Village of Slinger
Incorporated 1869
Washington County
300 Slinger Road
Slinger, Wisconsin 53086

Slinger Utilities
Electric, Water, Sewer and Stormwater
Telephone: (262) 644-5265
Facsimile: (262) 644-6341

AGENDA

For a Regular Planning Commission Meeting of the Planning Commission of the Village of Slinger to be Held at 300 Slinger Road Slinger, Wisconsin 53086 on Wednesday, October 16, 2024 at 6:00 PM

1. Call to Order

Roll Call

2. Approval of Minutes

   9-11-2024 Minutes DRAFT

3. Public Hearing and Action Thereon

   A. Review, consideration and possible recommendation to the Village Board to rezone approximately 8.841-acres of vacant land located on the south side of American Eagle Drive (Tax Parcels V5_060600V001, V5_060600V002, V5_060600V003, and V5_060600V004) from existing Rm-2 Multi-Family Residential District zoning to proposed Rm-2 Multi-Family Residential District with Planned Unit Development (PUD) Overlay in order to facilitate a proposed 4-lot/80-unit multi-family development of these lands. The applicant is Ditmar Realty, Inc. and the property owner is The Terraces at 60 East, LLC.

   B. Review, discussion and possible action for a Conditional Use Permit to allow a construction services/contractor shop for Forward Exterior Remodeling Specialists on approximately 0.57-acres of land zoned B-2 Commercial District, located at 109 W. Commerce Boulevard (Tax Parcel V5_030800B). The applicant is Forward Remodeling, LLC and the property owner is 3 Property Works, LLC.

4. Unfinished Business and Action Thereon -None

5. New Business and Action Thereon

   A. Review, consideration and possible action on the request for building/site plan approval regarding a proposed new approximately 25,410 sq. ft. police station building. The property is located on Enterprise Drive bearing Tax Parcel No. V5_064200L and is zoned I-1 Institutional District. The applicant/property owner is the Village of Slinger. The agent is (Michael A. Hacker, Cadence Consulting, LLC).

B. Review, consideration and possible recommendation to the Village Board on the request for the Fourth Addendum to Arbor Pointe Condominiums – Condominium Plat located north of American Eagle Drive (Tax Parcel V5_060600M). The applicant, Arbor Pointe Development, LLC, is the owner of the proposed six (6) two-family buildings (units 214, 215, 216, 217, 222, 223) and fourteen (14) four-family buildings (units 411, 412, 413, 414, 416, 420, 421, 422, 423, 424, 425, 426, 427, and 433) located within this approximately 9.85-acre area.

6. Public Comments

7. Adjourn

"Members of the Village Board & Committee members may attend the above meeting. Pursuant to State ex rel. Badke v. Greendale Village Board, 173 Wis. 2d 553, 494 N.W. 2d 408 (1993) such attendance may be considered a meeting of the Village Board or of any such Committee. This notice is given so that members of the Village Board & Committee members may attend the meeting without violating the open meeting law. No action will be taken at this meeting by any Village governing body except by the governing body identified in the caption of this notice."
"Upon reasonable notice, efforts will be made to accommodate persons with disabilities requiring special accommodations for attendance at the meeting. For additional information and to request services, contact the Village Clerk at (262)644-5265."

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE:	October 16, 2024
SUBMITTED BY:	Tammy Tennies
ITEM TYPE:	Other
AGENDA SECTION:	Approval of Minutes
SUBJECT:	9-11-2024 Minutes DRAFT
SUGGESTED ACTION:	
BACKGROUND AND ANALYSIS:	
FISCAL NOTE:	
RECOMMENDATIONS:	

ATTACHMENTS:
9-11-2024 Minutes - DRAFT

MINUTES OF THE PLANNING COMMISSION MEETING
September 11, 2024

The meeting of the Planning Commission of the Village of Slinger was called to order by Chairman Stortz at 300 Slinger Rd., Slinger, WI at 6:00pm on September 11, 2024 in accordance with the notice of meeting delivered to the members on September 6, 2024.

1. **Roll Call**

Present: Chairman Stortz, Commissioners Lehn, Nichols, and Stuettgen

Absent: Commissioner Ammerman, excused, Commissioners Fredericks, and Iturrian

Also Present: Administrator Margaret Wilber, Planner/Zoning Administrator Orrin Sumwalt, Village Engineer Jim Haggerty, and Village Clerk Tammy Tennies

Chairman Stortz informed the members present that the open meeting law had been complied with in connection with the meeting. Notice of the meeting was sent to all who requested same and posted in three public locations.

