

VILLAGE OF GERMANTOWN
N112 W17001 MEQUON ROAD
GERMANTOWN, WI 53022

MEETING:	PLAN COMMISSION
DATE AND TIME:	MONDAY, September 24, 2018 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) that information will be received from the public, however, no action will be taken at this time.
- IV. **APPROVAL OF MINUTES:** September 10, 2018
- V. **NEW BUSINESS**
 - A. Lemberg Electric, Agent for Germantown Joint School District, Property Owner of Kennedy Middle School, W160 N11836 Crusader Ct. Sign Review.
 - B. Abacus Architects, Inc., Agent for Wago Corporation, Property Owner, N120 W19129 Freistadt Road. Site Plan Review (Parking Lot Expansion).
 - C. McMahon Associates, Inc., Agent for Legacy Subs, LLC, Property Owner of Cousins Subs, N96 W15630 County Line Road. Site Plan Review (Building Façade Renovation) and Sign Review.
 - D. DRGT LLC, Property Owner of Discount Ramps, N102 W19400 Willow Creek Way. 2-Lot Certified Survey Map (CSM) Lot Combination.
 - E. Community Development Department – 2050 Comprehensive Plan Discussion.
- VI. **ANNOUNCEMENTS:**
- VII. **ADJOURNMENT:**

The next Plan Commission Meeting will be on October 8, 2018 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 10, 2018

CALL TO ORDER: Chairman Wolter called the meeting to order at 6:30 p.m.

ROLL CALL: Chairman Dean Wolter, Trustee Rep David Baum, Commissioners Tony Laszewski, Bob Williams and Matt Kimmler were present. Commissioner Peter Nilles was absent and excused. Also present were Community Development Director/Village Planner Jeff Retzlaff and Planning Assistant Lori Johnson.

PUBLIC INPUT: None

APPROVAL OF MINUTES: *MOTION Baum second Laszewski to Approve the minutes from 8-13-18. MOTION carried unanimously.*

Scott & Georgene Sommer – W145 N12696 Pleasant View Drive. Site Plan approval for a 6,000 sqft building for use as a farm kitchen, brewery and sausage production facility on their property approved under Conditional Use Permit No. 1-2018. Planner Retzlaff summarized the proposal.

MOTION Baum second Laszewski to Approve the site development and building plans for a 6,000 sqft building for use as a farm kitchen, brewery and sausage production facility on the Sommer property located at W148 N12696 Pleasant View Drive subject to the following conditions:

- 1. This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the architectural and engineering plans dated August 6, 2018 unless superseded by revisions required herein and/or by the Plan Commission.***
- 2. All landscaping, grading, storm water management and paving improvements shown on the approved site plans shall be installed as proposed prior to issuance of an occupancy permit 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 within one (1) year after issuance of the occupancy permit.***
- 3. The following items shall be provided as required by the Village Fire Department: (a) Building shall be designed to meet all fire protection requirements under applicable IBC for A-3 occupancy and use classification; (b) Access driveway and new parking area shall meet NFPA 1 Chapter 18 access requirements; (c) Septic holding tank shall not be installed in a location where fire vehicles might need to drive over for emergency access purposes unless said tank is designed, constructed and approved for heavy vehicle loads; (d) Bi-annual fire safety inspections will be conducted by Germantown Fire Department.***
- 4. State approved plans and a \$20,000 occupancy bond are required by the Building Inspection Department as part of the building permit application.***

Commissioner Laszewski questioned if the proposed parking area was sufficient and where over run parking would be located. Planner Retzlaff explained no additional stall area is proposed, but there is adequate area on the site for additional parking if needed.

MOTION carried unanimously.

Daniel & Cheryl Stephan – W188 N13488 Maple Road and Richard & Mary Stephan – 32 acres, Parcel 1 of CSM #4918. 2-Lot Certified Survey Map Application (CSM) to adjust a lot line. Planner Retzlaff summarized the proposal.

MOTION Baum second Williams to Approve the Certified Survey Map for the Stephan properties located on Maple Road subject to the following condition:

- 1. All technical corrections and issues raised by the Village Surveyor in the September 6, 2018 memo shall be corrected prior to recording the CSM.***

MOTION carried unanimously.

Germantown School District for Kennedy Middle School – W160 N11836 Crusader Court.

Request for approval of a new monument sign and electronic message center. Planner Retzlaff summarized the proposal.

MOTION Baum second Williams to Approve the proposed monument sign and electronic message center (EMC) for Kennedy Middle School at W116 N11836 Crusader Court 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. The School District shall provide written evidence to the Zoning Administrator from the sign manufacturer and/or installer that the electronic message board complies with the automatic light level adjustment and other operational requirements prior to issuance of an electrical permit as required under 17.46(7)(h)6. and (h)7. of the Zoning Code.***
- 4. The School District shall operate and maintain the electronic message board in compliance with the message display appearance, duration/timing and all other requirements under 17.46(7)(h) at all times.***
- 5. The monument sign shall be located a minimum of five (5) feet from the nearest property line and shall not obstruct the view of traffic on Williams Drive from the driveway.***
- 6. The electronic message center (EMC) component of the monument sign does not meet a 150 separation distance from the nearest residential zoning district. The Plan Commission will allow the sign to be installed as proposed; however, if within one (1) year after installation the Village receives a complaint regarding the EMC from an occupant or property owner in an adjoining or nearby residential district, the Plan Commission may require the sign to be relocated to meet the 150 feet residential district setback requirement under 17.46(7)(h) of the Zoning Code, or, may consider other alternatives to resolve the complaint.***

Trustee Baum asked why the sign is in the back of school and not in the front on Crusader Court. He said the sign should be moved back to the corner where the current sign is located, and it would be further away from residential homes. Planner Retzlaff explained the proposed location is the new drop off area. Discussion followed regarding where is the best place is for the sign in terms of operations and compliance. Chairman Wolter agrees something should be in place for a future complaint. This is not the best place to put the sign – best place is on the corner where the current

sign is. He said if the sign has already been piped and wired for the proposed location, the neighbors should have been notified and are alright with it. He said maybe the school district has already reached out to the neighbors. Zach Wenger, Lemberg Electric, said a temporary sign would be available for neighbors to look at.

MOTION Baum second Laszewski to TABLE this item and ask the School Board to discuss the sign with the neighbors on the south side of the road, from Crusader Court down Williams Drive to Pilgrim Road, that they have seen and approved a similar sign and to bring in evidence of their discussion and their acceptance of a sign to the next meeting.

MOTION carried unanimously.

Community Development Department – Discussion on Amending/Updating the Village of Germantown 2020 Smart Growth Plan & Other Land Use Planning Projects.

Planner Retzlaff asked Plan Commission members review the Draft of Qualifications document for consultant services and be prepared to give their feedback at the next meeting to finalize it for preparation to distribute it in order to stay on track with the schedule. The preliminary timeline was reviewed. Discussion followed on cost and which plan elements could be included in the new plan updates. Planner Retzlaff said there will be a Plan Commission meeting on September 24th.

ANNOUNCEMENTS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:21 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant

SIGN REVIEW

9/24/18 Plan Commission Meeting

Kennedy Middle School / Lemberg Electric

Village Planner Report

Germantown, Wisconsin

Summary

Lemberg Electric, agent for the Germantown School District is requesting approval of a new **replacement** monument sign and electronic message center (EMC) for Kennedy Middle School located at W160 N11836 Crusader Court.

Property Location: W160 N11836 Crusader Court

Applicant/

Property Owners: Zach Wenger Ric Ericksen
Lemberg Electric Germantown School District
4085 W 128th St N104 W13840 Donges Bay Road
Brookfield, WI Germantown, WI

Current Zoning: I: Institutional

Adjacent Land Uses		Zoning
North	Residential/Commercial	Rs-2/B-3
South	Residential/Commercial	Rd-2/B-3
East	Residential	Rs-1/Rs-4
West	Institutional	I



Proposal

Lemberg Electric, agent for the Germantown School District is requesting approval of a new **replacement** monument sign and electronic message center (EMC) for Kennedy Middle School located at W160 N11836 Crusader Court:

- 5'6" x 7'3" sign area to a maximum height of 8' feet (40 sqft per side; 80 total sqft) double-sided, internally-illuminated aluminum cabinet w/ acrylic lettering & graphics and a 1'5" x 7'3" (11 sqft or 27% of the total sign area) electronic message center (EMC) mounted on a masonry base located **in the same location as the existing sign near the Crusader Court@Williams Drive intersection at the eastern driveway entrance to the main parking area off Williams Drive.**

UPDATE from September 10 Plan Commission review:

The School District has agreed to relocate the proposed monument sign to the same general location as the existing monument sign in the northeast corner of the Crusader Court @ Williams Drive intersection. This location does present a potential (albeit minor) topography and storm water management issue given an existing ditch that is situated behind the existing monument sign. The extent to which this ditch is an important storm water management feature, and, if and how much it would be affected by any fill that may be required to install the new sign and landscaping is not determined. To that end, staff is recommending that a detailed plan be prepared and submitted to Village staff for review and approval. Said plan shall indicate the proposed sign location with existing and proposed grades, proposed filling (if any), and exactly where the monument sign and landscaping will be installed relative to the nearest property lines and existing ditch. In the event the sign location impacts storm water management, the School District shall coordinate with the Village Engineer and provide any additional information and/or plan revisions necessary to ensure storm water management on the site is not significantly impacted by the new monument sign.

Staff Analysis

The proposed existing monument sign meets the Village's area and other dimensional requirements for monument signs in the Zoning Code, including the requirements for base materials, address coordinates and landscaping.

The installation and operation of electronic message boards are subject to a series of eight (8) specific requirements under Section 17.46(7)(h) of the Zoning Code (copy attached).

There is one requirement that the proposed EMC cannot meet regarding the EMC sign location relative to adjacent residential districts:

17.46(7)(h)2. Reads:

"Electronic message boards shall not be located within 150 feet of a residential zoning district boundary, or, be located, designed or operated in such a manner as

to create in the opinion of the Plan Commission at the time of sign approval a negative visual impact on property used for existing residential uses"

The land across Williams Drive is in a series of residential zoning districts including Rd-2: Two-Family, Rs-3 and Rs-4: Single-Family. The proposed sign is located approximately 75' from the nearest residential district boundary on the south side of Williams Drive; less than the 150' setback distance required in the sign regulations. The PC needs to determine if the proposed setback distance is sufficient or if the EMC would create a negative impact on the neighboring residential properties and, therefore, be relocated.

The EMC residential setback issue came up once before for the Bethlehem Lutheran Church monument/EMC sign on Bel Aire Drive. In that case, the Plan Commission allowed the sign to remain in the proposed location (less than 150 feet from the residential district) for one year subject to a condition that if there's feedback from the surrounding residential neighborhood complaining about the EMC that cannot be resolved between the Church and neighbors, the Church may be required to move the sign to comply with the code. Staff recommends a similar requirement in this case.

Village Planner Recommendation

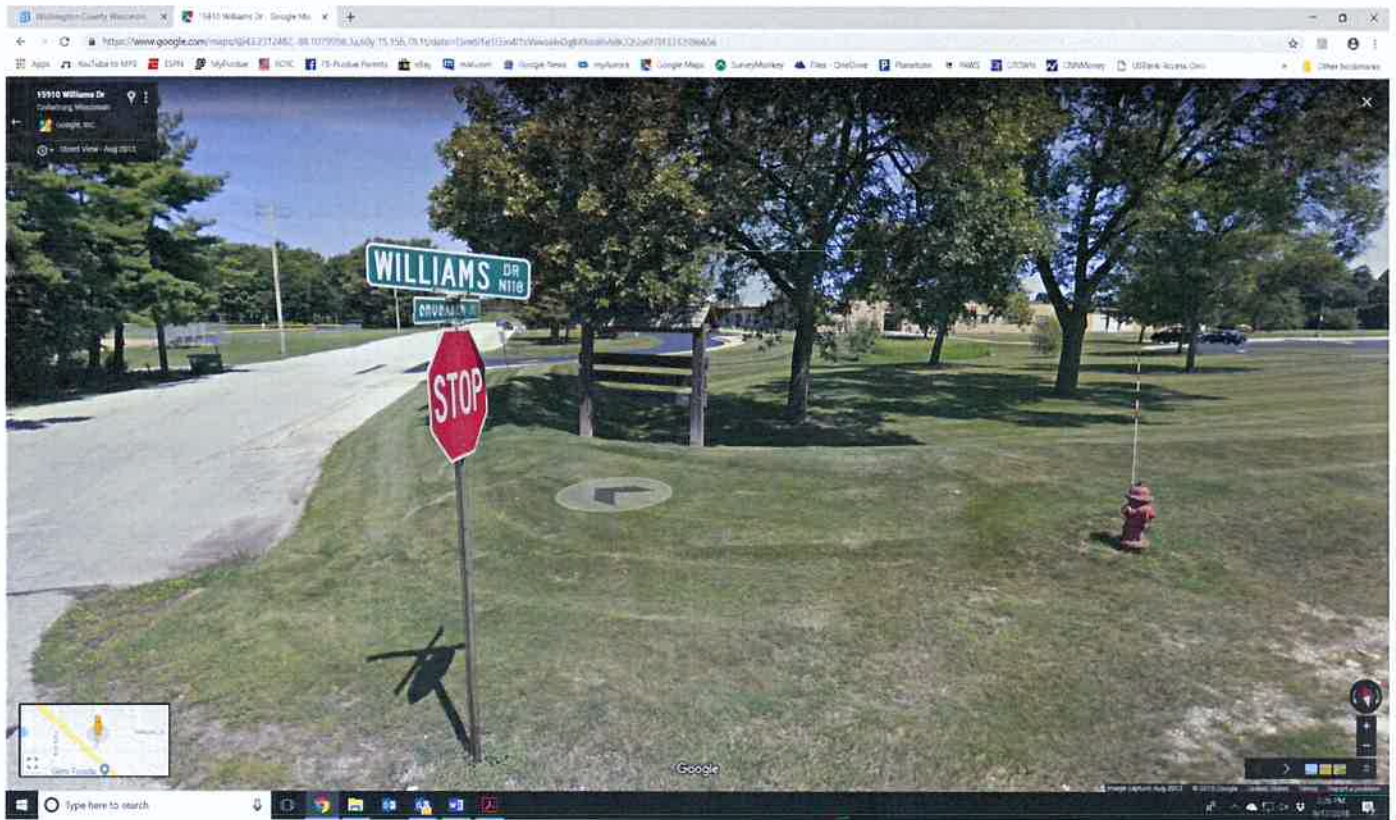
APPROVE the proposed monument sign and electronic message center (EMC) for Kennedy Middle School at W116 N11836 Crusader Court subject to the following (6) conditions:

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. The School District shall provide written evidence to the Zoning Administrator from the sign manufacturer and/or installer that the electronic message board complies with the automatic light level adjustment and other operational requirements prior to issuance of an electrical permit as required under 17.46(7)(h)6. and (h)7. of the Zoning Code.
4. The School District shall operate and maintain the electronic message board in compliance with the message display appearance, duration/timing and all other requirements under 17.46(7)(h) at all times.
5. The monument sign shall be located a minimum of five (5) feet from the nearest property line and shall not obstruct the view of traffic on Williams Drive or Crusader Court from the driveway.
6. A detailed site plan shall be prepared and submitted to the Village for review and approval. Said plan shall indicate the proposed sign location with existing and proposed grades, proposed filling (if any), and exactly where the monument sign and landscaping will be installed relative to the nearest property lines and existing ditch. In the event the sign location impacts storm water management, the School District shall coordinate with the Village Engineer and provide any additional information and/or plan revisions necessary to ensure storm water management on the site is not significantly impacted by the new monument sign.
7. The electronic message center (EMC) component of the monument sign does not meet a 150 separation distance from the nearest residential zoning district. The Plan Commission will allow the sign to be installed as proposed; however, if within one (1) year after installation the Village receives a complaint regarding the EMC from an occupant or property owner in an adjoining or nearby residential district, the Plan Commission may require the sign to be relocated to meet the 150 foot residential district setback requirement under 17.46(7)(h) of the Zoning Code, or, may consider other alternatives to resolve the complaint.

Section 17.46(7)(h) ELECTRONIC MESSAGE BOARDS.

Electronic message boards may be permitted by the Plan Commission but only as an integral and subordinate portion of a freestanding monument or ground sign (and not a wall, projecting, window or any other sign) provided said monument sign complies with the provisions set forth in section 17.46(7)(c) above. Electronic message boards may be allowed with approval by the Plan Commission and shall meet all of the following requirements:

1. Electronic message boards may be allowed for permitted and conditional uses located within the B-1, B-2, B-3, B-4, B-5, I, M-1 and M-2 zoning districts, except on those lots within the boundaries of the Germantown Business Park and Willow Creek Business Park of Germantown;
2. Electronic message boards shall not be located within 150 feet of a residential zoning district boundary, or, be located, designed or operated in such a manner as to create in the opinion of the Plan Commission at the time of sign approval a negative visual impact on property used for existing residential uses;
3. Electronic message boards may be installed as part of an existing monument or ground sign which is in compliance with all applicable requirements of this chapter and other applicable requirements of law. No electronic message board may be installed on or otherwise be made part of a nonconforming sign;
4. Electronic message boards shall only display static messages. Messages shall not contain animation, effects simulating animation, or video. Messages shall not contain text or images that dissolve, fade, scroll, travel, flash, spin, revolve, shake or include any other type of movement or motion during the message interval. The message interval, i.e. the minimum amount of time a message is required to be displayed, shall not be less than 7 seconds. The transition interval, i.e. the maximum amount of time allowed to transition from one message to the next message, may include fading, dissolving or traveling but shall not exceed 3 seconds;
5. The sign area or display face of the message board shall be included in the calculation of sign area for the monument or ground sign to which it is attached, and, shall not exceed 40 percent of the total sign area allowed for the monument or ground sign to which it is attached;
6. Electronic message boards shall be equipped with a sensor or other device that is programmed to automatically determine the ambient light level and adjust or dim the message board light level to not exceed a maximum brightness level of 0.3 foot-candles above ambient light conditions during both daylight hours (i.e. sunrise to sunset) and night time hours (i.e. sunset to sunrise);
7. The electronic message board shall be programmed or set in such a manner that the display face will turn dark and emit no light in case of a malfunction;
8. The owner of the property upon which a ground sign containing off-premises signage is located is responsible for preparing and keeping up-to-date information in an electronic message board use and maintenance agreement that identifies the name and contact information for the person(s) responsible for maintaining the message board and ensuring that the use and content of the message board complies with the provisions set forth herein on a continual basis.





Village of
Germantown
Willkommen

Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid \$ Date 8-24-18

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

Lemberg Electric - Zach Wenger
4086 N. 128th St.
Brookfield, WI 53005

Phone (262) 764-0364

Fax ()

E-Mail Zwenger@lembergelectric.com

PROPERTY OWNER

Germantown Joint School District
N104 W13840 Doves Bay Rd
Germantown, WI 53022

Phone (262) 253-3900

2 PROPERTY ADDRESS OR GENERAL LOCATION

W160 N11836 Crusader Ct

3 SIGN INFORMATION

Sign Dimensions 5'10" height x 7'3" width Single Multi Tenant (circle one)
Number of Sides 2
Total Square Footage of Sign (include all sides) 42.29
Total height of the Sign 8'
Is the Sign to be illuminated X yes no
Type of Sign Construction Materials aluminum
Distance to Closest Property Line 10'

Are there any existing signs on the property N/A

If yes, what is the total Square Footage of existing signs N/A

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

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

Zach Wenger

Applicant

8/20/18

Date

[Signature] 8/23/18

Owner

Date



4085 North 128th Street, Brookfield, WI 53005
phone 262.781.1500 - fax 262.781.1540
www.LembergElectric.com



SERVICE



SIGNS



DATA COMM



ENERGY TECH



CONSTRUCTION

8/20/2018

Village of Germantown
Attn: Planning & Zoning
N112W17001 Mequon Rd
Germantown, WI 53022

Re: Kennedy Middle School- W160N11836 Crusader Ct

EMC USE AND MAINTENANCE AGREEMENT

I, RICHARD ERICKSEN do hereby agree to the Village of Germantown's requirement for a use and maintenance agreement laid out under 17.46(7)(h)8 of the Village's zoning code. I will follow the maintenance schedule outlined by Watchfire Signs (EMC manufacturer), and will ensure that the electronic message center (EMC) will comply with the bylaws laid out under 17.46(7)(h) of the Village's zoning code regarding electronic message boards.

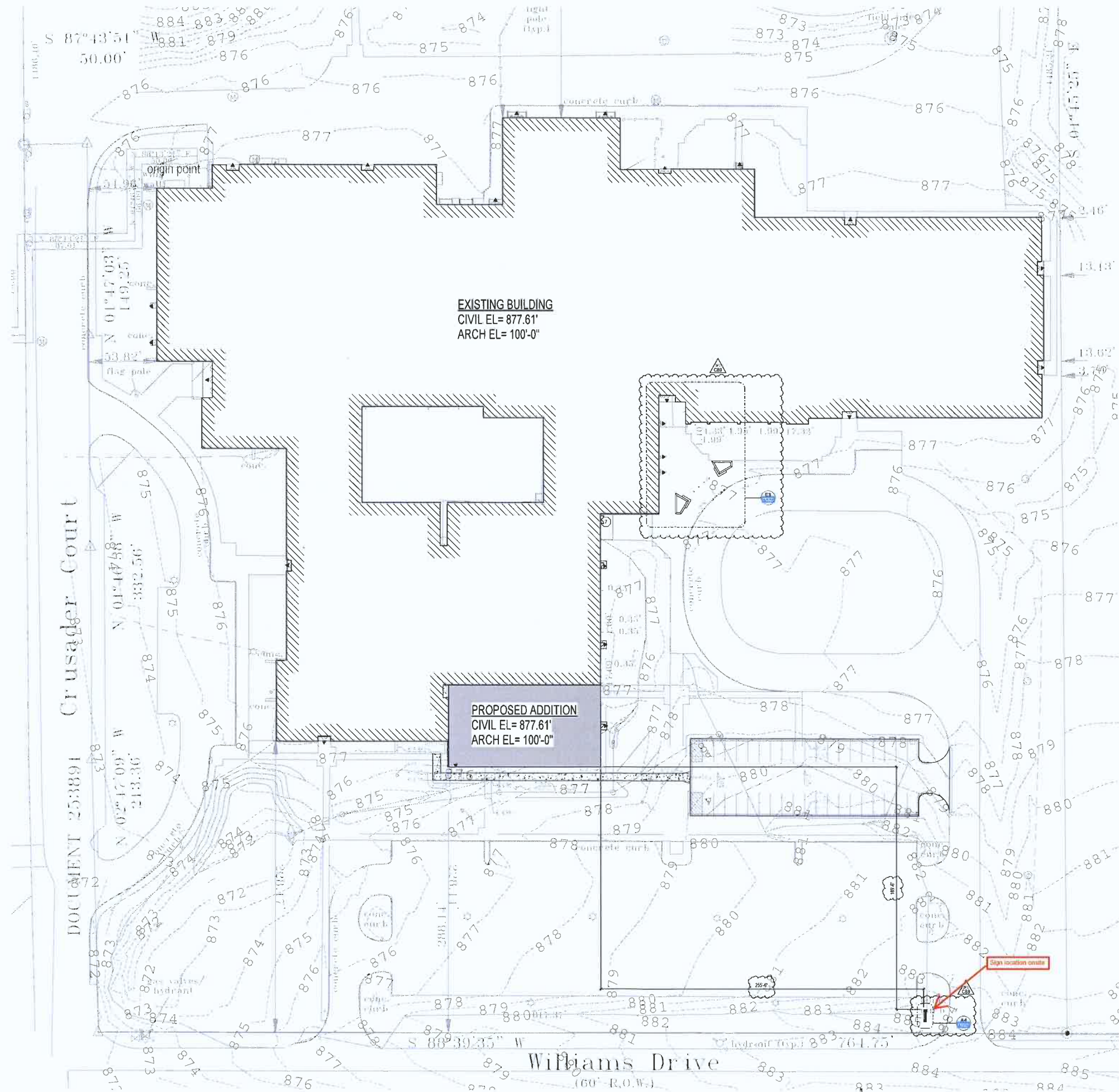
DON ERICKSON will be the primary operator of the EMC and is the primary contact. His/Her phone number is 262-253-3931 and his/her email is B.MOHN@GSDWI.ORG.

Richard Erickson
Name

8/23/18
Date

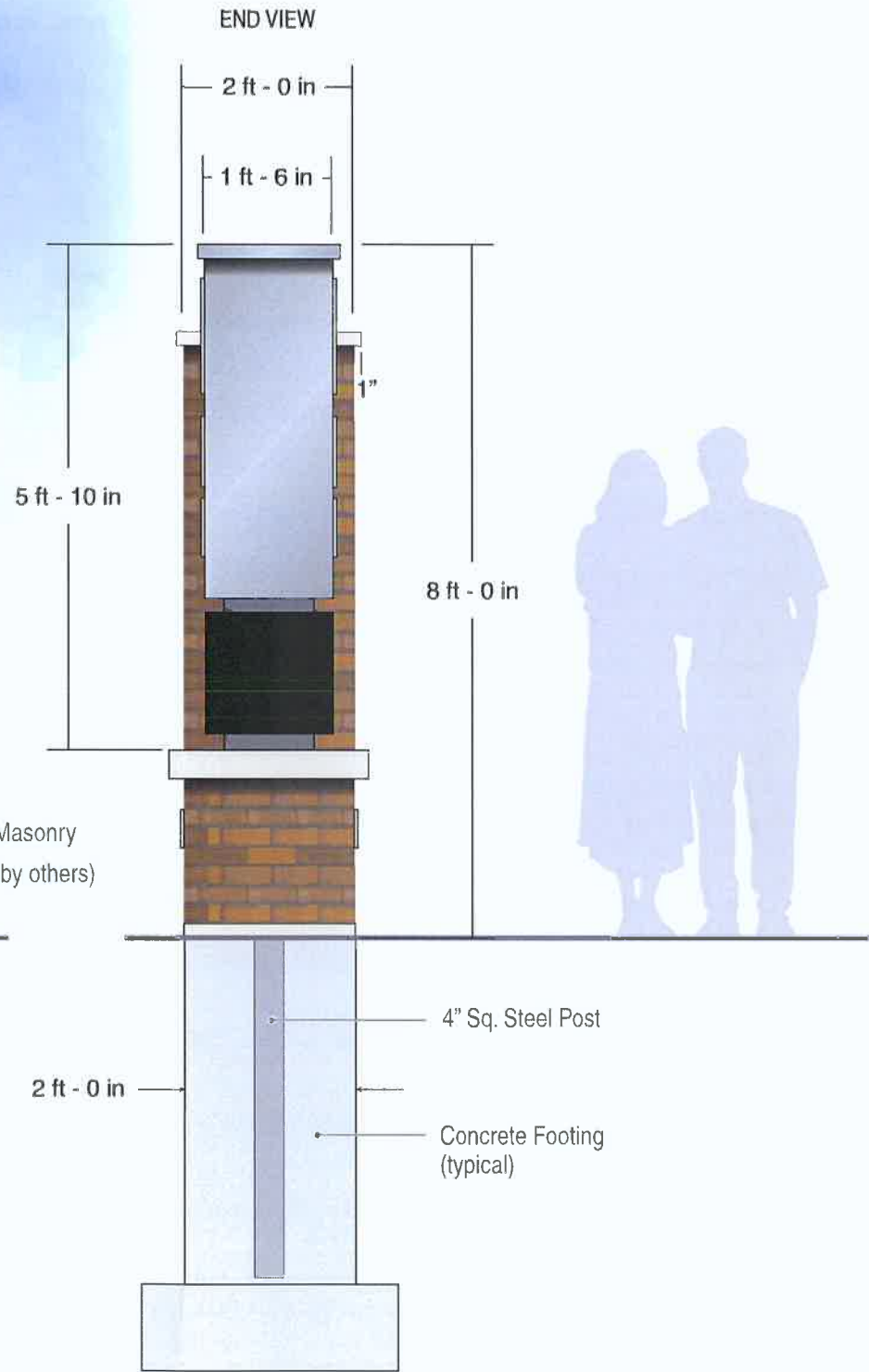
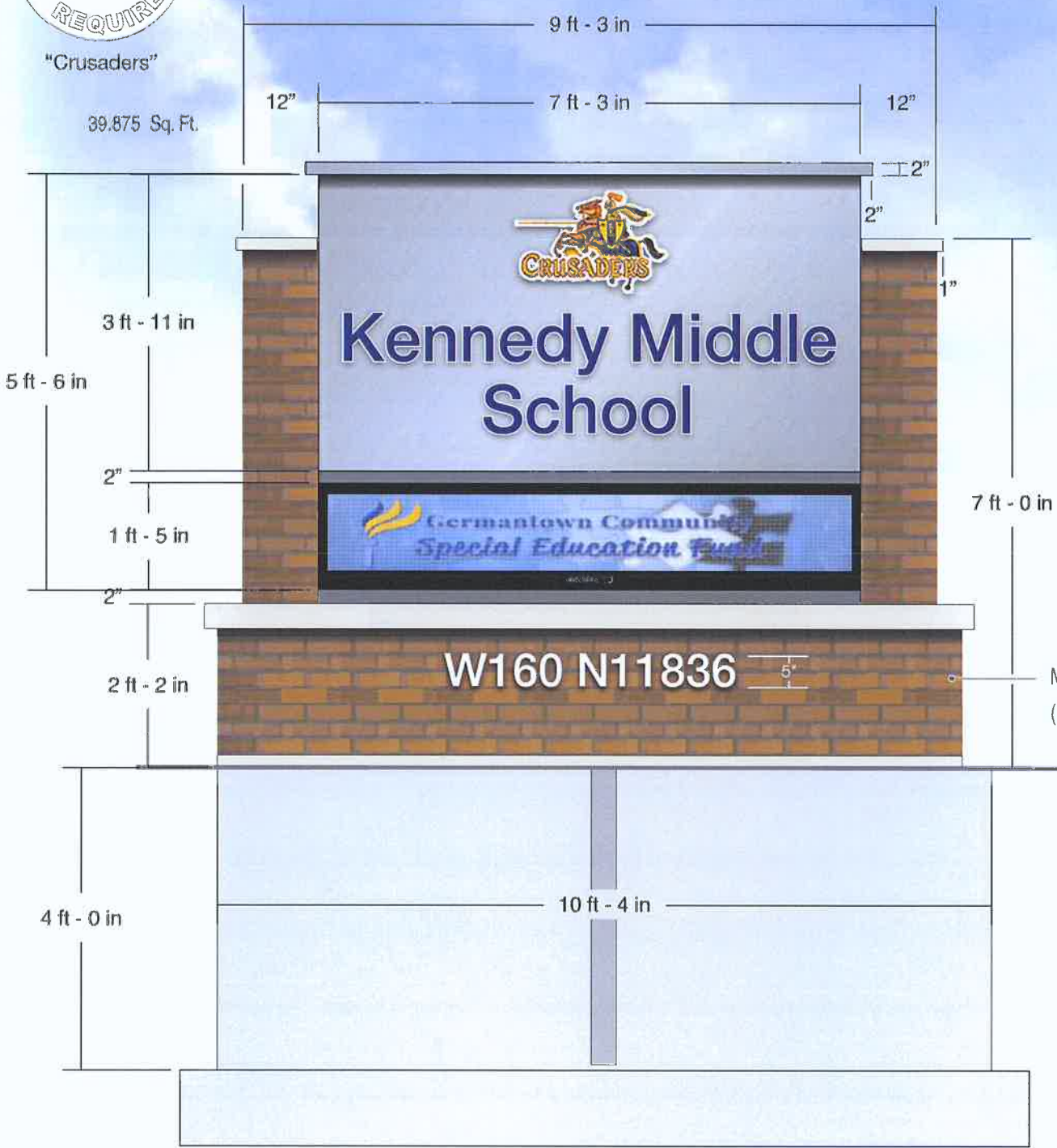
Don Erickson
Primary Operator

8/23/18
Date





"Crusaders"
39,875 Sq. Ft.



Monument Sign with EMC Specifications

One (1) Monument Sign with a Full Color Electronic Message Center (EMC)
Illuminated with Internal White LED
Double Sided
Size: 5'-10" x 7'-3" (EMC: 1' x 7")
Main Sign Cabinet to have Photo Cell

(A) Main Sign Cabinet:
Extruded aluminum cabinet and retainers with 1/8" thick routed aluminum faces (countersunk screws on 1 side).

(B) Graphics:
Routed and backed with white acrylic, with 1/2" thick clear acrylic pushed thru. 3M translucent film applied to 1st surface.

(C) Full Color EMC
12mm Watchfire, see detailed specifications sheet.

(D) Masonry Base:
Masonry to match architecture by others. Address is 1/4" flat cut aluminum, stud mounted flush, painted white. Lemberg to supply center post and template for mason.

Installation Method:
4" x 4" (1/4" wall) square steel center post.
Sign & EMC to saddle mount center post.
Center post set in typical concrete footing, 4' below grade.
2 separate electrical circuits required.

