)	4-11	0.945	2,663 lbs	(729 lbs)	5-9	0.499	-2,232 lbs		6-8	0.156	-861 lbs

Notes

1) Unless noted otherwise, do not cut or alter any truss member or plate without prior approval from a Professional Engineer.
2) Unless noted otherwise, the top chord must be braced as follows: spacing = 0'-0'0
3) Building Designer shall verify roof weight of the truss and other dead load materials do not exceed 3.12lf, 4 psf.
4) Design assumes minimum 2x_ flat bottom chord orientation, visually graded purlins attached to the TC at purlin spacing shown with at least 2-16d nails.
5) Brace bottom chord with approved sheathing or purlins per Bracing Summary.
6) Lateral bracing shown is for illustration purposes only and may be placed on either edge of truss member.
7) A ramp factor of 2.00 has been applied for this truss analysis.
8) The "SYP" label shown in the "Material Summary" above indicates the new SPIB design values effective June 1, 2013 were used.
9) ▨ indicates non-structural members.
10) Limit wind uplift reactions based on MWFRS & GRC loading.

ALL PERSONS FABRICATING, HANDLING, ERECTING OR INSTALLING ANY TRUSS BASED UPON THIS TRUSS DESIGN DRAWING ARE INSTRUCTED TO REFER TO ALL OF THE INSTRUCTIONS, LIMITATIONS AND QUALIFICATIONS SET FORTH ITEM TRUSS DESIGN DRAWINGS ISSUED WITH THIS DESIGN AND AVAILABLE FROM EAGLE UPON REQUEST. DESIGN VALID ONLY WHEN EAGLE METAL CONNECTORS ARE USED.

TrussBuild® Truss Software v5.6.438.0
Eagle Metal Products

TRUSS PRINTS

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SCALE:
AS NOTED

ENGINEER:
CAYNEN KLESSIG

JOB NUMBER:
94-0795

SHEET NUMBER:
T1
27

UNION PACIFIC RAILROAD

WETLAND AREA "A"

WETLAND AREA "B"

EX. POND 2P

EX. POND 1P

PRIMARY ENVIRONMENTAL CORRIDOR BOUNDARY

PROPOSED CONSERVATION EASEMENT SURROUNDING WETLAND LIMITS

INDICATES WETLAND BOUNDARY (PER DELINEATION BY HEARTLAND ECOLOGICAL GROUP, LLC ON DECEMBER 27, 2022)

NBC 1172998
WORKMAN MEADOWS LLC

NBC 1167996001
WORKMAN MEADOWS LLC

PROPOSED ZONING C-2

PROPOSED ZONING M-1

NBC 1167990003
ABB INC.

POPLAR CREEK

WETLAND AREA "C"

ZONING BOUNDARY LINE

C-2

M-1

PROPOSED CONSERVATION EASEMENT SURROUNDING WETLAND LIMITS

EX. POND 3P

WETLAND AREA "E"

WETLAND AREA "F"

INDICATES WETLAND BOUNDARY (PER DELINEATION BY HEARTLAND ECOLOGICAL GROUP, LLC ON DECEMBER 27, 2022)

INDICATES REGULATORY FLOODWAY PER FEMA FIRM PANEL 55133C0219H

FILL AREA

PHASE 1 LEASE LIMITS

PROPOSED CONSERVATION EASEMENT SURROUNDING WETLAND LIMITS AND PRIMARY ENVIRONMENTAL CORRIDOR

PRIMARY ENVIRONMENTAL CORRIDOR BOUNDARY

25 LEASED BUSINESS/STORAGE AREAS

GRAVEL DRIVE

WETLAND AREA "D"

NBC 1167991
18480 W. LINCOLN LLC

NBC 1167994001
VAV NORTH, LLC
KJV NORTH, LLC

NBC 1172995001
RICHARD & CONSTANCE KRAHN REVOCABLE TRUST

INDICATES WETLAND BOUNDARY (PER DELINEATION BY HEARTLAND ECOLOGICAL GROUP, LLC ON DECEMBER 27, 2022)

INDICATES FLOODPLAIN EXTENTS PER FEMA FIRM PANEL 55133C0219H

NBC 1172994
WORKMAN MEADOWS LLC

OFFICE BLDG

PROPOSED ZONING C-2

WETLAND AREA "G"

ASPHALT

NBC 1172998002
SUBURBAN REAL ESTATE, LLC

WELL AND SANITARY HOLDING TANK

PARKING LOT (40 SPACES)

W. LINCOLN AVE.

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

TRIO DESIGN · LAND SURVEYING · CIVIL ENGINEERING

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: 08/29/2024

CERTIFIED PRODUCTS

SITE RECLAMATION AND RESTORATION PLANS

CITY OF NEW BERLIN, WISCONSIN

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.

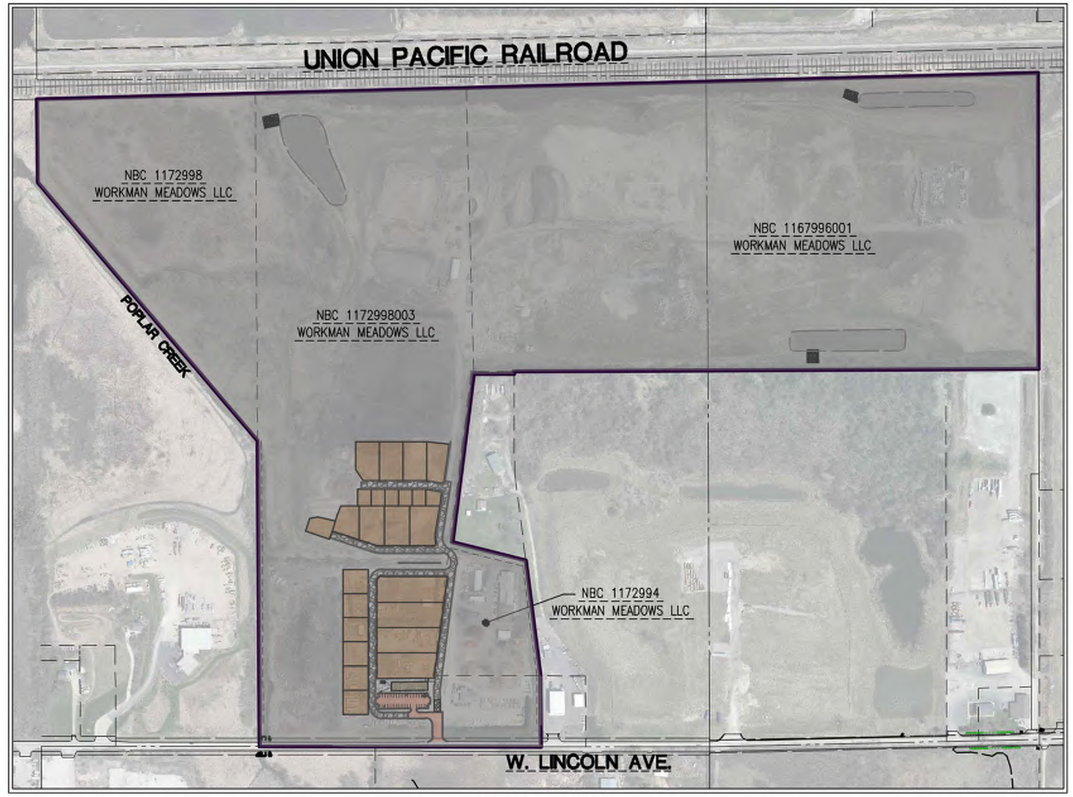
8. ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.

9. ALL TRENCHING SHALL BE PERFORMED ACCORDING TO OSHA STANDARDS.

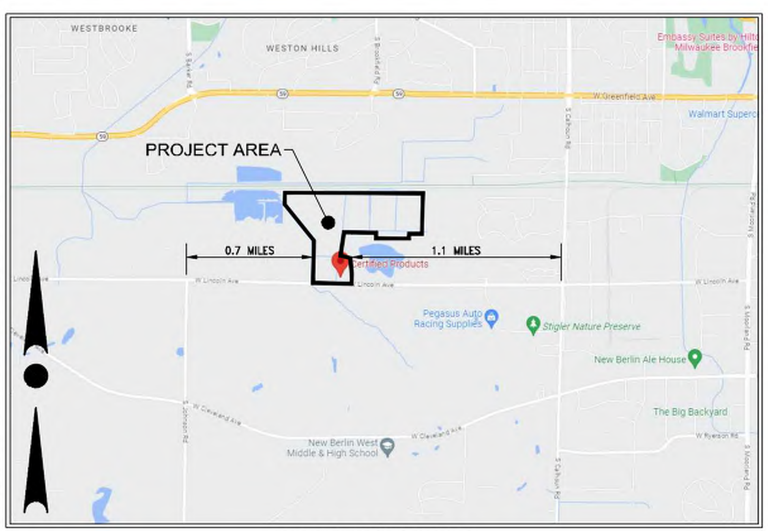
10. ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.

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.



SITE PLAN
SCALE: 1" = 300'



LOCATION MAP
NOT TO SCALE

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

WISCONSIN
DANIEL SCHMIDT
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FORT ATKINSON, WI
PROFESSIONAL ENGINEER

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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

DATE	DESCRIPTION
11/06/23	PRELIMINARY CIVIL PLANS
03/15/24	PRELIMINARY CIVIL PLANS
05/13/24	PRELIMINARY CIVIL PLANS
06/21/24	CIVIL PLANS
08/29/24	CIVIL PLANS

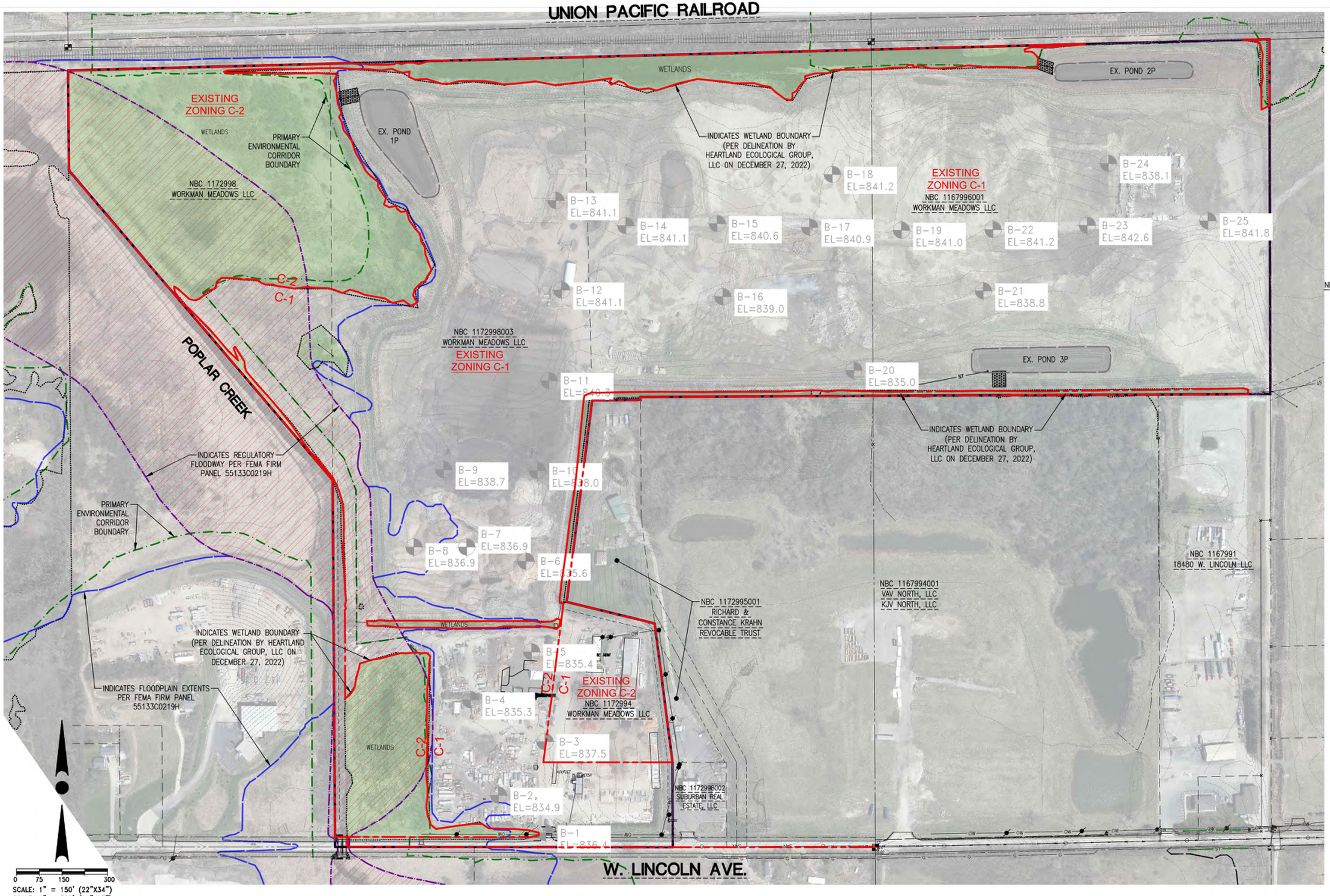
DATE:
AUGUST 29, 2024

JOB NUMBER:
23-005-1180

DESCRIPTION:
COVER SHEET

SHEET
T1

X:\2023\23-005-1180 CERTIFIED PRODUCTS NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\CERTIFIED PRODUCTS_SITE PLANS_22X34.DWG



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CALL DIGGERS HOTLINE 1-800-242-8511

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DESCRIPTION:
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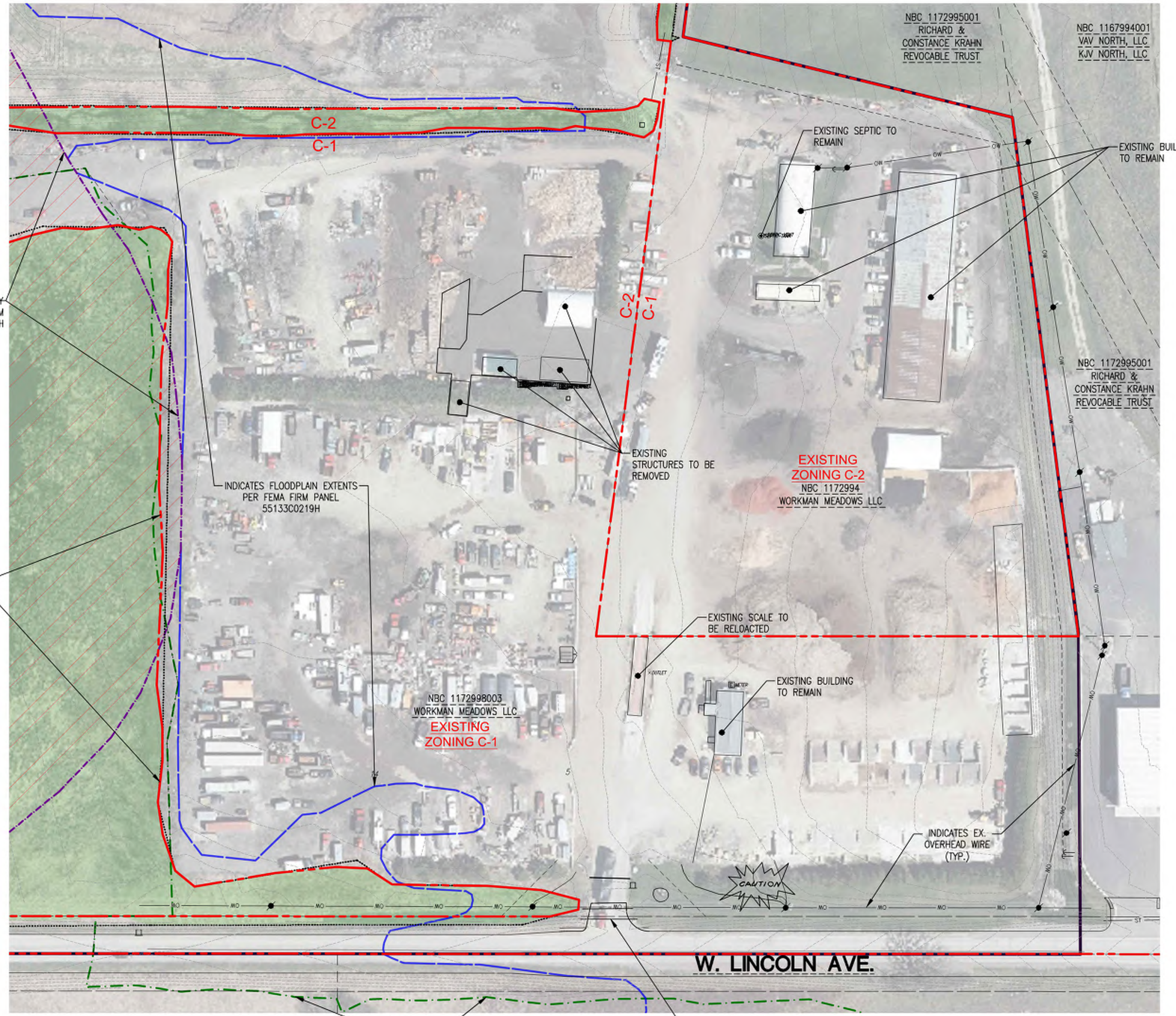

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775	– EXISTING CONTOUR
SAN	– EXISTING SANITARY SEWER
	– EXISTING SANITARY MANHOLE
W	– EXISTING WATER MAIN
	– EXISTING HYDRANT
ST	– EXISTING STORM SEWER
	– EXISTING STORM MANHOLE
	– EXISTING STORM INLET
	– EXISTING TRANSFORMER
	– EXISTING ELECTRIC PEDESTAL
	– EXISTING TELEPHONE PEDESTAL
	– EXISTING CATV PEDESTAL
	– EXISTING POWER POLE

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23-005-1180

DESCRIPTION:
EXISTING SITE AND DEMOLITION PLAN

SHEET
C1.1

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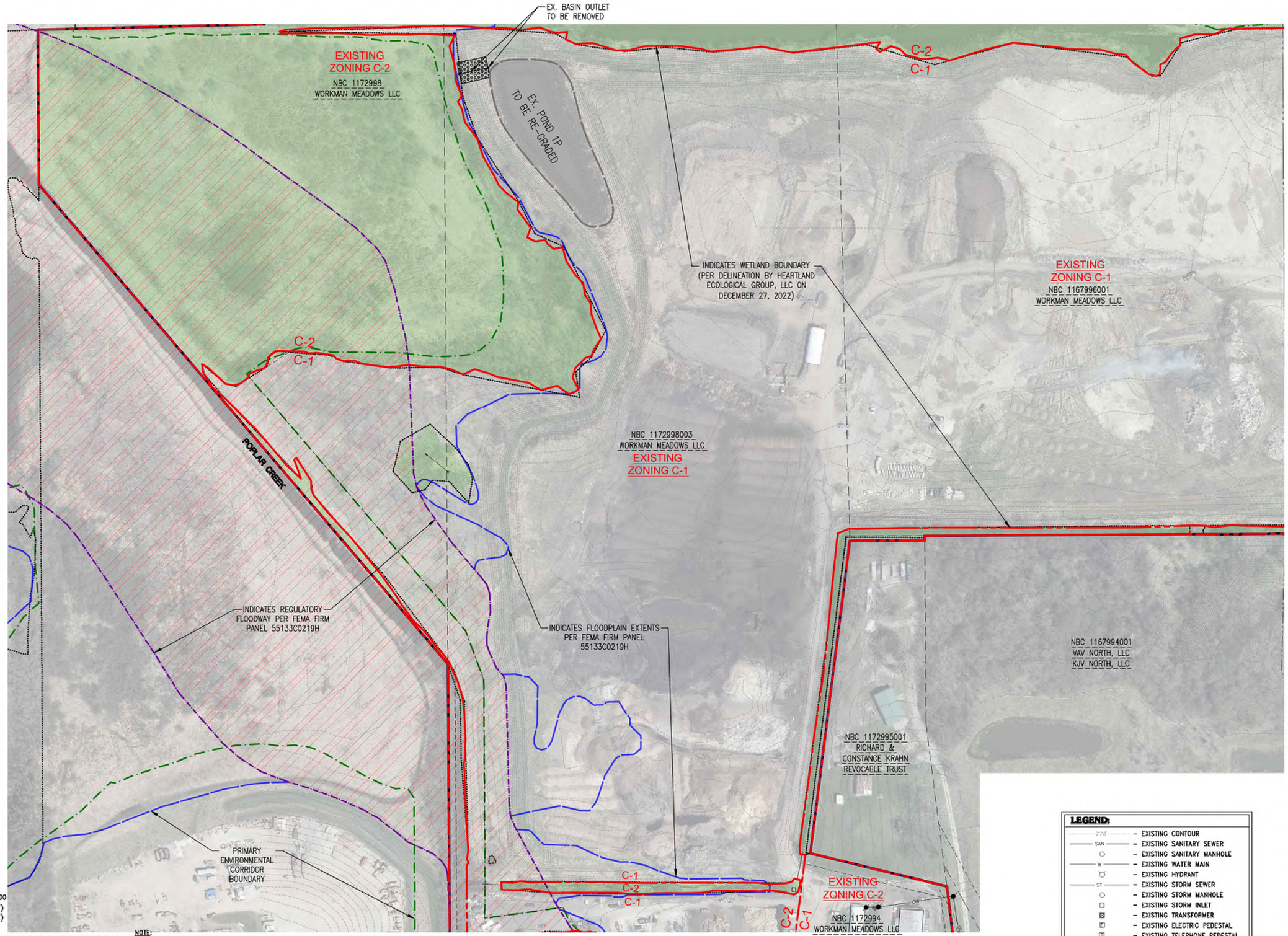

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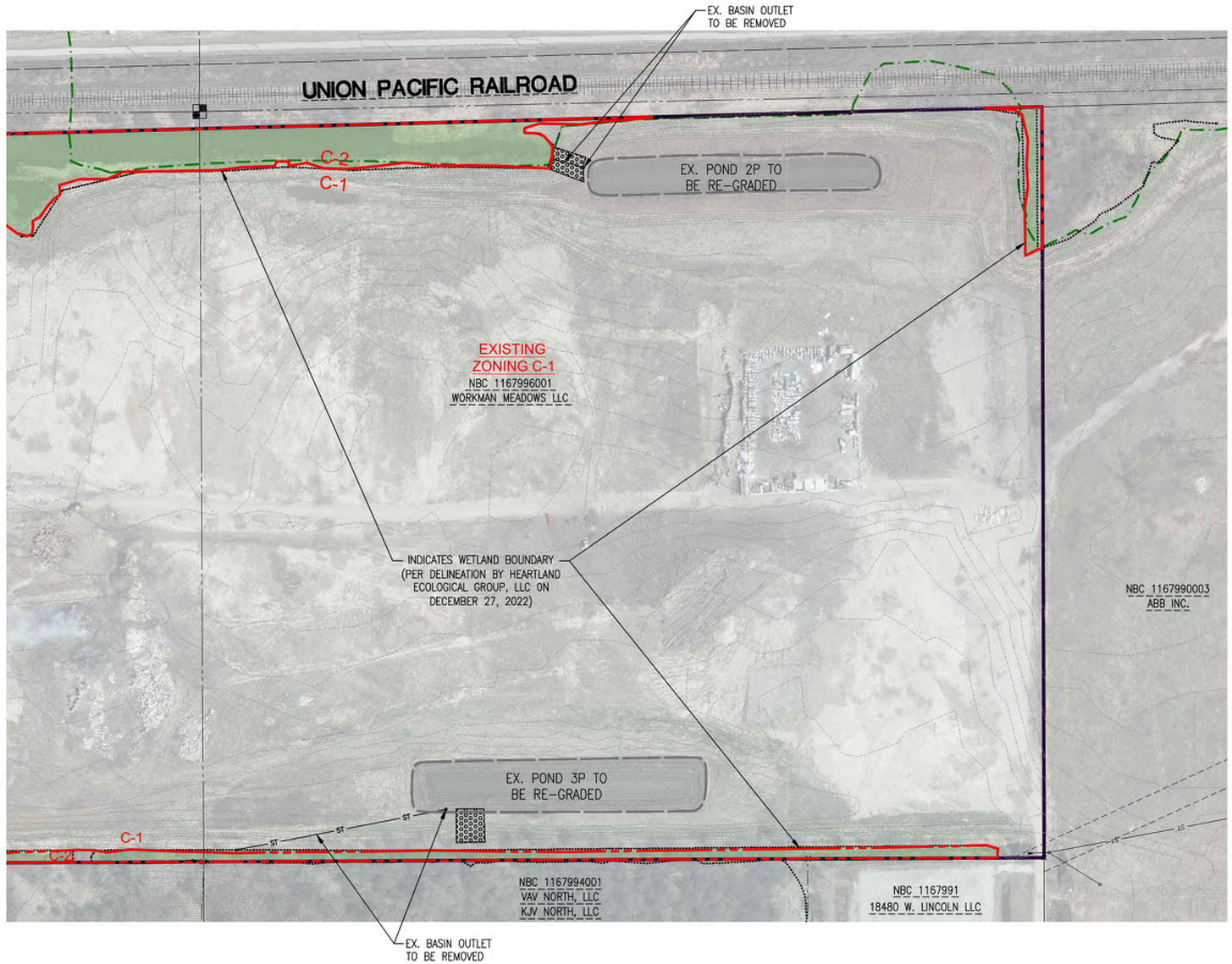

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DATE:
AUGUST 29, 2024

JOB NUMBER:
23-005-1180

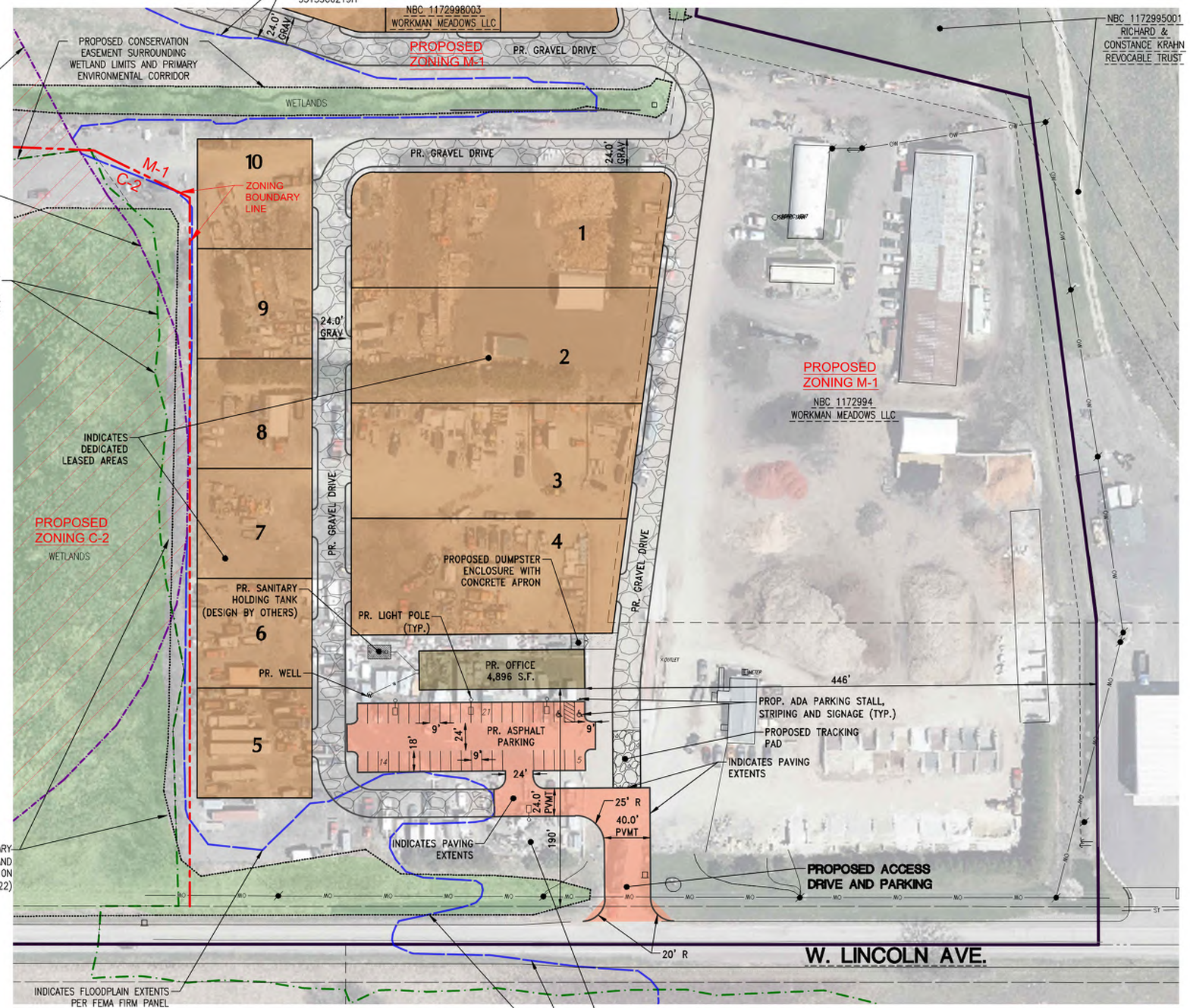
DESCRIPTION:
EXISTING SITE AND DEMOLITION PLAN

SHEET
C1.3

X:\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



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DATE: AUGUST 29, 2024

JOB NUMBER: 23-005-1180

DESCRIPTION: PROPOSED SITE PLAN

SHEET C1.4

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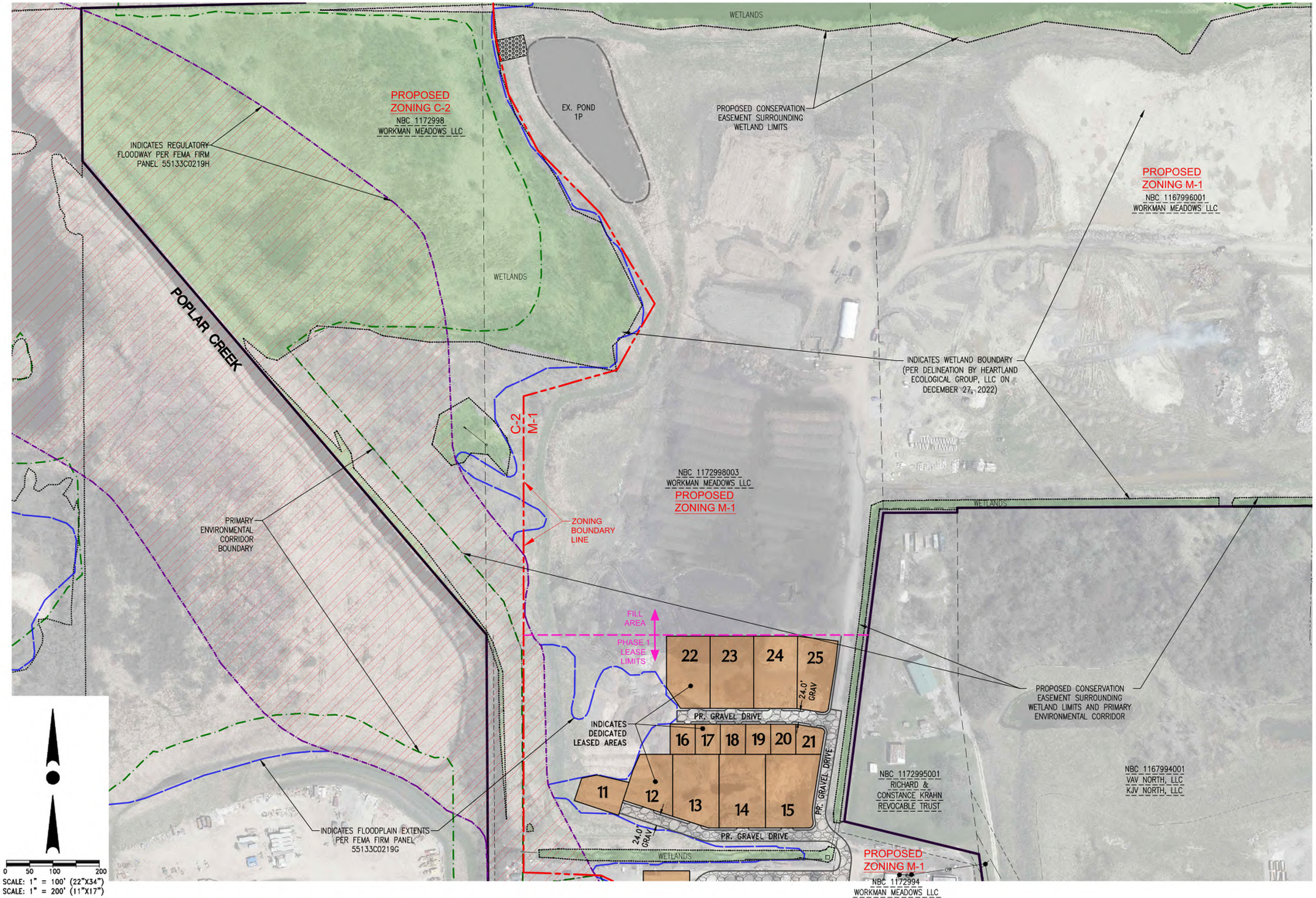

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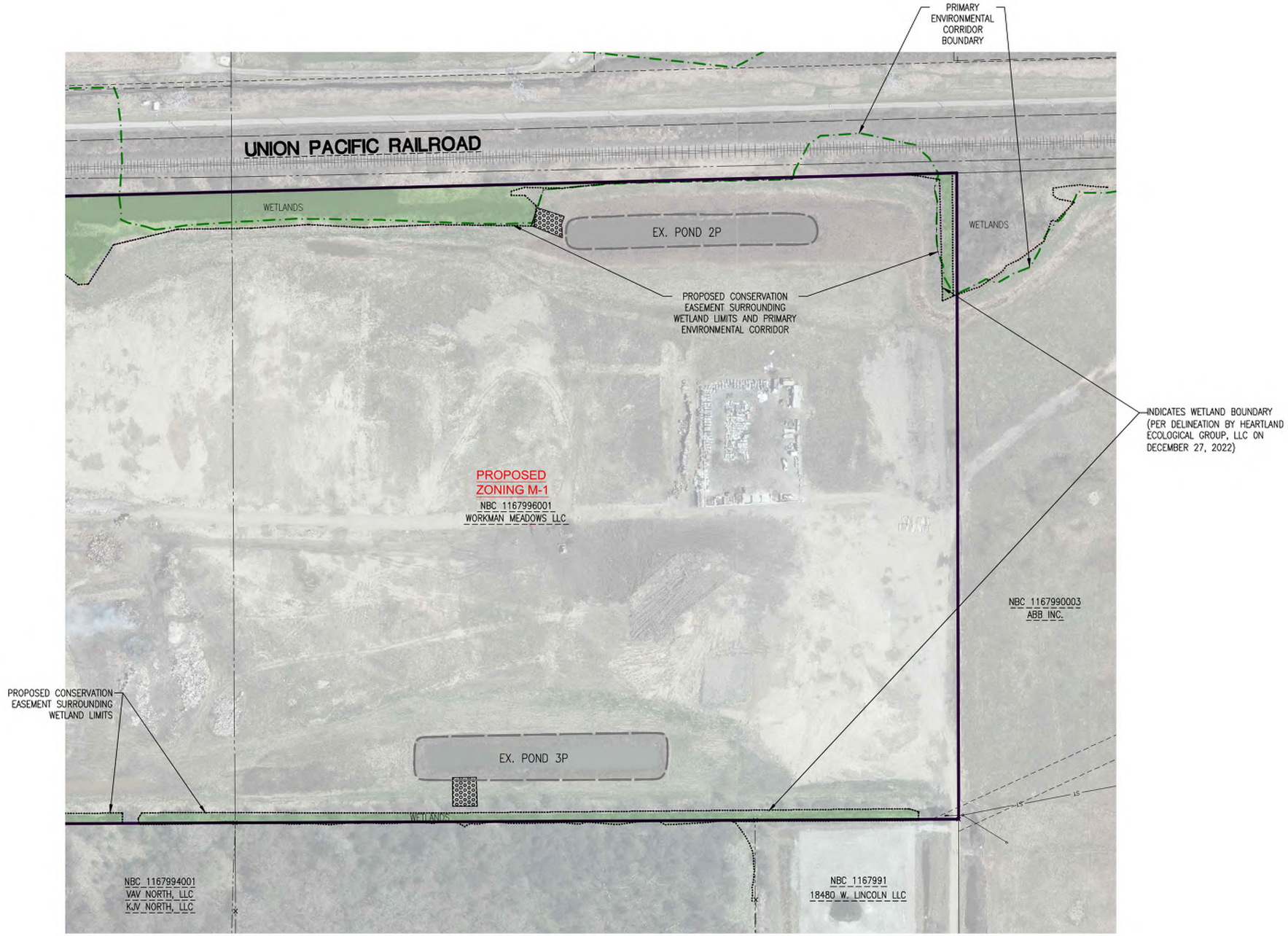

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UNION PACIFIC RAILROAD

WETLANDS

EX. POND 2P

EX. POND 1P

PRIMARY ENVIRONMENTAL CORRIDOR BOUNDARY

PROPOSED CONSERVATION EASEMENT SURROUNDING WETLAND LIMITS

INDICATES WETLAND BOUNDARY (PER DELINEATION BY HEARTLAND ECOLOGICAL GROUP, LLC ON DECEMBER 27, 2022)

B-18 EL=841.2

B-24 EL=838.1

B-13 EL=841.1

B-14 EL=841.1

B-15 EL=840.6

B-17 EL=840.9

B-19 EL=841.0

B-22 EL=841.2

B-23 EL=842.6

B-25 EL=841.8

B-12 EL=841.1

B-16 EL=839.0

B-21 EL=838.8

PROPOSED CONSERVATION EASEMENT SURROUNDING WETLAND LIMITS

EX. POND 3P

B-20 EL=835.0

B-11 EL=840.3

INDICATES WETLAND BOUNDARY (PER DELINEATION BY HEARTLAND ECOLOGICAL GROUP, LLC ON DECEMBER 27, 2022)

POPLAR CREEK

INDICATES REGULATORY FLOODWAY PER FEMA FIRM PANEL 55133C0219H

FILL AREA

PHASE 1 LEASE LIMITS

B-9 EL=838.7

B-10 EL=838.0

PRIMARY ENVIRONMENTAL CORRIDOR BOUNDARY

PROPOSED CONSERVATION EASEMENT SURROUNDING WETLAND LIMITS

B-8 EL=836.9

B-7 EL=836.9

B-6 EL=835.6

INDICATES WETLAND BOUNDARY (PER DELINEATION BY HEARTLAND ECOLOGICAL GROUP, LLC ON DECEMBER 27, 2022)

B-5 EL=835.4

INDICATES FLOODPLAIN EXTENTS PER FEMA FIRM PANEL 55133C0219H

B-4 EL=835.3

PROPOSED OFFICE BUILDING

PROPOSED TRACKING PAD

B-3 EL=837.5

B-1 EL=836.4

W. LINCOLN AVE.

PROPOSED BERM

PROPOSED ACCESS DRIVE AND PARKING

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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FLOODPLAIN NOTE:
THERE SHALL BE NO CHANGE IN ELEVATION WITHIN THE FLOODLPAIN

X:\2023\23-005-1180 CERTIFIED PRODUCTS NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\CERTIFIED PRODUCTS_CIVIL PLAN SET_22X34.DWG

WISCONSIN DANIEL SCHMIDT E-48201-6 FORT ATKINSON, WI PROFESSIONAL ENGINEER

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4100 N. CALHOUN RD., SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpadello@trioeng.com

PROJECT:
CERTIFIED PRODUCTS
CITY OF NEW BERLIN, WISCONSIN
BY: WORKMAN ENTERPRISES
19700 W. LINCOLN AVE.
NEW BERLIN, WI 53151

REVISION HISTORY

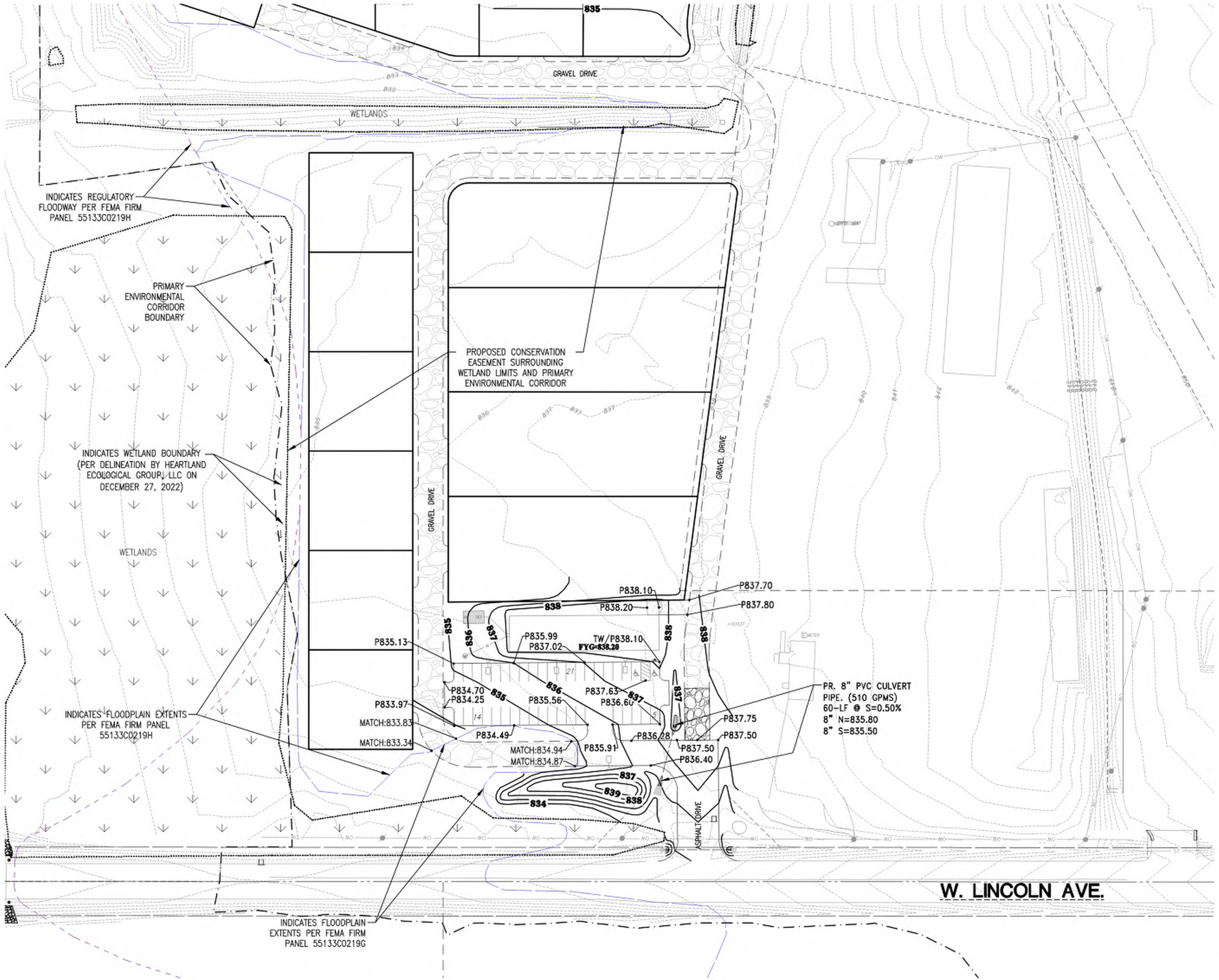
DATE	DESCRIPTION
11/08/23	PRELIMINARY CIVIL PLANS
03/15/24	PRELIMINARY CIVIL PLANS
05/13/24	PRELIMINARY CIVIL PLANS
06/21/24	CIVIL PLANS
08/29/24	CIVIL PLANS

DATE:
AUGUST 29, 2024

JOB NUMBER:
23-005-1180

DESCRIPTION:
MASTER GRADING & DRAINAGE PLAN

SHEET
C2.0



0 25 50 100
SCALE: 1" = 50' (22"X34")
SCALE: 1" = 100' (11"X17")

LEGEND:

795	- EXISTING CONTOUR
795	- PROPOSED CONTOUR
	- PROPOSED FLOW ARROW
× 779.40	- PROPOSED SPOT ELEVATION
FYG XXX.X	- PROPOSED FINISH YARD GRADE

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08/29/24	CIVIL PLANS

DATE:
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JOB NUMBER:
23-005-1180

DESCRIPTION:
GRADING & STORM SEWER PLAN

SHEET
C2.1

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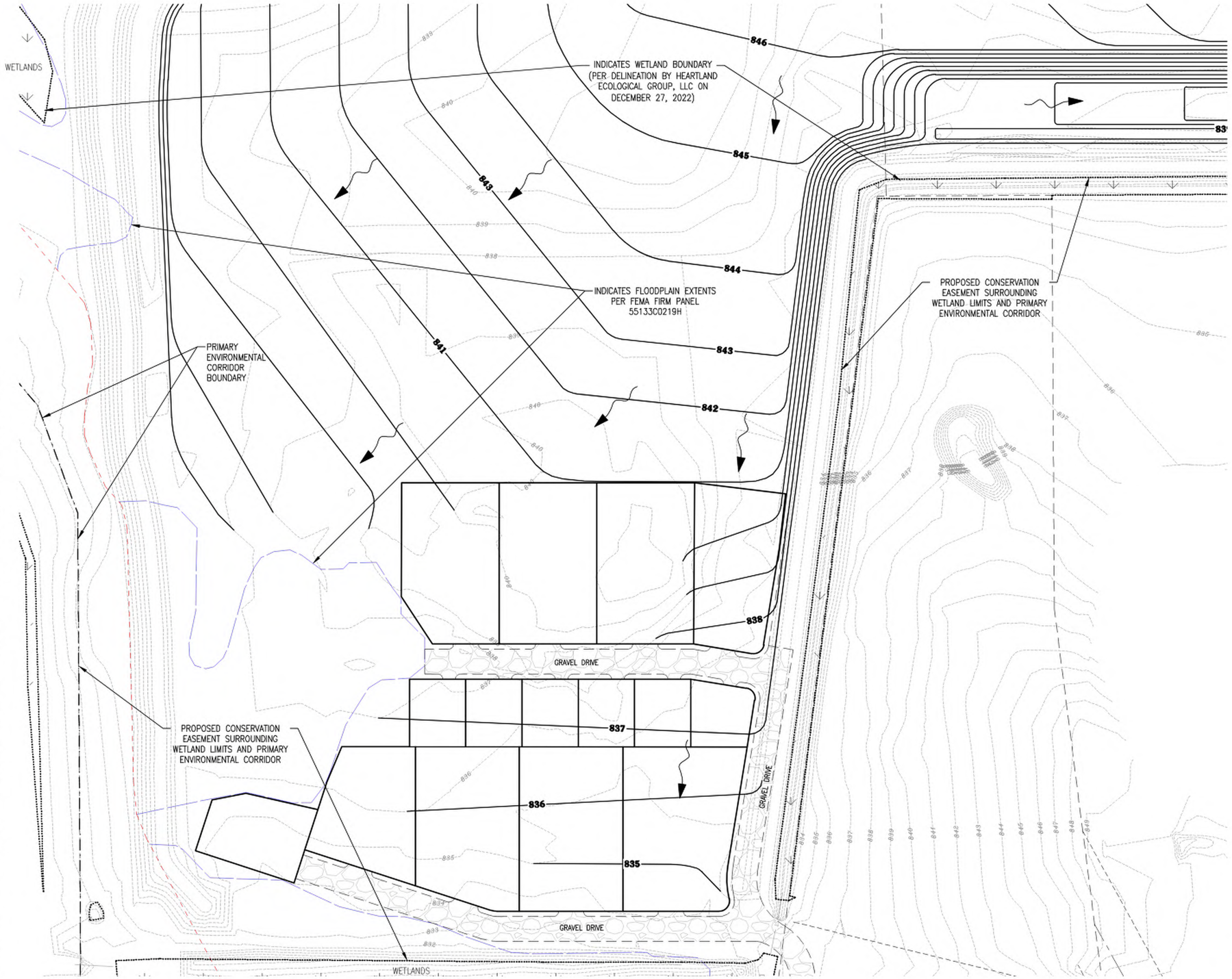

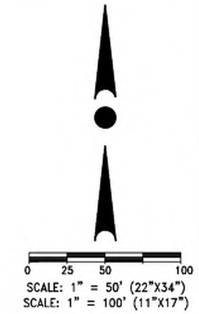

LEGEND:

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PROJECT:
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CITY OF NEW BERLIN, WISCONSIN
BY: WORKMAN ENTERPRISES
19700 W. LINCOLN AVE.
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DATE:
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JOB NUMBER:
23-005-1180

DESCRIPTION:
GRADING & STORM SEWER PLAN

SHEET
C2.2

X:\2023\23-005-1180 CERTIFIED PRODUCTS NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\CERTIFIED PRODUCTS_CIVIL PLAN SET_22X34.DWG

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SCALE: 1" = 100' (11"X17")

LEGEND:

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JOB NUMBER:
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DESCRIPTION:
GRADING & STORM SEWER PLAN

SHEET
C2.3

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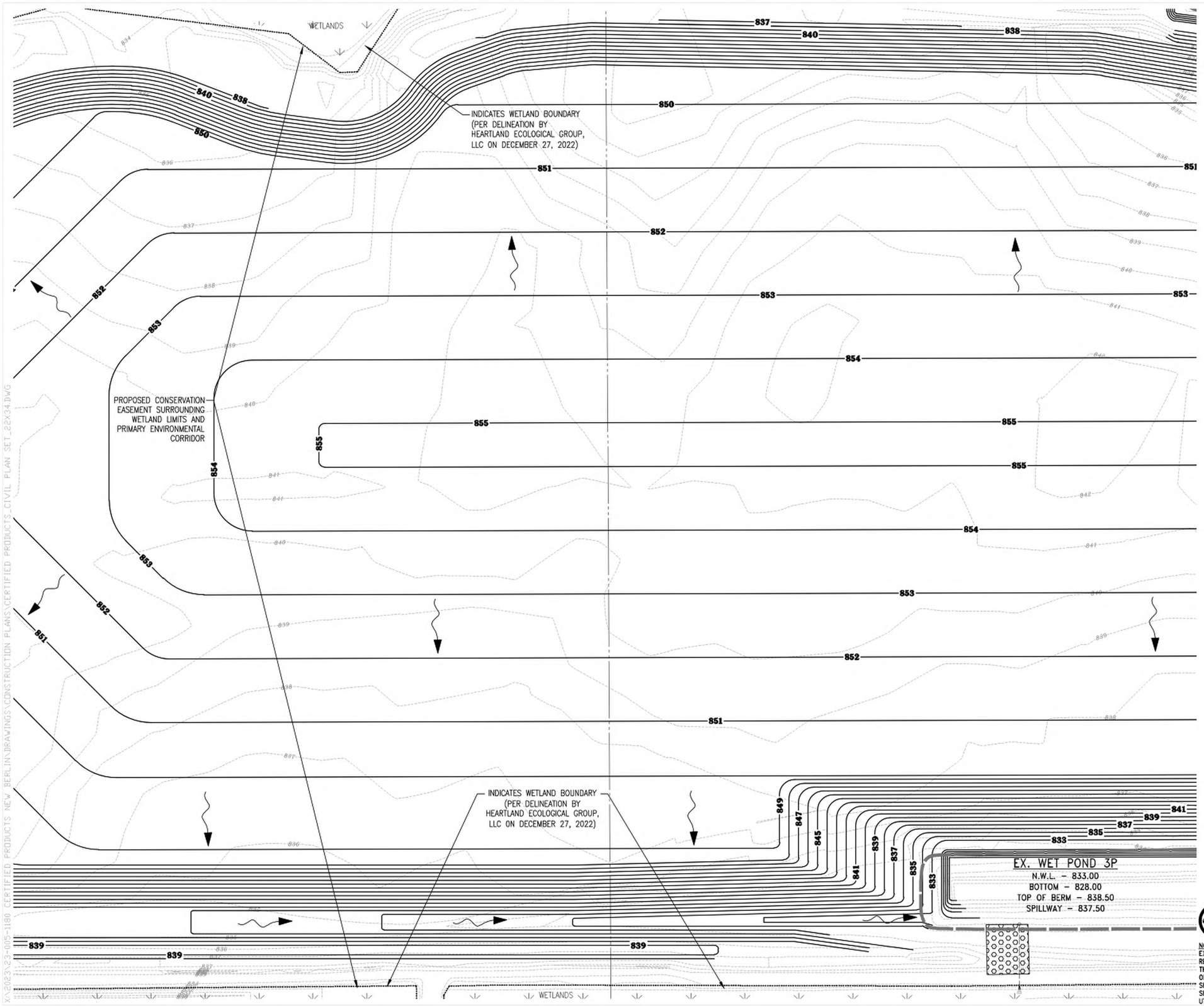

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DESCRIPTION:
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SHEET
C2.4

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JOB NUMBER:
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DESCRIPTION:
GRADING & STORM SEWER PLAN

SHEET
C2.5

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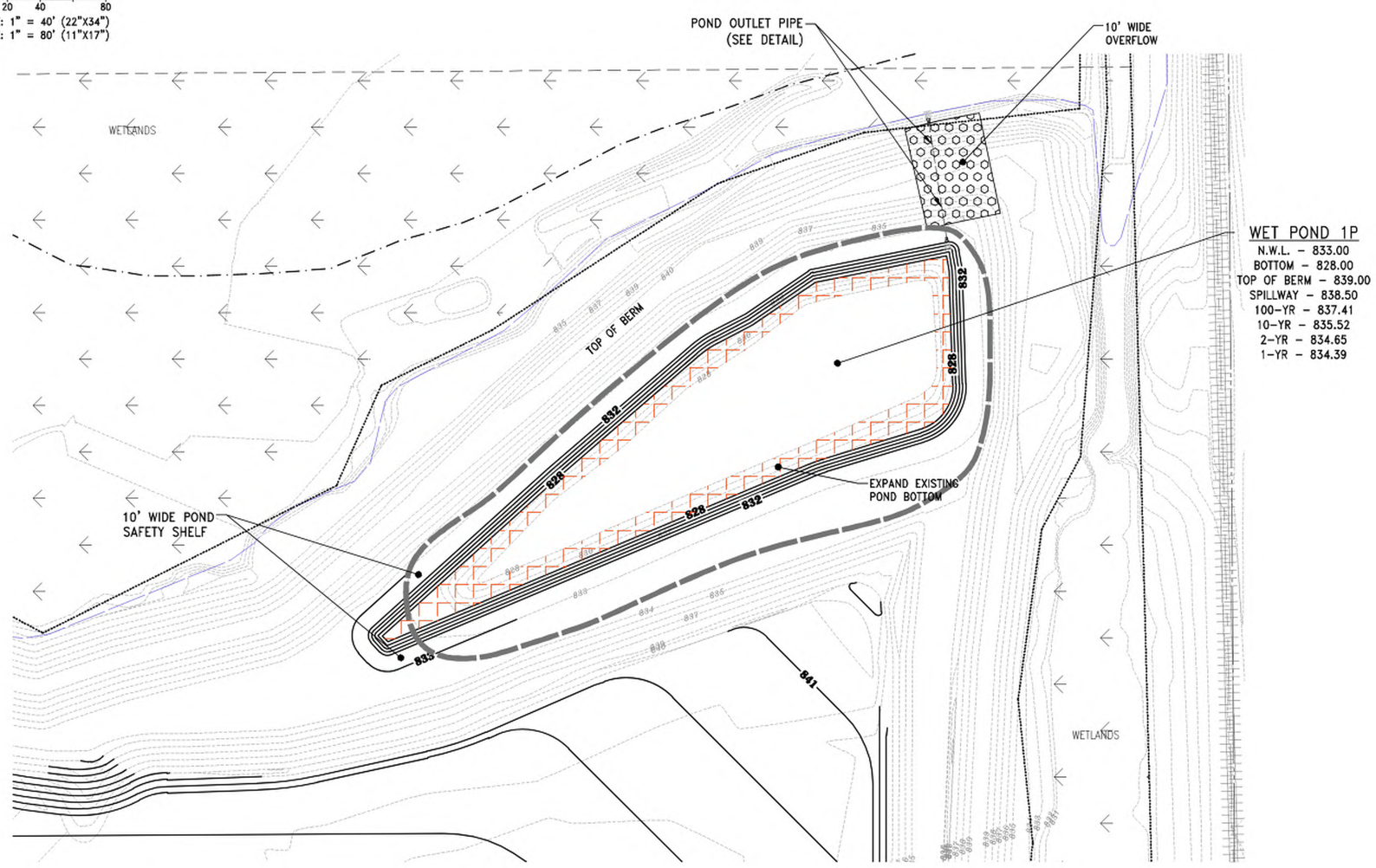
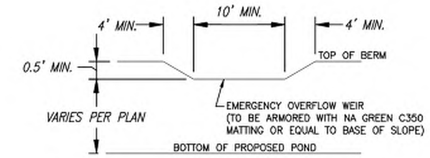
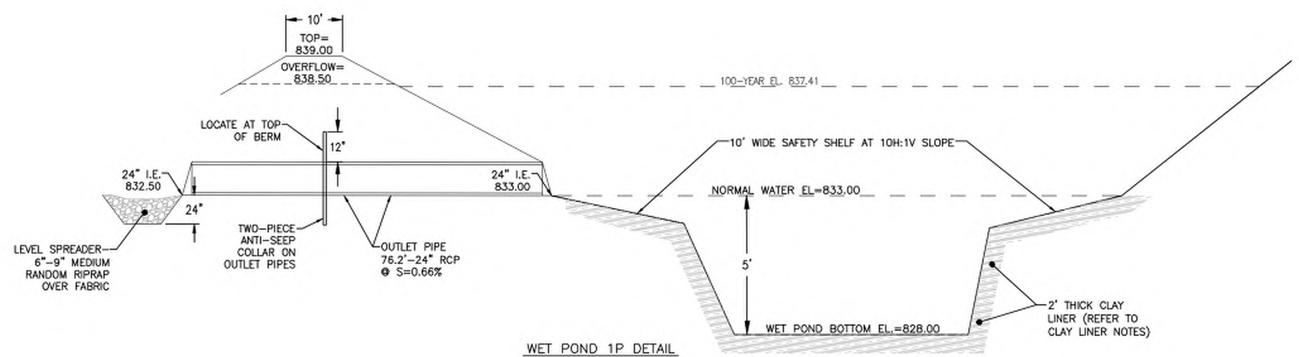




TYPICAL EMERGENCY OVERFLOW WEIR DETAIL
NOT TO SCALE

NOTE: GRADES FOR TOP OF BERM, OVERFLOW SPILLWAY, AND BOTTOM OF POND SHALL BE PER PLAN.