2. **Approval of Minutes**
   A. 8-14-2024 Minutes DRAFT

Motion Commissioner Lehn/Commissioner Stuettgen to approve the minutes of 8-14-2024 as amended; Passed

3. **Public Hearing and Action Thereon - None**

4. **Unfinished Business and Action Thereon -**
   A. Review, discussion and possible action to clarify the July 10, 2024 approval of the request for a Conditional Use Permit to allow a fuel station (constructed after July 1, 2002), related to the proposed Fireside Market development including a restaurant with drive-through facilities, convenience store, patio for outdoor seating, a fuel canopy, electric vehicle charging area, diesel pump canopy, and four (4) semi-tractor and trailer parking spaces on approximately 5.1 acres of vacant land zoned B-2 Commercial District and PUD Overlay District, being part of Lot 1 of the Merchant Village development at STH 60 and Hetzel Way (Tax Parcel V5-067500K). The applicant is Sagewind Manager, LLC and the property owner is 3LP Slinger, LLC.

Planner Sumwalt informed the Commission that since they approved the Conditional Use Permit for the Fireside Market project at their July 10th meeting, there had been further discussions with the developer that resulted in some small changes to a few of the terms that had been reviewed in July. He stated that the biggest of these changes was the fact that Sagewind Manager was the entity who was approved for the original CUP, but since approval the company had formed two other corporations, Sagewind Slinger, LLC and Fireside Market South, LLC. Planner Sumwalt explained that Sagewind Slinger, LLC is now the petitioner and Fireside Market South, LLC is the lessee that will be operating the business.

Planner Sumwalt informed the Commission that the proposed changes were discussed and approved by the Village Attorney, who recommended that this item be brought back to the Commission so they could acknowledge the changes and document this acknowledgement.

Motion Commissioner Lehn/Commissioner Nichols to approve the changes to the Conditional Use Permit now issued to Sagewind Slinger, LLC as Petitioner and to Fireside Market South, LLC as Lessee; Passed.

5. **New Business and Action Thereon**

A. Review, discussion, and possible action/recommendation to the Village Board on the request of applicant/owner 3LP Slinger, LLC to approve a monument sign and associated landscaping for Merchant Village, proposed to be placed in the Village right-of-way on Hetzel Way at an approximately 27-foot setback from STH 60. The property is zoned B-2 Commercial Business District with PUD Overlay. The agent is Shelly R. Handrick (Stratford Sign Company, LLC).

Planner Sumwalt presented this item and informed the Commission that the proposed sign complied with Village requirements. He stated that the action needed on this matter would be to recommend to the Village Board the approval of the sign's location since it will be in Village right-of-way. Administrator Wilber informed the Commission that the Village Board had discussed this matter at their August meeting and were in favor of approval, subject to attorney review of the access agreement needed. She stated she believed the Village and developer were close to finalizing this agreement.

Commission members commented on the proposed sign and agreed it will be a very attractive feature for the entryway to this development. Krista Suhr from Jones Sign Co, Inc appeared before the Commission and explained that Stratford Sign Company, LLC would be installing the sign because Jones Sign had scheduling conflicts that would prevent the sign from being constructed as quickly as needed.

Motion Commissioner Nichols/Commissioner Stuettgen to recommend to the Village Board the approval of the monument sign and associated landscaping for Merchant Village as presented; Passed.

B. Review, discussion and possible action on the request of applicant/agent Krista Suhr (Jones Sign Co., Inc.) to approve a master sign plan for Merchant Village in accordance with Section 550-61D(11) of the Village Zoning Ordinance. The property is zoned B-2 Commercial Business District with PUD Overlay and B & LM-1 with PUD Overlay. The property owner is 3LP Slinger, LLC.

Planner Sumwalt presented this item and informed the Commission that the master sign plan proposed by the applicant was required for any multi-tenant buildings, mixed use developments or Planned Unit Developments. He explained that Merchant Village has been established as a PUD and the master sign plan presented here would meet the requirement.

Commissioner Lehn stated he had reviewed the master sign plan and found that it met all of the Village's code criteria. He stated that he noticed that a requirement that signs must contain street numbers is listed under General Notes in Section 4, and asked if that would include the monument signs shown in Section 3b. Krista Suhr with Jones Sign Co, Inc stated that was the intention, and Alex Rexrode with 3LP Slinger, LLC stated the street numbers were shown in the illustration for monument signs to indicate this. Commissioner Lehn stated it was his opinion this could be made clearer by including this requirement in the section discussing monument signs. Ms. Suhr stated they would add item vii in that section to emphasize that street numbers will be shown on monument signs.

Planner Sumwalt stated that having a master sign plan will ensure that signage in the business park is consistent and maintains a high quality. Commission members agreed that the signage proposed in the submitted plan would create a pleasant and professional overall appearance.

