



PLAN COMMISSION AGENDA
Monday, May 19, 2025 at 6:00 p.m.
Caledonia Village Hall – 5043 Chester Lane
Caledonia, WI 53402

1. Meeting Called to Order

2. Roll Call

3. Approval of Minutes

A. Meeting Minutes – April 28, 2025

4. Public Comment: Provides citizens a two-minute opportunity to voice their opinions to the Plan Commission. The Plan Commission is unable to respond as any discussion may conflict with open meeting requirements.

5. New Business

A. **BUILDING, SITE, & OPERATION PLAN REVIEW** – Review a building, site, and operation plan for the construction and utilization of a 6,713 square-foot industrial located on a parcel located directly north of 4005 Quick Drive submitted by Nathan Remitz, Applicant, RA Domanik Investments LLC, Owner. (Parcel ID No. 104-04-22-27-018-070). More Information at Caledonia ZoningHub: <https://s.zoninghub.com/YAE1UENIJ9>

B. **BUILDING, SITE, & OPERATION PLAN REVIEW** – Review a site plan for the expansion of a telecommunication tower and ground equipment with fencing for the property located at 6922 Nicholson Road submitted by Daniel Adams, Applicant, Village of Caledonia, Owner. (Parcel ID No. 104-04-22-16-004-000). More information at Caledonia Zoning Hub: <https://s.zoninghub.com/RWKMTCK32I>

C. **TEMPORARY USE REVIEW** – Consider a request to utilize a 30' x 60' canopy tent and 8' x 40' cargo container for the sale of fireworks from June 19, 2025, through July 6, 2025 located in the Pick n' Save parking lot located at 5111 Douglas Avenue submitted by Dustin Hein, Applicant; Greentree Station LLC., Owner (Parcel ID No. 104-04-23-20-103-110). More Information at Caledonia Zoning Hub: <https://s.zoninghub.com/MS0BA7D136>

D. **FINAL CONDOMINIUM PLAT REVIEW** – Review a condominium subdivision plat creating 22 units for the parcel located at 7930 East Frontage Road submitted by Greg Thompson, Applicant, StorageShopUSA-Caledonia LLC, Owner. (Parcel ID No. 104-04-22-07-053-000). More Information at Caledonia Zoning Hub: <https://s.zoninghub.com/ZPF6Z22E69>

E. **PLAN COMMISSION POSITION ELECTION** – Conduct nominations and elections for the positions of Plan Commission Vice-President and Secretary.

6. Adjournment

Dated May 15, 2025

Jennifer Bass

Caledonia Village Clerk

Only Commission members are expected to attend. However, attendance by all Board members (including non-members of the Plan Commission) is permitted. If additional (non-commission) Board members attend, three or more Board members may be in attendance. Section 19.82(2), Wisconsin Statutes, states as follows: If one-half or more of the members of a governmental body are present, the meeting is rebuttably presumed to be for the purposes of exercising the responsibilities, authority, power or duties delegated to or vested in the body. To the extent that three or more members of the Caledonia Village Board actually attend, this meeting may be rebuttably presumed to be a "meeting" within the meaning of Wisconsin's open meeting law. Nevertheless, only the commission's agenda will be discussed. Only commission members will vote. Board members who attend the commission meeting do so for the purpose of gathering information and possible discussion regarding the agenda. No votes or other action will be taken by the Village Board at this meeting.

1. Meeting called to order

President Tom Weatherston called the meeting to order at 6:00 pm at the Village Hall, 5043 Chester Lane Caledonia, WI.

2. Roll Call/Introductions

PRESENT: 6 – President Tom Weatherston, Trustee Nancy Pierce, Ami May, Vice President Joe Kiriaki, Jeff Hintz, and Michael Moore

ABSENT: 1 - Ron Bocciardi

STAFF: Village Administrator Todd Willis, Development Director Peter Wagner, Public Services Director Anthony Bunkelman, Village Engineer Ryan Schmidt, Deputy Village Clerk Norgie Metzinger, and Village Clerk Jennifer Bass

ALSO IN ATTENDANCE: Trustee Fran Martin

3. Approval of Minutes

Motion by Pierce to approve the minutes from March 31, 2025, seconded by Moore.
Motion carried unanimously.

4. Public Comment

The following people appeared to speak before the Commission:

1. Fran Martin, 56305 7 Mile Rd – Thanks to Commissioners Ron Bocciardi and Joe Kiriaki for their service.

5. Public Hearing and Possible Action on Items Set for Public Hearing

- A. COMPREHENSIVE PLAN LAND USE MAP AMENDMENT REVIEW** – Consider an amendment to the Village’s Land Use Plan Map as part of the Multi-Jurisdictions Comprehensive Plan for Racine County: 2035 for the parcel located on the southeast corner of 4 Mile Road and North Green Bay Road changing the land use category from Office Park to High Density Residential to accommodate the rezoning of the parcel for future multi-family development submitted by Nicklaus Jung, Applicant, Rita Lui & Carol Thelen, Owners. (Parcel ID No. 104-04-23-30-001-000)
- B. REZONE REVIEW** – Review a request to rezone a ±17-acre parcel located on the southeast corner of 4 Mile Road and North Green Bay Road from R-4, Single-Family Residential District and M-1, Light Manufacturing District to Rm-1, Multi-Family Residential District for the future multi-family development submitted by Nicklaus Jung, Applicant, Rita Lui & Carol Thelen, Owners. (Parcel ID No. 104-04-23-30-001-000)

Staff summarized the material provided in the packet.

Public Hearing opened at 6:07 PM

President Weatherston asked three times if anyone wanted to speak for or against for either the land use amendment or rezone request.

1. Jesse James, 7919 Hagemann Rd – Has questions about the location of certain items in the development (retention pond, garbage, etc.)
2. Linda Meredith, 3012 4 Mile Rd – Does not want an apartment building next to her house.
3. Larry Schuls, 4718 N Green Bay Rd – Concerns about traffic, and apartment complex being low-income.
4. Susan Monahan, 4701 N Green Bay Rd – Concerns about additional traffic and people. Prefer houses to apartments.
5. Dennis Maller, 4740 N Green Bay Rd – Speaking on behalf of four neighbors in addition to himself. Is supportive of the existing land use and zoning and against changing it. Concerned that high density housing would be detrimental to their property values.
6. Jeff Longo, 3112 4 Mile Rd – Agreed with previous comments, concerned about traffic specifically.
7. Mary Peters, 2812 Frontier Dr – Concerns about traffic increases. Would like to see higher-end retail shops instead. Also concerned that apartments will be low-income.
8. Alyssa Kroll, 3417 3 Mile Rd – Concerns about high-density development. Prefers more retail with green space.
9. Fran Martin, 56305 7 Mile Rd – In favor of this development because of the need for residential development in TID 6, despite not being in favor of the TID itself.
10. Adam Rogan, 4241 Coachlight Dr, written submission in support of the development.
11. Peter Olesen, owner of O&H Bakery, 4917 Douglas Ave – written submission in support of the development.
12. Jacob Haman, owner of Culvers, 4542 Douglas Ave – written submission in support of the development.
13. Torben Christensen, owner of WI Products, Inc. – written submission in support of the development.
14. Ryan Rakovich, 4736 N Green Bay Rd – Agrees with previous comments against the development.
15. Kim Jentzen, 5321 4 Mile Rd – Agrees with previous comments against the development.
16. Heather Doeberiner, 1815 Fireside Dr – Concerns about traffic and high-density housing.
17. Dominic Longo, 3024 4 Mile Rd – Doesn't want more people to live by his property.
18. Laura Million, RCEDC – Commented that additional rooftops are needed if the village is to attract retail businesses, as well as local talent to support them.

Public Hearing closed at 6:43 PM

Representative from the Developer F Street spoke about the development and answered questions from the Commission. It was clarified that a traffic study would be a requirement in the later stages of planning.

Item 5A: Land Use Amendment

Motion by Kiriaki to adopt Resolution 2025-02, which recommends to the Village Board an amendment to the 2035 Land Use Plan Map to change the land use category from Office Park to High Density Residential for the property located on the southeast corner of 4 Mile Road and N. Green Bay Road (Parcel ID No. 104-04-23-30-001-000), for the following reasons:

1. This land use amendment is compatible with the land use classifications of abutting properties.
2. This land use amendment is consistent with the goals and policies contained within the 2035 Comprehensive Plan.
3. This Land Use Plan amendment will lay the foundation for rezoning of the subject property to the Rm-1, Multi Family Residential District for the future multi-family residential development.

Seconded by Pierce. Motion carried 6-0.

Item 5B: Rezone

Motion by Kiriaki to recommend to the Village Board that the property located on the southeast corner of 4 Mile Road and N. Green Bay Road (Parcel ID No. 104-04-23-30-001-000) be rezoned from R-4, Single-Family Residential District and M-1, Light Manufacturing District, to Rm-1, Multi-Family Residential District for the following reason:

1. The 2035 Land Use Plan designates this property as High Density Residential and the proposed rezoning is in accord with the 2035 Land Use Plan designation for the subject property.

Seconded by Pierce. Motion carried 6-0.

6. New Business

- A. CERTIFIED SURVEY MAP – Review a proposed certified survey map creating two lots from the ±17-acre parcel located on the southeast corner of 4 Mile Road and North Green Bay Road submitted by Nicklaus Jung, Applicant, Rita Lui & Carol Thelen, Owners. (Parcel ID No. 104-04-23-30-001-000)**

Motion by Moore to recommend that the Village Board approves the Certified Survey Map for Parcel ID 104-04-23-30-001-000 subject to the 14 conditions listed in Exhibit A of this report.

Seconded by Pierce.

Motion carried 6-0.

- B. CONDOMINIUM SUBDIVISION PLAT REVIEW – Review a condominium subdivision plat creating 22 units for the parcel located at 7930 East Frontage Road submitted by Greg Thompson, Applicant, StorageShopUSA-Caledonia LLC, Owner. (Parcel ID No. 104-04-22-07-053-000)**

Motion by Kiriaki to recommend that the Village Board approve the following:

1. Approves a Modification Waiver from Sec.14-3-4(c)(4)(b)(ii) of Municipal Code for the Concept Condominium Plat – StorageShopUSA to allow the Condominiums to develop with less than 40% Open Space within the Urban Service Area.
2. Approves a Modification Waiver from Sec. 14-3-5(b) of Municipal Code for the Concept Condominium Plat – StorageShopUSA to allow the Condominiums to develop without Conservation Easements within the Urban Service Area.
3. Approves the Net Density of the Proposed StorageShopUSA Condominium Development of 7.33 units per acre based on the limited information to date and subject to the 14 conditions listed in Exhibit A of this report.
4. Approves a waiver to Title 14-3 authorizing staff to combine the Preliminary Condo Plat and Final Condo Plat process for this Commercial Condo Plat.

Seconded by Pierce.

Motion carried 6-0.

7. Adjournment

Meeting adjourned at 7:21 PM.

*Respectfully submitted,
Jennifer Bass
Village Clerk*



Meeting Date: May 19, 2025

Item No. 5A

PLAN COMMISSION REPORT

Proposal: Building, Site, & Operation Plan Review

Description: Review of a request to approve a building, site, and operation plan for the construction and utilization of a $\pm 6,713$ square foot industrial building for the property located directly north of 4005 Quick Drive.

Applicant(s): Nathan Remitz

Address(es): Quick Drive

Suggested Motion: That the Plan Commission recommends to the Village Board that the building, site, and operational plan for the construction of a $\pm 6,713$ square-foot industrial building located on the parcel directly north of 4005 Quick Drive be approved for the following reasons:

1. The proposed use is allowed by underlying zoning and building, site, and operations plan review process.
2. This use is consistent with the 2035 Comprehensive Land Use Plan designation of manufacturing.

Owner(s): RA Domanik Investments LLC

Tax Key(s): 104-04-22-27-018-070

Lot Size(s): 1.092 acres

Current Zoning District(s): M-2, General Manufacturing

Overlay District(s): N/A

Wetlands: ☐ Yes ☒ No **Floodplain:** ☐ Yes ☒ No

Comprehensive Plan: Industrial/Business Park

Background: The applicant is requesting approval of a building, site, and operation plan to construct and utilize a $\pm 6,713$ square foot, multi-tenant, industrial building to operate a vehicle warehouse and jewelry distribution business located on the parcel directly north of 4005 Quick Drive.

Building Exterior/Design

The building will feature metal panel siding with a masonry base on all sides. The west elevation will be consist primarily of masonry. However, the design does not meet zoning requirements that mandate 75% of the visible building perimeter be clad in acceptable exterior materials—metal is not considered a qualifying material under code. A $\frac{3}{4}$ majority vote of the Plan Commission is required to approve the proposed metal exterior.

Staff recommends using matching masonry on the east office portion to mirror the west side. Even with this enhancement, the building still falls short of the 75% masonry requirement.

The north elevation includes one overhead door not facing a public road. Per design standards, loading areas, service entries, and mechanical equipment must be screened or attractively designed to minimize visual impact. Screening options include densely planted trees or shrubs, opaque fencing, and/or garden walls at least 7 feet tall (plant material must reach 7 feet within 2 years). Staff recommends additional screening be installed on the northwestern portion of the site to minimize visual impact of the overhead door.

The building entrance faces Quick Drive and includes a canopy to provide a visual focal point. The proposed colors include light brown metal panels and neutral stone beltlines.

Site Design

The building meets all M-2 District setback and height requirements. A 20-foot drainage easement along the southern portion of the site restricts development and landscaping in that area.

The site includes a paved asphalt parking lot with nine standard spaces and one ADA-compliant space, all meeting code for dimensions and setbacks.

A dumpster is proposed on the north side of the building, enclosed with cedar planks. Staff recommends adding vegetative screening around the enclosure to reduce visual impact.

Landscaping

The landscaping plan meets Village requirements. With 160 feet of frontage along Quick Drive, four street trees are required and provided.

To better screen the overhead door from Storage Drive, staff suggests additional plantings along the northwest lot line as stated earlier in this report.

Landscaping consisting of various shrubs and plantings is shown on three sides of the building and complies with code.

Lighting

The applicant has submitted a photometric plan demonstrating that site lighting will comply with the Village's lighting ordinance, ensuring no more than $\frac{1}{2}$ foot-candle of light crosses the lot line. All light fixtures must comply with exterior lighting standards and be installed to prevent glare on neighboring properties. The use of Light Fixture B over the overhead door is not shielded. Staff recommends modifying the light fixture to include a shield to reduce glare and comply with code.

Signs

No signage is being proposed as part of this review. Any future signage requests will need to comply with Village Zoning Sign Code and be issued a sign permit prior to installation.

Engineering/Fire Department

Prior to any building permits being issued, the applicant will need to get approvals for stormwater management, erosion control, and grading plans from Water Utility Department and Engineering Department. The Fire Department indicated no concerns regarding the proposed site plan; however, they will work with the applicant to ensure compliance with fire codes for this building type.

Suggested Motion

If the Plan Commission is comfortable with the proposed development, staff has drafted a suggested motion recommending approval of the ±6,713 square-foot industrial building for the property located directly north of 4005 Quick Drive.

Respectfully submitted:

A handwritten signature in black ink, appearing to read "Peter Wagner". The signature is written in a cursive, flowing style.

Peter Wagner, AICP
Development Director

Location Map: Quick Drive





April 28, 2025

Village of Caledonia
5043 Chester Ln.
Caledonia, WI 53402

Re: Project narrative for:

New Commercial Building

Vacant Lot #1

Approx. corner of Storage Drive & Quick Drive
Caledonia, WI

Property Owner:

RA Domanik Investments, LLC
Robert Domanik
8801 Mary Dr.
Mount Pleasant, WI 53406
262.497.9441
bob@domaniksales.com

Agent / Architect /

Structure:

Patera
Nathan Remitz
4040 N. Calhoun Rd.
Brookfield, WI 53005
262.786.6776 ext. #103
nathan@paterallc.com

Civil Engineer:

PSE
Jacob Rosbeck, P.E.
122 Wisconsin St.
West Bend, WI 53095
262.346.7800
jrosbeck@parishse.com

The existing site is a vacant 1.09 acre parcel, zoned "M-2, General Manufacturing". A mixed-use building is proposed consisting of warehousing for private classic cars and a small wholesale jewelry business. Both of which are permitted uses in this zoning district. The lot is a relatively flat, open parcel of land, in an industrial type development area.

The proposed 6713 s.f. single story slab on grade building will be home to two tenants, both of which are managed by a husband and wife team. Clad in prefinished vertical white metal siding and white stone veneer, metal awnings, and a pitched standing seam metal roof (black), the exterior is four sided Architecture, similar in Architectural character to the adjacent properties. A new asphalt parking lot with 10 parking spaces will be constructed, along with a new wood fenced refuse enclosure. New landscaping and code compliant exterior lighting will be provided.

The western tenant space (approx.. 1000 s.f.) will be home to a wholesale jewelry business (Robert Anthony). Most of their customers are remote sales, with occasional in-person customers, scheduled by appointment only. It is anticipated to have one part-time employee, with no set hours of operation. When inventory gets delivered to the business, an employee is called in to work.



4040 N. Colhoun Road Suite #200 • Brookfield, WI 53005
(262) 786-6776 • paterallc.com

The eastern tenant space (approx.. 5700 s.f.) will be used for classic car warehousing, with some accessory office areas and a covered outdoor patio area at the far east of the building. The owners private collection in addition to select customers will utilize this space. It is a common display warehouse, with no major repairs done on vehicles. All work will be typical maintenance (cleaning, upkeep, etc.). No loud noises or smells will be produced.

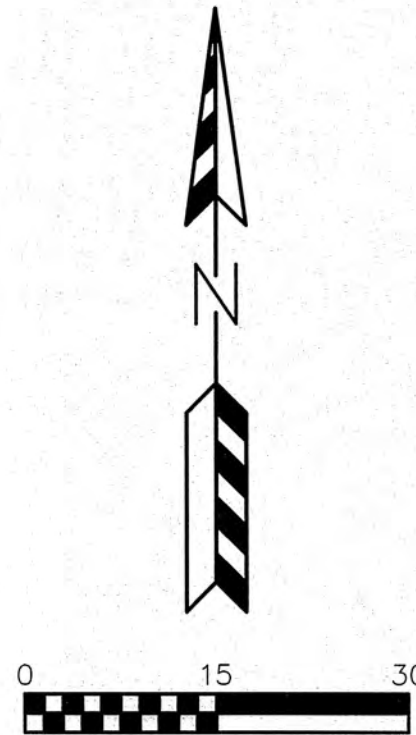
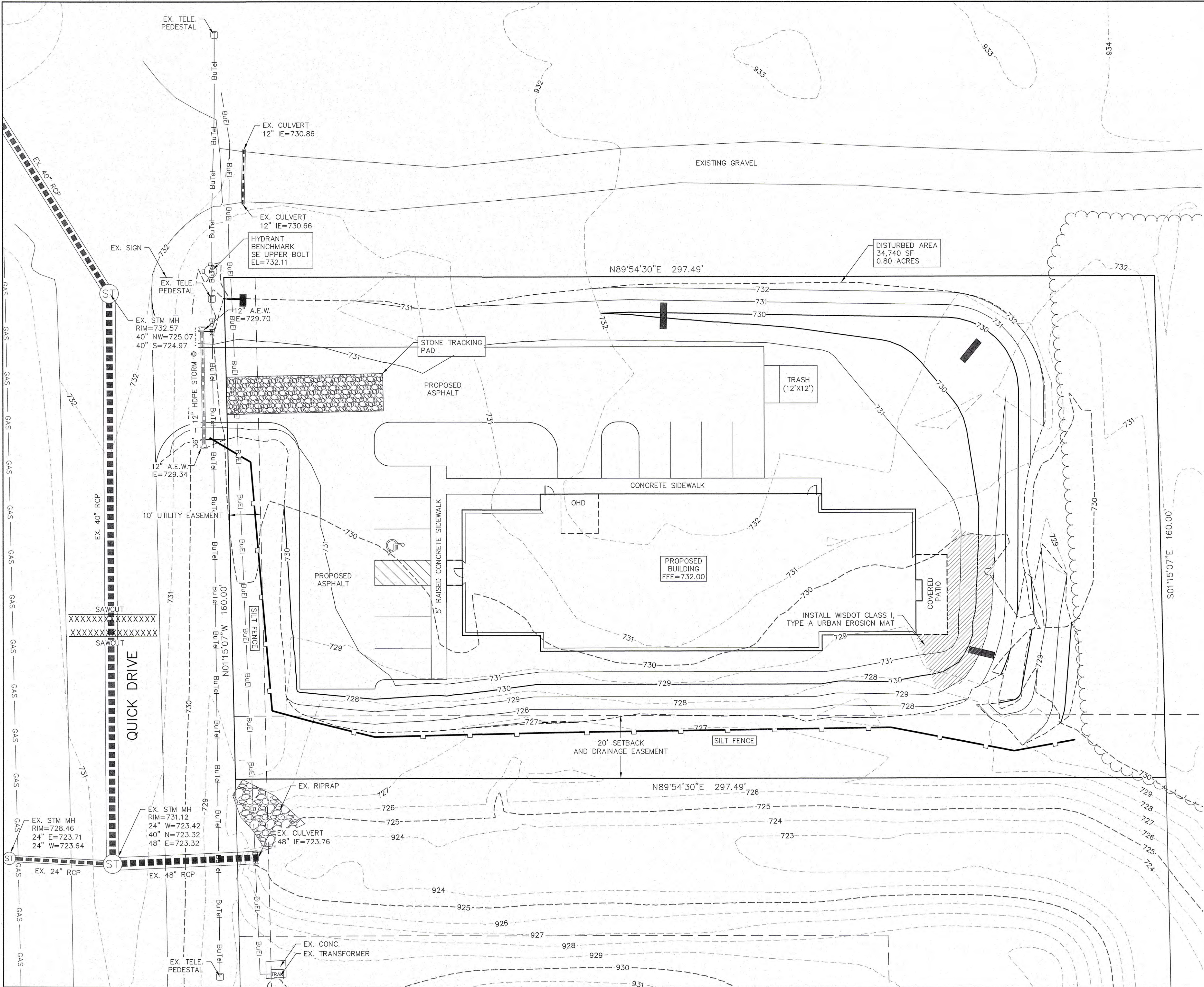
With the limited number of guests and customers expected to visit the building, traffic impacts will be minimal. The occasional delivery vehicle will take shipments and deliveries. The online nature of the wholesale jewelry tenant, and warehousing of the cars will not negatively affect the adjacent properties or adversely affect the existing infrastructure or utilities.

Sincerely,

A handwritten signature in black ink that reads "Nathan Remitz". The signature is written in a cursive, flowing style.

Nathan Remitz A.L.A.
Architect / Partner





- LEGEND:**
- 936 --- EXISTING MINOR CONTOUR.
 - 935 --- EXISTING MAJOR CONTOUR.
 - 936 --- PROPOSED MINOR CONTOUR.
 - 935 --- PROPOSED MAJOR CONTOUR.
 - PROPOSED STORM SEWER.
 - EXISTING STORM SEWER.
 - INSTALL WISDOT TYPE D INLET PROTECTION.
 - INSTALL EROSION CONTROL MATTING
 - INSTALL SILT FENCE.
 - INSTALL DITCH CHECK.
 - DRAINAGE ARROW.

STAGES OF CONSTRUCTION TIME SCHEDULE:

- JUNE 15, 2025**
1. INSTALL SITE SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCES AS SHOWN ON PLANS. ANY ADDITIONAL CONSTRUCTION ENTRANCES IF APPROVED BY THE VILLAGE OF CALEDONIA SHALL HAVE A TRACKING PAD.
- JUNE 16, 2025 -- SEPTEMBER 1, 2025**
2. STRIP TOPSOIL WITHIN GRADING LIMITS AND CONSTRUCT TEMPORARY TOPSOIL STOCKPILE LOCATION ACCORDING TO "SPECIFICATIONS FOR GRADING & EROSION CONTROL" ON "CONSTRUCTION NOTES" PAGE.
 3. BEGIN PROPOSED SITE GRADING -- RESEED SECTIONS OF PROJECT THROUGHOUT THE GRADING PROCESS TO MINIMIZE RUN-OFF.
 4. START CONSTRUCTION OF UTILITIES: WATER SERVICE, SANITARY SEWER AND STORM SEWER.
 5. CONSTRUCT BUILDING PADS AND BUILDINGS.
 6. CONTINUE SITE GRADING.
 7. INSTALL BASE COURSES, PROPOSED PAVEMENTS
 8. INSTALL LANDSCAPING.
 9. APPLY FINAL STABILIZATION TO ENTIRE SITE.
- SEPTEMBER 2 -- 15, 2025**
- ALL PERMANENT SEEDING SHALL BE COMPLETED BY SEPTEMBER 15. ALL TEMPORARY SEEDING SHALL BE COMPLETED BY OCTOBER 15 (REFER TO DNR STANDARD 1059.)
- STABILIZATION FOR ALL EXPOSED SOIL AFTER OCTOBER 15 SHALL CONSIST OF ANIONIC POLYACRYLAMIDE (PAM) IN ADDITION TO TEMPORARY SEEDING IN AREAS WITHOUT EROSION CONTROL MAT. PLACE PAM IN ACCORDANCE WITH WMDR TECHNICAL STANDARD 1050. AFTER OCTOBER 15 ALL SLOPES 4:1 OR STEEPER THAT ARE NOT PERMANENTLY VEGETATED SHALL HAVE EROSION MAT INSTALLED IN PREPARATION OF WINTER CONDITIONS.
- SPREAD SALVAGED OR IMPORTED TOPSOIL IN PROPOSED LANDSCAPE AREAS AND RESTORE.
- CONTRACTOR MAY MODIFY SEQUENCING AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS SET FORTH IN FEDERAL, STATE & LOCAL PERMITS. NOTIFY VILLAGE OF CALEDONIA PRIOR TO CHANGE.
- AS CONDITIONS WARRANT DURING CONSTRUCTION ADDITIONAL BMPs SHALL BE INSTALLED TO REDUCE THE MIGRATION OF SEDIMENT THE THE MAXIMUM EXTENT PRACTICABLE.
- REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER SITE IS STABILIZED AND STABILIZE AND AREAS DISTURBED BY REMOVAL OF BMPs.