Colors:
Paint Brush Aluminum (MP 41342SP)
3M Translucent Film, European Blue (3630-137)
3M Translucent Film, Digital Print (Crusaders Logo)
Paint Black, (satin finish)
Paint White, (satin finish)



SIGNS

4085 North 128th Street
Brookfield, WI 53005
p. 262-781-1500
www.LembergElectric.com

Client: C.D. Smith - Kennedy Middle School

Location: W160 N11836 Crusader Court

City: Germantown, Wisconsin 53022

Sales Representative: Brian Pritzkow

Project Manager:

Designer: Mark Mayzik

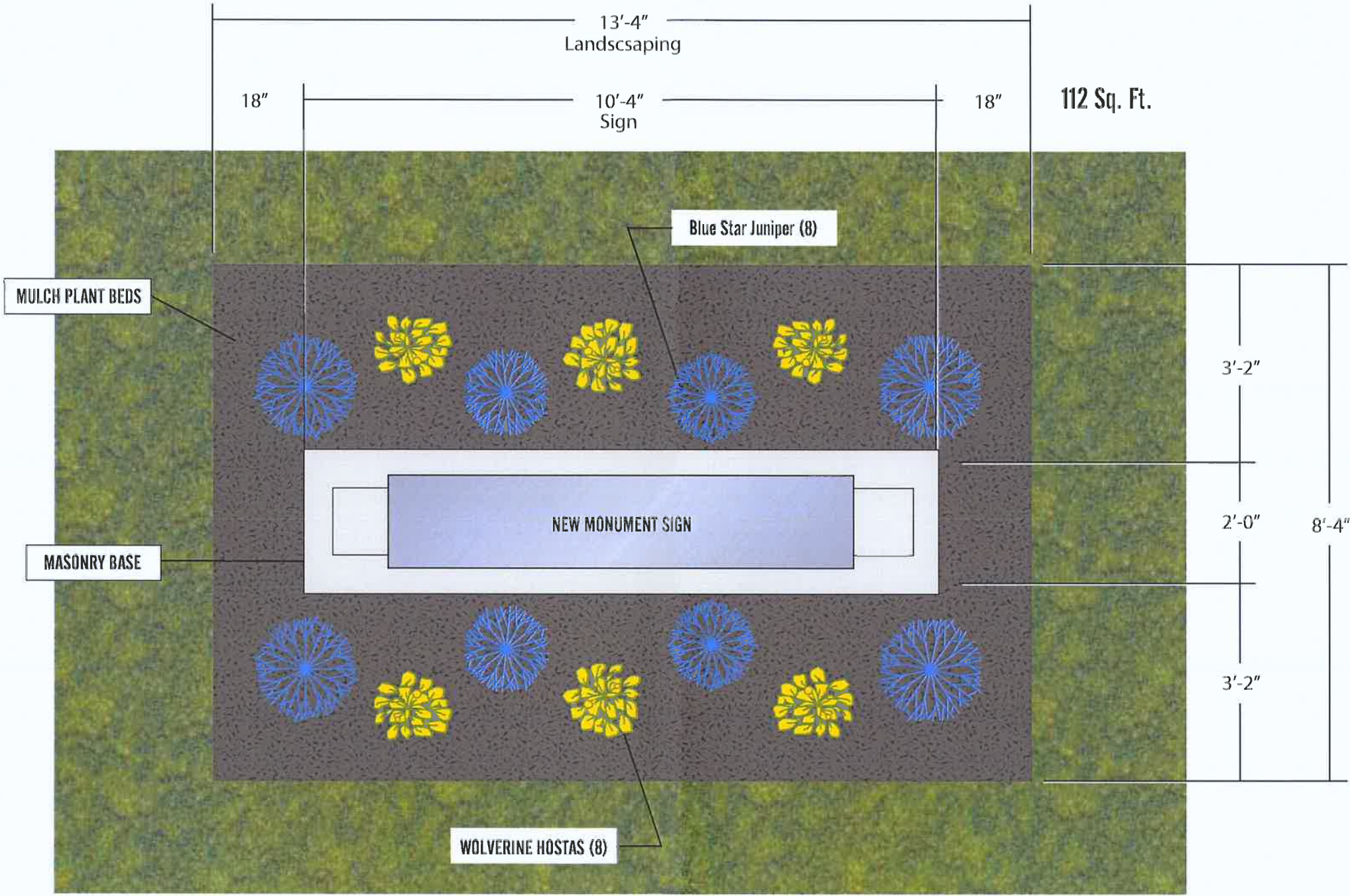
Scale: 1/2"=1'

Paper Size: 11x17

Signature / Date:

Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status
CD_Smith_Kennedy_MON_v01_r02_D

Date:
08-14-18



LANDSCAPE PLAN SCALE: 1/2"=1'



SIGNS

4085 North 128th Street
Brookfield, WI 53005
p. 262-781-1500
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Client: C.D. Smith - Kennedy Middle School

Location: W160 N11836 Crusader Court

City: Germantown, Wisconsin 53022

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Project Manager:

Designer: Mark Mayzik

Scale: N/A

Paper Size: 11x17

Signature / Date:

Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status
CD_Smith_Kennedy_LS_r00_D

Date:
08-22-18

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SITE PLAN REVIEW

9/24/18 Plan Commission Meeting

Wago Corporation

Village Planner Report

Germantown, Wisconsin

Summary

Abacus Architects, agent for the Wago Corporation, has submitted site and building plans for a 66-stall parking lot expansion for the existing manufacturing and office facility located at N120 W19129 Freistadt Road in the Germantown Industrial Park.

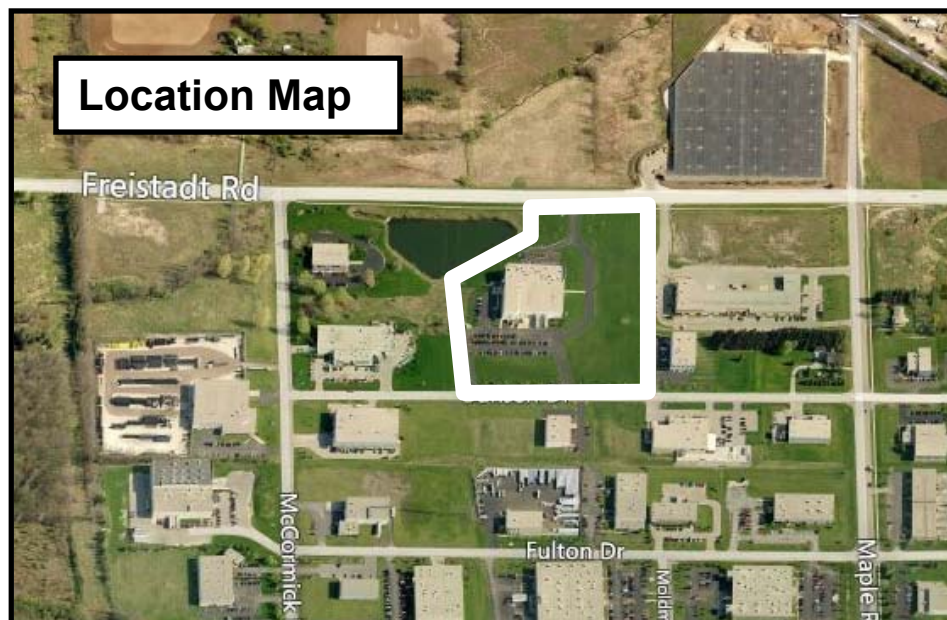
Property Location: N120 W19129 Freistadt Road

Property Owners: Wago Corporation
N120 W19129 Freistadt Road
Germantown, WI 53022

Applicant/Agent: Abacus Architects
1135 Michigan Avenue
Sheboygan, WI 53081

Current Zoning: M-1: Limited Industrial

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



Proposal

Abacus Architects, agent for the Wago Corporation, has submitted site and building plans for a 66-stall parking lot expansion for the existing manufacturing and office facility located at N120 W19129 Freistadt Road in the Germantown Industrial Park.

Wago Corporation is an international manufacturer of electronic, electrical and automation control products with its North American headquarters located at this facility in Germantown.

Access & Parking

As presented in the site development and building plans the parking expansion includes the following features:

- 66 parking stalls added to the existing 133 stalls for a total of 199 stalls (vs. the 196 stalls recommended under the Village's guidelines);
- 28,873 sqft of impervious area added to the existing 252,709 sqft for a total of 281,582 sqft (53.8%) leaving 46.2% of open space

Access to the site will continue with three (3) access driveways from Bunsen Drive to the south side of the property along with internal driveway connections linking the employee parking areas on the south to the executive and visitor parking area on the north side of the property.

Storm Water Management. Existing proposed on-site storm sewer and catch basins, roof drains and drainage swales will be used to convey run-off to the existing regional storm water basin located northwest of the Wago site. The Village Engineer confirms that there is adequate capacity in the regional basin to accommodate the proposed parking lot addition and impervious area expansion.

Landscaping. The detailed landscaping plan indicates that, in addition to re-locating several existing Maple, Hawthorne and Spruce trees around the expanded parking lot, a total of eight (8) Maple will be installed within the landscaped median areas in the parking lot.

Lighting. Additional and re-located external parking lot lighting will be provided for a total of the following:

- Seven (7) 60 LED pole-mounted cut-off fixtures mounted at 23' on decorative steel light poles located adjacent to the existing internal driveways and within the new parking area

Signage. No additional exterior signage is proposed.

Staff CommentVillage Planner/Zoning Administrator

The proposed parking lot expansion meets the M-1 Zoning District regulations including required setbacks, impervious area, and other bulk restrictions.

Fire/Police Department

No comment.

Engineering/Public Works

The Village Engineer indicates that in 2013 MMSD approved the Storm Water Management Plan (SWMP) that assumes 85% imperviousness for the tributary. The proposed parking lot addition meets the requirements of the SWMP for the existing pond (adequate capacity in the regional basin to accommodate the proposed parking lot addition and impervious area expansion).

There will be a significant amount of runoff traveling north off the parking lot. Additional erosion mat should be called for along the entire north side of the proposed parking lot. The erosion mat should extend from the parking lot to the edge of drive located further to the north.

An erosion control plan should be developed and submitted for engineering review, including the following:

- Temporary erosion control measures should be called out in the plan if stabilization requirements are not met prior to the onset of winter.
- The proposed silt fence should be “hooked” at the ends to prevent bypass flow.
- The plans are to be signed and stamped by a professional engineer.

There are two sections of sidewalk along Freistadt Road that Wago is responsible for removing and replacing as part of this project. The concrete slabs are located in Wago’s driveway that accesses Freistadt Road.

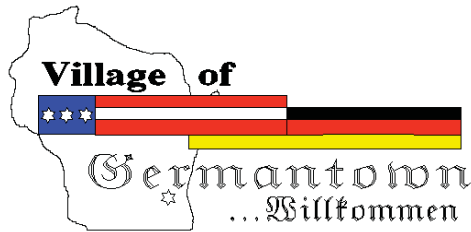
Inspection Services

No comment.

Village Planner Recommendation

APPROVE the proposed site development and building plans as proposed for the 66-stall parking lot expansion for the Wago Corporation facility located at N120 W19129 Freistadt Road subject to the following conditions:

1. This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the site development and building plan set dated September 4, 2018, lighting plan dated September 7, 2018 and landscape plan dated August 24, 2018 (revised) 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, screening, grading, and paving improvements shown on the approved site plans shall be installed as proposed prior to issuance of an occupancy permit 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 within one (1) year after issuance of the occupancy permit.
3. Due to the amount of anticipated runoff traveling north off the parking lot, the owner shall install an additional erosion mat along the entire north side of the proposed parking lot. The erosion mat must extend from the parking lot to the edge of drive located further to the north.
4. An erosion control plan shall be developed and submitted to the Village for engineering review prior to commencement of construction. Said plan shall include the following:
 - Temporary erosion control measures should be called out in the plan if stabilization requirements are not met prior to the onset of winter;
 - The proposed silt fence should be “hooked” at the ends to prevent bypass flow;
 - The plan shall be signed and stamped by a professional engineer.
5. The owner shall remove and replace two sections of sidewalk along Freistadt Road as part of this project. The concrete slabs are located in Wago’s driveway that accesses Freistadt Road.



Engineering Department Memorandum

To : Larry Ratayczak, Public Works Director
From : Eric Nitschke, Village Engineer
Date : September 20, 2018
Re : Development Review for September 24 Plan Commission

Larry,

Included you will find the review comments pertaining to the Plan Commission Agenda on September 24, 2018 from myself and staff for the following:

Wago Corporation, N120 W19129 Freistadt Road – Site Review to expand parking lot

1. Sanitary and Water comments
 - a. No comment
2. Highway comments
 - a. No comment
3. Engineering comments
 - a. In 2013 MMSD approved the Storm Water Management Plan (SWMP) that assumes 85% imperviousness for the tributary. The proposed parking lot addition meets the requirements of the SWMP for the existing pond.
 - b. There will be a significant amount of runoff traveling north off the parking lot. Additional erosion mat should be called for along the entire north side of the proposed parking lot. The erosion mat should extend from the parking lot to the edge of drive located further to the north.
 - c. An erosion control plan should be developed and submitted for engineering review.
 - i. Temporary erosion control measures should be called out in the plan if stabilization requirements are not met prior to the onset of winter.
 - ii. The proposed silt fence should be “hooked” at the ends to prevent bypass flow.
 - iii. The plans are to be signed and stamped by a professional engineer.
 - d. There are two sections of sidewalk along Freistadt Road that are to be removed and replaced as part of this project. The concrete slabs are located in Wago’s driveway that accesses Freistadt Road.



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

DATE

9-4-18

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

MATHEW WEISS
ABACUS ARCHITECTS, INC.
1135A MICHIGAN AVE.
SHERBOYGAN, WI 53081

Phone (920) 452-4444
E-Mail mweiss@abacusarchitects.net

PROPERTY OWNER

TOM MOELLER
WAGO CORPORATION
1120 W 19129 FREISTADT RD
GERMANTOWN, WI 53022

Phone (262) 255-6222
E-Mail tom.moeller@wago.com

2

PROPERTY ADDRESS

1120 W 19129 FREISTADT RD. GERMANTOWN, WI 53022

3

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

North Gehl Foods - Industrial.	South Mahuta Tool Corporation - Manufacturing	East Innovation Mold & Design - Manufacturing	West Mks Equipment - Manufacturing
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4

READ AND INITIAL THE FOLLOWING:

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

Mathew D. Weiss 9/30/18

Applicant

Date

Owner

Date

September 4, 2018

Attn: Jeff Retzlaff
N112 W17001 Mequon Road, P.O. Box 337
Germantown, WI 53022-0337

RE: Wago Parking Lot Expansion

To whom it may concern:

The following documents are enclosed in this submittal:

- Site Plan Review Application (not yet signed)
- Fee Payment (\$700)
- (17) Civil Site Plans (Demolition, Site, Grading, Utilities, Erosion Control, Details, and Land Use)
- (17) Site Landscape Plans

The site lighting and photometric plans will be provided at a later date.
The signed site plan review application will be provided at a later date.

Project Description:

Wago Corporation is looking to expand their parking areas to accommodate an additional 66 standard parking spaces. A swale along the east side of the parking lot will direct runoff from the east to the north, where an existing swale is. The runoff from this site ultimately is discharged to the regional stormwater facility located to the northwest of the property. This regional stormwater facility is owned and maintained by the Village. This facility is said to be designed with the maximum landscape surface ratio of the neighboring properties, which the proposed site is well below.

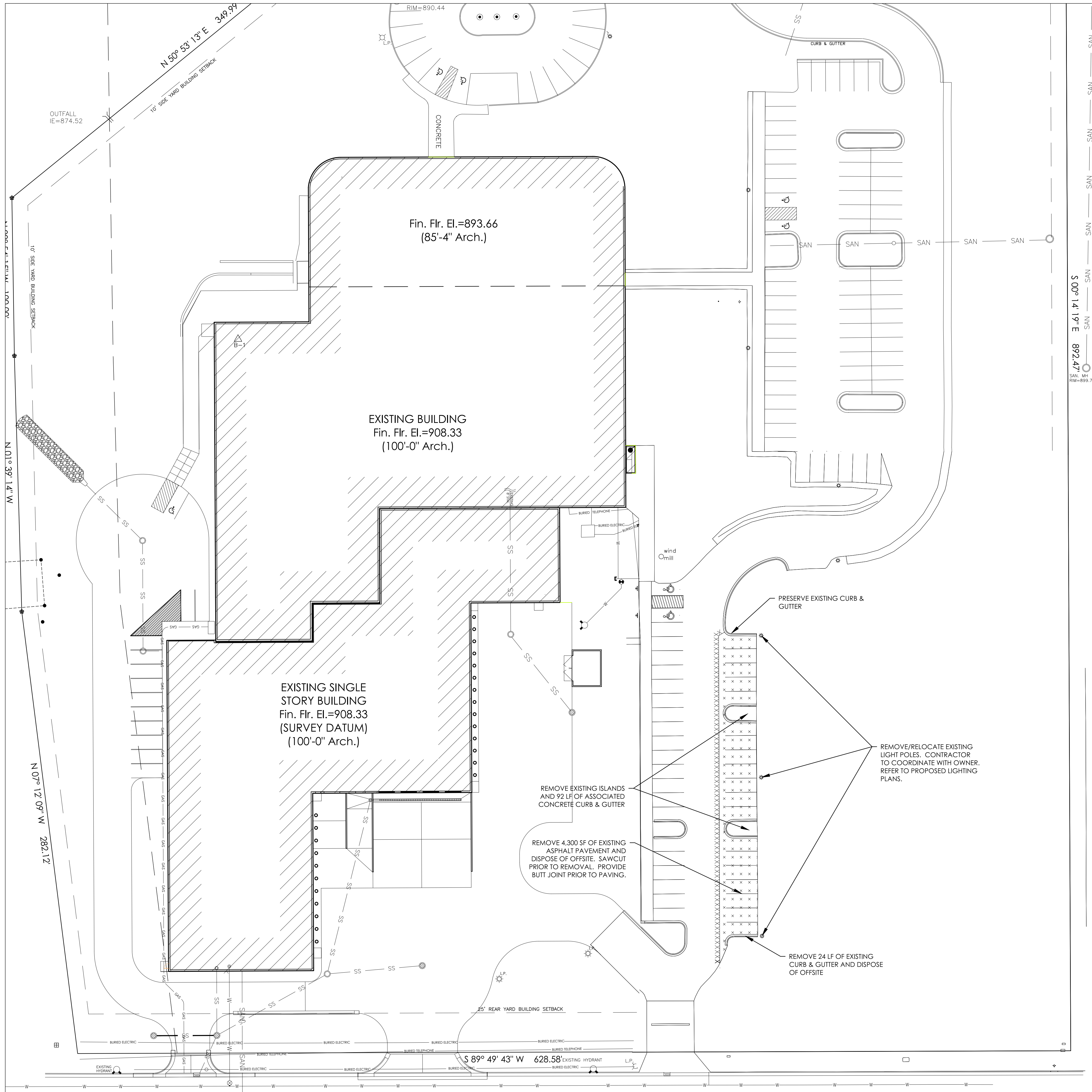
Lastly, the handicap parking stall requirement is met by the existing handicap stalls on site.

Please do not hesitate to contact me with any questions/concerns. Thank you.

Sincerely,

Mathew D. Weiss, EIT
Project Engineer
Abacus Architects, Inc.
(920) 234-2375
mweiss@abacusarchitects.net

P:\2018-CONTRACTS\2018-58 Wago Parking Lot Expansion\Phase - 2\Construction Documents\3.3 Site\SiteMP_2018-58.dwg



DEMOLITION LEGEND

XXXXXX

HATCH TYPE INDICATES PAVEMENT TO BE REMOVED AND DISPOSED OF OFFSITE

XXXXXXXXXX

LINE TYPE INDICATES FULL-DEPTH SAWCUT TO BE PERFORMED

ABACUS ARCHITECTS

NOTE TO BIDDERS

READERS SHALL REVIEW ALL DRAWINGS AND ALL SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK.

SEPTEMBER 4, 2018

PARKING LOT EXPANSION

WAGO CORPORATION

N120W19129 FREISTADT RD, GERMANTOWN, WI 53022

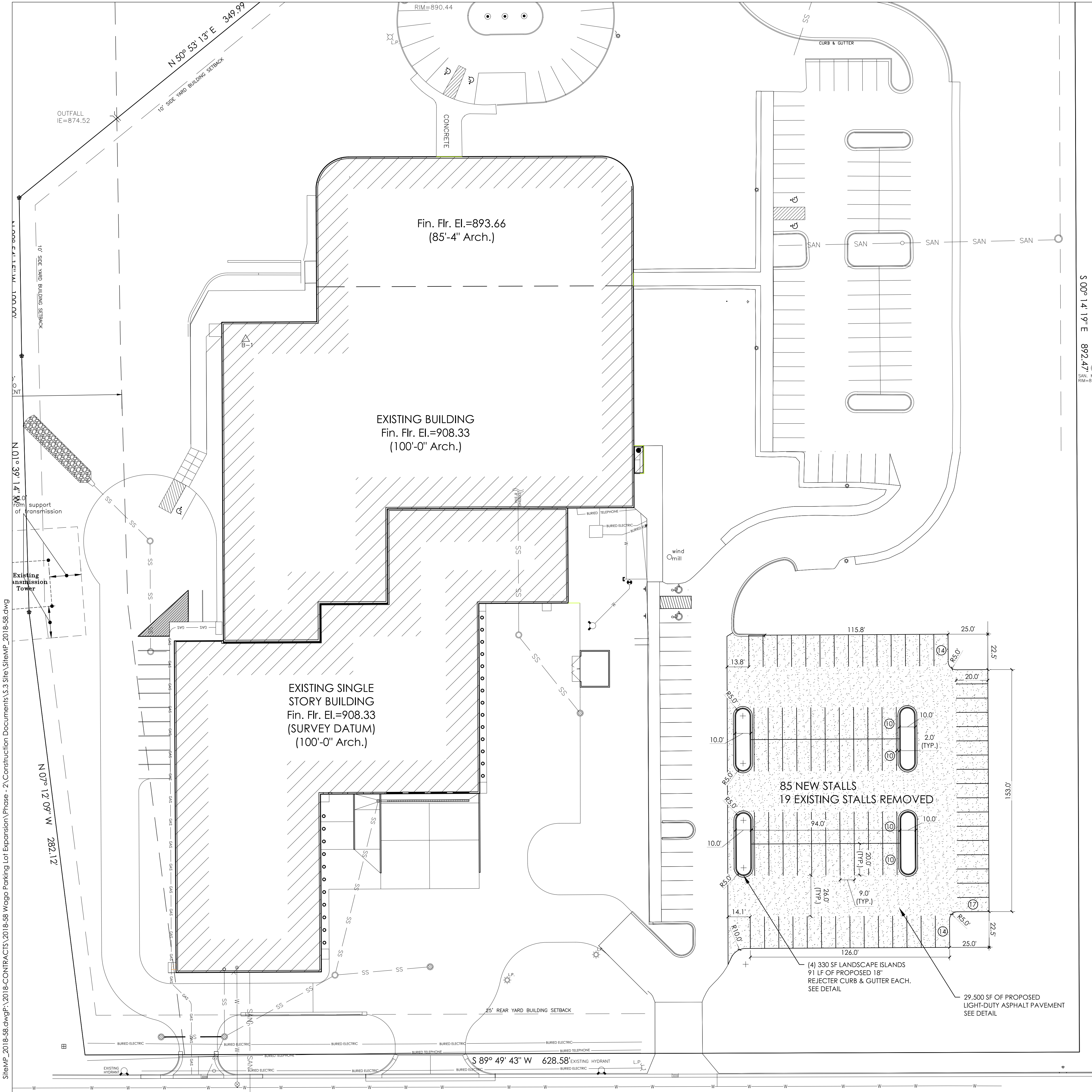
ABACUS ARCHITECTS INC., 1135A MICHIGAN AVENUE, SHEBOYGAN, WISCONSIN 53081 PH. 920-452-4444 FX. 920-452-9198

DRAWN BY: MDW

CHECKED BY: JRV

A 201

PROJ. NO. 2018-58



HATCH LEGEND

PROPOSED ASPHALT HATCH

PROPOSED CONCRETE HATCH

18" CURB & GUTTER SECTION

ASPHALT PAVEMENT CROSS SECTION

SITE PLAN
SCALE: 1"=30'

NOTE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND ALL SPECIFICATION
SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK
ON THEIR OWN WORK.

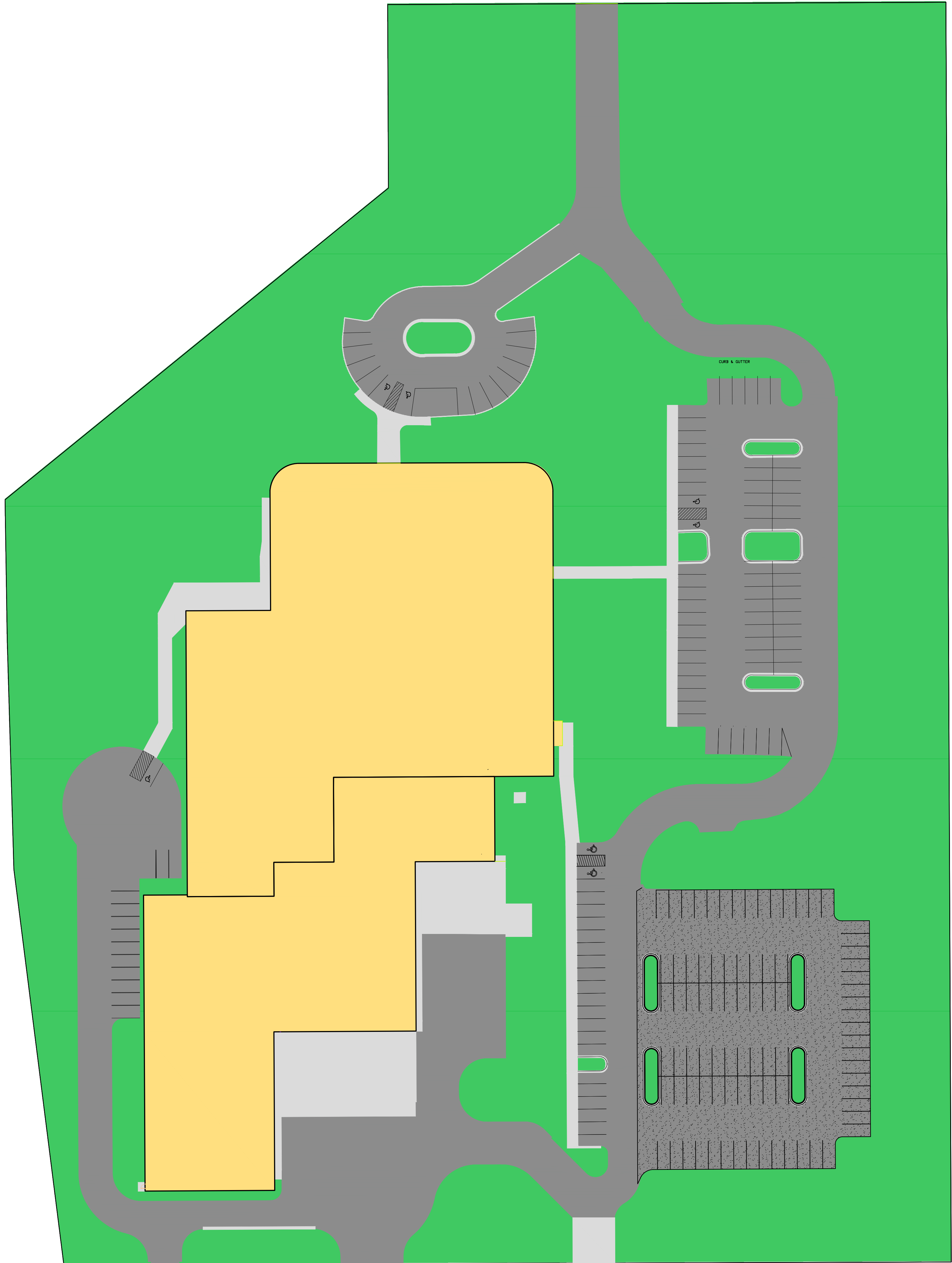
SEPTEMBER 4, 2018
PARKING LOT EXPANSION
WAGO CORPORATION
N120W19129 FREISTADT RD, GERMANTOWN, WI 53022
ABACUS ARCHITECTS INC., 1135A MICHIGAN AVENUE, SHEBOYGAN, WISCONSIN 53081 PH. 920-452-4444 FX. 920-452-9198

DRAWN BY: MDW
CHECKED BY: JRV

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PROJ. NO. 2018-58

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HATCH LEGEND

	EXISTING BUILDING
	EXISTING ASPHALT HATCH
	EXISTING CONCRETE HATCH
	EXISTING GREEN SPACE HATCH
	PROPOSED ASPHALT HATCH
	PROPOSED CONCRETE HATCH

SITE INFORMATION

TOTAL AREA	523,690 SQ. FT. (12.02 AC.)
EXISTING SITE:	
IMPERVIOUS	252,709 SQ. FT.
PERVIOUS	270,981 SQ. FT.
PROPOSED SITE:	
PROPOSED IMPERVIOUS	<u>28,873 SQ. FT.</u>
TOTAL	281,582 SQ. FT.

PROPERTY ZONED:	INDUSTRIAL
CONDITIONAL USE:	FACTORY

PARKING COUNTS

EXISTING STANDARD PARKING SPACES	133 SPACES
PROPOSED ADDITIONAL PARKING SPACES	<u>66 SPACES</u>
TOTAL PARKING SPACES	199 SPACES

NUMBER OF ADA PARKING STALLS REQUIRED:	6 (1 VAN ACCESSIBLE)
NUMBER OF ADA PARKING STALLS PROVIDED:	7 (7 VAN ACCESSIBLE)

LAND USE
SCALE: 1"=40'



NOTE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND ALL SPECIFICATION
SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK
ON THEIR OWN WORK.

SEPTEMBER 4, 2018

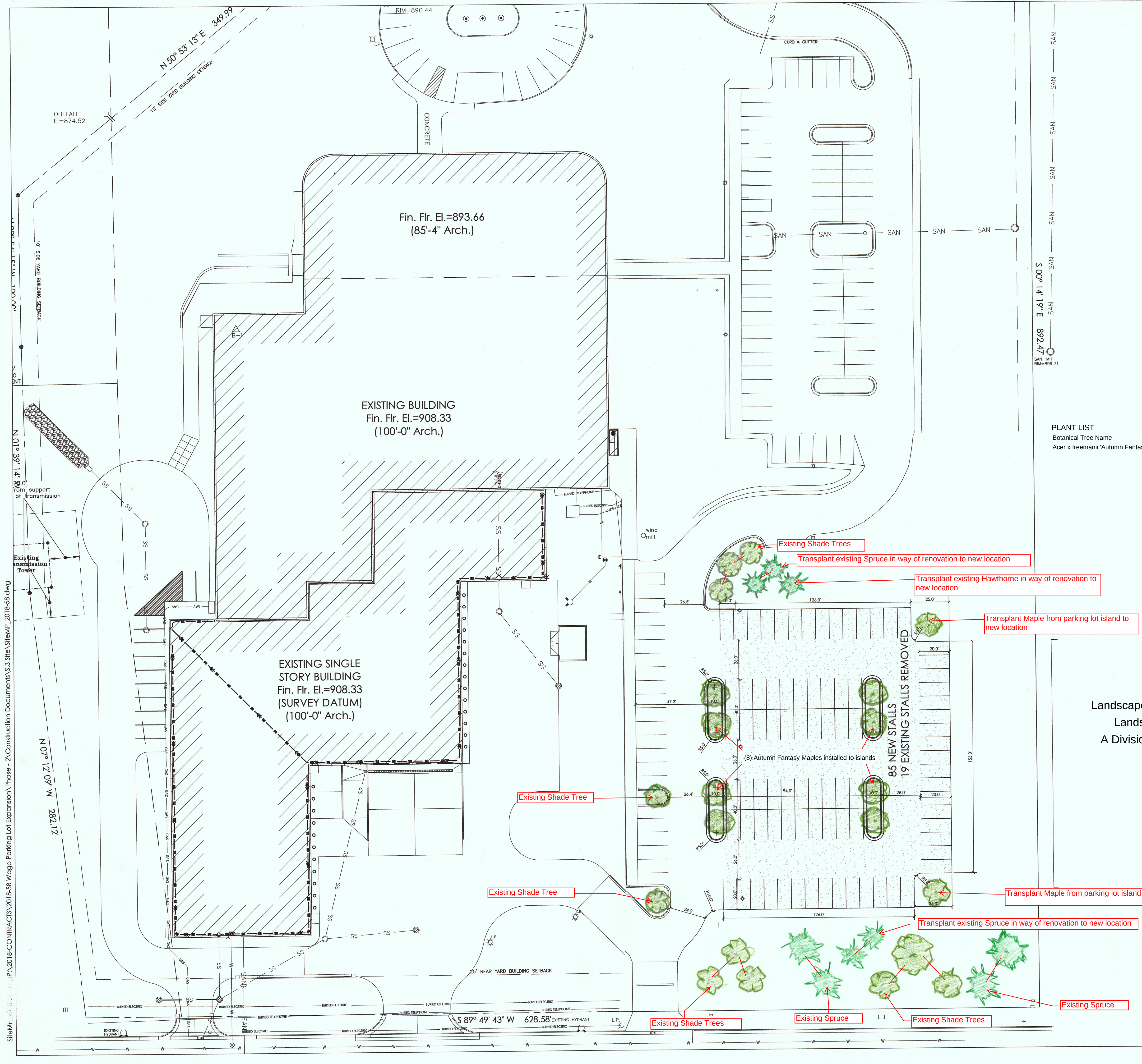
PARKING LOT EXPANSION
WAGO CORPORATION
N120W19129 FREISTADT RD, GERMANTOWN, WI 53022

ABACUS ARCHITECTS INC., 1135A MICHIGAN AVENUE, SHEBOYGAN, WISCONSIN 53081 PH. 920-452-4444 FX. 920-452-9198

DRAWN BY: MDW
CHECKED BY: JRV

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PROJ. NO. 2018-58



HATCH LEGEND

PROPOSED PAVEMENT HATCH

PROPOSED CONCRETE HATCH

PLANT LIST					
Botanical Tree Name	Common Name	QTY	Size	Remarks	
Acer x freemanii 'Autumn Fantasy'	Autumn Fantasy Maple	8	2 1/2"BB	All trees should have straight trunks and be matching within varieties.	