Motion Commissioner Lehn/Commissioner Stuettgen to approve the master sign plan for Merchant Village with the modification that a statement be added to the section on monument signs to require standard address numerals for postal identification of the premises; Passed.

6. Adjourn Meeting

Motion Commissioner Nichols/Commissioner Stuettgen to adjourn at 6:13pm; Passed

Approved By:_____
Scott Stortz, Village President

Drafted By: Margaret Wilber, Village Administrator

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: October 16, 2024

SUBMITTED BY: Tammy Tennies

ITEM TYPE: Other

AGENDA SECTION: Public Hearing and Action Thereon

SUBJECT: A. Review, consideration and possible recommendation to the Village Board to rezone approximately 8.841-acres of vacant land located on the south side of American Eagle Drive (Tax Parcels V5_060600V001, V5_060600V002, V5_060600V003, and V5_060600V004) from existing Rm-2 Multi-Family Residential District zoning to proposed Rm-2 Multi-Family Residential District with Planned Unit Development (PUD) Overlay in order to facilitate a proposed 4-lot/80-unit multi-family development of these lands. The applicant is Ditmar Realty, Inc. and the property owner is The Terraces at 60 East, LLC.

SUGGESTED ACTION:

BACKGROUND AND ANALYSIS:

FISCAL NOTE:

RECOMMENDATIONS:

ATTACHMENTS:
Public Hearing Notices for meeting of 10-16-24
3A RPT-2024-1016-The Terraces at 60 East PUD Staff Review (10.11.24).pdf
3A FD Review Comments - Terraces at 60 East.pdf
3A The Terraces at 60 East PUD Materials

STATE OF WISCONSIN)
) SS
WASHINGTON COUNTY

NOTICE OF PUBLIC HEARINGS

Please Take Notice that the following Public Hearings will be held by the Planning Commission of the Village of Slinger on Wednesday, October 16, 2024, beginning at or shortly after 6:00 p.m. at the Slinger Municipal Building located at 300 Slinger Road in Slinger, Wisconsin, at which time the Commission will consider the following matters:

A. Review, consideration and possible recommendation to the Village Board to rezone approximately 8.841-acres of vacant land located on the south side of American Eagle Drive (Tax Parcels V5_060600V001, V5_060600V002, V5_060600V003, and V5_060600V004) from existing Rm-2 Multi-Family Residential District zoning to proposed Rm-2 Multi-Family Residential District with Planned Unit Development (PUD) Overlay in order to facilitate a proposed 4-lot/80-unit multi-family development of these lands. The applicant is Ditmar Realty, Inc. and the property owner is The Terraces at 60 East, LLC.

B. Review, discussion and possible action for a Conditional Use Permit to allow a construction services/contractor shop for Forward Exterior Remodeling Specialists on approximately 0.57-acres of land zoned B-2 Commercial District, located at 109 W. Commerce Boulevard (Tax Parcel V5_030800B). The applicant is Forward Remodeling, LLC and the property owner is JK Warner Properties, LLC.

The purpose of these hearings is to receive public comments on the matters listed above. Comments may be presented by voice at the hearing and/or in writing. Written comments must be received by the Village Clerk prior to the close of the scheduled public hearing in order to be considered.

The supporting materials to this request are available for review at the Village Clerk's office from 8am-4:30pm, Monday through Friday.

Dated this 26th day of September 2024.

Tammy Tennies
Village Clerk

Publish: October 2, 2024 & October 9, 2024

Foth

Staff Review

TO: Village of Slinger Plan Commission
FROM: Orrin Sumwlat, AICP Planning Consultant
RPT DATE: October 11, 2024
MTG DATE: October 16, 2024
FOTH File: 24S100.01/7
RE: The Terraces at 60 East: PUD

1. Applicant: Carla Dunn (Dittmar Realty, Inc.)
2. Property Owner: The Terraces at 60 East, LLC
3. Location/Address: American Eagle Drive & Stoney Lane
4. Tax Parcel Numbers: V5_060600V001, V5_060600V002, V5_060600V003, and V5_060600V004
5. Area: ~8.841 Acres
6. Existing Zoning: Rm-2 Multiple-Family Residential
7. Proposed Zoning: Rm-2 Multi-Family Residential District with Planned Unit Development (PUD) Overlay
8. 2035 Land Use: Multi-Family Residential
9. Proposed 2035 Land Use: N/A

OVERVIEW:

The Petitioner and Property owner are requesting approval to rezone approximately 8.841-acres of vacant land located on the south side of American Eagle Drive (Tax Parcels V5_060600V001, V5_060600V002, V5_060600V003, and V5_060600V004) from existing Rm-2 Multi-Family Residential District zoning to proposed Rm-2 Multi-Family Residential District with Planned Unit Development (PUD) Overlay in order to facilitate a proposed 4-lot/80-unit multi-family development of these lands.