REVISIONS:	
NO.	DATE DESCRIPTION

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishae.com

PROJECT TITLE:
**MULTI-TENANT BUILDING
QUICK DRIVE
FRANKSVILLE, WI 53126**

PLAN TITLE:
**EROSION
CONTROL
PLAN**

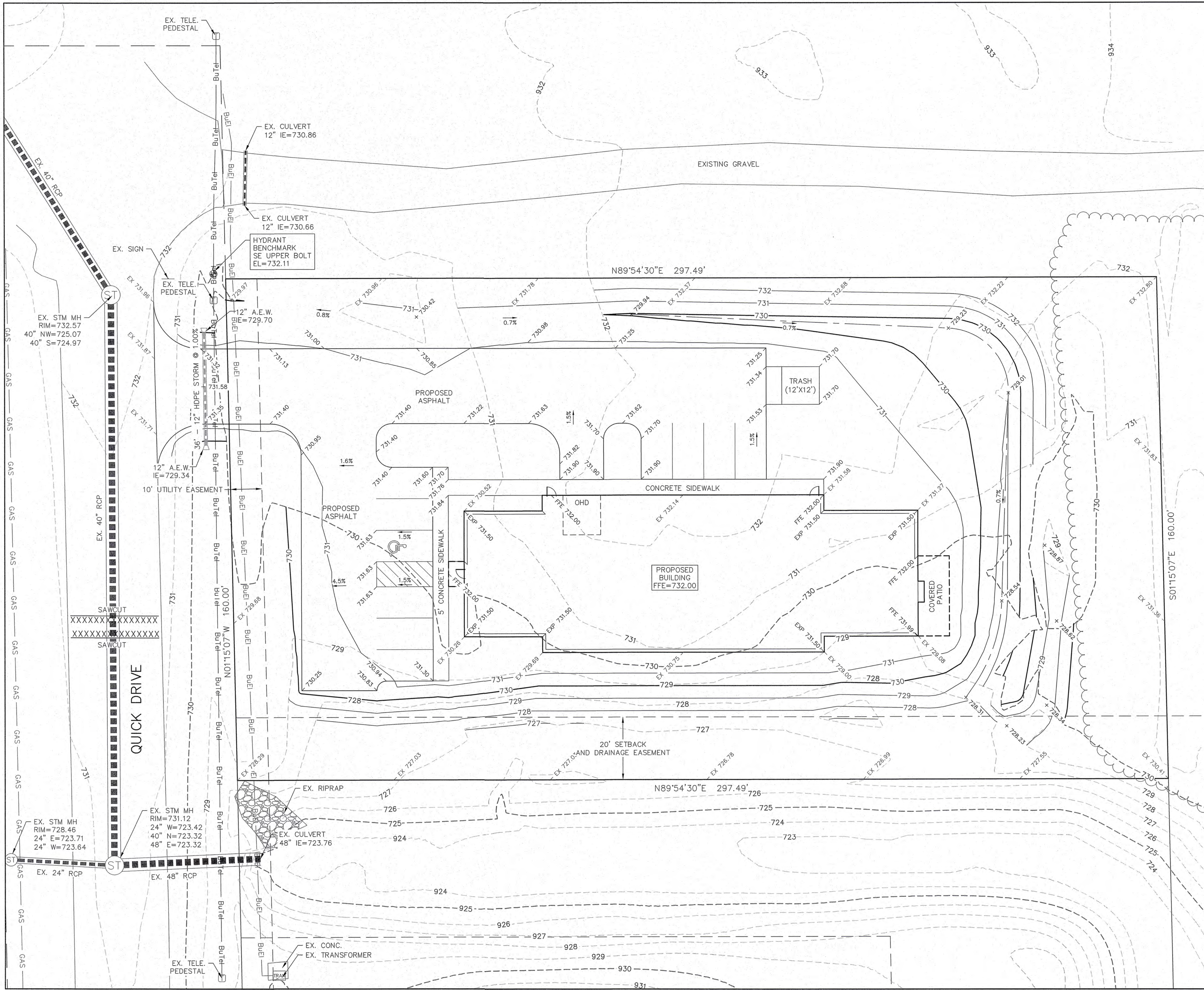
DRAWN BY:
WWS
DESIGNED BY:
JDR
CHECKED BY:
KJP

PLAN DATE:
4/1/2025

PROJECT NO:
PA-34-231

SUBMITTAL

SHEET NO:
C1.03



- LEGEND:
- 936 - EXISTING MINOR CONTOUR.
 - - - 935 - - - EXISTING MAJOR CONTOUR.
 - 936 - - - PROPOSED MINOR CONTOUR.
 - 935 - - - PROPOSED MAJOR CONTOUR.
 - EX 934.23 - EXISTING SPOT ELEVATION.
 - 934.23 - PROPOSED CURB FLANGE ELEVATION.
 - TC 934.23 - PROPOSED TOP OF CURB ELEVATION.
 - SW 934.23 - PROPOSED SIDEWALK ELEVATION.
 - EP 934.23 - PROPOSED EDGE OF PAVEMENT ELEVATION.
 - EXP 934.23 - PROPOSED BUILDING EXPOSURE ELEVATION.
 - FFE 934.23 - PROPOSED BUILDING FIRST FLOOR ELEVATION.
 - - - - - PROPOSED STORM SEWER.
 - - - - - EXISTING STORM SEWER.

REVISIONS:	
NO.	DATE DESCRIPTION

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122 Wisconsin Street, West Bend, WI 53095
262.346.7600
www.parishsee.com

PROJECT TITLE:
**MULTI-TENANT BUILDING
QUICK DRIVE
FRANKSVILLE, WI 53126**

PLAN TITLE:
**GRADING
PLAN**

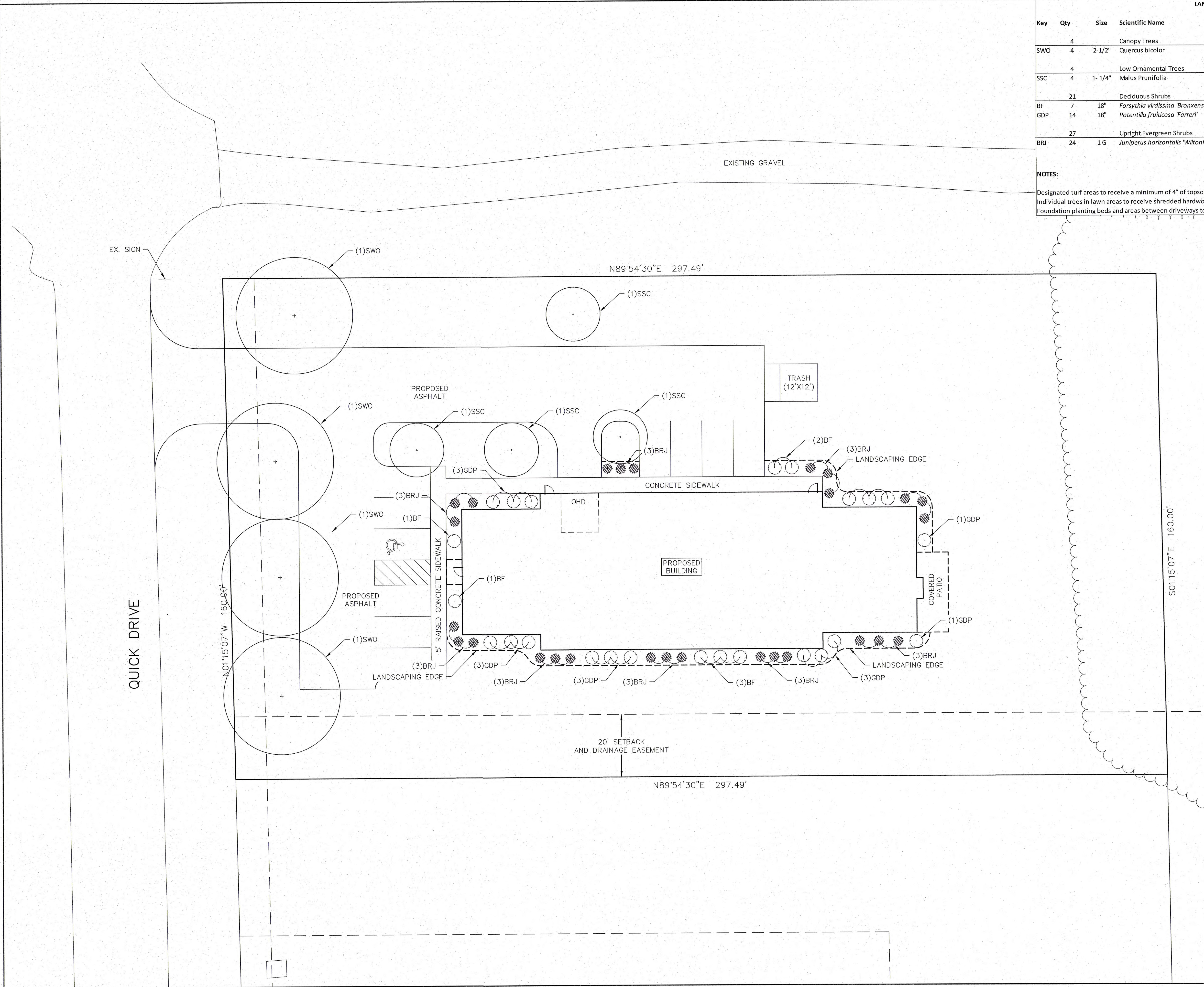
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WWS
DESIGNED BY:
JDR
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KJP

PLAN DATE:
4/1/2025

PROJECT NO:
PA-34-23

SUBMITTAL

SHEET NO:
C1.04



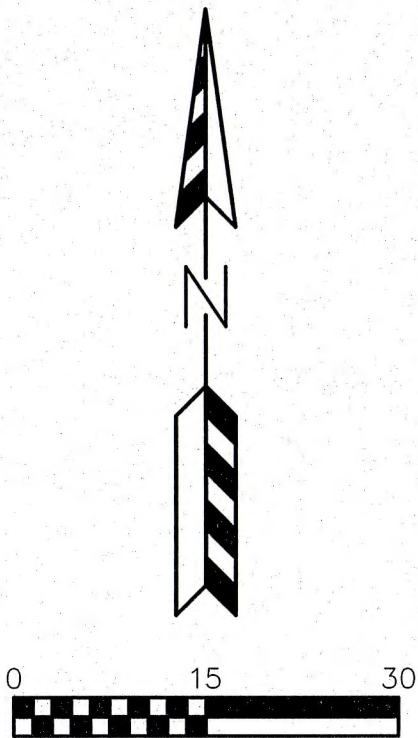
LANDSCAPE PLANT LIST						
Key	Qty	Size	Scientific Name	Common Name	Root	Mature Size
SWO	4		Canopy Trees			
	4	2-1/2"	Quercus bicolor	Swamp White Oak	BB	50'x60'
SSC	4		Low Ornamental Trees			
	4	1- 1/4"	Malus Prunifolia	Spring Snow Crab	BB	20'x25'
BF	7	18"	Deciduous Shrubs			
	7	18"	Forsythia viridissima 'Branxensis'	Bronx Forsythia	POT	2'x3'
GDP	14	18"	Potentilla fruticosa 'Farrieri'	Gold Drop Potentilla	POT	2'x3'
	14	18"				
BRJ	27		Upright Evergreen Shrubs			
	24	1 G	Juniperus horizontalis 'Wiltoni'	Blue Rug Juniper	CON	1'x6'

NOTES:

Designated turf areas to receive a minimum of 4" of topsoil, bluegrass seed mix, starter fertilizer, and straw mat mulch.

Individual trees in lawn areas to receive shredded hardwood bark mulch plant rings (4' diameter) spread to a depth of 3".

Foundation planting beds and areas between driveways to be mulched with #2 washed stone spread to a depth of 3" over weed barrier fabric.



REVISIONS:	
NO.	DESCRIPTION

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PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 www.parishse.com

PROJECT TITLE:
**MULTI-TENANT BUILDING
QUICK DRIVE
FRANKSVILLE, WI 53126**

PLAN TITLE:
**LANDSCAPE
PLAN**

DRAWN BY:
WWS

DESIGNED BY:
JDR

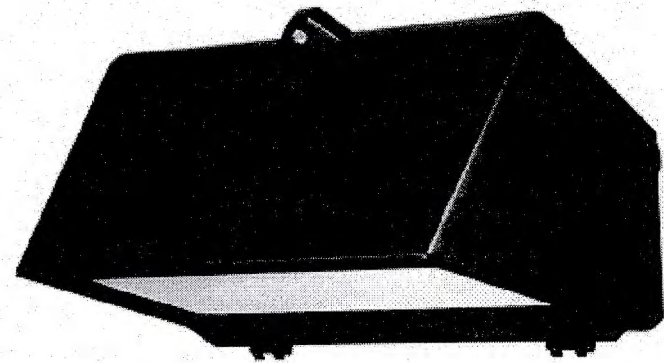
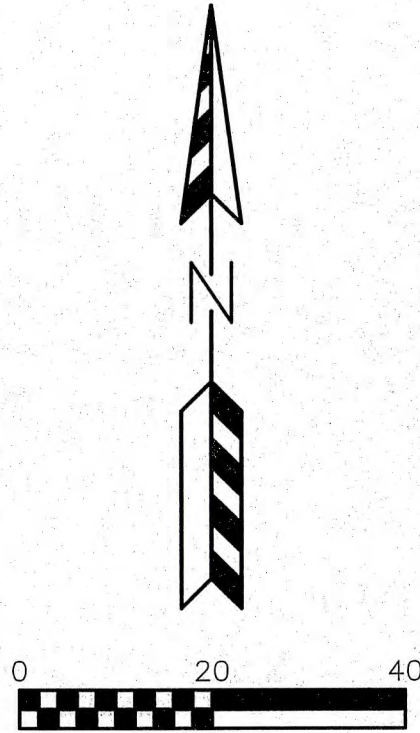
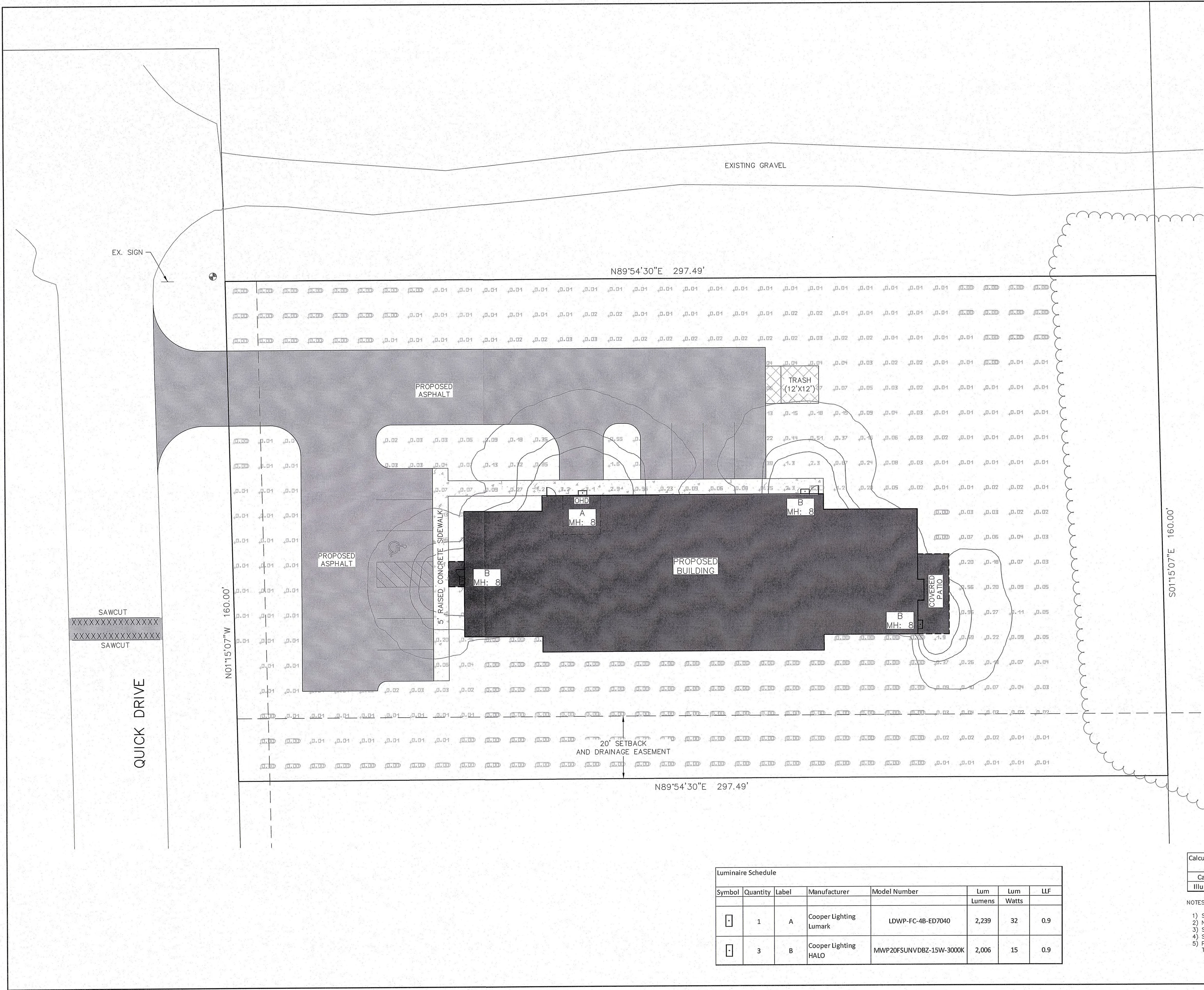
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KJP

PLAN DATE:
4/1/2025

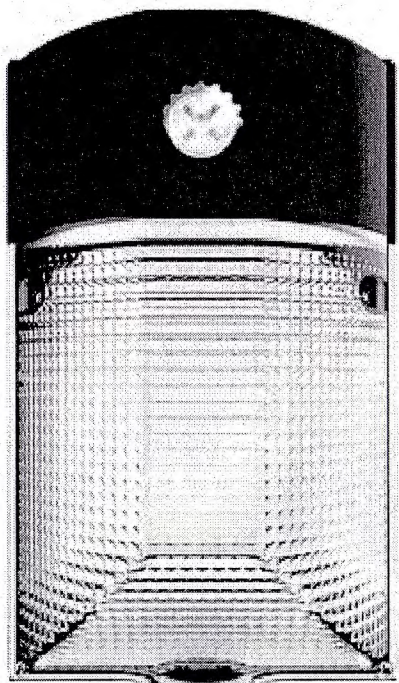
PROJECT NO:
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SUBMITTAL

SHEET NO:
C1.06



FIXTURE A



FIXTURE B

Luminaire Schedule							
Symbol	Quantity	Label	Manufacturer	Model Number	Lum	Lum	LLF
					Lumens	Watts	
	1	A	Cooper Lighting Lumark	LDWP-FC-4B-ED7040	2,239	32	0.9
	3	B	Cooper Lighting HALO	MWP20FSUNVDBZ-15W-3000K	2,006	15	0.9

Calculation Summary							
Calc Type	Units	Average	Max	Min	Avg/Min	Max/Min	
Illuminance	Fc	0.16	9.76	0	N/A	N/A	

NOTES:
1) STANDARD REFLECTANCE OF 80/50/20 UNLESS NOTED OTHERWISE
2) NOT A CONSTRUCTION DOCUMENT, FOR DESIGN PURPOSES ONLY
3) STANDARD INDOOR CALC POINTS @ 30 A.F.F. UNLESS NOTED OTHERWISE
4) STANDARD OUTDOOR CALC POINTS @ GRADE UNLESS NOTED OTHERWISE
5) PSE, LLC ASSUMES NO RESPONSIBILITY FOR INSTALLED LIGHT LEVELS DUE TO FIELD CONDITIONS, ETC.

REVISIONS:	
NO.	DESCRIPTION

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PROJECT TITLE:
**MULTI-TENANT BUILDING
QUICK DRIVE
FRANKSVILLE, WI 53126**

PLAN TITLE:
**LIGHTING
PLAN**

DRAWN BY:
JAB
DESIGNED BY:
JDR
CHECKED BY:
KJP

PLAN DATE:
4/1/2025

PROJECT NO:
IPA-34-23

SUBMITTAL

SHEET NO:

C1.07

GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES:

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 360 382-383, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
5. 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.
6. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGERS HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. 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.
9. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
10. TRASH AND DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
11. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.

SPECIFICATIONS FOR GRADING & EROSION CONTROL:

1. 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. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL. ON-SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
3. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING.
4. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WRITING BEFORE ANY DEVIATIONS ARE MADE.
5. IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER.PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF-ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERCUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW.THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM D-423) AND PLASTICITY INDEX (ASTM D-424) IF 30 AND 10 RESPECTFULLY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12") INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3") INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6") INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT. IF THE FILL IS TO PROVIDE NON-FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM(ASTM D-2487). FOR STRUCTURAL FILL THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-698) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS.THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN -1 TO +3 PERCENT AND GRANULAR SOIL ±3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED. UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISCING/HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE, AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D-398) MAXIMUM DENSITY.
6. 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.
7. SUBGRADE TOLERANCES ARE +/- 1" FOR LANDSCAPE AREAS AND +/- 2" FOR ALL PAVEMENT AND BUILDING AREAS.
8. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHED OR PUMPING TO ALLEVATE WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
10. THE STONE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE EXISTING GRAVEL TRAILER PARKING IS TO BE USED AS STONE TRACKING PAD. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
11. SOIL STOCKPILES SHALL BE LOCATED A MINIMUM OF 75 FEET FROM LAKES, STREAMS, WETLANDS, DITCHES, DRAINAGE WAYS, CURBS AND GUTTERS OR OTHER STORMWATER CONVEYANCE SYSTEM, UNLESS OTHERWISE APPROVED BY THE ENGINEER. MEASURES SHALL BE TAKEN TO MINIMIZE EROSION AND RUNOFF FROM ANY SOIL STOCKPILES THAT WILL LIKELY REMAIN FOR MORE THAN FIVE WORKING DAYS. ANY STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
12. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
13. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
14. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
15. ALL DISTURBED SLOPES OF 4:1 OR GREATER AND DRAINAGE SWALES SHALL BE STABILIZED WITH CURLEX EROSION CONTROL FABRIC (INSTALL PER MANUFACTURER'S SPECIFICATIONS).

