VILLAGE OF GERMANTOWN
N112 W17001 MEQUON ROAD
GERMANTOWN, WI 53022

MEETING:	**PLAN COMMISSION**
DATE AND TIME:	**MONDAY, October 10, 2016 6:30 p.m.**
LOCATION:	**Germantown Village Hall Board Room**

I. **CALL TO ORDER:** This meeting has been given public notice in accordance with Wisconsin Statutes, Section 19.83 and 19.84 in such form that will apprise the general public and news media of subject matter that is intended for discussion and action.

II. **ROLL CALL**

III. **PUBLIC INPUT/PUBLIC APPEARANCE:**
Please be advised per §19.84(2), information will be received from the public. It is the policy of this municipality that there be a three (3) minute time period, per person, with time extension per the Chief Presiding Officer's discretion; be further advised that there may be limited discussion on the information received, however, no action will be taken under public comments. (15 minutes)

IV. **APPROVAL OF MINUTES**: September 12, 2016

V. **NEW BUSINESS**:

A. Innovative Signs for Compass Properties LLC and Allstate – W164 N11271 Squire Drive Sign Review Application.

B. Innovative Signs for Best Western Germantown Inn – W190 N10862 Commerce Circle Sign Review Application.

C. JAKnetter Architects for Weimer Bearing – N112 W13131 Mequon Road. Sign Review Application.

D. Gehl Foods LLC – N120 W19000 Freistadt Road. Site Plan Review for a Parking Lot Expansion.

VI. **ANNOUNCEMENTS**

VII. **ADJOURNMENT**

The next Plan Commission Meeting will be on November 14, 2016 at 6:30 p.m.

UPON REASONABLE NOTICE, *efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service please contact the Village Clerk at (262)250-4740 at least 2 days prior to the meeting. Notice is given that a majority of the Village Board may attend this meeting to gather information about an item over which they have decision making responsibility. This may constitute a meeting of the Village Board per State ex rel. Badke v. Greendale Village Board, even though the Village Board will not take formal action at this meeting.*

PLAN COMMISSION MINUTES
September 12, 2016

CALL TO ORDER: 6:32 pm

ROLL CALL: Chairman Dean Wolter, Trustee Representative David Baum, Commissioners Mary Ellen Gray, Bill Shadid, Peter Nilles, Ben Goetter and Tony Laszewski were present. Also present were Community Development Director/Village Planner Jeff Retzlaff and Planning Assistant Lori Johnson.

PUBLIC INPUT: None

APPROVAL OF MINUTES: ***MOTION Baum second Shadid to Approve the minutes from 8-8-16.***

MOTION carried unanimously.

Great Lakes Quick Lube and Valvoline – N96 W18594 County Line Road. The property owner is requesting approval for a new monument sign and replacement wall signs. Planner Retzlaff summarized the proposal.

MOTION Baum second Shadid to Approve the proposed monument and replacement wall signs for Valvoline located at N96 W18594 County Line Road subject to the following conditions:

1. ***An electrical permit shall be obtained from Inspection Services prior to installation.***
2. ***All electronic sign components shall be inspected and labeled by a licensed lab.***
3. ***The background panel of the manual message board shall be opaque (no light transmitted) or a dark color and the total sign area shall not exceed 40% of the total sign area for the monument sign.***

Commissioner Baum questioned if the monument sign was located in a vision triangle. Planner Retzlaff said that was not an issue because the sign would be located further back on the property and was at a controlled intersection on a divided highway.

Motion carried unanimously.

Endam LLC for Manpower – N112 W16510 Mequon Road. The property owner is requesting approval of a wall sign and monument sign insert panel. Planner Retzlaff summarized the proposal.

MOTION Baum second Gray to Approve the proposed wall sign and monument sign insert panel for Manpower located at N112 W16510 Mequon Road subject to the following conditions:

1. ***Electrical permits shall be obtained from Inspection Services prior to installation.***
2. ***All electronic components shall be inspected and labeled by a licensed lab.***
3. ***The color/material of the proposed monument panel insert shall be changed to a dark color or be opaque.***

MOTION carried unanimously.

DRAFT

Mike & Allison Roeder – W168 N10711 Juniper Drive. The property owners are seeking approval to install a fence within an existing drainage easement on their residential lot. Planner Retzlaff summarized the proposal.

Mike Roeder said he understood the conditions of approval and will keep the fence free of debris. Planner Retzlaff asked about the existing conditions in the easement and if there was any overland water after all the recent rain we've had. Mr. Roeder said there was some standing water where the fence is proposed. Kim Chizek, W169 N10699 Juniper Drive, asked who would be responsible if water accumulates in the easement if the fence is approved. She also had concerns with the deteriorating condition of the storm sewer located along the rear of the property saying if it needs to be repaired or replaced it may affect the location of the fence and should be repaired before it is installed. Planner Retzlaff said the Village would play a role in fixing potential problems if there is no stormwater maintenance agreement. He advised Ms. Chizek to contact the Public Works Department to address her concerns and schedule an inspection.

Motion Baum second Peter to Approve the zoning permit application to install a 4' chain link fence along the side and rear property lines and into the existing 10' drainage easements located on the property located at W168 N10711 Juniper Drive in the Cedar Hills Subdivision subject to the following conditions:

1. ***The owner shall be responsible for the cost to repair any damage made to the concrete storm water pipe or any other Village maintained feature within the easement resulting from installation and operation of the fence.***
2. ***The owner shall regularly inspect that portion of the fence situated within the drainage easement, including during and after storm events, to remove any debris accumulated around his fence.***
3. ***Once installed, if the fence is deemed by the Village to cause and/or contribute to flooding of property that wouldn't have occurred or be as severe if the fence had been installed outside of the drainage easement, the Village may require the property owner to modify the fence design and materials, or, relocate the fence outside the drainage easement.***
4. ***In the event that the Village needs to remove the fence in order to maintain the drainage easement, replace the storm water pipe, or for any other reason, the Village shall have the right to remove the fence at the owner's expense.***

Commissioner Nilles asked the property owner if the fence could be moved outside of the easement. Mr. Roeder said that he had considered that but doesn't have much room because trees are in the way and he would lose too much yard. Commissioner Laszewski said the flood maps are fairly accurate and if the owner doesn't clear the leaves and there is a lot of water, we don't know what will happen and the Village could be dealing with a wider area of impact. He would prefer the fence be moved out of the easement. Commissioner Gray said the yard is fairly narrow and it doesn't make sense for the homeowner to lose more back yard. She said water will lift the leaves and run even with a heavy rain. Chairman Wolter said the area has flooded in the past and should be considered and watched for. He said diggers hotline wouldn't shoot the culvert and asked how the location will be identified so it isn't hit. Planner Retzlaff said he will have the permit application reviewed by the Public Works Department so they can comment on the location and depth of the pipe. Chairman Wolter said it would also be a good time for them to look at the other concerns as well. Mr. Roeder said he would wait until the Public Works Department views the property.
Motion carried 6-1 (Laszewski).

DRAFT

Washington County for Village of Germantown – The Water Tower at N101 W15201 Starlite Drive. Washington County is seeking approval of site development and building plans for the installation of additional antenna and a communication equipment storage building on the existing 118' water tower property. Planner Retzlaff summarized the proposal.

John Schrader, Washington County Sheriff's Department, said the County had no preferences with the building design and would do whatever the Village prefers. He explained the equipment is being installed to enhance radio coverage and would be monitored by a computer. He was adamant that the equipment needs to be tested once a week but said the testing time could be changed if the Village preferred a different time.

MOTION Baum second Shadid to Approve the proposed site and building plans for installation of the additional antenna and an equipment storage facility on the existing 118' water tower located at N101 W15201 Starlite Drive subject to the following conditions:

1. ***The emergency generator shall be installed with a Level 2 acoustic enclosure or other device(s) necessary to ensure that the sound level does not exceed 72db at any property line.***
2. ***The operator shall re-evaluate the proposed schedule for testing the emergency generator to lessen the amount and duration of noise from the unit. The operator shall work with the Village (who may, in turn, seek feedback from the surrounding property owners) to determine a mutually-acceptable day of the week, time of the day, and duration of testing for the emergency generator. The operator and Village shall re-evaluate said schedule after one year of operation and adjust it accordingly based on feedback from the surrounding property owners.***
3. ***All sides of the fence enclosure shall be fitted with privacy slats that are an earth-tone color and that matches the color of the equipment shelter roof shingles (unless a faux hedge or ivy vegetation slat is used).***

Commissioner Nilles questioned who will solicit comments from the neighbors if there are any issues. Planner Retzlaff offered to contact the residents by letter after the generator runs for a period of time.

Motion to Amend Baum second Gray to change Condition #3 to state that "All sides of the fence enclosure shall be fitted with ivy vegetation slats in lieu of faux brick on the building".

Motion to amend carried unanimously.

Motion to Approve as Amended carried unanimously.

JBJ Development and Saxony Village – N116 W16200 Main Street (approximate) – The property owner has submitted a request to amend a condition of the Plan Commission Site Plan approval for the 172 unit multi-family apartment community. Planner Retzlaff summarized the request to begin construction on the approved improvements that are outside of the contamination area before DNR approval is granted. Scott Bence, JBJ Development, said he had talked to the DNR this morning and was informed they are working on the approval letter this week. He explained the permit is matter of right, not an option, if the required data has been submitted.

DRAFT

MOTION Baum second Nilles to Approve the language change to Condition #4 of the Approved site plan conditions by adding "Site, access, and utility improvements outside the designated DNR contamination is not subject to this condition and may begin prior to DNR granting approval, subject to the developer obtaining all other Village permits and approvals required in advance of commencing construction of said improvements."

Mr. Bence said his request is to limit the development to areas outside of the contamination zone. His intention is to start in the southeast corner creating building 6, advancing up to the crossing on Hilbert Lane and prep the area for sewer and water. He explained he is not going to move dirt anywhere near the contamination zone. Trustee Baum said trucks have been going through that area and he wants to prevent the area from being disturbed by limiting any work to the southeast corner of the development. Mr. Bence said he wants to start work in every area outside of the contamination area and will withdraw the request and wait for the DNR approval if an agreement can't be reached. Mr. Bence explained the remediation activities planned for the contamination area saying it is primarily soil removal after excavation that will be transported off site. Trustee Baum asked how the construction trucks will get in and out of the site until the final approvals have been issued. Mr. Bence said the trucks will use both Hilbert Lane and the north driveway. He explained using the driveway is not a prohibited use on a brownfield site. Trustee Baum asked if some of the soil would be dug up for a tracking pad. Mr. Bence explained the tracking pad can be put on the existing the soil. He added that cars drive in and out of there every weekend without a tracking pad.

Loren Doll, W159 N11447 Red Oak Circle, said Hilbert Lane is in no condition to handle the construction vehicle traffic and asked that the trucks come in and out through the west side. Planner Retzlaff and Trustee Baum indicated that Plan Commission does not have jurisdiction or authority over traffic and cannot dictate what public road should be used.

***Motion carried unanimously*.**

ANNOUNCEMENTS: Chairman Wolter thanked Chief Weiss and the Fire Department for the 9/11 Memorial Service. Commissioner Shadid said the Fire Department open house is coming up in October.

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant

DRAFT

SIGN PERMIT REVIEW

10/10/16 Plan Commission Meeting

Allstate / Germantown Marketplace II / Innovative Signs Inc.

Village Planner Report **Germantown, Wisconsin**

Summary

Jaime Dieman, Innovative Signs Inc, agent for Compass Properties LLC, property owner of the Germantown Marketplace II, is requesting approval for a wall-mounted and monument sign panel for Allstate, a new tenant in the retail center on Mequon Road.

Property Location: W164 N11271 Squire Drive (Germantown Marketplace II)

Property Owner/ Applicant:

Jaime Dieman Innovative Signs 21795 Doral Rd Waukesha, WI	Compass Properties LLC c/o Tom Jahnke 735 N. Water Street Milwaukee, WI

Current Zoning: B-2: Community Business District w/ PDD Overlay

Adjacent Land Uses		Zoning
North	Institutional (Life Church)	I
South	Commercial	B-2
East	Commercial	B-2
West	Commercial	B-2

Proposal

Jaime Dieman, Innovative Signs, agent for Compass Properties LLC, property owner of the Germantown Marketplace II, is requesting approval for a wall-mounted and monument sign panel for Allstate, a new tenant in the retail center on Mequon Road:

- 4’10” x 4’11” (23.75 sqft) wall -mounted sign to be located on the east façade (facing interior of parking lot) of the building above the tenant space. The sign will be comprised of an internally-illuminated cabinet with an acrylic face;
- 26” x 58” monument sign panel insert.

Staff Analysis

The proposed wall sign meets the sign requirements including the allowance for 1.5 sqft of sign area for every 1 linear foot of building frontage (23.75 sqft proposed vs. the maximum allowance of 52.5 sqft).

When considering previous new tenant signage, the issue of sign placement has been discussed. Many of the existing businesses have roof-mounted channel lettering signs vs. signs mounted in a lower position on an exterior wall (or roof gable as is the case here). In the past, the need to be consistent with sign location has not been an issue with either mounting location acceptable as determined by the tenant and/or property owner/manager.

Village Planner Recommendation

APPROVE the proposed wall-mounted sign and monument sign panel for Allstate in the Germantown Marketplace II subject to the following conditions:

1. An electrical permit shall be obtained from Inspection Services prior to installation of any/all electrical components.
2. All electrical sign components must be listed and labeled by a recognized lab.

Village of Germantown ...Willkommen

Fee must accompany application

~~$275~~ Sign Review Fee

$ 75 Sign Face Replacement

Paid [check] Date 8-19-16

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

Please read and complete this application carefully. **All applications must be signed and dated.**

1 APPLICANT OR AGENT

Jaime Dieman
Innovative Signs
21795 Doral Rd, Ste B
Waukesha, WI 53186
Phone (262) 432-1330
Fax (262) 432-1331
E-Mail jaime@innovative-signs.com

PROPERTY OWNER

Tom Jahnke, Asst Asset Manager
Compass Properties, LLC
735 N. Water Street
Milwaukee, WI 53202
Phone (414) 765-0305

2 PROPERTY ADDRESS OR GENERAL LOCATION

W164 N11271 Squire Drive

3 SIGN INFORMATION

Wall Sign, Tenant Panel

Sign Dimensions 4'11" height x 4'10" width Single/Multi Tenant (circle one)
Number of Sides 1 Building Frontage SF 35'
Total Square Footage of Sign (include all sides) 23.76
Total height of the Sign
Is the Sign to be illuminated ✓ yes ____ no
Type of Sign Construction Materials Alum & Acrylic
Distance to Closest Property Line

Tenant Panel 26" X 58" (10.47sf)

Are there any existing signs on the property n/a
If yes, what is the total Square Footage of existing signs

What are the intentions for the existing signs: Take down n/a Remain ____

4 SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Jaime Dieman 8/16/16
Applicant Date

See attached approval
Owner Date

PHILADELPHIASIGN
BRINGING THE WORLD'S BRANDS TO LIFE

Philadelphia Sign Company • 707 West Spring Garden St • Palmyra, NJ 08065

Re: SiteID WIK97
Brandon Bystol
W164 N11271 Squire Dr
Germantown, WI 53022

AUTHORIZATION AND CONSENT FORM

By my signature below, I hereby represent that I am the owner of the property indicated above or otherwise duly authorized by the Lease to grant authorization for Philadelphia Sign Company and/or their sub contractor to apply for permits and install new signage at the above referenced location as per the attached brand book, at no cost, whatsoever, to Landlord.

TJ

LANDLORD APPROVAL

Signature [signature] Print Name Tom Jahnke Date 8/9/16

Title Assistant Asset Manager email tjahnke@compassproperties.com

Address Compass Properties, LLC
735 N Water St., M180
Milwaukee, WI 53202

Phone (414) 765-0305

Return Form to: **Philadelphia Sign Company**
707 West Spring Garden St
Palmyra, NJ 08065

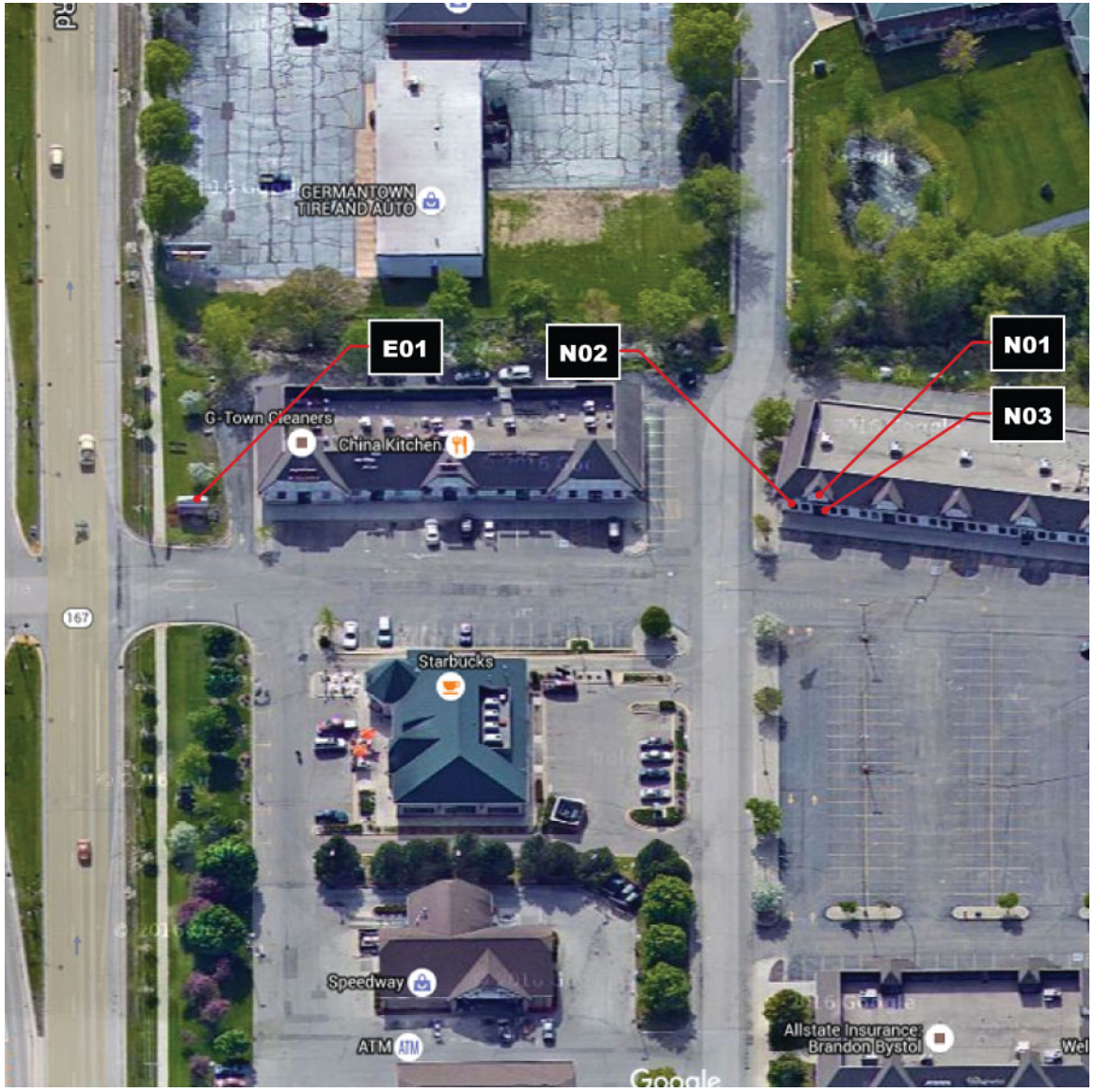
email (Preferred): **eassenheimer@philadelphiasign.com**

or FAX to: **(856) 829-8549 attn: Eric Assenheimer**

SIGN#	PAGE#	SIGNTYPE	ACTION
E01	P01	ALST.TNT.RF	Reface Sign
N01	P02	ALST.WS2.AO_25	New Sign
N02	P02	ALST.WVT_C	New Sign
N03	P03	ALST.DOOR.STD.VIN	New Sign
E02	P04	ALST.CUST.VIN	Remove & Replace Sign

Brandon Bystol **Agent #:006628**

Allstate



PHILADELPHIASIGN
BRINGING THE WORLD'S BRANDS TO LIFE

707 West Spring Garden Street
Palmyra, NJ 08065-1798

DRAWING NUMBER: **A26954**

LOCATION: **WIK97** **- MW**

Brandon Bystol
W164 N11271 Squire Dr
Germantown, WI

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY PHILADELPHIA SIGN IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY PHILADELPHIA SIGN IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR

SIGN#	SIGN TYPE	SIGN DESCRIPTION	ACTION
E01	*ALST.TNT.RF*	26”h x 58”w Reface of Existing Double Faced Monument Sign	Reface Sign

PROPOSED SIGNAGE PHOTO

EXISTING SIGNAGE PHOTO

Existing Sign Dimensions:
26”h x 58”w

Notes:
Tech Survey Required

NOTE:

Your approval of the Brandbook indicates your acceptance that the signage, provided to you and owned by Allstate, will be manufactured and installed as shown, pending landlord and/or municipality approval. Once accepted, signage may not be declined at time of installation for any reason other than a manufacturing defect. Any Allstate-branded items that we install are the property of Allstate .