The Village Board previously approved "The Terraces at 60 East" Planned Unit Development Ordinance for Tax Parcels V5_060600V001, V5_060600V002, V5_060600V003 (Lots 1, 2, and 3 of CSM No. 7280) on February 20, 2023. However, the PUD expired on August 20, 2023, due to a failure to commence substantial construction within 6 months of the date of approval per Condition No. 6 Termination (below).

> 6. Termination. If a building permit for at least 1 of the 6 buildings approved under this plan (as defined in the plan documents) is not issued and substantial construction underway within six months of the date of approval of this PUD ordinance this "The Terraces at 60East" Planned Unit Development Ordinance shall expire and become null and void. The underlying zoning district shall then remain in force. A building permit must have been issued and substantial construction shall be underway or completed as to all six buildings within 18 months of the date the first building permit is issued for any building in this project, or this PUD ordinance for "The Terraces at 60East" Planned Unit Development zoning/approval for the remainder of the project shall expire and become null and void.
>
> If the Petitioner requires an extension of these time limits, any extension shall be requested by the Petitioner, in writing, explaining the hardship and sent to the Village Administrator not less than 60 days

prior to the expiration of this PUD. The Village Board may allow extensions in the sole exercise of its discretion.

The original PUD Ordinance approved on February 20, 2023, authorized departures from the underlying Rm-2 zoning district. These included building offsets, greenspace, garage size, etc. Also, there was an approved departure from the parking standards, landscaping, and a waiver to the requirement for a sound study. The current request includes the same departures as mentioned above. In addition, the current PUD request includes Tax Parcel V5_060600V004, which recently had a rezoning and comprehensive plan amendment approved by the Village in anticipation of this request.

PLANNER COMMENTS:

1. Comprehensive Plan.
   The subject property has a future land use of Commercial. The proposed Future Land Use of Multi-Family Residential is consistent with the proposed zoning of Rm-2 Multiple-Family Residential District.

2. Zoning.
   The proposed zoning is Rm-2 Multi-Family Residential District with Planned Unit Development (PUD) Overlay.

3. PUD. According to Section 550-40 of the Village Zoning Ordinance, "Uses permitted in a Planned Unit Development Overlay District shall conform to uses generally permitted in the underlying basic use districts. The bulk, spatial, height, green space, building area, parking, landscaping, and similar development regulations of the underlying basic use districts may be waived or modified (to be more or less restrictive) if recommended by the Planning Commission and approved by the Village Board. If no waiver or modification is expressly given, individual structures and site development shall comply with the specific requirements of the underlying basic use district.

   The Village Planning Commission in making its recommendation, and the Village Board in making its determination, shall consider:

   a) That the petitioners for the proposed Planned Development Overlay District have indicated that they intend to begin the physical development of the PUD within nine months following the approval of the petition and that the development will be carried out according to a reasonable construction schedule satisfactory to the Village.

   b) That the proposed Planned Unit Development Overlay District is consistent in all respects to the purpose of this section and to the spirit and intent of this chapter; is in conformity with the adopted Comprehensive Plan or any adopted component thereof; and that the development would not be contrary to the general welfare and economic prosperity of the community.

   The Village Planning Commission in making its recommendations, and the Village Board in making its determination shall further find that:

   a) The proposed site shall be provided with adequate drainage facilities for surface and stormwaters.

b) The proposed site shall be accessible from public roads that are adequate to carry the traffic that can be expected to be generated by the proposed development.

c) No undue constraint or burden will be imposed on public services and facilities, such as fire and police protection, street maintenance, and maintenance of public areas by the proposed development.

d) The streets and driveways on the site of the proposed development shall be adequate to serve residents of the proposed development and shall meet the minimum standards of all applicable ordinances or administrative regulations of the Village.

e) Centralized water and sewer facilities shall be provided.

f) The entire tract or parcel of land to be included in a Planned Unit Development Overlay District shall be held under single ownership, or if there is more than one owner, the petition for such Planned Unit Development Overlay District shall be considered as one tract, lot, or parcel; and the legal description must define said PUD as a single parcel, lot, or tract and be so recorded with the Register of Deeds for Washington County.

That in the case of a proposed Residential Planned Unit Development Overlay District:

a) Such development will create an attractive residential environment of sustained desirability and economic stability, including structures in relation to terrain, consideration of safe pedestrian flow, ready access to recreation space, and coordination with overall plans for the community.

b) The total net residential density within the Planned Unit Development Overlay District will be consistent with, and not exceed the average intensity and density of development permitted in the underlying basic use district. Conservancy and Floodplain Conservancy Districts shall not comprise more than 30% of the underlying zoning district green space requirement.

c) Provision has been made for the installation of adequate public facilities, and the continuing maintenance and operation of such facilities.

d) Adequate continuing fire and police protection is available.

e) The population composition of the development will not have an adverse effect upon the community's capacity to provide needed school or other municipal service facilities.

f) Adequate guarantee is provided for permanent preservation of green space areas as shown on the approved site plan, either by private reservation and maintenance, or by dedication to the public.

