Plan Commission Meeting Agenda

January 8, 2025 - 6:00 PM
Council Chambers
3805 S. Casper Drive

Published 12/26/2024

AGENDA

1. **PUBLIC HEARING(S)**
2. **PRIVILEGE OF THE FLOOR**
3. **CALL TO ORDER, PLEDGE OF ALLEGIANCE**
4. **ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE**
5. **APPROVAL OF MINUTES**
   - **A.** December 2, 2024 Meeting Minutes
6. **PLAN COMMISSION SECRETARY'S REPORT**
7. **CONTINUED BUSINESS**
8. **NEW BUSINESS**
   - **A.** (1) KH Discussion and possible action to recommend to Common Council approval of LD-2402701 Luke Sebald with Keller, Inc. - 12860 and 12900 W. National Avenue - 1 Lot Certified Survey Map
   - **B.** (1) KH UA-2402702 Luke Sebald with Keller, Inc. on behalf of On Time Promo & Apparel - 12860 W. National Avenue - Use, Site and Architecture Approval for a 7,200 sq. ft. building
9. **PENDING**
10. **COMMUNICATIONS**
11. **ADJOURN**

Additional Information

- The agenda packet with supplemental information related to the agenda items is available online at www.NewBerlinWi.gov. Once finalized by the governing body, approved meeting minutes are also posted online.
- The governing body may consider agenda items out of order
- Members, and potentially a quorum of other governmental bodies of the municipality, may be present at the meeting to gather information. No action will be taken by any governmental body other than the one referenced in this notice.
- With reasonable notice, accommodations will be provided under the Americans with Disabilities Act to meet the needs of individuals with disabilities through appropriate aids and services. For more information or to request assistance, please contact the Office of the City Clerk at (262) 786-8610.

Plan Commission
MEETING MINUTES

December 2, 2024 - 6:00 PM
Council Chambers
3805 S. Casper Drive

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

MINUTES

1. PUBLIC HEARING(S)

A. (7) KW CU-2402462 Bob Bojcic Jr. with Lucky Penny Apothecary & Mercantile - 21415 W. Greenfield Ave. (Tax Key #: 1174.982) - Conditional Use Permit for Lucky Penny Apothecary & Mercantile to re-occupancy an office building. (Public Hearing 6:00 PM)

Kelly Wall introduced the Public Hearing Item to the Plan Commission.

Alderman Stribl asked if there were any questions for clarification. Tricia Beckman (19965 W. Rustic Ridge Drive, New Berlin WI 53146) asked if she would have an opportunity to speak at the meeting. Alderman Stribl explained the process of Public Hearing and Privilege of the Floor. No further comments were made.

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

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

Alderman Stribl asked if there were questions and/or comments from Plan Commissioners. There were none.

Public Hearing was closed at 6:21PM.

2. PRIVILEGE OF THE FLOOR

None

3. CALL TO ORDER, PLEDGE OF ALLEGIANCE

Alderman Stribl called the meeting to order at 6:21PM and led the Pledge of Allegiance.

4. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

Community Relations Specialist Joelle Erickson took the roll call as follows:
Present: Commissioner Schulpius, Commissioner Felda, Commissioner Rafel, Alderperson Stribl
Excused: Commissioner Theodore Anderson, Commissioner Brian McGrath, Mayor Dave Ament

Staff Present: DCD Deputy Director Nikki Jones, City Attorney Tom Schmitzer, Principal Planner Kelly Wall, Community Relations Specialist Joelle Erickson

5. APPROVAL OF MINUTES

A. November 7, 2024 Meeting Minutes

MOTION: Motion to Approve Minutes

VOTE: Motion by: Commissioner Schulpius

Second by: Commissioner Rafel
Motion Passes 4-0

6. PLAN COMMISSION SECRETARY'S REPORT

None

7. CONTINUED BUSINESS

None

8. NEW BUSINESS

A. (7) KW CU-2402462 Bob Bojcic Jr. with Lucky Penny Apothecary & Mercantile - 21415 W. Greenfield Ave. (Tax Key #: 1174.982) - Conditional Use Permit for Lucky Penny Apothecary & Mercantile to re-occupancy an office building. (Public Hearing 6:00 PM)

MOTION: Motion to Approve As Presented

VOTE: Motion by: Commissioner Felda
Second by: Commissioner Rafel
Motion Passes 4-0

B. (1) KN UA-2402528 John Jewell with Jewell Homes LLC on behalf of Douglas Meinen -12412 & 12414 W. Graham St. (Tax Key #: 1156.097) - Use, Site and Architecture to construct a duplex.

MOTION: Motion to Approve With Conditions Approved at 12-2-2024 Architectural Review Meeting

VOTE: Motion by: Commissioner Schulpius
Second by: Alderman Stribl
Motion Passes 4-0

9. PENDING

None

10. COMMUNICATIONS

None

11. ADJOURN

MOTION: Motion to Adjourn at 6:27PM

VOTE: Motion by: Commissioner Schulpius
Second by: Commissioner Rafel
Motion Passes 4-0

Respectfully Submitted,
Joelle Erickson, Community Relations Specialist

STAFF REPORT
EXECUTIVE SUMMARY

APPLICANT/PROJECT:	**Luke Sebald with Keller, Inc. / 1-Lot Certified Survey Map**
LOCATION:	**12860 W. National Avenue (Tax Key #: 1200.907)** **12900 W. National Avenue (Tax Key #: 1200.906)**
REQUEST:	**Approval of a 1-Lot Certified Survey Map**
REVIEW SCHEDULE:	**CSM Received: 11/20/2024** **Completeness Determination: 11/21/2024** **90-day time limit expires: 2/18/2025** **Final Common Council Action: 1/28/2025**
D.R.C. RECOMMENDATION:	**Recommend to Common Council approval of a 1-Lot Certified Survey Map for the properties located at 12860 and 12900 W. National Avenue, subject to the application, plans on file and the following conditions:**

1. **Applicant shall correct all drafting errors and requested changes identified by Staff on the final CSM prior to the City signing.**
2. **A final copy of the CSM shall be submitted and reviewed prior to City signing. All owners and surveyor must sign prior to City signing the CSM. Surveyor Stamp is required.**
3. **The CSM shall be recorded with Waukesha County Register of Deeds prior to the issuance of any new zoning or building permits.**
4. **Applicant and/or property owner shall apply for and obtain appropriate building, plumbing and electrical permits prior to any construction on any parcel.**
5. **Applicant shall dedicate the appropriate right-of-way to Waukesha County.**
6. **Page 3: Change "Georgia Stanford, City Clerk" to "Rubina Medina, City Clerk".**
7. **Written legal description on page 2 does not match linework and labels on Page 1. Revise and resubmit.**

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

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

Meeting of January 8, 2025

Luke Sebald with Keller, Inc. / 1-Lot Certified Survey Map
12860 and 12900 W. National Avenue

DATE STAFF REPORT PREPARED: 12/13/2024

APPLICANT / OWNER(S): Luke Sebald with Keller, Inc. / FJL Enterprises, LLC

REQUEST / DESCRIPTION OF PROJECT: Approval of a 1-Lot Certified Survey Map for the properties located at 12860 and 12900 W. National Avenue.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 11/20/2024

DATE OF COMPLETENESS DETERMINATION: 11/21/2024

PRE-APPLICATION CONFERENCE HELD: Yes
Date(s) of Meeting(s): 8/5/2024
Site Visit(s): 12/16/2024

CONCEPTUAL PLAN: Yes

SIZE OF DEVELOPMENT / PARCEL(S):

Proposed	7,200 square foot building	12860 W. National Avenue	0.42 acres
Existing	8,000 square foot building	12900 W. National Avenue	1.27 acres

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

CURRENT LAND USE: Commercial/Vacant

PROPOSED ZONING: N/A

PROPOSED LAND USE: Commercial

PROPOSED LOT SIZE: 1.43 acres

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North:	Zoning: R-5	Land Use: Single-Family Residential
South:	Zoning: B-1	Land Use: Commercial
East:	Zoning: O-1/Rd-1	Land Use: Office & Two-Family Residential (Vacant)
West:	Zoning: B-2/Rd-1	Land Use: Commercial & Two-Family Residential

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

Chapter 15: Neighborhood E – National Avenue East Corridor:
Vision:

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

Development Policies:

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

Land use:

- Future Land Use Map: Suburban Commercial

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

DEVELOPMENT CODE (Chapter 235): N/A

REZONING REQUIRED: No

CONDITIONAL USE REQUIRED: No

PUBLIC HEARING REQUIRED: No

USE / SITE / ARCHITECTURAL REVIEW:
Use Approval Required: Yes, see file # UA-2402702.
Site Plan Required: Yes, see attached CSM.
Architectural Review Required: Yes, see file # UA-2402702.

PROPOSED ARCHITECTURE: N/A

UNIQUE SITE CHARACTERISTICS:
Environmental Corridor: No
Wetland On Property: No
Conservancy Districts (C-1, C-2): No
NRCS Map Classification: Not Inventoried
Floodplain: No
Topography / Geologic: Site slopes to the west.

BIKE & PEDESTRIAN FACILITIES PLAN: No improvements identified.

PARK & OPEN SPACE PLAN: No improvements identified.

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

ENVIRONMENTAL IMPACT: N/A

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

SANITARY SEWER PROVISION:
Within Current Sewer Service Area: Yes
Basin Capacity Available: Yes
Adequate Linkage: N/A
Onsite System Required: No

WATER USAGE CALC.: N/A

TRAFFIC IMPACT: TIA is not required.

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

PREVIOUS ACTION (12900 W. NATIONAL AVENUE):

8/29/2019	Plan Commission approval of re-occupancy for screen printing business.
1/9/2023	Public hearing before the Plan Commission for a cell tower.
2/6/2023	Plan Commission approval of a conditional use permit for a cell tower.

CONSISTENCY WITH PREVIOUS ACTION: Yes

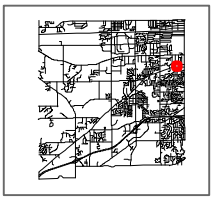
FINDINGS:

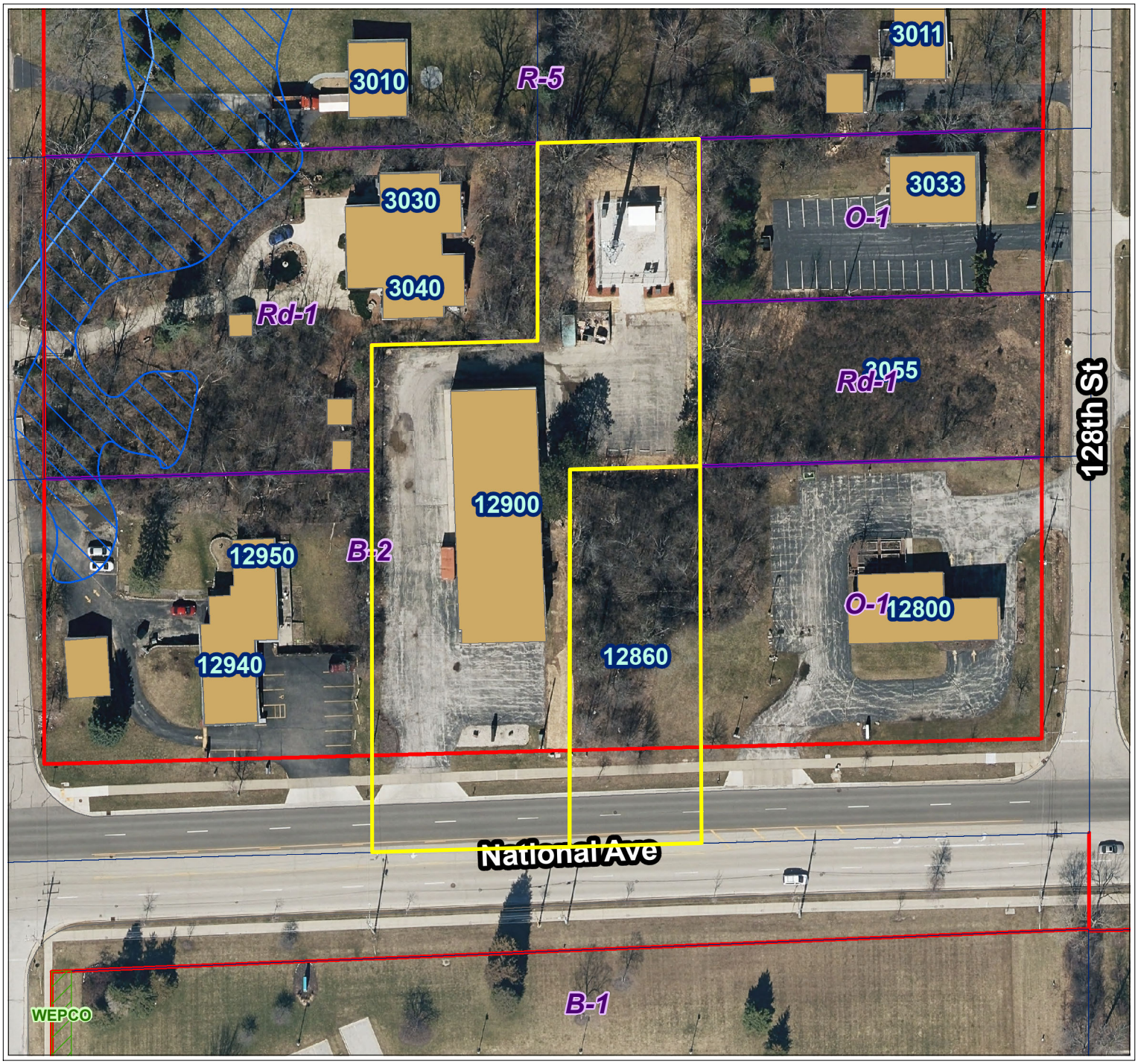
1. The applicant has simultaneously applied for a Use Approval Application (See File #: UA-2402702).
2. Per §275-34D, the minimum lot area is 40,000 square feet and the minimum lot width is 200' in the B-2 District. The proposed lot meets the minimum lot dimensions.

D.R.C. RECOMMENDATION: Recommend to Common Council approval of a 1-Lot Certified Survey Map for the properties located at 12860 and 12900 W. National Avenue, subject to the application, plans on file and the following conditions: **See Executive Summary.**

ATTACHMENTS:
Location Map
CSM

LD-2402701 & UA-2402702
On Time Promo & Apparel
12900 and 12860 W. National Avenue





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

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 30 60 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.

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF PART OF THE SOUTHWEST 1/4 OF SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN

◉ INDICATES IRON PIPE FOUND

o INDICATES 1 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 1.13 LBS PER LINEAL FOOT, SET.

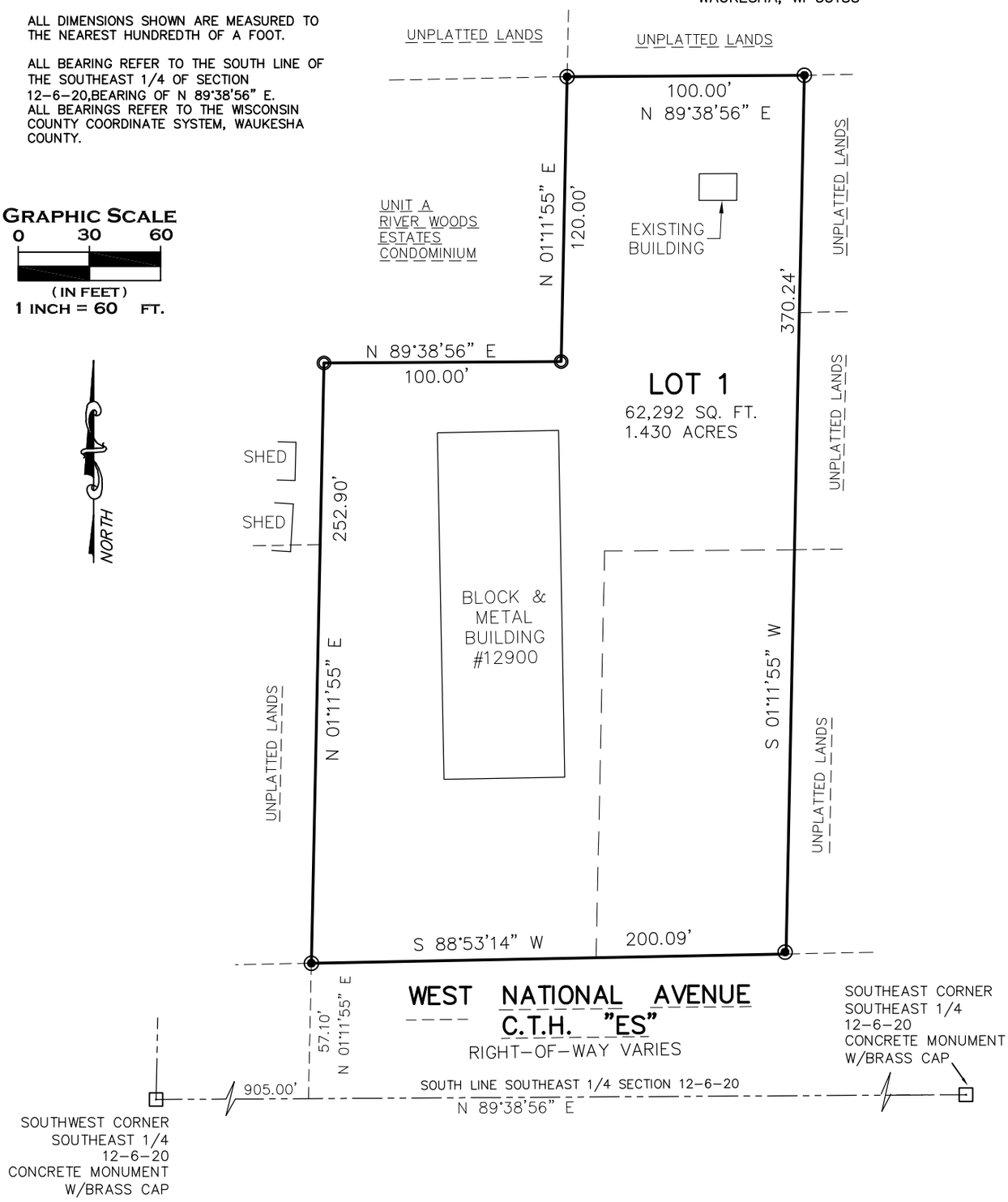
ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

ALL BEARING REFER TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 12-6-20,BEARING OF N 89°38'56" E. ALL BEARINGS REFER TO THE WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY.

PREPARED FOR:
FJL ENTERPRISE, LLC
12900 NATIONAL AVENUE
NEW BERLIN, WI 53146

PREPARED BY:
CHRISTOPHER JACKSON, PLS
CJ ENGINEERING
W238 N1610 BUSSE RD., STE. 100
WAUKESHA, WI 53188

GRAPHIC SCALE
0 30 60
(IN FEET)
1 INCH = 60 FT.



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

SHEET 1 OF 3

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF PART OF THE SOUTHWEST 1/4 OF SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER A. JACKSON, A PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A PART OF THE SOUTHWEST 1/4 OF THE SOUTEAST 1/4 OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 12, THENCE N 89°38'56" e 905.00 FEET ALONG THE SOUTH LINE OF THE SAID SOUTHEAST $\frac{1}{4}$; THENCE N 01°11'55" E 57.10 FEET TO THE POINT OF BEGINNING OF THE LANDS TO BE DESCRIBED; THENCE CONTINUING N 01°11'55" E 252.90 FEET; THENCE N 89°38'56" W 100.00 FEET; THENCE N 01°11'55" E 120.00 FEET; THENCE N 89°38'56" E 100.00 FEET; THENCE S 01°11'55" W 370.25 FEET; THENCE S 89°53'14" W 200.09 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 62,292 SQUARE FEET (1.430 ACRES).

THAT I HAVE MADE SUCH SURVEY AND MAP BY THE DIRECTION OF FJL ENTERPRISE, LLC OWNER OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE STATUTES OF THE STATE OF WISCONSIN AND CHAPTER 235 OF THE MUNICIPAL CODE OF THE CITY OF NEW BERLIN IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS_____DAY OF_____, 20__.

_____

CHRISTOPHER A. JACKSON, R.L.S.
PROFESSIONAL LAND SURVEYOR, S-2851
STATE OF WISCONSIN

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

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF PART OF THE SOUTHWEST 1/4 OF SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE

FJL ENTERPRISE, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED AND MAPPED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 235 OF THE MUNICIPAL CODE OF THE CITY OF NEW BERLIN.

FJL ENTERPRISE, LLC, DOES FURTHER CERTIFY THAT THIS MAP IS REQUIRED BY CHAPTER 236 OF THE STATUTES OF THE STATE OF WISCONSIN FOR APPROVAL OR OBJECTION: CITY OF NEW BERLIN

IN WITNESS WHEREOF, THE SAID FJL ENTERPRISE, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____ , _____ DATED THIS ____ DAY OF _____, 20__.