PHILADELPHIASIGN
BRINGING THE WORLD'S BRANDS TO LIFE
707 West Spring Garden Street
Palmyra, NJ 08065-1798

CLIENT: ALLSTATE - MW

LOCATION: **WIK97**
Brandon Bystol
W164 N11271 Squire Dr
Germantown, WI

DATE: 7/14/2016

SHEET: P01

DWG BY: JHH

REVISION:
8.3.16 JHH Rev agency name, N02, rev N03
7.21.16 JHH Rev N01

DRAWING NUMBER: **A26954**

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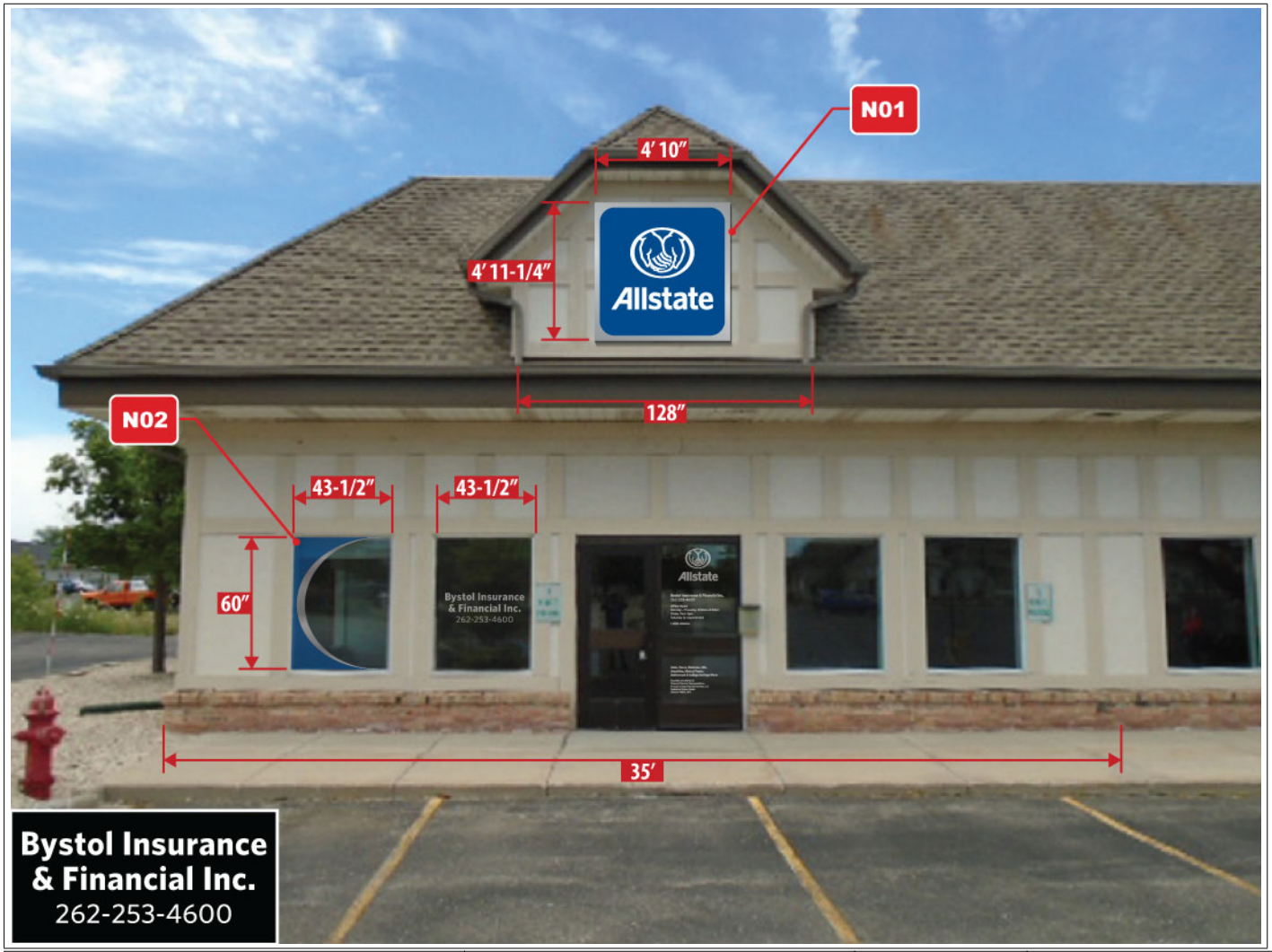
SIGN#	SIGN TYPE	SIGN DESCRIPTION	ACTION
N01	*ALST.WS2.AO_25*	4’ 11-1/4”h x 4’ 10”w Illuminated “Allstate Only” Stacked Acrylic Face/Aluminum Cabinet Wall Sign (25 SF)	New Sign
N02	*ALST.WVT_C*	1st Surface Window Vinyl Treatment “C” Swoosh Version	New Sign

PROPOSED SIGNAGE PHOTO



EXISTING SIGNAGE PHOTO

Notes:

Agent to provide new electrical to sign area.

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PHILADELPHIASIGN
BRINGING THE WORLD'S BRANDS TO LIFE
707 West Spring Garden Street
Palmyra, NJ 08065-1798

CLIENT: ALLSTATE - **MW**

LOCATION: **WIK97**
Brandon Bystol
W164 N11271 Squire Dr
Germantown, WI

DATE: 7/14/2016

SHEET: P02

DWG BY: JHH

REVISION:
8.3.16 JHH Rev agency name, N02, rev N03
7.21.16 JHH Rev N01

DRAWING NUMBER: **A26954**

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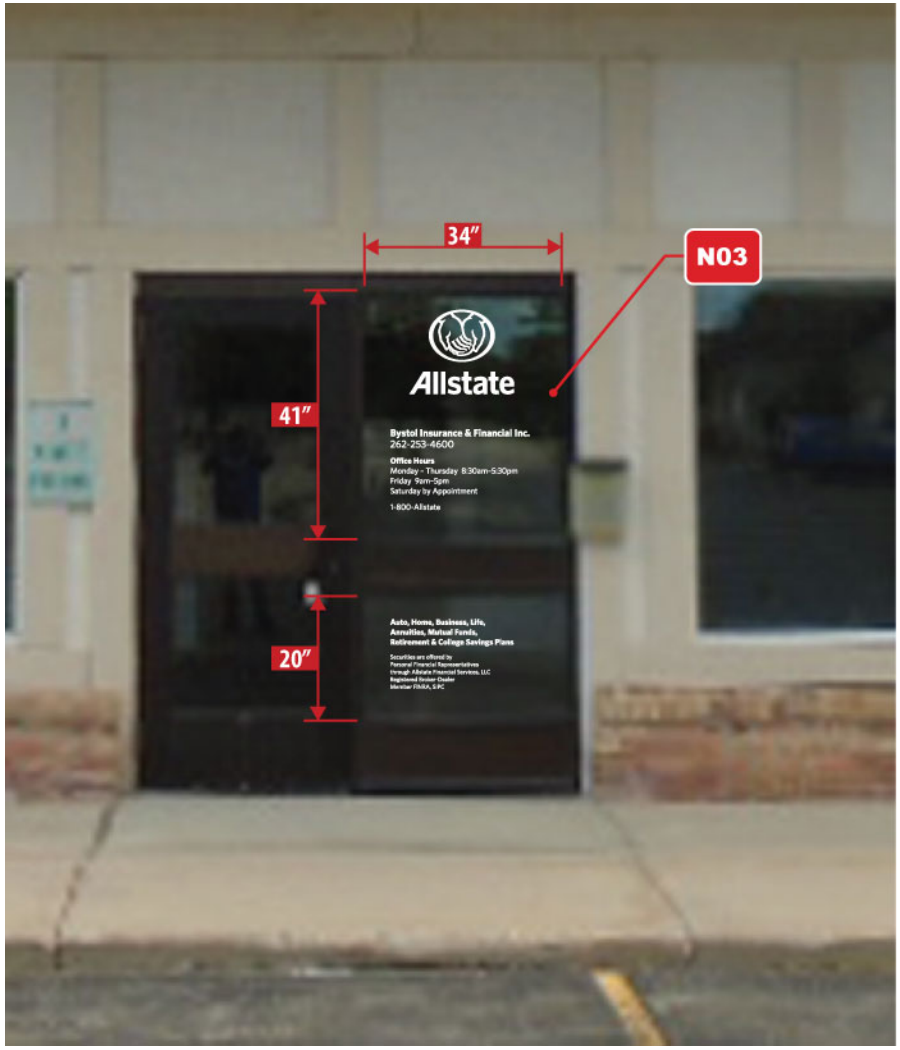
SIGN#	SIGN TYPE	SIGN DESCRIPTION	ACTION
N03	*ALST.DOOR.STD.VIN*	1st Surface White Door Vinyl “Logo Good Hands Allstate” with Securities	New Sign

PROPOSED SIGNAGE PHOTO



Allstate

Bystol Insurance & Financial Inc.
262-253-4600

Office Hours
Monday - Thursday 8:30am-5:30pm
Friday 9am-5pm
Saturday by Appointment

1-800-Allstate

Auto, Home, Business, Life,
Annuities, Mutual Funds,
Retirement & College Savings Plans

Securities are offered by
Personal Financial Representatives
through Allstate Financial Services, LLC
Registered Broker-Dealer
Member FINRA, SIPC

ALST.DOOR.STD.VIN

EXISTING SIGNAGE PHOTO

Notes:
Door vinyl to be installed in the window left of the door.

***NOTE:**
Your approval of the Brandbook indicates your acceptance that the signage, provided to you and owned by Allstate, will be manufactured and installed as shown, pending landlord and/or municipality approval. Once accepted, signage may not be declined at time of installation for any reason other than a manufacturing defect. Any Allstate-branded items that we install are the property of Allstate .

PHILADELPHIASIGN
BRINGING THE WORLD'S BRANDS TO LIFE
707 West Spring Garden Street
Palmyra, NJ 08065-1798

CLIENT: ALLSTATE - MW
LOCATION: **WIK97**
Brandon Bystol
W164 N11271 Squire Dr
Germantown, WI

DATE: 7/14/2016
SHEET: P03
DWG BY: JHH

REVISION:
8.3.16 JHH Rev agency name, N02, rev N03
7.21.16 JHH Rev N01

DRAWING NUMBER: **A26954**

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SIGN#	SIGN TYPE	SIGN DESCRIPTION	ACTION
E02	*ALST.CUST.VIN*	1st Surface White Vinyl - Stacked Good Hands Allstate (Remove the Remaining 3 Non-Compliant Window Vinyls)	Remove & Replace Sign

PROPOSED SIGNAGE PHOTO

EXISTING SIGNAGE PHOTO

Notes:

Remove 3 Non-Compliant Window Vinyls

NOTE:

Your approval of the Brandbook indicates your acceptance that the signage, provided to you and owned by Allstate, will be manufactured and installed as shown, pending landlord and/or municipality approval. Once accepted, signage may not be declined at time of installation for any reason other than a manufacturing defect. Any Allstate-branded items that we install are the property of Allstate .

PHILADELPHIASIGN
BRINGING THE WORLD'S BRANDS TO LIFE
707 West Spring Garden Street
Palmyra, NJ 08065-1798

CLIENT: ALLSTATE - **MW**

LOCATION: **WIK97**
Brandon Bystol
W164 N11271 Squire Dr
Germantown, WI

DATE: 7/14/2016

SHEET: P04

DWG BY: JHH

REVISION:
8.3.16 JHH Rev agency name, N02, rev N03
7.21.16 JHH Rev N01

DRAWING NUMBER: **A26954**

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SIGN PERMIT REVIEW

10/10/16 Plan Commission Meeting

Best Western / Innovative Signs Inc.

Village Planner Report **Germantown, Wisconsin**

Summary

Jaime Dieman, Innovative Signs, agent for Mukesh Dhanani, property owner, and Best Western, is requesting approval of a replacement monument sign for the existing hotel located at W190 N10862 Commerce Circle.

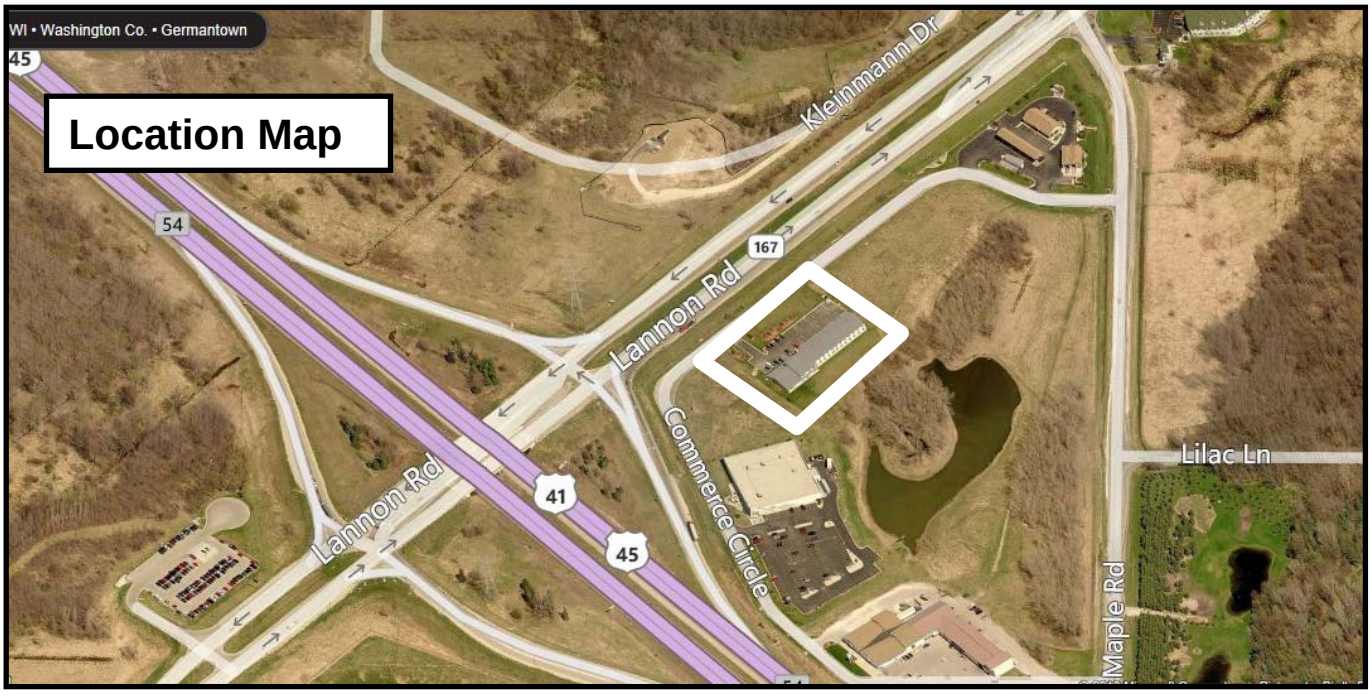
Property Location: W190 N10862 Commerce Circle

Property Owner/ Applicant:

Jaime Dieman	Mukesh Dhanani
Innovative Signs	Best Western
21795 Doral Rd	W190 N10862 Commerce Circle
Waukesha, WI	Germantown, WI

Current Zoning: B-5: Highway Business

Adjacent Land Uses		Zoning
North	Commercial	B-5
South	Commercial	B-2
East	Commercial	B-5
West	Commercial	B-2



Proposal

Jaime Dieman, Innovative Signs, agent for Mukesh Dhanani, property owner, and Best Western, is requesting approval of a replacement monument sign for the existing hotel located at W190 N10862 Commerce Circle.

Mukesh Dhanani, property owner of the Germantown Inn & Suites (formerly AmericInn) and agent for Best Western (the new franchise), is requesting approval of a replacement monument sign for the existing motel located at W190 N10862 Commerce Circle.

The existing sign is mounted on a 25' tall pylon/pole and comprised of a 9’ 2" high x 9’ 10" wide (90 sqft per side; 180 sqft total sign area) internally-illuminated cabinet with opaque, polycarbonate faces and vinyl lettering and graphics. The proposed replacement cabinet is a 6’ 9" high x 10’ 4" wide (69.75 sqft per side; 139.5 sqft total sign area) and internally-illuminated with opaque, polycarbonate faces and vinyl lettering and graphics. The new sign would be mounted on the same pole at the same 25' height.

Approval is also requested for a sign face replacement for the existing off-site directional sign located at the Maple Road @ Commerce Circle intersection.

Staff Comments

The existing 25' pylon/pole sign is a non-conforming sign because permanent monument-type signs for a single-user commercial property are no longer allowed to exceed a height of 10 feet. As stated in Section 17.46(13) of the Zoning Code, existing non-conforming signs are deemed to be non-conforming structures and subject to the non-conforming provisions in Section 17.48. As such, the provisions of Section 17.48 allow the continued use of a non-conforming structure provided it is not altered or reconstructed. Except for changing the sign face (in the same existing cabinet), any change to the sign cabinet and/or structural components require that the sign be brought into compliance with the current sign regulations (in this case that would mean a maximum height of 10' and maximum sign area of 160 sqft). As proposed, the sign does NOT meet these basic requirements and limitations of the sign regulations because the cabinet is being altered (reduced in size with different dimensions).

However, there is a separate provision in Section 17.50(1)(f) of the Zoning Code that creates an alternative set of sign regulations for any property that is located within 500’ of US 41/45. This alternative set of sign regulations was adopted in 2005 and is intended to provide for taller signs (up to 75’ tall or 25' above the nearest road elevation, whichever is shorter) and with more sign area (up to 288 SF) for business on property adjacent to US 41/45 that meets <u>all</u> of the following six (6) criteria:

1. The property shall be located within a 500 feet corridor extending from either side of the right-of-way of U.S. Highway 41/45; and
2. The property must have the B-5 Highway Business District zoning designation; and

3. The businesses operated on such parcels, or seeking conditional use or other approval to operate on such parcels, are intended to serve, and are economically dependent upon, traffic traveling upon U.S. Highway 41/45; and
4. Exceptional, extraordinary or unusual circumstances or conditions exist where a literal enforcement of the sign code requirements would result in severe hardship. Such hardships should not apply generally to other properties or be of such a recurrent nature as to suggest that the sign code be changed; and
5. Preservation and enjoyment of substantial property rights possessed by other properties in the same vicinity will not be adversely affected; and
6. The modification will not materially impair or be contrary to the purpose and spirit of the sign code or public interest.

The Plan Commission is responsible for determining whether or not the six (6) criteria can be met and, if so, what will be allowed in terms of maximum sign area and height (up to the prescribed limits). A copy of Section 17.50(1)(f) is attached.

The first two criteria, distance from US41/45 and B-5 Zoning District, are met by this property. As a motel located near the highway, it's fairly obvious that this business is intended to serve the traveling public (Criteria #3) and probably heavily dependent on such traffic. With respect to Criteria #4, although close to the highway, there are other businesses located between this property and the highway (Gander Mountain/Gun World and Carpet City) that make it difficult for highway travelers to actually see the hotel from US41/45. Further, both the existing topography and the circuitous travel route needed to get to the hotel (via Maple Road and Commerce Circle) accessibility also contribute to the problem of visibility from the highway.

Finally, given that there is an existing sign with almost the same sign area (existing 172 sqft vs. proposed 180 sqft) and same 25' maximum height as the proposed sign, it doesn't appear that the owner is requesting anything more than what already exists; despite the ability to request an even larger and/or taller sign under these "special" highway corridor sign regulations.

Staff is of the opinion that the six (6) criteria could be met and, as a result, supports the request to replace the existing sign cabinet with the proposed (and slightly smaller) "Best Western" cabinet as part of the hotel franchise’s appearance re-branding.

Village Planner Recommendation

APPROVE the proposed replacement monument sign and directional sign face replacement for the existing hotel located at W190 N10862 Commerce Circle subject to the following conditions:

1. Electrical permits shall be obtained from Inspection Services prior to installation.
2. All electronic components shall be inspected and labeled by a licensed lab.
3. The maximum height of the sign (highest point above the finished grade around the sign base) shall not exceed 25 feet and the maximum sign area shall not exceed 180 sqft.

17.50 MODIFICATIONS.

(1) HEIGHT. The Plan Commission may permit, after review at a regularly scheduled Plan Commission meeting, the height limit to be exceeded, but such modification shall be in accordance with the following:

(a) Agricultural structures such as barns, silos and windmills shall not exceed in height the actual distance from the nearest lot line.

(b) Architectural projections such as spires, steeples, belfries, parapet walls, cupolas, domes, flues and chimneys may be exempted from the height limitations of this chapter.

(c) Signal sending, receiving and relaying structures such as radio and television transmission and relay towers, not including those structures regulated in section 17.56, Germantown Code of Ordinances, and power generating structures such as windmills, shall not exceed in height the equivalent of 1/2 the distance to the nearest lot line. (Am. Ord. #5-02)

(d) Essential services such as utilities, water towers and electrical power and communication transmission lines may be exempted from the height limitations of this chapter.

(e) Public or semipublic facilities such as schools, churches, hospitals, monuments, sanatorium, libraries, governmental offices and stations may be erected to a height of 60 feet provided all required yards are increased not less than one foot for each foot the structure exceeds the district's maximum height requirement.

(f) The height of a ground sign may be increased to 75 feet measured from the mean base elevation of the subject property, but in no case shall the sign be more than 25 feet above the topographically highest roadway, within 200 feet of the approved sign location. In addition, the size of the ground signs may be increased from 80 square feet with a maximum of 160 square feet on all sides, to 144 square feet per side or 288 square feet on all sides. Prior to granting approval the Plan Commission must determine the following criteria have been met: (Cr. Ord. #13-05)

1. The property shall be located within a 500 feet corridor extending from either side of the right-of-way of U.S. Highway 41/45; and

2. The property must have the B-5 Highway Business District zoning designation; and

3. The businesses operated on such parcels, or seeking conditional use or other approval to operate on such parcels, are intended to serve, and are economically dependent upon, traffic traveling upon U.S. Highway 41/45; and

4. Exceptional, extraordinary or unusual circumstances or conditions exist where a literal enforcement of the sign code requirements would result in severe hardship. Such hardships should not apply generally to other properties or be of such a recurrent nature as to suggest that the sign code be changed; and

5. Preservation and enjoyment of substantial property rights possessed by other properties in the same vicinity will not be adversely affected; and

6. The modification will not materially impair or be contrary to the purpose and spirit of the sign code or public interest.

(g) An applicant whose request for a sign height modification under subparagraph (f) above is denied, or granted but at a lower height than requested by applicant, may seek a de novo review of the decision of the Planning Commission by the Village Board at a regularly scheduled meeting thereof. Such request shall be made by filing the same in writing with the Village Clerk within 7 days of the Planning Commission decision to be reviewed. (Cr. Ord. #13-05)

(2) YARDS. The Plan Commission may permit, after review at a regularly scheduled Plan Commission meeting, certain yard requirements to be modified, but such modifications shall be in accordance with the following:

(a) Accessory structures and vegetation used for landscaping and decorating may be placed in the required street yard and side yards. Permitted structures and vegetation include flag poles, ornamental light standards, lawn furniture, sundials, bird baths, trees, shrubs and flowers.

