PLAN COMMISSION
AGENDA

September 10, 2026 – 6:00 pm
Village Hall
235 Hickory Street, Pewaukee, WI 53072

To view the meeting: https://www.youtube.com/live/KWQ9se9HIng?si=kMZ68Mig7toy92KP

1. Call to Order, Roll Call, Pledge of Allegiance, & Moment of Silence.

2. Public Hearings.

Citizen Comments: *This is an opportunity for citizens to share their opinions with Commission Members on any topic they choose. However, due to Wisconsin Open Meeting laws, the Commission is not able to answer questions or respond to your comments. All comments should be directed to the Commission. Comments are limited to 3 minutes per speaker. Speakers are asked to use the podium and state their name and address.*

3. Approval of the Minutes:
   a. Plan Commission Meeting – August 13, 2026

4. Old Business.
   a. None

5. New Business.
   a. Review, discussion, and Possible Action on a Site Plan / Plan of Operation amendment for proposed car wash development located at 120 Simmions Avenue. The applicant is Bubble Foam Farm c/o Christopher Mullett. The property owner is Wylie Group LLC c/o Christopher Mullett. The 1.08-acre property is zoned B-2 Downtown Business District with a Planned Unit Development Overlay.

   b. Review, discussion, and possible direction to staff regarding Section 40.108(b) – *Structure*.

6. Citizen Comments. – *This is an opportunity for citizens to share their opinions with Commission Members on any topic they choose. However, due to Wisconsin Open Meeting laws, the Commission is not able to answer questions or respond to your comments. All comments should be directed to the Commission. Comments are limited to 3 minutes per speaker. Speakers are asked to use the podium and state their name and address.*

7. Adjournment

Note: It is possible that members and/or possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; action will not be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in the notice. Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. To request such assistance, contact the Village Clerk at 262-691-5660.

PLAN COMMISSION AGENDA
Thursday, August 13, 2026 – 6:00 pm
Village Hall
235 Hickory Street, Pewaukee, WI 53072

To view the meeting: https://www.youtube.com/watch?v=6OINN2_Aij4

1. **Call to Order, Roll Call, Pledge of Allegiance, & Moment of Silence.**

President Knutson called the meeting to order at approximately 6:02 p.m.

Plan Commission members present: Comm. Brian Belt; Comm. Mark Grabowski; Comm. Katie Jelacic; Comm. Sam Liebert; Trustee Bob Rohde; and President Jeff Knutson.

Excused: Comm. Theresa Hoff

Also present: Village Attorney, Matt Gralinski; Village Planner, Orrin Sumwalt; Village Administrator, Matt Heiser; Village Clerk, Mackenzie Quigley; and Deputy Clerk, Jessica Sweet.

2. **Public Hearings –**
   a. **Conditional Use Grant request of applicant Christian Brothers Automotive, to develop an automobile service use. An automobile service use is only permissible through the issuance of a Conditional Use Grant (Section 40.250(10)). This request is located immediately west of Menards and north of Jilly's Car Wash / PWV 0901984006. The proposed development would be part of this 38.72-acre, B-1 Community Business District with a Planned Unit Development Overlay and C-2 Conservancy District split zoned. The property is owned by Meadow Creek Limited Partnership and Applicant is William Bostic d/b/a Christian Brothers Automotive.**

      No Comment

   b. **Conditional Use Grant request by the Village of Pewaukee, to establish an expanded lift station within railroad right-of-way located north of 512 Kopmeier Drive. Public and/or Private utility use is only permissible through the issuance of a Conditional Use Grant (Section 40.204(2). Railroad right-of-way is operated by CPKC and is zoned R-5 Residential Detached District.**

      No Comment

   c. **Conditional Use Grant request of applicant James Grabowski, to construct a 6' tall fence. The structure is proposed at 0 feet from the rear lot line. A reduction from the required 5' offset for fencing over 4.5' tall is permissible only through the issuance of a Conditional Use Grant on a legal non-conforming lot (Section 40.210(4)a). This 0.21- acre parcel, located at 128 Park / PWV 0896017, is zoned R-5 Residential Detached District. Property Owner/Applicant is James Grabowski.**

Mr. Grabowski requested two amendments: increasing the proposed fence height from 6 feet to 8 feet to match the adjoining property and using consistent materials and allowing the fence to extend across a gap between the parcels to create continuous privacy and security fence. He cited privacy and security concerns related to nearby commercial properties and neighboring security cameras.

Attorney Lance Miller, Big Fish Capital, Lance Miller, representing the neighboring property owner, spoke in opposition to Items C and D, citing concerns regarding precedent, aesthetics, ordinance compliance, and potential impacts on the adjoining property's value and lake view. He requested denial of both items or consideration of less restrictive alternatives.

d. **Conditional Use Grant request of applicant Ken Ward, to construct a 8' tall fence. The structure is proposed at 0 feet from the rear lot line. A reduction from the required 5' offset for fencing over 4.5' tall is permissible only through the issuance of a Conditional Use Grant on a legal non-conforming lot (Section 40.210(4)a). This 0.1-acre parcel, located at 124 Park / PWV 0896018, is zoned R-5 Residential Detached District. Property Owner/Applicant is Ken Ward.**

Ken Ward spoke in support of the proposed 8-foot fence and extending it across the gap between the properties. He stated the area has been maintained by both property owners and is not designated for public use. He also noted the proposed fence would complement the existing structures and would not significantly impact the neighboring property's use or views.

Attorney Miller reiterated his previous comments in opposition to this item.

e. **Conditional Use Grant and Plan of Operation request of Lake Country Barge, to locate a boat lift and pier sales, service, repair and boat storage use. An boat related use is only permissible through the issuance of a Conditional Use Grant (Section 40.316(9)). This request is located at 400 Sussex Street, PWV 0897993. The proposed development on a 4.32-acre, B-5 Light Industrial District zoned property. The property is owned by Capitol Acquisition LLC and Applicant is Lake Country Barge.**

A village resident raised concerns about potential water table impacts and tree placement.

Matthew Quest, property owner, clarified that the proposal involves only updates to the existing property, including paint, roofing, and landscaping, with no new structures or intent to raise water levels. He also noted reduced traffic and that outdoor storage would be screened by fencing.

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Citizen Comments –

Ken Ward, 124 Park, stated that he and Mr. Grabowski would agree to a condition requiring removal of the fence if the six-foot area is later determined to be owned by a third party.

3. Approval of the Minutes -

a. Plan Commission Meeting – July 9, 2026

Commissioner Liebert motioned, seconded by Commissioner Belt moved to approve July 19, 2026, Plan Commission Meeting Minutes as presented.
Motion carried 6-0.

4. Old Business.

a. None

5. New Business.

a. Review, discussion, and possible action on Conditional Use Grant request of applicant Christian Brothers Automotive, to develop an automobile service use. An automobile service use is only permissible through the issuance of a Conditional Use Grant (Section 40.250(10)). This request is located immediately west of Menards and north of Jilly's Car Wash / PWV 0901984006. The proposed development would be part of this 38.72-acre, B-1 Community Business District with a Planned Unit Development Overlay and C-2 Conservancy District split zoned. The property is owned by Meadow Creek Limited Partnership and Applicant is William Bostic d/b/a Christian Brothers Automotive.

Commissioner Grabowski motioned, seconded by Commissioner Belt to approve the Conditional Use Grant for Christian Brothers Automotive.
Motion carried 6-0.

STAFF RECOMMENDATION:

Depending on confirmation by the Village of Pewaukee Plan Commission of the above-described comments, the Village of Pewaukee Plan Commission may take the following actions listed below.

CONDITIONAL USE REQUEST FOR AN AUTOMOTIVE SERVICE USE

Village Planner Recommendations:

The Village of Pewaukee Plan Commission Approves the Conditional Use Request for an automotive service use for the property located at PWV 0901984006, subject to the following conditions:

SITE PLAN AND PLAN OF OPERATIONS

The Village of Pewaukee Plan Commission Approves the Business Site Plan / Plan of Operations for an automotive service use, subject to the following conditions:

CONDITIONAL USE CONDITIONS:

1. Approval of Automotive Service Use only. Any other use requires separate approval.

2. As part of the Conditional Use Grant the site shall be permitted to reduce the required number of parking spaces from 40 to 31 spaces.

PLANNING CONDITIONS:

3. That all conditions made by the Plan Commission at their meeting of October 2025 pertaining to development are met.

4. Full execution and recording of the Conditional Use Grant prior to beginning construction.

5. The signage plans be presented to the Village Zoning Administrator and approval by Staff prior to building occupancy.

6. Prior to final approval and issuance of any permits the applicant shall submit a Certified Survey Map for review and approval by Plan Commission.

7. This Site Plan/Plan of Operation approval is subject to the Petitioner complying at all times with the plans and documents presented to the Village of Pewaukee Plan Commission. The existing site plan/plan of operation shall remain in effect, except as further restricted or modified herein.

8. The Petitioner shall satisfy all comments, conditions, and concerns of the Village of Pewaukee Plan Commission and Board, Village Engineer and Village Planner for the site plan, and other documentation.

9. Building Inspection. The Petitioner and/or Property Owner shall comply with any and all recommendations by the Village Building Inspector (or designee) prior to the issuance of an occupancy & use permit for the subject property. Approval by the Village Building Inspector, if granted, shall be solely for the benefit of the Village of Pewaukee, and shall not be relied upon by the petitioner or others as proof of structural integrity or safety of any structure on the property, or as proof of compliance with any particular construction standard that would apply to new construction. The petitioner shall independently determine the suitability of all structures on the property for the petitioner's intended uses.

10. Fire Inspection. The Petitioner and/or Property Owner shall comply with any and all recommendations by the Village of Pewaukee Fire Department Chief (or designee) prior to the issuance of an occupancy & use permit for the subject property. Approval by the Village of Pewaukee Fire Department Chief (or designee), if granted, shall be solely for the benefit of the Village of Pewaukee, and shall not be relied upon by the petitioner or others as proof of fire safety of any structure on the property, or as proof of compliance with any particular fire safety standard that would apply to new construction. The petitioner shall independently determine the fire safety and suitability of all structures on the property for the petitioner's intended uses. Fire

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department approval following review to ensure any additional fire access requirements for the parking lot as proposed is required prior to building occupancy.

11. This approval is granted for the express conditions stated herein. Changes or alterations including, but not limited to, a change in use, premises, lands, or ownership of the property in question shall require a new Business Site Plan approval with all the zoning procedures at the time being followed. The allowed uses of the property must at no time be hazardous, harmful, obnoxious, offensive, or a nuisance by reasons of appearance, noise, dust, smoke, odor, or other similar factors. Any use not specifically listed, as permitted, shall be considered to be prohibited, except as may be otherwise specified herein.

12. The Property Owner shall keep the exterior condition of the premises in a neat and orderly condition at all times so the premises will not detract from neighboring premises. There shall be no outside storage of junk, debris, construction material, or other refuse materials within the property and all such materials shall be disposed of promptly and properly.

13. The Property Owner shall allow Village of Pewaukee representatives to inspect the premises following a 24-hour notice for the purposes of determining compliance with this approval.

14. The Petitioner and/or Property Owner shall obtain the appropriate permits from the Village of Pewaukee.

15. The Petitioner and/or Property Owner shall, on demand, reimburse the Village of Pewaukee for all costs and expenses of any type incurred by the Village in connection with the review and approval of this application, including, but not limited to, the cost of professional services incurred by the Village for the review and preparation of required documents, attendance at meetings or other related professional services as well as to enforce the conditions in this approval due to a violation of these conditions.

ENGINEERING CONDITIONS: AS ORIGINALLY OUTLINED IN THE OCTOBER 2025 REVIEW.

16. With the site proposal intending to utilize the existing regional stormwater pond for stormwater management, it shall be noted that due to the current condition of the regional stormwater pond as of September 25, 2025; building permits will not be issued for this site by the Village of Pewaukee until the pond is reconstructed and surveyed verifying the pond is corrected to its original design.

17. If a Wisconsin Department of Natural Resources (WDNR) Construction Site Stormwater Permit (NOI) is required it shall be provided when it is available. Provide confirmation from the WDNR if an NOI permit is not required.

18. As noted on the Site Grading Plan, Earthwork and Grading Note #12 reverse slope (high side) curb shall be installed on the downhill side of parking lot islands to ensure positive drainage to catch basins. Consider callouts and/or showing locations of reverse slope curb segments on the plans to further clarify these locations.

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19. Add notes as appropriate or show inlet protection to be provided on all proposed catch basins after installation on the plans.
20. The proposed lot is 1.5 acres of a 43-acre existing lot. Will the remnant acreage be included in the proposed CSM?
21. It is presumed the wetland line is shown based on CSM 11391. The wetland note per this CSM states the wetland was delineated in November 2008. This is substantially outside the standard WDNR 5-year window. A new wetland delineation should be completed, and the wetland dimensioned.
22. The ALTA/NSPS Land Title Survey depicts a storm sewer running through the property, without the benefit of an easement. An easement should be created and maintenance rights determined.
23. There is a 5" change in bearings from CSM 11391, recorded as bearings should be added.
24. Stone tracking pads shall be added at both access points per WDNR construction site erosion and sediment control technical standard 1057. Or provide a stone tracking pad at one site access point, showing the other access point being closed off during construction.
25. Provide silt fence along the east perimeter of the site to prevent erosion onto the adjacent property.
26. Clarify or provide a detail for "DUB DOWN CURB".
27. The drive aisle width in the west parking lot does not meet the minimum width per the Village Code. Revise the westerly parking lot to include a minimum drive aisle width of 25 feet.
28. The northwest corner of the proposed access aisle for the accessible parking stalls is a lower elevation than all surrounding grades promoting a trapped water condition. Revise the grades in this area accordingly to perpetuate drainage to the proposed catch basin to the north.
29. Verify the top of pavement and top of curb grades along the west side of the westerly entrance to the site. The site grading plan shows the top of pavement at a higher elevation than the top of curb in this area.
30. Add additional spot elevations around the proposed dumpster enclosure to further detail the grades in this area. Include spot elevations in this area at the corners/boundaries between bituminous, heavy-duty concrete, and concrete sidewalk surfaces.
31. Label the diameter of the proposed downspouts.
32. Detail the length and slope of all proposed storm and sanitary sewer/laterals.
33. Detail the elevation and slope of the proposed underdrain along the south side of the proposed building.
34. Detail the size and invert elevations of the proposed water service.

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35. Label the proposed invert elevation(s) of the sanitary lateral connection to the existing sanitary sewer east of the building. This connection should be completed as a wye connection.
36. Label the invert elevations and slopes of the proposed sanitary lateral at the sand/oil interceptor, bends, and, cleanouts.
37. Label the invert elevations of all proposed storm sewer at bends, cleanouts, catch basins, and connections with the existing storm sewer.
38. Verify the absence of a conflict and appropriate vertical separation between all proposed crossings of the proposed sanitary lateral and building downspout laterals. Label the invert elevations of sanitary lateral and downspout laterals at each proposed crossing.
39. Add a stone tracking pad detail that conforms to WDNR stormwater construction technical standard 1057.
40. Provide an underdrain trench detail.
41. Provide a detail for the proposed sand/oil interceptor and its proposed sanitary sewer connections.
42. Provide a detail for the required sanitary lateral wye connection with the existing sanitary sewer.
43. Provide a detail displaying the proposed connection with the existing storm sewer.
44. Provide a typical section, elevation, and details of any design elements for the proposed retaining wall.
45. Plans shall be signed and sealed by professional engineer licensed in the state of Wisconsin.
46. A response memorandum addressing each of the above comments listed must be included in the next submittal. Note, that these comments are not all encompassing and that further comments may arise during future submittals.

PUBLIC WORKS CONDITIONS: AS ORIGINALLY OUTLINED IN THE OCTOBER 2025 REVIEW.

47. An existing storm sewer pipe crosses this parcel. A new storm sewer easement is needed to be submitted, reviewed, approved, and recorded prior to issuance of building permit.
48. The storm water drainage for this site is to be tributary to the regional pond. Work is occurring at pond. The work needs to be completed, reviewed, and approved prior to approval of this project.
49. Provide televising video showing Sanitary sewer lateral from building to the main. The lateral needs to be reviewed for structural integrity and potential infiltration. The Village staff or designated representative will review the sewer lateral video and check if the lateral condition is adequate or needs rehabilitation. If the work cannot be completed prior to issuance of permit or occupancy, then posting a $5,000 financial guarantee is acceptable to allow applicant to proceed. This includes costs for televising and potential work on sewer lateral.

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50. Submit specifications for sand/oil interceptor. Prepare maintenance agreement for sand/oil interceptor to be submitted, reviewed, approved, and recorded prior to issuance of building permit.
51. Confirm number of parking spaces needed and provided.
52. What size water service is proposed?
53. The sanitary sewer lateral should not be run into the manhole.
54. The sanitary sewer lines should be connected so utilize one connection to the public main.
55. Add sample tap to use for water sampling in utility room.

b. Review, discussion, and possible action on Conditional Use Grant request by the Village of Pewaukee, to establish an expanded lift station within railroad right-of-way located north of 512 Kopmeier Drive. Public and/or Private utility use is only permissible through the issuance of a Conditional Use Grant (Section 40.204(2). Railroad right-of-way is operated by CPKC and is zoned R-5 Residential Detached District.

Commissioner Belt motioned, seconded by Commissioner Grabowski to approve the Conditional Use Grant for the Village of Pewaukee's expanded lift station north of 512 Kopmeier Drive.
Motion carried 6-0.

PLANNER COMMENTS:

1. Conditional Use Grant. The Village Code permits utility use by the issuance of a Conditional Use Grant in the R-5 Residential Detached District.
2. Site Plan. The site plan indicates construction of a 21'2" x 9'8" lift station building with the associated equipment housed inside. The proposed location is immediately east of the existing at grade lift station and is located within the railroad right-of-way.
3. Zoning Requirements: The proposed utility use is a Conditional use under the R-5 Residential Detached District.

4. Site Improvements:
a. Site: No additional landscaping has been indicated as part of the development plan. The Village is in the process of obtaining an easement from CPKC for the subject area.
b. Design Requirements: There are no applicable general design requirements for the proposed development.

STAFF RECOMMENDATION:

Depending on confirmation by the Village of Pewaukee Plan Commission of the above-described comments, the Village of Pewaukee Plan Commission may take the following actions listed below.

Village Planner Recommendations:

The Village of Pewaukee Plan Commission Approves the Conditional Use Request for a lift station on CPKC railroad right-of-way, subject to the following conditions:

CONDITIONAL USE REQUEST FOR A LIFT STATION

1. Any conditions made by the Plan Commission at their meeting of August 13, 2026.
2. Full execution and recording of the Conditional Use Grant prior to beginning construction.
3. The Petitioner shall satisfy all comments, conditions, and concerns of the Village of Pewaukee Plan Commission and Board, Village Engineer and Village Planner for the site plan, and other documentation.
4. Building Inspection. The Petitioner and/or Property Owner shall comply with any and all recommendations by the Village Building Inspector (or designee) prior to the issuance of an occupancy & use permit for the subject property. Approval by the Village Building Inspector, if granted, shall be solely for the benefit of the Village of Pewaukee, and shall not be relied upon by the petitioner or others as proof of structural integrity or safety of any structure on the property, or as proof of compliance with any particular construction standard that would apply to new construction. The petitioner shall independently determine the suitability of all structures on the property for the petitioner's intended uses.
5. Fire Inspection. The Petitioner and/or Property Owner shall comply with any and all recommendations by the Village of Pewaukee Fire Department Chief (or designee) prior to the issuance of an occupancy & use permit for the subject property. Approval by the Village of Pewaukee Fire Department Chief (or designee), if granted, shall be solely for the benefit of the Village of Pewaukee, and shall not be relied upon by the petitioner or others as proof of fire safety of any structure on the property, or as proof of compliance with any particular fire safety standard that would apply to new construction. The petitioner shall independently determine the fire safety and suitability of all structures on the property for the petitioner's intended uses. Fire department approval following review to ensure any additional fire access requirements for the parking lot as proposed is required prior to building occupancy.
6. This approval is granted for the express conditions stated herein. Changes or alterations including, but not limited to, a change in use, premises, lands, or ownership of the property in question shall require a new Business Site Plan approval with all the zoning procedures at the time being followed. The allowed uses of the property must at no time be hazardous, harmful, obnoxious, offensive, o a nuisance by reasons of appearance, noise, dust, smoke, odor, or other similar factors. Any use not specifically listed, as permitted, shall be considered to be prohibited, except as may be otherwise specified herein.
7. The Property Owner shall keep the exterior condition of the premises in a neat and orderly condition at all times so the premises will not detract from neighboring

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premises. There shall be no outside storage of junk, debris, construction material, or other refuse materials within the property and all such materials shall be disposed of promptly and properly.
8. The Property Owner shall allow Village of Pewaukee representatives to inspect the premises following a 24-hour notice for the purposes of determining compliance with this approval.
9. The Petitioner and/or Property Owner shall obtain the appropriate permits from the Village of Pewaukee.
10. The Petitioner and/or Property Owner shall, on demand, reimburse the Village of Pewaukee for all costs and expenses of any type incurred by the Village in connection with the review and approval of this application, including, but not limited to, the cost of professional services incurred by the Village for the review and preparation of required documents, attendance at meetings or other related professional services as well as to enforce the conditions in this approval due to a violation of these conditions.

c. Review, discussion, and possible action on Conditional Use Grant request of applicant James Grabowski, to construct a 6' tall fence. The structure is proposed at 0 feet from the rear lot line. A reduction from the required 5' offset for fencing over 4.5' tall is permissible only through the issuance of a Conditional Use Grant on a legal non-conforming lot (Section 40.210(4)a). This 0.21-acre parcel, located at 128 Park / PWV 0896017, is zoned R-5 Residential Detached District. Property Owner/Applicant is James Grabowski.

Trustee Rhode motioned, seconded by Commissioner Jelacic to approve the Conditional Use Grant for James Grabowski at 128 Park Ave. for an 8-foot fence at rear lot line, subject to all staff recommended conditions.
Motion carried 6-0.

Attorney Gralinski confirmed the proposed fence amendments were permissible but advised that fencing within the disputed area could not be approved until ownership was verified.

Village Planner agreed, noting the Conditional Use Grant could accommodate the proposed 8-foot fence with reasonable, measurable conditions and recommended verification through a survey or title work.

President Knutson asked whether, following approval of the 8-foot fence, the applicants could provide documentation confirming ownership of the disputed six-foot section and obtain administrative approval from staff.

Attorney Gralinski confirmed staff could approve the addition upon verification without returning to the Plan Commission.

Commissioner Belt expressed concerns with the proposed zero-foot setback, including maintenance, access, and potential damage from neighboring property maintenance.

Commissioner Grabowski noted that both five-foot and zero-foot setbacks exist in the Village, with setbacks having a greater impact on smaller lots with limited rear-yard space.

PLANNER COMMENTS:

In reviewing the subject site, it was determined that the current property constitutes legal non-conforming and therefore is eligible to seek a Conditional Use for a minimum offset for a non-storage related accessory structure of 5'.

As noted, the R-5 Single-Family Residential zoning district, Section 40.210(4)(b) allows a legal nonconforming property to seek a Conditional Use to reduce the minimum offset through the Planning Commission. This parcel is nonconforming due to its current size as it does not meet the code requirements, thus, seeking a conditional use approval for the reduction in offset is an available option.

Fences are primarily regulated through Section 40.422(c) of the zoning code. Section 40.422(c)(3) specifies that any structure in excess of 4½ feet may be permitted provided it conforms to the requirements of the zoning district in which it is located. Therefore, the R-5 district requires a 5' offset for non-storage related accessory structure. Furthermore, the Section 40.422(c)(5) states: Any such structure in excess of 4½ feet in height may be permitted closer than the required offset from an adjoining lot line, other than a street line, with the written consent of the adjoining property owner. This has been the typical path forward for property owners who desire to have a fence over 4½ feet and closer to the property line than the required 5' offset.

To staff's knowledge this has been the first instance where a Conditional Use request has been sought to reduce the offset requirement for a fence. Although this is the first request related to a fence the Village has previously utilized Conditional Use grants to reduce required setbacks and offsets on non-conforming lots. As this is the first instance, Plan Commission will want to pay careful attention to the requirements of issuing a Conditional Use and how this decision may impact the Village in the future.

Conditional Use criteria:

In evaluating the applicant's request, the Plan Commission will want to consider the basis for approval as outlined in Section 40.152 which includes; health, general welfare, safety and economic impact of the Village of Pewaukee and the immediate neighborhood. Specific consideration shall be given to the proposed conditional use's effect on the movement of traffic, environment, area aesthetics, village services

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and precedent of future development. The code specifically outlines the Plan Commission may deny an application if it concludes any of the following:

(1) Materially endanger the public health, general welfare and safety; or

(2) Substantially injure the value of adjoining or abutting property; or

(3) Be inharmonious with the areas in which it is to be located; or

(4) Will not be in general conformity with the master plan, or other officially adopted plans.

During its consideration, the Plan Commission will need to evaluate the above and determine if the applicants request meets the considerations as outlined in 40.152 and evaluate if any of the reasons for denial apply.

GAP Parcel:

GIS, County records and the applicants site plan indicate a GAP parcel located immediately adjacent to the applicant's site as shown below. The applicants site plan indicates the fencing being also placed on the gap parcel. The Village cannot approve a Conditional Use for the applicant on property which they do not own, as part of the Conditional Use process includes the recording of the CUG and land covenant. Only the owner of a parcel has the authority to record such a document. Therefore, if the CUG is approved it can only be approved for PWV 0896017 and the subsequent fence would need to stop at the applicant's property line. As currently there is no clear proof of ownership of the GAP parcel, staff would suggest that a condition be added to the CUG request (if approved), that would allow the CUG and fence to be placed on the GAP parcel should the applicant be able to provide documentation showing clear ownership of the GAP parcel or be able to obtain ownership of the GAP parcel in the future.

Village Planner Recommendations:

The Village of Pewaukee Plan Commission Approves the Conditional Use Grant Request James Grabowski for the property located at 128 Park Avenue, subject to the following conditions:

1. That all conditions made by the Plan Commission at their meeting of August 13, 2026, are met.
2. That this conditional use allows a 6' fence on the above referenced property to be constructed along the east property line.
3. This approval shall not apply to the GAP parcel located immediately west and adjacent to the subject property. Should the applicant be able to provide documentation showing clear ownership of the GAP parcel or be able to obtain ownership of the GAP parcel in the future then the CUG shall apply.
4. Full execution and recording of the Conditional Use Grant prior to beginning construction.

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5. This approval is subject to the Petitioner complying at all times with the plans and documents presented to the Village of Pewaukee Plan Commission.
6. The Petitioner shall satisfy all comments, conditions, and concerns of the Village of Pewaukee Plan Commission, Village Engineer and Village Planner for the site plan, and other documentation.
7. Building Inspection. The Petitioner and/or Property Owner shall comply with any and all recommendations by the Village Building Inspector (or designee) prior to the issuance of an occupancy & use permit for the subject property. Approval by the Village Building Inspector, if granted, shall be solely for the benefit of the Village of Pewaukee, and shall not be relied upon by the petitioner or others as proof of structural integrity or safety of any structure on the property, or as proof of compliance with any particular construction standard that would apply to new construction. The petitioner shall independently determine the suitability of all structures on the property for the petitioner's intended uses.
8. This approval is granted for the express conditions stated herein. Changes or alterations including, but not limited to, a change in use, premises, lands, or ownership of the property in question shall require a new conditional use approval with all the zoning procedures at the time being followed. The allowed uses of the property must at no time be hazardous, harmful, obnoxious, offensive, or a nuisance by reasons of appearance, noise, dust, smoke, odor, or other similar factors. Any use not specifically listed, as permitted, shall be considered to be prohibited, except as may be otherwise specified herein.
9. The Property Owner shall allow Village of Pewaukee representatives to inspect the premises following a 24-hour notice for the purposes of determining compliance with this approval.
10. The Petitioner and/or Property Owner shall obtain the appropriate permits from the Village of Pewaukee.
11. The Petitioner and/or Property Owner shall, on demand, reimburse the Village of Pewaukee for all costs and expenses of any type incurred by the Village in connection with the review and approval of this application, including, but not limited to, the cost of professional services incurred by the Village for the review and preparation of required documents, attendance at meetings or other related professional services as well as to enforce the conditions in this approval due to a violation of these conditions.

d. Review, discussion, and possible action on Conditional Use Grant request of applicant Ken Ward, to construct a 8' tall fence. The structure is proposed at 0 feet from the rear lot line. A reduction from the required 5' offset for fencing over 4.5' tall is permissible only through the issuance of a Conditional Use Grant on a legal non-conforming lot (Section 40.210(4)a). This 0.1-acre parcel, located at 124

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Park / PWV 0896018, is zoned R-5 Residential Detached District. Property Owner/Applicant is Ken Ward.

Commissioner Grabowski motioned, seconded by Commissioner Belt, to approve the Conditional Use Grant for Ken Ward 124 Park Ave. for an 8-foot fence at rear lot line, subject to all staff recommended conditions.
Motioned carried 6.0.

PLANNER COMMENTS:

In reviewing the subject site, it was determined that the current property constitutes legal non-conforming and therefore is eligible to seek a Conditional Use for a minimum offset for a non-storage related accessory structure of 5'.

As noted, the R-5 Single-Family Residential zoning district, Section 40.210(4)(b) allows a legal nonconforming property to seek a Conditional Use to reduce the minimum building setback through the Planning Commission. This parcel is nonconforming due to its current size does not meeting the code requirements, thus, seeking a conditional use approval for the reduction in offset is an available option.

Fences are primarily regulated through Section 40.422(c) of the zoning code. Section 40.422(c)(3) specifies that any structure in excess of 4½ feet may be permitted provided it conforms to the requirements of the zoning district in which it is located. Therefore, the R-5 district requires a 5' offset for non-storage related accessory structure. Furthermore, the Section 40.422(c)(5) states: Any such structure in excess of 4½ feet in height may be permitted closer than the required offset from an adjoining lot line, other than a street line, with the written consent of the adjoining property owner. This has been the typical path forward for property owners who desire to have a fence over 4½ feet and closer to the property line than the required 5' offset.

To staff's knowledge this has been the first instance where a Conditional Use request has been sought to reduce the offset requirement for a fence. Although this is the first request related to a fence the Village has previously utilized Conditional Use grants to reduce setback and offsets on non-conforming lots. As this is the first instance, Plan Commission will want to pay careful attention to the requirements of issuing a Conditional Use and how this decision may impact the Village in the future.

Conditional Use criteria:

In evaluating the applicant's request, the Plan Commission will want to consider the basis for approval as outline in Section 40.152 which includes; health, general welfare, safety and economic impact of the Village of Pewaukee and the immediate neighborhood. Specific consideration shall be given to the proposed conditional use's effect on the movement of

traffic, environment, area aesthetics, village services and precedent of future development. The code specifically outlines the Plan Commission may deny an application if it concludes any of the following:

(1) Materially endanger the public health, general welfare and safety; or
(2) Substantially injure the value of adjoining or abutting property; or
(3) Be inharmonious with the areas in which it is to be located; or
(4) Will not be in general conformity with the master plan, or other officially adopted plans.

During its consideration, the Plan Commission will need to evaluate the above and determine if the applicants request meets the considerations as outlined in 40.152 and evaluate if any of the reasons for denial apply.

GAP Parcel:

GIS, County records and the applicant site plan indicate a GAP parcel located immediately adjacent to the applicant's site as shown below. The applicants site plan indicates the fencing being also placed on the gap parcel. The Village cannot approve a Conditional Use for the applicant on property which they do not own, as part of the Conditional Use process includes the recording of the CUG and land covenant. Only the owner of a parcel has the authority to record such a document. Therefore, if the CUG is approved it can only be approved for PWV 0896018 and the subsequent fence would need to stop at the applicants property line. As currently there is no clear proof of ownership of the GAP parcel, staff would suggest that a condition be added to the CUG request (if approved), that would allow the CUG and fence to be placed on the GAP parcel should the applicant be able to provide documentation showing clear ownership of the GAP parcel or be able to obtain ownership of the GAP parcel in the future.

Village Planner Recommendations:

The Village of Pewaukee Plan Commission Approves the Conditional Use Grant Request Ken Ward for the property located at 124 Park Avenue, subject to the following conditions:

1. That all conditions made by the Plan Commission at their meeting of August 13, 2026 are met.
2. That this conditional use allows a 8' fence on the above referenced property to be constructed along the north and east property line.
3. This approval shall not apply to the GAP parcel located immediately west and adjacent to the subject property. Should the applicant be able to provide documentation showing clear ownership of the GAP parcel or be able to obtain ownership of the GAP parcel in the future then the CUG shall apply.
4. Full execution and recording of the Conditional Use Grant prior to beginning construction.

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5. This approval is subject to the Petitioner complying at all times with the plans and documents presented to the Village of Pewaukee Plan Commission.
6. The Petitioner shall satisfy all comments, conditions, and concerns of the Village of Pewaukee Plan Commission, Village Engineer and Village Planner for the site plan, and other documentation.
7. Building Inspection. The Petitioner and/or Property Owner shall comply with any and all recommendations by the Village Building Inspector (or designee) prior to the issuance of an occupancy & use permit for the subject property. Approval by the Village Building Inspector, if granted, shall be solely for the benefit of the Village of Pewaukee, and shall not be relied upon by the petitioner or others as proof of structural integrity or safety of any structure on the property, or as proof of compliance with any particular construction standard that would apply to new construction. The petitioner shall independently determine the suitability of all structures on the property for the petitioner's intended uses.
8. This approval is granted for the express conditions stated herein. Changes or alterations including, but not limited to, a change in use, premises, lands, or ownership of the property in question shall require a new conditional use approval with all the zoning procedures at the time being followed. The allowed uses of the property must at no time be hazardous, harmful, obnoxious, offensive, or a nuisance by reasons of appearance, noise, dust, smoke, odor, or other similar factors. Any use not specifically listed, as permitted, shall be considered to be prohibited, except as may be otherwise specified herein.
9. The Property Owner shall allow Village of Pewaukee representatives to inspect the premises following a
24-hour notice for the purposes of determining compliance with this approval.
10. The Petitioner and/or Property Owner shall obtain the appropriate permits from the Village of Pewaukee.
11. The Petitioner and/or Property Owner shall, on demand, reimburse the Village of Pewaukee for all costs and expenses of any type incurred by the Village in connection with the review and approval of this application, including, but not limited to, the cost of professional services incurred by the Village for the review and preparation of required documents, attendance at meetings or other related professional services as well as to enforce the conditions in this approval due to a violation of these conditions.

e. Review, discussion, and possible action on Conditional Use Grant and Plan of Operation request of Lake Country Barge, to locate a boat lift and pier sales, service, repair and boat storage use. A boat-related use is only permissible through the issuance of a Conditional Use Grant (Section 40.316(9)). This request is located at 400 Sussex Street, PWV 0897993. The proposed development on a

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4.32-acre, B-5 Light Industrial District zoned property. The property is owned by Capitol Acquisition LLC and Applicant is Lake Country Barge.

Commissioner Liebert motioned, seconded by Commissioner Grabowski to approve the Conditional Use Grant and Plan of Operations for Lake County Barge 400 Sussex St, subject to all conditions presented by staff.
Motion carried 6-0.

Commissioner Jelacic asked if the tree planting and landscaping commitments would be documented.

Staff confirmed that Condition 4 requires the landscaping, fencing, and outdoor storage plans to be submitted for staff approval prior to recording.

PLANNER COMMENTS:

Conditional Use Grant. The Village Code permits the proposed uses by the issuance of a Conditional Use Grant in the B-5 Light Industrial District. In order for the project to proceed the Village must grant a CUG for the proposed use.

Site Plan, The applicant is proposing to utilize the northern 2.6 acres of the site, including the existing northernmost building. The applicant has indicated new landscaping, fencing and building improvements will be taking place on the site. However, no plans have been submitted. Although landscaping and fencing improvements are not required as the newly proposed site is considerable similar to the prior use, staff recommends those plans be submitted for review and approval prior to any improvements taking place.

Signage: The applicant has not provided any sign plans as part of their submittal. Code compliant signage plans will need to be submitted and reviewed separately before any sign permits can be issued.

Building Facades: The plans provided do not include any updates to the building facades besides tuckpointing and painting.

Considerations:

In evaluating the applicant's request, the Plan Commission will want to consider the basis for approval as outline in Section 40.152 which includes; health, general welfare, safety and economic impact of the Village of Pewaukee and the immediate neighborhood. Specific consideration shall be given to the proposed conditional use's effect on the movement of traffic, environment, area aesthetics, village services and precedent of future development. The code specifically outlines the Plan Commission may deny an application if it concludes any of the following:

(1) Materially endanger the public health, general welfare and safety; or

(2) Substantially injure the value of adjoining or abutting property; or

(3) Be inharmonious with the areas in which it is to be located; or

(4) Will not be in general conformity with the master plan, or other officially adopted plans.

STAFF RECOMMENDATION:
Depending on confirmation by the Village of Pewaukee Plan Commission of the above-described comments, the Village of Pewaukee Plan Commission may take the following actions listed below.

Village Planner Recommendations :

The Village of Pewaukee Plan Commission Approves the Conditional Use Request for an Lake Country Barge for the property located at 400 Sussex, subject to the following conditions:

Planning Conditions:

1. That all conditions made by the Plan Commission at their meeting of August 2026 pertaining to development are met.
2. Full execution and recording of the Conditional Use Grant prior to beginning construction.
3. Any signage plans be presented to the Village Zoning Administrator and approval by Staff.
4. Landscaping, fencing and an outdoor storage layout shall be submitted to Village staff for review and approval prior to recording of the Conditional Use Grant.
5. This Site Plan/Plan of Operation approval is subject to the Petitioner complying at all times with the plans and documents presented to the Village of Pewaukee Plan Commission. The existing site plan/plan of operation shall remain in effect, except as further restricted or modified herein.
6. The Petitioner shall satisfy all comments, conditions, and concerns of the Village of Pewaukee Plan Commission and Board, Village Engineer and Village Planner for the site plan, and other documentation.
7. Building Inspection. The Petitioner and/or Property Owner shall comply with any and all recommendations by the Village Building Inspector (or designee) prior to the issuance of an occupancy & use permit for the subject property. Approval by the Village Building Inspector, if granted, shall be solely for the benefit of the Village of Pewaukee, and shall not be relied upon by the petitioner or others as proof of structural integrity or safety of any structure on the property, or as proof of compliance with any particular construction standard that would apply to new construction. The petitioner shall independently determine the suitability of all structures on the property for the petitioner's intended uses.
8. Fire Inspection. The Petitioner and/or Property Owner shall comply with any and all recommendations by the Village of Pewaukee Fire Department Chief (or designee) prior to the issuance of an occupancy & use permit for the subject property. Approval by the Village of Pewaukee Fire Department Chief (or designee), if granted, shall be solely for the benefit of the Village of Pewaukee, and shall not be relied upon by the

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petitioner or others as proof of fire safety of any structure on the property, or as proof of compliance with any particular fire safety standard that would apply to new construction. The petitioner shall independently determine the fire safety and suitability of all structures on the property for the petitioner's intended uses. Fire department approval following review to ensure any additional fire access requirements for the parking lot as proposed is required prior to building occupancy.

9. This approval is granted for the express conditions stated herein. Changes or alterations including, but not limited to, a change in use, premises, lands, or ownership of the property in question shall require a new Business Site Plan approval with all the zoning procedures at the time being followed. The allowed uses of the property must at no time be hazardous, harmful, obnoxious, offensive, or a nuisance by reasons of appearance, noise, dust, smoke, odor, or other similar factors. Any use not specifically listed, as permitted, shall be considered to be prohibited, except as may be otherwise specified herein.

10. The Property Owner shall keep the exterior condition of the premises in a neat and orderly condition at all times so the premises will not detract from neighboring premises. There shall be no outside storage of junk, debris, construction material, or other refuse materials within the property and all such materials shall be disposed of promptly and properly.

11. The Property Owner shall allow Village of Pewaukee representatives to inspect the premises following a 24-hour notice for the purposes of determining compliance with this approval.

12. The Petitioner and/or Property Owner shall obtain the appropriate permits from the Village of Pewaukee.

13. The Petitioner and/or Property Owner shall, on demand, reimburse the Village of Pewaukee for all costs and expenses of any type incurred by the Village in connection with the review and approval of this application, including, but not limited to, the cost of professional services incurred by the Village for the review and preparation of required documents, attendance at meetings or other related professional services as well as to enforce the conditions in this approval due to a violation of these conditions.

f. Review, discussion and possible action on a certified survey map proposed to consolidate and reconfigure the existing 2 contiguous lots 851 E. Wisconsin Avenue into 1 lot. These 0.33 acres parcels are PWV 0900061 & PWC 0900064 and are currently zoned R-5 Residential Detached District and FW Floodway District. The applicants/property owners are Dale & Mary Stauber.

Commissioner Belt motioned, seconded by Trustee Rhode to approve the Certified Survey Map consolidating and reconfiguring the two lots at 851 E. Wisconsin Ave into one lot subject to staff conditions.

Motion carried 6-0.

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PLANNER COMMENTS:

1. Certified Survey Map. The actual survey has been reviewed by engineering for adherence to Village and State codes. During the review the engineer found a number of issues with the proposed CSM and worked with the applicant and their surveyor to address the issues. A revised CSM was submitted for review as a result. A copy of the engineer's report is attached. The following items will still need to be addressed as part of the final CSM submittal.

1. Sheet 1 - Overall length of shore (typically to the nearest foot) must be added, as this is the boundary dimension.
2. Sheet 2 - Ordinary High-Water Mark is to be shown and identified.
3. Sheet 2 - Public Trust information shall be added.
4. Sheet 3 – State who directed the Professional Land Surveyor to make the survey, division, and map of the land described on the CSM.
5. Sheet 4 – If applicable, a Mortgagee Certificate may be required.
6. Sheet 5 – Removal of Village Board block.

2. Zoning - Lot Combination. The CSM shows combining the existing ~0.16 acre and ~0.17 acre parcels into a single lot. Presently the home and main accessory structure exist on the western lot with minor patio improvements crossing the common lot line. Combining the parcels will resolve this issue, resulting in an overall more confirming parcel.

Village Planner Recommendations:

The Village of Pewaukee Plan Commission Approves the Certified Survey Map Request for a lot combination for the property located at 851E. Wisconsin Avenue, subject to the following conditions:

1. Any conditions made by the Plan Commission at their meeting of August 13, 2026.
2. That all engineering comments are satisfied for the Certified Survey Map prior to Village signature and
recording.

6. Citizen Comments –

7. Adjournment

Commissioner Liebert motioned, seconded by Commissioner Grabowski to adjourn the August 13, 2026, Regular Plan Commission meeting at 6:46 p.m.

Respectfully submitted,

DRAFT

Jessica Sweet
Deputy Clerk

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Foth

Staff Review

TO:	Village of Pewaukee Plan Commission
CC:	Matt Heiser – Village Administrator, Mackenzie Quigley - Clerk
FROM:	Mark Lyons, Planning Consultant
RPT DATE:	September 3, 2026
MTG DATE:	September 10, 2026
RE:	5a - Bubble's Foam Farm –SPPO Amendment

BACKGROUND:

1. Petitioner: Bubbles Foam Farm
2. Property Owner: Wylie Group LLC
3. Location/Address: 120 Simmons Avenue
4. Tax Key Number: PWV 0897984002
5. Area: ~1.08 AC
6. Existing Zoning: B-2 Downtown Business District with a Planned Unit Development Overlay
7. Future Land Use: Commercial – Automotive service use (car wash)

OVERVIEW:

The petitioners are requesting approval of a Site Plan / Plan of Operation amendment for a previously approved car was development. The Plan Commission approved the prior site plan in October 2025 with subsequent approvals of the Plan Unit Development by the Village Board.

SUBMITTAL:

The enclosed submittal includes the applications, GIS map and supplemental information for the project.

PLANNER COMMENTS:

Background:
Since the Villages original approval in 2025 the applicant has had to redesign the site. The applicant has changed its development team after potentially impactful site constraints were identified with the prior layout. The applicant has now submitted updated plans that improve site circulation, vehicle stacking and traffic flow from the originally approved layout. With the site being originally approved under a Plan Unit Development, the Plan Commission will need to make a determination on if the site changes constitute a substantial alteration and a new public hearing to amend the PUD is necessary or if the proposed updates layout can be handle solely under the Site Plan / Plan of Operation amendment process.

Site Plan:
In large, the building and overall development plan is very similar to the original approval. The majority of the improvements occupy the same locations as under the original layout . The

primary change from the approved site plan is the direction of traffic flow. Under the original plan, vehicles would enter through the southern driveway, travel south into the queuing area, and make a sharp turn to enter the building from the east. The applicant and its new construction team determined that the turn lacked sufficient radius for many vehicles and would create circulation problems. The revised site layout addresses this issue by modifying the traffic flow. Traffic now enters the site from the northern driveway, increasing the available vehicle stacking and now enters the building from the west. The turning radius for entering the building has been increased under the new layout. The southern access drive is now an exit only. The overall stacking capacity on the site has increased from 37 to 52 vehicles as a result of the redesign.

Landscaping:
An updated landscaping plan has been provided as part of the amendment request and is largely similar to the originally proposed landscaping plan.

Site Lighting:
The applicant provided a lighting or photometric plan.

Signage:
The plans provided include a sign within the southwest corner of the subject site. The proposed location does not appear to meet the 10' setback required by section 70.115, however sufficient room is available near the proposed location for the sign to be relocated in compliance with the required setback. The proposed landscaping area around the sign is consistent with the requirements of section 70.113.

Building Facades:
No new building elevations were provided as part of the updated request. Therefore, the applicant would be held to the elevations and deviation as approved during the original request.

Previously approved Deviation from the Development Standards:

The applicant has identified and requested the following deviation as part of the request for a Planned unit Development Overlay.

1) Sec. 40.267 – Building size/floor area ratio: states the maximum building size shall not exceed 5,000 square feet, unless approved in accordance with the conditional use grant process.
    a. The proposed building is 5,453 square feet.
2) Sec. 40.274. - Building design standards: states that 70% of the building exterior will be a primary material of brick, native stone, or cedar siding. Stucco is allowed as a secondary material and is limited to 30% of the façade.
    a. The proposed building will have Stucco covering 40% of the façade, the remainder will be cedar-looking siding and brick.

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2) Sec. 40.274. - Building design standards: states that 70% of the building exterior will be a primary material of brick, native stone, or cedar siding. Stucco is allowed as a secondary material and is limited to 30% of the façade.
    a. The proposed building will have Stucco covering 40% of the façade, the remainder will be cedar-looking siding and brick.

3) Sec. 40.274. - Building design standards: list the approved primary and secondary materials for use in the B-2 zoning district. Standing seam metal roofing does not appear on this list.

    a. The proposed building will have Standing seam metal roofing covering the roof in its entirety.

4) Sec. 40.275 – site design standards item (1): states that buildings hall be placed close to the sidewalk.

    a. The proposed building is setback from the sidewalk, decorative dense landscaping shall be provided to help define the street edge per section 40.275 (6).

1) Sec. 40.263 – Permitted Uses does not allow automobile service uses (car wash)

    a. A deviation would need to be granted to allow the proposed use within the B-2 Downtown Business District.

2) Sec 40.274 - Acceptable Primary building materials – code requires 70% of the solid portion of any elevation to be clad in a mixture of common size brick, native stone or cedar siding / cement resign siding.

    a. A deviation would need to be granted to allow any elevation to have less than 70% of the required acceptable primary building materials in the B-2 Downtown Business District.

3) Sec. 40.274(2)(c) only permits the use of Stucco on upper floors and gables.

    a. A deviation would need to be granted to allow the use of Stucco as a primary building material on the first-floor elevations.

<u>Village Engineer Review:</u>
Engineering plans were supplied and reviewed by the Village Engineer. That report is attached as part of this report. Several conditions are included in the Village Engineers report and have been incorporated into the conditions found within this report. Village Department of Public Works has also reviewed the proposed plans, and additional conditions have been included below.

<u>Considerations:</u>
In evaluating the applicant's request, the Plan Commission may want to consider weighing a number of considerations:

Substantial Alteration: The Plan Commission must determine if the proposed site plan constitutes a substantial alteration and therefore a new public hearing and amendment to the PUD overlay is necessary as required by Section 40.366 of the ordinance. Given that the vast majority of improvements occupy the same areas as the original request, result in increased vehicle stack, and improve access to the site by shifting the entrance to the north end of the site, the Village

Planner would recommend this not be considered a substantial alteration. When considering the impact of the site from the original approval, only minor changes to the actual layout existing and no changes to the proposed uses or building are present.

STAFF RECOMMENDATION:
Depending on confirmation by the Village of Pewaukee Plan Commission of the above-described comments, the Village of Pewaukee Plan Commission may take the following actions listed below.

The Village of Pewaukee Plan Commission may approve of the Site Plan / Plan of Operation amendment as requested by Bubbles Foam Farm for the property located at 120 Simmons Avenue, subject to the following conditions:

Planning Conditions:

1. That all conditions made by the Plan Commission at their meeting of October 9, 2025 are met unless expressly altered by the September 10, 2026 approval.
2. That all conditions made by the Plan Commission at their meeting of September 10, 2026 are met.
3. This approval is subject to the Petitioner complying at all times with the plans and documents presented to the Village of Pewaukee Plan Commission.
4. The Petitioner shall satisfy all comments, conditions, and concerns of the Village of Pewaukee Plan Commission, Village Engineer and Village Planner for the site plan, and other documentation.
5. Building Inspection. The Petitioner and/or Property Owner shall comply with any and all recommendations by the Village Building Inspector (or designee) prior to the issuance of an occupancy & use permit for the subject property. Approval by the Village Building Inspector, if granted, shall be solely for the benefit of the Village of Pewaukee, and shall not be relied upon by the petitioner or others as proof of structural integrity or safety of any structure on the property, or as proof of compliance with any particular construction standard that would apply to new construction. The petitioner shall independently determine the suitability of all structures on the property for the petitioner's intended uses.
6. This approval is granted for the express conditions stated herein. Changes or alterations including, but not limited to, a change in use, premises, lands, or ownership of the property in question shall require a new conditional use approval with all the zoning procedures at the time being followed. The allowed uses of the property must at no time be hazardous, harmful, obnoxious, offensive, or a nuisance by reasons of appearance, noise, dust, smoke, odor, or other similar factors. Any use not specifically listed, as permitted, shall be considered to be prohibited, except as may be otherwise specified herein.
7. The Property Owner shall allow Village of Pewaukee representatives to inspect the premises following a 24-hour notice for the purposes of determining compliance with this approval.
8. The Petitioner and/or Property Owner shall obtain the appropriate permits from the Village of Pewaukee.
9. The Petitioner and/or Property Owner shall, on demand, reimburse the Village of Pewaukee for all costs and expenses of any type incurred by the Village in connection with the review and

approval of this application, including, but not limited to, the cost of professional services incurred by the Village for the review and preparation of required documents, attendance at meetings or other related professional services as well as to enforce the conditions in this approval due to a violation of these conditions.

Engineering Conditions:

10. All conditions as identified on the August 24, 2026 Village Engineer's report are met.

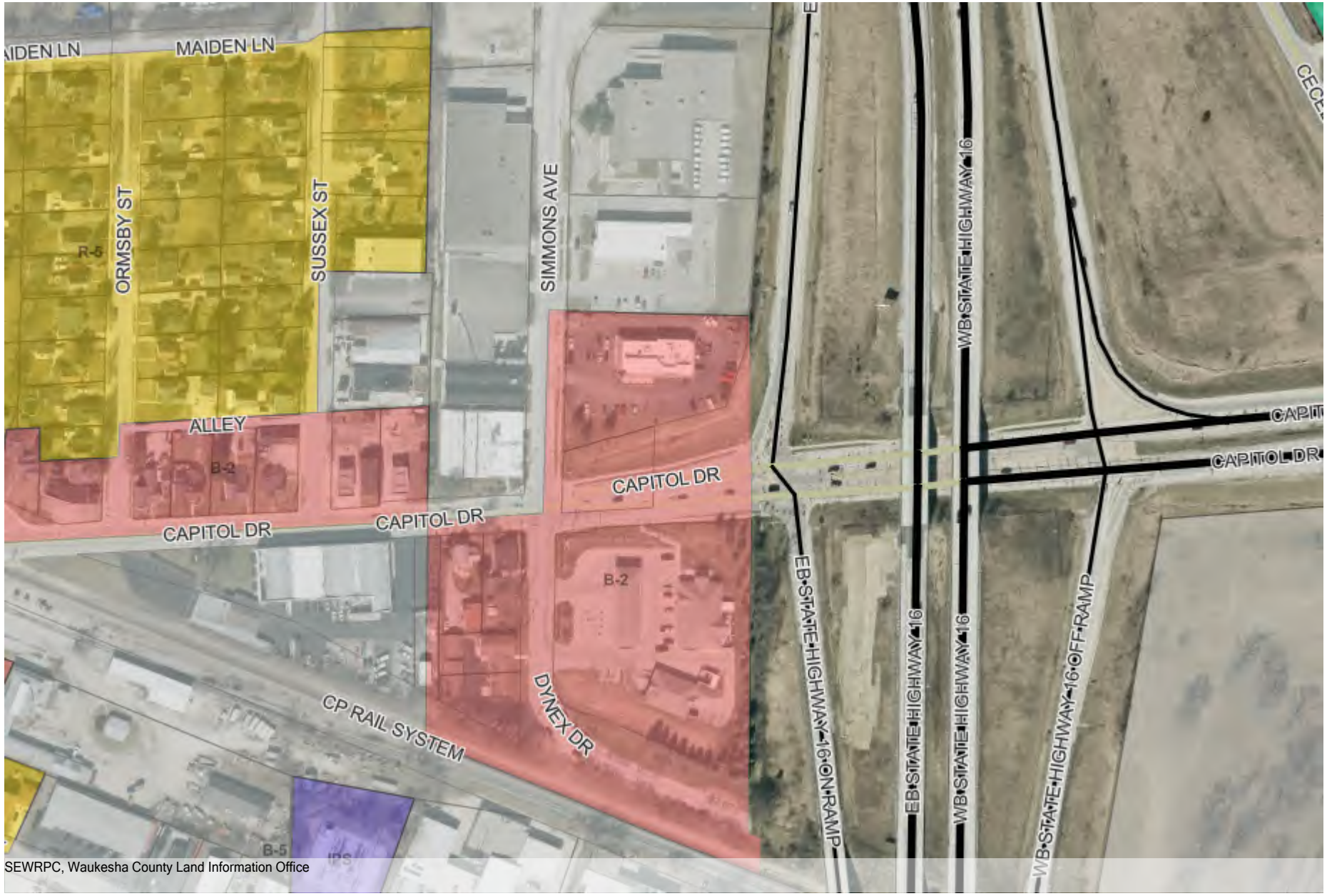
EXHIBIT:

A. GIS Property Location Map

B. Village Engineer report

C. Supplement Plans

Bubbles Foam Farm Zoning Map



0 50 100 ft

Scale: 1 in. = 288 ft.

1 : 3458

DISCLAIMER: The Village of Pewaukee does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

Village of Pewaukee
235 Hickory Street
Pewaukee, WI 53072
262-691-5660

Notes

raSmith

CREATIVITY BEYOND ENGINEERING

DATE: August 24, 2026

TO: Village of Pewaukee Plan Commission

FR: Jake Scholbe, P.E. – Village Consulting Engineer

CC: Matt Heiser – Village Administrator
Mackenzie Quigley – Village Clerk
Mark Lyons – Village Planner
Matt Gralinski – Village Attorney
Dave Buechl – Director of Public Works/Engineer

RE: Bubble's Foam Farm Site Plan Review – Capitol Drive, Pewaukee, WI 53072

Report

The applicant has applied for a site plan and plan of operation approval for the redevelopment of the former Four Star Family Restaurant & Sports Pub location to a car wash at 120 Simmons Avenue. A preliminary set of engineering plans was provided.

Site Plan: The site proposes a combination of bituminous (asphalt) and concrete pavement. Parking stall and aisle widths are met on the site. An accessible parking stall is provided as required by law and meets ADA requirements for dimension and signage.

Traffic Access: The site proposes two access points off of Simmons Avenue, similar to the existing condition. The access points will be modified from the existing condition, with the southern access point shifting to the north. The northern access point will allow for ingress into the site. The southern access point allows ingress/egress. Circulation through the site is a series of one-way parking aisles and driveways; with aisle and driveway widths in meeting the minimum width requirements.

Site Grading and Drainage: The existing site grade drops from northeast to southwest. The proposed grades follow a similar pattern. The new building will be approximately 2' lower than the existing building's grade. All stormwater will be captured within the site; there will not be any negative effects on adjacent properties.

The redevelopment site will have curb and gutter throughout the parking lot and access drives. Stormwater will be collected in catch basins located in the parking and drive areas of the site. With a portion of the site stormwater being treated for suspended solids removal through a proposed Up-Flo filter and all stormwater being discharged into the existing drainage ditch along the north side of Capitol Drive where it enters the Village's storm sewer system. Impervious surfaces will decrease on the site.

Sanitary Sewer and Water: The existing sanitary sewer lateral and water service will be connected to the new building. The plan indicates that the size and conditions of the existing sewer lateral and water service shall be verified and inspected prior to connection, in addition to ensuring operation of the existing curb stop valve. The contractor should contact the Village water utility to inspect the existing sewer lateral and water service once exposed. Reconnection of the sewer lateral and water service requires a plumbing permit.

Erosion Control: Silt fence is provided along the west and south perimeters of the site. Inlet protection will be provided for existing inlets on Simmons Ave and all proposed site inlets. The existing inlet within the ditch line northeast of the Capitol Dr/Simmons Ave intersection will require inlet protection. Trackout control practices (stone tracking pad) are shown at the southern site access point on Simmons Ave.

Recommendation

I recommend approval of the site civil plans (C000-C600) subject to the following comments being addressed prior to final staff approval:

Sheet C100 Demolition Plan

1. The curb south of the existing north driveway access point currently shown as remaining shall be removed and replaced due to its cracked condition and poor drainage.

2. There is hatching/shading within the public walk indicating removal, yet the sidewalk is labeled as “to remain”. Clarify.

3. Revise pavement sawcuts and removals to reflect the proposed water lateral installation on Simmons Ave.

Sheet C101 Erosion Control Plan

4. Inlet protection Type A shall be added to the existing inlet within the ditch northeast of the Capitol Dr/Simmons ave intersection.

Sheet C200 Site Plan

5. Additional signage at the southern site driveway denoting employee entrance only shall be incorporated to ensure that customers do not follow employees into the wrong driveway.

6. Consider denoting the three northeastern most parking stalls as “employee parking only” via signage or markings for the purposes of aiding site circulation.

7. The italicized dimensions at the east side of the site do not appear to pertain to the proposed site features. Remove from the plan.