WET POND 1P DETAIL
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DESCRIPTION:
POND DETAIL

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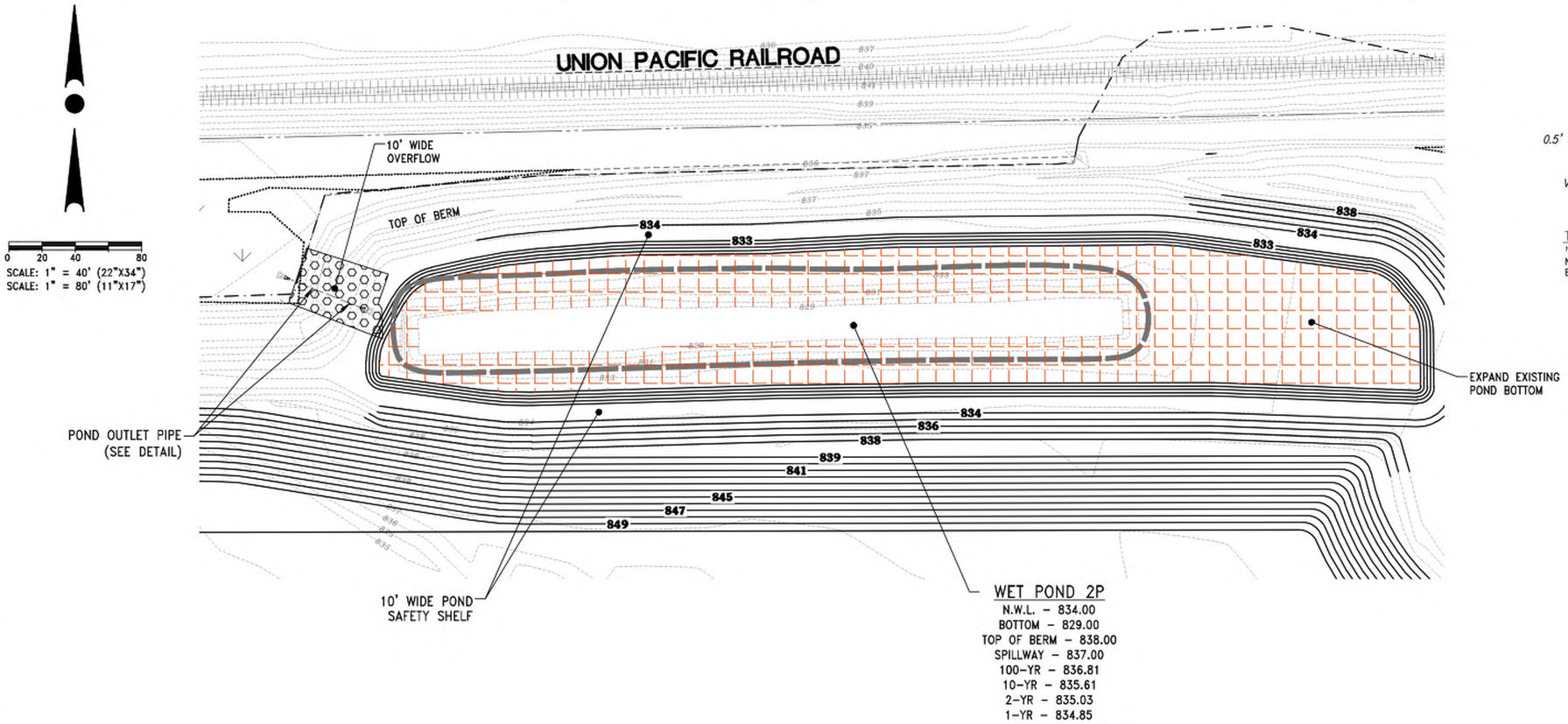

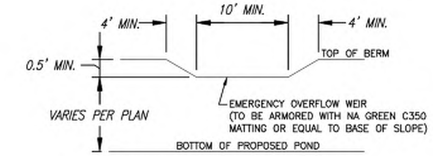

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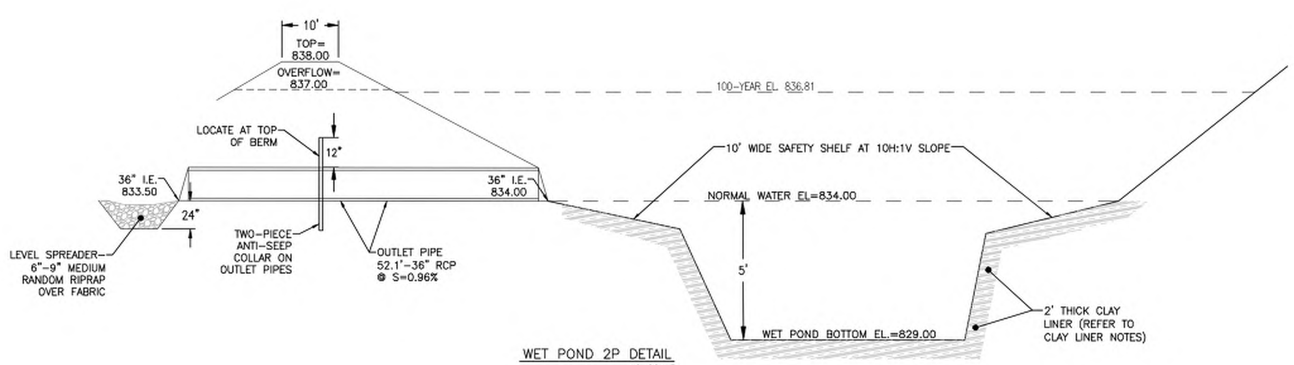

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POND DETAIL

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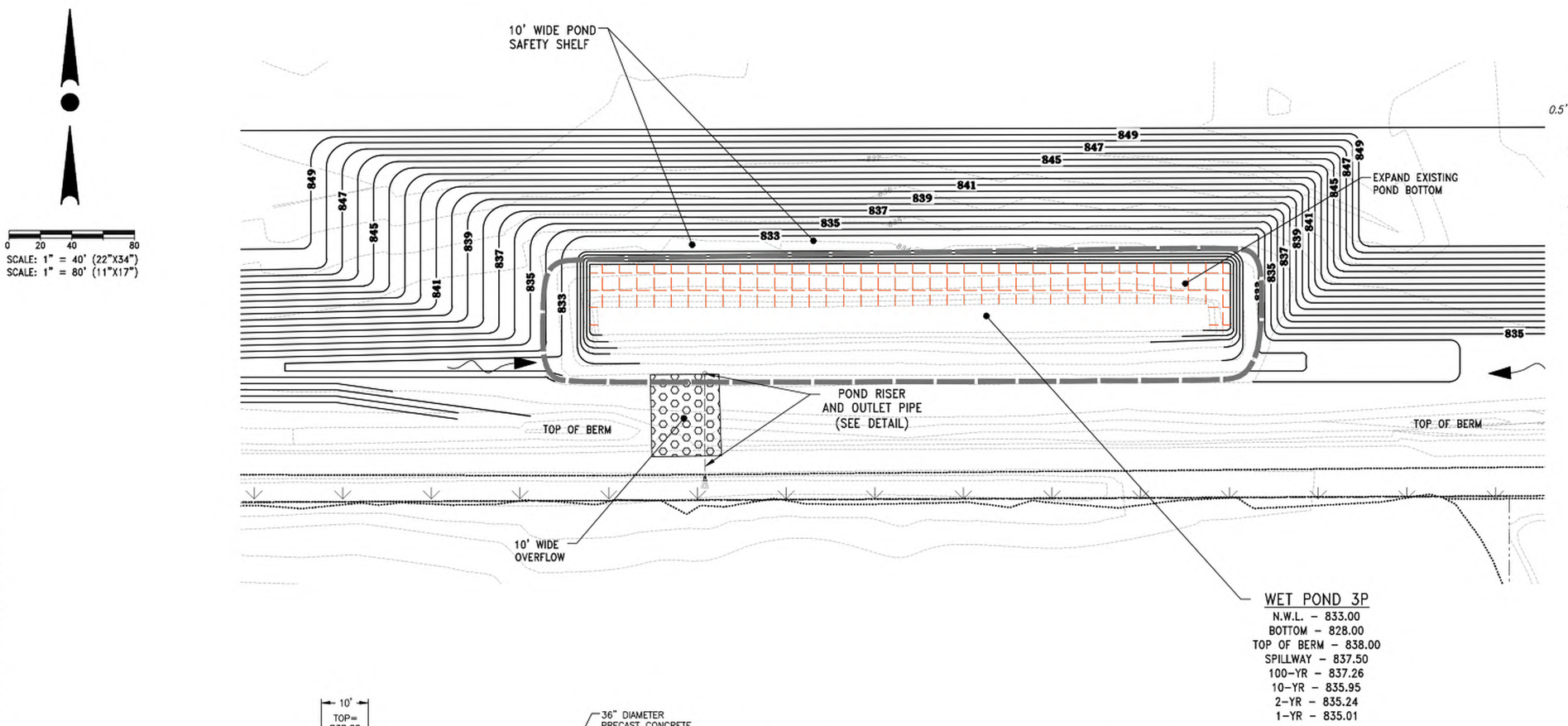

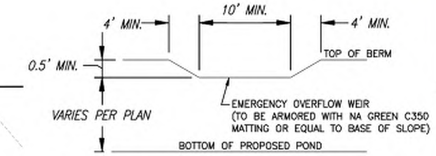

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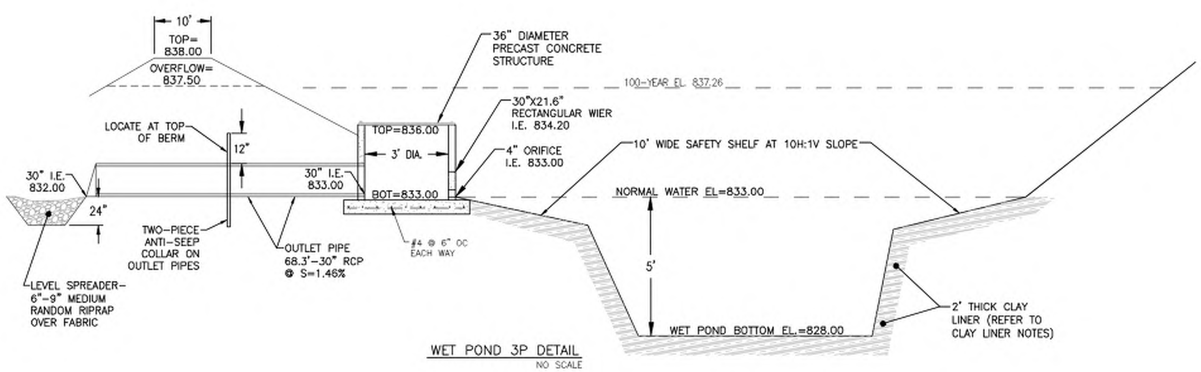
NOT TO SCALE

NOTE: GRADES FOR TOP OF BERM, OVERFLOW SPILLWAY, AND BOTTOM OF POND SHALL BE PER PLAN.



WET POND 3P DETAIL
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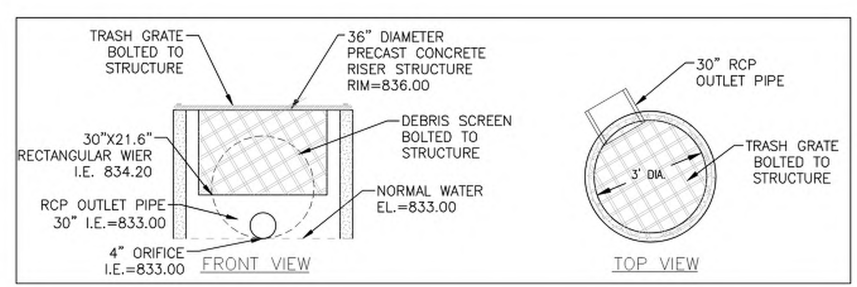

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

CALL DIGGERS HOTLINE 1-800-242-8511

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WISCONSIN DANIEL SCHMITT E-48201-6 FORT ATKINSON, WI PROFESSIONAL ENGINEER

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PHONE: (262) 790-1480
FAX: (262) 790-1481
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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

DATE	DESCRIPTION
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03/15/24	PRELIMINARY CIVIL PLANS
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08/29/24	CIVIL PLANS

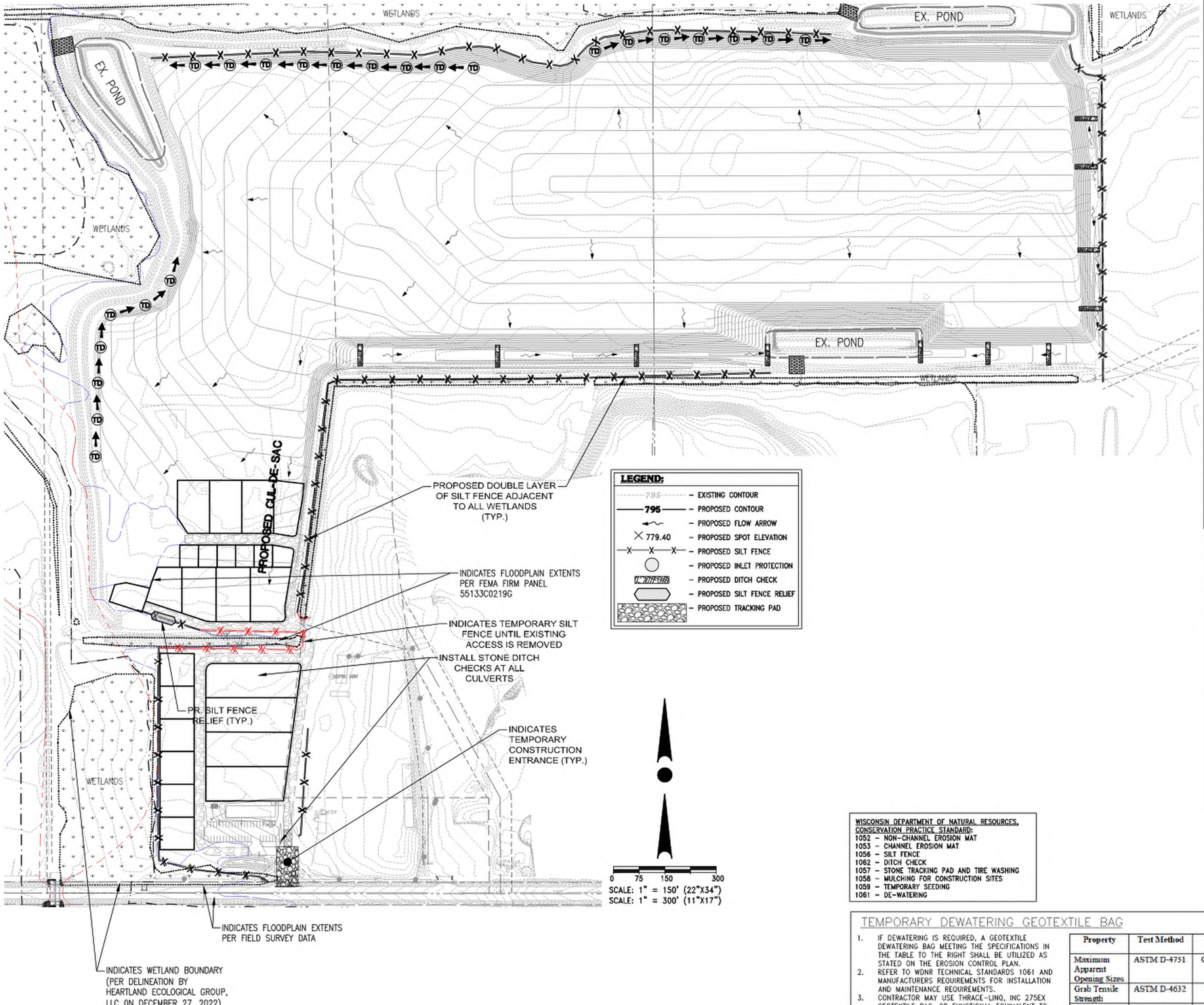
DATE:
AUGUST 29, 2024

JOB NUMBER:
23-005-1180

DESCRIPTION:
POND DETAIL

SHEET
C2.8

X:\2023\23-005-1180 CERTIFIED PRODUCTS NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\CERTIFIED PRODUCTS_CIVIL PLAN SET_22X34.DWG



LEGEND:

- 795 – EXISTING CONTOUR
- 795 – PROPOSED CONTOUR
- PROPOSED FLOW ARROW
- 779.40 – PROPOSED SPOT ELEVATION
- PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION
- PROPOSED DITCH CHECK
- PROPOSED SILT FENCE RELIEF
- PROPOSED TRACKING PAD

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 NEW BERLIN 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 NEW BERLIN.
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.
   A. 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.
   B. 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.
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 NEW BERLIN TECHNICAL STANDARDS.
   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.
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:

1. THE OBJECTIVE IS TO STABILIZE THE SITE WITH 70% VEGETATIVE COVERAGE OF ALL PERVIOUS 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, 2024.
2. 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.
3. 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 CITY ENGINEER FOR ALL AREAS WHERE SEED, TOPSOIL, AND MULCH IS CALLED FOR IN THE APPROVED PLANS.
4. IF THE NOVEMBER 1 DEADLINE HAS BEEN MISSED, AND THE CITY 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 CITY 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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WISCONSIN DANIEL SCHMITT E-48320-6 FORT ATKINSON, WI PROFESSIONAL ENGINEER

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PROJECT:
CERTIFIED PRODUCTS
CITY OF NEW BERLIN, WISCONSIN
BY: WORKMAN ENTERPRISES
19700 W. LINCOLN AVE.
NEW BERLIN, WI 53151

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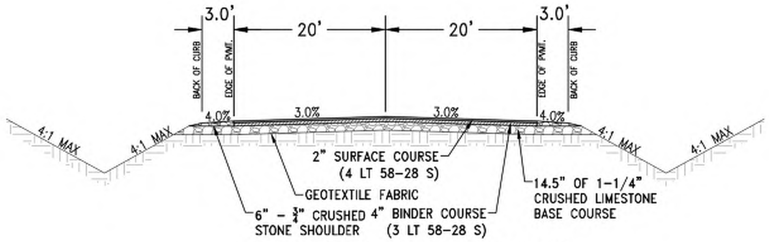
DATE:
AUGUST 29, 2024

JOB NUMBER:
23-005-1180

DESCRIPTION:
EROSION CONTROL PLAN

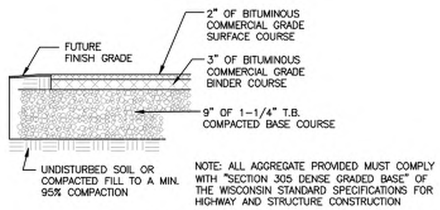
SHEET
C3.0

X:\2023\23-005-1180 CERTIFIED PRODUCTS NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\CERTIFIED PRODUCTS_CIVIL PLAN SET_22X34.DWG



ENTRANCE DRIVE CROSS SECTION

NO SCALE

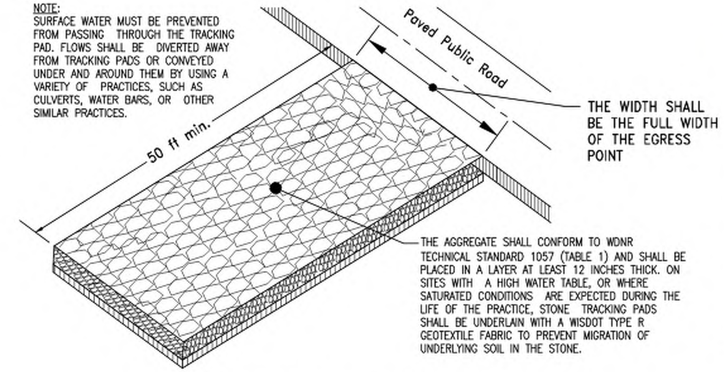


ASPHALT PAVING SECTION

NO SCALE

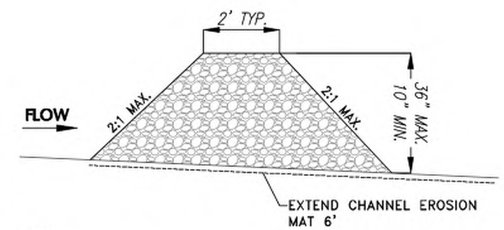
NOTE:
1. APPLICABLE TO DRIVE AISLE TO PARKING LOT AND PARKING AREA.

NOTE:
SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY FROM TRACKING PADS OR CONVEYED UNDER AND AROUND THEM BY USING A VARIETY OF PRACTICES, SUCH AS CULVERTS, WATER BARS, OR OTHER SIMILAR PRACTICES.



CONSTRUCTION ENTRANCE DETAIL

NO SCALE



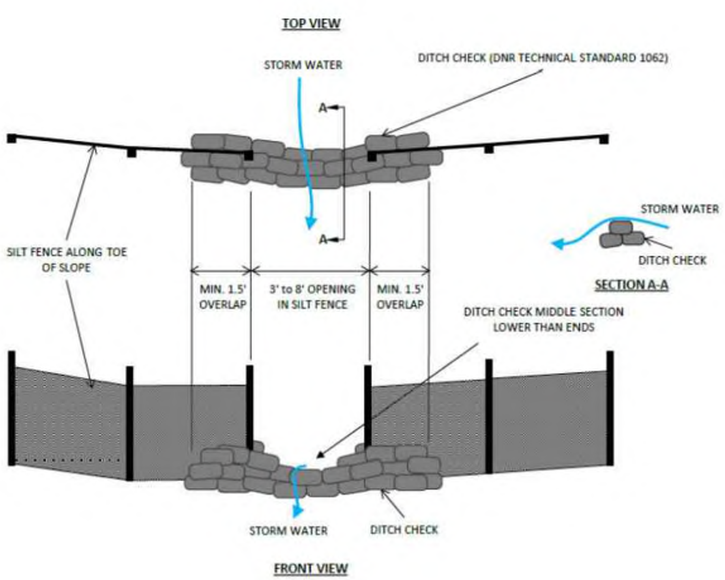
NOTES:
- STONE DITCH CHECKS SHALL BE CONSTRUCTED OF A WELL GRADED ANGULAR STONE, A D^{50} OF 3" OR GREATER WITH NO MORE THAN 5% PASSING THE NO. 4 SIEVE.
- A ONE FOOT LAYER OF 1" (NO. 2) WASHED STONE OVER A 3" TO 6" CLEAR STONE, OR
- ANGULAR STONE MEETING THE GRADATION FOR WISDOT SPECIFICATION 312 FOR SELECTED CRUSHED MATERIAL.
- REFER TO EROSION CONTROL PLAN FOR DITCH CHECK HEIGHT.
- REFER TO WDNR TECHNICAL STANDARD 1062 FOR ADDITIONAL DETAILS.

STONE DITCH CHECK

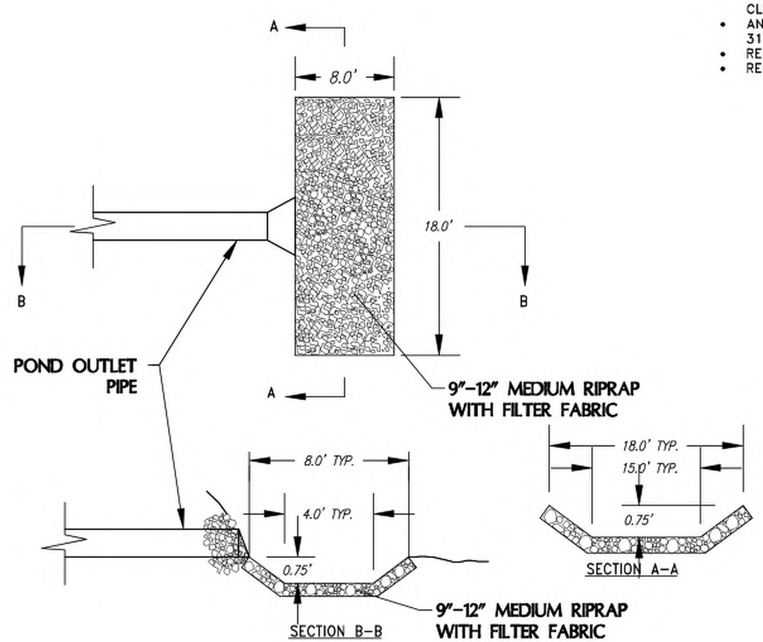
N.T.S.

1056-TS-10

Figure 3:
Silt Fence Relief

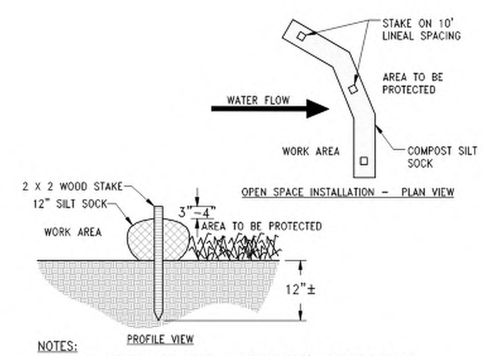


WDNR
November 2022



LEVEL SPREADER DETAIL

NO SCALE



NOTES:
1. ALL MATERIAL TO MEET MANUFACTURER'S SPECIFICATIONS
2. REFER TO MANUFACTURERS AND/OR SUPPLIERS. SPECIFICATIONS FOR INSTALLATION RECOMMENDATIONS.
3. ACTUAL LOCATION MAY BE FIELD ADJUSTED TO MINIMIZE DISTURBANCE TO EXISTING VEGETATION.
4. INSTALL EVERY 200' OR 2' GRADE DROP IN SWALES.

STRAW WATTLE
DITCH CHECK INSTALLATION DETAIL

NO SCALE

WISCONSIN
DANIEL SCHER
E-48201-6
FORT ATKINSON, WI
PROFESSIONAL ENGINEER

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DESCRIPTION:
CONSTRUCTION NOTES & DETAILS

SHEET
C4.0

X:\2023\23-005-1180 CERTIFIED PRODUCTS NEW BERLIN\DRAWINGS\CONSTRUCTION PLANS\CERTIFIED PRODUCTS_CIVIL PLAN SET_22X34.DWG

STAFF REPORT
EXECUTIVE SUMMARY

APPLICANT/PROJECT:	**Stephen Adamczyk / Adamczyk Heating**
LOCATION:	**16551 W. Greenfield Avenue (Tax Key #: 1162.153)**
REQUEST:	**Use, Site and Architecture approval for Adamczyk Heating located at 16551 W. Greenfield Avenue (Tax Key #: 1162.153)**
D.R.C. RECOMMENDATION:	**Approval of the Use, Site and Architecture approval for Adamczyk Heating located at 16551 W. Greenfield Avenue (Tax Key #: 1162.153) subject to the application, plans on file and the following conditions of approval:**

1. **Planning:**
    a. **Plan of operation shall be consistent with submitted plans on file. Applicant is proposing to construct a 5,760 square foot building for an HVAC business, along with residential quarters.**
        i. **Hours of operation: 8 am - 5 pm, Monday - Friday**
        ii. **Number of employees: 5 employees**
    b. **Architecture Review Committee approval required.**
    c. **The setbacks of the B-2 Zoning District are: 40’ Front, 15’ Side, and 25’ Rear.**
        i. **Per § 275-34D(2), The side setback in the B-2 and B-3 Districts applies to structures on lots of 100 feet or more in width. The side setback can be reduced to 10 feet for structures on existing lots with a width less than 100 feet. This lot is 80.79 feet in width.**
        ii. **Per § 275-46, For new structures, additions to existing structures or accessory structures, the required front setback may, with Plan Commission approval, be decreased in any residential or business districts to the average of the existing front setbacks of the abutting structures on each side but in no case less than 15 feet in any residential district and five feet in any business district.**
            1. **The structure to the west of this proposed building is 19’ from Greenfield Avenue ultimate ROW and the structure to the east is 23’ from Greenfield Avenue ultimate ROW. The front setback can be decreased to 21’ from Greenfield Avenue ultimate ROW with Plan Commission approval. The applicant is proposing a building that is 21’ from the Greenfield Avenue ultimate ROW.**
            2. **If approved, the new setbacks would be: 21’ Front, 10’ Side, and 25’ Rear.**

d. **Per § 275-56F, a 15' bufferyard is required for this proposed development, as it is adjacent to a single-family residential use. Plan Commission may approve a reduction to the minimum required bufferyard to allow for the proposed 10' bufferyard. Staff supports this reduction for the following reasons:**

   i. **The minimum lot width in the B-2 Zoning District is 200 feet and this vacant legal lot of record is 80.79 feet wide. This is a substandard lot in terms of lot width and are allowed a 10' building setback, per § 275-34D(2).**

   ii. **Most of the building will be residential use, which would not have a bufferyard requirement.**

   iii. **Minimum plantings requirements are outlined in § 275-56F(4).**

e. **Per § 275-57B(5)(a), In the B-2 Zoning District, all storage and parking of vehicles and equipment, other than required customer and employee off-street parking, shall be inside, except the outside parking of two vehicles in accordance with an approved site plan and plan of operation.**

f. **Approval of the Landscaping Plan and payment of all installation and maintenance sureties is required, per §275-56C. Landscape plans shall meet the requirements of §275-53 through §275-56 of the Zoning Code.**

g. **Dumpsters shall be properly screened from the street and public view in accordance with §275-56 of the Zoning Code.**

h. **All permanent and temporary signs require a Sign Application to be filed prior to 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 review required per SPS 361.30(5) 'over 50,000 cubic ft.'**

   d. **State 'Conditional Approval' letter required with the building permit application.**

   e. **Apply and obtain appropriate building, HVAC, electric, plumbing and fire permits from the City of New Berlin Building Inspection Division.**

   f. **NOTE: Zoning approval will be required BEFORE applying for the building permit. Building permit application WILL NOT BE ACCEPTED without zoning approval.**

   g. **Separate application, state letter and (4) sets plans are required. One set must be stamped by the state.**

   h. **Plumbing: State review is required for over 16 fixtures - new and/or replacements.**

   i. **The building shall be fully accessible from the parking lot to the interior elements SPS.363.1101 and ICC/ANSI A117.1).**

   j. **See 2015 IBC Section 508, 509 and 510 for separation requirements.**

3. **Fire Department:**
    a. **Maintain smoke detection throughout living quarters and business and heat detection in garage.**
    b. **Maintain egress/emergency lighting throughout.**
    c. **Provide fire extinguishers every 75' of travel.**
    d. **Name and address on front and rear where applicable.**
    e. **Key for Knox Box is required.**
4. **Engineering:**
    a. **Per 275-57A(4)(a), One in every eight accessible spaces, but not less than one, shall be served by an access aisle of 96 (or 60) inches wide minimum and shall be designated "van accessible" as required by ADAAG and/or State Building Code. See https://www.ada.gov/topics/parking/ for further detail.**
    b. **Per ADA requirements, an ADA accessible route needs to be provided to access the building. Options could include a path/ramp to the front door or an elevator. The 8-inch step into the front door is not accessible.**
    c. **Per 275-57A(7)(e)[3], Wheel stops, continuous curb, and/or bollards shall be located a minimum of four feet from any structures, buildings, walls, or plant material, excluding ground cover, to prevent a vehicle from driving onto the landscaped area or hitting any structures or plant material at the edge of the parking area.**
        i. **It is understood that the parking area is in front of the garage doors, but it should still be pavement marked with a 4 ft setback from the building and if parking is proposed in front of the man doors, that the access is not blocked by a parked vehicle.**
    d. **Provide a detail for the dumpster enclosure.**
    e. **Retaining wall plans are required per 275-55A(5).**
    f. **Consider contacting the owner of the power pole and guy wires and having them move it. Commercial properties are allowed up to a 40-foot-wide driveway.**
5. **Stormwater:**
    a. **Revise Erosion Control Plan to show staging and construction access considering the following requirements.**
        i. **Construction Traffic shall only access the site from Greenfield Avenue. No construction traffic in the Alley. Add note to plan.**
        ii. **Alley is porous pavement. No storage of materials of any kind in the alley. Prevent construction debris from washing onto alley. Show staging areas on the plan.**
6. **Utilities:**
    a. **Clarify if water meter will be in the mechanical room.**

<u>DETAILS IN ATTACHED STAFF REPORT</u>

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

Meeting of October 7, 2024

Stephen Adamczyk / Adamczyk Heating
16551 W. Greenfield Avenue (Tax Key #: 1162.153)

DATE STAFF REPORT CREATED: August 28, 2024

APPLICANT / OWNER(S): Stephen Adamczyk with Adamczyk Heating / Budding Properties LLC

REQUEST / DESCRIPTION OF PROJECT: Use, Site and Architecture approval for Adamczyk Heating located at 16551 W. Greenfield Avenue (Tax Key #: 1162.153).

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 8/23/24

DATE OF COMPLETENESS DETERMINATION: 8/28/24

PRE-APPLICATION CONFERENCE HELD: Yes
Date(s) of Meeting(s): 3/19/24
Site Visit(s): 8/28/24

CONCEPTUAL PLAN: N/A

SIZE OF DEVELOPMENT / PARCEL(S): 5,760 square foot building / 0.22 acres

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

CURRENT LAND USE: Vacant

PROPOSED ZONING: N/A

PROPOSED LAND USE: HVAC business

PROPOSED LOT SIZE: N/A

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North:	Zoning: City of Brookfield	Land Use: Commercial
South:	Zoning: B-2 and R-5	Land Use: Parking Lot and Vacant
East:	Zoning: B-2	Land Use: Single Family Residential
West:	Zoning: B-2	Land Use: Vacant

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

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.*
- *Site development should include prominent signage, increased landscaping, sustainable strategies for stormwater management, and methods to minimize the parking field, such as structured parking.*

Land Use:

- *Future Land Use Map: Suburban 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: Yes, the Architectural Review Committee will review this request at their October 7, 2024 meeting.

PROPOSED ARCHITECTURE: See attached plans. Applicant is planning to use LP Smart siding, vinyl shake, and stone accents on the exterior of the building.

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 from north to south.

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. Applicant has submitted a landscape plan.
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.: Will be reviewed at time of building permit.

TRAFFIC IMPACT: TIA is not required.

SCHOOL DISTRICT IMPACT: N/A
Notice Sent to Affected School District(s): No

PREVIOUS ACTION: N/A

CONSISTENCY WITH PREVIOUS ACTION: N/A

FINDINGS:

1. The applicant is proposing a 5,760 square foot building for an HVAC business along with residential quarters. See the attached Plan of Operation.
2. The setbacks of the B-2 Zoning District are: 40' Front, 15' Side, and 25' Rear.
    a. Per § 275-34D(2), The side setback in the B-2 and B-3 Districts applies to structures on lots of 100 feet or more in width. The side setback can be reduced to 10 feet for structures on existing lots with a width less than 100 feet. This lot is 80.79 feet in width.
    b. Per § 275-46, For new structures, additions to existing structures or accessory structures, the required front setback may, with Plan Commission approval, be decreased in any residential or business districts to the average of the existing front setbacks of the abutting structures on each side but in no case less than 15 feet in any residential district and five feet in any business district.
        i. The structure to the west of this proposed building is 19' from Greenfield Avenue ultimate ROW and the structure to the east is 23' from Greenfield Avenue ultimate ROW. The front setback can be decreased to 21' from Greenfield Avenue ultimate ROW with Plan Commission approval. The applicant is proposing a building that is 21' from the Greenfield Avenue ultimate ROW.
        ii. If approved, the new setbacks would be: 21' Front, 10' Side, and 25' Rear.

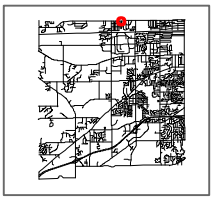
3. Lot Coverage: 50% Maximum Coverage by Buildings, 75% Maximum Coverage by Impervious Surfaces, 25% Minimum Coverage by Open Space and Landscaping
    a. Proposed Lot Coverage: 30% Coverage by Buildings, 46% Coverage by Impervious Surfaces, 54% Coverage by Open Space and Landscaping
4. Per § 275-42G(1)(a): Residential quarters are allowed in the B-2 District.
5. The trees that were removed from property were dead, dying, diseased, or invasive. No replacement trees were required to be replanted, per § 275-54B.
6. Per § 275-56F, a 15' bufferyard is required for this proposed development, as it is adjacent to a single-family residential use. Plan Commission may approve a reduction to the minimum required bufferyard to allow for the proposed 10' bufferyard. Staff supports this reduction for the following reasons:
    a. The minimum lot width in the B-2 Zoning District is 200 feet and this vacant legal lot of record is 80.79 feet wide. This is a substandard lot in terms of lot width and are allowed a 10' building setback, per § 275-34D(2).
    b. Most of the building will be residential use, which would not have a bufferyard requirement.
    c. Minimum plantings requirements are outlined in § 275-56F(4).
7. 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. Residential: 1 dwelling unit x 2 spaces / dwelling unit = 2 spaces (in attached garage)
    b. Office: 875 SF x 1 space / 200 SF = 4.5 spaces
    c. <u>Storage: 944 SF x 1 space / 2,000 SF = 0.5 space</u>
    d. Requirement: Residential = 2 spaces (in attached garage), Commercial = 5 spaces
    e. Proposed: Residential = 2 spaces (in attached garage), Commercial = 4 spaces (2 spaces outside and 2 spaces in attached garage). Applicant is requesting a 14% reduction in the number of parking spaces.
    f. After review, staff can support approval of a 14% reduction in the number of parking spaces required by today's code, for a total of 6 spaces.
8. No Stormwater Management Facilities required at this time.
    a. Site Disturbance 0.235 Acre.
    b. Impervious 4,500 SF.

<u>D.R.C. RECOMMENDATION</u>: Approval of the Use, Site and Architecture approval for Adamczyk Heating located at 16551 W. Greenfield Avenue (Tax Key #: 1162.153) subject to the application, plans on file and the following conditions of approval: **See Executive Summary.**

<u>ATTACHMENTS</u>:
Location Map
Plan of Operation
Civil Plans
Architecture Plans
Landscaping and Photometric Plans

City of New Berlin
Community Development

UA-2402027
Adamczyk Heating
Tax Key #: 1162.153 (165th St and Greenfield Ave)



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

Legend

- Parcels
- Road Right-of-Way

FEMA Flood Zone (2023)

Flood Zone

- FEMA Flood - Zone A
- FEMA Flood - Zone AE
- Zoning Boundaries

Zoning Wetland Registration

Wetland Registration Type

- Registered Wetland
- Outside Wetland

Environmental Corridor

Corridor Type

- Isolated Natural Resource Area
- Primary Environmental Corridor
- Secondary Environmental Corridor
- Wetland

Sewer Service Area (MMSD)

Sewershed

- Current
- Ultimate

N

0 25 50 Feet

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

Map Printed: 8/28/2024 9:31:05 AM

Adamczyk Heating & Cooling
6019 West Bluemound Road
Milwaukee, WI 53213
(414) 258-7880

RECEIVED
AUG 23 2024
CITY OF NEW BERLIN
DEPT. OF COMMUNITY DEVELOPMENT

Proposed new build for:
Adamczyk Heating & Cooling
Tax Key: 1162-153 (On Greenfield Ave & 165th St)

Proposed Plan of Operation

Our proposed building will consist of an office and living quarters.

The office/shop will be for our HVAC business.

The residence will be living quarters for the business owners (Steve & Jean Adamczyk)

The office would normally have 2 employees, and the business side would normally have a total of 3 other people working at one time, for a total of 5 employees.

The residence would normally have one to three people.

The office would normally have two vehicles. One service van and one 14' cube truck.

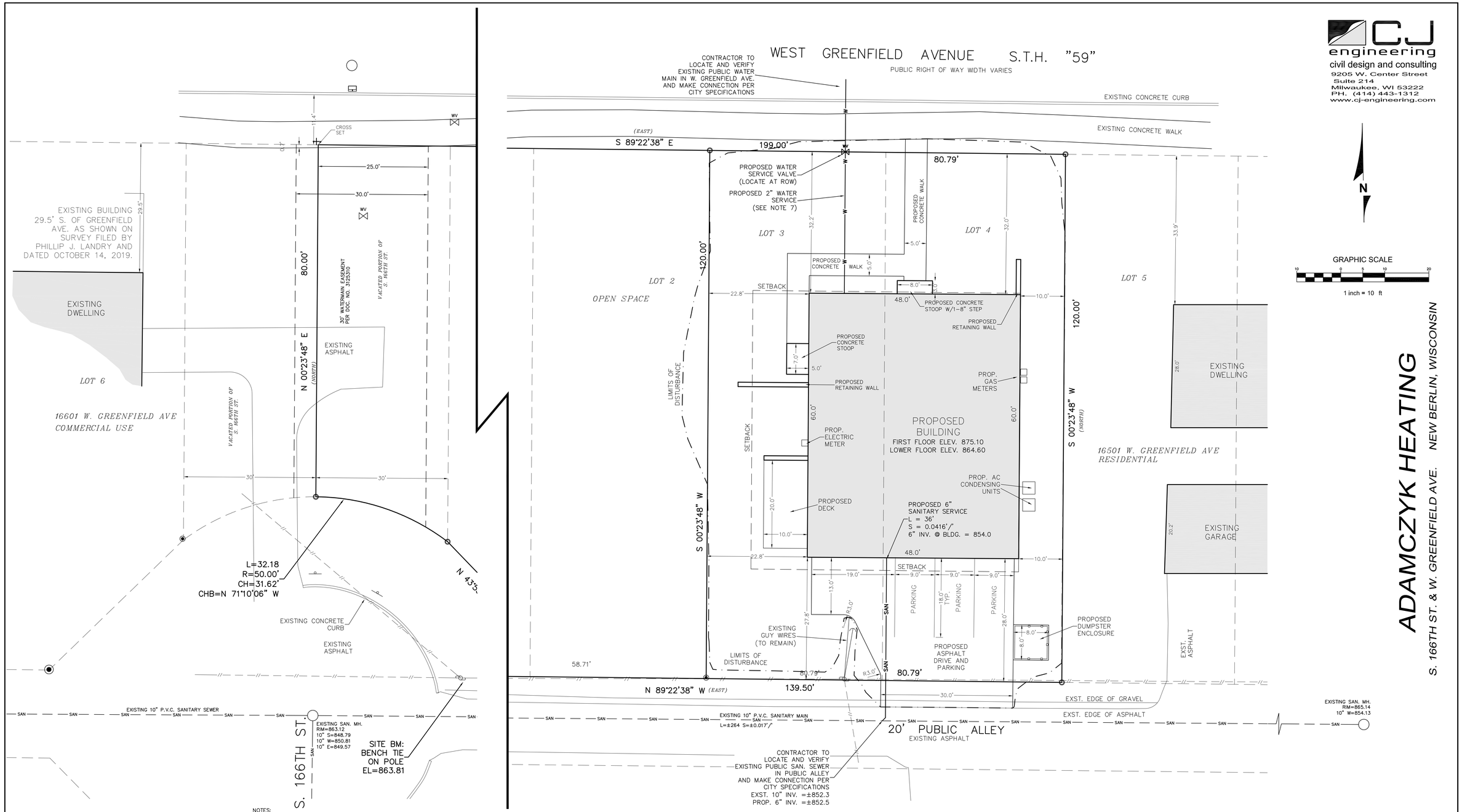
The residence would usually have one private vehicle

We would anticipate starting construction as soon as possible after approval.

We anticipate completion in under a year.

Hours of Operation for business are Monday-Friday from 8am to 5pm , year round

Our business does not get really any foot traffic/visitors, as we are a service contractor that goes to customers' homes to service HVAC equipment.



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ADAMCZYK HEATING

S. 166TH ST. & W. GREENFIELD AVE. NEW BERLIN, WISCONSIN

www.DiggersHotline.com

DIGGERS HOTLINE

DIAL 811 OR (800) 242-8511

LEGEND

—— SAN ——	EXISTING SANITARY SEWER
—— SAN ——	PROPOSED SANITARY SEWER
—— W ——	EXISTING WATER MAIN
—— W ——	PROPOSED WATER MAIN
—— // ——	OVER HEAD WIRE
— · — · —	LIMITS OF DISTURBANCE

NOTES:

1. ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN MATERIALS AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, WISCONSIN ADMINISTRATIVE PLUMBING CODE AND THE CITY OF NEW BERLIN DEVELOPMENT HANDBOOK, THIRD REVISION ADOPTED 08-16-2021

2. ALL TRENCHES IN PAVEMENT AREAS SHALL HAVE GRAVEL BACKFILL. ALL BACKFILL IN R.O.W. PER CITY SPECIFICATIONS.

3. EXACT SIZE AND LOCATION OF SANITARY AND WATER SERVICE TO PROPOSED BUILDINGS BY PLUMBING CONSULTANT/CONTRACTOR.

4. PROPOSED WATER SERVICE SHALL HAVE A MINIMUM 6 FEET OF COVER.

5. THE CONTRACTOR SHALL VERIFY ALL EXISTING PUBLIC SAN. SEWER AND WATER MAIN SIZES, ELEVATIONS AND LOCATIONS AND CONNECTIONS PRIOR TO UTILITY CONSTRUCTION. NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.

6. BUILDING DOWNSPOUTS TO SPILL TO GRADE.

7. SANITARY SEWER SERVICE: 6" PVC ASTM D3034, SDR 35 @ SLOPE = 1/4"/FT (MIN.) W/TRACER WIRE.
WATER SERVICE: 2" TYPE K COPPER OR HDPE W/TRACER WIRE.

8. FOR SANITARY SEWER AND WATER SERVICE CONNECTIONS TO EXISTING UTILITIES, SAWCUT AND REMOVE EXISTING PAVEMENT AS NECESSARY. REPLACE PAVEMENT, CURB AND GUTTER, SIDEWALK ETC. IN KIND PER CITY OF NEW BERLIN SPECIFICATIONS.

NOTES (CONTINUED):

9. EXISTING CONDITIONS BASED ON SURVEY BY CAPITOL SURVEY ENTERPRISES DATED MARCH 25, 2024

10. DISTURBED AREA = 10,235 S.F. (0.235 ACRES)

11. THE DEVELOPMENT WILL RESULT IN AN INCREASE IN IMPERVIOUS SURFACE AREA ON THE SITE BY 4,813 S.F. (0.11 ACRES).
*BECAUSE THE SITE ADDS LESS THAN 5,000 SQUARE FEET OF IMPERVIOUS SURFACE AND LESS THAN 1 ACRE OF SITE DISTURBANCE, THE SITE IS EXEMPT FROM STORM WATER MANAGEMENT FROM MMSD AND THE WDNR.