Landscape Overlay Completed By: Russ Wendland
Landscape Architect for Wendland Nursery
A Division of Wendland Landscape Services, Inc.
Germantown WI 53022

SITE PLAN
SCALE: 1"=30'



ABACUS
ARCHITECTS

NOTE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND ALL SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK.

August 24, 2018

PARKING LOT EXPANSION

WAGO CORPORATION

N120W19129 FREISTADT RD. GERMANTOWN, WI 53022

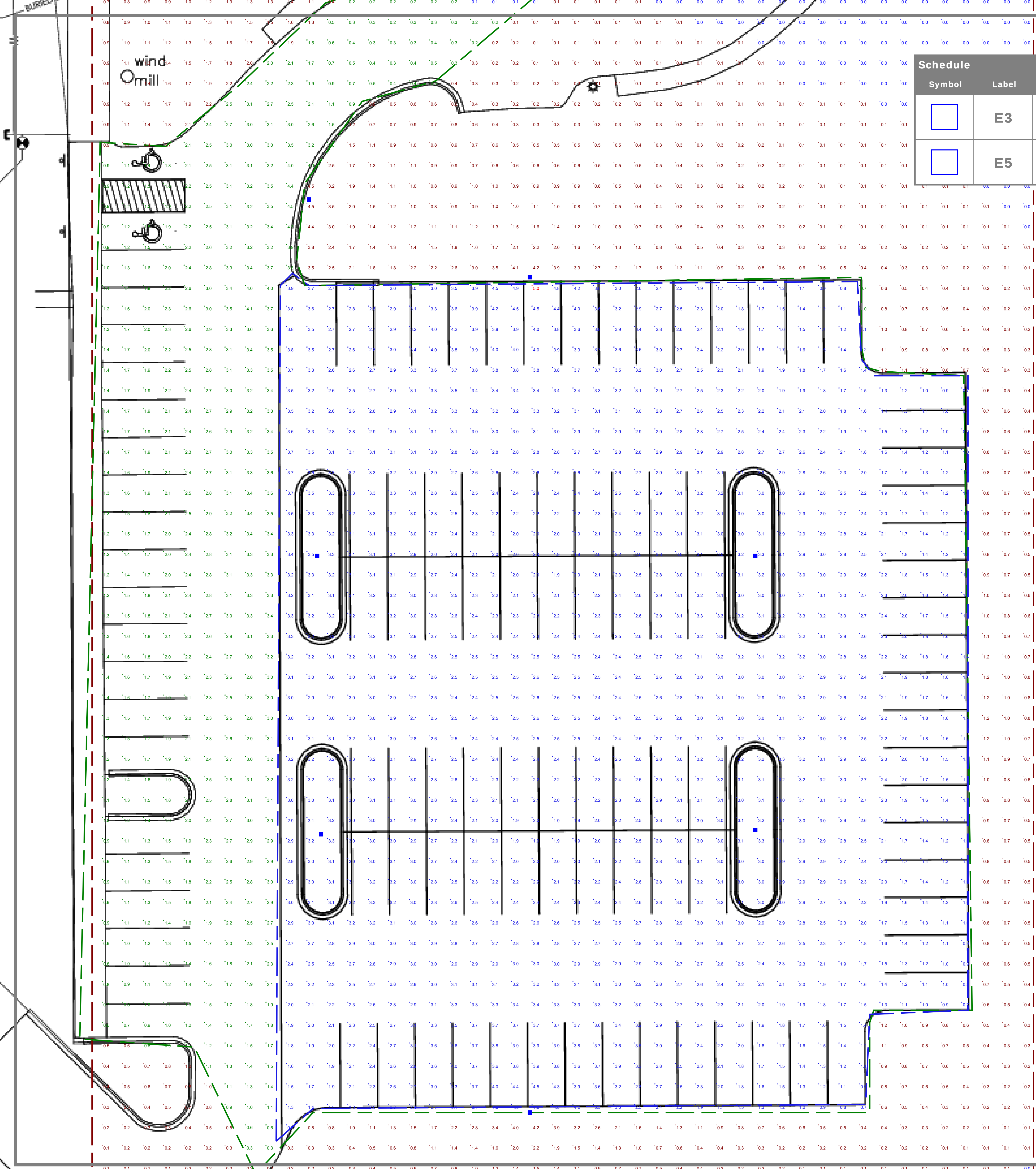
ABACUS ARCHITECTS INC., 1135A MICHIGAN AVENUE, SHEBOYGAN, WISCONSIN 53081 PH. 920-452-4444 FX. 920-452-9198

DRAWN BY: MDW

CHECKED BY: JRV

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202

PROJ. NO. 2018-58



Schedule

Symbol	Label	QTY	Manufacture r	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage
	E3	3	Lithonia Lighting	KAD LED 60C 1000 50K R3 MVOLT	KAD LED, 60 LED, 1 AMP MVOLT DRIVER, 5000K, TYPE 3 OPTICS.	LED	1	KAD_LED_60 C_1000_50K _R3_MVOLT.i es	20798	0.9	216
	E5	4	Lithonia Lighting	KAD LED 60C 1000 50K R5 MVOLT	KAD LED, 60 LED, 1 AMP MVOLT DRIVER, 5000K, TYPE 5 OPTICS.	LED	1	KAD_LED_60 C_1000_50K _R5_MVOLT.i es	22098	0.9	216

Statistics

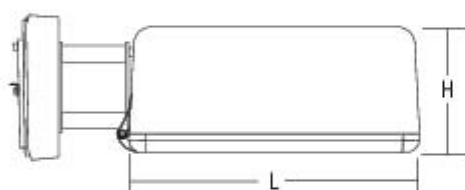
Description	Symbol	Avg	Max	Min	Max / Min	Avg / Min
Ground	+	1.5 fc	5.0 fc	0.0 fc	N/A	N/A
New Parking Area Only	✕	2.6 fc	5.0 fc	0.7 fc	7.1:1	3.7:1
Parking & Drive	✕	2.4 fc	5.0 fc	0.1 fc	50.0:1	24.0:1



Specifications

EPA: 1.2 ft²
(0.11 sq)
Length: 17-1/2"
(44.5 cm)
Width: 17-1/2"
(44.5 cm)
Height: 7-1/8"
(18.1 cm)
Weight
(max): 36 lbs.
(16.4 kg)

KAD LED
LED Area Luminaire



Casting
Number
Notes
Date

Use the Tab key to navigate over the page to view all interactive elements.

Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL* controls marked by a **shaded background**. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability!
- This luminaire is part of an A+ Certified solution for ROAM®2 or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a **shaded background**.

To learn more about A+, visit www.acuitybrands.com/aplus.

- See ordering tree for details.
- A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately. [Link to Roam](#); [Link to DTL DLL](#).



Ordering Information

EXAMPLE: KAD LED 40C 1000 40K R5 MVOLT SPD04 DDBXD

KAD LED	Series	LEDs	Wire connect	CUT	Distribution	Voltage	Mounting ¹
KAD LED	20C ¹	20 LEDs	530 530mA	30K 1000-4	R2 Type I	MVOLT ¹ 277 ¹	Shipped included SPDMAX ¹ Square pole universal mounting adaptor ¹ SPDMAX ¹ Round pole universal mounting adaptor ¹ SPD ¹ Square pole RPO ¹ Round pole WBD ¹ Wall bracket WWD ¹ Woodpole or wall
	30C ¹	30 LEDs	700 700 mA	40K 4000-4	R3 Type II	120 ¹ 347 ¹²	04 4' arm 06 6' arm 09 9' arm ⁴
	40C	40 LEDs	1000 1000 mA	50K 5000-4	R4 Type IV	208 ¹³ 480 ¹³	DA012WB Degree arm (wall) 12 12' arm ¹
	60C	60 LEDs			R5 Type V	240 ¹³	10A Max arm extend Enter

Options	Shipped separately ²	Finish (standard)
Shipped included PERS ¹ NEAR two-lock fire-wire escape only (no controls) ^{1,10} PEBY ¹ Seven-wire escape only (no controls) ^{1,10} SF Single face (120, 277, 347V) ¹ DF Double face (120, 240, 480V) ¹ PR 0-1 level, motion/ambient sensor, 0-15 mounting height, ambient sensor enabled at 36" ^{10,11,12} PRN 0-1 level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 36" ^{10,11,12}	PR1RCV 0-1 level, motion/ambient sensor, 0-15 mounting height, ambient sensor enabled at 36" ^{10,11,12} PRN1RCV 0-1 level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 36" ^{10,11,12} BL30 0-1 level switched dimming, 30% ^{10,12} BL50 0-1 level switched dimming, 50% ^{10,12}	PMTDDB Rot right, dim fill down ¹⁰ PMT5D3 Rot right, dim 30% ^{10,12} PMT6D3 Rot right, dim 60% ^{10,12} PMT7D3 Rot right, dim 70% ^{10,12} H5 Horizontal shield ¹⁰
	VG Veneer guard	DDBX Dark bronze DBLX Black DNAX Natural aluminum DWBK White
		DDBTD Textured dark bronze DBLTD Textured black DNATD Textured natural aluminum DWBWD Textured white



KAD LED LED Area Luminaire



Catalog Number KAD LED 60C 1000 50K R3 MVOLT
KAD LED 60C 1000 50K R5 Mvolt

Notes Wago Parking Lot add

Type E3 & E5

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

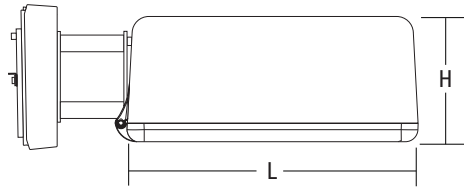
EPA: 1.2 ft²
(0.11 m²)

Length: 17-1/2"
(44.5 cm)

Width: 17-1/2"
(44.5 cm)

Height: 7-1/8"
(18.1 cm)

Weight (max): 36 lbs.
(16.4 kg)



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a **shaded background**. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability¹
- This luminaire is part of an A+ Certified solution for ROAM®2 or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a **shaded background**¹

To learn more about A+, visit www.acuitybrands.com/aplus.

- See ordering tree for details.
- A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: KAD LED 40C 1000 40K R5 MVOLT SPD04 DDBXD

KAD LED	Series	LEDs	Drive current	CCT	Distribution	Voltage	Mounting ³
KAD LED	20C ¹	20 LEDs	530 530 mA ¹	30K 3000 K	R2 Type II	MVOLT ² 277 ³	Shipped included
	30C ¹	30 LEDs	700 700 mA	40K 4000 K	R3 Type III	120 ³ 347 ^{1,2}	SPUMBAK___ Square pole universal mounting adaptor ⁵
	40C	40 LEDs	1000 1000 mA	50K 5000 K	R4 Type IV	208 ^{2,3} 480 ^{1,2}	RPUMBAK___ Round pole universal mounting adaptor ⁵
	60C	60 LEDs			R5 Type V	240 ^{2,3}	SPD___ Square pole
							RPD___ Round pole
							WBD___ Wall bracket
							WWD___ Wood pole or wall

Shipped separately

DAD12P Degree arm (pole)

DAD12WB Degree arm (wall)

KMA Mast arm external fitter

Options

Finish (required)

Shipped installed

PER5 NEMA twist-lock five-wire receptacle only (no controls)^{6,7,8}

PER7 Seven-wire receptacle only (no controls)^{6,7,8}

SF Single fuse (120, 277, 347V)³

DF Double fuse (208, 240, 480V)³

PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc^{2,9,10,11,12}

PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc^{2,9,10,11,12}

PIR1FC3V Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc^{2,9,10,11,12}

PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc^{2,9,10,11,12}

BL30 Bi-level switched dimming, 30%^{2,8,9,10}

BL50 Bi-level switched dimming, 50%^{2,8,9,10}

PNMTDD3 Part night, dim till dawn^{2,10,15}

PNMT5D3 Part night, dim 5 hrs^{2,10,15}

PNMT6D3 Part night, dim 6 hrs^{2,10,15}

PNMT7D3 Part night, dim 7 hrs^{2,10,15}

HS Houseside shield¹⁶

Shipped separately¹⁶

WG Wire guard

DDBXD Dark bronze

DBLXD Black

DNAXD Natural aluminum

DWHXD White

DBTDXD Textured dark bronze

DBLBDX Textured black

DNATXD Textured natural aluminum

DWHGXD Textured white



One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com
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KAD-LED
Rev. 07/18/18

Ordering Information

Stock configurations are offered for shorter lead times:

Standard Part Number	Stock Part Number
KAD LED 30C 1000 40K R3 MVOLT PUMBAK09 DDBXD*	KADL 30C 40K R3
KAD LED 30C 1000 40K R5 MVOLT PUMBAK09 DDBXD*	KADL 30C 40K R5
KAD LED 40C 1000 40K R3 MVOLT PUMBAK09 DDBXD*	KADL 40C 40K R3
KAD LED 40C 1000 40K R5 MVOLT PUMBAK09 DDBXD*	KADL 40C 40K R5
KAD LED 30C 1000 40K R3 MVOLT PUMBAK09 PIRH DDBXD*	KADL 30C 40K R3 PIRH
KAD LED 30C 1000 40K R5 MVOLT PUMBAK09 PIRH DDBXD*	KADL 30C 40K R5 PIRH
KAD LED 40C 1000 40K R3 MVOLT PUMBAK09 PIRH DDBXD*	KADL 40C 40K R3 PIRH
KAD LED 40C 1000 40K R5 MVOLT PUMBAK09 PIRH DDBXD*	KADL 40C 40K R5 PIRH

*PUMBAK is not standard nomenclature.

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ¹⁷
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ¹⁷
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ¹⁷
DSHORT SBK U	Shorting cap ¹⁷
KADLEDHS 20C U	Houseside shield for 20 LED unit
KADLEDHS 30C U	Houseside shield for 30 LED unit
KADLEDHS 40C U	Houseside shield for 40 LED unit
KADLEDHS 60C U	Houseside shield for 60 LED unit
KMA DDBXD U	Mast arm adapter (specify finish)
KADWG U	Wire guard accessory
PUMBAK DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish)

For more control options, visit [DTL](#) and [ROAM](#) online.

*Round pole top must be 3.25" O.D. minimum.

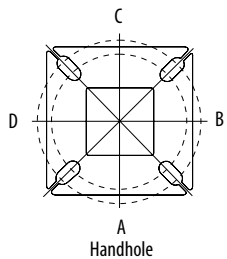
NOTES

- 20C or 30C LED are not available with 530 Drive Current and 347V or 480V
- Any PIRx with BL30, BL50 or PNMT, is not available with 208V, 240V, 347V, 480V or MVOLT. It is only available in 120V or 277V specified
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- 9" or 12" arm is required when two or more luminaires are oriented on a 90° drilling pattern.
- Available as a separate combination accessory: PUMBAK (finish) U.
- Mounting must be restricted to ±45° from horizontal aim per ANSI C136.10-2010. Not available with motion sensor.
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. Shorting cap included.
- If ROAM[®] node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR. Node with integral dimming. Shorting cap included.
- PIR and PIR1FC3V specify the [SensorSwitch SBGR-10-ODP](#) control; PIRH and PIRH1FC3V specify the [SensorSwitch SBGR-6-ODP](#) control; see [Outdoor Control Technical Guide](#) for details. Dimming driver standard. Not available with PER5 or PER7.
- Maximum ambient temperature with 347V or 480V is 30°C.
- Reference Motion Sensor table.
- Reference PER table on page 3 to see functionality.
- Requires an additional switched circuit with same phase as main luminaire power. Supply circuit and control circuit are required to be in the same phase.
- Dimming driver standard. MVOLT only. Not available with 347V, 480V, PER5, PER7 or PNMT options.
- Dimming driver standard. MVOLT only. Not available with 347V, 480V, PER5, PER7, BL30 or BL50.
- Also available as a separate accessory; see Accessories information.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.

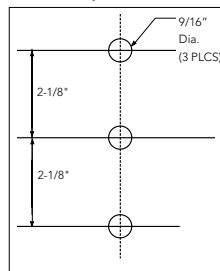
Drilling

Template #5

HANDHOLE ORIENTATION



Top of Pole



Tenon Mounting Slipfitter**

Tenon O.D.	Single Unit	2 at 180°	2 at 90° †	3 at 120°	3 at 90° †	4 at 90° †
2-3/8"	T20-190	T20-280	T20-290	T20-320 †	T20-390	T20-490
2-7/8"	T25-190	T25-280	T25-290	T25-320	T25-390	T25-490
4"	T35-190	T35-280	T35-290	T35-320	T35-390	T35-490

** For round pole mounting (RPDXX) only. † Requires 9" or 12" arm.

Pole drilling nomenclature: # of heads at degree from handhole (default side A)				
DM19	DM28	DM29	DM39	DM49
1 @ 90°	2 @ 280°	2 @ 90°	3 @ 90°	4 @ 90°
Side B	Side B & D	Side B & C	Side B, C, & D	Sides A, B, C, D

Note: Review luminaire spec sheet for specific nomenclature

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
20C	530 mA	35W	R2	4,140	1	0	1	118	4,446	1	0	1	127	4,473	1	0	1	128
			R3	4,123	1	0	1	118	4,427	1	0	1	126	4,455	1	0	1	127
			R4	4,128	1	0	1	118	4,433	1	0	1	127	4,460	1	0	1	127
			R5	4,381	2	0	1	125	4,704	3	0	1	134	4,734	3	0	1	135
	700 mA	45W	R2	5,271	1	0	1	117	5,660	1	0	1	126	5,696	1	0	2	127
			R3	5,250	1	0	2	117	5,637	1	0	2	125	5,672	1	0	2	126
			R4	5,256	1	0	2	117	5,644	1	0	2	125	5,679	1	0	2	126
			R5	5,578	3	0	1	124	5,990	3	0	1	133	6,027	3	0	1	134
	1000 mA	73W	R2	7,344	1	0	2	101	7,886	2	0	2	108	7,935	2	0	2	109
			R3	7,314	1	0	2	100	7,854	1	0	2	108	7,903	1	0	2	108
			R4	7,322	1	0	2	100	7,863	1	0	2	108	7,912	1	0	2	108
			R5	7,771	3	0	1	106	8,345	3	0	1	114	8,397	3	0	1	115
30C	530 mA	53W	R2	6,166	1	0	2	116	6,621	1	0	2	125	6,663	1	0	2	126
			R3	6,141	1	0	2	116	6,594	1	0	2	124	6,635	1	0	2	125
			R4	6,148	1	0	2	116	6,602	1	0	2	125	6,643	1	0	2	125
			R5	6,525	3	0	1	123	7,006	3	0	1	132	7,050	3	0	1	133
	700 mA	69W	R2	7,817	2	0	2	113	8,395	2	0	2	122	8,447	2	0	2	122
			R3	7,785	1	0	2	113	8,360	2	0	2	121	8,412	2	0	2	122
			R4	7,794	1	0	2	113	8,370	1	0	2	121	8,422	1	0	2	122
			R5	8,272	3	0	2	120	8,883	3	0	2	129	8,938	3	0	2	130
	1000 mA	108W	R2	10,755	2	0	2	100	11,549	2	0	2	107	11,621	2	0	2	108
			R3	10,711	2	0	2	99	11,502	2	0	2	106	11,574	2	0	2	107
			R4	10,724	2	0	2	99	11,515	2	0	2	107	11,587	2	0	2	107
			R5	11,381	3	0	2	105	12,221	4	0	2	113	12,297	4	0	2	114
40C	530 mA	71W	R2	8,156	2	0	2	115	8,758	2	0	2	123	8,812	2	0	2	124
			R3	8,122	2	0	2	114	8,722	2	0	2	123	8,776	2	0	2	124
			R4	8,132	1	0	2	115	8,732	1	0	2	123	8,786	1	0	2	124
			R5	8,630	3	0	2	122	9,267	3	0	2	131	9,325	3	0	2	131
	700 mA	94W	R2	10,286	2	0	2	109	11,045	2	0	2	118	11,114	2	0	2	118
			R3	10,244	2	0	2	109	11,000	2	0	2	117	11,069	2	0	2	118
			R4	10,256	2	0	2	109	11,013	2	0	2	117	11,081	2	0	2	118
			R5	10,884	3	0	2	116	11,688	4	0	2	124	11,761	4	0	2	125
	1000 mA	141W	R2	13,923	2	0	2	99	14,951	2	0	2	106	15,045	2	0	2	107
			R3	13,866	2	0	3	98	14,890	2	0	3	106	14,983	2	0	3	106
			R4	13,882	2	0	3	98	14,907	2	0	3	106	15,000	2	0	3	106
			R5	14,733	4	0	2	104	15,821	4	0	2	112	15,920	4	0	2	113
60C	530 mA	103W	R2	11,996	2	0	2	116	12,882	2	0	2	125	12,963	2	0	2	126
			R3	11,947	2	0	2	116	12,829	2	0	2	125	12,909	2	0	2	125
			R4	11,961	2	0	2	116	12,844	2	0	2	125	12,925	2	0	2	125
			R5	12,694	4	0	2	123	13,632	4	0	2	132	13,717	4	0	2	133
	700 mA	137W	R2	14,927	2	0	2	109	16,029	3	0	3	117	16,130	3	0	3	118
			R3	14,866	2	0	3	109	15,964	2	0	3	117	16,063	2	0	3	117
			R4	14,884	2	0	2	109	15,982	2	0	3	117	16,082	2	0	3	117
			R5	15,796	4	0	2	115	16,962	4	0	2	124	17,068	4	0	2	125
	1000 mA	216W	R2	19,328	3	0	3	89	20,754	3	0	3	96	20,884	3	0	3	97
			R3	19,248	3	0	3	89	20,669	3	0	4	96	20,799	3	0	4	96
			R4	19,271	3	0	3	89	20,693	3	0	4	96	20,823	3	0	4	96
			R5	20,452	4	0	2	95	21,962	4	0	2	102	22,099	4	0	2	102

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.99

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **KAD LED** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	KAD LED 60C 1000			
	1.0	0.91	0.86	0.76
	KAD LED 40C 1000			
	1.0	0.93	0.88	0.79
	KAD LED 60C 700			
	1.0	0.98	0.97	0.94

Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use with Inline Dusk to Dawn or timer.

PER Table

Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)		
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✓	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	✗	✓	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion (ROAM on/off only)	✗	⚠	Wires Capped inside fixture	⚠	Wires Capped inside fixture	Wires Capped inside fixture
Future-proof*	✗	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture
Future-proof* with Motion	✗	⚠	Wires Capped inside fixture	✓	Wires Capped inside fixture	Wires Capped inside fixture



*Future-proof means: Ability to change controls in the future.

Electrical Load

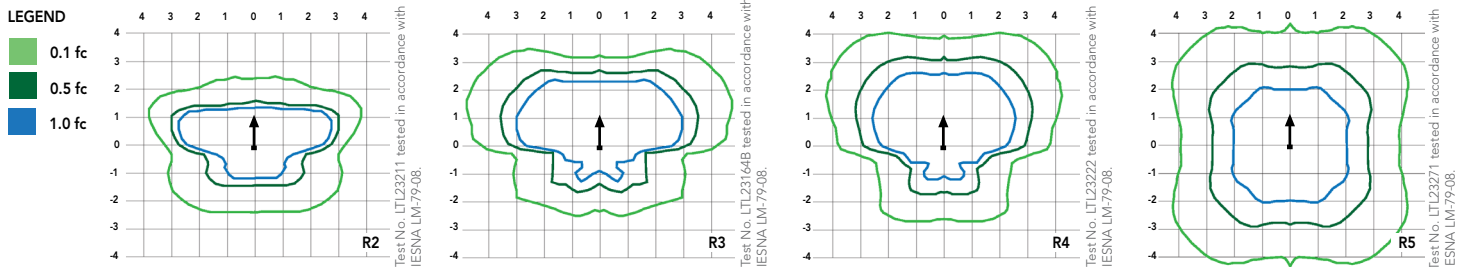
Number of LEDs	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
20	530	35	0.30	0.18	0.16	0.15	-	-
	700	45	0.39	0.23	0.20	0.18	0.15	0.12
	1000	73	0.61	0.35	0.31	0.27	0.22	0.17
30	530	53	0.44	0.26	0.23	0.20	-	-
	700	69	0.58	0.34	0.29	0.26	0.21	0.16
	1000	108	0.90	0.52	0.46	0.40	0.32	0.24
40	530	71	0.60	0.35	0.32	0.29	0.21	0.16
	700	94	0.79	0.46	0.41	0.36	0.27	0.20
	1000	141	1.18	0.68	0.59	0.52	0.42	0.30
60	530	103	0.87	0.50	0.44	0.39	0.29	0.22
	700	137	1.15	0.66	0.58	0.51	0.40	0.29
	1000	216	1.81	1.04	0.92	0.81	0.63	0.47

NOTE: All ratings in this table are for a nominal system operated at 25°C ambient temperature. Current and power specifications in this table do not include branch circuit derating specified in the National Electrical Code. Please observe all applicable electrical codes and ratings.

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [KAD LED homepage](#).

Isofootcandle plots for the KAD LED 60C 1000 40K. Distances are in units of mounting height (20').





FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings and long life of the KAD LED area luminaire make it a reliable choice for illuminating streets, walkways, parking lots, and surrounding areas.

CONSTRUCTION

Single-piece die-cast, aluminum housing with contoured edges has a 0.12" nominal wall thickness. Die-cast door frame has an impact-resistant, tempered glass lens that is fully gasketed with one piece tubular silicone.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS

Precision-molded refractive acrylic lenses are available in four distributions. Light engines are available in standard 4000K, 3000K or 5000K (70 CRI) configurations.

ELECTRICAL

Light engine consists of high-efficacy LEDs mounted to a metal-core circuit board and aluminum heat sink, ensuring optimal thermal management and long life. Class 1 electronic driver has a power factor >90%, THD <20%, and has an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

Included universal mounting block and extruded aluminum arm facilitate quick and easy installation using nearly any existing drilling pattern. Stainless steel bolts fasten the luminaire to the mounting block securing it to poles or walls. The KAD LED can withstand up to a 1.5 G vibration load rating per ANSI C136.31. The KAD LED also utilizes the standard K-Series (Template #5) for pole drilling.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



SITE PLAN & SIGN REVIEW

9/24/18 Plan Commission Meeting

McMahon & Assoc. / Cousins-Legacy Subs LLC

Village Planner Report

Germantown, Wisconsin

Summary

Sam Tijan, McMahon Associates, Inc., agent for Legacy Subs LLC, property owner, is requesting approval for site development and building plans for exterior renovations and a replacement wall sign for the existing Cousins restaurant located at N96 W15630 County Line Road.

Location: N96 W15630 County Line Road

Agent/

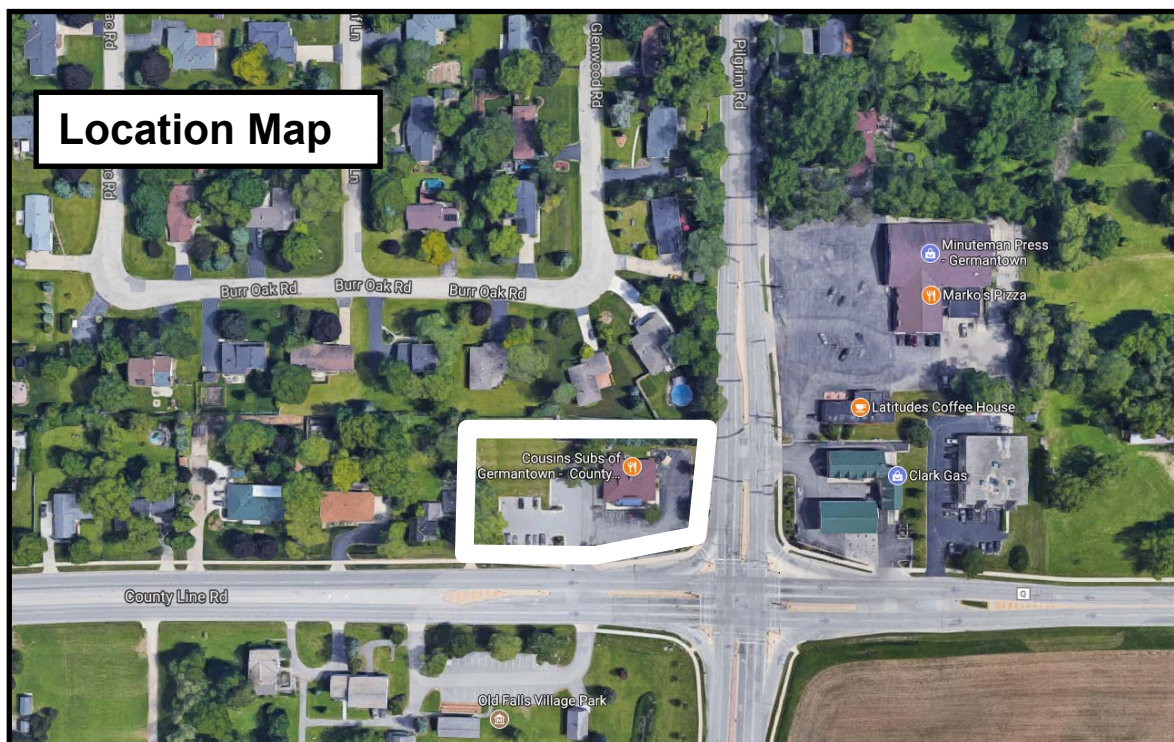
Property Owner:

Sam Tijan
McMahon Assoc.
1445 McMahon Drive
Neenah, WI

Nick Gierach
Legacy Subs LLC
N96 W15630 County Line Road
Germantown, WI

Existing Zoning: B-3: General Business

Adjacent Land Uses		Zoning
North	Residential	Rs-6
South	Residential/Institutional	(Menomonee Falls)
East	Business	B-1
West	Residential	Rs-4



Proposal

Sam Tijan, McMahon Associates, Inc., agent for Legacy Subs LLC, property owner, is requesting approval for site development and building plans for exterior renovations and a replacement wall sign for the existing Cousins restaurant located at N96 W15630 County Line Road:

The exterior remodeling includes:

- Remove existing “greenhouse” window/roof feature @ south elevation
- Install new “prototype” wall tile façade @ south elevation w/ 3’x6’ additions at west & east end of new facade
- Re-paint exterior wall finishes

Interior remodeling will also be done in the customer service, kitchen, and dining/seating areas of the restaurant.

Access & Parking. No new or revised access or parking is proposed or required.

Storm Water Management. No changes to the existing storm water management system is proposed or required.

Landscaping & Buffering. No new or additional landscaping is proposed or required.

Lighting. Exterior lighting of the site was recently upgraded with LED fixtures on the existing light poles (see June 4, 2018 Zoning Permit approval letter). No further changes to exterior lighting are proposed.

Signage

The existing wall-mounted sign on the south elevation will be replaced with the following:

- 3’ x 13’1” (40 sqft) wall-mounted, internally-illuminated channel letters mounted on a raceway located on the south elevation facing the parking lot and County Line Road

Staff Comments**Community Development: Planning & Zoning**

Pursuant to Section 17.49 of the Zoning Code, the PC serves as the Village's Architectural Review Board and responsible for enforcing the principles set forth under 17.49(3) concerning design and exterior appearance. County Line Road is not a “Germanic Theme” corridor as are portions of Mequon Road and Main Street. The contemporary design and exterior appearance can be approved or modified to satisfy the architectural and appearance requirements under 17.49 as deemed appropriate by the Plan Commission.

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 (40 sqft proposed vs. the maximum allowance of 90 sqft for 60 feet of building frontage).

Inspection Services has indicated that the submission of state-approved plans will be required prior to issuing a building permit along with the required \$20,000 occupancy bond.

Village Planner/Zoning Administrator

The proposed building addition and façade renovation meets the B-3 Zoning District regulations including required setbacks, impervious area, and other bulk restrictions.

Fire/Police Department

No comment.

Engineering/Public Works

Sanitary comments:

1. The owner/operator shall coordinate with the Village's Building Inspector to verify that the existing or new grease trap(s) comply with current code requirements and specifications prior to issuance of a building permit. Any required work to upgrade or replace said grease trap(s) shall be completed prior to issuance of final occupancy and/or refund of the occupancy bond;
2. The owner/operator shall coordinate with the Village's Wastewater Utility to ensure the existing sampling manhole complies with current code requirements and specifications prior to issuance of a building permit. Any required work to upgrade or replace said grease trap(s) shall be completed prior to issuance of final occupancy and/or refund of the occupancy bond.

Village Planner Recommendation:
Site Development & Building Plans

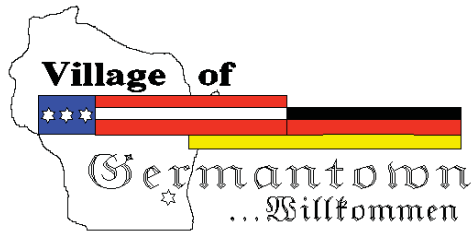
APPROVE the site and building plans for the proposed building renovations for the Cousin's restaurant located at N96 W15630 County Line Road subject to the following conditions:

1. This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the architectural and engineering plans dated August 28, 2018, unless superseded by subsequent plan sheets approved by the Village Planner pursuant to revisions required herein and/or by the Plan Commission.
2. State approved plans and a \$20,000 occupancy bond are required by Inspection Services as part of the building permit application.
3. The owner/operator shall coordinate with the Village's Building Inspector to verify that the existing or new grease trap(s) comply with current code requirements and specifications prior to issuance of a building permit. Any required work to upgrade or replace said grease trap(s) shall be completed prior to issuance of final occupancy and/or refund of the occupancy bond;
4. The owner/operator shall coordinate with the Village's Wastewater Utility to ensure the existing sampling manhole complies with current code requirements and specifications prior to issuance of a building permit. Any required work to upgrade or replace said grease trap(s) shall be completed prior to issuance of final occupancy and/or refund of the occupancy bond.