Sheet C300 Grading Plan

8. On the public sidewalk, provide additional spot grade labels at the front and back of walk denoting the transition points to the design sidewalk cross slope.

9. With the exception of the transition zones, revise all public walk cross slopes to 1.5%.

10. The cross slope at the north edge of the southern driveway exceeds the ADA maximum cross slope of 1:48. Revise.

11. Provide notation and/or linework distinguishing catch curb from reject curb.

12. If CBs 125 and 135 are blocked, there is the potential for ponding to reach within 1 ½” of the finished floor elevation. Strongly consider revising the grading to increase the margin between overland flow points.

13. Similarly, review overland flow relief for the catchment draining to CB 140. The overflow relief point out of this catchment appears to be at an elevation of 860.62, about 4 ½" below the finished floor elevation. Consider revising the grading to maximize overland relief.

14. The existing and proposed 859 contours do not appear to tie into each other at the north site slope intercept. Revise grading here to match existing grades.

Sheet C400 Utility Plan

15. Denote on the plan that the existing water lateral shall be removed/abandoned to the existing water main.

Sheets C500-C501 Details

16. The north arrow and scale bar should be removed from the detail sheets as they do not appear to be relevant.

17. Add a concrete driveway detail to the plan. The concrete driveway shall be flared out by 3' between the walk and curb, with a 1' curb head taper.

18. In the gate valve box setting detail, eliminate the wood blocking above the valve and instead label "6 Base Multi-fit Adaptor by Adaptor, Inc." Wood blocking not allowed.

19. In the gate valve box setting detail, specify 8"x8"x16" concrete blocking underneath the valve instead of wood.

Sheet C600 Specifications

20. Revise the specification for gate valves to be Clow Model 2639/2640 resilient seated gate valve or approved equal.

21. Add the following specification for valve box adaptors: Valve box adaptors shall be 6 Base Multi-fit Adaptor (rubber adaptor) for gate valves – American made only.

22. Add the following specifications for sanitary sewer: Connections to existing sewer shall be made with water tight Fernco Strong Back Couplings (500 Series), wood blocking, and concrete cradle materials.

23. The north arrow and scale bar should be removed from the specification sheets as they do not appear to be relevant.

Stormwater Management Memo dated 08-12-2026 prepared by raSmith

24. In the WinSLAMM model, to depict the performance of the Up-Flo filter against the areas that only require treatment (parking lots, driveways), route all sidewalks, landscaped areas, and roofs through 100% cleaning devices.

25. Submit .mdb WinSLAMM files and post-drainage basin delineations in CAD or GIS format at the time of final submittal. Include a reference to the horizontal coordinate system used for the basin delineations.

26. The Stormwater Management Memo shall be stamped by a licensed engineer in the State of Wisconsin for the final submittal.

27. A maintenance agreement for storm water management practices will be required. This agreement shall be between the Village and the responsible party to provide maintenance of storm water practices beyond construction completion. A template for the Village Standard Maintenance Agreement can be provided by:

    Dave Buechl, P.E., P.L.S.
    Director of Public Works/Engineer
    dbuechl@villageofpewaukeewi.gov

    Provide a draft copy of the storm water maintenance agreement for the proposed storm water practices on site with the next submittal.

28. Since the project will be disturbing more than one acre, a WDNR Construction Site Stormwater Permit (NOI) is required and should be provided when it is available.

General Comments

29. Due to storm sewer removal/installation work within DOT right-of-way, a DOT permit is required and should be provided when it is available.

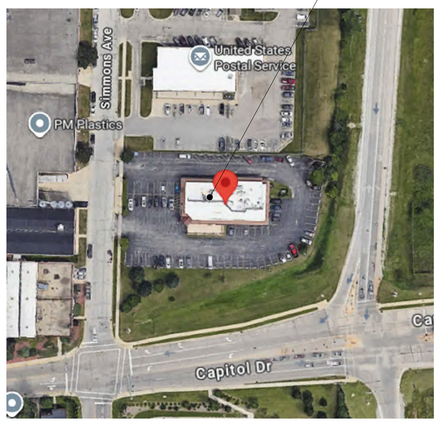
30. A response memorandum addressing each of the above comments listed must be included in the next submittal. Note, that these comments are not all encompassing and that further comments may arise during future submittals.

A New Building for:

Bubble's Foam Farm

120 Simmons Avenue
Village of Pewaukee, WI 53072
(Waukesha County)

VICINITY MAP



NORTH

ABBREVIATION KEY

A/C	AIR CONDITIONING	EJ	EXPANSION JOINT(S)	INT	INTERIOR	REC	RECESSED
ACT	ACOUSTIC CEILING TILE	ELEC	ELECTRICAL	JNT	JOINT	REG	REGULAR
ADJ	ADJUSTABLE OR ADJACENT	ELEV	ELEVATION OR ELEVATOR	JST	JOIST	REIN	REINFORCE
AFF	ABOVE FINISH FLOOR	EQ	EQUAL	LAM	LAMINATE	RO	ROUGH OPENING
ALT	ALTERNATE	EQUIP	EQUIPMENT	LAV	LAVATORY	RTU	ROOF TOP UNIT (HVAC)
ALUM	ALUMINUM	EQUIV	EQUIVALENT	LVL	LAMINATED STAND/VENEER LUMBER	R/T	REFER TO
APPROX	APPROXIMATE	ETR	EXISTING TO REMAIN			SC	SOLID CORE
ARCH	ARCHITECTURAL	EXP	EXPANSION OR EXPOSED	MAT'L	MATERIAL	SECT	SECTION
@	AT	EXST	EXISTING	MAX	MAXIMUM	SIM	SIMILAR
BD	BOARD	EXT	EXTERIOR	MDF	MEDIUM-DENSITY FIBERBOARD	SPEC	SPECIFICATION
BLDG	BUILDING	FD	FLOOR DRAIN	MECH	MECHANICAL	S4P	STAIN & POLY
B/O	BOTTOM OF	FDN	FOUNDATION	MED	MEDIUM	SQ-FT, SF, #	SQUARE FOOT
BRG	BEARING	FF	FINISH FLOOR	MFG	MANUFACTURER	SQ-IN	SQUARE INCH
CB	CEMENT BOARD	FIN	FINISH	MIN	MINIMUM	SS	STAINLESS STEEL
CFS	COLD FORMED STEEL	FIXT	FIXTURE	MISC	MISCELLANEOUS	SSM	SOLID SURFACE MATERIAL
CJ	CONSTRUCTION JOINT(S)	FLR	FLOOR	MO	MASONRY OPENING	STL	STEEL
℄	CENTER LINE	FRP	FIBERGLASS REINFORCED PLASTIC	MR GWB	MOISTURE RESISTANT GWB	STN	STAIN
CLG	CEILING			MTL	METAL	STRUCT	STRUCTURAL
CLST	CLOSET	FRT	FIRE RESISTANCE TREATED	MW	MICROWAVE	SV	SHEET VINYL
CMU	CONCRETE MASONRY UNIT			N/C	NOT IN CONTRACT	TBB	TILE BACKER BOARD
COL	COLUMN	FTG	FOOTING	NO, #	NUMBER	TBD	TO BE DETERMINED
CONC	CONCRETE	FURN	FURNACE	NOM	NOMINAL	T&B	TOP & BOTTOM
CONST	CONSTRUCTION	GA	GAUGE	NTS	NOT TO SCALE	TELE	TELEPHONE
CONT	CONTINUOUS	GALV	GALVANIZED	OA	OVERALL	T&G	TONGUE & GROOVE
CPET	COMMON PATH OF EGRESS TRAVEL	GC	GENERAL CONTRACTOR	OC	ON CENTER	TJI	I-JOIST
		GFCI	GROUND FAULT CIRCUIT INTERRUPTER	OHD	OVERHEAD DOOR	T/O	TOP OF
CPT	CARPET			OPP	OPPOSITE	TYP	TYPICAL
CT	CERAMIC TILE	GLULAM	GLUE LAMINATED TIMBER	OPT	OPTIONAL	UC	UNDER COUNTER
CTB	CERAMIC TILE BASE	GRT	GROUT	PERF	PERFORATED	UNO	UNLESS NOTED OTHERWISE
DEMO	DEMOLITION	GWB	GYPSUM WALL BOARD	PL	PLATE		
DIA, ø	DIAMETER	HC	HOLLOW CORE	PL	PROPERTY LINE	VB	VINYL BASE
DIM	DIMENSION	HDR	HEADER	PLAM	PLASTIC LAMINATE	VBC	VINYL BASE, COVE
DIV	DIVISION	HDW	HARDWARE	PLYWD	PLYWOOD	VBS	VINYL BASE, STRAIGHT
DN	DOWN	HGT	HEIGHT	PREFIN	PREFINISHED	VCT	VINYL COMPOSITION TILE
DS	DOWNSPOUT	HM	HOLLOW METAL	PSF	POUNDS PER SQ FT	VERT	VERTICAL
DW	DISHWASHER	HORIZ	HORIZONTAL	PSI	POUNDS PER SQ IN	VIF	VERIFY IN FIELD
DWGS	DRAWINGS	HR	HOUR	PT	PAINT	W/	WITH
EA	EACH	HVAC	HEAT, VENT, & AIR CONDITIONING	P/T	PRESERVATIVE TREATED	WB	WOOD BASE
EATD	EXIT ACCESS TRAVEL DISTANCE			PVC	POLYVINYLCHLORIDE	WD	WOOD
		IHM	INSULATED HOLLOW METAL	QT	QUARRY TILE	WH	WATER HEATER
EF	EPOXY FLOORING			QTB	QUARRY TILE BASE	W/C	WALK-IN CLOSET
EIFS	EXTERIOR INSULATION FINISH SYSTEM	ILO	IN LIEU OF	R	RADIUS	W/O	WITHOUT
		INSUL	INSULATION OR INSULATE	RD	ROOF DRAIN	WWF	WELDED WIRE FABRIC

PARTICIPANTS

OWNER:

LCCW Pewaukee
221 Cottonwood Avenue
Hartland, WI 53029
Tele: (262) 303-5659 / Cell (414) 559-2132
Fax: N/A
Contact: Christopher Mullett & William Loepfe
E-mail: chris@bubblesfoamfarm.com / will@bubblesfoamfarm.com

GENERAL CONTRACTOR:

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Pewaukee, WI 53072
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E-mail: bconine@pdi-arch.com

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181 North Broadway
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LANDSCAPE DESIGNER:

InSite Landscape Design, Inc.
11525 W. North Avenue
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PRECAST DESIGNER:

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N112W14343 Mequon Road
Germantown, WI 53022
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Contact: Joseph Dudzek
E-mail: jdudzek@stonecastproducts.com

SPECIAL INSPECTOR:

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Fax: (262) 521-2411
Contact: Nicole Carlson
E-mail: nicole.carlson@intertek.com
ICC Special Inspector #8248727

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Fax: (414) 258-0031
Contact: Samantha Bakke
E-mail: Samantha.Bakke@graef-usa.com

CAR WASH EQUIPMENT DESIGNER:

ELECTRICAL ENGINEER/DESIGN BUILD:

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VACCUM EQUIPMENT DESIGNER:

PLUMBING ENGINEER/DESIGN BUILD:

Graef USA
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Milwaukee, WI 53203
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Contact: Samantha Bakke
E-mail: Samantha.Bakke@graef-usa.com

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STRUCTURAL:

MECHANICAL:

ELECTRICAL:

PLUMBING:

CODE REFERENCE

BUILDING CODE:
WI COMMERCIAL BUILDING CODE ADOPTION OF THE INTERNATIONAL CODES SUBJECT TO THE MODIFICATION SPECIFIED BY WI DEPARTMENT OF SAFETY & PROFESSIONAL SERVICES, CHAPTER 361-365
- INTERNATIONAL BUILDING CODE - 2021
- INTERNATIONAL ENERGY CONSERVATION CODE - 2021
- COMCHECK (LATEST WEB EDITION)
- INTERNATIONAL EXISTING BUILDING CODE - 2021

ACCESSIBILITY CODES:
- INTERNATIONAL BUILDING CODE- 2021, CHAPTER 11
- ICC A117.1 - 2017
- D.O.J. - 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

MECHANICAL CODE:
- INTERNATIONAL BUILDING CODE - 2021, CHAPTER 28
- INTERNATIONAL MECHANICAL CODE - 2021
- INTERNATIONAL FUEL GAS CODE - 2021
- WI SAFETY & PROFESSIONAL SERVICES, CHAPTERS 364 & 365

ELECTRICAL CODE:
- INTERNATIONAL BUILDING CODE - 2021, CHAPTER 27
- WI SAFETY & PROFESSIONAL SERVICES, CHAPTER 316 REFERENCE NATIONAL ELECTRIC CODE
- NFPA 70 - NATIONAL ELECTRIC CODE (NEC) - 2017 SUBJECT TO THE CHANGES IN SPS CHAPTER 316

PLUMBING CODE:
- INTERNATIONAL BUILDING CODE - 2021, CHAPTER 29
- WI SAFETY & PROFESSIONAL SERVICES, CHAPTER 381-387

FIRE PREVENTION:
- WI SAFETY & PROFESSIONAL SERVICES, CHAPTER 314 REFERENCE NFPA
- NFPA 1, FIRE CODE - 2012 AND/OR LOCAL FIRE ORDINANCE IF APPLICABLE SUBJECT TO THE MODIFICATIONS AS SPECIFIED IN SPS CHAPTER 314
- INTERNATIONAL FIRE CODE - 2021 (AS REFERENCED BY THE IBC - 2021)

CIVIL ENGINEER:
CIVIL ENGINEER IS RESPONSIBLE FOR ALL FEDERAL, STATE AND LOCAL CODES RELATED TO STORM WATER MANAGEMENT, EROSION CONTROL, SOIL DISTURBANCE, AND NATURAL RESOURCE PROTECTION.

EMERGENCY, EGRESS LIGHTING:
- THESE DOCUMENTS DENOTE AN EGRESS PLAN SHOWING THE PATH WHERE EXIT LIGHTS & EMERGENCY EGRESS LIGHTING MAY BE REQUIRED.
- FOR NEW BUILDINGS, ADDITIONS OR ALTERATIONS THAT CREATE NEW EGRESS PATHS, THE ELECTRICAL DESIGNER SHALL PROVIDE, AT THE PROJECT SITE DURING CONSTRUCTION EMERGENCY LIGHTING CUT-SHEETS, CALCULATIONS, PHOTOMETRICS OR OTHER MEANS TO SHOW COMPLIANCE WITH APPLICABLE CODES.

LIGHTING & ENERGY CONSERVATION:
ELECTRICAL DESIGNER SHALL PREPARE A LIGHTING PLAN AND PROVIDE, AT THE PROJECT SITE DURING CONSTRUCTION LIGHTING PLANS AS WELL AS FIXTURE CUT-SHEETS AND ENERGY CALCULATIONS TO SHOW COMPLIANCE WITH THE ENERGY CODE.

BUILDING DATA

PROJECT DESCRIPTION

ZONING CODE	B-2
TAX KEY	PVK 0887984002
BUILDING CODE	IBC/WI-SPS 361-366
CLASSIFICATION OF WORK	NEW CONSTRUCTION

USE & OCCUPANCY:

MAJOR USE	B
ACCESSORY OCCUPANCY	S-1
EXISTING OCCUPANCIES	N/A

GENERAL BUILDING DATA	ALLOWED	ACTUAL	
APPROX HEIGHT	40'-0"	± 27'-11-3/8"	(COMPLIES)
GROSS BUILDING AREA	9,000 SQ FT	5,328.50 SQ FT	(COMPLIES)
NUMBER OF STORIES	2 STORIES	1 STORY	(COMPLIES)
NUMBER OF FLOORS	2 STORIES	1 FLOOR	(COMPLIES)

TYPE OF CONSTRUCTION	V-B (UNPROTECTED WOOD)
FIRE RESISTANCE RATED CONST	NOT REQUIRED
EXTERIOR WALL OPENINGS	(OPENINGS ARE NOT LIMITED IN EXTERIOR WALLS PER IBC 705.8)

FIRE PROTECTION SYSTEMS

AUTOMATIC SPRINKLER	NOT REQUIRED
FIRE ALARM	NOT REQUIRED
FIRE DETECTION	NOT REQUIRED
SMOKE ALARM & DETECTION	NOT REQUIRED

MEANS OF EGRESS IN GROSS BUILDING AREA:

	REQUIRED	ACTUAL
TOTAL OCCUPANT LOAD	N/A	TBD
TOTAL EGRESS WIDTH	X"	TBD
TOTAL STAIRWAY WIDTH	N/A	N/A
EXIT TRAVEL DISTANCE	200'-0" MAX	LESS THAN 200'-0"
COMMON PATH OF TRAVEL	75'-0"	LESS THAN 75'-0"

OCCUPANT LOAD DETERMINING PLUMBING FIXTURES

PLUMBING FIXTURES	REQUIRED	ACTUAL
UNISEX		
WATERCLOSETS	1	1
URINALS	0	0
LAVATORIES	1	1
DRINKING FOUNTAINS		1
TENANT PROVIDED BOTTLED WATER DISPENSER		
OTHER (SERVICE/PREP SINKS)	1	1

NOT FOR CONSTRUCTION

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

DO NOT SCALE THESE DRAWINGS

REV. #	REV. DATE	DESCRIPTION	REV. BY:

REV. #	REV. DATE	DESCRIPTION	REV. BY:

Project:

New Building for:
Bubble's Foam Farm
120 Simmons Avenue
Village of Pewaukee, WI 53072

PERSPECTIVE DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

DRAWING TITLE: TITLE SHEET

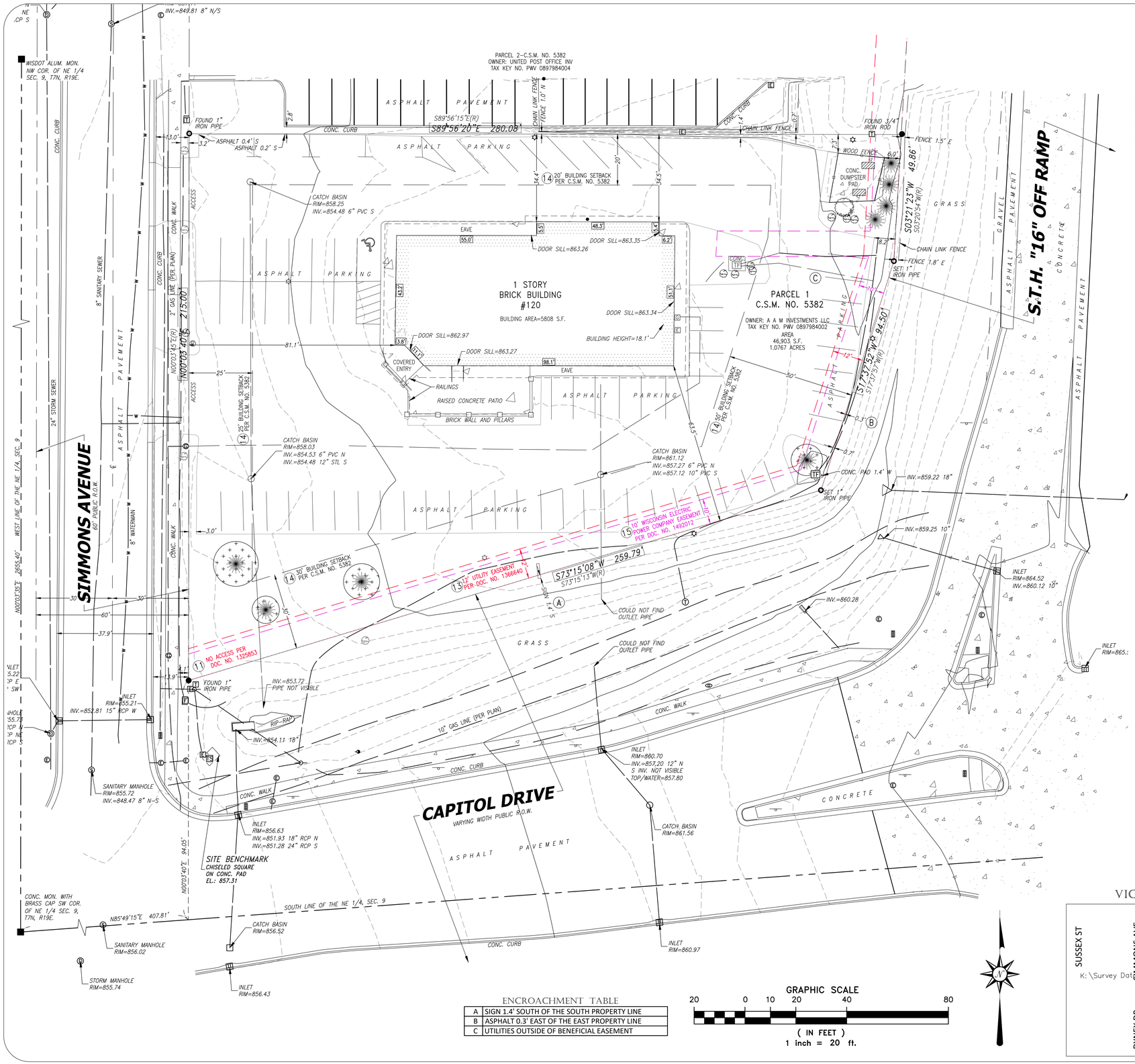
THIS BOX IS 3" x 3"

DATE: 08/13/26
SCALE: NONE
DRAWN: WHC
JOB: 26-038
SHEET: T1

COPYRIGHT PERSPECTIVE DESIGN, INC.2026 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 PERSPECTIVE DESIGN, INC. THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT 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 ARCHITECT, OR FROM ANY REUSE OF THE DRAWINGS OR DATA WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT.

PLOT DATE: 8/14/2026
FILE NAME: P:_PROJECTS\BUBBLES CAR WASH - MASTER\TENANTS - SITES\VILLAGE PEWAUKEE\T100_BOB PK.DWG
ALL SIZE PRINTS ARE 24" X 36" SHEET

ALTA/NSPS LAND TITLE SURVEY



CLIENT
Bubbles Foam Farm

SITE ADDRESS
120 Simmons Avenue, Pewaukee, WI

LEGAL DESCRIPTION
Parcel 1 of Certified Survey Map No. 5382, recorded on November 30, 1987 in Volume 43 of Certified Survey Maps on pages 192-194 as Document No. 1458560, being a redivision of part Parcel 2 of Certified Survey Map No. 4861, located in the SW1/4 of the NE1/4 of Section 9, Township 7 North, Range 19 East, Village of Pewaukee, County of Waukesha, State of Wisconsin.
Tax Key No.: PWV0897984002
Address: 120 Simmons Avenue

BASIS OF BEARINGS
Bearings are referenced to the Wisconsin State Plane Coordinate System South Zone (NAD83/2011), in which the West line of the NE 1 /4 bears N00°03'35"E.

VERTICAL DATUM
Vertical Datum is based on North American Vertical Datum of 1988 (2012)

TITLE COMMITMENT
This survey was prepared based on Chicago Title Insurance Company Commitment No. CO-15931, effective date of January 29, 2025 which lists the following easements and/or restrictions from schedule B-II:

1, 6, 7, 8 & 10 visible evidence shown, if any.

2, 3, 4, 5 & 9 not survey related.

11. Covenants, conditions and restrictions, reservations, easements and limitations imposed upon access set forth in Quit Claim Deed from the State of Wisconsin, Department of Transportation Division of Highways and Transportation Services, to Darryl R. Judson and James T. Barry, Jr., dated August 15, 1985 and recorded December 18, 1985 on Reel 723, image 408 as Document No. 1325853. Affects property by location, shown.
12. Utility easement granted by B.B. Simmons Io The Milwaukee Electric Railway and Light Company, its successors and assigns by an instrument dated April 17, 1918 and recorded May 16, 1919 in Volume 151 of Deeds on Page 158 as Document No. 105773. Affects property by location.
13. Utility easement granted by Darryl R. Judson and James T. Barry, Jr. to Wisconsin Electric Power Company and Wisconsin Bell, their successors and assigns by an instrument dated July 30, 1986 and recorded August 19, 1986 on Reel 796, Image 772 as Document No. 1366640. Affects property by location, shown.
14. 50 Foot Building Setback Line along the South and East lines, 20 Foot Building Setback Line from the North Line, and 25 Foot Building Setback Line from Simmons Avenue abutting on the West as set forth on Certified Survey Map No. 5382, recorded on November 30, 1987 in Volume 43 of Certified Survey Maps on Pages 192-194 as Document No. 1458560. Affects property by location, shown. 50 Feet along the East line, 30 Feet along the South line.
15. Utility easement granted by Wisconsin Funding, a Michigan General Partnership to Wisconsin Electric Power Company and Wisconsin Bell, Inc., their successors and assigns by an instrument dated June 24, 1988 and recorded July 26, 1988 on Reel 1023, Image 953 as Document No. 1492012. Affects property by location, shown.
16. Land Covenant Conditional Use Grant recorded as Document No. 3155620, and Conditional Use Grant Amendment, recorded as Document No. 3356967. Affects property by location.
17. Land Covenant Conditional Use Grant recorded June 30, 2015 as Document No. 4151219. Affects property by location.
18. Amended Conditional Use Grant recorded Septembber 29, 2016 as Document No. 4234884. Affects property by location.

TABLE "A" ITEMS
3. According to the flood insurance rate map of the County of Waukesha, Community Panel No. 55133C0184H, effective date of October 19, 2023, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
4. The Land Area of the subject property is 46,903 square feet or 1.0767 acres.
9. There are 70 regular parking spaces and 1 handicap space marked on this site.

11(b). Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20250501065 and 20250801066. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.

20(b). Engineering design topography and utility survey: Vertical datum, elevations with 1 foot contour intervals and spot elevations on paved surfaces. Sewer lines will be depicted by location and depths where accessible without confined entry safety procedures and where traffic lanes do not pose a safety hazard accessing sewer data. Pipe sizes will be shown from plans, if available. Watermain and water services will be depicted from surface evidence and available plans. The limits of topography will extend to the centerline of the adjacent streets and 25' onto adjacent properties unless otherwise agreed upon.

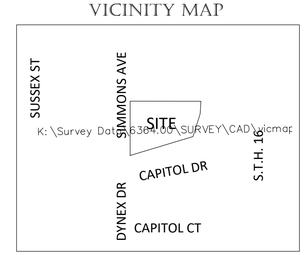
LEGEND OF SYMBOLS & ABBREVIATIONS

Ⓢ	SANITARY MANHOLE		FIBER OPTIC MARKER		UTILITY POLE	C/L	=CENTERLINE		SANITARY SEWER
Ⓓ	STORM MANHOLE	Ⓕ	FIBER OPTIC MANHOLE/VAULT		GUY WIRE	CONC.	=CONCRETE		STORM SEWER
	CLEANOUT	Ⓣ	TELEPHONE PEDESTAL		TRAFFIC SIGNAL POLE	EL.	=ELEVATION		WATER MAIN
	CURB INLET	Ⓣ	TELEPHONE MANHOLE/VAULT		SIGN	INV.	=INVERT		FIBER OPTIC LINE
	STORM INLET		TELEPHONE MARKER		POST WITH CAMERA	MON.	=MONUMENT		TELEPHONE LINE
	CATCH BASIN	TF	TRANSFORMER	TS	TRAFFIC SIG. CONT. BOX	P.O.B.	=POINT OF BEGINNING		ELECTRIC LINE
Ⓦ	WELL	Ⓔ	ELECTRIC METER/PEDESTAL		IRON PIPE	P.O.C.	=POINT OF COMMENCEMENT		OVERHEAD WIRES
	HYDRANT	Ⓔ	ELECTRIC MANHOLE/VAULT		IRON REBAR/ROD	R.O.W	=RIGHT OF WAY		CABLE TELEVISION
	WATER VALVE	Ⓒ	CABLE TV RISER/BOX CABLE		MAG NAIL	SEC.	=SECTION		GAS MAIN
	WATER SHUT OFF	Ⓒ	TV MANHOLE/VAULT		SECTION MONUMENT	SQ. FT.	=SQUARE FEET		NO ACCESS
	STANDPIPE		GAS VALVE		BENCH MARK	(R)	=RECORDED AS		CONCRETE
	WATER MANHOLE	G	GAS METER		CONIFER TREE	RCP	=REINFORCED CONC. PIPE		LANDSCAPING
	FLOOD LIGHT		GAS MARKER		DECIDUOUS TREE	PVC	=POLYVINYL CHLORIDE PIPE		
	LIGHT POLE	A	AIR CONDITIONING UNIT		BUSH	STL	=STEEL PIPE		
	SPOT ELEVATION		HANDICAP STALL		DUMPSTER				

ENCROACHMENT TABLE

A	SIGN 1.4' SOUTH OF THE SOUTH PROPERTY LINE
B	ASPHALT 0.3' EAST OF THE EAST PROPERTY LINE
C	UTILITIES OUTSIDE OF BENEFICIAL EASEMENT

VICINITY MAP



To: The Wylie Group, LLC
Chicago Title Insurance Group

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(b), 19 and 20(b) of Table A thereof. The field work was completed on March 05, 2025.

Date of Map: March 11, 2025

John P. Konopacki
Professional Land Surveyor
Registration Number S-2461

CHAPUT LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

Date	Revision description

This document is an instrument of professional service, and may be protected by the surveyors work product doctrine or surveyor / client privilege. The information shown hereon is intended solely for the use of the client and client directed third parties. Chaput Land Surveys is a division of Pinnacle Engineering Group.

DRAFTED BY: KGD

Drawing No. 6364.00

CHAPUT LAND SURVEYS

LEGEND

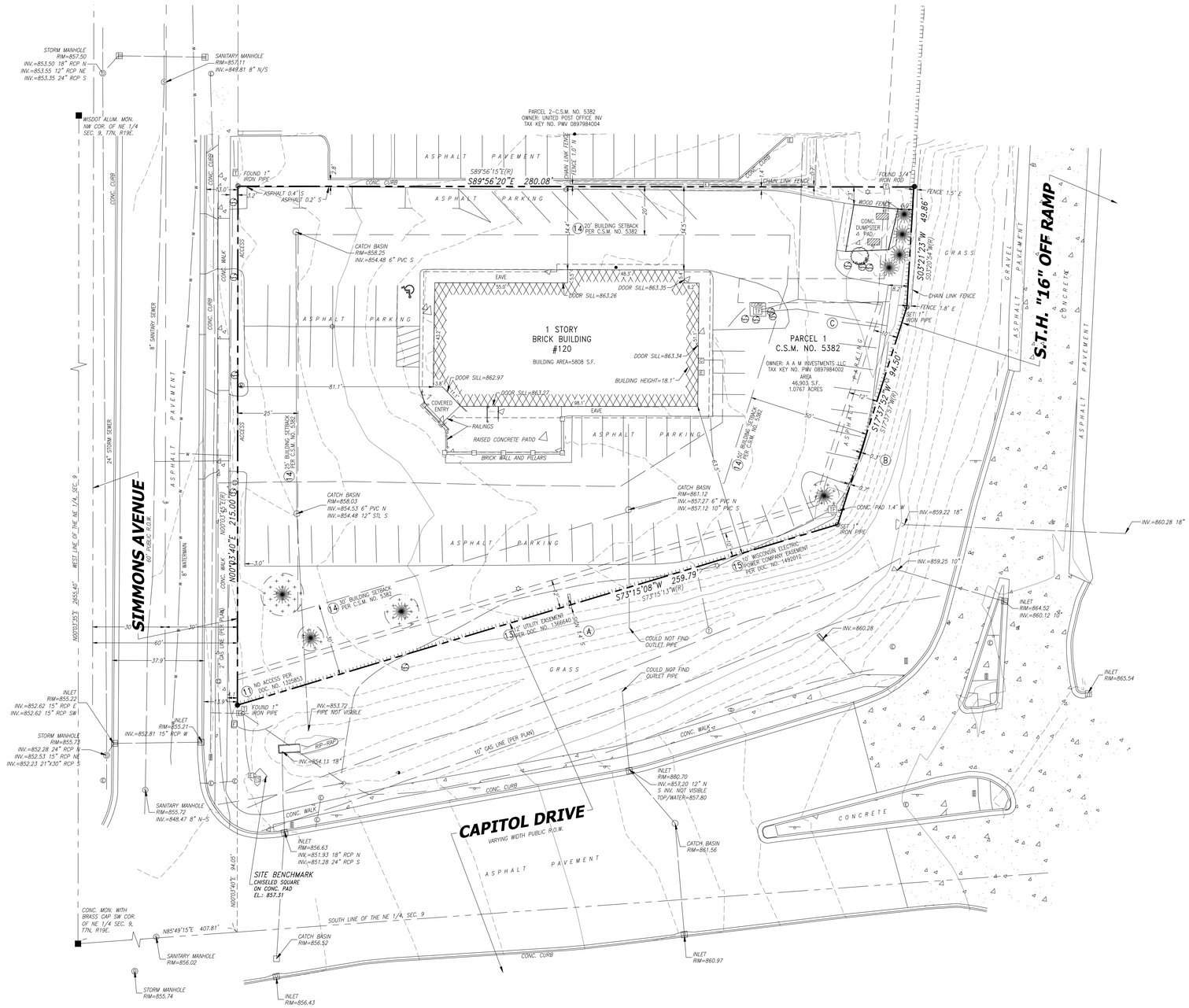
PROPERTY LINE

GENERAL NOTES:

1. EXISTING CONDITIONS SURVEY PROVIDED BY THE OWNER

N

0 20 40
GRAPHIC SCALE
Feet



DATE	DESCRIPTION
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raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
Brookfield, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

BUBBLES FOAM FARM
PEWAUKEE, WI

EXISTING CONDITIONS

Know what's **below.**
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R.A. Smith, Inc.

DATE: 08/12/2026

SCALE: 1" = 20'

JOB NO. 3260035

PROJECT MANAGER:
CHRISTOPHER WHITE, P.E.

DESIGNED BY: MAF

CHECKED BY: CBW

SHEET NUMBER

C050

PRELIMINARY SITE CIVIL PLANS
FOR
BUBBLES FOAM FARM
120 SIMMONS AVE.
PEWAUKEE, WI

ENGINEER:

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

CHRISTOPHER B. WHITE, P.E.
PROJECT MANAGER
PHONE: (262) 317-3286
EMAIL: CHRISTOPHER.WHITE@RASMITH.COM

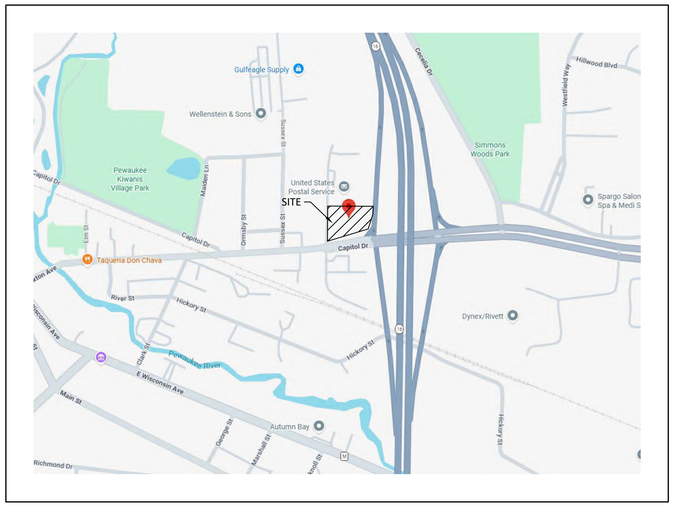
MADOLYN FLAHERTY, E.I.T.
CIVIL ENGINEER
PHONE: (262) 901-2222
EMAIL: MADOLYN.FLAHERTY@RASMITH.COM

ARCHITECT:

PERSPECTIVE DESIGN, INC.
11525 WEST NORTH AVENUE
WAUWATOSA, WI 53226

WILLIAM CONINE
PHONE: (414)302-1780
EMAIL: bconine@pdi-arch.com

VICINITY MAP



PLAN INDEX

SHEET NO.	DESCRIPTION
C000	TITLE SHEET
C100	DEMOLITION PLAN
C101	EROSION CONTROL PLAN
C200	SITE PLAN
C201	SITE CIRCULATION PLAN
C300	GRADING PLAN
C400	UTILITY PLAN
C500 - C501	DETAILS
C600	SPECIFICATIONS

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PLAN DATE: 08/12/2026

REVISIONS	ISSUE DATE	SHEET NO.'S	ISSUED FOR:

DATE	DESCRIPTION
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BUBBLES FOAM FARM
PEWAUKEE, WI

TITLE SHEET

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DATE: 08/12/2026
SCALE: N.T.S.
JOB NO. 3260035
PROJECT MANAGER: CHRISTOPHER WHITE, P.E.
DESIGNED BY: MAF
CHECKED BY: CBW

SHEET NUMBER
C000

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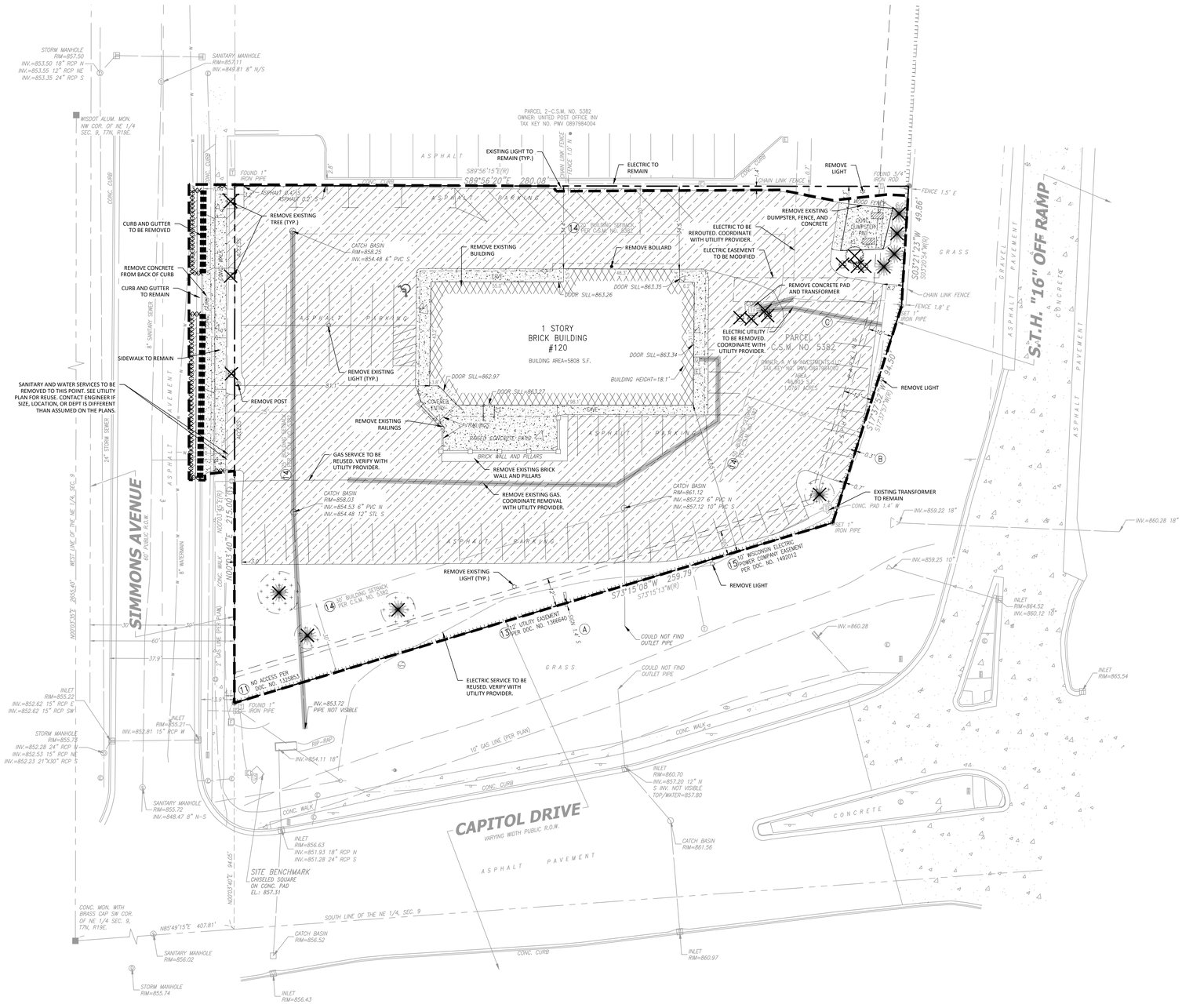

LEGEND

- PROPERTY LINE
- DEMO CURB & GUTTER
- SAW CUT PAVEMENT
- UTILITY TO BE REMOVED
- LIMITS OF DISTRUBANCE
- EXISTING TREE TO BE REMOVED
- EXISTING CATCH BASIN
- EXISTING ASPHALT TO BE REMOVED
- EXISTING BUILDING TO BE REMOVED
- EXISTING CONCRETE PAVEMENT TO BE REMOVED

N

0 20 40
GRAPHIC SCALE
Feet

GENERAL NOTES:

1. EXISTING ITEMS IN BOLD ARE TO BE REMOVED.
2. DAMAGE TO ALL EXISTING CONDITIONS THAT WERE TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
3. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL SITE AND DEMOLITION PERMITS.
4. THE DEMOLITION CONTRACTOR SHALL PREPARE AND MAINTAIN A PROJECT SAFETY PLAN. ALL SITE SAFETY EQUIPMENT AND MEASURES, INCLUDING FENCING, FIRE PROTECTION, AND THE LIKE ARE THE SOLE RESPONSIBILITY OF THE DEMOLITION CONTRACTOR.
5. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. CONTINUOUS ACCESS SHALL BE MAINTAINED AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC.
6. THE DEMOLITION CONTRACTOR SHALL DEVELOP, OBTAIN NECESSARY APPROVALS/PERMITS AND MAINTAIN TRAFFIC AND PEDESTRIAN CONTROL PLANS THROUGHOUT ALL PHASES OF DEMOLITION.
7. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION, ELEVATION, AND CONDITION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWING.
8. THE EROSION CONTROL PLAN IS IN ACCORDANCE WITH THE VILLAGE OF PEWAUKEE, WI MUNICIPAL AND STATE CODE, WHICHEVER IS MOST STRINGENT.
9. IF THE EROSION CONTROL PLAN IS REVISED DURING CONSTRUCTION, A COPY OF THE UPDATED PLAN SHALL BE PROVIDED TO THE VILLAGE WITHIN 3 BUSINESS DAYS OF THAT CHANGE.
10. ALL EXPOSED SOIL AREAS NOT DISTURBED FOR UP TO SEVEN DAYS MUST BE IMMEDIATELY RESTORED WITH SEED AND MULCH.

DATE	DESCRIPTION
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BUBBLES FOAM FARM
PEWAUKEE, WI

DEMOLITION PLAN

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DATE: 08/12/2026
SCALE: 1" = 20'
JOB NO. 3260035
PROJECT MANAGER: CHRISTOPHER WHITE, P.E.
DESIGNED BY: MAF
CHECKED BY: CBW

SHEET NUMBER
C100

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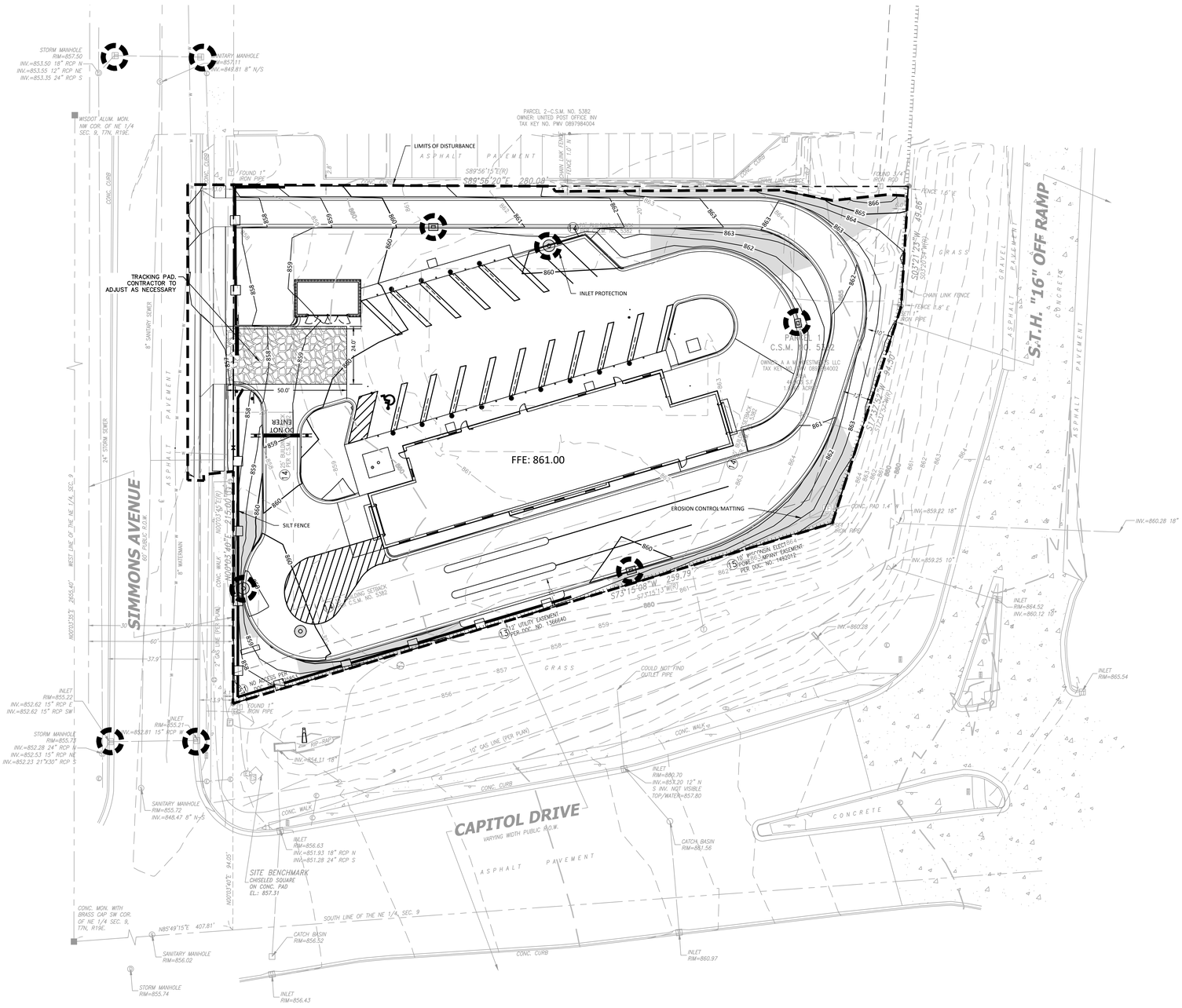

LEGEND

- PROPERTY LINE
- LIMITS OF DISTRUBANCE
- SILT FENCE
- INLET PROTECTION
- EXISTING CATCH BASIN
- EROSION CONTROL MATTING
- TRACKING PAD

N

0 20 40
GRAPHIC SCALE
Feet

EROSION CONTROL SEQUENCE

1. INSTALL SILT FENCE.
2. INSTALL TRACKING PAD. THIS IS THE ONLY EXIT TO BE USED FOR ALL CONSTRUCTION ACTIVITIES. CONTRACTOR MAY ADJUST LOCATIONS TO FACILITATE CONSTRUCTION PHASING. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING (NOT FLUSHING) BEFORE THE END OF EACH WORK DAY
3. INSTALL STORM DRAIN INLET PROTECTION ON EXISTING INDICATED STORM INLETS.
4. STRIP TOPSOIL AND GRADE SITE IN INCREMENTS APPROPRIATE TO WORK WHILE MAINTAINING SEDIMENTATION AND EROSION CONTROL PRACTICES IN CONFORMANCE WITH LOCAL AND STATE GUIDELINES LISTED ABOVE.
5. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL BMPs WHEN SITE WORK AND GRADING ALLOWS.
6. CONSTRUCT UTILITIES AND INSTALL ADDITIONAL STORM DRAIN INLET PROTECTION TO INLETS AS SOON AS THEY ARE CONSTRUCTED.
7. PREPARE BUILDING FOUNDATION.
8. CONSTRUCT BUILDING.
9. PREPARE PARKING LOT SUBGRADE, INSTALL CURB AND GUTTER AND PAVE SITE.
10. APPLY SEED FERTILIZER AND MULCH TO LANDSCAPE LAWN AREAS AS SOON AS POSSIBLE.
11. FLUSH STORM SEWER.
12. CONSTRUCTOR SHALL REMOVE ALL REMAINING TEMPORARY EROSION CONTROL BMPs WHEN DISTURBED AREAS ARE STABILIZED AND NO LONGER SUSCEPTIBLE TO EROSION.
13. ALL EXPOSED SOIL AREAS NOT DISTURBED FOR UP TO SEVEN CALENDAR DAYS MUST BE IMMEDIATELY RESTORED WITH SEED AND MULCH.

DATE	DESCRIPTION
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BUBBLES FOAM FARM
PEWAUKEE, WI

EROSION CONTROL PLAN

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CHECKED BY: CBW

SHEET NUMBER
C101

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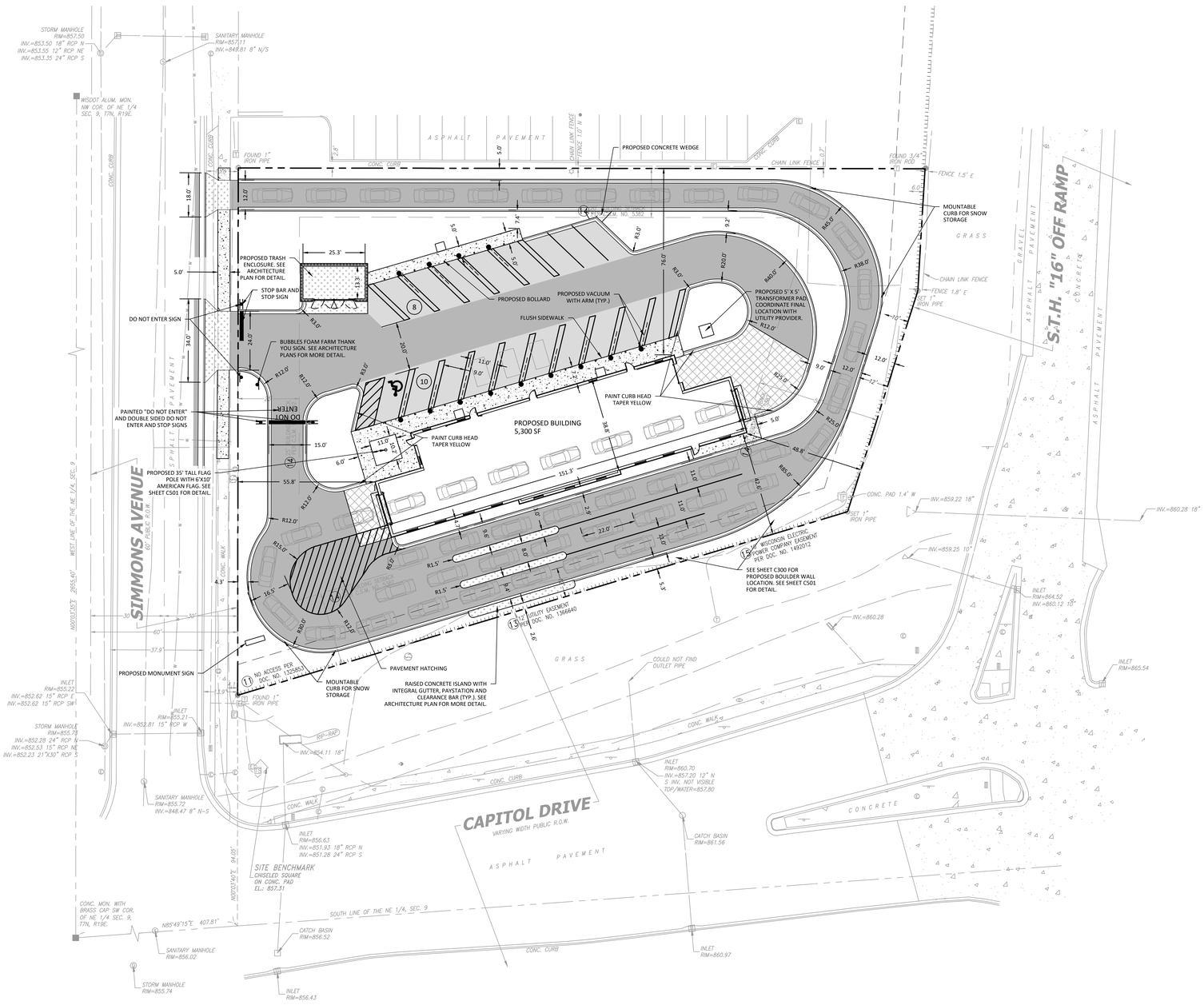

LEGEND

- PROPERTY LINE
- PROPOSED 18" CURB & GUTTER
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED HEATED CONCRETE PAVEMENT SYSTEM (DESIGNED BY OTHERS)

N

0 20 40
GRAPHIC SCALE
Feet

GENERAL NOTES:

1. EXISTING TOPOGRAPHY OBTAINED BY CHAPUT LAND SURVEYS ON 03/05/2025.
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSION OF ENTRANCES, VESTIBULES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE VILLAGE OF PEWAUKEE, WI EROSION CONTROL ORDINANCE AND STATE OF WISCONSIN TECHNICAL STANDARDS.
4. ALL DIMENSIONS AND CORRESPONDING HORIZONTAL CONTROL RELATED TO PAVING REPRESENT FACE OF CURB. ELEVATIONS AND CONTOURS REPRESENT FINISHED GRADES UNLESS OTHERWISE INDICATED. BUILDINGS ARE DIMENSIONED TO FACE OF BUILDING.
5. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE SIZE, LOCATION AND ELEVATION OF ALL UTILITIES.
6. ALL SITE SIGNAGE MUST COMPLY WITH THE MOST RECENT EDITION OF THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

PARKING STATISTICS

REQUIRED CAR STACKING: FROM TIA 32 VEHICLES

PROVIDED CAR STACKING: 52 VEHICLES

PROPOSED PARKING:

VACUUM STALLS	14
ADA VACUUM STALLS	1
REGULAR STALLS	3
TOTAL	18

	SF	ACRES	COVERAGE
TOTAL AREA	46,903	1.07	
EXISTING CONDITIONS:			
PERVIOUS SPACE	8,529	0.19	18.2%
IMPERVIOUS SPACE	38,374	0.88	81.8%
PROPOSED CONDITIONS:			
PERVIOUS SPACE	12,482	0.28	26.2%
IMPERVIOUS SPACE	34,421	0.79	73.8%

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BUBBLES FOAM FARM
PEWAUKEE, WI

SITE PLAN

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DATE: 08/12/2026
SCALE: 1" = 20'
JOB NO. 3260035
PROJECT MANAGER: CHRISTOPHER WHITE, P.E.
DESIGNED BY: MAF
CHECKED BY: CBW

SHEET NUMBER
C200

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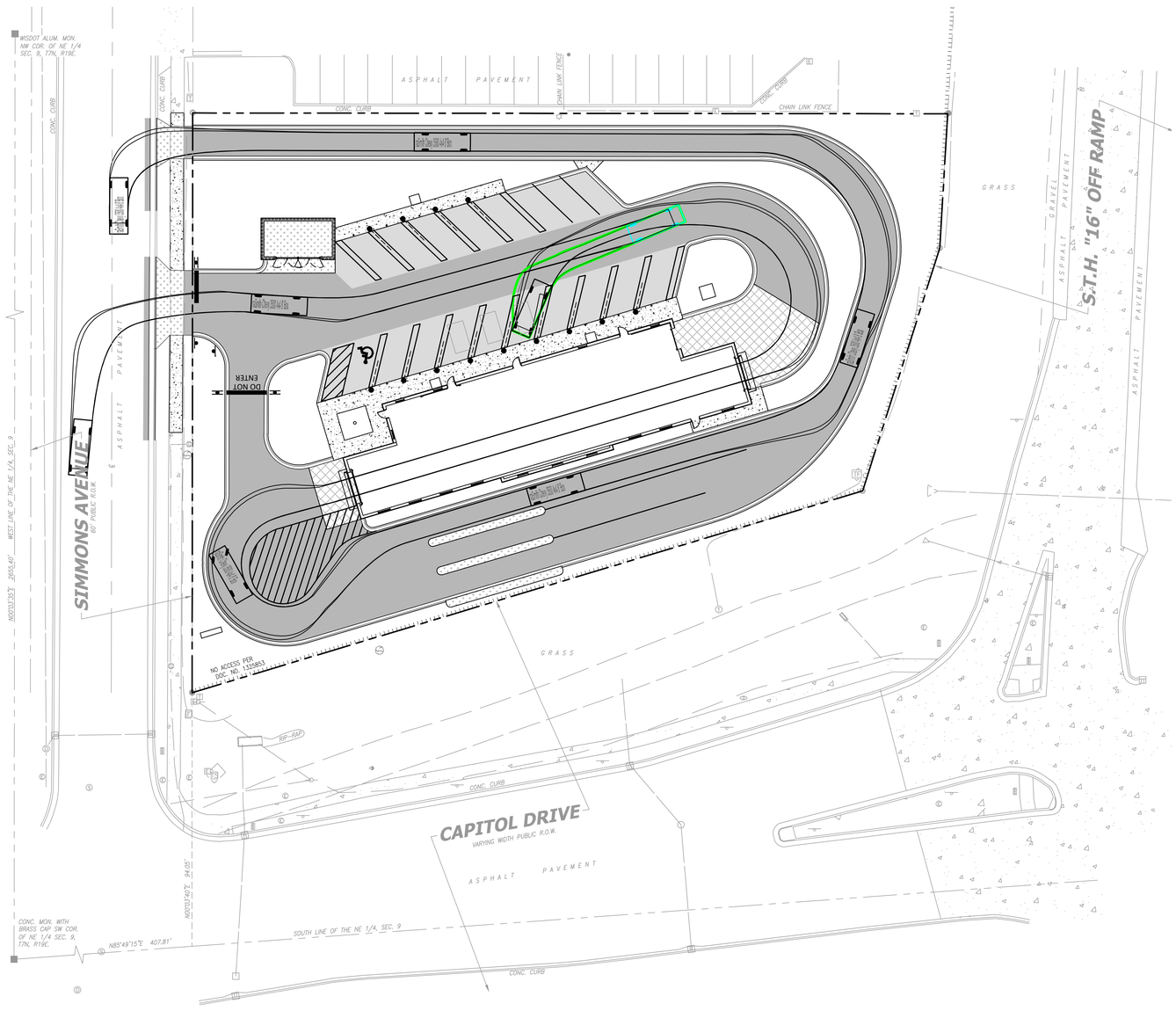
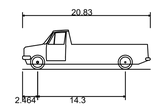


LEGEND

- PROPERTY LINE
- PROPOSED 18" CURB & GUTTER
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED HEATED CONCRETE PAVEMENT

N

0 20 40
GRAPHIC SCALE
Feet



raSmith Chevy 3500 4x4 8' Box
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Curb to Curb Turning Radius

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BUBBLES FOAM FARM
PEWAUKEE, WI

SITE CIRCULATION PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

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DATE: 08/12/2026
SCALE: 1" = 20'
JOB NO. 3260035
PROJECT MANAGER: CHRISTOPHER WHITE, P.E.
DESIGNED BY: MAF
CHECKED BY: CBW

SHEET NUMBER
C201

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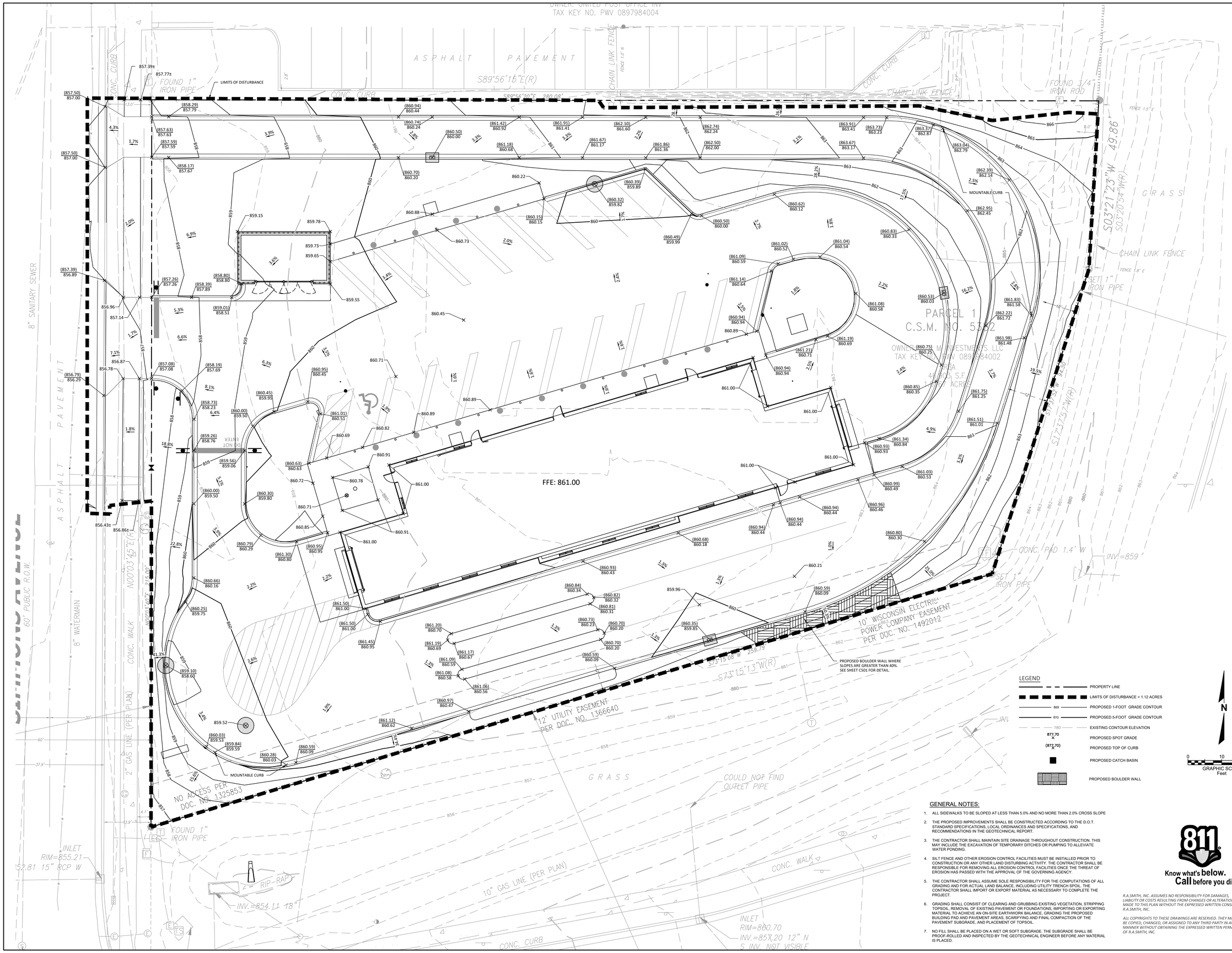

GENERAL NOTES:

1. ALL SIDEWALKS TO BE SLOPED AT LESS THAN 5.0% AND NO MORE THAN 2.0% CROSS SLOPE
2. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE D.O.T. STANDARD SPECIFICATIONS, LOCAL ORDINANCES AND SPECIFICATIONS, AND RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
3. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING.
4. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
5. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT.
6. GRADING SHALL CONSIST OF CLEARING AND GRUBBING EXISTING VEGETATION, STRIPPING TOPSOIL, REMOVAL OF EXISTING PAVEMENT OR FOUNDATIONS, IMPORTING OR EXPORTING MATERIAL TO ACHIEVE AN ON-SITE EARTHWORK BALANCE. GRADING THE PROPOSED BUILDING PAD AND PAVEMENT AREAS, SCARIFYING AND FINAL COMPACTION OF THE PAVEMENT SUBGRADE, AND PLACEMENT OF TOPSOIL.
7. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.