12. THE CONTRACTOR IS RESPONSIBLE FOR ANY CITY AND/OR STATE PERMITS FOR ALL WORK IN THE PUBLIC RIGHT OF WAY.

13. PROJECT BENCHMARK – CONCRETE MONUMENT WITH BRASS CAP MARKING THE NORTH 1/4 CORNER OF SECTION 3. ELEVATION=854.39 NAVD88.

14. SITE BENCHMARK – BENCH TIE ON SOUTH/SIDE POWER POLE NEAR SOUTHWEST CORNER OF SITE. EL = 863.81.

15. SUBJECT PROPERTY ZONED: B-2, GENERAL RETAIL SALES & SERVICE.

NOTES (CONTINUED):

16. SETBACKS BASED ON CITY OF NEW BERLIN ZONING CODE ARE AS FOLLOWS:
FRONT SETBACK=AVERAGE FRONT SETBACK
NEIGHBOR TO THE WEST = 29.5'
NEIGHBOR TO THE EAST = 33.9'
AVERAGE NEIGHBOR FRONT SETBACK = 31.7'
SETBACK OF PROPOSED BUILDING = 32.0'
SIDE SETBACK=10' (FOR LOTS WITH WIDTH LESS THAN 100')
REAR SETBACK=25 FEET
MAXIMUM HEIGHT=35'.

17. LOT COVERAGE BY PERCENTAGE:
TOTAL PROPOSED LOT AREA = 9,694 S.F.
COVERAGE BY BUILDING = 29.7% (50% PERMITTED)
COVERAGE BY IMPERVIOUS SURFACE = 45.9% (75% PERMITTED)
MIN. COVERAGE BY OPEN SPACE/LANDSCAPING = 54.1% (25% MIN. REQUIRED).

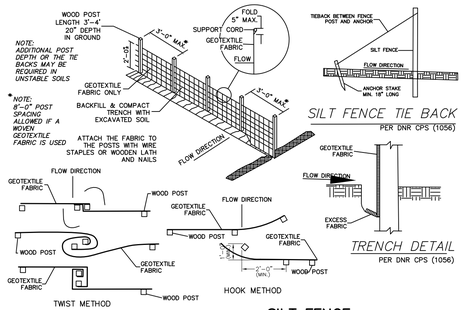
18. PARKING: 7 TOTAL SPACES
4-INTERIOR PARKING
3-EXTERIOR PARKING

19. DESIRED LOCATION OF ELECTRIC AND GAS METER SHOWN. EXACT LOCATION OF PROPOSED GAS AND ELECTRICAL SERVICE TO BE DETERMINED BY UTILITY COMPANY.

CJE NO.: 2445RI
AUGUST 23, 2024

SITE AND UTILITY PLAN

C1.0



JOINTING TWO LENGTHS OF SILT FENCE
PER DNR CPS (1056)

SILT FENCE TIE BACK
PER DNR CPS (1056)

TRENCH DETAIL
PER DNR CPS (1056)

SILT FENCE
PER WDNR TECHNICAL STANDARD 1056 (1)

NOT TO SCALE

CONSTRUCTION SPECIFICATIONS
PER DNR CPS (1056)

1. CONSTRUCTION SILT FENCE AROUND THE DISTURBED AREAS AS SHOWN ON EROSION CONTROL PLAN, TO PREVENT SEDIMENT FROM BEING WASHED INTO THE DRAINAGE SYSTEM

2. LOCATE POSTS PER DNR CPS (1056)

3. WHEN JOINTS ARE NECESSARY REFER, TO DNR CPS (1056)

4. FILTER FABRIC TO BE OF NYLON, POLYESTER, PROPYLENE OR ETHYLENE YARN WITH EXTRA STRENGTH – 50 LB/LIN. IN. (MIN.) – AND WITH A FLOW RATE OF AT LEAST 0.3 GAL./SQ. FT./MIN. FABRIC SHOULD CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS.

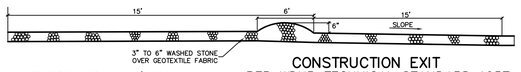
5. THE FILTER FABRIC SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF FABRIC IN A 4" X 6" TRENCH

6. THE FILTER FABRIC SHALL BE STAPLED AND/OR NAILED TO THE UPSLOPE SIDE OF THE POSTS.

7. POST TO BE 1 1/8" X 1 1/8" HICKORY OR OAK, 3 FEET LONG, SPACED A MAXIMUM OF 3 FEET APART.

8. USE WIRE REINFORCEMENT IN UNSTABLIZED MINOR SWALES, DITCHES AND DIVERSIONS.

9. USE WISDOT APPROVED SILT FENCE



NOTE: EXIT SHALL BE MINIMUM 18' WIDE

CONSTRUCTION EXIT
PER WDNR TECHNICAL STANDARD 1057 (2)

NOT TO SCALE

NOTES:

1. ALL EROSION CONTROL METHODS SHALL BE IN ACCORDANCE WITH THE CITY OF NEW BERLIN STANDARDS AND WDNR CPS TECHNICAL STANDARDS. INSTALL SHOWN EROSION CONTROL PRACTICES PRIOR TO ANY OTHER LAND DISTURBANCE.

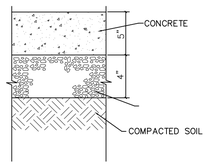
2. ALL EXPOSED SOIL AREAS NOT DISTURBED WITHIN SEVEN (7) DAYS SHALL BE IMMEDIATELY RESTORED WITH SEED AND MULCH OR POLYMER.

SEE WDNR TECHNICAL STANDARD 1059 FOR SEEDING

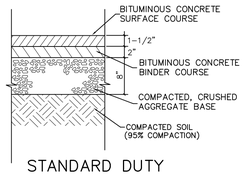
DURING GROWING SEASON (SOIL TEMPERATURES REMAIN CONSISTENTLY ABOVE 53°):

3. DISTURBED AREA: 10,235 S.F. (0.235 ACRES)

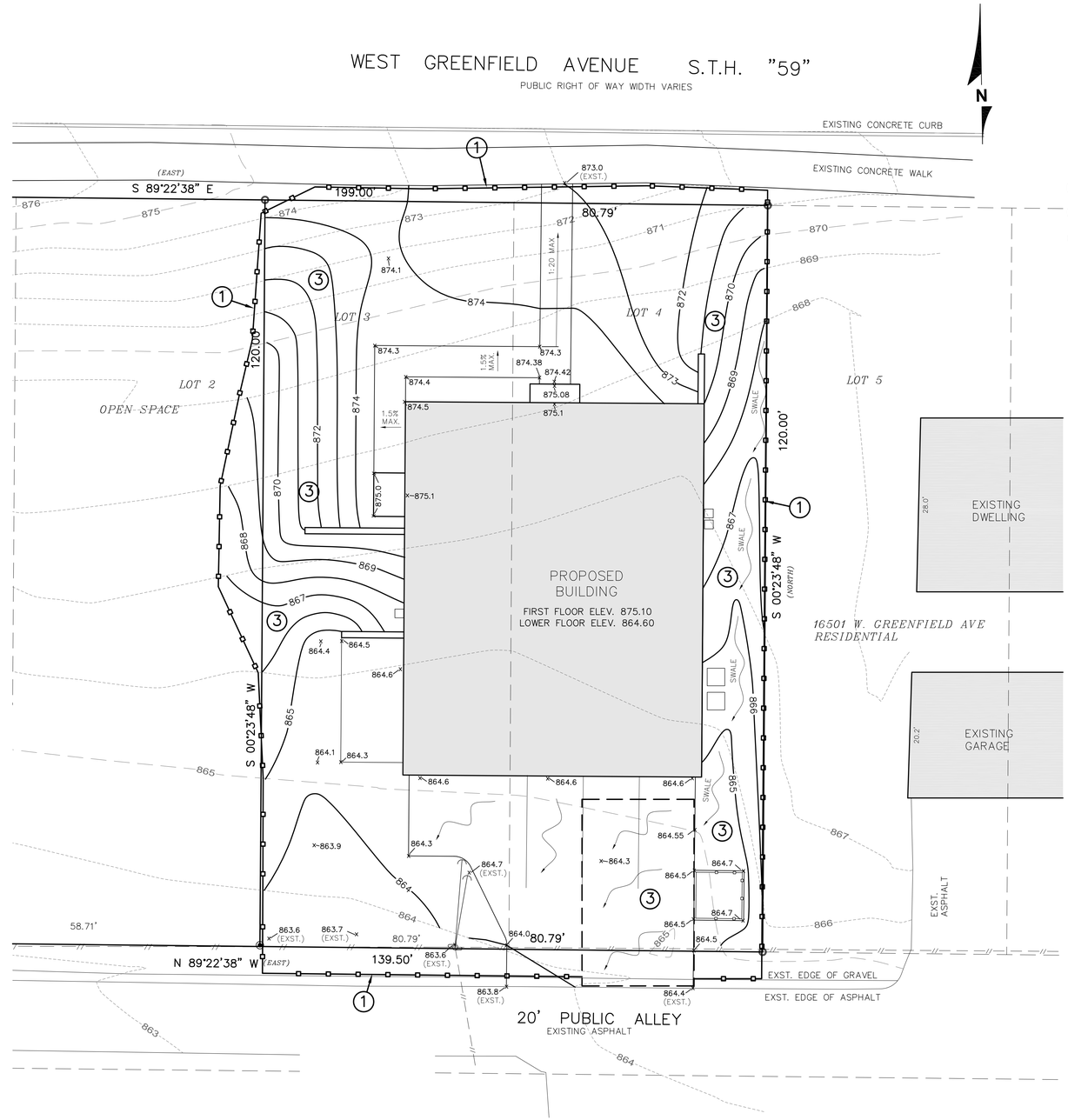
4. AFTER SITE IS STABILIZED, SILT FENCE MAY BE REMOVED. PROVIDE TOP SOIL FINISH GRADING AND TURF SEEDING OF ALL AREAS AFFECTED BY SILT FENCE REMOVAL.



CONCRETE SIDEWALK
NOT TO SCALE



STANDARD DUTY ASPHALT PAVEMENT (PARKING AREA)
NOT TO SCALE



EROSION CONTROL PRACTICES

1. SILT FENCE
2. CONSTRUCTION EXIT
3. EROSION MATTING
   FOR FINAL STABILIZATION, PROVIDE CLASS I, TYPE B EROSION MAT PER 'WISDOT EROSION CONTROL PAL' (OR EQUAL) IN ALL ROADSIDE DITCHES, DEFINED SWALES, SIDE SLOPES, OUTLOT BERMS AND ALL OTHER SLOPES 4:1 OR GREATER. INSTALL PER MANUFACTURERS SPECIFICATIONS.

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ADAMCZYK HEATING
S. 166TH ST. & W. GREENFIELD AVE. NEW BERLIN, WISCONSIN

CJE NO.: 2445RI
AUGUST 23, 2024

www.DiggersHotline.com
DIGGERS HOTLINE
DIAL 811 OR (800) 242-8511

LEGEND

863	EXISTING CONTOUR
863	PROPOSED CONTOUR
x—864.5	PROPOSED GRADE
//	OVER HEAD WIRE
	DRAINAGE PATTERN
	SILT FENCE

GRAPHIC SCALE
10 0 5 10 20
1 inch = 10 ft

SITE GRADING, EROSION CONTROL & DETAIL PLAN

C2.0

FUTURE HOME OF:

ADAMCZYK HEATING & COOLING

NEW BERLIN, WI

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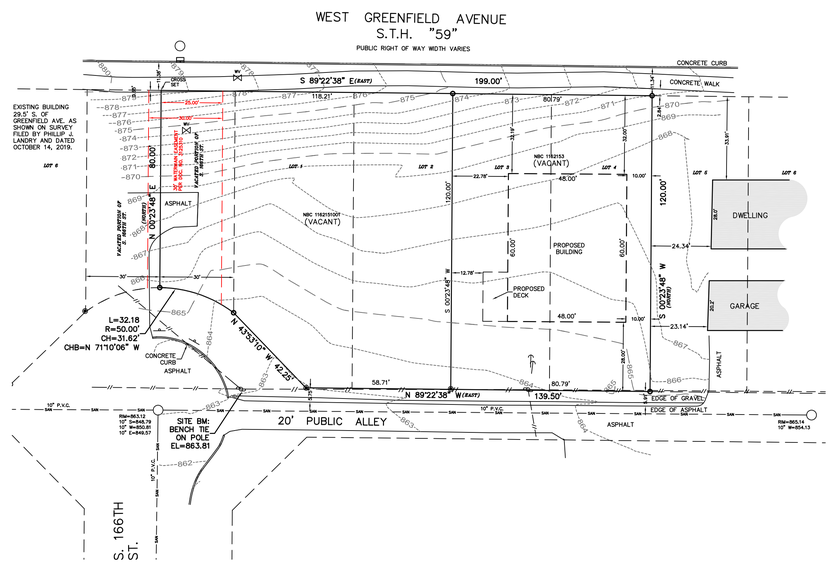
PAGE 7: FINISH SCHEDULE
PAGE 8: FINISH INFO, ROOF CONCEPT & DETAILS
PAGE 9: INTERIORS & STAIR SECTIONS
PAGE 10: NOTES

CSE

CAPITOL SURVEY ENTERPRISES
220 REGENCY CT. STE. 210
BROOKFIELD, WI 53045
PH: (262) 786-6600
FAX: (414) 786-6608
WWW.CAPITOLSURVEY.COM



LEGEND

SAN	SANITARY SEWER	ELECTRIC TRANSFORMER	HYDRANT
ST	STORM SEWER	ELECTRIC METER	WATER VALVE
W	WATER MAIN	ELECTRIC PEDESTAL	GAS VALVE
G	BURIED GAS LINE	ELECTRIC BOX AT GRADE	MANHOLE
TEL	BURIED TELEPHONE LINE	TELEPHONE BOX AT GRADE	STORM MANHOLE
E	BURIED ELECTRIC LINE	TELEPHONE PEDESTAL	CATCH BASIN
FO	BURIED FIBER OPTIC LINE	TV PEDESTAL	CURB INLET
UTL	BURIED UTILITY LINES	GAS METER	METAL LIGHT POLE
CATV	BURIED CABLE TELEVISION LINES	AIR CONDITIONER	CONCRETE LIGHT POLE
COMB	COMBINATION SEWER	UTILITY POLE	WOOD LIGHT POLE
	WOOD FENCE	WOOD SIGN	MAIL BOX
	METAL FENCE	METAL SIGN	FIBER OPTIC MARKER
	EDGE OF TREES AND BRUSH	FLAG POLE	GUY WIRE
994.32 DS	DOOR SILL ELEVATION	BOLLARD	
	FIRE DEPARTMENT CONNECTION	BOLLARD LIGHT	
		YARD LIGHT	

NOTES

1. ALL BEARINGS REFER TO THE WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY, THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 3 HAVING A BEARING OF S 89°22'38" E

2. SUBJECT PROPERTY ZONED: B-2, GENERAL RETAIL SALES & SERVICE.

3. SETBACKS BASED ON CITY OF NEW BRLIN ZONING CODE AND ARE AS FOLLOWS:
FRONT SETBACK=40'
SIDE SETBACK=10'
REAR SETBACK=25 FEET
MAXIMUM HEIGHT=35'.

4. A PARTIAL LEGAL DESCRIPTION WAS PROVIDED TO THE SURVEYOR BY THE CLIENT.

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

6. SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 55133C0238H, WITH A DATE OF IDENTIFICATION OF OCTOBER 19, 2023, IN COMMUNITY NO. 550487, CITY OF NEW BERLIN, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.

7. PROJECT BENCHMARK – CONCRETE MONUMENT WITH BRASS CAP MARKING THE NORTH 1/4 CORNER OF SECTION 3. ELEVATION=854.39 NAVD88.

8. SITE BENCHMARK – BENCH TIE ON SOUTH/SIDE POWER POLE NEAR SOUTHWEST CORNER OF SITE. EL = 863.81.

LEGAL DESCRIPTION

LOTS 1-4, IN BLOCK 7 OF BUENA PARK, AND THAT PORTION OF VACATED SOUTH 166TH STREET, BEING PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.

CONTAINING 22,329 SQ. FT.

I, MICHAEL J. BERRY, P.L.S. 2545, CERTIFY THAT THIS PROPERTY SURVEY COMPLIES WITH CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MARCH 25, 2024
DATE

MICHAEL J. BERRY, W.L.S.
PROFESSIONAL LAND SURVEYOR S-2545

WISCONSIN MICHAEL J. BERRY S-2545 BROOKFIELD, WI LAND SURVEYOR

No.	Description	Revision Date	Initials
1	MOVE PROPOSED BUILDING	8/8/24	DHS

NORTH

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 INCH = 20 FT.

EXISTING CONDITIONS SURVEY
FOR
ADAMCZYK HEATING
166TH & GREENFIELD AVE.
NEW BERLIN, WI

Drawn By:	DHS	Date:	MARCH 22, 2024
Checked By:	MJB	Drawing No.	EC-0-24-025
CSE Job No.:	24-025	Sheet 1	of 1

1ST FLOOR:
OFFICE AREA: 875 SQ. FT.
RESIDENTIAL: 2024 SQ. FT.

LOWER LEVEL:
FINISHED: 592 SQ. FT.

TOTAL (FINISHED): 3491 SQ. FT.

UNFINISHED LOWER LEVEL: 944 SQ. FT.

RESIDENTIAL GARAGE: 658 SQ. FT.

OFFICE GARAGE: 658 SQ. FT.

PORCHES: 67 SQ. FT.

DECK: 200 SQ. FT.

FINAL CONSTRUCTION PLANS

2023 COPYRIGHT
DESIGN 4 STYLE, LLC

Design 4 Style ARCHITECTURE
DREAM • DESIGN • DEVELOP
P: 262.483.6849
E: LISA@DESIGN4STYLE.COM
P: 920.927.2681
E: NATE@DESIGN4STYLE.COM

NOTICE TO CONTRACTORS & SUPPLIERS

ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY AND ACCEPTABILITY OF THE DRAWINGS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW AND CONFIRM ALL DIMENSIONS OR DISCREPANCIES DURING THE CONSTRUCTION OF THESE PLANS.

FINAL PLANS: 7.26.24

FINAL PLANS: 8.21.24

FUTURE RESIDENCE OF: (BUYER)
ADAMCZYK HEATING & COOLING
ADDRESS:
NEW BERLIN, WI

SOUTH "PUBLIC ALLEY" ELEVATION

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

FAVORITE COMBINATIONS

	Siding Color **Cobalt**
	Trim Color **White**
	Accent Color **Heritage Gray**

EXTERIOR CONCEPT

EXTERIOR MATERIALS:

SIDING: LP SMARTSIDE HORIZONTAL SIDING (8" WITH 6" REVEAL)
LP SMARTSIDE SHAKES

STONE: THIN VENEER W/ STONE CAP

WINDOW & DOOR TRIM: 5/4" x 4" LP SMARTSIDE - PRIMED

CORNER TRIM: 5/4" x 6 LP SMARTSIDE

FASCIA/SOFFIT: 4/4 X 8 LP SMARTSIDE TRIM
3/8" LP SOFFIT PLY W/ CONTINUOUS SOFFIT VENTING (STRIP VENT)
1x6 T&G CEDAR-STAINED ON PORCHES

BAND BOARDS: 5/4 X 8 LP SMARTSIDE TRIM - PRIMED
5/4 X 10 LP SMARTSIDE TRIM - PRIMED

FRIEZE BOARD: 5/4x6 LP SMARTSIDE TRIM

COLUMN MATERIALS: TREATED POSTS W/ LP SMARTSIDE

SHINGLES: LIMITED LIFETIME DIMENSIONAL SHINGLE

OVERHANGS:
EAVE OVERHANGS ARE 1'-4"
GABLE OVERHANGS ARE 1'-0" & 6"
OVERHANGS MEASURE FROM OUTSIDE OF SHEATHING TO OUTSIDE OF SUBFASCIA

5" PRE-FINISHED SEAMLESS ALUMINUM GUTTER
3"X4" PRE-FINISHED RECTANGULAR DOWNSPOUTS
INCLUDE GUTTER GUARDS

ALL EXTERIOR IS PAINTED - EXCEPT PORCH CEILING

EXTERIOR NOTES

EXTERIOR COACH LIGHTS & OTHER WALL MOUNTED LIGHTS

LIGHT TO BE MOUNTED ON 8"x15" PLINTH BLOCK
FLASH ABOVE ALL EXTERIOR PLINTH BLOCKS REGARDLESS OF BLOCK MATERIAL

EXTERIOR HOSE BIBB

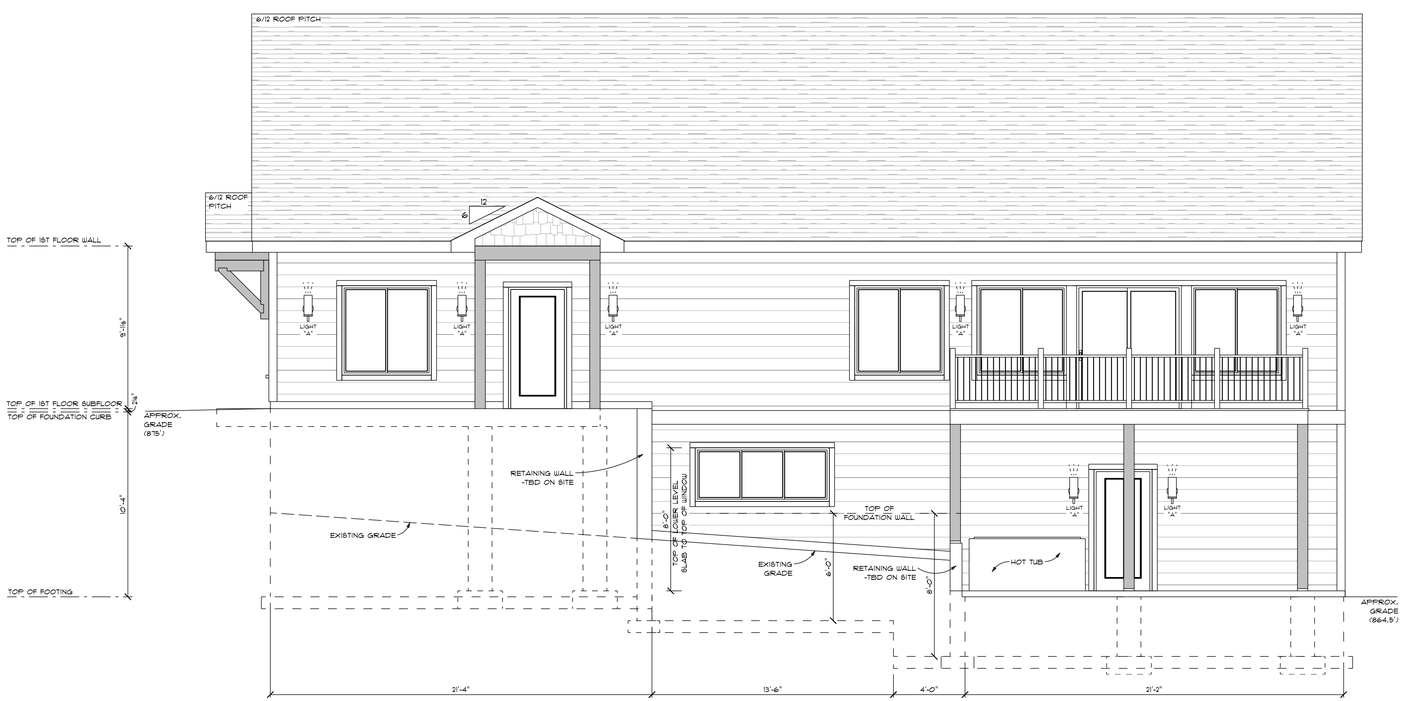
HOSE BIBB TO BE MOUNTED ON 6"x6" PLINTH BLOCK

EXTERIOR VENT (I.E. DRYER VENT)

VENT TO BE MOUNTED ON 6"x6" PLINTH BLOCK

EXTERIOR BRACKETS

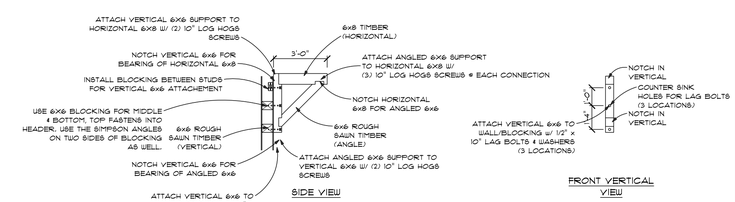
BRACKETS TO BE MOUNTED ON PLINTH BLOCK



WEST ELEVATION

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

TOP VIEW



ANGLE BRACKET "A" DETAIL

GABLE SIDING

VENEER STONE

LIGHT "A"

LIGHT "B"

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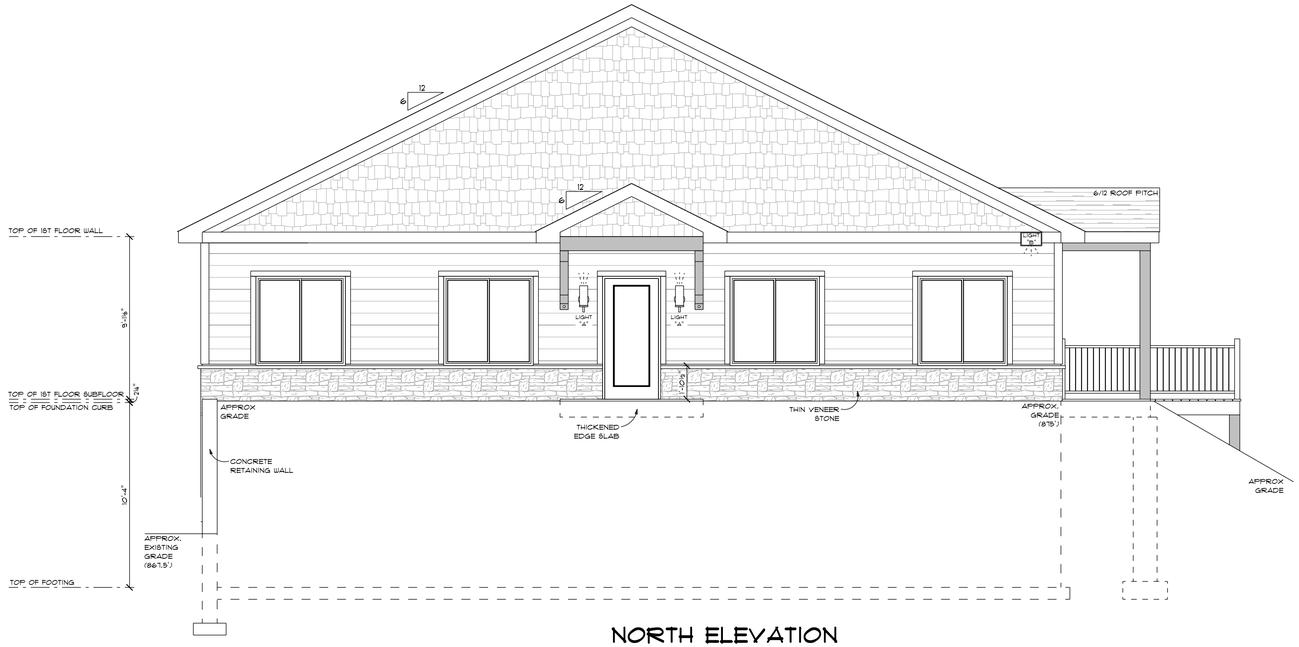
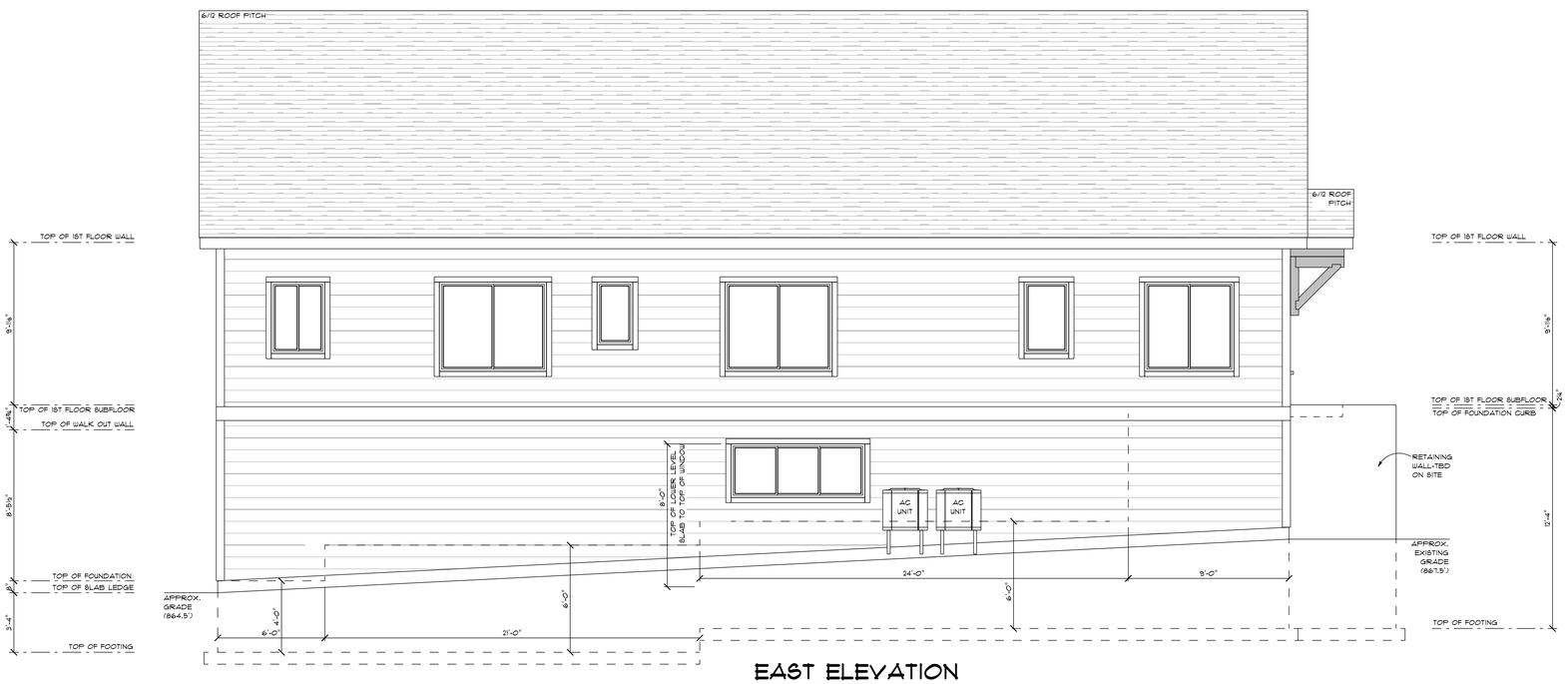


NORTH ELEVATION

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



EAST ELEVATION

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

FAVORITE COMBINATIONS

Siding Color
Cobalt

Trim Color
White

Accent Color
Heritage Gray

EXTERIOR CONCEPT

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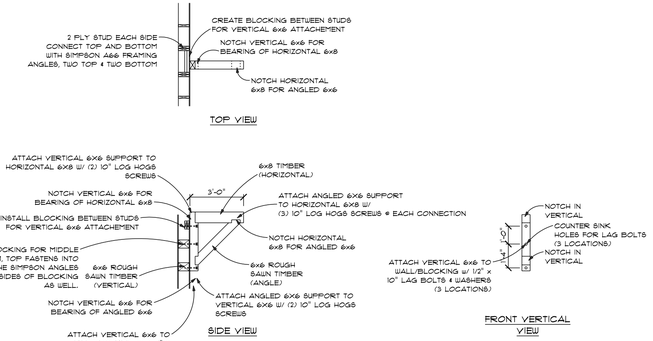
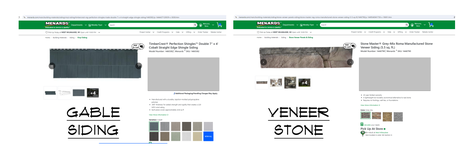


ANGLE BRACKET "A" DETAIL



GABLE SIDING

VENEER STONE

LIGHT "A"

LIGHT "B"

1ST FLOOR:	
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LOWER LEVEL:	
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FINAL PLANS: 7.26.24

FINAL PLANS: 8.21.24

FUTURE RESIDENCE OF: (BUYER)
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HEATING & COOLING
ADDRESS:
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LIGHT "A"

LIGHT "B"

FLOOR PLAN SPECIFICATIONS:

1. ALL LOWER LEVEL HEADERS ARE FLUSH IN FLOOR SYSTEM

2. 2" RIGID INSULATION ON EXTERIOR PERIMETER OF HOUSE FOUNDATION.

3. DESIGN FLOOR TRUSSES TO CARRY WEIGHT OF C-TOPS, STONE WALLS & TILE SHOWERS.

4. INCLUDE LSL STUDS AT ALL POCKET DOORS PER DETAIL. (NO LSL @ TOP OF BOTTOM PLATE, JUST VERTICAL STUDS)
   a. INCLUDE SOFT OPEN/CLOSE ON ALL PKT DOORS.

5. INCLUDE LSL STUDS AT ALL WALLS OF MODULAR SHOWERS/TUB, DOGS WASHES, CABINET WALLS, & STAIR WALLS, FIREPLACE WALLS, STONE WALLS, OR CEILING OR WALLS WITH PANELING.

6. ANY WALLS OVER 10'-1 1/8" HIGH ARE TO BE LSL STUDS OR ENGINEERED TALL WALL. GARAGE WALLS ARE EXEMPT UNLESS GARAGE WALL EXCEEDS 12'-0".

7. SET TOP OF EXTERIOR BASE WINDOW & DOORS, UNLESS NOTED
   LOWER LEVEL: @ 6'-10 1/2" ABOVE SLAB
   FIRST FLOOR: @ 6'-10 1/2" ABOVE SUBFLOOR

8. FRAMER TO INCLUDE BACKERS FOR CROWN MOLDING, WALL PANELING, AND & TOWEL BARS.

9. INSULATE INTERIOR WALLS OF BATHROOMS, BEDROOM, & LAUNDRY ROOMS.

10. INCLUDE ATTIC ACCESS OF MINIMAL 20" X 30".

IF APPLICABLE:

1. FRAME TO INCLUDE BLOCKING FOR GRAB BARS.
   LOCATIONS TO BE DISCUSSED ON SITE.

2. FRAMER TO INCLUDE BLOCKING FOR VERTICAL SIDING.

NOTES:

2,000 PSF SOIL BEARING CAPACITY USING 90 PCF FOR THE EQUIVALENT FLUID DENSITY, REBAR STRENGTH 60,000 PSI AND CONCRETE STRENGTH 3,000 PSI. FOR HORIZONTAL BAR SPACING USING A UNIFORM DISTANCE THAT MATCHES VERTICAL SPACING IS BEST.

ALL CONCRETE SLABS ARE 3000 PSI

10' TALL WALL (IF APPLICABLE)
Footing - 24" wide x 8" deep w/ Keyway

12" thick - 3000 psi concrete, 8' backfill
#4 bar 4 rows horizontal
#4 bar vertical every 6'
Lap length shall be min. 30" at corners.

9' TALL WALL & LESS:

Footing - 24" wide x 8" deep w/ keyway

10" thick - 3000 psi concrete, 8' backfill
#4 bar 4 rows horizontal (1 within 24" of top of foundation & 1 within 24" of bottom of foundation)
#4 bar vertical every 6'
Lap length shall be min. 30" at corners.

4' FROST WALLS:

Footing - 24" wide x 8" deep w/ keyway

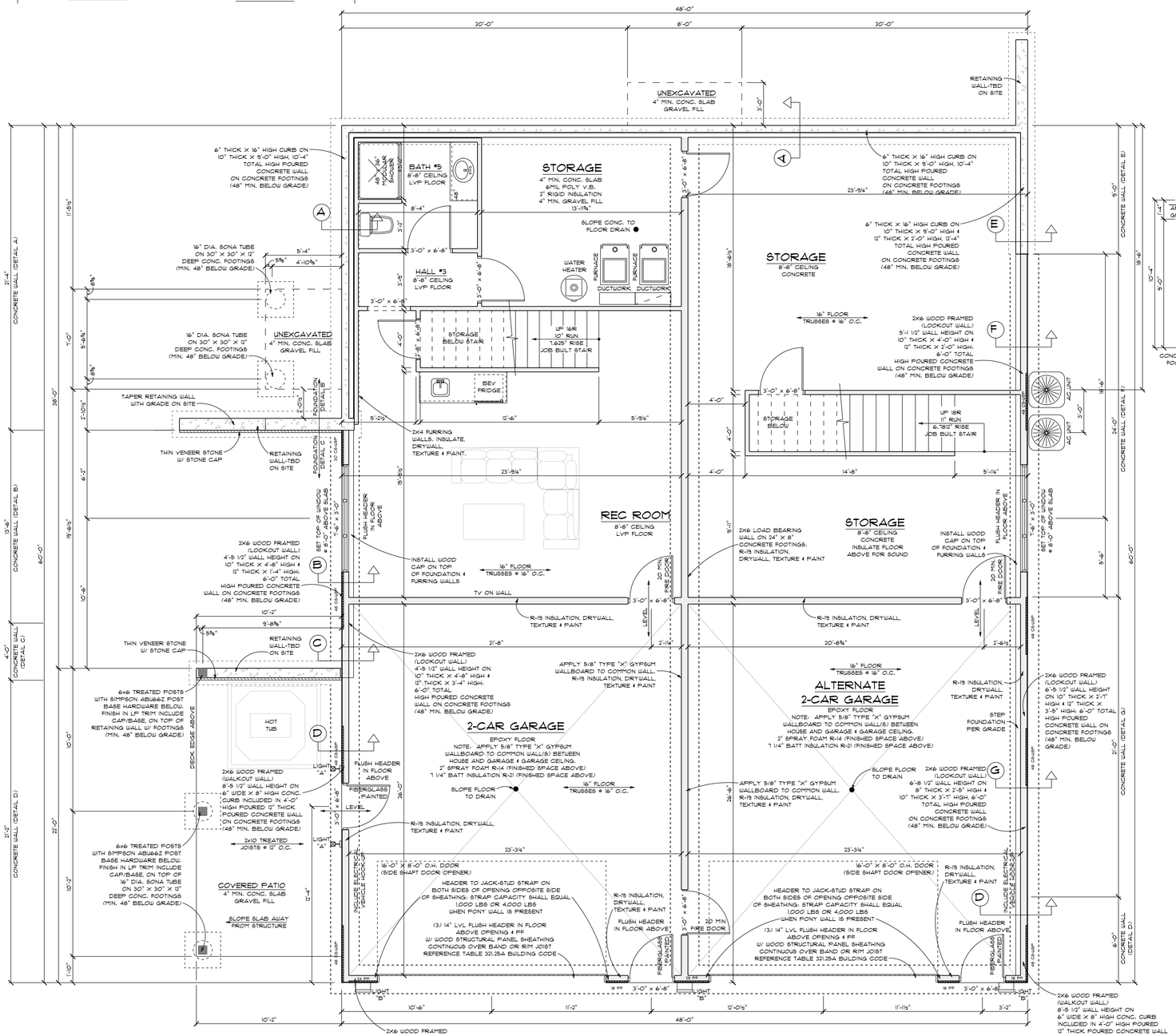
8" thick - 3000 psi concrete (equal backfill)
#4 bar 2 rows horizontal (one top & one bottom)
Lap length shall be min. 30" at corners.

PADS TO INCLUDE (3) #5 (5/8" DIA. REBAR) BOTH DIRECTIONS

NO REBAR IN FOOTINGS UNLESS SOIL CONDITIONS REQUIRED REBAR FOR STRENGTH, VERIFIED BY BUILDER.

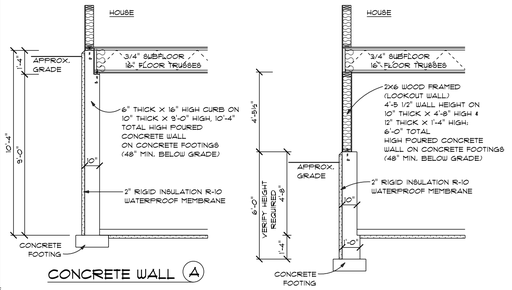
AREAS WHERE CONCRETE SLABS BEAR ON THE TOP OF THE WALL SHOULD HAVE A MINIMAL DEPTH OF 4" OF BEARING.

THE WALLS ARE TO BE CURED & BRACED PRIOR TO BACKFILLING FULL HEIGHT OF WALL. BRACING CAN BE ACCOMPLISHED WITH EITHER OF THE FOLLOWING:
1. POURED AND CURED BASEMENT SLAB SUPPORTING THE BASE OF THE WALL.
2. EITHER COMPLETED FLOOR SYSTEM FOR THE FIRST FLOOR (FLOOR JOISTS WITH DECKING OR PRECAST PLANK) OR TEMPORARY BRACING AT 10' INTERVALS SUPPORTING THE TOP OF THE WALL.



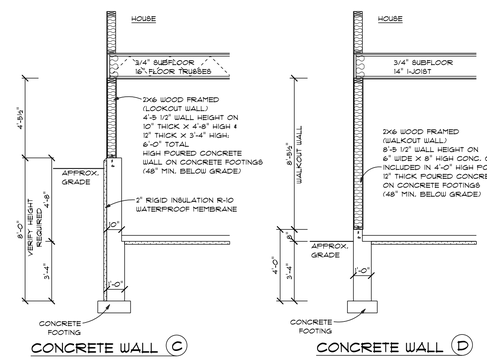
LOWER LEVEL PLAN

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



CONCRETE WALL (A)

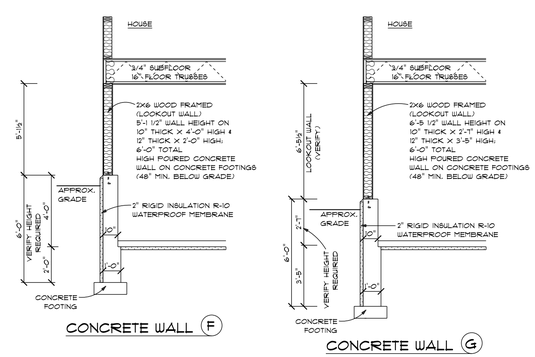
CONCRETE WALL (B)



CONCRETE WALL (C)

CONCRETE WALL (D)

CONCRETE WALL (E)



CONCRETE WALL (F)

CONCRETE WALL (G)

1ST FLOOR:	
OFFICE AREA:	875 SQ. FT.
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FINAL PLANS: 7.26.24

FINAL PLANS: 8.21.24

FUTURE RESIDENCE OF: (BUYER)
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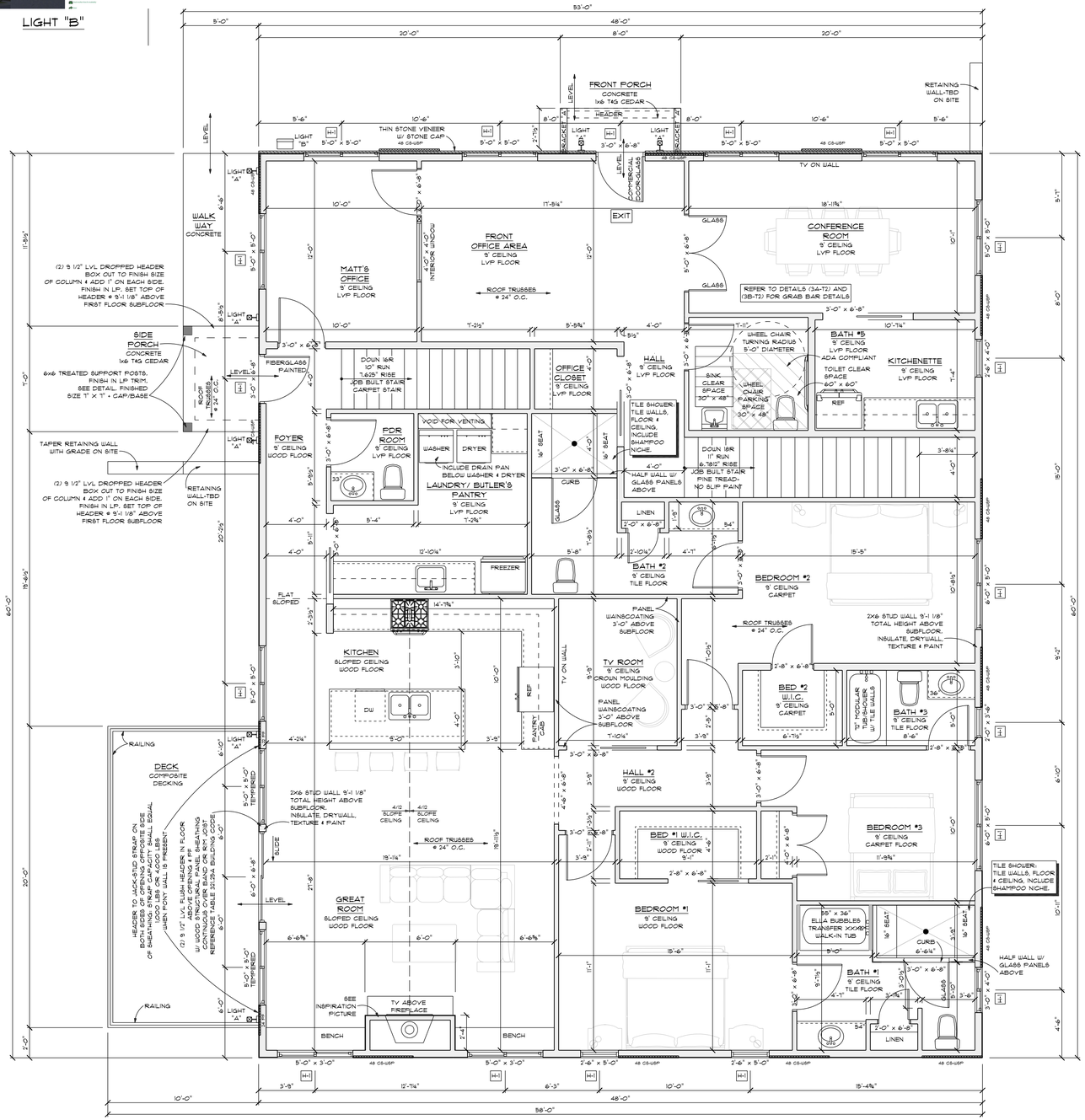
LIGHT "A"

LIGHT "B"



FIRST FLOOR PLAN

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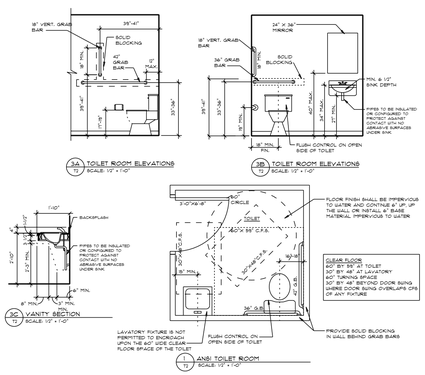

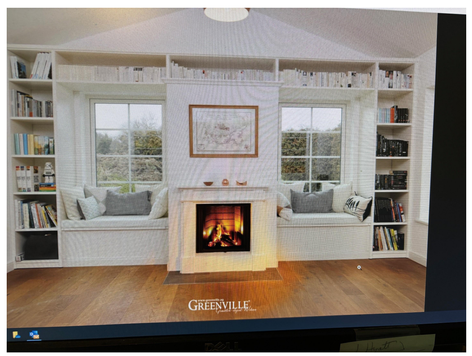

INSPIRATION PICTURE

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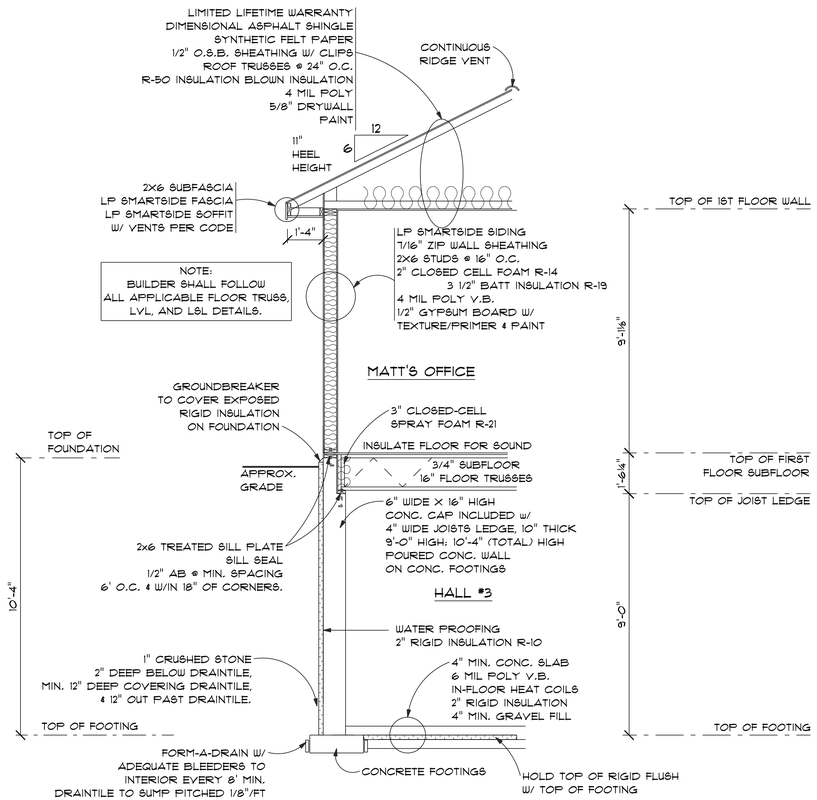
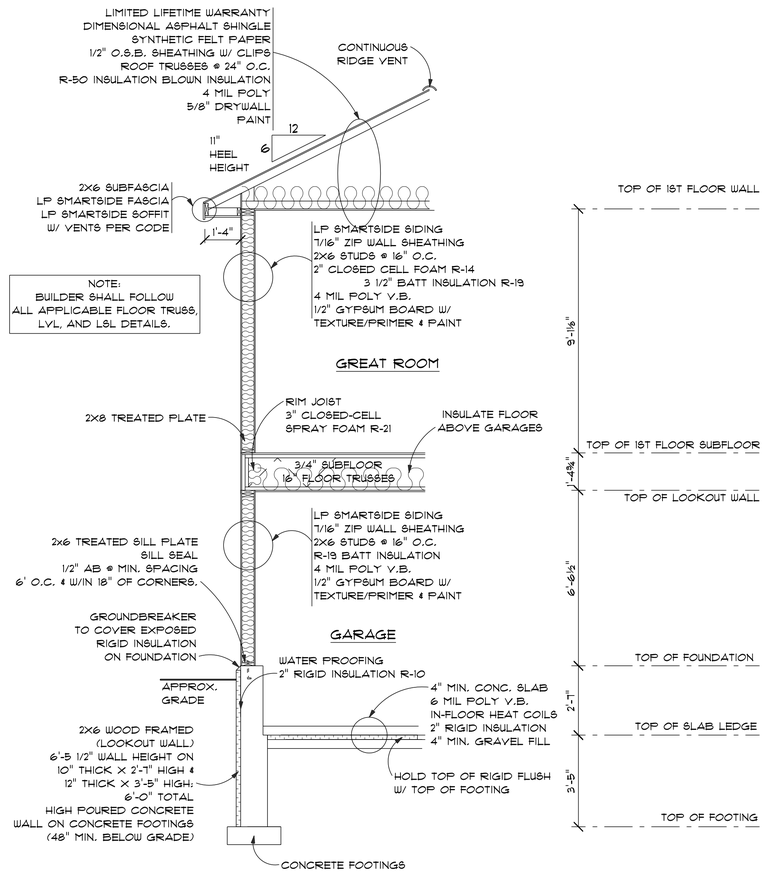


NO STEP HOUSE SECTION

SCALE: 3/8" = 1'-0"



NOTES:

1. INSTALL 6' OF ICE & WATER SHIELD ABOVE ALL GUTTERS FOLDED ON THE FASCIA, AROUND ALL ROOF PENETRATION, IN SADDLE AREAS, WHERE ALL METAL IS TO BE INSTALLED, AROUND CHIMNEY AND IN THE VALLEYS. ADDITIONAL 6" STRIP OF ICE & WATER BARRIER TO TIE THE GUTTER APRON INTO THE LOWER APPLICATION OF THE ICE & WATER BARRIER.