(b) Accessory uses and detached accessory structures are permitted in the rear yard only; they shall not be closer than 10 feet to the principal structure; and shall not exceed 15 feet in height.

(c) Architectural projections such as chimneys, flues, sills, eaves, belt courses and ornaments may project into any required yard, but such projections shall not exceed 3 feet.

(d) Essential services, utilities and electric power and communication transmission lines are exempt from the yard and distance requirements of this chapter.

(e) Off-street parking is permitted in all yards of the districts, but shall not be closer than 25 feet to the right-of-way of streets when in a residential district or when abutting a residential district.

(f) Fences in Residential Districts. (Am. Ord. #34-89; Rep. & Recr. Ord. #30-97; Am. Ord. #15-06)

1. All fences shall be subject to review and approval of the Building Inspector prior to the issuance of a building permit.

2. Fences in rear or side yards may be up to 6 feet in height.

3. Fences in front yards may not exceed 4 feet in height, except a maximum height of 6 feet on approval of the Plan Commission after consideration of visibility, privacy and access concerns.

4. No fence shall be closer than 2 feet to a public right-of-way.

5. Fences that contain a finished side and an unfinished side, shall be installed in a manner in which the finished side faces the adjacent property. In case of a discrepancy, the Village Building Inspector shall determine which side of the fence is the finished side. (Cr. Ord. #33-99)

Village of Germantown ...Willkommen

Fee must accompany application

$275 Sign Review Fee

$ 75 Sign Face Replacement

Paid ✓ Date 9-2-16

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

Please read and complete this application carefully. **All applications must be signed and dated.**

1 APPLICANT OR AGENT

Jaime Dieman
Innovative Signs, Inc.
21795 Doral Rd, Ste B
Waukesha, WI 53186
Phone (262) 432-1330
Fax (262) 432-1331
E-Mail jaime@innovative-signs.com

PROPERTY OWNER

Best Western
W190 N10862 Commerce Circle
Germantown, WI 53022
Phone (262) 502-9750

2 PROPERTY ADDRESS OR GENERAL LOCATION

W190 N10862 Commerce Circle

3 SIGN INFORMATION

Sign Dimensions 124" height x 81" width (Single) Multi Tenant (circle one)
Number of Sides 2 Building Frontage SF _____
Total Square Footage of Sign (include all sides) 139.5
Total height of the Sign 25'
Is the Sign to be illuminated X yes _____ no
Type of Sign Construction Materials Alum, Acrylic, Vinyl
Distance to Closest Property Line _____
Directional Sign 4' w x 3'-1"h 12.33 Sq Ft. Placing existing directional
Are there any existing signs on the property Current Pylon that we are replacing
If yes, what is the total Square Footage of existing signs _____

What are the intentions for the existing signs: Take down X Remain _____

4 SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Jaime Dieman 9/1/16
Applicant Date

See Attached Approval
Owner Date

BEST WESTERN
Germantown Inn
W190 N10662 Commerce Circle
Germantown, Wisconsin 53022
(262) 502-9750
Fax: (262) 502-9751
gtowninn_123@yahoo.com
www.bestwesterngermantowninn.com

September 1, 2016

I, Mukesh Dhanani, the property owner for the property listed below gives permission to Innovative Signs. to pull signage permits on our behalf.

Best Western
W190 N 10862 Commerce Circle
Germantown, WI 53022

Thank you,

Signature

Mukesh Dhanani
Owner
Best Western Germantown Inn
W190 N10862 Commerce Circle
Germantown, WI 53022
262-502-9750

Each Best Western® branded hotel is independently owned and operated.

EXISTING:
SIGN SIZE
9'-0" × 9'-9"

PROPOSED:
SIGN SIZE

New Cabinet

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

White background behind BW icon to be opaque.

APPROVAL BOX - PLEASE INITIAL		
CUSTOMER APPROVAL		Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer:	Date:	Prepared By:	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
BEST WESTERN	12/21/15	PKE/IDV	
Location:	File Name:		Eng:
GERMANTOWN, WI	142582 - R2 - GERMANTOWN, WI		-

persona
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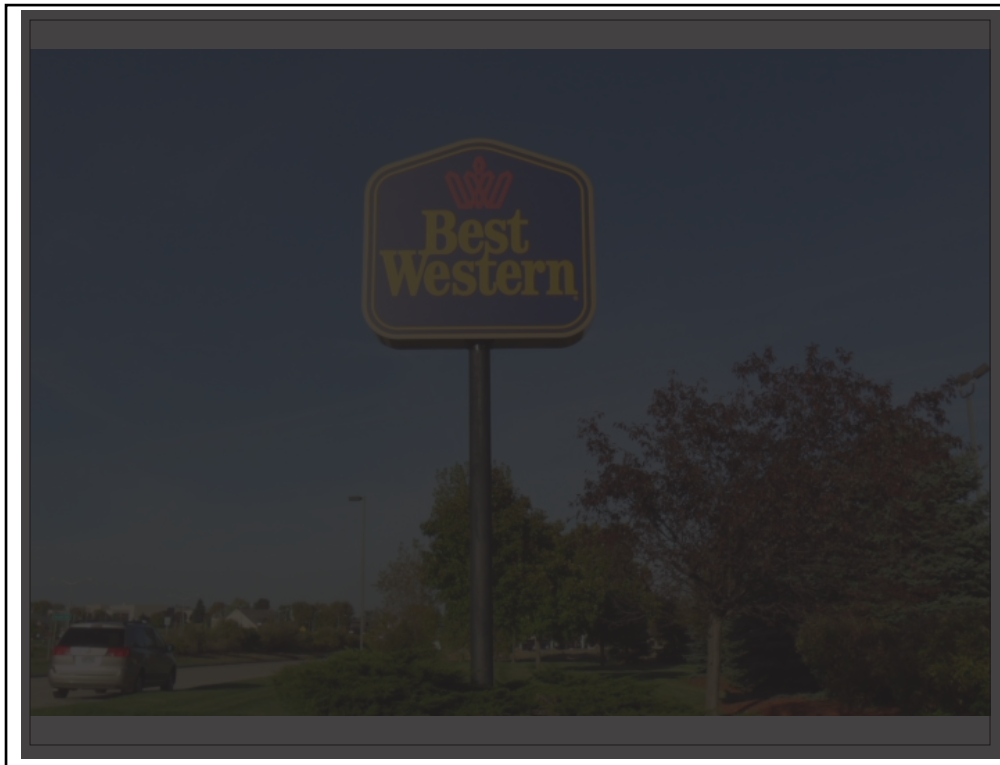
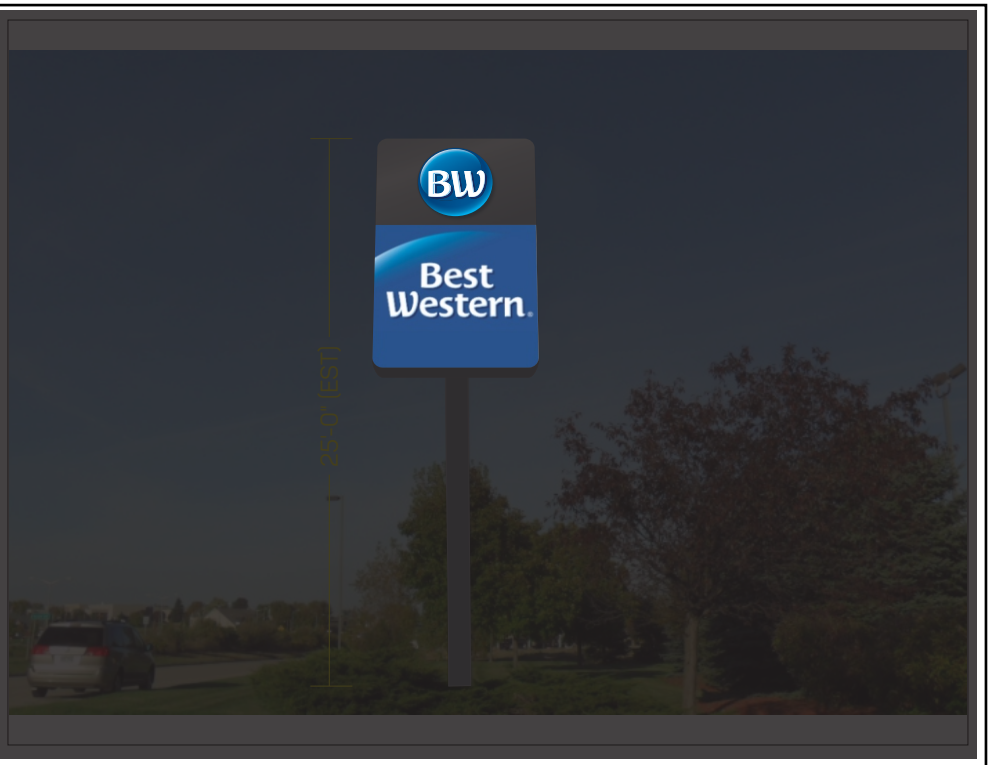
DISTRIBUTED BY SIGN UP COMPANY
700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 • www.personasigns.com





EXISTING:
SIGN SIZE
9'-0" × 9'-9"

PROPOSED:
SIGN SIZE

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

White background behind BW icon to be opaque.

APPROVAL BOX - PLEASE INITIAL		
CUSTOMER APPROVAL		Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

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BEST WESTERN	09/23/16	IDV	
Location: GERMANTOWN, WI	**File Name:** 142582 - R2 - GERMANTOWN, WI	**Eng:** -	

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PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 • www.personasigns.com

EXISTING:
3'-1" TALL × 4'-0" WIDE PYLON

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

PROPOSED

*Existing cabinet to be re-faced.

White background behind BW icon to be opaque.

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer:	Date:	Prepared By:	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
BEST WESTERN	07/21/16	IDV	
Location:	File Name:		Eng:
GERMANTOWN, WI	142582 - R2 - GERMANTOWN, WI		-

persona
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700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 • www.personasigns.com

EXISTING:
3'-1" TALL × 4'-0" WIDE PYLON

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

PROPOSED

*Existing cabinet to be re-faced.

White background behind BW icon to be opaque.

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: **BEST WESTERN**	Date: **09/23/16**	Prepared By: **IDV**	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
Location: **GERMANTOWN, WI**	File Name: **142582 - R2 - GERMANTOWN, WI**		Eng: **-**

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SIGN PERMIT REVIEW

10/10/16 Plan Commission Meeting

JAKnetter Architects / Weimer Bearing & Transmission, Inc.

Village Planner Report **Germantown, Wisconsin**

Summary

Jay Knetter, JAKnetter Architects, agent for Weimer Bearing & Transmission, Inc., property owner, is seeking approval of two monument signs for the recently completed corporate office and distribution facility located in the Germantown Business Park at N112 W13131 Mequon Road.

Location: N112 W13131 Mequon Road (Germantown Business Park)

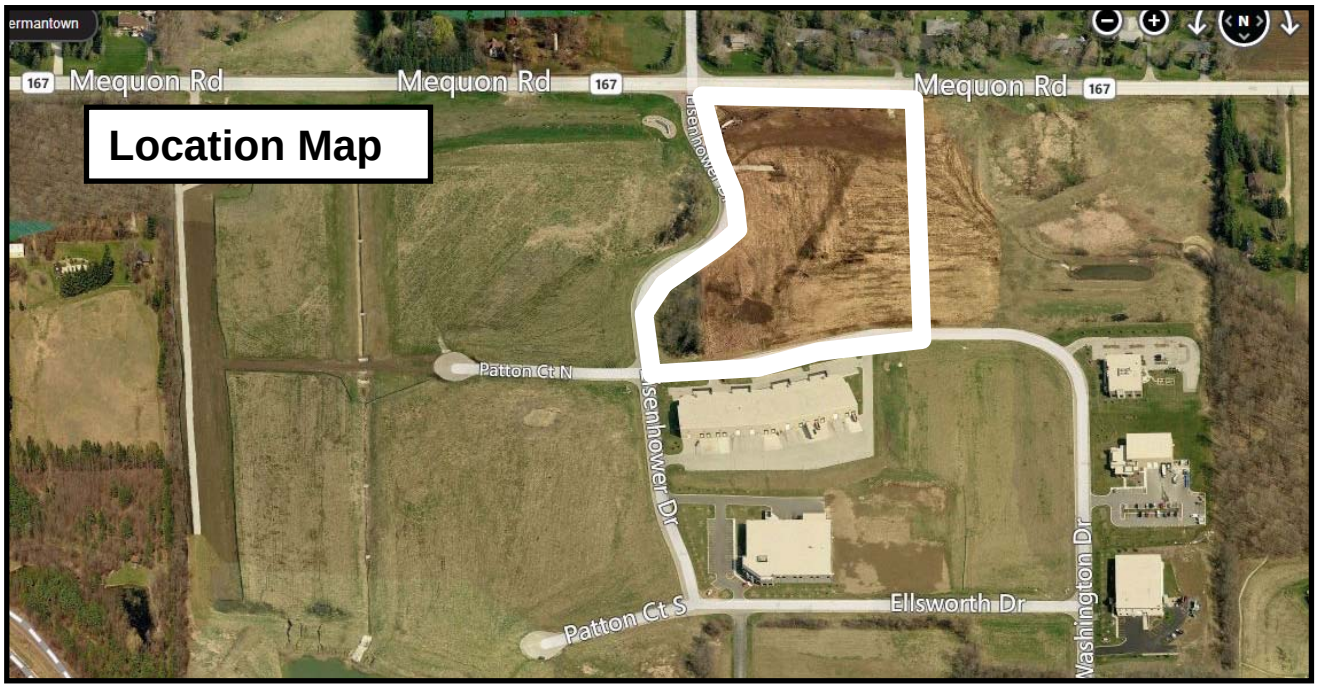
Applicant/
Property Owner: Jay Knetter

JAK Architects
N16 W23217 Stone Ridge
Waukesha, WI

Weimer Bearing & Trans, Inc.
N112 W13131Mequon Rd
Germantown, WI

Current Zoning: M-1: Limited Industrial

Adjacent Land Uses		Zoning
North	Residential	Rs-2
South	Industrial	M-1
East	Industrial	M-1
West	Industrial	M-1



Proposal

Jay Knetter, JAKnetter Architects, agent for Weimer Bearing & Transmission, Inc., property owner, is seeking approval of the following two (2) monument signs for the recently completed corporate office and distribution facility located in the Germantown Business Park at N112 W13131 Mequon Road:

- Mequon Road frontage: 4'4" x 10' (16 sqft per side; 32 sqft total) double-sided monument sign comprised of a pre-cast concrete base w/ brick inlay w/ flush-mounted polycarbonate lettering, address coordinates and external, ground-mounted LED flood lighting (250W metal halide equivalent);
- Eisenhower Drive entrance: 4'4" x 8' (16 sqft per side; 32 sqft total) double-sided monument sign comprised of a pre-cast concrete base w/ brick inlay w/ flush-mounted polycarbonate lettering, address coordinates and external, ground-mounted LED flood lighting (100W metal halide equivalent w/ glare shield);

Staff Comments

The proposed monument signs meet all applicable sign regulations. Locations and Landscaping around the monument sign bases are as previously approved as part of the Site Plan approval granted in September, 2014.

The subject property abuts Mequon Road (STH 167) and as such is subject to a 50' WisDOT highway setback restriction adopted when the parcel was originally created by certified survey map (CSM) in 2003. WisDOT has indicated their desire to release that 50' and is the process of doing so through the recording of an appropriate CSM correction instrument currently being reviewed for approval by the Village. Approval of the monument sign shall be contingent upon and no sign installation shall commence until such time as the WisDOT release has been approved by Village.

Village Planner Recommendation

APPROVE the proposed monument signs for Weimer Bearing located at N112 W13131 Mequon Road subject to the following conditions:

1. A separate electrical permit shall be obtained from Inspection Services prior to installation.
2. All electronic components shall be labeled by a licensed lab and inspected prior to or concurrent with installation.
3. Approval of the Mequon Road monument sign shall be contingent upon and no sign installation shall commence until such time as the 50' WisDOT highway setback restriction has been released by WisDOT and approved by the Village of Germantown.

Village of Germantown ...Willkommen

Fee must accompany application

$275 Sign Review Fee

$ 75 Sign Face Replacement

Paid $ - Date 9-7-16

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

Please read and complete this application carefully. **All applications must be signed and dated.**

1 APPLICANT OR AGENT

Jay A. Knetter
JAKnetter Architects
N16 W23217 Stone Ridge Dr. #300
Waukesha, WI. 53188
Phone (262) 278-4383
Fax ( )
E-Mail jayk@jaknetter.com

PROPERTY OWNER

Weimer Bearing
N112 W13131 Mequon Road
Germantown, WI. 53022
Anne Stangl / Bob Holowitz
Phone (262) 781-1992

2 PROPERTY ADDRESS OR GENERAL LOCATION

N112 W13131 Mequon Road. (Germantown Business Park)
— for (1) monument and (1) entry sign.

3 SIGN INFORMATION

4'-0" x 2'-5" x 8'-0" length = entry sign
10'-0" length = monument sign

(2) Sign Dimensions 4'-0" height x 2'-5" width Single/Multi Tenant (circle one)
Number of Sides 2 signage side w/ 2 finished ends. Building Frontage SF 7,910 SF
Total Square Footage of Sign (include all sides) 84SF and 100SF @ 3,905 SF
Total height of the Sign 4'-0" w/ small 4" high precast cap (from ground flood)
Is the Sign to be illuminated X yes ____ no
Type of Sign Construction Materials architectural precast conc. base w/ brick fin. lights.) w/ polycarbonate applied lettering.
Distance to Closest Property Line 20'-4" and 44'-1"

Are there any existing signs on the property No
If yes, what is the total Square Footage of existing signs NA

What are the intentions for the existing signs: Take down NA Remain ____

4 SIGNATURES -- ALL APPLICANTS MUST BE SIGNED BY OWNER!

Applicant 9.7.16 Date

Owner Bob Holowitz 9/7/16 Date

PROPOSED MONUMENT SIGNS FOR:

WEIMER BEARING & TRANSMISSION, INC.

N112 W13131 MEQUON ROAD
GERMANTOWN, WISCONSIN

LANDSCAPE
HELLER & ASSOCIATES, LLC.

1 REDWOOD COURT
RACINE, WI 53402
PHONE: (262) 639-9733
FAX: (262) 9737

PROJECT CONTACT: DAVID HELLER, ASLA
DIRECT PHONE: (262) 639-9733
EMAIL ADDRESS: david@wdavidheller.com

ARCHITECTURAL
JAKnetter Architects

N16 W23217 STONE RIDGE DRIVE
WAUKESHA, WI 53188
PHONE: (262) 513-9800
FAX: (262) 513-9815

PROJECT CONTACT: JAY KNETTER, AIA
DIRECT PHONE: (262) 278-4383
EMAIL ADDRESS: jak@jaknetter.com

SHEET INDEX

SHEET NUMBER	SHEET NAME
GENERAL	
TS100	COVER
LANDSCAPE	
L100	OVERALL LANDSCAPE PLAN
L101	ENLARGED LANDSCAPE PLANS
L102	SCHEDULES & DETAILS
ARCHITECTURAL SITE	
AS100	OVERALL PROPERTY SURVEY
AS101	ENLARGED SITE PLAN
AS102	SIGN DETAILS
AS103	REFERENCE PHOTO
SIGNAGE PROOFS	
AS105	SIGN PROOFS
AS106	SIGN PROOFS
--	LIGHTING CUT SHEETS

ISSUANCE:

PLAN COMMISSION SUBMITTAL	11 AUGUST 2014
BIDDING DOCUMENTS	9 DECEMBER 2014
PLAN COMMISSION RE-SUBMITTAL	11 FEBRUARY 2015
REVISED BIDDING DOCUMENTS	20 FEBRUARY 2015
STATE REVIEW DOCUMENTS	22 APRIL 2015
CONSTRUCTION DOCUMENTS	15 JULY 2015
MONUMENT SIGN PLAN COMMISSION SUBMITTAL	**06 SEPTEMBER 2016**

JAK architecture + interior design
JAKnetter Architects
N16 W23217 STONE RIDGE DRIVE, SUITE 100
WAUKESHA, WI 53188 | www.jaknetter.com
office 262.513.9800 | fax 262.513.9815

PROJECT INFORMATION:

WEIMER BEARING

N112 W13131 MEQUON RD, GERMANTOWN, WI

DRAWING ISSUANCE:

PLAN COMMISSION SUBMITTAL

REVISIONS

#	DATE	DESCRIPTION

06 SEPTEMBER 2016

PROJECT NUMBER	PROJECT MANAGER
14020-00	JAK

COVER

TS100

© JAKnetter Architects

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

DIGGERS HOTLINE

CALL DIGGERS HOTLINE
811 or 1-800-242-8511
MEM. MISS 259-1181
WIS STATUTE 182.0175(1974m)
REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

MEQUON ROAD

Monument Sign / Flagpoles (2)
Monument Sign
Ex. Berm Trees (typical)
617.15'
Ex. Berm Trees (typical)
101.98'
55.64'
153.08'
Upland Prairie Seed Mix
18" Granite Boulder Retaining Wall
30" Gravel Maintenance Strip
FIRE ACCESS DRIVE
WETLANDS SETBACK
WETLANDS EDGE
739.48'
EXPANSION AREA
11,060 GSF
PROPOSED OFFICE/WAREHOUSE BUILDING
LEVEL ONE OFFICE: 16,947 GSF
LEVEL TWO OFFICE: 13,065 GSF
MEZZANINE: 6,333 GSF
WAREHOUSE/SHOP: 19,165 GSF
OVERALL BUILDING AREA: 68,500 GSF
PARKING AREA
OFFICE: 59 SPACES
CITY SALES: 8 SPACES
SHOP/WAREHOUSE: 27 SPACES
FUTURE: 25 SPACES
TOTAL PARKING: 119 SPACES
PATIO AREA
CITY SALES PARKING
SHOP EMPLOYEE PARKING
Fire Hydrant
Lawn (Seed)
Lawn (Sod)
Upland Prairie Seed Mix
80" Gravel Maintenance Strip
Bioswale Seed Mix
DIRECTIONAL SIGNAGE
EISENHOWER DRIVE