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BUBBLES FOAM FARM
PEWAUKEE, WI

GRADING PLAN

PRELIMINARY NOT FOR CONSTRUCTION

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DATE: 08/12/2026
SCALE: 1" = 10'
JOB NO. 3260035
PROJECT MANAGER: CHRISTOPHER WHITE, P.E.
DESIGNED BY: MAF
CHECKED BY: CBW

SHEET NUMBER
C300

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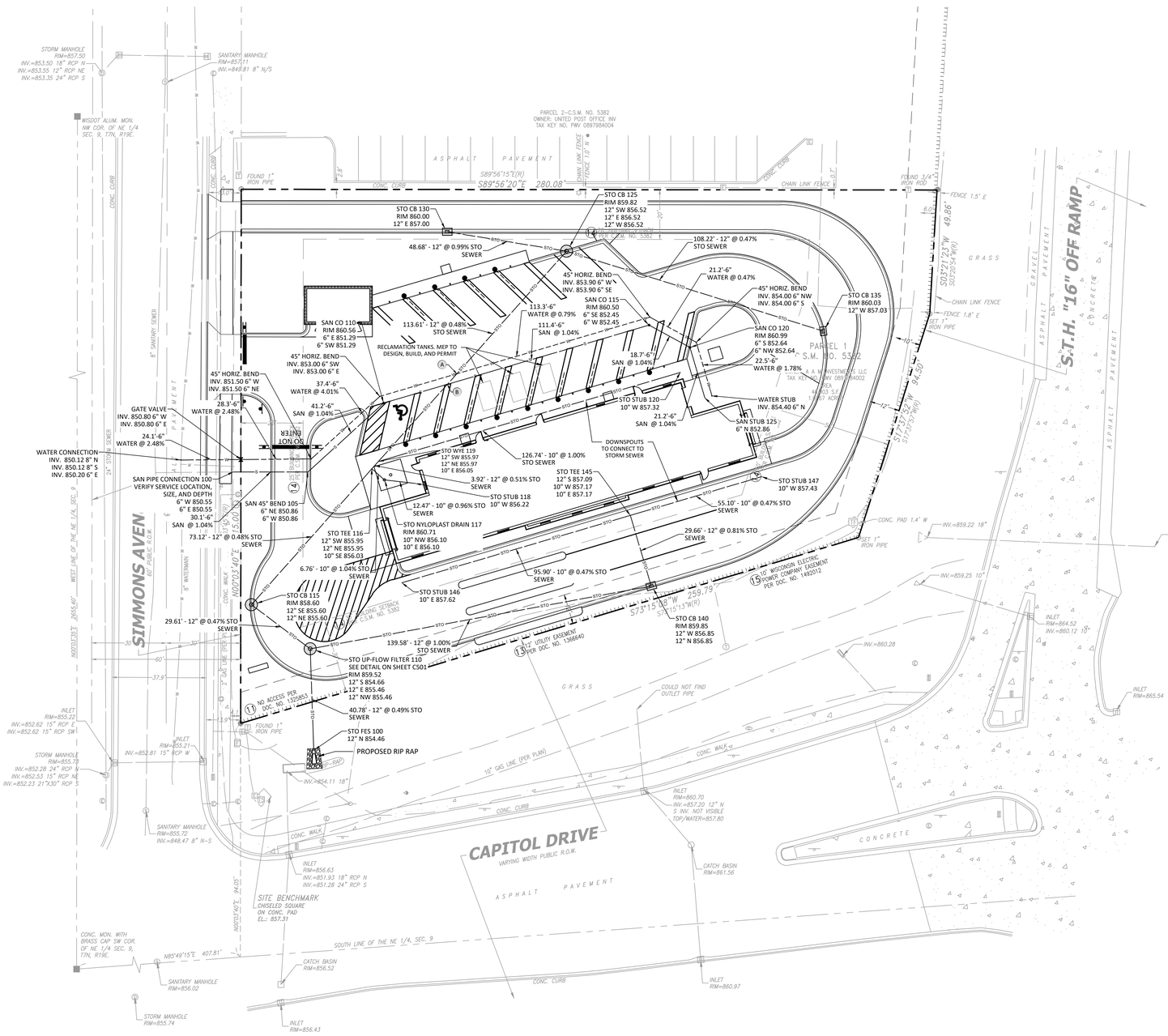

LEGEND

- PROPERTY LINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING TELEPHONE
- EXISTING ELECTRIC
- EXISTING GAS
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- PROPOSED STORM MANHOLE

N

0 20 40
GRAPHIC SCALE
Feet

GENERAL NOTES:

1. CONTRACTOR TO MAINTAIN MINIMUM 12" CLEARANCE WHEN WATER MAIN CROSSES ABOVE SEWER. CONTRACTOR TO MAINTAIN MINIMUM 18" CLEARANCE WHEN WATER SERVICE CROSSES BELOW SEWER.
2. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
3. CONTRACTOR IS RESPONSIBLE FOR VERIFYING REQUIRED CASTING IS COMPATIBLE WITH SPECIFIED STRUCTURE. IF NOT COMPATIBLE, CONTACT ENGINEER IMMEDIATELY.
4. CONTRACTOR TO CONFIRM AND VERIFY SITE LIGHTING PLAN WITH ARCHITECTURAL PLANS AND/OR MEP PLANS.
5. OVERALL SITE MUST BE WITHIN 4" OF FINAL GRADE BEFORE ELECTRIC CAN BE INSTALLED. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER.
6. EVERYTHING BEYOND THE SERVICE VALVE, CONNECTING THE PRIVATE FACILITY TO THE PUBLIC FACILITY FOR WATER MAIN, IS PRIVATE AND TO BE MAINTAINED BY THE OWNER.

PIPE CROSSING TABLE

CROSSING I.D.	BOTTOM OF TOP PIPE			TOP OF BOTTOM PIPE			SEPARATION (FT)
A	STO	PVC 12"	856.17	WAT	PVC 6"	853.78	2.40
B	STO	PVC 12"	856.14	SAN	PVC 6"	852.09	4.06

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BUBBLES FOAM FARM
PEWAUKEE, WI

UTILITY PLAN

PRELIMINARY NOT FOR CONSTRUCTION

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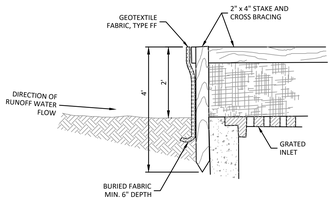
R.A. Smith, Inc.

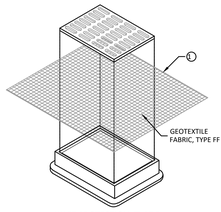
DATE: 08/12/2026
SCALE: 1" = 20'
JOB NO. 3260035
PROJECT MANAGER: CHRISTOPHER WHITE, P.E.
DESIGNED BY: MAF
CHECKED BY: CBW

SHEET NUMBER
C400

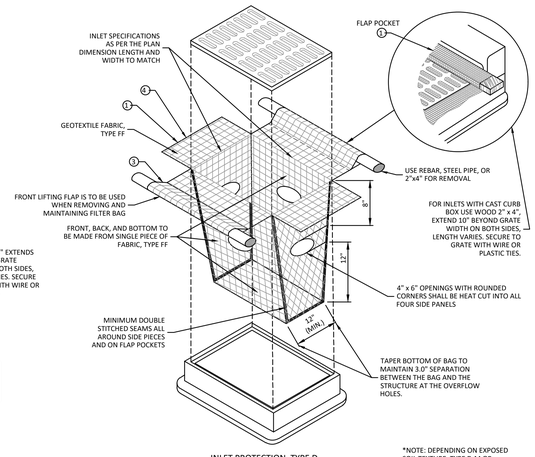
P:\3260035\Dwg\Sheets\3260035-UP01.dwg, UTILITY PLAN, 8/10/2026 2:38:04 PM, ms12



INLET PROTECTION, TYPE A

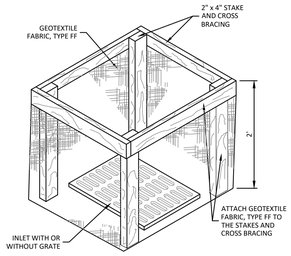


INLET PROTECTION, TYPE B
(WITHOUT CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)

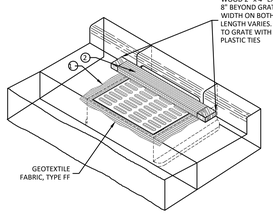


INLET PROTECTION, TYPE D
(CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX AS PER NOTE 2)

*NOTE: DEPENDING ON EXPOSED SOIL TEXTURE, TYPE D-M OR TYPE D-HR INLET PROTECTION MAY BE USED IN PLACE OF TYPE D.



INLET PROTECTION, TYPE A



INLET PROTECTION, TYPE C (WITH CURB BOX)

1. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
2. FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
3. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4. 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.
4. SIDE FLAPS SHALL BE A MAXIMUM OF 2" LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.

GENERAL NOTES:

INLET PROTECTION DEVICES SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD 1060 AND BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WISDOT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED IF ALLOWED BY ENGINEER.

TYPE A IS TO BE USED PRIOR TO PAVING AND INSTALLATION OF CURB AND GUTTER, AND TYPES B, C, AND D ARE TO BE USED AFTER PAVING IS PLACED.

TYPE A SHALL BE USED AROUND INLETS AND UNPAVED AREAS UNTIL PERMANENT STABILIZATION METHODS HAVE BEEN ESTABLISHED.

TYPE B SHALL BE USED AFTER THE CASTING AND GRATE ARE IN PLACE, ON INLETS WITHOUT A CURB BOX WHEN TYPE D INLET DEVICES CANNOT BE USED.

TYPE C SHALL BE USED AFTER THE CASTING AND GRATE ARE IN PLACE, ON STREET INLETS WITH CURB HEADS.

TYPE D SHALL BE USED IN AREAS WHERE OTHER TYPES OF INLET PROTECTION ARE INCOMPATIBLE WITH ROADWAY AND TRAFFIC CONDITIONS (I.E. POSSIBLE SAFETY HAZARD IF PONDING OCCURS), OR WHERE MORE EFFECTIVE INLET FILTERING IS NEEDED.

TAPER BOTTOM OF BAG TO MAINTAIN 3" OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.

GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK, AND BOTTOM OF FILTER BAG BEING ONE PIECE.

INSTALLATION NOTES:

TYPE B & C:
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE D:
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

MAINTENANCE:

REMOVE INLET PROTECTION DEVICES ONCE THE CONTRIBUTING DRAINAGE AREA IS STABILIZED WITH APPROPRIATE VEGETATION OR IMPERVIOUS SURFACE.

INLET PROTECTION SHALL BE, AT A MINIMUM, INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.

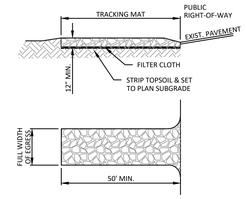
FOR TYPE A, B OR C INLET PROTECTION, SEDIMENT DEPOSITS SHALL BE REMOVED AND THE INLET PROTECTION DEVICE RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED BETWEEN 1/3 TO 1/2 THE DESIGN DEPTH OF THE DEVICE, OR WHEN THE DEVICE IS NO LONGER FUNCTIONING AS DESIGNED.

FOR TYPE D INLET PROTECTION (INCLUDING D-M AND D-HR), REMOVE SEDIMENT WHEN SEDIMENT ACCUMULATES TO WITHIN 6" OF THE BOTTOM OF THE OVERFLOW HOLES, OR WHEN STANDING WATER REMAINS WITHIN 6" OF THE BOTTOM OF THE OVERFLOW HOLES 24 HOURS AFTER A RUNOFF EVENT. HOLES IN THE TYPE FF FABRIC MAY BE REPAIRED BY STITCHING IF LESS THAN 2" IN LENGTH, BUT THE FABRIC SHOULD BE REPLACED IF THE HOLES ARE GREATER THAN 2" IN LENGTH IN THE TYPE FF FABRIC OR IF THERE ARE ANY HOLES IN THE TYPE HR FABRIC. THE FILTER MUST ALSO BE REPLACED IF THE FLAP POCKETS SUSTAIN DAMAGE THAT COMPROMISES FILTER INTEGRITY OR THE ABILITY TO PERFORM MAINTENANCE.

REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND STABILIZED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, DUE CARE SHALL BE TAKEN TO ENSURE SEDIMENT DOES NOT FALL INTO THE INLET AND IMPEDE THE INTENDED FUNCTION OF THE DEVICE. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

STORM DRAIN INLET PROTECTION
(NOT TO SCALE)



CONSIDERATIONS:

1. TIRE WASHING AND TRACKING PAD TO CONFORM TO WDNR CONSERVATION PRACTICE STANDARD 1057.
2. VEHICLES TRAVELING ACROSS THE TRACKING PAD SHOULD MAINTAIN A SLOW CONSTANT SPEED.
3. THE BEST APPROACH TO PREVENTING OFF-SITE TRACKING IS TO RESTRICT VEHICLES TO STABILIZED AREAS.
4. IT IS ALWAYS PREFERABLE TO PREVENT SEDIMENT FROM BEING DEPOSITED UPON THE ROAD THAN CLEANING THE ROAD LATER. SEDIMENT ON A ROAD CAN CREATE A SAFETY HAZARD AS WELL AS A POLLUTION PROBLEM.
5. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, BEFORE THE END OF EACH WORKING DAY.

NOTES:

A. TRACKING PAD:

1. THE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE.
2. THE AGGREGATE FOR THE TRACKING PAD SHALL BE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE MEETING THE GRADATION OF TABLE 1 OF THE WISCONSIN DNR TECHNICAL STANDARD 1057. WHERE THIS GRADATION IS NOT AVAILABLE, MEET THE GRADATION IN WISCONSIN DEPARTMENT OF TRANSPORTATION (DOT) 2018 STANDARD SPECIFICATION, SECTION 312, SELECT CRUSHED MATERIAL.
3. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. ON SITES WITH A HIGH WATER TABLE, OR WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PRACTICE, STONE TRACKING PADS SHALL BE UNDERLAIN WITH A WISDOT TYPE R GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOIL INTO THE STONE.
4. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. THE TRACKING PAD SHALL BE A MINIMUM OF 50 FEET LONG.
5. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY FROM TRACKING PADS OR CONVEYED UNDER AND AROUND THEM BY USING A VARIETY OF PRACTICES, SUCH AS CULVERTS, WATER BARS, OR OTHER SIMILAR PRACTICES.

B. TIRE WASHING:

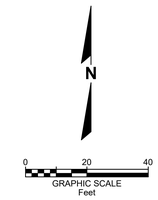
IF CONDITIONS ON THE SITE ARE SUCH THAT THE SEDIMENT IS NOT REMOVED FROM VEHICLE TIRES BY THE TRACKING PAD, THEN TIRES SHALL BE WASHED UTILIZING PRESSURIZED WATER BEFORE ENTERING A PUBLIC ROAD.

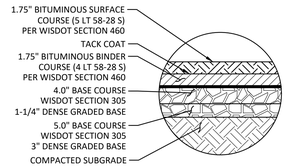
1. THE WASHING STATION SHALL BE LOCATED ON-SITE ON AN AREA THAT IS STABILIZED AND DRAINS INTO A SUITABLE SEDIMENT TRAPPING OR SETTLING DEVICE.
2. THE WASH RACK SHALL CONSIST OF A HEAVY GRATING OVER A LOWERED AREA. THE RACK SHALL BE STRONG ENOUGH TO SUPPORT THE VEHICLES THAT WILL CROSS IT.

C. MAINTENANCE

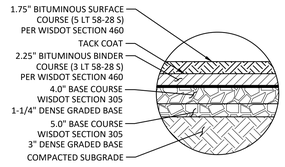
1. ROCKS LODGED BETWEEN THE TIRES IF DUAL WHEEL VEHICLES SHALL BE REMOVED PRIOR TO LEAVING THE CONSTRUCTION SITE.
2. TRACKING PADS AND TIRE WASHING STATIONS SHALL, AT AT MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
3. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.
4. A MINIMUM 12-INCH THICK PAD SHALL BE MAINTAINED.

STONE TRACKING PAD AND TIRE WASHING
(NOT TO SCALE)





ASPHALT PAVEMENT SECTION
(STANDARD DUTY)
(NOT TO SCALE)

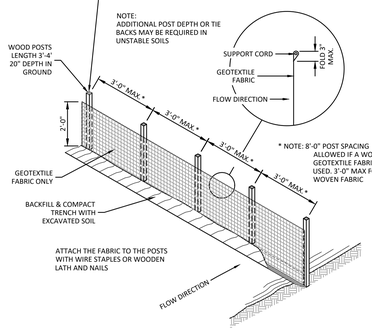


ASPHALT PAVEMENT SECTION
(HEAVY DUTY)
(NOT TO SCALE)

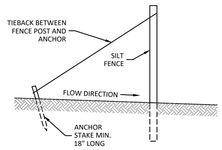
NOTES:
1. SILT FENCE INSTALLATION AND MATERIALS SHALL CONFORM TO WDNR CONSERVATION STANDARD 1056
2. SILT FENCE SHALL BE PLACED ON THE CONTOUR AND NOT PERPENDICULAR TO THE CONTOUR. THE ENDS SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE.
3. WHEN SILT FENCE IS INSTALLED ON A SLOPE, THE PARALLEL SPACING SHALL NOT EXCEED THE REQUIREMENTS IN THE TABLE BELOW:

SLOPE	FENCE SPACING
< 2%	100 FEET
2 TO 5%	75 FEET
5 TO 10%	50 FEET
10 TO 33%	25 FEET
> 33%	20 FEET

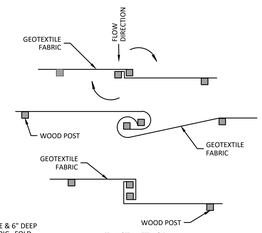
4. INSTALLED SILT FENCES SHALL BE MINIMUM 14 INCHES HIGH AND A MAXIMUM OF 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.
5. A MINIMUM OF 20 INCHES OF THE POST SHALL EXTEND INTO THE GROUND AFTER INSTALLATION.
6. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A 4-INCH TRENCH WIDE BY 6-INCH DEEP TRENCH, OR 6-INCH V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED WIDER THAN NECESSARY FOR PROPER INSTALLATION.
7. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS:
   A) TWIST METHOD--OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES.
   B) HOOK METHOD--HOOK THE END OF EACH SILT FENCE LENGTH.
8. SILT FENCE SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EACH PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
9. DAMAGED OR DECOMPOSED FENCES, UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF BARRIERS SHALL BE REPAIRED OR CORRECTED.
10. SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH ONE HALF THE HEIGHT OF THE FENCE.
11. SILT FENCES SHALL BE REMOVED ONCE THE DISTURBED AREA IS PERMANENTLY STABILIZED AND IS NO LONGER SUSCEPTIBLE TO EROSION.



SILT FENCE
(NOT TO SCALE)

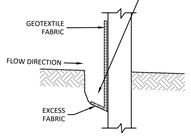


SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT IS REQUIRED)

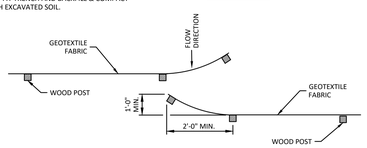


TWIST METHOD

NOTES:
1. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.

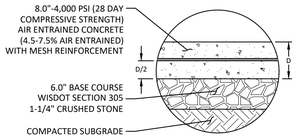


TRENCH DETAIL

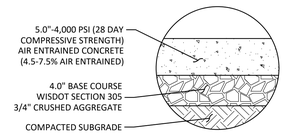


HOOK METHOD

JOINING TWO LENGTHS OF SILT FENCE

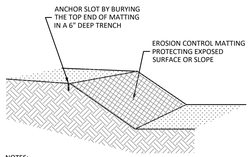


CONCRETE PAVEMENT SECTION
(HEAVY DUTY)
(NOT TO SCALE)



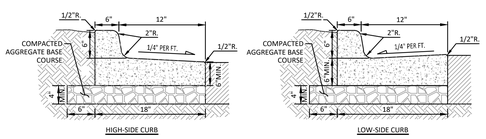
CONCRETE SIDEWALK PAVEMENT SECTION
(NOT TO SCALE)

NOTE: PAVEMENT SELECTIONS ARE RECOMMENDATIONS FROM GEOTECHNICAL REPORT COMPLETED BY CGC, INC. DATED AUGUST 14, 2025

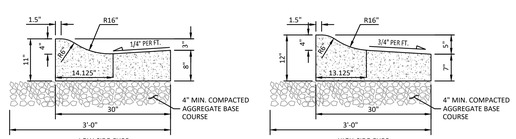


NOTES:
1. PRIOR TO THE INSTALLATION OF ANY EROSION CONTROL MATTING, ALL ROCKS, DIRT CLODS, STUMPS, ROOTS, TRASH AND ANY OTHER OBSTRUCTIONS WHICH WOULD PREVENT THE MAT FROM LAYING IN DIRECT CONTACT WITH THE SOIL SHALL BE REMOVED.
2. EROSION CONTROL MATTING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 628 OF THE WISCONSIN DOT STANDARD SPECIFICATIONS, DNR TECHNICAL STANDARD 1052 (NON CHANNEL APPLICATIONS), DNR TECHNICAL STANDARD 1053 (CHANNEL APPLICATIONS), AND LATEST MANUFACTURER SPECIFICATIONS, ESPECIALLY NOTING REQUIRED STAPLE PATTERNS AND ANCHOR TRENCH REQUIREMENTS.
3. INSTALLATION PROCEDURES MUST INSURE THAT THE MAT WILL REMAIN IN CONTACT WITH THE SOIL.
4. THE MATTING SHALL BE ANCHORED PER MANUFACTURER REQUIREMENTS
5. THE MATTING SHALL BE ANCHORED TO THE GROUND PER MANUFACTURER REQUIREMENTS
6. TEMPORARY EROSION CONTROL MATTING SHALL BE NORTH AMERICAN GREEN S150 BN
7. MATTED AREAS MUST BE INSPECTED ON A WEEKLY BASIS, AND AFTER EACH SIGNIFICANT RAINFALL. BARE SPOTS, MISSING OR LOOSENED MATTING MUST BE IMMEDIATELY REPLACED AND/OR RE-ANCHORED.
8. FOR CHANNEL APPLICATIONS, EXTEND MAT UPSLOPE ONE-FOOT MINIMUM VERTICALLY FROM DITCH BOTTOM OR SIX-INCHES HIGHER THAN DESIGN FLOW, WHICHEVER IS GREATER.

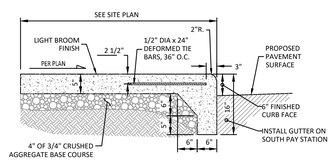
EROSION CONTROL MATTING
(NOT TO SCALE)



18" CONCRETE CURB & GUTTER DETAIL
(NOT TO SCALE)

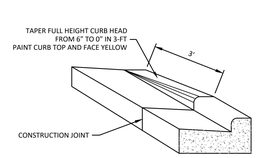


30" MOUNTABLE CONCRETE CURB & GUTTER DETAIL
(NOT TO SCALE)

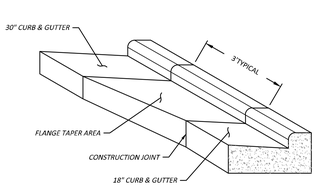


CONCRETE WALK W/ INTEGRAL CURB DETAIL
(NOT TO SCALE)

NOTES:
4,000 PSI CONCRETE SHALL BE USED IN CONSTRUCTION OF ALL CURB & GUTTER DETAILS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE SLOPE OF THE GUTTER PAN. 1/2" PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED TRANSVERSELY IN THE CURB AS FOLLOWS:
1) AT EACH JUNCTION OF RADIUS RETURN CURB AND THE CURB WHICH IS PARALLEL TO THE PROJECT CENTER LINE.
2) AT EACH JUNCTION WITH EXISTING CONCRETE CURB OR CONCRETE CURB & GUTTER.
3) AT EACH JUNCTION WITH EXISTING CONCRETE SIDEWALK, TO THE DEPTH OF THE SIDEWALK.



CURB HEAD TAPER DETAIL
(NOT TO SCALE)



FLANGE TAPER DETAIL
(NOT TO SCALE)

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BUBBLES FOAM FARM
PEWAUKEE, WI

DETAILS

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DATE: 08/12/2026
SCALE: N.T.S.
JOB NO. 3260035
PROJECT MANAGER: CHRISTOPHER WHITE, P.E.
DESIGNED BY: MAF
CHECKED BY: CBW

SHEET NUMBER
C500

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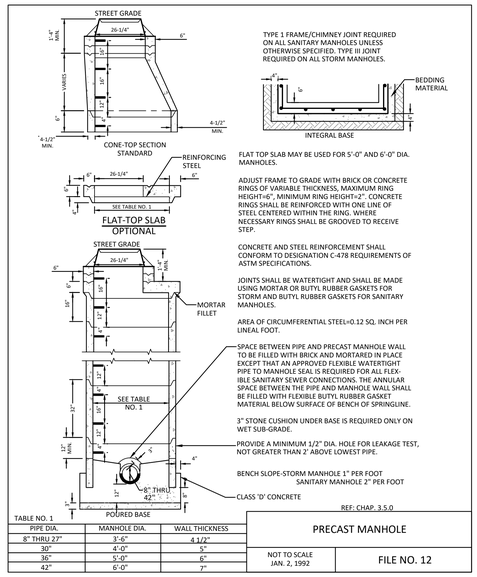


TYPE 1 FRAME/CHIMNEY JOINT REQUIRED ON ALL SANITARY MANHOLES UNLESS OTHERWISE SPECIFIED. TYPE III JOINT REQUIRED ON ALL STORM MANHOLES.

FLAT TOP SLAB MAY BE USED FOR 5'-0" AND 6'-0" DIA. MANHOLES.

ADJUST FRAME TO GRADE WITH BRICK OR CONCRETE RINGS OF VARIABLE THICKNESS, MAXIMUM RING HEIGHT=6". MINIMUM RING HEIGHT=2". CONCRETE RINGS SHALL BE REINFORCED WITH ONE LINE OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY RINGS SHALL BE GROOVED TO RECEIVE STEP.

CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO DESIGNATION C-478 REQUIREMENTS OF ASTM SPECIFICATIONS.

JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING MORTAR OR BUTYL RUBBER GASKETS FOR STORM AND BUTYL RUBBER GASKETS FOR SANITARY MANHOLES.

AREA OF CIRCUMFERENTIAL STEEL=0.32 SQ. INCH PER LINEAL FOOT.

SPACE BETWEEN PIPE AND PRECAST MANHOLE WALL TO BE FILLED WITH BRICK AND MORTARED IN PLACE EXCEPT THAT AN APPROVED FLEXIBLE WATERTIGHT PIPE TO MANHOLE SEAL IS REQUIRED FOR ALL FLEXIBLE SANITARY SEWER CONNECTIONS. THE ANNULAR SPACE BETWEEN THE PIPE AND MANHOLE WALL SHALL BE FILLED WITH FLEXIBLE BUTYL RUBBER GASKET MATERIAL BELOW SURFACE OF BENCH OF SPRINGLINE.

3" STONE CUSHION UNDER BASE IS REQUIRED ONLY ON WET SUB-GRADE.

PROVIDE A MINIMUM 1/2" DIA. HOLE FOR LEAKAGE TEST, NOT GREATER THAN 2' ABOVE LOWEST PIPE.

BENCH SLOPE-STORM MANHOLE 1" PER FOOT
SANITARY MANHOLE 2" PER FOOT

CLASS 'D' CONCRETE

REF: CHAP. 3.5.0

TABLE NO. 1

PIPE DIA.	MANHOLE DIA.	WALL THICKNESS
8" THRU 27"	3'-6"	4 1/2"
30"	4'-0"	5"
36"	5'-0"	6"
42"	6'-0"	7"

PRECAST MANHOLE	
NOT TO SCALE JAN. 2, 1992	FILE NO. 12

MANHOLE & INLET & CATCH BASIN STRUCTURE DETAIL PER FILE NO. 12, STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN
(NOT TO SCALE)

MANHOLE & INLET & CATCH BASIN NOTES:

INLET (INL)
REFER TO FILE No. 12 (STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, DETAIL ON THIS SHEET - ABOVE) EXCEPT:

A. USE NEENAH CASTING R-3067 WITH TYPE C GRATE AT ALL CURB INLET LOCATIONS. USE NEENAH CASTING R-2050 WITH TYPE C GRATE AT ALL PAVED FIELD INLET AREAS UNLESS OTHERWISE NOTED ON PLANS.
B. USE 48" MINIMUM DIAMETER UNLESS INDICATED OTHERWISE ON PLAN

CONTRACTOR RESPONSIBLE FOR VERIFYING REQUIRED CASTING IS COMPATIBLE WITH STRUCTURE. IF NOT COMPATIBLE, CONTACT ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.

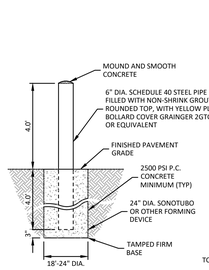
CATCH BASIN (CB)
REFER TO FILE No. 12 (STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, DETAIL ON THIS SHEET - ABOVE) EXCEPT:

A. USE NEENAH CASTING R-3067 WITH TYPE C GRATE AT ALL CURB INLET LOCATIONS. USE NEENAH CASTING R-2050 WITH TYPE C GRATE AT ALL PAVED FIELD INLET AREAS UNLESS OTHERWISE NOTED ON PLANS.
B. USE 48" MINIMUM DIAMETER UNLESS INDICATED OTHERWISE ON PLAN
C. STRUCTURE SHALL HAVE 1' DEEP SUMP UNLESS INDICATED OTHERWISE ON PLAN.

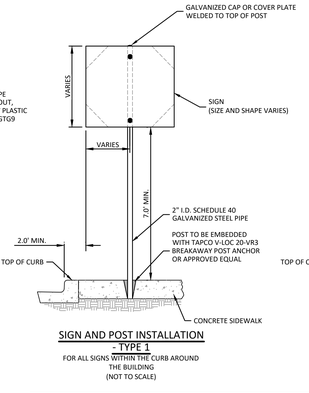
CONTRACTOR RESPONSIBLE FOR VERIFYING REQUIRED CASTING IS COMPATIBLE WITH STRUCTURE. IF NOT COMPATIBLE, CONTACT ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.

MANHOLE (MH)
REFER TO FILE No. 12 (STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, DETAIL ON THIS SHEET), EXCEPT:

A. USE NEENAH R-1661 FRAME AND GRATE WITH SELF SEALING LID AND CONCEALED PICK-HOLES, OR EQUIVALENT.
B. CONTRACTOR RESPONSIBLE FOR VERIFYING REQUIRED CASTING IS COMPATIBLE WITH STRUCTURE. IF NOT COMPATIBLE, CONTACT ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
C. USE 48" MINIMUM DIAMETER UNLESS INDICATED OTHERWISE ON PLAN.
D. CONCRETE BENCHES ARE OPTIONAL UNLESS INDICATED OTHERWISE ON PLAN.
E. CONCRETE ADJUSTING RINGS SHALL BE SET IN A FULL BED OF MORTAR.
A MINIMUM THICKNESS OF 1/2-INCH OF MORTAR SHALL BE PLACED AND MAINTAINED BETWEEN THE ADJUSTING RINGS AND THE INLET MASONRY AND BETWEEN ALL CONCRETE ADJUSTING RINGS.

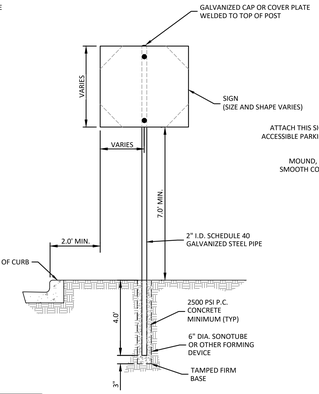


BOLLARD DETAIL
(NOT TO SCALE)

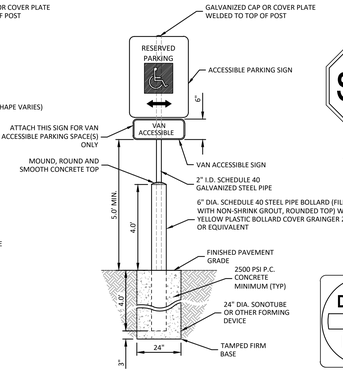


SIGN AND POST INSTALLATION
TYPE 1
FOR ALL SIGNS WITHIN THE CURB AROUND THE BUILDING
(NOT TO SCALE)

NOTES:
1. ALL SIGNS SHALL BE MOUNTED TO POSTS BY MEANS OF 5/16" BOLTS. HOLES 3/8" IN DIAMETER, DRILLED THROUGH BOTH SIDES OF POSTS PRIOR TO SIGN INSTALLATION.
2. ALL POST SHALL HAVE A GALVANIZED CAP OR COVER PLATE WELDED TO TOP OF POST.



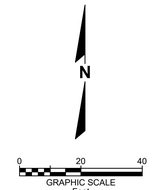
SIGN AND POST INSTALLATION
TYPE 2
FOR ALL SIGNS ON SITE, OUTSIDE THE BUILDING CURB
(NOT TO SCALE)

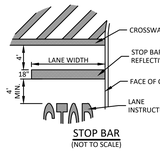


SIGN AND POST INSTALLATION
TYPE 3
FOR ALL ACCESSIBLE PARKING STALLS IN PAVEMENT AREAS
(NOT TO SCALE)

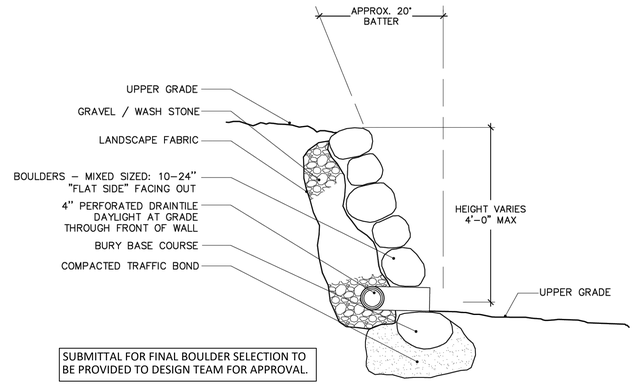
30" x 30"
STOP SIGN
TYPE R1-1
(NOT TO SCALE)

30" x 30"
"DO NOT ENTER" SIGN
TYPE R5-1
(NOT TO SCALE)



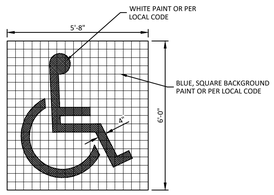


STOP BAR
(NOT TO SCALE)



SUBMITTAL FOR FINAL BOULDER SELECTION TO BE PROVIDED TO DESIGN TEAM FOR APPROVAL.

TYPICAL BOULDER WALL SECTION
NOT TO SCALE

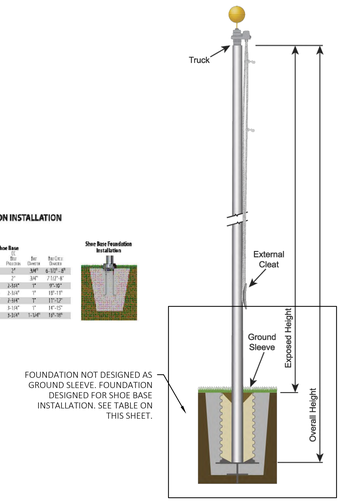


ACCESSIBLE PAINTED SYMBOL DETAIL
(NOT TO SCALE)

FLAGPOLE WAREHOUSE
A Division of FlagCo

Continental Series Flagpole
30' Anodized Black Flagpole with External Truck

SHOE BASE FOUNDATION INSTALLATION



FOUNDATION NOT DESIGNED AS GROUND SLEEVE. FOUNDATION DESIGNED FOR SHOE BASE INSTALLATION. SEE TABLE ON THIS SHEET.

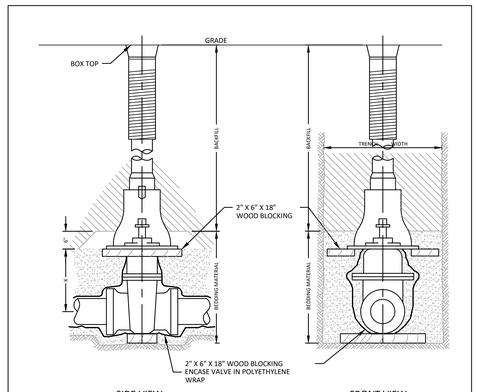
SPECIFICATIONS	
Continental Series	
SKU	206053
Finish	Anodized Black
Exposed Height	30 ft
Overall Height	33 ft
Top Diameter	3 in
Bottom Diameter	5 in
Wall Thickness	0.188 in
Shipping	158 lbs
Max Windspeed	131 mph
Max Windspeed With Flag	94 mph
Recommended Flag Size	6' x 10'

Meets ASTM:
B 241 - Standard Specification for Aluminum and Aluminum-Alloy Seamless Pipe and Seamless Extruded Tube.
B 597 - Standard Practice for Heat Treatment of Aluminum Alloys.

Meets NAAMM:
FP 1001 - Guide Specifications for Design of Metal Flagpoles.

FLAGPOLES SHALL BE CONTINENTAL SERIES FROM FLAGPOLE WAREHOUSE OR APPROVED EQUAL. FLAGPOLES SHOULD BE ANODIZED BLACK ALUMINUM INTERNAL HALYARD FLAGPOLES WITH A WALL THICKNESS GREATER THAN OR EQUAL TO 0.188". POLE MOUNTED LIGHT TO BE INCLUDED.

Flagpole Warehouse, a division of FlagCo | 3600 Cantrell Industrial Court | Acworth, GA 30101 | 800-962-0956



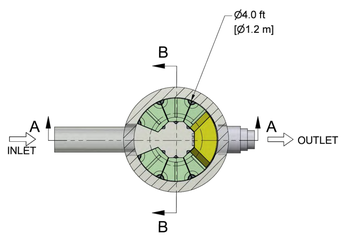
SIDE VIEW

FRONT VIEW

PIPE DIA. INCHES	X=SETTING INCHES
2	6
3	7
4	8
6	12
8	13
10	17
12	21
16	30

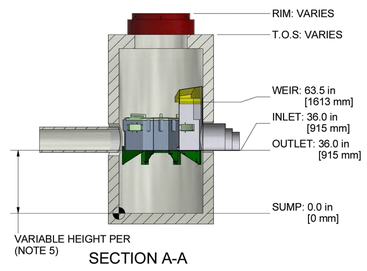
REF: CHAP. 4.8.0

STANDARD GATE VALVE BOX SETTING	
NOT TO SCALE	FILE NO. 37

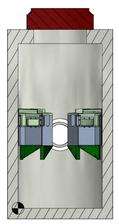


UP-FLOW FILTER MANHOLE DETAIL OR APPROVED EQUAL.

CONTRACTOR TO PROVIDE APPROPRIATE DOCUMENTATION TO SHOW ALTERNATIVE PROJECT IS EQUAL.



SECTION A-A



SECTION B-B

CAPACITIES:
- Minimum performance: 80% removal. Washington DOE/NJCAT verified at the peak treatment flow.
- Peak treatment flow:
  .033 CFS (0.9 LPS) (15 GPM) per module (Ribbons)
  .022 CFS (0.6 LPS) (10 GPM) per module (Long Ribbons)
  .056 CFS (1.6 LPS) (25 GPM) per module (CPZ)
- Maximum number of ribbon modules per outlet module: 36
- Maximum number of CPZ modules per outlet module: 18 (contract Hydro if more are required)

ADDITIONAL DESIGN INFORMATION:
- Normal operating W.S.E. is 26-30" (660-762mm) above the outlet invert
- Media Types Available: Ribbons, CPZ

ANY WARRANTY GIVEN BY HYDRO INTERNATIONAL WILL APPLY ONLY TO THOSE ITEMS SUPPLIED BY IT, ACCORDING TO ITS SPECIFICATIONS. HYDRO INTERNATIONAL DISCLAIMS RESPONSIBILITY FOR ANY OTHER ITEMS OR EQUIPMENT (OR REPERFORMANCE THEREOF) NOT DESIGNED, BUILT, MANUFACTURED, OR SUPPLIED BY ANY THIRD PARTY. HYDRO INTERNATIONAL HAVE A POLICY OF CONTINUOUS DEVELOPMENT AND RESERVE THE RIGHT TO AMEND THE SPECIFICATION. HYDRO INTERNATIONAL CANNOT ACCEPT LIABILITY FOR PERFORMANCE OF ITS EQUIPMENT, (OR ANY PART THEREOF), IF THE EQUIPMENT IS SUBJECT TO CONDITIONS OUTSIDE ANY DESIGN SPECIFICATION. HYDRO INTERNATIONAL OWNS THE COPYRIGHT OF THIS DRAWING. THE DRAWING MUST NOT BE LOANED TO A THIRD PARTY OR COPIED IN WHOLE OR IN PART, OR ANY THAN THAT FOR WHICH IT IS SUPPLIED AND MUST NOT BE REPRODUCED, IN WHOLE OR IN PART, WITHOUT PRIOR PERMISSION IN WRITING FROM HYDRO INTERNATIONAL.
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DO NOT SCALE DRAWING
UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN INCHES.
TOLERENCES ARE:
FRACTIONS ± 1/16
DECIMALS:
X.X ± .10
X.XX ± .05
X.XXX ± .015
ANGLES: ± 5°

PROJECTION

COMMENTS:
1. STRUCTURE WALL AND SLAB THICKNESSES ARE NOT TO SCALE
2. CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING THE STRUCTURE
3. NOT FOR CONSTURCION CONTACT HYDRO FOR SITE SPECIFIC DRAWING
4. NOT ALL SIZES AVAILABLE IN ALL AREAS
5. SUMP DEPTH AVAILABLE IN 24" (610mm) CFZ, RIBBONS AND 36" (914mm) LONG RIBBONS DEPTH

REVISION HISTORY

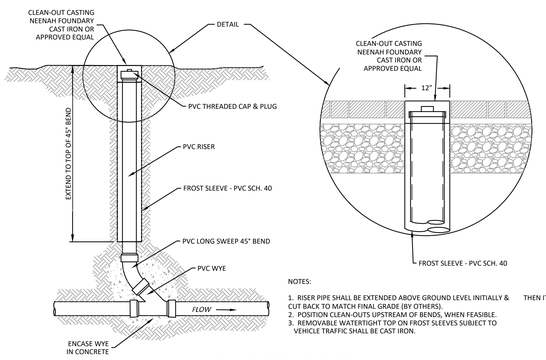
REV	BY	DESCRIPTION	DATE
-	ER	FIRST RELEASE	6/17/2019

DATE: 6/17/2019 | SCALE: NTS
DRAWN BY: ER | CHECKED BY: | APPROVED BY
Title: UP-FLO FILTER 4ft Manhole
6 MODULES MAX

Sizing Tool

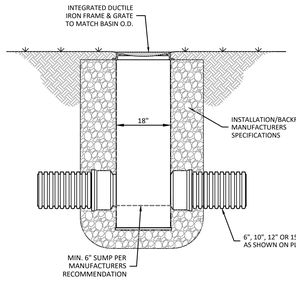
Hydro International
94 Hutchins Drive
Portland, ME 04102
Tel: +1 (207) 756-6200
Fax: +1 (207) 756-6212
hydro-int.com

WEIGHT: | MATERIAL:
N/A
NEXT ASSEMBLY:
4 MH-1
DRAWING NO:
4 MH-UFF-1
SHEET SIZE: B | SHEET: 1 OF 1 | Rev: -



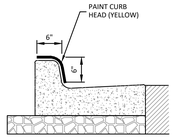
NOTES:
1. RISER PIPE SHALL BE EXTENDED ABOVE GROUND LEVEL INITIALLY & THEN IT MAY BE CUT BACK TO MATCH FINAL GRADE (BY OTHERS).
2. POSITION CLEAN-OUTS UPSTREAM OF BENDS, WHEN FEASIBLE.
3. REMOVABLE WATERTIGHT TOP ON FROST SLEEVES SUBJECT TO VEHICLE TRAFFIC SHALL BE CAST IRON.

CLEAN-OUT STRUCTURE DETAIL
(NOT TO SCALE)



NOTE:
TO BE USED WHERE THERE ARE MORE THAN TWO PIPE CONNECTIONS AND WHEN THE ANGLE OF CONNECTION IS DIFFERENT THE 180°.

NYLOPLAST AREA DRAIN BASIN
(NOT TO SCALE)



PAINTED CURB DETAIL
(NOT TO SCALE)

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

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DATE	DESCRIPTION
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rasSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
Brookfield, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

BUBBLES FOAM FARM
PEWAUKEE, WI

DETAILS

PRELIMINARY NOT FOR CONSTRUCTION

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R.A. Smith, Inc.

DATE: 08/12/2026
SCALE: N.T.S.
JOB NO. 3260035
PROJECT MANAGER: CHRISTOPHER WHITE, P.E.
DESIGNED BY: MAF
CHECKED BY: CBW

SHEET NUMBER
C501

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DIVISION 1 - GENERAL REQUIREMENTS

01 41 00 - REGULATORY REQUIREMENTS

1. THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED:
   a. WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) STORM WATER TECHNICAL STANDARDS
   b. WISCONSIN EROSION CONTROL PRODUCT ACCEPTABILITY LIST
   c. STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (SSSWCW)
   d. WISCONSIN ADMINISTRATIVE CODE, SECTIONS SPS 381-387
   e. WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT) STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION
   f. WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT) APPROVED PRODUCT LISTS (APL)
   g. FEDERAL HIGHWAY ADMINISTRATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
   h. WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (WMUTCD)
   i. UNITED STATES DEPARTMENT OF JUSTICE ADA STANDARDS
   j. UNITED STATES DEPARTMENT OF TRANSPORTATION ADA STANDARDS FOR TRANSPORTATION FACILITIES
   k. MUNICIPALITY DEVELOPMENT STANDARDS
   l. COUNTY DEVELOPMENT STANDARDS
2. THE OWNER, ENGINEER AND MUNICIPALITY SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION ACTIVITIES.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF ALL PERMITS AND FOR ABIDING BY ALL PERMIT REQUIREMENTS AND RESTRICTIONS.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK.
5. SHOP DRAWINGS AND/OR MANUFACTURER'S PRODUCT DATA SUBMITTALS ARE REQUIRED ONLY IF THE PRODUCT OR METHOD OF CONSTRUCTION IS DIFFERENT FROM THAT SPECIFIED OR IF REQUIRED BY THE MUNICIPAL ENGINEER.
   a. ALL DOCUMENTS SUBMITTED FOR REVIEW SHALL HAVE THE SPECIFIC MATERIAL, PART, SIZE, ETC. HIGHLIGHTED IN SOME FASHION. EXAMPLE: A FITTING CUT SHEET HAS MULTIPLE PRESSURE RATING FOR DIFFERENT SIZE BENDS. HIGHLIGHT THE PRESSURE CLASS & SIZE TO BE USED ON PROJECT. ALL SUBMITTALS NOT PROPERLY IDENTIFYING THE SPECIFIC MATERIAL BEING USED WILL BE REJECTED.
   b. CONTRACTOR SHALL SUBMIT A PDF COPY AND AN EXPLANATION AS TO HOW THE SUBSTITUTION MEETS THE PROPOSED DESIGN (PRODUCT SPECIFICATION SHEETS WITHOUT EXPLANATION WILL NOT BE ACCEPTED) TO THE OWNER'S REPRESENTATIVE OR ENGINEER FOR REVIEW AND APPROVAL. THE CONTRACTOR SHALL NOT PROCEED UNTIL THE OWNER'S APPROVAL IS GIVEN. IN PROJECT SCHEDULING CONTRACTOR SHALL ACCOUNT FOR 5 WORKING DAYS FOR SUBMITTAL REVIEW. IN THE EVENT SUCH SUBSTITUTION IS APPROVED, THE OWNER WILL REQUIRE FROM THE CONTRACTOR A CREDITED DEDUCTION FROM THE CONTRACT AMOUNT EQUAL TO ANY SAVINGS IN MATERIAL COST RESULTING FROM USE OF THE PROPOSED SUBSTITUTE.
6. THE CONTRACTOR SHALL ASSUME COMPLETE AND SOLE RESPONSIBILITY FOR THE QUALITY OF WORK. IF CHANGES OR ADJUSTMENTS ARE RECOMMENDED BY THE CONTRACTOR, THEY MAY BE MADE ONLY UPON WRITTEN APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
   a. ALL WORK SHALL BE DONE IN CAREFULNESS WITH THE CONTRACT DOCUMENTS. THE OWNER OR THEIR REPRESENTATIVE SHALL DECIDE ALL QUESTIONS WHICH SHALL ARISE AS TO THE QUALITY AND ACCEPTABILITY OF MATERIALS FURNISHED, WORK PERFORMED, AND WORKMANSHIP. INTERPRETATION OF THE PLANS AND SPECIFICATIONS BY THE OWNER OR THEIR REPRESENTATIVE SHALL DETERMINE THE AMOUNT OF WORK PERFORMED AND MATERIALS FURNISHED.
   b. FAILURE OR NEGLIGENCE ON THE PART OF THE OWNER OR THEIR REPRESENTATIVE TO CONDEMN OR REJECT SUBSTANDARD OR INFERIOR WORK OR MATERIALS SHALL NOT BE CONSTRUED TO IMPLY AN ACCEPTANCE OF SUCH WORK OR MATERIALS, IF IT BECOMES EVIDENT AT ANY TIME PRIOR TO THE FINAL ACCEPTANCE OF THE WORK BY THE OWNER. NEITHER SHALL IT BE CONSTRUED AS BARRING THE OWNER, AT ANY SUBSEQUENT TIME, FROM THE RECOVERY OF DAMAGES OR OF SUCH A SUM OF MONEY AS MAY BE NECESSARY TO BUILD ANEW ALL PORTIONS OF THE SUBSTANDARD OR INFERIOR WORK OR REPLACEMENT OF IMPROPER MATERIALS WHEREVER FOUND.
   c. INSPECTORS EMPLOYED BY THE OWNER SHALL BE AUTHORIZED TO INSPECT ALL WORK DONE AND ALL MATERIAL FURNISHED. SUCH INSPECTION MAY EXTEND TO ALL OR ANY PART OF THE WORK AND TO THE PREPARATION, FABRICATION OR MANUFACTURE OF THE MATERIALS TO BE USED. THE INSPECTOR IS NOT AUTHORIZED TO REVOKE, ALTER OR WAIVE ANY REQUIREMENTS OF THE SPECIFICATIONS, NOR IS HE AUTHORIZED TO APPROVE OR ACCEPT ANY PORTION OF THE COMPLETED PROJECT. HE SHALL CALL THE ATTENTION OF THE CONTRACTOR TO ANY FAILURE OF THE WORK OR MATERIALS TO CONFORM TO THE SPECIFICATIONS AND CONTRACT, AND SHALL HAVE THE AUTHORITY TO REJECT MATERIALS. ANY DISPUTE BETWEEN THE OWNER AND CONTRACTOR SHALL BE REFERRED TO THE OWNER OR THEIR REPRESENTATIVE. ANY ADVICE WHICH THE INSPECTOR MAY GIVE THE CONTRACTOR SHALL IN NO WAY BE CONSTRUED AS BINDING THE ENGINEER IN ANY WAY OR RELEASING THE CONTRACTOR FROM FULFILLING ANY OF THE TERMS OF THE CONTRACT.
   d. ALL MATERIALS AND EACH PART OF DETAIL OF THE WORK SHALL BE SUBJECT AT ALL TIMES TO INSPECTION BY THE OWNER OR HIS AUTHORIZED REPRESENTATIVE OR THE AUTHORITY HAVING JURISDICTION AND THE CONTRACTOR WILL BE HELD STRICTLY TO THE TRUE INTENT OF THE SPECIFICATIONS IN REGARD TO QUALITY OF MATERIALS, WORKMANSHIP, AND THE DILIGENT EXECUTION OF THE CONTRACT. SUCH INSPECTION MAY INCLUDE MILL, PLANT OR SHOP INSPECTION, AND ANY MATERIAL FURNISHED UNDER THESE SPECIFICATIONS IS SUBJECT TO SUCH INSPECTION. THE OWNER OR HIS REPRESENTATIVES SHALL BE ALLOWED ACCESS TO ALL PART OF THE WORK, AND SHALL BE FURNISHED WITH SUCH INFORMATION AND ASSISTANCE BY THE CONTRACTOR AS IS DETERMINED BY THE OWNER OR HIS REPRESENTATIVE, TO MAKE A COMPLETE AND DETAILED INSPECTION.
   e. ALL WORKMANSHIP SHALL CONFORM TO THE BEST STANDARD PRACTICE. UNLESS OTHERWISE SPECIFIED, THE SPECIFICATIONS OR RECOGNIZED ASSOCIATION OF MANUFACTURERS AND CONTRACTORS OR INDUSTRIAL MANUFACTURERS SHALL BE USED AS GUIDES FOR THE STANDARDS OF WORKMANSHIP.
   f. ALL EXPOSED ITEMS OF WORK SHALL PRESENT A NEAT WORKMANLIKE APPEARANCE AND SHALL BE AS TRUE TO SHAPE AND ALIGNMENT AS POSSIBLE TO OBTAIN WITH MEASURING OR LEVELING INSTRUMENTS GENERALLY USED IN THE RESPECTIVE TYPES OF WORK. ITEMS OF WORK SHALL BE SOUND AND FULLY PROTECTED AGAINST DAMAGE AND PREMATURE DETERIORATION. IT IS SPECIFICALLY UNDERSTOOD THAT IN ALL QUESTIONS OF QUALITY AND ACCEPTABILITY OF WORKMANSHIP, THE CONTRACTOR AGREES TO ABIDE BY THE DECISION OF THE OWNER OR THEIR REPRESENTATIVE.
   g. ALL MATERIALS AND WORKMANSHIP NOT CONFORMING TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS SHALL BE CONSIDERED AS DEFECTIVE, AND ALL SUCH MATERIALS, WHETHER IN-PLACE OR NOT, SHALL BE REJECTED AND SHALL BE REMOVED FROM THE WORK BY THE CONTRACTOR AT HIS EXPENSE. UPON FAILURE ON THE PART OF THE CONTRACTOR TO COMPLY WITH ANY ORDER OF THE OWNER RELATIVE TO THE PROVISIONS OF THIS ARTICLE, THE OWNER SHALL HAVE THE AUTHORITY TO REMOVE AND REPLACE SUCH DEFECTIVE MATERIAL AND TO DEDUCT THE COST OF REMOVAL AND REPLACEMENT FROM ANY MONIES DUE OR WHICH MAY BECOME DUE THE CONTRACTOR.
   h. THE CONTRACTOR SHALL KEEP A LEGIBLE COPY OF THE PLANS, SPECIFICATIONS, AND ALL PERMITS AT THE SITE OF THE WORK AT ALL TIMES.
   i. AT THE COMPLETION OF THE WORK AND PRIOR TO FINAL PAYMENT, THE CONTRACTOR SHALL PROVIDE THE OWNER OR THEIR REPRESENTATIVE WITH A MARKED-UP SET OF DRAWINGS SHOWING ALL CHANGES OR VARIATIONS FROM THE ORIGINAL DRAWINGS. THESE CHANGES SHALL BE MADE ON A SET OF FIELD DRAWINGS AS THE WORK TAKES PLACE, NOT AFTER THE WORK IS COMPLETE. THIS SET OF DRAWINGS SHOULD BE KEPT CLEAN IN A LOCATION AT THE SITE WHERE THE OWNER OR THEIR REPRESENTATIVE MAY EXAMINE THEM.
   j. THE MARKED-UP DRAWINGS SHALL BE ACCURATE. ARBITRARY MARKINGS ARE OF NO VALUE. CAREFUL MEASUREMENTS SHALL BE MADE TO LOCATE UNDERGROUND EXTERIOR AND UNDERGROUND INTERIOR SEWERS, GAS LINES, WATER LINES, ELECTRICAL CONDUIT AND MISCELLANEOUS PIPING.
7. CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL, TRAFFIC CONTROL PLANS AND PERMITTING FOR ALL WORK TO BE COMPLETED ONSITE OR IN THE PUBLIC RIGHT-OF WAY.