The Project Narrative states, “the building time frame for the 6 buildings will be start of construction of one building within the next 10 years. Due to economic uncertainty at this time in regards to interest rates and building costs.”

According to Section 550-40 D. (1) (a) of the Village Zoning Code, the Village Plan Commission in making it’s recommendation shall consider, “That the petitioners for the proposed Planned Development Overlay District have indicated that they intend to begin the physical development of the PUD within nine months following the approval of the petition and that the development will be carried out according to a reasonable construction schedule satisfactory to the Village”.

The Plan Commission should determine whether the proposed development time frame is appropriate.

CONSULTING PLANNER'S RECOMMENDATION:

Depending on confirmation by the Village of Slinger Plan Commission of the above-described comments, the Village of Slinger Plan Commission may take the following actions:

Planned Unit Development

The Village of Slinger Plan Commission recommends to the Slinger Board Approval of the Planned Unit Development Request for Carla Dunn (Dittmar Realty, Inc.) for a 4-lot/80-unit multi-family development for the properties located at American Eagle Drive & Stoney Lane bearing Tax Parcel Nos. V5_060600V001, V5_060600V002, V5_060600V003, and V5_060600V004, subject to the following conditions:

1. The approval is limited to Dittmar Realty, Inc. on the existing parcels known as V5_060600V001, V5_060600V002, V5_060600V003, and V5_060600V004. Use of the property by any entity other than Dittmar Realty, Inc. for any purpose, is not permitted.
2. This approval is subject to the Petitioner complying at all times with the plans and documents presented to the Village of Slinger Plan Commission on October 16, 2024.
3. Village Board approval of the PUD document.
4. Village Engineer review and approval of any grading, drainage, stormwater management, erosion control, and utility plans as may be required in support of this project.
5. Any signage shall be required to obtain signage approval through the Village of Slinger sign application process.
6. A lighting plan meeting the requirements of Section 550-89 of the Village Zoning Code shall be submitted to the Village Planner for review and approval prior to issuance of a Building Permit.
7. The Petitioner shall satisfy all comments, conditions, and concerns of the Village of Slinger Plan Commission and Board, Village Engineer and Village Planner for the site plan, and other documentation.
8. Building Inspection. The Petitioner and/or Property Owner shall comply with any and all recommendations by the Village Building Inspector (or designee) prior to the issuance of an occupancy & use permit for the subject property. Approval by the Village Building Inspector, if granted, shall be solely for the benefit of the Village of Slinger, and shall not be relied upon by the petitioner or others as proof of structural integrity or safety of any structure on the property, or as proof of compliance with any particular construction standard that would apply to new construction. The petitioner shall independently determine the suitability of all structures on the property for the petitioner's intended uses.
9. Fire Inspection. The Petitioner and/or Property Owner shall comply with any and all recommendations by the Village of Slinger Fire Department Chief (or designee) prior to the issuance of an occupancy & use permit for the subject property. Approval by the Village of Slinger Fire Department Chief (or designee), if granted, shall be solely for the benefit of the Village of Slinger, and shall not be relied upon by the petitioner or others as proof of fire safety of any

structure on the property, or as proof of compliance with any particular fire safety standard that would apply to new construction. The petitioner shall independently determine the fire safety and suitability of all structures on the property for the petitioner's intended uses.

10. This approval is granted for the express conditions stated herein. Changes or alterations including, but not limited to, a change in use, premises, lands, or ownership of the property in question shall require a new Site Plan/Plan of Operation permit with all the zoning procedures at the time being followed. The allowed uses of the property must at no time be hazardous, harmful, obnoxious, offensive, or a nuisance by reasons of appearance, noise, dust, smoke, odor, or other similar factors. Any use not specifically listed, as permitted, shall be considered to be prohibited, except as may be otherwise specified herein.
11. The Property Owner shall keep the exterior condition of the premises in a neat and orderly condition at all times so the premises will not detract from neighboring premises. There shall be no outside storage of junk, debris, construction material, or other refuse materials within the property and all such materials shall be disposed of promptly and properly.
12. The Property Owner shall allow Village of Slinger representatives to inspect the premises following a 24-hour notice for the purposes of determining compliance with this approval.
13. The Petitioner and/or Property Owner shall obtain the appropriate permits from the Village of Slinger.
14. The Petitioner and/or Property Owner shall, on demand, reimburse the Village of Slinger for all costs and expenses of any type incurred by the Village in connection with the review and approval of this application, including, but not limited to, the cost of professional services incurred by the Village for the review and preparation of required documents, attendance at meetings or other related professional services as well as to enforce the conditions in this approval due to a violation of these conditions. Additionally, any unpaid bills owed to the Village of Slinger by the Subject Property Owner and/or Agent, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees or forfeitures owed to the Village of Slinger must be paid on demand and prior to issuance of any permits and shall be placed upon the tax roll for the Subject Property if not paid within thirty (30) days of the billing by the Village of Slinger, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Village of Slinger, including possible cause for termination of the conditional approval.