HELLER & ASSOCIATES, LLC
LANDSCAPE ARCHITECTURE

One Redwood Court
Racine, Wisconsin 53402
ph 262.639.9733
fx 262.639.9737
david@wdavidheller.com

WEIMER BEARING

Germantown Business Park
West Mequon Road & Eisenhower Drive
Germantown, Wisconsin

OVERALL LANDSCAPE PLAN

Scale: 1"=50'0"

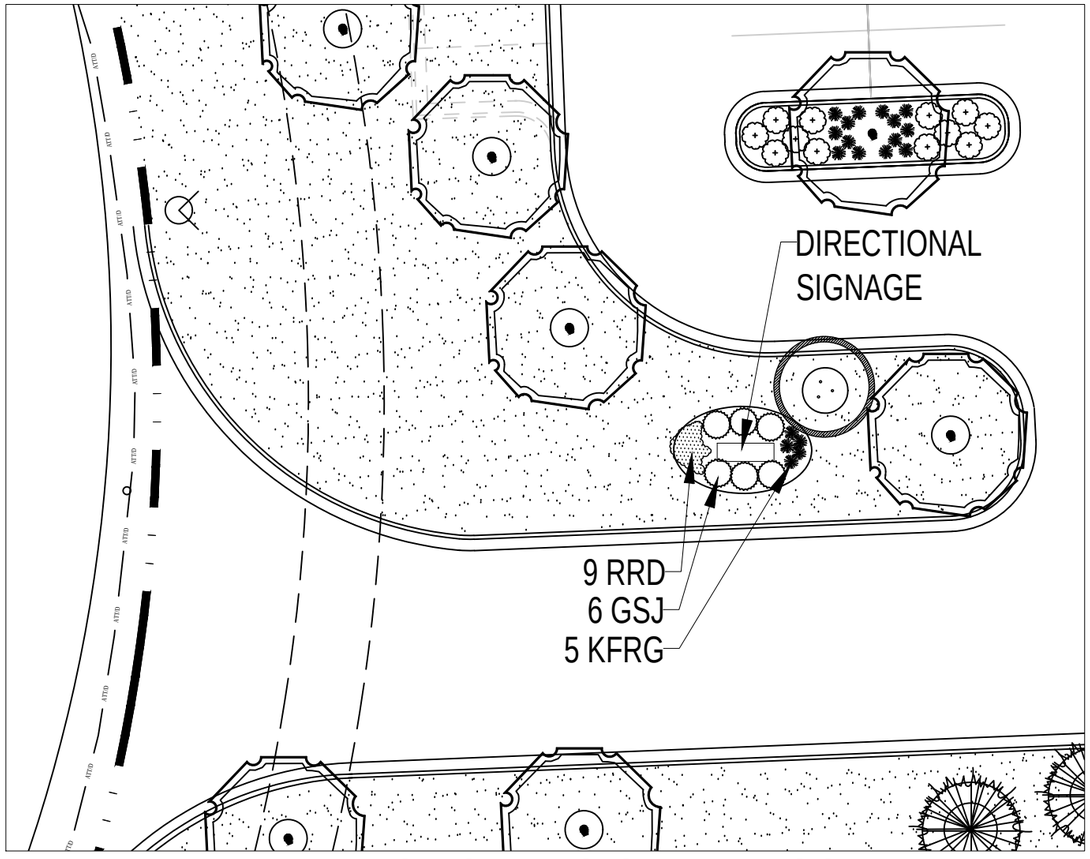
N

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

DIGGERS HOTLINE

CALL DIGGERS HOTLINE

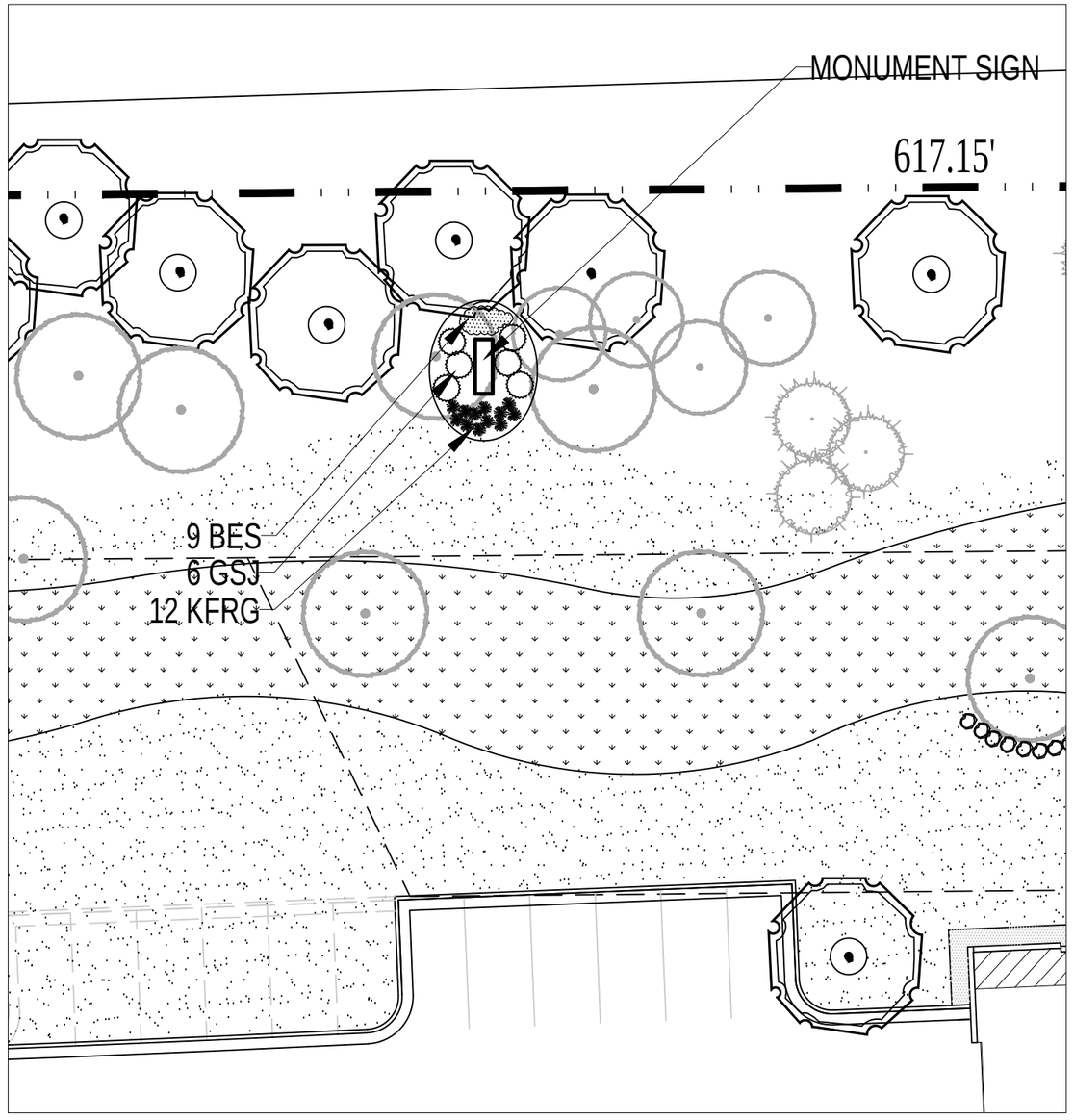
811 or 1-800-242-8511
MEM. MIDA 259-1181
WIS STATUTE 182.0175(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE



DIRECTIONAL SIGN LANDSCAPE PLAN

Scale: 1"=20'0"

N



MONUMENT SIGN LANDSCAPE PLAN

Scale: 1"=20'0"

N

HELLER &
ASSOCIATES, LLC
LANDSCAPE ARCHITECTURE

One Redwood Court
Racine, Wisconsin 53402
ph 262.639.9733
fx 262.639.9737
david@wdavidheller.com

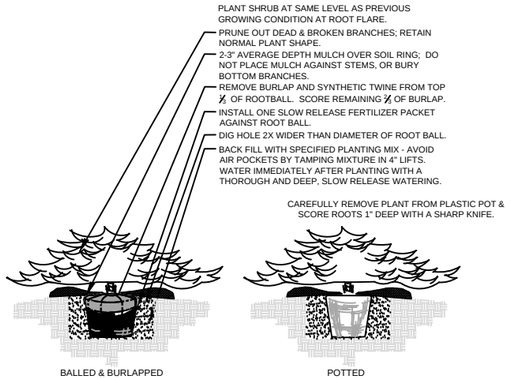
WEIMER BEARING

Germantown Business Park
West Mequon Road & Eisenhower Drive
Germantown, Wisconsin

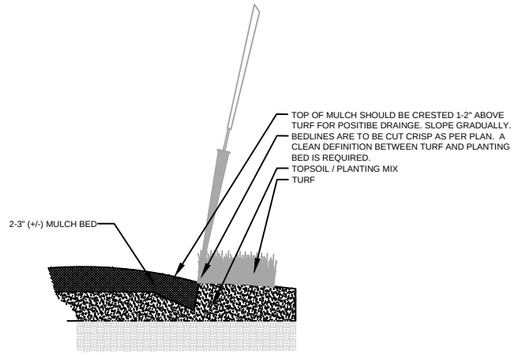
TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERS HOTLINE

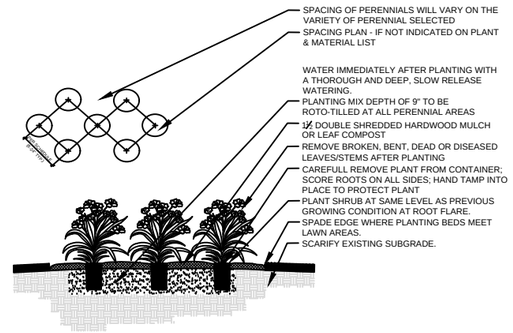
CALL DIGGERS HOTLINE
811 or 1-800-242-8511
MEM. MISS 259-1181
WIS STATUTE 182.0175(1974M)
REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



5 DETAIL EVERGREEN SHRUB PLANTING
N.T.S. SECTION



7 DETAIL SPADE EDGE PLANT BED EDGE DETAIL
N.T.S. SECTION



6 DETAIL GROUNDCOVER / PERENNIAL PLANTING
N.T.S. SECTION

PLANTING DETAILS

KEY	QUANTITY	PLANT MATERIAL PROPOSED BOTANICAL NAME	COMMON NAME	CALIPER SIZE	ROOT	SPECIFICATION / NOTES	PLANT SPACING
Proposed Landscape Materials							
PLANT KEY	**QUANTITY**	**PLANT MATERIAL PROPOSED BOTANICAL NAME**	**COMMON NAME**	**SHRUB SIZE**	**ROOT/ CONT.**	**SPECIFICATION / NOTES**	**PLANT SPACING**
EVERGREEN SHURBS							
GSJ	12	Juniperis chinensis sargenti 'Viridis'	Green Sargent Juniper	#5	Cont.	Full rounded well branched shrub	42"
PLANT KEY	**QUANTITY**	**PLANT MATERIAL PROPOSED BOTANICAL NAME**	**COMMON NAME**	**CONTAINER SIZE**		**SPECIFICATION / NOTES**	**PLANT SPACING**
ORNAMENTAL GRASSES							
KFRG	17	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1	Cont.	Full, well rooted plant	18"
PLANT KEY	**QUANTITY**	**PLANT MATERIAL PROPOSED BOTANICAL NAME**	**COMMON NAME**	**CONTAINER SIZE**		**SPECIFICATION / NOTES**	**PLANT SPACING**
HERBACEOUS PERENNIALS							
RRD	9	Hemerocallis 'Rosy Returns'	Rosy Returns Daylilly	#1	Cont.	Full, well rooted plant, evenly shaped	18"
MDL	3	Hemerocallis 'Catherine Woodbury'	Catherine Woodbury Daylilly (Soft Pink)	#1	Cont.	Full, well rooted plant, evenly shaped	18"
MDL	3	Hemerocallis 'Hyperion'	Hyperion Daylilly (Lemon Yellow)	#1	Cont.	Full, well rooted plant, evenly shaped	18"
MDL	3	Hemerocallis 'Summer Wine'	Summer Wine Daylilly (Maroon)	#1	Cont.	Full, well rooted plant, evenly shaped	18"
Hardscape Materials							
	5	Shredded Hardwood Mulch (3" depth)	*550 SF*		CY	Bark Mulch; apply Preemergent after installation of mulch	
	3.5	Soil Amendments (2" depth)	*550 SF*		CY		
	3.5	Pulverized Topsoil (2" over bed areas)	*550 SF*		CY		

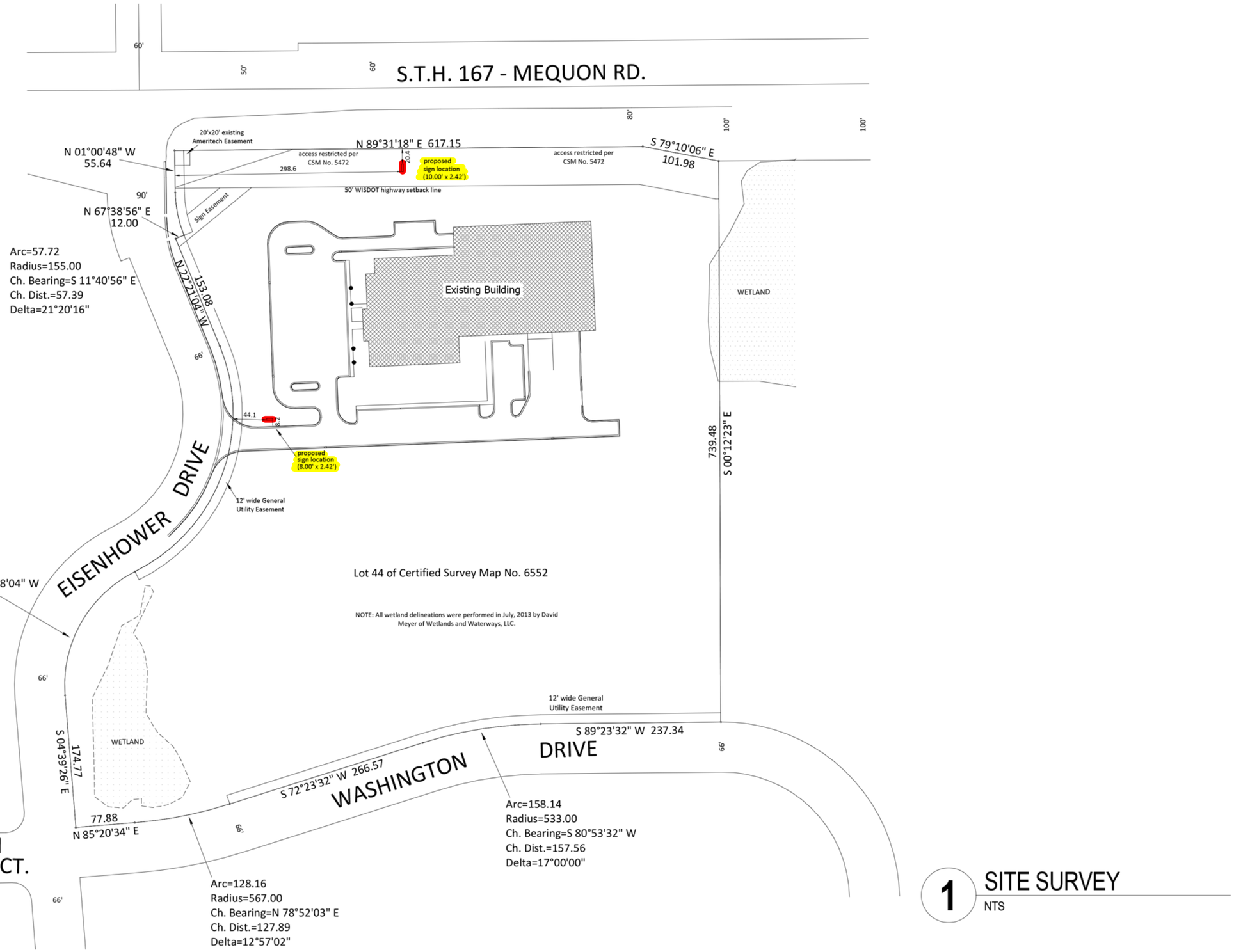
*Landscape counts & quantities are provided as a service to the Landscape Contractor; Landscape Contractor is responsible for verifying these counts and quantities in order to provide a complete landscape installation as outlined on this Landscape Master Plan. In the event that a discrepancy occurs between this schedule and the Landscape Master Plan, the Landscape Master Plan- including the graphics and notations depicted therein- shall govern.

PLANT & MATERIAL SCHEDULE

HELLER & ASSOCIATES, LLC
LANDSCAPE ARCHITECTURE
One Redwood Court
Racine, Wisconsin 53402
ph 262.639.9733
fx 262.639.9737
david@wdavidheller.com

WEIMER BEARING

Germantown Business Park
West Mequon Road & Eisenhower Drive
Germantown, Wisconsin



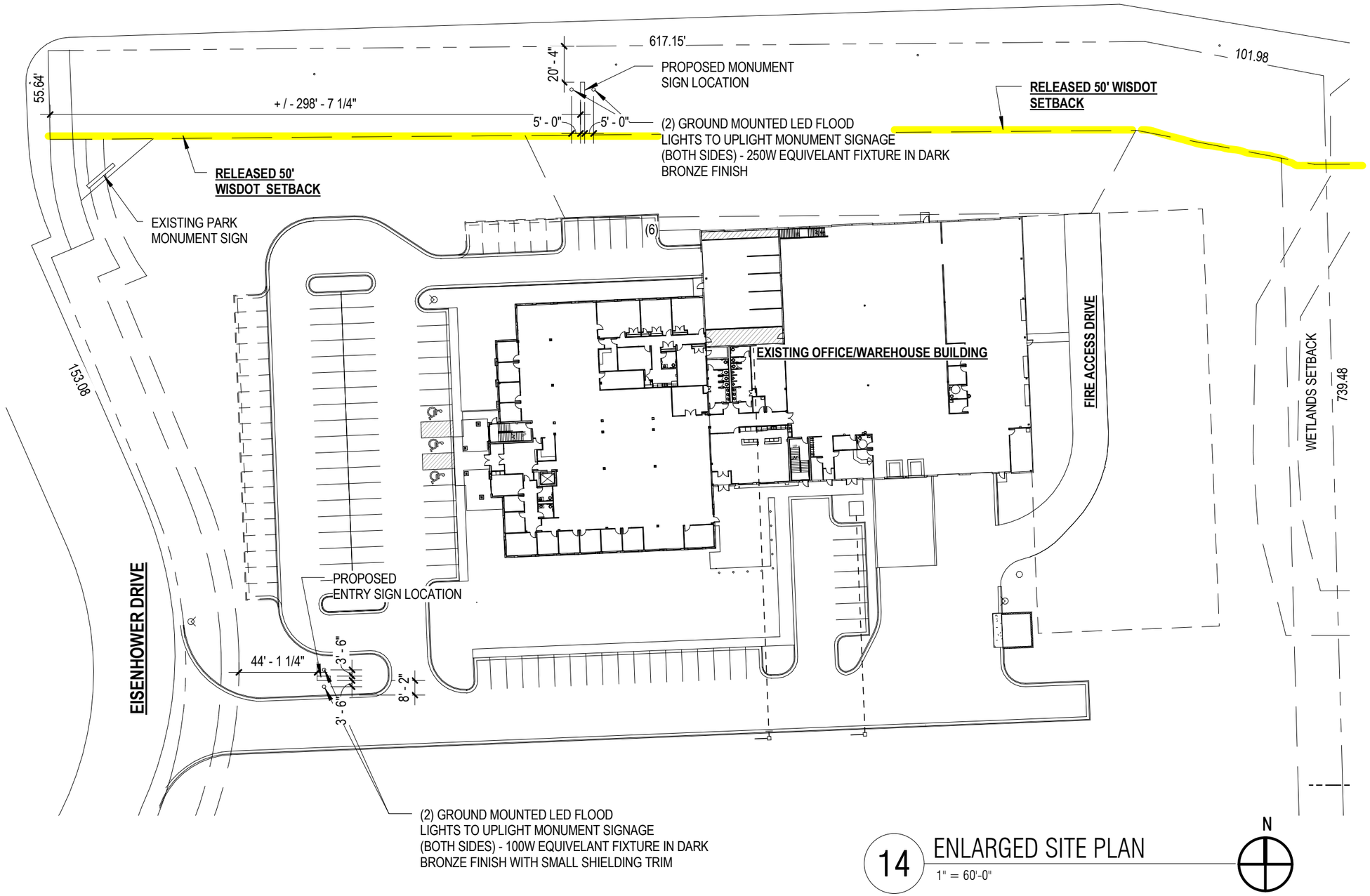
1 SITE SURVEY
NTS

WEIMER BEARING
N112 W13131 MEQUON RD, GERMANTOWN, WI
14020-00

REVISION DATE: 09/07/16

OVERALL SITE SURVEY
AS100

JAK architecture + interior design
JAKnetter Architects



14 ENLARGED SITE PLAN
1" = 60'-0"

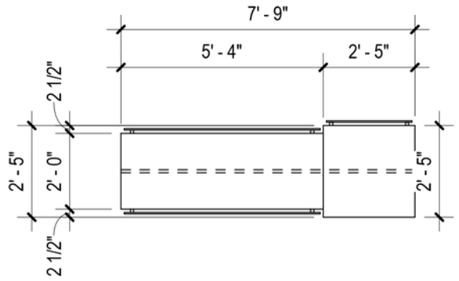
WEIMER BEARING
N112 W13131 MEQUON RD, GERMANTOWN, WI
14020-00