01 70 00 - EXECUTION & CLOSEOUT REQUIREMENTS

1. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL EXISTING SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE WITH THIS PLAN.
2. EXISTING UTILITY INFORMATION IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY, BASED ON BEST AVAILABLE PUBLIC RECORDS, AS-BUILT DRAWINGS, AND FIELD OBSERVATIONS. NO RESPONSIBILITY IS ASSUMED BY THE OWNER OR ENGINEER FOR ACCURACY OR COMPLETENESS. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND NATURE OF EXISTING UTILITIES, AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.
3. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS, ELEVATIONS, AND SIZES OF EXISTING UTILITIES AND SHALL CHECK ALL PROPOSED UTILITY CONNECTIONS AND CROSSINGS PRIOR TO PROCEEDING WITH ANY WORK. ANY CONFLICTS SHALL BE REPORTED TO THE ENGINEER SO REDESIGN MAY OCCUR IF NEEDED. COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND SUBSEQUENT RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL FIELD VERIFY ELEVATIONS OF THE BENCHMARKS AND HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES, AND SHALL NOTIFY THE ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH ANY WORK.
6. SURVEY BENCHMARKS AND CONTROL POINTS SHALL BE MAINTAINED AND PROTECTED FROM DISTURBANCE.
7. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED AT ALL TIMES. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
8. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR. THE COST OF RESTORATION IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED.
9. PUBLIC ROADS SHALL NOT BE FULLY CLOSED TO TRAFFIC AT ANY TIME. ALL INGRESS AND EGRESS TRAFFIC TO THE PROJECT SITE SHALL BE LIMITED TO THE CONSTRUCTION ENTRANCE.
10. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES, SHALL BID ON THEIR OWN ESTIMATE OF THE WORK REQUIRED, AND SHALL NOT RELY ON THE ENGINEER'S ESTIMATE.
11. REQUESTS FOR CLARIFICATION WILL BE INTERPRETED BY THE OWNER/ENGINEER PRIOR TO AWARD OF CONTRACT, AND WHEN NECESSARY, OFFICIAL WRITTEN RESPONSES WILL BE ISSUED. OFFICIAL WRITTEN RESPONSES SHALL BE BINDING TO THE WORK. IN NO WAY SHALL VERBAL DIALOGUE CONSTITUTE OFFICIAL RESPONSE.
12. SHOULD ANY DISCREPANCIES BE DISCOVERED BY THE CONTRACTOR AFTER AWARD OF CONTRACT, NOTIFY OWNER/ENGINEER IN WRITING IMMEDIATELY. CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES SHALL NOT COMMENCE OR CONTINUE UNTIL AN OFFICIAL WRITTEN RESPONSE IS ISSUED.
13. ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE. THIS GUARANTEE SHALL INCLUDE ALL DEFECTS IN MATERIALS AND WORKMANSHIP.
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.

DIVISION 31 - EARTHWORK

31 10 00 - SITE CLEARING & DEMOLITION

1. WORK SHALL CONSIST OF DEMOLITION, ABANDONMENT, AND REMOVAL OF EXISTING FOUNDATIONS, WALLS, SLABS, FENCES, PIPING, PAVEMENTS, AND OTHER MANMADE ITEMS INTERFERING WITH NEW CONSTRUCTION. WORK SHALL ALSO CONSIST OF CLEARING AND GRUBBING OF TREES, SHRUBS, VEGETATION, ROOTS, STUMPS, RUBBISH, AND OTHER PERISHABLE MATTER INTERFERING WITH NEW CONSTRUCTION.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. CALL 811 TO NOTIFY UTILITY PROVIDERS AND REQUEST FIELD LOCATION OF EXISTING UTILITIES WITHIN PROJECT LIMITS PRIOR TO ANY CONSTRUCTION RELATED ACTIVITIES.
4. INSTALL PERIMETER FENCING AS INDICATED PRIOR TO COMMENCING ANY CONSTRUCTION RELATED ACTIVITY.
5. CLEARLY IDENTIFY ALL VEGETATION TO BE PRESERVED AND/OR RELOCATED PRIOR TO CLEARING AND GRUBBING.
6. PROTECT EXISTING IMPROVEMENTS TO REMAIN DURING CONSTRUCTION. ANY DAMAGED IMPROVEMENTS SHALL BE RESTORED TO ORIGINAL CONDITION, OR AS OTHERWISE ACCEPTABLE TO THE OWNER.
7. REMOVE EXISTING ABOVE-GRADE AND BELOW-GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO CONSTRUCT PROPOSED IMPROVEMENTS.
8. SAWCUT ALL PAVEMENT TO BE REMOVED IN STRAIGHT LINES TO FULL DEPTH.
9. DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS. BREAK UP CONCRETE SLABS THAT ARE 2 FEET OR MORE BELOW PROPOSED SUBGRADE TO PERMIT DRAINAGE.
10. DISCONNECT AND SEAL/CAP EXISTING UTILITIES TO BE REMOVED, RELOCATED, OR ABANDONED IN ACCORDANCE WITH REQUIREMENTS OF UTILITY PROVIDERS.
11. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING NECESSARY REMOVAL AND/OR RELOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS.
12. DO NOT INTERRUPT UTILITY SERVICE TO EXISTING FACILITIES UNLESS PERMITTED BY THE OWNER.
13. VOIDS LEFT BY REMOVALS SHALL BE LEVELED TO PREVENT PONDING OF WATER.
14. REMOVE AND LEGALLY DISPOSE OF DEMOLISHED MATERIALS, TRASH, AND DEBRIS FROM THE PROJECT SITE. RUBBISH, TRASH, GARBAGE, AND LITTER SHALL BE PLACED IN SEALED CONTAINERS THROUGHOUT CONSTRUCTION.

31 20 00 - EARTH MOVING

1. WORK SHALL CONSIST OF STRIPPING AND STORAGE OF TOPSOIL, EXCAVATION, EMBANKMENT, IMPORTING OR EXPORTING MATERIAL TO ACHIEVE LAND BALANCE, COMPACTION, FINISH GRADING, SUBGRADE PREPARATION, AND REPLACEMENT OF TOPSOIL.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. ALL EARTHWORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND SUBSEQUENT RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION BASED ON FIELD CONDITIONS, AND THESE REQUIREMENTS. THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER SHALL GOVERN.
4. EXCAVATE TO SUBGRADE REGARDLESS OF THE CHARACTER OF SURFACE AND SUBSURFACE CONDITIONS ENCOUNTERED. EXCAVATED MATERIAL MAY INCLUDE ROCK AND UNCLASSIFIED OBSTRUCTIONS, WHICH IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE WORK.
5. EXISTING FOUNDATIONS, BUILDING REMNANTS, AND UNSATISFACTORY MATERIAL SHALL BE COMPLETELY REMOVED FROM WITHIN AND A MINIMUM OF 10 FEET BEYOND BUILDING PAD AREAS. ANY RELATED EXCAVATION SHALL BE BACKFILLED WITH COMPACTED ENGINEERED FILL MATERIAL.
6. EXISTING FOUNDATIONS, BUILDING REMNANTS, AND UNSATISFACTORY MATERIAL SHALL BE REMOVED TO A MINIMUM OF 2 FEET BELOW PROPOSED SUBGRADE WITHIN GREENSPACE AND PAVEMENT AREAS. ANY RELATED EXCAVATION SHALL BE BACKFILLED WITH COMPACTED ENGINEERED FILL MATERIAL.
7. AREAS SHALL BE GRADED TO WITHIN 1 INCH, MORE OR LESS, OF PROPOSED SUBGRADE. DEVIATIONS SHALL NOT BE CONSISTENT IN ONE DIRECTION.
8. DISKING, HARROWING, AND AERATION TECHNIQUES SHALL BE USED TO DRY SUBGRADE PRIOR TO PROOF ROLLING.
9. IN THE PRESENCE OF THE GEOTECHNICAL ENGINEER, PROOF ROLL SUBGRADE BELOW BUILDING PAD AND PAVEMENT AREAS DURING DRY WEATHER WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK WHERE COHESIVE SOILS ARE PREDOMINANT, AND WITH A SMOOTH DRUM VIBRATORY ROLLER WHERE GRANULAR SOILS ARE PREDOMINANT. SUBGRADE SHALL BE OBSERVED TO RUT OR DEFLECT EXCESSIVELY SHALL BE UNDERCUT IN ACCORDANCE WITH RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. DO NOT PROOF ROLL WHEN SATURATED SUBGRADE.
10. THE CONTRACTOR SHALL MAINTAIN POSITIVE SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING. SURFACE WATER AND GROUNDWATER SHALL BE PREVENTED FROM ENTERING EXCAVATIONS, PREVENTING PAVEMENT DEGRADES, AND FLOODING PROJECT SITE AND/OR SURROUNDING AREAS.
11. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ALL EARTHWORK COMPUTATIONS AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH BALANCE. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT.
12. TOPSOIL REPLACEMENT DEPTH SHALL BE AS CALLED OUT ON THE CIVIL OR LANDSCAPE PLANS, OR A MINIMUM OF SIX INCHES IF NOT CALLED OUT ON LANDSCAPE PLAN.
13. TOPSOIL IN PARKING ISLANDS: ALL PARKING LOT ISLANDS TO BE BACKFILLED WITH TOPSOIL TO A MINIMUM DEPTH OF 18" BY GRADING CONTRACTOR TO INSURE LONG TERM PLANT HEALTH. CROWN ALL PLANTING ISLANDS A MINIMUM OF 6" TO PROVIDE PROPER DRAINAGE, UNLESS OTHERWISE SPECIFIED.

31 25 00 - EROSION & SEDIMENTATION CONTROLS

1. WORK SHALL CONSIST OF INSTALLATION OF TEMPORARY AND PERMANENT PRACTICES FOR SEDIMENTATION CONTROL, EROSION CONTROL, SLOPE PROTECTION, AND REMOVAL OF PRACTICES UPON FINAL SITE STABILIZATION.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. INSTALLATION AND MAINTENANCE OF PRACTICES SHALL BE IN ACCORDANCE WITH THE APPLICABLE WDNR TECHNICAL STANDARD, OR THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK IF A TECHNICAL STANDARD IS NOT AVAILABLE.
4. ALL PRACTICES SHALL BE INSTALLED PRIOR TO COMMENCING ANY LAND DISTURBING CONSTRUCTION RELATED ACTIVITY. EARTHWORK ASSOCIATED WITH INSTALLATION OF PRACTICES MAY OCCUR CONCURRENTLY.
5. ALL PRACTICES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD IN CONFORMANCE WITH PERMIT REQUIREMENTS.
6. ALL PRACTICES SHALL BE ROUTINELY INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS OF A RAINFALL GREATER THAN 0.5 INCHES. THE CONTRACTOR IS REQUIRED TO PERFORM INSPECTIONS, KEEP A LOG, AND CONDUCT REPAIRS AS NEEDED.
7. ALL DISTURBED AREAS SHALL DRAIN TO A PRACTICE. THE CONTRACTOR SHALL MAKE ALL TIMES DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. DEPENDING UPON HOW THE CONTRACTOR GRADES THE SITE, IT MAY BE NECESSARY TO INSTALL ADDITIONAL CONTROL PRACTICES IN VARIOUS LOCATIONS THROUGHOUT THE PROJECT SITE. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL CONTROL PRACTICES NECESSARY TO PREVENT EROSION AND SEDIMENTATION.
8. ALL DISTURBED GROUND LEFT INACTIVE FOR 7 DAYS SHALL BE STABILIZED WITH A TEMPORARY SEED MIXTURE OR MULCH. THE TEMPORARY SEED MIXTURE SHALL BE IN ACCORDANCE WITH SECTION 630 OF WISDOT STANDARD SPECIFICATIONS. WINTER WHEAT OR RYE SHALL BE USED FOR TEMPORARY SEED AFTER SEPTEMBER 1.
9. DISTURBED AREAS THAT WILL BE DORMANT FOR A DENSE GROWTH OF VEGETATION DUE TO TEMPERATURE OR TIMING OF CONSTRUCTION SHALL BE STABILIZED BY APPLYING ANIONIC POLYACRYLAMIDE (PAM).
10. ALL ACTIVITIES ON THE PROJECT SITE SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AREA OF BARE SOIL EXPOSED AT ANY ONE TIME.
11. DUST GENERATED BY CONSTRUCTION RELATED ACTIVITIES SHALL BE MINIMIZED BY USE OF WATERING, CALCIUM CHLORIDE SURFACE TREATMENT, CONSTRUCTION SCHEDULING, OR OTHER APPROPRIATE MEASURES.
12. THE CONTRACTOR SHALL BE PREPARED FOR DEWATERING CONDITIONS BY HAVING APPROPRIATE PUMPS AND FILTER BAGS ONSITE. ALL WATER FROM CONSTRUCTION DEWATERING SHALL BE TREATED PRIOR TO DISCHARGE FROM THE PROJECT SITE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CLEANLINESS OF THE PROJECT SITE AND PUBLIC ROADS DURING CONSTRUCTION. PUBLIC ROADS SHALL BE KEPT FREE OF SEDIMENT TRACKED FROM AREAS UNDER CONSTRUCTION BY DAILY SWEEPING OR OTHER APPROPRIATE MEASURES.
14. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
15. ALL SEEDED AREAS SHALL BE FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN TO MAINTAIN A VIGOROUS DENSE VEGETATIVE COVER.

DIVISION 32 - EXTERIOR IMPROVEMENTS

32 12 00 - ASPHALT PAVING

1. WORK SHALL CONSIST OF FINE GRADING SUBGRADE, EXCAVATION BELOW SUBGRADE (IF NECESSARY), PLACEMENT OF CRUSHED STONE BASE, INSTALLATION OF HOT-MIX ASPHALT, PAVEMENT MARKING, SIGNAGE, AND CLEANUP.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. ASPHALT PAVEMENT MIX DESIGNS SUBMITTED FOR REVIEW SHALL BE FORMATTED USING WISDOT MIX DESIGN STANDARD DATA INPUT FORM/REPORT 249.
4. CRUSHED STONE BASE SHALL BE IN ACCORDANCE WITH SECTION 305 OF WISDOT STANDARD SPECIFICATIONS.
5. ASPHALTIC MATERIALS SHALL BE IN ACCORDANCE WITH SECTION 455 OF WISDOT STANDARD SPECIFICATIONS.
6. AGGREGATE SHALL BE IN ACCORDANCE WITH SECTION 460 OF WISDOT STANDARD SPECIFICATIONS.
7. DO NOT CONDUCT ASPHALT PAVING IF ANY OF THE FOLLOWING CONDITIONS EXIST: CRUSHED STONE BASE IS WET OR EXCESSIVELY DAMP; TEMPERATURE IS BELOW 30 DEGREES FAHRENHEIT AT TIME OF BINDER COURSE INSTALLATION; TEMPERATURE HAS BEEN BELOW 35 DEGREES FAHRENHEIT WITHIN 12 HOURS PRIOR TO TACK COAT APPLICATION; TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT AT TIME OF SURFACE COURSE INSTALLATION.
8. COMPACT ASPHALT IN ACCORDANCE WITH SECTION 450 OF WISDOT STANDARD SPECIFICATIONS. COMPACT ASPHALT TO PRODUCE THE THICKNESS INDICATED WITHIN PLUS/MINUS 1/4-INCH FOR BINDER COURSE, AND WITHIN PLUS 1/4-INCH FOR SURFACE COURSE (NO MINUS).
9. APPLY TACK COAT BETWEEN ASPHALT COURSES AT A MINIMUM RATE OF 0.25 GAL/SY.
10. NO TRAFFIC SHALL BE ALLOWED ON ASPHALT AFTER FINAL ROLLING UNTIL IT HAS COOLED AND HARDENED.
11. FINAL ASPHALT SURFACE SHALL BE WITHIN A 1/8-INCH TOLERANCE AS DETERMINED BY USING A 10-FOOT STRAIGHTEDGE APPLIED LONGITUDINALLY OR TRANSVERSELY. REMOVE AND REPLACE ALL RAISED AND DEPRESSED AREAS EXCEEDING TOLERANCE.
12. A SLOPE NO GREATER THAN 2% IN ALL DIRECTIONS AT ADA PARKING STALLS AND ADJACENT UNLOADING AREAS IS REQUIRED. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
13. A SLOPE NO GREATER THAN 5% ALONG THE LENGTH OF THE ACCESSIBLE ROUTE IS REQUIRED. A SLOPE NO GREATER THAN 2% ACROSS THE WIDTH OF THE ACCESSIBLE ROUTE IS REQUIRED. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

32 13 00 - CONCRETE PAVING

1. WORK SHALL CONSIST OF FINE GRADING SUBGRADE, EXCAVATION BELOW SUBGRADE (IF NECESSARY), PLACEMENT OF CRUSHED STONE BASE, INSTALLATION OF CONCRETE, AND CLEANUP.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. CRUSHED STONE BASE SHALL BE IN ACCORDANCE WITH SECTION 305 OF WISDOT STANDARD SPECIFICATIONS.
4. CONCRETE PAVING SHALL BE IN ACCORDANCE WITH WISDOT STANDARD SPECIFICATIONS:
   a. SECTION 405- COLORED AND STAMPED CONCRETE PAVING
   b. SECTION 415- CONCRETE PAVEMENT
   c. SECTION 416- CONCRETE PAVEMENT REPAIR
   d. SECTION 601- CONCRETE CURBING
   e. SECTION 602- CONCRETE SIDEWALK AND PATIO PAVING
5. CONCRETE SHALL BE GRADE A AIR-ENTRAINED IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS, WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
6. AGGREGATE SHALL BE IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS.
7. WATER SHALL BE IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS AND ASTM C94 / C94M.
8. AIR-ENTRAINING SHALL BE IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS AND ASTM C260.

DIVISION 32 - EXTERIOR IMPROVEMENTS

9. RETARDING, WATER-REDUCING, AND NON-CHLORIDE ACCELERATING ADMIXTURES SHALL BE IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS AND AASHTO M194.
10. LIQUID CURING COMPOUND SHALL BE IN ACCORDANCE WITH SECTION 415 OF WISDOT STANDARD SPECIFICATIONS AND AASHTO M 148.
11. CONCRETE FORMS SHALL REMAIN IN PLACE AT LEAST 24 HOURS AFTER CONCRETE INSTALLATION AND SHALL BE CLEANED AFTER EACH USE. CONCRETE FORMS SHALL BE COATED WITH RELEASE AGENT TO ALLOW SEPARATION WITHOUT DAMAGE TO CONCRETE.
12. CONSTRUCTION AND CONTRACTION JOINTS SHALL BE IN ACCORDANCE WITH SECTION 415 OF WISDOT STANDARD SPECIFICATIONS. JOINT PATTERN SHALL FOLLOW ARCHITECTURAL PLANS IF AVAILABLE.
13. ISOLATION JOINTS SHALL CONSIST OF PREFORMED JOINT FILLER STRIPS ABUTTING CURBING, INLETS, CATCH BASINS, MANHOLES, STRUCTURES, AND OTHER FIXED OBJECTS.
14. EDGES OF CONCRETE P

SITE PLAN GENERAL NOTES:

1. ALL PAVING RADII SHALL BE 5'-0" UNLESS NOTED OTHERWISE.
2. PROVIDE CONCRETE SIDEWALKS AS INDICATED ON PLAN.
3. UTILITY DESIGN AND WORK BY DESIGN / BUILD CONTRACTOR.
4. GRADING AT ACCESSIBLE ROUTE TO COMPLY WITH COMM. CH. 69 DESIGN GUIDELINES.
5. FINISHED FLOOR ELEVATION = 100'-0" ON ARCHITECTURAL DRAWINGS VERIFY ACTUAL ELEVATION WITH DESIGN / BUILD CONTRACTOR
6. SITE ENGINEERING (ELECTRICAL, STORM WATER DRAINAGE, ETC.) BY DESIGN / BUILD CONTRACTOR.
7. ALL PROPERTY LINE BEARINGS AND LENGTHS BASED ON OWNER PROVIDED DATA.
8. VERIFY EXACT PLAZA PLACEMENT WITH DESIGN / BUILD CONTRACTOR.
9. CONSTRUCTION SITE EROSION AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF WAUWATOSA AND SHALL EMPLOY EROSION CONTROL METHODS AS SHOWN AND SPECIFIED IN THE DEPARTMENT OF NATURAL RESOURCES WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK (BMP HANDBOOK)
10. ALL EROSION CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.
11. PERIODIC INSPECTION AND MAINTENANCE OF ALL EROSION CONTROL STRUCTURES SHALL BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP AND REMOVAL OF ALL SEDIMENT LEAVING PROPERTY. EROSION CONTROL MEASURES SHALL BE IN WORKING CONDITION AT END OF EACH WORK DAY.
12. SILT FENCE SHALL BE INSTALLED IN ALL LOCATIONS WHERE POTENTIAL RUNOFF AND CONTAMINATION MAY OCCUR.
13. EROSION CONTROL MEASURES SHALL BE MAINTAINED ON A CONTINUING BASIS UNTIL SITE IS FULLY STABILIZED.
14. ALL EROSION AND SEDIMENT CONTROL PRACTICES TO BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCTION RAINFALL EVENT. ANY NEEDED REPAIRS REPAIRS SHALL BE MADE IMMEDIATELY TO MAINTAIN ALL PROTECTION AS DESIGNED.
15. SEDIMENT IS TO BE REMOVED FROM BEHIND THE SEDIMENT FENCE WHEN IT BECOMES .05 FEET DEEP AT THE FENCE. REPAIR THE FENCE AS NECESSARY TO MAINTAIN BARRIER.
16. SEE ALL RELATED DETAILS AND REMAINING SHEETS SPECIFICATION FOR ADDITIONAL INFORMATION AND HOW IT RELATES TO THE SCOPE OF THE PROJECT.

SITE DEMOLITION GENERAL NOTES:

1. INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE SITE IMPROVEMENT 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 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. ALL EXISTING CONDITIONS SHALL BE REMOVED AS REQUIRED TO ACCOMMODATE PROPOSED CONSTRUCTION. WHETHER OR NOT NOTED ON DEMOLITION PLAN. (COORDINATE WITH MECH. & ELEC. DRAWINGS)
3. SURFACES ADJACENT TO REMOVAL AREAS SHALL BE PATCHED AND CLEANED. NEW CONSTRUCTION TO MATCH EXISTING ADJACENT SURFACES / FINISHES (UNLESS NOTED OTHERWISE).
4. PROVIDE DUST CONTROL AND/OR TEMPORARY BARRIERS / PARTITIONS AS REQUIRED BETWEEN CONSTRUCTION AREAS
5. PROVIDE A SAFE PASSAGE THROUGH AND/OR AROUND CONSTRUCTION AREAS AS REQUIRED TO MAINTAIN INGRESS/EGREES AT SHARED ACCESS POINT FOR PROJECT
6. KEEP NOISE TO A LEVEL ACCEPTABLE TO OWNER. AND IN COMPLIANCE WITH LOCAL ORDINANCES.
7. REFER MECHANICAL & ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION NOTES.

SITE GRADING PLAN GENERAL NOTES

1. PROVIDE PERVIOUS SIDEWALKS AS INDICATED ON PLANS. REFER TO DETAILS FOR ADDITIONAL INFORMATION.
2. UTILITY DESIGN AND WORK BY DESIGN / BUILD CONTRACTOR.
3. GRADING AT ACCESSIBLE ROUTE TO COMPLY WITH COMM. CH. 69 DESIGN GUIDELINES.
4. FINISHED FLOOR ELEVATION = 1040'-0" ON ARCHITECTURAL DRAWINGS VERIFY ACTUAL ELEVATION WITH DESIGN / BUILD CONTRACTOR
5. ALL PROPERTY LINE BEARINGS AND LENGTHS BASED ON OWNER AND DESIGN / BUILD CONTRACTOR PROVIDED DATA.
6. VERIFY EXACT BUILDING PLACEMENT WITH GENERAL CONTRACTOR AND PROVIDED CIVIL ENGINEERING INFORMATION.
7. FOR DEMOLITION INFORMATION REFER TO ARCHITECTURAL DRAWINGS AND SD1.3
8. CONSTRUCTION SITE EROSION AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE COUNTY AND SHALL EMPLOY EROSION CONTROL METHODS AS SHOWN AND SPECIFIED IN THE DEPARTMENT OF NATURAL RESOURCES WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK (BMP HANDBOOK).
9. ALL EROSION CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.
10. PERIODIC INSPECTION AND MAINTENANCE OF ALL EROSION CONTROL STRUCTURES SHALL BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP AND REMOVAL OF ALL SEDIMENT LEAVING PROPERTY. EROSION CONTROL MEASURES SHALL BE IN WORKING CONDITION AT END OF EACH WORK DAY.
11. SILT FENCE SHALL BE INSTALLED IN ALL LOCATIONS WHERE POTENTIAL RUNOFF AND CONTAMINATION MAY OCCUR.
12. EROSION CONTROL MEASURES SHALL BE MAINTAINED ON A CONTINUING BASIS UNTIL SITE IS FULLY STABILIZED.
13. ALL EROSION AND SEDIMENT CONTROL PRACTICES TO BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCTION RAINFALL EVENT. ANY NEEDED REPAIRS REPAIRS SHALL SHALL BE MADE IMMEDIATELY TO MAINTAIN ALL PROTECTION AS DESIGNED.
14. SEDIMENT IS TO BE REMOVED FROM BEHIND THE SEDIMENT FENCE WHEN IT BECOMES .05 FEET DEEP AT THE FENCE. REPAIR THE FENCE AS NECESSARY TO MAINTAIN BARRIER.
15. SEE ALL RELATED DETAILS AND REMAINING SHEETS SPECIFICATION FOR ADDITIONAL INFORMATION AND HOW IT RELATES TO THE SCOPE OF THE PROJECT.
16. ADDITIONAL GRADING OF GRASSED OR LANDSCAPED AREAS MAY BE REQUIRED DUE TO THE PLUMBING, SANITARY OR OTHER UNDERGROUND UTILITY WORK - REVIEW DOCUMENTS IN THEIR ENTIRETY TO DETERMINE FULL SCOPE OF WORK.
17. CONSTRUCTION LIMITS - FENCING AS REQUIRED.
18. ALL CONSTRUCTION. CONSTRUCTION TRAFFIC, DELIVERIES STORAGE OF MATERIALS. VEHICLES DUMPSTERS AND OTHER CONSTRUCTION RELATED ITEMS ARE TO BE LOCATED IN THIS AREA ONLY. PROTECT AND SURROUND AREA AS NECESSARY.
19. CONSTRUCTION ENTRY - RESTRICTED TO CONSTRUCTION PERSONNEL. CONSTRUCTION DELIVERIES AND PERSONNEL ARE TO USE THIS ENTRANCE ONLY.

SILT FENCE CONSTRUCTION:

1. CONSTRUCT SILT FENCE AROUND THE DISTURBED AREAS AS SHOWN ON PLAN. SHEET SD1.2. TO PREVENT SEDIMENT FROM BEING WASHED INTO STORM WATER DRAINAGE SYSTEM.
2. LOCATE SUPPORT POSTS DOWN SLOPE OF FILTER FABRIC TO HELP SUPPORT FENCING.
3. WHEN JOINTS ARE NECESSARY, SECURELY FASTEN THE FILTER FABRIC AT A SUPPORT POST AND OVERLAP SLICE TO THE NEXT POST.
4. SEDIMENT CONTROL FILTER FABRIC DESIGNED TO IMPEDE SILT FUN-OFF AND PREVENT TOP SOIL EROSION TO CONSIST OF NYLON POLYESTER, PROPYLENE, OR ETHYLENE YAM. MUST MEET WISDOT SPECIFICATIONS AND STANDARDS OF A MINIMUM 50 lb./LINEAR INCH GRAB TENSILE STRENGTH. A MINIMUM FLOW RATE OF 0.3 GALS./SQ. FT., AND SHOULD CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS.
5. SEDIMENT CONTROL FILTER FABRIC SHALL BE ANCHORED BY SPREADING 8" OF FABRIC IN A 4"x4" TRENCH. LOOSE DIRT TO BE COMPACTED BACK IN TRENCH ON TOP OF FILTER FABRIC.
6. SEDIMENT CONTROL FILTER FABRIC SHALL BE FASTENED TO THE UP-SLOPE SIDE OF 2"x2"x3-0" PINE POSTS. POSTS TO BE SPACED A MAXIMUM OF 6-0" APART.
7. PROVIDE INLET GRATE SCREENS AS NEEDED. FIELD LOCATE ALL WITHIN AREA OF CONSTRUCTION SITE SILT FENCE. REFER TO DETAILS 2/SD1.2 - SSD1.2

SITE INFORMATION

USDA PLANT HARDINESS ZONE	5a (-20 to -15 Degrees F)
LOT ZONING	B-2 - General Business
LOT AREA	84,234 SQ. FT. (1.93 Acres)
SITE BUILDING AREA	22,245 SQ. FT.
TOTAL IMPERVIOUS	xxxxx SQ. FT. (xxx Acres)
TOTAL GREENSPACE	xxxxx SQ. FT. (xxx Acres)
SITE LANDSCAPE PERCENTAGE	xxx%
TOTAL PARKING STALLS	xxx STALLS

SITE LEGEND

- POURED CONCRETE
- BUILDING FOOTPRINT
- PERVIOUS PAVER (REFER TO DETAIL 2/SD.1)
- AGGREGATE SPLASH STRIP
- DRY CREEK BED 4"-6" COBBLES
- PROPERTY LINE
- BUILDING SET BACK
- EXIT LOCATIONS
- ACCESSIBLE PATH OF TRAVEL
- EL. = XX'-X" — SPOT ELEVATION
- TRACKING PAD

EXISTING CONDITIONS GENERAL NOTES

1. INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE LANDSCAPE 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. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA OF DISTURBANCE THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.
3. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT'S ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS.
4. VERIFY LOCATION OF ACCESS PANELS w/ MECHANICAL AND ELECTRICAL EQUIPMENT FOR ACCESSIBILITY OF MECHANICAL & ELECTRICAL ITEMS. VERIFY LOCATIONS OF ALL BURIED UTILITIES AND STRUCTURES AND LOCATIONS OF ALL OVERHEAD WIRES.
5. VERIFY LOCATION OF ALL EXISTING EASEMENTS.
6. INSITE LANDSCAPE DESIGN, INC, ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF INSITE LANDSCAPE DESIGN, INC.

LANDSCAPE DESIGN COMPLIANCE:

THIS LANDSCAPE PLAN IS ACCURATE AND IN COMPLIANCE WITH THE VILLAGE PEWAUKEE LANDSCAPE REQUIREMENTS SET FOR IN SECTION:

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 VILLAGE PEWAUKEE. 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 VILLAGE PEWAUKEE.

SITE LIGHTING DESIGN / PHOTOMETRIC LIGHT LEVEL CALCULATIONS COMPLIANCE:

THIS LANDSCAPE PLAN IS ACCURATE AND IN COMPLIANCE WITH THE VILLAGE PEWAUKEE SITE LIGHTING DESIGN / PHOTOMETRIC LIGHT LEVEL CALCULATIONS REQUIREMENTS SET FOR IN SECTION:

SHOP DRAWINGS / MATERIAL SUBMITTAL FOR REVIEW

PLANT MATERIAL SHOWN ALL SUBMITTALS DENOTE THE FOLLOWING OF THE FIRST PAGE:

A. DATE OF ARCHITECTURAL AND STRUCTURAL DRAWINGS IN WHICH THE SUBMITTAL REFERS.

B. DATE OF REFERENCE MATERIAL IN WHICH THE SUBMITTAL REFERS.

C. DATE OF FIELD VISIT.

D. ALL SUBMITTALS SHALL ONLY SHOW THE PRODUCTS / MATERIALS THAT ARE PLANNED FOR THIS PROJECT.

E. EACH MATERIAL / DETAIL / DRAWINGS THAT ARE BEING SUBMITTED SHALL DENOTE THE ARCHITECTURAL DETAIL / STRUCTURAL DETAIL FROM WHICH IT REFERS.

F. EXAMPLE: YOUR DETAIL (A) REFERS TO ARCHITECTURAL DETAIL "X" ON SHEET "Y" AND/OR REFERS TO STRUCTURAL DETAIL "X" ON SHEET "Y"

G. DENOTE AS ARCH REF: x/Ax.x

H. DENOTED AS STRUC REF: x/Sx.x

I. ANY AND ALL CHANGES TO YOUR ORIGINAL SUBMISSION SHALL BE CLOUDED IN RED, AND HAVE A REVISION DELTA. EACH REVISION SHALL BE CONSECUTIVELY NUMBERED.

J. ALL SUBMISSIONS MUST FIRST MEET THE APPROVAL OF THE GENERAL CONTRACTOR AND BEAR THEIR APPROVAL STAMP.

K. DOOR SUBMISSIONS SHALL USE THE SAME NUMBERING SYSTEM AS THESE DRAWINGS OR WILL NOT BE REVIEWED.

L. WINDOW SUBMISSIONS SHALL USE THE SAME NUMBERING SYSTEM AS THESE DRAWINGS OR WILL NOT BE REVIEWED.

M. FINISH MATERIAL SUBMISSIONS SHALL USE THE SAME NUMBERING SYSTEM AS THESE DRAWINGS.

N. SUBMISSIONS THAT DO NOT SHOW THE ABOVE REQUESTED INFORMATION WILL BE RETURNED WITHOUT A REVIEW.

O. STEEL SUPPLIER / DETAILER TO PROVIDE AN ISOMETRIC DRAWING OF ERECTED STEEL FRAME THAT CLEARLY IDENTIFIES EACH STEEL COMPONENT ASSOCIATED WITH THE SUBMISSION.

P. STEEL SUPPLIER TO MARK EACH FACE OF ANY COLUMN DETAILING WITH THE FOLLOWING:
P.1. N = NORTH FACE
P.2. S = SOUTH FACE
P.3. E = EAST FACE
P.4. W = WEST FACE.

Q. STEEL SUPPLIER TO DENOTE THE FINISHED FLOOR ELEVATION OF EACH FLOOR AS WELL AS EACH TOP OF BEAM AND/OR JOIST THAT IS RELATIVE TO THE RESPECTIVE COLUMN DETAIL.

R. G.C. SHALL ALLOW FOR NOT LESS THAN (10 + 10 = 20) BUSINESS DAYS FOR RETURN OF ARCHITECTURAL AND STRUCTURAL REVIEW. IF A CONCURRENT REVIEW IS REQUESTED IT WILL NOT BE CONSOLIDATED.

S. G.C. SHALL PROVIDE THEIR COMMENTS IN BLUE INK ONLY.

T. STRUCTURAL ENGINEER SHALL PROVIDE THEIR COMMENTS IN RED INK ONLY.

U. ARCHITECTURAL SHALL PRIMARILY PROVIDE THEIR COMMENTS IN GREEN INK. AS WELL AS IN ANY OTHER CODED AND COLOR CODED REMARKS.

V. OWNER SHALL PROVIDE THEIR COMMENTS IN BLACK INK ONLY.

IN THE EVENT THAT AN INSTALLING CONTRACTOR OR MATERIAL SUPPLIER WOULD LIKE TO REQUEST A MATERIAL ALTERNATE OR MATERIAL SUBSTITUTION, THEY SHALL FOLLOW THE INSTRUCTION ALREADY GIVEN BY THE GENERAL CONTRACTOR. AS WELL AS THE FOLLOWING:

1. SUBMIT THE RESPECTIVE REQUEST TO THE GENERAL CONTRACTOR FOR THEIR & OWNERS VETTING AND COMMENTS:
   a. ON YOUR COMPANY LETTER HEAD:
2. PROJECT NAME.
3. PROJECT NUMBER.
4. NAME OF RELEASE OF DRAWINGS IN WHICH THIS SUBMITTAL REFERS.
5. DATE OF DRAWINGS IN WHICH THIS SUBMITTAL REFERS.
6. THE SPECIFIC SHEET NUMBERS, DETAIL NUMBERS AND DRAWING ITEMS OR SPECIFICATION ITEMS THAT ARE SPECIFICALLY INVOLVED IN YOUR REQUEST.
7. PROVIDE ALL OF THE FULL CONTACT INFORMATION FOR BOTH THE INSTALLING CONTRACTOR & MATERIAL SUPPLIER, INVOLVED IN THE REQUEST.
   7.1. IDENTIFY THE ORIGINAL MATERIAL.
   7.2. IDENTIFY THE ALTERNATE MATERIAL.
   7.3. IN A DETAILED NARRATIVE DESCRIBE ALL OF THE REASONS THIS ALTERNATE SHOULD BE ACCEPTED OVER THE ORIGINAL. CITE LANGUAGE FROM THE MANUFACTURER WRITTEN PUBLICATIONS. AS WELL AS YOUR OWN CORPORATE POSITION.
8. INCLUDED WARRANTY COMPARISONS
9. PRICE IMPLICATIONS TO PROJECT
10. SCHEDULE IMPLICATIONS TO PROJECT
   10.1. PROVIDE THE MANUFACTURERS WRITTEN SPECIFICATION. PUBLISHED SALES INFORMATION AND ALL RELEVANT MATERIAL INFORMATION FOR BOTH THE ORIGINAL AND PROPOSED MATERIALS.
   10.2. ON BOTH MATERIALS - HIGHLIGHT IN GREEN WHERE THESE MATERIALS ARE OF EQUAL COMPARISON.
   10.3. ON THE ORIGINAL MATERIAL - HIGHLIGHT IN YELLOW WHERE THE ORIGINAL IS A LESSER PRODUCT THEN WHAT YOU ARE PROPOSING.
   10.4. ON THE PROPOSED MATERIAL - HIGHLIGHT IN PINK WHERE THE PROPOSED IS A LESSER PRODUCT THEN THE ORIGINAL.
11. ONLY AFTER THIS SUBMISSION HAS MET THE APPROVAL OF THE GENERAL CONTRACTOR (VIA THEIR REVIEW STAMP) AND THE OWNERS APPROVAL (VIA THEIR ORIGINAL SIGNATURE). IS IT TO BE FORWARDED TO THE CORRESPONDING DESIGN REVIEWER.
12. IF THE ABOVE IS NOT SUBMITTED AS A PART OF THE REQUEST. IT SHALL BE RETURNED WITHOUT COMMENT AND RETURNED WITHOUT REVIEW.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERS HOTLINE

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 before you dig.

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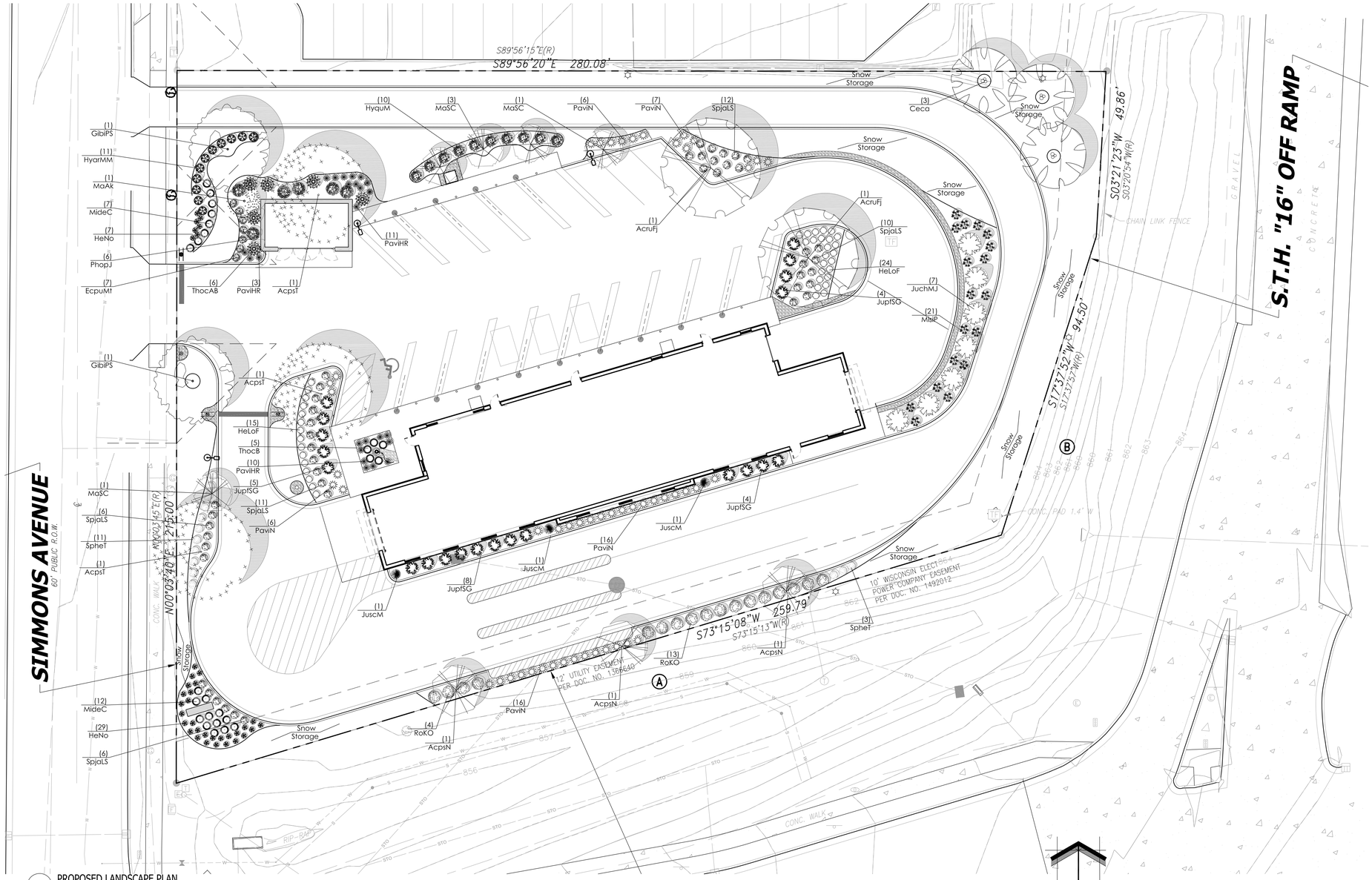
LANDSCAPE PLAN GENERAL NOTES

PLANT MATERIAL SHOWN ALL SUBMITTALS DENOTE THE FOLLOWING OF THE FIRST PAGE:

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 BUBBLES CARWASH -PEWAUKEE 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 BUBBLES CARWASH -PEWAUKEE PROJECT PLANS SHALL BE NOTED ON THE RECORD DRAWINGS BY THE CONTRACTOR AND MAY BE EXECUTED ONLY WITH PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNER.
4. ALL PLANTS MUST BE BID AND SELECTED PER THE SPECIES SPECIFIED ON THE PLANS. ANY SPECIES SUBSTITUTIONS MUST BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT. THE SIZES OF PLANT MATERIAL LISTED HEREIN IS A MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, IF EXCESSIVE PRUNING REDUCES THE CROWN THE PLANT SHALL BE REPLACED.
5. PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
6. ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOPSOILED 3" DEEP (MIN.) AND SHALL BE SODDED/SEEDED WITH SPECIFIED LAWN GRASS. LANDSCAPE CONTRACTOR SHALL INCLUDE COST PER SQUARE YARD FOR ADDITIONAL SEED OPERATIONS AS MAY BE POSSIBLY REQUIRED TO REESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE DONE BY OTHERS.
7. CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIAL.
8. QUANTITIES ON PLANT MATERIALS LIST ARE FOR CONVENIENCE OF BIDDING ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS AND COVERAGE OF ALL AREAS DELINEATED. THE PLANS ARE TO SUPERSEDE THE PLANT LIST IN ALL CASES.
9. CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING, ALL AREAS, QUANTITIES MATERIALS SHOULD BE FIELD VERIFIED WITH SITE CONDITION.
10. WHERE DISCREPANCIES OCCUR BETWEEN THE LANDSCAPE PLANS AND/OR ARCHITECTURAL AND/OR THE CIVIL DRAWINGS (AND ANY OTHER SITE DRAWINGS) THE DISCREPANCIES MUST BE BROUGHT TO THE LANDSCAPE ARCHITECTS ATTENTION FOR COORDINATION AND RESOLUTION.
11. ALL DISEASED, NOXIOUS OR INAPPROPRIATE MATERIALS SHALL BE REMOVED FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.
12. GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE OF CONSTRUCTION DEBRIS.
13. ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND REVIEWED WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL.
14. FINISH GRADES FOR SHRUB AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
15. ALL PERENNIAL, ANNUAL AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANTING. TILL THE FOLLOWING MATERIALS INTO EXISTING TOPSOIL TO A DEPTH OF APPROXIMATELY 8". A DEPTH OF 12" IN TREE PITS. PROPORTIONS AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXISTING SOIL. REFER TO LSP1.2 FOR FURTHER INFORMATION.
   PER EVERY 100 SQUARE FEET ADD: ONE - 2 CUBIC FOOT BALE OF PEAT MOSS, 2 POUNDS OF 5 -10 -5 GARDEN FERTILIZER, 1/4 CUBIC YARD OF COMPOSTED MANURE OR OTHER COMPOSTED, ORGANIC MATERIAL.
16. ALL SHRUBS TO BE POCKET PLANTED WITH A 50/50 MIX OF COMPOSTED, ORGANIC MATERIAL AND EXISTING SOIL. INSTALL TOPSOIL INTO ALL BEDS AS NEEDED TO ACHIEVE PROPER GRADE. REMOVE ALL EXCESSIVE GRAVEL, CLAY AND STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
17. PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT ROOT FLARE. BACK FILL HOLE WITH 2/3 EXISTING TOPSOIL AND ORGANIC SOIL AMENDMENTS SPECIFIED IN NOTE 15. AVOID ANY AIR POCKETS. DISCARD ANY GRAVEL CLAY OR STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
18. ALL TREES TO BE INSTALLED, STAKED AND GUYED ACCORDING TO DETAILS. REFER TO ANSI STANDARDS FOR PLANTING 2012 AND DETAILS ON LSP1.2 FOR FURTHER INFORMATION.
19. PROVIDE A 4'-0" - 5'-0" DIAMETER MULCH RING AT THE ROOT BALL FLARE OF ALL LAWN TREES.
20. ALL PLANTINGS TO BE WATERED AT THE TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED.
21. WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TREE RINGS ARE TO RECEIVE A MINIMUM OF 2" - 3" DRESSING OF SHREDDED HARDWOODM OAK BARK MULCH SHAVINGS FREE OF GROWTH, WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE OR GERMINATION INHIBITING INGREDIENTS. LANDSCAPE CONTRACTOR TO PROVIDE A SAMPLE TO OWNER FOR APPROVAL. CONTRACTOR TO TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
22. LAWN INSTALLATION: CONTRACTOR TO FURNISH AND PREPARE TOPSOIL (3" MIN) AND SEED BED (REMOVE ALL STONES 1" OR LARGER), APPLY STARTER FERTILIZER AND SEED UNIFORMLY. PROVIDE A MULCH COVERING SUITABLE TO GERMINATE AND ESTABLISH TURF. EROSION CONTROL MESH SHOULD BE USED IN SWALES AND STEEP GRADES WHERE APPLICABLE. METHODS OF INSTALLATION MAY VARY AT THE DISCRETION OF CONTRACTOR. IT IS HIS/HER RESPONSIBILITY TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TURF. IF STRAW MULCH IS USED AS A COVERING, A TACKIFIER MAY BE NECESSARY TO AVOID WIND DAMAGE.
23. **DELUXE 50 GRASS SEED MIX REINDER'S (800) 785-3301**
   20% KENTUCKY BLUE GRASS
   15% NEWPORT KENTUCKY BLUE GRASS
   15% SR 2100 Kentucky Bluegrass
   25% Creeping Red Fescue
   15% Replicator Perennial Ryegrass
   10% Fiesta 4 Perennial Ryegrass
   APPLY AT A RATE OF 200 POUNDS PER ACRE. REFER TO SUPPLIERS SPECIFICATIONS & INSTALLATION CUT SHEETS FOR FURTHER FORMATION
24. DURING THE INITIAL "30 DAY MAINTENANCE PERIOD" THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE AND ON-GOING PLEASANT VISUAL ENVIRONMENT WHEREAS ANY PLANT WHICH IS NOT RESPONDING TO TRANSPLANTING OR THRIVING SHALL IMMEDIATELY BE REPLACED. NEW LAWNS SHALL BE WATERED AND REPAIRED AND WEEDS MUST CONSTANTLY BE REMOVED, NO EXCEPTIONS WILL BE GRANTED.
   MAINTENANCE NOTE:
   MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN REQUIRED LANDSCAPING IN ACCORDANCE WITH THE MUNICIPALITY'S PROPERTY MAINTENANCE CODE AND AN APPROVED MAINTENANCE PLAN. THE MAINTENANCE MUST INCLUDE, AT A MINIMUM, METHODS FOR PROVIDING THE FOLLOWING:
   - NECESSARY IRRIGATION (IF REQUIRED)
   - INTEGRATED PEST MANAGEMENT,
   - PROPER FER



Proposed Plant Material Table

Broadleaf Deciduous Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
3	AcpsT		Acer pseudoplatanus 'Tunpetti'	Regal Petticoat Sycamore Maple	2 1/2"-Cal - B&B	1
3	AcpsN		Acer pseudosieboldianum 'Northwind'	Northwind Korean Maple	2 1/2"-Cal - B&B	1
2	AcruFj		Acer rubrum 'Frank Jr'	Redpointe Maple	2 1/2"-Cal - B&B	1
3	Ceca		Cercis canadensis	Eastern redbud	8' - 10' - Clump B&B	2
2	GibiPS		Ginko biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	2 1/2"-Cal - B&B	1, 6
5	MaSC		Malus 'JFS KW218MX'	Snow Crystal Crabapple	1 1/2" Cal - B&B	1
1	MaAk		Malus "Adirondack"	Adirondack Flowering Crab	1 1/2" Cal - B&B	1

Perennial Grass

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
18	MisiP		Miscanthus sinensis 'Purpuracens'	Purple Silver Grass	1-Gal - Cont	5
24	PaviHR		Panicum virgatum 'Hot Rod'	Hot Rod Switch Grass	1-Gal - Cont	5
50	PaviN		Panicum virgatum 'Northwind'	Northwind Switch Grass	1-Gal - Cont	5
14	SpheT		Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	1-Gal - Cont	5

Perennial

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
7	EcpuMt		Echinacea purpurea 'Merlot'	Merlot Coneflower	4 1/2" pot	5
39	HeLoF		Hemerocalis x 'Lake of Fire'	Rainbow Rhythum Lake of Fire Daylily	4 1/2" pot	5
36	HeNo		Hemerocallis x 'Nosferatu'	Trophytaker Nosferatu Daylily	4 1/2" pot	5

Broadleaf Deciduous Shrub

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
10	HyquM		Hydrangea quercifolia 'Munchkin'	Munchkin Oakleaf Hydrangea	18" - Cont	4
11	HyarMM		Hydrangea arborescens 'NCHA7'	Invincibelle Mini Mauvette Hydrangea	15" - 18" - Cont	4
6	PhopJ		Physocarpus opulifolius 'Jefam'	First Editions Amber Jubilee Ninebark	18" - 24"- Cont	4
17	RoKO		Rosa 'Knockout'	Knock Out Rose	18" - 24"- Cont	4
45	SpjaLS		Spiraea japonica 'SMSJMLG'	Lil' Sizzle Spirea	18" - Cont	4

Conifer Evergreen Shrub

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
7	JuchMJ		Juniperus chinensis 'Mint julep'	Mint julep juniper	18" - 24" - B&B	4
3	JuscM		Juniperus scopulorum 'Medora'	Medora Juniper	4' - 5' - B&B	3
21	JupfSG		Juniperus x pfizeriana 'MonSan'	Sea of Gold Juniper	18" - 24" - B&B	4
20	MideC		Microbiota decussata 'Condrew'	Drew's Blue™ Siberian Carpet Cypress	12" -15" - Cont	4
6	ThocAB		Thuja occidentalis 'Art Boe'	North Pole Arborvitae	4' - 5' - B&B	3
5	ThocB		Thuja occidentalis 'Bobazam'	Mr. Bowling Ball Arborvitae	18" - Cont	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. Evenly shaped upright tree / shrub with full branching to the ground.
4. Full, well rooted plant, evenly shaped.
5. Full, well rooted plant.
6. Male only

InSite Landscape Design

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Tel (414) 476-1204
www.insitedesigninc.com
mdavis@insitedesigninc.com

Project:

BUBBLES
CARWASH
~~xxxxx~~ REWAUKEE
xxx, WI

Issuance and Revisions:

Date	Number	Description
08/12/26		Plan Commission Submittal

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Sheet Title:

PROPOSED LANDSCAPE PLAN
AND PLANT MATERIAL TABLE

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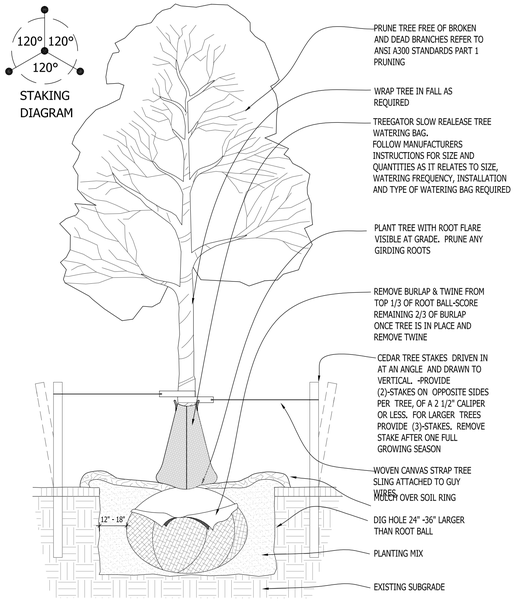
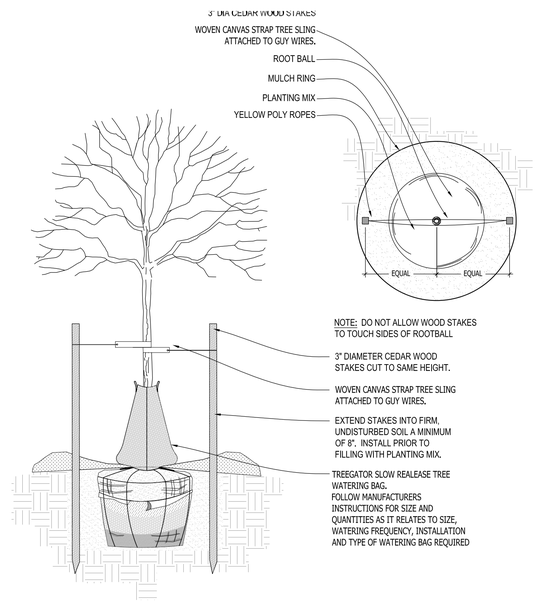
Date of Drawing:	08/12/26
Scale:	1" = 16'-0"
Drawn By:	MCD
Job Number:	L26-005
Sheet Number:	LSP1.1