Village Planner Recommendation:*Sign Review*

APPROVE the proposed replacement wall sign for the Cousins restaurant located at N96 W15630 County Line Road subject to the following conditions:

1. A separate electrical permit shall be obtained from Inspection Services prior to installation.



Engineering Department Memorandum

To : Larry Ratayczak, Public Works Director
From : Eric Nitschke, Village Engineer
Date : September 20, 2018
Re : Development Review for September 24 Plan Commission

Larry,

Included you will find the review comments pertaining to the Plan Commission Agenda on September 24, 2018 from myself and staff for the following:

Wago Corporation, N120 W19129 Freistadt Road – Site Review to expand parking lot

1. Sanitary and Water comments
 - a. No comment
2. Highway comments
 - a. No comment
3. Engineering comments
 - a. In 2013 MMSD approved the Storm Water Management Plan (SWMP) that assumes 85% imperviousness for the tributary. The proposed parking lot addition meets the requirements of the SWMP for the existing pond.
 - b. There will be a significant amount of runoff traveling north off the parking lot. Additional erosion mat should be called for along the entire north side of the proposed parking lot. The erosion mat should extend from the parking lot to the edge of drive located further to the north.
 - c. An erosion control plan should be developed and submitted for engineering review.
 - i. Temporary erosion control measures should be called out in the plan if stabilization requirements are not met prior to the onset of winter.
 - ii. The proposed silt fence should be “hooked” at the ends to prevent bypass flow.
 - iii. The plans are to be signed and stamped by a professional engineer.
 - d. There are two sections of sidewalk along Freistadt Road that are to be removed and replaced as part of this project. The concrete slabs are located in Wago’s driveway that accesses Freistadt Road.

Cousins Subs, N96 W15630 County Line Road – Site Review for exterior renovations

1. Sanitary comments
 - a. Have the Building Inspection Department verify grease trap specifications.
 - b. The Sanitary Department is checking on sample manhole requirements, they and provide further comments as necessary.
2. Water comments
 - a. No comment
3. Highway comments
 - a. No comment
4. Engineering comments
 - a. No comment

It is recommended the project receive conditional Plan Commission approval, and that the owner work with staff to address the comments listed herein.

**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 \$ DATE 9-4-18

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 AGENTMCMAHON ASSOCIATES, INC.1445 MCMAHON DRIVENEENAH, WI 54956CONTACT: SAM TIJANPhone (920) 751-4200E-Mail stijan@mcmgrp.com**PROPERTY OWNER**LEGACY SUBS, LLC.W148 N9792 TREE TOPS DRGERMANTOWN, WI 53022OWNER: NICK GIERACHPhone (262) 853-3941E-Mail ngierach@cousinssubs.com**2 PROPERTY ADDRESS**N96 W15630 County Line Rd**3 NEIGHBORING USES** – Specify name and type of use, e.g. Enviro Tech – Industrial, Smith – Residential, etc.

North residential	South road & commercial	East road & commercial	West residential
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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!**

07-05-2018
Applicant Date

07-05-2018
Owner Date

SITE PLAN REVIEW CHECKLIST

Pursuant to Section 17.43 of the Municipal Code

This checklist provides a summary of requirements found in the Municipal Code. It is intended purely as a guide for developers and should not substitute for a full review of the Code and applicable regulations. (Revised 1/02)

GENERAL INFORMATION

- ✓ Provide Completed Checklist with submittal
- ✓ Names and addresses of owner/developer/designer
- ✓ Graphic scale, north arrow
- ✓ Location sketch
- ✓ Size of site (gross and net acreage)
- ✓ Existing zoning
- ✓ Adjacent zoning and uses
- N.A. Number of residents (subdivisions)
- ✓ Number of employees

EXISTING SITE INFORMATION

- ✓ Dimensions of site and lot lines (pipes found, pipes set, monuments)
- N.P. Existing grades (2' contours minimum) - NO GRADING IN THIS PROJECT
- N.P. Adjacent property grades (within 10' minimum of property lines) - NO GRADE MODIFICATIONS
- ✓ Adjacent structures (within 20' minimum of property lines)
- N.P. Drainage systems and structures - NO SITE MODIFICATIONS
- N.A. Natural features (woods, streams, lakes, ponds, outcroppings) - NONE ON SITE
- N.A. Wetland boundaries (provide date of staking)
- N.A. Floodplain elevation and boundaries
- N.A. Environmental concerns (underground tanks, etc.)
- ✓ Roads, curbs, parking lots, pavement areas
- ✓ Structures (location, size)
- ✓ Rights-of-Way (existing/ultimate)
- ✓ Easements (drainage, utility)
- N.P. Existing utilities (sanitary, water, electric, gas, telephone) - NO UTILITY / SITE MODIFICATIONS
- N.P. Benchmark locations and elevations - NO SITE WORK
- N.P. Location of fences, wells, borings, etc. NO SITE WORK

ARCHITECTURAL PLANS

- ✓ Existing building location
- ✓ Existing building elevations/materials
- ✓ Proposed use (use list from Section 17.45)
- ✓ Statement of design intent (narrative)
- ✓ Proposed floor plans (dimension)
- ✓ Square footage (total and individual rooms/stores)
- ✓ Proposed elevations (dimension)
- ✓ Proposed building height - NO CHANGE FROM EXISTING
- ✓ Proposed materials and colors (material sample board required for new construction)

- ✓ Proposed signage (elevations, color, square footage, height, construction material, lighting)
- ✓ Details of any special features

PROPOSED SITE PLAN

- N.P. Grading and spot elevations - NO CHANGES
- N.P. Erosion control measures (silt fencing, hay bales, rip-rap, tracking mat, stockpile locations) - NO NEW GRADING / SITE WORK
- N.P. Stormwater management - NO CHANGES TO IMPERVIOUS SURFACE AMOUNT.
 - S stormwater management design report
 - S general drainage pattern
 - S swales w/ arrows for direction of flow
 - S pond design with outfalls
 - S culverts (location/size)
- N.P. Utilities (size, invert elevations, length, slope, etc.) - NO MODIFICATIONS
 - sanitary
 - water
 - stormsewer
- ~ Building location (dimension)
- N.P. Building elevation (finished grade) - NO CHANGE
- ~ Location of proposed signage
- ~ Details of outside storage (including trash receptacles)
- ~ Setbacks (clearly marked and dimensioned)
- ~ Vehicular entrances (dimension to centerline of nearest intersection)
- ~ Streets (dimension and direction for one-ways)
- ~ Curve radii
- ~ Sidewalks (dimension)
- ~ Parking areas (show striping/spot elevations)
- N.~ Parking setback from property line
- N.P. Loading areas (dimension) - NO CHANGE
- N.P. Lot coverage - NO CHANGE
 - S Square footage total
 - S Impervious surfaces total (%)
 - S Green space total (%)
 - S Percent permitted (over/under %)
- N.P. Municipal utility connections - NO CHANGE
 - S Sanitary sewer (pipe size/elevations)
 - S Water (size, valve location, elevations)
 - S Location of hydrants
- N.A. Easement for public water mains

✓ = INFORMATION WILL BE PROVIDED.

N.A. = NOT APPLICABLE TO THIS SITE/PROJECT

N.P. = NOT PROVIDED AS THESE ITEMS ARE NOT REQUIRED PART OF THE PROJECT

N.P. - LIGHTING PLAN - NO SITEWORK

- N.P. Major improvements for context
- N.P. Location/nature of existing fixtures
- N.P. Location of proposed fixtures
- N.P. Photometric report (to scale on plan)
- N.P. Manufacturers cut-sheets of all fixtures
- N.P. Lighting schedule
 - S key to plan
 - S number/type of fixtures
 - S output (wattage)
- N.P. Installation details as appropriate

N.P. - LANDSCAPING PLAN - NO SITEWORK

- N.P. Major improvements for context (building, drives, walks)
- N.P. Proposed outdoor amenities (benches, paths, etc.)
- N.P. Existing vegetation
 - S Species
 - S Size
 - S Approximate canopy in plan
- N.P. Vegetation to be destroyed
 - S List and show location
- N.P. Proposed method of saving existing vegetation during construction
- N.P. Proposed landscape features (berms, fountains)
- N.P. Existing/proposed lighting
- N.P. Irrigation/watering systems (locate outlets)
- N.P. Plant lists or schedules
 - S Keyed to plan
 - S Number of each species
 - S Size when planted (caliper)
- N.P. Installation details/staking

MODEL SUBMITTAL INCLUDES THE FOLLOWING PLANS:

- 1✓ Cover / Title Page
- N.P. 2. Existing Conditions Survey - NO SITE MODIFICATIONS
- 3✓ General Site Plan
- N.P. 4. Grading, Paving & Erosion Control - NO SITE MODIFICATION Plan
- N.P. 5. Utility Plan - NO SITE MODIFICATIONS
- N.P. 6. Site Details (curbing, catch basins, - NO SITE MODIFICATIONS detention ponds, pavement, erosion control and sign details)
- N.P. 7. Landscape Plan - NO SITE MODIFICATIONS
- N.P. 8. Landscape details (planting schedule, berming cross-sections, method of installation) - NO SITE MODIFICATIONS
- N.P. 9. Lighting Plan - NO SITE MODIFICATIONS
- 10✓ Floor Plan
- 11✓ Exterior Building Elevations
- 12✓ Building Material Sample Board
- 13✓ Digital Copy

In addition to the items on this list, Village Staff and/or the Plan Commission may require additional drawings and data to be submitted for approval.

If any public improvements or work is to be done in the Public Right-of-Way, the Village will require that a Developer's Agreement be submitted and approved by the Village Board.

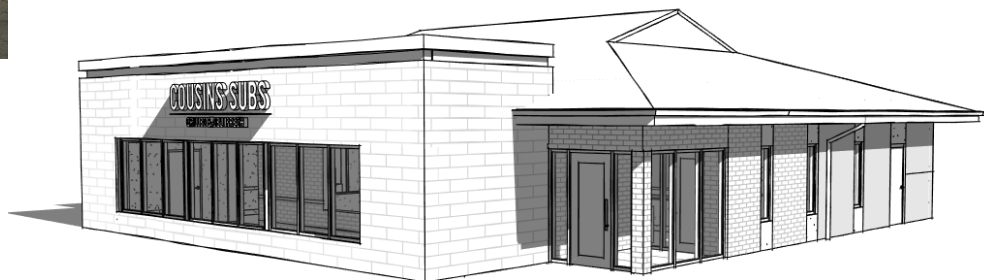


Proposed Scope of Work for Cousins Subs at N96 W15630 County Line Rd, Germantown, WI

The owner of the Cousins Subs at the above indicated location is working with the Cousins franchise to upgrade to the new corporate prototype requirements for their establishments. The exterior design intent from Cousins is summarized in their Exterior Specifications manual as the following:

"The development of our exterior design is to provide a revitalized remodeling program that reflects our brand values and provides a cost effective solution for our franchise partners. Our intent is to include the authentic and natural elements that would complement the warmth you find on the interior of our spaces. The wood tile and wood door element will bring warmth to the exterior while the painted brick would not only provide contract on the building, but is a cost effective solution that transforms the exterior. We have included optional exterior branding that will showcase our passion for serving others in an environment that promotes our strong Midwest values."

In this location the owner and the franchise have agreed to remove the existing "green-house" like glazing element/addition, and convert that façade to the new prototype look. This will require a 3' deep x 6' wide addition to the west and east (left and right in picture below) of the "greenhouse" portion the building. A sketched perspective of the proposed façade is shown below as well.



TENANT ALTERATIONS FOR:

COUSINS SUBS

GERMANTOWN, WI

SHEET INDEX

SHEET NO.	SHEET DESCRIPTION	SITE PLAN SUBMITTAL TO VILLAGE, SEPT. 4TH, 2018		
GENERAL				
A001	TITLE SHEET	X		
A002	GENERAL PROJECT NOTES			
A011	EXISTING SITE & LIFE SAFETY PLAN	X		
ARCHITECTURAL				
A101	DEMOLITION PLAN	X		
A201	FIRST FLOOR PLAN	X		
A202	ROOF PLAN			
A203	FINISH PLAN			
A351	WALL SECTIONS			
A352	WALL SECTIONS			
A391	EXTERIOR ELEVATIONS	X		
A511	INTERIOR ELEVATIONS			
A611	REFLECTED CEILING PLAN			
A811	EXTERIOR DETAILS			

PROJECT LOCATION MAP



PROJECT LOCATION

DESIGN TEAM

ARCHITECT

McMAHON
1445 McMAHON DRIVE
NEENAH, WI 54956
(920) 751-4200
PROJECT MANAGER: SAM TIJAN

PROJECT NOTES:

ALL TRADES SHALL CROSS REFERENCE ALL CONSTRUCTION DOCUMENTS FOR COORDINATION AND SCOPE OF WORK

SHOP DRAWINGS
ALL TRADES SHALL SUBMIT SHOP DRAWINGS PRIOR TO ORDERING, INSTALLING, OR FABRICATION IS PERFORMED. ALLOW ENOUGH TIME FOR SUBMITTAL REVIEW, INCLUDING TIME FOR RESUBMITTALS, AS FOLLOWS. TIME FOR REVIEW SHALL COMMENCE ON ARCHITECT'S RECEIPT OF SUBMITTAL (10DAYS MIN.). NO EXTENSION OF THE CONTRACT TIME WILL BE AUTHORIZED BECAUSE OF FAILURE TO TRANSMIT SUBMITTALS ENOUGH IN ADVANCE OF THE WORK TO PERMIT PROCESSING, INCLUDING RESUBMITTALS.

CLOSE-OUT/ O&M MANUALS
CONTRACTORS SHALL PROVIDE CLOSE-OUT / O&M MANUALS FOR INSTALLED EQUIPMENT AND SHALL SHOW TENANT AND OWNER REPRESENTATIVE NECESSARY OPERATION AND MAINTENANCE INFORMATION. PROVIDE 3 COPIES OF EACH.

AS-BUILT DRAWINGS
CONTRACTORS SHALL PROVIDE CLEAN AND LEGIBLE AS-BUILT DRAWINGS AT COMPLETION OF PROJECT. PROVIDE 2 COPIES TO OWNER.

PROJECT FINAL PAYMENT
GENERAL CONTRACTOR TO PROVIDE ALL THE ABOVE LISTED ITEMS AS PART OF THE PROJECT CLOSE-OUT PACKAGE. THIS INFORMATION TO BE PROVIDED TO THE ARCHITECT/OWNER PRIOR TO RECEIVING FINAL PAY DRAW ON THE COMPLETED PROJECT.

IMPORTANT NOTES:

INFORMATION SHOWN ON THESE DRAWINGS FOR PLUMBING, HVAC, AND ELECTRICAL ARE FOR GENERAL DESIGN INTENT/BIDDING PURPOSES ONLY.

ALL CONTRACTORS TO COMPLY WITH ALL LOCAL/STATE CODES AND ORDINANCES.

ALL PLUMBING, HVAC, AND ELECTRICAL CONTRACTORS ARE RESPONSIBLE FOR DESIGN, STATE SUBMITTAL, AND ALL FEES/PERMITS ASSOCIATED WITH THESE TRADES FOR COMPLETION OF WORK OUTLINED.

NOTE:

THE INTENT AND MEANING OF THE CONSTRUCTION DOCUMENTS IS THAT THE CONTRACTOR UNDER THE TERMS OF THE CONTRACT SHALL TAKE ALL ACTIONS NECESSARY AND REQUIRED TO PROVIDE ALL LABOR, MATERIALS, SUPPLIES, EQUIPMENT, TRANSPORTATION, FACILITIES, AND APPURTENANCES WHICH ARE INDICATED OR REASONABLY IMPLIED BY EACH DRAWING AND EACH SECTION OF THE SPECIFICATIONS. ALL OF WHICH ARE COLLECTIVELY NECESSARY AND REQUIRED FOR THE CONSTRUCTION OF THE DESCRIBED STRUCTURES AND FACILITIES.

NOTE:

ALL TRADES SHALL CROSS REFERENCE ALL CONSTRUCTION DOCUMENTS FOR COORDINATION AND SCOPE OF WORK.

PROJECT DATA

GOVERNING AUTHORITY - WISCONSIN DEPT. OF SAFETY & PROFESSIONAL SERVICES	
REFERENCED CODE	INTERNATIONAL BUILDING CODE 2009
CLASS OR CONSTRUCTION	III-B
OCCUPANCY CLASSIFICATION	BUSINESS (B)
LOCAL ZONING AUTHORITY	VILLAGE OF GERMANTOWN
BUILDING SPRINKLED	NO
TOTAL PROJECT S.F.:	2,943 S.F.

SYMBOL KEY

 SECTION	 ELEVATION	 ELEVATION DATUM	 COLUMN GRID
 DETAIL	 INTERIOR ELEVATION	 ROOM NAME & NUMBER	 CEILING KEY
 EQUIPMENT TYPE	 WINDOW TYPE	 PLAN KEYNOTE	 REVISION
 WALL TYPE	 DOOR TYPE	 ACCESSORY KEYNOTE	 DEMOLITION KEYNOTE

PRELIMINARY NOT FOR CONSTRUCTION

TENANT ALTERATIONS FOR:
COUSINS SUBS GERMANTOWN, WI

TITLE SHEET

McMAHON
ENGINEERS ARCHITECTS
1445 McMAHON DRIVE NEENAH, WI 54956
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www.mcngtrp.com

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NO.	DATE	REVISION

DESIGNED	DRAWN
MJM	SJT
PROJECT NO. L0617-6-16-00176	
DATE AUGUST 28, 2018	
SHEET NO. A001	

LEGEND

EXISTING TO REMAIN. NO NEW WORK.

INDICATES AREA OF NEW WORK
(NEW FINISHES, EQUIP., FURNISHES, ETC.)

CODE KEY

EMERGENCY EXIST PATH OF TRAVEL

EXIT DISCHARGE (CLEAR WIDTH IN INCHES)

2

LIFE SAFETY PLAN

A011

1/8" = 1'-0"

1

EXISTING SITE PLAN

A011

1" = 20'-0"

(FOR REFERENCE ONLY)

EMERGENCY LIGHTING NOTES:

1. ELECTRICAL CONTRACTOR TO INSTALL EMERGENCY LIGHTING THAT PROVIDES A MINIMUM OF 1 FOOT-CANDLE (11 LUX) OF LIGHT AT THE WALKING SURFACE ALONG THE PATH OF EGRESS (CODE SECTION 1006.2).
 - PER SECTIONS 1006.3, THIS SYSTEM SHALL BE PROVIDE EMERGENCY LIGHTING POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES.
 - PER SECTIONS 1006.4, THE PERFORMANCE OF THE SYSTEM SHALL PROVIDE AN INITIAL LIGHT ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE AND THAT AT ANY POINT ALONG THE PATH, THE MINIMUM ILLUMINATION SHALL BE 0.1 FOOT CANDLE.
2. ELECTRICAL CONTRACTOR SHALL PROVIDE EMERGENCY LIGHTING BALLASTS ON CEILING LIGHT FIXTURES ALONG PATH OF EGRESS AS REQUIRED TO MINIMIZE THE NUMBER OF SINGLE PURPOSE EMERGENCY LIGHT FIXTURES. THESE SHALL BE COORDINATED DIRECTLY BETWEEN THE ELECTRICAL CONTRACTOR AND THEIR SUPPLIER SO THAT THE HIGHEST LUMEN OUTPUT EMERGENCY BALLAST AVAILABLE IS PROVIDED IN THE FIXTURES THAT ARE DUAL-PURPOSED FOR EMERGENCY LIGHTING.
3. ELECTRICAL CONTRACTOR SHALL PROVIDE A PHOTOMETRIC PLAN SHOWING THE EMERGENCY LIGHTING FIXTURE LAYOUT FOR REVIEW BY THE ARCHITECT PRIOR TO ORDERING FIXTURES. IF THE CONTRACTOR CANNOT PROVIDE SUCH A PLAN, THIS MAY BE COORDINATED THROUGH THE ARCHITECT AT AN ADDITIONAL COST TO THE CONTRACTOR.
4. THE ARCHITECT/SUPERVISING PROFESSIONAL IS RESPONSIBLE ONLY FOR VERIFYING COMPLIANCY OF THE EMERGENCY LIGHTING SYSTEM, AS WELL AS COORDINATING ANY ADDITIONAL REQUIREMENTS FROM THE LOCAL AND STATE INSPECTORS.
5. FINAL EGRESS PATH TO BE DETERMINED BY TENANT PLANS. EMERGENCY LIGHTING SHOWN THIS PLAN FOR BUILDING SHELL ONLY.
6. ELECTRICAL CONTRACTOR TO FIELD VERIFY EXISTING EGRESS LIGHTING & SIGNAGE.

FIRE EXTINGUISHER NOTES:

- FIRE EXTINGUISHERS SHALL BE PROVIDED, AT A MINIMUM, TO MEET IBC 906 REQUIREMENTS. IBC 906 REFERENCES SECTION 906 OF THE IFC, WHEREIN TABLE 906.3(1) INDICATES THE MINIMUM REQUIREMENTS FOR FIRE EXTINGUISHER PLACEMENT. EACH SHALL BE PLACED SO THAT THE MAXIMUM TRAVEL DISTANCE TO AN EXTINGUISHER IS 75 FT., AND THE MAXIMUM FLOOR AREA PER 2-A UNIT IS 3000 S.F. A TYPICAL 4-A TYPE EXTINGUISHER WOULD COVER 6,000 S.F.
- GENERAL CONTRACTOR SHALL COORDINATE ANY ADDITIONAL LOCAL REQUIREMENTS WITH THE LOCAL FIRE DEPARTMENT OFFICIALS.

HAZARDOUS MATERIAL NOTE:

- THERE WILL BE NO HAZARDOUS MATERIALS IN QUANTITIES GREATER THAN ALLOWED BY TABULAR VALUES IN SECTION 414 STORED IN BUILDING, SO NO CONTROL AREAS ARE REQUIRED.

MECHANICAL EQUIPMENT NOTE:

- NO SINGLE PIECE OF MECH. EQUIPMENT SHALL EXCEED 400,000 B.T.U. - REFER TO GENERAL NOTES ON SHT. A002 FOR ADDITIONAL INFORMATION.

PRELIMINARY NOT FOR CONSTRUCTION

DESIGNED

MJM

DRAWN

SJT

PROJECT NO.

L0617 6-16-00176

DATE

AUGUST 28, 2018

SHEET NO.

A011

TENANT ALTERATIONS FOR:

COUSINS SUBS

GERMANTOWN, WI

EXISTING SITE & LIFE SAFETY PLAN

McMAHON

ENGINEERS ARCHITECTS

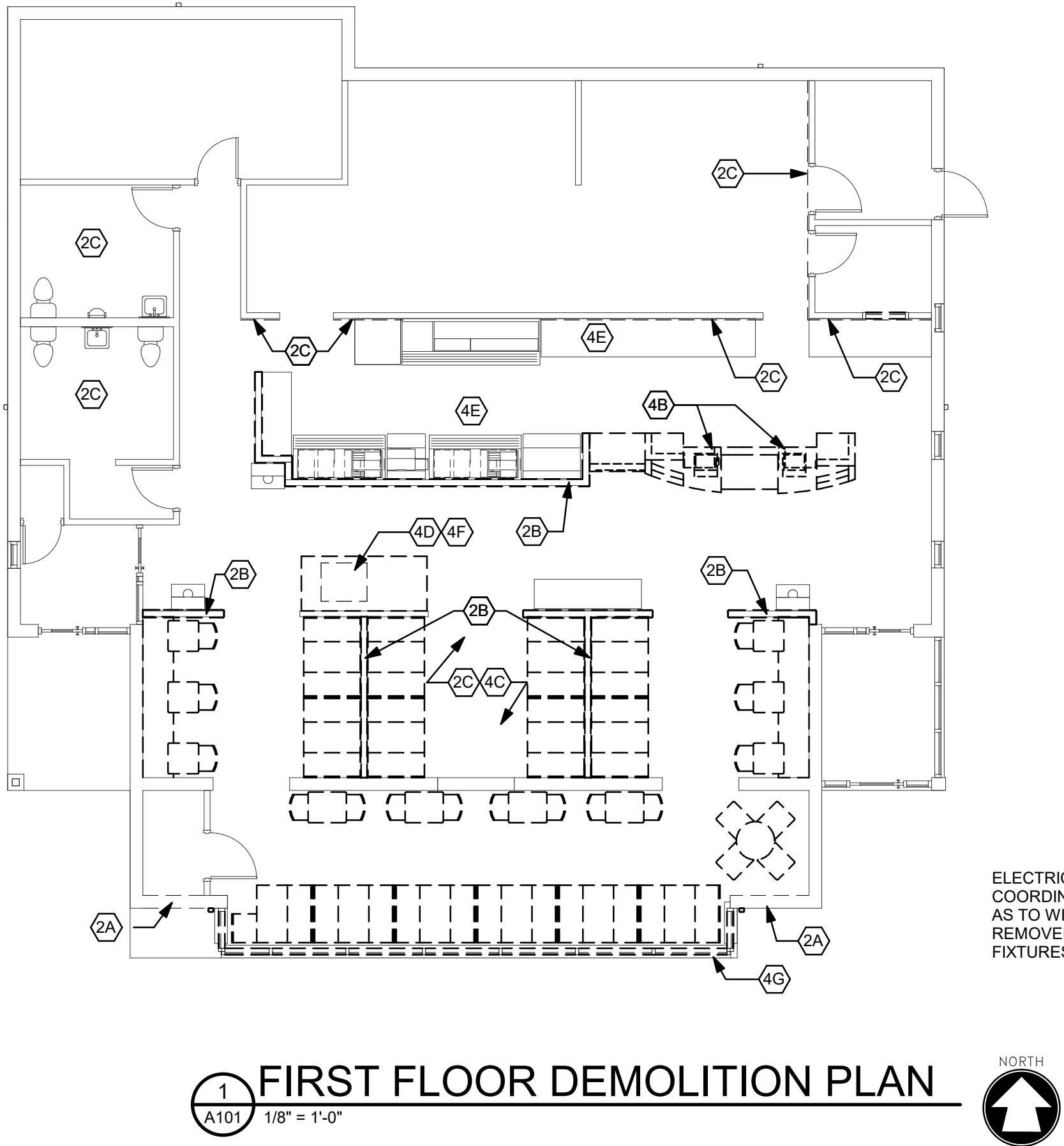
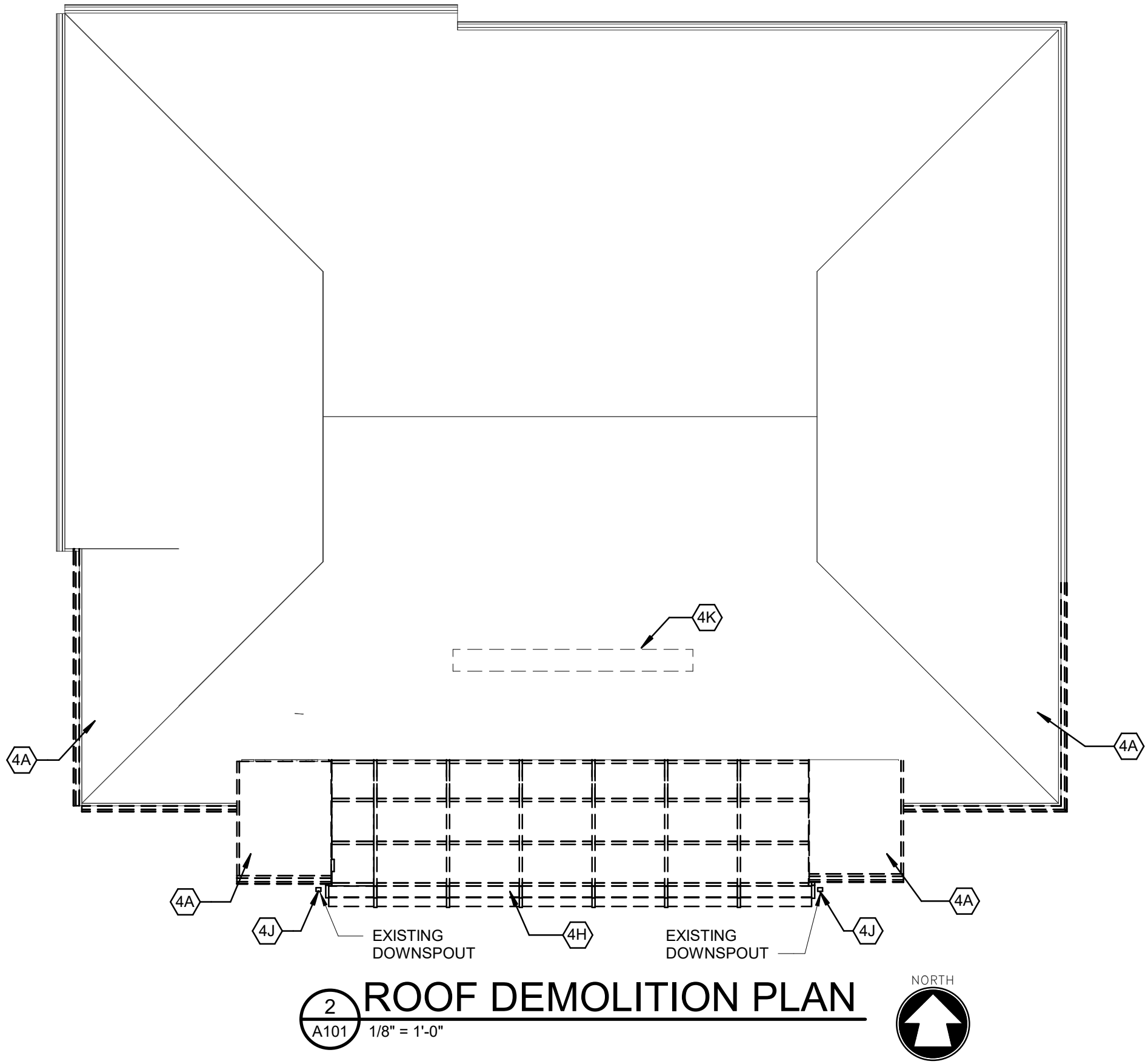
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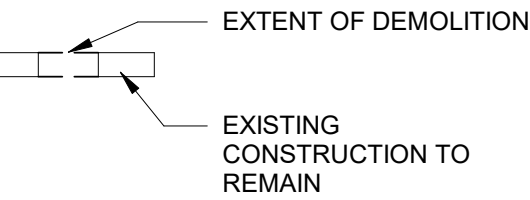


ELECTRICAL CONTRACTOR TO COORDINATE W/ OWNER & FRANCHISE AS TO WHICH EXTERIOR LIGHTS ARE REMOVED/REPLACED & WHAT NEW FIXTURES WILL BE INSTALLED

GENERAL DEMOLITION NOTES

- EXISTING BUILDING HAS BEEN SHOWN ACCORDING TO ORIGINAL BUILDING PLANS, FIELD NOTES AND MEASUREMENTS. EXISTING CONDITIONS AND DIMENSIONS SHALL BE FIELD VERIFIED BY CONTRACTORS AND DISCREPANCIES REPORTED TO THE ARCHITECT.
- DASHED LINES INDICATE EXISTING WALLS, DOORS, WINDOWS, CABINETS & FIXTURES TO BE REMOVED.
- EXISTING WALLS, PARTITIONS, FLOOR LINES, DOORS AND FRAMES THAT REMAIN ARE SHOWN IN CONTINUOUS LINE WEIGHT. THESE AND EXISTING FLOOR AND WALL FINISHES THAT ARE SCHEDULED TO REMAIN SHALL BE PROTECTED FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION.
- WHERE WALLS OR PARTITIONS ARE INDICATED TO BE REMOVED, REMOVE ENTIRE WALL OR PARTITIONS AS WELL AS DUCTS, PIPING, CONDUITS AND OTHER ELEMENTS IN OR ON THEM WHICH MAY OR MAY NOT BE SPECIFICALLY IDENTIFIED, UNLESS OTHERWISE NOTED. PATCH EXISTING ADJACENT CONSTRUCTION THAT IS TO REMAIN WHERE APPLICABLE.
- THE OWNER SHALL HAVE FIRST RIGHT OF REFUSAL ON ALL DOORS, HARDWARE, FIXTURES AND EQUIPMENT BEING REMOVED DURING DEMOLITION. COORDINATE WITH OWNER ALL EQUIPMENT TO BE SALVAGED AND/OR REUSED ON THE PROJECT.
- EXISTING FINISHES TO BE REMOVED SHALL HAVE THE ORIGINAL SUBSTRATE PREPARED TO RECEIVE NEW FINISHES.
- MAINTAIN AND PROTECT EXISTING UTILITY SERVICES TO REMAIN AND/OR TO BE OPERATIONAL DURING DEMOLITION AND CONSTRUCTION.
- ALL FIELD VERIFICATION FOR PLUMBING, MECHANICAL & ELECTRICAL DEMOLITION IS THE CONTRACTORS RESPONSIBILITY.
- SCOPE OF DEMOLITION AND REMOVAL WORK SHALL NOT BE LIMITED BY THESE DRAWINGS BUT SHALL INCLUDE ANY AND ALL WORK NECESSARY TO FACILITATE NEW CONSTRUCTION.
- CONTRACTOR TO PROTECT AREAS ADJACENT TO DEMOLITION DURING CONSTRUCTION.
- PROVIDE DUST CONTROL BETWEEN CONSTRUCTION AREAS AND OCCUPIED AREAS AT ALL TIMES. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- DEMOLITION WORK PERFORMED THAT IS NOT REQUIRED FOR NEW CONSTRUCTION IS TO BE PLACED AT NO CHARGE TO THE OWNER.
- ALL SHUTDOWNS OF MECHANICAL, SPRINKLER, FIRE ALARM AND/OR ELECTRICAL SYSTEMS ALL BE COORDINATED WITH OWNER.
- CONTRACTOR TO COORDINATE DEMOLITION WORK WITH NEW CONSTRUCTION AS SHOWN ON DRAWINGS. REPORT ANY CONFLICTS TO THE ARCHITECT BEFORE DEMOLITION WORK BEGINS.
- SEQUENCE OF DEMOLITION WORK TO BE COORDINATED WITH NEW CONSTRUCTION.
- SEE OTHER DISCIPLINES' DRAWINGS FOR EXTENT OF ITEMS TO BE REMOVED AND SALVAGED FOR RE-USE.
- REFER TO SPECIFICATIONS "CUTTING AND PATCHING" SECTION FOR WORK REQUIRED BY ALL TRADES WHETHER INDICATED ON THE DRAWINGS OR NOT.