EXHIBIT:

A. February 15, 2023, Plan Commission Agenda Packet Materials
B. February 15, 2023, Plan Commission Minutes
C. Petitioner Application

Village of Slinger
Incorporated 1869
Washington County
300 Slinger Road
Slinger, Wisconsin 53086

Slinger Utilities
Electric, Water, Sewer and Stormwater
Telephone: (262) 644-5265
Facsimile: (262) 644-6341

AGENDA

For a Meeting of the Planning Commission of the Village of Slinger to be Held at 300 Slinger Rd, Slinger, Wisconsin on Wednesday, February 15, 2023 at 6:00 PM

1. Call to Order - Noting of Roll
2. Approval of Minutes
   - A. 1-11-23 Minutes - Draft
3. Public Hearing and Action Thereon
   - A. Review, consideration and possible recommendation to the Village Board to amend the Future Land Use Plan Map element of the Village of Slinger Comprehensive Plan – changing the classification of the 4.96 acres of vacant land located directly east/southeast of 1727 American Eagle Drive from existing Commercial classification to proposed Multi-Family Residential classification. The applicant is Dittmar Realty, Inc. as prospective land owner, with consent of current land owners Slinger Land, LLC, and Equity Trust Company, each in c/o Stewart Wangard; and
   - B. Review, consideration and possible recommendation to the Village Board to rezone the 4.96 acres of vacant land located directly east/southeast of 1727 American Eagle Drive from existing B-2 Commercial zoning district to proposed Rm-2 Multi-Family Residential zoning district with Planned Unit Development (PUD) Overlay in order to facilitate a proposed 3-lot/48-unit multi-family development of these lands. The applicant is Dittmar Realty, Inc. as prospective land owner, with consent of current land owners Slinger Land, LLC, and Equity Trust Company, each in c/o Stewart Wangard; and
   - C. Review, consideration, and possible approval of the Conditional Use Permit (CUP) request of applicant Mike Pipia d/b/a A J Auto Salvage LTD to continue the existing use of the property located at 300 Storck Street for automobile salvage yard and parts dealer purposes. This 2.7 acre, M-1 Limited Manufacturing zoned property is currently owned/operated by Kenneth Blaine.
4. Unfinished Business and Action Thereon - None
5. New Business and Action Thereon
   - A. Review, discussion and possible recommendation to the Village Board for approval of a Certified Survey Map (CSM) proposed to realign the existing lot lines and create one additional lot (i.e. four lots proposed vs 3 lots existing) from within the 8.34 acres of

vacant land located immediately east/southeast of 1727 American Eage Drive. The applicant is Dittmar Realty, Inc. The current property owners are Slinger Land LLC and Equity Trust Company, both in c/o Stuart Wangard as sole member and beneficiary, respectively.

6. Adjourn Meeting

"Members of the Village Board & Committee members may attend the above meeting. Pursuant to State ex rel. Badke v. Greendale Village Board, 173 Wis. 2d 553, 494 N.W. 2d 408 (1993) such attendance may be considered a meeting of the Village Board or of any such Committee. This notice is given so that members of the Village Board & Committee members may attend the meeting without violating the open meeting law. No action will be taken at this meeting by any Village governing body except by the governing body identified in the caption of this notice."

"Upon reasonable notice, efforts will be made to accommodate persons with disabilities requiring special accommodations for attendance at the meeting. For additional information and to request services, contact the Village Clerk at (262)644-5265."

ATTACHMENTS:

Description	Upload Date	Type
Minutes	1/25/2023	Cover Memo

MINUTES OF THE PLANNING COMMISSION MEETING
January 11, 2023

The meeting of the Planning Commission of the Village of Slinger was called to order by Chairman Stortz at 300 Slinger Rd., Slinger, WI at 6:00pm on 01-11-2023 in accordance with the notice of meeting delivered to the members on 01-06-2023.

1. **Roll Call**

Present: Chairman Stortz, Commissioners Ammerman, Lehn, Nichols and Stuettgen.

Absent: Commissioners Bergum and Fredericks.