REVISION DATE: 08/07/14

PATIO FRAMING PLAN

AS101

JAK architecture + interior design
JAKnetter Architects

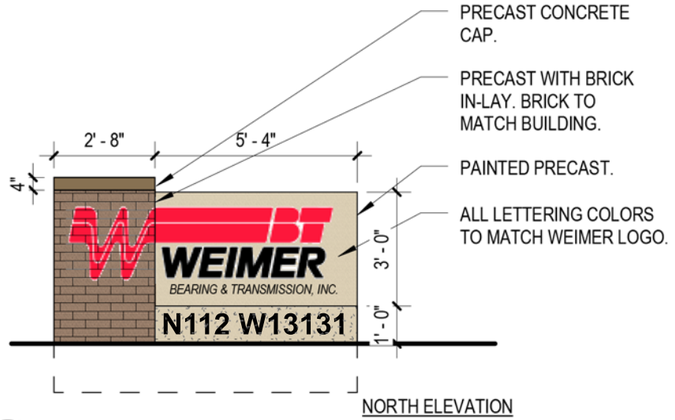


1 ENTRY SIGN - PLAN

1/4" = 1'-0"

(LOCATED AT ENTRY DRIVEWAY)

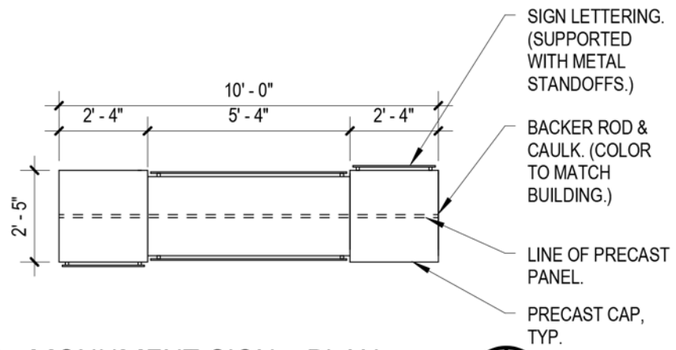
N



3 ENTRY SIGN

1/4" = 1'-0"

(LOCATED AT ENTRY DRIVEWAY)

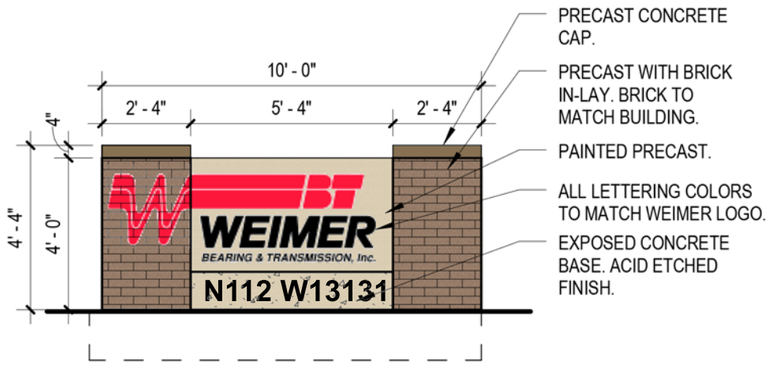


5 MONUMENT SIGN - PLAN

1/4" = 1'-0"

N

(LOCATED PERPENDICULAR @ NEW MEQUON ROAD LOCATION ON TOP OF BERM)

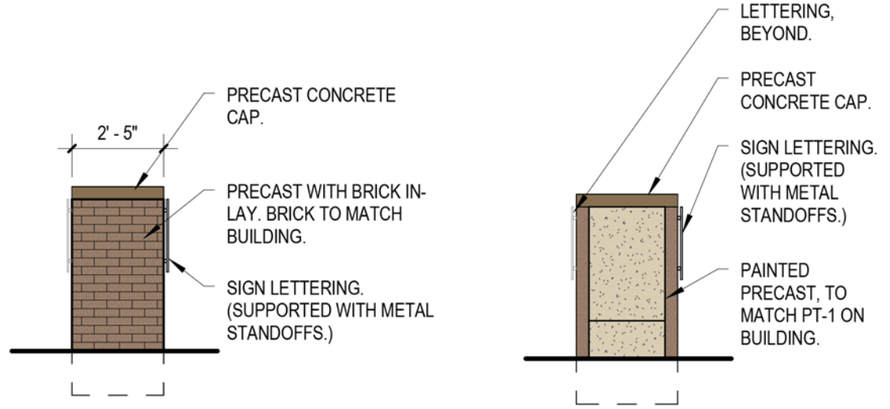


7 MONUMENT SIGN - FRONT ELEVATION

1/4" = 1'-0"

(LOCATED PERPENDICULAR @ NEW MEQUON ROAD LOCATION ON TOP OF BERM)

** SIGNAGE IS SAME, BUT MIRRORED ON BOTH SIDES **



9 MONUMENT SIGN - SIDE ELEVATIONS

1/4" = 1'-0"

(LOCATED PERPENDICULAR @ NEW MEQUON ROAD LOCATION ON TOP OF BERM)

WEIMER BEARING

N112 W13131 MEQUON RD, GERMANTOWN, WI

14020-00

REVISION DATE: 07/17/15

SIGN DETAILS

AS102

JAK architecture + interior design JAKnetter Architects

NOTE:
ALL SIGNAGE MATERIALS TO MATCH EXISTING BUILDING.

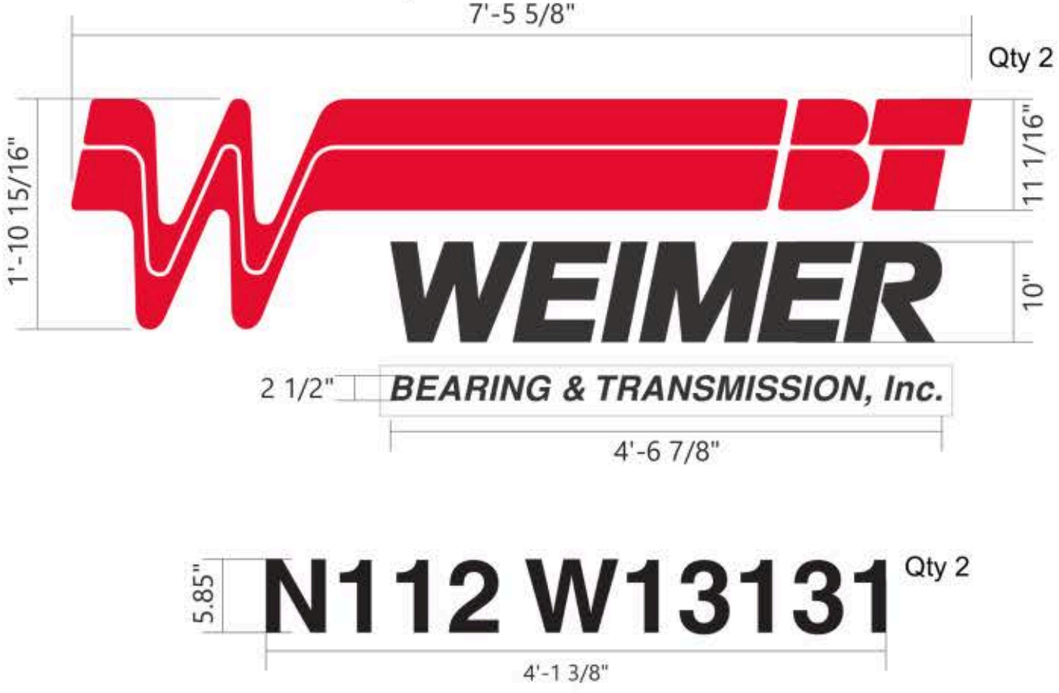
WEIMER BEARING
N112 W13131 MEQUON RD, GERMANTOWN, WI
14020-00

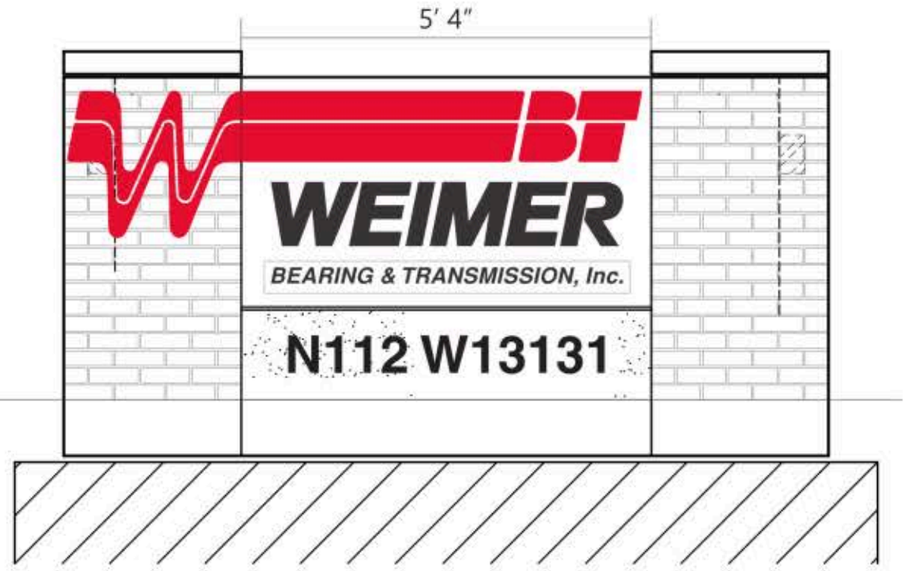
REFERENCE PHOTO

JAK architecture + interior design
©Roetter Architects

Double Faced Monument

1/2" Thick Acrylic letterset flush mounted to monument.
Polycarbonate panel with vinyl applied to be mounted with stand offs.





Acrylic Letters

	Red #2793
WEIMER N112 W13131	Black #2767

Opaque Black Vinyl

Wisconsin Signs & Neon
We work hard for your business!
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Fax: 920-922-6516
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APPROVED:_____

DATE:_____

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DATE:	08.02.2016
DESIGNED BY:	Cassy
FILE NAME:	Weimer
PROJECT DESCRIPTION:	NI Letterset
PROOF NUMBER:	

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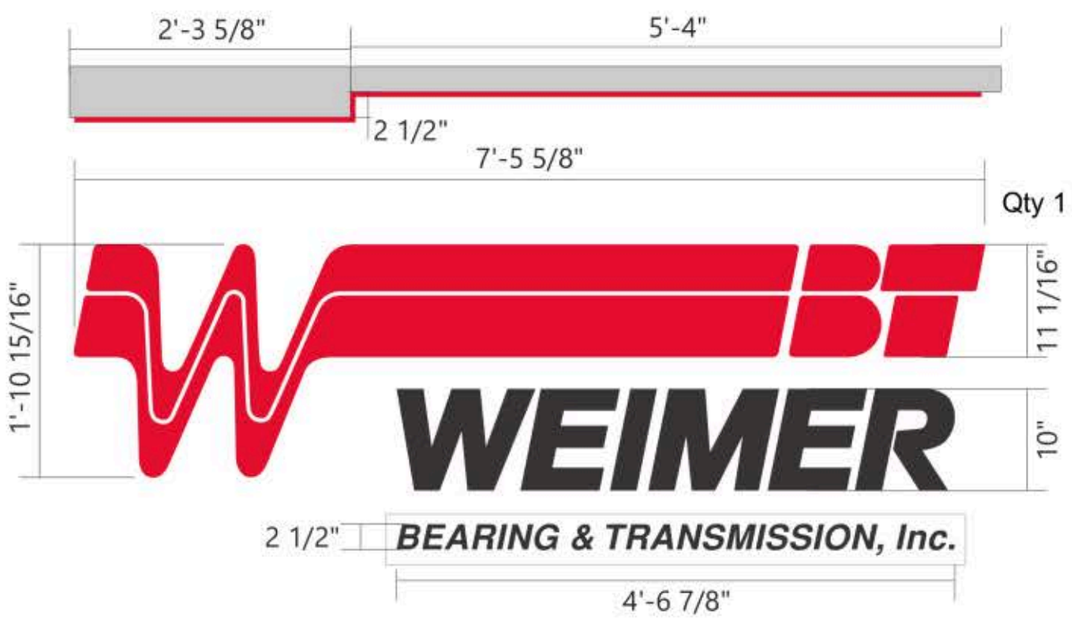

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APPROVED: _____

DATE: _____

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FLOOD & AREA

E-HL8 Series

Premium LED Floodlight - Large
Replaces 250W / 320W PSMH

(2) FIXTURES AT MONUMENT SIGN LOCATION

Make an Impression for Less!

e-conolight's Premium LED Floodlight - Large is nearly half the cost of our High-Output LED Floodlights, and is sure to impress with light ouputs up to 13,200 lumens and multiple beam spreads.

Efficient

- Uses 51% less energy than comparable PSMH fixtures
- Enjoy up to 12% more light

Flexible

- Wide beam angles (44°/87°) for use in a wide variety of applications

Recommended Use

- Building facades
- Security
- Uplighting for signs & displays

Input Voltage

- Universal (120V through 277V Operation)

Certifications

5-YEAR LIMITED 5 WARRANTY

UL LISTED

Suitable for WET LOCATIONS

DLC QPL LISTED

NON-DIMMABLE

CREE LEDs

e-conolight® | Making LED easy.

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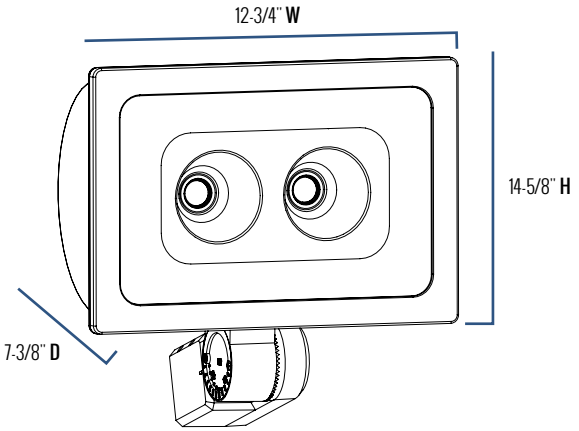
FLOOD & AREA

E-HL8 Series



Series Overview

DIMENSIONS	PRODUCT WEIGHT	MOUNTING HEIGHT	SPACING
7-3/8" **D** x 12-3/4" **W** x 14-5/8" **H**	13.8 lbs.	15 to 25 feet	---

Fixture Specifications

HOUSING	Low-copper, die-cast aluminum housing and lens frame Dark bronze polyester powder-coat finish
LENS ASSEMBLY	Tempered glass lens is thermal, shock and impact resistant Polycarbonate reflector
MOUNTING	Includes 2" adjustable fitter

Electrical Performance

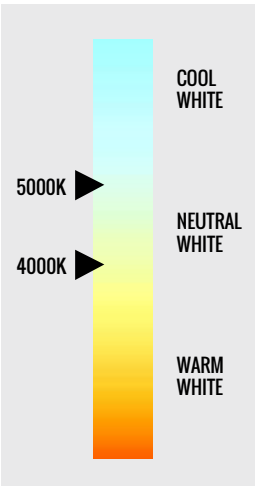
OPERATING MINIMUM	LIFESPAN L_{70} AT 25°C (77°F)	POWER FACTOR	TOTAL HARMONIC DISTORTION	DIMMABLE
-40°C (-40°F)	Estimated 146,000 Hours	› 0.9	‹ 20%	No

INPUT VOLTAGE	120V	208V	240V	277V
Current Draw (Amps)	1.30A	0.80A	0.70A	0.60A

Warranty & Certifications

WARRANTY	UL LISTED	DLC	ENERGY STAR
5-Year Limited	Wet Locations	All but E-HL8S15N2Z	---

CORRELATED COLOR TEMPERATURE (CCT)



Output Specifications

SKU	LIGHT OUTPUT	COLOR TEMP (See chart)	POWER CONSUMPTION	COLOR ACCURACY	DISTRIBUTION	REPLACES
E-HL8F15C2Z	13,200 Lumens	Cool White (5000K)	150W	≥ 70 CRI	87° Flood (Wide)	320W PSMH
E-HL8F15N2Z	12,300 Lumens	Neutral White (4000K)	150W	≥ 70 CRI	87° Flood (Wide)	320W PSMH
E-HL8S15C2Z	11,600 Lumens	Cool White (5000K)	150W	≥ 70 CRI	44° Flood (Narrow)	250W PSMH
E-HL8S15N2Z	10,800 Lumens	Neutral White (4000K)	150W	≥ 70 CRI	44° Flood (Narrow)	250W PSMH

Due to continuous product improvement, information in this document is subject to change.

Revision Date: 05/03/16

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e-conolight®

E-HL8 Series

Accessories

Photocell - Button, 120V/208V/240V/277V

SKU: **E-ACP1** (120V)
E-ACP2 (208V/240V/277V)

USE: Photocell is field installed.

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FLOOD & AREA

E-CF3 Series

Premium LED Compact Floodlight - Large
Replaces 100W PSMH

(2) FIXTURES AT DIRECTIONL SIGN LOCATION

Versatile, Compact & Bright

Our Premium LED Compact Floodlights are small enough to hide in landscaping and bright enough (up to 3000 lumens) to use for uplighting. These fixtures mirror the traditional form factor of HID Floods, while using up to 75% less energy.

Efficient

- Replaces 100W PSMH while using 25% less energy

Recommended Use

- Building facades
- Security
- Architectural landscaping
- Highlighting signs & displays

Durable

- Sturdy, die-cast aluminum housing
- Tempered glass lens withstands shock and impact

Input Voltage

- Universal (120V through 277V Operation)

Certifications

5-YEAR LIMITED 5 WARRANTY

UL LISTED

Suitable for WET LOCATIONS

DLC QPL LISTED

NON-DIMMABLE

CREE LEDs

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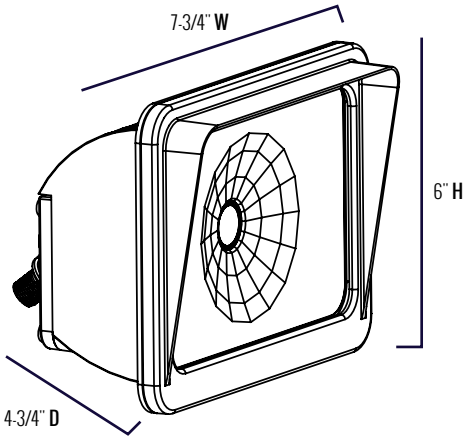
FLOOD & AREA

E-CF3 Series



Series Overview

DIMENSIONS	PRODUCT WEIGHT	MOUNTING HEIGHT	SPACING
4-3/4" **D** x 7-3/4" **W** x 6" **H**	3.0 lbs.	8 to 15 feet	---

Fixture Specifications

HOUSING	Low-copper, die-cast aluminum housing and lens frame Dark bronze or white polyester powder-coat finish
LENS ASSEMBLY	Tempered glass lens is thermal, shock and impact resistant
MOUNTING	1/2" NPS aluminum die-cast swivel fitter attaches to standard junction box

Electrical Performance

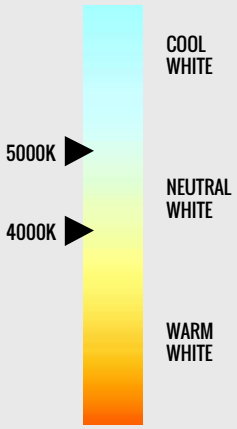
OPERATING MINIMUM	LIFESPAN L_{70} AT 25°C (77°F)	POWER FACTOR	TOTAL HARMONIC DISTORTION	DIMMABLE
-40°C (-40°F)	Estimated 76,000+ Hours	› 0.9	‹ 20%	No

INPUT VOLTAGE	120V	208V	240V	277V
Current Draw (Amps)	0.24A	0.18A	0.14A	0.12A

Warranty & Certifications

WARRANTY	UL LISTED	DLC	ENERGY STAR
5-Year Limited	Wet Locations	Yes	---

CORRELATED COLOR TEMPERATURE (CCT)



Output Specifications

SKU	LIGHT OUTPUT	COLOR TEMP (See chart)	POWER CONSUMPTION	COLOR ACCURACY	DISTRIBUTION	REPLACES
E-CF3L03C2Z (Dark Bronze)	3000 Lumens	Cool White (5000K)	30W	≥ 70 CRI	110° Flood (Wide)	100W PSMH
E-CF3L03N2Z (Dark Bronze)	3000 Lumens	Neutral White (4000K)	30W	≥ 70 CRI	110° Flood (Wide)	100W PSMH
E-CF3L03C2W (White)	3000 Lumens	Cool White (5000K)	30W	≥ 70 CRI	110° Flood (Wide)	100W PSMH
E-CF3L03N2W (White)	3000 Lumens	Neutral White (4000K)	30W	≥ 70 CRI	110° Flood (Wide)	100W PSMH

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SITE PLAN REVIEW

10/10/16 Plan Commission Meeting

Gehl Foods LLC

Village Planner Report **Germantown, Wisconsin**

Summary

Steve Schulz, agent for Gehl Foods LLC, property owner, is seeking approval of a site development plan to reduce the size of an existing storm water basin and add 28 parking stalls to the parking area on the 33.5-acre property located at N120 W19000 Freistadt Road.

Property Location: N120 W19000 Freistadt Road

Applicant/
Property Owners:

CJ Engineering 9205 W. Center St Milwaukee, WI 53222	Gehl Foods LLC N116 W15970 Main Street Germantown, WI 53022

Current Zoning: M-1: Limited Industrial

Adjacent Land Uses		Zoning
North	Agricultural	A-2
South	Industrial	M-1
East	Industrial	M-1
West	Industrial	M-1

Proposal/Background

Steve Schulz, agent for Gehl Foods LLC, property owner, is seeking approval of a site development plan to reduce the size of an existing storm water basin and add 28 parking stalls to the parking area on the 33.5-acre property located at N120 W19000 Freistadt Road.

As shown on both Sheet C1.0 and on the landscape plan (color rendering), Gehl Foods proposes to add 28 parking stalls to the 61 existing stalls provided on the site (41 stalls in the employee parking lot on the north side of the building and another 20 stalls scattered on the site). When completed, there will be 70 parking stalls in the employee lot and 19 stalls elsewhere across the site for a total of 89 parking stalls.

As indicated in the project summary (September 19 letter), growth in the Gehl Foods operation and hiring of additional employees necessitate the need to provide additional parking for employees. As explained in the September 30 letter from Steve Schulz, parking is a problem during the 1:30 to 2:30pm transition between the 1st and 2nd shifts where employees have been forced to park on the lawn and in the Maple Road right-of-way. Because most of the 33.5-acre property is wetland, an existing storm water basin on the property just north of the existing employee parking lot will be reduced in area to provide the additional space necessary to accommodate the additional parking stalls.