FJL ENTERPRISE, LLC

_____

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

PERSONALLY CAME BEFORE ME THIS_____DAY OF _____, 20__, _____, _____, OF THE ABOVE NAMED FJL ENTERPRISE, LLC, TO ME KNOWN AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE THE _____ OF THE COMPANY. AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF THE COMPANY, BY ITS AUTHORITY.

_____
NOTARY PUBLIC
STATE OF WISCONSIN
MY COMMISSION EXPIRES:_____

COMMON COUNCIL APPROVAL

APPROVED BY THE COMMON COUNCIL OF THE CITY OF NEW BERLIN ON THIS_____DAY OF _____ , 20_____

_____
DAVID A. AMENT, MAYOR

_____
GEORGIA STANFORD, CLERK

PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF NEW BERLIN ON THIS DAY _____ OF _____ 20__

_____
DAVID A. AMENT, CHAIRPERSON

_____
NIKKI JONES, SECRETARY

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

STAFF REPORT
EXECUTIVE SUMMARY

APPLICANT/PROJECT:	**Luke Sebald with Keller, Inc. / On Time Promo & Apparel**
LOCATION:	**12860 W. National Avenue**
REQUEST:	**Use, Site and Architecture approval for a 7,200 square foot building for On Time Promo & Apparel located at 12860 W. National Avenue**
D.R.C. RECOMMENDATION:	**Approval of the Use, Site and Architecture approval for a 7,200 square foot building for On Time Promo & Apparel located at 12860 W. National Avenue, 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. The applicant is proposing to construct a 7,200 square foot building for their custom embroidery business.**
        i. **Hours of Operation: Monday - Friday 6am - 4pm**
        ii. **Number of Employees: 25**
    b. **Architecture Review Committee approval is required.**
    c. **Dumpsters shall be properly screened from the street and public view in accordance with §275-56 of the Zoning Code.**
    d. **All permanent and temporary signs require a Sign Application to be filed prior to installation.**
    e. **Landscape plans shall meet the requirements of §275-53 through §275-56 of the Zoning Code.**
        i. **Per §275-54B, a tree replacement fee of $3,300 shall be paid to the City.**
        ii. **Approval of the Landscaping Plan and payment of all installation and maintenance sureties is required, per §275-56C.**
2. **Building Inspection:**
    a. **Inspection CU - STATE REVIEW**
    b. **Building plans shall be signed and stamped by a licensed architect or professional engineer per the Wisconsin Enrolled Commercial Building Code (SPS.361.31).**
    c. **Building plans shall be approved by the State of Wisconsin Department of Commerce Safety and Buildings Division (SPS.361.60). State letter required with permit application.**
    d. **Apply and obtain appropriate building, HVAC, electric, plumbing and fire permits from the City of New Berlin Building Inspection Division.**

e. **Zoning approval will be required BEFORE applying for the building permit. Separate building permit application, state approval letter and plans (4 sets) are required.**

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

3. **Engineering:**

   a. **The developer is proposing 34 parking stalls to be used for the business. This would include the 5 parking stalls on the north side of the property near the cell tower. The lighting plan shows 0 fc for these 5 stalls.**

   b. **Per DH 5.2.12.4 Sidewalks adjacent to parking stalls shall be 8' wide.**

   c. **The existing metal shipping containers shall follow the guidelines under 275-42F.(3).**

   d. **The two-way drive aisle from the original parking lot to the new parking for the proposed building shall be 24' wide.**

4. **Fire Department:**

   a. **Building shall be fully sprinklered and monitored.**

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

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

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

   e. **Maintain 24' fire access width for fire lane.**

5. **Utilities:**

   a. **Fire department to determine whether new building needs a fire service.**

   b. **Keller to determine whether a 1 1/4" water service is large enough to service both buildings. If so, we will detail what needs to be done at that point.**

   c. **Must verify that water service is sufficient to supply fire suppression system.**

   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**

   f. **Please call Jim Hart at New Berlin Water Utility with Questions.**

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

   h. **If connecting sanitary from new building to existing sanitary lateral, must install a private cleanout manhole at the union.**

6. **Storm Water Utility:**

   a. **Provide detail/cross section of rain garden.**

   b. **MMSD Chapter 13 Green Infrastructure approval is required.**

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

d. **Stormwater Management Facilities Asbuilts are required to be submitted and approved prior to occupancy.**

e. **Stormwater Maintenance Agreement is required to be recorded prior to occupancy.**

DETAILS IN ATTACHED STAFF REPORT

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

Meeting of January 8, 2025

Luke Sebald with Keller, Inc. / On Time Promo & Apparel
12860 W. National Avenue

DATE STAFF REPORT CREATED: 12/13/2024

APPLICANT / OWNER(S): Luke Sebald with Keller, Inc. / FJL Enterprises, LLC

REQUEST / DESCRIPTION OF PROJECT: Use, Site and Architecture approval for a 7,200 square foot building for On Time Promo & Apparel located at 12860 W. National Avenue.

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 11/20/2024

DATE OF COMPLETENESS DETERMINATION: 11/21/2024

PRE-APPLICATION CONFERENCE HELD: Yes
Date(s) of Meeting(s): 8/5/2024
Site Visit(s): 12/16/2024

CONCEPTUAL PLAN: N/A

SIZE OF DEVELOPMENT / PARCEL(S):

Proposed	7,200 square foot building	12860 W. National Avenue	0.42 acres
Existing	8,000 square foot building	12900 W. National Avenue	1.27 acres

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

CURRENT LAND USE: Vacant

PROPOSED ZONING: N/A

PROPOSED LAND USE: Commercial (custom embroidery business)

PROPOSED LOT SIZE: 1.43 acres

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North:	Zoning: R-5	Land Use: Single-Family Residential
South:	Zoning: B-1	Land Use: Commercial
East:	Zoning: O-1/Rd-1	Land Use: Office & Two-Family Residential (Vacant)
West:	Zoning: B-2/Rd-1	Land Use: Commercial & Two-Family Residential

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

Chapter 15: Neighborhood E – National Avenue East Corridor:
Vision:

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

Development Policies:

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

Land use:

- Future Land Use Map: Suburban Commercial

ZONING CODE (Chapter 275): Yes, this request is consistent with §275-41C(16) 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 ARC will review the plans at the January 8, 2025 meeting.

PROPOSED ARCHITECTURE: Applicant is proposing to construct a pre-engineered metal 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 to the west.

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. Per §275-54B, a tree replacement fee of $3,300 shall be paid to the City.

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: N/A
Onsite System Required: No

WATER USAGE CALC.: Will be reviewed at the 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:

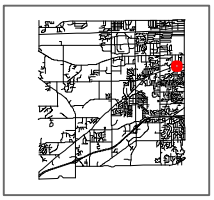
1. The applicant has simultaneously applied for a 1-lot CSM Application (See File #: LD-2402701).
2. Plan of operation shall be consistent with submitted plans on file. The applicant is proposing to construct a 7,200 square foot building for their custom embroidery business.
    a. Hours of Operation: Monday - Friday 6am - 4pm
    b. Number of Employees: 25
3. The proposed plans adhere to the development standards of the B-2 Zoning District:
    a. Building setbacks have been met: 40’ front, 15’ side, 25’ rear.
    b. Lot coverage requirements have been met: 50% Maximum Coverage by Buildings, 75% Maximum Coverage by Impervious Surfaces, 25% Minimum Coverage by Open Space and Landscaping.

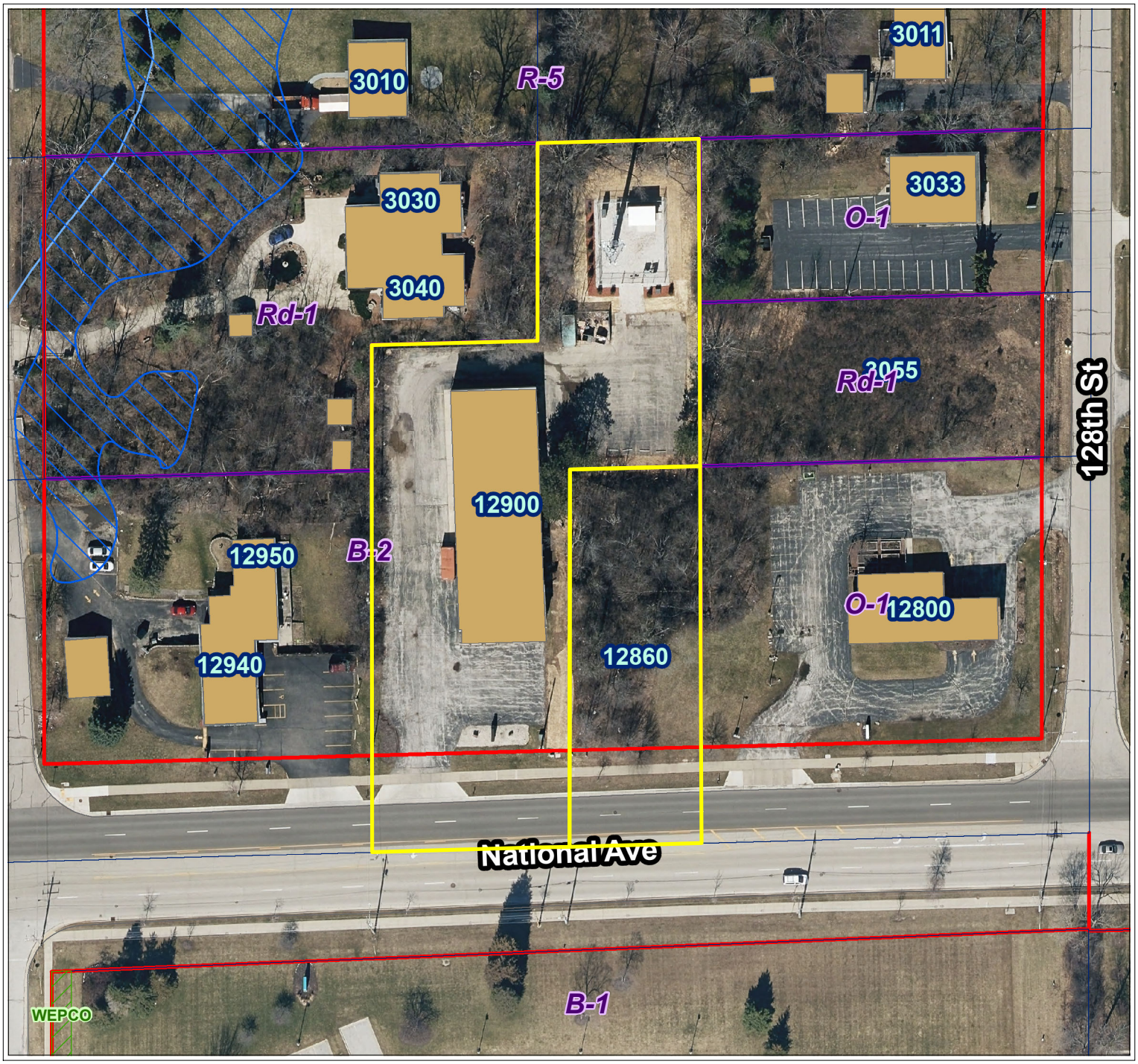
D.R.C. RECOMMENDATION: Approval of the Use, Site and Architecture approval for a 7,200 square foot building for On Time Promo & Apparel located at 12860 W. National Avenue, subject to the application, plans on file and the following conditions of approval: **See Executive Summary.**

ATTACHMENTS:
Location Map
Plan of Operation
Plans

City of New Berlin
Community Development

LD-2402701 & UA-2402702
On Time Promo & Apparel
12900 and 12860 W. National Avenue





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

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 30 60 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.

November 21, 2024

City of New Berlin
3805 S Casper Dr.
New Berlin, WI 53151
RE: OnTime Promo & Apparel – Custom Embroidery Building

To Whom It May Concern,

OnTime Promo & Apparel, is a family operated company founded in 2007 to provide the marketplace with comprehensive promotional and apparel screen printing and embroidery services. From humble beginnings in the founder's condo to their current New Berlin headquarters, OnTime Promo & Apparel continues to expand its full-service embroidery and screen-printing solutions from concept development to final product with the end user in mind.

OnTime Promo & Apparel will be constructing an approximately 7,200 sq. ft. Pre-engineered Metal Building (PEMB) for its custom embroidery operations. This building is shown on the elevation plans and renderings supplied. This building will be made up of an embroidery floor, warehouse, restrooms and ancillary administrative and employee welfare spaces. This building will allow OnTime Promo & Apparel to consolidate all its retail, printing and embroidery operations in a single location. Anticipated project schedule has construction commencing in the Spring of 2025 and completion in Fall of 2025.

In order to facilitate the construction of the new building, OnTime Promo & Apparel would like to combine their parcels located at 12900 W. National Ave. and 12860 W. National Ave. into a single 1.43 acre parcel. Both parcels are currently zoned B-2. Following the construction of the new building, impervious surface will increase from 0.763 acres to 1.04 acres. Total green space will be 0.39 acres, which adheres to the city's green space requirements

Current & New Building Activities will be as follows:

- Retail Sales
- Office Administration
- Custom Printing & Embroidery Operations
- Product shipping and receiving (avg. 2 - 4 trips per day)
- Warehousing

Hours of Operations will be as follows:

- Employee Hours (1 Shift/25 Employees): M – F from 6:00 AM – 4:00 PM
- Business Retail Hours: M – F from 9:00 AM – 4:00 PM

OnTime Promo & Apparel's full-time employees arrive via personal vehicles. Following the building construction, total square footage between the two buildings will be approximately 14,830 square feet. Per City of New Berlin ordinance, wholesale commercial uses require (1) parking space per 500 square feet. The required parking spaces following the new building construction will be (30) spaces. (34) parking spaces will be provided.

The new building will be located south and east of the existing facility. Existing public sanitary and water laterals located at 12900 W. National Ave. will be tapped onsite and utilized to serve the new building, as shown on the civil engineering plans provided. Separate private utilities will be extended to serve the new building.

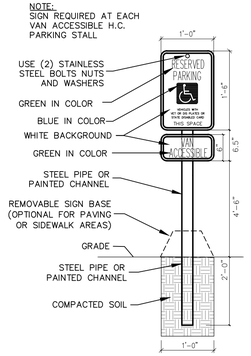
Pervious pavers located in the proposed parking spaces directly south of the new building and a rain garden located on the southwest lot corner will be utilized to meet the storm water infrastructure requirements, as shown on the civil engineering plans provided.

OnTime Promo & Apparel's 12860 W. National Ave parcel is heavily wooded. In order to construct the new building, trees are required to be removed per the tree removal plan. These trees will either be replaced on site or a fee will be paid in lieu of replacement. All additional landscaping will be provided in accordance with City of New Berlin ordinance and per the landscape plan provided.

All additional exterior lighting on site will be light poles or wall pack style fixtures installed on the new building itself. The exterior photometric plan and lighting specifications are provided for your review.

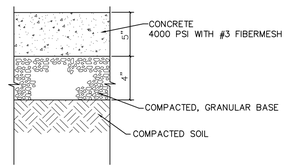
If any of the commission members, city planning department members, or the general public have any questions regarding OnTime Promo & Apparel's proposed building or site layout please feel free to contact Keller, Inc. at any time. Thank you all for your consideration of this project.

OWNER	FJL Enterprises, LLC 12900 W. National Ave. New Berlin, WI 53151
ARCHITECT/ BUILDER	Keller, Inc. Luke Sebald (Project Manager) Tony Tislau (Architect) W204 N11509 Goldendale Road Germantown, WI 53022 (262) 250-9710 office (414) 397 0526 cell lsebald@kellerbuilds.com
CIVIL ENGINEER	CJ Engineering (Division of JSD, Inc.) Chris Jackson W238N1610 Busse Rd., Suite 100 Waukesha, WI 53188 (262)-513-0666 christopher.jackson@jsdinc.com



HANDICAPPED PARKING SIGN DETAIL (VAN ACCESSIBLE)

NOT TO SCALE

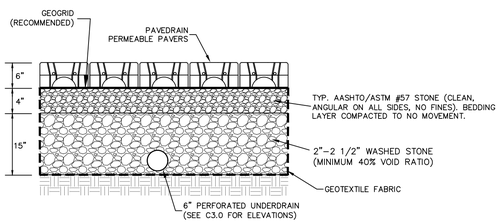


CONCRETE SIDEWALK

NOT TO SCALE

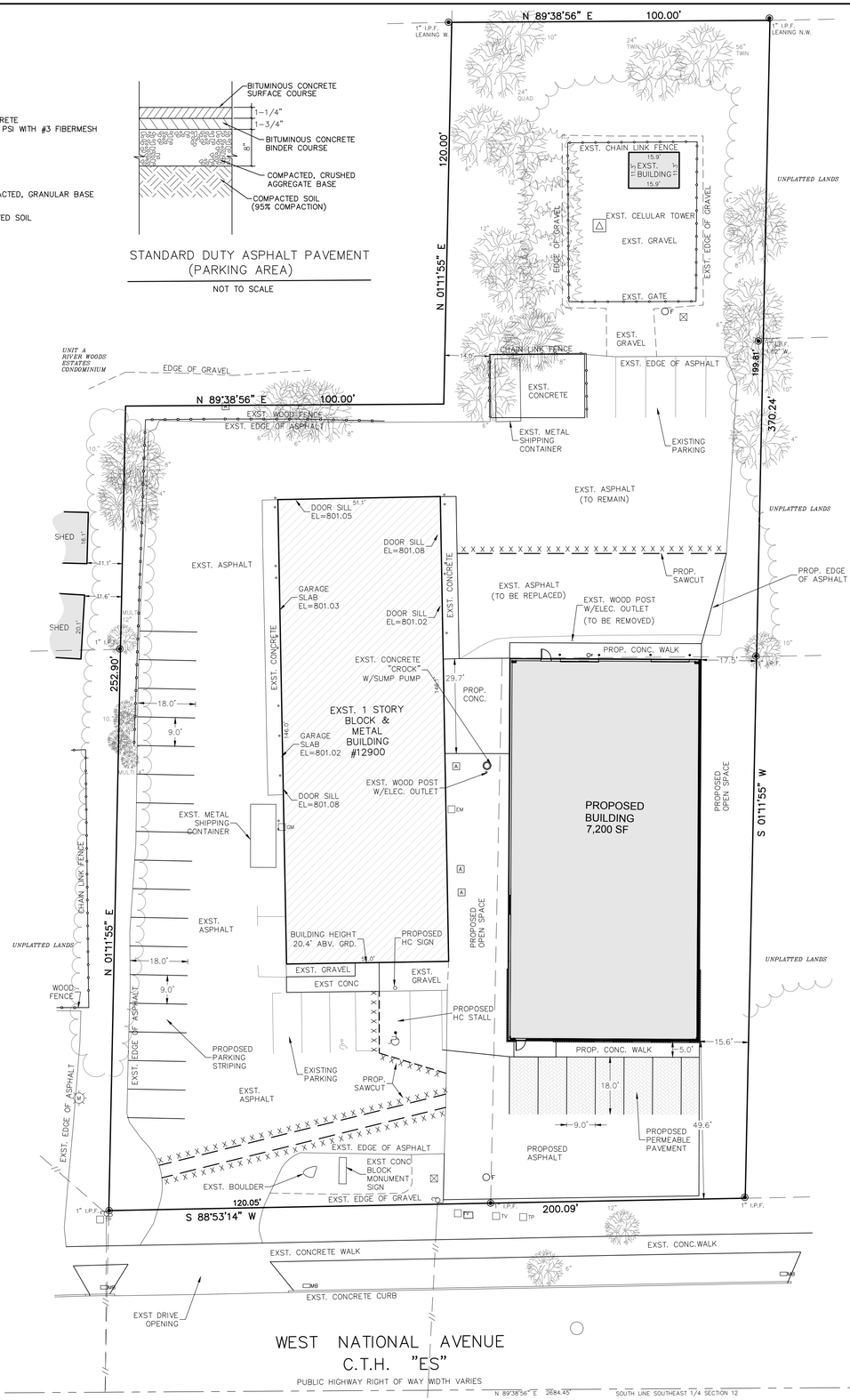
STANDARD DUTY ASPHALT PAVEMENT (PARKING AREA)

NOT TO SCALE



PERMEABLE PAVER PAVEDRAIN X-SECTION

NOT TO SCALE



SITE AREAS

EXISTING PAVEMENT = 25,587 S.F. (0.587 ACRES)
EXISTING BUILDING = 7,630 S.F. (0.175 ACRES)
EXISTING IMPERVIOUS = 33,217 S.F. (0.763 ACRES)
EXISTING OPEN = 29,075 S.F. (0.667 ACRES)

PROPOSED PAVEMENT = 30,492 S.F. (0.700 ACRES)
(INCLUDES PERMEABLE PAVEMENT AREA)
PROPOSED BUILDING = 14,830 S.F. (0.340 ACRES)
PROPOSED IMPERVIOUS = 45,322 S.F. (1.040 ACRES)
PROPOSED OPEN = 16,970 S.F. (0.390 ACRES)

TOTAL SITE AREA = 62,292 S.F. (1.430 ACRES)