Also Present: Administrator Margaret Wilber, Planner/Zoning Administrator Mary Censky, Village Engineer Jim Haggerty, and Village Clerk Tammy Tennies.

Chairman Stortz informed the members present that the open meeting law had been complied with in connection with the meeting. Notice of the meeting was sent to all who requested same and posted in three public locations.

2. **Approval of Minutes**

   A. **12-14-2022 Minutes DRAFT**

Motion Commissioner Lehn/Commissioner Ammerman to approve the minutes of 12-14-2022; Passed

3. **Public Hearing and Action Thereon**

   A. **Review, discussion and possible recommendation to the Village Board to amend the Future Land Use Plan Map element of the Village of Slinger Comprehensive Plan, changing the classification of the 4.96 acres of vacant land located directly east/southeast of 1727 American Eagle Drive from existing Commercial classification to proposed Multi-Family Residential classification. The applicant is Dittmar Realty, Inc. as prospective land owner, with consent of current land owners Slinger Land, LLC and Equity Trust Company, each in c/o Stewart Wangard.**

Administrator Wilber informed the Commission that earlier in the day the developer and applicant in this matter had contacted the Village to request that action on the three agenda items related to these properties be postponed until the February 15th Planning Commission and February 20th Village Board meetings. She read their request into the record.

Motion Commissioner Stuettgen/Commissioner Ammerman to postpone discussion and action on Items 3A, 3B and 4A until the February 15, 2023 Planning Commission meeting; carried unanimously.

DRAFT

B. Review, discussion and possible recommendation to the Village Board to rezone the 4.96 acres of vacant land located directly east/southeast of 1727 American Eagle Drive from existing B-2 Commercial zoning district to proposed Rm-2 Multi-Family Residential zoning district with Planned Unit Development (PUD) Overlay in order to facilitate a proposed 3-lot/48-unit multi-family development of these lands. The applicant is Dittmar Realty, Inc. as prospective land owner, with consent of current land owners Slinger Land, LLC and Equity Trust Company, each in c/o Stewart Wangard.

This item was postponed until the February 15, 2023 Planning Commission meeting as part of the motion under Item 3A.

4. New Business and Action Thereon

A. Review, discussion and possible recommendation to the Village Board for approval of a certified survey map (CSM) proposed to realign the existing lot lines and create one additional lot (i.e. 4 lots proposed vs 3 lots existing) from within the 8.34-acres of vacant land located immediately south/east of 1727 American Eagle Drive. The applicant is Dittmar Realty, Inc. as prospective land owner, with consent of current land owners Slinger Land, LLC and Equity Trust Company, each in c/o Stewart Wangard as Sole Member and Beneficiary, respectively.

This item was postponed until the February 15, 2023 Planning Commission meeting as part of the motion under Item 3A.

B. Review, discussion and consultative feedback to the concept plan to amend the Comprehensive/Land Use Plan Map element, rezone, and develop an 82-lot subdivision (73 single-family lots/9 two-family lots) on the vacant, agriculturally zoned 29.31-acre parcel of land located immediately north and west of 1325 Hillside Road. The property owner/applicant is Slinger Associates LLC in c/o Dittmar Realty, Inc.

Planner Censky gave a general outline of the concept plan that had been presented for Commission review and explained that the proposed development would include 73 single-family lots ranging in size from 7,200 to 15,109 sq. ft. and 9 two-family lots ranging in size from 14,040 to 24,854 sq. ft. She stated that the submitted plans do not indicate lot widths for either type of lot, but it appears that the single-family section could meet the criteria for the R-6 Single-Family Residential zoning district and the two-family lots could meet the requirements for the Rd-1 Two-Family Residential zoning district. Planner Censky pointed out that there are a number of steps that would need to be completed for this development to take place: 1) The Village's Land Use Plan map would have to be changed to show this area as corresponding residential classifications instead of the "Business Park" classification it's currently listed as; 2) the area would need to be rezoned from its existing A-1 Agricultural to part R-6 Single-Family Residential and part Rd-1 Two-Family Residential; 3) sanitary sewer, water, and stormwater utilities will have to be extended to this site, and 4) wetland delineations would be needed to clarify the two small wetland pockets that appear to be located on the property.

Planner Censky informed the Commission that the utilities could be extended to the northern border of this property through the development of the parcels included in the project proposed at I-41 and STH 60. Engineer Haggerty confirmed this and stated now is a good time to be reviewing plans for this property because estimated utilities usage will be needed to properly size the lift station and other infrastructure for both projects.