L26-005 - BUBBLES CARWASH REWAUKEE - 08/12/2026



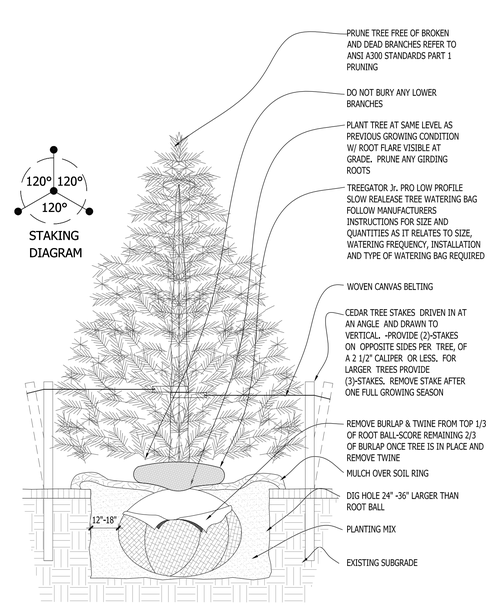
1 DECIDUOUS TREE PLANTING DETAIL

SCALE: NONE



2 DECIDUOUS TREE STAKING PARKING ISLAND/RESTRICTED AREAS

SCALE: NONE



3 CONIFEROUS TREE PLANTING DETAIL

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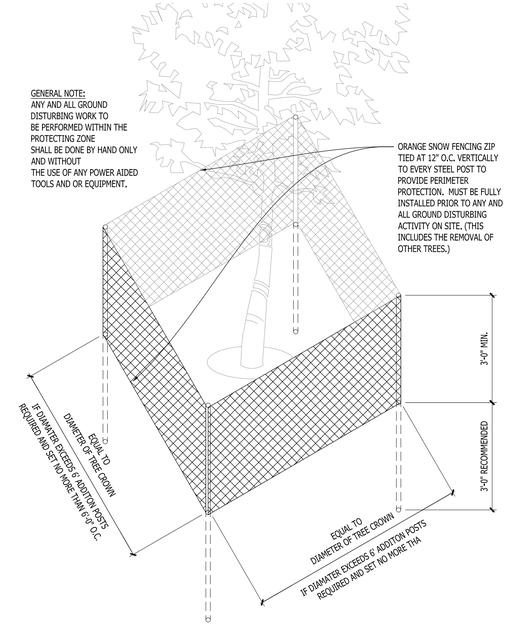
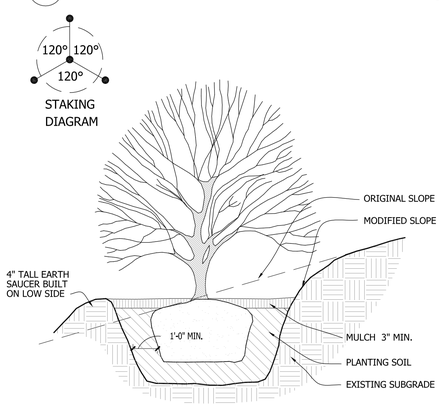


4 EXISTING TREE PROTECTION DETAIL

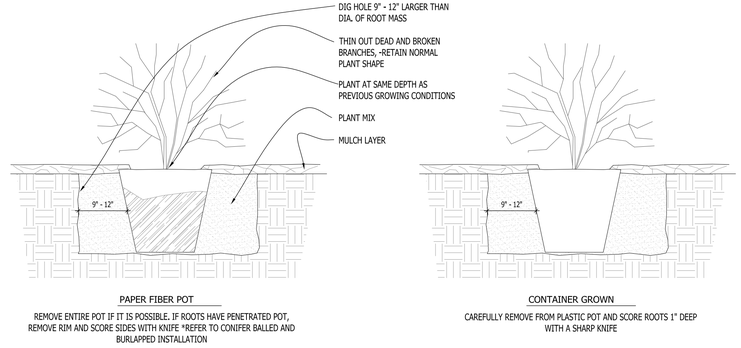
SCALE: NONE



5 SLOPE PLANTING DETAIL

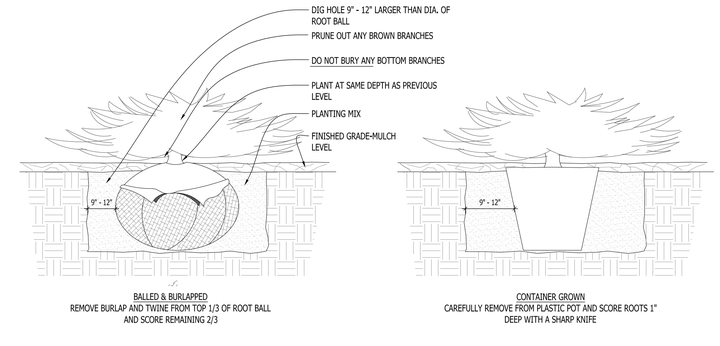
SCALE: NONE

REFER TO TYPICAL DECIDUOUS TREE DETAIL FOR STAKING



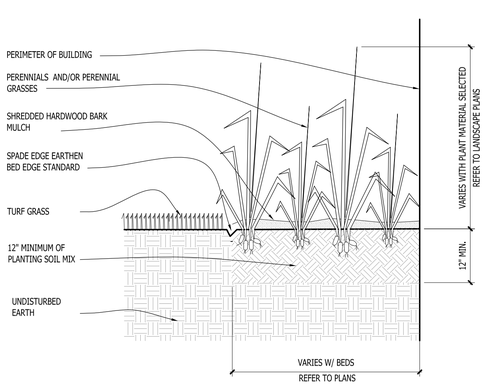
6 DECIDUOUS SHRUB PLANTING DETAIL

SCALE: NONE



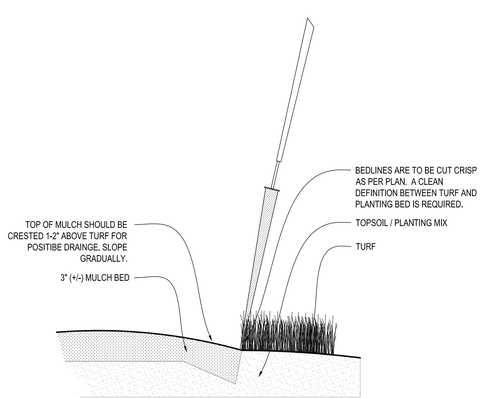
7 CONIFEROUS SHRUB PLANTING DETAIL

SCALE: NONE



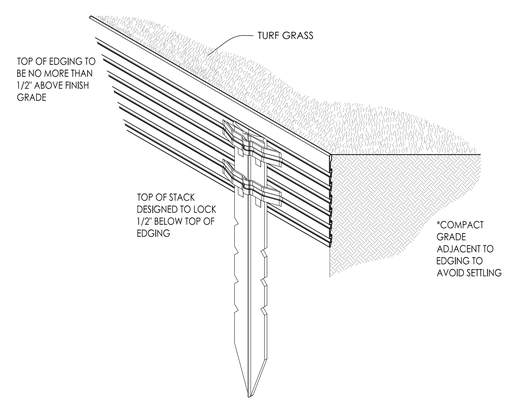
8 PERENNIAL BED PLANTING DETAIL

SCALE: NONE



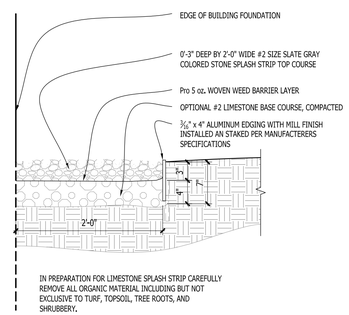
9 SPADE EDGE PLANT BED EDGE DETAIL

SCALE: NONE



10 METAL LANDSCAPE EDGING DETAIL

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



11 COMPACTED GRAVEL SPLASH STRIP

SCALE: 1" = 1'-0"

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Project:

BUBBLES CARWASH PEWAUKEE
~~XXXXX~~
xxx, WI

Issuance and Revisions:

Date	Number	Description
08/12/26		Plan Commission Submittal

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Sheet Title:

PROPOSED LANDSCAPE PLAN, PLANTING DETAILS

Date of Drawing:	08/12/26
Scale:	As Noted
Drawn By:	MCD
Job Number:	L26-005
Sheet Number:	LSP1.2

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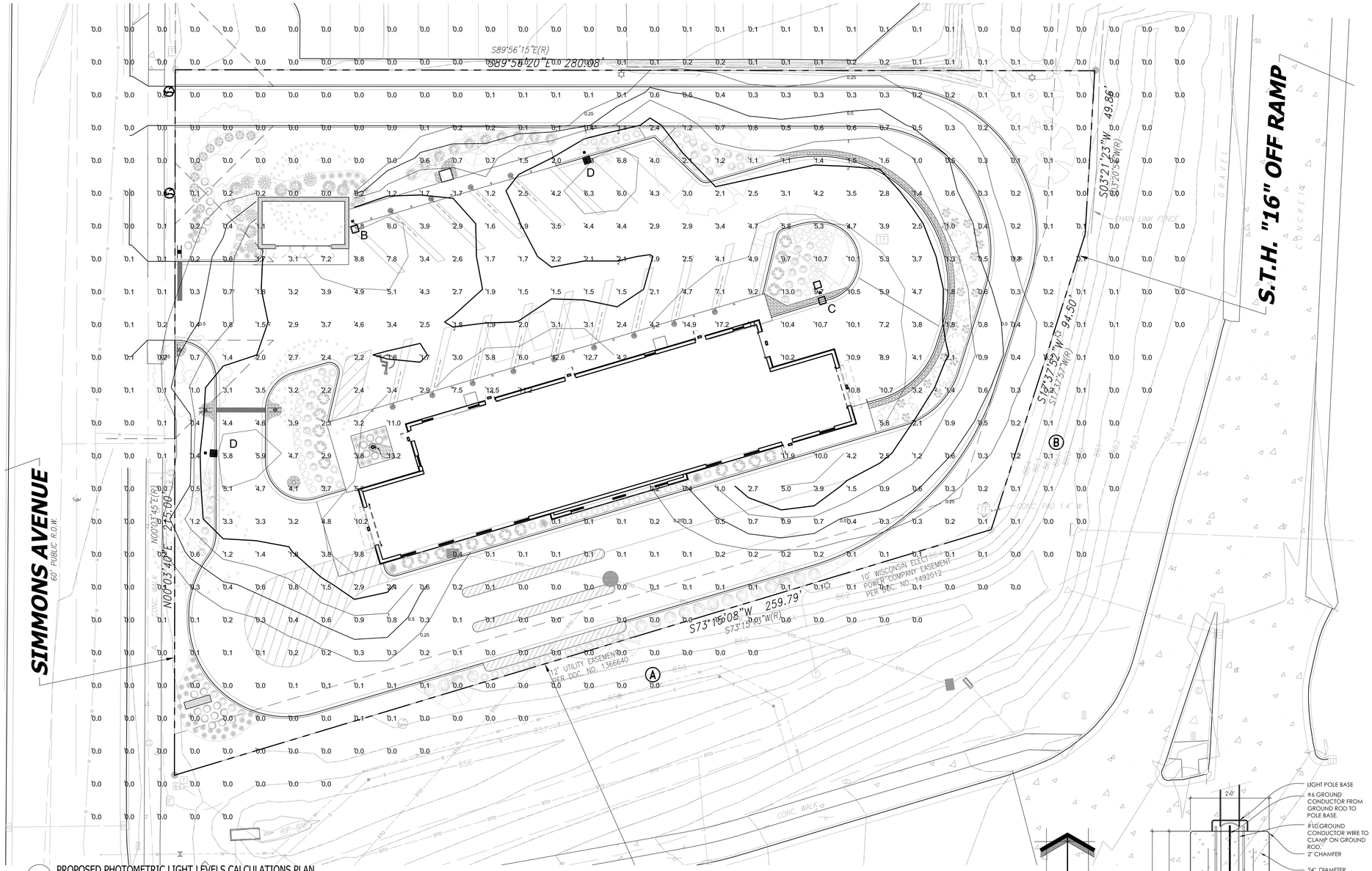
L26-005 - BUBBLES CARWASH PEWAUKEE - 08/12/2026



1 PROPOSED PHOTOMETRIC LIGHT LEVELS CALCULATIONS PLAN

SCALE: 1" = 16'-0"

LUMINAIRE SCHEDULE

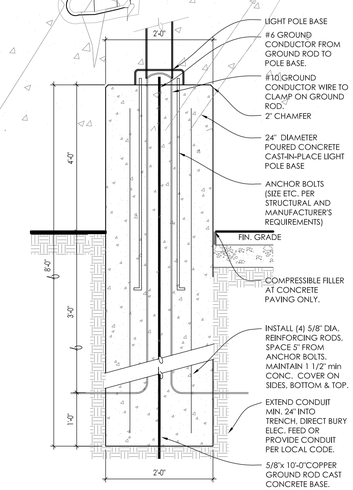
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	8	EWLS02_70AF740 _____-120-277V	EWLS02 WALL PACK	LEDs	EWLS02_70AF740_____-120-277V.ies	Absolute	0.9	52
	B	1	EACL01_F4AF740 _____ WITH ELS--EAC-ABL-BLCK	EACL AREA LIGHT	LEDs	EACL01_F4AF740_____-ELS-EAC-ABL-BLCK.ies	Absolute	0.9	122
	C	1	EACL01_F4AF750 _____	EACL AREA LIGHT	LEDs	EACL01_F4AF750_____.ies	Absolute	0.9	244
	D	2	EACL01_D3AW740 _____ WITH ELS--EAC-ABL-BLCK	EACL AREA LIGHT	LEDs	EACL01_D3AW740_____-ELS-EAC-ABL-BLCK.ies	Absolute	0.9	73

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.7 fc	12.5 fc	0.0 fc	N / A	N / A

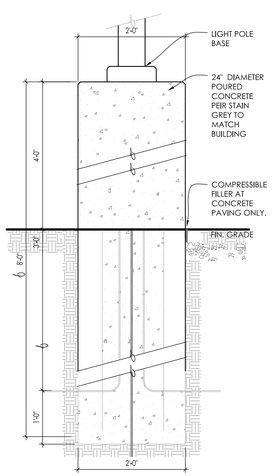
LUMINAIRE FIXTURE NOTES

1. FIXTURE "B" (1) IS A NEW POLE LOCATION w/ NEW POST TOP FIXTURE w/ NEW FORWARD THROW POST TOP FIXTURE FULL CUTOFF HOUSE SIDE SHIELDING (SINGLE HEAD AND TENON). FIXTURES ARE TO BE INSTALLED ON A NEW 2'-6" TALL REINFORCED POURED CONCRETE FOUNDATION AND NEW 16'-0" SQUARE BLACK POLE .
2. FIXTURE "C" (1) IS A NEW POLE LOCATION w/ NEW FORWARD THROW POST TOP FIXTURE w/ NEW FORWARD THROW POST TOP FIXTURE (TWIN HEAD AND TENON). FIXTURES ARE TO BE INSTALLED ON A NEW 2'-6" TALL REINFORCED POURED CONCRETE FOUNDATION AND NEW 16'-0" SQUARE BLACK POLE
3. FIXTURE "D" (1) IS A NEW POLE LOCATION w/ NEW FORWARD THROW POST TOP FIXTURE FULL CUTOFF HOUSE SIDE SHIELDING (SINGLE HEAD AND TENON). FIXTURES ARE TO BE INSTALLED ON A NEW 2'-6" TALL REINFORCED POURED CONCRETE FOUNDATION AND NEW 16'-0" SQUARE BLACK POLE .



2 LIGHT POLE BASE - SECTION

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



3 LIGHT POLE BASE - ELEVATION

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

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Project:

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Issuance and Revisions:

Date	Number	Description
08/12/26		Plan Commission Submittal

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Sheet Title:

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

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Date of Drawing:	08/12/26
Scale:	1" = 20'-0"
Drawn By:	MCD
Job Number:	L26-005
Sheet Number:	PHO1.1

L26-005 - BUBBLES CARWASH PEWAUKEE - 08/12/2026

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:	8.6lbs (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

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.

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 @ 15,000 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)

Current

LED.com

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EVOLVE

EWLS L Series
LED Wall Pack

CUSTOMER NAME
PROJECT NAME
DATE TYPE
CATALOG NUMBER

Ordering Information

EWLS 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 W = Wallpack LS = L-Series	02	0 = 120-277V 1 = 120V 2 = 208V 3 = 240V 4 = 277V 8 = 120-240V* D = 347V	17 = 1,700 lm* 25 = 2,500 lm 40 = 4,000 lm 70 = 7,000 lm	AF = Asymmetric Forward	7 = 70	27 = 2700K 30 = 3000K 40 = 4000K 50 = 5000K	N = No External Dimming Leads D = External Dimming Leads*	1 = None 3 = Button PE*	CB = Conduit Box Mount* PM = Pole Mount	BLBK = Black DKBZ = Dark Bronze GRAY = Gray	EMBB = Emergency Battery Backup* M = Motion Sensor (Wattstopper)*,* XXX = Special Options W = Non-Graphical White Box

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 M Motion Sensor. Motion sensor includes dusk-to-dawn control as well as motion control.
8 WS FSR-100 (Skuk 197834) needed for programming sensor.
9 Must select Controls "M" with Motion Sensor "M"

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		2200	2400	2500	17	19	B1-U0-G1
40		3500	3800	4000	27	29	B1-U0-G1
70		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 LEDcom

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LED.com

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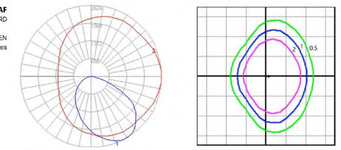
EVOLVE

EWLS L Series
LED Wall Pack

CUSTOMER NAME
PROJECT NAME
DATE TYPE
CATALOG NUMBER

70AF
ASYMMETRIC FORWARD

7000 LUMEN
EWLS02_70AF750___-120-277V.ies

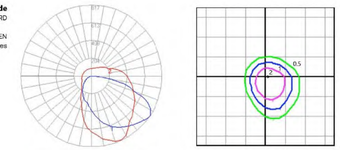


— Vertical plane through horizontal angle of Max. Cd at 19°
— Horizontal cone through vertical angle of Max. Cd at 27°

- Mounting Height at 16'
- 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 296°
— Horizontal cone through vertical angle of Max. Cd at 55°

- Mounting Height at 16'
- Initial Footcandle at Grade
- Light Level: 0.5fc, 1fc, 2fc

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2 GE EVOLVE EWLS SERIES WALL PACK LUMINARIE

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Project:

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Issuance and Revisions:

Date	Number	Description
08/12/26		Plan Commission Submittal

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Sheet Title:

PROPOSED BUILDING MOUNTED LIGHT FIXTURES

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Date of Drawing:	08/12/26
Scale:	NONE
Drawn By:	MCD
Job Number:	L26-005
Sheet Number:	PHO1.2

L26-005 - BUBBLES CARWASH PEWAUKEE - 08/12/2026

EVOLVE

CUSTOMER NAME
PROJECT NAME
DATE TYPE
CATALOG NUMBER

EACL® Series
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*

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

*Per ANSI C136.2-2015

Warranty

☐ 5 Year (Standard)

Lumen Maintenance

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

LUMEN CODES	LXX(100K) @ 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 Lux 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 (PS) available LightGrid and Daintree Compatible

DLC LISTED

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

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Page 1 of 10
(Rev 06/28/23)
OLF9187-Evolve-LED-Area-Lighting-EACL-Spec-Sheet_R06

1 GE EVOLVE EACL SERIES AREA LUMINARIES

EVOLVE

EACL® Series
LED Area Light/Compact Low Wattage

CUSTOMER NAME
PROJECT NAME
DATE TYPE
CATALOG NUMBER

Ordering Information

EACL	01	0	F4	AF	7	50	N	D	D1	GRAY	----
----	--	-	--	--	-	--	-	-	--	----	----

PROD. ID	GEN	VOLTAGE	OPTIC CODE	DISTRIBUTION	CRI (MIN)	CCT	DIMMING[1]	CONTROLS	MOUNTING ARM	COLOR	OPTIONS
E = Evolve AC = Compact Area Light L = Low Voltage	01	0 = 120-277V H = 347-480V[2] 1 = 12V 2 = 208V 3 = 240V 4 = 277V 5 = 480V D = 347V	Ao = 3000 lm Bo = 5000 lm Co = 7500 lm Do = 10000 lm Eo = 15000 lm Fo = 20000 lm Ho = 20000 lm	AF = Asymmetric Forward AW = Asymmetric Wide AN = Asymmetric Narrow/Auto X = No External Dimming Leads	7 = 70	30 = 3000K[4] 40 = 4000K 50 = 5000K	N = Dimming thru PE receptacle D = External Dimming 18/2-Off cable X = No External Dimming Leads	1 = None A = ANSI 7-pin PE receptacle (no control) D = ANSI 7-pin PE receptacle with shorting cap provided E = ANSI C136.41 7-pin with Non-Dimming PE Control[3] VR = Knuckle Wall Mount[5]	D1 = Integral Slip-Fitter for 1.25"- 2" Pipe (1.66in. OD - 2.375in. OD)[6] D4 = Universal Mounting Arm, fitted for round or square pole mounting[7] K1 = Knuckle Adapter for 1.9 in - 2 3in. OD Tenon[8] S1 = Knuckle Adapter for 2.3in - 2.6in OD Tenon[8]	GRAY = Gray BLCK = Black DKBZ = Dark Bronze WHTE = White	F = Fusing HI = Motion Sensor w/ LightGrid H2 = Motion Sensor (Daintree)[9] H4 = Motion Sensor (Watteredge) J = 10 UL/Canada L = Tool-Less Entry SP = Enhanced Surge Protection (10kV/5kA) U = DALI dimming[9] V = 3-Position Terminal Block V = 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 5ft leads
[5] Supplied with 18/2 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)
[9] Recommended for installations within 750 feet from coast. Leadtime varies, check with factory.
[10] Select 3000K CCT for IDA approved fixtures.

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(Rev 06/28/23)
OLF9187-Evolve-LED-Area-Lighting-EACL-Spec-Sheet_R05

EVOLVE

EACL® Series
LED Area Light/Compact Low Wattage

CUSTOMER NAME
PROJECT NAME
DATE TYPE
CATALOG NUMBER

OPTICAL CODE	DIST CODE	CLASSIFICATION	TYPICAL LUMENS		TYPICAL SYSTEM WATTAGE		BUG RATING	
			3000K	4000K &5000K	120-277V	347-480V	3000K	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		B4-U0-G2	B4-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	123		B2-U0-G2	B2-U0-G2
H4			19000	19000	163		B3-U0-G3	B3-U0-G3
A3	AW	TYPE III	2900	3000	21	23	B1-U0-G1	B1-U0-G1
B3			4800	5000	36	38	B1-U0-G1	B1-U0-G1
C3			7400	7600	55		B4-U0-G2	B4-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	123		B2-U0-G2	B2-U0-G2
H3			19000	20400	163		B3-U0-G3	B3-U0-G3
A2	AN	TYPE II	2900	3000	21	23	B1-U0-G1	B1-U0-G1
B2			4800	5000	36	38	B1-U0-G1	B1-U0-G1
C2			7300	7600	55		B2-U0-G1	B2-U0-G1
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-G2
H2			19100	20200	163		B3-U0-G3	B3-U0-G3

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

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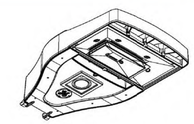
Page 3 of 10
(Rev 06/28/23)
OLF9187-Evolve-LED-Area-Lighting-EACL-Spec-Sheet_R05

EVOLVE

EACL® Series
LED Area Light/Compact Low Wattage

CUSTOMER NAME
PROJECT NAME
DATE TYPE
CATALOG NUMBER



PE Accessories (To Be Order Separately)

SAP NUMBER	PART NUMBER	DESCRIPTION
93039952	WANSI - 277	ANSI C136.41 Dimming PE Daintree Enable, 105-305v
93039953	WANSI - 480	ANSI C136.41 Dimming PE Daintree Enable, 312-530v
93029227	PED-MV-LED-7	ANSI C136.41 Dimming PE, 120-277v
93029228	PED-347-LED-7	ANSI C136.41 Dimming PE, 347v
93029229	PED-480-LED-7	ANSI C136.41 Dimming PE, 480V

SAP NUMBER	PART NUMBER	DESCRIPTION
28299	PECDTL	STANDARD 120-277V
28294	PECDTL	STANDARD 480V
80436	PECDTL	STANDARD 347V
73291	RCCL-PEC1L	Shorting cap

Back Light Shied

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

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Page 9 of 10
(Rev 06/28/23)
OLF9187-Evolve-LED-Area-Lighting-EACL-Spec-Sheet_R06

2 GE EVOLVE EACL SERIES LUMINARIES SHEILDING

EVOLVE

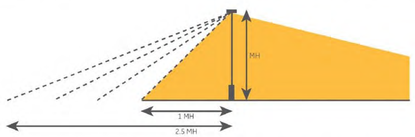
EACL Series Luminaires
Shielding Specification & Ordering Guide

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.

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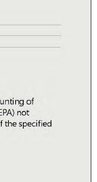
Page 1 of 2
(Rev 04/26/23)
OLF9209-Evolve-EACL-Series-Area-Light-Shielding_R01

3 GE EVOLVE EACL SERIES LUMINARIES SHEILDING

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

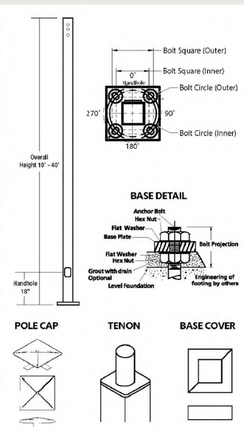
Shaft:	One-piece straight steel with square cross section, flat sides and minimum 0.23" radius on all corners. Minimum yield of 46,000 psi (ASTM-A500, Grade B). Longitudinal weld seam to appear flush with shaft side wall; Steel base plate with axial bolt circle slots welded to pole shaft having minimum 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



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Page 1 of 5
(Rev 06/28/23)
SSSE Poles

4 GE EVOLVE SSSE SERIES POLES

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
----	--	--	-	--	----

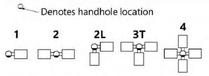
SERIES	HEIGHT	SHAFT	THICKNESS	MOUNTING	POLE DRILLING	FINISH	OPTIONS
SSSE = Evolve Square Straight Steel Pole	**10** = 10 Ft. **12** = 12 Ft. **14** = 14 Ft. **16** = 16 Ft. **18** = 18 Ft. **20** = 20 Ft. **25** = 25 Ft. **30** = 30 Ft. **35** = 35 Ft. **40** = 40 Ft.	**60** = 4" Square **60** = 4" Square **60** = 4" Square **60** = 4" Square **50** = 5" Square **60** = 4" Square **50** = 5" Square **60** = 6" Square **40** = 4" Square **50** = 5" Square **60** = 6" Square **60** = 4" Square **50** = 5" Square **60** = 6" Square **60** = 6" Square **60** = 6" Square	**A** = 0.125" **A** = 0.125" **A** = 0.125" **B** = 0.125" [1] **B** = .188" **A** = 0.125" [1] **B** = .188" **B** = .188" **C** = .25" **A** = 0.125" [1] **B** = .188" **B** = .188" **B** = .188" **A** = 0.125" [1] **B** = .188" **C** = .25" **B** = .188" **B** = .188" [1] **C** = .25" **B** = .188" **B** = .188"	**1** = Single arm mount [2] **2** = Two fixtures at 180° **2L** = Two fixtures at 90° **3T** = Three fixtures at 90° [2] **3Y** = Three fixtures at 120° **4** = Four fixtures at 90° [2] **TA2** = Tenon (2.38" OD x 4" Tall) [2] **TB2** = Tenon (2.88" OD x 4" Tall) [2] **TC2** = Tenon (3.5" OD x 5" Tall) **TR2** = Removable Tenon (2.38" x 4") **OT** = Open Top (includes pole cap) [2]	**E2** = Evolve Square Pole **UDP01[3]** = 1/8in HDW range 1.69 - 2.24 **UDP02[3]** = 1/2in HDW range 1.69 - 2.24 **UDP03[3]** = 1/8in HDW range 2.25 - 2.99 **UDP04[3]** = 1/2in HDW range 2.25 - 2.99 **UDP05[3]** = 1/8in HDW range 3.00 - 3.75 **UDP06[3]** = 1/16in HDW range 3.00 - 3.75 **UDP07[3]** = 1/8in HDW range 3.76 - 4.49 **UDP08[3]** = 1/16in HDW range 3.76 - 4.49 **UDP09[3]** = 1/8in HDW range 4.50 - 5.49 **UDP10[3]** = 1/16in HDW range 4.50 - 5.49 **UDP11[3]** = 1/8in HDW range 5.50 - 6.00 **UDP12[3]** = 1/16in HDW range 5.50 - 6.00 *Contact factory for custom color options*	**DKBZ** = Dark Bronze [4] **BLCK** = Black **GRAY** = Gray *Contact factory for custom color options*	**GFI[5]** = 20 Amp GFCI Receptacle and Cover **EHH[6]** = Extra Handhole **C05[7]** = 0.5" Coupling **C07[7]** = 0.75" Coupling **C20[7]** = 2" Coupling **MPB[8]** = Mid-pole Luminaire Bracket **VM1** = 1st mode vibration damper **VM2[9]** = 2nd mode vibration damper **LAB** = Less Anchor Bolts **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.

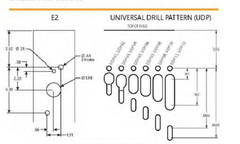
Indicates availability in the **EXS 10 Day Evolve Express Ship Program**

MOUNTING ORIENTATION

Denotes handhole location



DRILL PATTERNS


E2
UNIVERSAL DRILL PATTERN (UDP)
TOP OF POLE
3.00 [76.2]
Ø .24 [6.0] THRU
Ø 1.18 [30]
1.25 [31.8]
1.50 [38.1]
.50 [12.7]
.50 [12.7]
.50 [12.7]
.50 [12.7]
UDP01 [76.2]
UDP02 [76.2]
UDP03 [76.2]
UDP04 [76.2]
UDP05 [76.2]
UDP06 [76.2]
UDP07 [76.2]
UDP08 [76.2]
UDP09 [76.2]
UDP10 [76.2]
UDP11 [76.2]
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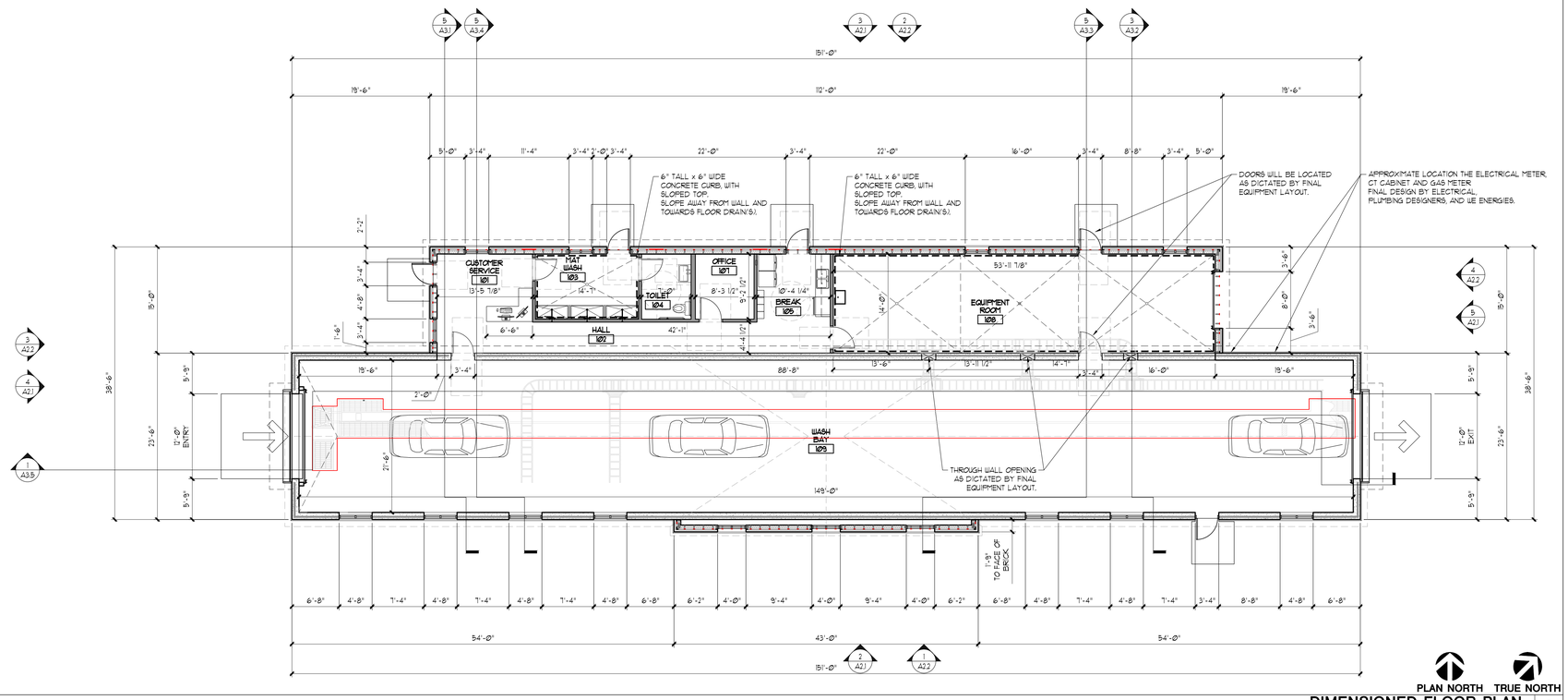
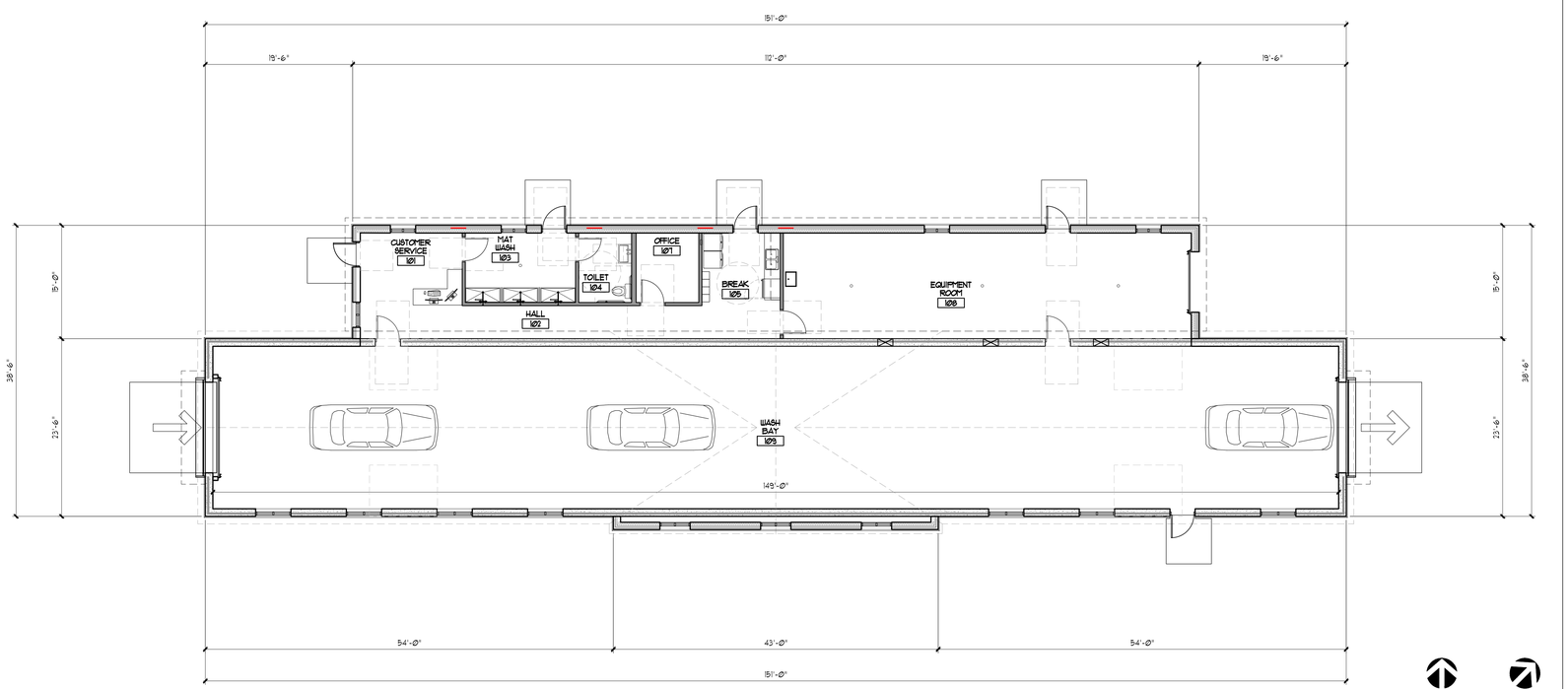
.50 [12.7]
.50 [12.7



DIMENSIONED FLOOR PLAN 3

SCALE: N/A



GENERAL FLOOR PLAN 2

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

NOT USED 1

SCALE: N/A

NOT FOR CONSTRUCTION

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

DO NOT SCALE THESE DRAWINGS

REV. #	REV. DATE	DESCRIPTION	REV. BY:	REV. #	REV. DATE	DESCRIPTION	REV. BY:

Project:

New Building for:
Bubble's Foam Farm
120 Simmons Avenue
Village of Pewaukee, WI 53072

PERSPECTIVE DESIGN, INC.
11925 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

DRAWING TITLE: FLOOR PLAN

THIS BOX IS ½" x ½"

DATE: 08/12/25
SCALE: AS NOTED
DRAWN: WHC
JOB: 26-038
SHEET: A1.1

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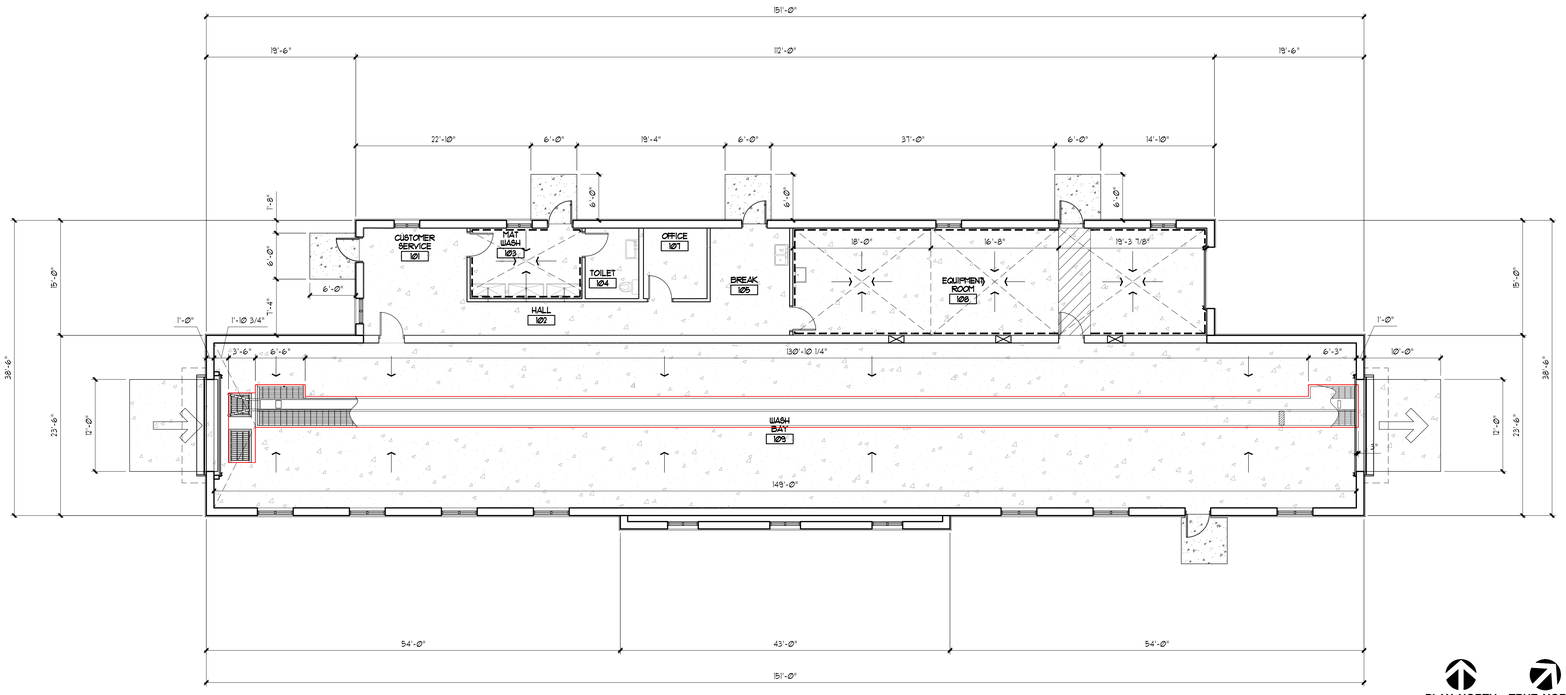
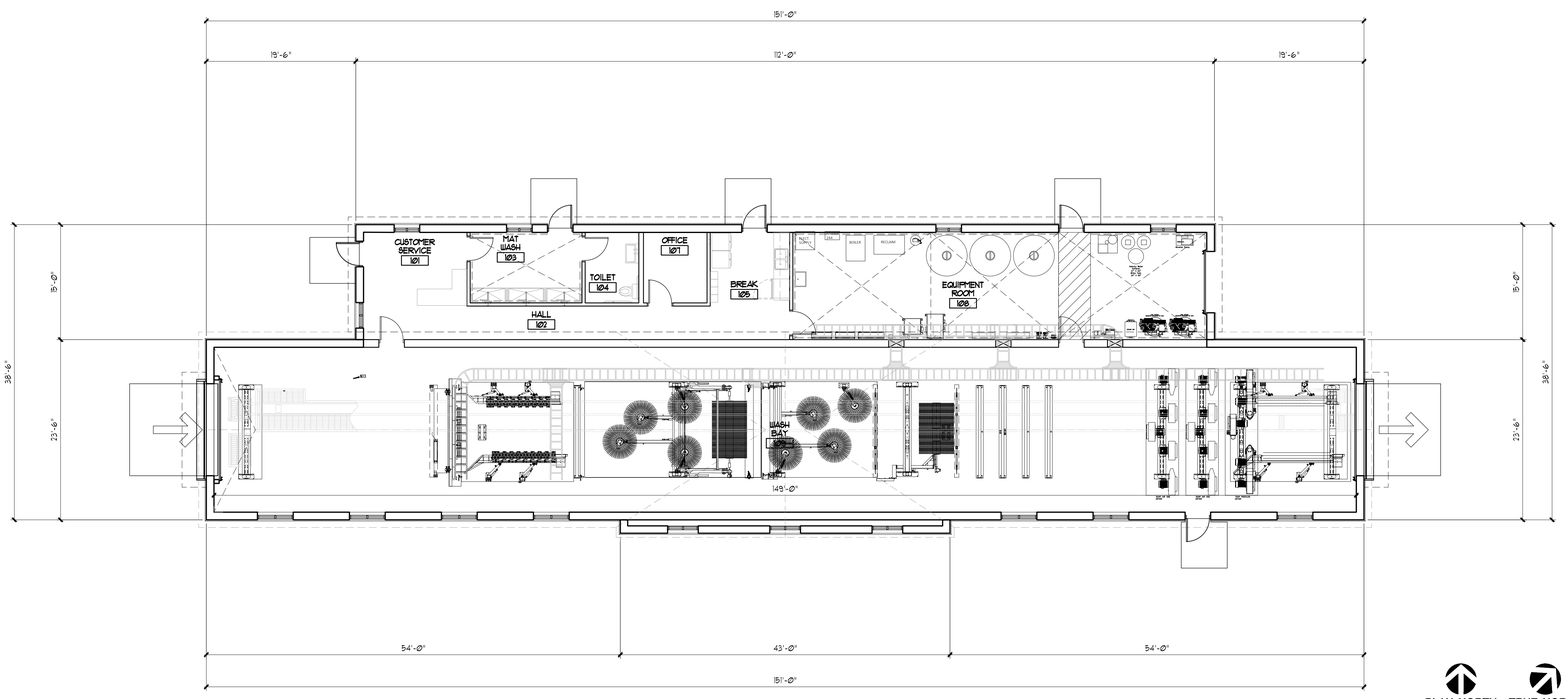
PLOT DATE: 8/12/2026

FILE NAME: P:_PROJECTS\BUBBLES CAR WASH - MASTER TENANTS - SITES\VILLAGE PEWAUKEE\A101_BOW PK.DWG

FULL SIZE PRINT - 30" x 42" SHEET



CONCRETE SLAB FLOOR PLAN 3
SCALE: N/A



EQUIPMENT FLOOR PLAN 2
SCALE: 1/8" = 1'-0"

NOT USED 1
SCALE: N/A

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REV. #	REV. DATE	DESCRIPTION	REV. BY:	REV. #	REV. DATE	DESCRIPTION	REV. BY:

Project:

New Building for:
Bubble's Foam Farm
120 Simmons Avenue
Village of Pewaukee, WI 53072

PERSPECTIVE DESIGN, INC.
11925 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

DRAWING TITLE: FLOOR PLAN

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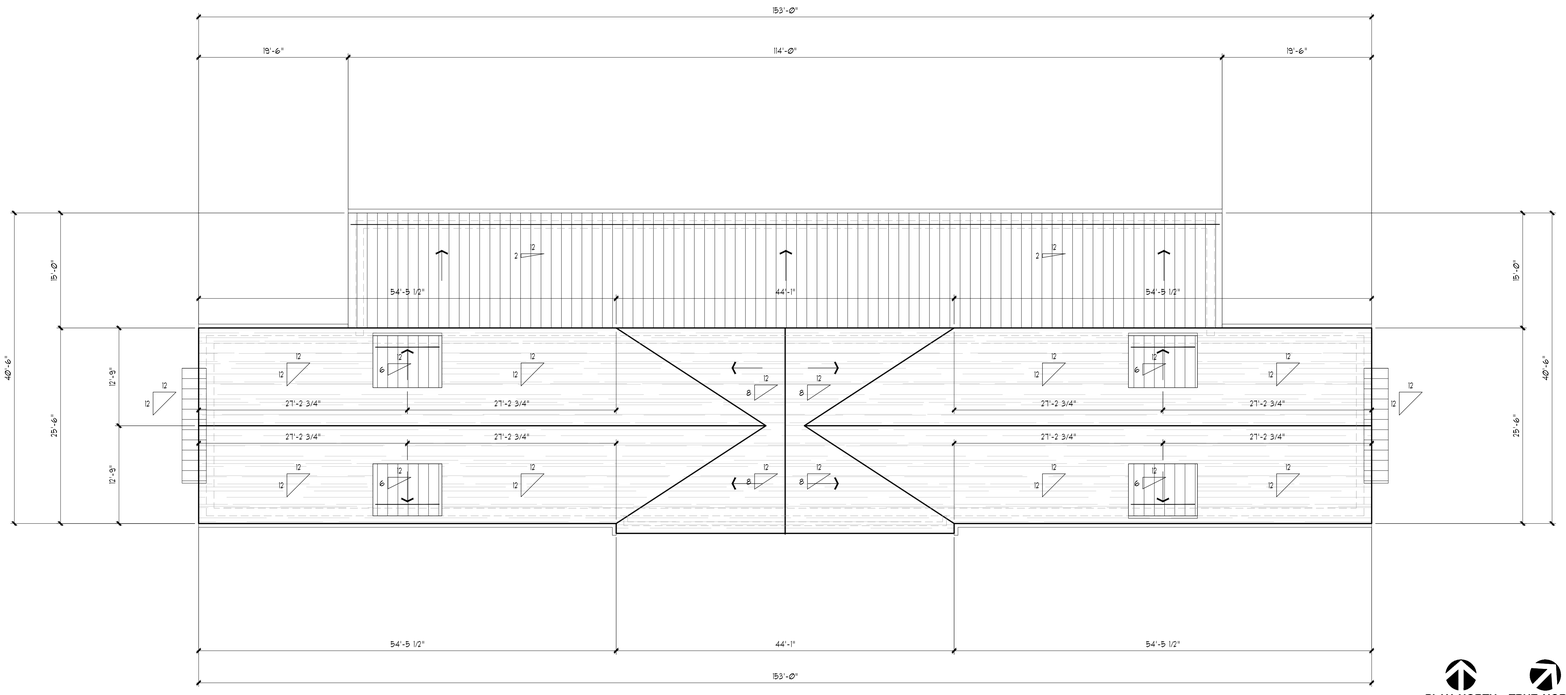
PLOT DATE: 8/12/2026

FILE NAME: P:_PROJECTS\BUBBLES CAR WASH - MASTER TENANTS - SITES\VILLAGE PEWAUKEE\A102_BOW PK.DWG

FULL SIZE PRINT - 30" x 42" SHEET

PLOT DATE: 8/12/2026

NOT USED
SCALE: N/A
3



ROOF PLAN
SCALE: 1/8" = 1'-0"
2

NOT USED
SCALE: N/A
1

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REV. #	REV. DATE	DESCRIPTION	REV. BY:	REV. #	REV. DATE	DESCRIPTION	REV. BY:

Project:

New Building for:
Bubble's Foam Farm
120 Simmons Avenue
Village of Pewaukee, WI 53072

PERSPECTIVE DESIGN, INC.
11525 W North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

DRAWING TITLE: ROOF PLAN

THIS BOX IS ½" x ½"

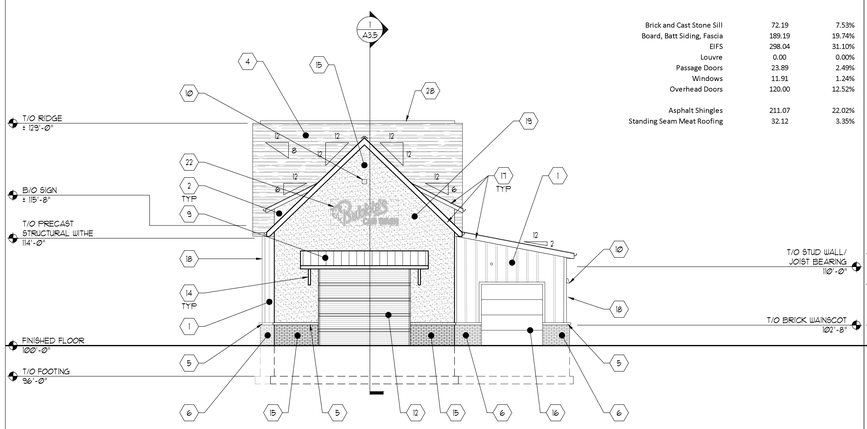
DATE: 08/12/25
SCALE: AS NOTED
DRAWN: WHC
JOB: 26-038
SHEET: A1.3

FULL SIZE PRINT - 30" x 42" SHEET

FILE NAME: P:_PROJECTS\BUBBLES CAR WASH - MASTER TENANTS - SITES\VILLAGE PEWAUKEE\A103_ROW PK.DWG

East Façade (07/22/26)

	Total Sq. Ft.	Total %
Total Façade Area (Sq. Ft.)	958.41	100.00%
Brick and Cast Stone Sill	72.19	7.53%
Board, Batt Siding, Fascia	189.19	19.74%
EIFS	298.04	31.10%
Louvre	0.00	0.00%
Passage Doors	23.89	2.49%
Windows	11.91	1.24%
Overhead Doors	120.00	12.52%
Asphalt Shingles	211.07	22.02%
Standing Seam Meat Roofing	32.12	3.35%

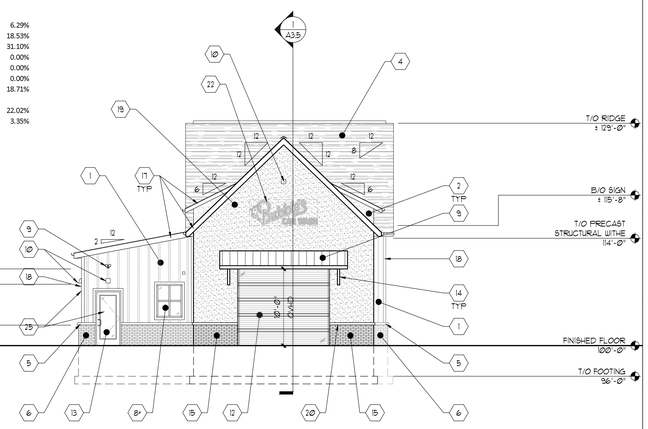


EAST EXTERIOR ELEVATION 5

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

West Façade (07/22/26)

	Total Sq. Ft.	Total %
Total Façade Area (Sq. Ft.)	958.41	100.00%
Brick and Cast Stone Sill	60.28	6.29%
Board, Batt Siding, Fascia	177.57	18.53%
EIFS	298.04	31.10%
Louvre	0.00	0.00%
Passage Doors	0.00	0.00%
Windows	0.00	0.00%
Overhead Doors	179.33	18.71%
Asphalt Shingles	211.07	22.02%
Standing Seam Meat Roofing	32.12	3.35%

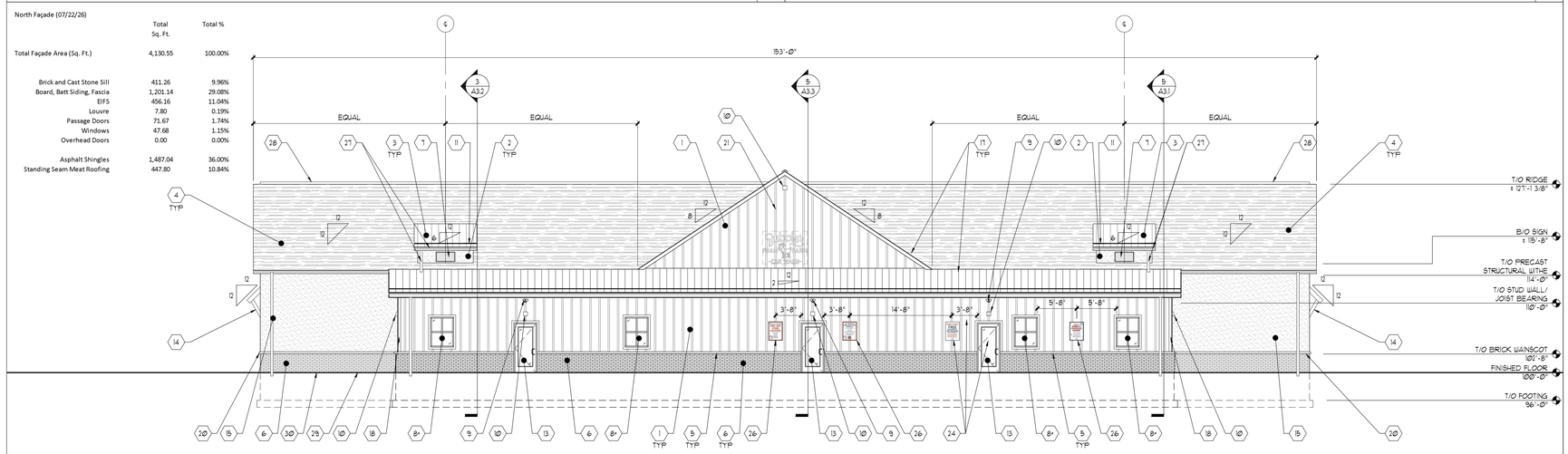


WEST EXTERIOR ELEVATION 4

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

North Façade (07/22/26)

	Total Sq. Ft.	Total %
Total Façade Area (Sq. Ft.)	4,130.55	100.00%
Brick and Cast Stone Sill	411.26	9.96%
Board, Batt Siding, Fascia	1,201.14	29.08%
EIFS	456.16	11.04%
Louvre	7.80	0.19%
Passage Doors	71.67	1.74%
Windows	47.68	1.15%
Overhead Doors	0.00	0.00%
Asphalt Shingles	1,487.04	36.00%
Standing Seam Meat Roofing	447.80	10.84%

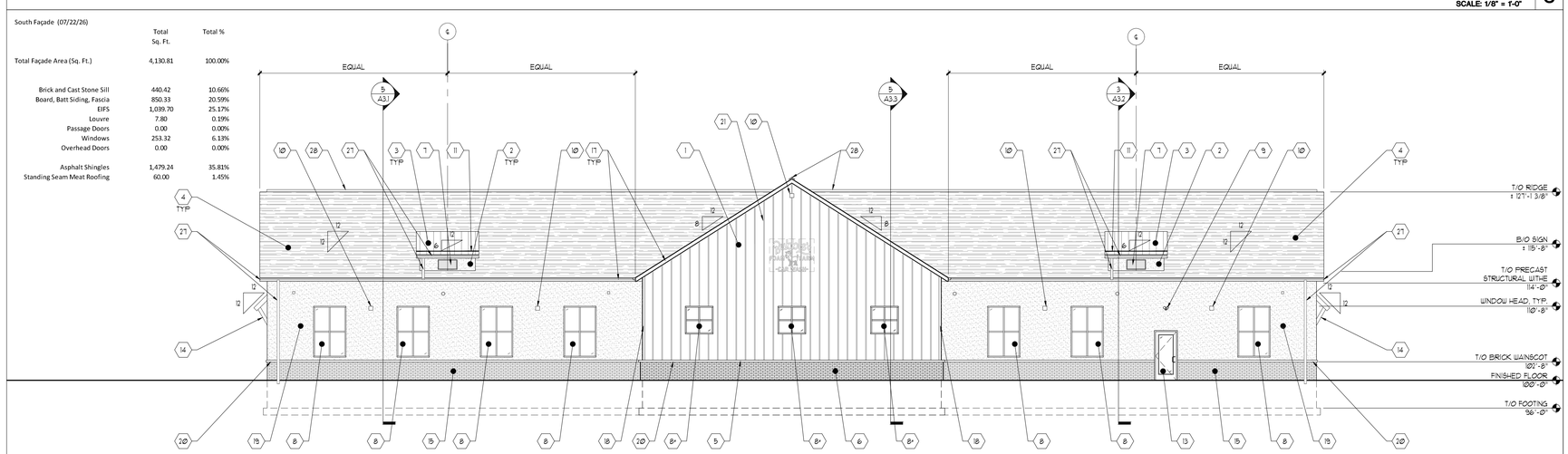


NORTH EXTERIOR ELEVATION 3

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

South Façade (07/22/26)

	Total Sq. Ft.	Total %
Total Façade Area (Sq. Ft.)	4,130.81	100.00%
Brick and Cast Stone Sill	440.42	10.66%
Board, Batt Siding, Fascia	850.33	20.59%
EIFS	1,039.70	25.17%
Louvre	7.80	0.19%
Passage Doors	0.00	0.00%
Windows	253.32	6.13%
Overhead Doors	0.00	0.00%
Asphalt Shingles	1,479.24	35.81%
Standing Seam Meat Roofing	60.00	1.45%



SOUTH EXTERIOR ELEVATION 2

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

GENERAL ELEVATION NOTES:

1. LP SMART SIDE TRIM BOARDS, (UNLESS OTHERWISE NOTED.)
   1.1. ALL TRIM ON LP SIDING FINISHED WALLS AROUND WINDOWS & DOORS ARE 3-1/2" WIDE BY 1" THICK.
   1.2. ALL TRIM ON LP SIDING FINISHED WALLS AT STONE SILL TO SIDING INTERCEPT ARE 3-1/2" WIDE BY 1" THICK.
   1.2. ALL TRIM ON LP SIDING FINISHED WALLS AT STONE SILL TO SIDING INTERCEPT ARE 3-1/2" WIDE BY 1" THICK.
   1.3. ALL TRIM ON LP SIDING FINISHED WALLS AT FASCIA TO SIDING INTERCEPT ARE 3-1/2" WIDE BY 1" THICK.
   1.4. ALL TRIM ON LP SIDING FINISHED WALLS AT ROOF TO SIDING INTERCEPT ARE 3-1/2" WIDE BY 1" THICK.
   1.5. ALL VERTICAL CORNER BOARD TRIM ON LP SIDING FINISHED WALLS AT THE BUILDING CORNERS ARE 5-1/2" WIDE BY 1" THICK.
   1.6. ALL TRIM FASCIA AT ROOF OVERHANGS ARE 7-1/4" TALL BY 3/4" THICK.