SITE PARKING

EXISTING REGULAR PARKING: 18
EXISTING HANDICAP PARKING: 1
EXISTING TOTAL PARKING: 19

PROPOSED REGULAR PARKING: 32
PROPOSED HANDICAP PARKING: 2
PROPOSED TOTAL PARKING: 34

CJ engineering
civil design and consulting
W238 N1610 Busse Rd.
Suite 100
Waukesha, WI 53188
PH. (262) 513-0666
www.cj-engineering.com

N

ON TIME PROMO

12860-12900 WEST NATIONAL AVE. NEW BERLIN, WI

GRAPHIC SCALE

1 inch = 20 ft

CJE NO.: 2452RI
NOVEMBER 19, 2024

SITE PLAN C1.0

CJ engineering
civil design and consulting
W238 N1610 Busse Rd.
Suite 100
Waukesha, WI 53188
PH. (262) 513-0666
www.cj-engineering.com

HYDROCAD PERMEABLE PAVERS STORAGE

Volume	Invert	Avail.Storage	Storage Description
#1A	799.72'	592 cf	**59.67'W x 15.50'L x 2.05'H Field A** 1,996 cf Overall - 417 cf Embedded = 1,479 cf x 40.0% Voids
#2A	801.30'	93 cf	**PavedRain 56-45** x 975 Inside #1 Inside= 7.11'W x 5.61'H => 0.10 sf x 1.00L = 0.1 cf Outside= 12.0'W x 5.51'H => 0.43 sf x 1.00L = 0.4 cf 65 Rows of 15 Chambers
		685 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	799.60'	**8.0" Round Culvert** L= 116.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 799.60' / 799.00' S= 0.0052 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.35 sf
#2	Device 1	799.90'	**8.0" Round Culvert** L= 60.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 799.90' / 799.60' S= 0.0053 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.35 sf
#3	Secondary	801.70'	**5.0' long x 6.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

HYDROCAD RAIN GARDEN STORAGE

Volume	Invert	Avail.Storage	Storage Description
#1	798.00'	263 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

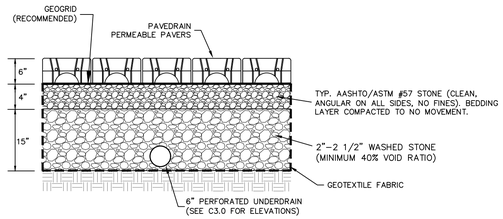
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
798.00	10	0	0
799.00	104	57	57
800.00	308	206	263

Device	Routing	Invert	Outlet Devices
#1	Primary	799.70'	**5.0' long x 10.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

NOTES:

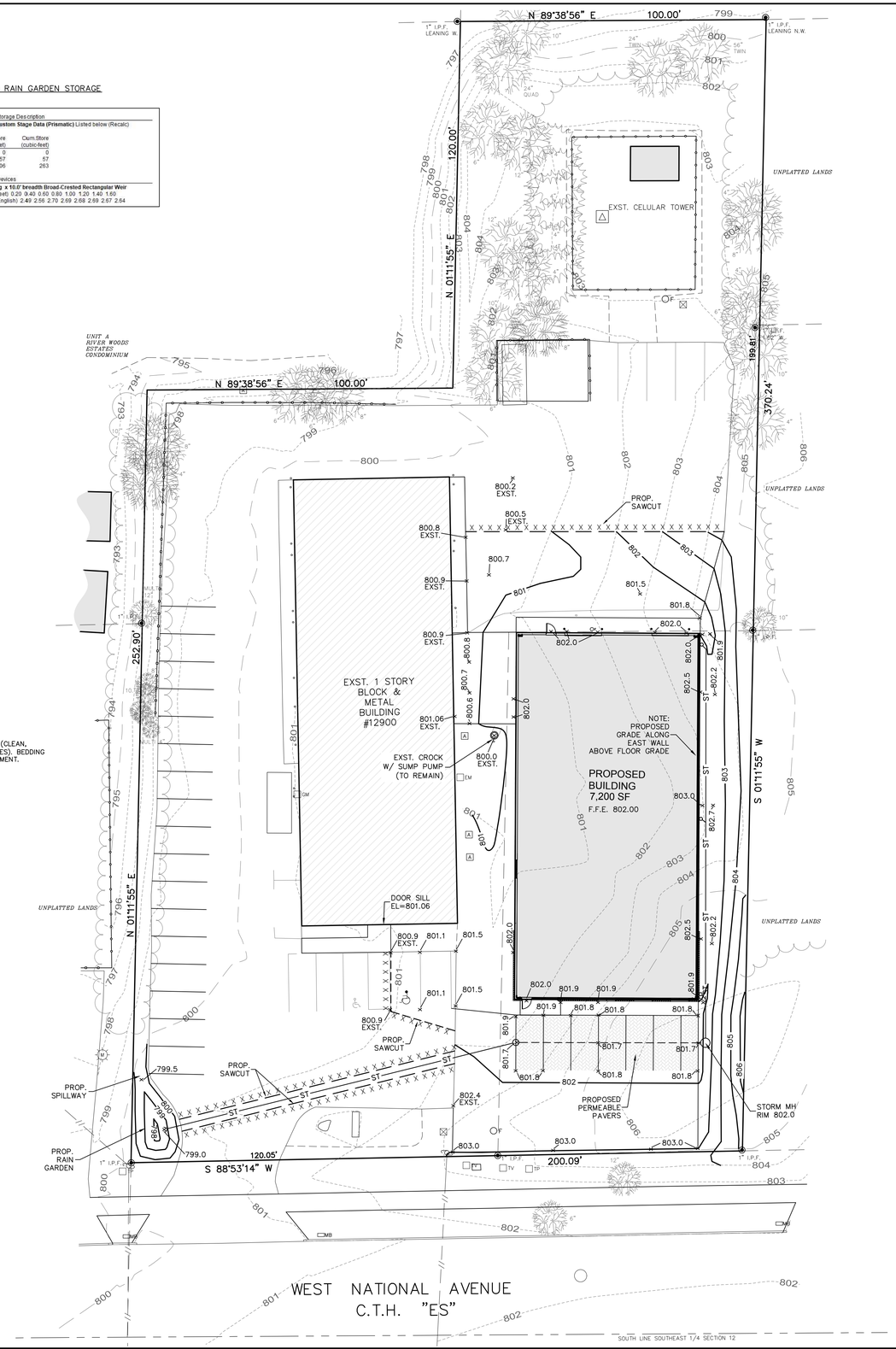
1. EXISTING CONDITIONS BASED ON SURVEY BY CAPITOL SURVEY ENTERPRISES.
2. DISTURBED AREA = 19,450 S.F. (0.447 ACRES).
3. PROPOSED NET IMPERVIOUS AREA = 12,105 S.F.
4. BASED ON THE ABOVE VALUES, THE ONLY STORM WATER MANAGEMENT REQUIRED IS THE MMSD GREEN INFRASTRUCTURE PER MMSD SECTION 13.302(C)1

REQUIRED DETENTION VOLUME = 12,105 S.F. * 1/2" = 504 CUBIC FEET (C.F.)
PROVIDED DETENTION VOLUME FROM PERMEABLE PAVERS = 685 C.F.
PROVIDED DETENTION VOLUME FROM RAIN GARDEN = 263 C.F.
TOTAL PROVIDED DETENTION VOLUME = 948 C.F.



PERMEABLE PAVER PAVEDRAIN X-SECTION

NOT TO SCALE



www.DiggersHotline.com

DIGGERS HOTLINE

DIAL 811 OR (800) 242-8511

LEGEND

760	EXISTING CONTOUR
761	PROPOSED CONTOUR
x 761.5	PROPOSED ELEVATION
	EXISTING FENCE
SAN	EXISTING SANITARY
W	EXISTING WATER
W	PROPOSED WATER
SAN	PROPOSED SANITARY
ST	PROPOSED STORM
X X X X X X X X X X X X	PROPOSED SAWCUT

GRAPHIC SCALE

20 0 10 20 40

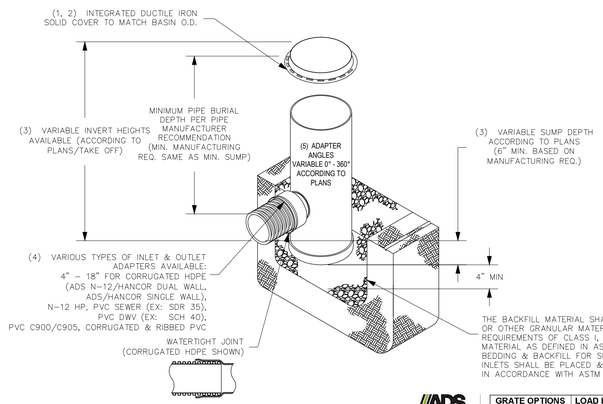
1 inch = 20 ft

ON TIME PROMO

12860-12900 WEST NATIONAL AVE. NEW BERLIN, WI

CJE NO.: 2452RI
NOVEMBER 19, 2024

SITE GRADING PLAN C2.0



1 – GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70–50–05.
2 – FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70–50–05.
3 – DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001–110–065.
4 – DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N–12/HANCOR DUAL WALL), N–12 HP, & PVC SEWER.
5 – ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001–110–012.

ADS Nyloplast

GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	1866DGP	7001-110-212
STANDARD	MEETS H-20	1899DGS	7001-110-213
SOLID COVER	MEETS H-20	1899DGC	7001-110-214
DOME	N/A	1899DGD	7001-110-215
DROP IN GRATE	LIGHT DUTY	1801DI	7001-110-074

NYLOPLAST 18" DRAIN BASIN:

NOT TO SCALE

NYLOPLAST 18" SOLID COVER:

NOT TO SCALE

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 IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS SECTION 8.43.4 AND PER FILE NO.4 COMPACTED SECTION (CLASS "B" BEDDING).

3. UNLESS OTHERWISE LABELED ON THE PLAN:
STORM SEWER: PVC ASTM D3034 OR ADS–HDPE
SANITARY SEWER: PVC ASTM D3034, SDR 35
WATER SERVICE: PER CITY REQUIREMENTS

4. MAINTAIN 12" MINIMUM VERTICAL WATER MAIN SEPARATION WITH ALL SANITARY AND STORM SEWERS WHEN CROSSING OVER AND 18" MINIMUM VERTICAL SEPARATION WITH ALL SANITARY AND STORM SEWERS WHEN CROSSING UNDER.

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).

6. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING SANITARY LATERAL AND WATER LATERAL LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.

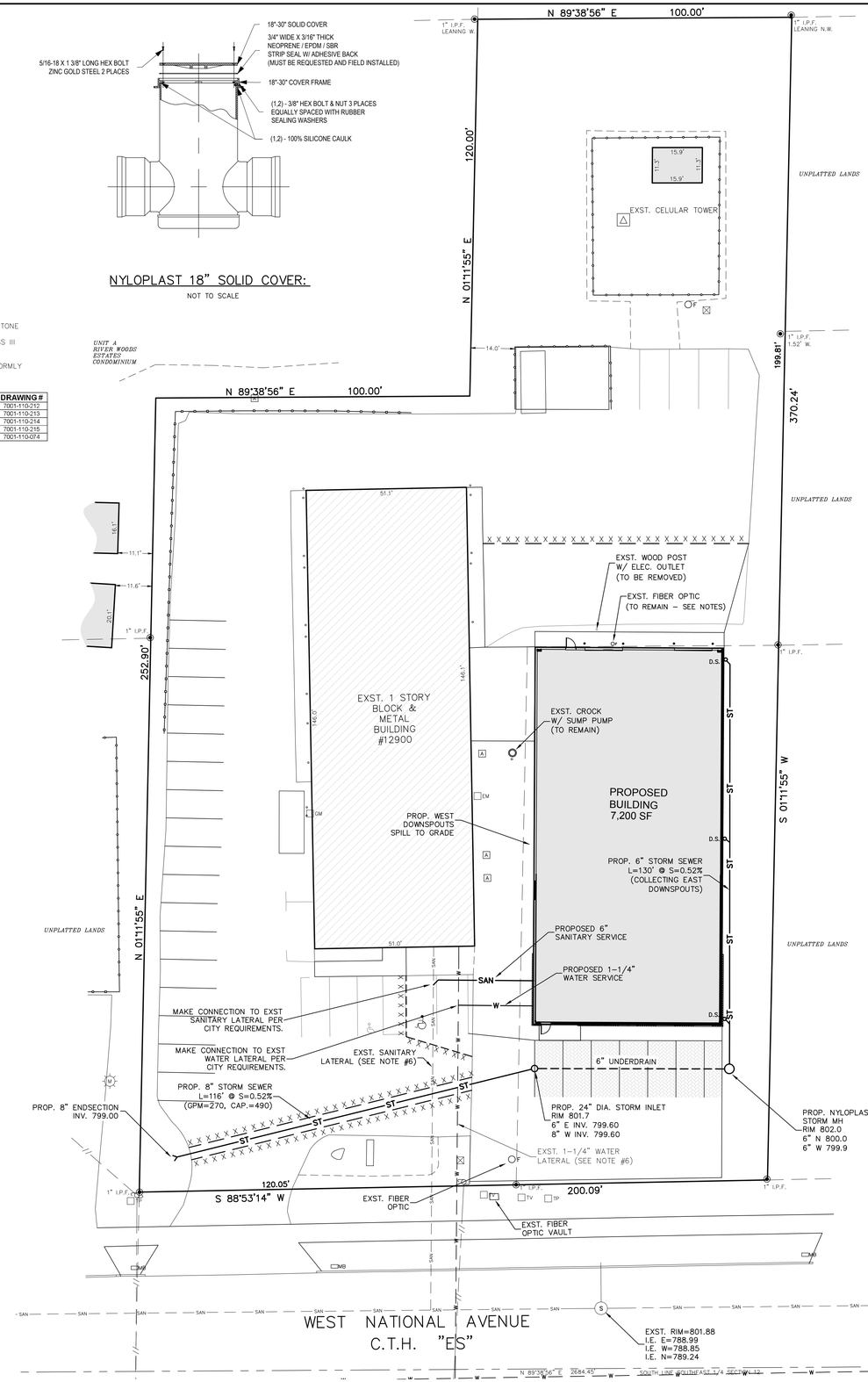
7. PROPOSED BUILDING DOWNSPOUTS ON WEST SIDE SHALL SPILL TO GRADE.

5. CONTRACTOR TO VERIFY LOCATION OF UNDERGROUND FIBER OPTIC AND ELECTRIC LINES. CONTACT ENGINEER IF LOCATION IS IN CONFLICT WITH PROPOSED BUILDING AND/OR UTILITIES.

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

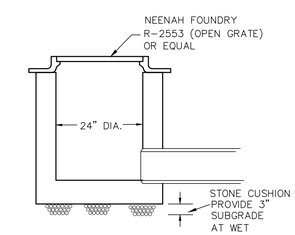
LEGEND

760	EXISTING CONTOUR
761	PROPOSED CONTOUR
x 761.5	PROPOSED ELEVATION
	EXISTING FENCE
SAN	EXISTING SANITARY
W	EXISTING WATER
W	PROPOSED WATER
SAN	PROPOSED SANITARY
ST	PROPOSED STORM
X X X X X X X X X X X	PROPOSED SAWCUT



CJ engineering
civil design and consulting
W238 N1610 Busse Rd.
Suite 100
Waukesha, WI 53188
PH. (262) 513-0666
www.cj-engineering.com

N



PRECAST 24" DIA. STORM INLET

NOT TO SCALE

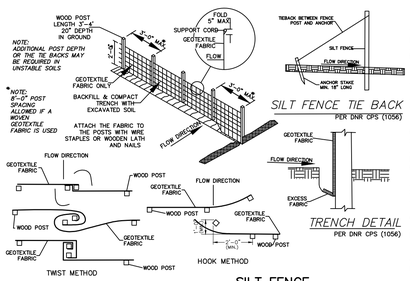
GRAPHIC SCALE
20 0 10 20 40
1 inch = 20 ft

ON TIME PROMO

12860-12900 WEST NATIONAL AVE. NEW BERLIN, WI

CJE NO.: 2452RI
NOVEMBER 19, 2024

SITE UTILITY PLAN C3.0



SILT FENCE
PER WDNR TECHNICAL STANDARD 1056

NOT TO SCALE

1

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/UN. 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

NOTES:

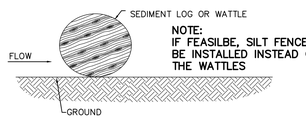
1. ALL EROSION CONTROL METHODS SHALL BE IN ACCORDANCE WITH THE CITY OF NEW BERLIN STANDARDS AND WDNR CPS TECHNICAL STANDARDS.

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: 19,450 S.F. (0.447 ACRES)



NOTE:
IF FEASILBE, SILT FENCE CAN BE INSTALLED INSTEAD OF THE WATTLES

WATTLE / SEDIMENT LOG
3 PER WDNR TECHNICAL STANDARD 1062

NOT TO SCALE

1. INSPECT SEDIMENT LOG WEEKLY AND WITHIN 24 HRS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE WITHIN A 24 HOUR PERIOD.

2. SEDIMENT LOG SHALL BE PER THE WDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL).

3. SECURE PER MANUFACTURES SPECIFICATIONS.

EROSION CONTROL PRACTICES SCHEDULE

1 SILT FENCE

2 FIELD INLET BARRIER

3 WATTLE

4 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.

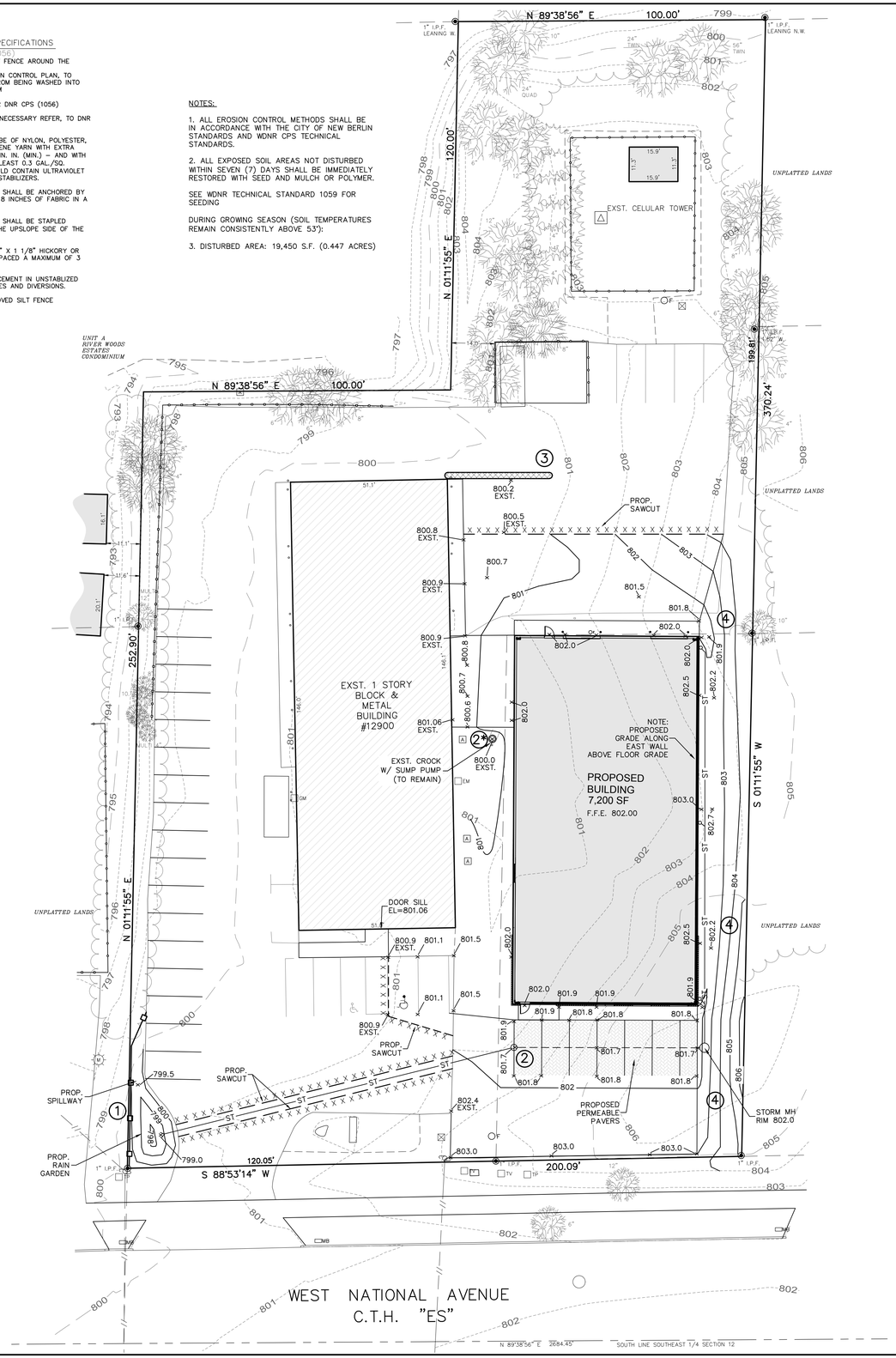
www.DiggersHotline.com

DIGGERS HOTLINE

DIAL 811 OR (800) 242-8511

LEGEND

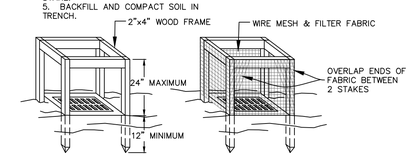
760	EXISTING CONTOUR
761	PROPOSED CONTOUR
x 761.5	PROPOSED ELEVATION
	EXISTING FENCE
SAN	EXISTING SANITARY
W	EXISTING WATER
W	PROPOSED WATER
SAN	PROPOSED SANITARY
ST	PROPOSED STORM
X X X X X X X X X X X X	PROPOSED SAWCUT
	PROPOSED SEDIMENT WATTLE



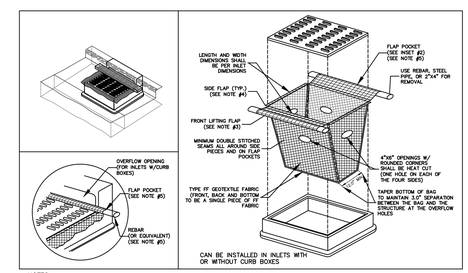
CJ engineering
civil design and consulting
W238 N1610 Busse Rd.
Suite 100
Waukesha, WI 53188
PH. (262) 513-0666
www.cj-engineering.com

N

1. BUILD A FRAME OF 2"x4" WOOD AROUND INLET. DRIVE STAKES INTO GROUND AT LEAST 12 INCHES.
2. DIG AN 8" DEEP TRENCH OUTSIDE FRAME.
3. ATTACH WIRE MESH TO FRAME EXTENDING MESH 2" INTO TRENCH
4. ATTACH FILTER FABRIC TO FRAME EXTENDING FABRIC ATLEAST 8" INTO TRENCH. OVERLAP JOINT TO NEXT STAKE.
5. BACKFILL AND COMPACT SOIL IN TRENCH.