SPECIFICATIONS FOR PRIVATE UTILITIES:

1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE.BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION 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. CONTRACTOR SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS. CONNECTIONS TO WATER MAIN SHALL BE WET TAPPED WITH A STAINLESS STEEL TAPPING SLEEVE.
3. BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES AND IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION WISCONSIN, LATEST EDITION. PROPOSED SANITARY SEWER AND INTERNALLY CONNECTED STORM SEWER SHOWN IN THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. THE EXACT LOCATION OF ALL DOWN SPOUT CONNECTIONS SHALL BE PER THE ARCHITECTURAL PLANS.
4. CONTRACTOR SHALL NOT SHUT OFF WATER OR PLUG SANITARY SEWER IN MUNICIPAL LINES WITHOUT PRIOR APPROVAL.
5. MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS: STORM SEWER PIPE 48" OR LESS SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED PIPE WITH AN INTEGRALLY FORMED SMOOTH WATERWAY SUCH AS ADS N-12. FOR PIPE 10" OR LESS IN DIAMETER, PVC, ASTM D-3034, SDR-26, MAY ALSO BE USED. WHERE SPECIFICALLY REQUIRED, REINFORCED CONCRETE PIPE (RCP), ASTM C-76, CLASS III OR HIGHER, MAY BE USED. TRENCH SECTION SHALL BE CLASS "B" FOR PVC AND HDPE AND CLASS "C" FOR CONCRETE (PER STANDARD SPECIFICATIONS). MANHOLES, INLETS AND CATCH BASINS SHALL BE PRE CAST REINFORCED CONCRETE, ASTM C-478. CASTINGS SHALL BE HEAVY DUTY CAST IRON. AREA DRAINS SHALL BE ADSNYLOPLAST OR EQUIVALENT AND SHALL BE A MINIMUM OF 24" IN DIAMETER. CONNECTIONS TO EXISTING PIPES SHALL BE MADE WITH INSERT A WYE OR EQUIVALENT. LAST (3) THREE JOINTS SHALL BE RESTRAINED WITH RODS. PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M-294, TYPE S.
6. MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS: SANITARY SEWER SHALL BE PVC, ASTM D-3034, SDR-35 WITH RUBBER GASKETED JOINTS, CONFORMING TO ASTM D-3212. TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTIONS SHALL BE MAD WITH A INSERT A WYE OR EQUIVALENT. A MINIMUM OF 6" OF COVER IS REQUIRED FOR ALL SANITARY SEWER.
7. MATERIALS FOR WATER SERVICES AND PRIVATE HYDRANTS SHALL BE AS FOLLOWS: WATER SERVICES SHALL BE PVC, HDPE, OR DI AS ALLOWED BY MUNICIPAL CODE. PVC SHALL BE AWWA C-900. DI SHALL BE AWWA C151, CLASS 52 (OR AS REQUIRED BY LOCAL CODE). TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTION SHALL BE MADE WITH A WET TAP. CORPORATE STOP AND VALVE BOX PER MUNICIPAL STANDARDS. A MINIMUM OF 6" COVER IS REQUIRED FOR ALL WATER MAIN. VALVES SHALL BE NON RISING STEM, RESILIENT SEATED GATE VALVES COMPLYING WITH AWWA C509 WITH A THREE PIECE CAST IRON VALVE BOX. INSTALL THRUST BLOCKS AT ALL BENDS AND TEES. DISINFECT ALL NEW LINES AND OBTAIN SAFE WATER SAMPLE PRIOR TO USE. WATER MAIN SHALL BE COPPER TYPE "K" PRESCRIBED IN ANSI/AWWA C800-89 SECTION A.2 FOR "COPPER WATER TUBING" AND TO ASTM, DESIGNATION B42 AND B88-99, AND CURRENT REVISIONS THERE OF UNLESS INDICATED OTHERWISE.
8. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
9. TRACER WIRE (NO.8 SINGLE STRAND COPPER) AND WARNING TAPE SHALL BE INSTALLED ON ALL UTILITIES IN ACCORDANCE WITH THE LOCAL AND STATE CODES. TRACER WIRE SHALL TERMINATE IN A VALVECO TERMINAL BOX AT EACH END IN ACCORDANCE WITH 182.0715(2R) OF STATE STATUTES.
10. MANDREL TESTING ON SANITARY LINES AND PRESSURE TESTING ON WATER MAIN MAY BE REQUIRED BY THE OWNER OR MUNICIPALITY.
11. UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
12. ALL UTILITY CONSTRUCTION SHALL BE DONE IN COMPLIANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
13. ALL SANITARY SEWER, STORM SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF FRANKSVILLE AND WISCONSIN DSPS STANDARDS.
14. THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
15. MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.
16. ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
17. GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION SIZE AND DEPTH OF NEW SERVICE.
18. ALL WORK WITHIN THE CITY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE CITY OF FRANKSVILLE PUBLIC WORKS DEPARTMENT.

SPECIFICATIONS FOR PAVING:

1. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 305.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1-1/4" INCH DIAMETER Limestone TRAFFIC BOND AGGREGATE BASE COURSE UNLESS NOTED OTHERWISE. SUBSTITUTION AND/OR RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
2. SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
3. EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
4. ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460 LT 5B-28 S IS REQUIRED UNLESS NOTED OTHERWISE A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
5. TACK COAT SHALL BE IN ACCORDANCE WITH THE SUBSECTION 455.2.5 OF THE STANDARD SPECIFICATIONS. THE RATE OF APPLICATION SHALL BE 0.05 GAL/SY.
6. CONCRETE FOR CURB, DRIVEWAYS, WALKS, LOADING DOCKS AND NON-FLOOR SLABS SHALL CONFORM TO THE LATEST VERSION OF SECTION 415 OF THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR CONSTRUCTION. CONCRETE SHALL BE GRADE A, ASTM C-84, S BAG MIX WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI. JOINTING SHALL BE PER SECTION 415.3.7 OF THE STANDARD SPECIFICATIONS WITH CONSTRUCTION JOINTS HAVING A MAXIMUM SPACING OF 10'. EXPANSION JOINTS SHALL BE PROVIDED EVERY 50'. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED. LOADING DOCKS SHALL HAVE REINFORCING CONSISTING OF NOVOMESH 950 FIBER MESH OR #4 BARS AT 24" ON CENTER EACH WAY PER SECTION 415.2.2 OF THE STANDARD SPECIFICATIONS.
7. PAVEMENT MARKINGS SHALL BE PAINT IN ACCORDANCE WITH WISCONSIN DOT SECTION 646 OF THE STANDARD SPECIFICATIONS AND WITH LOCAL CODES. THE FOLLOWING ITEMS SHALL BE PAINTED WITH COLORS NOTED BELOW:

PARKING STALLS: WHITE
PEDESTRIAN CROSSWALKS: WHITE
LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN OPPOSITE DIRECTIONS: YELLOW
LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN SAME DIRECTIONS: WHITE
ADA SYMBOLS; WHITE

RESTORATION NOTES:

1. ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. LAWN AREAS WITH SLOPES GREATER THAN 4:1 SHALL BE SEEDED WITH OLDS "NOKOW" MIX OR EQUAL. ALL OTHER DISTURBED AREAS SHALL BE SEEDED WITH MADISON PARKS MIX OR EQUAL. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS.
2. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 6%; POTASH, NOT LESS THAN 6%.
3. ALL FINISH GRADED AREAS SHALL BE SEEDED AND MULCHED BY SEPTEMBER 15TH. IF THE SITE DOES NOT HAVE FINISH GRADED AREAS COMPLETED BY OCTOBER 15TH, ALL DISTURBED AREAS SHALL BE RESTORED WITH TEMPORARY SEEDING (COVER CROP). AREAS NEEDING PROTECTION DURING PERIODS WHEN PERMANENT SEEDING IS NOT APPLIED SHALL BE SEEDED WITH ANNUAL SPECIES FOR TEMPORARY PROTECTION. SEE TABLE 1 OF THE WISCONSIN DNR CONSERVATION PRACTICE STANDARD 1059, FOR SEEDING RATES OF COMMONLY USED SPECIES. THE RESIDUE FROM THIS CROP MAY EITHER BE INCORPORATED INTO THE SOIL DURING SEEDED PREPARATION AT THE NEXT PERMANENT SEEDING PERIOD OR LEFT ON THE SOIL SURFACE AND THE PLANTING MADE AS A NO-TILL SEEDING.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDED AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

REVISIONS:		DATE		DESCRIPTION	
NO.					

PARISH
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7600
www.parishse.com

PROJECT TITLE:

**MULTI-TENANT BUILDING
QUICK DRIVE
FRANKSVILLE, WI 53126**

PLAN TITLE:

**CONSTRUCTION
NOTES**

DRAWN BY:

WWS

DESIGNED BY:

JDR

CHECKED BY:

KJP

PLAN DATE:

4/1/2025

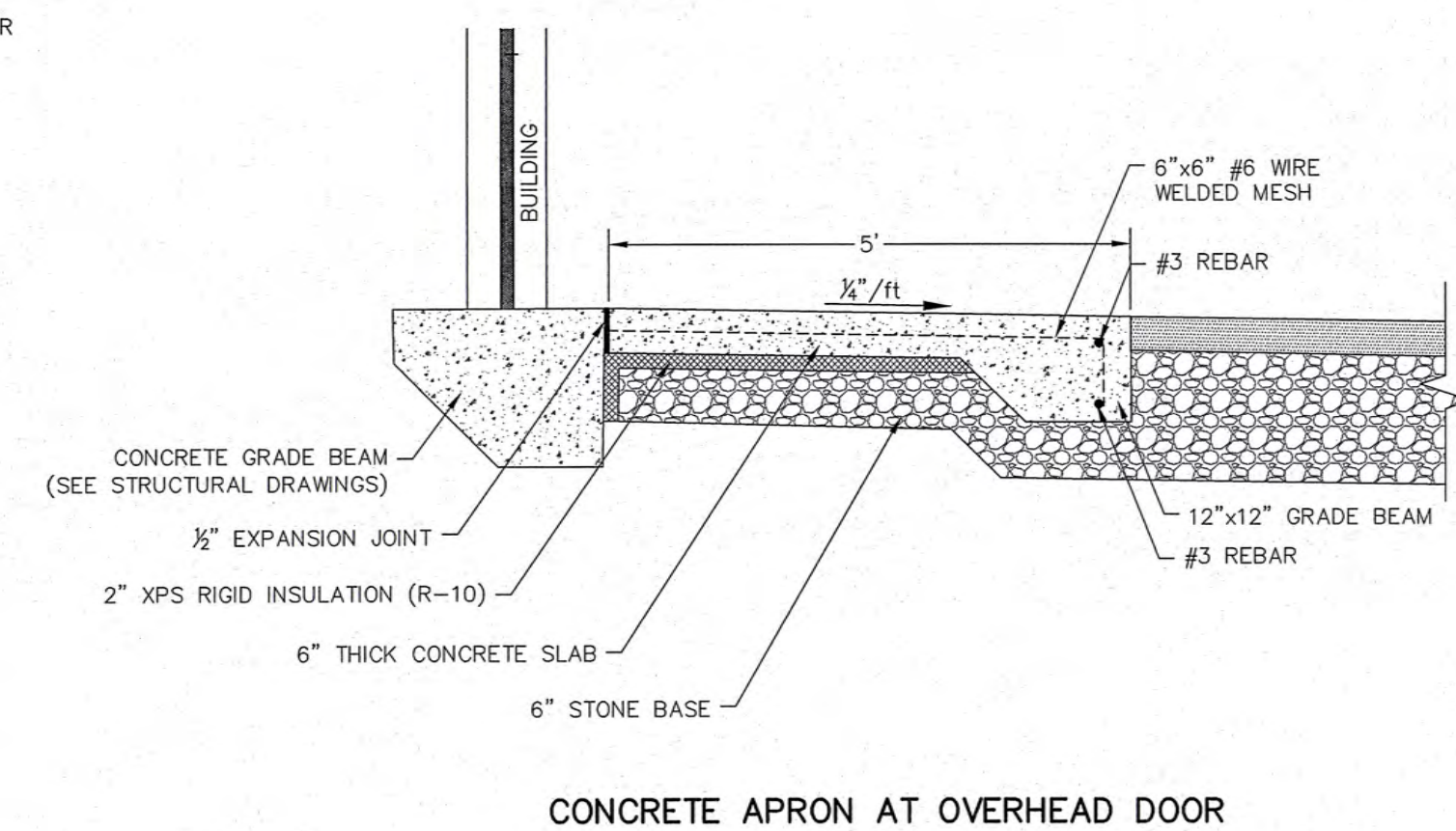
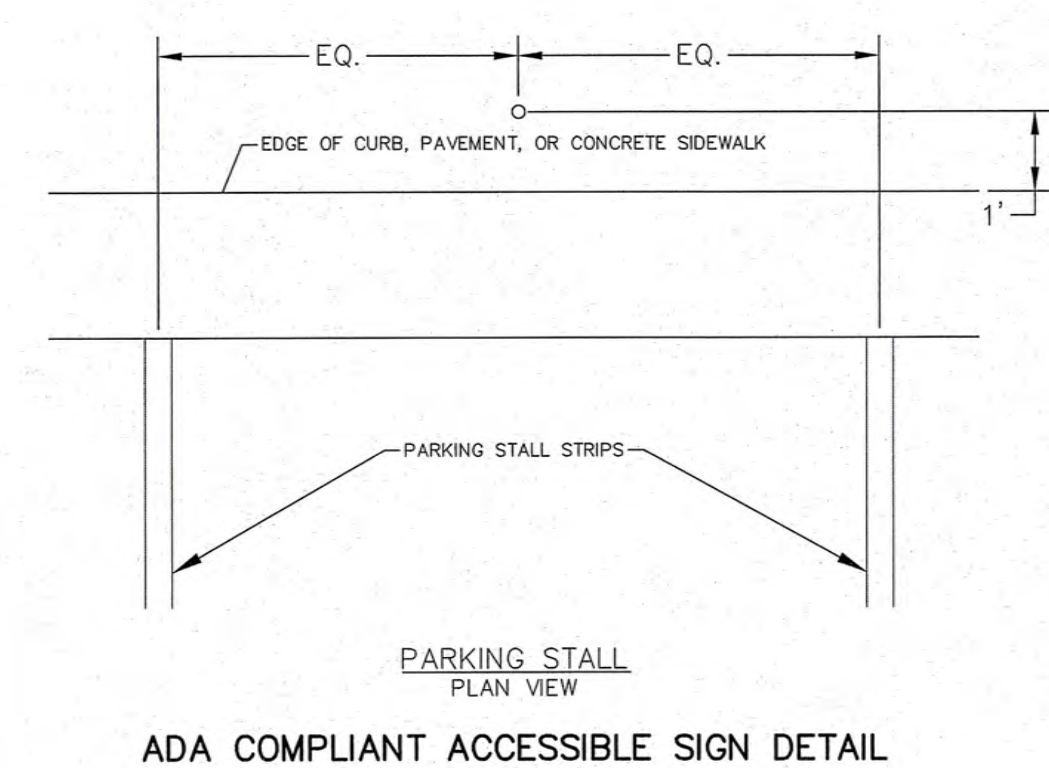
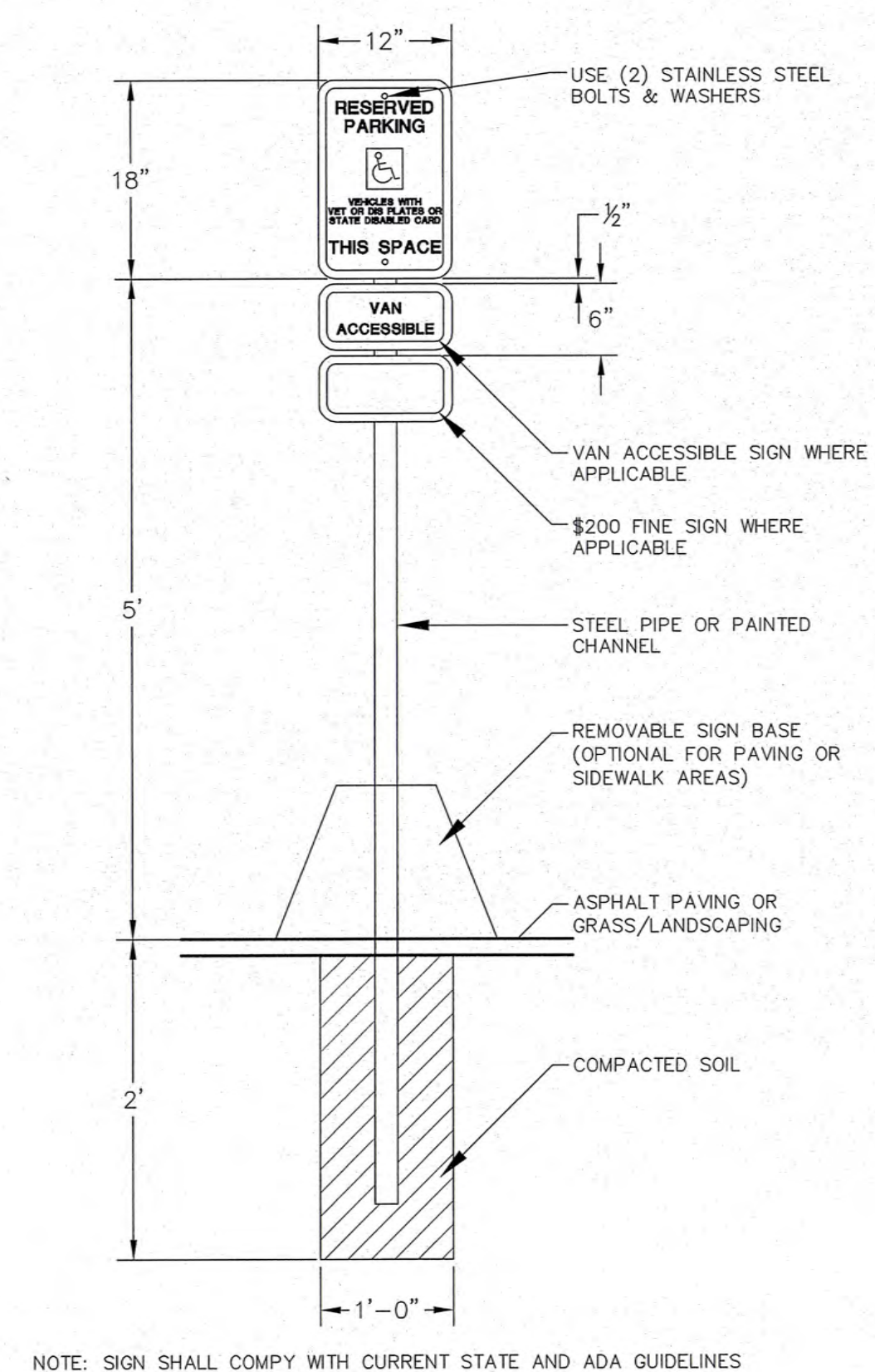
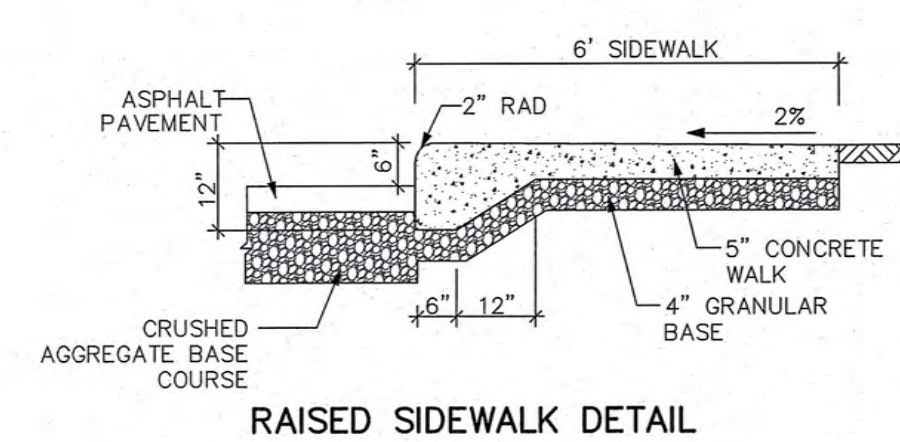
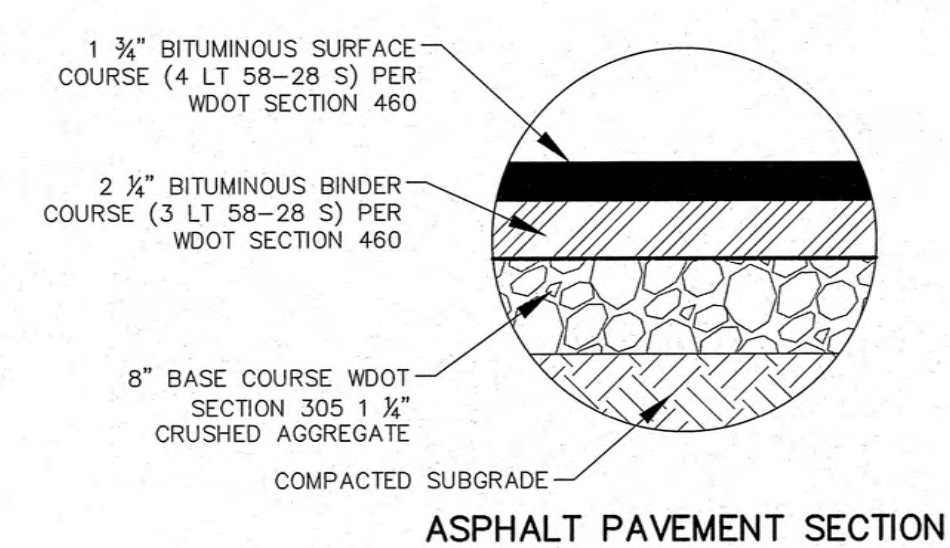
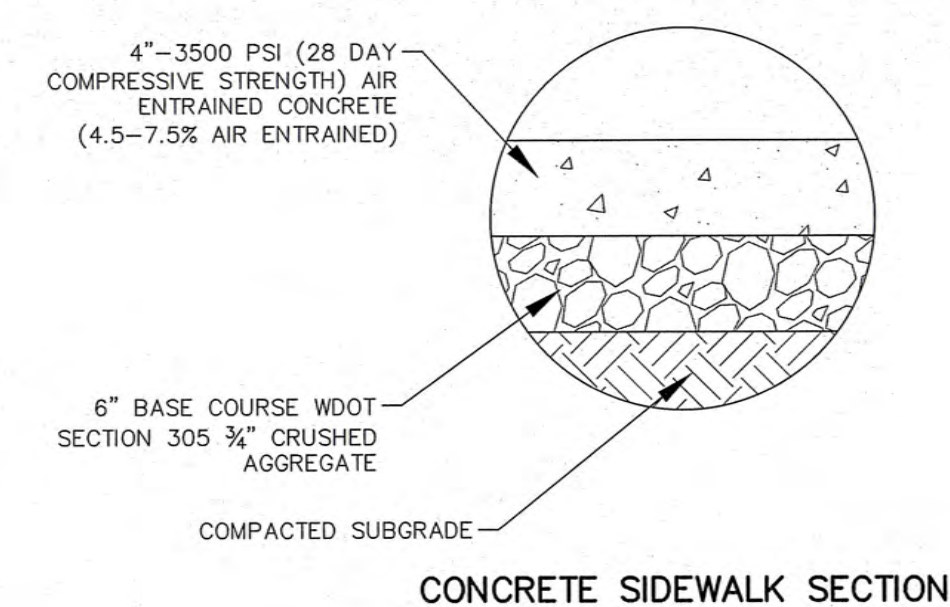
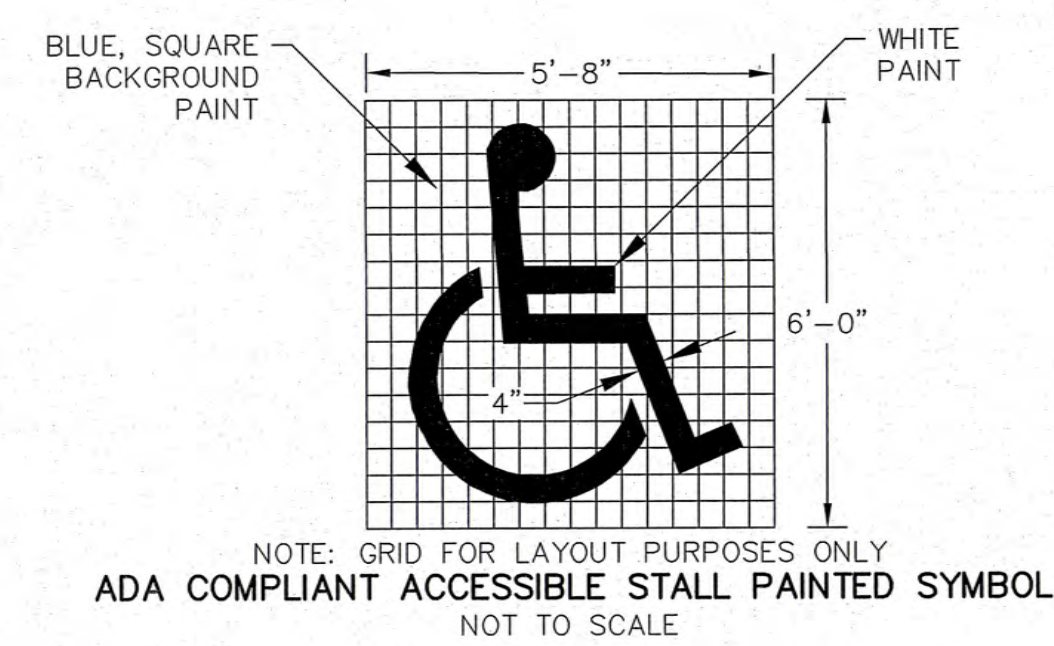
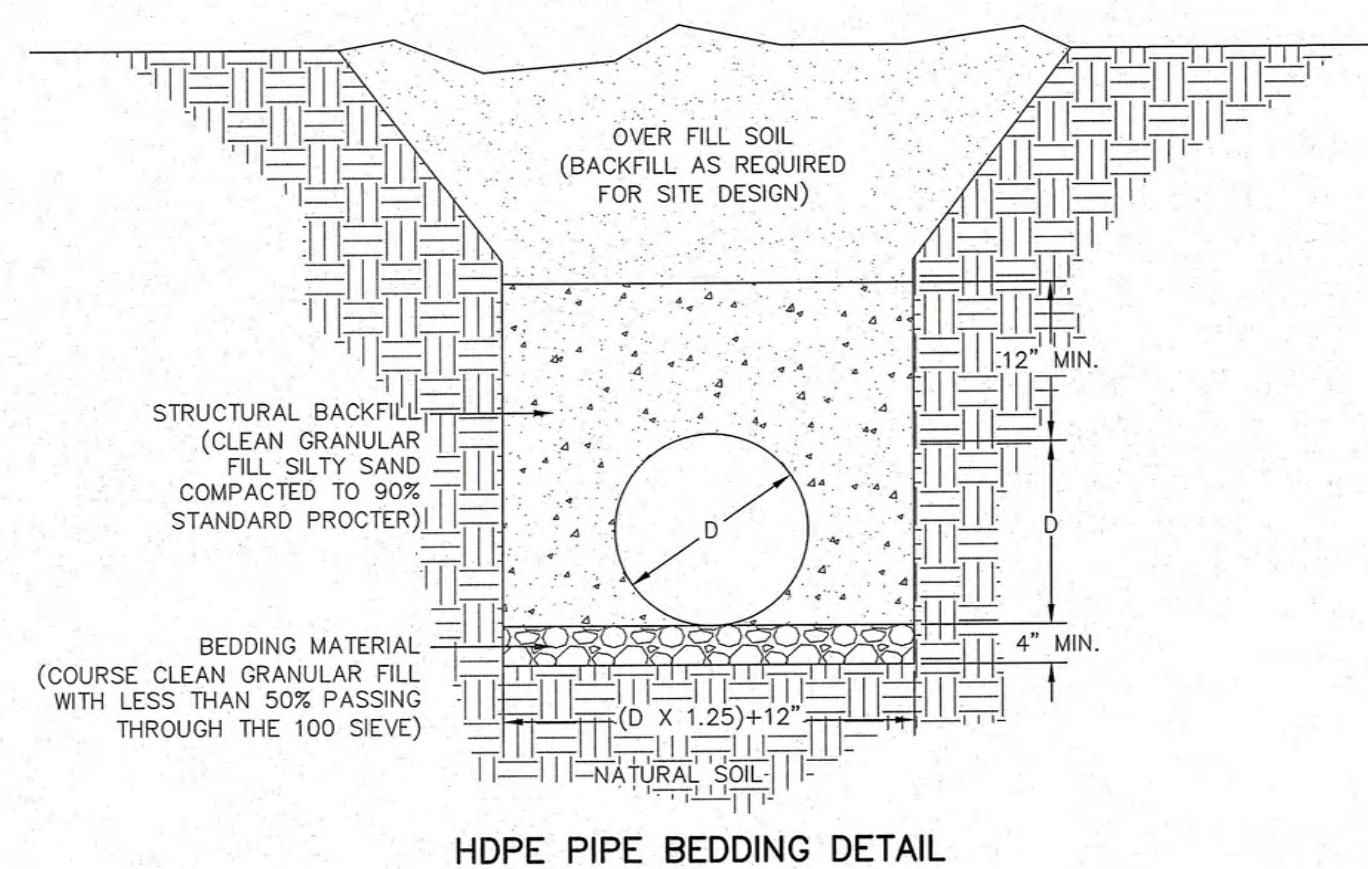
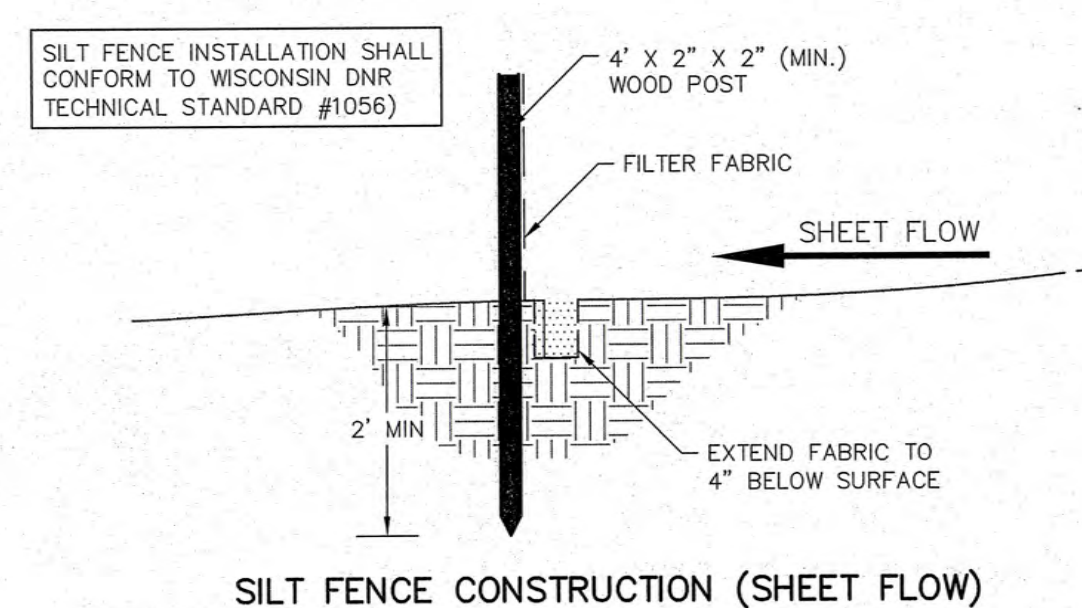
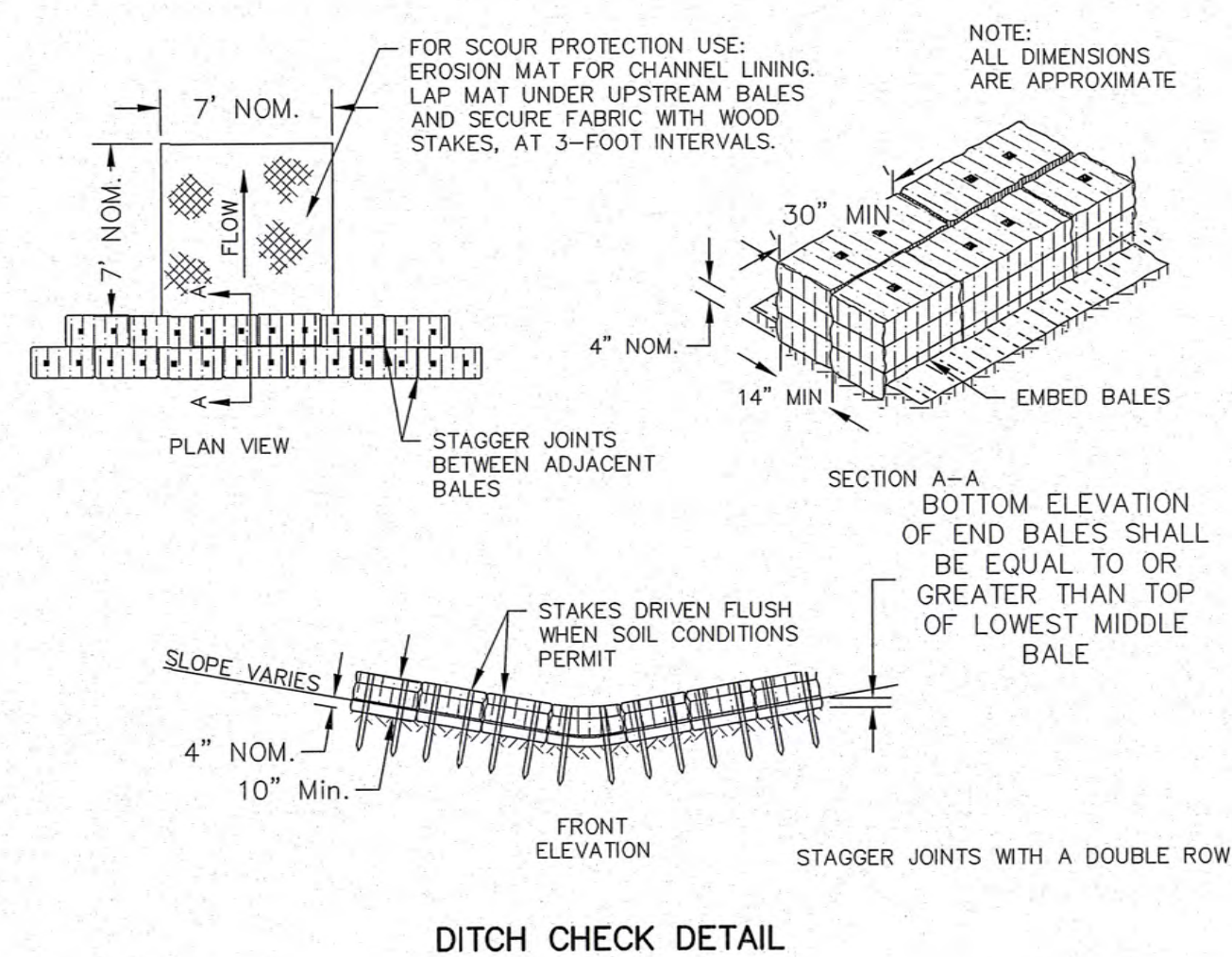
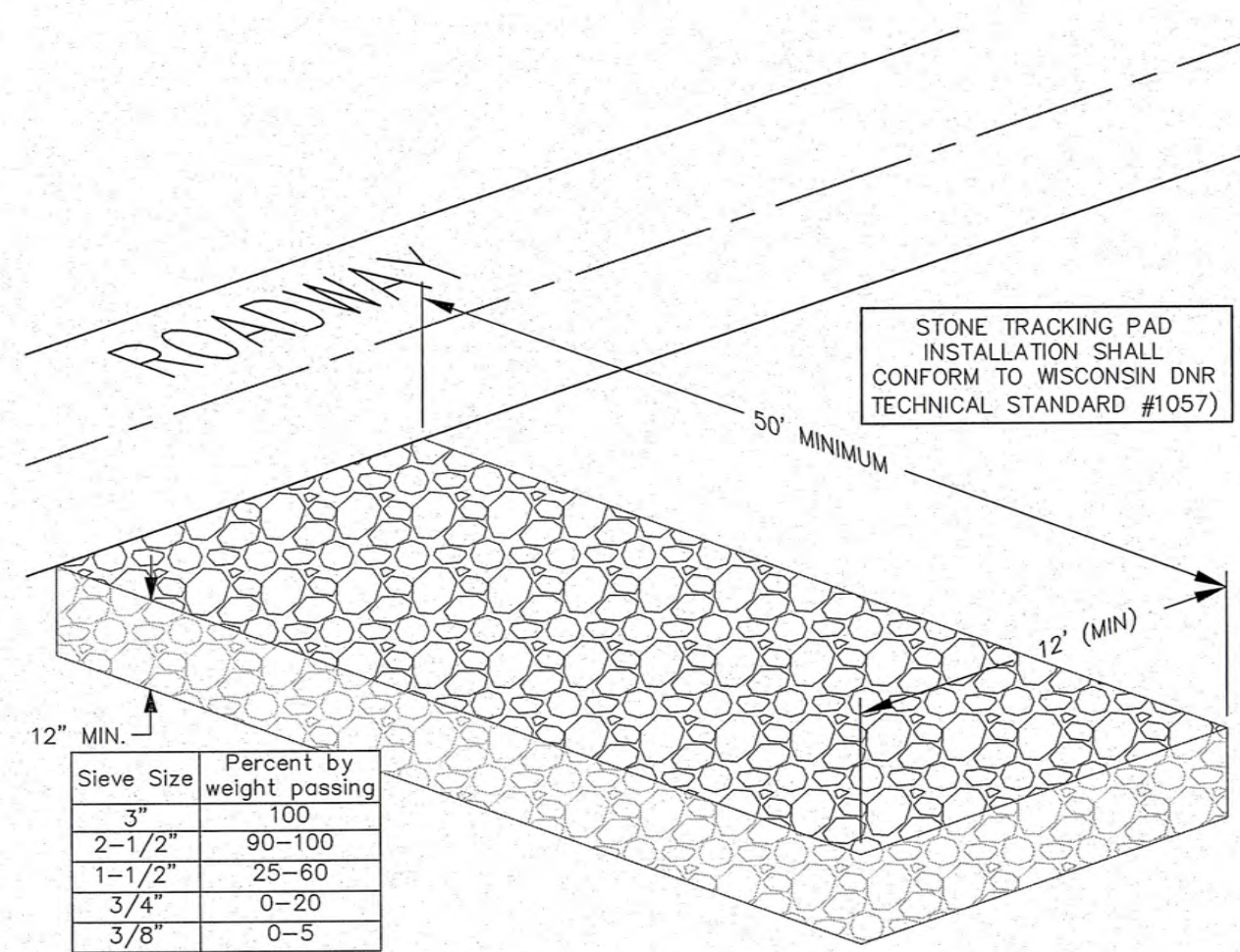
PROJECT NO:

IPA-34-23

SUBMITTAL

SHEET NO:

C2.01

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PS&E
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PROJECT TITLE:
MULTI-TENANT BUILDING
QUICK DRIVE
FRANKSVILLE, WI 53126

PLAN TITLE:

SITE DETAILS

DRAWN BY:

WWS

DESIGNED BY:

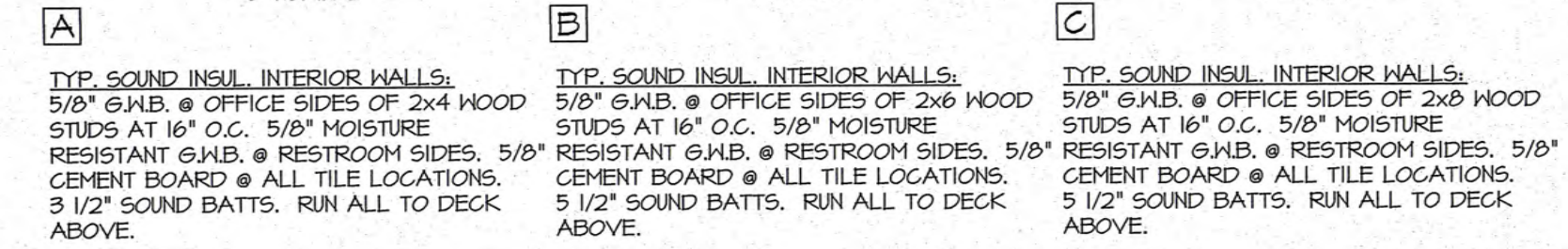
JDR

CHECKED BY:

KJP

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PLAN DATE: 4/1/2005


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patera
ARCHITECTURE + ENGINEERING
4040 N. Calhoun Road Suite #200 • Brookfield, WI 53005

11/22/24: PROGRESS SET

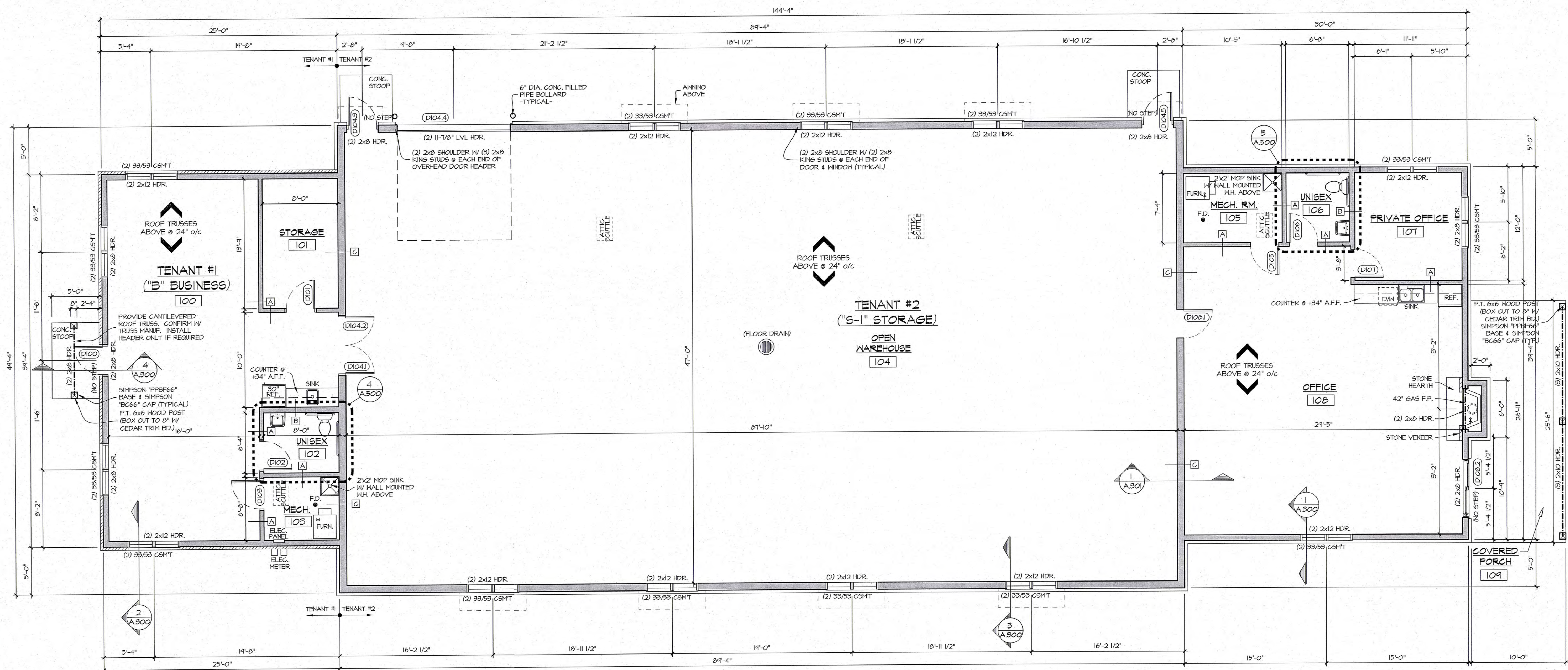
12/6/24: CHECK SET

L/14/25: OWNER REVISIONS

1/22/25: OWNER REVSTIONS

1/10/35: CD'S ISSUED

4/10/25: CD'S ISSUED



CALEDONIA MIXED-USE BUILDING

CORNER OF STORAGE DRIVE & QUICK DRIVE
CALEDONIA, WI

SHEET TITLE: F

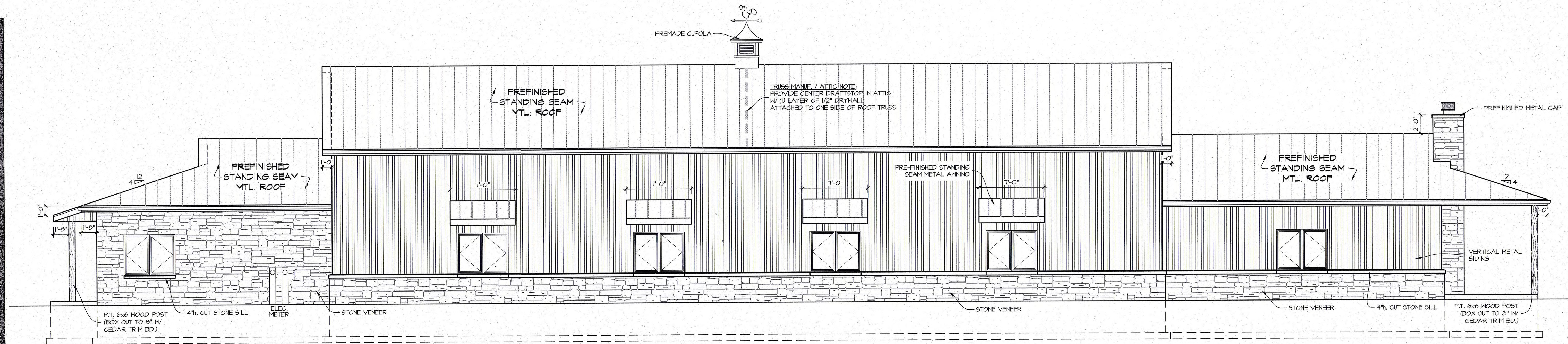
FIRST FLOOR PLAN & WALL TYPES

A.101

DATE: AUG. 28TH, 2023

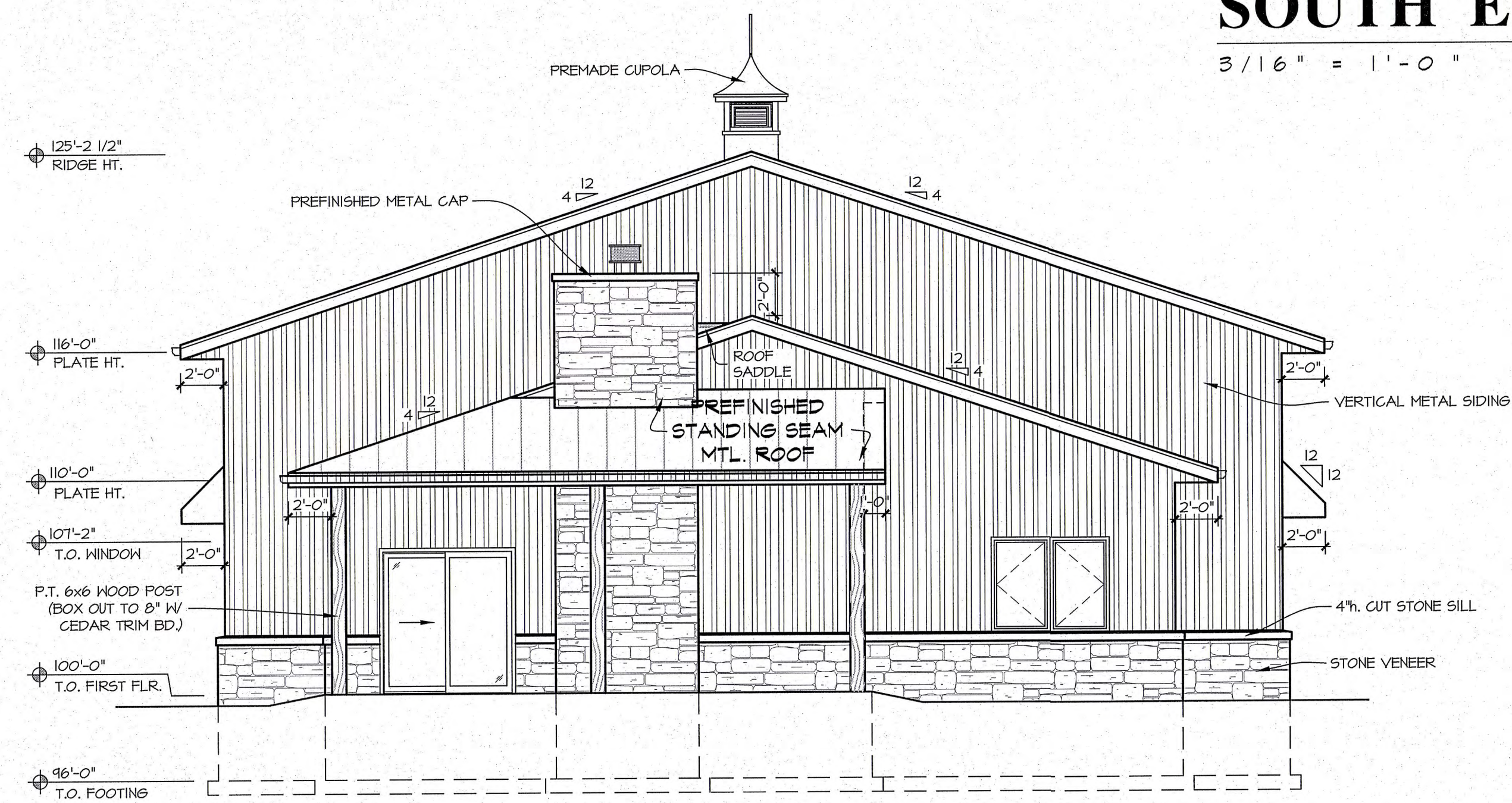
PROJECT NUMBER: 18-324.2

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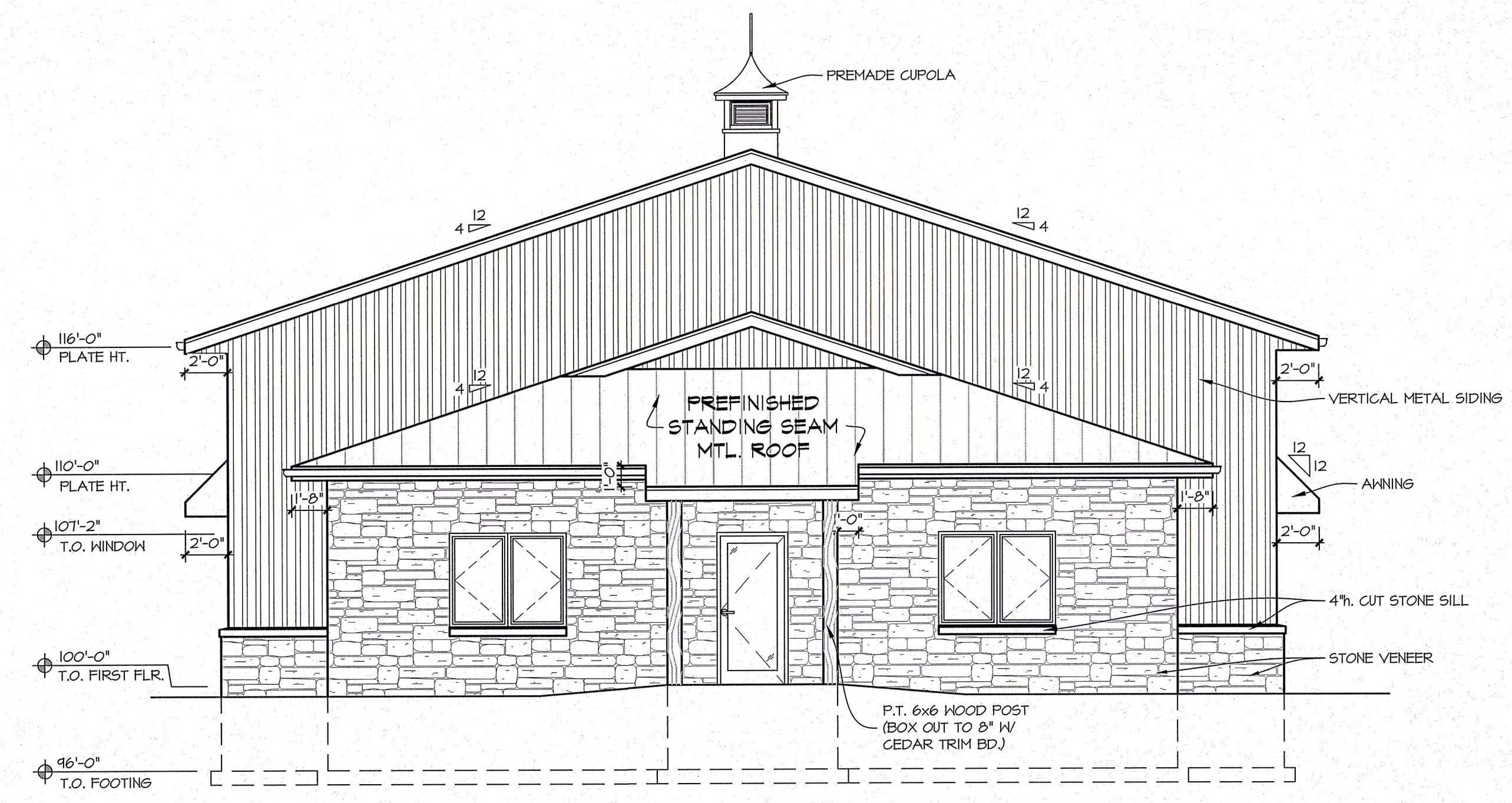
SOUTH ELEVATION