As discussed in the Storm Water Management Plan (revised dated October 6, 2016), a portion of the existing storm water basin north of the parking lot will be filled and roof drain control features on the building will be redesigned to accommodate predicted run-off from the site and meet Village & MMSD storm water requirements.

A new 3-‘4’ high retaining wall and split-rail fence will be installed along the north side of the expanded parking area. No additional landscaping will be installed. Two (2) free-standing light poles will also be added along the north side of the expanded parking area with 166W (18,000 lumen) LED fixtures with a 50% motion-sensor diming feature mounted at a height of 20 feet (the operation has 3 shifts).

Staff Analysis

The proposed parking lot expansion is consistent with the Zoning Code requirements for on-site parking areas. As explained by the Owner, operational changes to the bottle labeling area within the facility require additional employees and additional parking. When the original site development and building plans were approved in 2005, the building was proposed to be used as a warehouse. At that time, concern was expressed by Village staff that while the original 36 proposed parking stalls would be adequate for the number of expected employees at that time (32 employees projected in 2005), that number of stalls would be grossly inadequate for this 284,640 sqft building if the use was ever changed from a warehouse to a production facility; with staff predicting that over 280 stalls would be needed if just 50% of the building were converted to production. The Village’s parking guidelines for industrial uses recommends 1 parking stall for every 500 sqft of building area.

In this case, approximately 560 parking stalls would have been recommended if the entire building was used for production. Obviously, the use of this building has, in fact, been modified since 2005 from being just a warehouse to include some level of production. As discussed in the September 30 letter, 43,500 sqft is used for labeling/packaging activities.

Consequently, the original concern with parking continues to be a concern. While a total of 89 proposed parking stalls appears adequate to accommodate the current number of employees (46 employees on 1st shift and 30 employees on 2nd shift) during the transitional period between shifts, there's no indication that the transition from warehouse to production area and an increase in employees will not continue. Obviously, a situation where parking is a limiting factor to growing a business and increasing employment is not good for either Gehl Foods or the Village.

The Engineering Department has reviewed and accepted the revised storm water management and grading plans for the proposed storm water basin size reduction and reconfiguration.

The Fire Department has reviewed and supports the proposed parking lot expansion. As proposed, the expanded parking will provide a more convenient and continuous fire lane access around the entire building and site.

Village Planner Recommendation

APPROVE the site development plans to reduce the size of the existing storm water basin and add 28 parking stalls to the parking area on the 33.5-acre property located at N120 W19000 Freistadt Road subject to the following conditions:

1. This approval is subject to all of the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the site development plan (Sheet C1.0) and the landscape plan (Sheet L1.0) dated October 6, 2016, and the lighting plan (Sheet E2) dated September 29, 2016 unless superseded by subsequent plan sheets approved by the Village Planner pursuant to revisions required herein and/or by the Plan Commission.
2. All landscaping, grading, and paving improvements shown on the approved site plans shall be installed as proposed within one (1) year after plan approval unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed.

Steve Schulz
Gehl Foods, LLC
N116W15970 Main Street
Germantown WI 53022

September 30, 2016

Jeff Retzlaff, Planning & Zoning Administrator
Village of Germantown
N112W17001 Mequon Road
Germantown, WI 53022

Re: Added parking review comments

Mr. Retzlaff,
In response to your comments dated September 21, 2016:

1. The original plan for the facility was warehouse and packaging. I recall there being some discussion on that between John Gehl and the Village President at the time. Unfortunately, I was not involved and have no records of that discussion. The end result was we were allowed to label/package finished product prior to shipping, no manufacturing or processing of product would be allowed. Our use of the facility has never changed.

   Our only parking issues are during the transition from 1st shift to 2nd shift. This issue is amplified when we have visitors, customers or contractors in the building. We have tried to alleviate the issue by staggering the line shifts. This has helped but the issue still remains. After the 1st shift employees leave, there is ample parking in the lot.

   The current building space allotment is:
   - Automated storage system – 168,000 sq. ft. (no occupants except when maintenance is required)
   - Utility/Office space – 8,600 sq. ft.
   - Forklift & walk ways – 15,270 sq. ft.
   - Loading dock – 8,150 sq. ft.
   - Partials area – 6,700 sq. ft. (one occupant)
   - Misc. floor storage – 36,072 sq. ft. (no occupants)
   - Labeling lines (3) – 43,500 sq. ft.
   - Total Facility – 286,292 sq. ft.

Head count

Department	1st Shift 0600-1400	2nd Shift 1400-2200	3rd Shift 2200-0600
Labeling lines (3)	21	21	21
Shipping/Receiving	12	2	-
Logistics	4	0	-
Maintenance	4	3	3
Line Management	2	1	1
Shuttle Drivers	2	2	-
Quality	1	1	1
Total	46	30	26

We currently have a total of 59 parking stalls on the property. The head count above does not include visitors, customers or contractors which are common but the amount changes daily.

Future changes for the building will be removing the can labeling line and replacing it with a third bottle labeling line. The bottle labeling line will take up more of the floor storage area and require 3-4 more employees per shift than the can line (included in the head count above).

There are no products or materials made at this facility. Peak-hour is 1:30PM-2:30PM during shift change.

2. The only landscaping added will be the retaining wall and the fence on top. Existing trees will remain.
3. Lighting plan to be completed next week

Sincerely,
Steve Schulz

Jeff Retzlaff

From: Steve Schulz <SSchulz@gehlfoods.com>
Sent: Thursday, October 06, 2016 3:34 PM
To: Jeff Retzlaff
Subject: RE: Parking addition

Jeff,
The "additional stalls" are stalls other than what is in the parking lot. They are scattered around the loading dock (13 shown on the existing landscape plan) and at the south end of the Freistadt entrance (7 not shown). The 9/19 letter does not mention the 6 stalls west of the loading dock because they were original and are not changing but I thought I better mention them for the submittal.

The proposed landscape plan lists 19 additional stalls because we need to remove one in the loading dock for the fire department access (possibly two if they require it)

Current:

- 41 parking stalls in parking lot
- 7 stalls east edge of loading dock
- 6 stalls west of loading dock
- 7 stalls at Freistadt road entrance (not shown in submittal)
- 61 total stalls

Proposed:

- 70 parking stalls in parking lot
- 6 stalls east edge of loading dock
- 6 stalls west of loading dock
- 7 stalls at Freistadt road entrance (not shown in submittal)
- 89 total stalls

Let me know if this needs more clarification. I would be happy to stop by and clear anything up.

Steve Schulz | Gehl Foods, LLC | 262.735.7139 | sschulz@gehlfoods.com

Village of Germantown ...Willkommen

Fee must accompany application

- ☑ $700 Minor Addition
- ☐ $1,240 Construction <10,000 SF
- ☐ $2,095 Construction 10,000 SF to 50,000
- ☐ $3,460 Industrial Construction >50,000 SF
- ☐ $3,460 Commercial Construction >50,000
- ☐ $200 Plan Commission Consultation
- ☐ $125 Fire Department Plan Review

PAID $0 DATE 9-16-16

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

Please read and complete this application carefully. **All applications must be signed and dated.**

1 **APPLICANT OR AGENT**

Steve Schulz
Gehl Foods, LLC

Phone (262) 735-7139
E-Mail ssschulz@gehlfoods.com

PROPERTY OWNER

Gehl Foods, LLC
N116 W15970 Main Street
Germantown, WI 53022

Phone (262) 251-8570
E-Mail

2 **PROPERTY ADDRESS**

N120 W19000 Freistadt Road
Germantown, WI 53022

3 **NEIGHBORING USES** – Specify name and type of use, e.g. Enviro Tech – Industrial, Smith – Residential, etc.

North	South	East	West
Ag	Commercial	Commercial	Commercial

4 **READ AND INITIAL THE FOLLOWING:**

X I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.

X I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.

X I understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.

5 **SIGNATURES** – ALL APPLICATION MUST BE SIGNED BY OWNER!

Applicant 9/16/16 Date

Owner 9/16/16 Date

Steve Schulz
Gehl Foods, LLC
N116W15970 Main Street
Germantown WI 53022

September 19, 2016

Jeff Retzlaff, Planning & Zoning Administrator
Village of Germantown
N112W17001 Mequon Road
Germantown, WI 53022

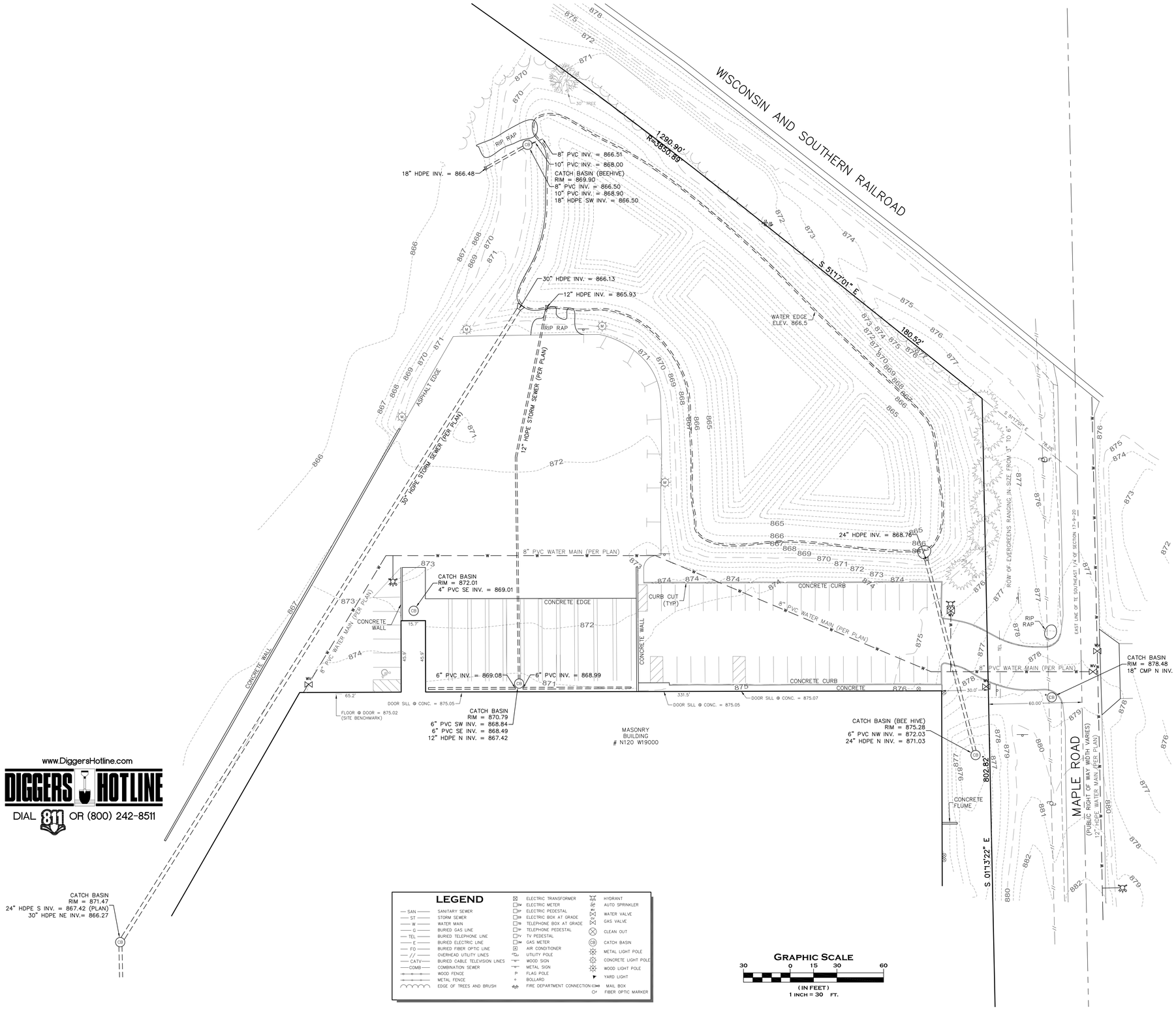
Re: Added parking for our facility located at N120W19000 Freistadt Road

Mr. Retzlaff,
Due to the increasing employment at our Freistadt facility we are in desperate need of additional parking. The limited parking spaces are causing employees to become creative with their parking. The common result being cars parked on the grass along Maple Road. It's difficult for us to prevent this when we have nowhere to redirect them. Although this is an easy solution for them, it will become more difficult after the first snow fall. We also have plans to add a third packaging line at this facility within a year which will increase employment as well.

We currently have 41 stalls in our parking lot. We have added 6 stalls in the loading dock area (which we would remove if this proposal is approved) and 7 stalls off of the Freistadt entrance (which was meant for trailer staging). During shift change we have seen as many as a dozen cars parked on the grass or in the driveway to the parking lot.

The majority of this 33.5 acre lot is wetlands which eliminates any options for growth. Our civil engineer, CJ Engineering, has reevaluated the storm water management plan from 2005 and has discovered that the retention pond currently on the property is larger then what is needed. We would like to reshape the pond to add approximately 38 parking stalls which will accommodate shift changes currently and in the future. Our goal, if approved, will be to have this usable before any measurable snow.

Sincerely,
Steve Schulz



CJ engineering
civil design and consulting
9205 W. Center Street
Suite 214
Milwaukee, WI 53222
PH. (414) 443-1312
FAX (414) 443-1317
www.cj-engineering.com

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

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

LEGEND

SAN — SANITARY SEWER	ELECTRIC TRANSFORMER
ST — STORM SEWER	ELECTRIC METER
W — WATER MAIN	ELECTRIC PEDESTAL
G — BURIED GAS LINE	ELECTRIC BOX AT GRADE
TEL — BURIED TELEPHONE LINE	TELEPHONE BOX AT GRADE
E — BURIED ELECTRIC LINE	TELEPHONE PEDESTAL
FO — BURIED FIBER OPTIC LINE	TV PEDESTAL
// — OVERHEAD UTILITY LINES	GAS METER
CATV — BURIED CABLE TELEVISION LINES	AIR CONDITIONER
COMB — COMBINATION SEWER	UTILITY POLE
WOOD FENCE	WOOD SIGN
METAL FENCE	METAL SIGN
EDGE OF TREES AND BRUSH	FLAG POLE
	BOLLARD
	FIRE DEPARTMENT CONNECTION
	HYDRANT
	AUTO SPRINKLER
	WATER VALVE
	GAS VALVE
	CLEAN OUT
	CATCH BASIN
	METAL LIGHT POLE
	CONCRETE LIGHT POLE
	WOOD LIGHT POLE
	YARD LIGHT
	MAIL BOX
	FIBER OPTIC MARKER

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 INCH = 30 FT.

NOTES

1. LEGAL DESCRIPTION BASED ON CERTIFIED SURVEY MAP NO. 5946.

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

3. PROJECT BENCHMARK – FOUND CONCRETE MONUMENT WITH BRASS CAP AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 17-9-20 ELEVATION = 891.87.

4. SITE BENCHMARK – FLOOR @ DOOR ELEVATION = 875.02.

5. ELEVATIONS BASED ON INFORMATION FROM S.E.W.R.P.C. AND ARE AT N.V.G.D. OF 1929.

EXISTING CONDITIONS SURVEY

FOR

GEHLS FOODS

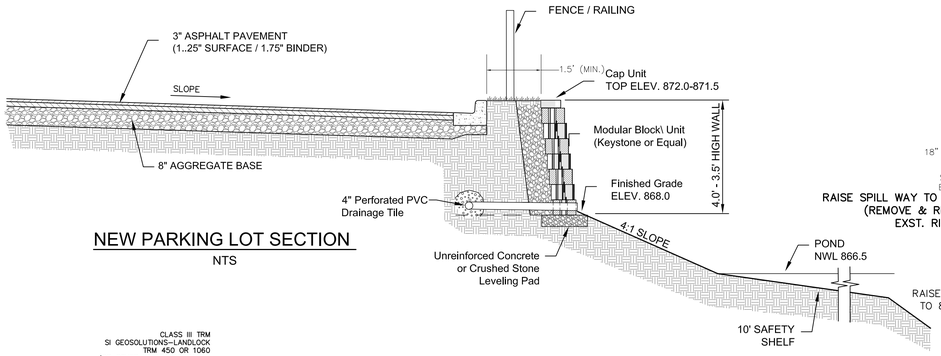
N120 W19000 FREISTADT RD
GERMANTOWN, WI

DRAWN BY:	RAP	DATE:	08 - 29 - 2016
CHECKED BY:	MJB	DRAWING No.	EC - 0
CSE JOB No.:	16 - 118	SHEET	1 OF 1

CJ engineering
civil design and consulting
9205 W. Center Street
Suite 214
Milwaukee, WI 53222
PH. (414) 443-1312
FAX (414) 443-1317
www.cj-engineering.com

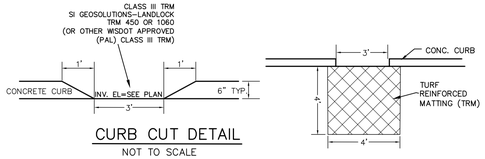
GEHL'S FOODS - PARKING EXPANSION

N120 W19000 FREISTADT ROAD GERMANTOWN, WI



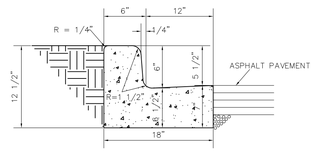
NEW PARKING LOT SECTION

NTS



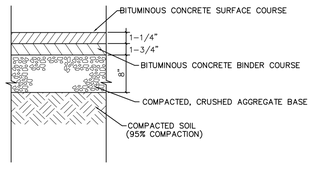
CURB CUT DETAIL

NOT TO SCALE



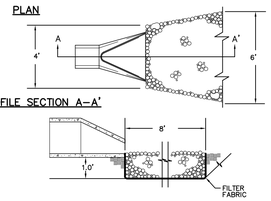
CONCRETE CURB & GUTTER DETAIL

NOT TO SCALE



ASPHALT PAVEMENT

NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

1. EXCAVATE BELOW CHANNEL OUTLET AND WIDEN CHANNEL TO THE REQUIRED RIP RAP THICKNESS FOR EACH APRON. FOUNDATION TO BE CUT TO ZERO GRADE AND SMOOTHED.
2. PLACE FILTER CLOTH ON BOTTOM AND SIDES OF PREPARED FOUNDATION. ALL JOINTS TO OVERLAP A MINIMUM OF 1.0'.
3. EXERCISE CARE IN RIP RAP PLACEMENT TO AVOID DAMAGE TO FILTER FABRIC.
4. PLACE RIP RAP ON ZERO GRADE – TOP OF RIP RAP TO BE LEVEL WITH EXISTING OUTLET – NO OVERFALL AT ENDS.
5. RIP RAP TO BE HARD, ANGULAR, WELL GRADE STONE OF 5" TO 8" DIA.
6. IMMEDIATELY AFTER CONSTRUCTION, STABILIZE ALL DISTURBED AREAS WITH VEGETATION.

OUTLET PROTECTION FOR ENDSECTION

NOT TO SCALE

NOTES:

1. DISTURBED AREA = 19,700 S.F. (0.45 ACRES)

   ADDITIONAL IMPERVIOUS AREA = 11,700 S.F.

2. POND DEWATERING SHALL BE DISCHARGED TO A TYPE II GEOTEXTILE BAG (PER WDNR TECHNICAL STANDARD 1061) PRIOR TO DISCHARGE.

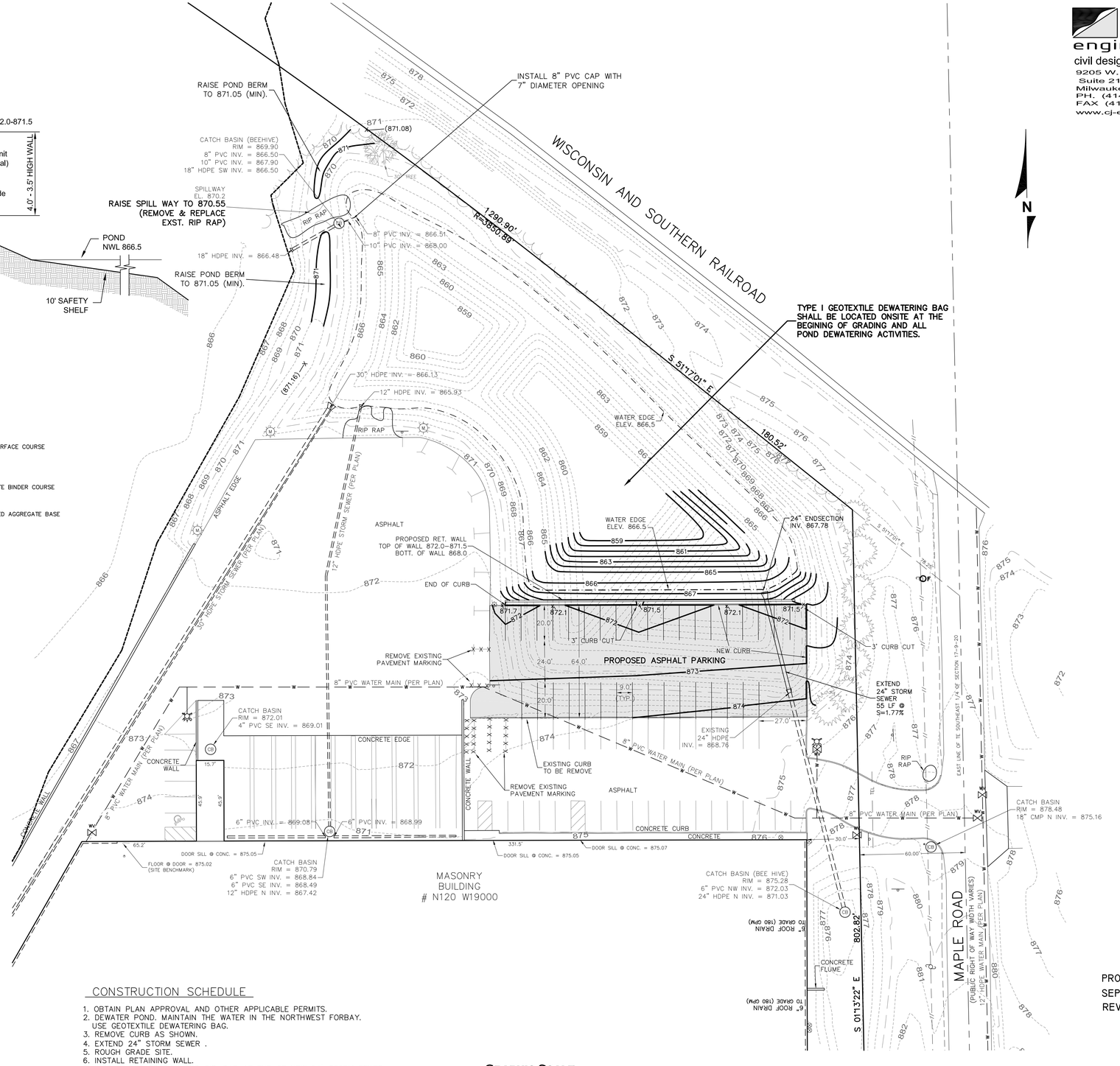
3. ALL DISTURBED AREAS SHALL BE SEEDED AS SOON AS POSSIBLE ONCE THE GRADING IS COMPLETED. ALL SEEDED AREAS WILL BE WATERED, FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.