2. INCLUDE METAL GUTTER APRON

3. INCLUDE 5" PRE-FINISHED SEAMLESS ALUMINUM GUTTER & 3"X4" PRE-FINISHED RECTANGULAR DOWNSPOUTS. INCLUDE BENDS FOR DOWNSPOUTS AROUND STONE BELTLINES. DOWNSPOUTS TO BE HIDDEN IN COLUMNS IF NOTED.

4. INCLUDE CAULK AT TOP PLATES AND EXTERIOR WALLS & AT HOLES AND VOIDS.

5. INCLUDE PRE-FINISHED METAL TIN FLASHING & WALL FLASHING AS REQUIRED.

5. INCLUDE BAFFLE VENTS

6. REFERENCE FOUNDATION PLAN FOR CONCRETE WALL DETAILS: HEIGHT, CURBS, FOOTINGS, REBAR & PSI.

7. FRAMER TO FOLLOW ALL APPLICABLE FLOOR TRUSS, LVL & LSL DETAILS.

8. IF BRICK/STONE IS INSTALLED, A MIN. 1" AIRSPACE SHALL BE PROVIDED BETWEEN BRICK VENEER AND THE WALL SHEATHING UNLESS A MANUFACTURER OFFSET MATERIAL IS USED. ALSO, INSTALL 1 LAYER TAR PAPER AND 1 LAYER TYVEK OVER THE SHEATHING. (TYP.)

9. INCLUDE FLASHING: PRE-FINISHED ALUMN. ABOVE ALL TOPS OF WINDOWS/DOOR TRIM, AND ANY MATERIAL THAT PROTRUDES FROM HOUSE AND AT MATERIAL JUNCTIONS.

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Design 4 Style
ARCHITECTURE
DREAM • DESIGN • DEVELOP
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NOTICE TO CONTRACTORS & SUPPLIERS

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FINAL PLANS: 7.26.24

FINAL PLANS: 8.21.24

FUTURE RESIDENCE OF: (BUYER)
ADAMCZYK
HEATING & COOLING
ADDRESS:
NEW BERLIN, WI

ROOM FINISH SCHEDULE

ROOM NAME	WALL FINISH	CEILING FINISH	FLOOR FINISH	BASE SIZE SPECIES/FINISH	INCLUDE SHOE	DOOR CASING SIZE SPECIES/FINISH	WINDOW CASING SIZE SPECIES/FINISH	WINDOW SILL SIZE SPECIES/FINISH	CABINETS	COUNTER TOPS	CROWN	BEAM	COMMENTS
FRONT OFFICE AREA	DRYWALL	DRYWALL	LVP FLOOR	VINYL	NO	3 1/2"-PAINTED	3 1/2"-PAINTED	NO	N/A	N/A	NO	NO	
CONFERENCE ROOM	DRYWALL	DRYWALL	LVP FLOOR	VINYL	NO	3 1/2"-PAINTED	3 1/2"-PAINTED	NO	N/A	N/A	NO	NO	
MATT'S OFFICE	DRYWALL	DRYWALL	LVP FLOOR	VINYL	NO	3 1/2"-PAINTED	3 1/2"-PAINTED	NO	N/A	N/A	NO	NO	
OFFICE HALL	DRYWALL	DRYWALL	LVP FLOOR	VINYL	NO	3 1/2"-PAINTED	N/A	NO	N/A	N/A	NO	NO	
OFFICE CLOSET	DRYWALL	DRYWALL	LVP FLOOR	VINYL	NO	3 1/2"-PAINTED	N/A	NO	N/A	N/A	NO	NO	
BATH #5	DRYWALL	DRYWALL	LVP FLOOR	VINYL	NO	3 1/2"-PAINTED	N/A	NO	PAINTED	LAMINATE	NO	NO	
KITCHENETTE	DRYWALL	DRYWALL	LVP FLOOR	VINYL	NO	3 1/2"-PAINTED	3 1/2"-PAINTED	NO	PAINTED	LAMINATE	NO	NO	
FRONT PORCH	N/A	1x6 T&G CEDAR	CONCRETE	N/A	NO	N/A	N/A	NO	N/A	N/A	NO	NO	
FOYER	DRYWALL	DRYWALL	WOOD FLOOR	5 1/2"-PAINTED	YES	3 1/2"-PAINTED	N/A	NO	N/A	N/A	NO	NO	
POWDER ROOM	DRYWALL	DRYWALL	LVP FLOOR	5 1/2"-PAINTED	YES	3 1/2"-PAINTED	N/A	NO	PAINTED	QUARTZ	NO	NO	
LAUNDRY/ BUTLER'S PANTRY	DRYWALL	DRYWALL	LVP FLOOR	5 1/2"-PAINTED	YES	3 1/2"-PAINTED	N/A	NO	PAINTED	QUARTZ	NO	NO	
KITCHEN	DRYWALL	SLOPED DRYWALL	WOOD FLOOR	5 1/2"-PAINTED	YES	N/A	3 1/2"-PAINTED	NO	WALL: PAINTED ISLAND: PAINTED	WALL: QUARTZ ISLAND: QUARTZ	NO	NO	
GREAT ROOM	DRYWALL	SLOPED DRYWALL	WOOD FLOOR	5 1/2"-PAINTED	YES	3 1/2"-PAINTED	3 1/2"-PAINTED	NO	PAINTED	QUARTZ	NO	NO	
HALL #2	DRYWALL	DRYWALL	WOOD FLOOR	5 1/2"-PAINTED	YES	3 1/2"-PAINTED	N/A	NO	N/A	N/A	NO	NO	
BEDROOM #1	DRYWALL	DRYWALL	WOOD FLOOR	5 1/2"-PAINTED	YES	3 1/2"-PAINTED	3 1/2"-PAINTED	NO	N/A	N/A	NO	NO	
BED #1 W.I.C.	DRYWALL	DRYWALL	WOOD FLOOR	5 1/2"-PAINTED	YES	3 1/2"-PAINTED	N/A	NO	N/A	N/A	NO	NO	
BATH #1	DRYWALL	DRYWALL	TILE	5 1/2"-PAINTED	YES	3 1/2"-PAINTED	3 1/2"-PAINTED	NO	PAINTED	QUARTZ	NO	NO	
TV ROOM	DRYWALL W/ WAINSCOATING	DRYWALL	WOOD FLOOR	5 1/2"-PAINTED	YES	3 1/2"-PAINTED	N/A	NO	N/A	N/A	YES	NO	PANEL WAINSCOATING 3'-0" ABOVE SUBFLOOR ON ALL WALLS
BEDROOM #3	DRYWALL	DRYWALL	CARPET	5 1/2"-PAINTED	YES	3 1/2"-PAINTED	3 1/2"-PAINTED	NO	N/A	N/A	NO	NO	
BATH #3	DRYWALL	DRYWALL	TILE	5 1/2"-PAINTED	YES	3 1/2"-PAINTED	3 1/2"-PAINTED	NO	PAINTED	QUARTZ	NO	NO	
BEDROOM #2	DRYWALL	DRYWALL	CARPET	5 1/2"-PAINTED	YES	3 1/2"-PAINTED	3 1/2"-PAINTED	NO	N/A	N/A	NO	NO	
BATH #2	DRYWALL	DRYWALL	TILE	5 1/2"-PAINTED	YES	3 1/2"-PAINTED	3 1/2"-PAINTED	NO	PAINTED	QUARTZ	NO	NO	
BED #2 W.I.C.	DRYWALL	DRYWALL	CARPET	5 1/2"-PAINTED	YES	3 1/2"-PAINTED	N/A	NO	N/A	N/A	NO	NO	
DECK	N/A	N/A	COMPOSITE DECKING	N/A	NO	NO	N/A	NO	N/A	N/A	NO	NO	
SIDE PORCH	N/A	1x6 T&G CEDAR	CONCRETE	N/A	NO	NO	N/A	NO	N/A	N/A	NO	NO	
REC ROOM	DRYWALL	DRYWALL	LVP FLOOR	5 1/2"-PAINTED	YES	3 1/2"-PAINTED	3 1/2"-PAINTED	NO	N/A	N/A	NO	NO	
HALL #3	DRYWALL	DRYWALL	LVP FLOOR	5 1/2"-PAINTED	YES	3 1/2"-PAINTED	N/A	NO	N/A	N/A	NO	NO	
BATH #5	DRYWALL	DRYWALL	LVP FLOOR	5 1/2"-PAINTED	YES	3 1/2"-PAINTED	N/A	NO	PAINTED	QUARTZ	NO	NO	
MECHANICAL	UNFINISHED	DRYWALL	CONCRETE	NO	NO	3 1/2"-PAINTED	N/A	NO	N/A	N/A	NO	NO	
STORAGE	UNFINISHED	DRYWALL	CONCRETE	NO	NO	3 1/2"-PAINTED	3 1/2"-PAINTED	NO	N/A	N/A	NO	NO	
2-CAR GARAGE	DRYWALL	DRYWALL	EPOXY	5 1/2" AZEK	NO	3 1/2" AZEK	N/A	NO	N/A	N/A	NO	NO	
ALTERNATE 2-CAR GARAGE	DRYWALL	DRYWALL	CONCRETE	5 1/2" AZEK	NO	3 1/2" AZEK	N/A	NO	N/A	N/A	NO	NO	

INCLUDE CROWN MOLDING ABOVE ALL WALL CABINETS

SEE FINISH INFO FOR INTERIOR DOORS

1ST FLOOR:
OFFICE AREA: 875 SQ. FT.
RESIDENTIAL: 2024 SQ. FT.

LOWER LEVEL:
FINISHED: 592 SQ. FT.

TOTAL (FINISHED): 3491 SQ. FT.

UNFINISHED LOWER LEVEL: 944 SQ. FT.

RESIDENTIAL GARAGE: 658 SQ. FT.

OFFICE GARAGE: 658 SQ. FT.

PORCHES: 67 SQ. FT.

DECK: 200 SQ. FT.

FINAL CONSTRUCTION PLANS

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FINAL PLANS: 7.26.24

FINAL PLANS: 8.21.24

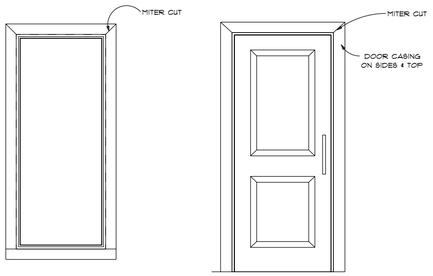
FUTURE RESIDENCE OF: (BUTLER)
ADAMCZYK
HEATING & COOLING
ADDRESS:
NEW BERLIN, WI

MILLWORK

ALL OPENINGS ARE CASED UNLESS NOTED.
SEE FINISHED ROOM SCHEDULE FOR SIZES

INTERIOR DOORS:
FIRST FLOOR: 2 PANEL - 6'-8"
LOWER LEVEL: 2 PANEL - 6'-8"

ALL DOORS ARE MASONITE- PAINTED



INTERIOR WINDOW DETAIL INTERIOR DOOR DETAIL

CLOSET MATERIAL

ALL CLOSETS WILL HAVE CLOSET ORGANIZERS THROUGHOUT.

STAIRS

STAIR 1:
LOCATION: REC ROOM TO FOYER
TYPE: JOB BUILT STAIR
TREAD MATERIAL: PINE W/ CARPET
RISER: PINE
EXPOSED TREADS: NO
RAILING: ROUND WOOD - PAINTED
BALUSTERS: N/A

STAIR 2:
FRONT STORAGE TO OFFICE HALL
TYPE: JOB BUILT STAIR
TREAD: YELLOW PINE-NON-SLIP PAINT
EXPOSED TREAD: NO
RAILING: ROUND WOOD-PAINTED
BALUSTERS: N/A

EXTERIOR DOORS

FRONT OFFICE DOOR: COMMERICAL-GLASS

FOYER DOOR: FIBERGLASS PAINTED

GARAGE SERVICE DOOR: FIBERGLASS - PAINTED

GARAGE/HOUSE
SERVICE DOORS: 20 MINUTE FIREDOOR - PAINTED

OH DOORS: GEIS - STAMPED STEEL -PAINTED

WINDOWS

MANUFACTURER: TBD
TYPE: CASEMENT, SLIDING, AWNING, PCTR

GRILLS: PER ELEVATIONS

TEMPERED GLASS AS REQUIRED BY CODE

SEE WINDOW SPEC SHEET FOR EXACT R.O.'S

FLOORING

NO TRANSITIONS ON FINISHED FLOOR, ADD 1/2" O.S.B. UNDERLAYMENT AS REQUIRED UNDER WOOD AREAS.

INSULATION

SEE CROSS SECTION FOR R-VALUES
INSULATE WALLS OF BATH/BED/LAUNDRY

DRYWALL

TEXTURE:
CEILING: LEVEL ORANGE PEEL
FIRST FLOOR: LEVEL ORANGE PEEL
GARAGE: LIGHT ORANGE PEEL

DRYWALL CORNER: SQUARE BEAD

APPLIANCES

INCLUDE IN ALLOWANCE

REFERENCE APPLIANCE LIST BY BUYER

VERIFY ALL SIZES

HVAC

TYPE: (2) FORCED AIR W/ A.C.

PLUMBING

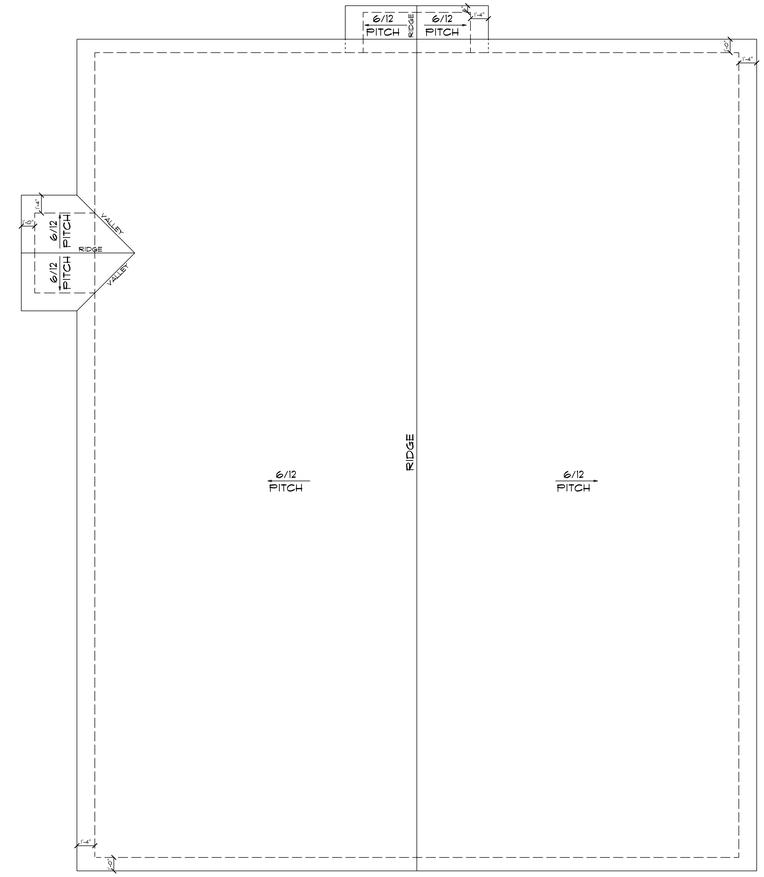
PER PLAN

ELECTRIC

ELECTRIC CAR: INCLUDE
GENERATOR: INCLUDE OPTION

MISC.

RADON MITIGATION - INCLUDE
SOUND SYSTEM - N/A
SECURITY - INCLUDE
CENTRAL VAC - N/A



ROOF CONCEPT

FOR REFERENCE ONLY

OVERHANGS:
OVERHANGS MEASURE FROM OUTSIDE OF SHEATHING TO OUTSIDE OF SUBFASCIA

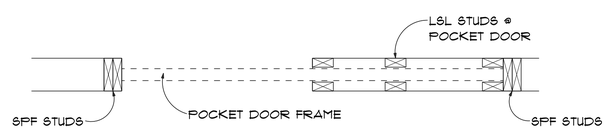
EAVE OVERHANGS ARE 1'-4"
GABLE OVERHANGS ARE 1'-0" & 6"

TRUSS MFG MUST INFORM D4S OF GIRDER TRUSS LOCATIONS AND POINT LOADS THAT LAND ABOVE WINDOWS. HEADERS MUST BE VERIFIED @ THESE LOCATION TO MAKE SURE ADEQUATE.

5" PRE-FINISHED SEAMLESS ALUMINUM GUTTER
3"X4" PRE-FINISHED RECTANGULAR DOWNSPOUTS
INCLUDE GUTTER GUARDS

IF APPLICABLE:

1. IF GABLE OVERHANGS EXCEED 12" IN DEPTH, THEN TRUSS MFG TO DROP TOP CHORD ON GABLE TRUSSES FOR OVERHANG OUTLOOKERS.



POCKET DOOR FRAMING

SCALE: 1" = 1'-0"

1ST FLOOR:	
OFFICE AREA:	875 SQ. FT.
RESIDENTIAL:	2024 SQ. FT.
LOWER LEVEL:	
FINISHED:	592 SQ. FT.
TOTAL (FINISHED):	3491 SQ. FT.
UNFINISHED LOWER LEVEL:	944 SQ. FT.
RESIDENTIAL GARAGE:	658 SQ. FT.
OFFICE GARAGE:	658 SQ. FT.
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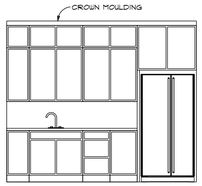
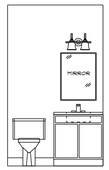
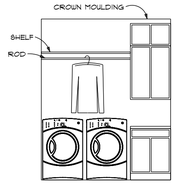


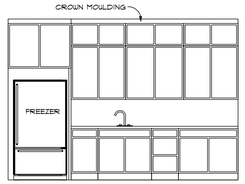
KITCHENETTE



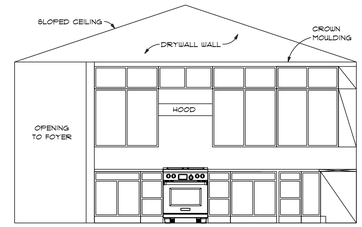
POWDER ROOM



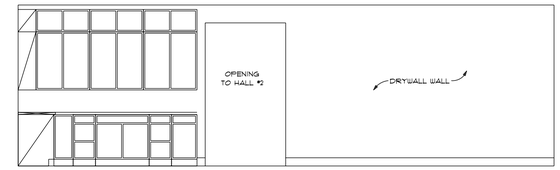
LAUNDRY/ BUTLER'S PANTRY VIEW #1



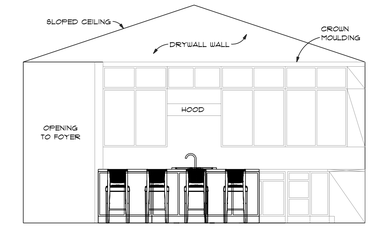
LAUNDRY/ BUTLER'S PANTRY VIEW #2



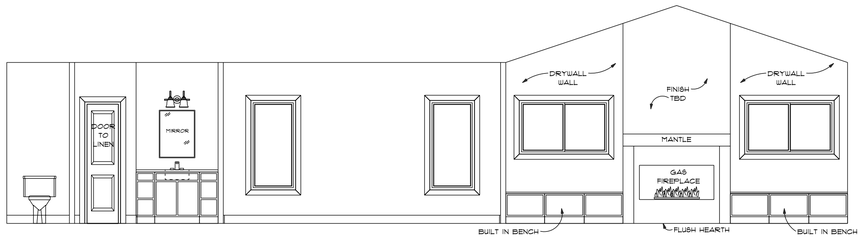
KITCHEN VIEW #1



KITCHEN/GREAT ROOM



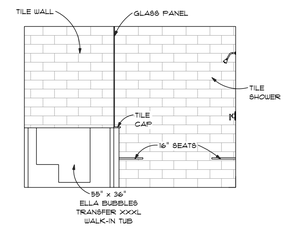
KITCHEN ISLAND VIEW #2



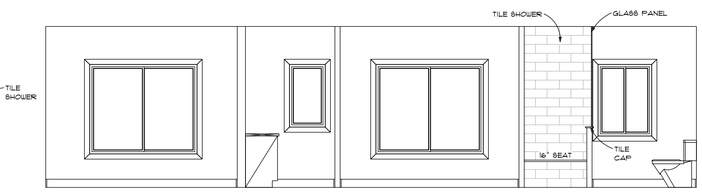
BATH #1 VIEW #1

BEDROOM #1

GREAT ROOM



BATH #1 VIEW #2

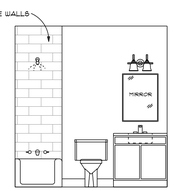


BED #2

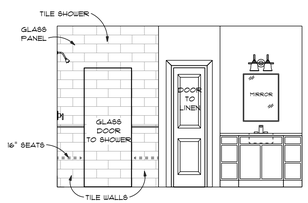
BATH #3 VIEW #1

BED #3

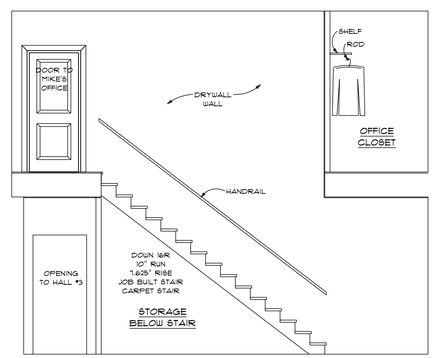
BATH #1 VIEW #3



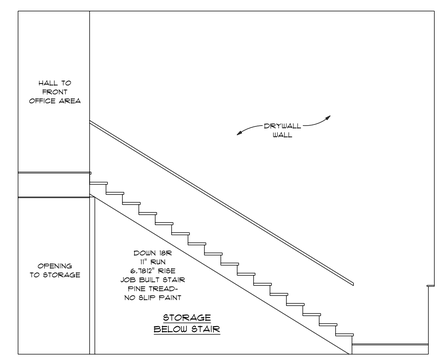
BATH #3 VIEW #2



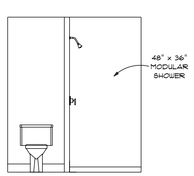
BATH #2 VIEW #1



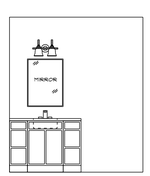
FOYER TO REC ROOM STAIR



HALL TO FRONT STORAGE



BATH #5 VIEW #1



BATH #5 VIEW #2

INTERIOR VIEWS ARE FOR CONCEPT ONLY, REFERENCE FINAL CABINET DESIGNS FOR FINAL SPECIFICATIONS, REFERENCE FLOOR PLANS FOR ADDITIONAL SPECIFICATIONS.

1ST FLOOR:	
OFFICE AREA:	875 SQ. FT.
RESIDENTIAL:	2024 SQ. FT.
LOWER LEVEL:	
FINISHED:	592 SQ. FT.
TOTAL (FINISHED):	3491 SQ. FT.
UNFINISHED LOWER LEVEL:	944 SQ. FT.
RESIDENTIAL GARAGE:	658 SQ. FT.
OFFICE GARAGE:	658 SQ. FT.
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FINAL PLANS: 7.26.24

FINAL PLANS: 8.21.24

FUTURE RESIDENCE OF: (BUYER)
ADAMCZYK
HEATING & COOLING
ADDRESS:
NEW BERLIN, WI

GENERAL NOTES:

ALL WORK SHALL BE PERFORMED WITH ALL APPLICABLE WISCONSIN UNIFORM DWELLING CODE (CH. COMM. 20-25) AS WELL AS LOCAL CODES, NATIONAL CODES AND ORDINANCES AND ALL AUTHORITIES HAVING JURISDICTION.

ALL PLUMBING, MECHANICAL AND ELECTRICAL WORK IS FOR REFERENCE ONLY AND IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR, SUBCONTRACTOR TO MAKE SURE PLUMBING, MECHANICAL & ELECTRICAL WORK IS INSTALLED TO CODE.

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR, SUBCONTRACTOR OR SUPPLIER TO CONTACT GENERAL CONTRACTOR OR OWNER IF THERE ARE ANY CONCERNS OR DISCREPANCIES DURING THE CONSTRUCTION OF THESE PLANS.

LOADS

ROOF DESIGN: LIVE LOAD = 30 PSF (SNOW LOAD)
DEAD LOAD = 20 PSF

REFERENCE UDC SPS 321.02 MAP
& REVISE IF NECESSARY

•L/240 LIVE LOAD DEFLECTION

ROOFS SHALL WITHSTAND A PRESSURE OF AT LEAST 20#/ SQ. FT. ACTING UPWARD NORMAL TO THE ROOF SURFACE.

FLOOR DESIGN: LIVE LOAD = 100 PSF
DEAD LOAD = 12 PSF
+ (6 1/2 PSF ON 1ST FLOOR IF GYPCRETE)

•L/480 LIVE LOAD DEFLECTION

• ANY TILE AREAS SHALL BE DESIGNED FOR AN ADDITIONAL 10 PSF DEAD LOAD
L/360 TOTAL LOAD & T/600 LIVE LOAD

DESIGN FLOOR JOISTS TO CARRY WEIGHT OF COUNTERTOPS, STONE WALLS, & OR TILE SHOWERS.

CONCRETE, SOIL & BACKFILL

SOIL TEST ARE RECOMMENDED BEFORE ANY CONSTRUCTION BEGINS.

2,000 PSF SOIL BEARING CAPACITY USING 90 PCF FOR THE EQUIVALENT FLUID DENSITY, REBAR STRENGTH 60,000 PSI AND CONCRETE STRENGTH 4,000 PSI. FOR HORIZONTAL BAR SPACING USING A UNIFORM DISTANCE THAT MATCHES VERTICAL SPACING IS BEST.

AREAS WHERE CONCRETE SLABS BEAR ON THE TOP OF THE WALL SHOULD HAVE A MINIMAL DEPTH OF 4" OF BEARING.

THE WALLS ARE TO BE CURED & BRACED PRIOR TO BACKFILLING FULL HEIGHT OF WALL. BRACING CAN BE ACCOMPLISHED WITH EITHER OF THE FOLLOWING:
1. POURED AND CURED BASEMENT SLAB SUPPORTING THE BASE OF THE WALL.
2. EITHER COMPLETED FLOOR SYSTEM FOR THE FIRST FLOOR (FLOOR JOISTS WITH DECKING OR PRECAST PLANK) OR TEMPORARY BRACING AT 10' INTERVALS SUPPORTING THE TOP OF THE WALL.

REFERENCE FOUNDATION PLAN FOR CONCRETE & REBAR SPECIFICATIONS.

ADD FURRING STRIP IN CONCRETE IF MORE THAN 8" IS EXPOSED & SIDING WILL BE APPLIED.

ADJUST ALL BRICKLEGES AND FOOTINGS WITH GRADE IF IT VARIES FROM PLANS.

STEEL

STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING LATEST EDITION:

A. AISC: SPECIFICATION FOR DESIGN, FABRICATION AND ERECTION OF STEEL FOR BUILDINGS.

B. AISC: CODE OF STANDARD PRACTICE FOR STEEL BUILDING AND BRIDGES.

C. AWS: D1.1 STRUCTURAL WELDING CODE - STEEL.

D. AISC: STRUCTURAL STEEL DETAILING MANUAL.

PROVIDE 2 MIL. THICKNESS RED OR GREY OXIDE PRIMER ON ALL STEEL SURFACES UNLESS NOTED.

ALL STEEL EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED PER ASTM A123 AND FASTENERS HOT DIPPED GALVANIZED PER ASTM A153.

ANCHOR RODS SHALL BE PRESENT WITH TEMPLATES.

CONNECTIONS MAY BE BOLTED OR WELDED AT THE FABRICATION OPTION: BOLTED CONNECTIONS SHALL BE AS FOLLOWS:

MINIMAL BOLT DIAMETER OF 3/4" UNLESS NOTED

HIGH STRENGTH BOLTS IN SINGLE OR DOUBLE SHEAR UNLESS NOTED.

SIMPLE SHEAR CONNECTIONS SHALL BE CAPABLE OF END ROTATION PER AISC REQUIREMENTS FOR UNRESTRAINED MEMBERS.

THE ERECTION OF ANY STRUCTURAL STEEL MEMBERS SHALL NOT COMMENCE UNTIL ALL THE SUPPORTING CONCRETE/MASONRY ELEMENTS HAVE ATTAINED AT LEAST 75% OF THEIR INTENDED MINIMAL COMPRESSIVE STRENGTH.

GRADE

EROSION CONTROL:
WHERE LAND DISTURBING CONSTRUCTION ACTIVITY IS TO OCCUR EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE EMPLOYED, AS NECESSARY, TO PREVENT OR REDUCE THE POTENTIAL DEPOSITION OF SOIL OR SEDIMENT TO WATERS OF THE STATE AND ADJACENT PROPERTIES.

GRADE:
SLOPE GRADE AWAY FROM DWELLING.

IF ACTUAL GRADE VARIES FROM ARCHITECTURAL PLANS, THE BUYER IS RESPONSIBLE FOR ALL COST INCREASES FROM ADDITIONAL HEIGHT OF FOUNDATION WALLS, FRAMED WALLS, EXTERIOR FACADE MATERIAL, OR ANY ADDITIONAL BUILDING MATERIALS & LABOR.

MISC.

RAILINGS:
INTERIOR AND EXTERIOR RAILINGS ARE FOR REFERENCE ONLY. CONTACT BUILDER FOR RAILING SPECIFICATIONS AND RAIL/SPINDLE DESIGN AND PLACEMENT.

HORIZONTAL RAILING TO BE LOCATED AT LEAST 36" ABOVE TOP OF SURFACE (DECKING OR FINISHED FLOOR). RAILING MUST WITHSTAND 200 LB LOAD IN ANY DIRECTION. RAILING TO BE INSTALLED TO PREVENT PASSAGE OF OBJECTS OVER 4" DIA.

WALLS

SQUASH BLOCKING & STUD COLUMNS BELOW POINT LOADS ARE TO CONTINUE AND TRANSFER LOADS DOWN TO FOUNDATION AND FOOTINGS.

ENGINEERED GLU-LAM COLUMNS, LVL STUDS COLUMNS OR METAL SUPPORT COLUMNS ARE TO BE INCLUDED UNDER ALL POINT LOADS AS REQUIRED BY CALCULATED LOADS. SOME OF THESE LOADS WILL BE SUPPLIED BY TRUSS SUPPLIER AND OR LUMBERYARD AFTER FINAL ENGINEERING IS COMPLETE ON THEIR END. IT IS THE RESPONSIBILITY OF THE GENERAL TO ACQUIRE THESE LOADS & UPDATE DESIGN 4 STYLE LLC SO FINALIZED COLUMN DESIGN CAN BE INCLUDED ON PLANS.

ANY WALL OVER 10'-1 1/8" ARE TO BE L&L STUDS OR ENGINEERED TALL WALL. EXCPET GARAGE WALLS UP TO 12'-0" BUT VARIED WITH LOADING.

UNLESS OTHERWISE NOTED ALL MEMBERS BEARING ON WOOD MUST BE 1 1/2" MIN.

UNLESS OTHERWISE NOTED ALL MEMBERS BEARING ON CONC. OR MASONRY MUST BE 3" MIN.

ALL FRAMING FOR STUD WALLS AND PLATES IS SPF #2 UNLESS NOTED.
ALL SPACING ON EXTERIOR WALLS IS 16" O.C. UNLESS NOTED.
ALL SPACING ON INTERIOR WALLS IS 16" O.C. UNLESS NOTED.
STUDS SHOULD NOT BE NOTCHED MORE THAN 1/3 OF DEPTH.

WOOD FRAMED WALLS MUST COMPLY WITH WI DEPT OF COMMERCE, CHAPTER 21 COMM TABLE 21.25-A

DIMENSIONS MEASURE TO EXTERIOR OF SHEATHING ON EXTERIOR SIDE OF WALLS AND INTERIOR SIDE OF EXTERIOR STUD ON INTERIOR SIDE. ALL INTERIOR STUDS MEASURE TO THE ROUGH STUD

FRAMER TO INCLUDE BACKERS FOR CROWN MOLDING, WALL PANELING, DECORATIVE BEAMS/TRUSSES AND VERTICAL SIDING IF APPLICABLE.

FIRE BLOCKING:
INCLUDE FIRE BLOCKING @ FLOOR LEVELS,
CONNECTIONS BETWEEN CONCEALED VERTICAL & HORIZONTAL SPACES.
AT TOP & BOTTOM OF STAIRWAY STRINGERS

HEADERS

REFERENCE FLOOR PLANS FOR HEADER HEIGHTS

ALL HEADER ON EXTERIOR WALLS OR LOAD BEARING WALLS ARE NOTED ON PLAN. ALL HEADERS ARE DROPPED UNLESS NOTED OTHERWISE.

DOUBLE SHOULDER STUDS FOR HEADERS OVER 6' WIDE IN BEARING WALLS.

DOUBLE SHOULDER STUD FOR HEADERS OVER 6' WIDE.

ALL INTERIOR OPENINGS THAT HAVE DROPPED HEADERS ARE TO MATCH HEIGHT OF INTERIOR DOORS. ALL OPENINGS TO HAVE DRYWALL FINISH UNLESS NOTED TO BE CASED.

BUILDER MUST FOLLOW ALL INSTALLATION INSTRUCTIONS PROVIDED BY I-JOIST, LVL, FLOOR TRUSS, TALL WALL OR ROOF TRUSS MFG. REFER TO PRODUCT INSTALLATION GUIDE FOR ALL CONNECTION DETAILS.

ALL HOLES IN HANGERS, ANGLES, BRACKETS, CLIPS, AND TIE DOWNS MUST BE FILLED WITH THE APPROPRIATE FASTENERS PER THE MANUFACTURERS SPECS.

DECAY-RESISTANT MATERIAL

IF THIS PROJECT IS BEING BUILT IN AN AREA WHERE INSECTS SUCH AS TERMITES, BEETLES, OR CARPENTER ANTS ARE KNOWN TO EXIST, BUYER IS RESPONSIBLE TO DETERMINE IF ANY PROTECTIVE MEASURES ARE NEEDED AGAINST SUCH INSECTS.

NO RESPONSIBILITY WILL BE ASSUMED BY DESIGN 4 STYLE LLC FOR VARYING OR UNUSUAL SOIL CONDITIONS AFFECTING FOUNDATION DESIGN. OWNER OR BUILDER TO VERIFY SOIL BEARING CAPACITY AND GRADES AND SHALL INSTALL FOUNDATION IN COMPLIANCE WITH ALL GOVERNING CODES AND ORDINANCES.

ALL UNTREATED WOOD PRODUCTS MUST MAINTAIN A 8" MINIMUM ABOVE GRADE. EXCEPT SIDING MUST MAINTAIN A 6" MINIMUM ABOVE GRADE.

ALL P.T. MATERIAL SPECIFIED ON PLAN IS:
4X4 SYP #2 & BTR .4
6X6 SYP #2 & BTR .6

2X10 SYP #1 & BTR
2X12 SYP #1 & BTR

DECAY RESISTANT WOOD MUST BE USED ON ANY JOISTS LESS THAN 18" FROM EARTH.
GIRDERS LESS THAN 12" FROM EARTH.
SILL LESS THAN 8" FROM EARTH.

JOISTS SHALL NOT BE LESS THAN 18" FROM EARTH UNLESS PREVENTIVE DECAY MEASURES ARE TAKEN.

GIRDERS SHALL NOT BE LESS THAN 12" FROM EARTH UNLESS PRESERVATIVE DECAY MEASURES ARE TAKEN.

IF GRADE DROPS BELOW 8" OF THE TOP OF FOUNDATION, THE MASON IS TO PROVIDE FURRING STRIPS IN THE EXTERIOR SIDE OF THE FOUNDATION WALL FOR SIDING ATTACHMENT.

ROOF

ROOF FRAMING MEMBERS & TRUSS MATERIAL IS MADE FROM ENGINEERED GRADED LUMBER.

ROOF FRAMING MEMBERS SPANNING MORE THAN 6' MEASURED FROM THE OUTERMOST EDGE OF THE ROOF SHALL BE PERMANENTLY FASTENED TO THE TOP PLATE OF LOAD BEARING WALLS USING ENGENDERED CLIPS, STRAPS OR HANGERS.

ALL ROOF TRUSSES ARE TO BEAR ON EXTERIOR WALLS. (UNLESS NOTED)

TRUSS MEMBERS SHALL NOT BE CUT, BORED OR NOTCHED ONLY IF NOTCHING OR BORING OF ENGINEERED WOOD PRODUCTS SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER& INSTRUCTIONS PROVIDED THOSE INSTRUCTIONS WERE DEVELOPED THROUGH STRUCTURAL ANALYSIS OR PRODUCT TESTING.

BUILDER TO FOLLOW TRUSS MANUFACTURER& TRUSS LAYOUT AND SPECIFICATIONS.

IF HEEL HEIGHT VARIES FROM THE ARCHITECTURAL PLANS, IT IS THE RESPONSIBILITY OF THE TRUSS MFG TO CONTACT DESIGN 4 STYLE LLC SO ANY ACCOMMODATIONS CAN BE MADE IN WINDOW SIZES OR ANY OTHER BUILDING MATERIALS & LABOR AFFECTED BY THIS CHANGE.

COVER ALL ROOF SHEATHING AS SOON AS POSSIBLE WITH ROOFING FELT OR SINGLE UNDERLAYMENT FOR PROTECTION AGAINST EXCESSIVE MOISTURE PRIOR TO ROOFING APPLICATION.

ANY GABLE ROOF OVERHANG OF MORE THAN 12" SHALL BE PROVIDED WITH LADDERS WHICH EXTEND INTO THE STRUCTURE MINIMAL DOUBLE THE DISTANCE OF THE OVERHANG.
THE LADDERS SHALL BE FASTENED AT THE WALL.
THE INTERIOR END OF EACH LADDER SHALL BE ATTACHED TO A RAFTER OR TRUSS WITH A HANGER. THE TOP CHORD OF THE TRUSS IS DROPPED FOR THIS EXTENSION BACK INTO ROOF.

MASONRY

COLD WEATHER WORK: WHEN AMBIENT AIR TEMPERATURE IS BELOW 40 DEG., F. THE COLD WEATHER CONSTRUCTION PROCEDURES UNDER ACI 530.1 SHALL BE FOLLOWED.

CORBELS ARE NOT TO EXCEED 1" AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI .30

TYPES OF MORTAR FOR VARIOUS KINDS OF MASONRY MUST FOLLOW WI DEPT OF COMMERCE, CHAPTER 21 COMM, TABLE 21.26-A

MASONRY OR BRICK VENEER SHALL BE ABOVE ABOVE FINAL EXTERIOR GRADE UNLESS THERE IS THROUGH-WALL FLASHING AT GRADE OR WITHIN 2 COURSES ABOVE GRADE.

VENEERS SHALL BE ANCHORED OR ADHERED IN ACCORDANCE WITH ACI 530 & ACI530.1

ANY WOOD FRAMED WALL WHERE
BRICK IS LOCATED, A MIN. 1" AIRSPACE SHALL BE PROVIDED BETWEEN BRICK AND THE WALL SHEATHING UNLESS A MANUFACTURER OFFSET MATERIAL IS USED. ALSO, INSTALL 1 LAYER TAR PAPER AND 1 LAYER TYVEK OVER THE SHEATHING. (TYP.)

VENEER FLASHING SHALL CONSIST OF MATERIALS THAT ARE DURABLE AND PERMANENTLY UV-RESISTANT. FLASHING SHALL BE INSTALLED AT THE BOTTOM OF VENEER AND SHALL EXTEND OVER THE TOP OF THE FOUNDATION AND UP AT LEAST 8" AND BE EMBEDDED IN THE BACKING COURSE.

WEEPHOLES SHALL BE 3/8" MIN. DIA., LOCATED EVERY 2' AND NOT BE PLACED BELOW FINAL GRADE.

1 CORRUGATED TIE EMBEDDED 2" IN JOINT REQUIRED ON EVERY 2 SQ. FT. OF VENEER

REPRESENTS MASONRY VENEER PRODUCT (UNLESS OTHERWISE SPECIFIED)

FIREPLACE, WOOD STOVE & GENERAL CHASE

ALL REFERENCE TO WOOD STOVE, FIREPLACE FLUE, HEARTH, CHIMNEY AND FOOTINGS FOR FIREPLACE ARE FOR SUGGESTED LOCATIONS ONLY, THE CONTRACTOR MUST MAKE SURE THAT WOOD STOVE, FIREPLACE STRUCTURE MEET OR EXCEEDS ALL APPLICABLE BUILDING CODES, NO BUILDING STRUCTURE SHALL REST ON OR BE WITHIN 2" OF WOOD STOVE, FIREPLACE STRUCTURES AND SUCH SPACE MUST BE FIRE STRIPPED WITH NON-COMBUSTIBLE MATERIALS. ALL STOVES AND PIPES MUST BE INSTALLED IN COMPLIANCE WITH MANUFACTURES SPECIFICATIONS.

DUE TO ANY DEVIATION OF THE PLANS, ALL CHIMNEY CHASES SHALL BE FRAMED 2' ABOVE ANY ROOF OR WALL WITHIN 10' OF THE TOP OF THE CHASE OR 3' ABOVE ADJACENT RIDGE LINE.

ANYTIME FIREPLACE IS WOOD BURNING, THE ENTIRE CHIMNEY CHASE MUST BE INSULATED TO PEAK TO PREVENT CONDENSATION AND BACKDRAFTS.

BUILDER SHALL BE RESPONSIBLE FOR PROPER INSTALLATION OF PROPER METAL FLASHING MATERIALS IN ALL LOCATIONS THAT REQUIRE THIS MATERIAL.

BUILDER TO VENT DRYER AND RANGE EXHAUST TO EXTERIOR.

ABBREVIATIONS

A.B.	ANCHOR BOLT	H.D.	HIGH DENSITY
AFF	ABOVE FINISH FLOOR	INSUL.	INSULATION
APPROX.	APPROXIMATELY	L.B.W.	LOAD BEARING WALL
BTR	BETTER	MFG	MANUFACTURER
CAB	CABINET	MIN.	MINIMAL
CANT'ED	CANTILEVER	O.C.	ON CENTER
CATH	CATHEDRAL	O.H.	OVERHEAD
CM	CEILING MOUNT	P.T.	PRESSURE TREATED
CV	CENTRAL VAC OUTLET	REQ'D	REQUIRED
CONC.	CONCRETE	R.O.	ROUGH OPENING
CONV.	CONVENTIONAL	R.S.	ROUGH SAWN
DB	DOORBELL	SH & PL	SHELF AND POLE
DIA.	DIAMETER	SQ	SQUARE
DIM	DIMMER	T.B.	TOWEL BAR
DF	DOUGLAS FIR	TEMP	TEMPERED GLASS
DRWRS	DRAWERS	T.P.	TOILET PAPER HOLDER
DW	DISHWASHER	T.R.	TOWEL RING
EXT.	EXTERIOR	TYP.	TYPICAL
F.G.	FIBERGLASS	V	VOLT
FND	FOUNDATION	VAN.	VANITY
FTG	FOOTING	V.B.	VAPOR BARRIER
G.B.	GRAB BAR	WD	WOOD
G.D.	GARBAGE DISPOSAL	WM	WALL MOUNT

BRACED WALL ENGINEERING

IF A TALL WALL IS CALLED OUT ON THE PLANS. IT IS THE RESPONSIBLITY OF THE TALL WALL SUPPLIER TO DEISGN THAT SECTION OF TALL WALL SECTION FOR BRACED WALL ENGINEERING.

24 CS WSP — NUMBER REPRESENTS: BRACING LENGTH

CS WSP REPRESENTS:
CONTINUOUS SHEATHED WOOD STRUCTURAL PANEL

MIN. BRACED MATERIAL THICKNESS OR SIZE:
3/8" FOR MAX. 16" O.C. STUD SPACING
7/16" FOR MAX. 24" O.C. STUD SPACING.

MIN. FASTENERS:
6d COMMON NAIL OR 8d BOX NAIL (2 1/2" LONG X 0.113" DIA.)
OR 7/16" CROWN 16 GAGE STAPLES, 1 1/4" LONG

MAX. SPACING: 6" EDGES, 12" FIELD (NAILS) 3" EDGES, 6" FIELD (STAPLES)

24 PF — NUMBER REPRESENTS: BRACING LENGTH

FP REPRESENTS:
FIELD PORTAL

MIN. BRACED MATERIAL THICKNESS OR SIZE:
7/16"

MIN. FASTENERS:
FASTEN SHEATHING TO HEADER WITH 8d COMMON OR GALVANIZED BOX NAILS IN 3" GRID PATTERN

HEADER TO JACK-STUD STRAP ON BOTH SIDES OF OPENING OPPOSITE SIDE OF SHEATHING: STRAP CAPACITY SHALL EQUAL 1,000 LBS OR 4,000 LBS. WHEN ONLY WALL IS PRESENT.

MIN. DBL STUD FRAMING COVERED WITH MIN. 7/16" WOOD STRUCTURAL PANEL SHEATHING WITH 8D COMMON OR GALVANIZED BOX NAILS AT 3" O.C. IN ALL FRAMING (STUDS, BLOCKING AND SILLS) TYP.

MAX. SPACING: 6" EDGES, 12" FIELD (NAILS) 3" EDGES, 6" FIELD (STAPLES)

96 GB — NUMBER REPRESENTS: BRACING LENGTH

GB REPRESENTS:
GYPSUM BOARD (INSTALLED BOTH SIDES OF WALL)

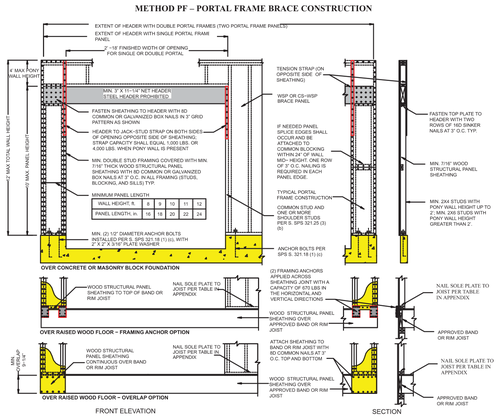
MIN. BRACED MATERIAL THICKNESS OR SIZE:
1/2" FOR MAXIMUM 24" O.C. STUD SPACING

MIN. FASTENERS:
8d COOLER NAILS, OR #6 SCREWS

Published under s. 35.93, Wis. Stats., by the Legislative Reference Bureau.

Figure 321.25–A

METHOD PF – PORTAL FRAME BRACE CONSTRUCTION



Note: Steel headers are permitted if designed by structural analysis.

Note: As shown in the above cross–section, 1/2–inch gypsum wallboard is not required on the interior side of the wall.

(c) *Bracing amount.* Bracing methods and materials complying with Table 321.25–G shall be applied to walls in accordance with all of the following requirements:

1. For the purpose of determining bracing amounts, the outermost extents of the building plan at each floor level shall be circumscribed with a rectangle to define the overall length of each building side as shown in Figure 321.25–B.
2. In no case may the amount of bracing be less than two braced wall panels on walls parallel to each rectangle side for each floor level of the building.
3. Where used, the number of intermittent brace panels applied to walls parallel to each rectangle side shall comply with Table 321.25–I.
4. Where used, the total length of continuous sheathed brace panels applied to walls parallel to each building side shall comply with Table 321.25–J.
5. The location of brace panels applied to walls parallel to each building side shall comply with Figure 321.25–C.
6. Balloon–frame walls may be no longer than 21 feet and shall have a maximum height of two floors unless constructed in accordance with an approved design. Wall framing shall be continuous from the lowest floor to the wall top plate at the roof. All edges of sheathing shall be supported on and fastened to blocking or framing. Braced wall panels may not be required on the balloon–frame wall portion provided the bracing amount and brace spacing requirement are satisfied for the building side. Where brace panels are located on the balloon–frame wall portion, they shall have a height–to–width ratio of not more than 2.5:1.
7. For a gable end wall, if the brace–panel height does not exceed 12 feet at the highest portion and if the 12½–foot and 21–foot spacing requirements in Figure 321.25–C are met, the wall is adequately braced. Where a brace panel exceeds 12 feet in height, it shall have a height–to–width ratio of not more than 2.5:1, and comply with Figure 21.25–C.

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Register September 2014 No. 705

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NOTICE TO CONTRACTORS & SUPPLIERS

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR, SUBCONTRACTOR OR SUPPLIER TO CONTACT GENERAL CONTRACTOR OR OWNER IF THERE ARE ANY CONCERNS OR DISCREPANCIES DURING THE CONSTRUCTION OF THESE PLANS.

FINAL PLANS: 7.26.24

FINAL PLANS: 8.21.24

1ST FLOOR:
OFFICE AREA: 875 SQ. FT.
RESIDENTIAL: 2024 SQ. FT.

LOWER LEVEL:
FINISHED: 592 SQ. FT.

TOTAL (FINISHED): 3491 SQ. FT.

UNFINISHED LOWER LEVEL: 944 SQ. FT.

RESIDENTIAL GARAGE: 658 SQ. FT.

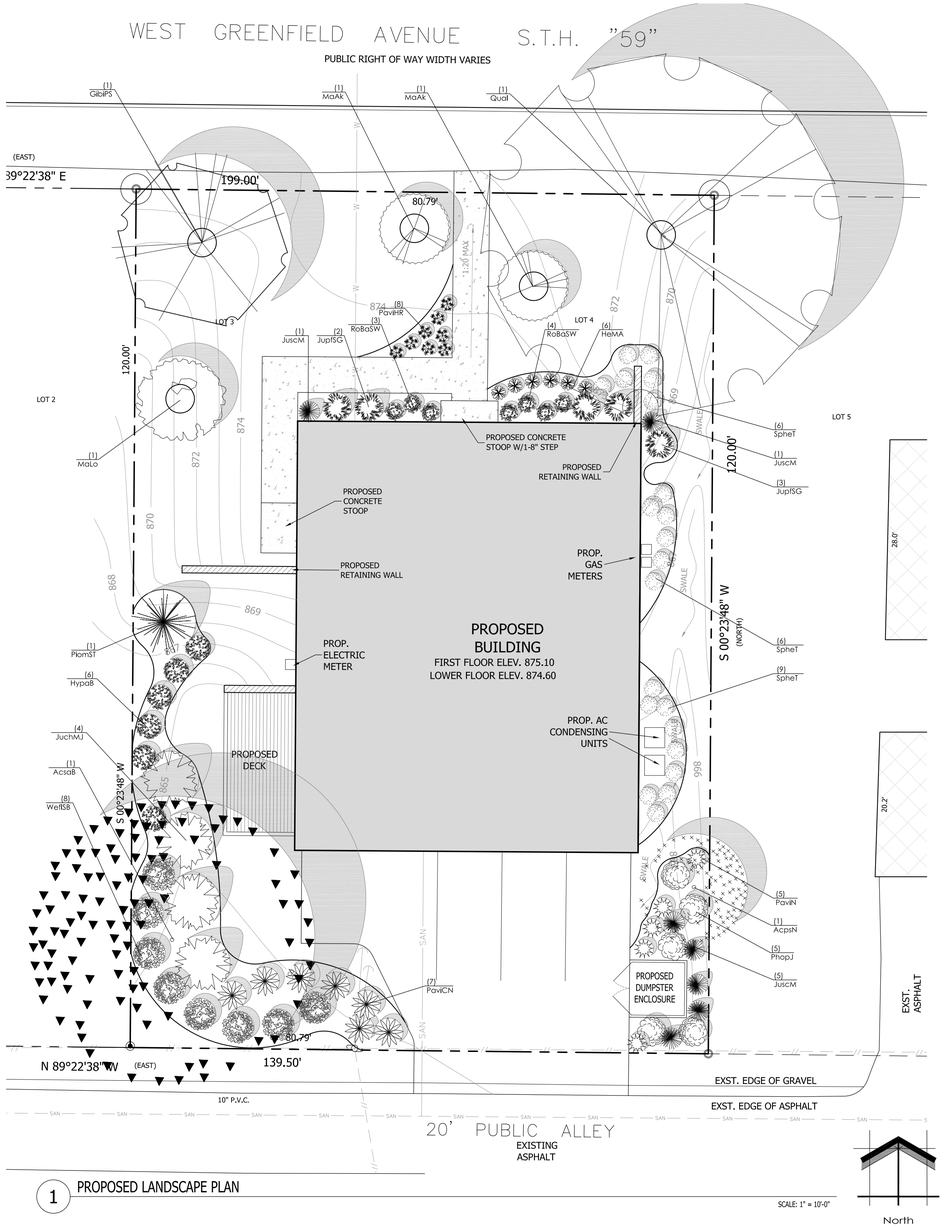
OFFICE GARAGE: 658 SQ. FT.