EXTERIOR ELEVATION KEYED NOTES:

1. BOARD & BATTEN SIDING, PAINTED - TYPICAL OVER EXTERIOR WOOD STUD WALL.
   PRODUCT/ MANUFACTURER: LP SMARTSIDE
   PAINT COLOR/ FINISH: ABYSS BLACK
2. EXTERIOR BELF DRAINING INSULATION AND FINISH SYSTEM (E.I.F.S.), PAINTED - TYPICAL OVER EXTERIOR WOOD STUD WALL.
   PRODUCT/ MANUFACTURER: TREMCO - DRYVIT
   MODEL: OUTSULATION PLUS MD SYSTEM
   TEXTURE: LYMESTONE FINISH
   PAINT COLOR/ FINISH: SHERWIN WILLIAM SQ TW02 - WHITE FLOUR
3. STANDING SEAM METAL ROOF, PRE-FINISHED - TYPICAL SINGLE SLOPED ROOF AT OFFICE PORTION OF BUILDING & ABOVE DORMERS - R/T ROOF PLAN FOR ADDITIONAL INFO.
   PRODUCT/ MANUFACTURER: UNA-CLAD
   MODEL: UC-14
   SURFACE: SMOOTH
   GAUGE: 24
   METAL: STEEL
   PANEL WIDTH: 18"
   COLOR/ FINISH: MATTE BLACK
4. ASPHALT ROOF SHINGLES - TYPICAL GABLE ROOF OVER WASH BAY REFER TO ROOF PLAN FOR ADDITIONAL INFORMATION.
   PRODUCT MANUFACTURER: GAF
   PRODUCT LINE: TIMBERLINE HDZ
   COLOR: CHARCOAL
5. CAST STONE SILL
   PRODUCT/ MANUFACTURER: TBD
   COLOR/ FINISH: NATURAL GRAY
   - SEALANT AT ALL HEAD JOINTS TO MATCH STONE SILL.
6. FULL 4" DEEP BRICK VENEER
   MANUFACTURER: COUNTY MATERIALS (CONCRETE BRICK)
   PRODUCT: HERITAGE COLLECTION
   COLOR STYLE: SLATE
   BRICK SIZE: UTILITY
   MORTAR COLOR: MATCH TO BRICK
   https://www.countymaterials.com/products/heritage-collection-designer-concrete-brick
7. LOUVRE - TYPICAL AT DORMERS.
   SIZE: (2'-9" WIDE x 1'-5" HIGH) SHOWN ON ELEVATION
   COLOR: BLACK TO MATCH BREAK METAL & GUTTERS
8. PRE-FINISHED THERMALLY BROKEN EXTERIOR ALUMINUM STOREFRONT WINDOW SYSTEM INSTALLED WITHIN EXTERIOR SITE-CAST TILT-UP CONCRETE WALL PANEL.
   FRAME COLOR: BLACK
   WINDOW SIZE: VARIES (R/T FLOOR PLAN & WINDOW TYPES)
   GLASS COLOR: CLEAR & TEMPERED (AS NEEDED.)
   (+) INDICATES STOREFRONT WINDOW SYSTEM INSTALLED WITHIN EXTERIOR WOOD STUD WALL - WINDOW TO ALSO RECEIVE NEW LP SMARTSIDE WINDOW TRIM, PAINTED (COLOR: TO MATCH ADJACENT BOARD & BATTEN.
   - R/T SECTIONS FOR WINDOW INSTALLATION REQUIREMENTS BASED ON EXTERIOR WALL CONSTRUCTION.
9. EMERGENCY EGRESS LIGHT WITH 90 MINUTE BACK-UP BATTERY.
   COLOR: BLACK
10. EXTERIOR LIGHT FIXTURE - WALL MOUNTED - SELECTED BY ELECTRICAL DESIGNER
    PRODUCT MANUFACTURER: XXX
    PRODUCT LINE: XXX
    COLOR: BLACK
    TOP OF FIXTURE TO ALIGN WITH TOP OF WINDOW
    CENTER OF FIXTURE TO BE MOUNTED AND CENTERED BETWEEN OPPOSING BUILDING ELEMENTS.
    OWNER TO APPROVE LOCATIONS PRIOR TO INSTALLATION.
11. PREFINISHED ALUMINUM SNOW STOP SYSTEM.
    AS RECOMMEND BY ROOFING SUB-CONTRACT AND APPROVED BY OWNER.
    COLOR: BLACK
12. EXTERIOR OVERHEAD DOOR INSTALLED WITHIN EXTERIOR SITE-CAST TILT-UP CONCRETE WALL PANEL.
    STYLE / MANUFACTURER: TBD
    DOOR SIZE: 12'-0" WIDE x 10'-0" HIGH
    FRAME COLOR: CLEAR ALUMINUM
    INFILL PANEL: CLEAR POLYCARBONATE
13. PRE-FINISHED THERMALLY BROKEN EXTERIOR ALUMINUM STOREFRONT ENTRY DOOR.
    DOOR SIZE: 3'-0" WIDE x 7'-0" HIGH (R/T DOOR TYPES FOR ADDITIONAL INFO)
    FRAME COLOR: BLACK.
    GLASS COLOR: CLEAR
    GLASS TYPE: TEMPERED
14. PRE-FINISHED METAL BRACKETS, WALL MOUNTED TO SUPPORT NEW STANDING SEAM METAL ROOF AWNING.
    COLOR: BLACK.
15. ASH GROVE COATED SITE-CAST REINFORCED & INSULATED TILT-UP CONCRETE WALL PANEL, WITH THIN BRICK INSET INTO EXTERIOR FACE OF PANEL.
    MANUFACTURER: COUNTY MATERIALS
    PRODUCT/: HERITAGE COLLECTION
    COLOR/ STYLE: SLATE
    BRICK SIZE: UTILITY
    MORTAR COLOR: MATCH TO BRICK
    https://www.ashgrove.com/
16. EXTERIOR INSULATED STEEL OVERHEAD DOOR INSTALLED WITHIN EXTERIOR WOOD STUD WALL.
    STYLE/ MANUFACTURER: TBD
    DOOR SIZE: 8'-0" WIDE x 8'-0" HIGH
    DOOR COLOR: BLACK
17. FASCIA BOARD.
    PRODUCT/ MANUFACTURER: LP SMARTSIDE
    PAINT COLOR/ FINISH: ABYSS BLACK
18. CORNER TRIM, PAINTED.
    PRODUCT/ MANUFACTURER: LP SMARTSIDE
    PAINT COLOR/ FINISH: ABYSS BLACK.
19. ASH GROVE COATED SITE-CAST REINFORCED & INSULATED TILT-UP CONCRETE WALL PANEL.
    PRODUCT/ MANUFACTURER: TBD
    COLOR/ STYLE: MATCH TO EIFS COLOR
    STRUCTURAL WITHE FINISH LEVEL: SMOOTH
    FASCIA WITHE FINISH LEVEL: SMOOTH
    https://www.ashgrove.com/
    PAINT COLOR/ FINISH: SHERWIN WILLIAM SQ TW02 - WHITE FLOUR
20. CAST STONE SILL AT TOP OF BRICK.
    PRODUCT/ MANUFACTURER: TBD
    COLOR/ FINISH: NATURAL GRAY
    - BACKER ROOD & SEALANT AT ALL HEAD JOINTS TO MATCH STONE SILL.
21. INTERNALLY ILLUMINATED CHANNEL LETTER DIRECT MOUNT SIGN LOCATED ON THE NORTH AND SOUTH GABLES. (MAXIMUM ALLOWED = 30 SQ. FT.)
    THESE ARE SHOWN WITH AN OVERALL DIMENSION 6'-4" WIDE x 4'-8" TALL / 29.94 SQ FT.
    SEE SIGNAGE PACKAGE FOR ALL DETAILS.
22. INTERNALLY ILLUMINATED CHANNEL LETTER DIRECT MOUNT SIGN LOCATED ON THE EAST AND WEST GABLES. (MAXIMUM ALLOWED = 30 SQ. FT.)
    THESE ARE SHOWN WITH AN OVERALL DIMENSION 8'-10-1/8" WIDE x 3'-4-5/8" TALL / 29.90 SQ FT.
    SEE SIGNAGE PACKE FOR ALL DETAILS.
23. NON-ILLUMINATED DIRECT MOUNT FIN/WALL SIGN. SEE SIGNAGE PACKAGE FOR ALL DETAILS.
24. NON-ILLUMINATED MAT WASH SIGNS.
    THIS INCLUDES THE FOLLOWING
    - DIRECT MOUNT FIN/WALL MAT WASH SIGN (SHOWN WITHOUT GRAPHIC).
    - DOOR DECAL (SHOWN WITHOUT GRAPHIC).
    - POSTER SIGN (24"x36") ATTACHED TO THE WALL.
    FINAL LOCATION AS DIRECTED BY OWNER. SEE SIGNAGE PACKAGE FOR ALL DETAILS.
25. NON-ILLUMINATED OFFICE SIGNS.
    THIS INCLUDES THE FOLLOWING
    - DIRECT MOUNT FIN/WALL MAT WASH SIGN (SHOWN WITHOUT GRAPHIC).
    - DOOR DECAL (SHOWN WITHOUT GRAPHIC).
    FINAL LOCATION AS DIRECTED BY OWNER. SEE SIGNAGE PACKAGE FOR ALL DETAILS.
26. NON-ILLUMINATED POSTER SIGN ATTACHED TO THE WALL.
    FINAL LOCATION AS DIRECTED BY OWNER.
    SEE SIGNAGE PACKAGE FOR ALL DETAILS.
27. PREFINISHED ALUMINUM SEAMLESS GUTTER AND DOWN SPOUT SYSTEM.
    GUTTER STYLE, SIZING, GAUGE AND LOCATION AS RECOMMEND BY ROOFING SUB-CONTRACT AND APPROVED BY OWNER.
    - DOWNSPOUT AT DORMER ROOF IS SHOWN AS 6" OFFSET FROM THE CORNER TO THE 6.
    - DOWNSPOUT AT SHED ROOF IS SHOWN AS 20" OFFSET FROM THE CORNER TO THE 6.
    COLOR: BLACK
28. RIDGE VENT.
29. APPROXIMATE LOCATION AND ELEVATION OF THE ELECTRICAL METER AND CT CABINET.
    FINAL DESIGN BY ELECTRICAL DESIGNER AND WE ENERGIES.
30. APPROXIMATE LOCATION AND ELEVATION OF THE GAS METER.
    FINAL DESIGN BY PLUMBING DESIGNER AND WE ENERGIES.

EXTERIOR ELEVATION - KEYED NOTES 1

SCALE: N/A

NOT FOR CONSTRUCTION

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

DO NOT SCALE THESE DRAWINGS

REV. #	REV. DATE	DESCRIPTION	REV. BY:	REV. #	REV. DATE	DESCRIPTION	REV. BY:

Project:

New Building for:
Bubble's Foam Farm
120 Simmons Avenue
Village of Pewaukee, WI 53072

PERSPECTIVE DESIGN, INC.
11525 W North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

DRAWING TITLE: EXTERIOR ELEVATIONS

THIS BOX IS ½" x ½"

DATE: 08/12/25
SCALE: AS NOTED
DRAWN: WHC
JOB: 26-038
SHEET: A2.1

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FILE NAME: P:_PROJECTS\BUBBLES CAR WASH - MASTER TENANTS - SITES\VILLAGE PEWAUKEE\A201_BOW PK.DWG

PLOT DATE: 8/12/2026

DESIGN CONCEPT IMAGE (EAST BLDG FACADE) 4
SCALE: N/A

DESIGN CONCEPT IMAGE (WEST BLDG FACADE) 3
SCALE: N/A

NOT USED 7
SCALE: N/A

DESIGN CONCEPT IMAGE (NORTH BLDG FACADE) 2
SCALE: N/A

ENTRY GATE SIGN AT EACH LANE 6
SCALE: N/A

DESIGN CONCEPT IMAGE (SOUTH BLDG FACADE) 1
SCALE: N/A

EXIT SIGN 5
SCALE: N/A

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Bubble's Foam Farm
120 Simmons Avenue
Village of Pewaukee, WI 53072

PERSPECTIVE DESIGN, INC.
11525 W North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

DRAWING TITLE: DESIGN CONCEPT IMAGES

THIS BOX IS ½" x ½"

DATE: 08/12/25
SCALE: AS NOTED
DRAWN: WHC
JOB: 26-038
SHEET: A2.2

FILE NAME: P:_PROJECTS\BUBBLES CAR WASH - MASTER\TENANTS - SITES\VILLAGE PEWAUKEE\A202_NEW PICKING

PLOT DATE: 8/12/2026

ALL SIZES PRINT 24" x 36" SHEET

GENERAL SECTION NOTES:

1. REFER TO DETAIL 1 ON SHEET A3.0 FOR ADDITIONAL INFORMATION.
2. ALL BRAKE METAL FLASHING SHALL BE PREFINISHED ALUMINUM WITH HEMMED EDGES. SUB CONTRACTOR TO PROVIDE MOCK UP OF FLASHING DETAILS TO BE APPROVED BY THE OWNER.
3. ALL BRAKE METAL FLASHING THAT IS "COPED" OVER THE STONE SILL SHALL EXTEND OVER AND DOWN AS NEEDED TO REACH THE CHAMFERED EDGE AND FOLLOW THE SLOPE FOR 1".

SECTION KEYED NOTES:

1. POURED IN PLACE REINFORCED CONCRETE FOOTING AND FOUNDATION.
   - SEE STRUCTURAL PLANS FOR ALL DETAILS.
2. 1-1/2" ANCHOR BOLT WITH SOLID GROUT SETTING SPACE.
   INSTALL BACKER ROD AND APPROPRIATE SEALANT.
3. CONTINUOUS 2" RIDGE INSULATION (R-10 c.i.).
4. 12" THICK (6+3+3.) PRECAST CONCRETE WALL SYSTEM WITH CONTINUOUS 3" RIDGE INSULATION (R-15 c.i.) APPROPRIATELY FINISH BOTH FACES OF THE WALL PANEL FOR ENVIRONMENTAL EXPOSURE.
   - SEE STRUCTURAL PLANS FOR ADDITIONAL DETAILS.
   - SEE PRECAST PLANS FOR ADDITIONAL DETAILS.
5. THINK BRICK TO MATCH FULL 4" VENEER BRICK SET INTO PRECAST PANEL.
6. ASHFORD COLORED CONCRETE COATING WITH SAND TEXTURE TO MIMIC AN EIFS TEXTURED SAND FINISH.
   REFER TO BUILDING ELEVATIONS FOR SURFACE PATTERN & FINISH.
7. TIGERLOC (TL-1) - EMBEDDED VERTICALLY INTO STRUCTURAL WITHE TO PROVIDE BLOCKING FOR PVC WALL PROTECTION.
   - CONFIRM SPACING WITH OWNER PRIOR TO THE START OF SHOP DRAWINGS.
8. CONTINUOUS CAST IN PLACE STONE SILL WITH DRIP CUT.
   3-5/8" TALL WITH SLOPED TOP EDGE AND SHALL PROJECT 2" FROM FACE OF WALL.
   - SEE PRECAST PLANS FOR ADDITIONAL DETAILS.
9. CONTINUOUS LP VENTED SOFFIT PANEL TO MATCH LP BATTEN AND BOARD SMART SIDING.
   THIS SHALL INCLUDED ALUMINUM SCREEN (BLACK) MATERIAL CHEMICALLY FASTENED OVER THE VENTS ON THE NON-EXPOSURE FACE TO PROVIDE AN INSECT BARRIER.
10. 2x8 SUB-FASCIA BOARD WITH LP SMART SIDE TRIM 1x8 FASCIA FINISH COVER BOARD
11. PREFINISHED ALUMINUM BRAKE METAL DRIP EDGE WITH HEMMED EDGES.
12. DIMENSIONAL ASPHALT SHINGLES OVER
    ICE AND WATER SHIELD ON
    TONGUE AND GROOVE PLYWOOD SHEATHING
    ON WOOD TRUSSES.
    - SEE STRUCTURAL PLANS FOR ADDITIONAL DETAILS.
    - SEE TRUSS PLANS FOR FOR ADDITIONAL DETAILS.
13. PVC WALL & CEILING PROTECTION AS SELECTED BY THE OWNER.
14. 6 MIL VAPOR BARRIER ATTACHED BOTTOM CORD OF TRUSS TO
    3/4" TONGUE AND GROOVE PLYWOOD SHEATHING FASTENED THROUGH TO TRUSS WITH DUPONT TYVEK FLUID APPLIED WB+
15. THERMAL BATT INSULATION (R-49.).
16. 2x12 DOUBLE WOOD TOP PLATE SECURED TO TOP OF PRECAST WALL PANEL WITH ADDITIONAL, (SHOWN AS 1x4 & 2x4.) WOOD BLOCKING AS NEEDED TO SUPPORT SOFFIT CONSTRUCTION.
17. CONTINUOUS RIDGE VENT.
18. 2x12 DOUBLE TOP PLATE.
19. 8" TALL BRICK LEDGE.
20. 4" BRICK VENEER.
21. CONTINUOUS SOLID GROUT TO FILL SPACE FROM TOP OF BRICK LEDGE TO UNDERSIDE OF FLASHING. TYPICAL.
22. MORTAR NET SOLUTIONS CELLVENT AT 32" O.C., TYPICAL.
23. MORTAR NET SOLUTIONS WEEPVENT AT 32" O.C., TYPICAL.
24. CONTINUOUS TOTALFLASH SYSTEM, TYPICAL
    THIS SHALL INCLUDE BUT IS NOT LIMITED TO THE FOLLOWING,
    - TERMINATION BAR
    - TOTALFLASH FLEXIBLE FLASHING PANELS
    - NO CLOG DRAINAGE MAT WITH BUILT-IN WEEP TAB
    - STAINLESS STEEL METAL DRIP EDGE
    - 14" TALL COMPLETE FLASH CORNER BOOTS, AS NEEDED.

    MANUFACTURER MORTAR NET SOLUTIONS.
    https://mortarnet.com/totalflash-panel/
25. CONTINUOUS CAST IN PLACE STONE SILL WITH DRIP CUT.
    3-5/8" TALL WITH SLOPED TOP EDGE AND SHALL PROJECT 2" FROM FACE OF WALL.
26. BRAKE METAL FLASHING TO EXTEND FROM EXTERIOR WALL SHEATHING OVER THE CONTINUOUS CAST IN PLACE STONE SILL. INSTALL BACKER ROD AND APPROPRIATE SEALANT.
27. INSTALL (1/2" WIDE x DEPTH OF CONCRETE FLOOR) FOAM EXPANSION JOINT WITH TEAR STRIP, BACKER ROD AND APPROPRIATE SEALANT AT FLOOR TO WALL INTERCEPTS.
28. POURED IN PLACE REINFORCED CONCRETE FOOTING AND FOUNDATION.
    - SEE CAR WASH EQUIPMENT SUPPLIER PLANS FOR ALL ADDITIONAL DETAILS.
      - USE APPROVED SHOP DRAWING FOR CONSTRUCTION OF PIT.
      - PLEASE NOTE THE PLAN AND SECTION PROFILES CHANGE THROUGH OUT THE PIT.
    - SEE STRUCTURAL PLANS FOR ADDITIONAL DETAILS.
29. 2x WOOD BLOCKING AS NEEDED TO SUPPORT SOFFIT CONSTRUCTION.
30. PREFINISHED ACOUSTICAL CEILING GRID WITH CEILING PANELS AS SELECTIONS BY OWNER.
31. CONTINUOUS CAST IN PLACE WELD PLATE TO WELDED STEEL ANGLE TO SUPPORT 2x WOOD RIM BOARD BLOCKING AND WOOD TRUSS.
    - SEE PRECAST PLANS FOR ADDITIONAL DETAILS.
32. CONTINUOUS CAST IN PLACE GALVANIZED STEEL ANGLE TO SUPPORT CAR WASH COMPONENTS.
    - SEE STRUCTURAL PLANS FOR ADDITIONAL DETAILS.
33. TRUSS MANUFACTURER TO DESIGN (TRUSSES) TO ALLOW FOR THE SUB-FASCIA (2X8) BOARDS TO ALIGN WITH EACH OTHER AS THE END OF TRUSS VARIES FROM NO INTERCEPT WITH OTHER ROOFS TO INTERCEPTS WITH OTHER ROOFS.
34. STANDING SEAM METAL ROOF OVER
    ICE AND WATER SHIELD ON
    TONGUE AND GROOVE PLYWOOD SHEATHING
    ON PARALLEL CHORD WOOD TRUSSES AT 24" O.C.
    - SEE STRUCTURAL PLANS FOR ADDITIONAL DETAILS.
    - SEE TRUSS PLANS FOR FOR ADDITIONAL DETAILS.
35. CREATE A CLEAR FLOW PATH FOR THE AIR TO MIGRATE TO THE RIDGE VENT.
36. LP SMART BOARD AND BATTEN SIDING INSTALLED PER MANUFACTURERS WRITTEN GUIDELINES.
37. PREFINISHED ALUMINUM BRAKE METAL FLASHING INSTALLED PER MANUFACTURERS WRITTEN GUIDELINES.
38. OVER FRAMED TRUSS SYSTEM.
    - SEE STRUCTURAL PLANS FOR ADDITIONAL DETAILS.
    - SEE TRUSS PLANS FOR ADDITIONAL DETAILS.
39. WALL OPENING PER CARWASH EQUIPMENT SUPPLIER'S SHOP DRAWINGS.
40. CABLE TRAYS PER CARWASH EQUIPMENT SUPPLIER'S SHOP DRAWINGS.
41. PREFINISHED ALUMINUM STOREFRONT SYSTEM. THIS IS INSTALLED WITH THE OUTBOARD SIDE FACING INWARD TO KEEP THE WASH BAY OVER-SPRAY / WATER & CHEMICALS HELD TO THE INSIDE OF THE BAY ENVELOPE AND DRAIN TO THE BAY PIT.
    - PLEASE NOTE THIS POSITIONING OF THE WINDOWS ONLY HAPPENS WHEN THE WINDOW IS INSTALLED IN THE WASH BAY.
42. PREFINISHED ALUMINUM BRAKE METAL REGLET FLASHING.
    INSTALL BACKER ROD AND APPROPRIATE SEALANT.
43. STANDING SEAM METAL ROOF OVER
    ICE AND WATER SHIELD ON
    TONGUE AND GROOVE PLYWOOD SHEATHING
    ON 2X8 RAFTER AT 16" O.C.
    - SEE STRUCTURAL PLANS FOR ADDITIONAL DETAILS.
    - SEE TRUSS PLANS FOR FOR ADDITIONAL DETAILS.
44. 6x6 WOOD BRACE TO SUPPORT CANOPY WITH WALL BRACKET TO SECURE BRACKET TO THE WALL.
    COLOR PAINTED TO MATCH LP SMART SIDING.
45. EXTERIOR, INSULATED STEEL OVERHEAD DOOR INSTALLED WITHIN EXTERIOR WOOD STUD WALL.
46. OVERHEAD WASH GUARD ELITE DOOR.
    STYLE/ MANUFACTURER TBD
    DOOR SIZE 12'-0" WIDE x 10'-0" HIGH
    - ALL METALS TO BE AN APPROPRIATE STAINLESS STEEL FINISH FOR THIS ENVIRONMENT.

    SUPPLIER TO CONFIRM THIS SELECTION IS APPROPRIATE FOR THE CAR WASH TUNNEL APPLICATION.
47. OVERHEAD AIR CURTAIN.
    MANUFACTURER BERNER INTERNATIONAL
    MODEL WASH DOWN SERIES 12 - 9'-0" WIDE
    - ALL METALS TO BE AN APPROPRIATE STAINLESS STEEL FINISH FOR THIS ENVIRONMENT.

    SUPPLIER TO CONFIRM THIS SELECTION IS APPROPRIATE FOR THE CAR WASH TUNNEL APPLICATION.
    THIS EQUIPMENT IS SET WITH 6" CLEAR ON EITHER SIDE TO ALLOW FOR EXTERIOR OVERHEAD DOOR TO RUN PAST & TO THE OUTSIDE AIR CURTAIN WITH CONFLICT.
48. EXTERIOR OVERHEAD DOOR INSTALLED WITHIN EXTERIOR SITE-CAST TILT-UP CONCRETE WALL PANEL.
    STYLE / MANUFACTURER TBD
    DOOR SIZE 12'-0" WIDE x 10'-0" HIGH
    FRAME COLOR BLACK
    INFILL PANEL CLEAR POLYCARBONATE
    - ALL METALS TO BE AN APPROPRIATE STAINLESS STEEL FINISH FOR THIS ENVIRONMENT.
49. ADD 2x10 CAT WALK TO ALLOW FOR FULL LENGTH MAINTENANCE PATH IN ATTIC AREA.
    G.C., TRUSS DESIGNER, & OWNER TO COORDINATE LOCATION

NOT USED 2
SCALE: N/A

SECTION NOTES 1
SCALE: N/A

NOT FOR CONSTRUCTION

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

DO NOT SCALE THESE DRAWINGS

REV. #	REV. DATE	DESCRIPTION	REV. BY:	REV. #	REV. DATE	DESCRIPTION	REV. BY:

Project:

New Building for:
Bubble's Foam Farm
120 Simmons Avenue
Village of Pewaukee, WI 53072

PERSPECTIVE DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

DRAWING TITLE: SECTION NOTES

THIS BOX IS 1/2" x 1/2"

DATE: 08/12/25
SCALE: AS NOTED
DRAWN: WHC
JOB: 26-038
SHEET: A3.0

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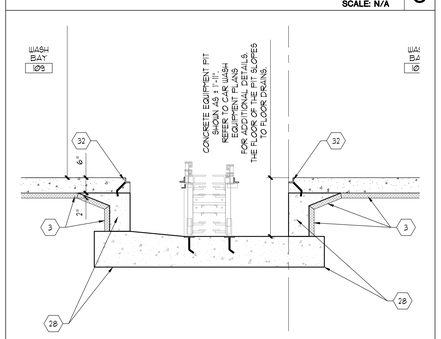
PLOT DATE: 8/12/2026
FILE NAME: P:_PROJECTS\BUBBLES CAR WASH - MASTER\TENANTS - SITES\VILLAGE PEWAUKEE\A3.0_BOW PK.DWG
FULL SIZE PRINT - 24" x 36" SHEET

PLOT DATE: 8/12/2026

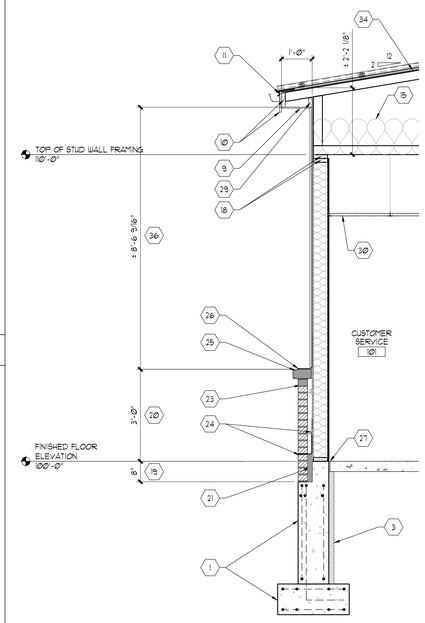
NOT USED
SCALE: N/A
8



REFER TO DETAIL 1 ON SHEET A3.0 FOR KEYED NOTES.

NOT USED
SCALE: N/A
9

SECTION DETAIL
SCALE: 1/2" = 1'-0"
7

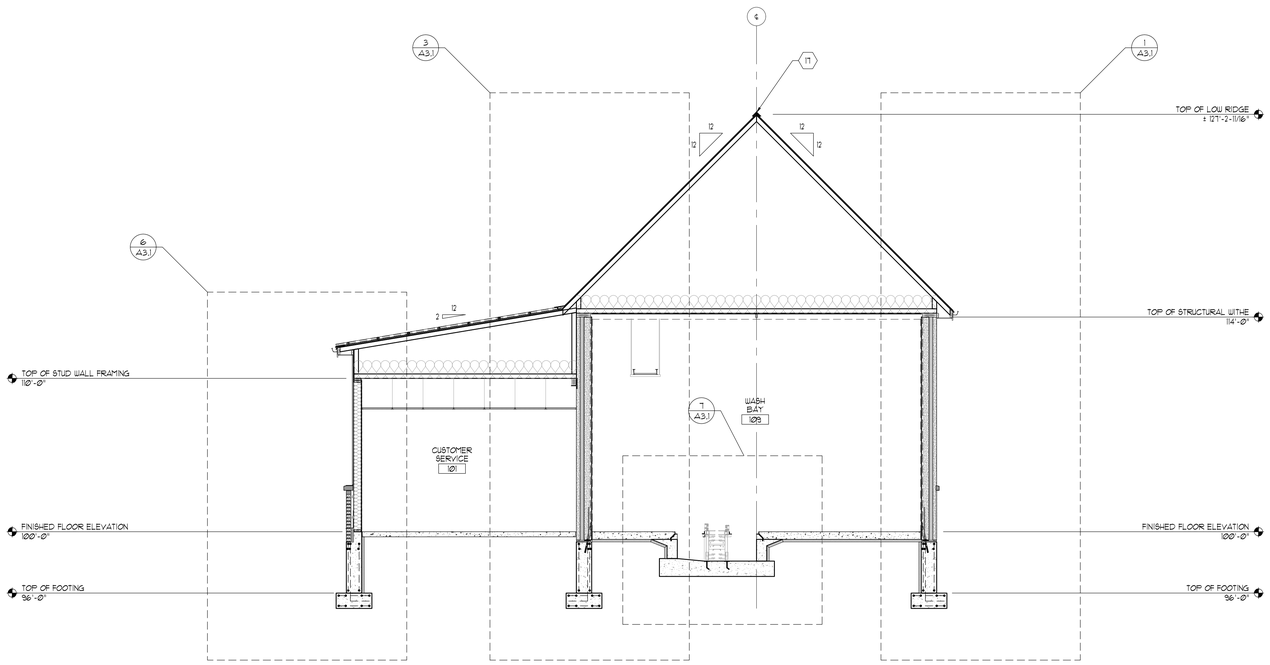


REFER TO DETAIL 1 ON SHEET A3.0 FOR KEYED NOTES.

WALL SECTION
SCALE: 1/2" = 1'-0"
6

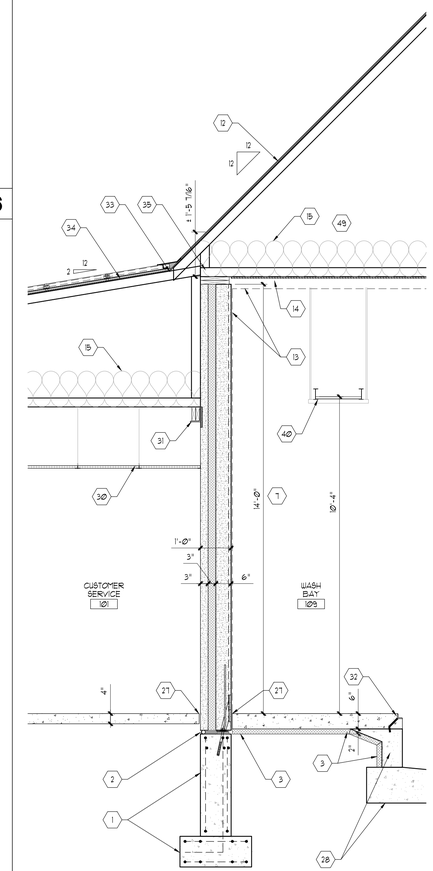
NOT USED
SCALE: N/A
4

NOT USED
SCALE: N/A
2



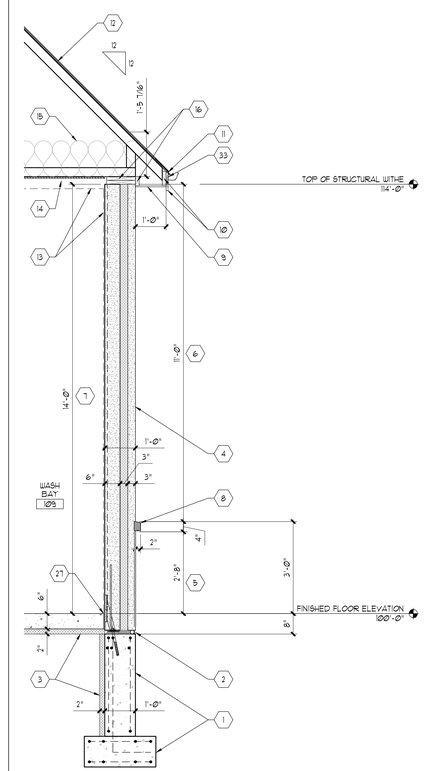
REFER TO DETAIL 1 ON SHEET A3.0 FOR KEYED NOTES.

BUILDING SECTION
SCALE: 1/4" = 1'-0"
5



REFER TO DETAIL 1 ON SHEET A3.0 FOR KEYED NOTES.

WALL SECTION
SCALE: 1/2" = 1'-0"
3



REFER TO DETAIL 1 ON SHEET A3.0 FOR KEYED NOTES.

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

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Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

DRAWING TITLE: SECTIONS

THIS BOX IS ½" x ½"

DATE: 08/12/25
SCALE: AS NOTED
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JOB: 26-038
SHEET: A3.1

FILE NAME: P:_PROJECTS\BUBBLES CAR WASH - MASTER\TENANTS - SITES\VILLAGE PEWAUKEE\A3D1_BOW PACKING
FULL SIZE PRINT 24" x 36" SHEET

NOT USED
SCALE: N/A
7

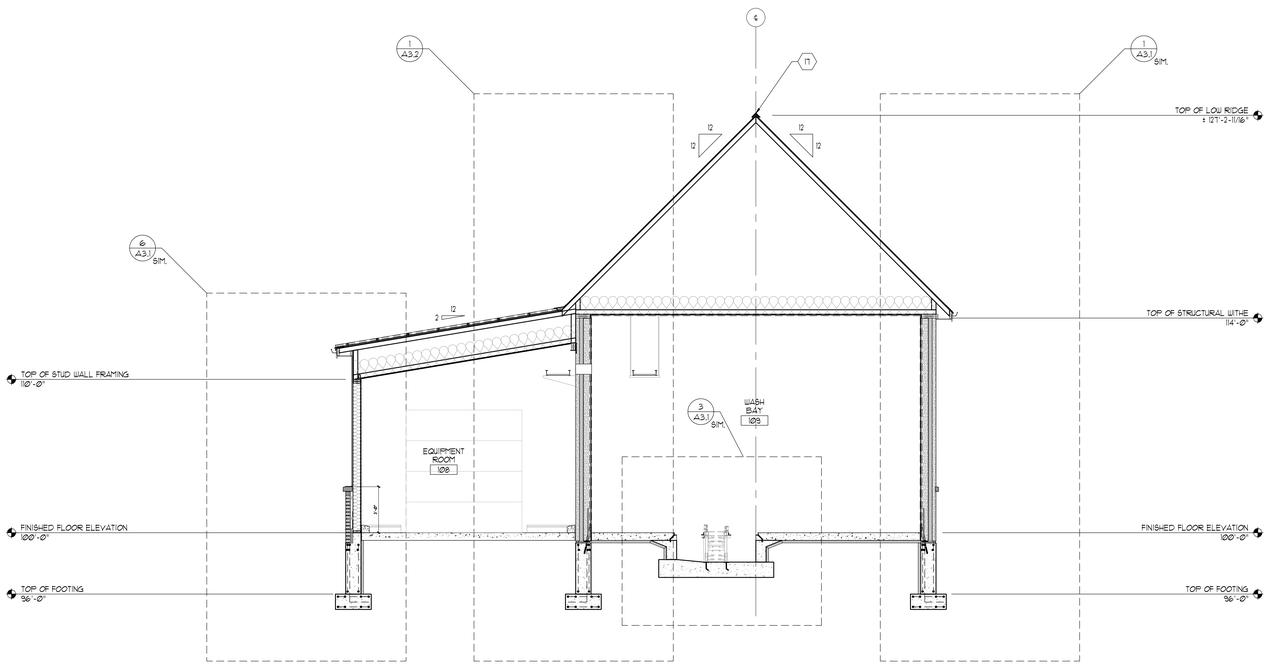
NOT USED
SCALE: N/A
7

NOT USED
SCALE: N/A
2

NOT USED
SCALE: N/A
6

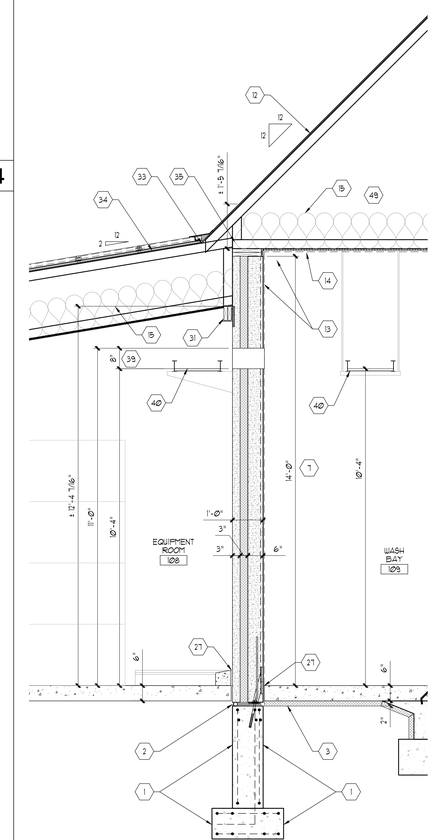
NOT USED
SCALE: N/A
5

NOT USED
SCALE: N/A
4



REFER TO DETAIL 1 ON SHEET A3.0 FOR KEYED NOTES.

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



REFER TO DETAIL 1 ON SHEET A3.0 FOR KEYED NOTES.

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

NOT USED
SCALE: N/A
8

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PLOT DATE: 8/12/2026

FILE NAME: P:_PROJECTS\BUBBLES CAR WASH - MASTER\TENANTS - SITES\VILLAGE PEWAUKEE\A302.DWG PK.DWG

ALL SIZE PRINT - 30" x 42" SHEET

NOT USED
SCALE: N/A
8

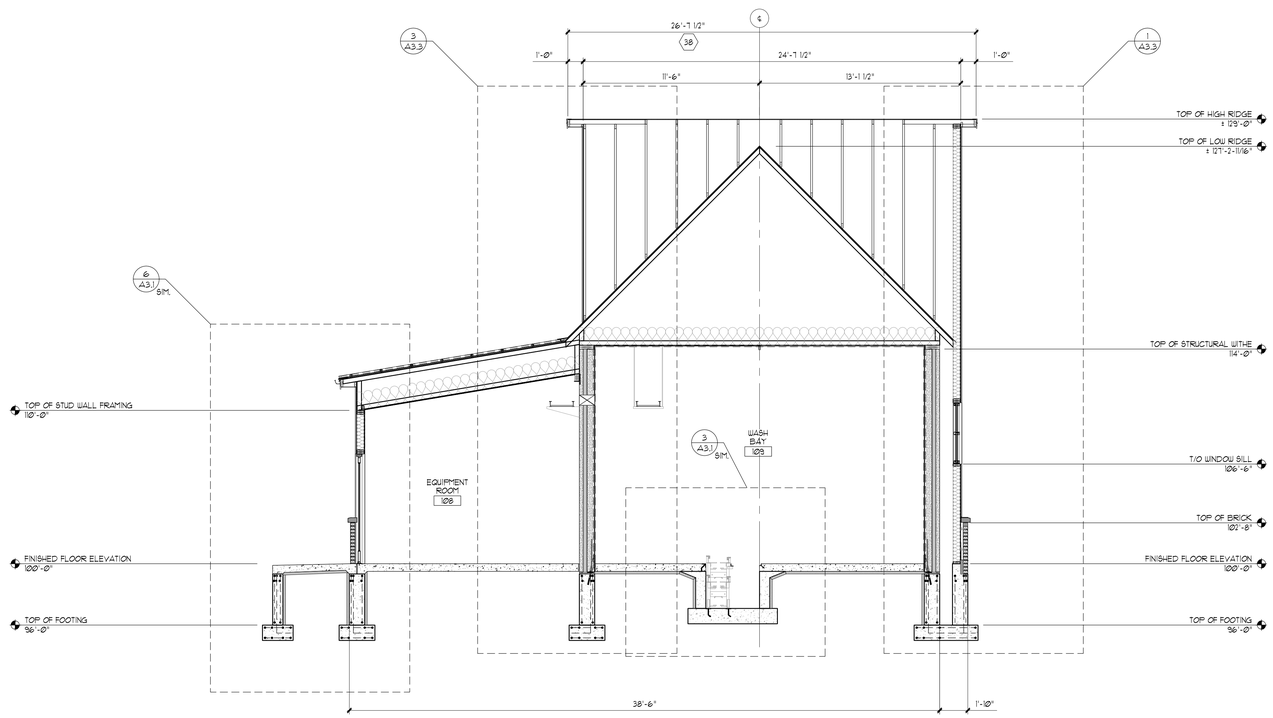
NOT USED
SCALE: N/A
4

NOT USED
SCALE: N/A
2

NOT USED
SCALE: N/A
9

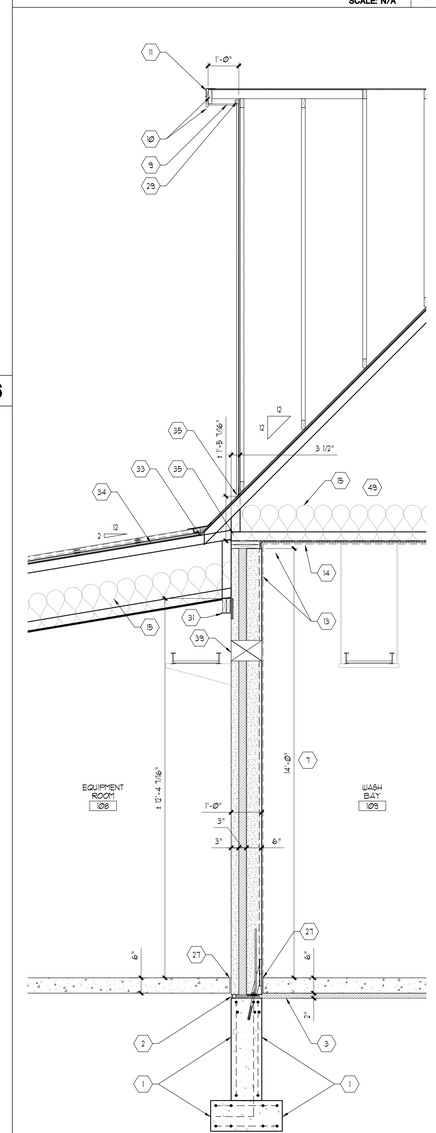
NOT USED
SCALE: N/A
7

NOT USED
SCALE: N/A
6



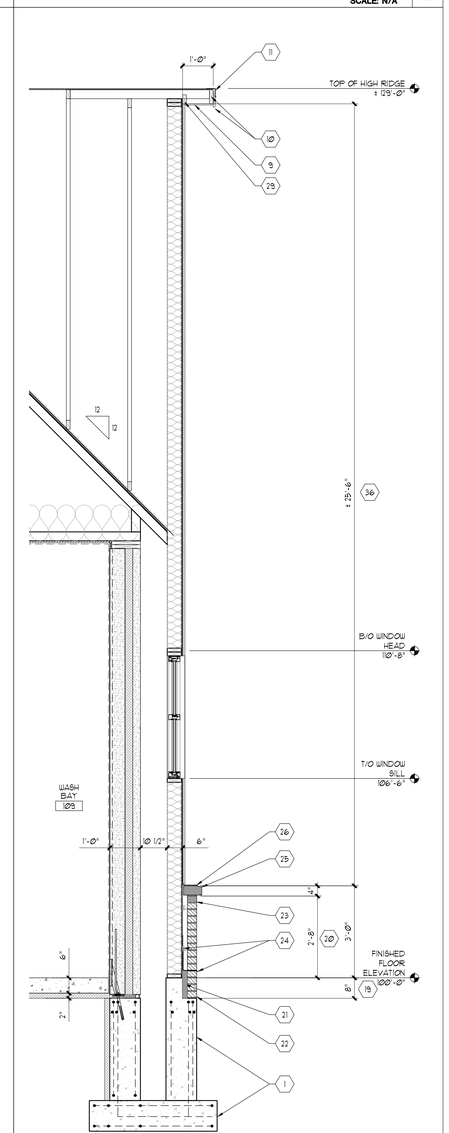
REFER TO DETAIL 1 ON SHEET A3.0 FOR KEYED NOTES.

BUILDING SECTION
SCALE: 1/4" = 1'-0"
5



REFER TO DETAIL 1 ON SHEET A3.0 FOR KEYED NOTES.

WALL SECTION
SCALE: 1/2" = 1'-0"
3



REFER TO DETAIL 1 ON SHEET A3.0 FOR KEYED NOTES.

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

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11525 W. North Avenue
Wauwatosa, WI 53225
Tel (414) 302-1780 Fax (414) 302-1781

DRAWING TITLE: SECTIONS

THIS BOX IS ½" x ½"

DATE: 08/12/25
SCALE: AS NOTED
DRAWN: WHC
JOB: 26-038
SHEET: A3.3

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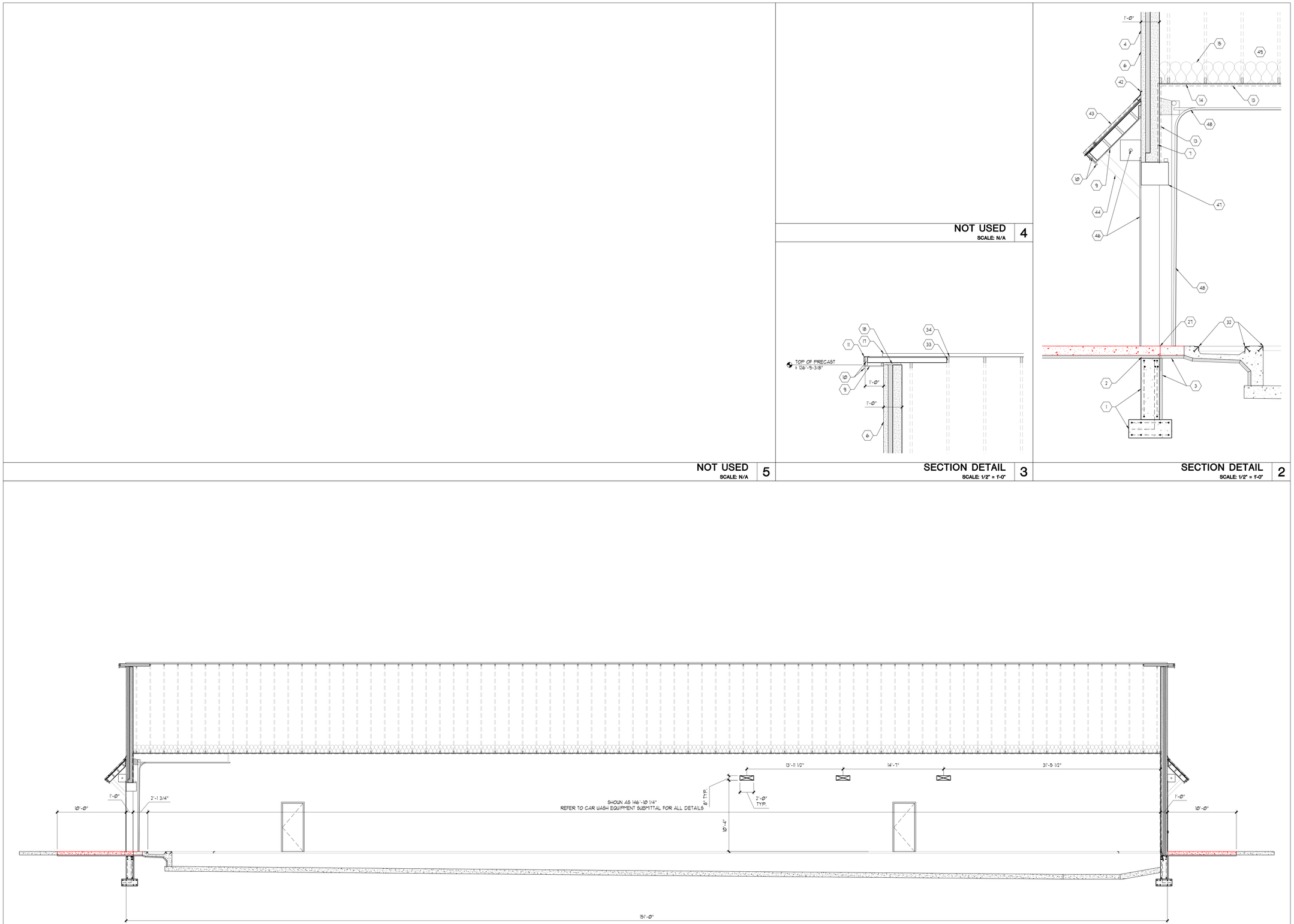
ALL SIZE FROM 24" X 36" SHEET

PLOT DATE: 8/12/2026

FILE NAME: P:_PROJECTS\BUBBLES CAR WASH - MASTER\TENANTS - SITES\VILLAGE PEWAUKEE\A3D1_BOW.DWG



NOT USED 4
SCALE: N/A

SECTION DETAIL 3
SCALE: 1/2" = 1'-0"

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

NOT USED 5
SCALE: N/A

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

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PERSPECTIVE DESIGN, INC.
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Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

DRAWING TITLE: SECTIONS

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SHEET: A3.4

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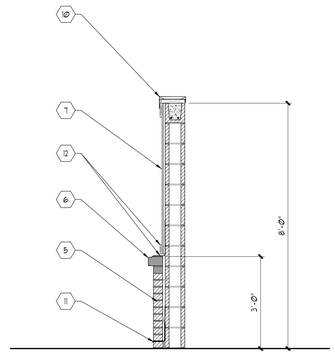
PLOT DATE: 8/12/2026
FILE NAME: P:_PROJECTS\BUBBLES CAR WASH - MASTER TENANTS - SITES\VILLAGE PEWAUKEE\A3.0\A_BOW PK.DWG
FULL SIZE PRINT - 30" x 42" SHEET

DESIGN CONCEPT IMAGE (FRONT AND SIDE) 9
SCALE: N/A

DESIGN CONCEPT IMAGE (REAR & SIDE) 6
SCALE: N/A



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

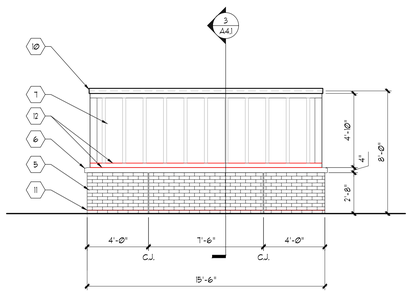
KEYED NOTES:

1. CONCRETE FILLED GALVANIZED STEEL POST AS DESIGNED BY FENCE SUBCONTRACTOR.
   THIS IS 8'-0" TALL (ABOVE GROUND) AND 4'-0" BELOW GRADE.
   CAP POST WITH A PRECAST COLUMN CAP.
   POSTS ARE SET IN A 18" DIAMETER x 60" DEEP STEEL REINFORCED CONCRETE FOUNDATION.
2. 2" X 2" GALVANIZED STEEL GATE FRAME DESIGNED BY FENCE SUBCONTRACTOR.
   THE BOTTOM OF GATE IS HELD 6" ABOVE THE CONCRETE.
   THE TOP OF THE GATE MATCHES THE TOP OF THE CMU WALL.
   ALL HARDWARE SHALL BE GALVANIZED AND MATCH THE HARDWARE DESIGN OF THE DELAFIELD LOCATION.
3. THE FINISH GATE MATERIAL IS SHOWN AS 1x4 POLY LUMBER ATTACHED VERTICALLY AND EVENLY SPACED TO RUN THE LENGTH OF THE GATE WITHOUT HAVING TO RIP A SINGLE BOARD DOWN TO FIT. BOARDS SHALL BE ATTACHED THROUGH THE BACK OF THE GATE TO CONCEAL THE FASTEN SYSTEM FROM THE OUTSIDE FACE.
   COLOR = BLACK.
   https://buyplastic.com/materials/poly-lumber/
4. 8" CMU WALL, 8'-0" TALL.
   SEE STRUCTURAL PLANS FOR ADDITIONAL DETAILS
5. 4" BRICK VENEER TO MATCH BUILDING.
   SEE STRUCTURAL PLANS FOR ADDITIONAL DETAILS
6. PRECAST STONE SILL / WATERMARK TO MATCH BUILDING.
   THE TOP OF THE WATERMARK IS 3'-0" ABOVE THE TOP OF THE CONCRETE SLAB.
7. LP SMART BOARD AND BATTEN SIDING INSTALLED PER MANUFACTURERS WRITTEN GUIDELINES. THIS INCLUDES (1x4) EXTERIOR GRADE FURRING STRIPS RUN VERTICALLY AT 16" O.C. FASTED TO THE CMU AND APPROPRIATE FLASHING (BLACK).
   REFER TO GENERAL ELEVATION NOTES (1/A21) FOR LP SMART SIDING TRIM BOARD SIZES.
   SIDING SHALL RUN ON THE JAMB SIDING OF THE MASONRY OPENINGS.
   ON FACES THAT ARE NOT ON A 16" MODULE START START AT THE CENTER OF THE WALL AND EQUALLY TRIM AS NEEDED AT THE CORNERS.
8. POURED IN PLACE STEEL REINFORCED CONCRETE SLAB.
   SEE STRUCTURAL & CIVIL DRAWINGS FOR ADDITIONAL DETAILS.
   THIS IS TYPICAL INSIDE THE TRASH ENCLOSURE AS WELL AS THE APRON FOR THE FRONT OF THE ENCLOSURE.
9. WALL PACK TO PROVIDE INTERIOR LIGHTING.
10. METAL ERA PERMA-TITE CONTINUOUS CLEAT METAL COPING OR OWNER APPROVED EQUAL. COLOR BLACK.
11. CONTINUOUS TOTALFLASH SYSTEM, TYPICAL.
    THIS SHALL INCLUDE BUT IS NOT LIMITED TO THE FOLLOWING.
    - TERMINATION BAR
    - TOTALFLASH FLEXIBLE FLASHING PANELS
    - NO CLOG DRAINAGE MAT WITH BUILT-IN WEEP TAB
    - STAINLESS STEEL METAL DRIP EDGE
    - 14" TALL COMPLETE FLASH CORNER BOOTS, AS NEEDED.
    MANUFACTURER MORTAR NET SOLUTIONS.
    https://mortarnet.com/totalflash-panel/
12. LINE OF BREAK METAL FLASHING INSTALLED PER MANUFACTURERS WRITTEN GUIDELINES.