3/16" = 1'-0"



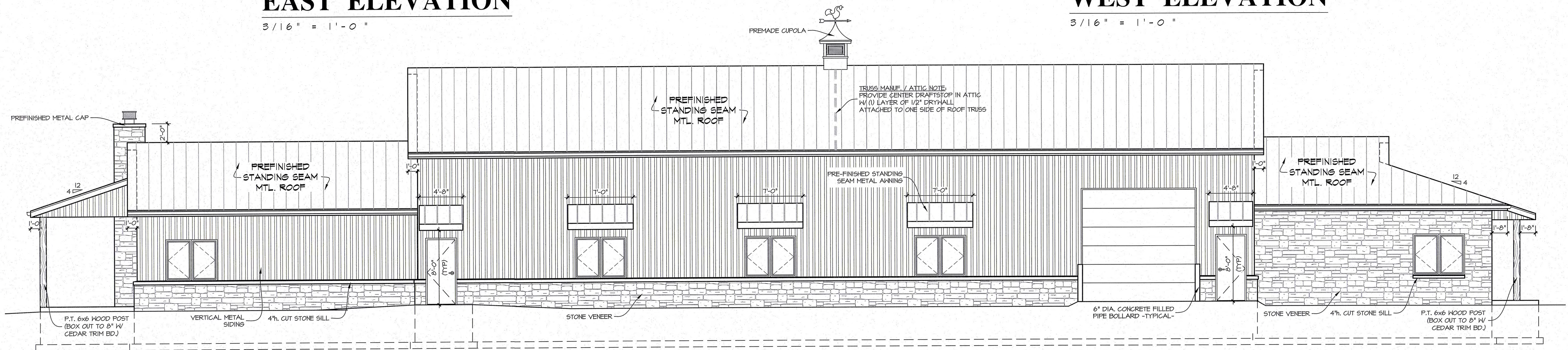
EAST ELEVATION

3/16" = 1'-0"



WEST ELEVATION

3/16" = 1'-0"



NORTH ELEVATION

3/16" = 1'-0"

REVISIONS:
11/22/24: PROGRESS SET
12/6/24: CHECK SET
1/14/25: OWNER REVISIONS
1/22/25: OWNER REVISIONS
4/10/25: CD'S ISSUED

REVISIONS:
11/22/24: PROGRESS SET
12/6/24: CHECK SET
1/14/25: OWNER REVISIONS
1/22/25: OWNER REVISIONS
4/10/25: CD'S ISSUED

CALEDONIA MIXED-USE BUILDING

CORNER OF STORAGE DRIVE & QUICK DRIVE
CALEDONIA, WI

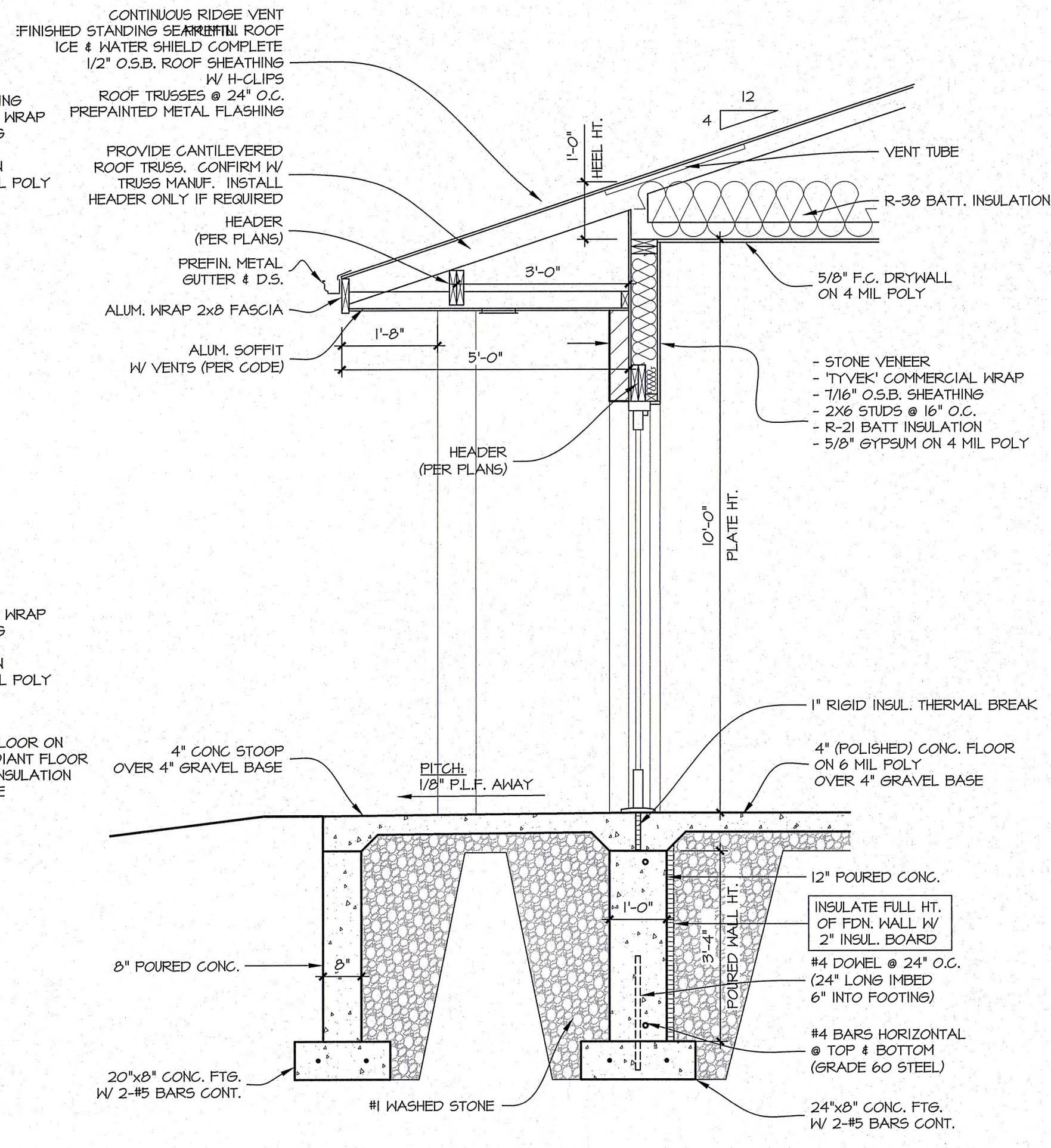
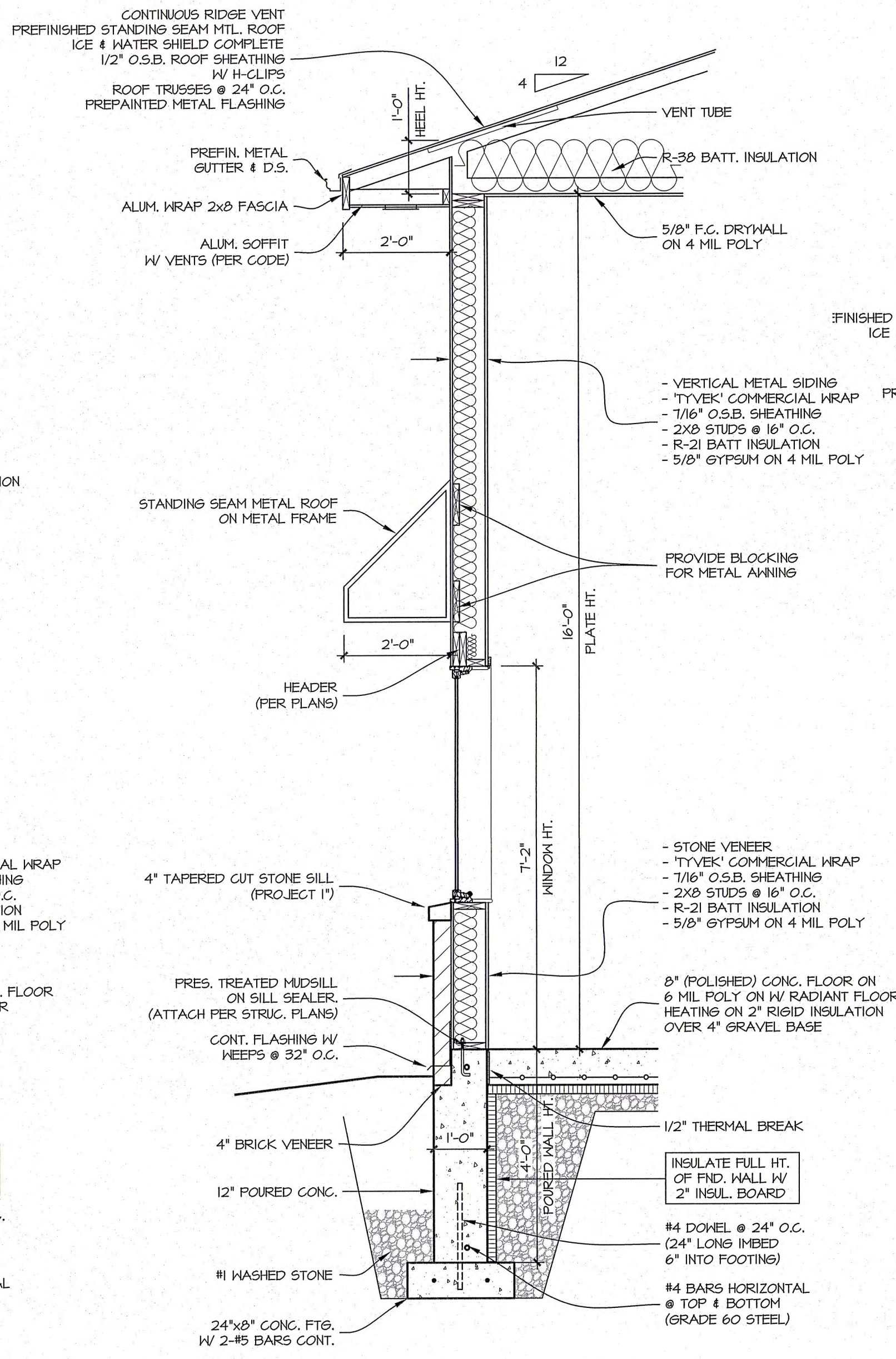
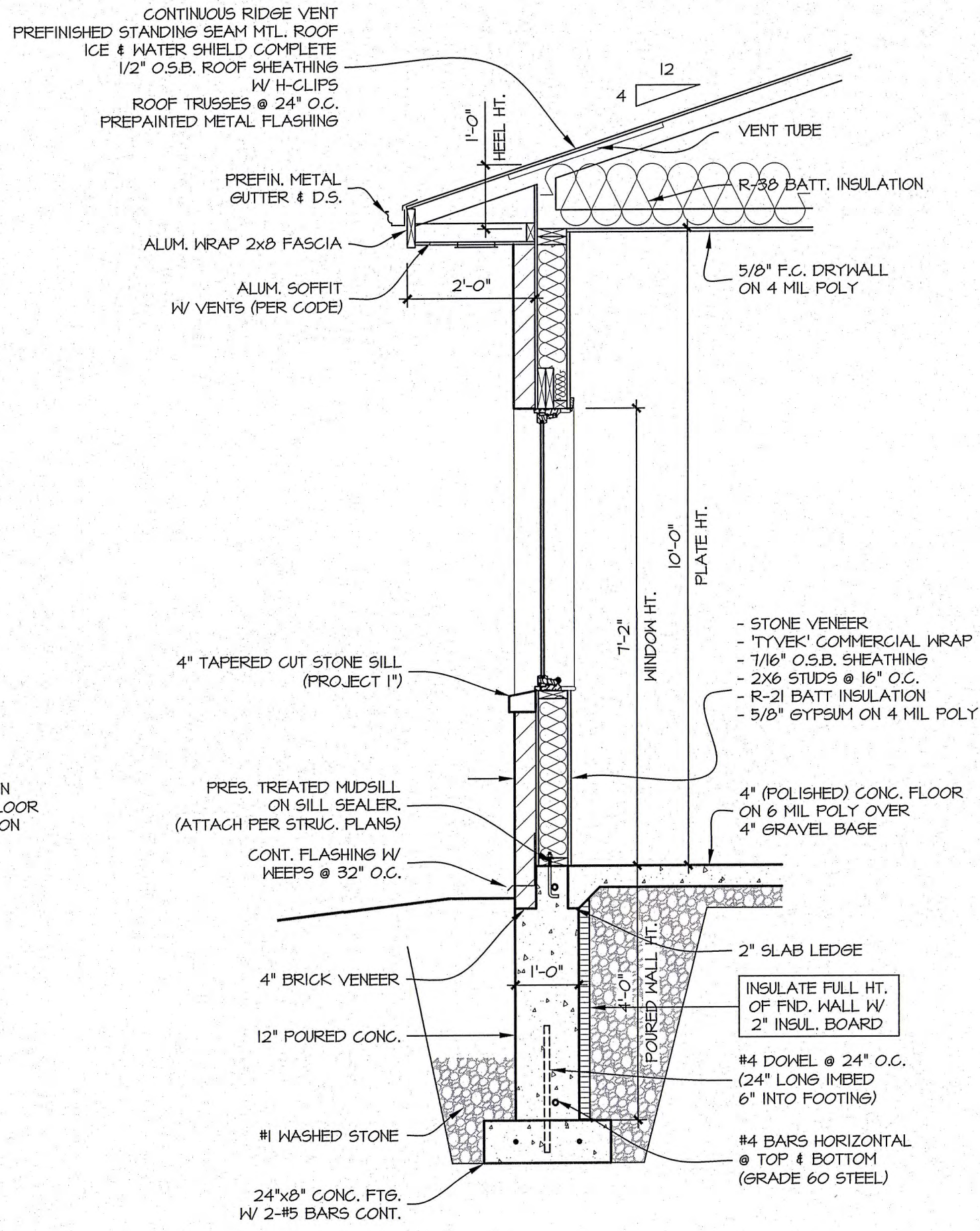
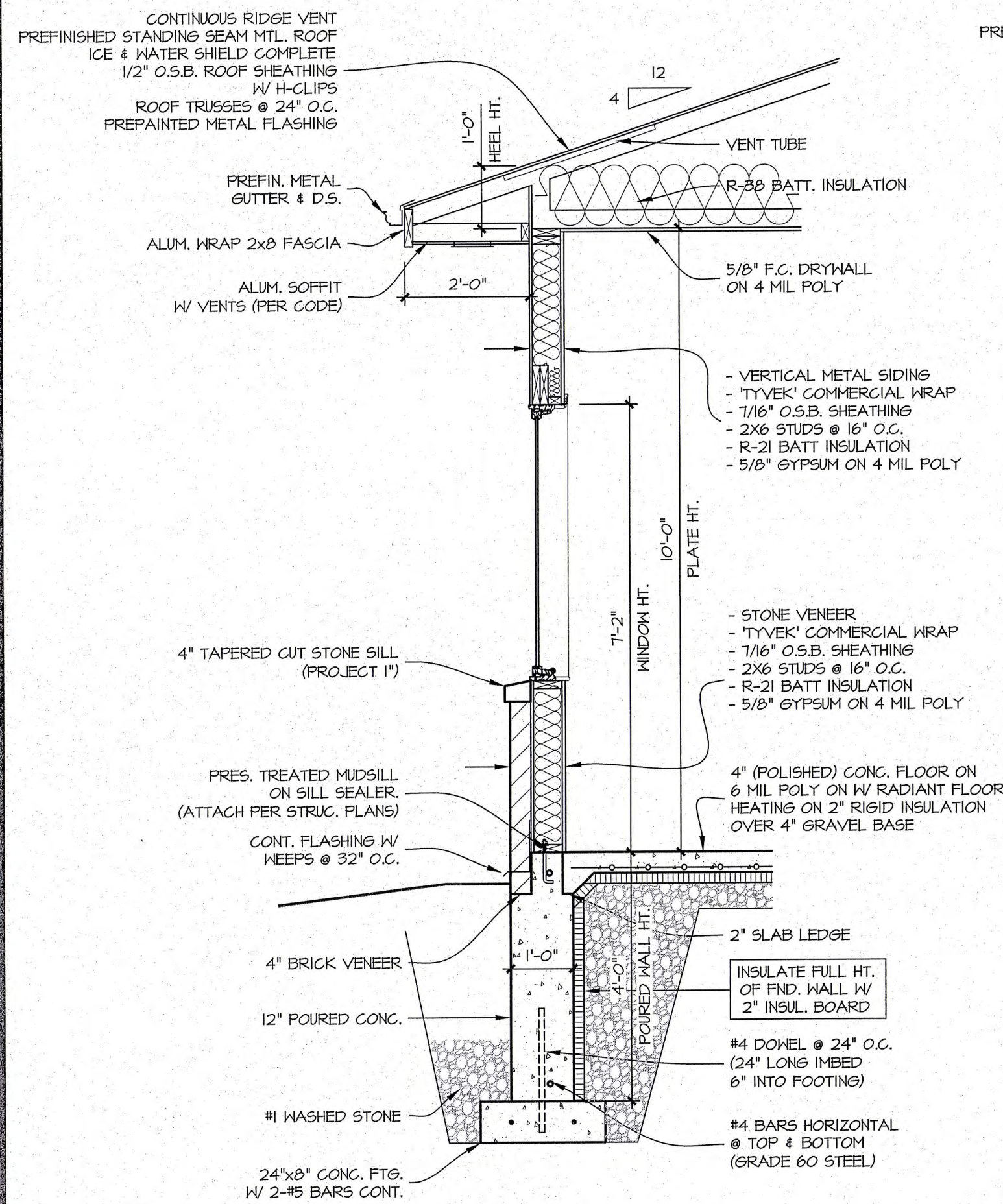
SHEET TITLE:
SECTIONS

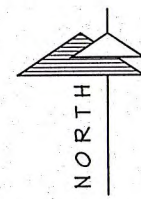
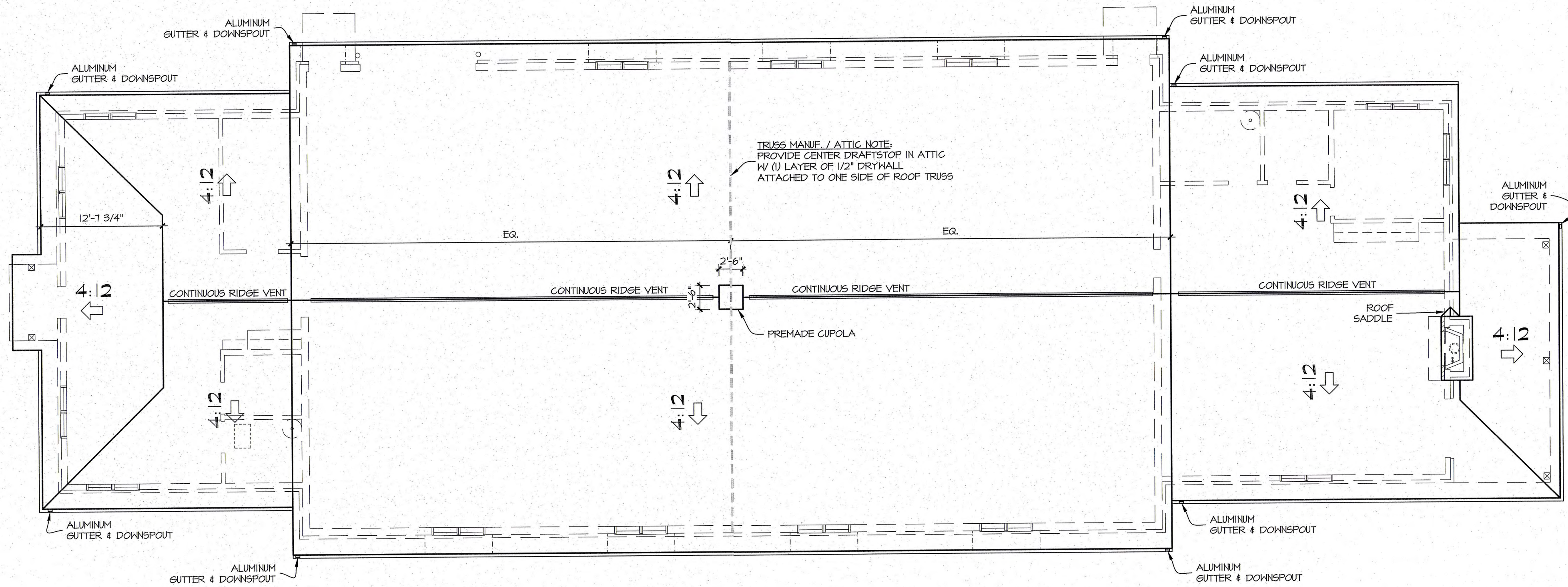
A.300