FIELD INLET FABRIC BARRIER
2* NOT TO SCALE



NOTES:
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO GHT STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"X4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

MAINTENANCE NOTES:
1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

INLET PROTECTION, TYPE D
2 PER WDNR TECHNICAL STANDARD 1060

NOT TO SCALE

GRAPHIC SCALE

20 0 10 20 40

1 inch = 20 ft

ON TIME PROMO
12860-12900 WEST NATIONAL AVE. NEW BERLIN, WI

CJE NO.: 2452RI
NOVEMBER 19, 2024

SITE EROSION CONTROL PLAN

C4.0

CJ engineering
civil design and consulting
W238 N1610 Busse Rd.
Suite 100
Waukesha, WI 53188
PH. (262) 513-0666
www.cj-engineering.com

N

ON TIME PROMO

12860-12900 WEST NATIONAL AVE. NEW BERLIN, WI

LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN

GRAPHIC SCALE

20 0 10 20 40

1 inch = 20 ft

CJE NO.: 2452R0
NOVEMBER 12, 2024

TREE REMOVAL PLAN C5.0

SITE INFORMATION

USDA PLANT HARDINESS ZONE	5b (-15 to -10 Degrees F)
LOT ZONING	M-1 - Manufacturing
LOT AREA	62,292 S.F. (1.43 ACRES)
EXISTING SITE BUILDING AREA	7,630 S.F. (0.18 ACRES)
PROPOSED SITE BUILDING AREA	14,830 S.F. (0.34 ACRES)
PROPOSED PAVEMENT AREA (INCLUDES PERMEABLE PAVEMENT AREA of 1075 sf)	30,492 S.F. (0.70 ACRES)
TOTAL IMPERVIOUS	45,322 S.F. (1.04 ACRES)
TOTAL GREENSPACE	16,970 S.F. (0.40 ACRES)
SITE LANDSCAPE PERCENTAGE	27.2%
TOTAL PARKING STALLS	34 STALLS

LANDSCAPE PLAN REQUIREMENTS

DESIGN COMPLIANCE: THIS LANDSCAPE PLAN IS ACCURATE AND IN COMPLAINACE WITH THE CITY OF NEW BERLIN LANDSCAPE REQUIREMENTS SET FOR IN SECTION 275-56 LANDSCPING AND BUFFERING.

(2) Fiscal security.(b) The developer shall submit a cost estimate for the landscaping based on actual bids or qualified or licensed landscape architect, forester, master gardener and/or landscape professional estimate. The actual surety shall be 100% of the accepted bid.

(a) Additionally, a maintenance portion of the surety is required to ensure that the landscape installation is maintained during its critical establishment (three-year) period following installation. The amount of the maintenance portion of the surety shall be 20% of the original surety.

(b) After the critical three-year establishment period following initial installation, the developer shall be responsible for continued maintenance until such time when the homeowners' association or designee shall be responsible for the perpetual care and maintenance of the required landscape area.

(h) A qualified or licensed landscape architect, forester, master gardener and/or landscape professional shall perform the final inspection of the site to ensure adherence to the landscape plan and required installation techniques per this chapter. The qualified or licensed landscape architect, forester, master gardener and/or landscape professional will be required to sign a letter of compliance before the fiscal security will be released. The City of New Berlin must also concur with the letter of compliance before the fiscal security will be released.

(7) Plant sizes. At the time of installation, plantings required by this section shall be no smaller than the following:
(a) Deciduous trees. 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 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.
(d) All shrubs. All shrubs shall be from five-gallon or greater planters.

D. Landscaping requirements for multifamily and nonresidential uses.
(1) All multifamily and nonresidential land uses shall install at least one tree and three shrubs for every 3,600 square feet of lot area covered by open space.
(2) A minimum of 60% of the required landscaping shall be located in the front yard.
(6) 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.
(7) When demonstrated by the applicant that the development site cannot or should not be landscaped in accordance within the landscape provisions of this chapter, the Department of Community Development may waive certain requirements or substitute alternative landscaping quantities or methods through the use of low-impact/sustainable design, alternative stormwater best management practices/green infrastructure (which may include, but are not limited to, bioretention, infiltration, pervious surfaces, green roofs, rain gardens, underground storage, and/or rain harvesting/reuse).

E. Parking lot landscaping.
(1) Purpose and Intent. It is the intent of these standards to require screening along parking lots adjacent to the required street yard to enhance the visual quality of commercial districts by developing visual relief from the expanse of asphalt, concrete and vehicles. It is encouraged that the landscape development of the screening buffer take on a more natural appearance, where organic lines are used over straight formal lines.
(2) Perimeter landscaping.(b) Minimum planting requirements.

[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.
(3) Parking lot interiors. (b) General requirements.[1] Each individual landscaped island shall include a minimum of one tree and two shrubs or appropriate stormwater plantings.

[2] Landscaped islands shall be at least 170 square feet in size with the smallest dimension of pervious surface being six feet to allow for adequate root aeration and expansion. Any landscaped island that is less than 170 square feet in area may not be used in the minimum five-percent interior landscaping requirement calculation.

(4) Minimum required bufferyard. The following table sets forth the minimum required bufferyard based upon the adjacent land uses and not the zoning district. The abbreviations used in the table are described as follows:[parcel is zoned M-1 and due south across Lincoln Avenue is A-2 and C-2
(c) Substantial bufferyard. A "C" in a cell indicates a substantial bufferyard is required with a minimum width of 25 feet.
(d) Major bufferyard. A "D" in a cell indicates a major bufferyard is required with a minimum width of 40 feet.

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. 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

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 ONTIME PROMO & APPERAL 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 ONTIME PROMO & APPERAL 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 LSP1.3 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 LSP1.3 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 LSP1.3 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 LSP1.3 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 LSP1.3 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 LSP1.3 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.

TO OBTAIN LOCATION OF PARTICIPANTS 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.

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:

ONTIME PROMO & APPAREL

12900 W. National Avenue
New Berlin, WI 53151

Issuance and Revisions:

Date	Number	Description
11/20/24		Plan Commission Submittal

COPYRIGHT InSite Landscape Design Inc. 2020
ALL RIGHTS RESERVED
THIS DRAWING IS NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF InSite Landscape Design, Inc. THE CLIENT AGREES TO INDEMNIFY AND HOLD THE InSite Landscape Design Inc. HARMLESS FROM ANY DAMAGES, LIABILITY, OR COST, INCLUDING ATTORNEY'S FEES AND COSTS OF DEFENSE ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN THE InSite Landscape Design Inc., OR FROM ANY REUSE OF THE DRAWINGS OR DATA WITHOUT THE PRIOR WRITTEN CONSENT OF THE InSite Landscape Design Inc.

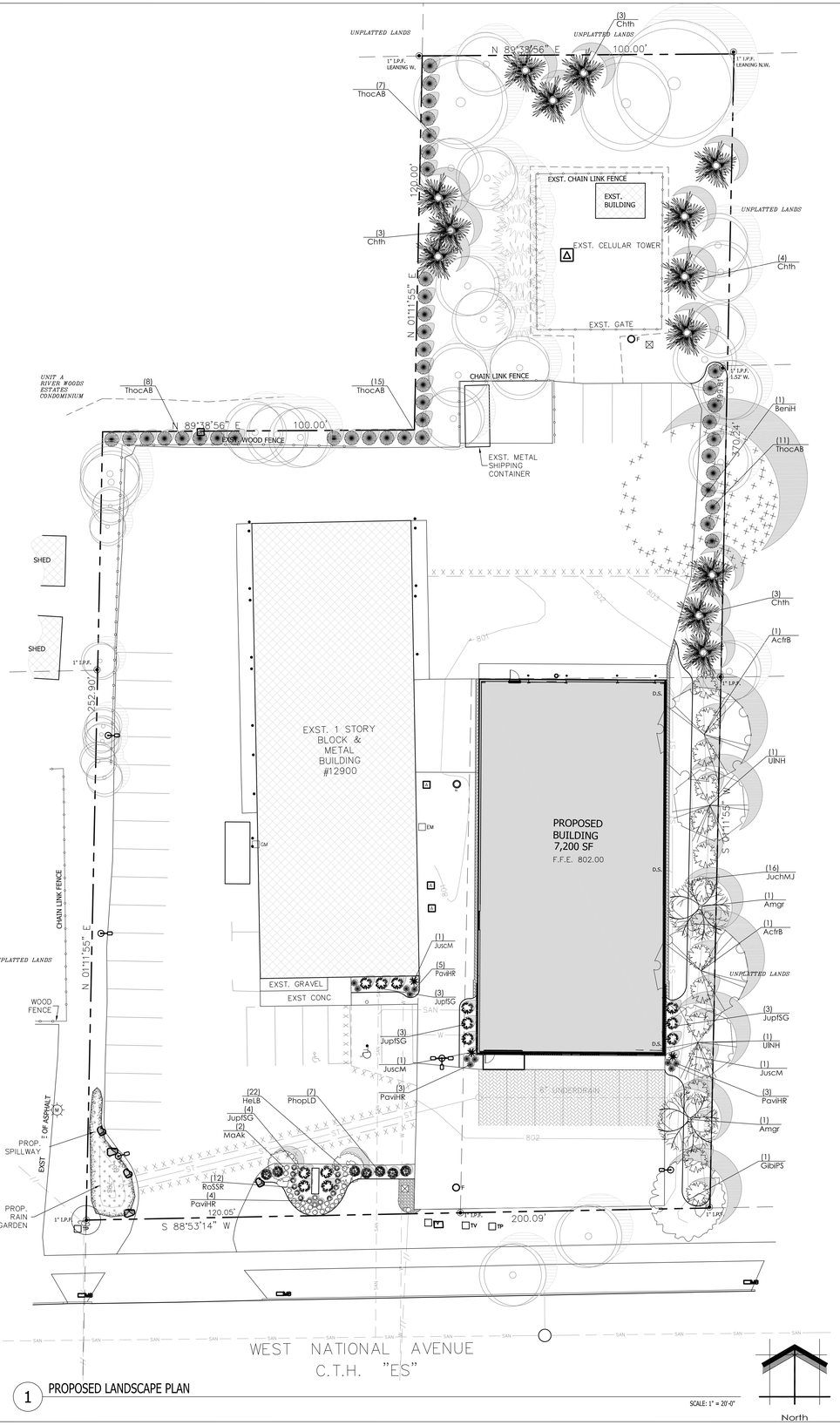
Sheet Title:

PROPOSED LANDSCAPE PLAN
GENERAL NOTES
AND SITE INFORMATION

NOT FOR CONSTRUCTION - PRELIMINARY - FOR ESTIMATING AND REVIEW ONLY- DO NOT SCALE THESE DRAWINGS-
These progress documents reflect progress & intent & may be subject to change, including additional notes and detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

Date of Drawing:	11/20/24
Scale:	1" = 20'-0"
Drawn By:	MCD
Job Number:	L24-069
Sheet Number:	LSP1.0

L24-069 - ONTIME PROMO & APPAREL - 11/20/2024



1 PROPOSED LANDSCAPE PLAN

Proposed Plant Material Table

Broadleaf Deciduous Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
2	AcfrB		Acer x freemanii 'Bailston'	Matador Maple	4" Cal - B&B	1
2	Amgr		Amelanchier grandiflora	Autumn Brilliance Serviceberry	8' - 10' - B&B	2
1	BeniH		Betula Nigra "Heritage"	Heritage River Birch	4" DBH - B&B	1
1	GibiPS		Ginko biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	2"-Cal - B&B	1, 8
2	MaAk		Malus "Adirondack"	Adirondack Flowering Crab	2"-Cal - B&B	1
2	UlNH		Ulmus 'New Horizon'	New Horizon Elm	2"-Cal - B&B	1
6	Extg		Existing Broadleaf Deciduous Tree To Remain	Existing Broadleaf Deciduous Tree To Remain	Existing 4"	3
1	Extg		Existing Broadleaf Deciduous Tree To Remain	Existing Broadleaf Deciduous Tree To Remain	Existing 4" Multi	3
6	Extg		Existing Broadleaf Deciduous Tree To Remain	Existing Broadleaf Deciduous Tree To Remain	Existing 6"	3
5	Extg		Existing Broadleaf Deciduous Tree To Remain	Existing Broadleaf Deciduous Tree To Remain	Existing 8"	3
6	Extg		Existing Broadleaf Deciduous Tree To Remain	Existing Broadleaf Deciduous Tree To Remain	Existing 10"	3
3	Extg		Existing Broadleaf Deciduous Tree To Remain	Existing Broadleaf Deciduous Tree To Remain	Existing 12"	3
1	Extg		Existing Broadleaf Deciduous Tree To Remain	Existing Broadleaf Deciduous Tree To Remain	Existing 12" Multi	3
1	Extg		Existing Broadleaf Deciduous Tree To Remain	Existing Broadleaf Deciduous Tree To Remain	Existing 24" Quad	3
1	Extg		Existing Broadleaf Deciduous Tree To Remain	Existing Broadleaf Deciduous Tree To Remain	Existing 24" Twin	3
1	Extg		Existing Broadleaf Deciduous Tree To Remain	Existing Broadleaf Deciduous Tree To Remain	Existing 56" Twin	3

Broadleaf Evergreen Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
13	ChTh		Chamaecyparis thyoides	White cedar	8' - B&B	5

Conifer Evergreen Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
3	JuscM		Juniperus scopulorum 'Medora'	Medora Juniper	4' - 5' - B&B	5
41	ThocAB		Thuja occidentalis 'Art Boe'	North Pole Arborvitae	6' - B&B	5
6	Extg		Existing Conifer Evergreen Tree To Remain	Existing Conifer Evergreen Tree To Remain	Existing 4"	3

Broadleaf Deciduous Shrub

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
7	PhopLD		Physocarpus opulifolius 'Donna May'	Little Devil Ninebark	18" - Cont	6
12	RoSSR		Rosa L. hybrid var. 'IntRos04'	Sweet Spot Ruby Rose	18" - Cont	6

Conifer Evergreen Shrub

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
16	JuchMJ		Juniperus chinensis 'Mint julep'	Mint julep juniper	18" - 24" - B&B	6
13	JupfSG		Juniperus x pfizeriana 'MonSan'	Sea of Gold Juniper	18" - 24" - B&B	6

Perennial Grass

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
11	PaviHR		Panicum virgatum 'Hot Rod'	Hot Rod Switch Grass	1-Gal - Cont	7
4	PaviHR		Panicum virgatum 'Hot Rod'	Hot Rod Switch Grass	1-Gal - Cont	7

Perennial

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
22	HeLB		Hemerocallis x 'Little Business'	Little Business Dwarf Daylily	4 1/2" pot	7

Comments

1. Straight central leader, full & even crown. Prune only after planting.
2. Well balanced, multi-stemmed tree with a minimum of (3) strong canes and full appearance.
3. 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.
4. Remove tree in its entirety and grind stump to a minimum of 6" below adjacent grade. Remove grinding chips and fill hole with topsoil. Sow with specified turf grass seed as required.
5. Evenly shaped upright tree with full branching to the ground.
6. Full, well rooted plant, evenly shaped.
7. Full, well rooted plant.
8. Male only

INFILTRATION BASIN CONSTRUCTION & RESTORATION NOTES

1. THE PERMANENT INFILTRATION BASIN SHALL BE CONSTRUCTED AS PART OF THE INITIAL CONSTRUCTION PROJECT.
2. ONCE CONSTRUCTION OF A PERMANENT INFILTRATION BASIN BEGINS, THE INFILTRATION BASIN BOTTOM SHALL BE CORDONED OFF OR SOMEHOW DESIGNATED AS BEING PROTECTED FROM COMPACTION FROM HEAVY EQUIPMENT.
3. TOPSOIL & OVERBURDEN SHALL BE OVER-EXCAVATED AS NECESSARY TO EXPOSE SANDY SOILS SUITABLE FOR STORMWATER INFILTRATION, AS VERIFIED BY THE GEOTECHNIDBH ENGINEER.
   3.1. A POST CONSTRUCTION INFILTRATION TEST IS REQUIRED FOR EACH BAY OF THE INFILTRATION BASIN, WITH RESULTS PROVIDED TO TO THE DESIGN ENGINEER.
4. BASIN CONSTRUCTION SHALL BE SUSPENDED IN PERIODS OF RAINFALL AND SNOWMELT AND SHALL REMAIN SUSPENDED IF PONDED WATER IS PRESENT.
5. PROVIDE COMPOST MIXTURE PER PLAN TO THE IDENTIFIED BOTTOM INFILTRATION AREAS. THE COMPOST COMPONENT SHALL MEET THE REQUIREMENTS OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES SPECIFICATIONS S100 - COMPOST. EXISTING SOILS IN COMPOSTED AREAS SHALL BE HELD 3" LOW, 3" OF COMPOST SHALL BE ADDED BRINGING TO FINAL GRADE, AFTER PLACEMENT OF COMPOST PROVIDE 12" DEEP TILL.
6. REFER TO THE LANDSCAPE PLAN FOR FINAL SPECIFICATIONS AND INFORMATION FOR INFILTRATION BASIN PLANTINGS, STABILIZATION, ETC. ANY INFORMATION SHOWN ON THE SITE CIVIL PLANS RELATED TO PLANTINGS/EXPOSED SOILS/INFILTRATION ZONES/ETC. SHALL BE SUPERCEDED BY THE LANDSCAPE PLAN. ALL SIDE SLOPES 4:1 OR GREATER SHALL BE PROVIDED WITH CLASS I, TYPE A EROSION MATTING.
7. DURING CONSTRUCTION, INFILTRATION BASIN MAY REQUIRE PERIODIC REMOVAL OF SEDIMENT ACCUMULATED IN THE BOTTOM OF THE BASIN. THIS IS NECESSARY TO KEEP THE INFILTRATION BASINS INFILTRATING AT A HIGHER RATE; IMPORTANT TO THIS SITE THAT IS REQUIRED TO INFILTRATE 100% OF ALL RUNOFF. SEDIMENT REMOVED FROM BASIN BOTTOMS SHALL BE PLACED IN AN AREA UPSLOPE OF A WET FOREBAY.
8. REFER TO THE STORM WATER MANAGEMENT PRACTICE MAINTENANCE AGREEMENT FOR POST-CONSTRUCTION MAINTENANCE ACTIVITIES, INCLUDING MAINTENANCE OF THE INFILTRATION BASINS.

SITE CLEARING / GRADING NOTE:

TREE CANOPY PROTECTION AREAS IDENTIFIED ON THIS PLAN REPRESENT INDIVIDUAL TREES AND/OR MASSINGS OF TREES AND UNDERSTORY PLANT MATERIAL THAT ARE TO BE PRESERVED AND ARE DESIGNATED / IDENTIFIED AS ENVIRONMENTALLY SENSITIVE OR SIGNIFICANT. NO CLEARING, GRADING AND FILL ACTIVITY IS PERMITTED IN THESE AREAS MUST BE IN KEEPING WITH RESTRICTIONS ESTABLISHED AT THE TIME OF PLAN APPROVAL.