   DURING NON-GROWING SEASON (AFTER OCT. 15TH SEEDING DEADLINE):

   AREAS THAT ARE INACTIVE DURING NON-GROWING SEASON MUST BE STABILIZED WITH ANIONIC POLYACRYLAMIDE (POLYMER). SEE WDNR TECHNICAL STANDARD 1050.

4. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING BEFORE THE END OF EACH DAY.

5. RAINTROL ADJUSTABLE FLOW CONTROL CONES SHALL BE INSTALLED ON ALL EXISTING ROOF DRAINS AND SET SO THAT ONLY 2 WEIRS ARE OPEN PER DRAIN.



CONSTRUCTION SCHEDULE

1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2. DEWATER POND. MAINTAIN THE WATER IN THE NORTHWEST FORBAY. USE GEOTEXTILE DEWATERING BAG.
3. REMOVE CURB AS SHOWN.
4. EXTEND 24" STORM SEWER .
5. ROUGH GRADE SITE.
6. INSTALL RETAINING WALL.
7. INSTALL END SECTION AND RIP-RAP AT END OF NEW 24" STORM SEWER.
8. INSTALL NEW PAVEMENT AND PARKING.
9. FINAL GRADE SITE
10. VEGETATE AND MULCH ALL DISTURBED AREAS.
11. ESTIMATED TIME BEFORE FINAL STABILIZATION – 3 MONTHS.

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)

1 INCH = 30 FT.

LEGEND

- 874 — EXISTING CONTOUR
- 874 — PROPOSED CONTOUR
- x 874.0 — PROPOSED ELEVATION
- PROPOSED SILT FENCE

www.DiggersHotline.com

DIGGERS HOTLINE

DIAL 811 OR (800) 242-8511

PROJECT: CJEI627RI
SEPTEMBER 15, 2016
REV. OCT. 6, 2016

SITE GRADING AND EROSION CONTROL PLAN

C1.0

CJ engineering
civil design and consulting

9205 W. Center Street, Suite 214
Milwaukee, WI 53222
Ph: (414) 443-1312

STORM WATER MANAGEMENT PLAN

FOR

GEHL'S FOODS

Parking Lot Expansion

FREISTADT ROAD FACILITY
N120 W19000 Freistadt Road
Germantown, Wisconsin

September 15, 2016
Revised October 6, 2016

PREPARED BY:
Christopher Jackson, PE, RLS
CJ Engineering
9205 W. Center Street Suite 214
Milwaukee, WI 53222
Ph. 414-443-1312
CJE Job No.: 1627R1-SWMP

Introduction:

The proposed development will expand the existing parking lot to provide the additional parking to meet Gehl's current staffing needs. In order to expand the parking lot area we are proposing to fill in a small portion of the existing storm water pond that was constructed as part of the site development of this property in 2005. As part of this parking lot expansion this report has been created to show that the post development site will remain in conformance with the 2005 and the current storm water management requirements.

When the building was constructed in 2005 the plumber installed "*raintrol*" flow control roof drains on the building (see appendix). These were installed in order to reduce the size and cost of the internal plumbing. The 2005 storm water management plan by McClure Engineering for the original development did not take the flow control roof drains (roof top detention) into account in their analysis. For this report the roof drains are taken into account. In addition, the pond volumes are based on a current as-built survey of the site. In order to meet the runoff requirements after a portion of the existing storm water pond is filled in for the new parking lot, the following additional modifications will be done. The existing roof drains shall have an external adjustable flow control cone installed so that only two of the controlling weirs will be open per roof drain. Also an 8" cap with a 7" diameter hole (opening) will be installed on the 8" outlet sewer of the pond. The result of these minor modifications is the after the proposed site development, roof and pond modifications this site will meet current and the 2005 storm water management requirements of MMSD, NR 151 and the Village of Germantown.

Developed Site: (See the Proposed Conditions Plans in the appendix).

Cover & CN:	CN 74,>75% Grass Cover, Good, HSG C CN 98, Pond – Normal Water Surface CN 98, Pavement & Roofs.
Area:	Total Area to Pond: 12.77 Acres

24-Hour Rainfall Values:

2-Year 2005 Village of Germantown: 2.60"
2-Year NOAA Atlas 14 for Washington County: 2.65" (Current Rainfall Data)
100-Year 2005 Village of Germantown: 7.20"
100-Year 2005 MMSD / SEWRPC: 5.88"
100-Year NOAA Atlas 14 for Washington County: 6.62" (Current Rainfall Data)

Method of Analysis:

The storm water runoff quantity was calculated using the methods outlines in TR-55 ("Urban Hydrology for Small Watersheds" by the U.S. Department of Agriculture's Soil Conservation Services). Calculations were performed with the "HydroCAD 7.10" computer software. Water quality calculations were done using WinSLAMM for Windows version 9.4.0.

Drainage Summary: (See Summary of Calculations in Appendix)

Area	2005 Village 2 Year Storm	Current 2 Year Storm	2005 MMSD 100 Year Storm	2005 Village 100 Year Storm	Current 100 Year Storm
24 hr. Rainfall Depth	2.60 in.	2.65 in	5.88 in	7.20 in.	6.62 in.
Required Runoff Outfall Limit					
2yr MMSD 12.77 ac. X 0.15 cfs/ac	1.92 cfs	1.92 cfs			
100 yr MMSD 12.77 ac. X 0.50 cfs/ac			6.39 cfs		6.39 cfs
2 yr Pre-developed Runoff per 2005 plan				11.76 cfs	
Proposed Conditions					
Runoff into North Pond	8.47 cfs	10.66 cfs	44.95 cfs	45.27 cfs	41.80 cfs
North Pond out – **Total Site Runoff**	**1.69 cfs**	**1.32 cfs**	**5.89 cfs**	**6.64 cfs**	**6.36 cfs**

Water Quality:

Based on the new storm water pond volume, the site exceeds the current Village of Germantown and WDNR requirements for water quality for new development by removing over 80% of the total suspended solids (TSS) prior to discharge off site, as quantified using WinSLAMM for Windows version 9.4.0 (See appendix for calculation results). The TSS out of total site analysis is as summarized below:

	Before Drainage System	After Controls	% Reduction
Total site	2292 lbs.	421 lbs.	81.63 %

Conclusion:

As this report shows after the proposed parking lot expansion, this site is in conformance with the 2005 and the current storm water management requirements. With the modified north storm water pond, along with the small existing dry basins and the flow control roof drains, the post development site meets the design requirements for storm water runoff control per the Village of Germantown, MMSD and WDNR regulations. The north storm water pond will also remove over 80% of TSS from the post developed runoff. Therefore, the proposed development meets and exceeds the storm water management water quantity and water quality requirements for the Village of Germantown, MMSD and WDNR 151.

McGraw-Edison

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

Catalog #	AF-03-LED-E1-T4FT-BZ-MS/DIM L20	Type	
Project	GEHL FOODS		
Comments	2 REQUIRED	Date	10/5/2016
Prepared by	FAIRWAY LIGHTING		

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

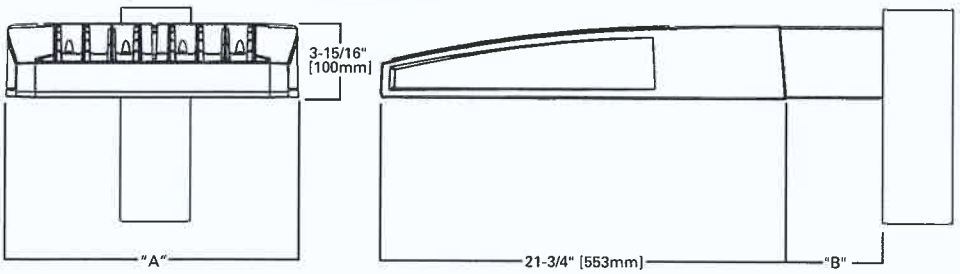
Warranty
Five-year warranty.

GLEON
GALLEON LED

1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE

DIMENSIONS



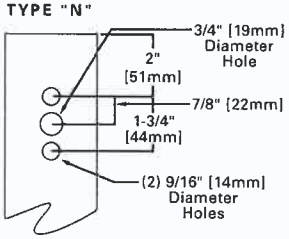
DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length [1]	Weight with Arm (lbs.)	EPA with Arm [2] (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. **2.** EPA calculated with optional arm length.

DRILLING PATTERN

TYPE "N"



CERTIFICATION DATA

UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated
DesignLights Consortium™ Qualified*

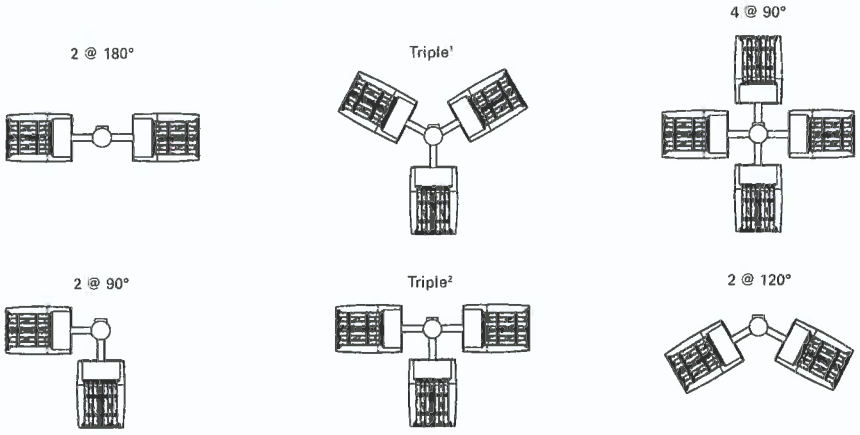
ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

*www.designlights.org

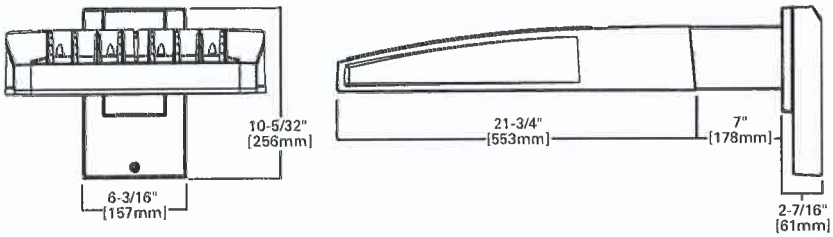
ARM MOUNTING REQUIREMENTS

Configuration	90° Apart	120° Apart
GLEON-AF-01	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-02	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-03	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-04	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-05	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-06	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-07	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-08	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-09	16" Extended Arm (Required)	16" Extended Arm (Required)
GLEON-AF-10	16" Extended Arm (Required)	16" Extended Arm (Required)

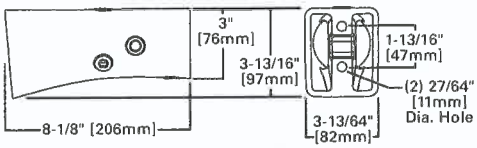


NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. 2 Round poles are 3 @ 90°.

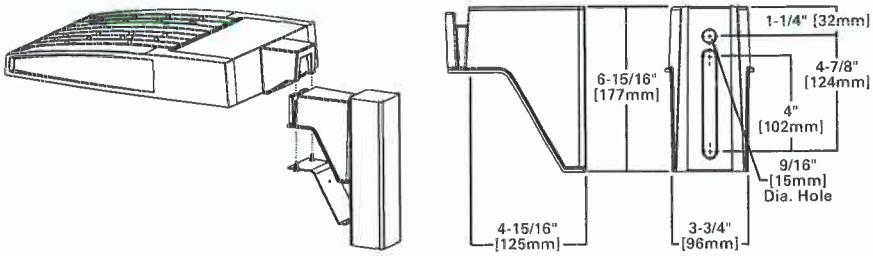
STANDARD WALL MOUNT



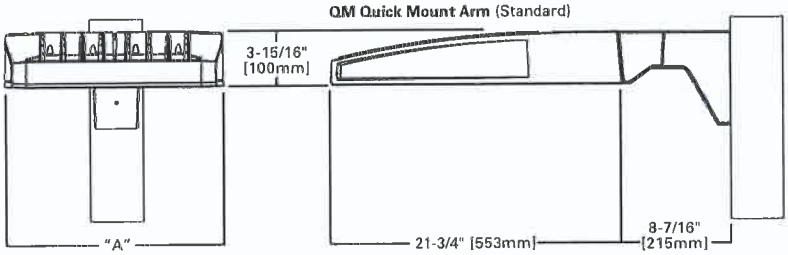
MAST ARM MOUNT



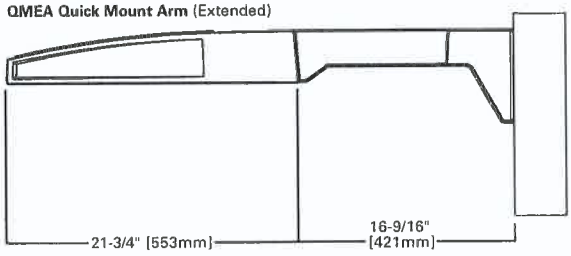
QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)



QM Quick Mount Arm (Standard)



QMEA Quick Mount Arm (Extended)

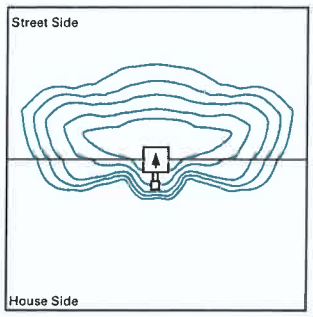


QUICK MOUNT ARM DATA

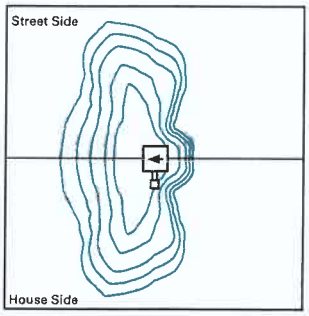
Number of Light Squares [1,2]	"A" Width	Weight with QM Arm (lbs.)	Weight with QMEA Arm (lbs.)	EPA (Sq. Ft.)
1-4	15-1/2" (394mm)	35 (15.91 kgs.)	38 (17.27 kgs.)	1.11
5-6 [3]	21-5/8" (549mm)	46 (20.91 kgs.)	49 (22.27 kgs.)	
7-8	27-5/8" (702mm)	56 (25.45 kgs.)	59 (26.82 kgs.)	

NOTES: 1 QM option available with 1-8 light square configurations. 2 QMEA option available with 1-6 light square configurations. 3 QMEA arm to be used when mounting two fixtures at 90° on a single pole.

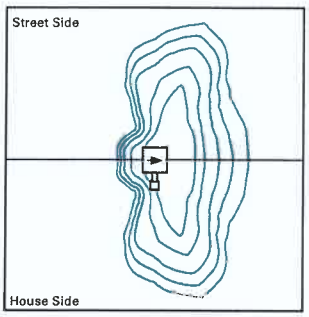
OPTIC ORIENTATION



Standard



Optics Rotated Left @ 90° [L90]

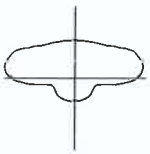


Optics Rotated Right @ 90° [R90]

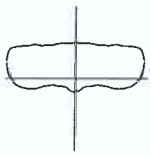
OPTICAL DISTRIBUTIONS

Asymmetric Area Distributions

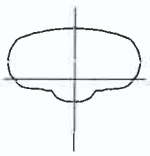
T2 (Type II)



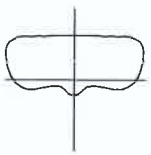
SL2 (Type II with Spill Control)



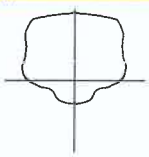
T3 (Type III)



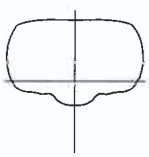
SL3 (Type III with Spill Control)



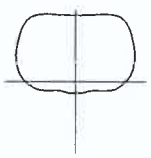
T4FT (Type IV Forward Throw)



T4W (Type IV Wide)

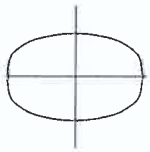


SL4 (Type IV with Spill Control)

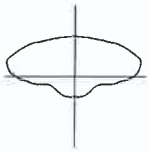


Asymmetric Roadway Distributions

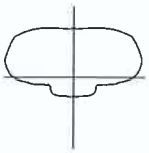
RW (Rectangular Wide Type I)



T2R (Type II Roadway)

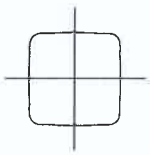


T3R (Type III Roadway)

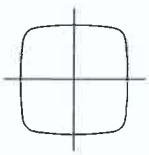


Symmertric Distributions

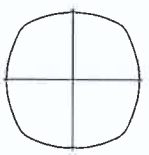
5NQ (Type V Square Narrow)



5MQ (Type V Square Medium)

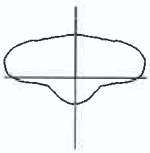


5WQ (Type V Square Wide)

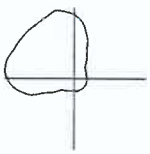


Specialized Distributions

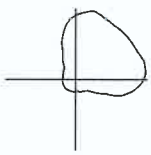
AFL (Automotive Frontline)



SLL (90° Spill Light Eliminator Left)

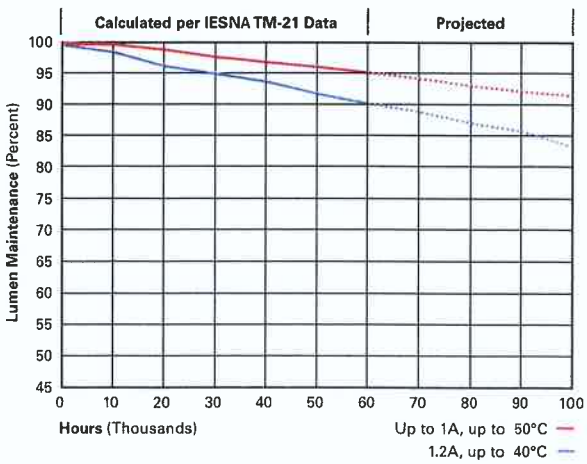


SLR (90° Spill Light Eliminator Right)



LUMEN MAINTENANCE

Drive Current	Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Projected L70 (Hours)
Up to 1A	Up to 50°C	> 95%	416,000
1.2A	Up to 40°C	> 90%	205,000



LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

Powering Business Worldwide

Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

NOMINAL POWER LUMENS (1A)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		59	113	166	225	279	333	391	445	501	558
Input Current @ 120V (A)		0.51	1.02	1.53	2.03	2.55	3.06	3.56	4.08	4.6	5.07
Input Current @ 208V (A)		0.29	0.56	0.82	1.11	1.37	1.64	1.93	2.19	2.46	2.75
Input Current @ 240V (A)		0.26	0.48	0.71	0.96	1.19	1.41	1.67	1.89	2.12	2.39
Input Current @ 277V (A)		0.23	0.42	0.61	0.83	1.03	1.23	1.45	1.65	1.84	2.09
Input Current @ 347V (A)		0.17	0.32	0.50	0.64	0.82	1.00	1.14	1.32	1.50	1.68
Input Current @ 480V (A)		0.14	0.24	0.37	0.48	0.61	0.75	0.91	0.99	1.12	1.28
Optics											
T2	4000K/5000K Lumens	6,116	11,951	17,833	23,563	29,195	34,937	41,317	46,814	52,221	57,817
	3000K Lumens	5,414	10,579	15,786	20,858	25,843	30,926	36,574	41,440	46,226	51,180
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T2R	4000K/5000K Lumens	6,493	12,688	18,932	25,015	30,994	37,090	43,863	49,699	55,439	61,380
	3000K Lumens	5,748	11,231	16,759	22,143	27,436	32,832	38,828	43,994	49,075	54,334
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
T3	4000K/5000K Lumens	6,234	12,181	18,176	24,017	29,756	35,609	42,111	47,715	53,225	58,930
	3000K Lumens	5,518	10,783	16,089	21,260	26,340	31,521	37,277	42,237	47,115	52,165
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T3R	4000K/5000K Lumens	6,372	12,453	18,580	24,550	30,418	36,400	43,048	48,776	54,409	60,239
	3000K Lumens	5,640	11,023	16,447	21,732	26,926	32,221	38,106	43,177	48,163	53,324
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
T4FT	4000K/5000K Lumens	6,270	12,252	18,282	24,156	29,929	35,815	42,356	47,992	53,534	59,271
	3000K Lumens	5,550	10,845	16,183	21,383	26,493	31,703	37,494	42,483	47,388	52,467
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T4W	4000K/5000K Lumens	6,189	12,094	18,045	23,844	29,543	35,352	41,809	47,372	52,843	58,506
	3000K Lumens	5,479	10,706	15,973	21,107	26,151	31,294	37,009	41,934	46,777	51,790
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL2	4000K/5000K Lumens	6,105	11,931	17,803	23,522	29,144	34,877	41,245	46,734	52,130	57,717
	3000K Lumens	5,404	10,561	15,759	20,822	25,798	30,873	36,510	41,369	46,145	51,091
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	6,233	12,180	18,174	24,013	29,753	35,604	42,106	47,708	53,218	58,921
	3000K Lumens	5,517	10,782	16,088	21,256	26,337	31,517	37,272	42,231	47,109	52,157
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
SL4	4000K/5000K Lumens	5,922	11,572	17,268	22,816	28,269	33,829	40,006	45,330	50,566	55,984
	3000K Lumens	5,242	10,244	15,286	20,197	25,024	29,945	35,413	40,126	44,761	49,557
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	6,429	12,563	18,746	24,768	30,688	36,723	43,429	49,208	54,891	60,775
	3000K Lumens	5,691	11,121	16,594	21,925	27,165	32,507	38,443	43,559	48,590	53,798
	BUG Rating	B2-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
5MQ	4000K/5000K Lumens	6,547	12,794	19,090	25,224	31,253	37,400	44,228	50,114	55,902	61,893
	3000K Lumens	5,795	11,325	16,898	22,328	27,665	33,106	39,151	44,361	49,484	54,788
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
5WQ	4000K/5000K Lumens	6,564	12,828	19,141	25,291	31,336	37,499	44,347	50,248	56,051	62,058
	3000K Lumens	5,810	11,355	16,944	22,388	27,739	33,194	39,256	44,480	49,616	54,934
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	4000K/5000K Lumens	5,478	10,703	15,970	21,102	26,145	31,286	37,001	41,924	46,765	51,777
	3000K Lumens	4,849	9,474	14,137	18,679	23,144	27,694	32,753	37,111	41,396	45,833
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	6,371	12,449	18,576	24,544	30,411	36,392	43,037	48,764	54,396	60,225
	3000K Lumens	5,640	11,020	16,443	21,726	26,920	32,214	38,096	43,166	48,151	53,311
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
AFL	4000K/5000K Lumens	6,394	12,494	18,644	24,634	30,521	36,524	43,194	48,942	54,593	60,444
	3000K Lumens	5,660	11,060	16,504	21,806	27,017	32,331	38,235	43,323	48,326	53,505
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4

* Nominal data for 70 CRI.