DEMOLITION LEGEND:



DEMOLITION KEYED NOTES:

- WALLS:**
- 2A SITE CLEAR EXISTING WALL AS REQUIRED FOR NEW CONSTRUCTION. SEE PLAN FOR LOCATION OF NEW ROUGH OPENING. PATCH EXISTING INTERIOR & EXTERIOR FINISHES AS REQ'D.
 - 2B EXISTING HALF HEIGHT WALL TO REMAIN - SITE CLEAR EXISTING WALL CAP AND FINISHES. PREP FOR NEW WORK.
 - 2C REMOVE EXISTING WALL FINISHES AND PREP FOR NEW WORK.
- MISCELLANEOUS:**
- 4A SITE CLEAR EXISTING ROOF AS REQUIRED FOR NEW CONSTRUCTION. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - 4B REMOVE EXISTING EQUIPMENT, MILLWORK, COUNTER, AND ALL RELATED CONSTRUCTION. - G.C. TO COORDINATE WHICH ITEMS TO BE SALVAGE FOR RE-USE WITH OWNER.
 - 4C REMOVE EXISTING FURNITURE THROUGHOUT DINING AREA. G.C. TO COORDINATE WHICH ITEMS TO SALVAGE FOR RE-USE WITH OWNER.
 - 4D REMOVE EXISTING BEVERAGE CENTER MILLWORK
 - 4E EXISTING FOOD PREP, DRIVE-THRU, & P.O.S. EQUIPMENT TO REMAIN FOR RE-USE. COORDINATE WITH OWNER.
 - 4F REMOVE AND SALVAGE EXISTING SELF-SERVE BEVERAGE DISPENSER. EXISTING HUB DRAIN AND SODA FEEDS TO REMAIN FOR REUSE. ADJUST AS NECESSARY FOR NEW LAYOUT.
 - 4G REMOVE EXISTING SILL AND PREP FOR NEW WORK.
 - 4H SITE CLEAR EXISTING GREENHOUSE GLAZING SYSTEM.
 - 4J EXISTING DOWNSPOUT TO BE REMOVED.
 - 4K EXISTING CHANNEL LETTER SIGN TO BE REMOVED. SALVAGE & COORDINATE WITH OWNER.

PRELIMINARY NOT FOR CONSTRUCTION

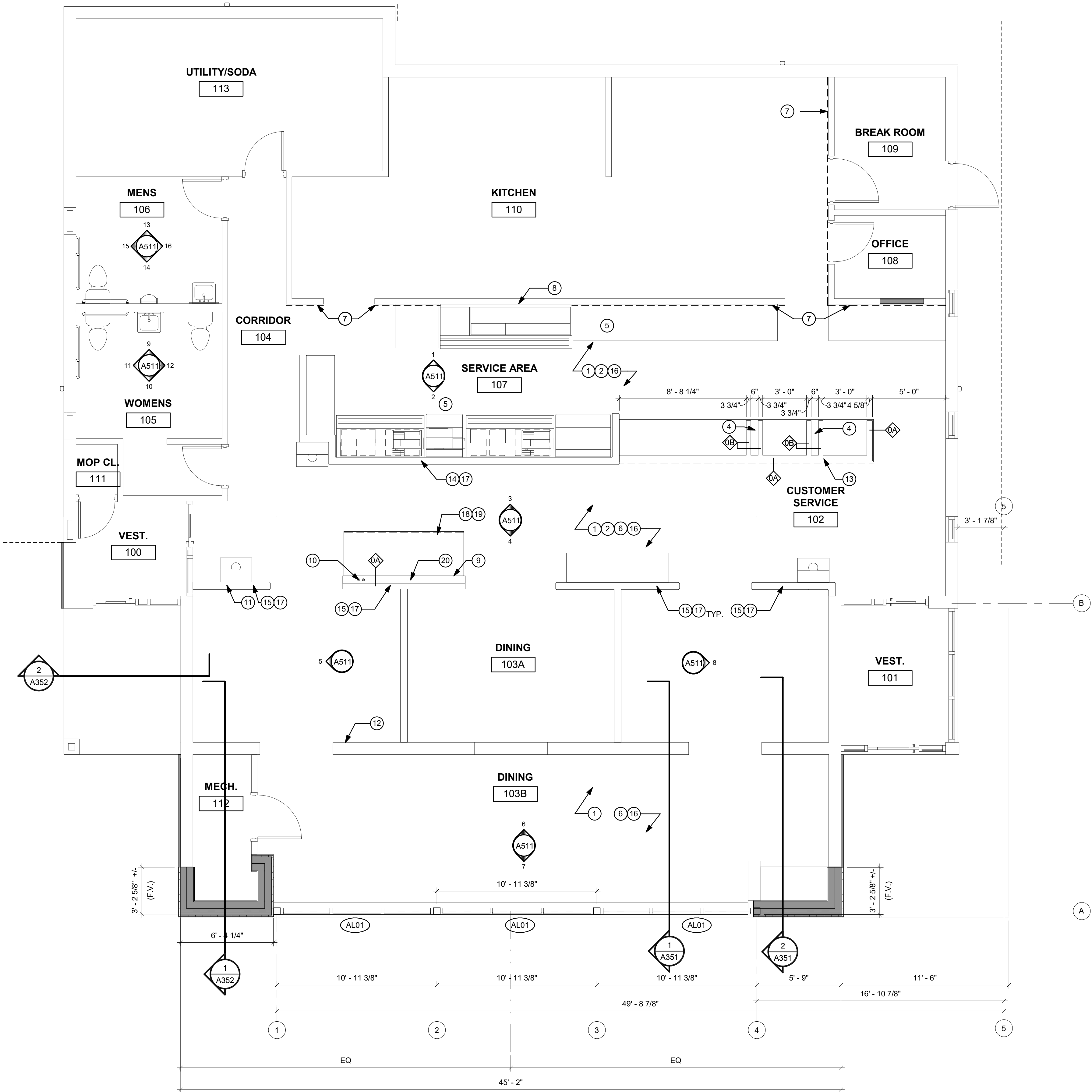
TENANT ALTERATIONS FOR:
COUSINS SUBS GERMANTOWN, WI
DEMOLITION PLAN

DESIGNED MJM	DRAWN SJT
PROJECT NO. L0617 6-16-00176	
DATE AUGUST 28, 2018	
SHEET NO.	

A101

McMAHON
ENGINEERS ARCHITECTS

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Tel: (920) 751-4200 Fax: (920) 751-4284
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1
A201

FIRST FLOOR PLAN

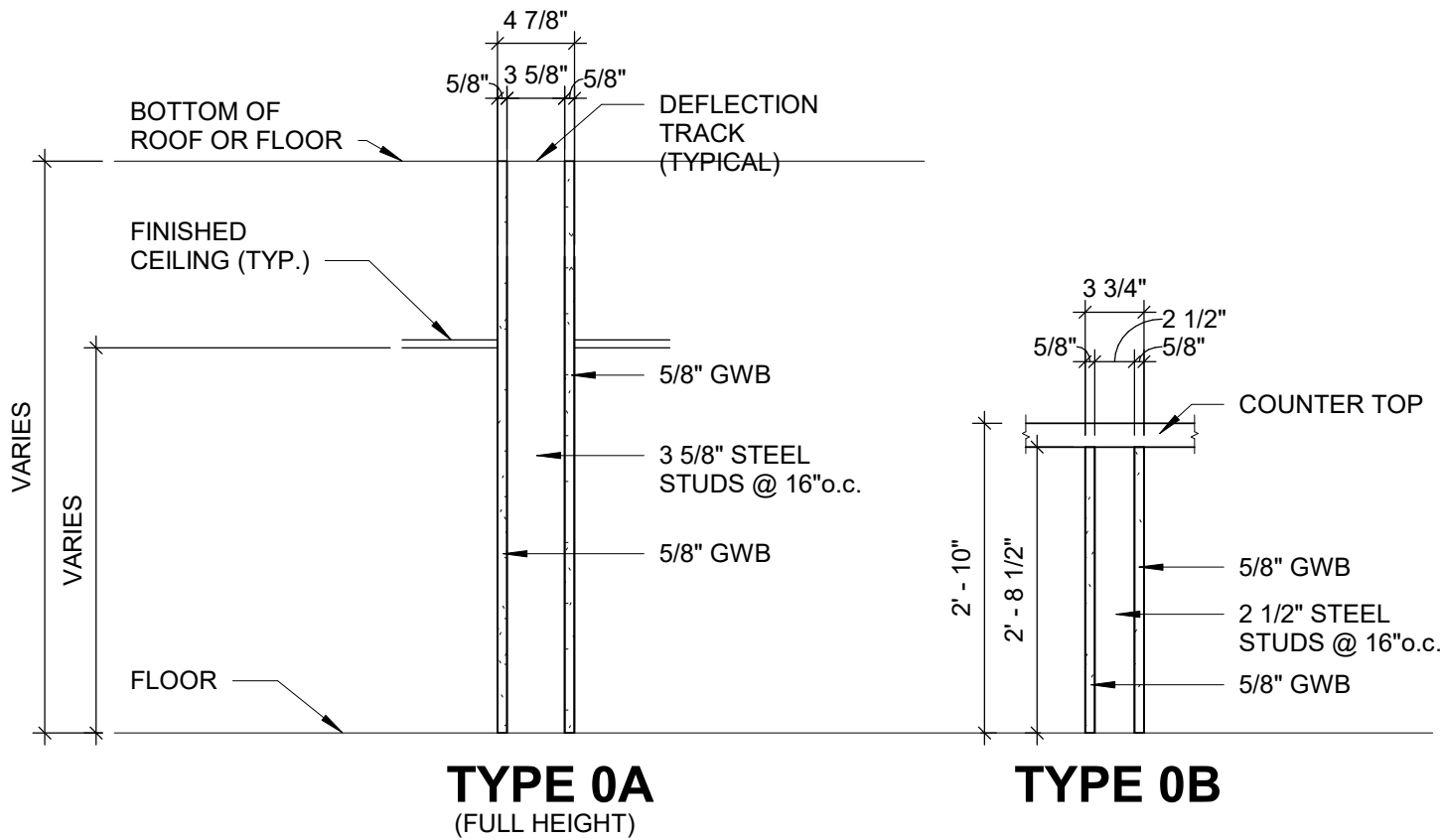
1/4" = 1'-0"

NORTH

GENERAL PLAN NOTES

- DO NOT SCALE FROM DRAWINGS. BRING ANY DISCREPANCIES TO THE ARCHITECTS ATTENTION IMMEDIATELY.
- COORDINATE LOCATIONS AND QUANTITY OF WORK WITH MECHANICAL, ELECTRICAL, AND PLUMBING CONTRACTORS.
- ALL DIMENSIONS ARE CLEAR FROM THE FACE OF FINISHED WALL/PARTITION TO FACE OF FINISHED WALL/PARTITION OR FACE OF EXISTING WALLS ACTUAL FACE.
- ALL PIPING, CONDUIT AND RELATED MECHANICAL AND ELECTRICAL ITEMS SHALL BE CONCEALED WITHIN GYPSUM BOARD FURRING AS REQUIRED IN FINISHED AREAS WHETHER SHOWN ON DRAWINGS OR NOT, UNLESS NOTED OTHERWISE.
- PROVIDE METAL PLATE BACKING AND/OR TREATED WOOD BLOCKING IN WALLS WHERE WALL-MOUNTED EQUIPMENT IS SHOWN ON PLANS OR ELEVATIONS. VERIFY HEIGHT AND LENGTH WITH ACTUAL EQUIPMENT.
- SEE SHEET A011 & A012 FOR LIFE SAFETY PLAN AND FIRE PARTITION RATINGS.

SHADED AREA INDICATES BUILDING ADDITION AND RENOVATION AREAS.



(X) PLAN KEYED NOTES:

- 1 ALL FINISHES AND FIXTURES BY G.C. COORDINATE W/ OWNER AND FRANCHISE. PREP ALL SURFACES TO RECEIVE TENANT FINISHES. SEE INTERIOR ELEVATIONS AND ROOM FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
- 2 ELECTRICAL DESIGN/BUILD CONTRACTOR TO PROVIDE ELECTRICAL RECEPTACLES ON ALL NEW WALLS PER CODE. COORDINATE LOCATIONS WITH OWNER. PROVIDE STAINLESS STEEL OUTLET COVERS AT ALL NEW AND EXISTING OUTLETS.
- 4 INSTALL FOUNTAIN BEVERAGE CUP DISPENSER BETWEEN MILLWORK SUPPORT WALLS & INSTALL FRP OVER FACE OF SUPPORT WALLS - COORDINATE DETAILS WITH OWNER. ADJUST SPACE BETWEEN SUPPORT WALLS AS NECESSARY TO ACCOMMODATE CUP DISPENSER.
- 5 EXISTING FOOD PREP. EQUIPMENT TO REMAIN - SHOWN FOR REFERENCE ONLY.
- 6 FURNITURE LAYOUT SHOWN FOR REFERENCE ONLY - REFER TO FURNITURE SUPPLIERS PLAN FOR ADDITIONAL INFORMATION.
- 7 INSTALL NEW FULL HEIGHT "SUBWAY" TILE (SW-2) THIS WALL. REFER TO INTERIOR ELEVATIONS.
- 8 INSTALL NEW FULL HEIGHT STAINLESS STEEL BACKSPLASH (CS-2) THIS WALL. REFER TO INTERIOR ELEVATIONS.
- 9 NEW STONE PANEL WALL.
- 10 EXISTING TUBES/ CONDUIT FOR SODA LINES TO REMAIN.
- 11 INSTALL CONVENIENCE OUTLETS. VERIFY LOCATIONS WITH OWNER.
- 12 NEW CHAIR RAIL (CH-1) TO BE INSTALLED AT 30" A.F.F. (SEE INTERIOR ELEVATIONS FOR LOCATIONS)
- 13 HALF HEIGHT WALL TO SUPPORT PICK-UP & P.O.S. COUNTER. CHIPS DISPLAY TO BE ATTACHED TO WALL - FABRICATION & INSTALL BY MILLWORK SUPPLIER. INSTALL PLYWOOD SHEATHING BENEATH GYP. BOARD ON DINING AREA SIDE OF WALL TO SUPPORT CHIP RACK.
- 14 INSTALL SOLID SURFACE CAP (SSC-1) OVER 3/4" PLYWOOD BASE ON TOP OF PARTIAL HEIGHT WALL AT FOOD PREP - COORDINATE CAP SIZE WITH OWNER. WALL CAPS PROVIDED AND INSTALLED BY RCS.
- 15 INSTALL SOLID SURFACE CAP (SSC-3) OVER 3/4" PLYWOOD BASE ON TOP OF PARTIAL HEIGHT WALLS IN THE DINING AREA - COORDINATE CAP SIZE WITH OWNER. WALL CAPS PROVIDED AND INSTALLED BY RCS.
- 16 EXISTING FLOORING TO REMAIN IN THIS AREA. PATCH AND REPAIR FLOOR AND BASE AS NECESSARY TO ACCOMMODATE NEW CONSTRUCTION.
- 17 RE-SKIN EXISTING HALF HEIGHT WALLS. REFER TO INTERIOR ELEVATIONS.
- 18 NEW SELF-SERVE BEVERAGE CENTER MILLWORK - COORDINATE CABINET SIZE W/ MILLWORK SUPPLIER.
- 19 SALVAGED BEVERAGE DISPENSER IN NEW LOCATION. RE-USE EXISTING HUB DRAIN & SODA FEEDS - ADJUST AS NECESSARY.
- 20 FURR-OUT WALL TO HIDE CONDUIT & PLUMBING. PROVIDE PROPER BACKING FOR WALL FINISH AS REQUIRED.

PRELIMINARY NOT FOR CONSTRUCTION

TENANT ALTERATIONS FOR:
COUSINS SUBS GERMANTOWN, WI

FIRST FLOOR PLAN

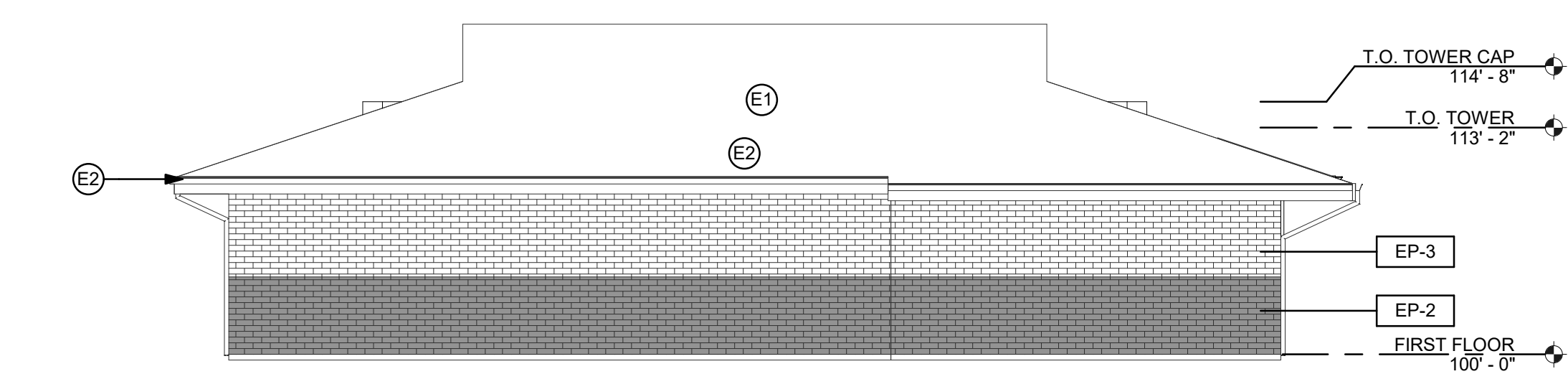
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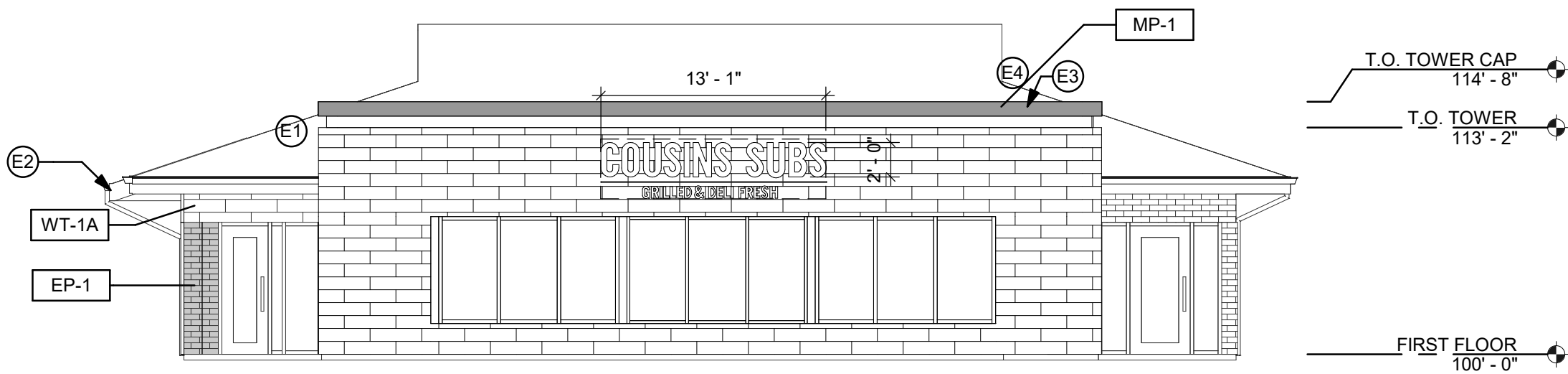
NO.	DATE	REVISION

DESIGNED	DRAWN
MJM	SJT
PROJECT NO.	
L0617-6-16-00176	
DATE	
AUGUST 28, 2018	
SHEET NO.	

A201



1 NORTH EXTERIOR ELEVATION
A391 1/8" = 1'-0"



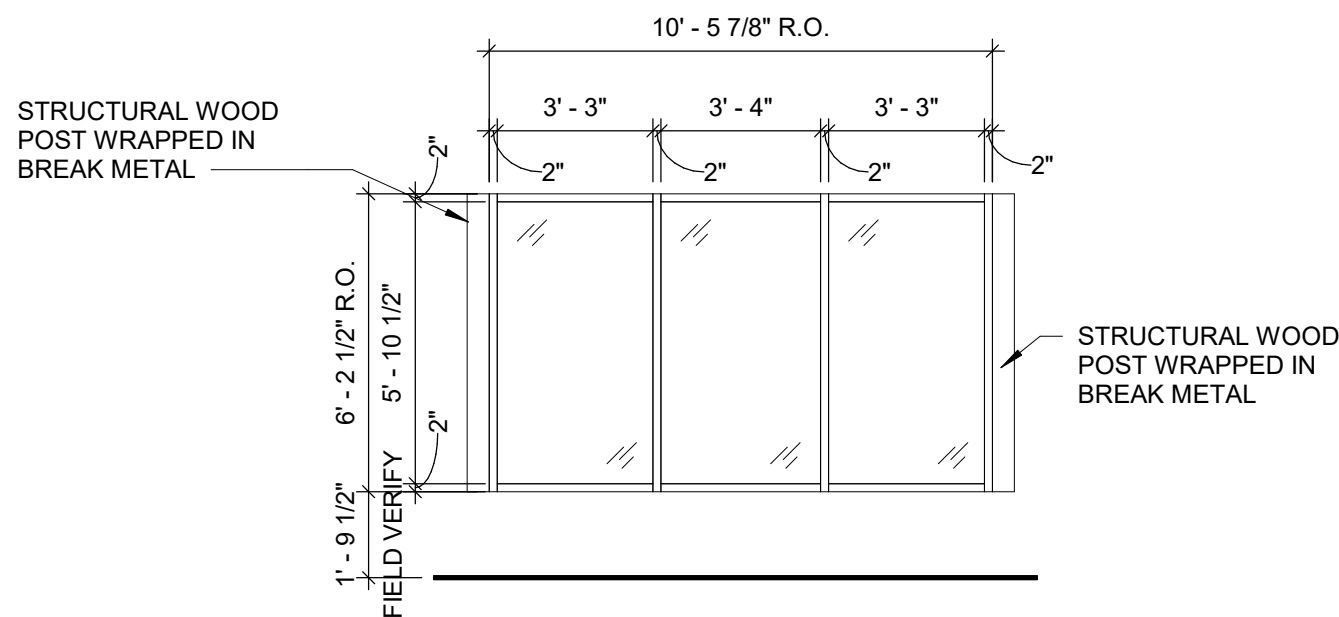
3 SOUTH EXTERIOR ELEVATION
A391 1/8" = 1'-0"



2 EAST EXTERIOR ELEVATION
A391 1/8" = 1'-0"



4 WEST EXTERIOR ELEVATION
A391 1/8" = 1'-0"



STOREFRONT FRAME - AL01 (3)

(X) ELEVATION KEYED NOTES:

- E1 ALL EXISTING ROOF EQUIPMENT TO BE PAINTED - EP2
E2 ALL EXISTING GUTTER TO BE PAINTED EP2, OR REPLACED IF NECESSARY.
E3 INDICATES 5/8" F.T. PLYWOOD BACKING AT SIGNAGE.
E4 ELECTRICAL DESIGN/BUILD CONTRACTOR TO PROVIDE ELECTRICAL TO ALL NEW EXTERIOR SIGNAGE. PROVIDE ELECTRICAL ACCESSWAY FOR FRONT SIGNAGE THROUGH VESTIBULE.

MCM - EXTERIOR MATERIALS LEGEND	
EP-1	EXTERIOR PAINT, MANU: SHERWIN WILLIAMS, COLOR: FIRED BRICK SW6335, FINISH: SATIN
EP-2	EXTERIOR PAINT, MANU: SHERWIN WILLIAMS, COLOR: BLACK FOX SW7020, FINISH: SATIN
EP-3	EXTERIOR PAINT, MANU: BENJAMIN MOORE, COLOR: LACEY PEARL 2108-70, FINISH: SATIN
MP-1	PAC-CLAD OR EQUIVALENT 1" FLUSH METAL WALL PANEL.
WT-1A	WALL TILE, MANU: DAL TILE, PRODUCT: 9x36 AV14 ACACIA VALLEY-ARK, GROUT: CUSTOM BUILD PRODUCT #52 TOBACCO BROWN

PRELIMINARY NOT FOR CONSTRUCTION

McMAHON

ENGINEERS ARCHITECTS

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DESIGNED

MJM

DRAWN

SJT

PROJECT NO.

L0617 6-16-00176

DATE

AUGUST 28, 2018

SHEET NO.

A391

TENANT ALTERATIONS FOR:

COUSINS SUBS

GERMANTOWN, WI

EXTERIOR ELEVATIONS

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EP-1

PAINT EP-1 OVER
EXISTING BRICK.

EXTERIOR PAINT:
SHERWIN WILLIAMS,
COLOR: FIRED BRICK
SW6335, FINISH: SATIN



EP-2

PAINT EP-2 OVER
EXISTING BRICK.

EXTERIOR PAINT:
SHERWIN WILLIAMS,
COLOR: BLACK FOX
SW7020, FINISH: SATIN



EP-3

PAINT EP-3 OVER
EXISTING BRICK.

EXTERIOR PAINT:
BENJAMIN MOORE,
COLOR: LACEY PEARL
2108-70, FINISH: SATIN



WT-1B

WALL TILE, DAL TILE,
PRODUCT: 9x36 AV14
ACACIA VALLEY-ARK,
GROUT: CUSTOM BUILD
PRODUCT #52 TOBACCO
BROWN



Village of
Germantown
Willkommen

ZONING COMPLIANCE/
OCCUPANCY PERMIT

Date of Application: 3-27-18

\$175 Application Fee Received By: 7

Please read and print legibly. List name of actual contact person (NOT just business name).

APPLICANT OR AGENT:

Name: FAIRWAY LTD (CONTACTED)
Address: 730 LARRY COURT UNIT D
WAUKESHA, WI 53186
Phone: 414 550 5182
Fax: 262-347-3378
E-Mail: clenz@fairwaylighting.com
clenz@fairwaylighting.com

PROPERTY or Business OWNER:

Name: NICHOLAS R GIERKH
Address: 1149 N 9792 TREE TOPS DR
Phone: 262-853-3941
Fax: _____
E-Mail: NGIERKH@COUSINSJESS.COM

PROPERTY ADDRESS OR Tax Parcel ID#:

1196 WISCONSIN COUNTRY LINE RD
GRANVILLE, WI 53022

Cousins

DESCRIPTION OF PROPOSED USE (Describe improvements, structures, uses and activities conducted, services provided, products made or sold, # of employees, hours of operation, etc. that will enable Zoning Administrator to determine if the proposed use or operation complies with the applicable zoning district and/or other use restrictions that may apply to the subject property. Use back side or additional sheets as needed):

MAINTAIN EXISTING POLE PLACEMENT
REPLACE ONE-FOR-ONE OF HID FIXTURES TO
LED NEW SUMMITARS.

READ AND INITIAL THE FOLLOWING:

- ☒ I understand that Village Staff may request additional information to properly evaluate this request and failure to provide such information may in itself by sufficient cause to deny the petition.
- ☒ I understand that Village Staff can impose conditions or other requirements necessary in order to meet and/or remain in compliance with the Village's Zoning Codes and/or other Village requirements that may apply to the subject property.

INCLUDE THE FOLLOWING WITH YOUR APPLICATION:

- ☐ A scaled site plan showing location of proposed use on the property (not required if within building).
- ☐ \$175 Application Fee
- ☐ Other Information required by Zoning Administrator

SIGNATURES: ALL APPLICATIONS MUST BE SIGNED

Applicant

Property Owner

Date

3-25-18

Date

APPROVED

☒ Building/Arch Plan	☐ Site Plan
☐ Landscaping Plan	☐ Sign Plan
☒ Lighting Plan	☒ Zoning Permit

6-4-18
Date Approved

SEE APPROVAL LETTER
DATED 6-4-18
FOR CONDITIONS OF
APPROVAL



Community Development Department
Jeffrey W. Retzlaff, AICP, Director
Village Planner & Zoning Administrator
N112 W17001 Mequon Road P.O. Box 337
Germantown, WI 53022-0337
Telephone: (262) 250-4735 Website: www.village.germantown.wi.us
FAX: (262) 253-8255 E-mail: jretzlaff@village.germantown.wi.us

June 4, 2018

Curt Lenz
Fairway Lighting
730 Larry Court Unit D
Waukesha, WI 53186

RE: Cousin's Restaurant N96 W15630 County Line Road; Zoning Permit Application
Site Lighting Replacement

Your zoning permit application for the proposed replacement lighting described in your application and supporting documents for the above cited property has been approved subject to the conditions listed below. Subject to compliance with the conditions listed below, the proposed use and activities would comply with the Zoning District regulations applicable to the subject property.

CONDITIONS OF APPROVAL:

1. Village building permits are required for any/all exterior renovations and/or replacements (construction, electrical and/or plumbing). In this case, a commercial electrical permit is required. Contact Mike Guttman, Building Inspector or Holly in Inspection Services for information about building permit applications at 262-250-4760.
2. It is understood that the replacement fixtures will be Lumark Prevail with the optional "house side shields" (HSS) feature to reduce backlight and glare affecting the residential area to the north. Specifications are included in the attached supporting documents and communications with Village staff.
3. While the site lighting photometric plan for the replacement fixtures indicates compliance with the Village's maximum .5 fc level requirement when measured at the property line for almost the entire site, there is a location in the northeastern portion of the site where the .5 fc level is slightly exceeded. The presence of a substantial evergreen tree buffer along this property line is likely to reduce or eliminate light trespass in this vicinity (although not modeled in the photometric analysis provided). In the event light trespass onto the residential area north of the property line is identified as a problem, either by Cousin's staff or complaints received by the residential property owners to the north, Cousin's may be required to provide further and substantial analytical evidence, actual physical measures (e.g. additional shielding) and/or adjustments to the light levels produced by the fixtures along the north property line to ensure the .5 fc maximum level is not exceeded beyond the property, and, that glare from direct view of the light source is not visible from said residential properties.
4. Village staff encourages Cousin's to install and utilize the optional integrated dimming sensor to adjust light levels produced by the fixtures during non-business hours.

Curt Lenz
Fairway Lighting
730 Larry Court Unit D
Waukesha, WI 53186
June 4, 2018
page 2

If you have any questions or concerns regarding this matter, feel free to contact me at (262) 250-4735 or Inspection Services at (262) 250-4760.