DATE: AUG. 28TH, 2023

PROJECT NUMBER: 18-324.2

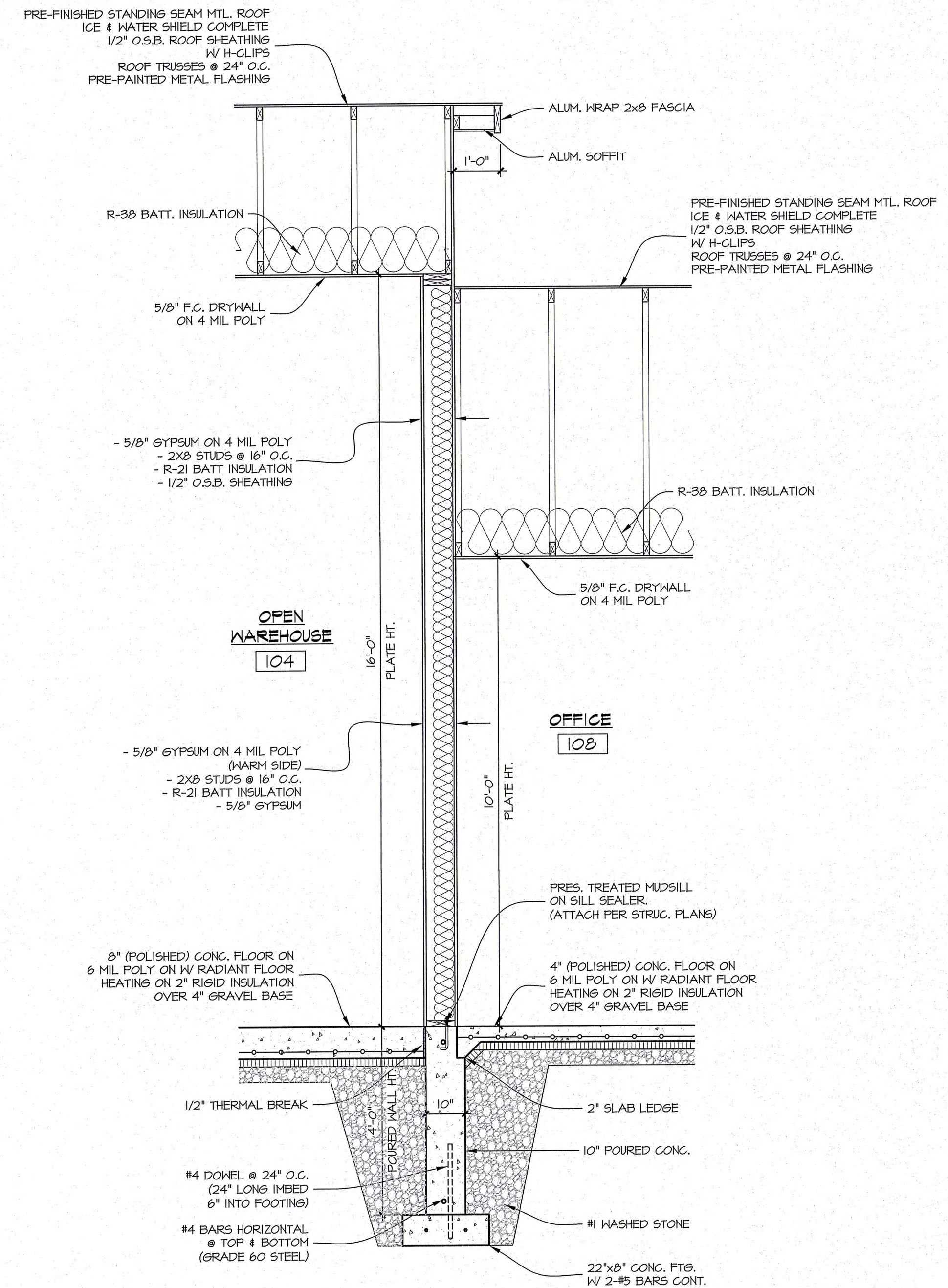
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ROOF PLAN

1/8" = 1'-0"



WALL SECTION

1/2" = 1'-0"

CALEDONIA MIXED-USE BUILDING

CORNER OF STORAGE DRIVE & QUICK DRIVE
CALEDONIA, WI

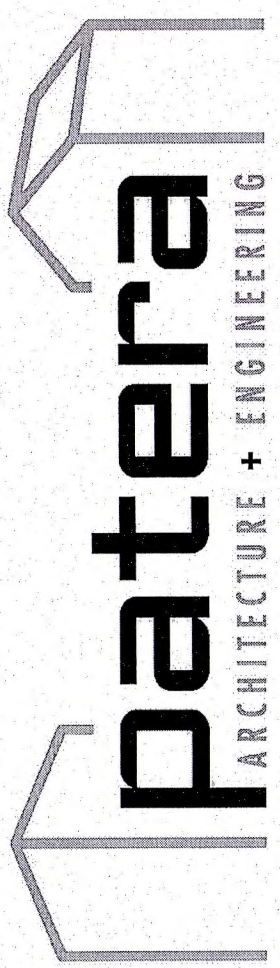
SHEET TITLE:

SECTIONS & ROOF PLAN

A.301

DATE: AUG. 28TH, 2023

PROJECT NUMBER: 18-324.2



4940 N. Calhoun Road Suite #200 • Brookfield, WI 53005

(OFFICE) 262-786-6776

REVISIONS:

11/22/24: PROGRESS SET

12/6/24: CHECK SET

1/14/25: OWNER REVISIONS

1/22/25: OWNER REVISIONS

4/10/25: CD'S ISSUED

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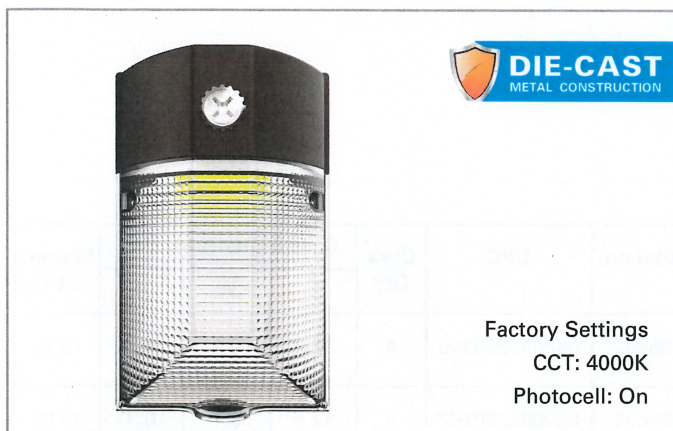
Catalog #		Date		Prepared by	
Project		Type		Notes	

HALO™

OUTDOOR LIGHTING

MWP - MINI WALL PACK

WITH CCT SELECT & PHOTOCELL SELECT TECHNOLOGY



MINI LED WALL PACK | 15W & 30W | 120-277V INPUT |
3CCT SELECT PHOTOCELL ON/OFF | BRONZE HOUSING |
PRISMATIC LENS

The Halo Outdoor MWP LED Mini Wall Pack family has a small form factor that covers an existing footprint of Metal Halide and Fluorescent wall pack fixtures.

TOP PRODUCT FEATURES

UP TO
4000 LUMENS



- 3 Selectable light color temperatures (3000K, 4000K, & 5000K)
- Integrated Photocell for Dusk to Dawn operation than can be turned off by manual switch operation
- Constructed of rugged die cast aluminum housing in textured bronze finish
- 50,000 hours of rated life
- UV resistant prismatic PC lens
- Wet Location rated for outdoor use
- Universal power supply 120-277V, with 0-10V Dimmability down to 10%
- 5-year warranty

PRODUCT CERTIFICATION



*DLC listing will be completed within Q1-2023



INTERACTIVE MENU

- [Order Information](#) page 2
- [Product Specification](#) page 3
- [Product Warranty](#) page 3
- [Product Dimensions](#) page 3
- [Photometric Data](#) page 4

TYPICAL APPLICATIONS



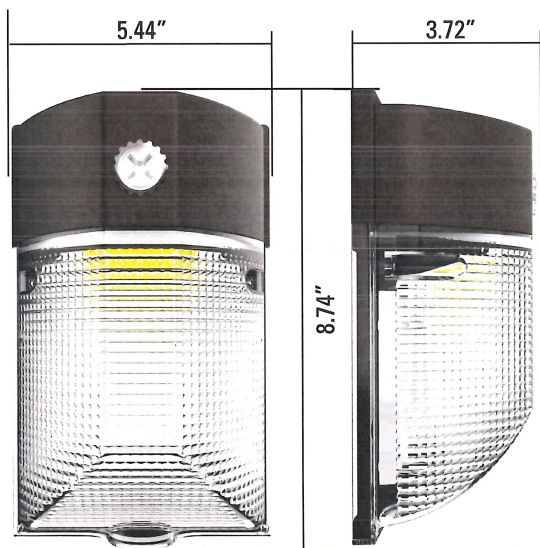
COMMERCIAL APPLICATIONS

- Building Entrances
- Perimeter
- Warehouse
- Commercial Office
- Strip Mall
- General Security Lighting

ORDER INFORMATION

Catalog Number	Description	Material no.	UPC	Case Qty	Case Dimensions (in.)			Weight (lbs)
					L	W	H	
MWP20FSUNVDBZ	MINI WP DCST 15W 2K LM 3CCT D2D UNV BZ	13605832	080083260805	4	12.6	9.1	10.31	10.91
MWP40FSUNVDBZ	MINI WP DCST 30W 4K LM 3CCT D2D UNV BZ	13605831	080083260782	4	12.6	9.1	10.31	10.89

PRODUCT DIMENSIONS



PRODUCT SPECIFICATIONS

Construction

- Durable die-cast aluminum housing suitable for wet locations
- Glare-free UV, & impact resistant PC prismatic lens
- Rust-resistant powder-coated bronze finish
- Suitable for wall mounting on recessed junction boxes or surface mounted using conduit entry.

Integrated Controls

- Dusk to Dawn (Nighttime on / Daytime off) via Integrated photocell sensor that can be manually turned off with switch-activated control

Mounting

- Easily mounts to standard recessed junction boxes

- Contains (1) 1/2-inch NPT threaded knockout on the bottom of the fixture for surface wiring

Electrical

- 15W LED 2000 lumen & 20W LED 4000 lumen packages available
- 3 Selectable light color temperature settings – 3000K / 4000K / 5000K
- Maintenance -free LEDs with estimated 50,000 hours lifespan based on LM-80 results and TM-21 calculations.
- Rated for ambient operating temperature range from -40°F (-40°C) to 104°F (40°C)
- Electrical operating voltage 120-277V, 50/60Hz
- THD ≤ 20%; Power factor ≥ 90%
- CRI >70
- 0-10V Dimmable down to 10%

Compliance

- UL certified for USA and Canada for wet locations
- Contains no mercury or lead - RoHS compliant (RoHS 2.0)
- DLC 5.1 Standard Listed
- UL Wet location rated

Finish

- Rust-resistant textured bronze powder coat finish that provides superior resistance to weathering and corrosion

Warranty

- Five year limited warranty, consult website for details. www.cooperlighting.com

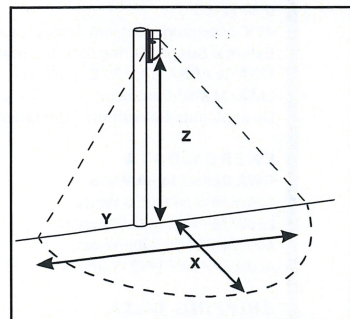
PHOTOMETRIC DATA

Catalog Number	Power	CCT	Lumens	Efficacy	Voltage	Dimming	CRI	Lifespan	Photocell	Legacy Equivalent
MWP20FSUNVDBZ	15W	3000K	2006	130	120-277V	0-10V	>70	50,000 Hrs	Integrated button photocell. Can be manually turned off using dip switch behind the cap	70W MH
		4000K	2186	144						
		5000K	2212	142						
MWP40FSUNVDBZ	30W	3000K	3772	123						150W MH
		4000K	4239	141						
		5000K	4198	134						

ELECTRICAL DATA

Catalog Number	Power	120V	208V	240V	277V
MWP20FSUNVDBZ	15W	0.15A	0.09A	0.08A	0.07A
MWP40FSUNVDBZ	30W	0.3A	0.18A	0.15A	0.13A

SUGGESTED MOUNTING HEIGHT



Minimum Footcandles (FC)		0.50 FC					
Mounting Height (Z)		8'		10'		15'	
Catalog Number	Lumens	X	Y	X	Y	X	Y
MWP20FSUNVDBZ	2186	19	27	20	30	22	32
MWP40FSUNVDBZ	4239	23	34	25	37	28	42

X = Forward Throw
Y = Wall Spread
Z = Mounting Heights

Notes:
Forward throw X = 1/2 Y for wall-mount applications only
See IES files for detailed photometry

DESCRIPTION

The Lumark Wal-Pak wall luminaire provides traditional architectural style with high performance energy efficient illumination. Rugged die-cast aluminum housing and hinged, removable die-cast aluminum door. One-piece silicone gasket seals the optical chamber. UL 1598 wet location listed and IP66 ingress protection rated. The Wal-Pak wall luminaire is ideal for pathway illumination, building entrances, vehicle ramps, schools, tunnels, stairways and loading docks.

SPECIFICATION FEATURES

Housing

Rugged one-piece die-cast aluminum housing and hinged, removable die-cast aluminum door. One-piece silicone gasket seals the optical chamber. UL 1598 wet location listed and IP66 ingress protection rated.

Electrical

Ballasts, LED driver and related electrical components are hard mounted to the die-cast housing for optimal heat sinking and operating efficiency. Wiring is extended through a silicone gasket at the back of the housing. Three 1/2" threaded conduit entry points allow for thru-branch wiring. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from LED source. Integral LED electronic driver incorporates internal fusing designed to withstand a 6kV surge test and is Class 2 rated for 120-277V with an operating temperature of -40° to 55°C. Wal-

Pak LED systems maintain greater than 93% of the initial light output after 72,000 hours of operation. UL listed HID high power factor ballasts are Class H insulation rated (high pressure sodium: 250, 400W [-40°C / -40°F]). High efficiency HID ballasts are available in 120, 208, 240, 277, 347 and 480V.

Optical

Highly reflective anodized aluminum reflectors provide high efficiency illumination. Optical assemblies include impact resistant borosilicate refractive glass, and full cutoff IESNA compliant configurations. Patented, solid state LED luminaires are thermally optimized with three lumen packages. HID models are offered in horizontal medium or mogul-based metal halide [MP] or high pressure sodium [HP] lamps.

Door Assembly

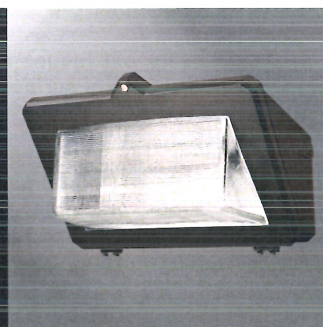
Single point, captive stainless steel hardware secures the removable hinged door allowing for ease of

installation and maintenance. Door assembly is hinged at the bottom for easy removal, installation and re-lamping.

Finish

Finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard color is bronze. Additional colors available in white, grey, bronze, black, dark platinum and graphite metallic. Consult your lighting representative at Cooper Lighting Solutions for a complete selection of standard colors. Options to meet Buy American and other domestic preference requirements.

Efficiency Standards Notice
Select luminaires are manufactured to USA and California efficiency regulations.



WP WAL-PAK

27, 32 and 46W

LED

250 - 400W

Pulse Start Metal Halide

250 - 400W

High Pressure Sodium

WALL MOUNT LUMINAIRE



TECHNICAL DATA

UL/cUL Wet Location Listed
IP66 Rated
40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum
EISA @, ARRA, Title 20 Compliant
LM79 / LM80 Compliant
DesignLights Consortium® Qualified*

ENERGY DATA

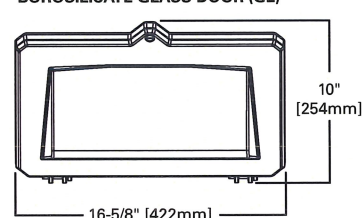
CWA Ballast Input Watts
200W HPS HPF (250 Watts)
250W MP HPF (283 Watts) @
400W HPS HPF (465 Watts)
400W MP HPF (452 Watts) @

SHIPPING DATA

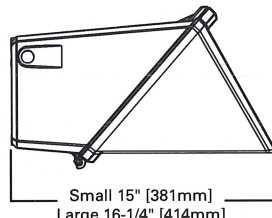
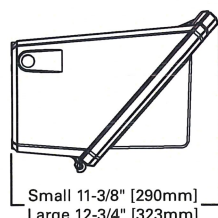
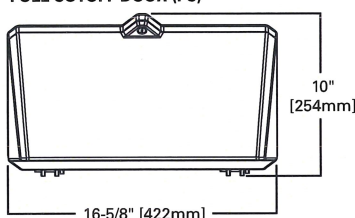
Approximate Net Weight:
32-42 lbs. (15-19 kgs.)

DIMENSIONS

BOROSILICATE GLASS DOOR (GL)



FULL CUTOFF DOOR (FC)



ORDERING INFORMATION

Sample Number: LDBAA-WP-FC-4B-120V

Product Family ²	Lamp Type	Door Type ⁴	Lamp Wattage ⁵	Voltage ⁶
WP= Wal-Pak BAA-WP= Wal-Pak, Buy American Act Compliant ¹¹ TAA-WP= Wal-Pak, Trade Agreements Act Compliant ¹¹	LD= Solid State Light-Emitting Diodes (LED) ^{1,2} HP= High Pressure Sodium MP= Pulse Start Metal Halide	GL= Borosilicate Glass Door FC= Full Cutoff Door	LED 3B= (3 Package), 27W 4B= (4 Package), 32W 6B= (6 Package), 46W HP 250= 250W 400= 400W MP 250= 250W 400= 400W	120V= 120V 208V= 208V 240V= 240V 277V= 277V 347V= 347V ⁷ 480V= 480V ⁷ DT= Dual-Tap MT= Multi-Tap TT= Tri-Tap ED= Electronic LED Dimming (0-10V) Driver
Options (Add as Suffix) ⁸		Accessories (Order Separately) ¹²		
F1= Single Fuse (Must Specify Voltage. 120, 277 or 347V) PE= Button Type Photocontrol (Must Specify Voltage. 120, 208, 240 or 277V) LL= Lamp Included Q= Quartz Restrike T4 Lamp ⁹ EM= Emergency Quartz Restrike T4 Lamp ⁹ EMLED-CD= LED Battery Backup Cold Temperature ¹⁰ 7040= 72 CRI / 4000K CCT AP= Grey BK= Black DP= Dark Platinum GM= Graphite Metallic WH= White		WG/WPGL= Wire Guard Borosilicate Glass Lens Door WG/WPFC= Wire Guard Full Cutoff Door TR/WP= Tamper-resistant Screw and Bit VS/WPGL= Polycarbonate Vandal Shield for Borosilicate Glass Lens Door		

NOTES:

- DesignLights Consortium® Qualified and classified for DLC Standard and DLC Premium, refer to www.designlights.org for details.
- Five-year warranty.
- Fixture color is standard bronze unless optional color is specified.
- Small housing offered for LED models. Large housing for 250W-400W. Clear glass is standard for full cutoff door types except for LD. LD full cutoff door is standard with Solite® glass.
- LED packages based on 70 CRI / 5000K package at 25°C ambient.
- See voltage chart for descriptions. 105°C Rated wire required for thru-branch wiring for units above 250W. Thru-branch wiring is rated for 40°C for LD. Higher wattage thru-branch wiring is rated for use in 25°C ambient operating environments.
- Not available with thru-branch wiring. LED will be supplied with integral step down transformer.
- Not all options can be combined. Only one emergency or battery back-up option available within the fixture. LD models utilize EMLED-CD options only for battery back-up.
- Q or EM not available with LD or E electronic ballast.
- EMLED-CD available with B models only. For use in 25°C ambient operating temperature environments. Specify 120V or 277V. EMLED-CD minimum -20°C/-4°F. Battery pack is a UL recognized component.
- Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC.PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
- Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.

STOCK ORDERING INFORMATION - LAMP INCLUDED

Sample Number: WPL4BC

Product Family	Lamp Type	Lamp Wattage	Door/Glass Type
WP= Wal-Pak BAA-WP= Wal-Pak, Buy American Act Compliant ³ TAA-WP= Wal-Pak, Trade Agreements Act Compliant ³	L= LED ^{1,2} P= Pulse Start Metal Halide S= High Pressure Sodium	LED 3B= 27W 4B= 32W 6B= 46W Pulse Start Metal Halide 25= 250W 40= 400W High Pressure Sodium 25= 250W 40= 400W	[Blank]= Standard C= Full Cutoff Door

NOTE: 1 Five-year warranty. 2. DesignLights Consortium® Qualified and classified for DLC Standard and DLC Premium, refer to www.designlights.org for details. 3. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC.PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.

VOLTAGE CHART

MT= Multi-Tap	120, 208, 240, 277V (Wired 277V)
TT= Triple-Tap	120, 277, 347V (Wired 347V)
ED= Electronic LED Driver	120-277V (Universal - 50-60Hz)

POWER AND LUMENS

Catalog Number	Lumens	Power Consumption (Watts)	B.U.G. Rating	Correlated Color Temperature CCT (Kelvin)	Color Rendering Index (CRI)
Borosilicate Glass Door (GL)					
LDWP-GL-3B-ED-7040	3,270	27W	B1-U3-G1	4000K	73
LDWP-GL-4B-ED-7040	4,160	32W	B1-U3-G2	4000K	73
LDWP-GL-6B-ED-7040	5,828	46W	B1-U4-G4	4000K	73
LDWP-GL-3B-ED	3,333	27W	B1-U3-G1	5000K	72
LDWP-GL-4B-ED	4,199	32W	B1-U3-G3	5000K	73
LDWP-GL-6B-ED	5,883	46W	B1-U4-G4	5000K	73
Full Cutoff Door (FC)					
LDWP-FC-3B-ED-7040	1,884	27W	B1-U0-G1	4000K	72
LDWP-FC-4B-ED7040	2,239	32W	B1-U0-G1	4000K	73
LDWP-FC-6B-ED-7040	3,137	47W	B1-U0-G1	4000K	73
LDWP-FC-3B-ED	1,912	27W	B1-U0-G1	5000K	72
LDWP-FC-4B-ED	2,279	32W	B1-U0-G1	5000K	73
LDWP-FC-6B-ED	3,192	46W	B1-U0-G1	5000K	73

CURRENT DRAW

Light Engine	3B	4B	6B
Nominal Power (Watts)	27W	32W	46W
Input Current @ 120V (A)	0.24	0.28	0.40
Input Current @ 208V (A)	0.14	0.16	0.23
Input Current @ 240V (A)	0.13	0.15	0.20
Input Current @ 277V (A)	0.11	0.13	0.18
Input Current @ 347V (A)	0.09	0.11	0.15
Input Current @ 480V (A)	0.10	0.12	0.14

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)*	Theoretical L70 (Hours)
25°C	> 93%	> 340,000
40°C	> 92%	> 316,000

* Per TM-21 data.

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.07
15°C	1.04
25°C	1.00
40°C	0.94



Meeting Date: May 19, 2025

Item No. **5B**

PLAN COMMISSION REPORT

Proposal: Building, Site, and Operation Plan Review

Description: Review a request to approve a site plan for the expansion of ground telecommunications equipment for the property located at 6922 Nicholson Road.

Applicant(s): Daniel Adams

Address(es): 6922 Nicholson Road

Suggested Motions: That the Plan Commission recommends to the Village Board that the building, site, and operation plan for the expansion of ground telecommunications equipment located at 6922 Nicholson Road be approved for the following reason:

1. The proposed use is allowed by underlying zoning through the building, site, and operation plan review process.

Owner(s): Village of Caledonia

Tax Key(s): 104-04-22-16-004-000

Lot Size(s): 5.898 acres

Current Zoning District(s): P-1, Institutional Park District (Legacy District)

Overlay District(s): n/a

Wetlands: ☐ Yes ☒ No Floodplain: ☐ Yes ☒ No

Comprehensive Plan: Governmental & Institutional

Background: The applicant is requesting approval for the expansion of the telecommunications ground equipment area as it relates to the existing cell tower on the parcel located at 6922 Nicholson Road. The purpose of the expansion is to accommodate the updated Racine County telecommunications system.

The use of the property for a cell tower and ground equipment was approved through a conditional use and site plan review many years ago. Anytime a nonresidential site is modified, a site plan review is required. The purpose of this review is to ensure zoning compliance as it relates to the location of the proposed additional ground equipment. The equipment site will be situated approximately 190 feet from the front lot line. The proposed 24'x40' fenced in equipment site (960 square feet) complies with zoning regulations as it pertains to all setbacks. The expansion includes security fencing with a gate to provide access to the equipment. Chain link fencing is permitted for this type of use, however, the barbwire will have to be replaced with additional chain link fencing or other type of fencing material

No landscape requirements apply to this type of use. Therefore, the applicant is not proposing any landscaping around the fenced area. However, this location did have vegetation around the ground equipment area. Staff recommends that the applicant includes vegetation around the expanded area similar to what was originally there.