TREE PROTECTION FENCING SHALL BE ERECTED ADJACENT TO ALL TCPAS PRIOR TO SITE DISTURBANCE. REFER TO 4/LSP1.10 FOR ADDITIONAL INFORMATION REGARDING THE INSTALLATION OF THE TREE PROTECTION FENCING.

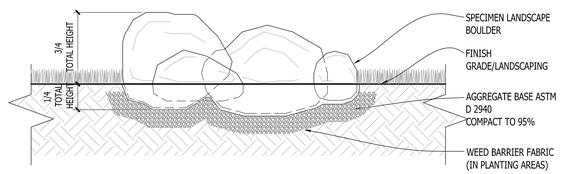
THIS PLAN REPRESENTS PORTIONS OF THE SITE THE DEVELOPER HAS DESIGNATED TO BE LEFT UNDISTURBED DURING THE DEVELOPMENT OF ROADWAYS, UTILITIES, AND SIMILAR INFRASTRUCTURE.

THE SITE SHALL BE DEVELOPED IN ACCORDANCE WITH THE WOODLAND PRESERVATION AREAS DELINEATED ON THE SITE PLAN AND RELATED NOTES. ANY MODIFICATION OF WOODLAND PRESERVATION AREAS REQUIRES NOTIFICATION OF CITY OF NEW BERLIN STAFF AND APPROVAL PRIOR TO CONSTRUCTION.

NO GRADING OR LANDSCAPE CONSTRUCTION SHALL OCCUR BEYOND THE LIMITS OF THE EROSION CONTROL FENCING OR PROPERTY LINES

Infiltration Swale Prairie Seed Mix @ Stormwater Management Area from Agrecol

Quantity	Symbol	Supplier	Type
330 sq. ft. VERIFY		Agrecol	Native Prairie Swale Enhancement Seed Mix - mixture contains 11 native permanent grass/ sedge species and 10 native forb species. Apply at a rate of 9 PLS LBS/Acre. Refer to cut sheets for mix specifics and installation instructions.



2 TYPICAL BOULDER INSTALLATION

SCALE: NONE

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:

ONTIME PROMO & APPAREL

12900 W. National Avenue
New Berlin, WI 53151

Issuance and Revisions:

Date	Number	Description
11/20/24		Plan Commission Submittal

COPYRIGHT InSite Landscape Design Inc. 2020
ALL RIGHTS RESERVED
THIS DRAWING IS NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF InSite Landscape Design, Inc. THE CLIENT AGREES TO INDEMNIFY AND HOLD THE InSite Landscape Design Inc. HARMLESS FROM ANY DAMAGES, LIABILITY, OR COST, INCLUDING ATTORNEYS FEES AND COSTS OF DEFENSE ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN THE InSite Landscape Design Inc. OR FROM ANY REUSE OF THE DRAWINGS OR DATA WITHOUT THE PRIOR WRITTEN CONSENT OF THE InSite Landscape Design Inc.

Sheet Title:

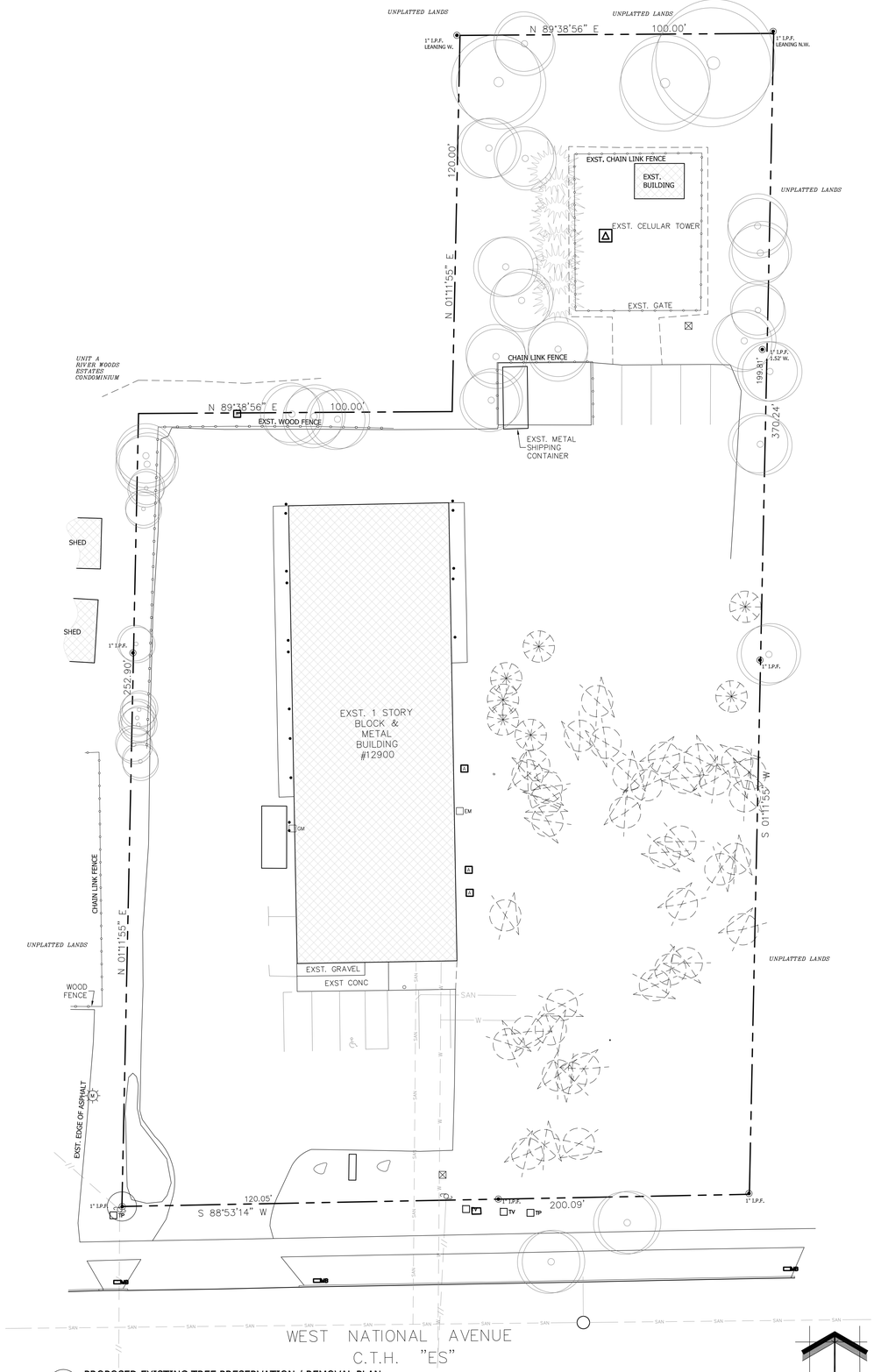
PROPOSED LANDSCAPE PLAN, GENERAL NOTES, AND PLANT MATERIAL TABLE

NOT FOR CONSTRUCTION - PRELIMINARY - FOR ESTIMATING AND REVIEW ONLY- DO NOT SCALE THESE DRAWINGS-

These progress documents reflect progress & intent & may be subject to change, including additional notes and detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

Date of Drawing:	11/20/24
Scale:	1" = 20'-0"
Drawn By:	MCD
Job Number:	L24-069
Sheet Number:	LSP1.1

L24-069 - ONTIME PROMO & APPAREL - 11/20/2024



1 PROPOSED EXISTING TREE PRESERVATION / REMOVAL PLAN

Proposed Existing Tree Removal / Preservation Plan

Broadleaf Deciduous Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
6	Extg		Existing Broadleaf Deciduous Tree To Remain	Exiting Broadleaf Deciduous Tree To Remain	Existing 4"	3
1	Extg		Existing Broadleaf Deciduous Tree To Remain	Exiting Broadleaf Deciduous Tree To Remain	Existing 4" Multi	3
6	Extg		Existing Broadleaf Deciduous Tree To Remain	Exiting Broadleaf Deciduous Tree To Remain	Existing 6"	3
5	Extg		Existing Broadleaf Deciduous Tree To Remain	Exiting Broadleaf Deciduous Tree To Remain	Existing 8"	3
6	Extg		Existing Broadleaf Deciduous Tree To Remain	Exiting Broadleaf Deciduous Tree To Remain	Existing 10"	3
3	Extg		Existing Broadleaf Deciduous Tree To Remain	Exiting Broadleaf Deciduous Tree To Remain	Existing 12"	3
1	Extg		Existing Broadleaf Deciduous Tree To Remain	Exiting Broadleaf Deciduous Tree To Remain	Existing 12" Multi	3
1	Extg		Existing Broadleaf Deciduous Tree To Remain	Exiting Broadleaf Deciduous Tree To Remain	Existing 24" Quad	3
1	Extg		Existing Broadleaf Deciduous Tree To Remain	Exiting Broadleaf Deciduous Tree To Remain	Existing 24" Twin	3
1	Extg		Existing Broadleaf Deciduous Tree To Remain	Exiting Broadleaf Deciduous Tree To Remain	Existing 56" Twin	3
1	Extg		Existing 14" Cal Broadleaf Deciduous Tree To Be Removed	Exiting 14" Cal Broadleaf Deciduous Tree To Be Removed	Extg 14" Cal Demo	4
1	Extg		Existing 12" Cal Broadleaf Deciduous Tree To Be Removed	Exiting 12" Cal Broadleaf Deciduous Tree To Be Removed	Extg 12" Cal Demo	4
1	Extg		Existing 18" Cal Broadleaf Deciduous Tree To Be Removed	Exiting 18" Cal Broadleaf Deciduous Tree To Be Removed	Extg 18" Cal Demo	4
1	Extg		Existing 17" Cal Broadleaf Deciduous Tree To Be Removed	Exiting 17" Cal Broadleaf Deciduous Tree To Be Removed	Extg 17" Cal Demo	4
2	Extg		Existing 6" Cal Broadleaf Deciduous Tree To Be Removed	Exiting 6" Cal Broadleaf Deciduous Tree To Be Removed	Extg 6" Cal Demo	4
1	Extg		Existing 16" Cal Broadleaf Deciduous Tree To Be Removed	Exiting 16" Cal Broadleaf Deciduous Tree To Be Removed	Extg 16" Cal Demo	4

Conifer Evergreen Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
6	Extg		Existing Conifer Evergreen Tree To Remain	Exiting Conifer Evergreen Tree To Remain	Existing 4"	3
3	Extg		Existing 30" Cal Conifer Evergreen Tree To Be Removed	Exiting 30" Cal Conifer Evergreen Tree To Be Removed	Extg 30" Cal Demo	4
1	Extg		Existing 16" Cal Conifer Evergreen Tree To Be Removed	Exiting 16" Cal Conifer Evergreen Tree To Be Removed	Extg 16" Cal Demo	4
10	Extg		Existing 10" Cal Conifer Evergreen Tree To Be Removed	Exiting 10" Cal Conifer Evergreen Tree To Be Removed	Extg 10" Cal Demo	4
4	Extg		Existing 8" Cal Conifer Evergreen Tree To Be Removed	Exiting 8" Cal Conifer Evergreen Tree To Be Removed	Extg 8" Cal Demo	4
1	Extg		Existing 18" Cal Conifer Evergreen Tree To Be Removed	Exiting 18" Cal Conifer Evergreen Tree To Be Removed	Extg 18" Cal Demo	4
7	Extg		Existing 4" Cal Conifer Evergreen Tree To Be Removed	Exiting 4" Cal Conifer Evergreen Tree To Be Removed	Extg 4" Cal Demo	4
10	Extg		Existing 6" Cal Conifer Evergreen Tree To Be Removed	Exiting 6" Cal Conifer Evergreen Tree To Be Removed	Extg 6" Cal Demo	4
2	Extg		Existing 14" Cal Conifer Evergreen Tree To Be Removed	Exiting 14" Cal Conifer Evergreen Tree To Be Removed	Extg 14" Cal Demo	4

Comments

1. Straight central leader, full & even crown. Prune only after planting.
2. Well balanced, multi-stemmed tree with a minimum of (3) strong canes and full appearance.
3. 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.
4. Remove tree in its entirety and grind stump to a minimum of 6" below adjacent grade. Remove grinding chips and fill hole with topsoil. Sow with specified turf grass seed as required.
5. Evenly shaped upright tree with full branching to the ground.
6. Full, well rooted plant, evenly shaped.
7. Full, well rooted plant.
8. Male only

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:

ONTIME PROMO & APPAREL

12900 W. National Avenue
New Berlin, WI 53151

Issuance and Revisions:

Date	Number	Description
11/20/24		Plan Commission Submittal

COPYRIGHT InSite Landscape Design Inc. 2020
ALL RIGHTS RESERVED
THIS DRAWING IS NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF InSite Landscape Design, Inc. THE CLIENT AGREES TO INDEMNIFY AND HOLD THE InSite Landscape Design Inc. HARMLESS FROM ANY DAMAGES, LIABILITY, OR COST, INCLUDING ATTORNEY'S FEES AND COSTS OF DEFENSE ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN THE InSite Landscape Design Inc., OR FROM ANY REUSE OF THE DRAWINGS OR DATA WITHOUT THE PRIOR WRITTEN CONSENT OF THE InSite Landscape Design Inc.

Sheet Title:

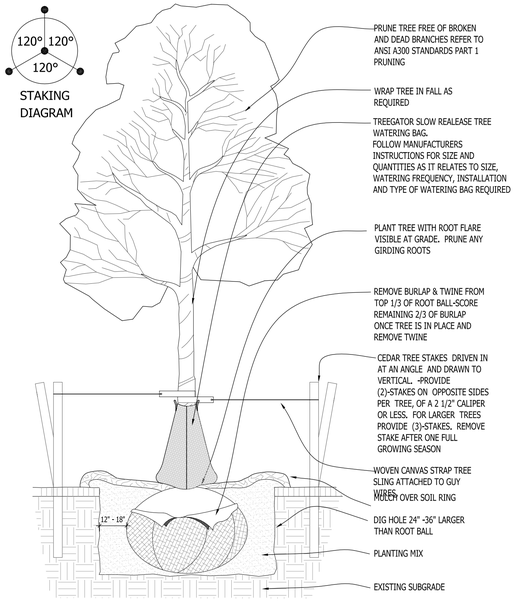
PROPOSED EXISTING TREE PRESERVATION / REMOVAL PLAN AND PLANT MATERIAL TABLE

NOT FOR CONSTRUCTION - PRELIMINARY - FOR ESTIMATING AND REVIEW ONLY- DO NOT SCALE THESE DRAWINGS-

These progress documents reflect progress & intent & may be subject to change, including additional notes and detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

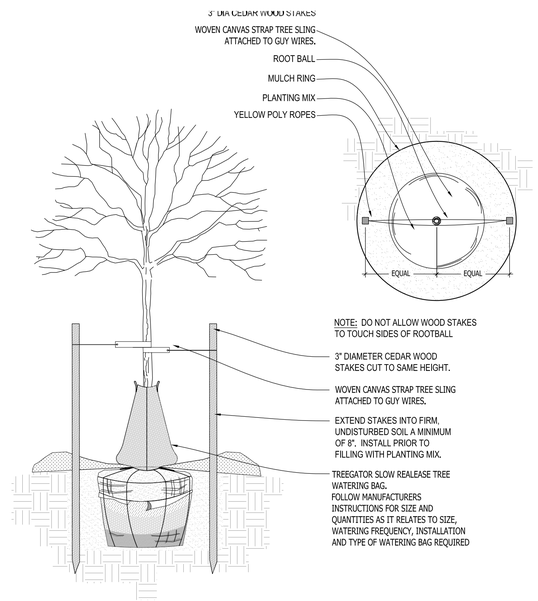
Date of Drawing:	11/20/24
Scale:	1" = 20'-0"
Drawn By:	MCD
Job Number:	L24-069
Sheet Number:	LSP1.2

L24-069 - ONTIME PROMO & APPAREL - 11/20/2024



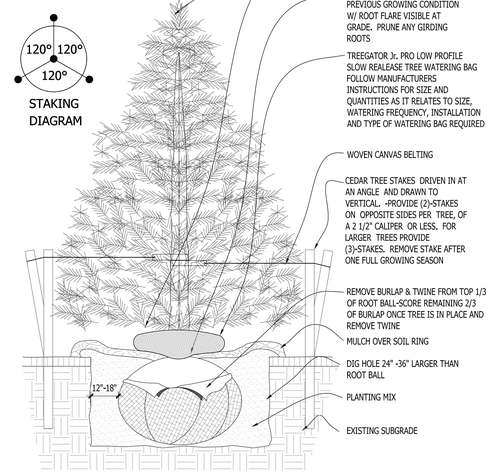
1 DECIDUOUS TREE PLANTING DETAIL

SCALE: NONE



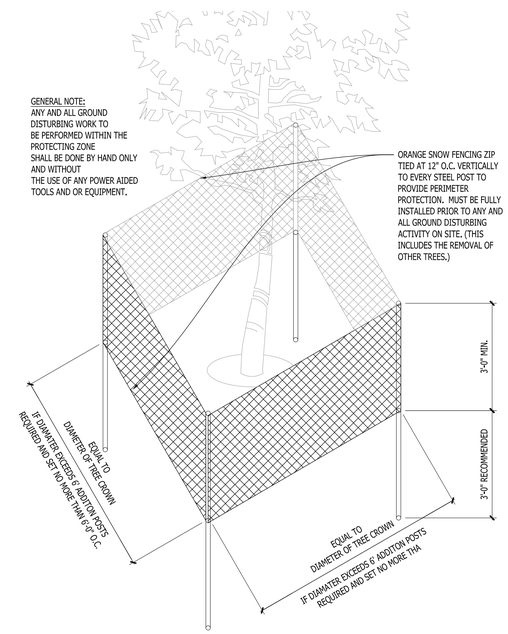
2 DECIDUOUS TREE STAKING PARKING ISLAND/RESTRICTED AREAS

SCALE: NONE



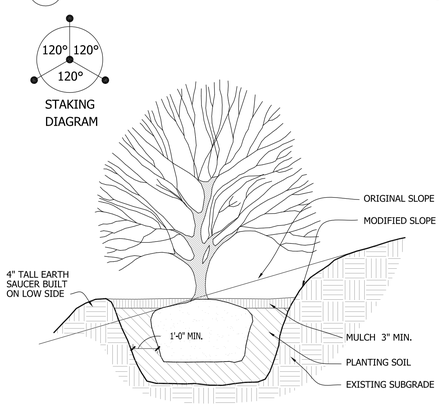
3 CONIFEROUS TREE PLANTING DETAIL

SCALE: NONE



4 EXISTING TREE PROTECTION DETAIL

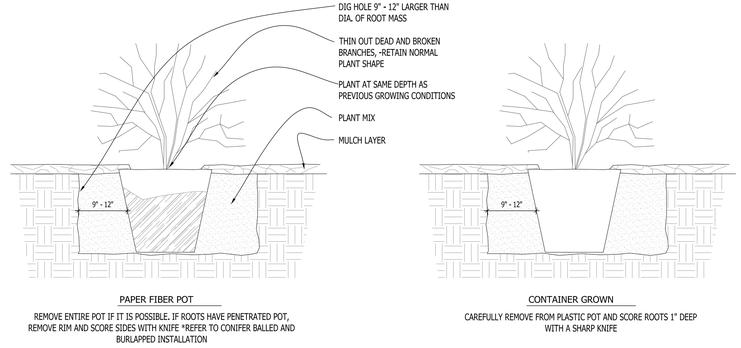
SCALE: NONE



5 SLOPE PLANTING DETAIL

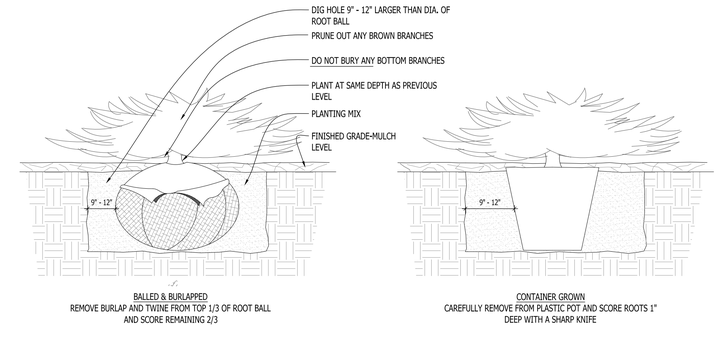
SCALE: NONE

REFER TO TYPICAL DECIDUOUS TREE DETAIL FOR STAKING



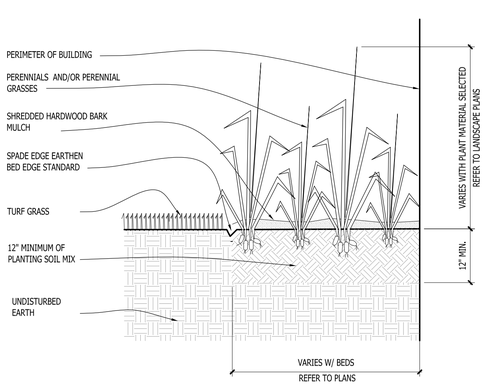
6 DECIDUOUS SHRUB PLANTING DETAIL

SCALE: NONE



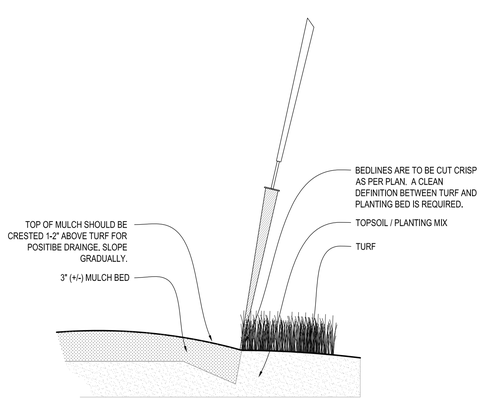
7 CONIFEROUS SHRUB PLANTING DETAIL

SCALE: NONE



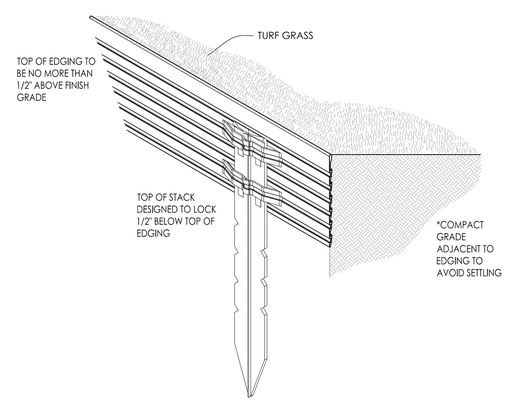
8 PERENNIAL BED PLANTING DETAIL

SCALE: NONE



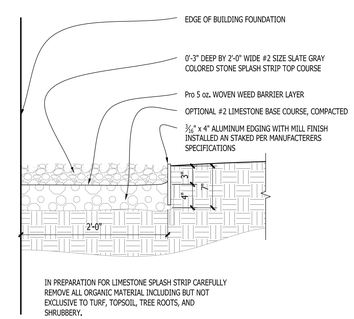
9 SPADE EDGE PLANT BED EDGE DETAIL

SCALE: NONE



10 METAL LANDSCAPE EDGING DETAIL

SCALE: 1/2" = 1'-0"



11 COMPACTED GRAVEL SPLASH STRIP

SCALE: 1" = 1'-0"

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:

ONTIME PROMO & APPAREL

12900 W. National Avenue
New Berlin, WI 53151

Issuance and Revisions:

Date	Number	Description
11/20/24		Plan Commission Submittal

COPYRIGHT InSite Landscape Design Inc. 2020
ALL RIGHTS RESERVED
THIS DRAWING IS NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF InSite Landscape Design, Inc. THE CLIENT AGREES TO INDEMNIFY AND HOLD THE InSite Landscape Design Inc. HARMLESS FROM ANY DAMAGES, LIABILITY, OR COST, INCLUDING ATTORNEY'S FEES AND COSTS OF DEFENSE ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN THE InSite Landscape Design Inc., OR FROM ANY REUSE OF THE DRAWINGS OR DATA WITHOUT THE PRIOR WRITTEN CONSENT OF THE InSite Landscape Design Inc.