CONTROL OPTIONS

0-10V (DIM)
This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

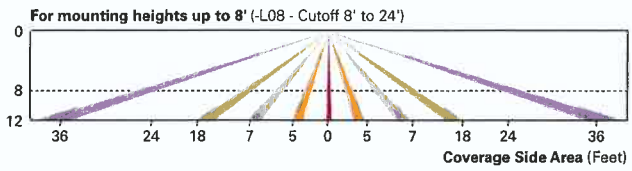
Photocontrol (P, R and PER7)
Optional button-type photocontrol (P) and photocontrol receptacles (R and PER7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

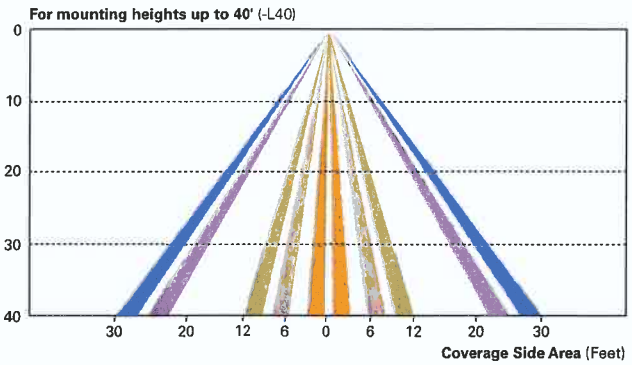
After Hours Dim (AHD)
This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

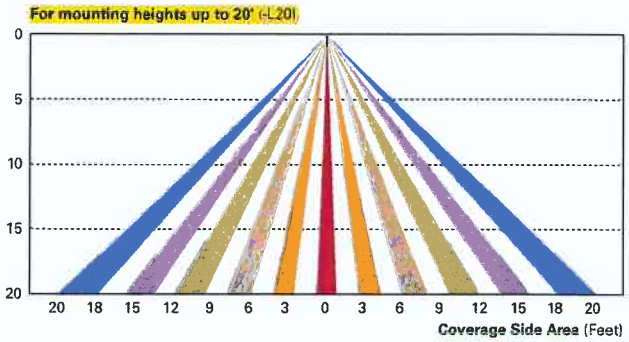
Dimming Occupancy Sensor (MS/DIM-LXX, MS/X-LXX and MS-LXX)
These sensors are factory installed in the luminaire housing. When the MS/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS/X-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines.

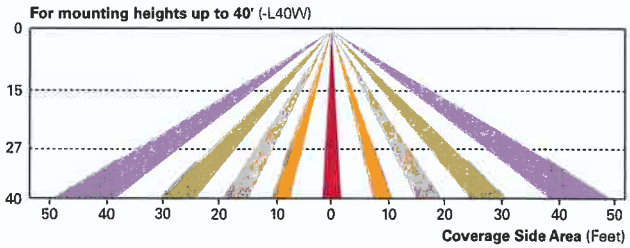
These occupancy sensors includes an integral photocell that can be activated with the FSIR-100 accessory for "dusk-to-dawn" control or daylight harvesting - the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters.

A variety of sensor lens are available to optimize the coverage pattern for mounting heights from 8'-40'.



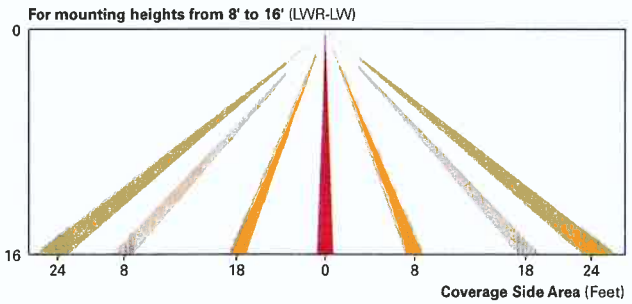


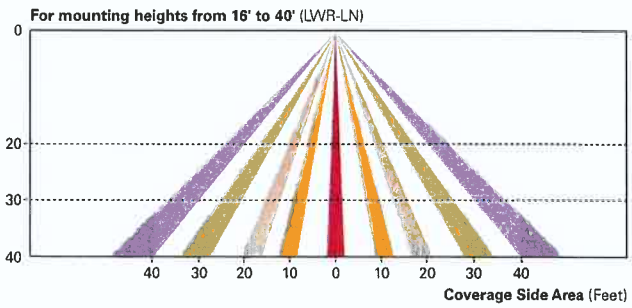




LumaWatt Wireless Control and Monitoring System (LWR-LW and LWR-LN)
The LumaWatt system is a peer-to-peer wireless network of luminaire-integral sensors for any sized project. Each sensor is capable of motion and photo sensing, metering power consumption and wireless communication. The end-user can securely create and manage sensor profiles with browser-based management software. The software will automatically broadcast to the sensors via wireless gateways for zone-based and individual luminaire control. The LumaWatt software provides smart building solutions by utilizing the sensor to provide easy-to-use dashboard and analytic capabilities such as improved energy savings, traffic flow analysis, building management software integration and more.

For additional details, refer to the LumaWatt product guides.





ORDERING INFORMATION

Sample Number: GLEON-AF-04-LED-E1-T3-GM-QM

Product Family [1, 2]	Light Engine	Number of Light Squares [3]	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON=Galleon	**AF**=1A Drive Current	**01**=1 **02**=2 **03**=3 **04**=4 **05**=5 **06**=6 **07**=7 [4] **08**=8 [4] **09**=9 [5] **10**=10 [5]	**LED**=Solid State Light Emitting Diodes	**E1**=120-277V **347**=347V [6] **480**=480V [6, 7]	**T2**=Type II **T2R**=Type II Roadway **T3**=Type III **T3R**=Type III Roadway **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **5NQ**=Type V Narrow **5MQ**=Type V Square Medium **5WQ**=Type V Square Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **AFL**=Automotive Frontline	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White	**[Blank]**=Arm for Round or Square Pole **EA**=Extended Arm [8] **MA**=Mast Arm Adapter [9] **WM**=Wall Mount **QM**=Quick Mount Arm (Standard Length) [10] **QMEA**=Quick Mount Arm (Extended Length) [11]

Options (Add as Suffix)	Accessories (Order Separately)
7030=70 CRI 3000K [12] **8030**=80 CRI 3000K [13] **7050**=70 CRI 5000K [12] **7060**=70 CRI 6000K [12] **600**=Drive Current Factory Set to Nominal 600mA [14] **800**=Drive Current Factory Set to Nominal 800mA [14] **1200**=Drive Current Factory Set to Nominal 1200mA [14, 15] **F**=Single Fuse (120, 277 or 347V. Must Specify Voltage) **FF**=Double Fuse (208, 240 or 480V. Must Specify Voltage) **2L**=Two Circuits [16, 17] **DIM**=External 0-10V Dimming Leads **P**=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Volatage) **PER7**=NEMA 7-PIN Twistlock Photocontrol Receptacle **R**=NEMA Twistlock Photocontrol Receptacle **AHD145**=After Hours Dim, 5 Hours [18] **AHD245**=After Hours Dim, 6 Hours [18] **AHD255**=After Hours Dim, 7 Hours [18] **AHD355**=After Hours Dim, 8 Hours [18] **HA**=50°C High Ambient [19] **MS/DIM-L08**=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height [20, 21] **MS/DIM-L20**=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [20, 22] **MS/DIM-L40**=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [20, 23] **MS/DIM-L40W**=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height (Wide Range) [20, 24] **MS/X-L08**=Bi-Level Motion Sensor, Maximum 8' Mounting Height [20, 21, 25] **MS/X-L20**=Bi-Level Motion Sensor, 9' - 20' Mounting Height [20, 22, 25] **MS/X-L40**=Bi-Level Motion Sensor, 21' - 40' Mounting Height [20, 23, 25] **MS/X-L40W**=Bi-Level Motion Sensor, 21' - 40' Mounting Height (Wide Range) [20, 24, 25] **MS-L08**=Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height [20, 21] **MS-L20**=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height [20, 22] **MS-L40**=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height [20, 23] **MS-L40W**=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height (Wide Range) [20, 24] **LWR-LW**=LumaWatt Wireless Sensor, Wide Lens for 8' - 16' Mounting Height [26] **LWR-LN**=LumaWatt Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height [26] **L90**=Optics Rotated 90° Left **R90**=Optics Rotated 90° Right **MT**=Factory Installed Mesh Top **TH**=Tool-less Door Hardware **LCF**=Light Square Trim Plate Painted to Match Housing [27] **HSS**=Factory Installed House Side Shield [28] **CE**=CE Marking [29]	**OA/RA1016**=NEMA Photocontrol Multi-Tap - 105-285V **OA/RA1027**=NEMA Photocontrol - 480V **OA/RA1201**=NEMA Photocontrol - 347V **OA/RA1013**=Photocontrol Shorting Cap **OA/RA1014**=120V Photocontrol **MA1252**=10kV Surge Module Replacement **MA1036-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon **MA1037-XX**=2@180° Tenon Adapter for 2-3/8" O.D. Tenon **MA1197-XX**=3@120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1188-XX**=4@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1189-XX**=2@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1190-XX**=3@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1191-XX**=2@120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1038-XX**=Single Tenon Adapter for 3-1/2" O.D. Tenon **MA1039-XX**=2@180° Tenon Adapter for 3-1/2" O.D. Tenon **MA1192-XX**=3@120° Tenon Adapter for 3-1/2" O.D. Tenon **MA1193-XX**=4@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1194-XX**=2@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1195-XX**=3@90° Tenon Adapter for 3-1/2" O.D. Tenon **FSIR-100**=Wireless Configuration Tool for Occupancy Sensor [20] **GLEON-MT1**=Field Installed Mesh Top for 1-4 Light Squares **GLEON-MT2**=Field Installed Mesh Top for 5-6 Light Squares **GLEON-MT3**=Field Installed Mesh Top for 7-8 Light Squares **GLEON-MT4**=Field Installed Mesh Top for 9-10 Light Squares **GLEON-QM**=Quick Mount Arm Kit **GLEON-QMEA**=Quick Mount Extended Arm Kit **LS/HSS**=Field Installed House Side Shield [28, 30]

NOTES:

1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
2. DesignLights Consortium™ Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
3. Standard 4000K CCT and minimum 70 CRI.
4. Not compatible with extended quick mount arm (QMEA).
5. Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA).
6. Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A.
7. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
8. May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.
9. Factory installed.
10. Maximum 8 light squares.
11. Maximum 6 light squares.
12. Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
13. Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
14. 1 Amp standard. Use dedicated IES files for 600mA, 800mA and 1200mA when performing layouts. These files are published on the Galleon luminaire product page on the website.
15. Not available with HA option.
16. 2L is not available with MS, MS/X or MS/DIM at 347V or 480V. 2L in AF-02 through AF-04 requires a larger housing, normally used for AF-05 or AF-06. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table.
17. Not available with LumaWatt wireless sensors.
18. Requires the use of P photocontrol or the PER7 or R photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
19. 50°C lumen maintenance data applies to 600mA, 800mA and 1A drive currents.
20. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
21. Approximately 22' detection diameter at 8' mounting height.
22. Approximately 40' detection diameter at 20' mounting height.
23. Approximately 60' detection diameter at 40' mounting height.
24. Approximately 100' detection diameter at 40' mounting height.
25. Replace X with number of Light Squares operating in low output mode.
26. LumaWatt wireless sensors are factory installed only requiring network components RF-EM-1, RF-GW-1 and RF-ROUT-1 in appropriate quantities. See www.eaton.com/lighting for LumaWatt application information.
27. Not available with house side shield (HSS).
28. Only for use with SL2, SL3, SL4 and AFL distributions. The Light Square trim plate is painted black when the HSS option is selected.
29. CE is not available with the LWR, MS, MS/X, MS/DIM, P, R or PER7 options. Available in 120-277V only.
30. One required for each Light Square.

Steel Poles

SSS SQUARE STRAIGHT STEEL

Catalog #	SSS4A20SFN1	Type	
Project	GEHL FOODS		
Comments	2 REQUIRED	Date	10/5/16
Prepared by	FAIRWAY LIGHTING		

FEATURES
- ASTM Grade steel base plate with ASTM A366 base cover
- Hand hole assembly 3" x 5" on 5" and 6" pole; and 2" x 4" on 4" pole
- 10'-39' mounting heights
- Drilled or tenon (specify)

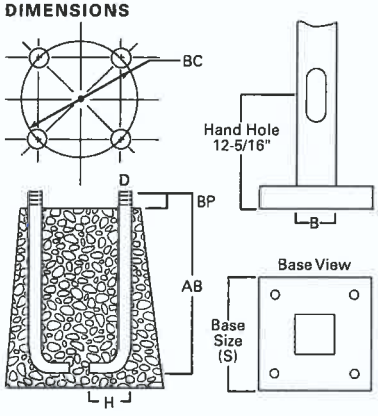
ORDERING INFORMATION

SAMPLE NUMBER: SSS5A20SFM1XG

Product Family	Shaft Size (Inches)[1]	Wall Thickness (Inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Arm Lengths (Feet)	Options (Add as Suffix)
SSS=Square Straight Steel	4=4" 5=5" 6=6"	A=0.120" M=0.188" X=0.250"	10=10' 15=15' 20=20' 25=25' 30=30' 35=35' 39=39'	S=Square Steel Base	F=Dark Bronze G=Galvanized Steel J=Summit White K=Carbon Bronze L=Dark Platinum P=Primer Powder Coat R=Hartford Green S=Silver T=Graphite Metallic V=Grey W=White X=Custom Color Y=Black	2=2-3/8" O.D. Tenon (4" Long) 3=3-1/2" O.D. Tenon (5" Long) 4=4" O.D. Tenon (6" Long) 5=3" O.D. Tenon (4" Long) 6=2-3/8" O.D. Tenon (6" Long) 7=4" O.D. Tenon (10" Long) A=Type A Drilling C=Type C Drilling E=Type E Drilling F=Type F Drilling G=Type G Drilling J=Type J Drilling K=Type K Drilling M=Type M Drilling R=Type R Drilling Z=Type Z Drilling	1=Single 2=2 at 180° 3=Triple[2] 4=4 at 90° 5=2 at 90° X=None	X=None	A=1/2" Tapped Hub (Specify location desired) B=3/4" Tapped Hub (Specify location desired) C=Convenience Outlet[3] E=GFCI Convenience Outlet[3] G=Ground Lug H=Additional Hand Hole[4] L=Drilled for Bumper Glitter V=Vibration Dampener

NOTES: 1. All shaft sizes nominal. **2.** Square poles are 3 at 90°, round poles are 3 at 120°. **3.** Outlet is located 4' above base and on same side of pole as hand hole, unless specified otherwise. Receptacle not included, provision only. **4.** Additional hand hole is located 12" below pole top and 90° from standard hand hole location, unless otherwise specified.

DIMENSIONS



WARNING: Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to pole white paper WP513001EN for additional support information. Before installing, make sure proper anchor bolts and templates are obtained. The use of unauthorized accessories such as banners, signs, cameras or pennants for which the pole was not designed voids the pole warranty and may result in pole failure causing serious injury or property damage. Information regarding total loading capacity can be supplied upon request. The pole warranty is void unless poles are used and installed as a complete pole and luminaire combination. This warranty specifically excludes failure as the result of a third party act or omission, misuse, unanticipated uses, fatigue failure or similar phenomena resulting from induced vibration, harmonic oscillation or resonance associated with movement of air currents around the product.

Specifications and dimensions subject to change without notice. Consult your lighting representative at Eaton or visit www.eaton.com/lighting for available options, accessories and ordering information.

Effective Projected Area (At Pole Top)

Mounting Height (Feet)	Catalog Number [1,2]	Wall Thickness (Inches)	Base Square [3] (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection [3] (Inches)	Shaft Size [3] (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) [4]				Max. Fixture Load - Includes Bracket (Pounds)
MH			S	BC	BP	B	D x AB x H		80 mph	90 mph	100 mph	110 mph	
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	30.0	22.0	17.0	13.0	100
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	15.0	11.5	8.7	6.5	100
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	8.7	5.9	3.9	2.5	150
20	SSS5A20S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	15.4	11.1	7.9	5.5	150
25	SSS4A25S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.7	1.7	0.3	--	200
25	SSS5A25S	0.120	10-1/2	11	5	5	3/4 x 25 x 3	222	9.3	6.0	3.5	1.6	200
25	SSS6A25S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	9.9	6.1	3.5	1.2	200
30	SSS5A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	4.7	2.1	--	--	200
30	SSS5M30S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	10.4	6.4	3.5	1.5	200
30	SSS6A30S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.3	1.4	--	--	200
30	SSS6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	19.0	13.0	8.7	5.6	200
35	SSS5M35S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.8	2.8	--	--	200
35	SSS6M35S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	12.8	7.2	3.7	1.0	200
35	SSS6X35S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16.5	11.0	6.8	3.5	200
39	SSS6M39S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	618	7.3	3.0	--	--	300
39	SSS6X39S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	816	13.0	7.0	3.7	0.8	300

Effective Projected Area (Two Feet Above Pole Top)

Mounting Height (Feet)	Catalog Number [1,2]	Wall Thickness (Inches)	Base Square [3] (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection [3] (Inches)	Shaft Size [3] (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) [4]				Max. Fixture Load - Includes Bracket (Pounds)
MH			S	BC	BP	B	D x AB x H		80 mph	90 mph	100 mph	110 mph	
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	23.0	17.5	14.0	11.0	100
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	13.4	10.0	7.5	5.7	100
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	7.6	5.2	3.4	2.1	150
20	SSS5A20S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	13.8	9.9	7.1	4.9	150
25	SSS4A25S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.4	1.6	0.3	--	200
25	SSS5A25S	0.120	10-1/2	11	5	5	3/4 x 25 x 3	222	8.5	5.5	3.2	1.5	200
25	SSS6A25S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	9.1	5.6	3.0	1.2	200
30	SSS5A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	1.8	--	--	--	200
30	SSS5M30S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	9.6	5.9	1.9	0.2	200
30	SSS6A30S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.1	1.3	--	--	200
30	SSS6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	18.5	12.5	8.4	5.3	200
35	SSS5M35S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.5	2.4	--	--	200
35	SSS6M35S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	11.8	7.0	3.5	1.0	200
35	SSS6X35S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16.0	10.5	6.4	3.4	200
39	SSS6M39S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	618	7.0	2.4	--	--	300
39	SSS6X39S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	816	12.0	6.7	3.0	0.5	300

NOTES:

1. Catalog number includes pole with hardware kit. Anchor bolts not included. Before installing, make sure proper anchor bolts and templates are obtained.
2. Tenon size or machining for rectangular arms must be specified. Hand hole position relative to drill location.
3. Shaft size, base square, anchor bolts and projections may vary slightly. All dimensions nominal.
4. EPAs based on shaft properties with wind normal to flat. EPAs calculated using base wind velocity as indicated plus 30% gust factor.

Luminaire Schedule						
Qty.	Label	Arrangement	Lum. Lumens	Lum. Watts	LLF	Description
2	A4-03	SINGLE	16282	166	0.980	McGRAW-EDISON - GLEON-AF-03-LED-E1-T4FT

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.96	6.5	0.0	N.A.	N.A.
PARKING LOT	Illuminance	Fc	2.17	6.0	0.7	3.10	8.57

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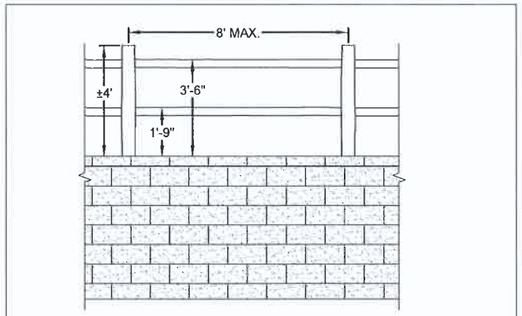
GEHL'S
GERMANTOWN, WISCONSIN

SITE LIGHTING

DATE	SCALE	SHEET NUMBER
SEPT. 29, 2016	1/8" = 1'- 0"	E2

EXISTING SITE PLAN



FENCE DETAIL

FENCE SAMPLE

PROPOSED SITE PLAN

RETAINING WALL SAMPLE

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DIAL 811 OR (800) 242-8511

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