Exhibit A: 6922 Nicholson Road




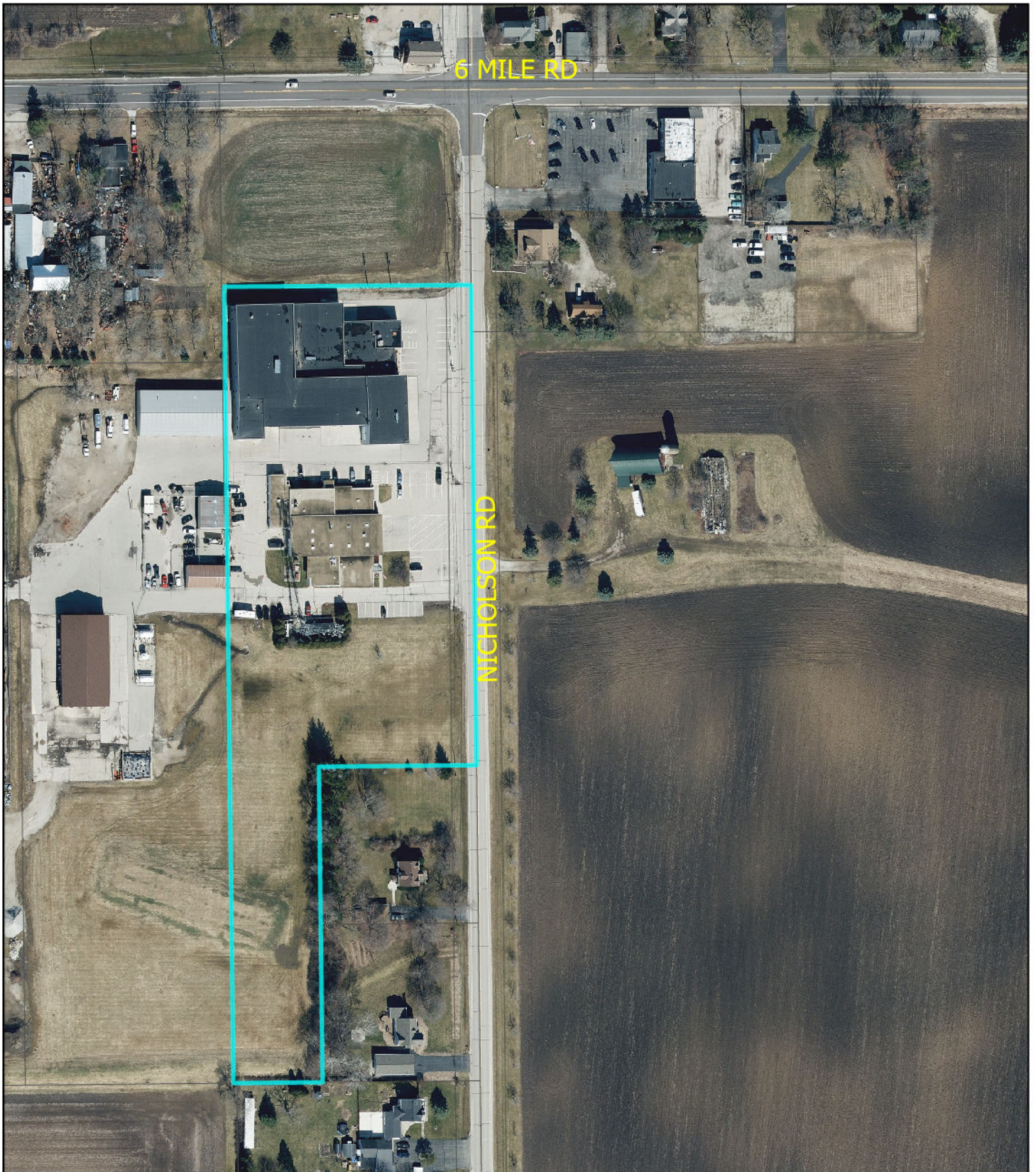
Source: Google Maps

Staff recommends approval of the proposed building, site, and operation plan with the additional condition that the applicant plant vegetative screening on the east and south sides of the proposed expansion area.

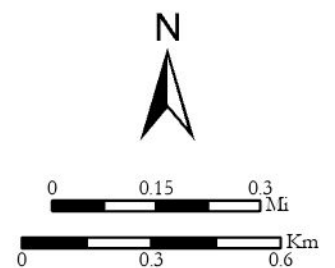
If the Plan Commission is comfortable with the proposed plan, staff drafted a suggested motion to recommend approval of the building, site, and operation plan for the parcel located at 6922 Nicholson Road.

Respectfully submitted:


Peter Wagner, AICP
Development Director



Location Map 6922 Nicholson Road



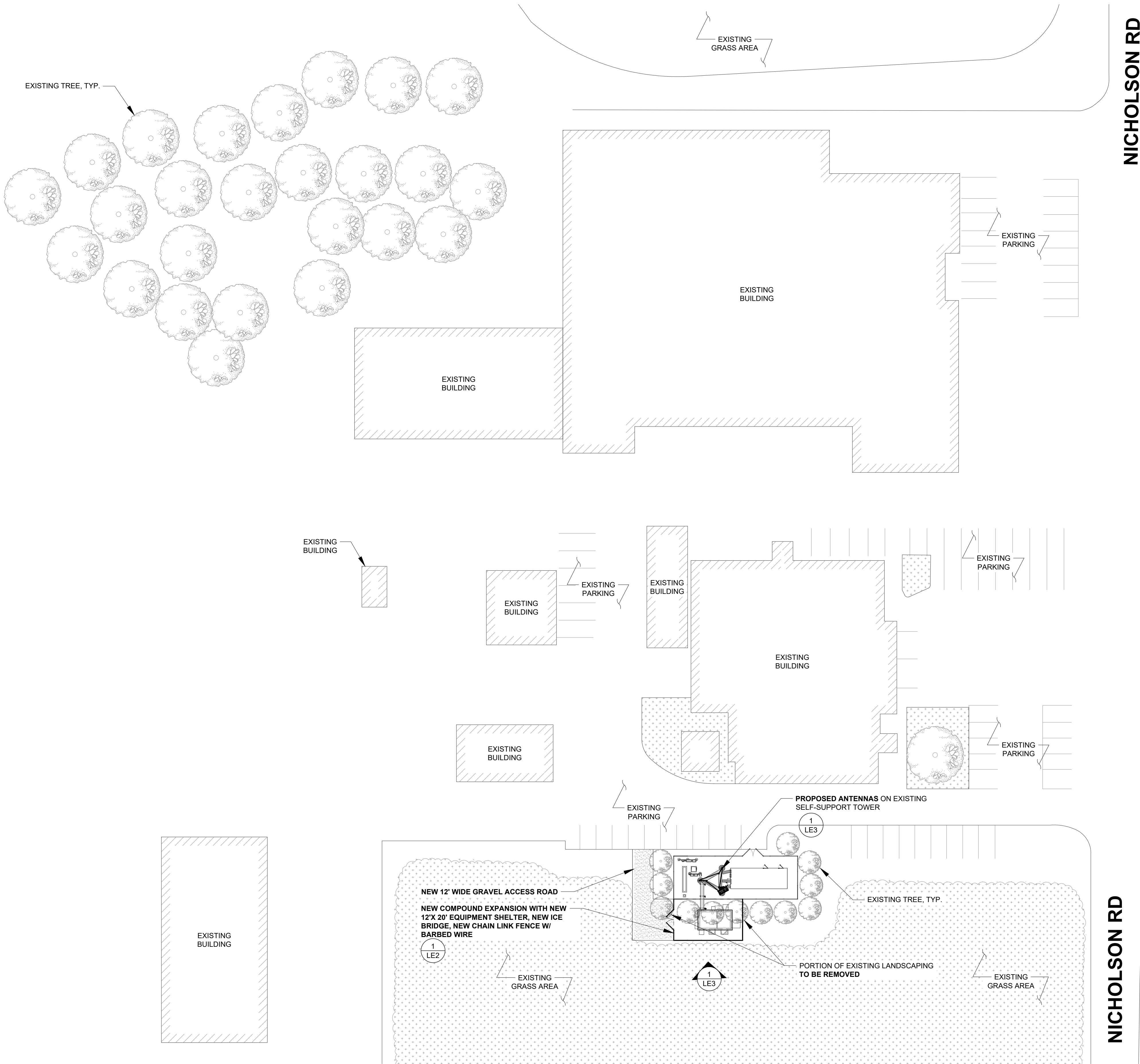
PROJECT INFORMATION	
SITE ADDRESS:	6900 NICHOLSON RD CALEDONIA, WI 53108
COUNTY:	RACINE
SITE NAME:	CALEDONIA POLICE DEPARTMENT
CENTER OF TOWER	
LATITUDE:	42°48'44.15" N
LONGITUDE:	87°53'44.53" W

SCOPE OF WORK

THIS IS NOT AN ALL INCLUSIVE LIST. CONTRACTOR SHALL UTILIZE SPECIFIED EQUIPMENT PART OR ENGINEER APPROVED EQUIVALENT. CONTRACTOR SHALL VERIFY ALL NEEDED EQUIPMENT TO PROVIDE A FUNCTIONAL SITE. THE PROJECT GENERALLY CONSISTS OF THE FOLLOWING:

- INSTALL NEW GRAVEL COMPOUND EXPANSION AND WEED SHEETING
- INSTALL NEW 12'-0" WIDE GRAVEL ACCESS ROAD
- INSTALL NEW 24'-0" X 40'-0" CHAIN LINK FENCE WITH BARBED WIRE
- INSTALL NEW 12'-0" DOUBLE SWING GATE
- INSTALL NEW 12'-0" X 20'-0" EQUIPMENT SHELTER W/ GENERATOR IN GENERATOR ROOM
- INSTALL NEW ICE BRIDGE
- INSTALL (3) NEW OMNI ANTENNAS @ ELEVATION 140'-0" (BOTTOM OF ANTENNA)
- INSTALL (1) NEW 6' MW DISH ANTENNA @ ELEVATION 165'-0" (CL)
- INSTALL (3) NEW SIDE ARMS (SITE PRO1 #PSA6)
- INSTALL (1) NEW CABLE LADDER
- INSTALL (1) NEW 1 5/8" CABLE LINE
- INSTALL (2) NEW 7/8" CABLE LINES
- INSTALL (1) NEW TTA WITH 1/2" CABLE LINE
- INSTALL (1) NEW CNT-400 CABLE FOR MW DISH
- INSTALL (1) NEW GPS ANTENNA MOUNTED ON ICE BRIDGE POST

T1



NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE BAR IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

SITE PLAN

0 10' 20' 30'

SCALE: 1/32" = 1'-0" (24x36)
(OR) 1/64" = 1'-0" (11x17)

NORTH

1

NICHOLSON RD

NICHOLSON RD

CLIENT:

427 BORDEN AVE
SYCAMORE, IL 60178
PH: (815) 991 9560 FAX: 815 991 9468
MOBILE: 815 378 6118

**MOTOROLA
SOLUTIONS**

1301 E. ALGONQUIN RD
SCHAUMBURG, IL 60196

A&E:

SACTM

A Nokia company

300 AIRPORT ROAD, SUITE 1
ELGIN, IL 60123
www.sacw.com
312.895.4977

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
A	11/19/24	LEASE EXHIBIT	MA
B	04/22/25	LEASE EXHIBIT	NL

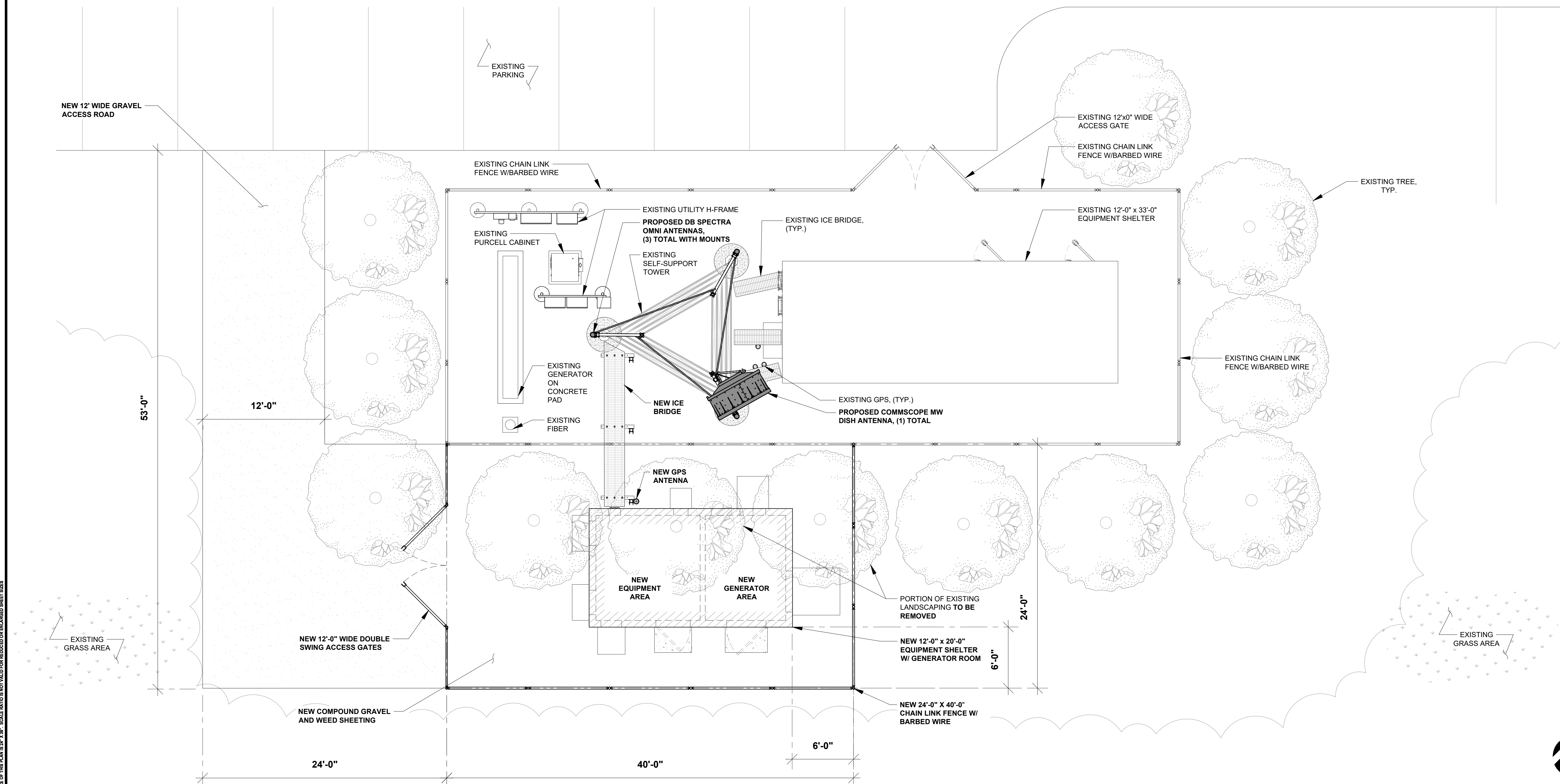
SHEET NAME:

CALEDONIA POLICE
DEPARTMENT
SELF-SUPPORT TOWER
6900 NICHOLSON RD
CALEDONIA, WI 53108

SHEET TITLE:

SITE PLAN

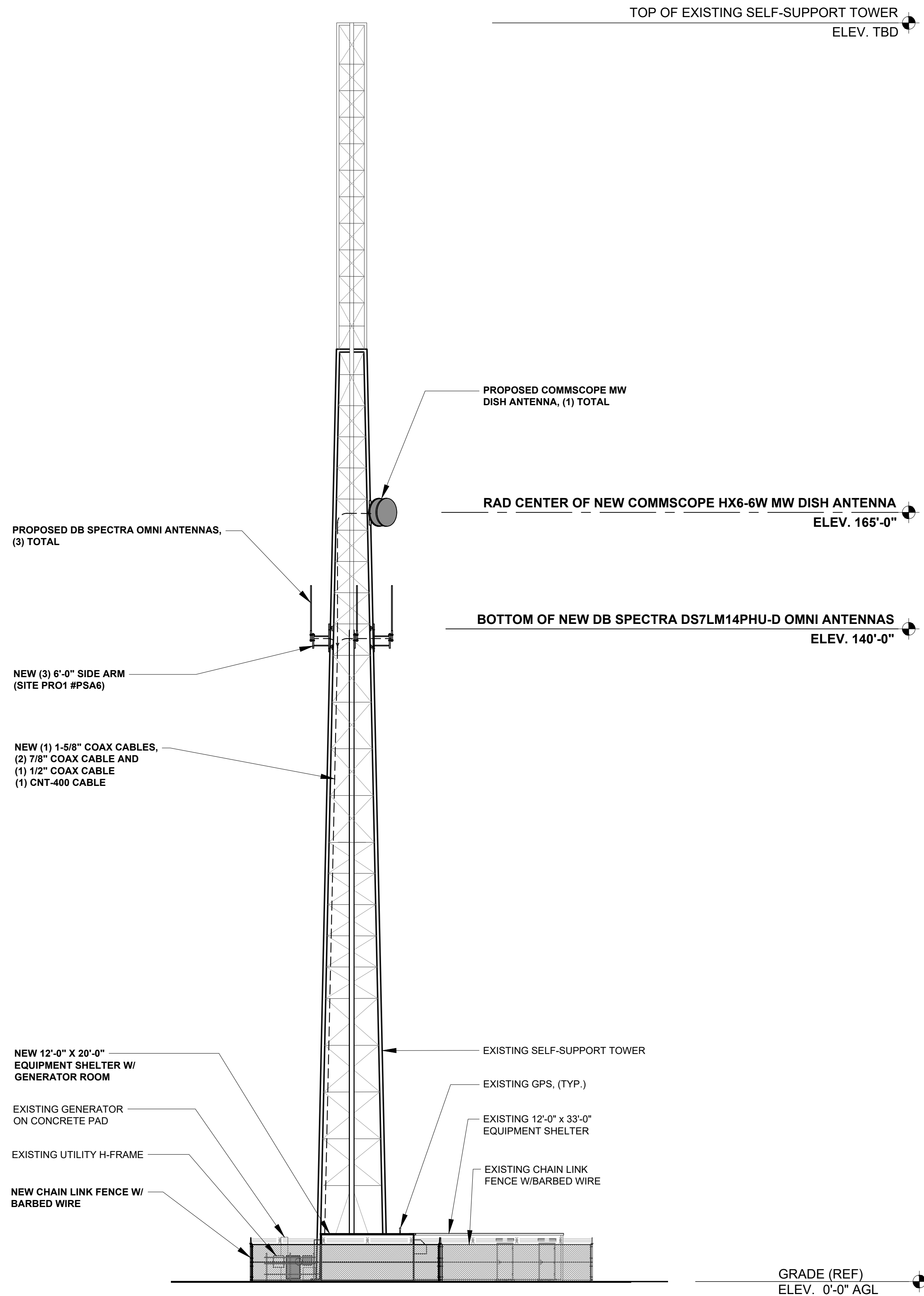
LE1



1

LE2

NEW ANTENNA AND MICROWAVE MODELS TO BE
CONFIRMED AND FINAL HEIGHTS SHOWN IN FINAL CDS



TOWER ELEVATION

0 4' 8" 16'

SCALE: 1/16" = 1'-0" (24x36)
(OR) 1/32" = 1'-0" (11x17)

1

CLIENT:



427 BORDEN AVE
SYCAMORE IL 60178
PH: (815) 991 9560 FAX: 815 991 9468
MOBILE: 815 378 6118



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SHEET NAME:

CALEDONIA POLICE
DEPARTMENT
SELF-SUPPORT TOWER
6900 NICHOLSON RD
CALEDONIA, WI 53108

SHEET TITLE:

TOWER ELEVATION

LE3



Meeting Date: May 19, 2025

Item No. 5C

PLAN COMMISSION REPORT

Proposal: Temporary Use

Description: Review of a request to utilize a 30' x 60' canopy tent and 8' x 40' shipping container for storage and sales of fireworks from June 19, 2025 through July 6, 2025 located at 5111 Douglas Avenue.

Applicant(s): Dustin Hein

Address(es): 5111 Douglas Avenue

Suggested Motion: That the Plan Commission recommends that the Village Board approve a temporary use with conditions listed in Exhibit A, for fireworks sales in a 30' x 60' canopy tent and the storage of fireworks in an 8' x 40' shipping container located on the property, as illustrated on the submitted site plan, at 5111 Douglas Avenue for the following reasons:

1. The temporary use is allowed by underlying zoning.
2. The proposed temporary use is absent of detriment to the uses in the zoning district.

Owner(s): Greentree Station LLC

Tax Key(s): 104-04-23-20-103-110

Lot Size(s): 7.08 acres

Current Zoning District(s): B-3, Highway Business

Overlay District(s): N/A

Wetlands: ☐ Yes ☒ No

Floodplain: ☐ Yes ☒ No

Comprehensive Plan: Commercial

Background: The applicant is requesting approval for the temporary operation of fireworks sales in a 30' x 60' canopy tent on the property located at 5111 Douglas Avenue. When not operating, the product will be securely stored on site in an 8' x 40' shipping container. The location of the tent and shipping container is illustrated on the submitted site plan included with this report.

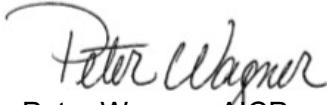
Staff has reviewed and determined that the proposed temporary use is allowed by the underlying zoning and complies with zoning requirements. Approval is recommended subject to the following proposed conditions:

EXHIBIT A: Temporary Use Conditions of Approval 5111 Douglas Avenue

1. **Compliance.** Failure to comply with the terms and conditions stated herein could result in the issuance of citation(s) and/or revocation of this permit.
2. **Plans.** The proposed 30' x 60' temporary canopy tent, 8'x40' shipping container, and parking area must be located and utilized in accordance with the plan and documents received by the Village Planning Department. All areas disturbed by the canopy tent and shipping container must be restored to their condition before the temporary use.
3. **Performance Standards.** The applicant must comply with the provisions of Sec. 16-10-5 Other Temporary and Accessory Use Restrictions, Village of Caledonia Code of Ordinances.
4. **Duration of Temporary Use.** This temporary fireworks sales activity may be conducted from June 19, 2025 through July 6, 2025. The tent, shipping container, and all associated fireworks must be removed from the subject site within 10 working days after July 6, 2025.
5. **Hours of Operation.** Firework sales are limited to 9am - 9pm, seven days a week.
6. **Compliance with Law.** The applicant must obtain all necessary approvals and licenses from the Village of Caledonia. The applicant must also obtain all necessary federal, state, and local permits, approvals, and licenses, and they must comply with all applicable codes and regulations.
7. **No on-site demonstrations of fireworks are permitted.** No on-site demonstrations of fireworks are permitted.
8. **Fire Department Approval.** The applicant must contact the Village of Caledonia Fire Department for review and approval prior to occupying the site with the proposed temporary use. The Caledonia Fire Chief is requiring that there are "No Smoking" signs posted in the tent and on the storage container, a fire extinguisher is hung in the tent and readily accessible to customers and attendants, the storage container remains locked at all times and unlocked only to move product in and out of storage for sale, and a tent/site inspection is conducted by the Caledonia Fire Department prior to the stand opening for business.
9. **Parking.** All parking for this operation must be on-site as illustrated on the submitted plan.
10. **Village of Caledonia Accepts No Liability.** The Village of Caledonia accepts no liability through the issuance of this temporary approval for this site, or any proposed operations or fireworks sales.
11. **Signage.** All signage will require a permit and must be in compliance with Sec. 16-11-6 Temporary Sign Regulations. No signs are allowed in the right-of-way.
12. **Access.** The applicant must allow any Village employee full and unlimited access to the project site at a reasonable time to investigate the project's implementation, operation, or maintenance.
13. **Amendments to Temporary Use Permit.** No additions, deletions, or changes may be made to the project, site plan, or these conditions without the Village of Caledonia's prior approval. All addition, deletion, and/or change requests must be submitted to the Village of Caledonia in writing. A minor change to the conditions of this permit, as deemed by the Zoning Administrator, may be made at a staff level, if authorized by the Zoning Administrator.