PORCHES: 67 SQ. FT.

DECK: 200 SQ. FT.

FINAL CONSTRUCTION PLANS

FUTURE RESIDENCE OF: (BUYER)
ADAMCZYK
HEATING & COOLING
ADDRESS:
NEW BERLIN, WI



1 PROPOSED LANDSCAPE PLAN

LANDSCAPE PLAN GENERAL NOTES

PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE GROWTH.

1. AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE ELECTRIC, GAS, TELEPHONE, WATER, SEWER, AND CABLE TELEVISION COMPANIES, UTILITIES OR ENTITIES. REVIEW WITH OWNER'S REPRESENTATIVE SITE MECHANICAL, SITE ELECTRICAL AND LIGHTING, SITE GRADING AND DRAINAGE, SITE IRRIGATION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS. RECORD SET OF INFORMATION THE SAME AS IN POSSESSION OF OWNER'S REPRESENTATIVE. ALSO REVIEW OWNER'S "MARK SETS" OF ALL OF THESE DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNER. MARK ALL SUCH UTILITIES ON THE SITE PRIOR TO COMMENCING. COORDINATE WITH OWNER BEFORE AND DURING CONSTRUCTION. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY LANDSCAPE CONTRACTOR AT NO COST TO OWNER.
2. ALL PLANTINGS SPECIFIED FOR THE ADAMCZYK HEATING & COOLING PROJECT PLANTING TABLES SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1 2014 AND ANSI STANDARDS FOR PLANTING 2012.
3. ALL DEVIATIONS FROM THE APPROVED ADAMCZYK HEATING & COOLING PROJECT PLANS SHALL BE NOTED ON THE RECORD DRAWINGS BY THE CONTRACTOR AND MAY BE EXECUTED ONLY WITH PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNER.
4. ALL PLANTS MUST BE BID AND SELECTED PER THE SPECIES SPECIFIED ON THE PLANS. ANY SPECIES SUBSTITUTIONS MUST BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT. THE SIZES OF PLANT MATERIAL LISTED HEREIN IS A MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, IF EXCESSIVE PRUNING REDUCES THE CROWN THE PLANT SHALL BE REPLACED.
5. PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
6. ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOPSOILED 3" DEEP (MIN.) AND SHALL BE SODDED/SEEDED WITH SPECIFIED LAWN GRASS. LANDSCAPE CONTRACTOR SHALL INCLUDE COST PER SQUARE YARD FOR ADDITIONAL SEED OPERATIONS AS MAY BE POSSIBLY REQUIRED TO REESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE DONE BY OTHERS.
7. CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIAL.
8. QUANTITIES ON PLANT MATERIALS LIST ARE FOR CONVENIENCE OF BIDDING ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS AND COVERAGE OF ALL AREAS DELINEATED. THE PLANS ARE TO SUPERSEDE THE PLANT LIST IN ALL CASES.
9. CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING, ALL AREAS, QUANTITIES MATERIALS SHOULD BE FIELD VERIFIED WITH SITE CONDITION.
10. WHERE DISCREPANCIES OCCUR BETWEEN THE LANDSCAPE PLANS AND/OR ARCHITECTURAL AND/OR THE CIVIL DRAWINGS (AND ANY OTHER SITE DRAWINGS) THE DISCREPANCIES MUST BE BROUGHT TO THE LANDSCAPE ARCHITECTS ATTENTION FOR COORDINATION AND RESOLUTION.
11. ALL DISEASED, NOXIOUS OR INAPPROPRIATE MATERIALS SHALL BE REMOVED FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.
12. GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE OF CONSTRUCTION DEBRIS.
13. ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND REVIEWED WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL.
14. FINISH GRADES FOR SHRUB AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
15. ALL PERENNIAL, ANNUAL AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANTING. TILL THE FOLLOWING MATERIALS INTO EXISTING TOPSOIL TO A DEPTH OF APPROXIMATELY 8". A DEPTH OF 12" IN TREE PITS. PROPORTIONS AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXISTING SOIL. REFER TO LSP1.2 FOR FURTHER INFORMATION.
   PER EVERY 100 SQUARE FEET ADD: ONE - 2 CUBIC FOOT BALE OF PEAT MOSS, 2 POUNDS OF 5 -10 -5 GARDEN FERTILIZER, 1/4 CUBIC YARD OF COMPOSTED MANURE OR OTHER COMPOSTED, ORGANIC MATERIAL.
16. ALL SHRUBS TO BE POCKET PLANTED WITH A 50/50 MIX OF COMPOSTED, ORGANIC MATERIAL AND EXISTING SOIL. INSTALL TOPSOIL INTO ALL BEDS AS NEEDED TO ACHIEVE PROPER GRADE. REMOVE ALL EXCESSIVE GRAVEL, CLAY AND STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
17. PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT ROOT FLARE. BACK FILL HOLE WITH 2/3 EXISTING TOPSOIL AND ORGANIC SOIL AMENDMENTS SPECIFIED IN NOTE 15. AVOID ANY AIR POCKETS. DISCARD ANY GRAVEL CLAY OR STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
18. ALL TREES TO BE INSTALLED, STAKED AND GUYED ACCORDING TO DETAILS. REFER TO ANSI STANDARDS FOR PLANTING 2012 AND DETAILS ON LSP1.2 FOR FURTHER INFORMATION.
19. PROVIDE A 4'-0" - 5'-0" DIAMETER MULCH RING AT THE ROOT BALL FLARE OF ALL LAWN TREES.
20. ALL PLANTINGS TO BE WATERED AT THE TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED.
21. WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TREE RINGS ARE TO RECEIVE A MINIMUM OF 2" - 3" DRESSING OF SHREDDED HARDWOODM OAK BARK MULCH SHAVINGS FREE OF GROWTH, WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE OR GERMINATION INHIBITING INGREDIENTS. LANDSCAPE CONTRACTOR TO PROVIDE A SAMPLE TO OWNER FOR APPROVAL. CONTRACTOR TO TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
22. LAWN INSTALLATION: CONTRACTOR TO FURNISH AND PREPARE TOPSOIL (3" MIN) AND SEED BED (REMOVE ALL STONES 1" OR LARGER), APPLY STARTER FERTILIZER AND SEED UNIFORMLY. PROVIDE A MULCH COVERING SUITABLE TO GERMINATE AND ESTABLISH TURF. EROSION CONTROL MESH SHOULD BE USED IN SWALES AND STEEP GRADES WHERE APPLICABLE. METHODS OF INSTALLATION MAY VARY AT THE DISCRETION OF CONTRACTOR. IT IS HIS/HER RESPONSIBILITY TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TURF. IF STRAW MULCH IS USED AS A COVERING, A TACKIFIER MAY BE NECESSARY TO AVOID WIND DAMAGE.
23. **DELUXE 50 GRASS SEED MIX REINDER'S (800) 785-3301**
   20% KENTUCKY BLUE GRASS
   15% NEWPORT KENTUCKY BLUE GRASS
   15% SR 2100 Kentucky Bluegrass
   25% Creeping Red Fescue
   15% Replicator Perennial Ryegrass
   10% Fiesta 4 Perennial Ryegrass
   APPLY AT A RATE OF 200 POUNDS PER ACRE. REFER TO SUPPLIERS SPECIFICATIONS & INSTALLATION CUT SHEETS FOR FURTHER FORMATION
24. DURING THE INITIAL "30 DAY MAINTENANCE PERIOD" THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE AND ON-GOING PLEASANT VISUAL ENVIRONMENT WHEREAS ANY PLANT WHICH IS NOT RESPONDING TO TRANSPLANTING OR THRIVING SHALL IMMEDIATELY BE REPLACED. NEW LAWNS SHALL BE WATERED AND REPAIRED AND WEEDS MUST CONSTANTLY BE REMOVED, NO EXCEPTIONS WILL BE GRANTED.
   MAINTENANCE NOTE:
   MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN REQUIRED LANDSCAPING IN ACCORDANCE WITH THE MUNICIPALITY'S PROPERTY MAINTENANCE CODE AND AN APPROVED MAINTENANCE PLAN. THE MAINTENANCE MUST INCLUDE, AT A MINIMUM, METHODS FOR PROVIDING THE FOLLOWING:
   - NECESSARY IRRIGATION (IF REQUIRED)
   - INTEGRATED PEST MANAGEMENT,
   - PROPER FERTILIZATION
   - TREE CARE AND PRUNING, SHRUB TIP CLIPPING AND SHAPING AS REQUIRED
   - REPLACEMENT OF LOST VEGETATION, AND ALL DISEASED, DAMAGED, OR DEAD MATERIAL WILL BE REPLACED BY THE END OF THE FOLLOWING PLANTING SEASON IN PERPETUITY.
   - WEED MANAGEMENT AND BED CARE.
25. ALL NEWLY PLANTED TREES AND SHRUBS ARE TO RECIEVE AN APPLICATION OF AN ANTI-TRANSPIRANT SPRAY THAT WILL EFFECTIVELY REDUCE THE WATER LOSS OF TRANSPIRATION OF PLANT MATERIAL AND REDUCE THE STRESS OF TRANSPLANTATION. IT IS RECOMENDED AS PART OF THE ONGOING MAINTENANCE THAT ANY BROADLEAF EVERGREEN AND CONIFEROUS TREE AND SHRUBS (EXCLUDING ARBORVITAE) RECIEVE AN APPLIATION OF AN ANTI-DESICANT SPRAY TO REDUCE THE LOSS OF MOISTURE DUE TO WINTER DESICCATION.
26. MAINTENANCE. THE OWNER SHALL TEND AND MAINTAIN ALL PLANT MATERIALS IN A HEALTHY GROWING CONDITION AS PER THE APPROVED PLAN. PLANTINGS SHALL BE REPLACED WHEN NECESSARY AND KEPT FREE FROM REFUSE & DEBRIS. ALL PLANTING MATERIAL WHICH IS DYING OR DAMAGED BEYOND RECOVERY SHALL BE REPLACED WITHIN SIX (6) MONTHS OR BY THE NEXT PLANTING SEASON, WHICHEVER COMES FIRST.
27. LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS TO BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.

Proposed Plant Material Table

Broadleaf Deciduous Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
1	AcpsN		Acer pseudosieboldianum 'Northwind'	Northwind Korean Maple	2"-Cal - B&B	1
1	AcsaS		Acer saccharum 'Bailsta'	Fall Fiesta Sugar Maple	4" Cal - B&B	1
1	GibiPS		Ginko biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	4" Cal - B&B	1, 7
2	MaAk		Malus "Adirondack"	Adirondack Flowering Crab	2"-Cal - B&B	1
1	MaLo		Malus 'Louisa'	Louisa Crabapple	2"-Cal - B&B	1
1	QuaI		Quercus alba	White oak	4" Cal - B&B	1

Conifer Evergreen Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
7	JuscM		Juniperus scopulorum 'Medora'	Medora Juniper	6' - B&B	4
1	PiomST		Picea omorika 'Sky Trails'	Sky Trails Serbian Spruce	8' - B&B	4

Perennial Grass

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
7	PaviCN		Panicum virgatum 'Cloud Nine'	Cloud Nine Tall Switch Grass	1-Gal - Cont	6
8	PaviHR		Panicum virgatum 'Hot Rod'	Hot Rod Switch Grass	1-Gal - Cont	6
5	PaviN		Panicum virgatum 'Northwind'	Northwind Switch Grass	1-Gal - Cont	6
21	SpheT		Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	1-Gal - Cont	6

Broadleaf Deciduous Shrub

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
6	HypaB		Hydrangea paniculata 'Bobo'	Bobo Hardy Hydrangea	18" - Cont	5
5	PhopJ		Physocarpus opulifolius 'Jefam'	First Editions Amber Jubilee Ninebark	24" - B&B	5
7	RoBaSW		Rosa 'Baince'	Sweet Fragrance Rose	18" - 24"- Cont	5
8	WeflSB		Weigela florida 'Bokrasopin'	Sonic Bloom Pink Reblooming Weigela	18" - 24"- Cont	5

Conifer Evergreen Shrub

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
4	JuchMJ		Juniperus chinensis 'Mint julep'	Mint julep juniper	24" - B&B	5
5	JupISG		Juniperus x pfitzeriana 'MonSan'	Sea of Gold Juniper	18" - 24" - B&B	5

Perennial

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
6	HeMA		Hemerocallis 'Miss Amelia'	Miss Amelia Daylily	4 1/2" pot	6

Comments

1. Straight central leader, full & even crown. Prune only after planting.
2. Prune existing tree, remove any dead, diseased or hazardous limbs. Thin out as required and raise canopy for safety and viability for both pedestrians and motorists.
3. Remove tree in its entirety and grind stump to a minimum of 6" below adjacent grade. Remove grinding chips and fill hole with topsoil. Saw with specified turf grass seed as required.
4. Evenly shaped upright tree with full branching to the ground.
5. Full, well rooted plant, evenly shaped.
6. Full, well rooted plant.
7. Male only

SITE INFORMATION

USDA PLANT HARDINESS ZONE . . . . . 5b (-15 to -10 Degrees F)
LOT ZONING . . . . . .
LOT AREA
PROPOSED BUILDING

DESIGN COMPLIANCE: THIS LANDSCAPE PLAN IS ACCURATE AND IN COMPLAINACE WITH THE CITY OF NEW BERLIN LANDSCAPE REQUIREMENTS SET FOR IN SECTION 275.56 LANDSCAPE AND BUFFERING: 275.54 NATURAL RESOURCE PROTECTION

CONTRACTOR NOTE: THE LANDSCAPE CONTRACTOR/GENERAL CONTRACTOR ARE RESPONSIBLE TO INSTALL THE LANDSCAPE AS PER THE APPROVED PLAN. IF ANY CHANGES OR DEVIATIONS ARE MADE FROM THE THIS APPROVED PLAN, THE LANDSCAPE CONTRACTOR / GENERAL CONTRACTOR ARE RESPONSIBLE FOR UPDATING THE PLANS ACCORDINGLY AND SUBMITTING THOSE REVISED PLANS FOR APPROVAL AND "SIGN OFF" WITH THE CITY OF NEW BERLIN IN COMPLIANCE WITH LANDSCAPE REQUIREMENTS SET FOR IN SECTION 275.56 (h). THE LANDSCAPE CONTRACTOR / GENERAL CONTRACTOR ARE ALSO RESPONSIBLE FOR VERIFYING THAT ANY PLANT MATERIAL SUBSTITUTIONS OR MODIFICATIONS THAT ARE MADE TO THE APPROVED LANDSCAPE DESIGN DOCUMENTS WILL NOT CHANGE OR ALTER ANY OF THE REQUIRED SUPPORTING LANDSCAPE REQUIREMENT CALCULATIONS. UPON COMPLETION OF THE CONSTRUCTION PROJECT AND FILE THAT AFFIDAVIT WITH THE CITY OF NEW BERLIN

DESIGN COMPLIANCE: THIS LANDSCAPE PLAN IS ACCURATE AND IN COMPLAINACE WITH THE CITY OF NEW BERLIN LANDSCAPE REQUIREMENTS SET FOR IN SECTION 275.56 LANDSCAPE AND BUFFERING:
Plant sizes. At the time of installation, plantings required by this section shall be no smaller than the following:
(a) Deciduous trees.[1] A minimum of 50% of the proposed deciduous trees shall have a minimum size of four inches' DBH.
(1) All remaining deciduous trees shall have a minimum size of two inches' DBH.
(b) Evergreen trees.[1] A minimum of 50% of the proposed evergreen trees shall have a minimum height of eight feet.
(2) All remaining evergreen trees shall have a minimum height of six feet.
(c) All ornamental trees. All ornamental trees shall have a minimum size of two inches' DBH.

275.56(15)D Any existing trees and shrubs that shall be preserved and are protected during construction according to specifications in § 275-54A(5) shall be credited against this landscaping requirement.
E. Parking lot landscaping.
(2) Perimeter landscaping.
(b) [1] A minimum of one shade or evergreen tree per 20 linear feet of parking surfaces and one shrub per five linear feet of parking surfaces shall be planted along the perimeter of any parking area when adjacent to an arterial street. A minimum of one shade or evergreen tree per 30 linear feet of parking surfaces and one shrub per 10 linear feet of parking surfaces shall be planted along the perimeter of any parking area when adjacent to any nonarterial street.

[2] For parking lots adjacent to a side or rear lot line, a minimum of one evergreen or shade tree per 30 linear feet of parking surfaces and one shrub per five linear feet of parking surfaces shall be planted along the perimeter of any parking area when adjacent to a side or rear lot line.
(F) Buffering and Screening
Minimum required bufferyard. (a) Moderate bufferyard. An "A" in a cell indicates a moderate bufferyard is required with a minimum width of 10 feet.
(4) Minimum planting requirements. For every 100 linear feet of a buffer yard
- (3) Trees(Deciduous or Ornamental) (per 100 linear feet)Minimum
- (0) Evergreen Trees(per 100 linear feet)Minimum
- (3) Minimum Shrubs

275.54(7) Replacement of significant trees. Tree Type. Size of Tree Removed (DBH) Size of Replacement Tree(s)(DBH)
Deciduous:
-5 to 7 inches - 1 tree at 5 to 7 inches or 3 trees at 2 1/2 to 4 inches
-8 to 11 inches - 3 trees at 5 to 7 inches or 9 trees at 2 1/2 to 4 inches
-12 inches or larger - 6 trees at 5 to 7 inches or 12 trees at 2 1/2 to 4 inches
Conifers:
10 feet or taller 1 tree that is 10 feet or taller, or 3 trees that are 8 to 10 feet, or 6 trees that are 6 to 8 feet

TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
DIGGERS HOT LINE
WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE
(NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONIN CALL THE MILWAUKEE UTILITY ALERT NETWORK
www.Diggershotline.com
(800)-242-8511
OR

811 Know what's below. Call 811 before you dig.

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Project:

ADAMCZYK HEATING & COOLING

West Greenfield Avenue
New Berlin, WI 53151

Issuance and Revisions:

Date	Number	Description
08/23/24		Client Review Submittal

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Sheet Title:

PROPOSED LANDSCAPE PLAN, GENERAL NOTES, AND PLANT MATERIAL TABLE

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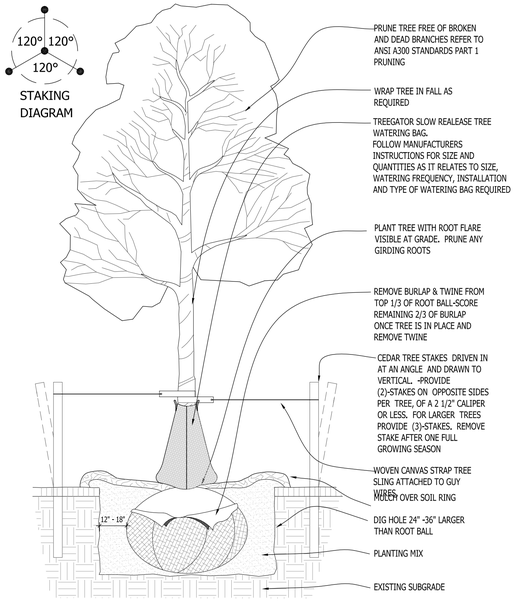
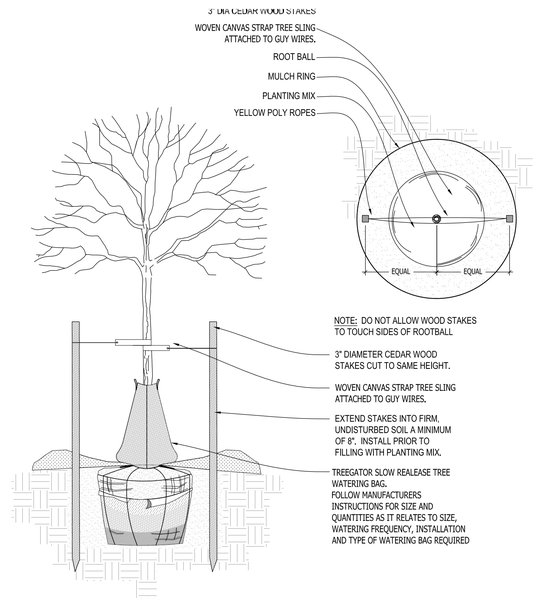
Date of Drawing:	08/23/24
Scale:	1" = 10'-0"
Drawn By:	MCD
Job Number:	L24-060
Sheet Number:	LSP1.1

L24-060 - ADAMCZYK HEATING & COOLING - 08/23/2024



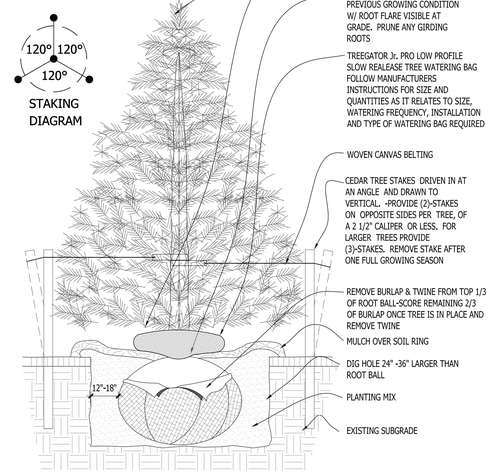
1 DECIDUOUS TREE PLANTING DETAIL

SCALE: NONE



2 DECIDUOUS TREE STAKING PARKING ISLAND/RESTRICTED AREAS

SCALE: NONE



3 CONIFEROUS TREE PLANTING DETAIL

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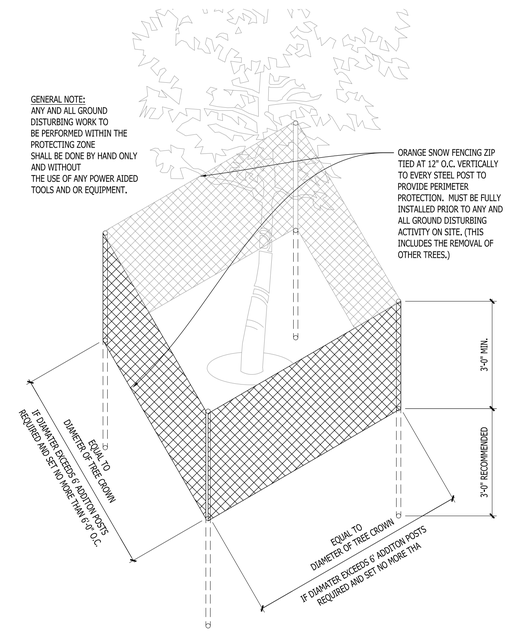

4 EXISTING TREE PROTECTION DETAIL

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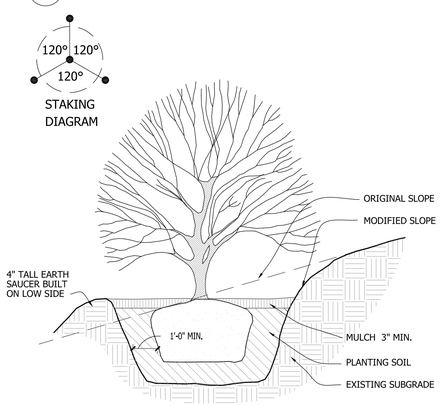
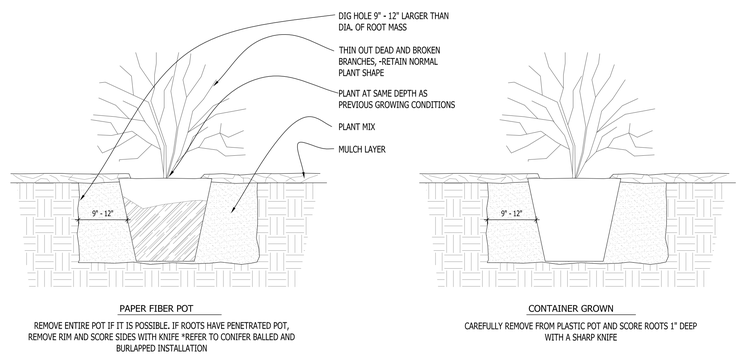


5 SLOPE PLANTING DETAIL

SCALE: NONE

REFER TO TYPICAL DECIDUOUS TREE DETAIL FOR STAKING



6 DECIDUOUS SHRUB PLANTING DETAIL

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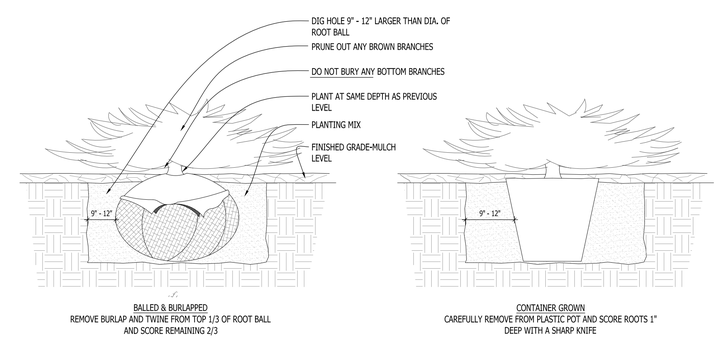

7 CONIFEROUS SHRUB PLANTING DETAIL

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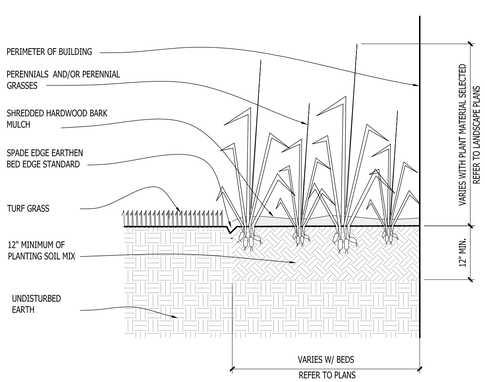

8 PERENNIAL BED PLANTING DETAIL

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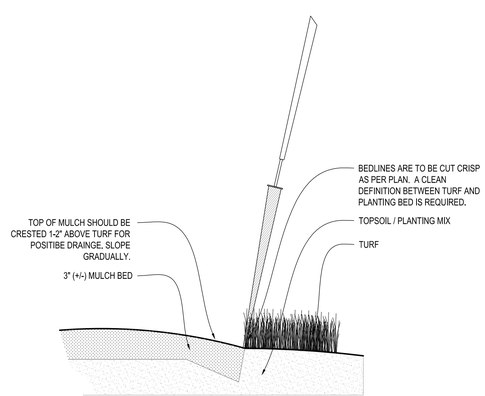

9 SPADE EDGE PLANT BED EDGE DETAIL

SCALE: NONE

InSite LANDSCAPE DESIGN

Landscape Consulting
& Master Planning Design Sevices

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mdavis@insitedesigninc.com

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Sheet Title:

PROPOSED LANDSCAPE PLAN, PLANTING DETAILS

Date of Drawing:	08/23/24
Scale:	As Noted
Drawn By:	MCD
Job Number:	L24-060
Sheet Number:	LSP1.2

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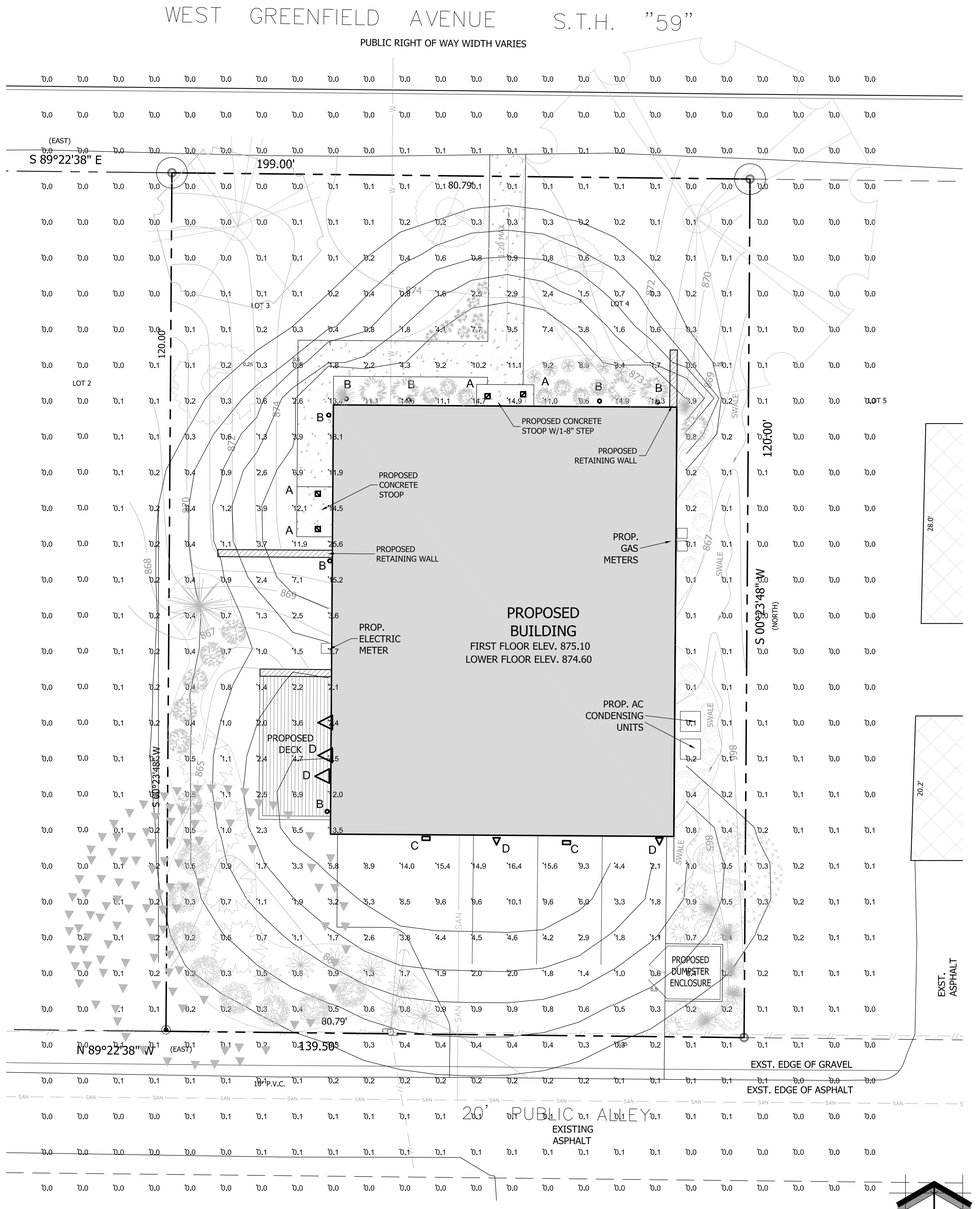

1 PROPOSED PHOTOMETRIC LIGHT LEVELS CALCULATIONS PLAN

SCALE: 1" = 10'-0"

North

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	4	ECLS01_A5SM730 _____-120-277V	EVOLVE CANOPY LED SOFFIT - ECLS01	LED	ECLS01_A5SM730_____-120-277V.ies	Absolute	1.00	39
	B	7	CCT: 2938K, CRI: 80.9Ra	WCED3D-17W-830	LED_Wallcylinder	WCED3D-17W--830-W.IES	Absolute	1.00	16.3
	C	2	EWLS02_40AF740 _____-120-277V	EWLS02 WALL PACK	LEDs	EWLS02_40AF740_____-120-277V.ies	Absolute	1.00	27
	D	4	409-2CFQ26-WHT	CLASSIC SCONCE 14.5 X 6.625 2-LAMP WITH WHITE HOUSING AND OPAL ACRYLIC LENS BAL.: ICF-2S26-H1-LD; LAMP: F26DBX/4P; B.F.: 1.00; WATTS: 51	F26DBX/4P	13543.ies	1710	1.00	51

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #3	+	2.5 fc	14.9 fc	0.0 fc	N / A	N / A

LUMINAIRE NOTES

1. INSTALLATION CONTRACTOR TO REFER TO ELECTRICAL PLANS FOR CONDUIT ROUTING OF BUILDING MOUNTED FIXTURES AND ANY SIGNAGE LIGHTING CONTROL AND WIRING.
2. CONTRACTOR TO REFER TO REINFORCED LIGHT POLE BASE SECTIONS AND DETAILS FOR FURTHER INFORMATION.
3. ALL BUILDING MOUNTED LIGHT FIXTURES ARE FOR REFERENCE ONLY AND ARE TO BE COORDINATED WITH THE ARCHITECTURAL ELEVATIONS AND ELECTRICAL DRAWINGS FOR EXACT MOUNTING HEIGHTS, LOCATIONS AND QUANTITIES.

THIS LIGHTING PLAN REPRESENTS ILLUMINATION LEVELS ARE CALCULATED VALUES INCLUDE DIRECT AND INTER-REFLECTED COMPONENTS.

THIS LIGHTING PLAN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LED'S AND OTHER MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LED'S AND OTHER VARIABLE FIELD CONDITIONS. CALCULATIONS DO NOT INCLUDE OBSTRUCTIONS SUCH AS BUILDINGS CURBS, LANDSCAPING, OR ANY OTHER ARCHITECTURAL ELEMENTS UNLESS NOTED.

PHOTOMETRIC PLAN GENERAL NOTES

1. BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POLE PLACEMENTS AND LUMINAIRE ORIENTATION. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO RELEVANT FIELD CONDITIONS.

2. THE DEPICTED ILLUMINATION RESULTS ARE BASED UPON ILLUMINATION MEASUREMENTS AS CALCULATED BY AN INDEPENDENT LABORATORY. LUMINAIRE CHARACTERISTICAL DATA WAS MEASURED UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH APPROVED ILLUMINATION ENGINEERING SOCIETY METHODS. ACTUAL ON-SITE PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY FROM LABORATORY TEST RESULTS DUE TO VARIATIONS IN: ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.

EXISTING CONDITIONS GENERAL NOTES

1. INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE ARCHITECTURAL DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE ACTUAL EXISTING FIELD CONDITIONS. INSITE LANDSCAPE DESIGN, INC. MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IMPERATIVE TO THEIR NEW WORK. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW. ANY WORK PERFORMED PRIOR TO RESOLUTION OF DISCREPANCIES BY THE LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACT.

2. VERIFY LOCATION OF ALL EXISTING UNDERGROUND UTILITIES I.E. WATER, SEWER, ELECTRICAL, TELECOMUNICATION AND ACCESS PANELS FOR ALL UTILITIES AND ALL ASSOCIATED EQUIPMENT FOR ACCESSIBILITY OF THOSE ITEMS.

3. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS.

TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERS HOT LINE

WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

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www.Diggershotline.com
(800)-242-8511
OR

811 Know what's below. Call 811 before you dig.

InSite LANDSCAPE DESIGN
Landscape Consulting
& Master Planning Design Sevices
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Wauwatosa, WI 53226
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Project:

ADAMCZYK
HEATING & COOLING

West Greenfield Avenue
New Berlin, WI 53151

Issuance and Revisions:

Date	Number	Description
08/23/24		Client Review Submittal

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Sheet Title:

PROPOSED PHOTOMETRIC LIGHT LEVEL CALCULATIONS PLAN, GENERAL NOTES, AND LIGHT FIXTURE TABLE

Date of Drawing:	08/23/24
Scale:	1" = 8'-0"
Drawn By:	MCD
Job Number:	L24-060
Sheet Number:	PHO1.1

L24-060 - ADAMCZYK HEATING & COOLING - 08/23/2024

EVOLVE

CUSTOMER NAME
PROJECT NAME
DATE TYPE
CATALOG NUMBER

ECLS Soffit
LED Canopy Light

The Evolve® Canopy LED Soffit (ECLS) offers energy efficiency and quality of light in a sleek low-profile look and style. The ECLS features a diffused aperture which spreads the source lumens for even light distribution and low glare. To be used for sealed deck applications only (enclosed canopy or soffit).

Construction

Housing:	Aluminum die cast enclosure. Integral heat sink for maximum heat transfer
Lens:	Impact resistant tempered glass
Paint:	Corrosion resistant polyester powder paint, minimum 2.0 mil thickness Standard = Black, Dark Bronze Gray, White (RAL & custom colors available)
Weight:	10 lbs (4.5 kg) - 12.5 lbs (5.7 kg)

Optical System

Lumens:	3,600 - 7,100
Distribution:	Symmetric Medium
Efficacy:	119 - 138 LPW
CCT:	3000K, 4000K, 5000K
CRI:	≥70

Electrical

Input Voltage:	120-277V & 347V
Input Frequency:	50/60Hz
Power Factor:	>90% at rated watts
Total Harmonic Distortion:	<20% at rated watts
Surge Protection:	Standard Surge 6kV/3kA

*Per ANSI C136.2-

Warranty

☐ 5 Year (Standard)

Lumen Maintenance

Projected Lxx per IES TM-21-11 at

LUMEN CODES	LXX(10K) @ HOURS 25,000 HR	50,000 HR	60,000 HR
T5	L96	L92	L91
A5	L95	L93	L92
B5	L95	L93	L92

Note: Projected Lxx based on LM80 (≥ 10,000 hour testing). Accepted industry tolerances apply to initial luminous flux and lumen maintenance measurements.

Luminaire Ambient Temperature Factor

AMBIENT TEMP (°C)	INITIAL FLUX FACTOR	AMBIENT TEMP (°C)	INITIAL FLUX FACTOR
10	1.02	30	0.99
20	1.01	40	0.98
25	1.00	50	0.97

Ratings

Operating Temperature:	-40°C to 50°C
Vibration:	1.5G per Per ANSI C136.31-2010:
LM-79:	Testing in accordance with IESNA Standards

Controls

Dimming:	Standard - 0-10V
Sensors:	Motion with Integrated Photoelectric control, Daintree Compatible

Not all product variations listed on this page are DLC qualified. Visit www.designlights.org/search to confirm qualifications.

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EVOLVE
ECLS Soffit
LED Canopy Light

CUSTOMER NAME
PROJECT NAME
DATE TYPE
CATALOG NUMBER

Ordering Information

ECLS 01 SM 7

PROD. ID	GEN	VOLTAGE	OPTIC CODE	DISTRIBUTION³	CRI (MIN)	CCT	DIMMING	CONTROLS	MOUNTING	COLOR	OPTIONS
E = Evolve	01	0 = 120-277V	T5 = 3,700 lm	SM = Symmetric Medium	7 = 70	30 = 3000K	1 = None Only Controls '1' available	1 = None	JM = J-Box Mount	BLCK = Black	SC = Side Conduit Holes
C = Canopy		D = 347V¹	A5 = 5,400 lm			40 = 4000K	A = Wired to Control	A = Motion Sensor IR Program²	PM = Pendant Mount	DKBZ = Dark Bronze	XXX = Special Options
LS = Soffit			B5 = 7,100 lm			50 = 5000K	D = External Wired 0-10V/Leads Only Controls '1' available	B = Daintree Motion Sensor²	RM = Recessed Mount	GRAY = Gray	Y = Coastal Finish³
									SM = Surface Mount		
									SB = Surface Mount w/ Beauty Plate	WHTE = White	

¹ Not Available with Optical Code T5
² Requires Dimming Option A
³ Reccomended for installations within 750 feet from coast. Lead time varies, check with factory.

OPTICAL CODE	DIST CODE	TYPICAL LUMENS 3000K	4000K	5000K	TYPICAL SYSTEM WATTAGE 120-277V	347-480V
T5	SM	3600	3700	3700	29	N/A
A5	SM	5200	5400	5400	39	43
B5	SM	6900	7100	7100	54	58

For additional information on ECLS IES files, please click the following link: ECLS IES Files

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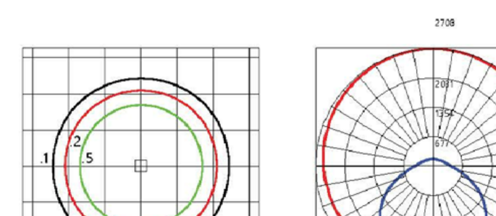
EVOLVE
ECLS Soffit
LED Canopy Light

CUSTOMER NAME
PROJECT NAME
DATE TYPE
CATALOG NUMBER

ECLS - Symmetric Medium

7,100 lumens, 5000K
ECLS01_B5SM750_.IES



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1 GE EVOLVE ECLS SERIES CANOPY/SOFFIT LUMINARIES

501
WET LOCATION CLASSIC

TYPE

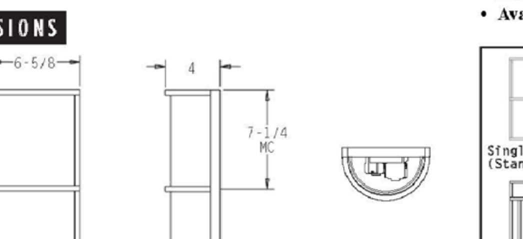
PROJECT:
LOCATION:

Indoor companion fixture available. See product 409.
Contact your local sales rep for other available sizes/bar configurations.

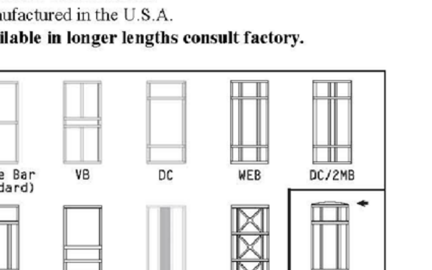
FEATURES

- A timeless design for a classic look.
- Cage constructed of solid bar stock for strength and rigidity.
- Electronic, multi-volt (120/277) ballast is standard.
- All parts are treated with a five stage phosphate bonding process before being finished with a long lasting powder coat finish.
- Acrylic lens for maximum lens uniformity.
- Complies with ADA.
- For use in Wet Locations.
- Manufactured in the U.S.A.
- **Available in longer lengths consult factory.**

DIMENSIONS



MC = Mounting Center
A 4" octagonal junction box should be used for installation.



ORDERING INFORMATION / OPTIONS EXAMPLE: 501-2CFQ13-SAL-VB

501

MODEL
501 - Wet Location Classic

LAMP
2CFQ13 - (2) 13W QUAD TUBE CF (G24Q-1 BASE)
2CFQ18 - (2) 18W QUAD TUBE CF (G24Q-2 BASE)
2CFQ26 - (2) 26W QUAD TUBE CF (G24Q-3 BASE)
Consult factory for other available lamps.

HOUSING FINISH
WHT - White
BLK - Black
SAL - Silver
BRZ - Bronze
BA - Brushed Aluminum
Consult factory for other finishes.

BAR CONFIGURATION
Blank - Standard Single Bar
VB - Vertical Bar
DC - Double Cross Bar
DC/2VB - Double Cross Bar w/2 Vertical Bars
DC/2MB - Double Cross Bar w/2 Middle Bars
3CB - 3 Lower Cross Bars
WEB - Double Cross Bar w/2 Full Vertical Bars
MPERF - Vertical Perf Panel in the Center of the Fixture
GRILL - Decorative Aluminum Grill
Consult factory for other available configurations.

OPTIONS
BL - Bottom Lens
TC - Top Die Cast Aluminum Cover (Adds ½" to height)
BC - Bottom Die Cast Aluminum Cover (Adds ½" to height)
Faux - Faux Alabaster Lens
DIM - Dimming Ballast
Lamp - Lamp provided, please specify color temperature
For emergency ballast availability, consult model 507.

Indessa Lighting PHONE: 509.924.0243 • FAX: 509.924.2607 • www.indessa.com

WET LOCATION

Indessa Lighting reserves the right to make design revisions without prior notice.

2 INDESSA LIGHTING 501 WET LOCATION WALL SCONCE

EVOLVE

CUSTOMER NAME
PROJECT NAME
DATE TYPE
CATALOG NUMBER

EWLS L Series
LED Wall Pack

The Evolve® LED L Series Wall Pack (EWLS), The Evolve LED L-Series Wall Pack, EWLS, is a designed replacement for 50W to 250W HID, while offering significant energy savings in a long-life LED wall pack. Two-screw housing design enables a fast and simplified installation. The low-watt Egress package is designed to meet recommended illuminance requirements for egress applications such as side and rear exit doors in commercial buildings. Available with Emergency Battery Backup option.

Construction

Housing:	Aluminum die cast enclosure. Integral heat sink for maximum heat transfer
Lens:	Impact resistant tempered glass
Paint:	Corrosion resistant polyester powder paint, minimum 2.0 mil thickness Color: Black, Dark Bronze, Gray & White (RAL & custom colors available) Optional = Coastal Finish
Weight:	8.5lbs (4 kg)

Optical System

Lumens:	1,700 to 7,000
Distribution:	Asymmetric Forward
Efficacy:	117- 148 LPW
CCT:	2700, 3000K, 4000K, 5000K
CRI:	≥70

Electrical

Input Voltage:	120-277V & 347V
Input Frequency:	50/60Hz
Power Factor:	> 90% at rated watts
Total Harmonic Distortion:	≤ 20% at rated watts

Surge Protection

Surge Protection	10kV/5kA (Standard) 3kV/1.5kA (EMBB)

*Per ANSI C136.2-2015

Lumen Maintenance

Projected Lxx per IES TM-21-11 at 25°C

LUMEN CODES	DISTRIBUTION	LXX(10K) @ HOURS 25,000 HR	50,000 HR	60,000 HR
17, 25 & 40	AF	L99	L99	L99
70	AF	L94	L87	L85

Note: Projected Lxx based on LM80 (≥ 10,000 hour testing). Accepted industry tolerances apply to initial luminous flux and lumen maintenance measurements.

Luminaire Ambient Temperature Factor

AMBIENT TEMP (°C)	INITIAL FLUX FACTOR	AMBIENT TEMP (°C)	INITIAL FLUX FACTOR
10	1.02	30	0.99
20	1.01	40	0.98
25	1.00	50	0.97

Ratings

Operating Temperature:	-40°C to 50°C
Vibration:	3G per ANSI C136.31-2010
LM-79:	Testing in accordance with IESNA Standards

Controls

Dimming:	Standard - 0-10V
Sensors:	Photo Electric Sensors (PE) available Motion Sensor

Warranty

☐ 5 Year (Standard)

Emergency Battery Backup

Provides reliable emergency operations when there is a loss to normal power, supported by Independent Secondary Battery.

- Hold-Up Time: 90 minutes @ 1,400 lumens.
- Meet egress light level and uniformity requirements
- Not available in 347V
- Operating Temperature (for EMBB models) 0° to 40°C
- 3kV/1.5kA surge protection for EMBB models.

Not all product variations listed on this page are DLC qualified. Visit www.designlights.org/search to confirm qualifications.

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EVOLVE
EWLS L Series
LED Wall Pack

CUSTOMER NAME ALDI FOOD STORE
PROJECT NAME
DATE TYPE
CATALOG NUMBER

Ordering Information

E W L S 02 0 40 AF 70 40 N 3 CB DKBZ

PROD. ID	GEN	VOLTAGE	OPTIC CODE	DISTRIBUTION	CRI (MIN)	CCT	DIMMING	PE FUNCTION	MOUNTING	COLOR	OPTIONS
E = Evolve	02	0 = 120-277V	17 = 1,700 lm²	AF = Asymmetric Forward	7 = 70	27 = 2700K³	N = No External Dimming Leads	1 = None	CB = Conduit Box Mount⁴	BLCK = Black	EMBB = Emergency Battery Backup⁵⁶
W = Wallpack		1 = 120V¹	25 = 2,500 lm			30 = 3000K³	D = External Dimming Leads⁵	3 = Button PE⁷	FM = Flush Mount	DKBZ = Dark Bronze	H = Motion Sensor (Wattstopper)⁴·⁸·⁹
LS = L-Series		2 = 208V¹	40 = 4,000 lm			40 = 4000K				GRAY = Gray	XXX = Special Options
		3 = 240V¹	70 = 7,000 lm			50 = 5000K					W = Non-Graphical White Box
		4 = 277V¹									
		8 = 120-240V¹⁰									
		D = 347V¹									

¹ Specify single voltage if Button PE option is selected
² Optic code 17 - Not offered in 120-277V, use 120 240V
³ Select 2700K or 3000K CCT for IDA approved units
⁴ Must be selected when ordering with Button PE, Motion Sensor, 347V or Emergency Battery Backup
⁵ Not available with motion sensor
⁶ Not available in 347V
⁷ Button PE not available with EMBB. Button PE not available with H Motion Sensor. Motion sensor includes dusk-to-dawn control as well as motion control.
⁸ WS FSIR-100 (Sku# 197634) needed for programming sensor.
⁹ Must select Controls "N" with Motion Sensor "H"

OPTIC CODE	DISTRIBUTION	TYPICAL INITIAL LUMENS 2700K	3000K	4000K/5000K	TYPICAL SYSTEM WATTAGE 120-277V	347V	BUG RATINGS 2700K-5000K B-U-G
17	AF	1400	1600	1700	12	14	B1-U0-G0
25	AF	2200	2400	2500	17	19	B1-U0-G1
40	AF	3500	3800	4000	27	28	B1-U0-G1
70	AF	6100	6700	7000	52	54	B2-U0-G1
EMBB	-	1300	1400	1400	-	-	B1-U0-G0

For additional information on EWLS IES files, please refer to LED.com

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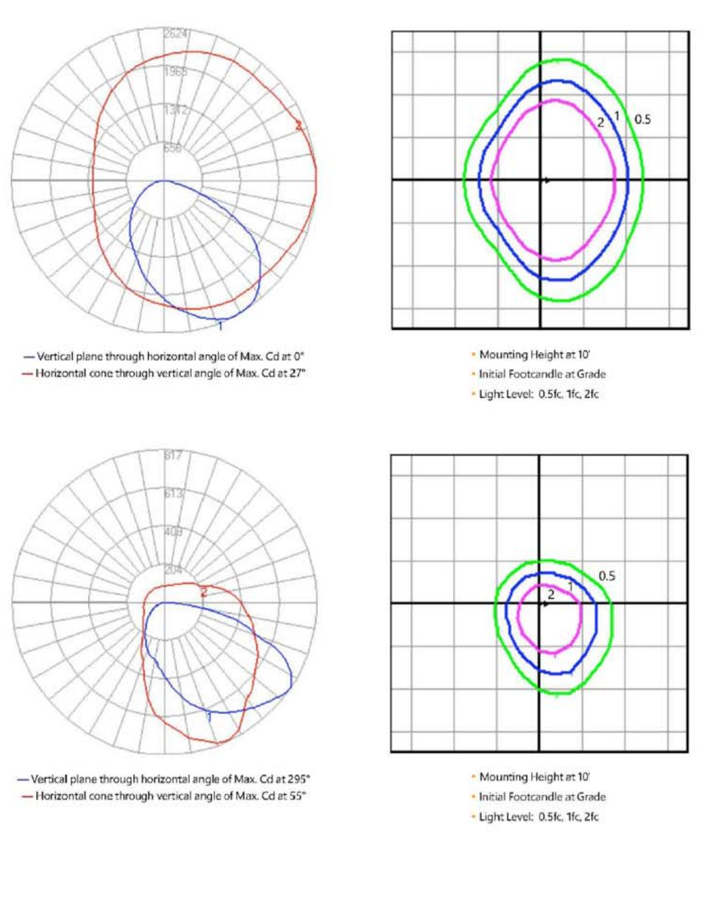
EVOLVE
EWLS L Series
LED Wall Pack

CUSTOMER NAME
PROJECT NAME
DATE TYPE
CATALOG NUMBER

70AF
ASYMMETRIC FORWARD
7000 LUMEN
EWLS02_70AF750___-120-277V.ies

EMBB Mode
ASYMMETRIC FORWARD
1400 LUMEN
EWLS02_EMBB___.ies



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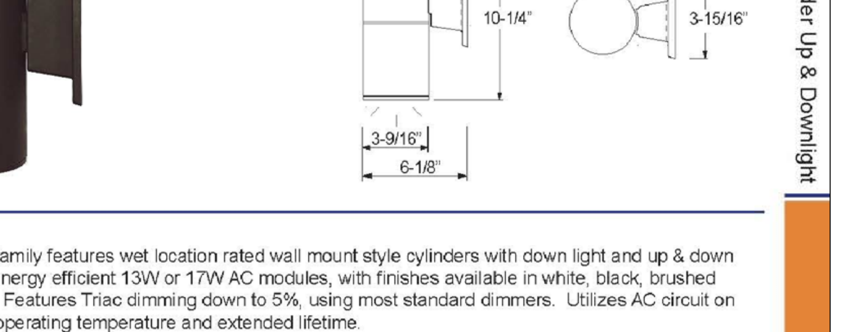
3 GE EVOLVE EWLS SERIES WALL PACK LUMINARIE

4424
120V

Catalog #:		Type
Project:		Date
Prepared by:		

3" LED Architectural Cylinder Up & Downlight



3" LED Cylinder Up & Downlight

DESCRIPTION

The Outdoor LED Cylinder Family features wet location rated wall mount style cylinders with down light and up & down light options. Choose from energy efficient 13W or 17W AC modules, with finishes available in white, black, brushed nickel, or oil-rubbed bronze. Features Triac dimming down to 5%, using most standard dimmers. Utilizes AC circuit on board technology for cooler operating temperature and extended lifetime.