Sheet Title:

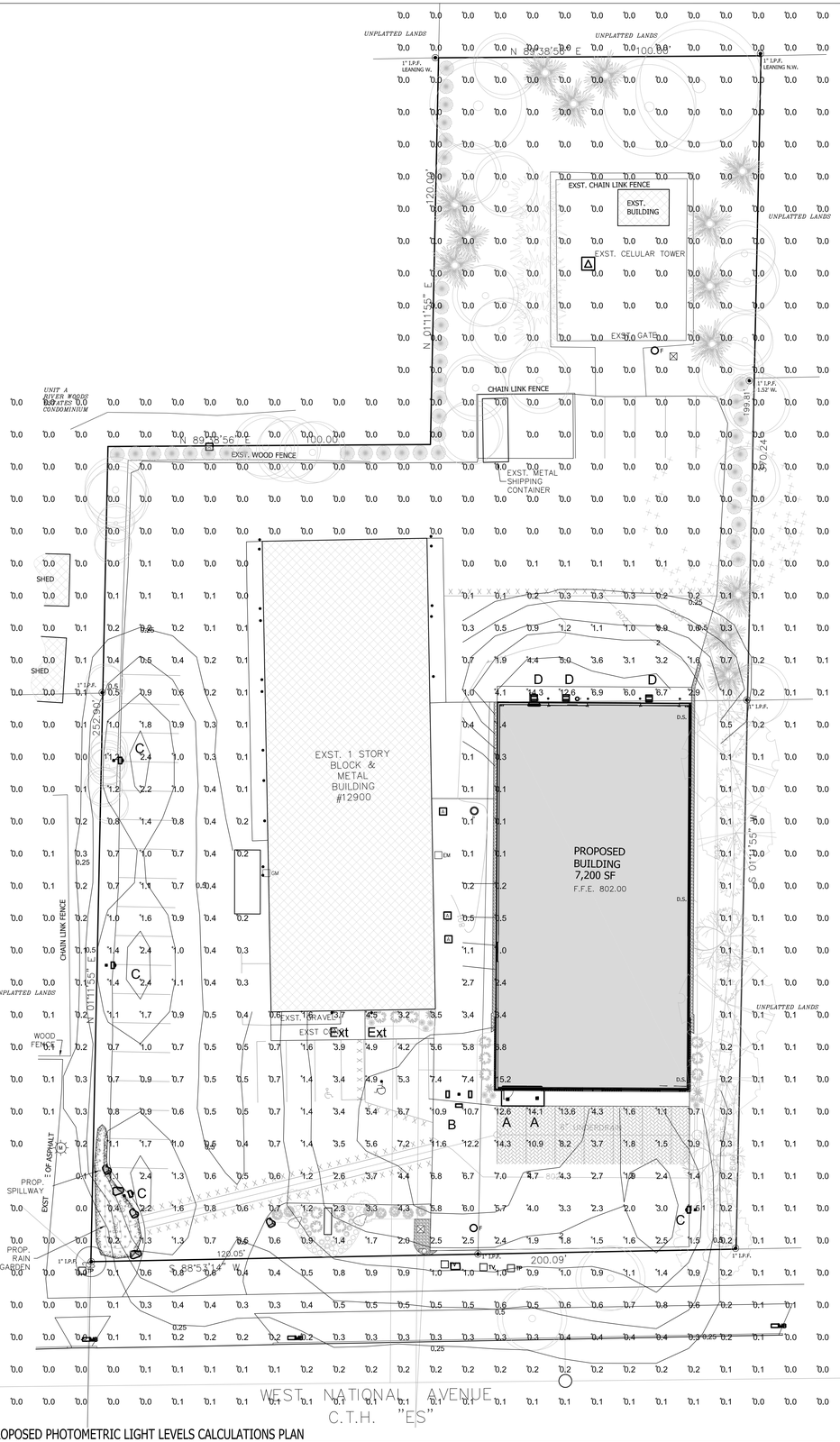
PROPOSED LANDSCAPE PLAN, PLANTING DETAILS

Date of Drawing:	11/20/24
Scale:	As Noted
Drawn By:	MCD
Job Number:	L24-069
Sheet Number:	LSP1.3

NOT FOR CONSTRUCTION - PRELIMINARY - FOR ESTIMATING AND REVIEW ONLY- DO NOT SCALE THESE DRAWINGS-

These progress documents reflect progress & intent & may be subject to change, including additional notes and detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

L24-069 - ONTIME PROMO & APPAREL - 11/20/2024



1 PROPOSED PHOTOMETRIC LIGHT LEVELS CALCULATIONS PLAN

SCALE: 1" = 20'-0"

North

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	2	ECLS01_A5SM730 _____-120-277V	EVOLVE CANOPY LED SOFFIT - ECLS01	LED	ECLS01_A5S M730_____- 120-277V.ies	Absolute	1.00	39
	B	1	EACL01_F4AF750 _____WITH ELS- -EAC-ABL-BLCK	EACL AREA LIGHT	LEDs	EACL01_F4AF 750____- ELS-EAC-ABL- BLCK.ies	Absolute	1.00	366
	C	4	EACL01_A2AN740 _____-120-277V WITH ELS-EAC- ABL-BLCK	EACL AREA LIGHT	LEDs	EACL01_A2AN 740_____- 120-277V-ELS- EAC-ABL- BLCK.ies	Absolute	1.00	21
	D	3	EWLS02_40AF740 _____-120- 277V	EWLS02 WALL PACK	LEDs	EWLS02_40A F740_____- 120-277V.ies	Absolute	1.00	27
	Ext	2	409-2CFQ26-WHT	EXISTING WALL SCONCE SHOWN FOR REFERENCE ONLY	F26DBX/4P	13543.ies	1710	1.00	51

SHOWN FOR REFERENCE ONLY

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.8 fc	14.1 fc	0.0 fc	N / A	N / A

LUMINAIRE NOTES

1. FIXTURE "B" (1) IS A NEW POLE LOCATION w/ NEW POLE MOUNTED FIXTURES (TRIPLE HEAD AND TENON). FIXTURES ARE TO BE INSTALLED ON A NEW 2'-6" TALL REINFORCED POURED CONCRETE FOUNDATION AND NEW 20' -0" SQUARE BLACK POLE .
2. FIXTURE "C" (4) IS A NEW POLE LOCATION w/ NEW POLE MOUNTED FIXTURE (SINGLE HEAD AND TENON w/ **BACKLIGHT/HOUSE SIDE SHEILD**). FIXTURES ARE TO BE INSTALLED ON A NEW 2'-6" TALL REINFORCED POURED CONCRETE FOUNDATION AND NEW 20' -0" SQUARE BLACK POLE .
3. ALL PROPOSED FIXTURE HEADS ARE TO BE DARK-SKY COMPLIANT AND HAVE HARDWARE WITH IESNA FULL CUTOFF HOUSE SIDE SHIELDING WHERE REQUIRED. NEW PROPOSED POLE MOUNTED FIXTURES (HEADS AND TENONS) FINISH IS TO MATCH EXISTING W/ OPTIONAL PHOTOCELL CONTROL.
4. ALL NEW CONCRETE LIGHT POLE BASES ARE TO HAVE ALL EXPOSED FORM MARKS REMOVED, GROUND FLUSH AND THE SURFACE IS TO BE PROPERLY PREPARED TO RECEIVE A HAND TROWELED, MASONRY SKIM COAT OF APPROPRIATE THICKNESS TO ACHIEVE A DURABLE SURFACE AND LONG LASTING AESTHETIC.
5. ALL NEW PROPOSED AREA LIGHT POLES SHALL BE LOCATED 3-0" FROM BACK OF CURB TO THE EDGE OR FACE OF THE REINFORCED LIGHT POLE BASE, UNLESS NOTED OTHERWISE.
6. INSTALLATION CONTRACTOR TO REFER TO ELECTRICAL PLANS FOR CONDUIT ROUTING OF LIGHT POLES AND SIGNAGE LIGHTING CONTROL AND WIRING.
7. CONTRACTOR TO REFER TO REINFORCED LIGHT POLE BASE SECTION AND DETAIL FOR FURTHER INFORMATION.
8. PROPOSED POLE MOUNTED FIXTURES (HEADS AND TENONS) ARE TO HAVE A SILVER FINISH w/ OPTIONAL PHOTOCELL CONTROL.
9. ***ALL EXTERIOR FIXTURES, BOTH BUILDING MOUNTED AND POLE FIXTURES SHALL BE DESIGNED AND INSTALLED SUCH THE THE LIGHT EMITTED FROM THE LUMINARE AT AN ANGLE OF 90 DEGREES ROM VERTICAL (OR MORE) AND NO LIGHT SHALL TRESSPASS ACROSS PARCEL BOUNDARIES INTO ADJACENT LOST, BUILDINGS OR STREETS IN EXCESS OF 1.0 FOOT CANDLE OR GREATER.***
10. ALL BUILDING MOUNTED LIGHT FIXTURES ARE TO BE COORDINATED WITH THE ARCHITECTURAL ELEVATIONS FOR EXACT MOUNTING HEIGHTS AND LOCATIONS. FOR PURPOSES OF CALCULATING THE SITE POLE LIGHTING AND PHOTOMETRIC OUTPUT LUMINAIRE WERE PLACED AT 22'-0" ABOVE FINISHED FLOOR ELEVATION AND ALL BUILDING MOUNTED FLOOD LIGHTS COORDINATED WITH THE ARCHITECTURAL ELEVATIONS AND PLACED AT HEIGHTS SPECIFIED ON THE BUILDING ELEVATIONS.

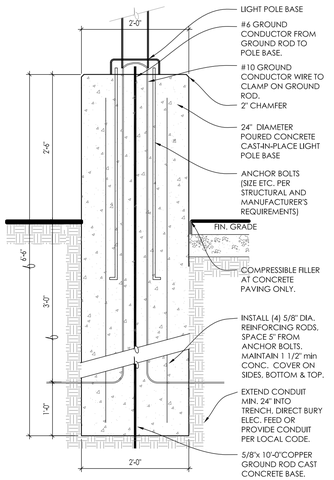
THIS LIGHTING PLAN REPRESENTS ILLUMINATION LEVELS ARE CALCULATED VALUES INCLUDE DIRECT AND INTER-REFLECTED COMPONENT AND ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LEDS AND OTHER MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LEDS 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.
3. IF EXISTING LUMINAIRES ARE INCLUDED IN THIS REPORT, THEIR ILLUMINATION CHARACTERISTICS ARE BASED UPON A COMBINATION OF CUSTOMER'S PROVIDED SPECIFICATIONS & OUR BEST ESTIMATION.
4. *ALL EXISTING AND NEW CONCRETE LIGHT POLE BASES ARE TO HAVE ALL FORM MARKS REMOVED, GROUND FLUSH AND THE SURFACE IS TO BE PROPERLY PREPARED TO RECEIVE A HAND TROWELED, MASONRY SKIM COAT OF APPROPRIATE THICKNESS TO ACHIEVE A DURABLE SURFACE AND LONG LASTING AESTHETIC.*

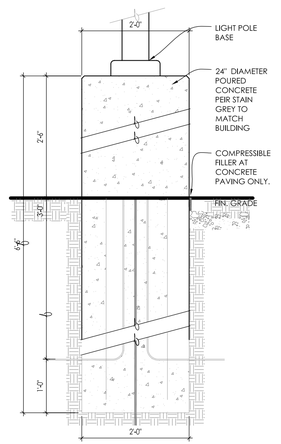
EXISTING CONDITIONS GENERAL NOTES

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.



2 LIGHT POLE BASE - SECTION

SCALE: 3/4"=1'-0"



3 LIGHT POLE BASE - ELEVATION

SCALE: 3/4"=1'-0"

ALL EXISTING AND NEW CONCRETE LIGHT POLE BASES ARE TO HAVE ALL FORM MARKS REMOVED, GROUND FLUSH AND THE SURFACE IS TO BE PROPERLY PREPARED TO RECEIVE A HAND TROWELED, MASONRY SKIM COAT OF APPROPRIATE THICKNESS TO ACHIEVE A DURABLE SURFACE AND LONG LASTING AESTHETIC.

TO OBTAIN LOCATION OF PARTICIPANTS 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 PARTICIPANT'S 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.

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:

ONTIME PROMO & APPAREL

12900 W. National Avenue
New Berlin, WI 53151

Issuance and Revisions:

Date	Number	Description
11/20/24		Plan Commission Submittal

NOT FOR CONSTRUCTION - PRELIMINARY - FOR ESTIMATING AND REVIEW ONLY- DO NOT SCALE THESE DRAWINGS-

These progress documents reflect progress & intent & may be subject to change, including additional notes and detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

COPYRIGHT InSite Landscape Design Inc. 2020
ALL RIGHTS RESERVED
THIS DRAWING IS NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF InSite Landscape Design, Inc. THE CLIENT AGREES TO INDEMNIFY AND HOLD THE InSite Landscape Design Inc. HARMLESS FROM ANY DAMAGES, LIABILITY, OR COST, INCLUDING ATTORNEYS FEES AND COSTS OF DEFENSE ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN THE InSite Landscape Design Inc., OR FROM ANY REUSE OF THE DRAWINGS OR DATA WITHOUT THE PRIOR WRITTEN CONSENT OF THE InSite Landscape Design Inc.

Sheet Title:

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

Date of Drawing:	11/20/24
Scale:	1" = 20'-0"
Drawn By:	MCD
Job Number:	L24-069
Sheet Number:	PHO1.1

L24-069 - ONTIME PROMO & APPAREL - 11/20/2024

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

IP65 IK08

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

© 2023 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

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 = Evole	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			TYPICAL SYSTEM WATTAGE	
		3000K	4000K	5000K	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

© 2023 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

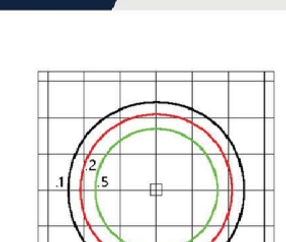
EVOLVE

ECLS Soffit
LED Canopy Light

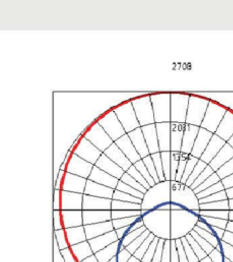
CUSTOMER NAME ______
PROJECT NAME ______
DATE ______ TYPE ______
CATALOG NUMBER ______

ECLS - Symmetric Medium

7,100 lumens, 5000K
ECLS01_B5SM750_.IES



• Mounting Height at 15'
• Initial Footcandle at Grade



— Vertical plane through horizontal angle of Max. Cd at 90°
— Horizontal cone through vertical angle of Max. Cd at 1°

© 2023 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

1 GE EVOLVE ECLS SERIES CANOPY/SOFFIT LUMINARIES

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.

IP66 Optical LISTED

© 2023 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

EVOLVE

EWLS L Series
LED Wall Pack

CUSTOMER NAME ______
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)⁶⁸⁹
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 = 120-240V⁶									
		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			TYPICAL SYSTEM WATTAGE		BUG RATINGS 2700K-5000K
		2700K	3000K	4000K/5000K	120-277V	347V	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

© 2023 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

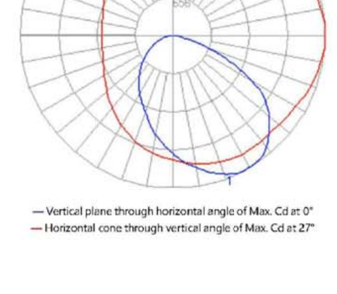
EVOLVE

EWLS L Series
LED Wall Pack

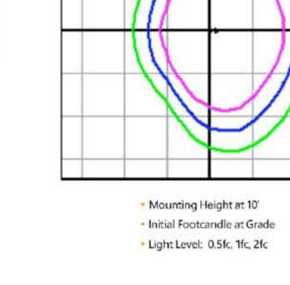
CUSTOMER NAME ______
PROJECT NAME ______
DATE ______ TYPE ______
CATALOG NUMBER ______

70AF
ASYMMETRIC FORWARD

7000 LUMEN
EWLS02_70AF750___-120-277V.ies



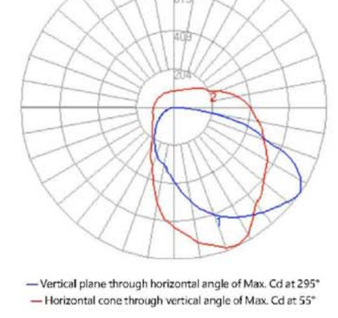
— Vertical plane through horizontal angle of Max. Cd at 0°
— Horizontal cone through vertical angle of Max. Cd at 27°



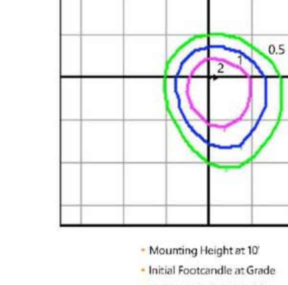
• Mounting Height at 10'
• Initial Footcandle at Grade
• Light Level: 0.5fc, 1fc, 2fc

EMBB Mode
ASYMMETRIC FORWARD

1400 LUMEN
EWLS02_EMBB___.ies



— Vertical plane through horizontal angle of Max. Cd at 295°
— Horizontal cone through vertical angle of Max. Cd at 55°



• Mounting Height at 10'
• Initial Footcandle at Grade
• Light Level: 0.5fc, 1fc, 2fc

© 2023 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

2 GE EVOLVE EWLS SERIES WALL PACK LUMINARIE

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:

ONTIME PROMO & APPAREL

12900 W. National Avenue
New Berlin, WI 53151

Issuance and Revisions:

Date	Number	Description
11/20/24		Plan Commission Submittal

COPYRIGHT InSite Landscape Design Inc. 2020
ALL RIGHTS RESERVED
THIS DRAWING IS NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF InSite Landscape Design, Inc. THE CLIENT AGREES TO INDEMNIFY AND HOLD THE InSite Landscape Design Inc. HARMLESS FROM ANY DAMAGES, LIABILITY, OR COST, INCLUDING ATTORNEY'S FEES AND COSTS OF DEFENSE ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN THE InSite Landscape Design Inc., OR FROM ANY REUSE OF THE DRAWINGS OR DATA WITHOUT THE PRIOR WRITTEN CONSENT OF THE InSite Landscape Design Inc.