Respectfully,



Jeffrey W. Retzlaff, AICP
Village Planner & Zoning Administrator

Copy: Inspection Services



Fixture Summary			
Symbol	Label	Qty	Part #
		5	SLP16145LED wT4C

Calculation Summary				
Label	Avg	Max	Min	Height
Outdoor Summary	0.98	7.5	0.0	0

0.0 0.0 0.0 0.0 0.0 0.0 0.0

0.0 0.0 0.0 0.0 0.1 0.1 0.1

Fixtures mounted at 22'

0.0 0.0 0.1 0.1 0.2 0.3 0.6 0.8 1.6 2.8 1.5 0.4 0.1 0.1 0.1 0.3 0.5 1.4 2.8

0.0 0.1 0.1 0.2 0.3 0.4 0.9 1.7 5.1 6.2 2.9 1.4 2.8 3.7

0.1 0.1 0.1 0.2 0.3 0.5 1.1 2.5 5.0 7.2 4.8 1.0 1.6 1.8

0.1 0.1 0.1 0.2 0.3 0.6 0.9 1.5 2.6 3.1 2.7 0.7 0.9 0.9

0.1 0.1 0.1 0.2 0.3 0.5 0.7 1.0 1.3 1.5 1.5 0.6 0.6 0.6

0.1 0.2 0.3 0.3 0.5 0.6 0.8 0.9 0.9 0.4 0.8 0.9 0.9 0.7 0.6 0.6 0.5

0.1 0.2 0.2 0.3 0.4 0.5 0.6 0.7 0.8 0.9 0.8 0.9 0.9 0.9 0.7 0.6 0.4

0.1 0.1 0.1 0.2 0.2 0.3 0.3 0.4 0.5 0.7 1.0 1.2 1.6 1.7 1.4 1.0 0.6 0.4

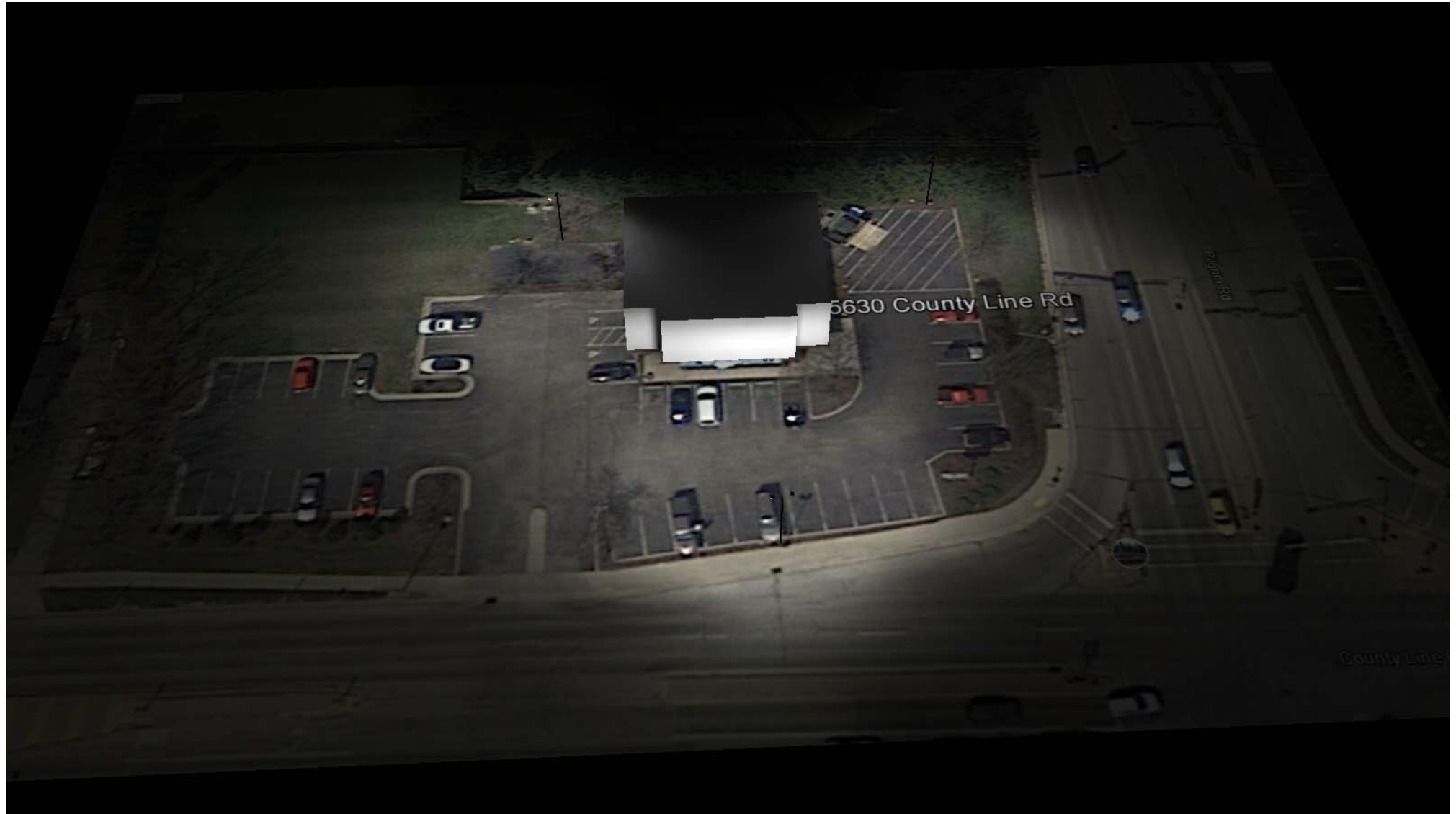
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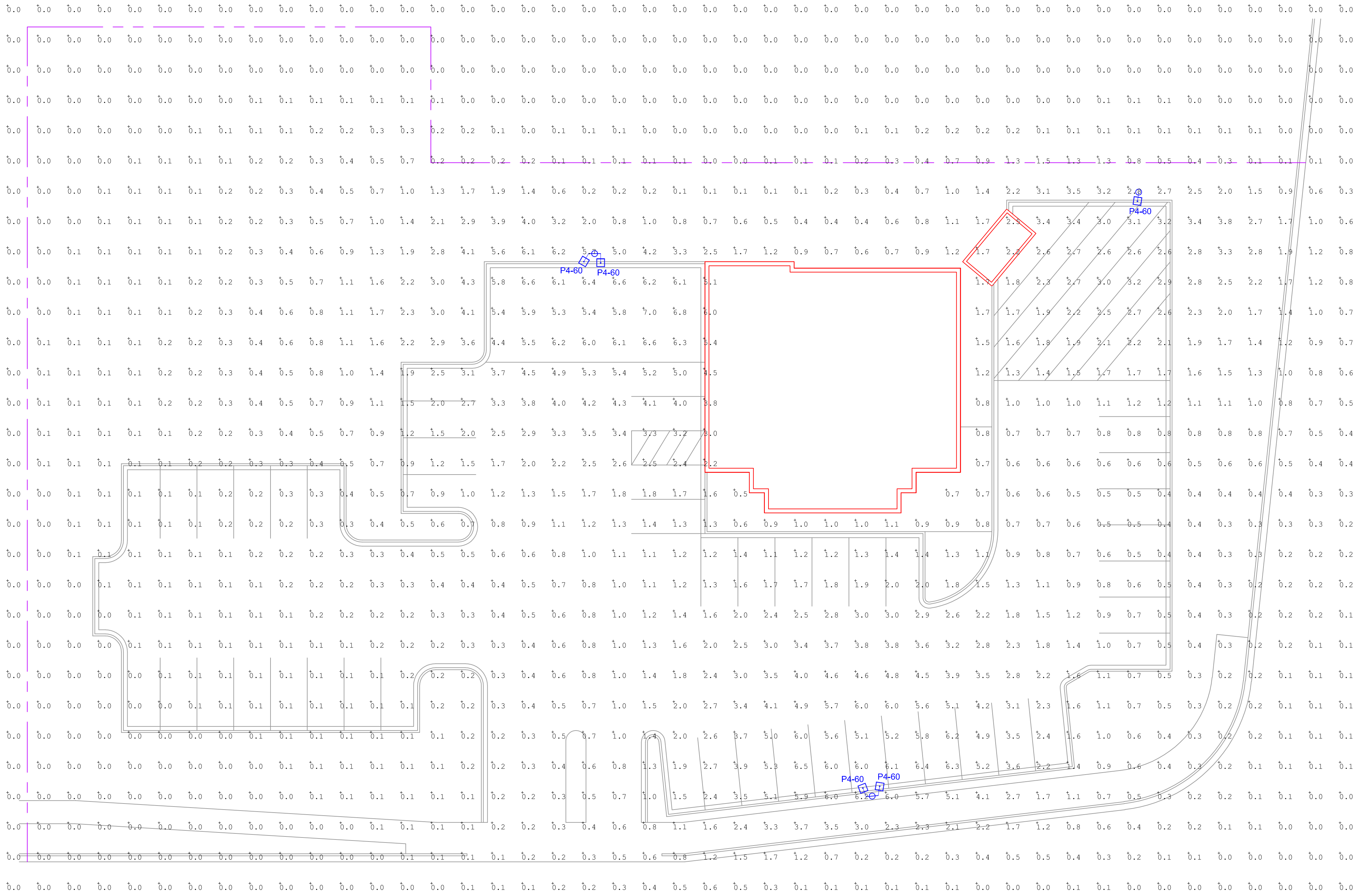
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0.1 0.1 0.2 0.2 0.6 1.4 1.6 0.8 0.3 0.1 0.0

Note: Layout is based on information provided and should not be used as an as-built construction document. A Professional Architect, Engineer, or Contractor must determine if layout will work with current or future site conditions. Illumination levels can vary due to unforeseen site conditions such as major light obstructions (i.e.- Trees, Indoor racking, etc.) Part #'s shown on this layout are standard and may not include additional options (i.e - voltage, color, photocell, etc.) or mounting bracketry, those items should be addressed via quote before a order is placed.





Luminaire Schedule						
Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	LLF	Description
5	P4-60	SINGLE	17255	163	0.900	LUMARK + PRV-A60-D-UNV-T4-BZ+HSS (20' POLE, 2' BASE)

Calculation Summary							
Label	CalcType		Units	Avg	Max	Min	Avg/Min
ENTIRE SITE	Illuminance		Fc	0.97	7.0	0.0	N.A.



COUSINS SUBS
N96W15630 COUNTY LINE ROAD
GERMANTOWN, WISCONSIN

SITE LIGHTING PLAN

DATE	SCALE	SHEET NUMBER
MAR. 22, 2018	1/16" = 1'-0"	E1

DESCRIPTION

The Prevail LED area, site luminaire combines optical performance, energy efficiency and long term reliability in an advanced, patent pending modern design. Utilizing the latest LED technology, the Prevail luminaire delivers unparalleled uniformity resulting in greater pole spacing. A versatile mount standard arm facilitates ease of installation for both retrofit and new installations. With energy savings greater than 62%, the Prevail fixture replaces 150-400W metal halide fixtures in general area lighting applications such as parking lots, walkways, roadways and building areas.

SPECIFICATION FEATURES

Construction

Construction is comprised of a heavy-duty, single-piece die-cast aluminum housing. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. The die-cast aluminum door is tethered to provide easy access to the driver if replacement is required. A one-piece silicone gasket seals the door to the fixture housing. The optics is mounted on a versatile, aluminum plate that dissipates heat from the LEDs resulting in longer life of the fixture. The fixture is IP66 and 3G vibration rated (ANSI C136.31) to insure strength of construction and longevity in the selected application.

Optics

Precision molded, high efficiency optics are precisely designed to shape the distribution, maximizing efficiency and application spacing. Available in Type II, III, IV and V distributions with lumen packages ranging from 6,100 to 15,100 nominal lumens. Light engine configurations consist of 1 or 2 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L92/60,000 hours at 25°C) per IESNA TM-21. For the ultimate level of spill light control, an optional house side shield accessory can be field or factory installed.

Electrical

LED drivers are mounted to the fixture for optimal heat sinking and ease of maintenance. Thermal management incorporates both conduction and convection to transfer heat rapidly away from the LED source for optimal efficiency and light output. Class 1 electronic drivers have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Available in 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. 10kV/10 kA surge protection standard. 0-10V dimming driver is standard with leads external to the fixture to accommodate controls capability such as dimming and occupancy. Suitable for ambient temperatures from -40°C to 40°C. Optional 50°C HA (high ambient) available. Standard NEMA 3-PIN twistlock photocontrol receptacle and NEMA 7-PIN twistlock photocontrol receptacles are available as options.

Controls

The Prevail LED luminaire control options are designed to be simple and cost-effective ASHRAE and California Title 24 compliant solutions. The ANSI C136.41 compliant NEMA 7-PIN receptacle enables wireless dimming when used with compatible photocontrol. An integrated dimming and occupancy sensor is a standalone control option available in on/off (MSP) and bi-level dimming

(MSP/DIM) operation. The optional LumaWatt system is best described as a peer-to-peer wireless network of luminaire-integral sensors that operate in accordance with programmable profiles. Each sensor is capable of motion and photo sensing, metering power consumption and wireless communication.

Mounting

Standard pole mount arm is bolted directly to the pole and the fixture slides onto the arm and locks in place with a bolt facilitating quick and easy installation. The versatile, patent pending, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the standard mounting arm enables wiring of the fixture without having to access the driver compartment. A knock-out on the standard mounting arm enables round pole mounting. Wall mount and mast arm mounting options are available. Mast arm adapter fits 2-3/8" O.D. tenon.

Finish

Housing and cast parts finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard color is bronze. Additional colors available in white, grey, black, dark platinum and graphite metallic.

Warranty

Five-year warranty.



PRV PREVAIL

LED

AREA / SITE / ROADWAY
LUMINAIRE



CERTIFICATION DATA

UL and cUL Wet Location Listed
IP66-Rated
3G Vibration Rated
ISO 9001
DesignLights Consortium™ Qualified*

ENERGY DATA

Electronic LED Driver
0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 and 60Hz,
347V/60Hz, 480V/60Hz
-40°C Minimum Temperature Rating
+40°C Ambient Temperature Rating

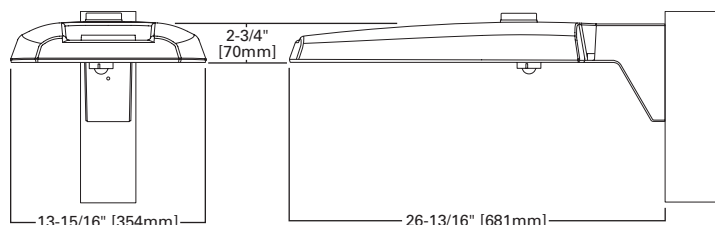
EPA

Effective Projected Area (Sq. Ft.): 0.75

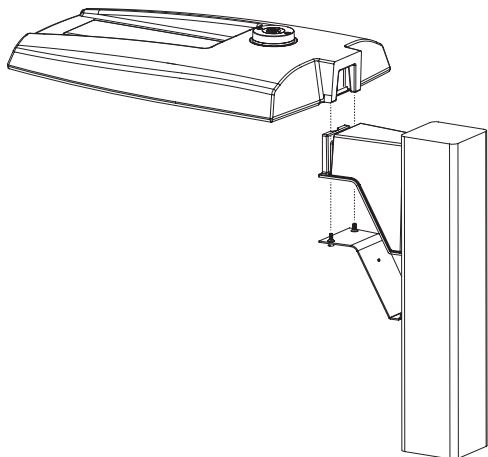
SHIPPING DATA

Approximate Net Weight:
20 lbs. (9.09 kgs.)

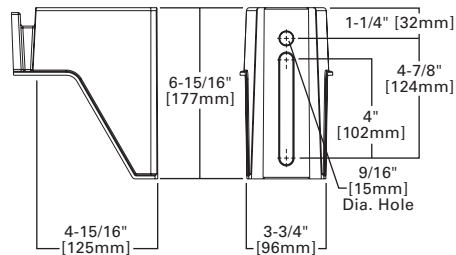
DIMENSIONS



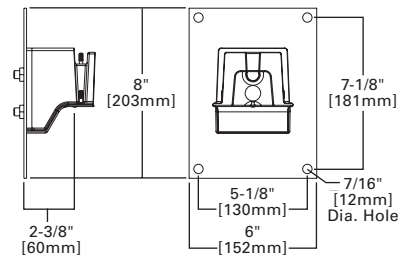
VERSATILE MOUNT SYSTEM



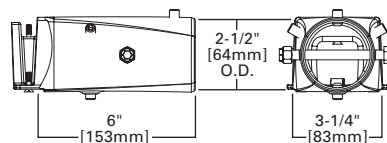
POLE MOUNT ARM



WALL MOUNT

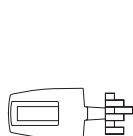
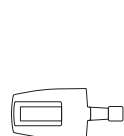
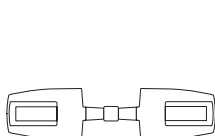
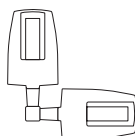
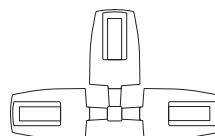
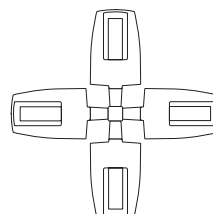


MAST ARM MOUNT



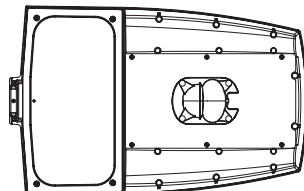
MOUNTING CONFIGURATIONS AND EPAS

Wall Mount

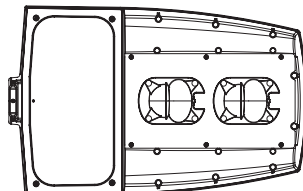
Arm Mount Single
EPA 0.75Arm Mount 2 @ 180°
EPA 1.50Arm Mount 2 @ 90°
EPA 1.50Arm Mount 3 @ 90°
EPA 2.25Arm Mount 4 @ 90°
EPA 3.00

OPTICAL CONFIGURATIONS

A15 (6,100 Nominal Lumens)



A25/A40 (10,200/15,100 Nominal Lumens)



POWER AND LUMENS

Light Engine		A15	A25	A40
Nominal Power (Watts)		57W	87W	143W
Input Current @ 120V (A)		0.49	0.76	1.23
Input Current @ 277V (A)		0.22	0.35	0.54
Input Current @ 347V (A)		0.18	0.28	0.45
Input Current @ 480V (A)		0.13	0.21	0.33
Type II	Lumens	6,139	10,204	15,073
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3
Type III	Lumens	6,192	10,292	15,203
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3
Type IV	Lumens	6,173	10,261	15,157
	BUG Rating	B1-U0-G3	B2-U0-G3	B2-U0-G4
Type V	Lumens	6,393	10,627	15,697
	BUG Rating	B3-U0-G3	B4-U0-G3	B4-U0-G4

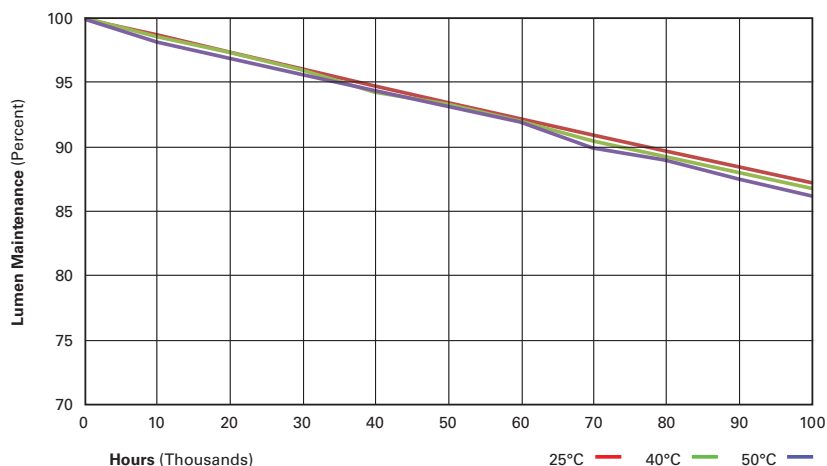
NOTE: Lumen output for standard bronze fixture color. Different housing colors impact lumen output. IES files for the non-standard colors are available upon request.

LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	Theoretical 100,000 Hours	Theoretical L70 (Hours)*
25°C	> 96%	> 93%	> 92%	> 87%	> 260,000
40°C	> 96%	> 93%	> 92%	> 87%	> 255,000
50°C	> 95%	> 92%	> 91%	> 86%	> 250,000

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99



ORDERING INFORMATION

Sample Number: PRV-A25-D-UNV-T3-SA-BZ

Product Family ^{1,2}	Light Engine ³	Driver ⁴	Voltage	Distribution	Mounting	Color ⁶
PRV=Prevail	A15=(1 LED) 6,100 Nominal Lumens A25=(2 LEDs) 10,200 Nominal Lumens A40=(2 LEDs) 15,100 Nominal Lumens	D=Dimming (0-10V)	UNV=Universal (120-277V) 347=347V 480=480V ⁵	T2=Type II T3=Type III T4=Type IV T5=Type V	SA=Standard Versatile Arm MA=Mast Arm WM=Wall Mount Arm	AP=Grey BZ=Bronze (Standard) BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White
Options (Add as Suffix)				Accessories (Order Separately) ¹¹		
7030 =70 CRI / 3000K CCT ⁷ 7050 =70 CRI / 5000K CCT ⁷ 10K =10kV/10kA UL 1449 Fused Surge Protective Device DIMRF-LW =LumaWatt Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ^{8,9} DIMRF-LN =LumaWatt Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ^{8,9} MSP/DIM-L12 =Integrated Sensor for Dimming Operation, 8' - 12' Mounting Height MSP/DIM-L30 =Integrated Sensor for Dimming Operation, 12' - 30' Mounting Height MSP-L12 =Integrated Sensor for ON/OFF Operation, 8' - 12' Mounting Height MSP-L30 =Integrated Sensor for ON/OFF Operation, 12' - 30' Mounting Height PER =NEMA 3-PIN Twistlock Photocontrol Receptacle ¹⁰ PER7 =NEMA 7-PIN Twistlock Photocontrol Receptacle ¹⁰ HSS =House Side Shield HA =50°C High Ambient Temperature				PRVWM-XX =Wall Mount Kit PRVMA-XX =Mast Arm Mounting Kit PRVSA-XX =Standard Arm Mounting Kit HS/VERD =House Side Shield MA1010-XX =Single Tenon Adapter for 3-1/2" O.D. Tenon MA1011-XX =2 @ 180° Tenon Adapter for 3-1/2" O.D. Tenon MA1012-XX =3 @ 120° Tenon Adapter for 3-1/2" O.D. Tenon MA1013-XX =4 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon MA1014-XX =2 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon MA1015-XX =2 @ 120° Tenon Adapter for 3-1/2" O.D. Tenon MA1016-XX =3 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon MA1017-XX =Single Tenon Adapter for 2-3/8" O.D. Tenon MA1018-XX =2 @ 180° Tenon Adapter for 2-3/8" O.D. Tenon MA1019-XX =3 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon MA1045-XX =4 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon MA1048-XX =2 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon MA1049-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 OA/RA1013 =Photocontrol Shorting Cap OA/RA1014 =NEMA Photocontrol - 120V OA/RA1016 =NEMA Photocontrol - Multi-Tap 105-285V OA/RA1027 =NEMA Photocontrol - 480V OA/RA1201 =NEMA Photocontrol - 347V ISHH-01 =Integrated Sensor Programming Remote		

NOTES:

- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to installation instructions IB500002EN and pole white paper WP513001EN for additional support information.
- DesignLights Consortium™ Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
- Standard 4000K CCT and 70 CRI.
- Consult factory for driver surge protection values.
- 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).
- Different housing colors impact lumen output. IES files for the non-standard colors are available upon request.
- Extended lead times apply. Use dedicated IES files for 3000K and 5000K when performing layouts. These files are published on the Prevail luminaire product page on the website.
- LumaWatt wireless sensors are factory installed and require network components RF-EM-1, RF-GW-1 and RF-ROUT-1 in appropriate quantities. See website for LumaWatt application information.
- LumaWatt wireless system is not available with photocontrol receptacle (Not needed).
- Not available with MSP or DIMRF options.
- Replace XX with paint color.

STOCK ORDERING INFORMATION

Stock Sample Number: PRVS-A25-UNV-T3

Product Family	Light Engine	Voltage	Distribution	Options (Add as Suffix)
PRVS=Prevail	A15=(1 LED) 6,100 Nominal Lumens A25=(2 LEDs) 10,200 Nominal Lumens A40=(2 LEDs) 15,100 Nominal Lumens	UNV=Universal (120-277V) 347=347V	T3=Type III T4=Type IV	MSP/DIM-L30=Integrated Sensor for Dimming Operation, Maximum 30' Mounting Height

NOTE: Bronze only, 4000K CCT, 120-277V, 347V, standard mounting arm, standard non-fused 10kV MOV and 0-10V dimming.

Prevail

LED area, site and roadway luminaire

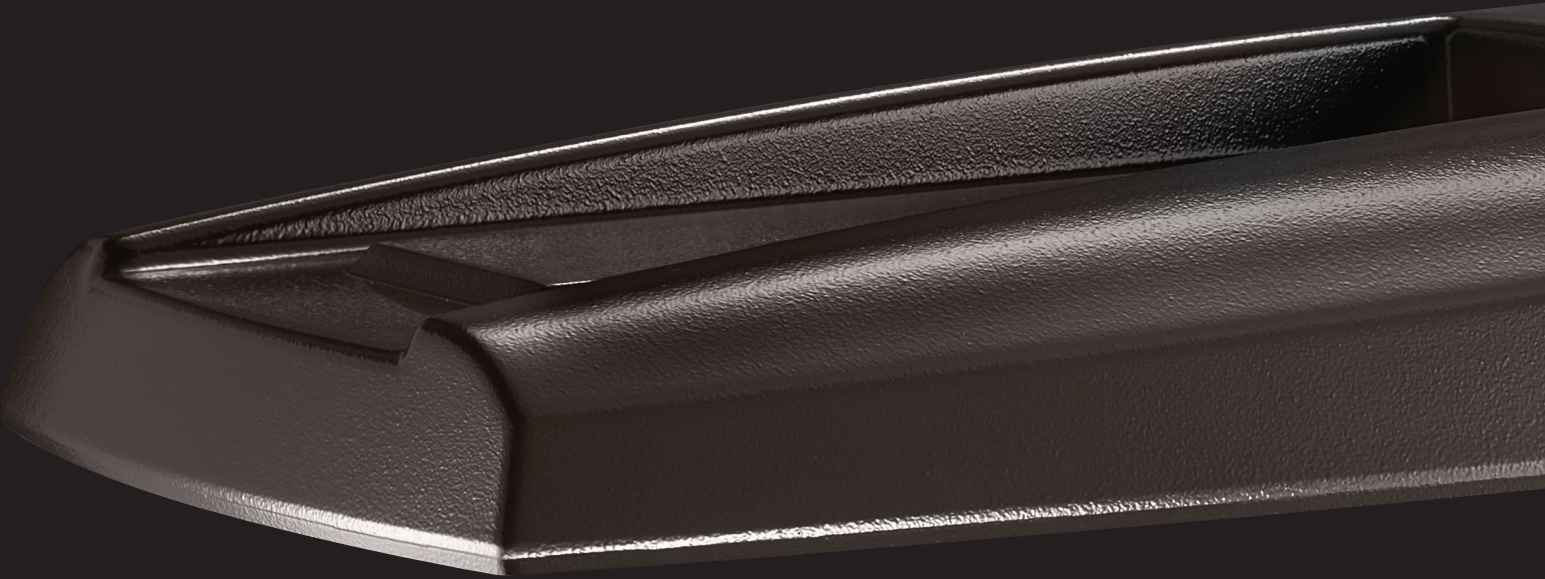
LUMARK



EATON

Powering Business Worldwide

Innovation you can rely on™



Prevailing innovation. Remarkable savings.

Architectural design delivers on value

The Lumark Prevail™ LED area/site luminaire combines impressive aesthetics, ease of installation features and state-of-the-art optical control resulting in significant installation and energy savings. Incorporating industry-leading, patented optics, the Prevail LED luminaire offers a choice of four precision engineered optical distributions that deliver superior control and maximize light levels, whether the application is a parking lot or a pedestrian walkway.

Innovation beyond the fixture

Prevail's innovative, versatile mounting arm gets you install ready out of the box. The patent pending, standard arm was engineered to make installation simple, saving on installation costs and time. With the ability to accommodate multiple drilling patterns as well as square and round poles, the standard versatile mounting arm is the choice for both retrofit and new applications.

Advanced design delivers savings

With a single housing that accommodates multiple lumen packages, the Prevail LED area/site luminaire provides greater than 62 percent in energy and maintenance savings over traditional HID systems, resulting in significant energy rebates. To further enhance energy savings, the Prevail luminaire takes control of code compliance, by offering customizable integrated control systems that meet even the strictest code requirements.

Engineered for long term reliability

The Prevail luminaire delivers an innovative thermal management design that maximizes heat dissipation resulting in longer fixture and LED life. Along with lumen maintenance greater than 90 percent at 60,000 hours, the rugged, die-cast fixture housing is 3G vibration and IP66 rated, which provides years of reliable operation with minimal service requirements. Backed by a five-year limited warranty, the Prevail LED area/site luminaire is the LED answer to your area and site lighting needs.



Area/site



Pathway



Wall mount

Value engineered design

The Prevail LED luminaire delivers exceptional performance in a scalable, low-profile design. The precision engineered optics provide uniform illumination to walkways, parking lots, roadways, building areas and security lighting applications. Able to replace HID fixtures ranging from 150W up to 400W, the Prevail LED luminaire is designed to meet the toughest lighting challenges.

Construction

- Rugged, single-piece, die-cast aluminum housing and driver compartment
- Hinged, tethered power door for ease of maintenance
- 3G vibration rated per ANSI C136.31
- IP66 rated optics and fixture
- UL/cUL wet location rated housing
- One-piece silicone gasket seals driver door to fixture

Electrical

- -40°C to 40°C ambient operating temperature range
- 50°C high ambient option available
- 10kV/10kA non-fused surge protection is standard
- 10kV/10kA, UL 1449 fused surge protection optional
- 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation
- 0-10V dimming driver (standard)

Optical

- Three lumen package ranging from 6,100 - 15,100 nominal lumens
- Type II, III, IV and V distributions
- Greater than 92 percent lumen maintenance at 60,000 hours
- Delivers unparalleled uniformity and scalability
- Optional house side shield available for backlight control

Controls

- Controls-ready when equipped with ANSI 7-PIN twistlock photocontrol receptacle
- 3-PIN twistlock photocontrol receptacle available
- Optional integrated sensor for occupancy and dimming
- Optional LumaWatt wireless control and monitoring system

Mounting

- Standard versatile mounting arm accommodates multiple drilling patterns as well as square and round poles
- Easily retrofits to poles with drill patterns ranging from 1-1/2" to 4-7/8"
- Optional wall-mount arm with adapter plate is available
- Optional cast aluminum mast arm mounting adapter available

Finish

- Five-stage super TGIC paint resists extreme weather conditions while providing optimal color and gloss retention
- Available in grey, bronze (standard), black, dark platinum, graphite metallic or white

Warranty

- Five-year warranty

Optional features



Wireless control and monitoring system

Sensor capable of motion and photo sensing, metering power consumption and wireless communication.



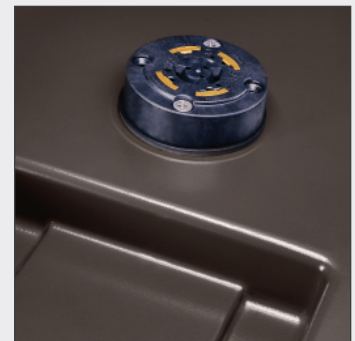
Integrated sensor

Optional integrated sensor is capable of occupancy and dimming resulting in the reduction of energy required for area/site lighting applications.



NEMA 3-PIN photocontrol receptacle

Gasketed receptacle for mounting standard 3-PIN NEMA photocontrol.



NEMA 7-PIN photocontrol receptacle

ANSI C136.41 compliant. Enables wireless dimming when used with compatible photocontrol.

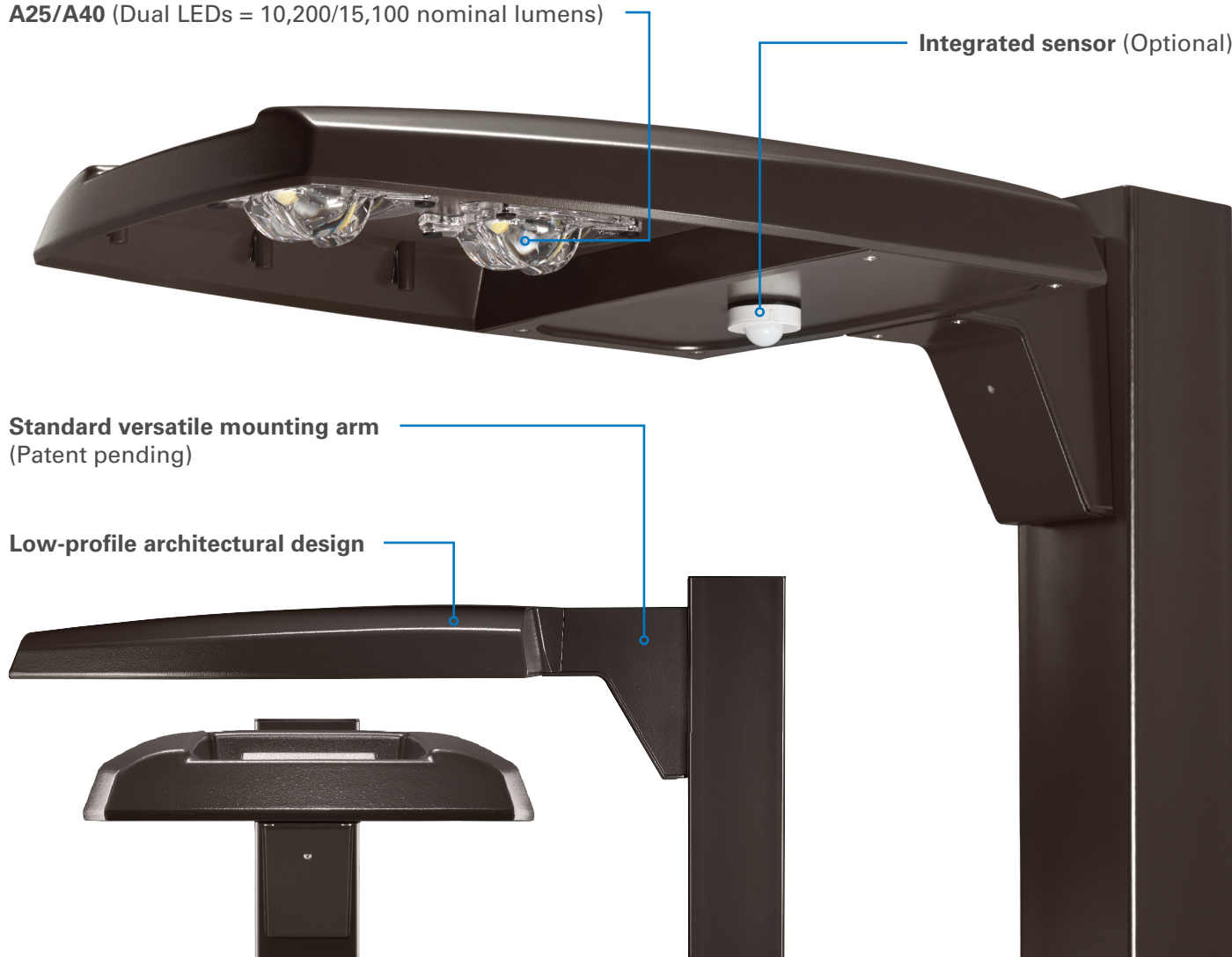
A15 (Single LED = 6,100 nominal lumens)

A25/A40 (Dual LEDs = 10,200/15,100 nominal lumens)

Integrated sensor (Optional)

Standard versatile mounting arm
(Patent pending)

Low-profile architectural design



Mounting options



House side shield

For stringent light trespass requirements and the ultimate level of backlight control, a house side shield accessory is available for factory or field installation.



Arm mount

Standard versatile mounting arm is simple to install and can be used with existing poles for retrofit installations.



Wall mount

Wall mount option utilizes an adapter plate secured to wall with four bolts for perimeter lighting applications (Bolts not included).