DESIGN FEATURES

Construction
- Aluminum die-cast with powder coat finish

Electrical
- 120V Direct AC operation with DOB
- Triac dimming down to 5%
- Various wattages of modules available
- Cooler operating temperature without driver
- Stable driving current prevents inrush damage to circuit switches and modules
- Operating temperature: -31°F (-35°C) to 122°F (50°C)
- Available in 80CRI, 3000K & 4000K

Installation
- Easy surface mounting for simple installation using anchors and screws
- J-box mountable

Lens
- Clear acrylic lens protects LEDs while allowing for optimum lumen output
- 37° Beam angle

Finish
- Available in black, brushed aluminum and oil-rubbed bronze

Certifications
- cCSAus for wet location
- 5 year limited warranty
- Wet location rated

TEL: 800.937.6925 | Fax: 800.207.9509 | www.rplighting.com
RP | LIGHTING - FANS
Specifications and dimensions subject to change without notice.

4 GE CURRENT 4424 CYLINDER SCONCE DOWN LIGHT (w/ TOP COVER)

InSite LANDSCAPE DESIGN
Landscape Consulting
& Master Planning Design Sevices
11525 W. North Avenue, Suite 1B
Wauwatosa, WI 53226
Tel (414) 476-1204
www.insitedesigninc.com
mdavis@insitedesigninc.com

Project:
ADAMCZYK
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Issuance and Revisions:

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Sheet Title:
PROPOSED LIGHT FIXTURES

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Date of Drawing:	08/23/24
Scale:	NONE
Drawn By:	MCD
Job Number:	L24-060
Sheet Number:	PHO1.2

L24-060 - ADAMCZYK HEATING & COOLING - 08/23/2024

STAFF REPORT
EXECUTIVE SUMMARY

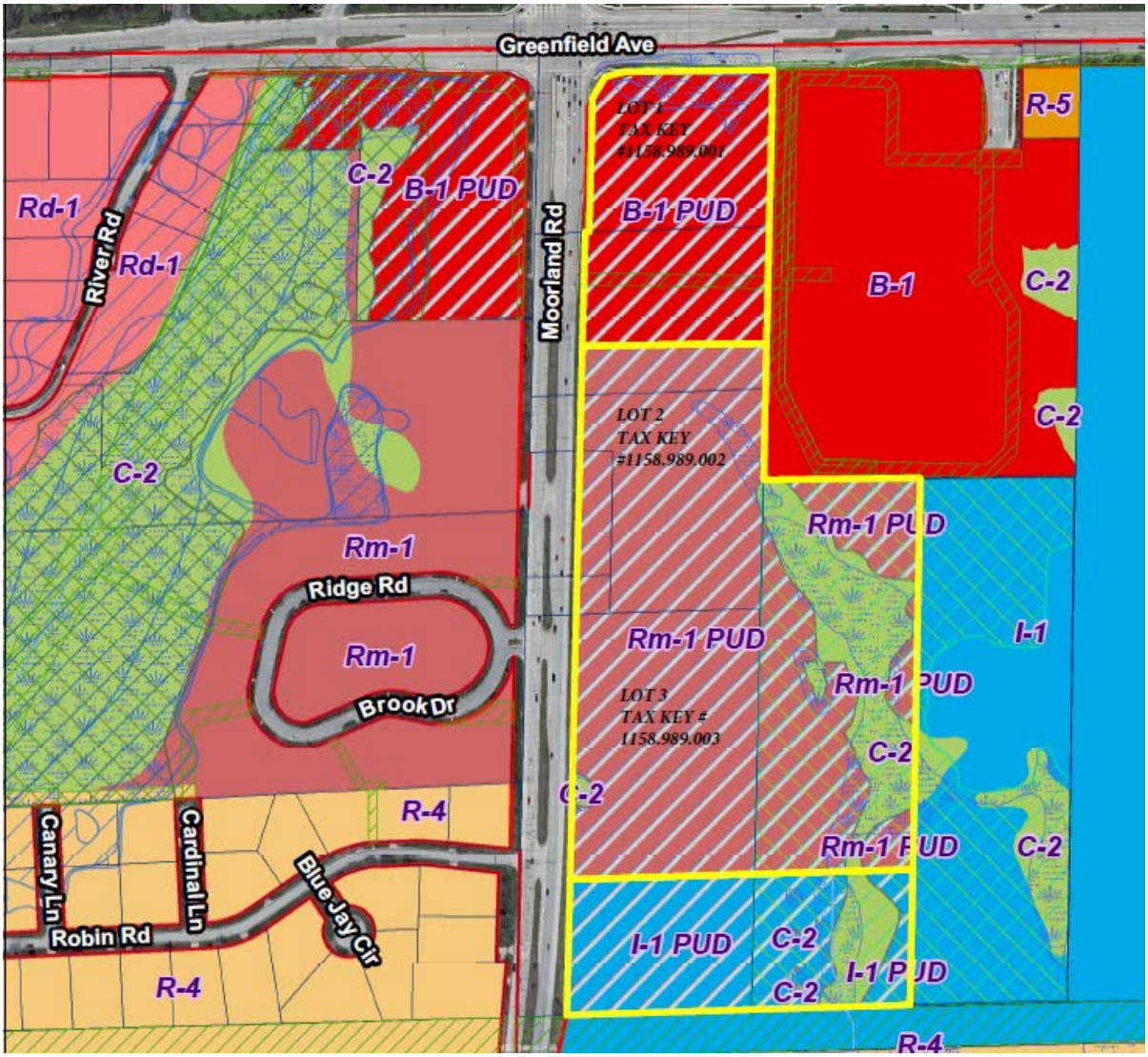
APPLICANT/PROJECT:	**Nicholas Wimmer on behalf of Wimmer Communities / Conceptual Neighborhood Plan for the SE corner of Greenfield Avenue and Moorland Road / Overall Plan that includes approximately 19,600 sq. ft. of retail development and approximately 361 residential units developed as *'The Conservancy'*, a market rate apartment community featuring a clubhouse, pool and other amenities.**
LOCATION:	**Approximately 1640 S. Moorland Road (Tax Key #'s: 1158.989.001, 1158.989.002 & 1158.989.003**
REQUEST:	**Review for a Conceptual Neighborhood Plan that includes approximately 19,600 sq. ft. of retail development and approximately 361 residential units developed as *'The Conservancy'*, a market rate apartment community featuring a clubhouse, pool and many other amenities located at approximately 1640 S. Moorland Road.**
D.R.C. RECOMMENDATION:	**<u>NO RECOMMENDATION,</u> Plan Commission review and discussion of the conceptual Neighborhood.**

<u>Main Questions/Points to review and resolve by the Plan Commission:</u>

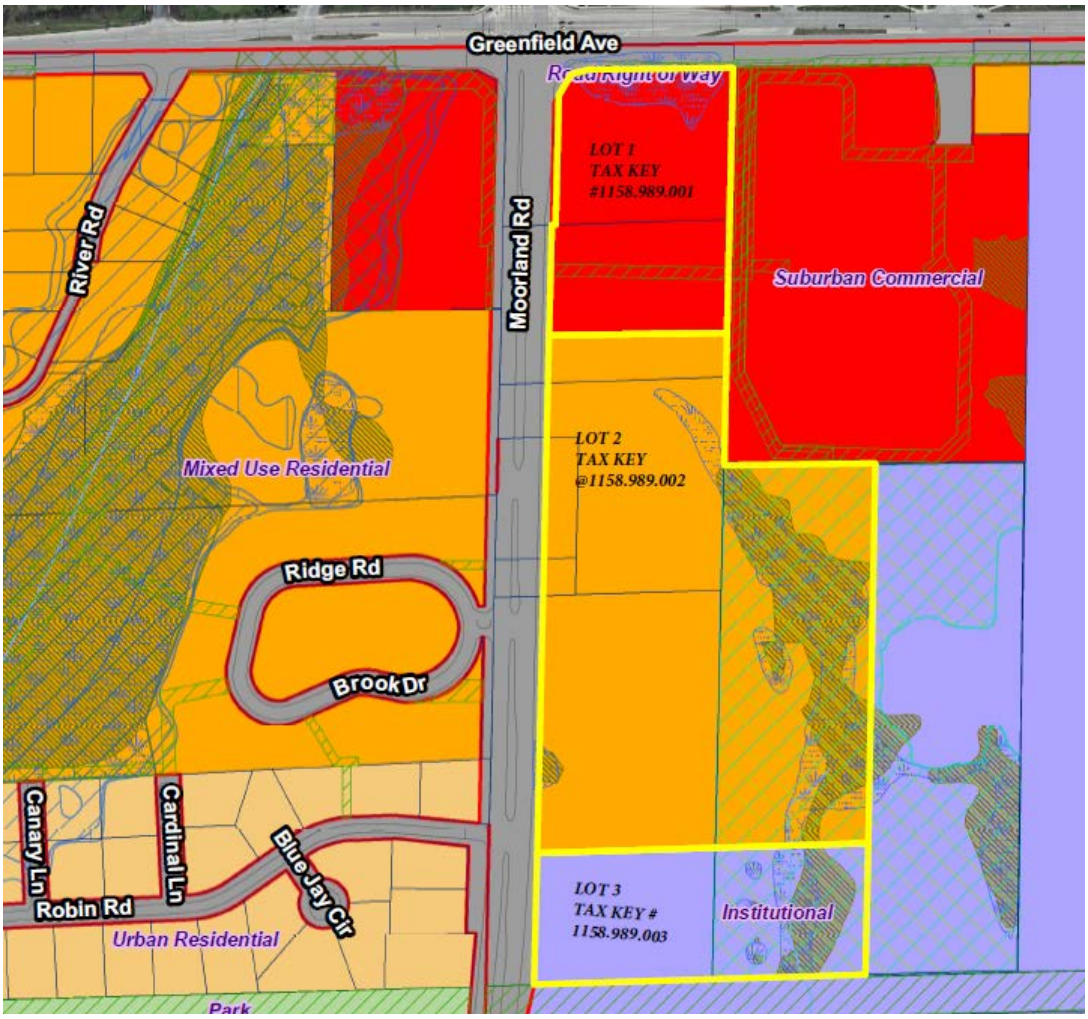
There are two main issues that Staff would like to discuss on this project before they move forward, including: a potential Comprehensive Plan Amendment and density. While the applicant submitted many materials, we would like to focus the Plan Commission discussion on these items in order to provide direction to this applicant on future submittals.

	Lot 1 (North Parcel)	Lot 2 (Middle Parcels)	Lot 3 (South Parcels)
Future Land Use	**Suburban Commercial**	**Mixed Use Residential**	**Institutional**
Proposed Future Land Use	**Mixed Use Residential**	**Mixed Use Residential**	**Mixed Use Residential**
Current Zoning	**B-1, Shopping Center District**	**Rm-1/PUD (Multiple-Family Residential) & Shoreland Wetland District**	**I-1/PUD (Institutional) & Shoreland Wetland District**
Proposed Zoning	**Rm-1/PUD (Multiple-Family Residential)**	**Rm-1/PUD (Multiple-Family Residential)**	**Rm-1/PUD (Multiple-Family Residential)**

Current Zoning (see attached larger map)



Current Future Land Use



1. **Comprehensive Plan / Land Use – The future land uses map, as outlined above was approved with a previous application from Mandel. Mandel has withdrawn their application, and The Plan Commission and Common Council will be reviewing a new proposal submitted by Wimmer Communities.**
2. **Based on the concept proposal submitted by Wimmer Communities, staff would suggest the entire area be classified as <u>Mixed Use Residential,</u> which primarily provides for multi-family housing, but does allow for retail to be integrated with the development.**

   a. **<u>Mixed Use Residential</u> is the Future Land Use designation for areas that are primarily multi-family. Comprehensive Plan Chapter 10: Land Use defines Mixed Use Residential as:**

"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 <u>low-density multi-family, senior housing, duplexes, condominiums,</u> 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:

1. ***The 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.***
2. ***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.***
   i. ***Any PUD request for this development will need to include a special provision from the above sections in order to pursue the project as proposed.***

3. Site Plan

a. In the applicant's attached site plan, they have integrated some commercial into the initial phase of the multi-family development.

4. Based on the concept proposal submitted by Wimmer Communities, staff would suggest the entire area be classified as Rm-1, Multiple-Family Residential District/PUD:

a. Per Zoning Code Section 275-33B(9), ***"Net density shall not exceed seven dwelling units per Rm-1 zoned acre. 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 publically dedicated streets and private streets."***

1. **The Conservancy - In the attached packet, the applicant has identified the following residential density information: 10.69 units / acre (gross density - 361 units / 33.76 acres).**

   i. ***Any PUD request for this development will need to include a special provision from the above sections in order to purse the project as proposed.***

b. Per Zoning Code Section 275-33E(3), ***"Multi-family dwellings are required to have a certain portion of the required parking spaces located in an enclosed attached or underground parking garage. Refer to Zoning Code Section 275-57 for off-street parking requirements."***

c. Zoning Code Section 275-57A(3) (Table 275-57-1) states the following requirements for multi-family development, ***"2 spaces per dwelling unit plus 1/10 of a space per dwelling unit shall be provided for guest parking. A minimum of 1 space per dwelling unit shall be provided in an attached or underground garage."***

1. **Required parking per the above Zoning Code section would be 722 spaces with half of those spaces (361) located in a garage.**
2. **Applicant is requesting to provide ~685 spaces, with ~328 of those spaces being covered. This number includes residents and guests.**
3. **Parking needs will fluctuate over time. It is the developer's responsibility to ensure there is adequate parking on site to meet the needs of the ever-changing residential population.**

d. Per Zoning Code Section Table 275-33-2, the required setbacks in the Rm-1 District are 25' front, 15' side and 50' rear. Maximum height is 35'. In future applications that applicant

shall indicate if they are requesting any PUD modifications for setbacks and building height.

e. Per Zoning Code Section Table 275-33-6 the required lot coverage percent is defined. Applicant shall review that table.

f. Applicant shall review all of the tables in Zoning Code Section 275-33.

g. Based on their summary, they would need a Planned Unit Development (PUD) Ordinance to vary from the Zoning code.

h. *Per Zoning Code Section Table 275-57-1 approximately one space is required per 200 sq. ft. of personal service.*

1. In the attached packet, the applicant has identified the following retail/commercial uses:

ii. <u>19,600 sq. ft. of retail and is planning to provide 109 surface spaces for this use.</u>

iii. <u>5,000 sq. ft. Resident Club and is planning to provide 23 surface spaces for this use.</u>

5. Building Inspection:

a. Inspection CU - STATE REVIEW

b. A building permit will be issued for each building. Occupancy (finals) for each building will include required parking, completion of associated common areas, roadways, storm water etc.. All departments must approve each Occupancy Certification.

c. Building plans shall be signed and stamped by a licensed architect or professional engineer per the Wisconsin Enrolled Commercial Building Code (SPS.361.31).

d. Building plans shall be approved by the State of Wisconsin Department of Commerce Safety and Buildings Division (SPS.361.60). State letter required with each permit application.

e. Apply and obtain appropriate building, HVAC, electric, plumbing and fire permits from the City of New Berlin Building Inspection Division.

f. Zoning approval will be required BEFORE applying for the building permit. Separate application and plans are required.

g. Plumbing: State review is required for over 16 fixtures - new and/or replacements.

6. Fire Comments:

a. Maintain 24' fire lane access width throughout.

b. Maintain fire hydrants every 300' of normal access means.

c. Provide site layout plan with current NBFD ladder truck turning radius showing 24' fire lane access.

7. Storm Water Utility:

a. WDNR NOI is required.

b. MMSD Chapter 13 approval is required.

c. SWMP and Maintenance Agreement is required; City of New Berlin boilerplate agreement is available online.

8. Engineering:

a. Drive aisle and parking stall widths shall not include the flange of the curb.

b. Sidewalks adjacent to parking shall be 8 ft wide to account for vehicle overhang.

c. Consider providing a pedestrian connection to the Walmart.

d. Consider providing a bike/pedestrian connection to the New Berlin Trail.

e. Any retaining walls on the property will need to be designed with the civil plan set. They shall adhere to Zoning Code Section 275-55.

f. The Use Approval set should include the Moorland Road 2026 intersection layout including turn lanes, signals, median modifications, etc.

g. Provide plan and profile drawings of the utilities that show crossing separation with other utilities, ie. Storm, to determine insulation needs.

h. A Development Agreement will be required for this project. A separate agreement will need to be in place with Waukesha County for work in conjunction with the Moorland Road project.
i. A more in-depth review will be completed with the Use Approval.

9. 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. A plug must be installed in manhole #115 as soon as main is tied into manhole #116. This plug is to remain in place until all punch list items are completed. Installation and removal of plug must be witnessed by NB Utility personnel. NB SPEC. 3.1.3.1.5
10. Water Utility:
   a. Applicant shall identify if the 12" watermain is public and if the rest is private laterals and hydrants.
   b. Application shall define why branch feeding the Meadwos Buildings 1, 2, 3, & 4 with an 8" watermain and the branch feeding the Meadwos Buildings 5, 6, 7 &8 is public watermain.
   c. Identify if there will be a private water meter room with the outside access to each building.
   d. Maintain a 5 feet minimum horizontal clearance from any water main and sanitary sewer pipes and structures.
   e. Maintain 18 inches vertical clearance when crossing any pipes and structures.

11. Streets:
   a. The cross-access driveway connection to Walmart is not shown.
   b. Assuming a signalized access at Brook/Ridge will be constructed, signal should include pedestrian crossing push buttons, curb ramps, etc. at the intersection.

12. General Comments:
   a. Waukesha County will be the approving authority on the roadway improvements and access permitting along CTH O (Moorland Rd.).
   b. A Full TIA will be required and will be reviewed by both the City of New Berlin and Waukesha County.
   c. WisDOT may need to review the intersections for interconnectivity.
   d. Provide a sidewalk along Moorland Road from Greenfield Avenue to the New Berlin Bike Trail.
   e. Sidewalk lighting may be discussed.
   f. Provide pedestrian connections internal to the development.
   g. Site layouts should include landscaping, sustainable features, and signage and/or banners to promote Greenfield Avenue as a major gateway to the city.
   h. Public water main would need to be within an easement.
   i. See the Development Handbook for public infrastructure requirements.
   j. Discuss the gateway signage for the City of New Berlin.
13. The applicant held a neighborhood meeting on Monday, September 16, 2024. Approximately 150 notices were mailed out and about 25 people attended. The feedback on the project was very positive.
14. Mary Claire Lanser with Lanser Public Affairs LLC prepared a Door-to-Door Community Outreach Report for this development dated September 12, 2024. A cop of the report is attached.

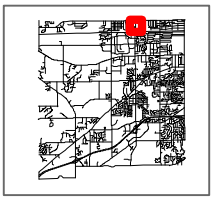
At a minimum, the following documents/reports would be required to be submitted with any future applications to help the city better understand the development:

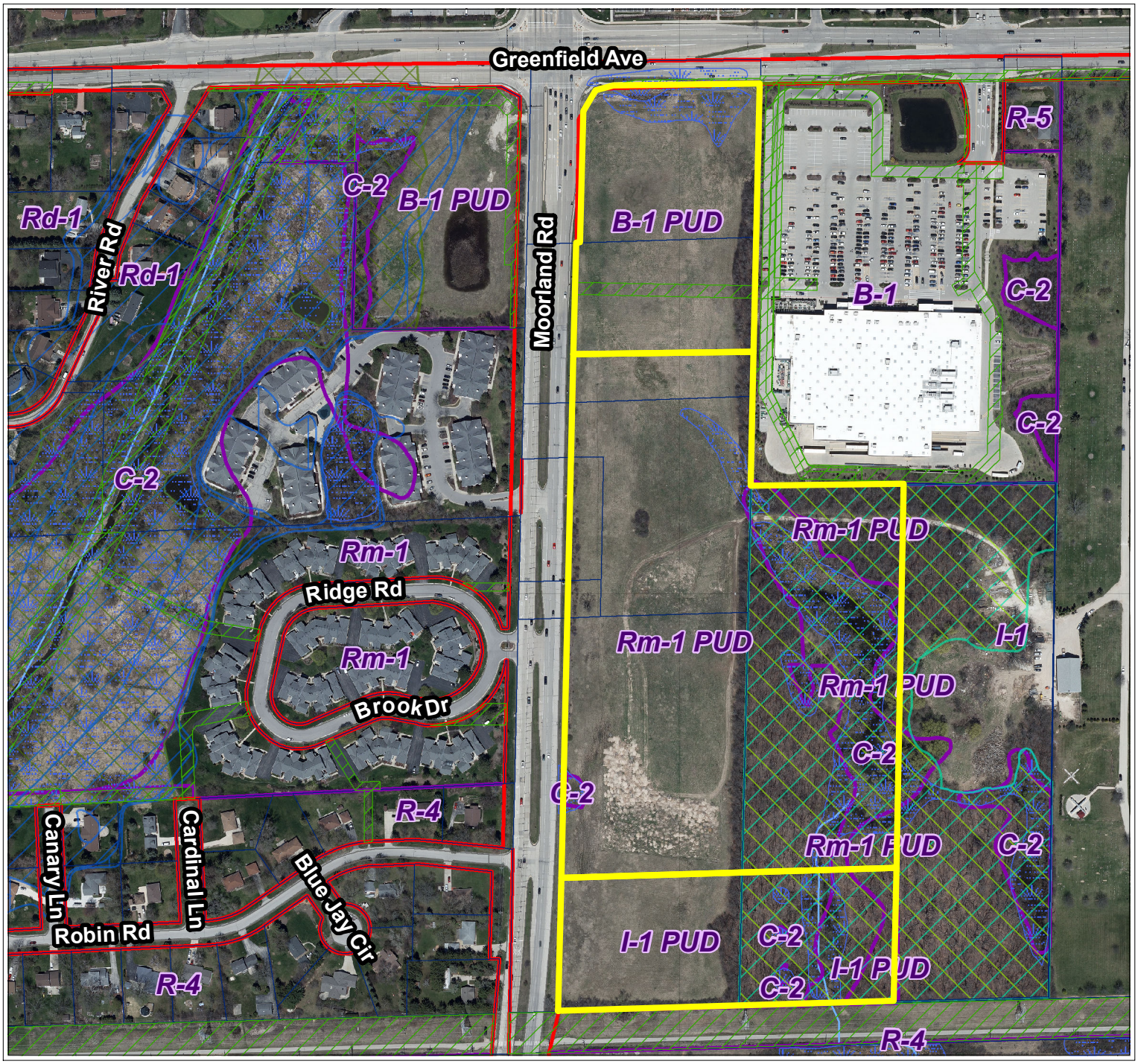
- ***WDNR Wetland Fill Permits if planning to fill wetlands as noted on conceptual site plan.***
- ***Tree Inventory Report & Replacement Schedule***

- ***General Submittal items – Lighting Plan, Landscaping Plan, Grading, Full Utility Plans (Sewer, Water, Storm Sewer), etc.***
- ***Verify if any additional CSM's will be part of the project.***

ATTACHMENTS:
Location Map
Door to Door Summary
Development Report & Sample Architecture

UA-2402003
The Conservancy Development
1640 S. Moorland Road





Legend

- Parcels
- Road Right-of-Way

Floodplain DFIRM (FEMA 2014)

Flood Zone

- FEMA DFIRM - Zone A
- FEMA DFIRM - Zone AE
- FEMA DFIRM - 0.2% Annual Chance
- Zoning Boundaries

Zoning Wetland Registration

Wetland Registration Type

- Registered Wetland
- Outside Wetland

Environmental Corridor

Corridor Type

- Isolated Natural Resource Area
- Primary Environmental Corridor
- Secondary Environmental Corridor
- Wetland

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

N

0 135 270 Feet

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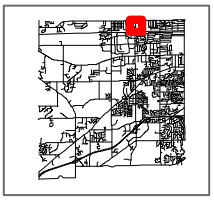
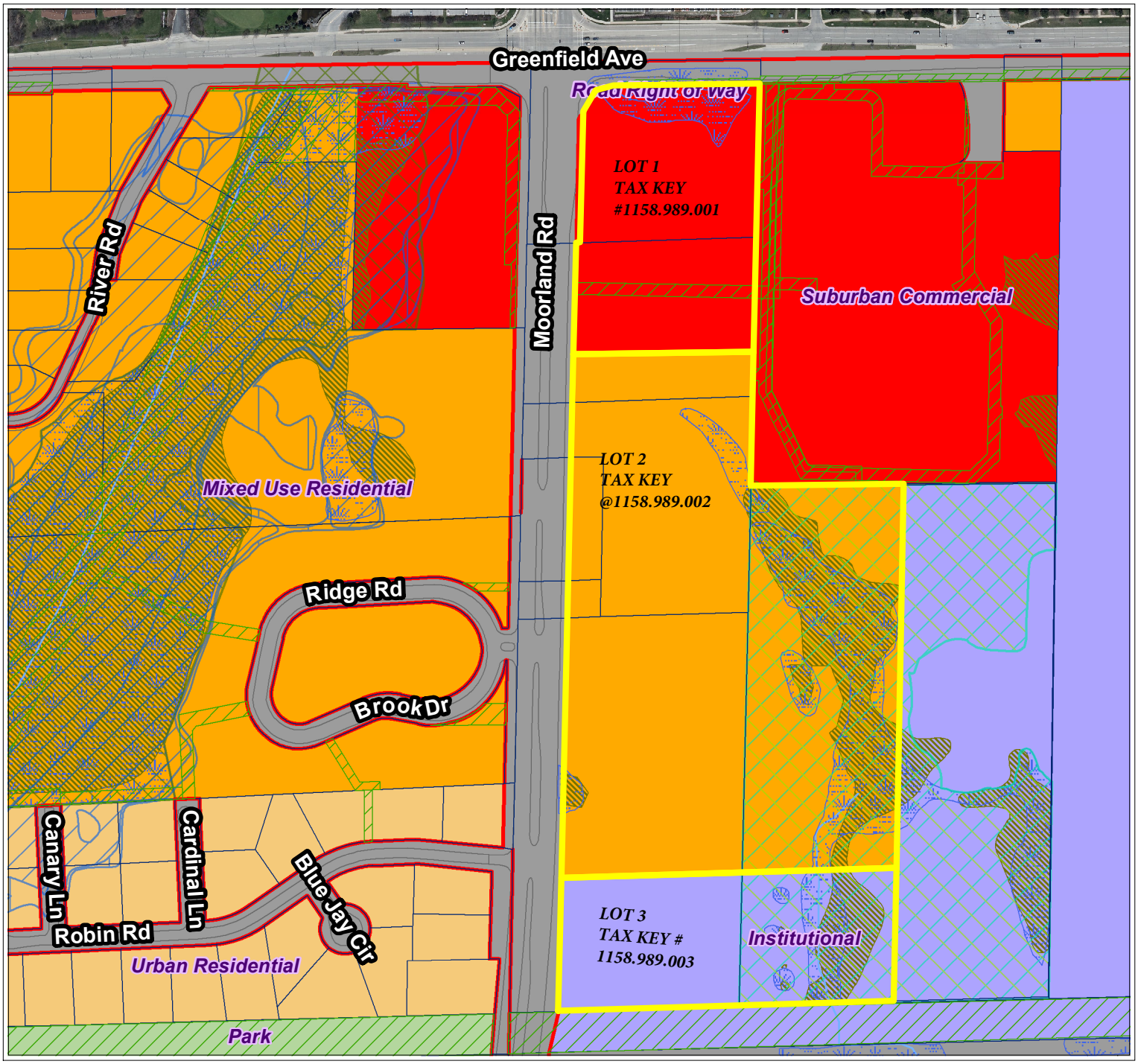
City of New Berlin
Community Development

UA-2402003
The Conservancy Development
1640 S. Moorland Road





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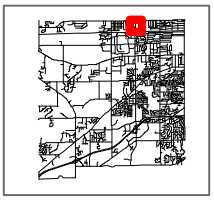

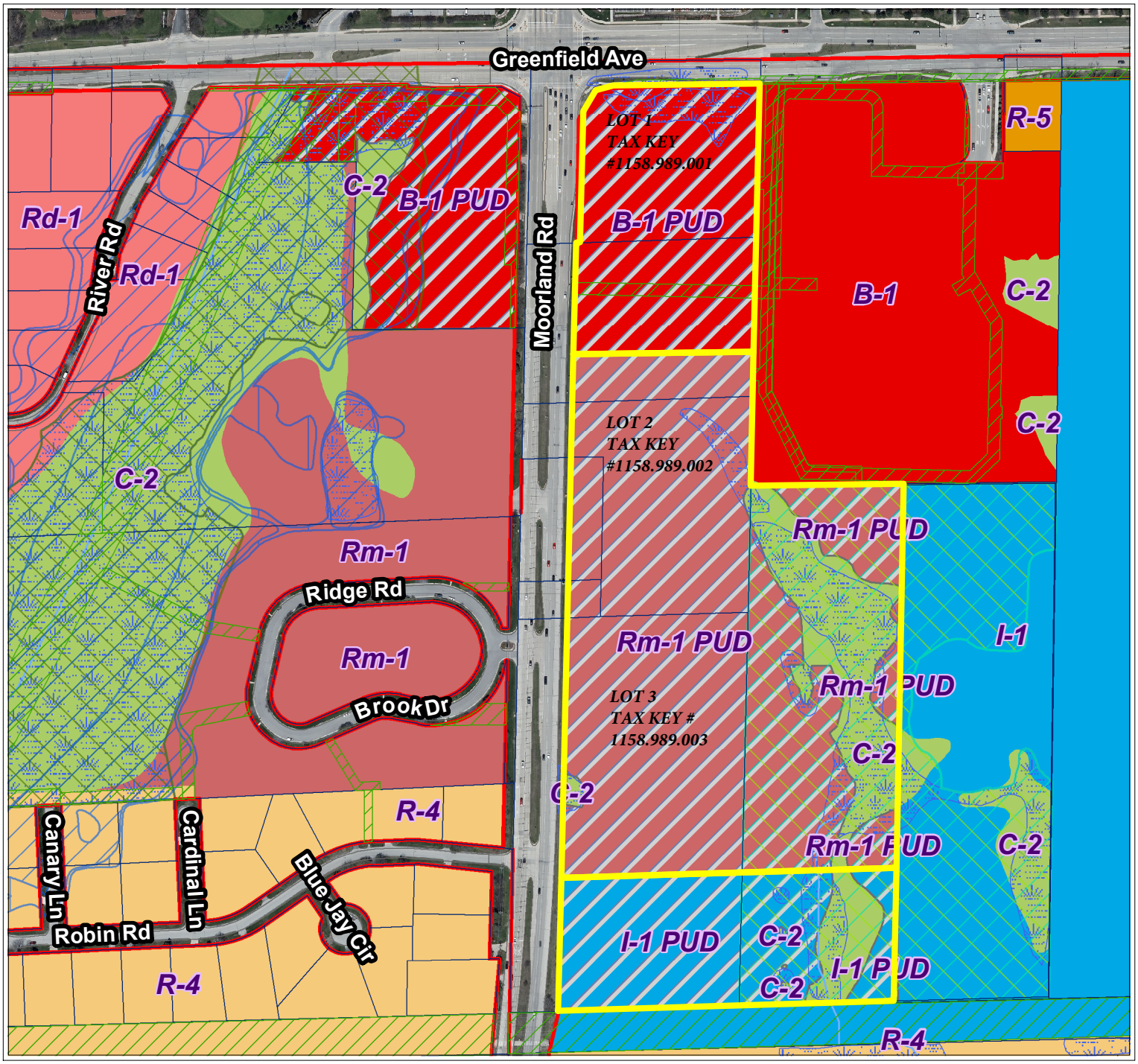

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Description of Door-to-Door Community Outreach for Wimmer Communities, New Berlin

September 12, 2024

Drafted by Mary Claire Lanser

Lanser Public Affairs is a grassroots public affairs and community outreach organization retained by clients for over twenty years. The community outreach for Wimmer Communities followed my usual process, which demonstrates respect to everyone and to all opinions.

Details about Door to Door: Using a database of neighbors provided by the City, I introduced myself and identified the site. I showed neighbors the site plan and proposed buildings, using a fact sheet to fill in quantitative details. I affirmed that I am hired to provide information, answer questions, and write down comments to be shared with the developer and with City of New Berlin as public record. I gave each person I met an invitation to the September 16 Informational Open House, letting them know they will also receive the invitation in the mail. I urged people to attend, and to share the invitation with anyone else who might be interested. Many people recognized me from previous visits and know the site well. At each home where there was no answer, I placed the invitation in a plastic door hanger bag.

Dates of Door-to-Door Canvassing: Friday September 6, Saturday September 7, and Monday September 9.

Streets Visited: Brook Drive, Ridge Road, Robin Road, Blue Jay Circle, Canary Lane, Cardinal Lane, Moorland Road, and Rogers Drive

Number of Homes Visited: 125

Number of Homes Where I Spoke with Someone: 48

Summary of Comments from Door-to-Door Conversations:

Site Plan and Architecture

- Unanimous preference for this site plan and buildings, with some people curious/surprised about why the previous applicant didn't keep moving forward.
- Great gateway to New Berlin, especially the architecture, significant buildings, and monument sign.
- Love building styles and materials.
- This is a good location for this development. This investment is good for everyone who lives around here.
- In favor of the site plan, aerated ponds, trails ("good to preserve more trees – I do love nature").
- Taller buildings are fine instead of buildings spread out more, preserves nature.
- Buildings are beautiful, especially the Conservator building.
- Site and architecture are more interesting/high end/warmer/richer than previous proposal.
- Likes residential at the corner, vs. major retail.
- "This is dope, especially the pedestrian access and signal." (Dope is an expression, a good thing for young people.)
- Impressed with the clubhouse and amenities, wishes they could buy a membership to use them.

Retail

- Relocated smaller profile retail is good, and that it is "neighborhood" scale vs. destination shopping.
- Glad there won't be a carwash.
- The proposed retail would be convenient for Brookridge residents, especially with the signalized access and pedestrian signals.
- How about a chicken restaurant? Glad it won't be a strip mall. How about a cat café?
- Would like to hear at the Open House examples of retail categories that might fit here.

Public Amenities/Traffic/Access

- Appreciates the public sidewalk ("yay for sidewalks"), and that there will be a signalized intersection across from Brookridge. Wants to know there will be pedestrian signals.

- Concerned that southbound drivers hitting a red light might turn into Brookridge and then turn right out of Brookridge to try to save time.
- Three southbound lanes crossing Greenfield go to two lanes. Will Moorland Road improvements address this?
- Will Wimmer coordinate with the County's plans to improve Moorland to reduce construction delays?
- Safer that there won't be a connection with Walmart parking lot.
- Considerable interest in the traffic analysis; thinks new residents would add appreciably to traffic as subjectively observed. Four hundred cars will back up into the intersection every day because the signals aren't properly timed.
- Doesn't/won't believe the traffic study.
- There will be too many U-turns.
- TADI's numbers are incorrect because she hasn't seen them using the drive over vehicle counters.
- Likes that traffic projections are less than previous proposal.

Other/Random

- I'd rather nothing ever be developed on this site.
- I prefer it remain open but realize that something will go here.
- Doesn't want tenants to have guns.
- Pessimistic about developer building what is proposed ("everything changes after they get approved").
- (Some fatigue with talking about this site again.)
- Comfortable with Wimmer as a company. Recognizes them as a local, family-owned company that is philanthropic (ie: Boerner Botanical donor). Pleased that they design, build, maintain and manage their developments and have never sold one.
- New Berlin does a good job with development; supports whatever the officials approve. "The City will make sure it's fine."
- Appreciates the update. Likes the outreach (again). "You do a nice job when you come around." (One person came to the door and greeted me with "Hi Mary Claire, good to see you". I was offered a Jolly Rancher candy, water, coffee, and a Margarita (didn't accept any :) A new person said "thank you for coming to see us".
- New resident liked hearing about proposal and felt it was "a nice introduction to the City". Came from Oak Creek and hopes this will be of the same quality as Drexel Town Center.

- Many people had heard about Wimmer being the current applicant from media. Most had not yet received the mailed Open House invitation at the time of my visit.
- Several said they don't need to talk about the development and have "no issues".
- Didn't know about previous plan and doesn't care about this one.
- Great that site will now be taxable.
- Two separate residents are telling people that this is a low-income project. Person who told me this hopes these people will see the high-end designs but doubts they will take the time to learn about it.
- Why don't you build single family homes or condos here?
- A couple of people were disappointed that there won't be a senior living facility "but there are plenty of them going up all over". Others thought it is good seniors won't be there hearing train whistles "but people get used to the train and don't even hear it after a while".
- Likes it all, will be interested in renting here and will keep up with timeline and phasing.
- Feels she is too old (she probably is), otherwise she'd rent here.
- Works for USA Fire, says the company has done fire protection for Wimmer properties and has a positive opinion of Wimmer.
- Homebound woman: "you make it so easy to understand it, I don't need to go out to a meeting. Sending you around means New Berlin cares about the people".
- A property owner should be allowed to sell and a qualified developer should be allowed to build.
- Residents will make noise.
- Visited a business: "sounds like more customers for us".
- Still likes the mayor.

THE CONSERVANCY

A NEIGHBORHOOD RESERVE

WIMMER COMMUNITIES

A Multi-Use Development
of the Southeast Quadrant Moorland and Greenfield
City of New Berlin

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- Introduction
- Background
- Existing Condition
  - ALTA Survey prior to August 2024 CSM
  - CSM Recorded August 2024
- New Town Neighborhood Concept
- Master Land Use Plan
  - Proposed CSM
- Campus Improvements
  - Site Information
  - Civil Plans
- Neighborhood Buildings
  - Conservancy Center
  - The Conservator
  - Woodlands Residences
  - Meadows Residences
  - The Conservancy Resident Club
  - Neighborhood Amenities
    - Resident Club with Pool and Fitness Center
    - Conservancy Trail
    - Neighborhood Playground
    - New Berlin Recreation Trail
    - Resident Pet Run
- Community Benefits
- Funding and Timeline
- Operations
- Wimmer Communities

WIMMER COMMUNITIES

THE CONSERVANCY

A NEIGHBORHOOD RESERVE

This Report introduces the development of the southeast quadrant of the intersection of Moorland and Greenfield Avenue located in the City of New Berlin creating a unique multi-use Master Planned Neighborhood offering Retail, Office, Residential and Recreational uses. The Conservancy offers a complete neighborhood serving all needs of its residents interwoven with walkable convenience, nature trails, and the love of the land where 67% percent of its Campus is set aside for Woodlands, Wetlands, Ponds and Green space.

Arrival at The Conservancy is in the heart of the Conservancy Center, providing ground level boutiques, retail services, offices and dining. In the shadows of the Clock Tower Information Center is the nature-inspired Resident Club, which offers Resident Event Space, Fitness Center, Pool, Sundeck, and Administrative Offices just steps away from the trailhead of Conservancy Reserve.

From there, Conservancy Parkway weaves between dynamic neighborhoods of architecturally diverse, multifamily Homes. The Woodlands Residences feature underground parking, elevator access, and balconies providing a stunning overlook to the Reserve, while The Meadows Residences offer private entries, garages and motor courts.

Anchoring the Conservancy at the intersection of Moorland Road and Greenfield Avenue is the dynamic Conservator, an architecturally stunning landmark, announcing your arrival to a new way of living.

WIMMER COMMUNITIES

BACKGROUND

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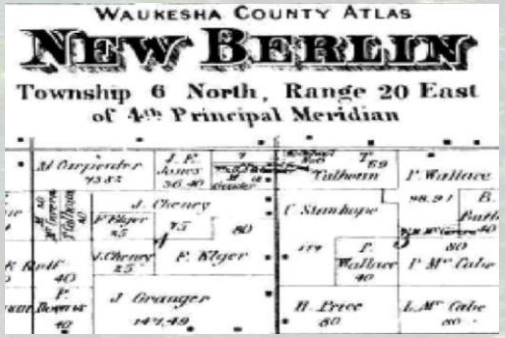
The Intersection of Moorland Road and Greenfield Avenue immediately south of Interstate 94 has developed into a bustling transportation hub since its early days as rural farms and homesteads expanded westward from the growing urbanization of western Milwaukee County.



Commercial development of the land adjoining this intersection was challenged by the poor soil of the Deer Creek waterway until the 1970s, as the demand for Interstate proximity grew. While neighboring parcels developed, however, the site of The Conservancy remained in its rural condition for future expansion of the adjoining Highland Park Cemetery. In the early 2000's, Highland Park reconsidered that future use and allowed multiple Development Proposals to be advanced to the City of New Berlin, none of which came to fruition. The City articulated a vision of future development for the site as recently as its updated "2030 Comprehensive Plan," identified as the North Moorland Road Corridor within Neighborhood "A" - Greenfield Avenue. Recognizing the Site as a Gateway, the City envisioned a mix of Commercial and Residential uses, with 17 specific guidelines to achieve the Vision as identified in Chapter 11 of the "2030 Comprehensive Plan."

The Conservancy incorporates those goals in its development program offering:

1) Signature, well-designed buildings with unique architectural features.
2) Commercial and Residential uses.
3) Incorporation of these guidelines to support land use approval as a Planned Unit Development.
4) Prominent Gateway Signage and Landscaping.
5) Traffic management in compliance with Waukesha County requirements inclusive of a primary signalized entry and secondary limited access point.
6) Inclusion of off-road sidewalk paths and the New Berlin Recreation Trail connection.
7) Timely construction and public access to the public road improvements.
8) Neighborhood Water Main looping and Sanitary Sewer connection.
9) Creative solutions to groundwater and stormwater quality.
10) Adoption of designs to minimize storm water quantity.

11) Protection of Woodlands and Wetlands.
12) Ensure a cohesive and coordinated development pattern with adjoining uses.
13) Interconnection with Walmart is a stated guideline, however, that goal was contemplated between like-kind uses and is no longer considered a factor in neighborhood traffic relief.
14) Construct public infrastructure to municipal standards.
15) Provide dedication of public easements supporting public infrastructure.
16) Require financial surety ensuring completion and cost contributions as appropriate.
17) Utility expenses shall be at the expense of the Developer.

Wimmer Communities acquired the 33.76 acre parcel in August 2024 and has incorporated the Development vision identified as desirable to the City in this new neighborhood to strengthen the creation of identity and sense of place where pedestrian "walkability" and celebration of its natural environment distinguishes itself as a "live, work, play" neighborhood where a Resident has access to all amenities through the Conservancy Campus.

Existing Conditions

THE CONSERVANCY

A Multi-Use Development
of the Southeast Quadrant Moorland and Greenfield

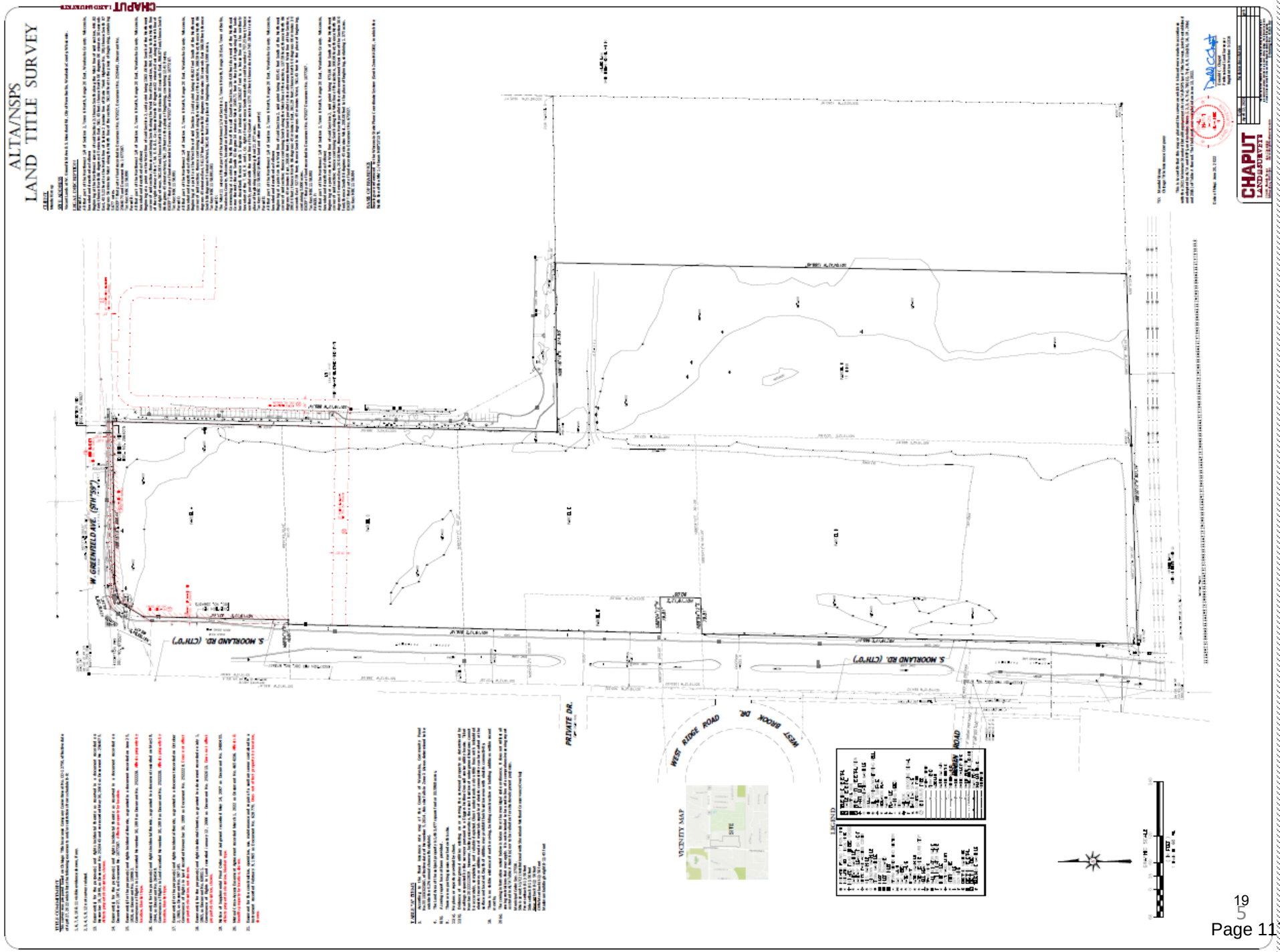
Existing Development District Property					
Address	*Tax Key*	*Business Name*	*Acreage*	*2023 Assessed Value*	*2023 Property Tax*
1640 S. Moorland Road	NBC 1158989	City of New Berlin Monument Parcel	0.42[1]	$0	$0
Unassigned Street Address	NBC 1158990	Vacant Land	5.7013[1]	$0	$0
Unassigned Street Address	NBC 1158991	Vacant Land	12.4335[1]	$0	$0
Unassigned Street Address	NBC 1158991001	Vacant Land	5.0136[1]	$0	$0
Unassigned Street Address	NBC 1158992	Vacant Land - Wooded Conservancy	21.88[2]	$0	$0
Unassigned Street Address	NBC 1158993	Vacant Land	5.0063[1]	$0	$0
Unassigned Street Address	NBC 1158994	Vacant Land	1.3753[1]	$0	$0
Total:			**51.83**	**$0**	**$0**
Less: Land dedicated to ROW			**(7.2486)**		
Less: Land retained by Highland Memorial Park			**(10.82)**		
NET TOTAL:			**33.76**		

NOTES:
(1) Existing parcel includes lands dedicated for Moorland Road ROW.
(2) Existing tax parcel no. NBC 1158992 includes 21.88 acres, however Highland Park to retain 10.82 acres.

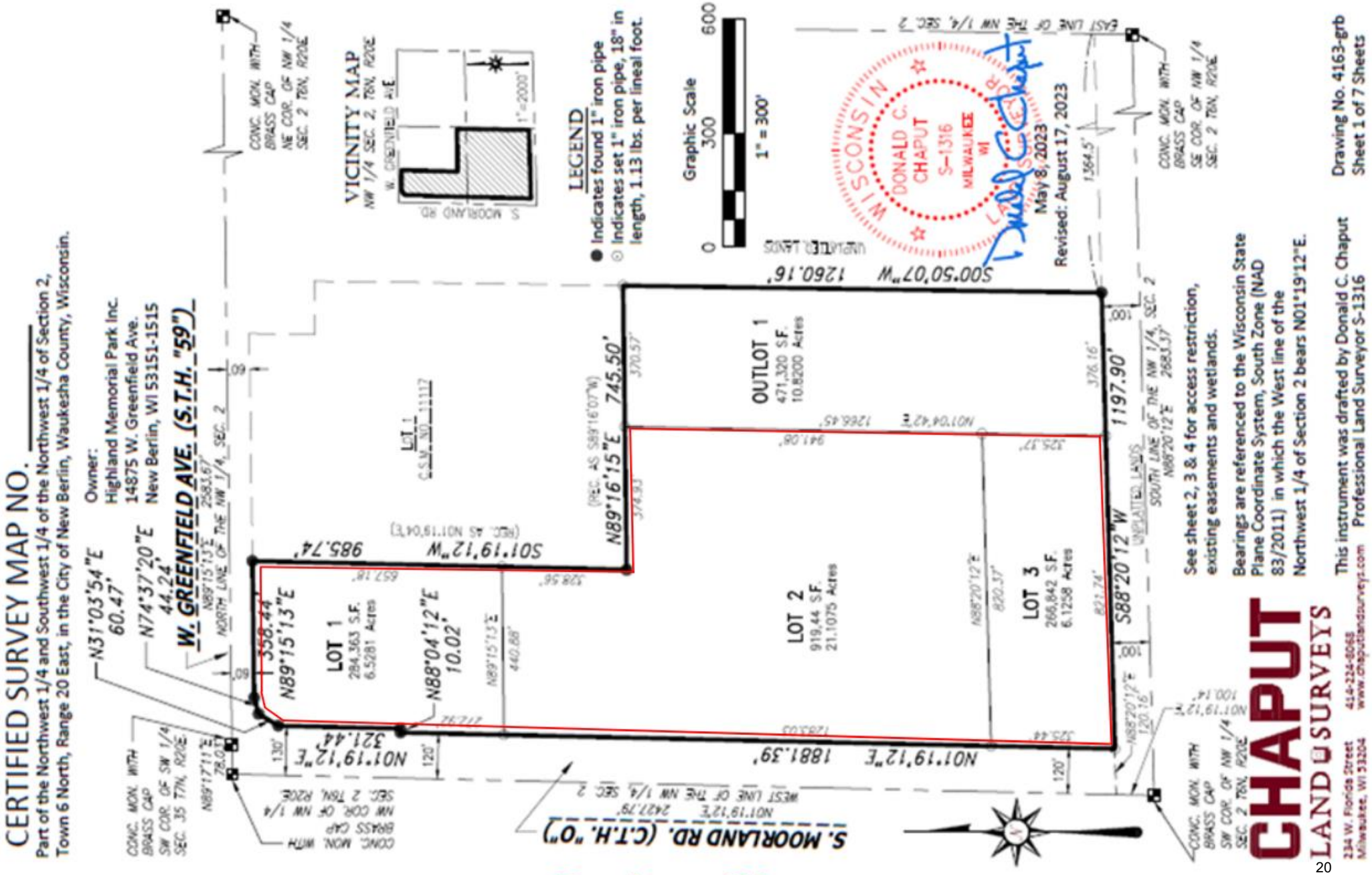
THE CONSERVANCY

A NEIGHBORHOOD RESERVE

ALTA SURVEY – Prior to Aug 2024 CSM



THE CONSERVANCY
A NEIGHBORHOOD RESERVE
Approved CSM – Recorded August 2024



Project Site

THE CONSERVANCY

Sense of Place

A Neighborhood Town Center is designed to offer the heart and soul of community. It cultivates a sense of place, of belonging, to not only those who live there, but also those who visit.

The Conservancy is a multi-use development that will foster a sense of community and connectedness through its walkable, integrated open-air spaces. Restaurants and shops will recreate the town square of yesterday and a sophisticated lifestyle.