Sheet Title:

PROPOSED BUILDING MOUNTED LIGHT FIXTURES

Date of Drawing:	11/20/24
Scale:	NONE
Drawn By:	MCD
Job Number:	L24-069
Sheet Number:	PHO1.2

NOT FOR CONSTRUCTION - PRELIMINARY - FOR ESTIMATING AND REVIEW ONLY- DO NOT SCALE THESE DRAWINGS-
These progress documents reflect progress & intent & may be subject to change, including additional notes and detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

L24-069 - ONTIME PROMO & APPAREL - 11/20/2024

1 GE EVOLVE EACL SERIES AREA LUMINARIES

LED Area Light/Compact Low Wattage

Current's EAL Series of Area Light Luminaires offer a wide range of optical patterns, color temperatures, lumen packages, and mounting configurations to optimize area light applications, as well as provide versatility in lighting design within the same form factor.

Construction

Housing:	Die-cast aluminum housing with integral heat sink for maximum heat transfer
Paint:	Corrosion resistant polyester powder paint, minimum 2.0 mil thickness Standard = Black, Dark Bronze Gray, White (RAL & custom colors available) Optional coastal finish available.
Weight:	18 lbs (8.16 kg) Max depending on configuration

Optical System

Lumens:	2,900 - 20,400
Distribution:	Asymmetric Forward Type IV Asymmetric Wide Type III Asymmetric Narrow/Auto Type II
Efficacy:	123 - 143 LPW
CCT:	3000K, 4000K, 5000K
CRI:	≥70

Electrical

Input Voltage:	120-277V & 347-480V
Input Frequency:	50/60Hz
Power Factor:	> 90% at rated watts
Total Harmonic Distortion:	< 20% at rated watts

Surge Protection*

TYPCIAL (120 STRIKES)	ENHANCED (40 STRIKES)
☐ 6kV/3kA*	☐ 10kV/5kA*

*Per ANSI C136.2-2015

Warranty

☐ 5 Year (Standard)

Lumen Maintenance

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

LUMEN CODES	LXX(10K) @ HOURS 25,000 HR	50,000 HR	60,000 HR
A2, A3, A4, B2, B3, B4, C2, C3, C4D2, D3, D4, E2, E3, E4, F2, F3, F4	L94	L90	L88
H2,H3, H4	L97	L96	L96

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 vibration per ANSI C136.31-2018
LM-79:	Testing in accordance with IESNA Standards

Controls

Dimming:	Standard - 0-10V ☐ Optional - DALI (Option U) ☐
Sensors:	Photo Electric Sensors (PE) available LightGrid and Daintree Compatible

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

© 2023 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

OLP3157-Evolve-LED-Area-Lighing-EACL-Spec-Sheet_R05

Ordering Information

EACL 01 0 F4 AF 7 50 N D D1 GRAY

PROD. ID	GEN	VOLTAGE	OPTIC CODE	DISTRIBUTION	CRI (MIN)	CCT	DIMMING[2]	CONTROLS	MOUNTING ARM	COLOR	OPTIONS
E = Evolve	01	0 = 120-277V[1]	Ax=3000 lm	AF = Asymmetric Forward	7 = 70	30 = 3000K[11]	N = Dimming thru PE receptacle	1 = None	C1 = Integral Slip-fitter for 1.25"- 2" Pipe (1.66in. OD - 2.378 in. OD)[4]	GRAY = Gray	F = Fusing
AC = Compact Area Light		H = 347-480V[1]	Bx=5000 lm	AW = Asymmetric Wide		40 = 4000K	D = External Dimming 18/2-3ft cable	A = ANSI 7-pin PE receptacle (no control)	D1 = Universal Mounting Arm, fitted for round or square pole mounting[5]	BLCK = Black	H1 = Motion Sensor w/ LightGrid
L = Low Voltage		1 = 120V	Cx=7500 lm	AN = Asymmetric Narrow/Auto		50 = 5000K	X = No External Dimming Leads	D = ANSI 7-pin PE receptacle with shorting cap provided	K1 = Knuckle Slipfitter for 1.9 in - 2.3in. OD Tenon[5,6]	DKBZ = Dark Bronze	H2 = Motion Sensor (Daintree)[8]
		2 = 208V	Dx=10000 lm					E = ANSI C136.41 7-pin with Non-Dimming PE Control[3]	S1 = Knuckle Slipfitter for 2.3in. - 3.0in OD Tenon[5,6]	WHITE = White	H4 = Motion Sensor (Wattstopper)
		3 = 240V	Dx=10000 lm						V1 = Knuckle Wall Mount[5,6]		J = cUL/Canada
		4 = 277V	Ex=12500 lm								L = Tool-Less Entry
		5 = 480V	Fx=15000 lm								R= Enhanced Surge Protection (10kV/5kA)
		D = 347V	Hx=20000 lm								U = DALI dimming[7]
											V = 3-Position Terminal Block
											Y = Coastal Finish[10]
											XXX = Special Options

1. Not Available with Fusing, Must Choose a Discrete Voltage with "F" Option Code
2. Note Standard Dimming is 0-10V
3. PE Control only available for 120-277V, 347V or 480V Discrete Voltage.
4. Supplied with 3ft leads
5. Supplied with 16/3 ft Cable
6. Restricted Aiming Angle of 0-45°
7. Compatible with LightGrid Wireless Control Nodes, Not Compatible with Motion Sensor Control
8. H2 Sensor is not available in High Voltage (347V, 480V or 347-480V)
10. Recommended for installations within 750 feet from coast. Lead time varies, check with factory.
11. Select 3000K CCT for IDA approved fixtures.

© 2023 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

OLP3157-Evolve-LED-Area-Lighing-EACL-Spec-Sheet_R05

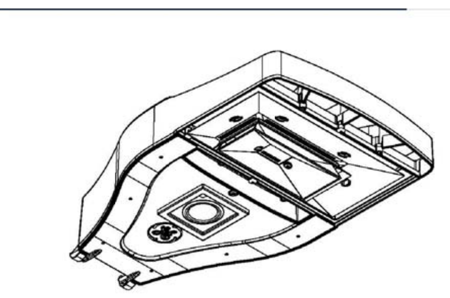
OPTICAL CODE	DIST CODE	CLASSIFICATION	TYPICAL LUMENS 3000K	TYPICAL LUMENS 4000K &5000K	TYPICAL SYSTEM WATTAGE 120-277V	TYPICAL SYSTEM WATTAGE 347-480V	BUG RATING 3000K	BUG RATING 4000K &5000K
A4	AF	TYPE IV	2900	2900	21	23	B1-U0-G1	B1-U0-G1
B4			4900	4900	36	38	B1-U0-G1	B1-U0-G1
C4			7300	7300	55		B1-U0-G2	B1-U0-G2
D4			9800	9800	73		B2-U0-G2	B2-U0-G2
E4			12200	12200	95		B2-U0-G2	B2-U0-G2
F4			14700	14700	122		B2-U0-G2	B2-U0-G2
H4			19000	19000	153		B3-U0-G3	B3-U0-G3
A3	AW	TYPE III	2900	3000	21	23	B1-U0-G1	B1-U0-G1
B3			4900	5100	36	38	B1-U0-G1	B1-U0-G1
C3			7400	7600	55		B1-U0-G2	B1-U0-G2
D3			9900	10200	73		B2-U0-G2	B2-U0-G2
E3			12400	12700	95		B2-U0-G2	B2-U0-G2
F3			14900	15300	122		B2-U0-G2	B2-U0-G2
H3			19300	20400	153		B3-U0-G2	B3-U0-G2
A2	AN	TYPE II	2900	3000	21	23	B1-U0-G1	B1-U0-G1
B2			4900	5000	36	38	B1-U0-G1	B1-U0-G1
C2			7300	7500	55		B2-U0-G1	B2-U0-G2
D2			9800	10100	73		B2-U0-G2	B2-U0-G2
E2			12300	12600	95		B2-U0-G2	B2-U0-G2
F2			14700	15100	122		B3-U0-G2	B3-U0-G3
H2			19100	20200	153		B3-U0-G3	B3-U0-G3

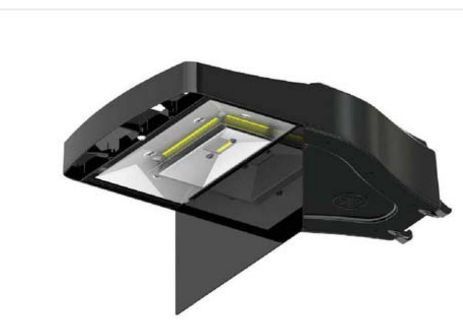
For additional information on Non-Shielded and Shielded EACL IES files, please refer to LED.com

© 2023 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

OLP3157-Evolve-LED-Area-Lighing-EACL-Spec-Sheet_R05

2 GE EVOLVE EACL SERIES LUMINARIES SHEILDING





PE Accessories (To Be Order Separately)

SAP NUMBER	PART NUMBER	DESCRIPTION
93123552	WANSI - 277	ANSI 136.41 Dimming PE Danitree Enable, 105-305V
93123553	WANSI - 480	ANSI 136.41 Dimming PE Danitree Enable, 312-530V
93029237	PED-MV-LED-7	ANSI C136.41 Dimming PE, 120-277V
93029238	PED-347-LED-7	ANSI C136.41 Dimming PE, 347V
93029239	PED-480-LED-7	ANSI C136.41 Dimming PE, 480V

SAP NUMBER	PART NUMBER	DESCRIPTION
28299	PECOTL	STANDARD 120-277V
28294	PEC5TL	STANDARD 480V
80436	PECDTL	STANDARD 347V
73251	SCCL-PECTL	Shorting cap

Back Light Shied

SHIELD ORIENTATIONS	CUTOFF DISTANCE	SHIELD ORDER LOGIC
Back	Long	ELS-EACL-RBL-BLCK

© 2023 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

OLP3157-Evolve-LED-Area-Lighing-EACL-Spec-Sheet_R05

3 GE EVOLVE EACL SERIES LUMINARIES SHEILDING

EVOLVE

EACL Series Luminaires

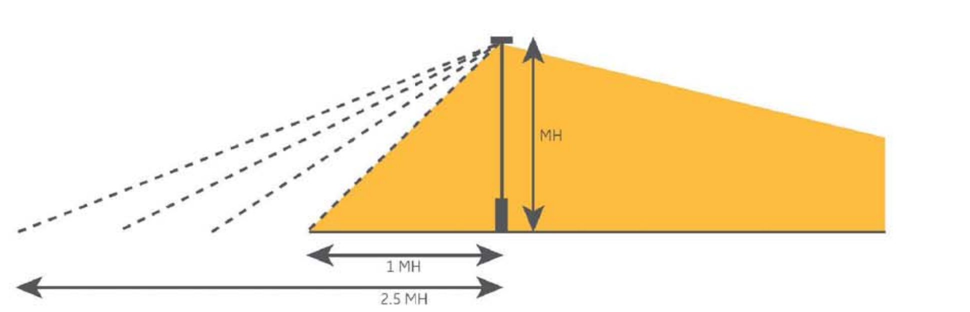
Shielding Specification & Ordering Guide

The next evolution of the **Evolve**® LED Area Light delivers even better trespass control. Current's exclusive reflective optical ring design produces superior vertical illuminace and efficiently directs the light without wasteful and unwelcomed light spill into neighboring properties. Due to the extensive variation of parking lot configurations coupled with tightening ordinances,

Current now offers a full array of shielding to accommodate challenging sites.

The shielding options available for the Evolve® Area Light focus on the following applications:

- Left & Right Cutoff
- Front Cutoff
- Backlight Control & B-U-G Improvement



Within each of the shielding families, there are multiple shielding cutoff levels that are categorized in mounting height (MH) increments. Current accommodates cutoff distance from the pole from 1MH to 2.5 MH in 0.5 MH increments. The shields that are listed are for the most common applications. Please contact the manufacturer if your need is not listed.

All shields can be installed easily in the field. The next evolution of the Evolve® LED Area Light and shielding options will help you meet any parking lot challenge.

© 2023 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

OLP3207-Evolve-EACL-Series-Area-Light-Shielding_R01

4 GE EVOLVE SSSE SERIES POLES

EVOLVE

SSSE Series Poles

Square | Straight | Steel

Project Name ______
Date ______ Type ______
Notes ______

APPLICATIONS

Lighting installations for side and top mounting of luminaires with effective projected area (EPA) not exceeding maximum allowable loading of the specified pole in its installed geographic location.

CONSTRUCTION

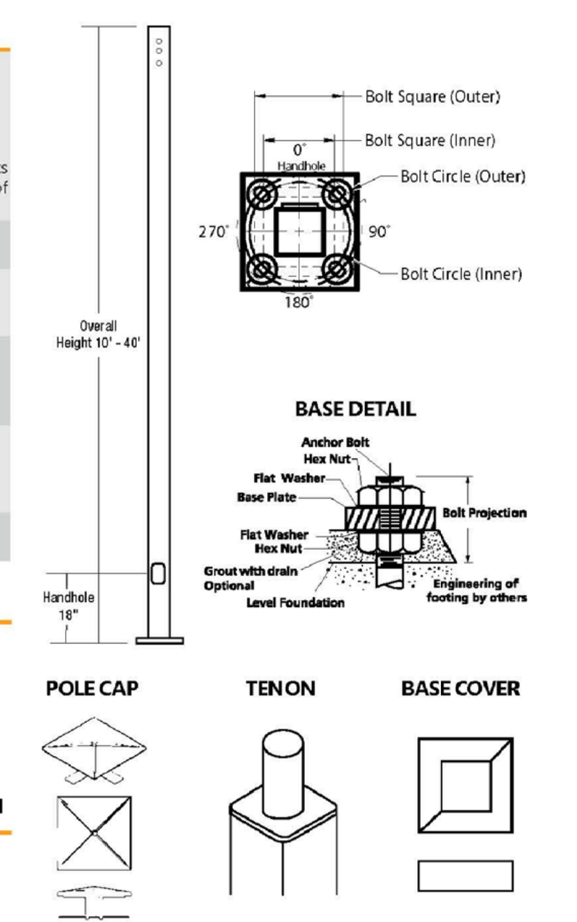
Shaft:	One-piece straight steel with square cross section, flat sides and minimum 0.23" radius on all corners; Minimum yield of 46,000 psi (ASTM-A500, Grade B); Longitudinal weld seam to appear flush with shaft side wall; Steel base plate with axial bolt circle slots welded to pole shaft having minimum yield of 36,000 psi (ASTM A36)
Base Cover:	Two-piece square aluminum base cover included standard
Pole Cap:	Pole shaft supplied with removable cover when applicable; Tenon and post-top configurations also available
Hand Hole:	Rectangular 3x5 steel hand hole frame (2.38" x 4.38" opening); Mounting provisions for grounding lug located behind gasketed cover
Anchor Bolts:	Four galvanized anchor bolts provided per pole with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per bolt for leveling
Anchor Bolt Part Numbers:	• 3/4 x 30 x 3 — TAB-30-M38 • 1 x 36 x 4 — TAB-36-M38

FINISH

- Durable thermoset polyester powder coat paint finish with nominal 3.0 mil thickness
- Powder paint prime applied over "white metal" steel substrate cleaned via mechanical shot blast method
- Decorative finish coat available in multiple standard colors; Custom colors available; RAL number preferable

10 DAY - EVOLVE EXPRESS SHIP PROGRAM

- Ships in 10 days
- Limit of 15 poles



© 2023 Current Lighting Solutions, LLC. All rights reserved. GE and the GE monogram are trademarks of the General Electric Company and are used under license. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

EVOLVE

SSSE Series Poles

Square | Straight | Steel

Ordering Information

Project Name ______
Date ______ Type ______
Notes ______

Example: SSSE25-40A-2-E2-DKBZ-UL

SSSE 20 40 B E2 GRAY

SERIES: SSSE = Evolve Square Straight Steel Pole (EXS)

HEIGHT	SHAFT	THICKNESS
10=10 ft.	40=4" Square	A=0.125"
12=12 ft.	40=4" Square	A=0.125"
14=14 ft.	40=4" Square	A=0.125" B=.188"
16=16 ft.	40=4" Square	A=0.125" (EXS) B=.188"
	50=5" Square	B=.188"
18=18 ft.	40=4" Square	A=0.125" (EXS) B=.188"
	50=5" Square	B=.188"
	60=6" Square	B=.188" C=.25"
20=20 ft.	40=4" Square	A=0.125" (EXS) B=.188"
	50=5" Square	B=.188"
	60=6" Square	B=.188"
25=25 ft.	40=4" Square	A=0.125" (EXS) B=.188"
	50=5" Square	B=.188" C=.25"
	60=6" Square	B=.188"
30=30 ft.	40=4" Square	B=.188" (EXS)
	50=5" Square	B=.188" (EXS) C=.25"
	60=6" Square	B=.188"
35=35 ft.	60=6" Square	B=.188"
40=40 ft.	60=6" Square	B=.188"

MOUNTING
- 1 = Single arm mount (EXS)
- 2 = Two fixtures at 180° (EXS)
- 2L = Two fixtures at 90° (EXS)
- 3T = Three fixtures at 90° (EXS)
- 3Y = Three fixtures at 120° (EXS)
- 4 = Four fixtures at 90° (EXS)
- TA[3] = Tenon (2.38" OD x 4" Tall) (EXS)
- TB[3] = Tenon (2.88" OD x 4" Tall) (EXS)
- TC[3] = Tenon (3.5" OD x 6" Tall)
- TR[1] = Removable Tenon (2.38" x 4")
- OT = Open Top (includes pole cap) (EXS)

POLE DRILLING
- E2 = Evolve Square Pole (EXS)
- UDP01[5] = 3/8in HDW range 1.69 - 2.24
- UDP02[5] = 1/2in HDW range 1.69 - 2.24
- UDP03[5] = 3/8in HDW range 2.25 - 2.99
- UDP04[5] = 1/2in HDW range 2.25 - 2.99
- UDP05[5] = 3/8in HDW range 3.00 - 3.75
- UDP06[5] = 9/16in HDW range 3.00 - 3.75
- UDP07[5] = 3/8in HDW range 3.76 - 4.49
- UDP08[5] = 9/16in HDW range 3.76 - 4.49
- UDP09[5] = 3/8in HDW range 4.50 - 5.49
- UDP10[5] = 9/16in HDW range 4.50 - 5.49
- UDP11[5] = 3/8in HDW range 5.50 - 6.00
- UDP12[5] = 9/16in HDW range 5.50 - 6.00

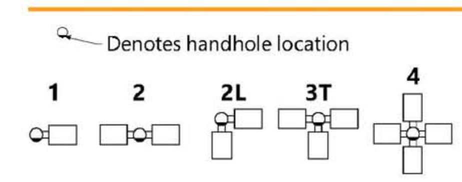
FINISH
- DKBZ = Dark Bronze (EXS)
- BLCK = Black
- GRAY = Gray
- *Contact factory for custom color options

OPTIONS
- GFI[2] = 20 Amp GFCI Receptacle and Cover
- EHH[2] = Extra Handhole
- C05[2] = 0.5" Coupling
- C07[2] = 0.75" Coupling
- C20[2] = 2" Coupling
- MPB[2] = Mid-pole Luminaire Bracket
- VM1 = 1st mode vibration damper
- VM2[6] = 2nd mode vibration damper
- LAB = Less Anchor Bolts (EXS)
- UL = UL Certified

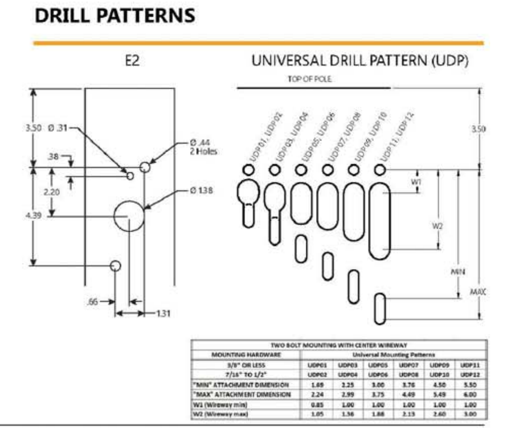
NOTES:
1. Removable tenon used in conjunction with side arm mounting. First specify desired arm.
2. Specify option location using MOUNTING ORIENTATION logic shown on this page.
3. Not available with VM1 - Mode Vibration Damper.
4. VM1 recommended on poles 20' and taller with EPA of less than 1. Field installed.
5. UDP allow mounting of most popular fixtures on the market
6. Factory Installed.