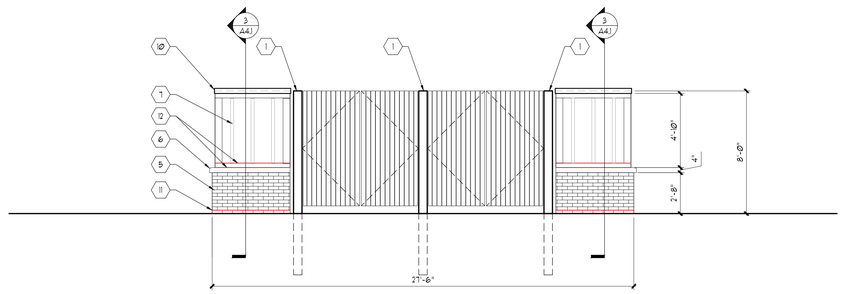
EQUIPMENT TAGS:

A. VACUUM GENERATORS.
B. 4-YARD DUMPSTER ON CASTERS.

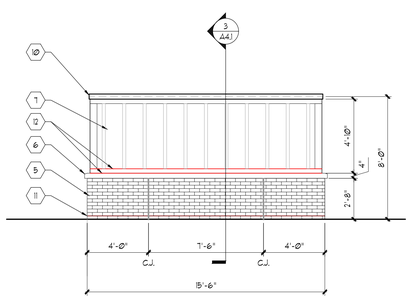
KEYED NOTES 2
SCALE: N/A



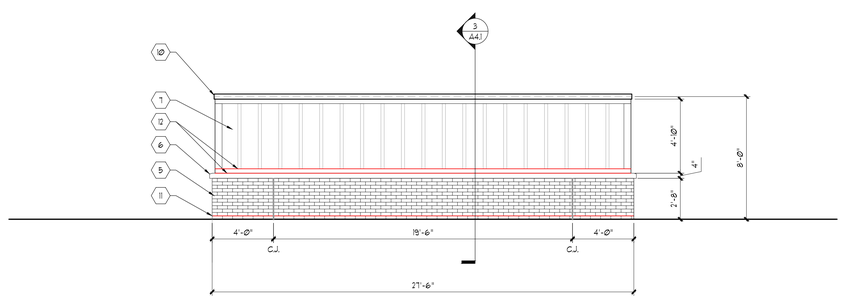
SOUTH ELEVATION 8
SCALE: 1/4" = 1'-0"



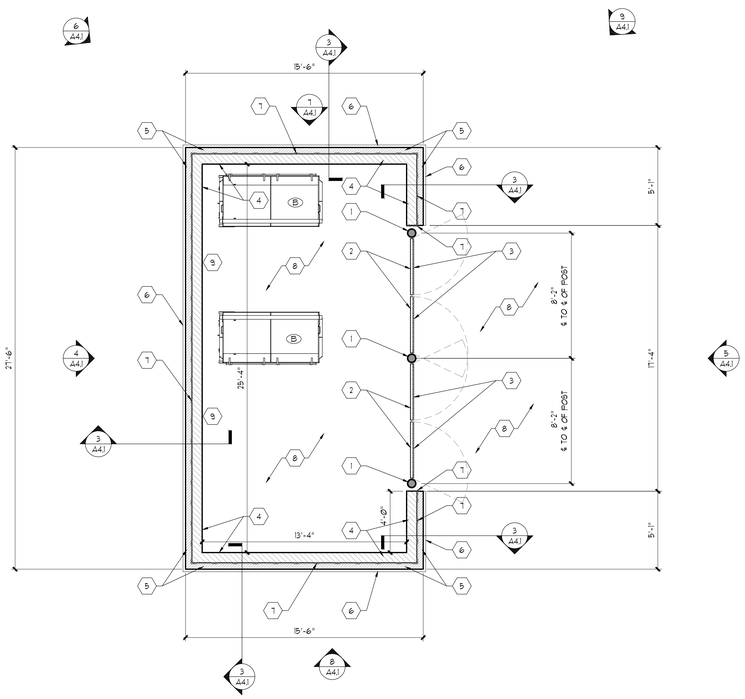
EAST ELEVATION 5
SCALE: 1/4" = 1'-0"



NORTH ELEVATION 7
SCALE: 1/4" = 1'-0"



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



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

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DRAWING TITLE: DUMPSTER ENCLOSURE

THIS BOX IS ½" x ½"

DATE: 08/12/25
SCALE: AS NOTED
DRAWN: WHC
JOB: 26-038
SHEET: A4.1

PLOT DATE: 8/12/2026
FILE NAME: P:_PROJECTS\BUBBLES CAR WASH - MASTER TENANTS - SITES\VILLAGE PEWAUKEE\A4.01_BOW PK.DWG

raSmith

CREATIVITY BEYOND ENGINEERING

TRAFFIC MEMORANDUM

DATE: August 12, 2026

TO: Village of Pewaukee

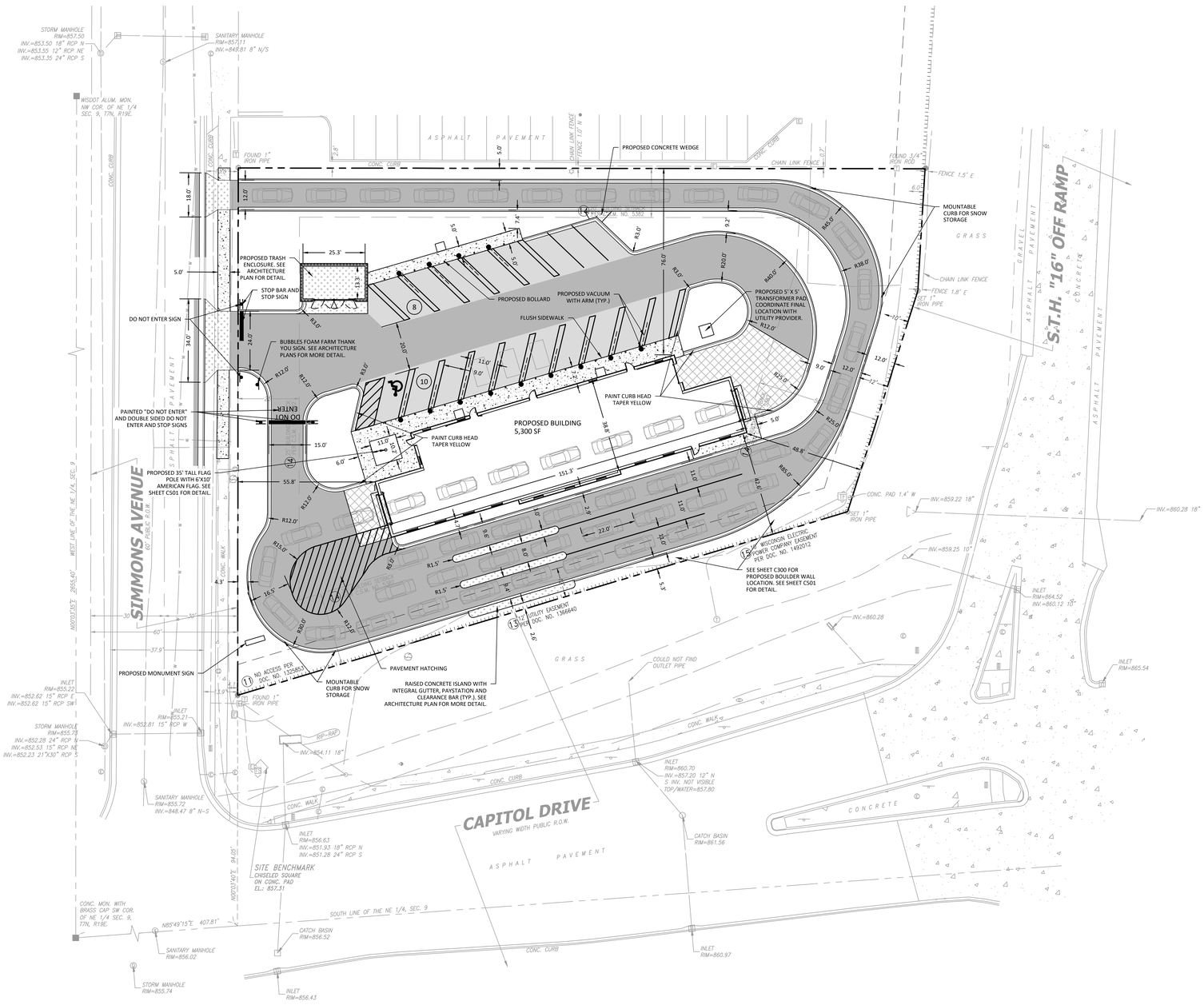
FR: Madolyn Flaherty / raSmith

RE: Pewaukee Bubble Foam Farm

A Traffic Impact Analysis (TIA) was completed by Fehr Graham on July 30, 2025 for the proposed Bubble Foam Farm carwash located at 120 Simmons Avenue in Pewaukee, Wisconsin. A copy of the TIA is included with this memo. Per exhibit 4-15 of the TIA, the site use requires a minimum stacking of 32 vehicles in the carwash tunnel and queuing lanes. The site plan for the Bubbles Foam Farm carwash has changed since the report was completed, however the proposed use has remained the same.

The initial site plan allowed for stacking of 37 vehicles within the carwash tunnel and queuing lanes. The revised site plan allows for stacking 52 vehicles. The driveways on the revised site plan have been shifted further apart from each other which allows for more separation between the entrance and exit. The entrance and exit driveways have been flipped, so there is more separation between the entrance to the site and Capitol Drive intersection.

An overlay of the initial site plan in red and proposed site plan in black has been included with the memo to showcase the changes between the site plans. The proposed site plan includes traffic improvements and meet the stated stacking requirements in the Traffic Impact Analysis.



LEGEND

- PROPERTY LINE
- PROPOSED 18" CURB & GUTTER
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED HEATED CONCRETE PAVEMENT SYSTEM (DESIGNED BY OTHERS)

N

0 20 40
GRAPHIC SCALE
Feet

GENERAL NOTES:

1. EXISTING TOPOGRAPHY OBTAINED BY CHAPUT LAND SURVEYS ON 03/05/2025.
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSION OF ENTRANCES, VESTIBULES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE VILLAGE OF PEWAUKEE, WI EROSION CONTROL ORDINANCE AND STATE OF WISCONSIN TECHNICAL STANDARDS.
4. ALL DIMENSIONS AND CORRESPONDING HORIZONTAL CONTROL RELATED TO PAVING REPRESENT FACE OF CURB. ELEVATIONS AND CONTOURS REPRESENT FINISHED GRADES UNLESS OTHERWISE INDICATED. BUILDINGS ARE DIMENSIONED TO FACE OF BUILDING.
5. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE SIZE, LOCATION AND ELEVATION OF ALL UTILITIES.
6. ALL SITE SIGNAGE MUST COMPLY WITH THE MOST RECENT EDITION OF THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

PARKING STATISTICS

REQUIRED CAR STACKING: FROM TIA 32 VEHICLES

PROVIDED CAR STACKING: 52 VEHICLES

PROPOSED PARKING:

VACUUM STALLS	14
ADA VACUUM STALLS	1
REGULAR STALLS	3
TOTAL	18

	SF	ACRES	COVERAGE
TOTAL AREA	46,903	1.07	
EXISTING CONDITIONS:			
PERVIOUS SPACE	8,529	0.19	18.2%
IMPERVIOUS SPACE	38,374	0.88	81.8%
PROPOSED CONDITIONS:			
PERVIOUS SPACE	12,482	0.28	26.2%
IMPERVIOUS SPACE	34,421	0.79	73.8%

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

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raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
Brookfield, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

BUBBLES FOAM FARM
PEWAUKEE, WI

SITE PLAN

PRELIMINARY NOT FOR CONSTRUCTION

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R.A. Smith, Inc.

DATE: 08/12/2026
SCALE: 1" = 20'
JOB NO. 3260035
PROJECT MANAGER: CHRISTOPHER WHITE, P.E.
DESIGNED BY: MAF
CHECKED BY: CBW

SHEET NUMBER
C200

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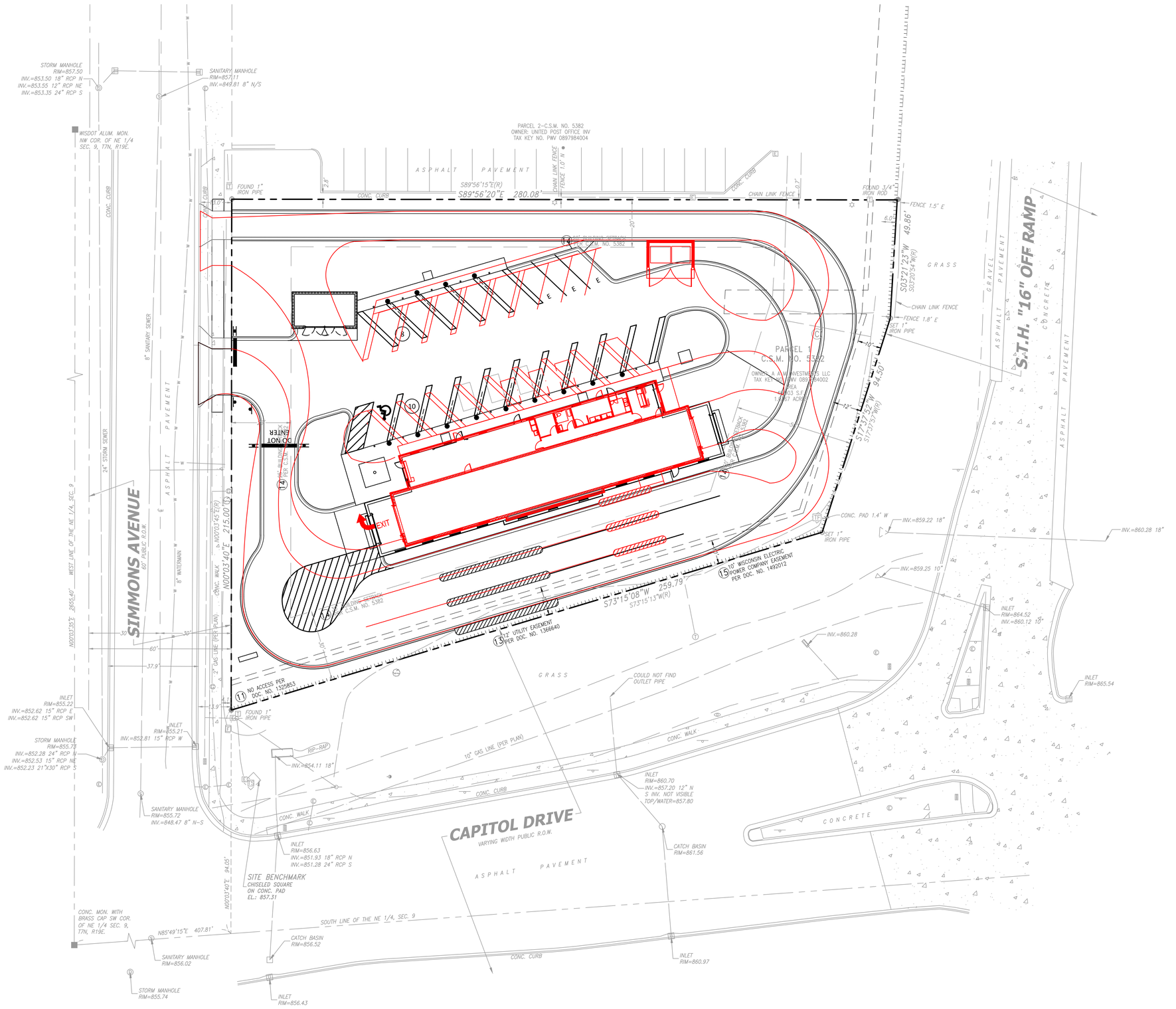

LEGEND

PROPERTY LINE

PREVIOUS DESIGN BY OTHERS

DATE	DESCRIPTION
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BUBBLES FOAM FARM
PEWAUKEE, WI

SITE PLAN OVERLAY

811
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DATE: 08/12/2026

SCALE: 1" = 20'

JOB NO. 3260035

PROJECT MANAGER:
CHRISTOPHER WHITE, P.E.

DESIGNED BY: MAF

CHECKED BY: CBW

SHEET NUMBER

EXHIBIT

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Simmons Avenue Carwash Traffic Impact Analysis

LCCW Investments

Hartland, Wisconsin

WISCONSIN
VAUGHN R. LEWIS
E-40489
ROCKFORD, IL
PROFESSIONAL ENGINEER

Signed: July 30, 2025

Project Number: 25-1196

July 30, 2025

Fehr Graham
200 Prairie Street Suite 208
Rockford, Illinois, 61107

LCCW Investments
221 Cottonwood Avenue
Hartland, Wisconsin 53029

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Chapter 5

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I. INTRODUCTION & EXECUTIVE SUMMARY

A. Purpose of Report and Study Objectives

A car wash is proposed at 120 Simmons Avenue in Pewaukee, Wisconsin. The site construction is expected to start in 2025.

As part of the new development, a traffic impact analysis was conducted to determine if additional traffic is expected to be generated by the development and to identify any roadway modifications required for the opening year (2026) traffic scenario. It also aims to identify the queuing on the site. This report documents the procedures, findings, and conclusions of the traffic analysis.

B. Executive Summary

The executive summary includes a description of the study area, a description of the proposed development, and conclusions based on the findings of the TIA.

1. Location of Study Site with Respect to Area Roadway Network

The proposed car wash location is east of Simmons Avenue and north of Capitol Drive. The study area for the proposed car wash includes the following intersection with the existing traffic control at the intersection shown in parentheses:

- Simmons Avenue with Capitol Drive (traffic signals)

2. On-Site Development Description

The site plan for the proposed car wash is shown in Exhibit 1-1.

3. Off-Site Development Description

All of the properties along Simmons Avenue appear to be fully developed. At present, no changes in use are anticipated for this traffic impact analysis.

4. Site Generated Traffic

The proposed car wash is expected to generate traffic volumes based on typical operating patterns observed at similar facilities operated by the developers. To assess its potential impact on surrounding roadways and intersections, background traffic was determined from the Wisconsin Department of Transportation (WisDOT) Traffic Counts website and the Institute for Transportation Engineer (ITE) trip generation manual for the weekday AM and PM peak hours.

The morning (AM) peak hour represents customers seeking early-day vehicle cleaning, as well as staff arrival. The afternoon (PM) peak hour captures outbound traffic flows driven by after-work visits and increased demand for service appointments.

These peak periods were selected to reflect the most active times of operation, aligned with car wash industry trends and consumer behavior. Anticipated traffic volumes were estimated using comparable site trip generation data and observed vehicle flow patterns. This analysis will support evaluation of site access, internal circulation efficiency, and the need for traffic control measures at primary driveway locations.

5. Proposed Access to the Development

The proposed car wash has two access points off Simmons Avenue. The southern entrance accesses the car wash tunnel. The northern entrance provides access to the detailing and vacuum area.

6. Recommended Improvements

The intersection of Capitol Drive and Simmons Avenue does not require improvements based on the additional traffic generated by the car wash.

7. Conclusion

Based on the evaluation of the traffic volumes developed for this study, the intersection operated acceptably at LOS C or better during the peak hours in all analyzed scenarios.

II. PROPOSED DEVELOPMENT

A. On-Site Development

The proposed car wash location will be located at 120 Simmons Avenue, as shown in the site location map Exhibit 2-1. The site plan is shown in Exhibit 2-2. A land use map of the surrounding area from the Village of Pewaukee is included in Exhibit 2-4.

B. Study Area

1. Influence Area

Based on the location of the car wash at Simmons Avenue off Capitol Drive, it is expected to draw traffic from Capitol Drive west of Simmons Avenue in the Village of Pewaukee as well as from surrounding communities via Wisconsin State Highway 16.

2. Area of Significant Traffic Impact

The study area for the proposed car wash includes the following intersection with the existing traffic control at each intersection shown in parentheses:

- Simmons Avenue at Capitol Drive (traffic signals).

The studied intersection is proposed to remain operating with traffic signal control on all approaches.

C. Off-Site Land Use and Development

An industrial subdivision containing the United States Postal Service office and 2 manufacturers in PM Plastics and Mixer System. The surrounding area is fully developed on Simmons Avenue next to the car wash site.

D. Site Accessibility

1. Study Area Roadways

The study area roadways are discussed below:

Capitol Drive is a two-lane principal arterial road with a posted speed limit of 25 mph. The roadway varies from 5 lanes east of Simmons Avenue to 2 lanes west of Simmons Avenue. According to projections from (WisDOT), and assuming a 2% annual growth rate, Capitol Drive is expected to carry average annual daily traffic (AADT) volumes of 10,283 vehicles per day west of Simmons Avenue and 12,772 vehicles per day east of Simmons Avenue.

Simmons Avenue is a two-lane local road that ends in a cul-de-sac. The speed limit is not posted but is assumed to be 25 mph. Based on data from the Institute of Transportation Engineers (ITE) Trip Generation Web-Based Application, the estimated peak hour vehicle (PHV) volume for Simmons Avenue is 181 vehicles. Utilizing the standard conversion of 10 percent to estimate average daily traffic (ADT), the projected ADT for Simmons Avenue is approximately 1,810 vehicles per day.

Dynex Drive is a two-lane local road that dead ends. The speed limit is not posted but is assumed to be 25 mph. Based on data from the Institute of Transportation Engineers (ITE) Trip Generation Web-Based Application, the estimated peak hour vehicle (PHV) volume for Dynex Drive is 632 vehicles. Applying the standard conversion of 10 percent to estimate to determine the average daily traffic (ADT). Dynex Drive is projected to accommodate approximately 6,320 vehicles per day.

2. Alternative Modes of Transportation

Sidewalk is provided along Capitol Drive and on the east side of Simmons Avenue. Bicyclists can use the existing streets to access the site. Transit is not present within the community.

III. ANALYSIS OF EXISTING CONDITIONS

A. Physical Characteristics

Exhibit 3-1 shows the existing and proposed transportation system for the study area intersections. More specifically, the exhibit illustrates intersection lane configurations and intersection traffic controls.

B. Traffic Volumes

The weekday morning and evening peak hours are expected to drive the improvements needed to adequately accommodate the proposed development, as they represent the highest trip generation for the site. The weekday morning (assumed 7:00 to 9:00 am) and the weekday evening (assumed 4:00 to 6:00 pm) turning movements were determined at the existing study area intersection by balancing the traffic at the intersection.

The turning movement volumes at the studied intersection are shown in the Existing Traffic Volumes in Exhibit 3-2, and the existing traffic distribution percentages are shown in Exhibit 3-3.

C. Capacity/Level of Service

Intersection operation is defined by “Level of Service.” Level of Service (LOS) is a quantitative measure that refers to the overall quality of flow at an intersection, ranging from very good, represented by LOS ‘A,’ to very poor, represented by LOS ‘F.’ For the purposes of this study, LOS D or better was used to define desirable peak-hour operating conditions. Descriptions of LOS A through F are in Table 1. Note that the LOS distinctions vary between stop-controlled and signalized intersections.

Table 1. LOS Descriptions

LOS	Control Delay/Vehicle (sec/veh)		Unsignalized Intersection - Traffic Flow Description	Relative Delay
	Stop Controlled	Signalized		
A	≤ 10	≤ 10	Free-flow traffic operations at average travel speeds. Vehicles completely unimpeded in ability to maneuver.	Short Delays
B	> 10 - 15	> 10 - 20	Reasonably unimpeded traffic operations at average travel speeds. Vehicle maneuverability slightly restricted. Low traffic delays.	
C	> 15 - 25	> 20 - 35	Stable traffic operations. Lane changes becoming more restricted. Travel speeds reduced to half of average free-flow travel speeds.	
D	> 25 - 35	> 35 - 55	Increasing traffic restrictions as the intersection approaches instability. Delays to approaching vehicles may be substantial during short peaks within the peak period, but periodic clearance of long lines occurs, thus preventing excessive backups.	Moderate Delays
E	> 35 - 50	> 55 - 80	Significant delays. Travel speeds reduced to one-third of average free flow. Delays travel speed.	
F	> 50	> 80	Extremely low speeds. Intersection congestion. Long delays. Extensive traffic queues at intersections.	Long Delays

Source: Highway Capacity Manual, Transportation Research Board, Washington, D.C., 2010

The Synchro capacity/LOS analysis for the 2026 existing (no development) traffic volumes is included in Exhibit 3-4. The existing traffic analysis was conducted using the existing lane configurations shown in Exhibit 3-1. As shown in Exhibit 3-4, all movements are currently operating acceptably at LOS C or better at the study area intersection during the typical weekday morning and evening peak hour periods under the existing (no development) traffic volume conditions.

D. Sources of Data

The following sources of data were obtained for use in conducting this traffic study:

- AADT counts – WisDOT online TCMap
- Existing field geometries – Google Earth
- ITE TripGen
- WisDOT Planning Level Forecast tool
- United States Census

IV. PROJECTED TRAFFIC

A. Background Traffic Forecasting

Traffic volumes were projected to 2026, the year construction would be finished. The WisDOT Planning Level Forecast tool was considered when determining the growth rate. The forecast tool, which indicated a growth rate of 0.38%, only included state highways in Pewaukee. According to the US Census, Pewaukee's population has increased by 42.8% since 2010, from 3,903 to 5,574 in 2020. It was assumed that the village's traffic growth rate would be 2.0%.

B. On-Site and Off-Site Development Traffic Forecasting

The owners' traffic data was used as the traffic to the proposed car wash. These traffic volumes were not projected. The car wash will have an average peak hour traffic of 43 vehicles per hour and 365 vehicles per day. The maximum peak hour traffic will be 120 vehicles per hour and 1,000 vehicles per day. The maximum peak-hour volumes are greater than the ITE Trip Generation Data. The peak hour directional distributions were taken from the ITE Trip Generation Manual, 11th Edition, for land use code 949 Car Wash and Detail Center.

1. Mode Split

Pedestrian and bicyclist traffic were not examined as part of this study, as the proposed site development is a car wash.

2. Trip Distribution

The on-site development of new vehicular trips was assumed based on the owner's past car wash projects. The trip distribution percentages are shown graphically on Exhibit 4-4.

The owners have recognized that their car washes experience average and maximum traffic levels, depending on the weather. The average traffic is 365 vehicles per day, and the maximum traffic is 1,000 vehicles per day.

3. Trip Assignment

The on-site development trips for the proposed car wash development were assigned to the Capitol Drive and Simmons Avenue/Dynex Drive intersection and to the proposed entrances to the site.

C. Total Traffic

This study evaluates the Year 2026 Background (no development) traffic, Year 2026 Total Traffic with Proposed Average Site Traffic and Total Traffic with Proposed Maximum Site Traffic. The Year 2026 Total Traffic Volumes are shown in Exhibit 4-5 and 4-6. Additionally, as part of this study, the onsite queuing was examined and it was found that there is sufficient vehicle stacking on the site to accommodate the proposed maximum traffic of 1,000 vehicles per day. Exhibit 4-15 displays the Site Traffic Queuing.

V. TRAFFIC AND IMPROVEMENT ANALYSIS

A. Site Access

The points of access to the proposed car wash location were analyzed in this study. The southern access point serves as the entrance to the car wash tunnel and will accommodate the majority of traffic. The northern access will serve as both an entrance and an exit to the site. All vehicles will exit the north entrance, and the only vehicles entering the site will be there to use the detailing/vacuum area.

B. Capacity/Level of Service Analysis

All movements would operate acceptably at LOS C or better at the study area intersection during the typical weekday morning and evening peak hour periods under the development traffic volume and current traffic control conditions. The existing signalized intersection has enough capacity to accommodate the car wash development.

The summary of the LOSs for all scenarios is shown below in Table 2.

Table 2. LOS – Existing and Proposed Traffic Volumes

Intersection	Approach	Existing (2026)		Proposed with Average Site Traffic		Proposed with Maximum Site Traffic	
		AM	PM	AM	PM	AM	PM
Capitol Drive and Simmons Avenue/Dynex Drive	East Bound	C	B	C	B	C	B
	West Bound	B	A	B	A	B	A
	North Bound	B	B	B	A	B	A
	South Bound	B	B	B	B	B	B

The Synchro capacity/LOS analysis for the 2026 traffic volumes with proposed average site traffic and proposed maximum site traffic are included in Exhibit 5-4.

C. Traffic Control Needs

Traffic control at this intersection will not change from the existing traffic signals at the intersection of Capitol Drive and Simmons Avenue/Dynex Drive.

VI. RECOMMENDATIONS AND CONCLUSION

A. Recommendations

The study area intersection was analyzed based on the procedures set forth in the Highway Capacity Manual (HCM) 7th Edition. Intersection operation is defined by “level of service.” Level of Service (LOS) is a quantitative measure that refers to the overall quality of flow at an intersection ranging from very good, by LOS ‘A,’ to very poor, represented by LOS ‘F.’ For the purpose of this study, LOS D or better was used to define acceptable peak hour operating conditions.

B. Conclusion

All movements at the study area intersections are expected to operate safely and efficiently with the development assumptions outlined in this TIA. Since the signalized intersection is at an LOS C or better for all traffic movements and for all traffic volumes, there are no recommendations for geometric or traffic control revisions to the intersection or to Capitol Drive and Simmons Avenue.

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Exhibits

Exhibit 1-1: Site Plan

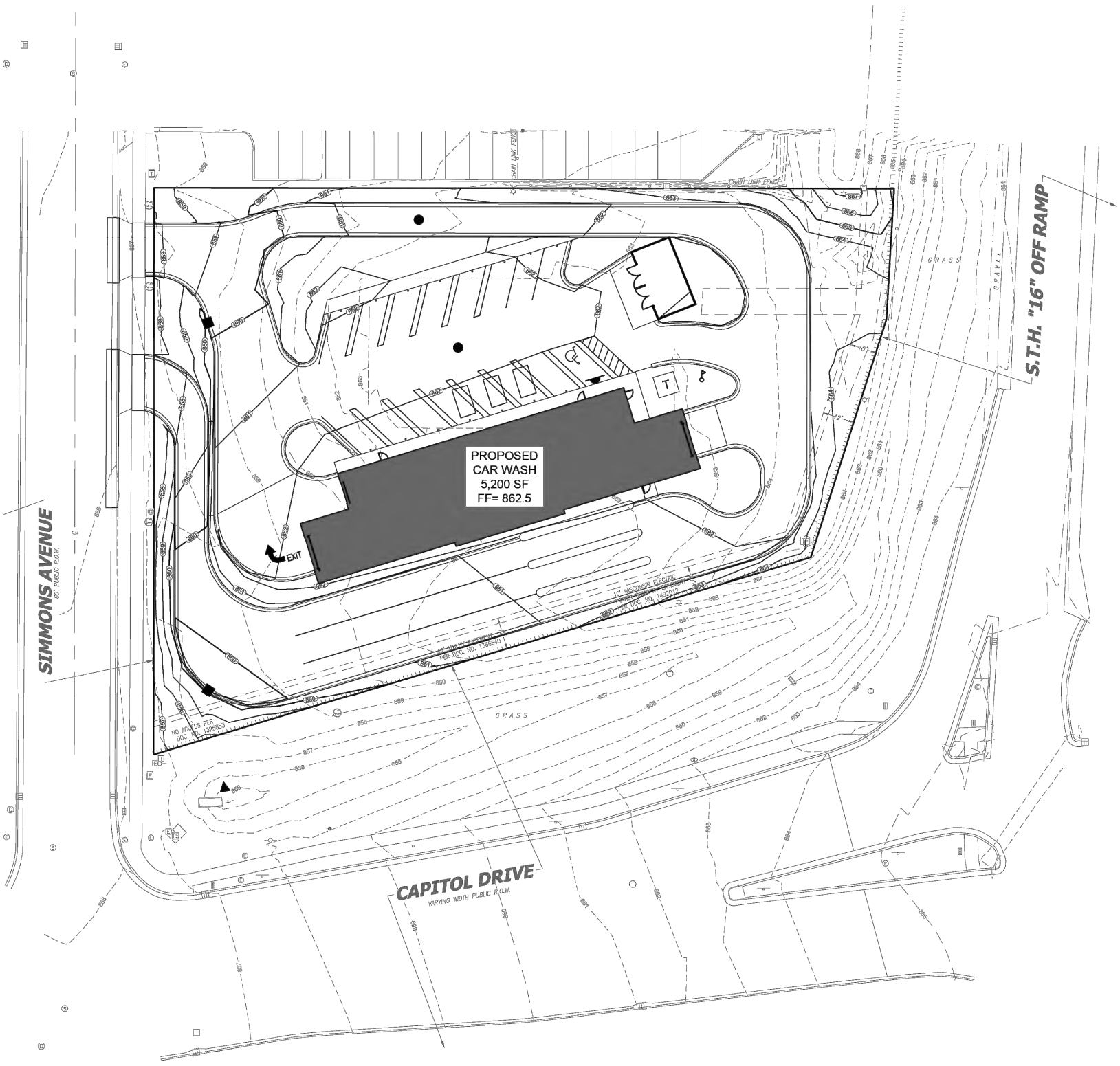

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EXHIBIT 1–1
SITE PLAN
120 SIMMONS AVENUE
PEWAUKEE, WISCONSIN

7/29/2025

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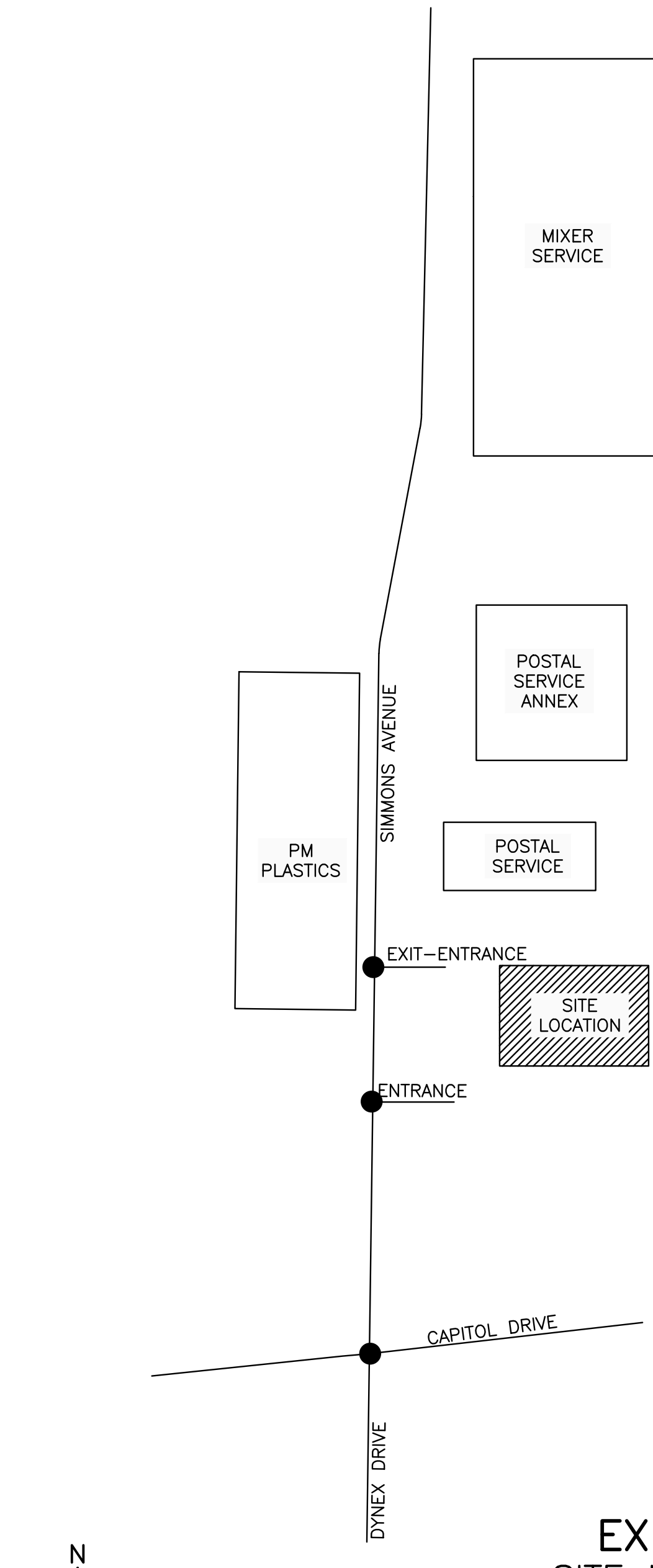
Exhibit 2-1: Site Location Map



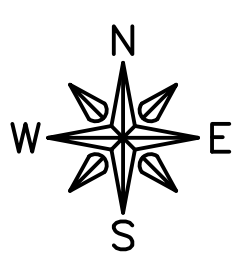


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EXHIBIT 2–1

SITE LOCATION MAP

120 SIMMONS AVENUE PEWAUKEE, WISCONSIN

7/29/2025

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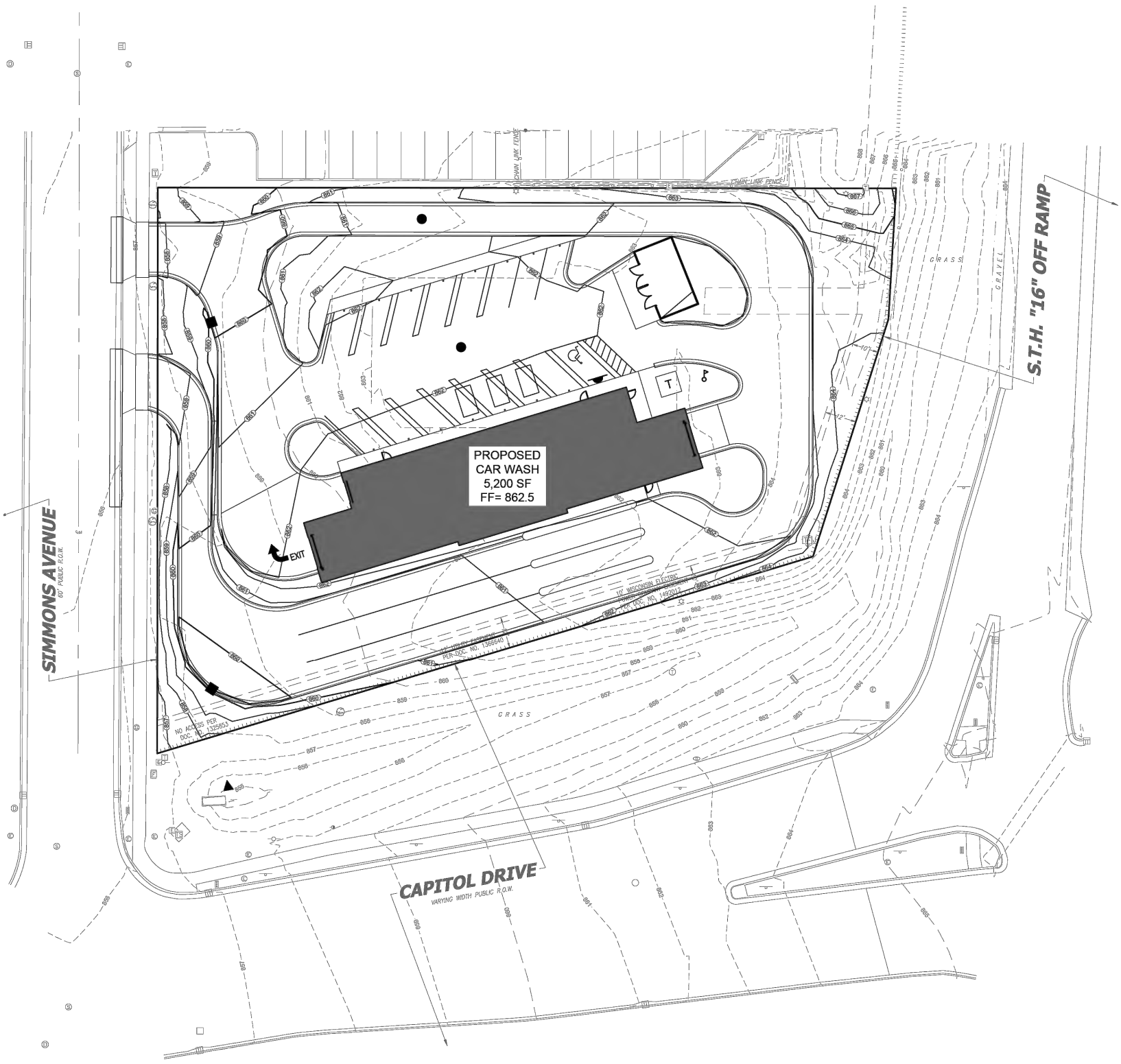
Exhibit 2-2: Site Plan



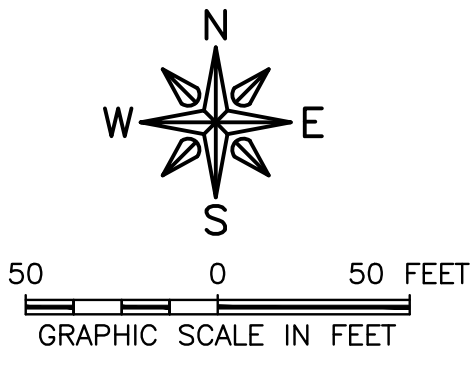


EXHIBIT 2–2

SITE PLAN
120 SIMMONS AVENUE
PEWAUKEE, WISCONSIN

7/29/2025

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Exhibit 2-4: Land Use for Study Area

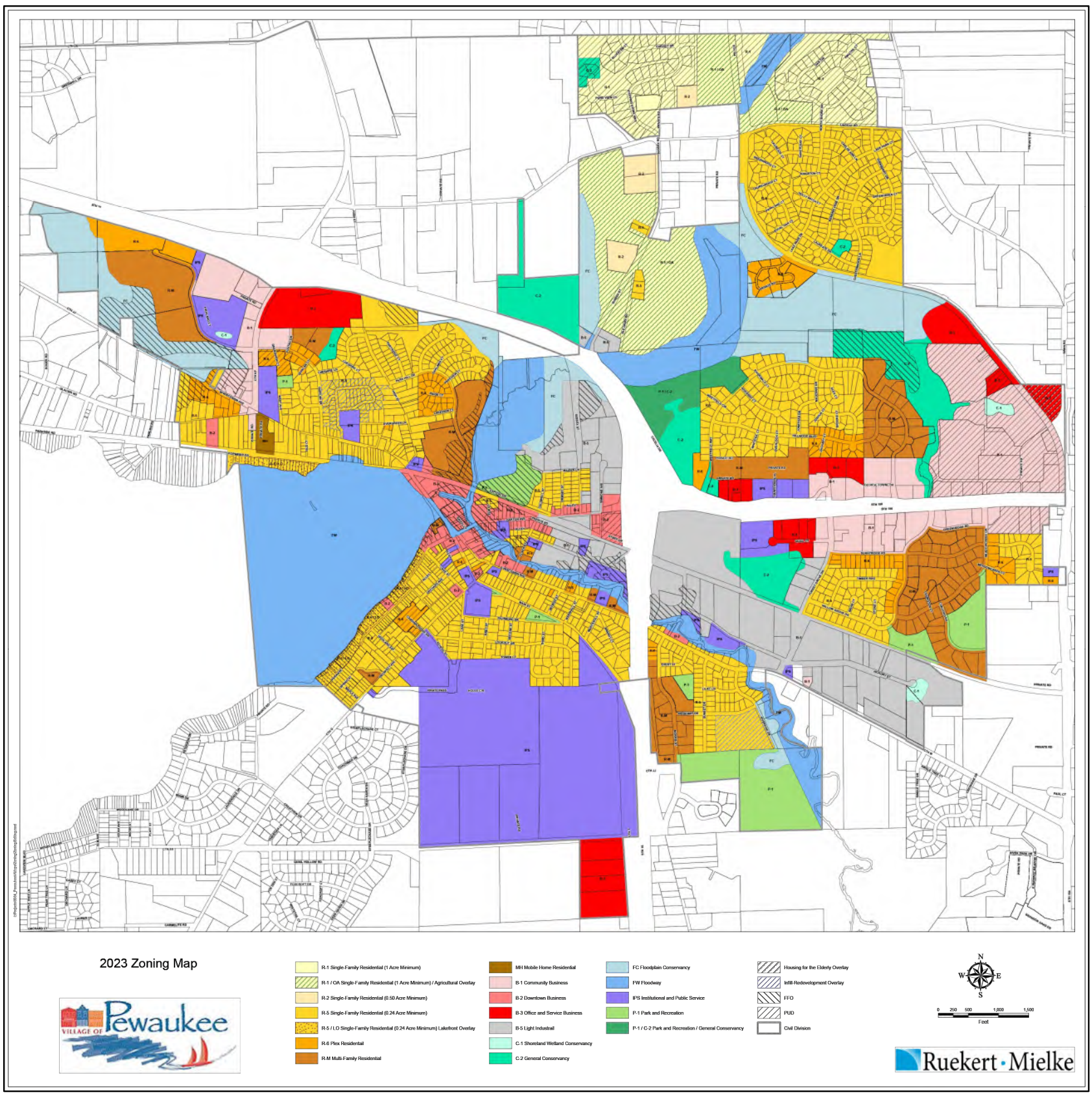

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EXHIBIT 2–4
LAND USE FOR STUDY AREA
120 SIMMONS AVENUE
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Exhibit 3-1: Existing and Proposed Transportation System

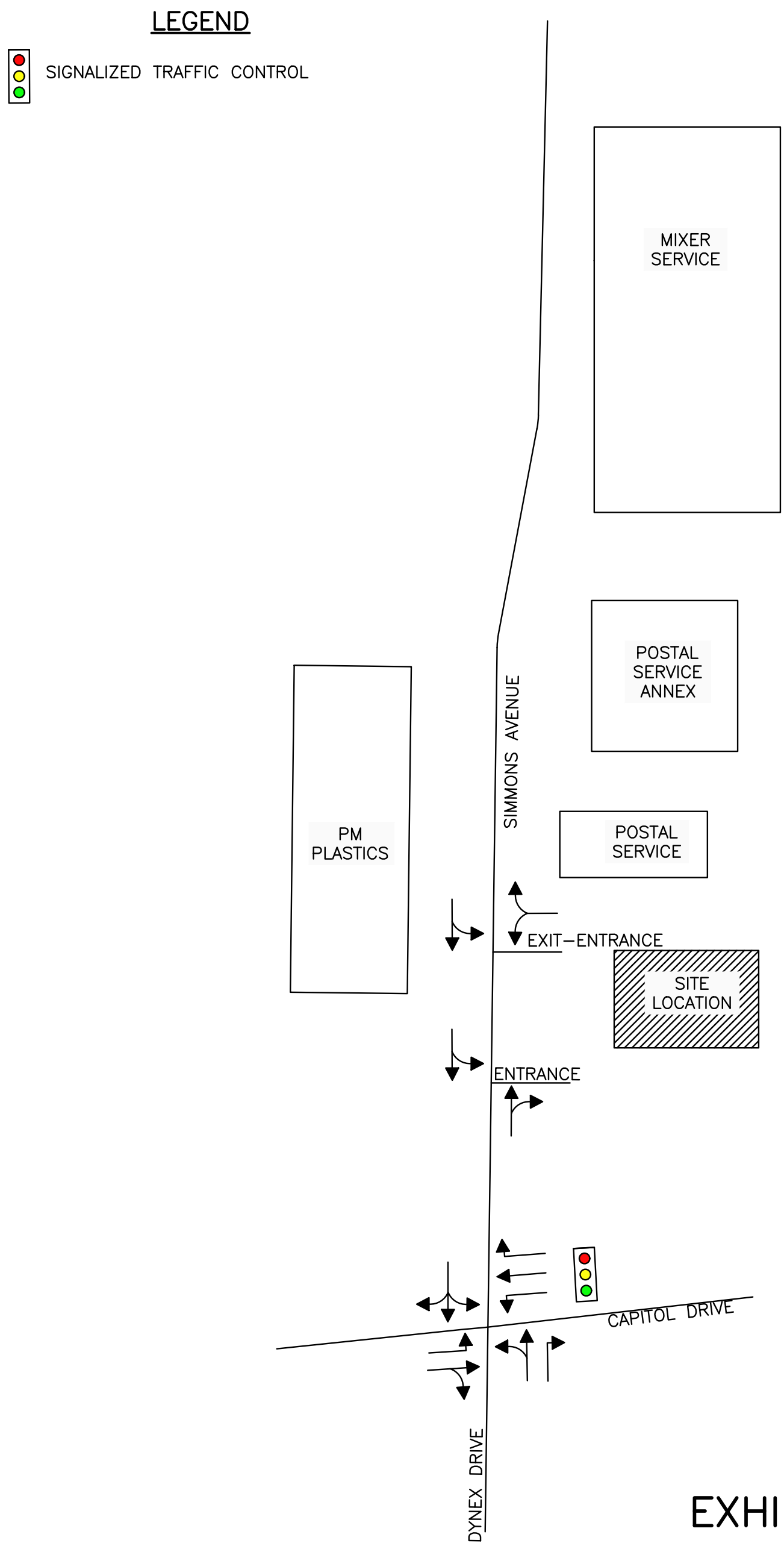

EXHIBIT 3–1

EXISTING AND PROPOSED TRANSPORTATION SYSTEM 120 SIMMONS AVENUE PEWAUKEE, WISCONSIN

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Exhibit 3-2: Peak Hour Traffic at Existing Intersection

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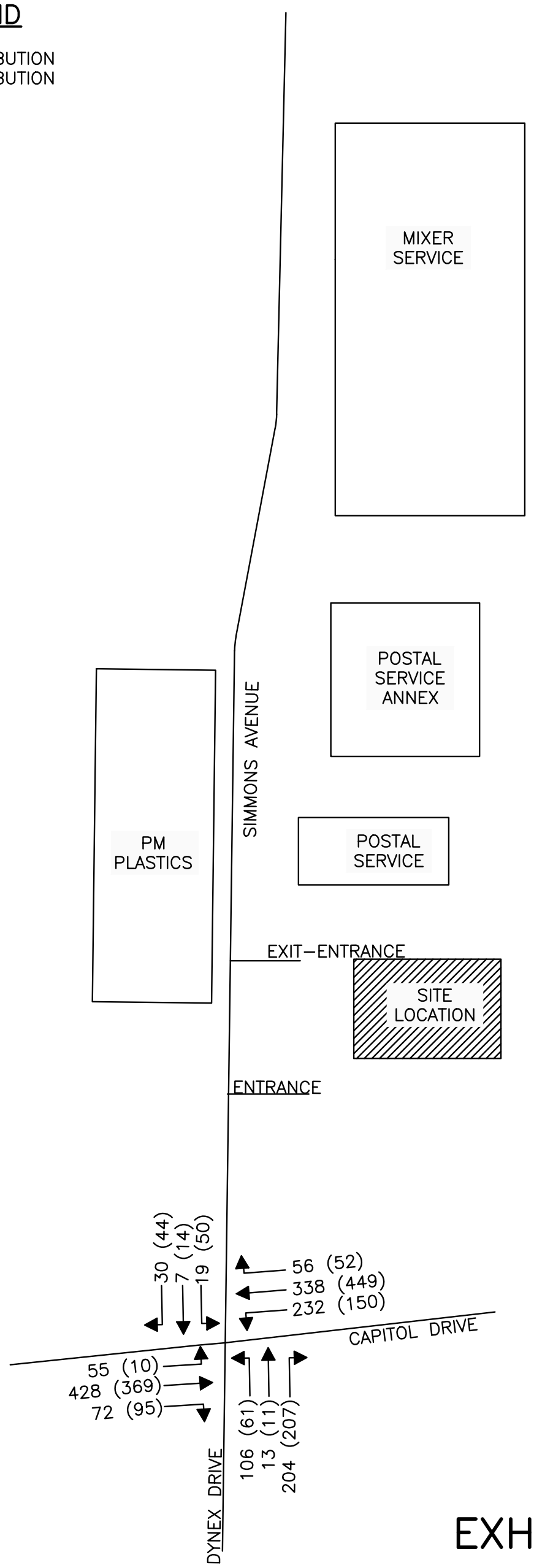
(XX) P.M. TRAFFIC DISTRIBUTION



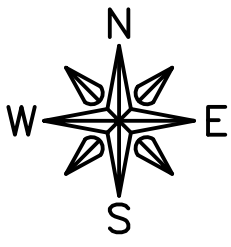


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EXHIBIT 3–2

PEAK HOUR TRAFFIC AT EXISTING INTERSECTION 120 SIMMONS AVENUE PEWAUKEE, WISCONSIN

7/29/2025

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PLOT DATE: 7/29/25

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Exhibit 3-3: Distribution of Existing Traffic

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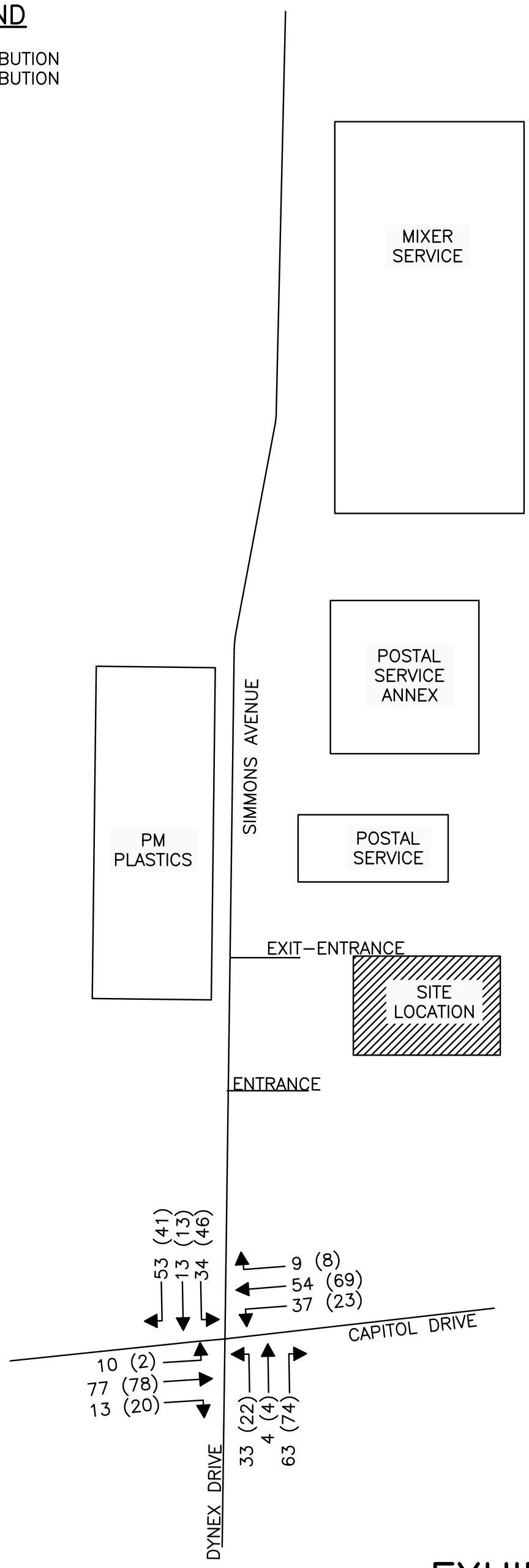
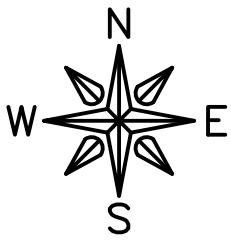
XX % A.M. TRAFFIC DISTRIBUTION
(XX %) P.M. TRAFFIC DISTRIBUTION





N.T.S

EXHIBIT 3–3

DISTRIBUTION OF EXISTING TRAFFIC
120 SIMMONS AVENUE
PEWAUKEE, WISCONSIN

7/29/2025

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ILLINOIS DESIGN FIRM NO. 184–003525

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PLOT DATE: 7/29/25

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Exhibit 3-4: Existing Traffic Capacity/LOS Analysis

Lanes, Volumes, Timings
3:

07/28/2025

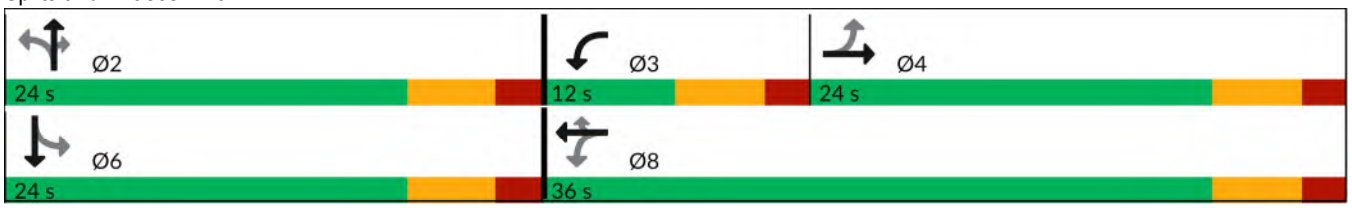
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	55	428	72	232	338	56	106	13	204	19	7	30
Future Volume (vph)	55	428	72	232	338	56	106	13	204	19	7	30
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	35		0	150		0	0		0	0		0
Storage Lanes	1		0	1		1	0		1	0		0
Taper Length (ft)	235			120			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.978				0.850			0.850		0.928	
Flt Protected	0.950			0.950				0.957			0.983	
Satd. Flow (prot)	1770	1822	0	1770	1863	1583	0	1783	1583	0	1699	0
Flt Permitted	0.543			0.176				0.705			0.852	
Satd. Flow (perm)	1011	1822	0	328	1863	1583	0	1313	1583	0	1473	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		14				61			222		33	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		355			309			287			390	
Travel Time (s)		8.1			7.0			6.5			8.9	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	60	465	78	252	367	61	115	14	222	21	8	33
Shared Lane Traffic (%)												
Lane Group Flow (vph)	60	543	0	252	367	61	0	129	222	0	62	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2	1	1	2	1	1	2	
Detector Template	Left	Thru		Left	Thru	Right	Left	Thru	Right	Left	Thru	
Leading Detector (ft)	20	100		20	100	20	20	100	20	20	100	
Trailing Detector (ft)	0	0		0	0	0	0	0	0	0	0	
Detector 1 Position(ft)	0	0		0	0	0	0	0	0	0	0	
Detector 1 Size(ft)	20	6		20	6	20	20	6	20	20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	Perm	NA		pm+pt	NA	Perm	Perm	NA	Perm	Perm	NA	
Protected Phases		4		3	8			2			6	
Permitted Phases	4			8		8	2		2	6		

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	4	4		3	8	8	2	2	2	6	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	
Minimum Split (s)	24.0	24.0		11.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0	
Total Split (s)	24.0	24.0		12.0	36.0	36.0	24.0	24.0	24.0	24.0	24.0	
Total Split (%)	40.0%	40.0%		20.0%	60.0%	60.0%	40.0%	40.0%	40.0%	40.0%	40.0%	
Maximum Green (s)	18.0	18.0		6.0	30.0	30.0	18.0	18.0	18.0	18.0	18.0	
Yellow Time (s)	4.0	4.0		4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	
All-Red Time (s)	2.0	2.0		2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0		0.0	0.0		0.0	
Total Lost Time (s)	6.0	6.0		6.0	6.0	6.0		6.0	6.0		6.0	
Lead/Lag	Lag	Lag		Lead								
Lead-Lag Optimize?	Yes	Yes		Yes								
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	
Recall Mode	None	None		None	None	None	None	None	None	None	None	
Walk Time (s)	7.0	7.0			7.0	7.0	7.0	7.0	7.0	7.0	7.0	
Flash Dont Walk (s)	11.0	11.0			11.0	11.0	11.0	11.0	11.0	11.0	11.0	
Pedestrian Calls (#/hr)	0	0			0	0	0	0	0	0	0	
Act Effct Green (s)	18.1	18.1		30.1	30.1	30.1		10.5	10.5		10.5	
Actuated g/C Ratio	0.34	0.34		0.57	0.57	0.57		0.20	0.20		0.20	
v/c Ratio	0.17	0.85		0.71	0.34	0.06		0.49	0.44		0.19	
Control Delay (s/veh)	15.2	33.8		22.3	7.9	2.5		25.0	6.2		11.5	
Queue Delay	0.0	0.0		0.0	0.0	0.0		0.0	0.0		0.0	
Total Delay (s/veh)	15.2	33.8		22.3	7.9	2.5		25.0	6.2		11.5	
LOS	B	C		C	A	A		C	A		B	
Approach Delay (s/veh)		32.0			12.8			13.2			11.5	
Approach LOS		C			B			B			B	
90th %ile Green (s)	18.0	18.0		6.0	30.0	30.0	16.5	16.5	16.5	16.5	16.5	
90th %ile Term Code	Max	Max		Max	Hold	Hold	Gap	Gap	Gap	Hold	Hold	
70th %ile Green (s)	18.0	18.0		6.0	30.0	30.0	12.3	12.3	12.3	12.3	12.3	
70th %ile Term Code	Max	Max		Max	Hold	Hold	Gap	Gap	Gap	Hold	Hold	
50th %ile Green (s)	18.0	18.0		6.0	30.0	30.0	10.3	10.3	10.3	10.3	10.3	
50th %ile Term Code	Max	Max		Max	Hold	Hold	Gap	Gap	Gap	Hold	Hold	
30th %ile Green (s)	18.0	18.0		6.0	30.0	30.0	8.5	8.5	8.5	8.5	8.5	
30th %ile Term Code	Max	Max		Max	Hold	Hold	Gap	Gap	Gap	Hold	Hold	
10th %ile Green (s)	18.0	18.0		6.0	30.0	30.0	6.0	6.0	6.0	6.0	6.0	
10th %ile Term Code	Max	Max		Max	Hold	Hold	Gap	Gap	Gap	Hold	Hold	
Queue Length 50th (ft)	13	147		33	52	0		36	0		7	
Queue Length 95th (ft)	40	#361		#140	123	14		76	42		31	
Internal Link Dist (ft)		275			229			207			310	
Turn Bay Length (ft)	35			150								
Base Capacity (vph)	346	634		352	1064	931		450	688		527	
Starvation Cap Reductn	0	0		0	0	0		0	0		0	
Spillback Cap Reductn	0	0		0	0	0		0	0		0	
Storage Cap Reductn	0	0		0	0	0		0	0		0	
Reduced v/c Ratio	0.17	0.86		0.72	0.34	0.07		0.29	0.32		0.12	

Intersection Summary	
Area Type:	Other

Cycle Length: 60	
Actuated Cycle Length: 52.7	
Natural Cycle: 65	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.86	
Intersection Signal Delay (s/veh): 19.7	Intersection LOS: B
Intersection Capacity Utilization 68.0%	ICU Level of Service C
Analysis Period (min) 15	
90th %ile Actuated Cycle: 58.5	
70th %ile Actuated Cycle: 54.3	
50th %ile Actuated Cycle: 52.3	
30th %ile Actuated Cycle: 50.5	
10th %ile Actuated Cycle: 48	
# 95th percentile volume exceeds capacity, queue may be longer.	
Queue shown is maximum after two cycles.	