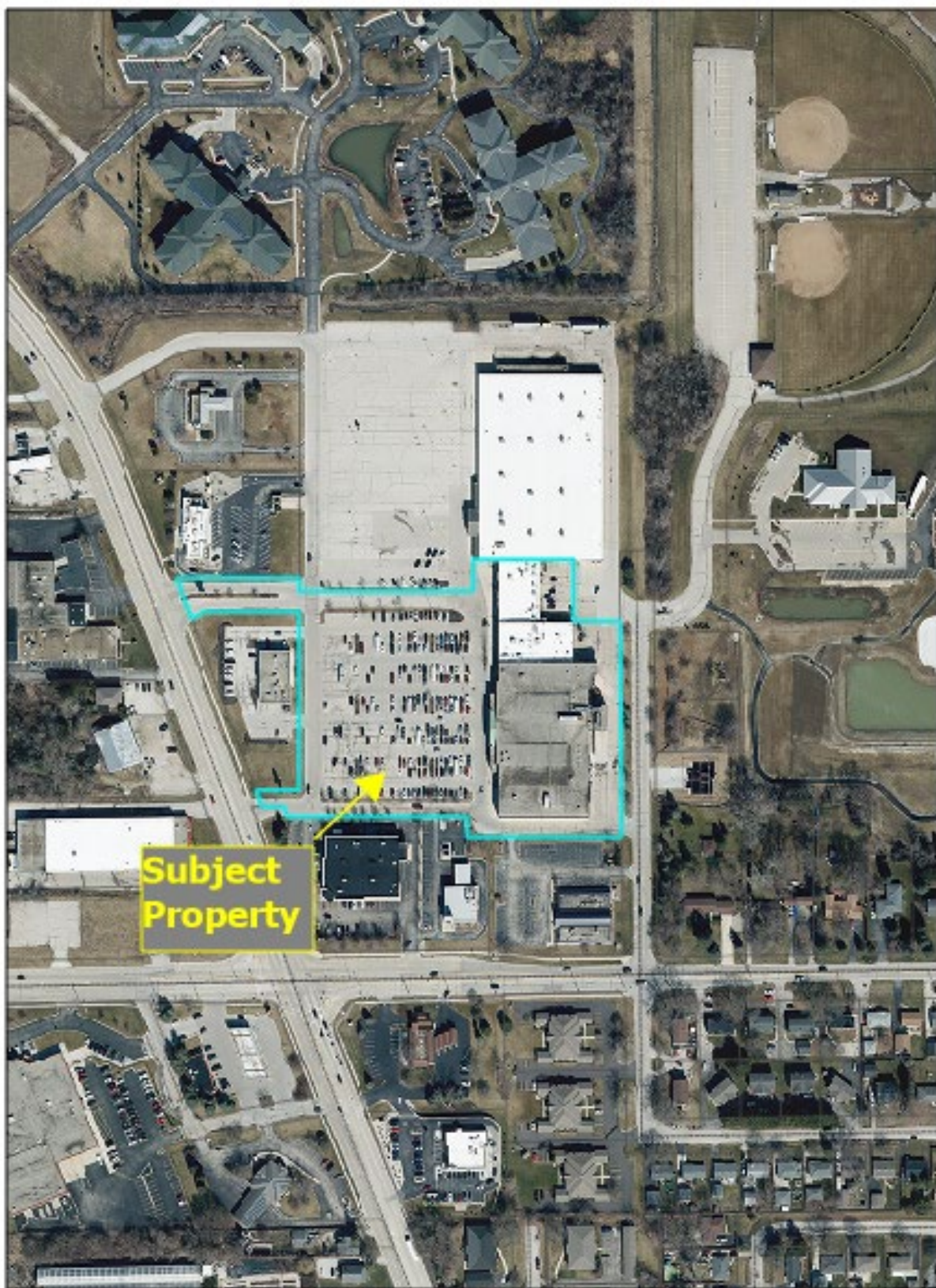
-
14. **Certificate of Insurance.** The applicant must provide a certificate of insurance indicating that the Village of Caledonia is named as an additional insured by specific endorsement.
 15. **Agreement.** Your accepting of the temporary use approval and beginning the temporary use means that you have read, understand, and agree to follow all conditions of this approval. Therefore, Pyro Paradise Fireworks, Jacob Zamora and their heirs, successors, and assigns are responsible for full compliance with the above conditions.
-

Respectfully submitted by:

A handwritten signature in dark ink, appearing to read "Peter Wagner". The signature is fluid and cursive, with a large initial "P".

Peter Wagner, AICP
Development Director

Location Map - 5111 Douglas

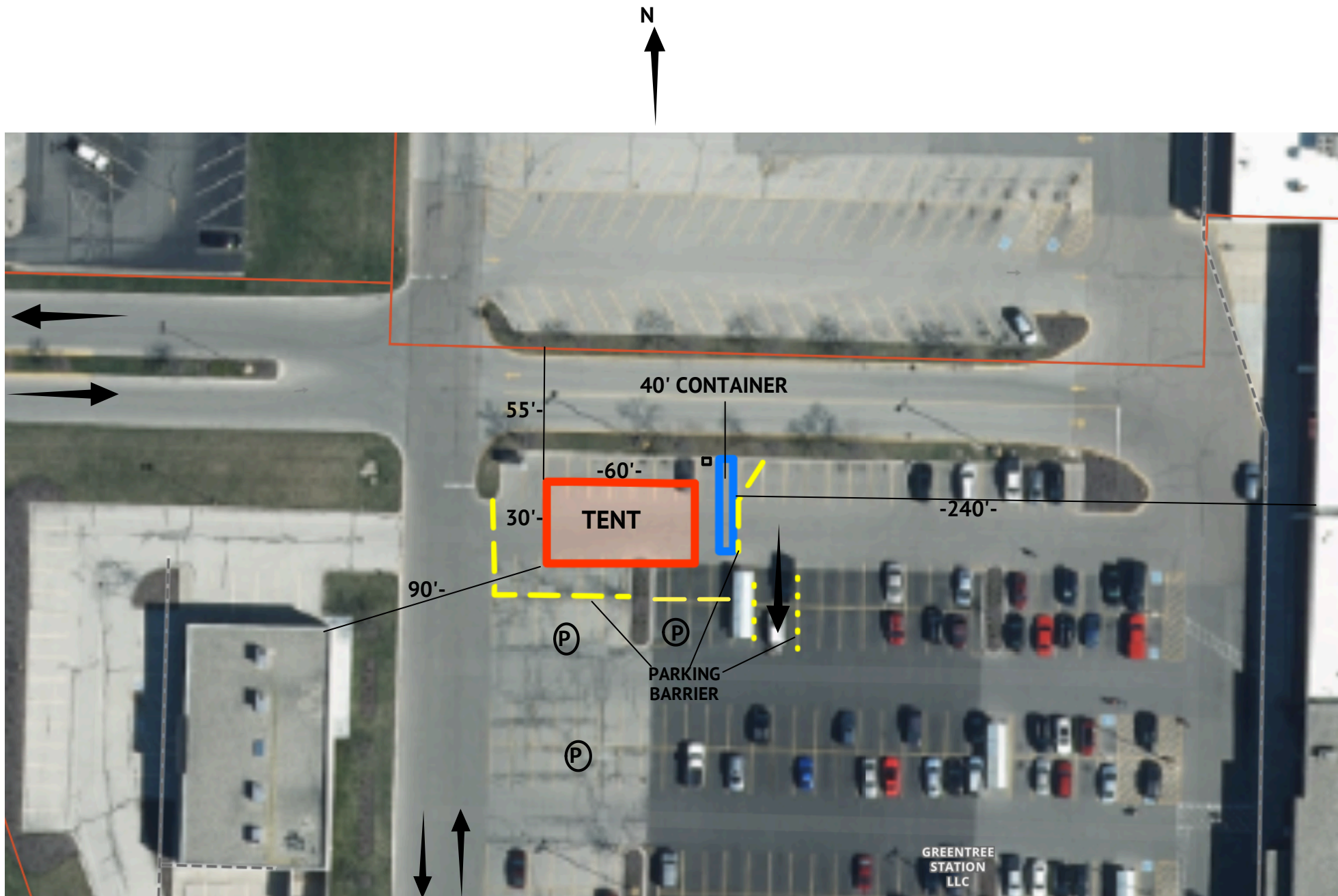


Freedom Fireworks LLC
1442 East Geneva Street
Delavan, WI 53115
freedomfireworksnow@gmail.com
262-457-1776

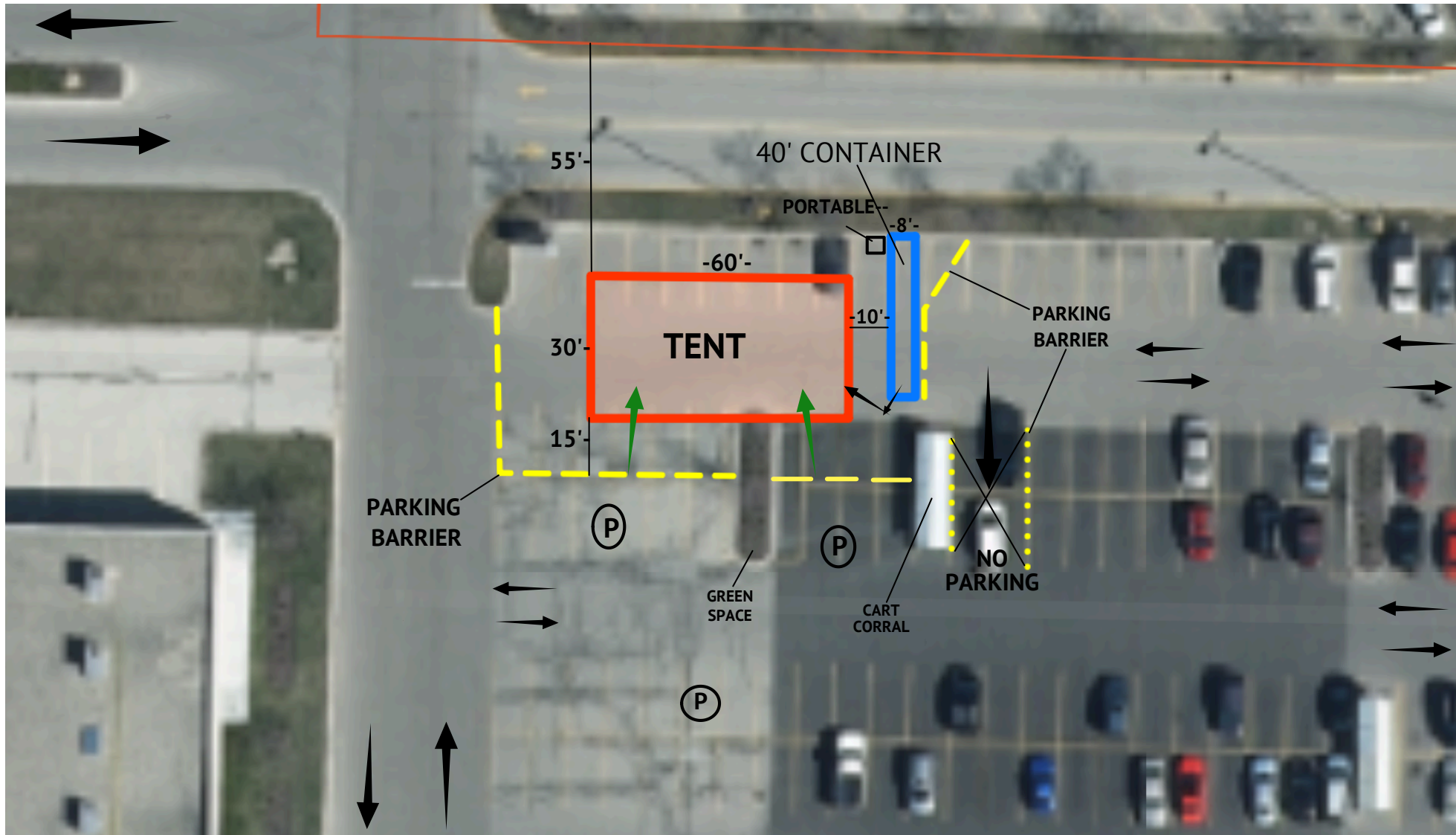
FIREWORKS STAND SITE NARRATIVE

- **PLEASE SEE ATTACHED SITE AERIAL.**
- **SALES WOULD START THURSDAY, JUNE 19TH AND CONTINUE THROUGH SUNDAY, JULY 6TH, 2025.**
- **SALES WOULD BE FROM A 30'X60' TENT RENTED FROM LOCAL TENT RENTAL COMPANY. TENT WILL BE SETUP THE WEEK OF JUNE 16TH.**
- **PARKING BARRIER WILL BE IN PLACE WITH NO PARKING SIGNS & ARROWS TO DIRECT TRAFFIC. TENT WILL BE 15' FROM THE PARKING STALLS.**
- **ONE(1) 40' METAL SHIPPING CONTAINER WOULD BE USED FOR STORAGE. CONTAINER DOORS WILL BE CLOSED AND LOCKED WHEN NOT IN USE. CONTAINER WILL BE DROPPED NO EARLIER THAN JUNE 12TH.**
- **CONTAINER WILL BE ALSO USED AS A TRAFFIC BARRIER. NO PARKING WILL BE ALLOWED WITHIN 10' OF THE CONTAINER.**
- **CONTAINER WILL BE 10' FROM THE SALES TENT.**
- **TWO(2) EMPLOYEES WILL BE SCHEDULED DAILY, WITH TWO(2) EMPLOYEE VEHICLES PARKED DAILY.**
- **HOURS OF OPERATION WILL BE 9AM-9PM.**

- **CUSTOMERS MUST BE 18 YEARS OF AGE TO PURCHASE FIREWORKS.**
- **TYPES OF PRODUCTS SOLD WILL BE 1.4G CONSUMER FIREWORKS AND 4TH OF JULY NOVELTIES.**
- **FIREWORKS WILL BE SOLD IN ACCORDANCE WITH WISCONSIN STATE STATUTE 167.10. & THE VILLAGE OF CALEDONIA CHAPTER 6, SECTION 7-6-1 REGULATION OF FIREWORKS.**
- **PREMISES LIABILITY INSURANCE IN THE AMOUNT OF \$2,000,000 WILL BE OBTAINED PRIOR TO JUNE 1ST.**
- **ONE(1) PORTABLE RESTROOM WILL BE MADE AVAILABLE FOR THE CUSTOMERS AND EMPLOYEES.**
- **PROPERTY WILL BE POLICED DAILY FOR WIND BLOWN TRASH AND DEBRIS.**
- **AREA WILL BE KEPT CLEAN AND ORGANIZED WITH A PATRIOTIC THEME.**
- **SHELVING AND PRODUCTS WILL BE NO MORE THAN 60" IN HEIGHT TO ALLOW FOR CLEAR VISIBILITY OF EXIT SIGNS AND FIRE EXTINGUISHERS. ALL AISLE WILL BE 48" WIDE OR GREATER.**
- **THREE(3) FIRE EXTINGUISHERS WILL BE PLACED THROUGHOUT THE SALE TENTS. ALL EXTINGUISHERS WILL BE WITHIN 30' FROM EACH OTHER, CLEARLY MARKED AND VISIBLE TO THE PUBLIC. ONE(1) EXTINGUISHER WILL BE PLACED AT THE ENTRANCE TO THE STORAGE CONTAINER.**
- **NO SMOKING SIGNS WITH 4" LETTERS WILL BE CLEARLY VISIBLE TO THE PUBLIC AND NO SMOKING WILL BE ALLOWED WITHIN 50' OF THE SALES TENT.**



Ⓟ = PARKING 1" = 50'



(P) = PARKING 1' = 30'

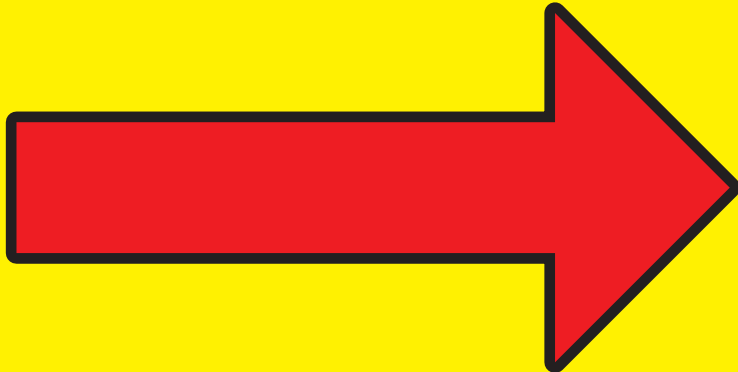
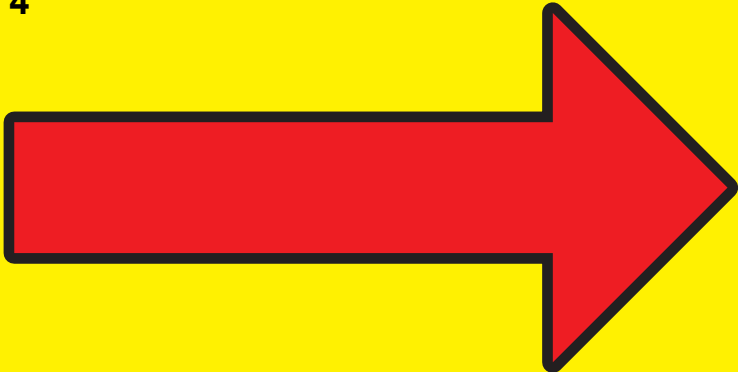
SIGN SITE MAP



-8'-

FIREWORKS

4'

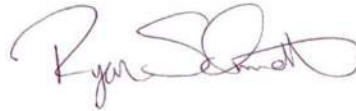


MEMORANDUM

Date: May 13, 2025

To: Plan Commission
Village Board

From: Ryan Schmidt, P.E.
Village Engineer



Re: **Final Condominium Plat – Storage Shop USA – 7930 E. Frontage Road**
Parcel ID 104-04-22-07-053-000
Applicant & Owner – Greg Thomas – Storage Shop USA

Recommended Motions:

- 1. That the Plan Commission recommends to the Village Board to approve the Final Condominium Plat subject to the 5 conditions listed in the Village Engineer's Memorandum.**

BACKGROUND INFORMATION

Storage Shop USA has submitted a Final Condominium Plat to the Planning & Engineering Department for a 22 Unit commercial condominium. The property is located at 7930 E. Frontage Road and the project includes 11 duplex buildings with twenty-two (22) 1,250 square-foot condominium units used for commercial business spaces. To create individual Parcel ID's for the units and meet the intended business model for the development, a Condominium Plat is required.

The property has been approved for a Zoning District Amendment via Ordinance 2024-10 to rezone the property from A-2 to B-3 Highway Business District. The property has had a Site, Building, and Operation Plan approved via Resolution 2024-089 and Private On-site Improvement Plans and a Storm Water Management Plan for the Development have been approved on 4-16-2025 and 4-7-2025 respectively. The Concept Condo Plat was approved by Plan Commission on April 28th and by the Village Board on May 13th, 2025 via Resolution 2025-036 with a net density, waivers to open space and conservation easements, and a waiver allowing staff to combine the Preliminary and Final Condo Plat Review process per Title 14.

ZONING

The property, as described above, has been rezoned to meet Village Standards and has also acquired the BSO approvals necessary to develop. Declaration documents have been submitted for the condominium. These are going to be reviewed and approved by the Village prior to the recording of the Final Plat.

ENGINEERING & UTILITY DISTRICT

The property is located within the Urban Service Area but does not have Sewer or Water available at this time. The property will need to execute a Declaration of Restrictive Covenants document requiring that when municipal Sanitary Sewer and Water are available, that the property be connected and on-site improvements are updated to meet WDNR and Caledonia Utility District Standards. This document will need to be reviewed and approved by the Village Attorney and Public Services Director prior to recording.

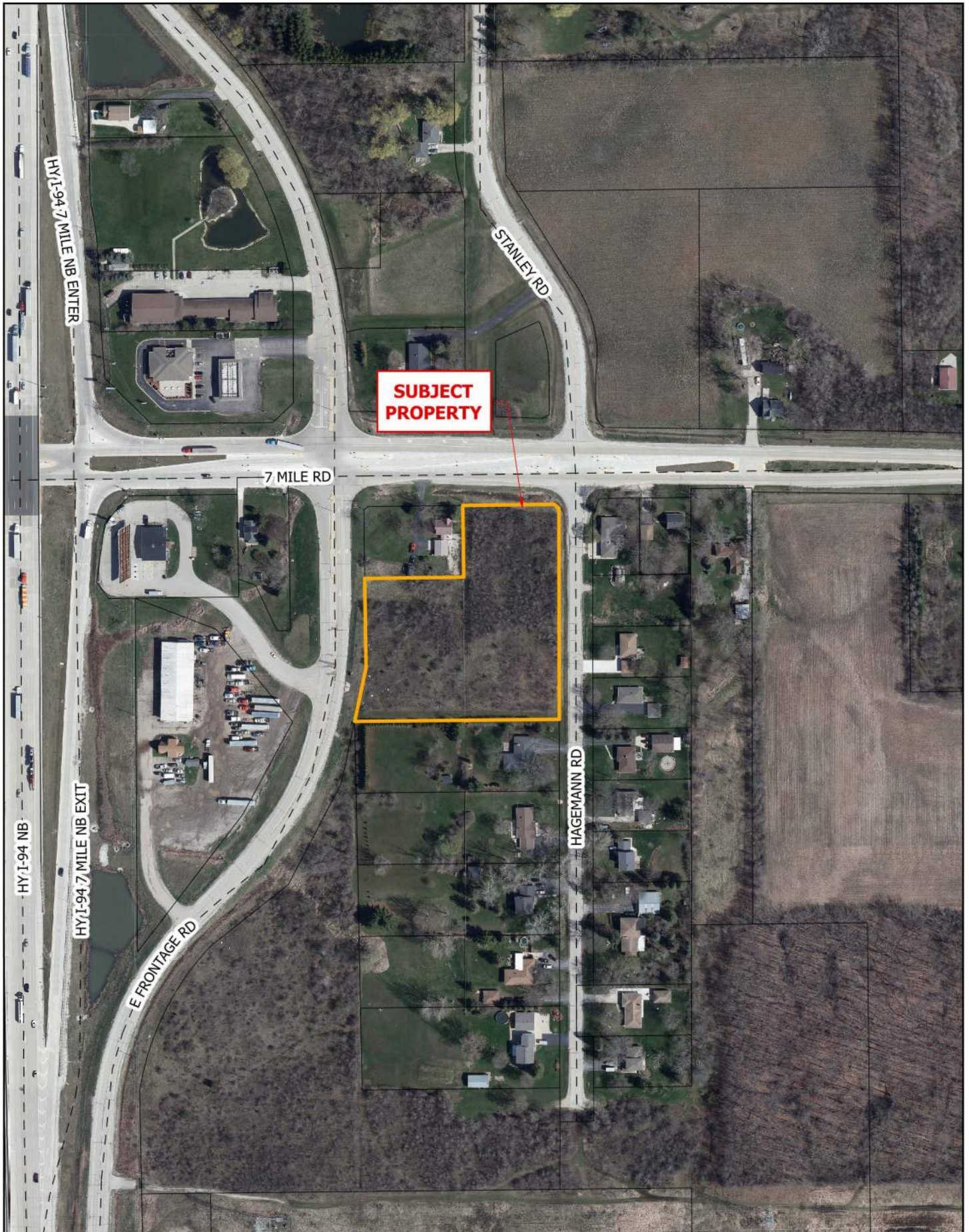
A letter has been provided from the DOT dated July 3, 2014 provides evidence that Trans233 of the Wisconsin State Statutes does not enforce condominium plats. This information presented in the letter appears to still be in effect. In addition, an environmental site assessment package has been provided by the developer highlighting the condition of the property and lack of wetlands. The Plat has been resubmitted with updated information showing the necessary access restrictions, vision triangles, and updated legal descriptions as requested.

Final Owner's and Village of Caledonia Village Board Certificate locations shall be provided on the Final Plat for recording purposes. Any other signatures shall be included as required by Chapter 703 for the Final Plat. All signatures shall be acquired prior to the Village of Caledonia signature, which shall be last prior to recording with Racine County. Floor Plans may be required by Wis. Stat 703.11 (2)(d) and included on the Final Plat for recording.

Exhibit A

Conditions of approval for the proposed Final Condominium Plat:

1. Owner/Developer shall sign and execute the Declaration of Restrictive Covenants requiring the need to connect to Municipal Sewer and Water once available.
2. Owner/Developer to execute and record the Village approved revision of the declaration documents for the condominium in conjunction with the recording of the Final Plat.
3. Owner/Developer to execute the Storm Water Easement Agreements with the Village for the Storm Water Management Facilities on-site.
4. Certificate and Signature Page is included for the Owner, Village Board, and any others as required in addition to including floor plans per Chapter 703.
5. The Final Condominium Plat must conform to all Ordinances in Title 9, 14, and 18 of Municipal Code, Trans233, and Chapter 703 of Wis. Stats.







Meeting Date: May 19, 2025

Item No. **5E**

PLAN COMMISSION REPORT

Proposal: Election of Plan Commission Vice President and Secretary

Description: Per Village Ordinance the Plan Commission will annually elect a vice president and secretary.

Applicant(s): Village of Caledonia

Address(es): 5043 Chester Lane

Suggested Motion: No motion is required.

Background: Per Village Ordinance the Plan Commission will annually elect from its membership a person to be vice president and secretary. The last members who held these positions no longer are on the Plan Commission.

The role for each position is not explicitly stated in the ordinance. However, the expectation of the vice president is to conduct a Plan Commission meeting when the Plan Commission President is not present. The secretary's role is to review the Plan Commission minutes, which are taken and prepared by the Village Clerk, and approve them for review by the Plan Commission at the next meeting.

The process to elect these positions is as follows:

1. The Plan Commission President opens the nomination process.
2. Any member can nominate another to a specific position.
3. A nominated member must accept the nomination. (There can be more than one person nominated for the same position.)
4. When all nominations have been made, the President closes the nomination process.
5. If more than one person is nominated for a position, the Plan Commission will vote for their preferred candidate.
6. The President will count the votes for each candidate.
7. The member with the most votes will be elected for the specific position of vice president or secretary.
8. Election Process is complete.

No motion following the election is required.

Respectfully submitted:

A handwritten signature in black ink that reads "Peter Wagner". The signature is written in a cursive, flowing style.

Peter Wagner, AICP
Development Director