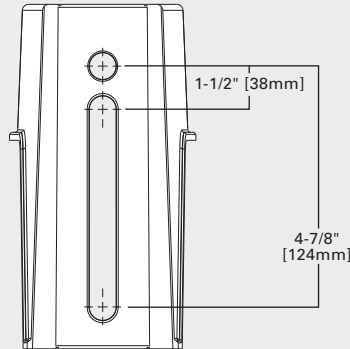
Mast arm mount

An optional cast aluminum mast arm adapter secures fixture head to nominal 2" (2-3/8" O.D. pipe size) horizontal steel tenon arm for roadway applications.

Retrofit and installation has never been easier

Time is money when it comes to installing and retrofitting area and site luminaires. The Prevail luminaire's patent pending, standard versatile mounting arm was engineered to make installation quick and easy, saving on both installation time and costs. Optional wall and mast arms are also available for even more design flexibility for any building mount, street and roadway applications.

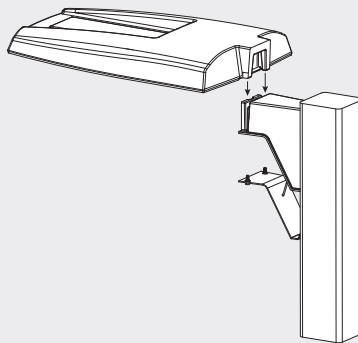
Retrofits multiple drill patterns



- Standard versatile arm can accommodate any existing drill pattern ranging from 1-1/2" to 4-7/8"
- Simply remove the existing luminaire and install the versatile arm to the existing top bolt location
- Align the slot to the existing 2nd bolt location and bolt into place
- Installation requires zero field drilling of the pole, saving time and money

1

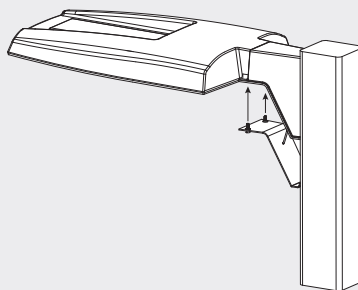
Simply install the luminaire



- Simply slide the Prevail luminaire onto the installed versatile arm and secure with a single screw
- The versatile mounting arm's door is tethered and includes captive fasteners to prevent accidental dropping
- The Prevail luminaire can be easily mounted and installed by a single person due to the innovative and simple versatile arm design

2

Safe and secure completion



- Ample space is provided within the Prevail's arm to access and wire the luminaire
- Make the necessary wiring connections and reattach the tethered arm cover to complete installation
- There is zero need to access the driver compartment during installation, insuring a reliable, secure and safe installation

3



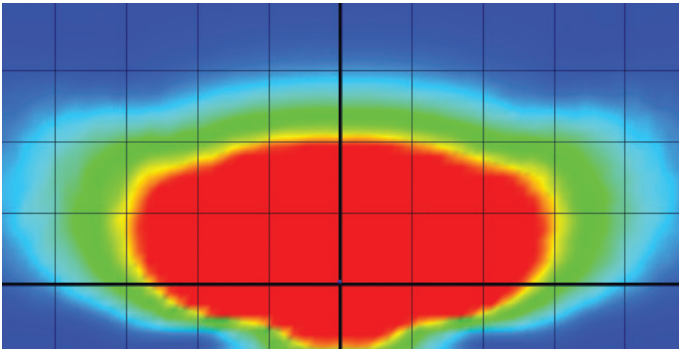
Universal pole mounting

The versatile mounting arm includes integrated breakaway tabs to accommodate both square or round poles. Installation does not require an additional pole adapter plate, which simplifies the ordering and installation process for both retrofit and new construction applications.

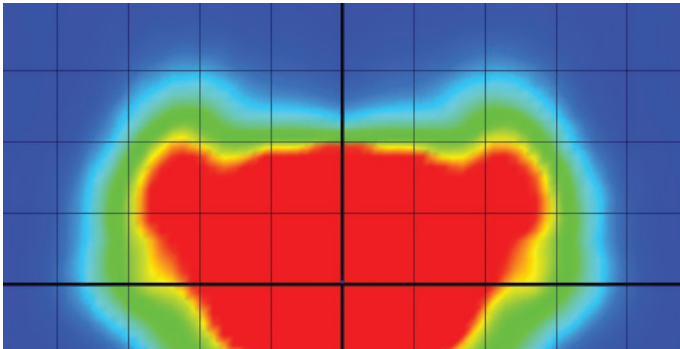
Application excellence

Uniform illumination

Easily replacing a 400W HID site fixture, the Prevail LED luminaire is the solution whether retro-fitting an existing site or lighting a new location. Four optical distributions allow the lighting designer to put light exactly where it's needed without wasting energy with extra light spilling onto unwanted locations. An optional house-side shield is available when extreme cut-off is needed at the property lines. Parking areas must be designed to provide safety and security to both pedestrians and vehicular traffic. Good exterior lighting design will deter criminals, and attract patrons all while limiting light pollution. The IESNA has provided two documents to aid in proper parking lot lighting design; RP-20 lighting for parking facilities and RP-33 lighting for exterior environments. Proper illumination levels for site and area design are achieved by maintaining an absolute minimum illuminance level at any given point within the site, while holding acceptable maximum-to-minimum uniformity levels. The Prevail LED luminaire is ideal for parking lots, small retail, security, and roadway applications.



Prevail A40 LED (Type III shown)



400W Pulse Start Metal Halide (Type III shown)

Greater than 68 percent in HID to LED retrofit savings

The following comparison shows the Prevail A40 luminaire and a 400W pulse start metal halide shoebox type luminaire in a typical parking lot application. All fixtures are at the same mounting height and locations. The same number of poles and fixture heads are used to calculate a one-for-one direct comparison. The Prevail luminaire not only provides a higher minimum and much more uniform layout, but it also provides more than 68 percent in energy savings over the HID solution.



Prevail A40 LED
14 Fixtures = 2,002 Total watts



400W Pulse Start Metal Halide
14 Fixtures = 6,370 Total watts

Site Lighting Comparison Numbers

Fixture / Source	Number of Fixtures	Total Site Wattage	Average (Footcandles)	Maximum (Footcandles)	Minimum (Footcandles)	Uniformity	
						Avg. / Min.	Max. / Min.
A40 Prevail LED	14	2,002	1.63	3.88	0.50	3.26	7.76
400W Pulse Start Metal Halide	14	6,370	2.02	7.84	0.03	67.33	261.33

* 25' mounting height.

Dimming and occupancy



Area/site applications

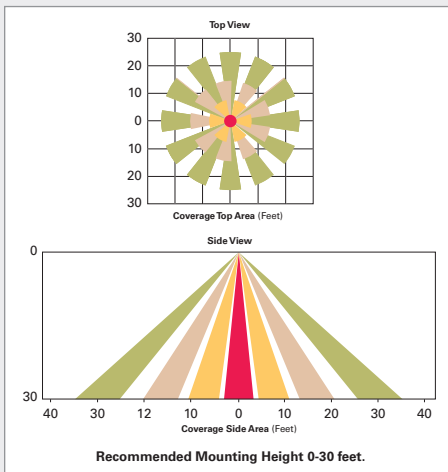
For outdoor area/site applications, lighting should be dimmed or turned off according to pedestrian traffic and safety requirements. Scheduled dimming and occupancy detection can be combined to reduce maximum lighting levels outside business hours. Upon occupancy detection, the luminaire returns to full lighting to maintain security lighting levels.

Minimize power consumption, maximize energy savings

To further enhance energy savings, lighting management and control can reduce power consumption and energy costs by providing the appropriate light levels at the right place and time when required. Lighting can be reduced during low usage hours, saving energy, then raised on demand with occupancy detection. Adding motion sensor and dimming controls capabilities also extends the life of the luminaire due to reductions in electrical load and case temperatures on the LEDs and drivers. The Prevail LED area and site luminaires control options are designed to be simple and cost-effective ASHRAE and California Title 24 compliant solutions.

On/off or bi-level motion sensor (MSP)

The Prevail LED area and site luminaires integrated dimming and occupancy sensor is a standalone control option that can automatically dim the luminaire to 50 percent with a time delay of 10 minutes if no occupancy is detected. When activity is detected, the luminaire returns to full light output. This option is available in 12' - 30' mounting heights in on/off operation or bi-level operation. To change these settings, a hand held programmable remote can be purchased that allows the dimming level, sensitivity and time delay settings to be adjusted.



Worry-free controls planning

Ensure complete coverage and performance with an integrated sensor system built into every luminaire based on fixture mounting height. The integrated sensor is available in mounting heights from 12-30'.

Integrated design

With a single product to mount, and a single electrical connection to make, the Prevail luminaire with an integrated sensor system saves money on the total installed cost when occupancy and daylight dimming controls are needed.

Sensor remote control

When the application demands more, the sensor system has the option to make changes using a remote control. The remote allows changes from the default settings for occupied/unoccupied, target light level, and time outs.

Lighting management and control



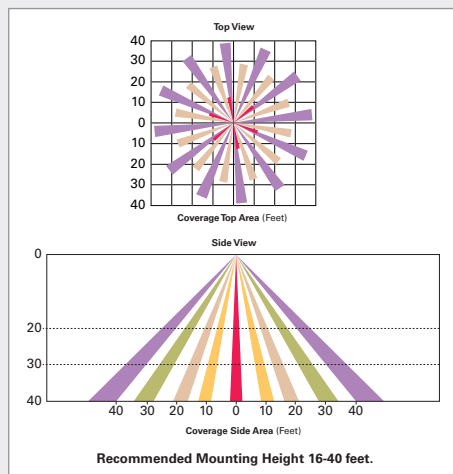
Light level automation

A 30-50 percent reduction of energy use is not uncommon as a result of combining basic lighting control strategies. The LumaWatt system employs four control strategies to automate luminaire behavior: Scheduled ON/OFF, Scheduled Dimming, Occupancy Detection and Daylight Harvesting.

Lumawatt outdoor wireless control and monitoring system

Different environments pose different challenges when balancing power reduction against usage requirements. Lighting management and control can minimize power consumption and energy costs by providing the right light levels where and when they're needed. Standards and codes, such as, ASHRAE and Title 24, provide guidance for the automation of lighting systems but taking advantage of these can be complicated. To be effective, lighting management control systems need to be simple, flexible and reliable. The LumaWatt system offers the perfect combination of features that eliminates the need for remote sensors, reducing installation costs and commissioning time. Multi-functional sensors are factory-installed and tested in each luminaire so reliability, area coverage and location are never concerns.

The LumaWatt system is a peer-to-peer wireless network of luminaire-integrated sensors, which operate in accordance with stored programmable profiles. Each sensor is capable of motion and photo sensing, metering power consumption and wireless communication. Sensor profiles dictate how the individual luminaires operate, as well as how to function among network peers. The end user can create and manage sensor profiles with browser-based management software and transmit to sensors via wireless gateways.



Coverage area

Designed to detect motion within its field-of-view, LumaWatt system sensors are considered line-of-sight sensors, meaning that no obstruction can exist between the sensor and the object being detected. The area of coverage depends on the mounting height determined from a chart of its detection pattern.



Sensor module

The LumaWatt system sensor is available with two passive infrared sensor geometries—wide for mounting heights of 8' to 16' and narrow for 16' to 40'. Sensors are factory installed in every luminaire for reliability, saving installation time.



Monitoring system

Management software creates and manages sensor profiles via easy-to-use, web-based software, providing summaries of power metering and system performance.

Ordering information

Sample Number: PRV-A25-D-UNV-T3-SA-BZ

Product Family ^{1,2}	Light Engine ³	Driver ⁴	Voltage	Distribution	Mounting	Color ⁶
PRV=Prevail	A15=(1 LED) 6,100 Nominal Lumens A25=(2 LEDs) 10,200 Nominal Lumens A40=(2 LEDs) 15,100 Nominal Lumens	D=Dimming (0-10V)	UNV=Universal (120-277V) 347=347V 480=480V ⁵	T2=Type II T3=Type III T4=Type IV T5=Type V	SA=Standard Versatile Arm MA=Mast Arm WM=Wall Mount Arm	AP=Grey BZ=Bronze (Standard) BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White
Options (Add as Suffix)			Accessories (Order Separately) ¹¹			
7030=70 CRI / 3000K CCT ⁷ 7050=70 CRI / 5000K CCT ⁷ 10K=10kV/10kA UL 1449 Fused Surge Protective Device DIMRF-LW=LumaWatt Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ^{8,9} DIMRF-LN=LumaWatt Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ^{8,9} MSP/DIM-L12=Integrated Sensor for Dimming Operation, 8' - 12' Mounting Height MSP/DIM-L30=Integrated Sensor for Dimming Operation, 12' - 30' Mounting Height MSP-L12=Integrated Sensor for ON/OFF Operation, 8' - 12' Mounting Height MSP-L30=Integrated Sensor for ON/OFF Operation, 12' - 30' Mounting Height PER=NEMA 3-PIN Twistlock Photocontrol Receptacle ¹⁰ PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle ¹⁰ HSS=House Side Shield HA=50°C High Ambient Temperature			PRVWM-XX=Wall Mount Kit PRVMA-XX=Mast Arm Mounting Kit PRVSA-XX=Standard Versatile Mounting Kit HS/VERD=House Side Shield MA1010-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1011-XX=2 @ 180° Tenon Adapter for 3-1/2" O.D. Tenon MA1012-XX=3 @ 120° Tenon Adapter for 3-1/2" O.D. Tenon MA1013-XX=4 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon MA1014-XX=2 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon MA1015-XX=2 @ 120° Tenon Adapter for 3-1/2" O.D. Tenon MA1016-XX=3 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon MA1017-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1018-XX=2 @ 180° Tenon Adapter for 2-3/8" O.D. Tenon MA1019-XX=3 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon MA1045-XX=4 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon MA1048-XX=2 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon MA1049-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 OA/RA1013=Photocontrol Shorting Cap OA/RA1014=NEMA Photocontrol - 120V OA/RA1016=NEMA Photocontrol - Multi-Tap 105-285V OA/RA1027=NEMA Photocontrol - 480V OA/RA1201=NEMA Photocontrol - 347V ISHH-01=Integrated Sensor Programming Remote			

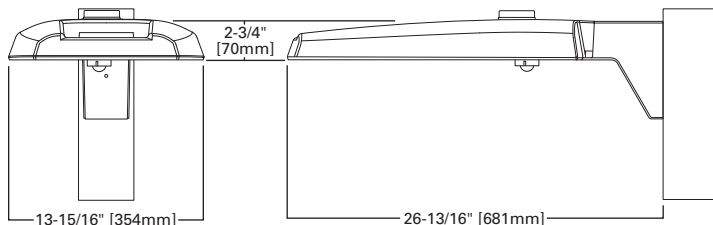
NOTES: 1 Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to installation instructions IB500002EN and pole white paper WP513001EN for additional support information. 2 DesignLights Consortium™ Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details. 3 Standard 4000K CCT and 70 CRI. 4 Consult factory for driver surge protection values. 5 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). 6 Different housing colors impact lumen output. IES files for the non-standard colors are available upon request. 7 Extended lead times apply. Use dedicated IES files for 3000K and 5000K when performing layouts. These files are published on the Prevail luminaire product page on the website. 8 LumaWatt wireless sensors are factory installed and require network components RF-EM-1, RF-GW-1 and RF-ROUT-1 in appropriate quantities. See website for LumaWatt application information. 9 LumaWatt wireless system is not available with photocontrol receptacle (Not needed). 10 Not available with MSP or DIMRF options. 11 Replace XX with paint color.

Stock Sample Number: PRVS-A25-UNV-T3

Product Family	Light Engine	Voltage	Distribution	Options (Add as Suffix)
PRVS=Prevail Stock	A15=(1 LED) 6,100 Nominal Lumens A25=(2 LEDs) 10,200 Nominal Lumens A40=(2 LEDs) 15,100 Nominal Lumens	UNV=Universal (120-277V) 347=347V	T3=Type III T4=Type IV	MSP/DIM-L30=Integrated Sensor for Dimming Operation, Maximum 30' Mounting Height

NOTE: Bronze only, 4000K CCT, 120-277V, 347V, standard mounting arm, standard non-fused 10kV MOV and 0-10V dimming.

Dimensions

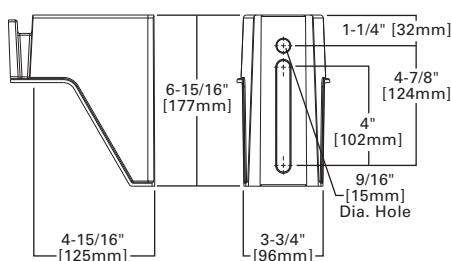


Additional Information

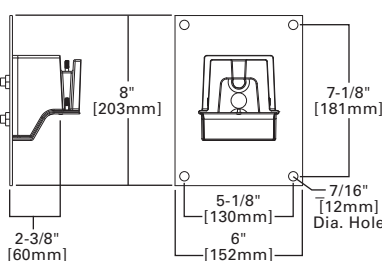
Compliances	Technical Data (Electronic Driver)
UL and cUL Wet Location Listed IP66-Rated Optics and Fixture 3G Vibration Rated per ANSI C136.31 ISO 9001 DesignLights Consortium™ Qualified ¹	+40°C (104°F) Ambient Temperature Rating -40°C (-40°F) Ambient Temperature Rating >0.9 Power Factor <20% Total Harmonic Distortion 120-277V 50/60Hz 347V 60Hz, 480V 60Hz ²
EPA (Effective Projected Area - Square Feet)	Shipping Data (Approximate Net Weight)
0.75	20 lbs. (9.09 kgs.)

NOTES: 1 DesignLights Consortium™ Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details. 2 480V is compatible for use with 480V Wye systems only.

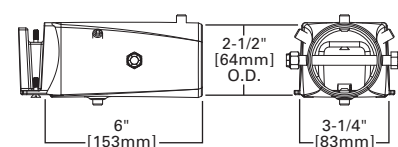
Versatile Pole Mount Arm



Wall Mount Arm



Mast Arm Mount



NOTE: Specifications and dimensions subject to change without notice.

**Our Lighting
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iLumin
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Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

Canada Sales

5925 McLaughlin Road
Mississauga, Ontario L5R 1B8
P: 905-501-3000
F: 905-501-3172

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and compliances are subject to
change without notice.



Powering Business Worldwide

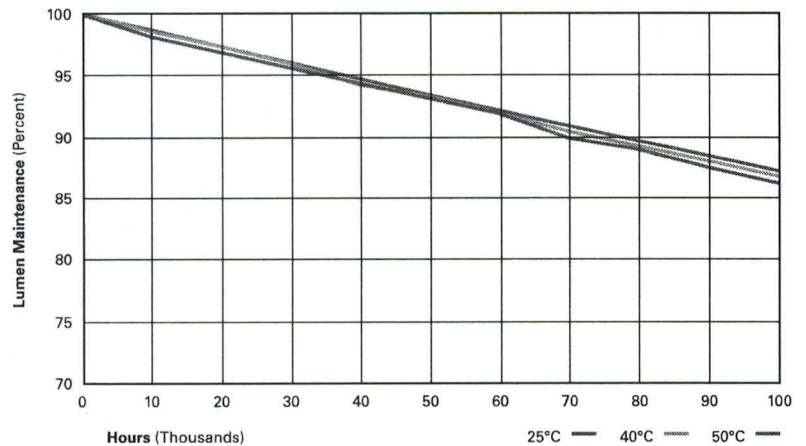
LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	Theoretical 100,000 Hours	Theoretical L70 (Hours)*
25°C	> 96%	> 93%	> 92%	> 87%	> 260,000
40°C	> 96%	> 93%	> 92%	> 87%	> 255,000
50°C	> 95%	> 92%	> 91%	> 86%	> 250,000

* Per IESNA TM-21 data.

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99



ORDERING INFORMATION

Sample Number: PRV-A25-D-UNV-T3-SA-BZ

Product Family ^{1,2}	Light Engine ³	Driver ⁴	Voltage	Distribution	Mounting	Color ⁶
PRV=Prevail	A15=(1 LED) 6,100 Nominal Lumens A25=(2 LEDs) 10,200 Nominal Lumens A40=(2 LEDs) 15,100 Nominal Lumens A60=(2 LEDs) 18,900 Nominal Lumens	D=Dimming (0-10V)	UNV=Universal (120-277V) 347=347V 480=480V ⁵	T2=Type II T3=Type III T4=Type IV T5=Type V	SA=Standard Versatile Arm MA=Mast Arm WM=Wall Mount Arm	AP=Grey BZ=Bronze (Standard) BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White
Options (Add as Suffix)				Accessories (Order Separately) ¹²		
7030=70 CRI / 3000K CCT ⁷ 7050=70 CRI / 5000K CCT ⁷ 10K=10kV/10kA UL 1449 Fused Surge Protective Device LWR-LW=LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ^{8,9,10} LWR-LN=LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ^{8,9,10} MSP-DIM-L12=Integrated Sensor for Dimming Operation, 8' - 12' Mounting Height MSP-DIM-L30=Integrated Sensor for Dimming Operation, 12' - 30' Mounting Height MSP-L12=Integrated Sensor for ON/OFF Operation, 8' - 12' Mounting Height MSP-L30=Integrated Sensor for ON/OFF Operation, 12' - 30' Mounting Height PER=NEMA 3-PIN Twistlock Photocontrol Receptacle ¹¹ PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle ¹¹ HSS=House Side Shield HA=50°C High Ambient Temperature L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right				PRVWM-XX=Wall Mount Kit PRVMA-XX=Mast Arm Mounting Kit PRVSA-XX=Standard Arm Mounting Kit HS/VERD=House Side Shield MA1010-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1011-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1012-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1013-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1014-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1015-XX=2@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1016-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1017-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1018-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon MA1019-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1045-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1048-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1049-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 OA/RA1013=Photocontrol Shorting Cap OA/RA1014=NEMA Photocontrol - 120V OA/RA1016=NEMA Photocontrol - Multi-Tap 105-285V OA/RA1027=NEMA Photocontrol - 480V OA/RA1201=NEMA Photocontrol - 347V ISHH-01=Integrated Sensor Programming Remote		

NOTES:

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- DesignLights Consortium® Qualified and classified for DLC Standard, refer to www.designlights.org for details.
- Standard 4000K CCT and 70 CRI.
- Consult factory for driver surge protection values.
- 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).
- Different housing colors impact lumen output. IES files for the non-standard colors are available upon request.
- Extended lead times apply. Use dedicated IES files for 3000K and 5000K when performing layouts. These files are published on the Prevail luminaire product page on the website.
- LumaWatt Pro wireless sensors are factory installed and require network components LWP-EM-1, LWP-GW-1, and LWP-PoE8 in appropriate quantities. See website for LumaWatt Pro application information.
- LumaWatt Pro wireless system is not available with photocontrol receptacle (Not needed).
- Not available in conjunction with A60 lumen package at HA (High Ambient).
- Not available with MSP or LWR options.
- Replace XX with paint color.

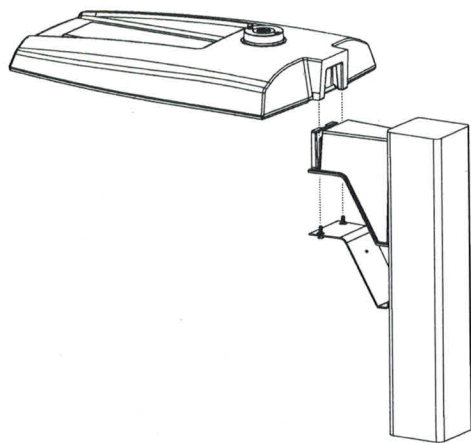
STOCK ORDERING INFORMATION

Stock Sample Number: PRVS-A25-UNV-T3

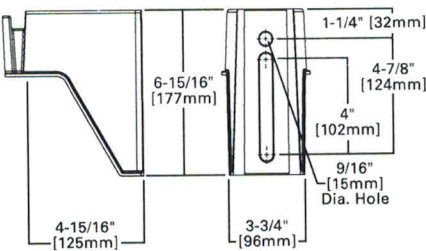
Product Family	Light Engine	Voltage	Distribution	Options (Add as Suffix)
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NOTE: Bronze only, 4000K CCT, 120-277V, 347V, standard mounting arm, standard non-fused 10kV MOV and 0-10V dimming.

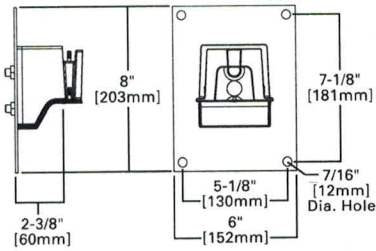
VERSATILE MOUNT SYSTEM



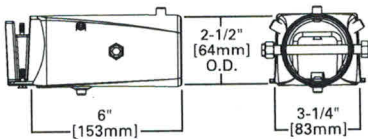
POLE MOUNT ARM



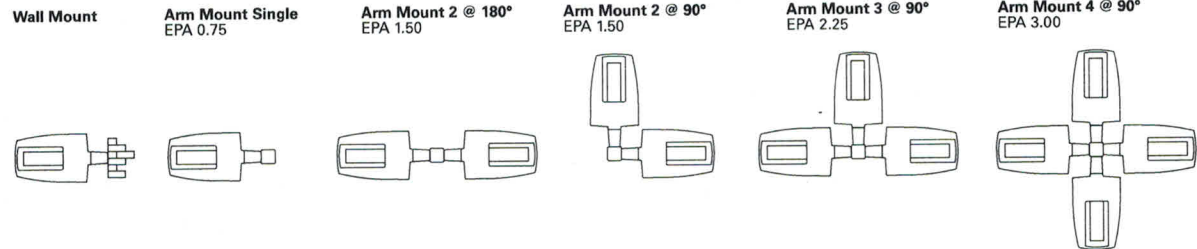
WALL MOUNT



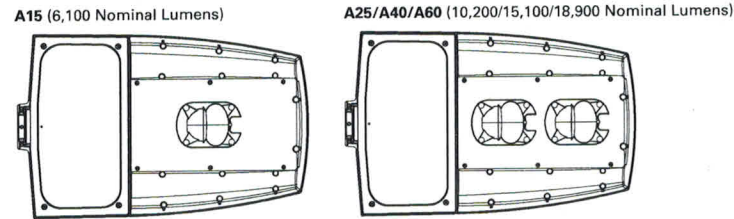
MAST ARM MOUNT



MOUNTING CONFIGURATIONS AND EPAS



OPTICAL CONFIGURATIONS



POWER AND LUMENS

Light Engine		A15	A25	A40	A60
Nominal Power (Watts)		57W	87W	143W	163W
Input Current @ 120V (A)		0.49	0.76	1.23	1.34
Input Current @ 277V (A)		0.22	0.35	0.54	0.60
Input Current @ 347V (A)		0.18	0.28	0.45	0.49
Input Current @ 480V (A)		0.13	0.21	0.33	0.35
Type II	Lumens	6,139	10,204	15,073	18,830
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3
Type III	Lumens	6,192	10,292	15,203	18,992
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4
Type IV	Lumens	6,173	10,261	15,157	18,935
	BUG Rating	B1-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G5
Type V	Lumens	6,393	10,627	15,697	19,610
	BUG Rating	B3-U0-G3	B4-U0-G3	B4-U0-G4	B5-U0-G4

NOTE: Lumen output for standard bronze fixture color. Different housing colors impact lumen output. IES files for the non-standard colors are available upon request.

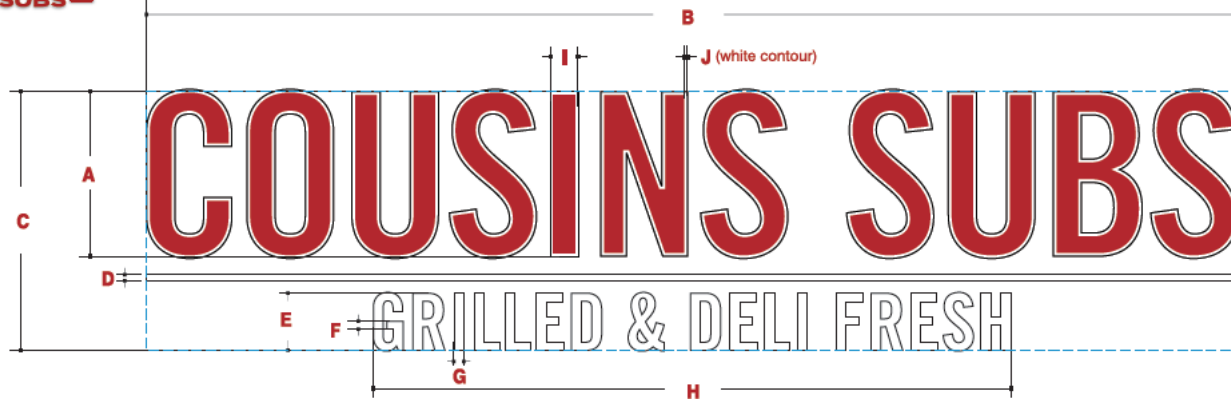


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EST. 1972
COUSINS
-SUBS-Internally Illuminated RED Channel Letters
REMOTE

LETTER SET LAYOUT

Scale: various

VARIOUS SIZES										AREA - Sq. Ft.
A	B	C	D	E	F	G	H	I	J	
24"	13'-3"	3'-1 3/4"	1"	8 3/8"	1 1/8"	1 3/8"	7'-9"	4"	1/2"	41.67
27"	14'-11 1/8"	3'-6 1/2"	1 1/8"	9 3/8"	1 1/4"	1 5/8"	8'-8 3/4"	4 5/8"	5/8"	52.9
30"	16'-6 3/8"	3'-11"	1 1/4"	10 3/8"	1 3/8"	1 3/4"	9'-8"	5 1/8"	5/8"	64.75

GENERAL SPECIFICATIONS

"COUSINS SUBS":

5" deep fabricated aluminum channels with Black trim cap & returns.
White Acrylic faces w/RED Vinyl applied to first surface.

Underscore (non-illuminated):

3" deep Underscore to be constructed from aluminum tube painted White,
Flush mounted to wall.

"GRILLED & DELI FRESH":

3" deep fabricated aluminum channels with White trim cap, Black returns
White Acrylic faces.

COLOR SPECIFICATIONS

'COUSINS SUBS'

- ☐ White acrylic Faces
- ☒ RED 3M #3730-73L (to match PMS 1805)
- ☒ Black Trim Cap

'GRILLED & DELI FRESH'

- ☐ White acrylic Faces
- ☐ White Trim Cap

Paint - ALL LETTERS

- ☒ Black Returns

LED Illuminated Channel Letters - REMOTE

A	ILLUMINATION	LED TYPE	PER MANUF.
		COLOR	WHITE
B	POWER SUPPLY	TYPE	PER MANUF.
		COLOR	WHITE
C	FACE	MATERIAL	#2247 ACRYLIC
		COLOR	WHITE
D	RETAINER	TYPE	1" TRIM CAP
		COLOR	BLACK (COUSINS SUBS)
E	RETURN	TYPE	5/16" TRIM CAP
		COLOR	WHITE (GRILLED & DELI FRESH)
F	BACK	MATERIAL	3/16" X 5/8" ALUMINUM
		COLOR	BLACK
G	MOUNTING	DEPTH	SEE GENERAL SPECS.
		GAUGE	.063
H	ELECTRICAL	FASTENER	MECHANICAL
		TYPE	PER SITE CONDITIONS
I	SWITCH	TYPE	PASS THRU
		LOCATION	DISCONNECT/TOGGLE BY ELECTRICIAN

*DEEP HOLE(S) PER MFG. STANDARDS

*CAULK REQUIRED

*UL LISTED PRODUCT

*ALL ELECTRICAL OUTS LOCATED FOR RACEWAY OR REMOTE APPLICATION



EXISTING DIRECTIONAL
SIGNAGE TO REMAIN

EXISTING ROOF
SIGNAGE TO BE
REMOVED

EXISTING
PYLON SIGN

Cousins
SUBS
PORK AND SLAW
IS BACK

CERTIFIED SURVEY MAP (CSM) APPLICATION

9/24/18 Plan Commission Meeting

Discount Ramps / Weas Development /Co.

Village Staff Report & Recommendation

Germantown, Wisconsin

Summary

Doug Weas, Weas Development Co., agent for DRGT LLC/Discount Ramps, property owner, is seeking approval of a Certified Survey Map (CSM) to combine two existing parcels that comprise the Discount Ramps property totaling 17.43 acres located at N102 W19400 Willow Creek Way.

Location: N102 W19400 Willow Creek Way

Applicant/

Property Owner: Doug Weas DRGT LLC
Weas Development 172 N. Broadway Ste 300
172 N. Broadway Ste 300 Milwaukee, WI 53202
Milwaukee, WI 53202

Current Zoning: M-1: Limited Industrial

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



Proposal

Doug Weas, Weas Development Co., agent for DRGT LLC/Discount Ramps, property owner, is seeking approval of a Certified Survey Map (CSM) to combine two existing parcels that comprise the Discount Ramps property totaling 17.43 acres located at N102 W19400 Willow Creek Way.

As discussed when the site development and building plans were approved by the Plan Commission in November 2017, the Discount Ramps facility is located on two separate parcels (Lot 1 and Lot 2 of CSM# 6782; see attached). A Certified Survey Map (CSM) land combination is required to legally combine the parcels into one and, consequently, CSM approval was required as a condition of approving the site plans.

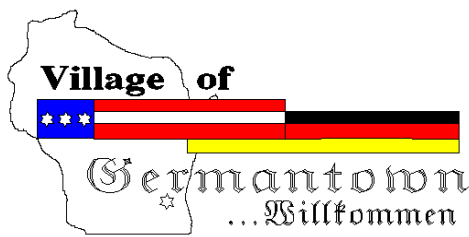
Staff CommentPublic Works/Engineering Department

The Village Surveyor has also identified a few technical corrections and driveway design requirements in a September 20, 2018 memo (copy attached) that will have to be addressed and/or corrected prior to recording the CSM.