Neighborhood of Tomorrow

The neighborhood of tomorrow offers everyday needs within reach, without having to rely on a car to navigate locations for work, wellness, shopping and entertainment. Residents of The Conservancy will enjoy a multitude of amenities within their neighborhood, such as the Resident Club with a pool, fitness center, remote workspace and coffee shop, recreation trails, a playground, sidewalks, and a dog run. Restaurants and shopping create a vibrant street life, all at the threshold of a wide selection of luxury living options.

A NEIGHBORHOOD TOWN CENTER

For more than 50 years suburbanization has been the dominant force in America's metropolitan growth and development, so much so that today more Americans live in suburbs than anywhere else. At the same time, there is a powerful desire among suburbanites to recreate the sense of community and connectedness that was integral to a mixed-use environment, without living downtown. Suburbanites want the amenities of a sophisticated lifestyle in their own neighborhood, or in other words – a Town Center.

What is a Town Center? According to a study by the Urban Land Institute, "A town center is an enduring, walkable, and integrated open-air, multi-use development that is organized around a clearly identifiable and energized public realm where citizens can gather and strengthen their community bonds. It is anchored by retail, dining, and leisure uses, as well as by vertical or horizontal residential uses. At least one other type of development is included in a town center, such as office, hospitality, civic and cultural uses. Over time, a town center should evolve into the densest, most compact, and most diverse part of a community, with strong connections to its surroundings."

-- Ten Principles for Developing Successful Town Centers
Urban Land Institute

Focus on Making Life Fun

The Conservancy is focused on making life fun. It will be a place to gather, to enjoy the company of neighbors, meet for coffee, have drinks with buddies and dinner with friends. Residents and guests alike will enjoy recreation trails and the scenic beauty of an old oak forest, ponds and wetlands within this private campus.

Residents will enjoy freedom from their cars by walking to shops, restaurants and the Resident Club for a workout, swim, or social gathering.

Respect for the Land

The goal of sustainability is to be environmentally responsible and physically enduring, to create a memorable place that makes people want to return often. It is well connected to the surrounding streets, open space and trails and to places where people can access transportation.

The Conservancy will fulfill these goals through preservation of woods and wetlands, while creating new park areas and private woodland paths, pedestrian walkways, playground, and connection to the New Berlin Recreation Trail . It is ideally connected to surrounding infrastructure as well as transportation convenience.

THE

CONSERVANCY

MASTER LAND USE PLAN

- Development Data Summary Table
- Proposed CSM

WIMMER COMMUNITIES

Master Land Use Plan

THE CONSERVANCY

The Conservancy - Residential									
Bldg. No.	Name	1 Bdrm	2 Bdrm	3 Bdrm	Total	Surface Parking	Garage Parking	Total	Parking Ratio
1	The Conservator	31	40		71	73	54	127	1.79 to 1
2	Conservancy Center N	6	15		21	28	34	62	2.95 to 1
3	Conservancy Center S	6	15		21	21	34	55	2.62 to 1
4	The Woodlands 1	24	28		52	53	42	95	1.83 to 1
5	The Woodlands 2	30	26		56	30	45	75	1.34 to 1
6	The Woodlands 3	30	26		56	40	45	85	1.52 to 1
7	The Woodlands 4	24	28		52	69	42	111	2.13 to 1
8	The Meadows North		2	2	4	6	4	10	2.5 to 1
9	The Meadows North		2	2	4	6	4	10	2.5 to 1
10	The Meadows North		2	2	4	6	4	10	2.5 to 1
11	The Meadows North		2	2	4	5	4	9	2.25 to 1
12	The Meadows South		2	2	4	5	4	9	2.25 to 1
13	The Meadows South		2	2	4	5	4	9	2.25 to 1
14	The Meadows South		2	2	4	5	4	9	2.25 to 1
15	The Meadows South		2	2	4	5	4	9	2.25 to 1
	Total	151	194	16	361	357	328	685	1.90 to 1
The Conservancy - Recreation									
			Sq. Footage			Surface Parking			Parking Ratio/ Sq Ft
16	Resident Club		5000			23			4.6 to 1

Select Residential surface parking shall be shared between Retail/Office Use primarily from 8:00 am - 5:00 pm with Residential Use from 5:00 pm - 8:00 am

Conservancy Center								
Bldg. No.	Name		Sq. Footage			Surface Parking			Parking Ratio
2	Conservancy Center N		9,800			56			5.71 to 1
3	Conservancy Center S		9,800			53			5.41 to 1
	Total		19,600			109			5.56 to 1

Residential | Resident Club | Retail – Ground Level

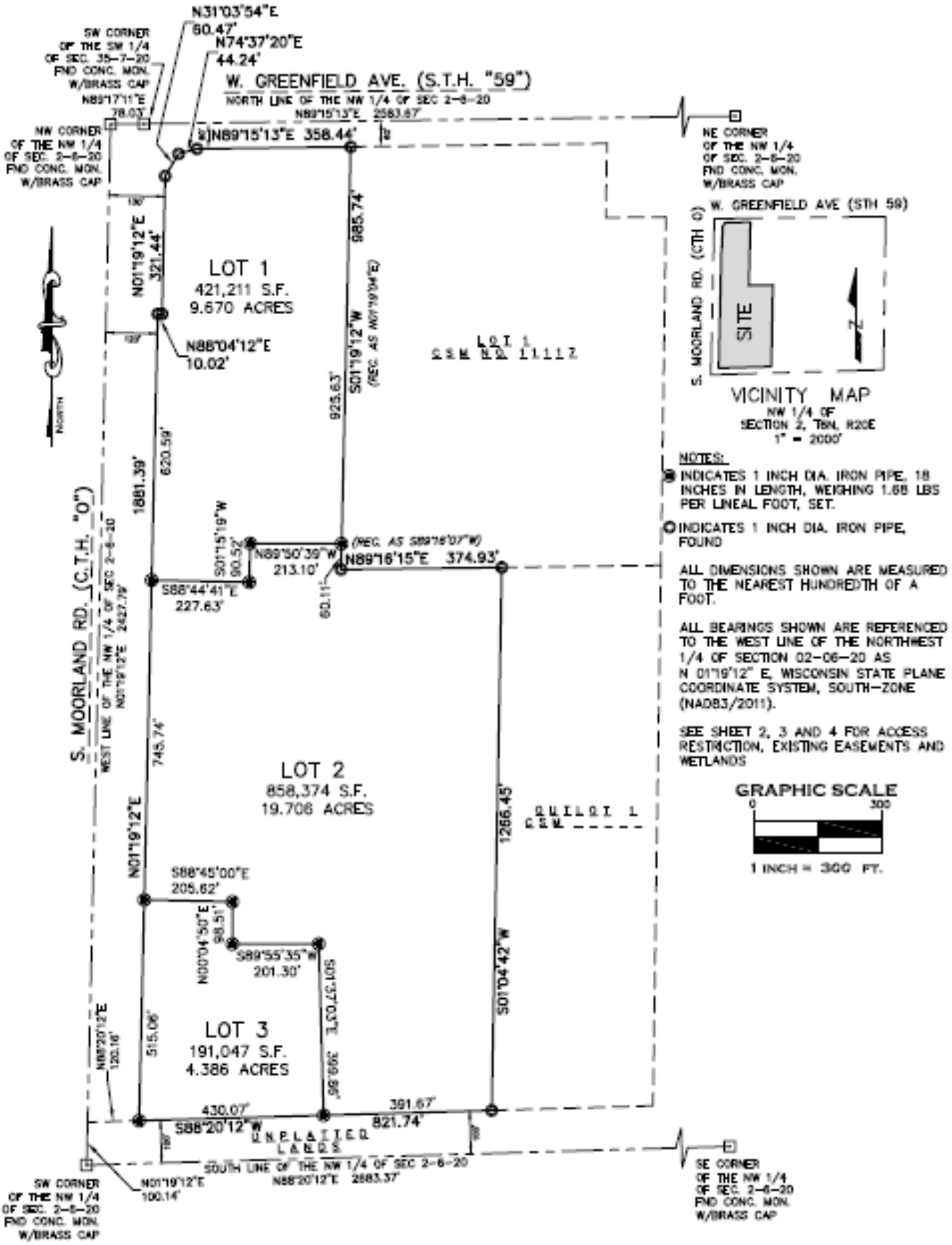
THE CONSERVANCY

A NEIGHBORHOOD RESERVE

PROPOSED CSM

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOTS 1, 2 AND 3 OF CSM_____ LOCATED IN THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWN 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, STATE OF WISCONSIN.



NOTES:

- INDICATES 1 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 1.68 LBS PER LINEAL FOOT, SET.
- INDICATES 1 INCH DIA. IRON PIPE, FOUND

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

ALL BEARINGS SHOWN ARE REFERENCED TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 02-06-20 AS N 01°19'12" E, WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH-ZONE (NAD83/2011).

SEE SHEET 2, 3 AND 4 FOR ACCESS RESTRICTION, EXISTING EASEMENTS AND WETLANDS

GRAPHIC SCALE

0 300

1 INCH = 300 FT.

SURVEYOR:
CHRISTOPHER A. JACKSON, PLS
CJ ENGINEERING, LLC
9205 W. CENTER ST., STE 214
MILWAUKEE, WI 53213
(414) 443-1312

OWNER:
THE CONSERVANCY, LLC
5300 S. 108TH ST.
HALES CORNERS, WI 53130

THIS INSTRUMENT DRAFTED BY CHRISTOPHER A. JACKSON, S-2851

SHEET 1 OF 5

THE CONSERVANCY

Campus Improvements

- Site Information
- Civil Grading/Utility Plans
- Moorland Road Improvements

WIMMER COMMUNITIES

SITE INFORMATION

THE CONSERVANCY

Zoning

Existing:
- B-1 Shopping Center – PUD
- Rm-1 Multi-Family Residential – PUD
- I-1 Institutional – PUD
- C-2 Shoreland Wetland Conservancy

Proposed:
- B-1 Shopping Center – PUD
- Rm-1 Multi-Family Residential – PUD
- C-2 Shoreland Wetland Conservancy

Topography

The site slopes an average of 11' from the high line of the hardwood forest line west to Moorland Road and 19' to its north. The site also has an average of 20' of fall from a high at its south line to Greenfield Avenue. Within the hardwood forest the topography undulates while sloping to an isolated wetland complex along the parcels' east property line.

Existing Use

Owner	*Parcel Size*	*Improvement*
City of New Berlin	0.42	Vacant Land
Highland Memorial	5.7013	Vacant Land
Highland Memorial	12.4335	Vacant Land
Highland Memorial	5.0136	Vacant Land
Highland Memorial	21.88	Vacant Land - Wooded Conservancy
Highland Memorial	5.0063	Vacant Land
Highland Memorial	1.3753	Vacant Land

- Lands South of Property- New Berlin Recreation Trail and beyond is R-4 Low Density Single-Family Residential with 350 feet separation from existing residential structures.
- Land East of the Property are identified as B-1 Shopping Center, I-1 Institutional, and C-2 Shoreland Wetland Conservancy.
- Lands North of Property are located in the City of Brookfield and are identified as B-5 Gateway Business.
- Lands West of Property are identified as B-1 Shopping Center – PUD, Rm-1 Multi-Family Residential, and R-4 Low-Density Single-Family Residential District.

Site Characteristics

	North Phase		Center Phase		South Phase		TOTAL	
	Sq. Ft.	%	Sq. Ft.	%	Sq. Ft.	%	Sq. Ft.	%
Building Coverage	69,098	16%	86,484	10%	38,106	20%	193,688	13%
Sidewalk & Parking	96,218	23%	162,099	19%	46,493	24%	304,810	21%
Green Space Total	255,895	61%	609,791	71%	106,448	56%	972,134	66%
Unrestricted	232,576	55%	476,246	55%	100,007	52%	808,829	55%
Wetlands	23,319	6%	133,545	16%	6,441	3%	163,305	11%
Total Site	421,211	100%	858,374	100%	191,047	100%	1,470,632	100%
Acres	9.670		19.706		4.386		33.761	
Open Space(1)	352,113	84%	771,890	90%	152,941	80%	1,276,944	87%
Acres	8.083		17.720		3.511		29.315	
Floor Area								
Floor Area Ratio								

(1) Sidewalk, Parking, and Green Space

[1] Building 1 - 30,992 sf, Building 4 - 22,666 sf, Building 8 – 11 – 15,440 sf total
[2] Building 2 - 18,230 sf, Building 3 – 18,230 sf, Building 5 – 23,262 sf Building 6 - 23,262 sf, Building 16 – 3,100 sf
[3] Building 7 – 22,666 sf, Building 12 – 15 - 15,440 sf total

SITE INFORMATION

THE CONSERVANCY

Ecology

The site is primarily open field boarded by 11 acres of hardwood forest interspersed with five (5) isolated wetland complexes delineated by Heartland Ecological Group in August 2022.

In order to facilitate the alignment of The Conservancy Parkway and Robin Road, while retaining sufficient project access, a Nationwide Wetland Fill Permit will be applied for from the Wisconsin Department of Natural Resources and Army Corps of Engineers. This Fill Permit will authorize the filling of 9,424 sq.ft. of wetlands. A total of 163,305 sq.ft. of wetlands shall be preserved.

Geotechnical

Geotechnical studies were prepared for the site and revealed clay soils underlay the site and standard construction methods can be employed in the design and construction of the foundations needed for the proposed residential and commercial buildings.

Environmental

Phase I and II Environmental Site Assessments were conducted by The Sigma Group in 2022. These Reports indicate that no environmentally hazardous filling, dumping, or spills have occurred on the site.

Vehicular Access and Circulation

The location of The Conservancy provides extraordinary access to Milwaukee and Waukesha County employment, recreational, and cultural centers via Interstate 94 and STH 59 at the Brookfield Interchange access ramps, which are located within one half mile of the site. In addition, Interstate 43 is 3.5 miles south on Moorland.

Primary access to the site's central Commercial District shall be from the signalized intersection of Moorland Road via a private roadway identified as Woodmont Drive.

Conservancy Parkway shall provide thorough north/south access through the site with its northern terminus on Moorland Road allowing northbound entry and exiting; only southbound entry and exiting shall be prohibited.

Conservancy Parkway shall also interconnect to Moorland Road at its southern terminus opposite Robin Road, allowing northbound entry and exiting as well as southbound entry however southbound exiting shall be prohibited.

To negate area traffic impacts and increase traffic safety Moorland Road improvements shall be funded by the Developer including:

- Median reconstruction prohibits ingress and egress from and to southbound Moorland Road.
- Addition of right-turn entry and exit lanes onto Moorland Road at all three project roadway access locations.
- Signal improvements at the intersection of Moorland Road and Woodmont Drive.

These improvements will be completed as part of the Moorland Road Reconstruction Project slated for 2026 by Waukesha County Department of Public Works. All access has been reviewed and authorized by the Waukesha County Department of Public Works. Traffic Impact Analysis Reports were prepared by TADI (June 15, 2023) and a Traffic Impact Analysis Update #1 is in Progress tailored to the specifics of The Conservancy, with an anticipated submittal date of September 2024.

Internally, Conservancy Parkway shall interconnect with Woodmont Drive providing internal circulation to all residential and commercial buildings via these private roadways.

SITE INFORMATION

THE CONSERVANCY

Noise Abatement

Abatement of noise from the nearby Moorland Road and Greenfield Avenue will be addressed in the construction of the buildings, which will be in compliance with HUD guidelines of 10 decibels within living areas. Noise reduction results from building placement, landscaping, and building composition. Building structures shall incorporate thicker ceiling and wall sections within walls common to public areas and adjacent to residences with greater insulation, membrane, air spaces, and multiple layers of gypsum board to achieve lower noise levels. Windows shall be constructed of insulating glass, thermal, and vibration breaks. All units shall be mechanically air-conditioned.

Pedestrian Accessibility

The site is served by Waukesha Metro Route 1 providing transit from Waukesha to the Milwaukee County Regional Medical Center with a bus stop at Brookfield Square Mall.

The Developer shall provide funding for a six (6') public sidewalk to be constructed within the east ROW of Moorland Road from Greenfield Avenue, 2,262' south to the New Berlin Recreation Trail. Sidewalk construction is to be included in the Moorland Road Reconstruction Project slated for 2026 by the Waukesha County Department of Public Works. This sidewalk intersects northbound and eastbound sidewalks accessing shopping, grocery and restaurants within a 15-minute walk.

Internally, private six-foot sidewalks shall be provided throughout the site adjacent to all internal roadways providing pedestrian circulation and access. Pedestrian speed table crosswalks shall be constructed at key intersections of internal roadways. These crosswalks shall be differentiated from the traffic aisles by use of a differentiating red concrete and are slightly elevated to provide traffic "quieting" on Woodmont Drive and Conservancy Parkway.

Streetscape and Landscape

The Conservancy has been designed to install a unique sense of place in its exterior public areas to foster feelings of neighborhood, activation, and safety in order to develop unique, creative, and meaningful people spaces for the new intergenerational community.

- **Streetscapes and Vehicular use areas along Moorland and Greenfield Roads provide access to new internal streets and building entries, Including:**
  - Hardscape/paving treatment
  - Seating/rest/gathering areas
  - Sidewalk and pathway treatments
  - Bike access and facilities
  - Parking design
  - Lighting fixtures or illumination
  - Parkway tree landscape planting
  - Site furniture
- **Site Perimeter/Interior Building Foundations/Edges**
  - Extensive landscape planting and buffers
  - Landscape lighting and illumination
  - Landscape specialty element, features and public art
  - Building signage and wayfinding elements

SITE INFORMATION

THE CONSERVANCY

- **Special Amenity "People Spaces"**
  - The Conservancy Reserve
  - Interior courtyard areas
  - Village Center featured Clock Tower Information Center
  - Overlooks, terraced seating, and intimate conversation pockets
  - Hardscape treatments
  - Ornamental railings, canopies, gates, lattice, screening elements
  - Dog walk facilities
  - Neighborhood gardening experience
  - Pond edge and "water feature" treatment
  - Natural area edge transition landscape character
  - Raised curb/seat wall planting areas
  - Children's Playground
  - Outdoor barbeque area experience
  - Community center fire table/fireplace
  - Outdoor Fitness/Yoga lawns
  - Outdoor event programming on the Village Green
  - Outdoor furniture
  - Community wayfinding signage (entry feature signage, directional, identification and regulatory signage and community kiosk)

New Berlin Gateway Monument

As the most heavily trafficked arterial roadway through the City of New Berlin, Moorland Road at Greenfield Avenue is the primary northern Gateway to the City of New Berlin with over 60,000 vehicles daily. With the intent to construct a monument announcing entry to the City, New Berlin acquired a .42 acre parcel 1208' south of the intersection at Moorland. The Developer has proposed to exchange that site for an easement at a location more highly visible, within 60 feet of the intersection and will fund, construct, and dedicate this Municipal Monument.

New Berlin Recreational Trail

The 7-mile New Berlin Recreational Trail follows the historic Interurban Rail right-of-way, offering bicyclists and runners alike, a scenic paved route through the City of New Berlin to West Allis on the east and Waukesha on the west. This community gem borders the Conservancy on its southern property line for 822 feet.

Signage

Uniform high-quality Signage standards provide an accurate unique sense of place while assisting visitors' navigational ease, business exposure, and site parking organization.

Neighborhood Entry Monuments

Signature Conservancy sculptural timber Monuments with integrated landscape planters and backlit cut letters on a stone structure shall be constructed at the following locations:

- Northeast corner of Moorland Road and Conservancy Parkway
- Northeast and southeast corner of Moorland Road and Woodmont Drive
- Southeast Corner of Moorland Road and Conservancy Parkway

Resident Club Community Message Board

The Signature Village Center Clock Town Information Center with integrated digital message board shall identify the Resident Club and provide communications of Resident-related special events, fitness courses, and Resident specific information.

Resident Club Lobby Entry

Backlit cut letters shall be located on the lobby entry.

SITE INFORMATION

THE CONSERVANCY

Signage

Retail and Office Identification

Retail and office space tenants shall be provided backlit cut letter business identification space located as designed either on the building exterior wall or canopy above their respective Retail business or Offices.

Building Lobby Identification

Signature Conservancy Sculptural Light Monuments with integrated landscape planters and backlit cut letters on a stone structure shall be constructed at each Meadow, Woodland and The Conservator motorcourts and building lobbies.

Traffic, Parking, and Directional Signage

Individual wayfinding signage shall be located throughout the Project with contemporary black metal standards.

Lighting

Private community lighting is provided by decorative Village Center lights on nine-foot decorative poles with banner standards for seasonal décor and shall be located appropriately throughout the site.

Storm Water Management

Roof and paved surfaces within this Development are collected by surface swales and an extensive storm sewer collection system, which discharges to a variety of storm water management facilities including:

- Four (4) featured wet detention ponds with fountain aeration and lighting

These facilitates will provide both storm water detention and water clarity functions as required by the City of New Berlin and the Milwaukee Metropolitan Sewage District (MMSD). Such requirements in general require that the post-development rate of storm water discharge of the site from all impervious surfaces shall not exceed that which existed prior to the proposed development.

Water Utility

A system of interconnected new 8” and 12” water mains within the site provides service loops to the two (2) points of connection with the existing water mains at the west property line of the Walmart parcel (12”) and Moorland Road at Robin Road (16”) providing service redundancy and pressure support.

Sewer Utility

New 8” and 10“ sanitary sewer mains shall be extended from Greenfield Avenue (27”) and Moorland Road (8”) to service The Conservancy facilities.

THE CONSERVANCY

CIVIL GRADING / UTILITY PLANS

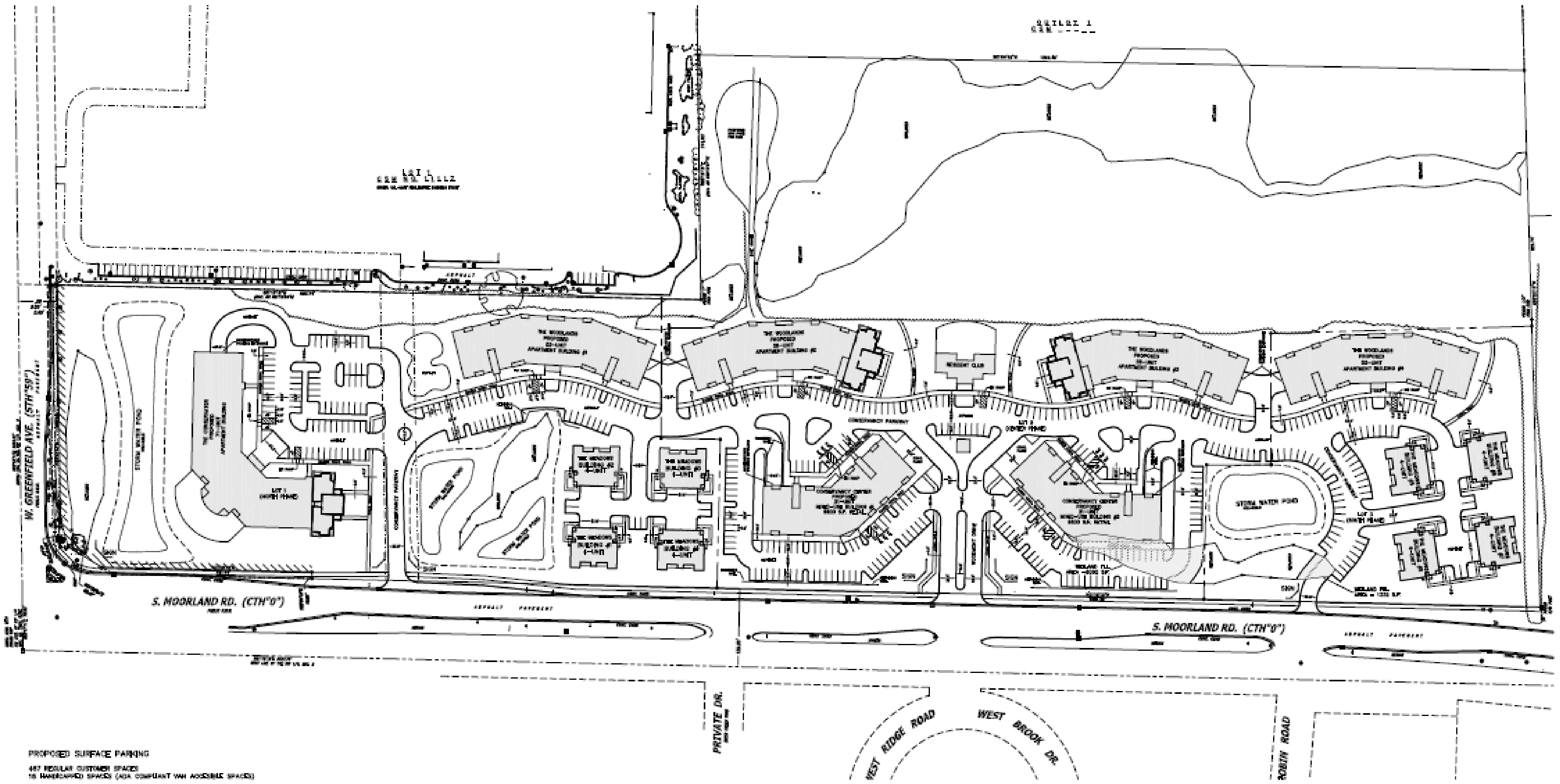
WIMMER COMMUNITIES

THE CONSERVANCY

A NEIGHBORHOOD RESERVE

SITE PLAN

CJ engineering
civil design and consulting
9205 W. Center Street
Suite 214
Milwaukee, WI 53222
PH. (414) 443-1312
www.cjengineering.com



PROPOSED SURFACE PARKING

467 REGULAR CUSTOMER SPACES
18 HANDICAPPED SPACES (ADA COMPLIANT VAN ACCESSIBLE SPACES)

485 TOTAL SPACES

	North Phase		Center Phase		South Phase		TOTAL	
	Sq. Ft.	%	Sq. Ft.	%	Sq. Ft.	%	Sq. Ft.	%
Building Coverage	69,098	16%	88,484	10%	38,186	20%	191,688	13%
Sidewalk & Parking	96,218	23%	162,099	19%	46,493	24%	304,810	21%
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Acres	8.083		17.720		3.511		29.315	
Floor Area								
Floor Area Ratio								

(1) Sidewalk, Parking, and Green Space

GRAPHIC SCALE

1 inch = 40 ft.

THE CONSERVANCY

S. MOORLAND RD. AND W GREENFIELD AVE. NEW BERLIN, WISCONSIN

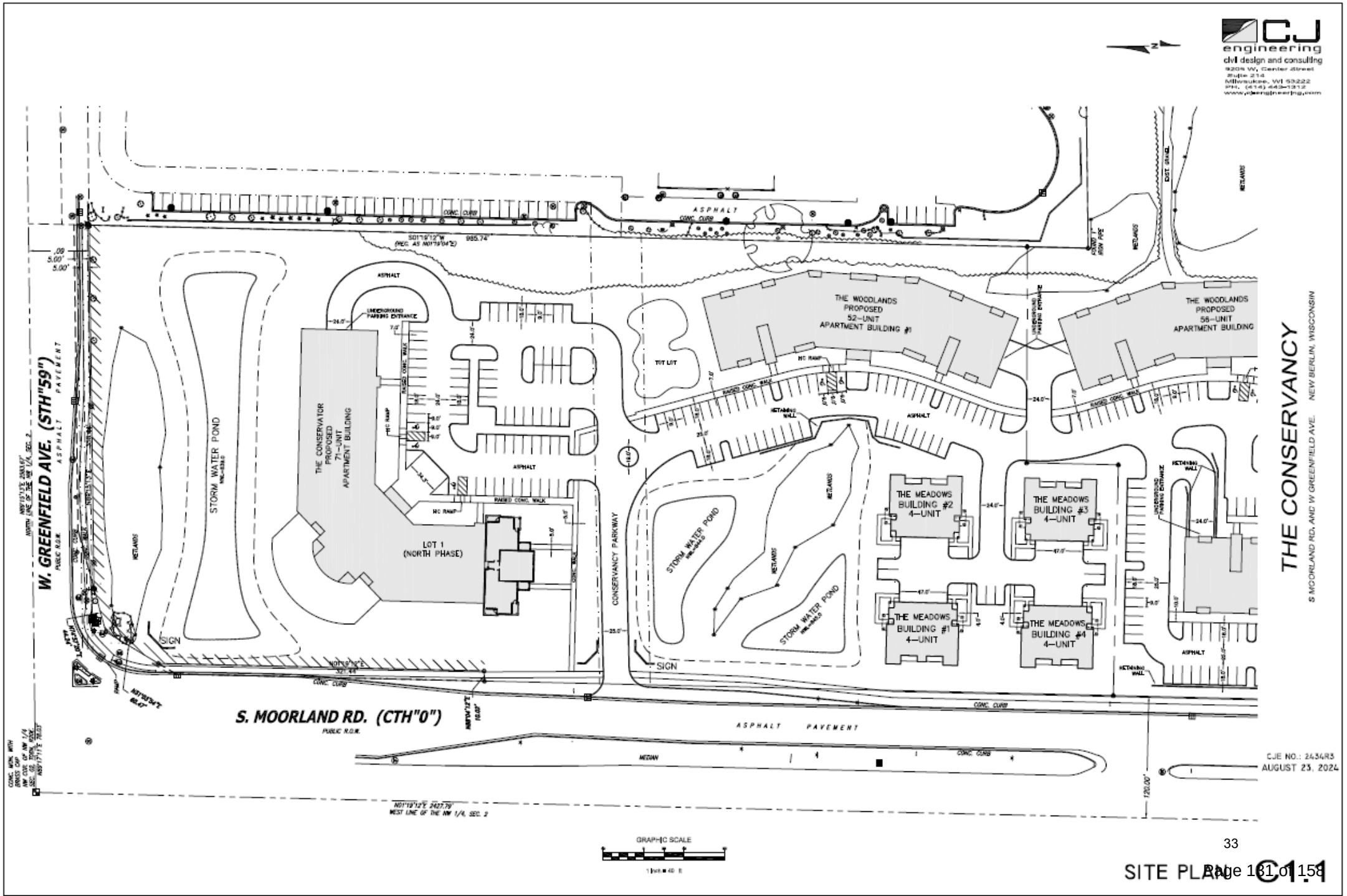
CJE NO.: 2434R3
AUGUST 23, 2024

SITE PLAN C1.0

THE CONSERVANCY

A NEIGHBORHOOD RESERVE

SITE PLAN

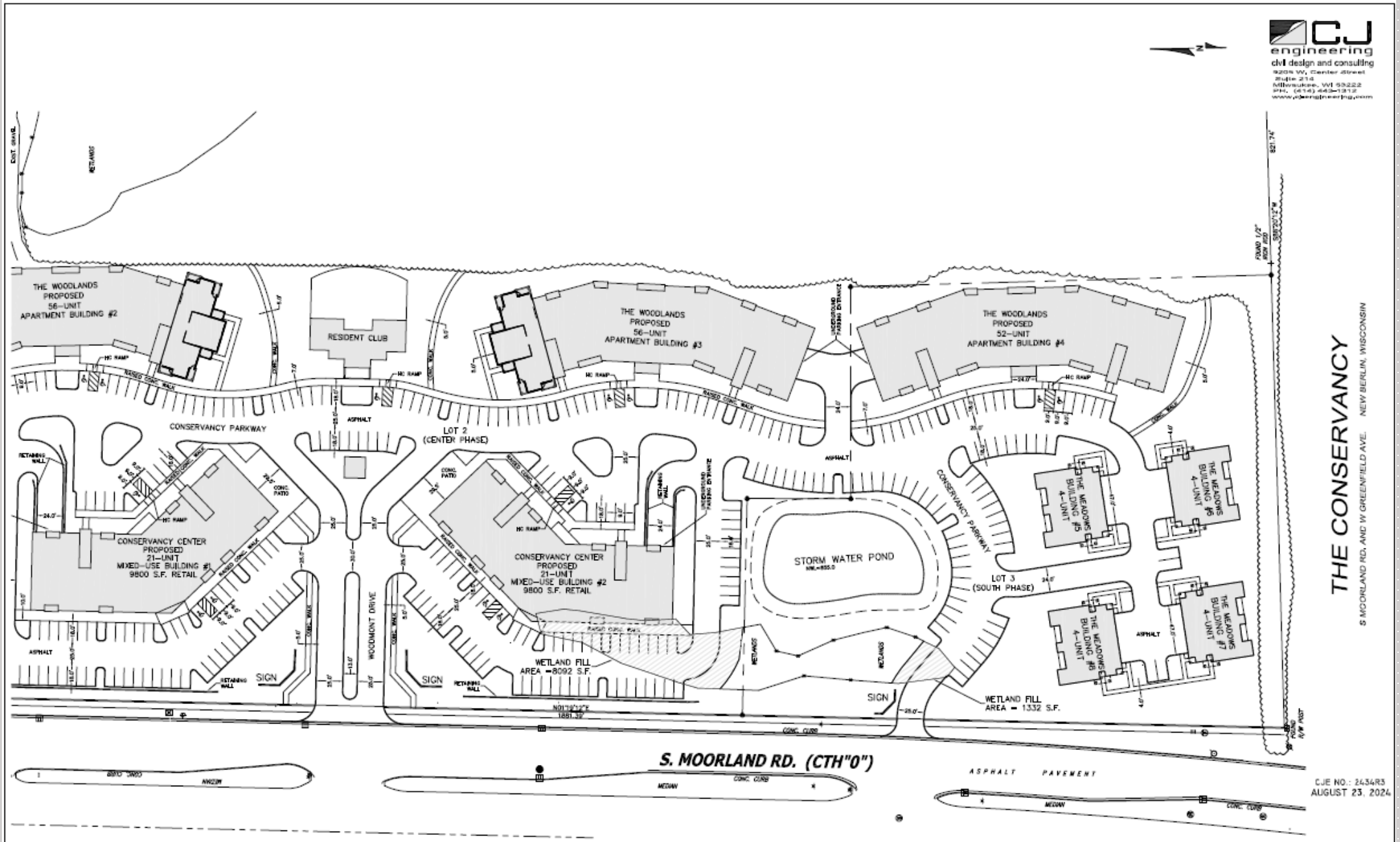


SITE PLAN C1.1

THE CONSERVANCY

A NEIGHBORHOOD RESERVE

SITE PLAN

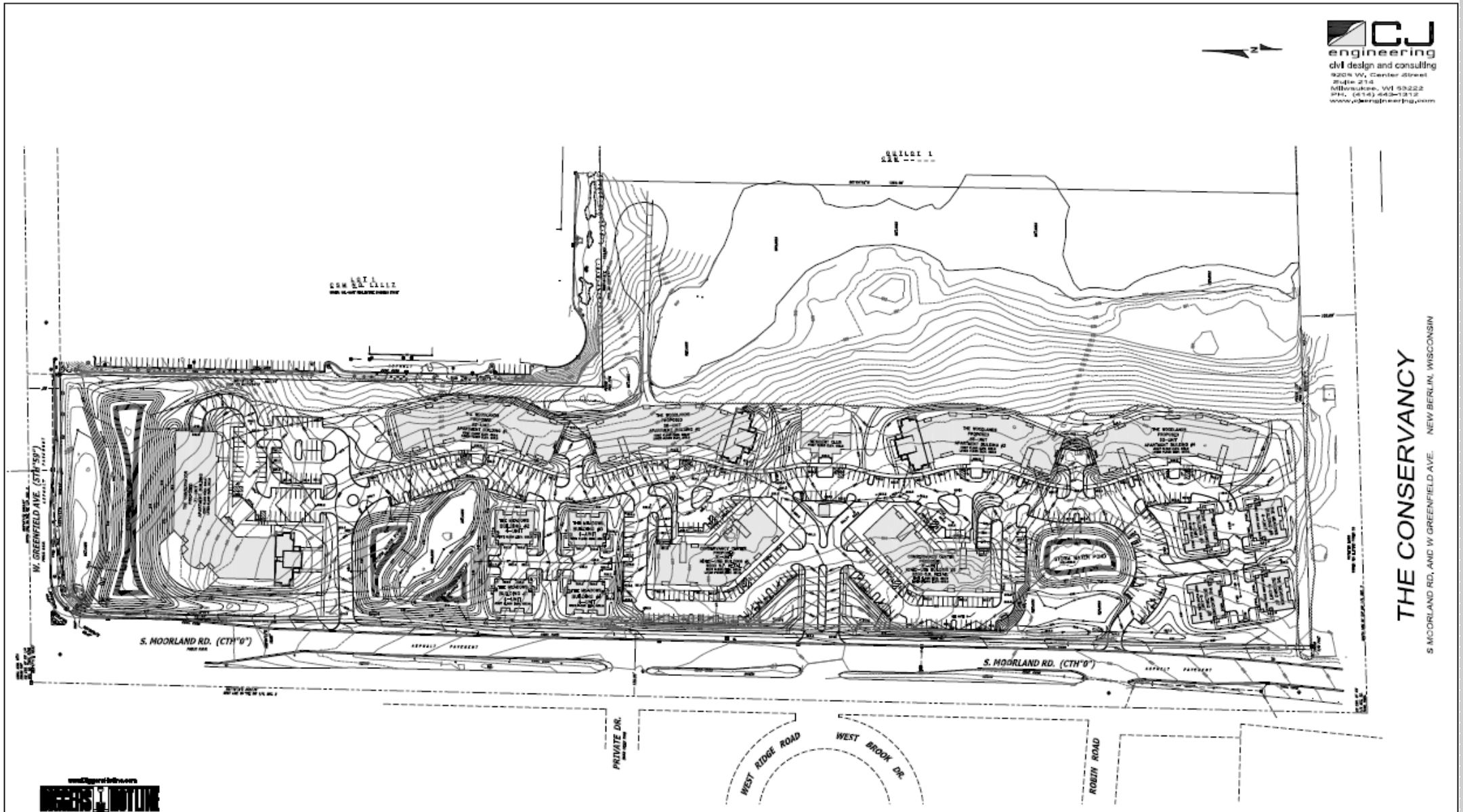


SITE PLAN C1.2

THE CONSERVANCY

A NEIGHBORHOOD RESERVE

SITE GRADING PLAN



THE CONSERVANCY

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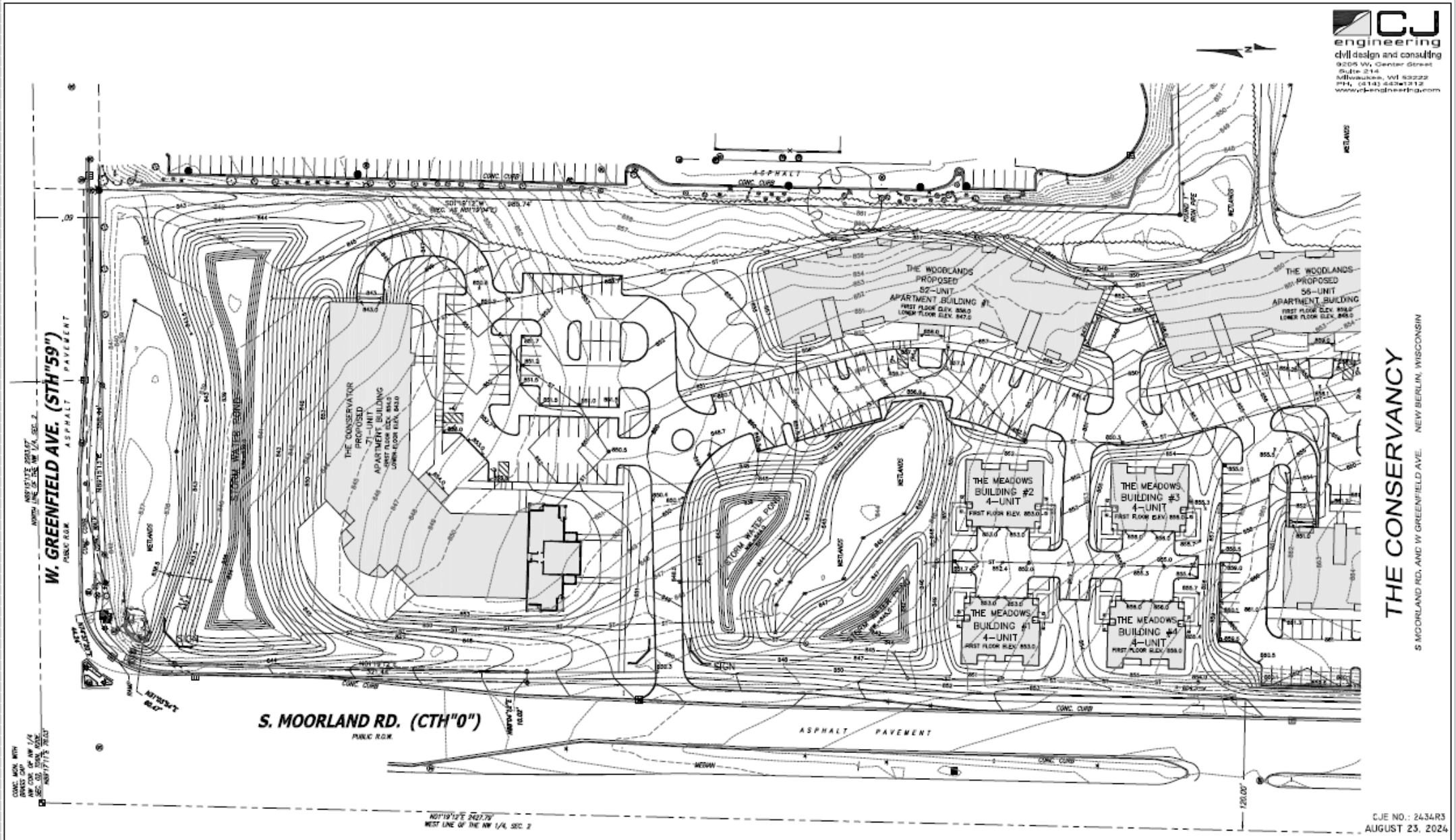
SITE GRADING PLAN



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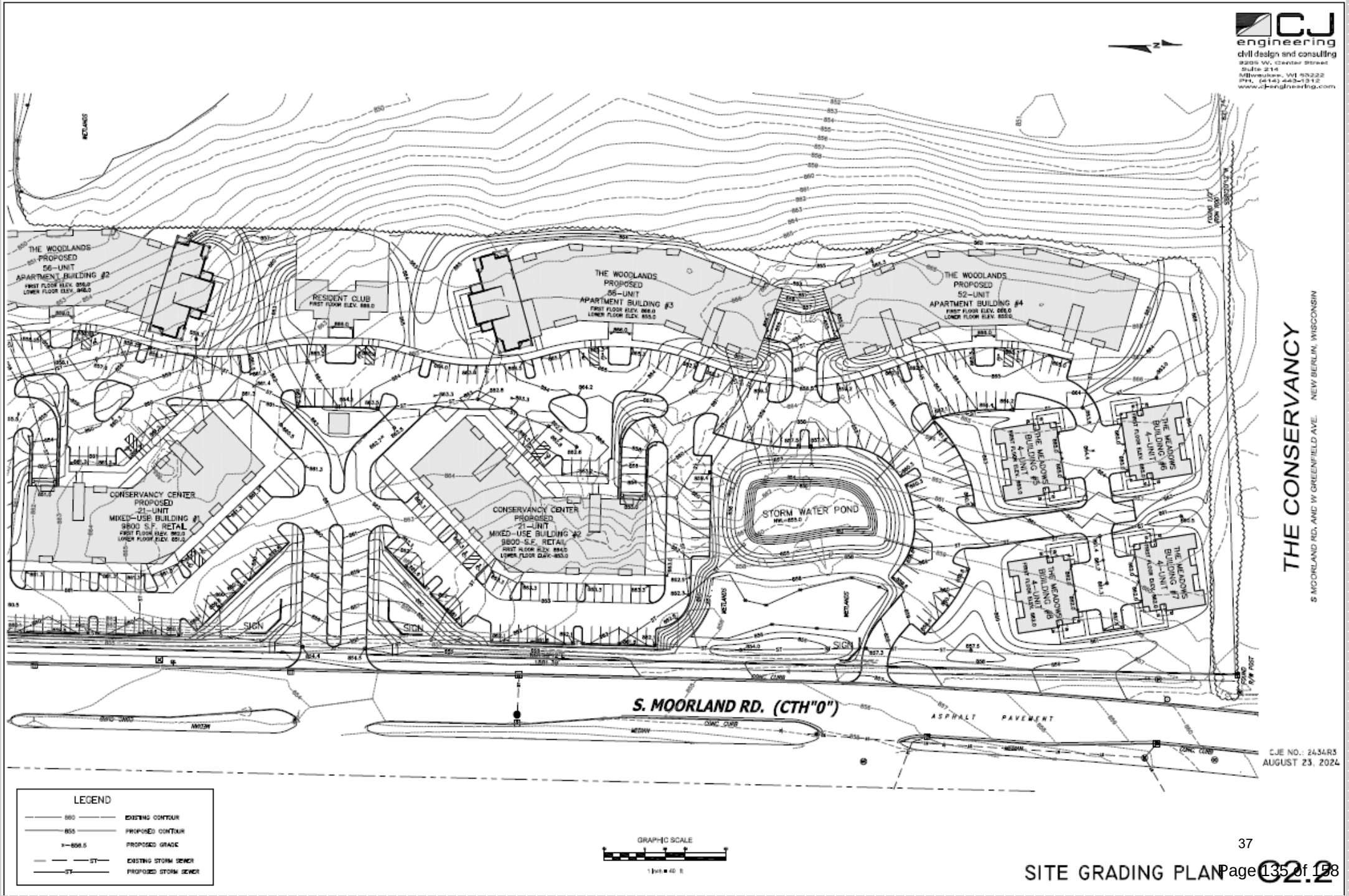
SITE GRADING PLAN

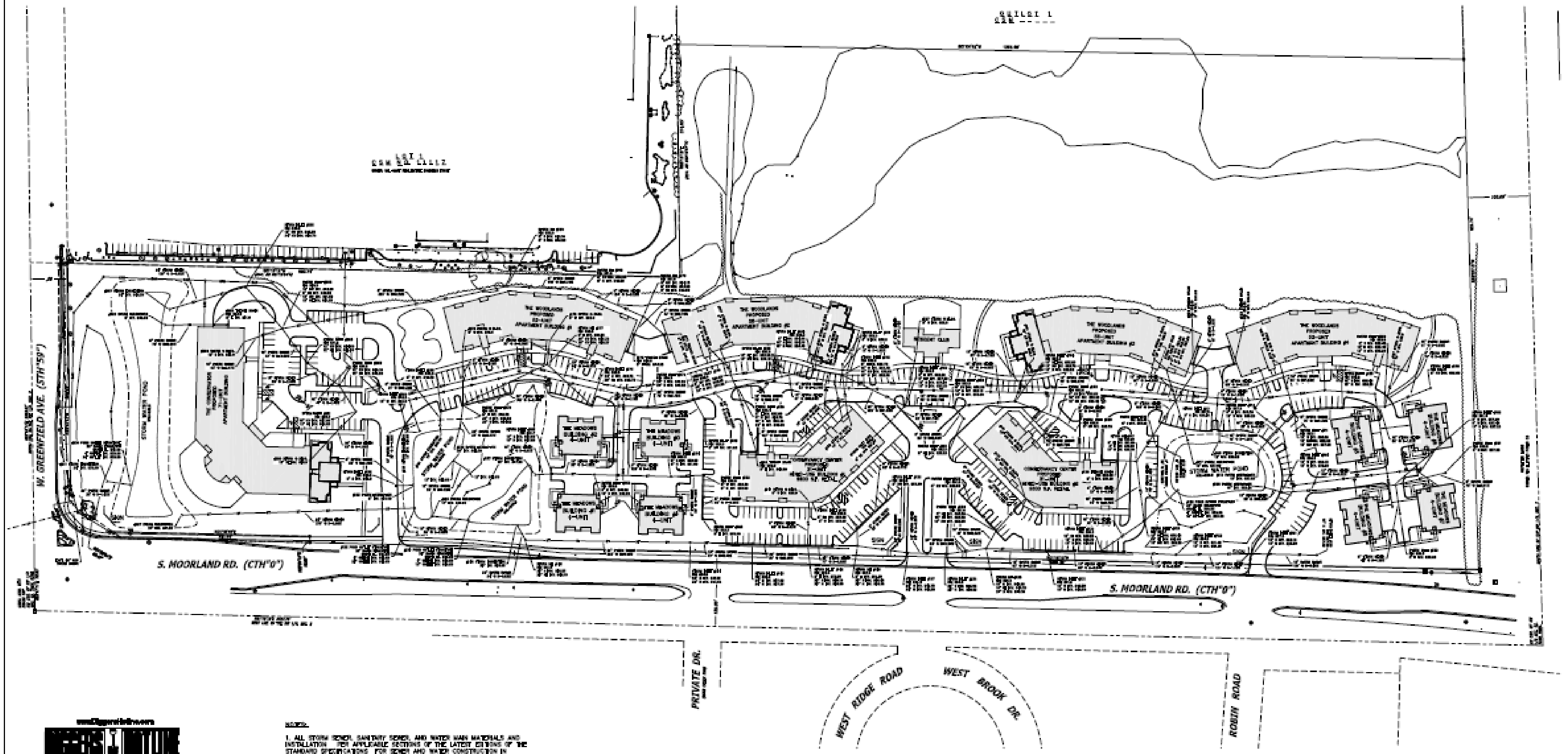


THE CONSERVANCY

A NEIGHBORHOOD RESERVE

SITE STORM SEWER PLAN

CJ engineering
civil design and consulting
9205 W. Center Street
Suite 214
Milwaukee, WI 53222
PH. (414) 443-1312
www.cjengineering.com



THE CONSERVANCY
S MOORLAND RD, AND W GREENFIELD AVE. NEW BERLIN, WISCONSIN

www.DiggersHotline.com
DIGGERS HOTLINE
DIAL 811 OR (800) 242-8511

LEGEND

— — —	EXISTING STORM SEWER
——ST——	PROPOSED STORM SEWER
— — —	EXISTING SANITARY SEWER
——SAN——	PROPOSED SANITARY SEWER
— — —	EXISTING WATER MAIN
——W——	PROPOSED WATER MAIN
— — —	BURIED GAS MAIN
— — —	OVER HEAD WIRE
— — —	BURIED ELECTRIC

NOTES:

1. ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN MATERIALS AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (STANDARD SPECIFICATIONS), WISCONSIN ADMINISTRATIVE PLUMBING CODE AND THE CITY OF NEW BERLIN REQUIREMENTS.

2. ALL TRENCHES IN PAVEMENT AREAS SHALL HAVE GRAVEL BACKFILL.

3. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, DEPTH AND CONDITION OF ALL SEWER AND WATER CONNECTIONS PRIOR TO UTILITY CONSTRUCTION. NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.

4. STORM SEWER: PVC ASTM D3034, RCP ASTM C76, OR ADS N-12 HDPE
   SANITARY SEWER: PVC ASTM D3034, SDR 35
   *WATER MAIN: PVC, AWWA C900, CLASS 150 (DR18)

   *MATERIAL PER CITY REQUIREMENT. CONTRACTOR TO VERIFY.

5. CONTRACTOR TO PROVIDE TRACER WIRE OR OTHER METHOD OF LOCATING FOR ALL UNDERGROUND EXTERIOR NON-METALLIC SANITARY, STORM AND WATER PIPE PER WISCONSIN PLUMBING CODE SECTION 182.0715(2r).