Splits and Phases: 3:



Lanes, Volumes, Timings
3: 07/28/2025

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	10	369	95	150	449	52	61	11	207	50	14	44
Future Volume (vph)	10	369	95	150	449	52	61	11	207	50	14	44
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	35		0	150		0	0		0	0		0
Storage Lanes	1		0	1		1	0		1	0		0
Taper Length (ft)	300			120			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.969				0.850			0.850		0.945	
Flt Protected	0.950			0.950				0.959			0.977	
Satd. Flow (prot)	1770	1805	0	1770	1863	1583	0	1786	1583	0	1720	0
Flt Permitted	0.486			0.260				0.679			0.814	
Satd. Flow (perm)	905	1805	0	484	1863	1583	0	1265	1583	0	1433	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		22				57			225		48	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		355			321			287			366	
Travel Time (s)		8.1			7.3			6.5			8.3	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	11	401	103	163	488	57	66	12	225	54	15	48
Shared Lane Traffic (%)												
Lane Group Flow (vph)	11	504	0	163	488	57	0	78	225	0	117	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2	1	1	2	1	1	2	
Detector Template	Left	Thru		Left	Thru	Right	Left	Thru	Right	Left	Thru	
Leading Detector (ft)	20	100		20	100	20	20	100	20	20	100	
Trailing Detector (ft)	0	0		0	0	0	0	0	0	0	0	
Detector 1 Position(ft)	0	0		0	0	0	0	0	0	0	0	
Detector 1 Size(ft)	20	6		20	6	20	20	6	20	20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	Perm	NA		pm+pt	NA	Perm	Perm	NA	Perm	Perm	NA	
Protected Phases		4		3	8			2			6	
Permitted Phases	4			8		8	2		2	6		

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	4	4		3	8	8	2	2	2	6	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	
Minimum Split (s)	24.0	24.0		11.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0	
Total Split (s)	24.0	24.0		12.0	36.0	36.0	24.0	24.0	24.0	24.0	24.0	
Total Split (%)	40.0%	40.0%		20.0%	60.0%	60.0%	40.0%	40.0%	40.0%	40.0%	40.0%	
Maximum Green (s)	18.0	18.0		6.0	30.0	30.0	18.0	18.0	18.0	18.0	18.0	
Yellow Time (s)	4.0	4.0		4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	
All-Red Time (s)	2.0	2.0		2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0		0.0	0.0		0.0	
Total Lost Time (s)	6.0	6.0		6.0	6.0	6.0		6.0	6.0		6.0	
Lead/Lag	Lag	Lag		Lead								
Lead-Lag Optimize?	Yes	Yes		Yes								
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	
Recall Mode	None	None		None	None	None	None	None	None	None	None	
Walk Time (s)	7.0	7.0			7.0	7.0	7.0	7.0	7.0	7.0	7.0	
Flash Dont Walk (s)	11.0	11.0			11.0	11.0	11.0	11.0	11.0	11.0	11.0	
Pedestrian Calls (#/hr)	0	0			0	0	0	0	0	0	0	
Act Effct Green (s)	21.5	21.5		26.9	29.9	29.9		9.3	9.3		9.3	
Actuated g/C Ratio	0.48	0.48		0.60	0.67	0.67		0.21	0.21		0.21	
v/c Ratio	0.02	0.57		0.33	0.39	0.05		0.29	0.44		0.35	
Control Delay (s/veh)	12.2	18.7		7.2	7.1	2.1		21.5	6.4		15.2	
Queue Delay	0.0	0.0		0.0	0.0	0.0		0.0	0.0		0.0	
Total Delay (s/veh)	12.2	18.7		7.2	7.1	2.1		21.5	6.4		15.2	
LOS	B	B		A	A	A		C	A		B	
Approach Delay (s/veh)		18.6			6.8			10.4			15.2	
Approach LOS		B			A			B			B	
90th %ile Green (s)	18.0	18.0		6.0	30.0	30.0	12.9	12.9	12.9	12.9	12.9	
90th %ile Term Code	Max	Max		Max	Hold	Hold	Gap	Gap	Gap	Hold	Hold	
70th %ile Green (s)	18.0	18.0		6.0	30.0	30.0	9.7	9.7	9.7	9.7	9.7	
70th %ile Term Code	Max	Max		Max	Hold	Hold	Gap	Gap	Gap	Hold	Hold	
50th %ile Green (s)	18.0	18.0		6.0	30.0	30.0	8.3	8.3	8.3	8.3	8.3	
50th %ile Term Code	Max	Max		Max	Hold	Hold	Gap	Gap	Gap	Hold	Hold	
30th %ile Green (s)	18.0	18.0		6.0	30.0	30.0	6.9	6.9	6.9	6.9	6.9	
30th %ile Term Code	Max	Max		Max	Hold	Hold	Gap	Gap	Gap	Hold	Hold	
10th %ile Green (s)	12.0	12.0		0.0	12.0	12.0	0.0	0.0	0.0	0.0	0.0	
10th %ile Term Code	Gap	Gap		Skip	Hold	Hold	Skip	Skip	Skip	Skip	Skip	
Queue Length 50th (ft)	2	121		18	66	0		21	0		18	
Queue Length 95th (ft)	11	#295		47	149	12		51	44		54	
Internal Link Dist (ft)		275			241			207			286	
Turn Bay Length (ft)	35			150								
Base Capacity (vph)	434	878		496	1243	1075		607	877		713	
Starvation Cap Reductn	0	0		0	0	0		0	0		0	
Spillback Cap Reductn	0	0		0	0	0		0	0		0	
Storage Cap Reductn	0	0		0	0	0		0	0		0	
Reduced v/c Ratio	0.03	0.57		0.33	0.39	0.05		0.13	0.26		0.16	

Intersection Summary	
Area Type:	Other

Cycle Length: 60	
Actuated Cycle Length: 44.8	
Natural Cycle: 60	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.57	
Intersection Signal Delay (s/veh): 11.7	Intersection LOS: B
Intersection Capacity Utilization 61.4%	ICU Level of Service B
Analysis Period (min) 15	
90th %ile Actuated Cycle: 54.9	
70th %ile Actuated Cycle: 51.7	
50th %ile Actuated Cycle: 50.3	
30th %ile Actuated Cycle: 48.9	
10th %ile Actuated Cycle: 18	

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 3:

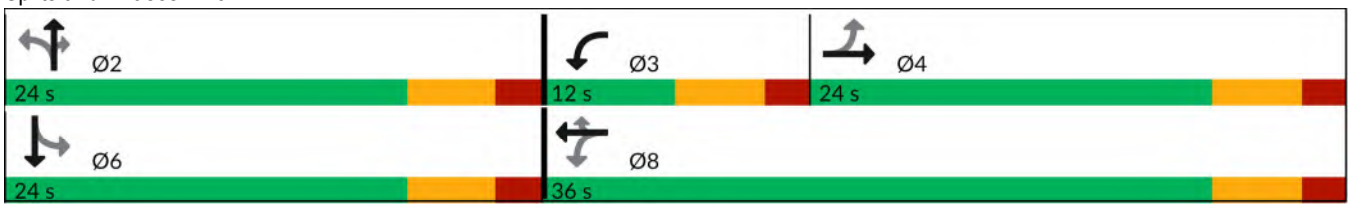
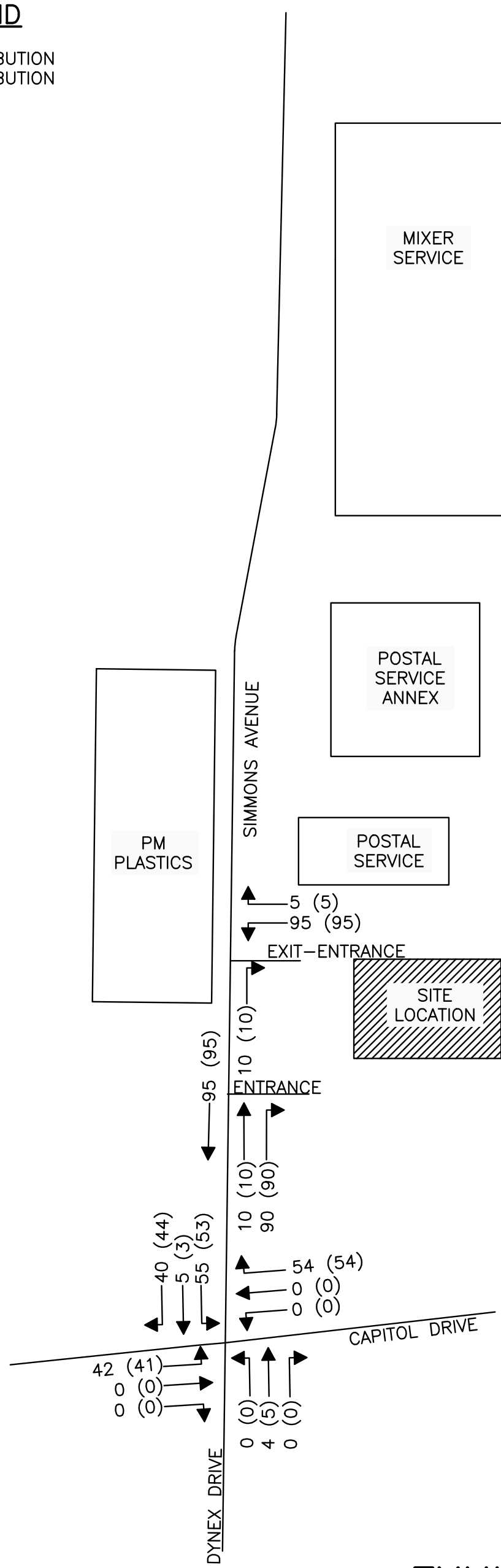


Exhibit 4-4: Distribution of Proposed Traffic

LEGEND

XX % A.M. TRAFFIC DISTRIBUTION
(XX %) P.M. TRAFFIC DISTRIBUTION

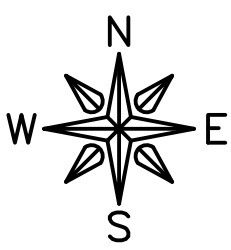


AM SPLITS

NORTH BOUND = 63%
SOUTH BOUND = 37%

PM SPLITS

NORTH BOUND = 49%
SOUTH BOUND = 51%



N.T.S

EXHIBIT 4–4

DISTRIBUTION OF PROPOSED TRAFFIC
120 SIMMONS AVENUE
PEWAUKEE, WISCONSIN

7/29/2025

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
ILLINOIS DESIGN FIRM NO. 184–003525

ILLINOIS
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G:\C3D\25\25–1196\Exhibits\25–1196 Exhibit.dwg, DISTR1
PLOT DATE: 7/29/25

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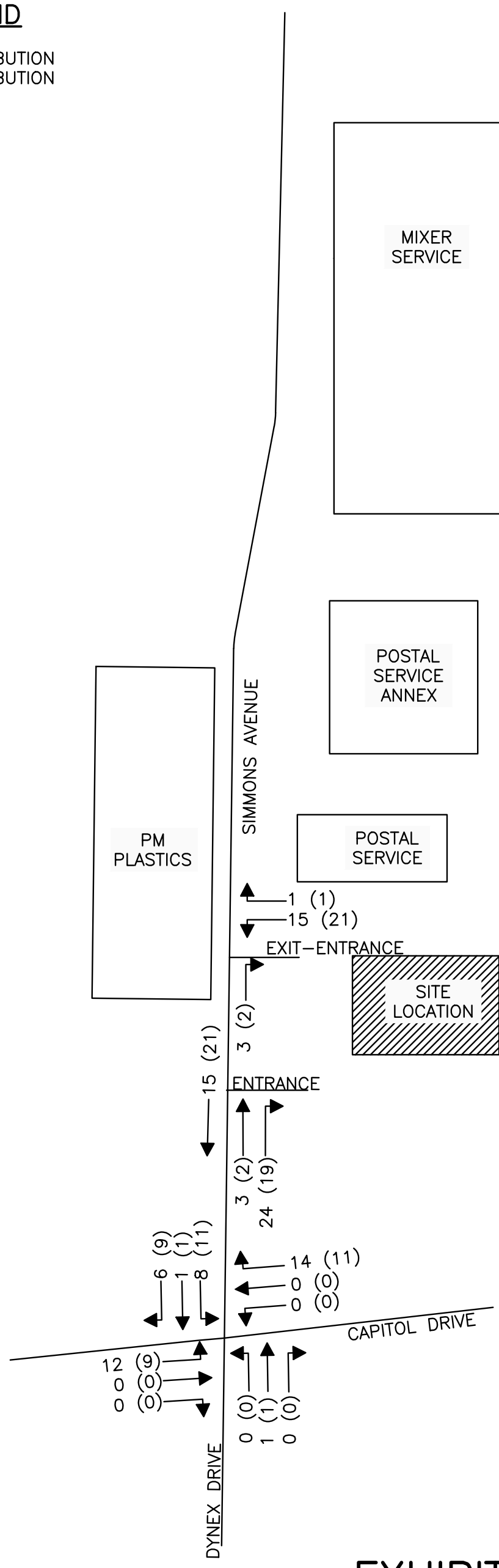
Exhibit 4-5: Proposed Average Vehicle Trip Volume

LEGEND

XX A.M. TRAFFIC DISTRIBUTION
(XX) P.M. TRAFFIC DISTRIBUTION



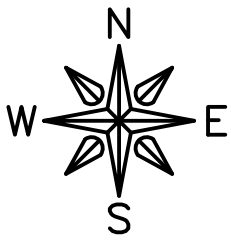
AVERAGE DAILY TRIPS = 365
AM & PM PEAK HOUR VOLUME = 43

AM SPLITS

NORTH BOUND = 63%
SOUTH BOUND = 37%

PM SPLITS

NORTH BOUND = 49%
SOUTH BOUND = 51%



N.T.S

EXHIBIT 4–5

PROPOSED AVERAGE VEHICLE TRIP VOLUME
120 SIMMONS AVENUE
PEWAUKEE, WISCONSIN

7/29/2025

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
ILLINOIS DESIGN FIRM NO. 184–003525

ILLINOIS
IOWA
WISCONSIN

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PLOT DATE: 7/29/25

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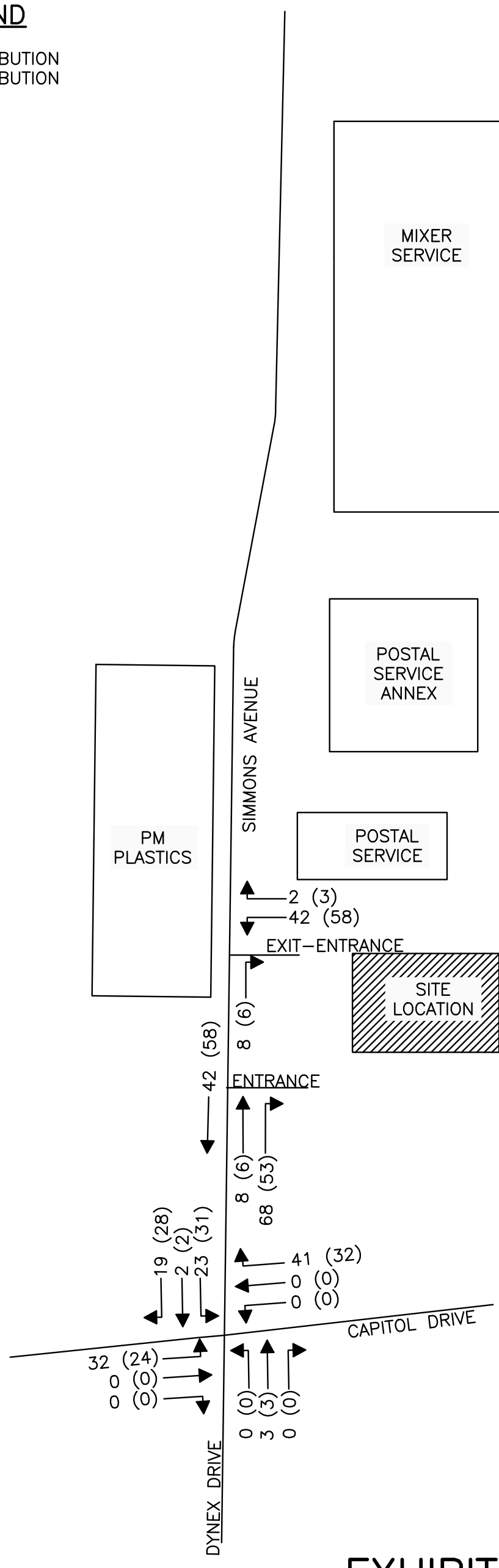
Exhibit 4-6: Proposed Maximum Vehicle Trip Volume

LEGEND

XX A.M. TRAFFIC DISTRIBUTION
(XX) P.M. TRAFFIC DISTRIBUTION



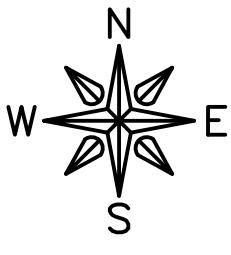
MAXIMUM DAYLY TRIPS = 1,000
AM & PM PEAK HOUR VOLUME = 120

AM SPLITS

NORTH BOUND = 63%
SOUTH BOUND = 37%

PM SPLITS

NORTH BOUND = 49%
SOUTH BOUND = 51%



N.T.S

EXHIBIT 4–6

PROPOSED MAXIMUM VEHICLE TRIP VOLUME
120 SIMMONS AVENUE
PEWAUKEE, WISCONSIN

7/29/2025

FEHR GRAHAM
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WISCONSIN

G:\C3D\25\25–1196\Exhibits\25–1196 Exhibit.dwg, PRO MAX
PLOT DATE: 7/29/25

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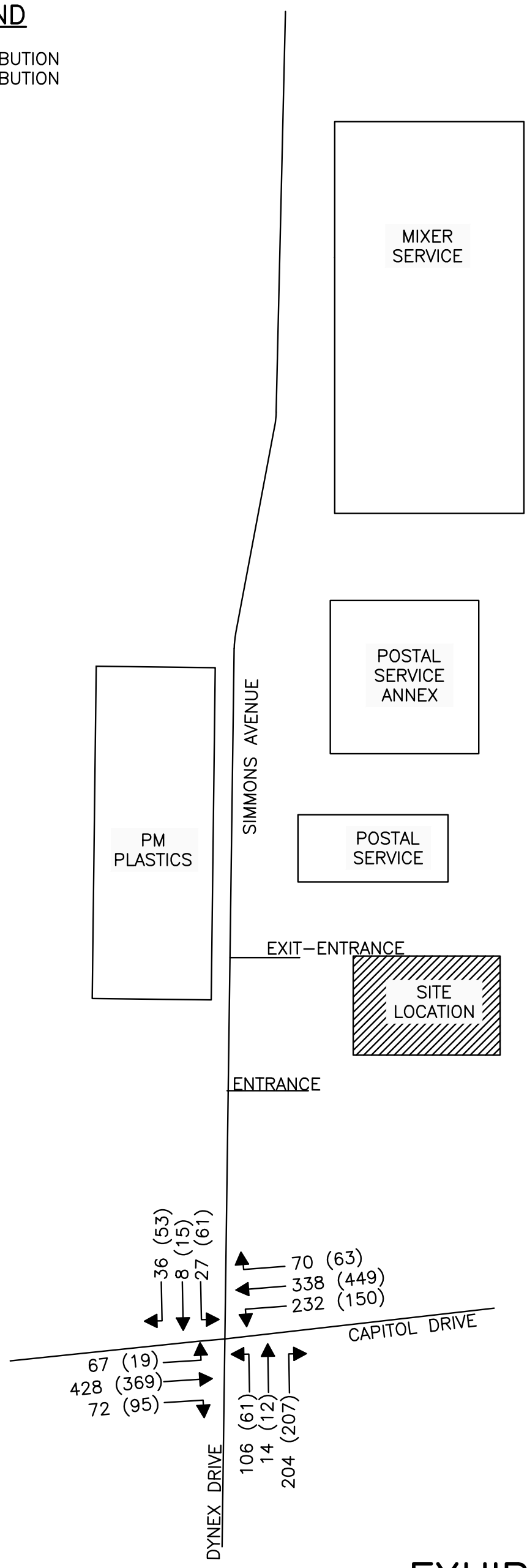
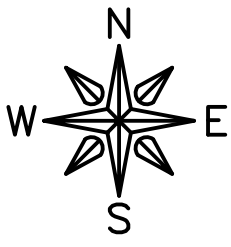
Exhibit 4-11: Total Traffic with Proposed Average Site Traffic

LEGEND

XX A.M. TRAFFIC DISTRIBUTION
(XX) P.M. TRAFFIC DISTRIBUTION





N.T.S

EXHIBIT 4–11

TOTAL TRAFFIC WITH PROPOSED AVERAGE SITE TRAFFIC 120 SIMMONS AVENUE PEWAUKEE, WISCONSIN

7/29/2025

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PLOT DATE: 7/29/25

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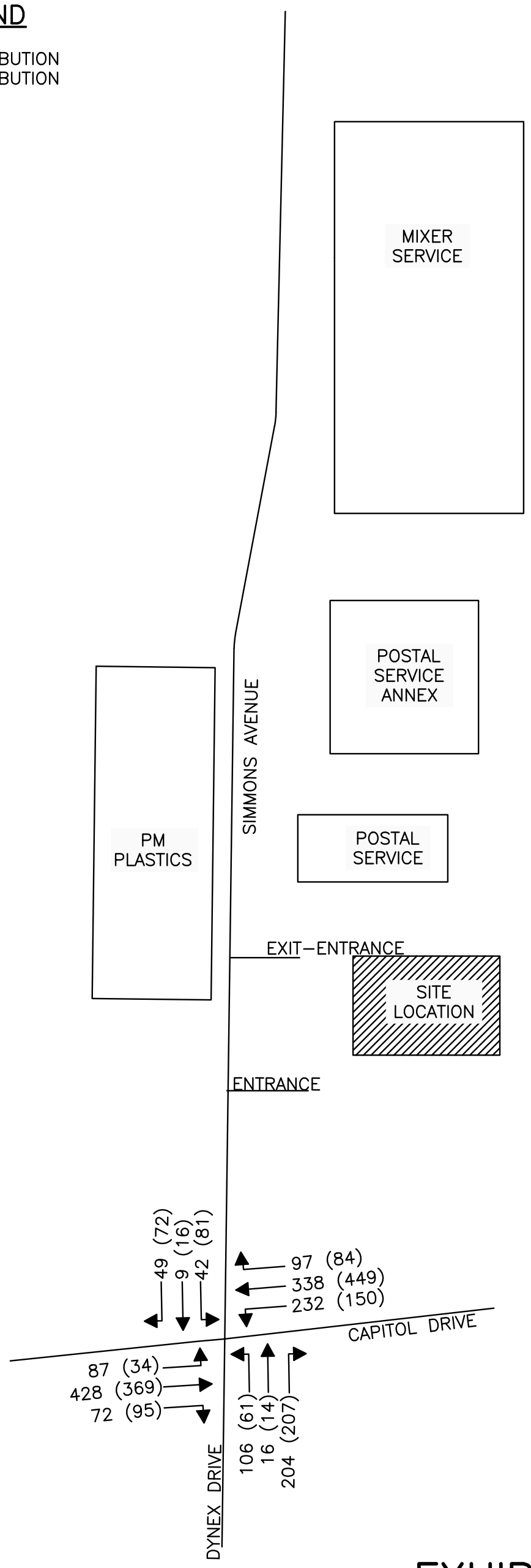
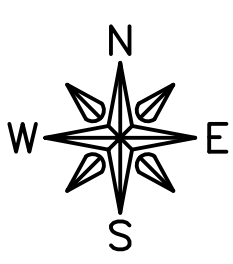
Exhibit 4-12: Total Traffic with Proposed Maximum Site Traffic

LEGEND

XX A.M. TRAFFIC DISTRIBUTION
(XX) P.M. TRAFFIC DISTRIBUTION





N.T.S

EXHIBIT 4–12

TOTAL TRAFFIC WITH PROPOSED MAXIMUM SITE TRAFFIC 120 SIMMONS AVENUE PEWAUKEE, WISCONSIN

7/29/2025

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ILLINOIS
IOWA
WISCONSIN

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PLOT DATE: 7/29/25

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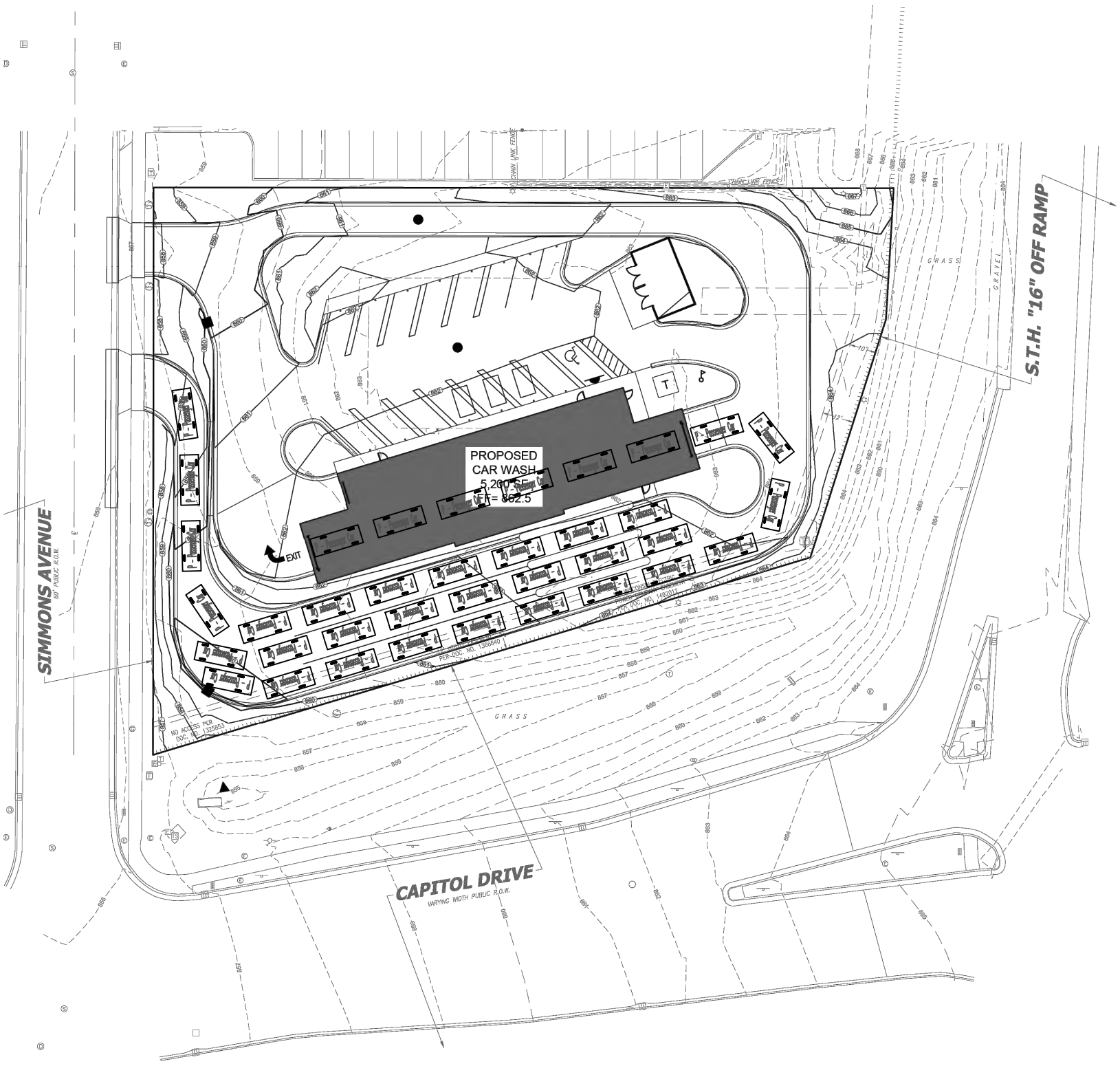
Exhibit 4-15: Site Traffic Queuing



AVERAGE PEAK HOUR = 43 VEHICLES/HOUR
MAXIMUM PEAK HOUR = 120 VEHICLES/HOUR
AM & PM PEAK HOUR VOLUME

AM 63% ENTER = 76
37% EXIT = 44

PM 49% ENTER = 59
51% EXIT = 61

32 MORE VEHICLES ENTER DURING THE AM PEAK HOUR, SLIGHTLY MORE VEHICLES LEAVE THE SITE DURING THE PM PEAK HOUR. WORST CASE SCENARIO IS ALL OF THE EXCESS 32 VEHICLES IN THE AM PEAK HOUR, ARRIVE AT ONCE TO GO THROUGH THE CAR WASH. THE CAR WASH TUNNEL AND QUEUING ON SITE PROVIDE FOR 37 VEHICLES STACKING.

THE CAR WASH PROCESSES VEHICLES AT RATE OF 30 SECOND/VEHICLE OR 120 VEHICLES/HOUR. THEREFORE NO VEHICLES WILL QUEUE ONTO SIMMONS AVENUE.

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EXHIBIT 4–15

SITE TRAFFIC QUEUING
120 SIMMONS AVENUE
PEWAUKEE, WISCONSIN

7/29/2025

FEHR GRAHAM
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PLOT DATE: 7/29/25

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Exhibit 5-4: Total Development Capacity/LOS Analysis

Lanes, Volumes, Timings
3: 07/28/2025

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	67	428	72	232	338	70	106	14	204	27	8	36
Future Volume (vph)	67	428	72	232	338	70	106	14	204	27	8	36
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	35		0	150		0	0		0	0		0
Storage Lanes	1		0	1		1	0		1	0		0
Taper Length (ft)	300			120			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.978				0.850			0.850		0.932	
Flt Protected	0.950			0.950				0.958			0.982	
Satd. Flow (prot)	1770	1822	0	1770	1863	1583	0	1785	1583	0	1705	0
Flt Permitted	0.543			0.175				0.696			0.828	
Satd. Flow (perm)	1011	1822	0	326	1863	1583	0	1296	1583	0	1437	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		14				76			222		39	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		355			298			287			369	
Travel Time (s)		8.1			6.8			6.5			8.4	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	73	465	78	252	367	76	115	15	222	29	9	39
Shared Lane Traffic (%)												
Lane Group Flow (vph)	73	543	0	252	367	76	0	130	222	0	77	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2	1	1	2	1	1	2	
Detector Template	Left	Thru		Left	Thru	Right	Left	Thru	Right	Left	Thru	
Leading Detector (ft)	20	100		20	100	20	20	100	20	20	100	
Trailing Detector (ft)	0	0		0	0	0	0	0	0	0	0	
Detector 1 Position(ft)	0	0		0	0	0	0	0	0	0	0	
Detector 1 Size(ft)	20	6		20	6	20	20	6	20	20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	Perm	NA		pm+pt	NA	Perm	Perm	NA	Perm	Perm	NA	
Protected Phases		4		3	8			2			6	
Permitted Phases	4			8		8	2		2	6		

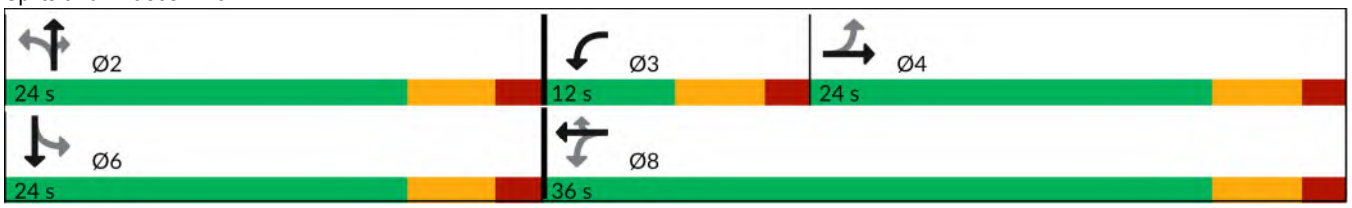
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	4	4		3	8	8	2	2	2	6	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	
Minimum Split (s)	24.0	24.0		11.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0	
Total Split (s)	24.0	24.0		12.0	36.0	36.0	24.0	24.0	24.0	24.0	24.0	
Total Split (%)	40.0%	40.0%		20.0%	60.0%	60.0%	40.0%	40.0%	40.0%	40.0%	40.0%	
Maximum Green (s)	18.0	18.0		6.0	30.0	30.0	18.0	18.0	18.0	18.0	18.0	
Yellow Time (s)	4.0	4.0		4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	
All-Red Time (s)	2.0	2.0		2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0		0.0	0.0		0.0	
Total Lost Time (s)	6.0	6.0		6.0	6.0	6.0		6.0	6.0		6.0	
Lead/Lag	Lag	Lag		Lead								
Lead-Lag Optimize?	Yes	Yes		Yes								
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	
Recall Mode	None	None		None	None	None	None	None	None	None	None	
Walk Time (s)	7.0	7.0			7.0	7.0	7.0	7.0	7.0	7.0	7.0	
Flash Dont Walk (s)	11.0	11.0			11.0	11.0	11.0	11.0	11.0	11.0	11.0	
Pedestrian Calls (#/hr)	0	0			0	0	0	0	0	0	0	
Act Effct Green (s)	18.1	18.1		30.1	30.1	30.1		10.6	10.6		10.6	
Actuated g/C Ratio	0.34	0.34		0.57	0.57	0.57		0.20	0.20		0.20	
v/c Ratio	0.21	0.85		0.71	0.34	0.08		0.50	0.44		0.24	
Control Delay (s/veh)	15.7	34.0		22.6	8.0	2.3		25.3	6.2		11.9	
Queue Delay	0.0	0.0		0.0	0.0	0.0		0.0	0.0		0.0	
Total Delay (s/veh)	15.7	34.0		22.6	8.0	2.3		25.3	6.2		11.9	
LOS	B	C		C	A	A		C	A		B	
Approach Delay (s/veh)		31.9			12.7			13.3			12.0	
Approach LOS		C			B			B			B	
90th %ile Green (s)	18.0	18.0		6.0	30.0	30.0	16.7	16.7	16.7	16.7	16.7	
90th %ile Term Code	Max	Max		Max	Hold	Hold	Gap	Gap	Gap	Hold	Hold	
70th %ile Green (s)	18.0	18.0		6.0	30.0	30.0	12.4	12.4	12.4	12.4	12.4	
70th %ile Term Code	Max	Max		Max	Hold	Hold	Gap	Gap	Gap	Hold	Hold	
50th %ile Green (s)	18.0	18.0		6.0	30.0	30.0	10.4	10.4	10.4	10.4	10.4	
50th %ile Term Code	Max	Max		Max	Hold	Hold	Gap	Gap	Gap	Hold	Hold	
30th %ile Green (s)	18.0	18.0		6.0	30.0	30.0	8.5	8.5	8.5	8.5	8.5	
30th %ile Term Code	Max	Max		Max	Hold	Hold	Gap	Gap	Gap	Hold	Hold	
10th %ile Green (s)	18.0	18.0		6.0	30.0	30.0	6.0	6.0	6.0	6.0	6.0	
10th %ile Term Code	Max	Max		Max	Hold	Hold	Gap	Gap	Gap	Hold	Hold	
Queue Length 50th (ft)	15	148		34	52	0		36	0		10	
Queue Length 95th (ft)	48	#362		#141	124	16		77	42		36	
Internal Link Dist (ft)		275			218			207			289	
Turn Bay Length (ft)	35			150								
Base Capacity (vph)	346	633		351	1063	936		443	688		517	
Starvation Cap Reductn	0	0		0	0	0		0	0		0	
Spillback Cap Reductn	0	0		0	0	0		0	0		0	
Storage Cap Reductn	0	0		0	0	0		0	0		0	
Reduced v/c Ratio	0.21	0.86		0.72	0.35	0.08		0.29	0.32		0.15	

Intersection Summary	
Area Type:	Other

Cycle Length: 60	
Actuated Cycle Length: 52.8	
Natural Cycle: 65	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.86	
Intersection Signal Delay (s/veh): 19.6	Intersection LOS: B
Intersection Capacity Utilization 68.0%	ICU Level of Service C
Analysis Period (min) 15	
90th %ile Actuated Cycle: 58.7	
70th %ile Actuated Cycle: 54.4	
50th %ile Actuated Cycle: 52.4	
30th %ile Actuated Cycle: 50.5	
10th %ile Actuated Cycle: 48	

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 3:



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	19	369	95	150	449	63	61	12	207	61	15	53
Future Volume (vph)	19	369	95	150	449	63	61	12	207	61	15	53
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	35		0	150		0	0		0	0		0
Storage Lanes	1		0	1		1	0		1	0		0
Taper Length (ft)	300			120			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.969				0.850			0.850		0.944	
Flt Protected	0.950			0.950				0.960			0.977	
Satd. Flow (prot)	1770	1805	0	1770	1863	1583	0	1788	1583	0	1718	0
Flt Permitted	0.486			0.260				0.801			0.810	
Satd. Flow (perm)	905	1805	0	484	1863	1583	0	1492	1583	0	1424	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		22				68			225		58	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		355			290			287			349	
Travel Time (s)		8.1			6.6			6.5			7.9	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	21	401	103	163	488	68	66	13	225	66	16	58
Shared Lane Traffic (%)												
Lane Group Flow (vph)	21	504	0	163	488	68	0	79	225	0	140	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2	1	1	2	1	1	2	
Detector Template	Left	Thru		Left	Thru	Right	Left	Thru	Right	Left	Thru	
Leading Detector (ft)	20	100		20	100	20	20	100	20	20	100	
Trailing Detector (ft)	0	0		0	0	0	0	0	0	0	0	
Detector 1 Position(ft)	0	0		0	0	0	0	0	0	0	0	
Detector 1 Size(ft)	20	6		20	6	20	20	6	20	20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	Perm	NA		pm+pt	NA	Perm	Perm	NA	Perm	Perm	NA	
Protected Phases		4		3	8			2			6	
Permitted Phases	4			8		8	2		2	6		

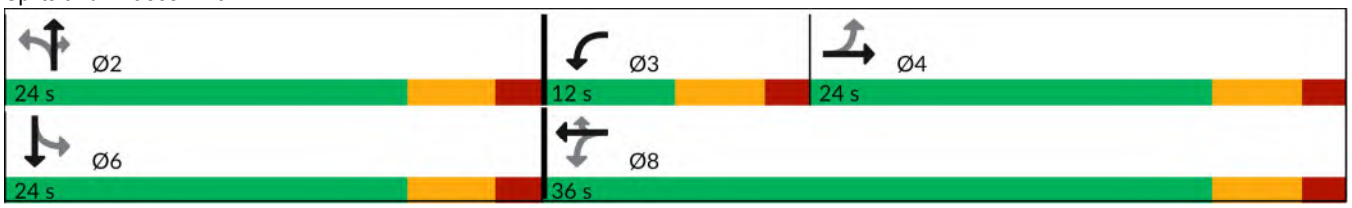
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	4	4		3	8	8	2	2	2	6	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	
Minimum Split (s)	24.0	24.0		11.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0	
Total Split (s)	24.0	24.0		12.0	36.0	36.0	24.0	24.0	24.0	24.0	24.0	
Total Split (%)	40.0%	40.0%		20.0%	60.0%	60.0%	40.0%	40.0%	40.0%	40.0%	40.0%	
Maximum Green (s)	18.0	18.0		6.0	30.0	30.0	18.0	18.0	18.0	18.0	18.0	
Yellow Time (s)	4.0	4.0		4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	
All-Red Time (s)	2.0	2.0		2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0		0.0	0.0		0.0	
Total Lost Time (s)	6.0	6.0		6.0	6.0	6.0		6.0	6.0		6.0	
Lead/Lag	Lag	Lag		Lead								
Lead-Lag Optimize?	Yes	Yes		Yes								
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	
Recall Mode	None	None		None	None	None	None	None	None	None	None	
Walk Time (s)	7.0	7.0			7.0	7.0	7.0	7.0	7.0	7.0	7.0	
Flash Dont Walk (s)	11.0	11.0			11.0	11.0	11.0	11.0	11.0	11.0	11.0	
Pedestrian Calls (#/hr)	0	0			0	0	0	0	0	0	0	
Act Effct Green (s)	21.5	21.5		26.9	29.9	29.9		9.4	9.4		9.4	
Actuated g/C Ratio	0.48	0.48		0.60	0.67	0.67		0.21	0.21		0.21	
v/c Ratio	0.04	0.57		0.33	0.39	0.06		0.25	0.44		0.40	
Control Delay (s/veh)	12.6	18.8		7.3	7.2	2.0		20.2	6.4		15.9	
Queue Delay	0.0	0.0		0.0	0.0	0.0		0.0	0.0		0.0	
Total Delay (s/veh)	12.6	18.8		7.3	7.2	2.0		20.2	6.4		15.9	
LOS	B	B		A	A	A		C	A		B	
Approach Delay (s/veh)		18.6			6.8			10.0			15.9	
Approach LOS		B			A			A			B	
90th %ile Green (s)	18.0	18.0		6.0	30.0	30.0	13.1	13.1	13.1	13.1	13.1	
90th %ile Term Code	Max	Max		Max	Hold	Hold	Gap	Gap	Gap	Hold	Hold	
70th %ile Green (s)	18.0	18.0		6.0	30.0	30.0	10.0	10.0	10.0	10.0	10.0	
70th %ile Term Code	Max	Max		Max	Hold	Hold	Hold	Hold	Hold	Gap	Gap	
50th %ile Green (s)	18.0	18.0		6.0	30.0	30.0	8.4	8.4	8.4	8.4	8.4	
50th %ile Term Code	Max	Max		Max	Hold	Hold	Gap	Gap	Gap	Hold	Hold	
30th %ile Green (s)	18.0	18.0		6.0	30.0	30.0	7.0	7.0	7.0	7.0	7.0	
30th %ile Term Code	Max	Max		Max	Hold	Hold	Gap	Gap	Gap	Hold	Hold	
10th %ile Green (s)	12.0	12.0		0.0	12.0	12.0	0.0	0.0	0.0	0.0	0.0	
10th %ile Term Code	Gap	Gap		Skip	Hold	Hold	Skip	Skip	Skip	Skip	Skip	
Queue Length 50th (ft)	4	122		18	66	0		21	0		22	
Queue Length 95th (ft)	17	#297		48	150	13		50	44		61	
Internal Link Dist (ft)		275			210			207			269	
Turn Bay Length (ft)	35			150								
Base Capacity (vph)	434	876		495	1240	1076		715	876		712	
Starvation Cap Reductn	0	0		0	0	0		0	0		0	
Spillback Cap Reductn	0	0		0	0	0		0	0		0	
Storage Cap Reductn	0	0		0	0	0		0	0		0	
Reduced v/c Ratio	0.05	0.58		0.33	0.39	0.06		0.11	0.26		0.20	

Intersection Summary	
Area Type:	Other

Cycle Length: 60	
Actuated Cycle Length: 44.9	
Natural Cycle: 60	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.58	
Intersection Signal Delay (s/veh): 11.8	Intersection LOS: B
Intersection Capacity Utilization 62.6%	ICU Level of Service B
Analysis Period (min) 15	
90th %ile Actuated Cycle: 55.1	
70th %ile Actuated Cycle: 52	
50th %ile Actuated Cycle: 50.4	
30th %ile Actuated Cycle: 49	
10th %ile Actuated Cycle: 18	

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 3:



Lanes, Volumes, Timings
3: 07/28/2025

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	87	428	72	232	338	97	106	16	204	42	9	49
Future Volume (vph)	87	428	72	232	338	97	106	16	204	42	9	49
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	35		0	150		0	0		0	0		0
Storage Lanes	1		0	1		1	0		1	0		0
Taper Length (ft)	235			120			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.978				0.850			0.850		0.934	
Flt Protected	0.950			0.950				0.958			0.979	
Satd. Flow (prot)	1770	1822	0	1770	1863	1583	0	1785	1583	0	1703	0
Flt Permitted	0.543			0.173				0.678			0.803	
Satd. Flow (perm)	1011	1822	0	322	1863	1583	0	1263	1583	0	1397	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		14				105			222		53	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		355			309			287			390	
Travel Time (s)		8.1			7.0			6.5			8.9	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	95	465	78	252	367	105	115	17	222	46	10	53
Shared Lane Traffic (%)												
Lane Group Flow (vph)	95	543	0	252	367	105	0	132	222	0	109	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2	1	1	2	1	1	2	
Detector Template	Left	Thru		Left	Thru	Right	Left	Thru	Right	Left	Thru	
Leading Detector (ft)	20	100		20	100	20	20	100	20	20	100	
Trailing Detector (ft)	0	0		0	0	0	0	0	0	0	0	
Detector 1 Position(ft)	0	0		0	0	0	0	0	0	0	0	
Detector 1 Size(ft)	20	6		20	6	20	20	6	20	20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	Perm	NA		pm+pt	NA	Perm	Perm	NA	Perm	Perm	NA	
Protected Phases		4		3	8			2			6	
Permitted Phases	4			8		8	2		2	6		

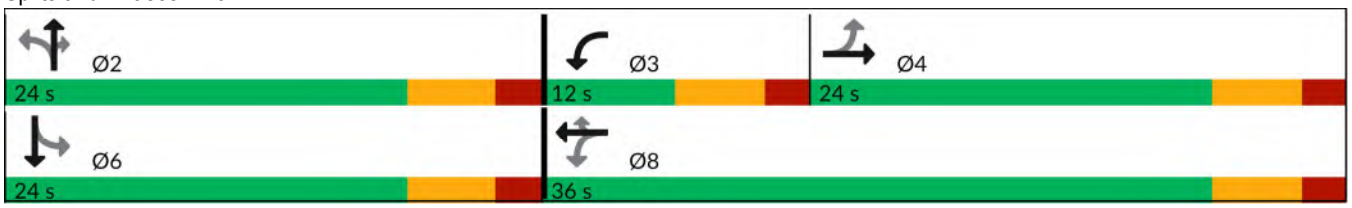
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	4	4		3	8	8	2	2	2	6	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	
Minimum Split (s)	24.0	24.0		11.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0	
Total Split (s)	24.0	24.0		12.0	36.0	36.0	24.0	24.0	24.0	24.0	24.0	
Total Split (%)	40.0%	40.0%		20.0%	60.0%	60.0%	40.0%	40.0%	40.0%	40.0%	40.0%	
Maximum Green (s)	18.0	18.0		6.0	30.0	30.0	18.0	18.0	18.0	18.0	18.0	
Yellow Time (s)	4.0	4.0		4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	
All-Red Time (s)	2.0	2.0		2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0		0.0	0.0		0.0	
Total Lost Time (s)	6.0	6.0		6.0	6.0	6.0		6.0	6.0		6.0	
Lead/Lag	Lag	Lag		Lead								
Lead-Lag Optimize?	Yes	Yes		Yes								
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	
Recall Mode	None	None		None	None	None	None	None	None	None	None	
Walk Time (s)	7.0	7.0			7.0	7.0	7.0	7.0	7.0	7.0	7.0	
Flash Dont Walk (s)	11.0	11.0			11.0	11.0	11.0	11.0	11.0	11.0	11.0	
Pedestrian Calls (#/hr)	0	0			0	0	0	0	0	0	0	
Act Effct Green (s)	18.1	18.1		30.2	30.2	30.2		10.9	10.9		10.9	
Actuated g/C Ratio	0.34	0.34		0.57	0.57	0.57		0.21	0.21		0.21	
v/c Ratio	0.27	0.86		0.72	0.34	0.11		0.51	0.44		0.33	
Control Delay (s/veh)	16.9	34.8		23.5	8.2	2.2		25.7	6.0		13.1	
Queue Delay	0.0	0.0		0.0	0.0	0.0		0.0	0.0		0.0	
Total Delay (s/veh)	16.9	34.8		23.5	8.2	2.2		25.7	6.0		13.1	
LOS	B	C		C	A	A		C	A		B	
Approach Delay (s/veh)		32.2			12.7			13.4			13.1	
Approach LOS		C			B			B			B	
90th %ile Green (s)	18.0	18.0		6.0	30.0	30.0	17.2	17.2	17.2	17.2	17.2	
90th %ile Term Code	Max	Max		Max	Hold	Hold	Gap	Gap	Gap	Hold	Hold	
70th %ile Green (s)	18.0	18.0		6.0	30.0	30.0	12.8	12.8	12.8	12.8	12.8	
70th %ile Term Code	Max	Max		Max	Hold	Hold	Gap	Gap	Gap	Hold	Hold	
50th %ile Green (s)	18.0	18.0		6.0	30.0	30.0	10.6	10.6	10.6	10.6	10.6	
50th %ile Term Code	Max	Max		Max	Hold	Hold	Gap	Gap	Gap	Hold	Hold	
30th %ile Green (s)	18.0	18.0		6.0	30.0	30.0	8.7	8.7	8.7	8.7	8.7	
30th %ile Term Code	Max	Max		Max	Hold	Hold	Gap	Gap	Gap	Hold	Hold	
10th %ile Green (s)	18.0	18.0		6.0	30.0	30.0	6.1	6.1	6.1	6.1	6.1	
10th %ile Term Code	Max	Max		Max	Hold	Hold	Gap	Gap	Gap	Hold	Hold	
Queue Length 50th (ft)	21	149		34	53	0		37	0		15	
Queue Length 95th (ft)	60	#367		#145	126	18		78	42		47	
Internal Link Dist (ft)		275			229			207			310	
Turn Bay Length (ft)	35			150								
Base Capacity (vph)	344	629		347	1058	944		430	685		510	
Starvation Cap Reductn	0	0		0	0	0		0	0		0	
Spillback Cap Reductn	0	0		0	0	0		0	0		0	
Storage Cap Reductn	0	0		0	0	0		0	0		0	
Reduced v/c Ratio	0.28	0.86		0.73	0.35	0.11		0.31	0.32		0.21	

Intersection Summary	
Area Type:	Other

Cycle Length: 60	
Actuated Cycle Length: 53.1	
Natural Cycle: 65	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.86	
Intersection Signal Delay (s/veh): 19.6	Intersection LOS: B
Intersection Capacity Utilization 67.3%	ICU Level of Service C
Analysis Period (min) 15	
90th %ile Actuated Cycle: 59.2	
70th %ile Actuated Cycle: 54.8	
50th %ile Actuated Cycle: 52.6	
30th %ile Actuated Cycle: 50.7	
10th %ile Actuated Cycle: 48.1	

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 3:



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	34	369	95	150	449	84	61	14	207	81	16	72
Future Volume (vph)	34	369	95	150	449	84	61	14	207	81	16	72
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	35		0	150		0	0		0	0		0
Storage Lanes	1		0	1		1	0		1	0		0
Taper Length (ft)	300			120			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.969				0.850			0.850		0.942	
Flt Protected	0.950			0.950				0.961			0.977	
Satd. Flow (prot)	1770	1805	0	1770	1863	1583	0	1790	1583	0	1714	0
Flt Permitted	0.486			0.253				0.733			0.806	
Satd. Flow (perm)	905	1805	0	471	1863	1583	0	1365	1583	0	1414	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		22				91			225		64	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		355			321			287			366	
Travel Time (s)		8.1			7.3			6.5			8.3	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	37	401	103	163	488	91	66	15	225	88	17	78
Shared Lane Traffic (%)												
Lane Group Flow (vph)	37	504	0	163	488	91	0	81	225	0	183	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2	1	1	2	1	1	2	
Detector Template	Left	Thru		Left	Thru	Right	Left	Thru	Right	Left	Thru	
Leading Detector (ft)	20	100		20	100	20	20	100	20	20	100	
Trailing Detector (ft)	0	0		0	0	0	0	0	0	0	0	
Detector 1 Position(ft)	0	0		0	0	0	0	0	0	0	0	
Detector 1 Size(ft)	20	6		20	6	20	20	6	20	20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	Perm	NA		pm+pt	NA	Perm	Perm	NA	Perm	Perm	NA	
Protected Phases		4		3	8			2			6	
Permitted Phases	4			8		8	2		2	6		

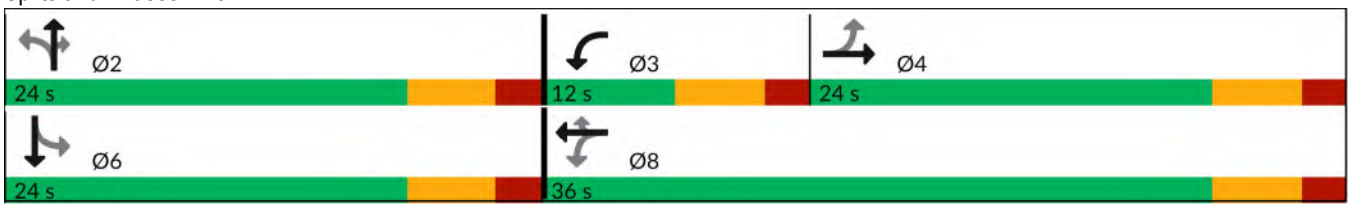
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	4	4		3	8	8	2	2	2	6	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	
Minimum Split (s)	24.0	24.0		11.0	24.0	24.0	24.0	24.0	24.0	24.0	24.0	
Total Split (s)	24.0	24.0		12.0	36.0	36.0	24.0	24.0	24.0	24.0	24.0	
Total Split (%)	40.0%	40.0%		20.0%	60.0%	60.0%	40.0%	40.0%	40.0%	40.0%	40.0%	
Maximum Green (s)	18.0	18.0		6.0	30.0	30.0	18.0	18.0	18.0	18.0	18.0	
Yellow Time (s)	4.0	4.0		4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	
All-Red Time (s)	2.0	2.0		2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0		0.0	0.0		0.0	
Total Lost Time (s)	6.0	6.0		6.0	6.0	6.0		6.0	6.0		6.0	
Lead/Lag	Lag	Lag		Lead								
Lead-Lag Optimize?	Yes	Yes		Yes								
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	
Recall Mode	None	None		None	None	None	None	None	None	None	None	
Walk Time (s)	7.0	7.0			7.0	7.0	7.0	7.0	7.0	7.0	7.0	
Flash Dont Walk (s)	11.0	11.0			11.0	11.0	11.0	11.0	11.0	11.0	11.0	
Pedestrian Calls (#/hr)	0	0			0	0	0	0	0	0	0	
Act Effct Green (s)	21.8	21.8		27.0	30.1	30.1		10.6	10.6		10.6	
Actuated g/C Ratio	0.47	0.47		0.58	0.65	0.65		0.23	0.23		0.23	
v/c Ratio	0.08	0.58		0.34	0.40	0.08		0.25	0.42		0.49	
Control Delay (s/veh)	14.0	20.1		8.2	8.1	2.1		19.8	5.8		17.5	
Queue Delay	0.0	0.0		0.0	0.0	0.0		0.0	0.0		0.0	
Total Delay (s/veh)	14.0	20.1		8.2	8.1	2.1		19.8	5.8		17.5	
LOS	B	C		A	A	A		B	A		B	
Approach Delay (s/veh)		19.7			7.4			9.5			17.5	
Approach LOS		B			A			A			B	
90th %ile Green (s)	18.0	18.0		6.0	30.0	30.0	15.7	15.7	15.7	15.7	15.7	
90th %ile Term Code	Max	Max		Max	Hold	Hold	Hold	Hold	Hold	Gap	Gap	
70th %ile Green (s)	18.0	18.0		6.0	30.0	30.0	12.0	12.0	12.0	12.0	12.0	
70th %ile Term Code	Max	Max		Max	Hold	Hold	Hold	Hold	Hold	Gap	Gap	
50th %ile Green (s)	18.0	18.0		6.0	30.0	30.0	9.7	9.7	9.7	9.7	9.7	
50th %ile Term Code	Max	Max		Max	Hold	Hold	Hold	Hold	Hold	Gap	Gap	
30th %ile Green (s)	18.0	18.0		6.0	30.0	30.0	7.7	7.7	7.7	7.7	7.7	
30th %ile Term Code	Max	Max		Max	Hold	Hold	Hold	Hold	Hold	Gap	Gap	
10th %ile Green (s)	12.0	12.0		0.0	12.0	12.0	0.0	0.0	0.0	0.0	0.0	
10th %ile Term Code	Gap	Gap		Skip	Hold	Hold	Skip	Skip	Skip	Skip	Skip	
Queue Length 50th (ft)	7	127		20	72	0		22	0		33	
Queue Length 95th (ft)	27	#316		54	168	17		51	42		80	
Internal Link Dist (ft)		275			241			207			286	
Turn Bay Length (ft)	35			150								
Base Capacity (vph)	426	862		479	1214	1063		643	864		700	
Starvation Cap Reductn	0	0		0	0	0		0	0		0	
Spillback Cap Reductn	0	0		0	0	0		0	0		0	
Storage Cap Reductn	0	0		0	0	0		0	0		0	
Reduced v/c Ratio	0.09	0.58		0.34	0.40	0.09		0.13	0.26		0.26	

Intersection Summary	
Area Type:	Other

Cycle Length: 60	
Actuated Cycle Length: 46.2	
Natural Cycle: 60	
Control Type: Actuated-Uncoordinated	
Maximum v/c Ratio: 0.58	
Intersection Signal Delay (s/veh): 12.6	Intersection LOS: B
Intersection Capacity Utilization 64.9%	ICU Level of Service C
Analysis Period (min) 15	
90th %ile Actuated Cycle: 57.7	
70th %ile Actuated Cycle: 54	
50th %ile Actuated Cycle: 51.7	
30th %ile Actuated Cycle: 49.7	
10th %ile Actuated Cycle: 18	

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 3:



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Memorandum

Ballpark Commons Office Building
7044 South Ballpark Drive, Suite 200
Franklin, WI 53132
(414) 336-7900
foth.com

September 3, 2026

TO: Village of Pewaukee Plan Commission

CC: Matt Heiser – Village Administrator, Matt Gralinski- Village Attorney, Mackenzie Quigley – Village Clerk

FR: Mark Lyons – Village Planner

RE: 5b - Review, discussion, and possible direction to staff regarding Section 40.108(b) – Structure.

Discussion on the definition of "structure"

Plan Commission previously discussed this topic at the July 2, 2026 meeting. The issue continued to arise, and staff have been evaluating potential solutions.

Presently a structure is defined as:

> *Structure* means a combination of materials, other than natural terrain or plant growth, erected or constructed to form among other things, a building, shelter, sign enclosure, retainer, container, support, base or decoration.

Concerns have been raised on how the current definition applies to potentially "minor" improvements or landscaping features such as;

(1) Bird feeders

(2) Laundry line

(3) Flag poles

(4) Hang planter stands

One potential solution staff has identified is adding exemptions within the definition for things that would not be considered a structure. Below is example language from another community which uses that process.

> The term "structures" does not include flag poles, mail boxes, fences, basketball hoops, satellite dishes of 18 inches or less in diameter or small objects that are easily moved by hand, such as lawn chairs, portable grills, portable picnic tables, lawn ornaments, temporary fences, bird feeders, birdhouses or birdbaths.

Dated: September 2, 2026