Village Planner Recommendation

APPROVE the Certified Survey Map land combination for the two parcels owned by DRGT LLC for the Discount Ramps distribution/warehouse facility located at N102 W19400 Willow Creek Way subject to the following conditions:

1. All technical corrections and issues raised by the Village Surveyor in the September 20, 2018 memo shall be addressed and/or corrected prior to recording the CSM.



Engineering Department Memorandum

To: Jeff Retzlaff Village Planner

CC:

From: Bob Beilfuss, PLS, Village Surveyor

Date: September 20, 2018

Re: Discount Ramps Land Division

Jeff,

Here are my review comments for the CSM received September 18, 2018.

Certified Survey Map

Applicant or Owner Doug Weas

Land Surveyor/Firm: Don Chaput, PLS, Chaput Land Surveying

1. The Village Clerk's name needs to be revised to Deanna L. Boldrey, WCMC/CMC on Sheet 5
2. This document is combining Lot 1 and Lot 2 into a new Lot 1 and not a further redivision of those two lots. Remove "A division of" from the header of each sheet, in the Surveyor's Certificate and in the first line of the Village of Germantown Board Approval certificate and replace with "a combination of Lot 1 and Lot 2 of Certified Survey Map No....."

3. Revise the Surveyor's Certificate to include the following statement:

"That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Chapter 18 of the Village of Germantown Subdivision Control Ordinance in surveying, dividing and mapping the same."

4. On sheet 2 of 5, please add the missing easement dimensions and bearings (or use a line table if space is an issue) for the drainage easement that is located on the west side of the property. The dimensions are on the south end of the easement.
5. On sheet 2 of 5, either continue the building setback lines along the north and east side of proposed Lot 1, parallel with the proposed boundary exhibit or add the existing TransCanada and ATC utility easement lines and widths and a note stating that no buildings are allowed within the existing utility easement area.
6. On sheet 2, there is a small wetland area shown. There needs to be a note added stating who did the wetland delineation and who mapped the wetland lines. This area is also missing the 25' buffer line that is offset from the delineation line.
7. There is an existing building on proposed Lot 1 that needs to be added to sheet 1 with offset dimensions to the exterior boundary on the front and closest sideyard offset.

No further review comments.

Document Submittals and Data Conversion

As of October 2005, the Village of Germantown requires a digital copy of all Certified Survey Maps, Condominium Plats and Subdivision Plats in addition to the documents as required by Wisconsin Statute and Village Ordinances as part of the land division approval.

Prior to Recording the Certified Survey Map, the professional land surveyor is responsible for submitting a copy of the AutoCad drawing file (.dwg) of the document in version 2018 on compact disk (CD) or via email to the Village Surveyor.

All digital professional land surveyor seals and signatures will be purged from the digital copy prior to submittal.

The model space of the drawing will be done in Wisconsin State Plane Coordinate System, South Zone (NAD 1927 datum) and the Grid Bearing basis.

Prior to Recording the Certified Survey Map, the Village Engineering Department will verify that the boundary markers have been installed as described on the submitted map. All boundary corners are to be clearly marked in the field by the professional land surveyor of record.



Village of



Germantown

...Willkommen

Fee must accompany application

☐ \$2,900 with public improvements

☒ \$1,960 no public improvements

Paid

Date

9-19-18

CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

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

1 APPLICANT OR AGENT

Phone () _____

Fax () _____

E-Mail _____

PROPERTY OWNER

DRGT, LLC
172 N BROADWAY, SUITE 300
MILWAUKEE, WI 53202

Phone (414) 276-5555

djw@weasdevelopment.com

2

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

N102 W19400 WILLOW CREEK WAY

321-981-985-991

3

PURPOSE OF LAND SPLIT

	Will the land split require rezoning?	
	From	To

4

READ AND INITIAL THE FOLLOWING:

- ☒ I understand that the Certified Survey Map is not valid until recorded at the Washington County Register of Deeds. The Village will record the document and charge the applicant all applicable recording fees.
- ☒ I understand that the Map will not be placed on the Village Board agenda until all the technical corrections to the CSM are made, the payment of any outstanding impact fees are paid to the Village Clerk's Department, and the original signed and stamped copy of the Map is submitted on the proper paper.
- ☒ I understand that parcels created outside the Sewer Service Area will require a soil test. I also understand that all properties abutting a State Highway will require DOT approval and I will be responsible for securing such approval prior to recording.
- ☒ I understand all delinquent property taxes on any of the properties involved shall be paid prior to recording.

5

SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Applicant

Date

Owner

Date

9-18-18

CERTIFIED SURVEY MAP NO. _____

A division of Lot 1 and Lot 2 of Certified Survey Map No. 6782 being part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 32 in Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

FOUND CONC. MON.
WITH BRASS CAP
NW COR. OF NE 1/4
SEC. 32, T9N, R20E.
(POINT OF COMMENCEMENT)

Owner/Subdivider:
DRGT, LLC
172 N. Broadway, Suite #300
Milwaukee, WI 53202

● Indicates found 1" iron pipe.

See sheets 2 - 3 for easement and wetland details.

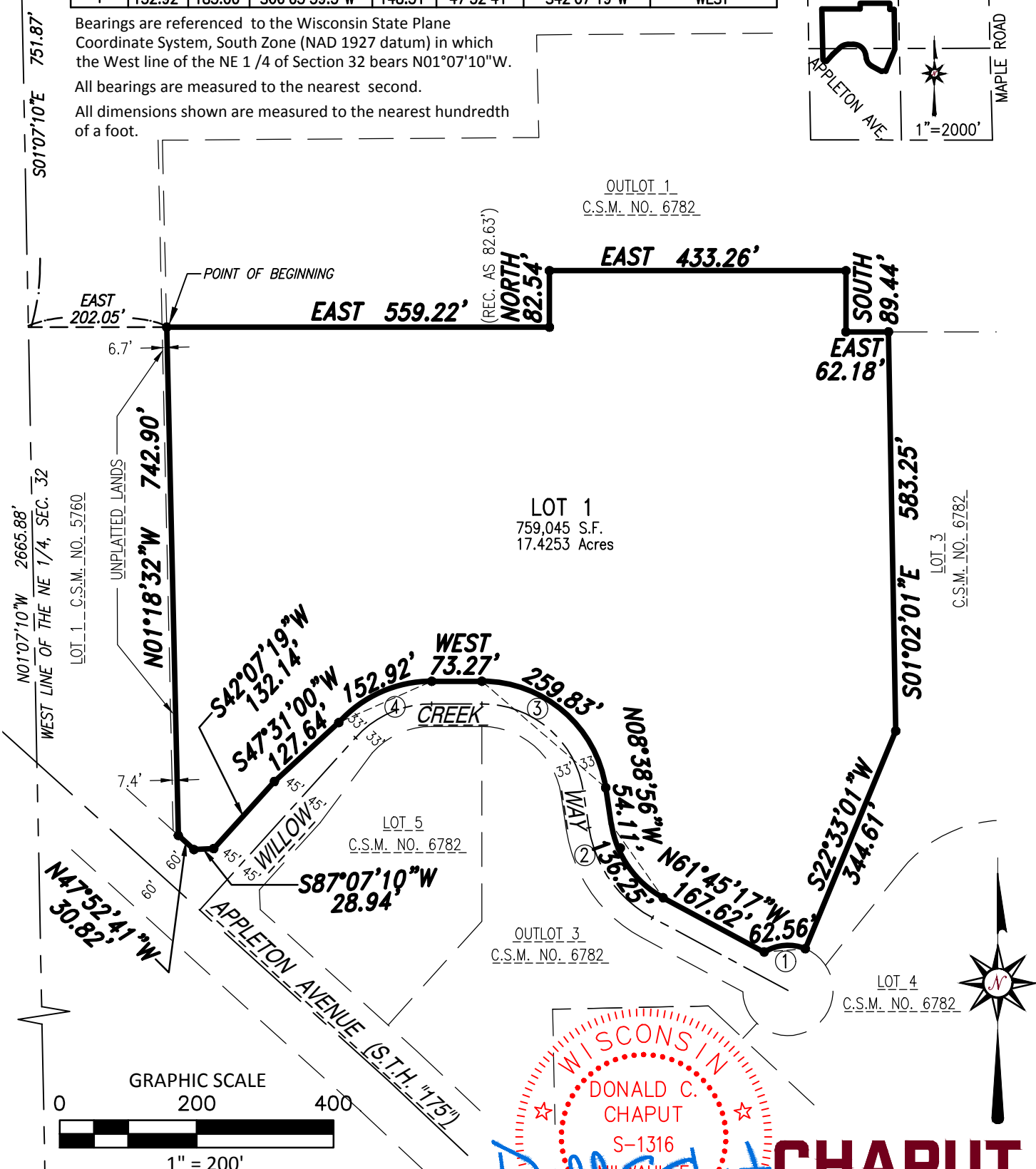
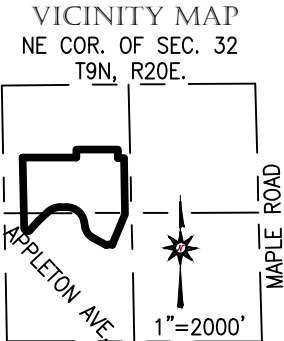
CURVE DATA

CURVE	ARC	RADIUS	CHORD BEARING	CHORD	DELTA	TANGENT BEARING	TANGENT BEARING
1	62.56'	66.00'	S85°23'52"W	60.24'	54°18'18"	S58°14'43"W	N67°26'59"W
2	136.25'	147.00'	N35°12'06.5"W	131.43'	53°06'21"	N08°38'56"W	N61°45'17"W
3	259.83'	183.00'	N49°19'28"W	238.55'	81°21'04"	WEST	N08°38'56"W
4	152.92'	183.00'	S66°03'39.5"W	148.51'	47°52'41"	S42°07'19"W	WEST

Bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone (NAD 1927 datum) in which the West line of the NE 1 /4 of Section 32 bears N01°07'10"W.

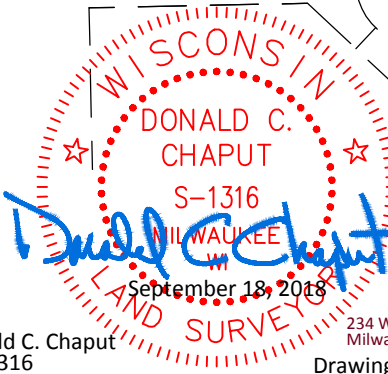
All bearings are measured to the nearest second.

All dimensions shown are measured to the nearest hundredth of a foot.



FOUND CONC. MON.
WITH BRASS CAP
SW COR. OF NE 1/4
SEC. 32, T9N, R20E.
N: 442,619.15
E: 2,492,583.40

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316



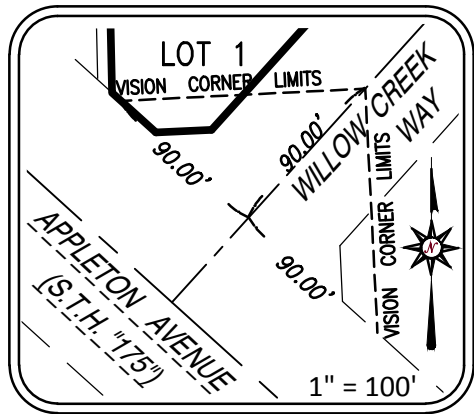
CHAPUT
LAND SURVEYS

CERTIFIED SURVEY MAP NO. _____

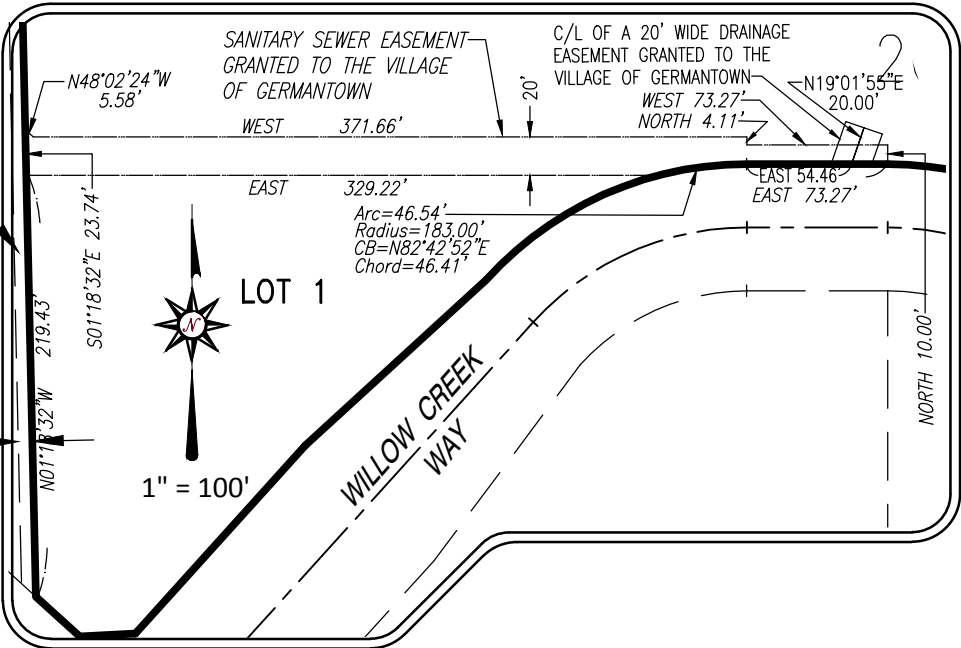
A division of Lot 1 and Lot 2 of Certified Survey Map No. 6782 being part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 32 in Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

EXISTING EASEMENTS PER C.S.M. NO. 6782 - (FOR REFERENCE ONLY)

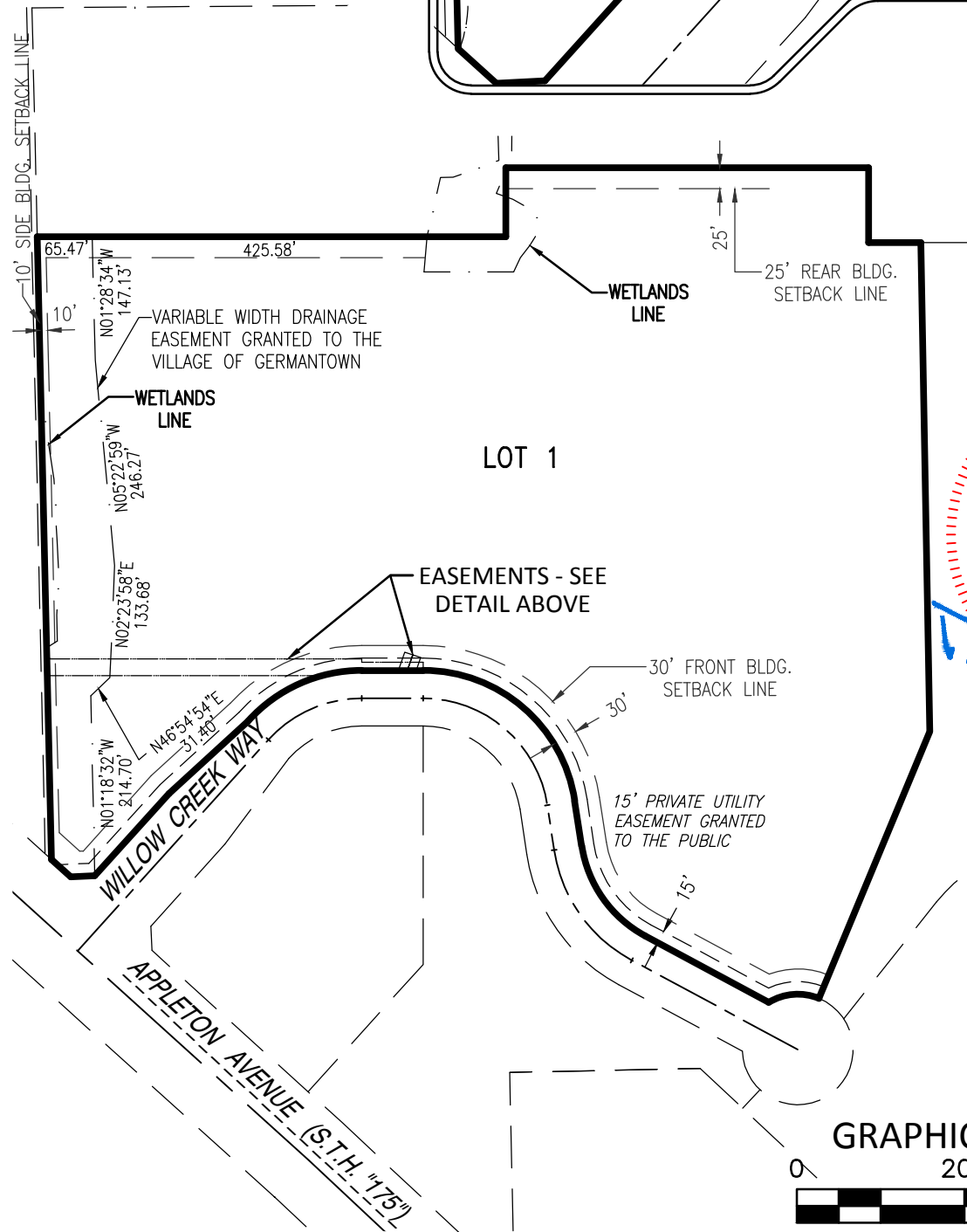
VISION CORNER RESTRICTION BY THE VILLAGE OF GERMANTOWN ZONING CODE



SANITARY SEWER EASEMENT GRANTED TO THE VILLAGE OF GERMANTOWN AND 20 FOOT WIDE DRAINAGE EASEMENT GRANTED TO THE VILLAGE OF GERMANTOWN

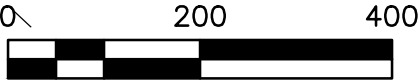


EASEMENT DETAILS

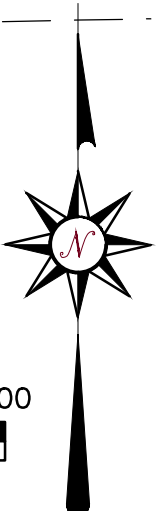


WISCONSIN
DONALD C. CHAPUT
S-1316
MILWAUKEE WI
Professional Land Surveyor
September 18, 2018

GRAPHIC SCALE



1" = 200'

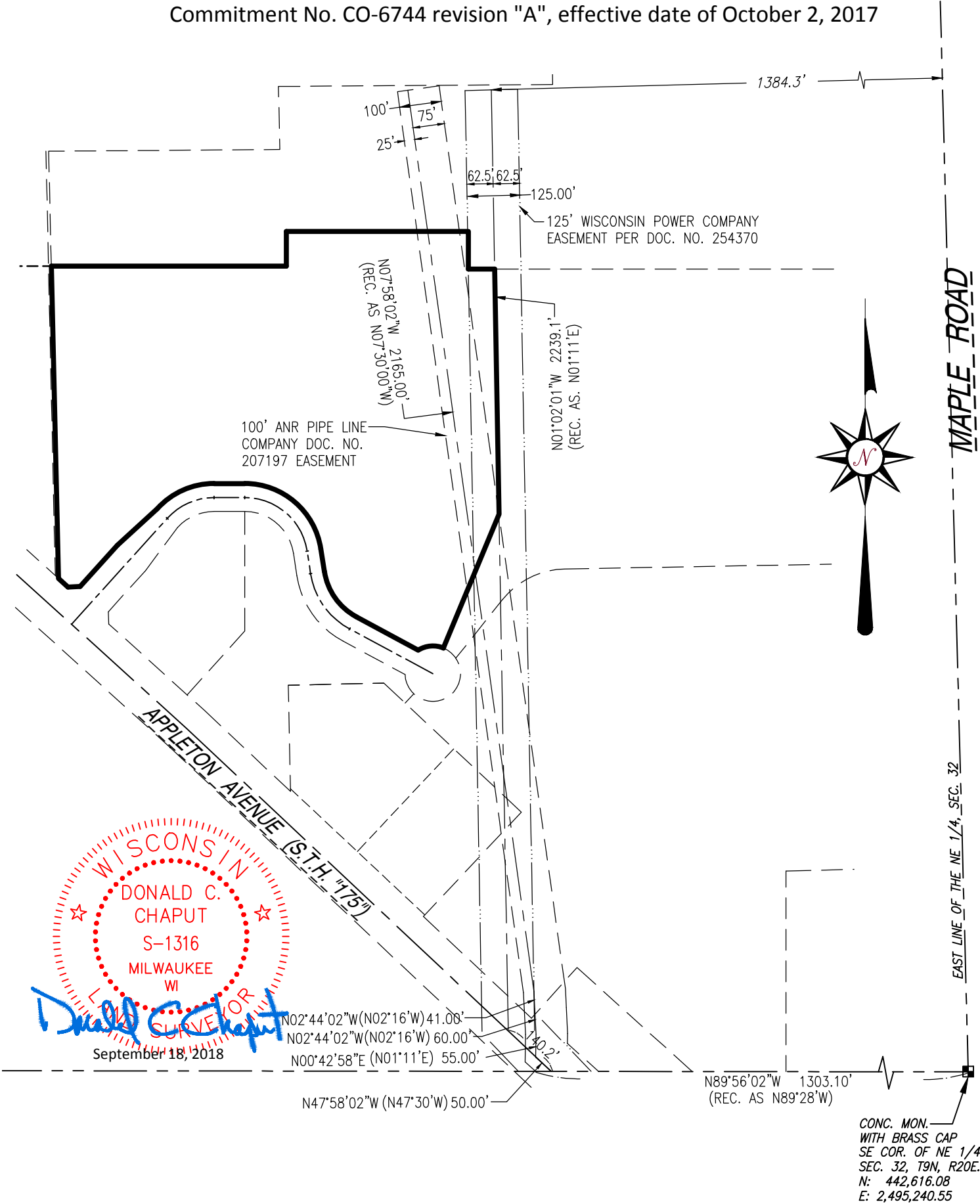


This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

CERTIFIED SURVEY MAP NO. _____

A division of Lot 1 and Lot 2 of Certified Survey Map No. 6782 being part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 32 in Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

EXISTING EASEMENTS - (FOR REFERENCE ONLY)
Existing easements shown per Chicago Title Insurance Company
Commitment No. CO-6744 revision "A", effective date of October 2, 2017



GRAPHIC SCALE



1" = 300'

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

Drawing No. 1665-grb
Sheet 3 of 5 Sheets

CERTIFIED SURVEY MAP NO. _____

A division of Lot 1 and Lot 2 of Certified Survey Map No. 6782 being part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 32 in Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

I, DONALD C. CHAPUT, a professional land surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a division of Lot 1 and Lot 2 of Certified Survey Map No. 6782 being part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 32 in Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin, bounded and described as follows:

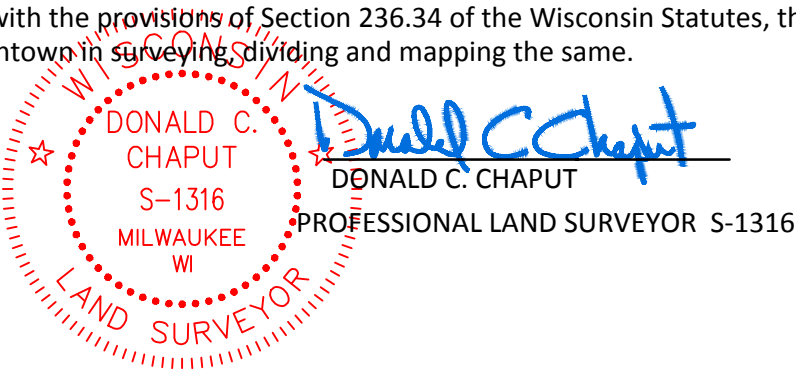
COMMENCING at the Northwest corner of said Northeast 1/4 Section, thence South 01°07'10" East along the West line of said Northeast 1/4 Section 751.87 feet to a point; thence East 202.05 feet to the Northwest corner of Lot 1 in Certified Survey Map No. 6782 and the point of beginning of the lands hereinafter described; thence continuing East along the North line of Lots 1 and 2 a distance of 559.22 feet to a point on the West line of Lot 2; thence North along said West line 82.54 feet to a point on the North line of Lot 2; thence East along said North line 433.26 feet to a point; thence South along said North line 89.44 feet to a point; thence East along said North line 62.18 feet to a point on the East line of said Lot; thence South 01°02'01" East along said East line 583.25 feet to a point; thence South 22°33'01" West along said East line 344.61 feet to a point on the North line of Willow Creek Way; thence Southwesterly 62.56 feet along said North line and arc of a curve, whose center lies to the South, whose radius is 66.00 feet and whose chord bears South 85°23'52" West 60.24 feet to a point; thence North 61°45'17" West along said North line 167.62 feet to a point; thence Northwesterly 136.25 feet along said North line and arc of a curve, whose center lies to the Northeast, whose radius is 147.00 feet and whose chord bears North 35°12'06.5" West 131.43 feet to a point; thence North 08°38'56" West along said North line 54.11 feet to a point; thence Northwesterly 259.83 feet along said North line and arc of a curve, whose center lies to the Southwest, whose radius is 183.00 feet and whose chord bears North 49°19'28" West 238.55 feet to a point; thence West along said North line 73.27 feet to a point; thence Southwesterly 152.92 feet along said North line and arc of a curve, whose center lies to the Southeast, whose radius is 183.00 feet and whose chord bears South 66°03'39.5" West 148.51 feet to a point; thence South 47°31'00" West along said North line 127.64 feet to a point; thence South 42°07'19" West along said North line 132.14 feet to a point; thence South 87°07'10" West along said North line 28.94 feet to a point on the Northerly line of Appleton Avenue (S.T.H. "175"); thence North 47°52'41" West along said North line 30.82 feet to a point marking the Southwest corner of Lot 1 in Certified Survey Map No. 6782; thence North 01°18'32" West along the West line of said Lot 1 a distance of 742.90 feet to the point of beginning. Containing 759,045 or 17.4253 acres of land.

THAT I have made this survey, land division and map by the direction of DRGT, LLC, owner of said land.

THAT such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, the Land Division Ordinance of the Village of Germantown in surveying, dividing and mapping the same.

DATE: September 18, 2018



CERTIFIED SURVEY MAP NO. _____

A division of Lot 1 and Lot 2 of Certified Survey Map No. 6782 being part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 32 in Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

OWNER'S CERTIFICATE

DRGT, LLC, a Wisconsin limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, hereby certifies that said limited liability company caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this map in accordance with the requirements of the Village of Germantown.

DRGT, LLC, as owner, does further certify that this map is required to be submitted to the following for approval: Village of Germantown.

IN WITNESS WHEREOF, DRGT, LLC, has caused these presents to be signed by the hand of DOUGLAS J. WEAS, Manager, on this ____ day of _____, 2018

In the presence of:

(Witness)

DOUGLAS J. WEAS, Manager

STATE OF WISCONSIN}
 :SS
WASHINGTON COUNTY}

Personally came before me this ____ day of _____, 2018, DOUGLAS J. WEAS, Manager of DRGT, LLC, to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

Notary Public
State of Wisconsin
My commission expires. _____
My commission is permanent.

VILLAGE OF GERMANTOWN PLANNING COMMISSION APPROVAL

This Certified Survey Map is hereby approved by the Planning Commission of the Village of Germantown this ____ day of _____, 2018.

Dean Wolter, Chairperson

Date

Laura A. Johnson, Secretary

Date

VILLAGE OF GERMANTOWN BOARD APPROVAL

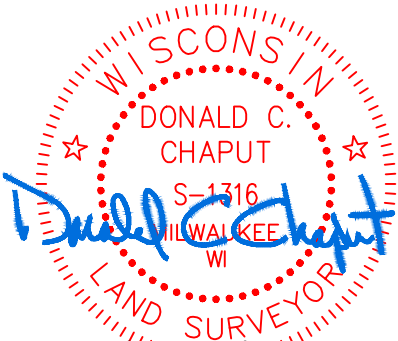
This Certified Survey Map being a division of Lot 1 and Lot 2 of Certified Survey Map No. 6782 being part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 32 in Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin, having been approved by the Planning Commission being the same, is hereby approved by the Village Board of Trustees of the Village of Germantown on this ____ day of _____, 2018.

Dean Wolter, Village President

Date

Barbara K. D. Goeckner, Village Clerk

Date



Dated: September 18, 2018
Drawing No. 1665-grb
Sheet 5 of 5 Sheets

1438853



RECORDED

September 28, 2017 10:13 AM

SHARON A MARTIN

REGISTER OF DEEDS

WASHINGTON COUNTY, WI

Recording Fee Paid: \$30.00

Exemption: 77.25(2R)

CERTIFIED SURVEY MAP NO.

Part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 32, and part of the Southeast 1/4 of the Southeast 1/4 of Section 29 all in Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

Bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone (NAD 1927 datum) in which the South line of the NE 1/4 of Section 32 bears N89°56'02"W.

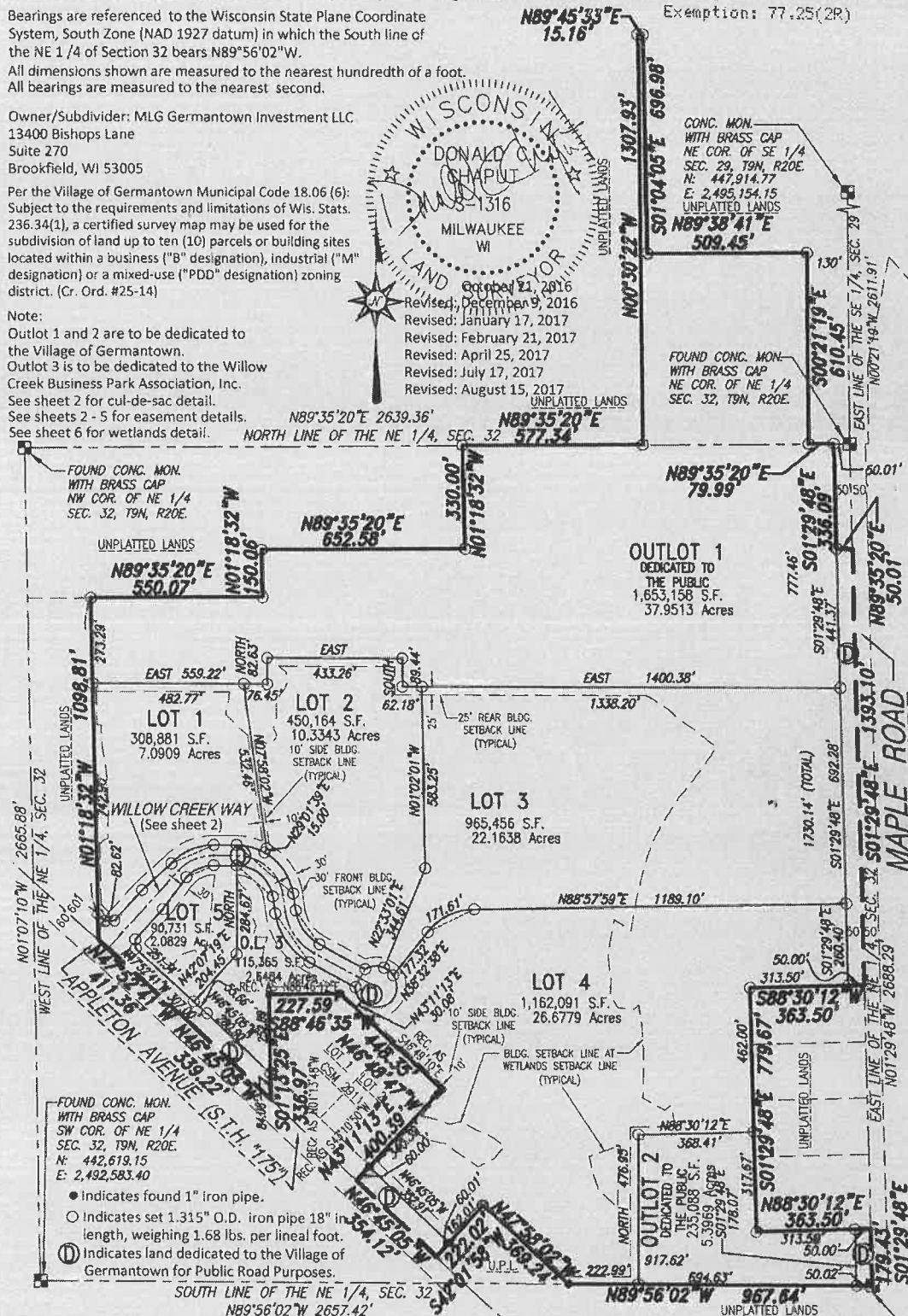
All dimensions shown are measured to the nearest hundredth of a foot.
All bearings are measured to the nearest second.

Owner/Subdivider: MLG Germantown Investment LLC
13400 Bishops Lane
Suite 270
Brookfield, WI 53005

Per the Village of Germantown Municipal Code 18.06 (6): Subject to the requirements and limitations of Wis. Stats. 236.34(1), a certified survey map may be used for the subdivision of land up to ten (10) parcels or building sites located within a business ("B" designation), industrial ("I" designation) or a mixed-use ("PDD" designation) zoning district. (Cr. Ord. #25-14)

Note:

Outlot 1 and 2 are to be dedicated to the Village of Germantown.
Outlot 3 is to be dedicated to the Willow Creek Business Park Association, Inc.
See sheet 2 for cul-de-sac detail.
See sheets 2 - 5 for easement details.
See sheet 6 for wetlands detail.

**CHAPUT LAND SURVEYS LLC**

234 W. FLORIDA STREET
MILWAUKEE, WI 53204
414-224-8068
www.chaputlandsurveys.com

Drawing No. 1665-grb

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

Sheet 1 of 12 Sheets

(POINT OF BEGINNING)

Map 720. 6782 Vol 53 Page 160