(EXS) Indicates availability in the EXS 10 Day Evolve Express Ship Program

MOUNTING ORIENTATION



DRILL PATTERNS



ACCESSORIES- ORDER SEPARATELY

CATALOG NUMBER	DESCRIPTION
VM1[3]	1st mode vibration damper
VM2SXX*	2nd mode vibration damper

* XX = 08 for 8', 12 for 12', 15 for 16', 20 for 20', and 24 for 24'.
Note: Field Installed through handhole

© 2023 Current Lighting Solutions, LLC. All rights reserved. GE and the GE monogram are trademarks of the General Electric Company and are used under license. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

EVOLVE

SSSE Series Poles

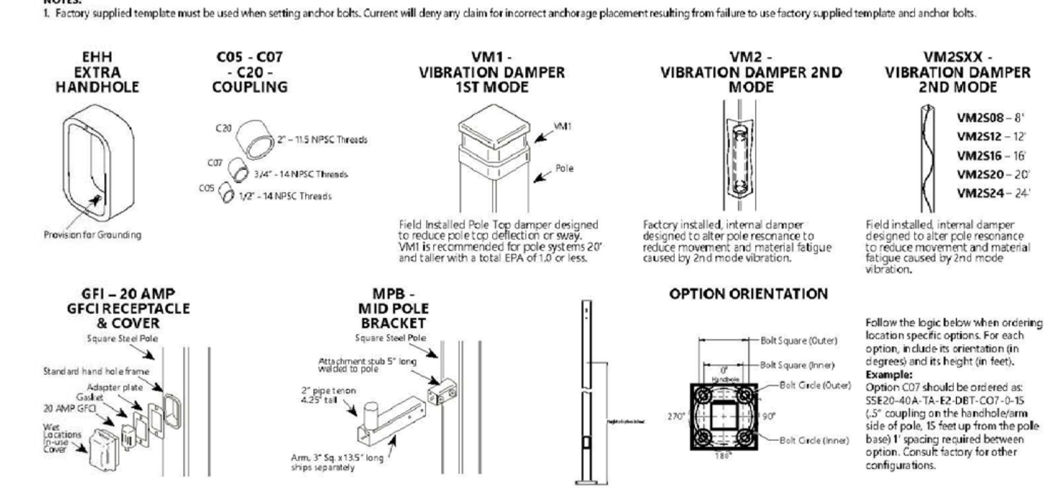
Square | Straight | Steel

Ordering Information

Project Name ______
Date ______ Type ______
Notes ______

CATALOG NUMBER	HEIGHT FEET	HEIGHT METERS	NOMINAL SHAFT DIMENSIONS	WALL THICKNESS	BOLT CIRCLE (SUGGESTED)	BOLT CIRCLE (RANGE)	BOLT SQUARE (RANGE)	BASE PLATE SQUARE	ANCHOR BOLT SIZE	BOLT PROJECTION	POLE WEIGHT
SSSE10-40A	10	3.0	4" square	0.125"	9"	8"–10"	5.66"–7.07"	9"	3/4"x30"x3"	3.5	77
SSSE12-40A	12	3.7	4" square	0.125"	9"	8"–10"	5.66"–7.07"	9"	3/4"x30"x3"	3.5	90
SSSE14-40A	14	4.3	4" square	0.125"	9"	8"–10"	5.66"–7.07"	9"	3/4"x30"x3"	3.5	103
SSSE16-40A (EXS)	16	4.9	4" square	0.125"	9"	8"–10"	5.66"–7.07"	9"	3/4"x30"x3"	3.5	116
SSSE18-40A (EXS)	18	5.5	4" square	0.125"	9"	8"–10"	5.66"–7.07"	9"	3/4"x30"x3"	3.5	129
SSSE20-40A (EXS)	20	6.1	4" square	0.125"	9"	8"–10"	5.66"–7.07"	9"	3/4"x30"x3"	3.5	142
SSSE25-40A (EXS)	25	7.6	4" square	0.125"	9"	8"–10"	5.66"–7.07"	9"	3/4"x30"x3"	3.5	175
SSSE14-40B	14	4.3	4" square	.188"	11"	10"–12"	7.07"–8.48"	10.50"	3/4"x30"x3"	3.5	152
SSSE16-40B	16	4.9	4" square	.188"	11"	10"–12"	7.07"–8.48"	10.50"	3/4"x30"x3"	3.5	171
SSSE18-40B	18	5.5	4" square	.188"	11"	10"–12"	7.07"–8.48"	10.50"	3/4"x30"x3"	3.5	190
SSSE20-40B	20	6.1	4" square	.188"	11"	10"–12"	7.07"–8.48"	10.50"	3/4"x30"x3"	3.5	209
SSSE25-40B	25	7.6	4" square	.188"	11"	10"–12"	7.07"–8.48"	10.50"	3/4"x30"x3"	3.5	257
SSSE30-40B (EXS)	30	9.1	4" square	.188"	11"	10"–12"	7.07"–8.48"	10.50"	3/4"x30"x3"	3.5	304
SSSE16-50B	16	4.9	5" square	.188"	11"	10.25"–13.25"	7.25"–9.37"	11.50"	1"x36"x4"	4.5	219
SSSE18-50B	18	5.5	5" square	.188"	11"	10.25"–13.25"	7.25"–9.37"	11.50"	1"x36"x4"	4.5	243
SSSE20-50B	20	6.1	5" square	.188"	11"	10.25"–13.25"	7.25"–9.37"	11.50"	1"x36"x4"	4.5	267
SSSE25-50B	25	7.6	5" square	.188"	11"	10.25"–13.25"	7.25"–9.37"	11.50"	1"x36"x4"	4.5	327
SSSE30-50B (EXS)	30	9.1	5" square	.188"	11"	10.25"–13.25"	7.25"–9.37"	11.50"	1"x36"x4"	4.5	387
SSSE25-50C	25	7.6	5" square	.25"	11"	10.25"–13.25"	7.25"–9.37"	11.50"	1"x36"x4"	4.5	427
SSSE30-50C	30	9.1	5" square	.25"	11"	10.25"–13.25"	7.25"–9.37"	11.50"	1"x36"x4"	4.5	507
SSSE20-60B	20	6.1	6" square	.188"	12"	11.00"–13.25"	7.81"–9.37"	12.25"	1"x36"x4"	5.0	329
SSSE25-60B	25	7.6	6" square	.188"	12"	11.00"–13.25"	7.81"–9.37"	12.25"	1"x36"x4"	5.0	404
SSSE30-60B	30	9.1	6" square	.188"	12"	11.00"–13.25"	7.81"–9.37"	12.25"	1"x36"x4"	5.0	479
SSSE35-60B	35	10.7	6" square	.188"	12"	11.00"–13.25"	7.81"–9.37"	12.25"	1"x36"x4"	5.0	554
SSSE40-60B	40	12.2	6" square	.188"	12"	11.00"–13.25"	7.81"–9.37"	12.25"	1"x36"x4"	5.0	629

NOTES:
1. Factory supplied template must be used when setting anchor bolts. Current will deny any claim for incorrect anchorage placement resulting from failure to use factory supplied template and anchor bolts.



© 2023 Current Lighting Solutions, LLC. All rights reserved. GE and the GE monogram are trademarks of the General Electric Company and are used under license. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

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:

ONTIME PROMO & APPAREL

12900 W. National Avenue
New Berlin, WI 53151

Issuance and Revisions:

Date	Number	Description
11/20/24		Plan Commission Submittal

COPYRIGHT InSite Landscape Design Inc. 2020
ALL RIGHTS RESERVED
THIS DRAWING IS NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF InSite Landscape Design, Inc. THE CLIENT AGREES TO INDEMNIFY AND HOLD THE InSite Landscape Design Inc. HARMLESS FROM ANY DAMAGES, LIABILITY, OR COST, INCLUDING ATTORNEY'S FEES AND COSTS OF DEFENSE ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN THE InSite Landscape Design Inc., OR FROM ANY REUSE OF THE DRAWINGS OR DATA WITHOUT THE PRIOR WRITTEN CONSENT OF THE InSite Landscape Design Inc.

Sheet Title:

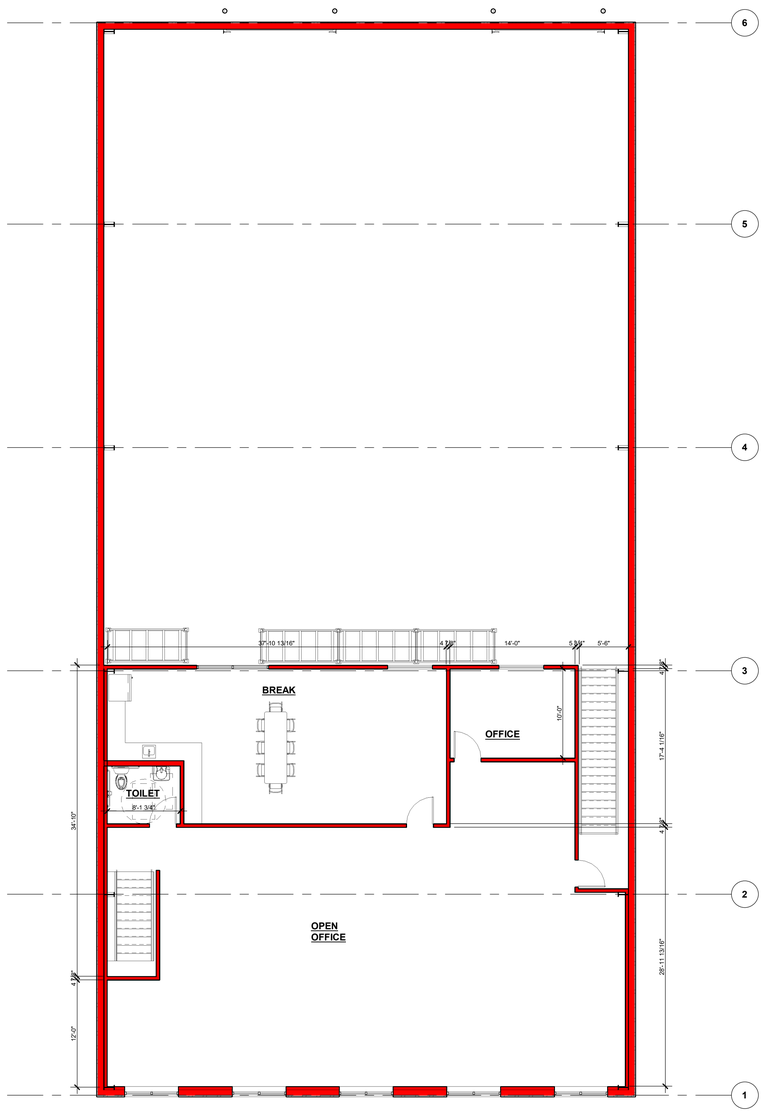
PROPOSED AREA LIGHT FIXTURES

Date of Drawing:	11/20/24
Scale:	NONE
Drawn By:	MCD
Job Number:	L24-069
Sheet Number:	PHO1.3

NOT FOR CONSTRUCTION - PRELIMINARY - FOR ESTIMATING AND REVIEW ONLY- DO NOT SCALE THESE DRAWINGS-

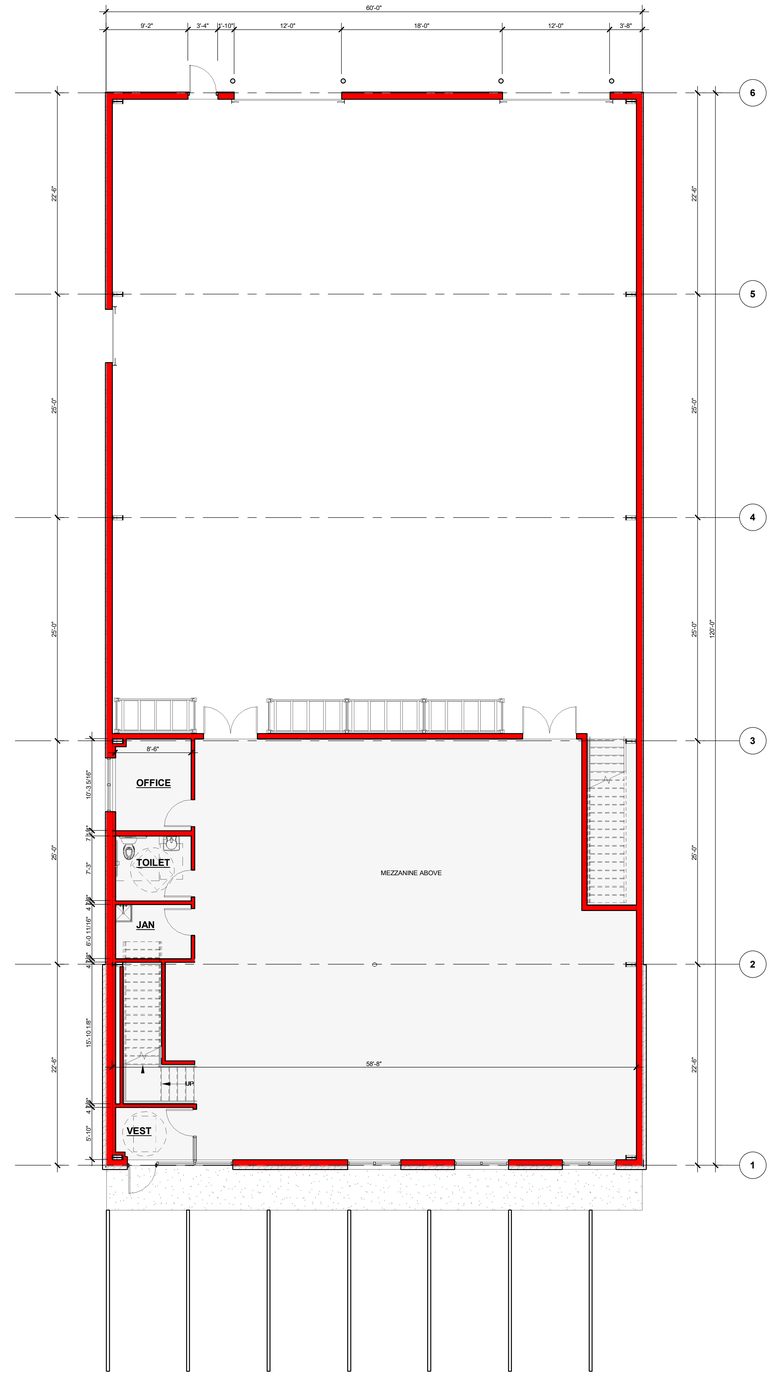
These progress documents reflect progress & intent & may be subject to change, including additional notes and detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

L24-069 - ONTIME PROMO & APPAREL - 11/20/2024



MEZZANINE

1/8" = 1'-0"



FLOOR PLAN

1/8" = 1'-0"

NORTH

WALL KEY

- NEW WALL/FURRING
- NEW MASONRY/ VENEER WALL
- NEW COOLER/ FREEZER WALLS
- NEW FOUNDATION WALL
- NEW IMP WALL
- NEW PRECAST WALL
- TYPICAL EXISTING WALL
- DEMO WALLS
- FIRE WALL OR FIRE BARRIER

Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 / 1-800-236-2534
FAX (920) 766-5004

MADISON
711 Lois Dr.
Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

MILWAUKEE
W204 N11509
Goldendale Rd
Germantown, WI 53022
PHONE (262) 250-9710 1-800-236-2534
FAX (262) 250-9740

WAUSAU
5605 Lilac Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED FOR:

ON TIME PROMO & APPAREL

NEW BERLIN, WISCONSIN

"COPYRIGHT NOTICE"

This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS

1		
2		
3		
4		
5		
6		

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT MANAGER: L. SEBALD

DESIGNER: T. TISLAU

INTERIOR DESIGNER: -------

DRAWN BY: -------

EXPEDITOR: -------

SUPERVISOR: -------

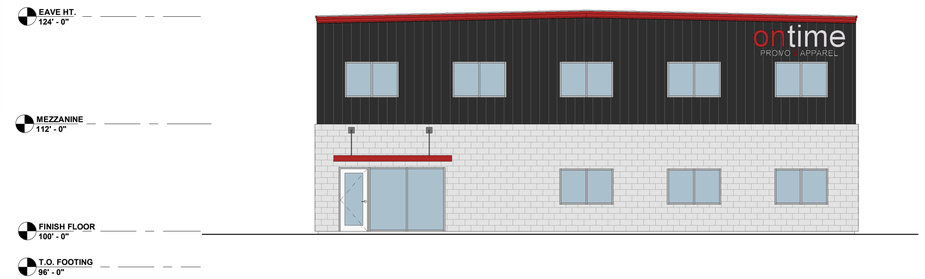
PRELIMINARY NO: -------

CONTRACT NO: -------

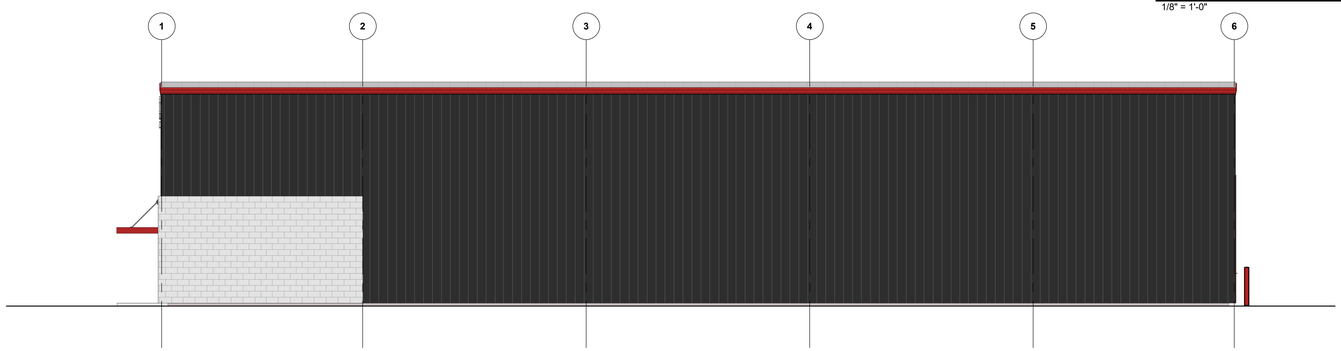
DATE: 11.18.24

SHEET: A1.0

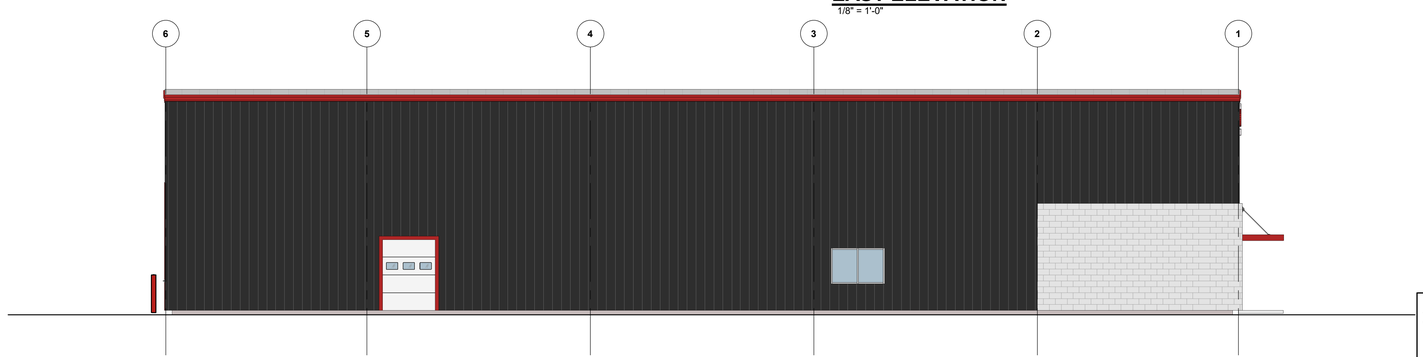
NORTH ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"

DOOR & WINDOW VALUES

WINDOWS:	U VALUE	0.--
	SHGC	0.--
	VT	0.--
DOORS: (SWINGING)	U VALUE	0.38
O.H. DOORS: (NON-SWINGING)	U VALUE	0.11
DOORS: (>50% GLAZING)	U VALUE	0.--
	SHGC	0.--
	VT	0.--

Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 / 1-800-236-2534
FAX (920) 766-5004

MADISON
711 Lois Dr.
Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

MILWAUKEE
W204 N11509
Goldendale Rd
Germantown, WI 53022
PHONE (262) 250-9710 1-800-236-2534
FAX (262) 250-9740

WAUSAU
5605 Lilac Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED FOR:
ON TIME PROMO & APPAREL
NEW BERLIN, WISCONSIN

"COPYRIGHT NOTICE"
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS

1		
2		
3		
4		
5		
6		

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT MANAGER: L. SEBALD
DESIGNER: T. TISLAU
INTERIOR DESIGNER: -------
DRAWN BY: -------
EXPEDITOR: -------
SUPERVISOR: -------
PRELIMINARY NO: -------
CONTRACT NO: -------
DATE: 11.18.24
SHEET: A2.0

ON TIME PROMO & APPAREL

NEW BERLIN, WISCONSIN

Keller
Planners | Architects | Builders
Offices in the Twin Cities, Madison, Milwaukee and Wausau

CONCEPT ONLY