GRAPHIC SCALE
1 inch = 40 ft

CJE NO.: 2434R3
AUGUST 23, 2024

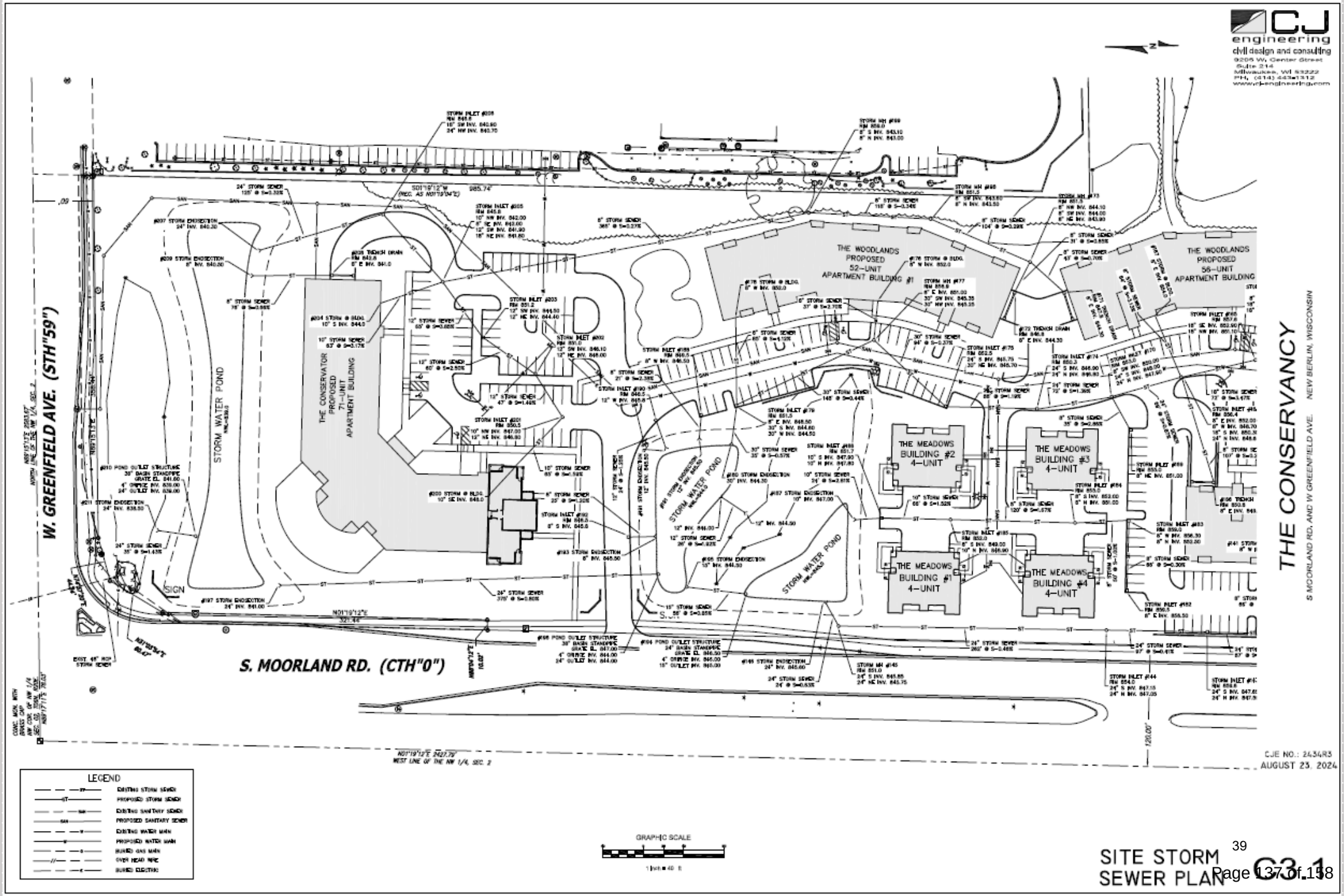
SITE STORM SEWER PLAN

C3.0

THE CONSERVANCY

A NEIGHBORHOOD RESERVE

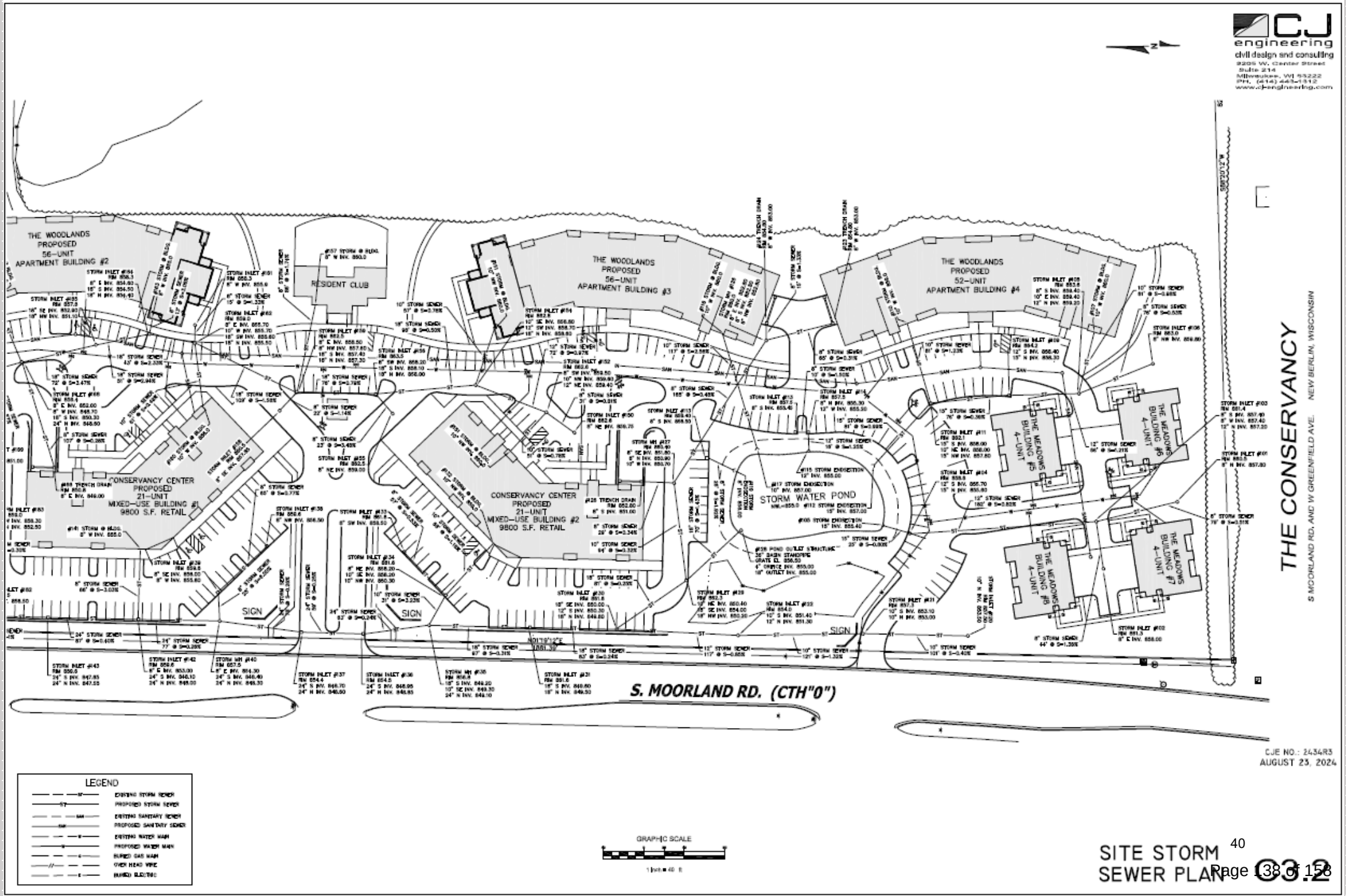
SITE STORM SEWER PLAN



THE CONSERVANCY

A NEIGHBORHOOD RESERVE

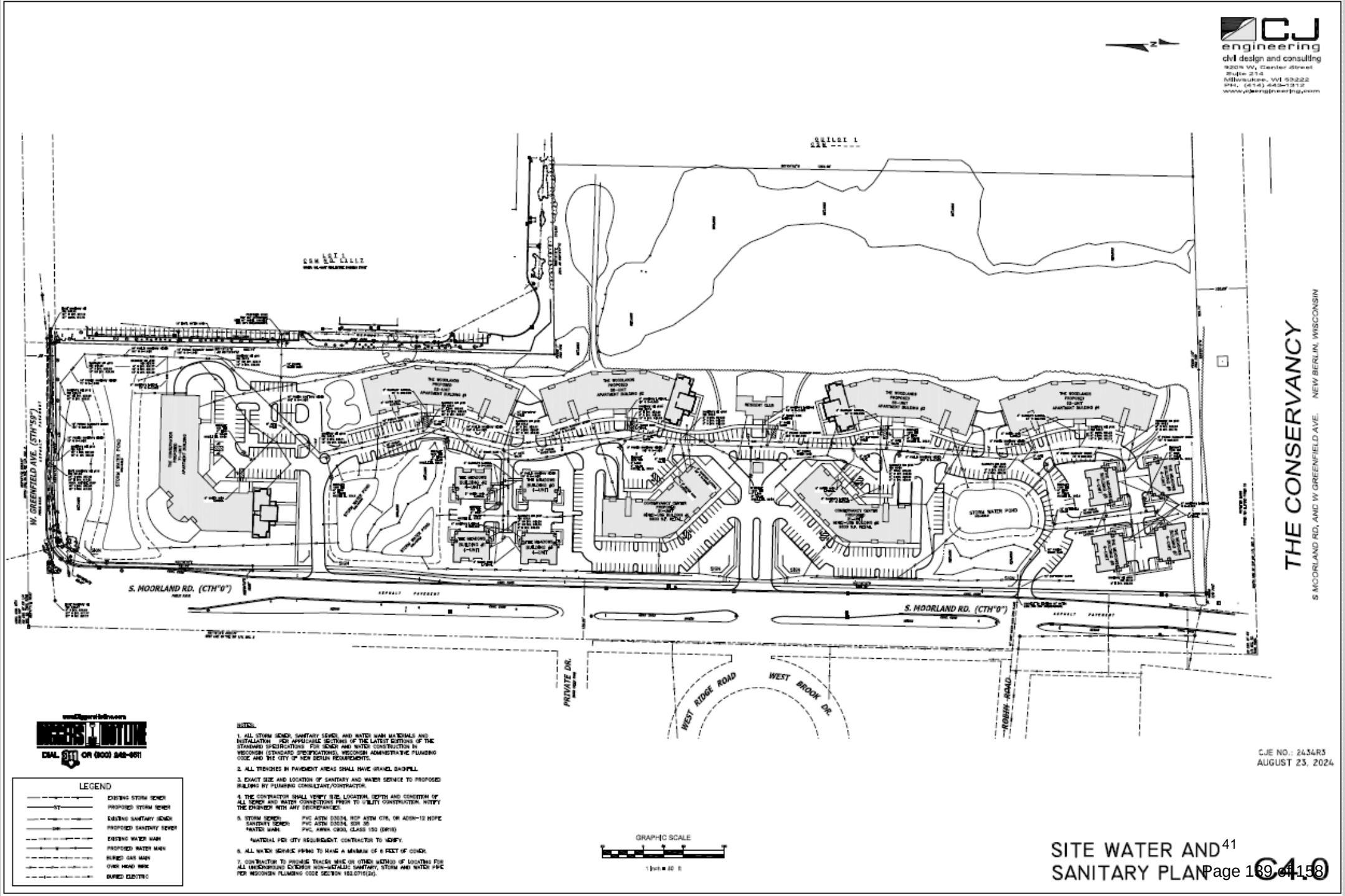
SITE STORM SEWER PLAN



THE CONSERVANCY

A NEIGHBORHOOD RESERVE

SITE WATER AND SANITARY PLAN



THE CONSERVANCY

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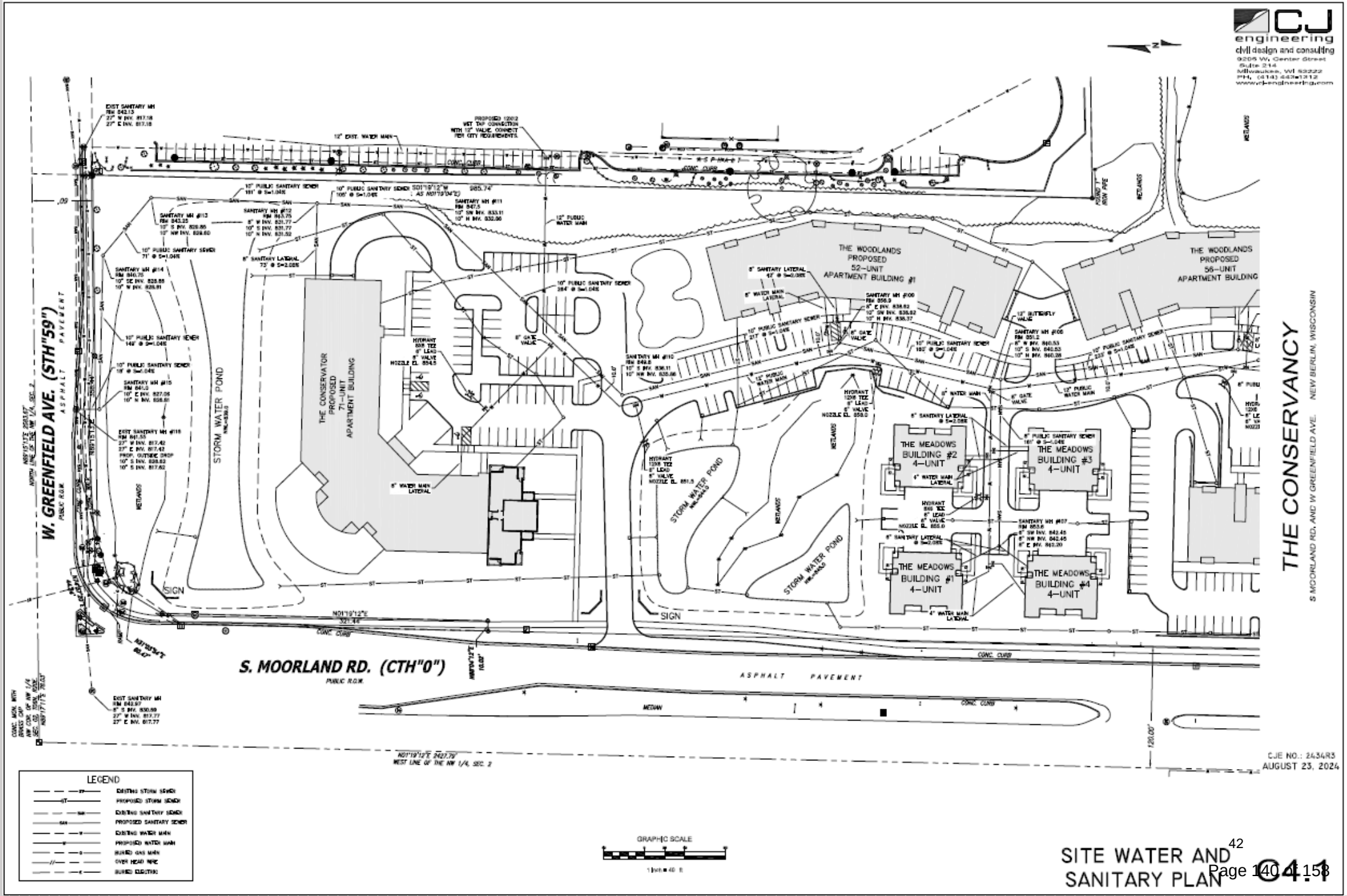
SITE WATER AND SANITARY PLAN



THE CONSERVANCY

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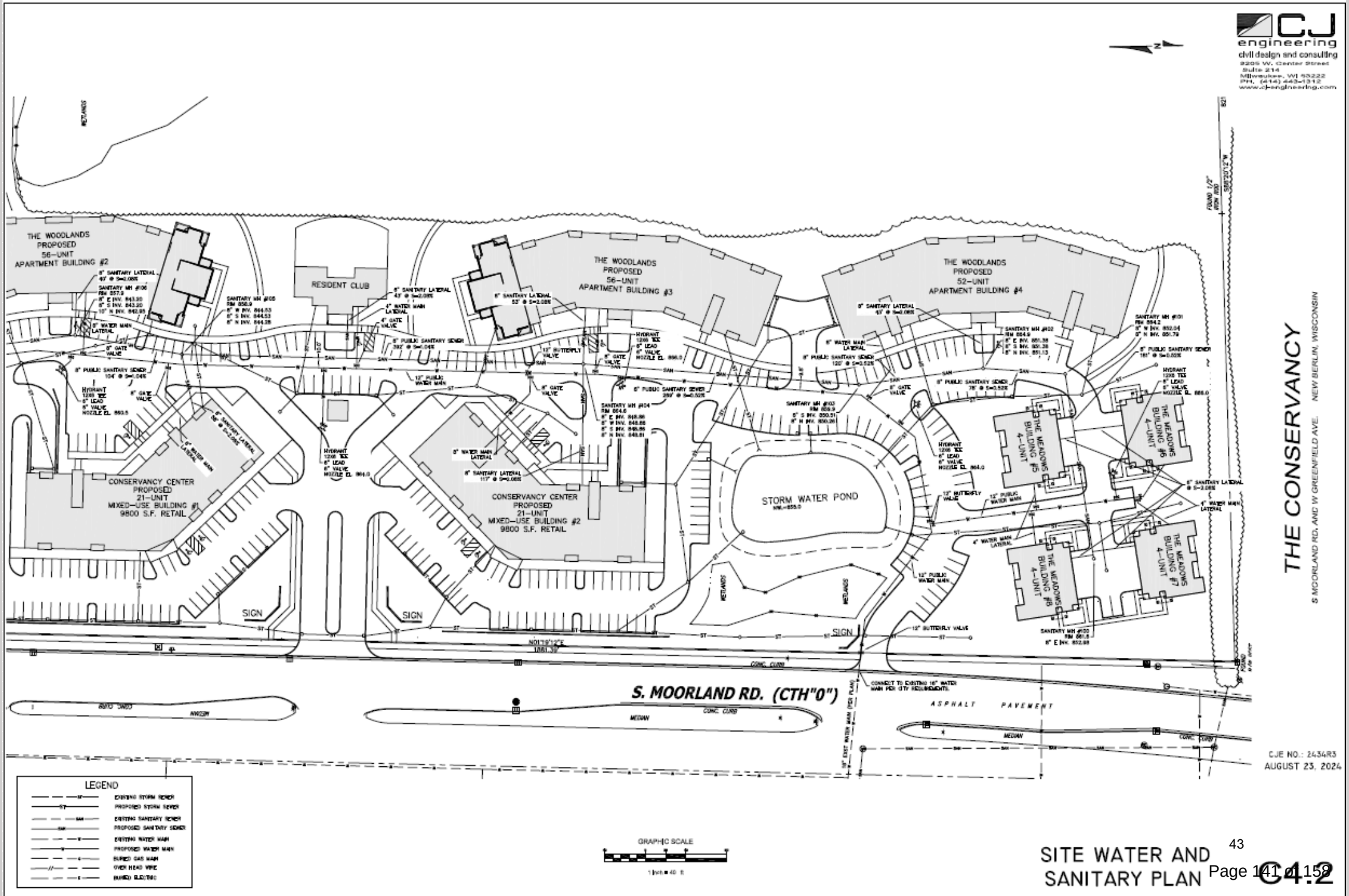
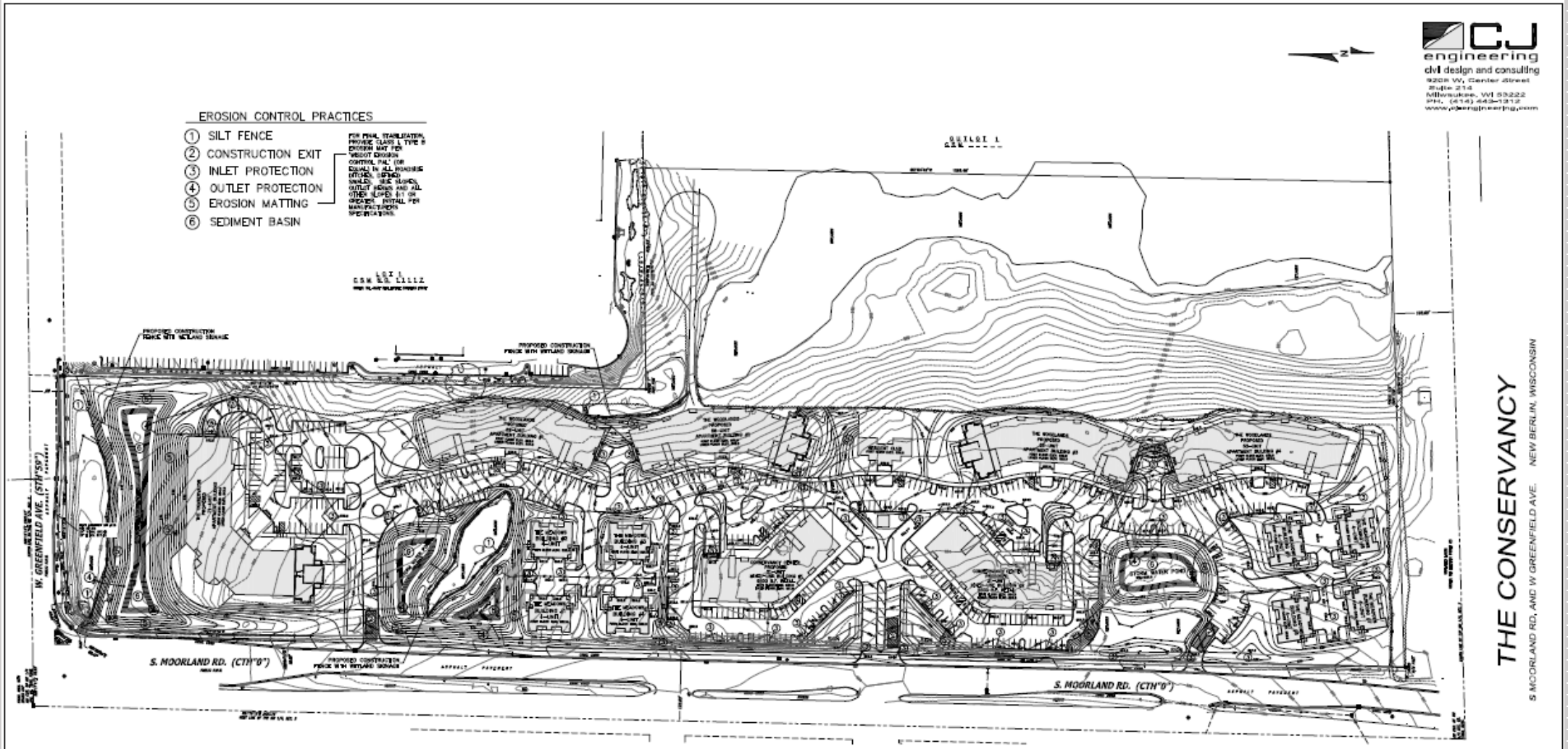
SITE WATER AND SANITARY PLAN



THE CONSERVANCY

A NEIGHBORHOOD RESERVE

EROSION CONTROL PLAN



CJ engineering
civil design and consulting
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Suite 214
Milwaukee, WI 53222
PH. (414) 443-1312
www.cjengineering.com

CONSTRUCTION SCHEDULE

1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2. INSTALL CONSTRUCTION EXIT.
3. INSTALL SILT FENCE AND CONSTRUCTION FENCE.
4. STRIP AND STOCK PILE TOP SOIL SURROUNDED BY SOIL STOCK PILE SILT FENCE AND TEMP. STABILIZE LOCATION OF STOCK PILE TO BE DETERMINED BY CONTRACTOR.
5. INSTALL STORM SEWER BASINS TO USE AS SEDIMENT BASINS COMPLETE WITH OUTLETS.
   A. ROUGH GRADE AND SHAPE DRAINAGE BOTTOM OF BASINS.
   B. INSTALL OUTLET STRUCTURE AND PIPES.
   C. CONSTRUCT EROSION BERMS AND SWALES TO DIRECT THE RUNOFF TO THE BASINS.
6. ROUGH GRADE SITE.
7. UTILITY CONSTRUCTION MAY AS NECESSARY DURING EXCAVATION FOR BUILDING CONSTRUCTION. DIRECT RUNOFF FROM MAY TO EXISTING STORM WATER FACILITIES.
8. INSTALL PROPOSED UTILITIES.
9. INSTALL INLET GRATE SCREENS IN ALL NEW STORM INLETS.
10. INSTALL OUTLET PROTECTION.
11. INSTALL BASE COURSE OF PAVEMENT.
12. FINAL GRADE SLOPES AND TOPSOIL CRITICAL SLOPES. VEGETATE AND MAT ALL DISTURBED AREAS.
13. ALL EROSION CONTROL MEASURES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL NEEDED REPAIRS WILL BE PERFORMED IMMEDIATELY.
14. AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND VEGETATE THE DISTURBED AREAS.

NOTES:

1. ALL EROSION CONTROL METHODS SHALL BE IN ACCORDANCE WITH THE CITY OF NEW BERLIN STANDARDS AND WDNR DPS TECHNICAL STANDARDS.

2. ALL EXPOSED SOIL AREAS NOT DISTURBED WITHIN SEVEN (7) DAYS SHALL BE IMMEDIATELY MULCHED WITH (SEED) AND MULCH OR MULCHED.

(SEE WDNR TECHNICAL STANDARD 1059 FOR SEEDING)

DURING GROWING SEASON (SOIL TEMPERATURES REMAIN CONSISTENTLY ABOVE 53°).

3. (DISTURBED AREA: XXXX S.F. (XX.XX ACRES)

4. CONSTRUCTION FENCE AND SIGNAGE TO BE PLACED AS BUFFER ADJACENT TO WETLAND AREAS. CRITICAL LOCATIONS SHOWN ON PLAN.

5. SINCE THE STORM WATER 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.

MAINTENANCE PLAN

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND EROSION FOLLOWING EVERY 0.5" RUNOFF-PRODUCING RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.

2. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT REACHES ABOUT 0.5 FT. DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.

3. ALL DISTURBED AREAS WILL BE REFORMED, FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.

4. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING BEFORE THE END OF EACH DAY.

WINTER CONDITIONS

DURING WINTER CONSTRUCTION (NOVEMBER 1 TO MAY 1), CONTRACTOR TO PROVIDE TYPE B SOIL STABILIZER POLYACRYLAMIDE (PAM) PER LATEST WDNR PAL (UPDATED 11/2/2017) ON ALL DISTURBED AREAS THAT ARE NOT TO BE DISTURBED BEYOND 7 DAYS. CONTRACTOR TO INSTALL PAM PER WDNR TECHNICAL STANDARD 1050 AND THE MANUFACTURER'S SPECIFICATIONS.

PRESCRIPTIVE COMPLIANCE AREAS:

SLOPE AREA (RANGE TO DESIGNER MAKE UP DESIGNER TRUE)	MAXIMUM PERIOD OF BARE SOIL EXPOSURE (CALENDAR DAYS)	
	LAND DISTURBANCE BETWEEN SEPT 15TH AND MAY 1ST	LAND DISTURBANCE BETWEEN MAY 2ND AND SEPT 15TH

TEMPORARY STABILIZATION METHODS

TEMPORARY SEEDING

DURING GROWING SEASON (MAY 2 – OCTOBER 31) TEMPORARY SEEDING (COVER CROP) TO BE USED FOR TEMPORARY STABILIZATION DURING SITE CONSTRUCTION.

Species	Lbs/Acre	Percent Purity
Oats	135	98
Cereal Rye	135*	97
Winter Wheat	135*	95
Annual Ryegrass	60*	97

* Pick one (1)

LAND APPLICATION OF ADDITIVES

DURING NONGROWING SEASON (NOVEMBER 1 – MAY 1) CONTRACTOR TO PROVIDE TYPE B SOIL STABILIZER DURING SITE CONSTRUCTION. STABILIZER TO BE POLYACRYLAMIDE (PAM) PER LATEST WDNR PAL (UPDATED 11/2/2017) – SEE WDNR TECHNICAL STANDARD 1050.

STABILIZATION SHOULD BE COMPLETED WITHIN 7 DAYS OF ESTABLISHING FINAL GRADE ON THAT WILL OTHERWISE EXIST FOR MORE THAN 14 DAYS.

GRAPHIC SCALE

1 inch = 60 ft

C.J.E NO.: 2434R3
AUGUST 23, 2024

Diggers Hotline
DIAL 811 OR (800) 242-8511

LEGEND

860	EXISTING CONTOUR
850	PROPOSED CONTOUR
+--858.5	PROPOSED GRADE
	EXISTING STORM SEWER
47	PROPOSED STORM SEWER
	PROPOSED SILT FENCE

SITE EROSION CONTROL PLAN

C5.0

THE CONSERVANCY

NEIGHBORHOOD BUILDINGS

- Conservancy Center
- The Conservator
- Woodlands Residences
- Meadows Residences
- The Conservancy Resident Club
- Neighborhood Amenities
  - The Reserve at The Conservancy
  - New Berlin Recreation Trail

WIMMER COMMUNITIES

THE
CONSERVANCY

Residential Buildings

- Conservancy Center
- The Conservator
- Woodlands Residences
- Meadows Residences
- The Conservancy Resident Club

All Architectural Images For Character and Subject to Change

THE CONSERVANCY

CONSERVANCY CENTER

- Retail/Office
  - 19,600 Sq Ft
  - 109 Surface
  - Parking Ratio 5.56:1,000 Sq Ft
- 42 Residences
  - 12 one-bedroom
  - 30 two-bedroom
- 117 parking stalls
  - 68 garage spaces
  - 49 surface
  - Ratio 2.79:1

Select Residential surface parking shall be shared between Retail/Office Use primarily from 8:00 am - 5:00 pm with Residential Use from 5:00 pm - 8:00 am

Retail – Ground Level

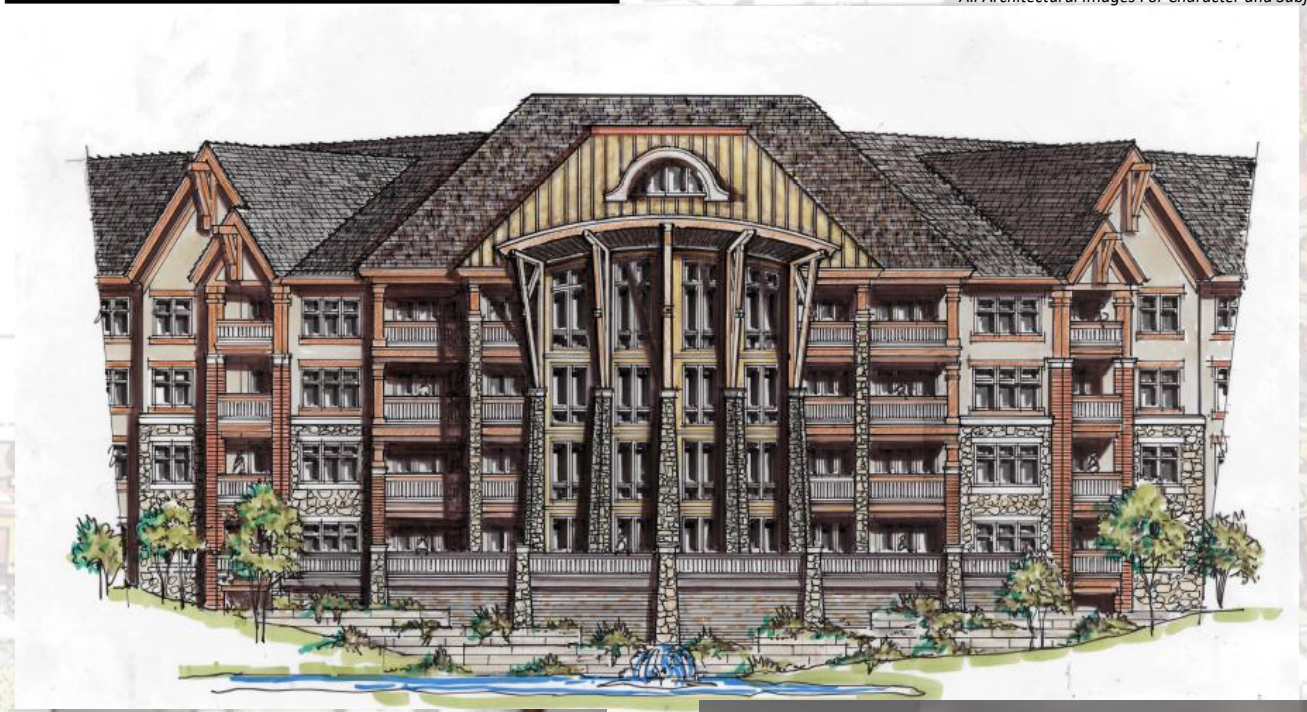
All Architectural Images For Character and Subject to Change

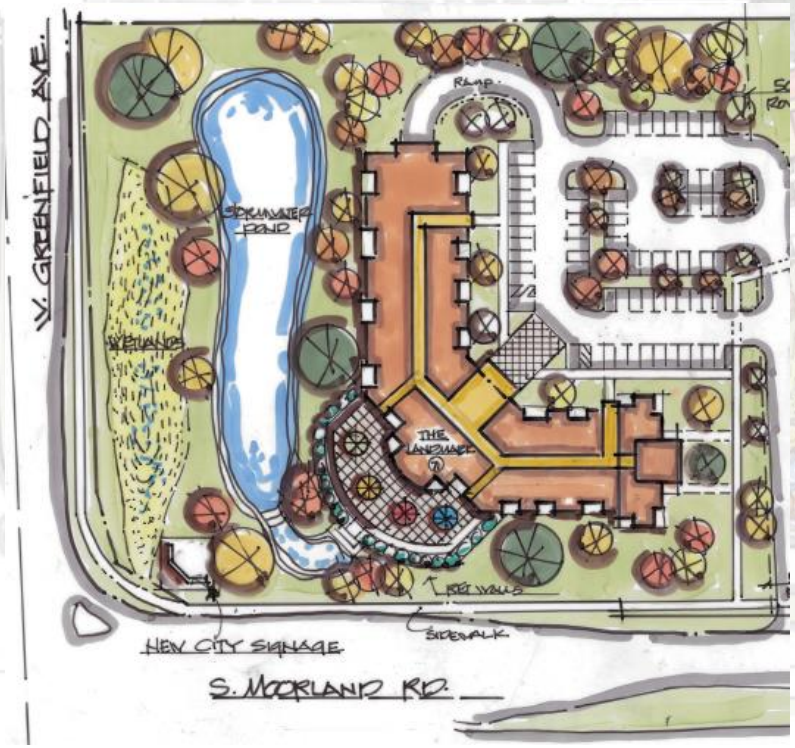
THE CONSERVANCY

THE CONSERVATOR

All Architectural Images For Character and Subject to Change

- 71 Residences
  - 31 one-bedroom
  - 40 two-bedroom
- 127 parking stalls
  - 54 garage spaces
  - 73 surface
  - Ratio 1.79:1



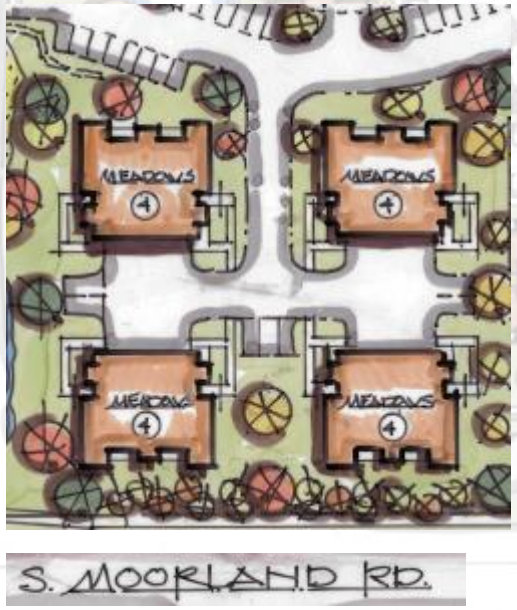


THE CONSERVANCY

MEADOWS RESIDENCES

- 32 Residences
  - 16 two-bedroom
  - 16 three-bedroom
- 75 parking stalls
  - 32 garage spaces
  - 43 surface
  - Ratio 2.34:1

MEADOWS NORTH



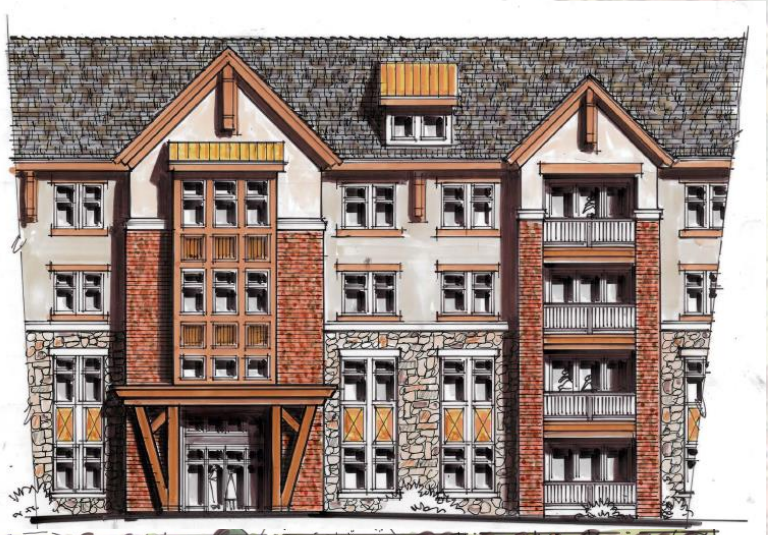
MEADOWS SOUTH

All Architectural Images For Character and Subject to Change

THE CONSERVANCY

WOODLAND RESIDENCES

- 216 Residences
  - 108 one-bedroom
  - 108 two-bedroom
- 366 parking stalls
  - 174 underground
  - 192 surface
  - Ratio 1.69:1



All Architectural Images For Character and Subject to Change

THE CONSERVANCY

RESIDENT CLUB

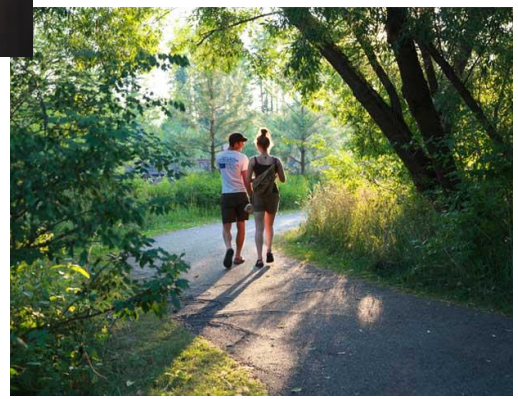
Resident Club Features:

- ❑ Club Room
- ❑ Health Club
- ❑ Outdoor Pool
- ❑ Sundeck
- ❑ Pet Spa
- ❑ Work Space
- ❑ Administrative
- ❑ 5000 Square Feet

THE CONSERVANCY

CAMPUS AMENITIES

- Hardwood Forest Reserve
- Conservancy Walk
- Neighborhood open greens, Ponds and wetlands preservation
- Resident Club with Pool and Fitness Center
- New Berlin Recreation Trail
- Pet Run
- Walkable sidewalk on site



THE CONSERVANCY

COMMUNITY BENEFIT

- The Conservancy shall serve to establish, populate and animate the southeast quadrant to a new commercial, and residential district on the intersection of Moorland and Greenfield Avenue providing both quality of life and economic benefits to the City of New Berlin.
- Creates a Master Planned Neighborhood by the implementation of the central design elements identified in City of New Berlin planning studies.
- Provide a private vehicular and pedestrian circulation plan.
- Creates a vital animated pedestrian-oriented neighborhood rich in recreation and social amenities.
- Provides a local population and access to properties within the mixed-use business district in the City of New Berlin to the east and north in the City of Brookfield.
- Encourage reinvestment and/or redevelopment of the remaining neighboring parcels and provides the flexibility for the medium and high-density development.
- Expands neighborhood economic development through additional population base supporting local businesses.
- Provides a preservation of high-quality woodland and wetland environments as well as commercial/retail land uses.

Neighborhood Value Increase	
Current Southeast Quadrant Value:	$0
Developed Southeast Quadrant:	$63,547,956
Increase:	$63,547,956

Municipal Tax Benefits	Current	Developed
City of New Berlin:	$0	$397,713
School District:	$0	$410,251
Others:	$0	$149,255
Total:	$0	$957,219

THE CONSERVANCY

DEVELOPMENT FUNDING

FUNDING FOR THE CONSERVANCY			
	Construction Loans	Owner-Funded Equity	TOTAL
Funding Source as Percentage of Total Construction Costs:	70.00%	30.00%	100.00%

The Funding Sources above represent the total anticipated financing for the development of The Conservancy and are identified according to their estimated share of the total Development Costs for the Project.

Wimmer has requested the City of New Berlin to allow the application of those fees collected by the City as a result of the development of The Conservancy to partially offset the cost of the public infrastructure benefitting the City.

DEVELOPMENT EXPENSES OF PUBLIC INFRASTRUCTURE BENEFITTING THE CITY OF NEW BERLIN	
Moorland Road Improvements	$457,990
Inclusive of:	
Traffic Signals	*$400,000*
Landscaping in Moorland Rd. ROW	*$57,990*
Public Sidewalk	$85,957
Sanitary Sewer Utility	$210,064
Water Utility	$212,962
Municipal Monument	**$80,000**
Total Estimated Cost of Public Infrastructure Benefitting the City of New Berlin:	$966,973

DEVELOPMENT FEES TO BE ALLOCATED TO THE DEVELOPER			
	Units	$/Unit or $/SF	Fee
Library	361	$109.00	$39,349.00
Park	361	$85.00	$30,685.00
Fire/Rescue			
-Retail	19,600	$0.12	$2,352.00
-Multifamily	361	$132.00	$47,652.00
Public Site			
-Commercial	1 Lot / 20 acres	$946.14 per Lot + $100/acre	$2,946.14
-Residential	361	$1,807.60	$652,543.60
Open Space			
-Commercial	1 Lot	$260.00 per Lot	$260.00
-Residential	361	$130.00	$46,930.00
Tree Replacement			TBD
Development Fees to be Applied to Public Infrastructure Benefitting the City of New Berlin:			**$822,717.74**

Wimmer anticipates obtaining conventional construction financing from one or more local lending institutions. The balance of the development costs for the Project will be funded by Wimmer's direct equity contribution.

THE CONSERVANCY

DEVELOPMENT TIMETABLE

The following Construction Schedule is anticipated:

ANTICIPATED CONSTRUCTION TIMETABLE

Building No.	Units	Name	Commencement	Completion
Moorland Road Reconstruction			April 2026	November 2026
Site Work			August 2025	June 2026
Phase I - Center				
2/3	42	Conservancy Center	June 2026	September 2027
5/6	112	Woodland Residences	August 2026	November 2027
16	-	Resident Club	September 2026	September 2027
Lease-Up Stabilization of 154 Units:			September 2027	June 2028
Phase II - South				
7	52	Woodland Residences	July 2027	September 2028
12 - 15	16	Meadow Residences	September 2027	September 2028
17	-	New Berlin Recreational Trail Monument	July 2028	September 2028
Lease-Up Stabilization of 68 Units:			September 2028	July 2029
Phase III - North				
1	69	The Conservator	June 2028	December 2029
4	52	Woodland Residences	July 2028	September 2029
8 - 11	16	Meadow Residences	September 2028	July 2029
Lease-Up Stabilization of 137 Units:			July 2029	June 2030

The Schedule above represents the anticipated completion schedule, which may be accelerated based on an earlier date of actual construction and lease-up stabilization. As typical, Construction Lender(s) for the Project will condition the financing for Phase II and Phase III upon the completed actual lease-up stabilization of the Phase I Buildings. Thus, the anticipated Construction Timetable above assumes that construction of Phase II and Phase III will not commence until actual lease-up stabilization of the Phase I Buildings is complete. We would reserve the right to begin construction of any future phase out of sequence and in advance of the dates identified above.

THE CONSERVANCY

OPERATIONS

In addition to being a significant community resource for increasing the quality of life for its residents, resident families, and the general community, Wimmer Communities has been a positive economic force as well.
Wimmer Communities directly operates their facilities through a staff specialized in professional property management in five departments including Resident Services, Community Services, Lifestyle Services, Facilities Management, and Business Administration. In addition to employment opportunities, Wimmer Communities adopts an aggressive purchasing program for local distributors of required supplies and services.

Wimmer Communities shall provide day-to-day operations, which will be managed out of an on-site property management office located in the Resident Club.

Hours of On-Site Operation Monday-Friday 9:00 a.m. -6:00 p.m. Saturday - Sunday 11:00-a.m. - 4:00 p.m.

Wimmer Communities provides a 24-hour emergency response service for after-hours maintenance issues. In addition, property management staff provides many concierge and lifestyle services to residents, including:

Special Holiday Events
Aerobics Classes
Housekeeping
Laundry and Dry-Cleaning Drop-off
Grocery Delivery
Pharmaceutical Delivery
Floral Delivery
Houseplant Care
Pet Grooming
Special Events Planning and Catering for the Community Center

Maintenance of buildings will be the responsibility of on-site maintenance staff. Licensed contractors are retained for larger building upkeep activities and or electrical, mechanical, plumbing, and fire protection work requiring professional trade people. A property preventive maintenance program is strictly implemented to protect the long-term value of the property.

Landscape Maintenance will be provided under contract with professional landscape management firms. In addition to basic lawn care services, landscape firms provide Spring and Fall clean ups, shrub and tree pruning, weeding of flowerbeds, and other services, which together comprise a comprehensive landscape management program. Service contracts generally run from April through November.

Snow Removal services are provided under contract with professional snow removal contractors. Wimmer Communities maintains relationships with multiple reliable vendors for snow removal and selects the most appropriate vendor based on equipment, ability to provide responsive service, and proximity of the contractor's facilities to the property. Snow removal contracts provide for street plowing and sidewalk clearing. Properties are staked and reviewed with plowing contractors every fall to minimize the potential for landscape damage. Contractors are responsible for complete restoration of any damage incurred.

Refuse Disposal will be provided under contract with a licensed trash hauler. A centrally located waste collection center will be provided on each floor that contains a trash chute to receptacles, compartmentalized on the underground parking level. On-site property maintenance staff will coordinate with the licensed trash hauler for weekly emptying of the trash containers. Recycling bins are also provided and located within the waste collection centers in the building to provide convenient separation of recyclable materials. There are no building-related trash receptacles or dumpsters situated outside of any buildings

About Wimmer Communities

Wimmer Communities is a family-owned, locally operated, multi-faceted real estate development, brokerage, construction, and property management firm that:

- Owns, operates, and manages over thirty-five apartment communities, independent and assisted living senior residences, commercial properties, and hotel located throughout the Milwaukee metropolitan area, with more high-quality properties currently under development.

- Understands that how one lives is just as important as where one lives, resulting in a team of craftsmen and service management personnel who are dedicated to providing outstanding customer service, and exciting, comfortable, secure and convenient residences.

- Offers its family of employees a respectful and positive work environment where everyone is equal.

- Embraces the opportunity and responsibility to be a positive force in the communities in which we live, work, and play through involvement in the arts, health, education, recreation, and environment.

Wimmer Communities' Mission is founded upon values and ideals as the cornerstones to its drive to be a leader in the residential real estate industry through entrepreneurial spirit, calculated risk taking, and being on the leading edge of new markets and opportunities to achieve continued success and profitability.

This goal is realized through the development, management and construction of properties that are exciting, physically and economically accessible, and satisfy the need for comfort, security, and personal growth of the families and individuals who come into contact with that development. These environments are created for customers through respect, communication, responsiveness, and personalized service to achieve customer satisfaction.

Wimmer Communities celebrates individuals who perpetuate the traditional work ethic and challenge their abilities to promote personal and professional growth, while maintaining open communication, recognizing all employees as members of a team who are rewarded financially with competitive salaries and recognition for exceptional performance.

Wimmer Senior Communities creates environments for seniors above the age of 62 that provide superior quality of life by offering a continuum of care in services and programming within a most desired and least restrictive environment, allowing individuals to age with dignity. It is committed to respecting the individuality, independence and privacy of our residents, while providing high-quality, cost-effective care within a safe and secure residential environment. Wimmer Senior Communities offers a program of services that nurtures the body, mind, and spirit and respects the choices of our residents in the care-planning process, which involves both family and friends in lifestyle decision-making.

Throughout the years, Wimmer Communities has won numerous awards and achievements. Wimmer has been awarded the Milwaukee Journal Sentinel Top Workplace Award for nine consecutive years and most recently in 2024, as well as earning USA Today's 2024 Top Workplace USA Award. The Apartment Owners and Managers Association (AOMA) recognized Wimmer for the following TOBY awards; 2016 Property Excellence (The Centennial), 2016 Onsite Manager, 2017 Property Excellence (Heritage House & The Silvernail), 2017 Outstanding Support Staff, 2018 Apartment Building Senior Housing (Forest Ridge), 2018 Property Excellence (Falcon Glen), 2019 Assistant Manager of the Year, 2019 Outstanding Maintenance of the Year, 2021 Property Excellence (Oakton Beach & The Silvernail), and 2021 Assistant Manager of the Year. Wimmer Communities has been honored with the following Milwaukee Journal Sentinel Top Choice Awards, which are voted on by the Milwaukee area public; 2017 Assisted Living Finalist (Forest Ridge), 2018 Assisted Living Finalist (Forest Ridge), 2018 Hometown Business Finalist (Wimmer Communities), 2021 Assisted Living Finalist (Forest Ridge), and 2021 Top Apartments Winner (Wimmer Communities). Wimmer Communities maintenance technicians regularly win awards and recognitions at the annual Maintenance Mania competition, including 4 individual technician awards in 2020 and 2 national qualifiers. Wimmer Communities was also awarded the 2020 Leadership in Safety Award by the Associated General Contractors of Great Milwaukee.

Arts

- Wimmer Communities' Concerts in the Gardens - Since 1996 Wimmer Communities has produced and sponsored a series of outdoor summer concerts open to the public at the Boerner Botanical Gardens
- United Performing Arts Fund serving Southeastern Wisconsin
- Wimmer Rehearsal Hall at Marquette University High School
- Marquette University High School Theater
- Wimmer Communities' Collection of Contemporary Art - on exhibit in Community Centers throughout the Milwaukee metropolitan area featuring signature works from world-renowned artists, as well as bold works from up-and-coming new artists.

Education and Recreation

- Marquette University High School Endowment Fund
- Whitnall Park Archery Center in its 27th year of public enjoyment.
- Kulwicki Pavilion and Little League Park created through Wimmer Communities coordinated the donation and construction of this 25-acre site, which includes four Little League/softball fields, playground equipment, and pavilion.

Environment

- Wimmer Wetlands offers an educational bike path explaining the importance of wetlands in urban land planning as a segment of the Milwaukee County Park System's Oak Leaf Trail.
- Boerner Botanical Gardens Welcome Center
- Green Building practices ensure environmentally responsible material selections and systems, which are resource-efficient and utilize sustainable energy.
- Community Reuse and Recycling programs for construction materials, furnishings, and waste.

Health

- Annual endowment to the Mary T. Wimmer Breast Cancer Research Fund
- Waukesha Community Health Center building fund contribution - provides high-quality health care, health education, and social services to low-income area residents.
- Funding of the Wimmer Cardiac Testing Center brings innovative technology to the new Heart and Vascular Center at ProHealth Care. This patient-centered care program utilizes The Discovery 530c, a state-of-the-art nuclear camera, which offers faster scan times while decreasing radiation doses to patients.
- Funding of the Wimmer Healing Garden at the ProHealth Care UW Cancer Center provides a tranquil rooftop sanctuary for patients and their families to relax, reflect, and rejuvenate.
- Funding of the St. Mary's Contemplative Labyrinth offers an outdoor labyrinth walk emulating life's pilgrimage for ecumenical meditation.

WIMMER
CARES

Team Member Volunteer Initiatives

- Wimmer Communities assists the efforts of its staff in providing funding and facilitating the charitable causes to which they feel connected.
- Operation Christmas Child- Since 2001 employees have filled shoeboxes with gifts for children around the world and Wimmer Communities pays the shipping costs.
- Milwaukee Rescue Mission - Donations of toys and clothing generously donated by Wimmer Communities' residents and employees.
- Habitat for Humanity - Wimmer Communities supports Habitat for Humanity ReStores by contributing surplus construction materials and gently used appliances. The support of this worthy cause has included collections of household items including small appliances.
- Hunger Task Force - Wimmer Communities' employees and residents donate food items to this annual cause and our communities serve as drop-off points.
- Community Projects for Seniors - Wimmer Communities assists this worthy organization in providing necessities for low-income seniors by the collection and donation of household bath items.

DRAFT

Department of Community Development
Planning Department
City of New Berlin
3805 S. Casper Drive
New Berlin, WI. 53151-3097
Phone: (262) 797-2445
Fax: (262) 780-4612

MEMO TO: David Ament, Mayor
Plan Commissioners

MEMO FROM: Greg Kessler, Director of Community Development

MEMO RE: 2025 Plan Commission Meeting Schedule

January 8

February 3

March 3

April 7

May 5

June 2

July 15 – *City Hall will be closed July 4th in observance of Independence Day.*

August 13

October 6

November 3

December 8

January 7, 2026 – *Please note that this is a Wednesday due to New Years.*

Updated 10/3/2024