DRAFT

Commission members discussed the property's current land use designation as business park and asked whether residential use would be the most appropriate option, especially considering the Village's demand for vacant commercial properties. They discussed the visibility and accessibility challenges for this site, and the fact that this parcel would be bordered by business park to the north but also by residential to the south. It was agreed that Hillside Road in its present condition would not be conducive to heavy truck traffic, so commercial traffic would have to be routed through the proposed Three Leaf development towards STH 60. Discussion was held on whether commercial or this type of fairly dense residential would produce more traffic.

Commissioner Nichols stated he had consulted US Geological Survey maps of this area and it appeared that the water table is pretty high. He questioned whether changing this site to residential could be counterproductive if it turns out that construction is limited by the water table conditions. Carla Dunn, representing Dittmar Realty, stated that the developer had conducted extensive soil tests for an earlier design of this parcel. She stated she would review those reports, but she did not recall any issues regarding soil conditions or water table from that time.

Commission members discussed the proposed density and the traffic volume that could be generated. Consensus was reached that increasing lot sizes somewhat would make this a more viable project. It was noted that the 41/60 project will include much smaller single-family lots, and the subdivision underway on the eastern edge of the Village will also have smaller lots. Commission members stated that parcel sizes of at least a ¼-acre would seem more appropriate and could reduce concerns about traffic. They also noted that there are currently no Village park facilities in this area. Commission members stated this isn't so much of an issue for existing subdivisions that have larger lot sizes, but a development like this one would provide relatively little yard area for families with children. Committee members agreed that converting this parcel to residential use may be appropriate if the density could be reduced to allow for larger lots. Commission members also noted that the street layout and access points seemed to be adequate.

C. Review, discussion and possible recommendation to the Village Board for approval of an extraterritorial certified survey map (CSM) proposed to divide an existing Town of Polk property (T9-067500C) located at 4403 State Hwy 60 into three lots. The applicant is Three Leaf Partners in c/o Jessica Ganther. The current property owner is Hetzel Trust in c/o Barbara Sauer as Trustee.

Planner Censky presented this item and reviewed the Village's criteria for approving extraterritorial CSMs. She informed the Commission that this request meets all the requirements. She explained why this land division is needed and referred to the concept layout for the development at the southwest quadrant of I-41 and STH 60, pointing out that the outlot created by this action would enable the developer to construct the roadway needed for the commercial lots in the project. She stated that if the CSM is approved, the property owner would then need to apply for annexation to the Village.

Planner Censky informed the Commission that this item was presented to the Town of Polk Planning Commission last week and was favorably received, but the Town determined that a rezoning is needed to accommodate the other parcels that would be created through this CSM. She stated the rezoning will be taken up by the Town in February, so any recommendation for approval of this item should include the condition that the applicant shall comply fully with all requirements of the Town of Polk and Washington County as to their approvals and requirements pertaining to this CSM.

DRAFT

Motion Commissioner Lehn/Commissioner Stuettgen to recommend approval to the Village Board of the extraterritorial Certified Survey Map to divide existing Town of Polk parcel #T9-067500C located at 4403 STH 60 into three lots, subject to the applicant complying fully with all requirements of the Town of Polk and Washington County as to their approvals and requirements pertaining to this CSM; carried unanimously.

5. Adjourn Meeting

Motion Commissioner Ammerman/Commissioner Stuettgen to adjourn at 6:52pm; Passed

Approved By: _____
Chairman Scott Stortz

Drafted By: Margaret Wilber, Village Administrator

DRAFT

ATTACHMENTS:

Description	Upload Date	Type
PUBLIC HEARING NOTICE FOR 3B AND 3C	2/10/2023	Cover Memo
Staff Report	2/2/2023	Cover Memo
Application	2/2/2023	Cover Memo
LUP amended - GIS map	2/2/2023	Exhibit
Draft Resolution	2/2/2023	Cover Memo

STATE OF WISCONSIN)
) SS
WASHINGTON COUNTY

NOTICE OF PUBLIC HEARINGS

Please Take Notice that the following Public Hearings will be held by the Planning Commission of the Village of Slinger on Wednesday, February 15, 2023, beginning at or shortly after 6:00 p.m. at the Slinger Municipal Building located at 300 Slinger Road in Slinger, Wisconsin, at which time the Commission will consider the following matters:

1) Review, consideration and possible recommendation to the Village Board to amend the Future Land Use Plan Map element of the Village of Slinger Comprehensive Plan – changing the classification of the 4.96 acres of vacant land located directly east/southeast of 1727 American Eagle Drive from existing Commercial classification to proposed Multi-Family Residential classification. The applicant is Dittmar Realty, Inc. as prospective land owner, with consent of current land owners Slinger Land, LLC, and Equity Trust Company, each in c/o Stewart Wangard; and
2) Review, consideration and possible recommendation to the Village Board to rezone the 4.96 acres of vacant land located directly east/southeast of 1727 American Eagle Drive from existing B-2 Commercial zoning district to proposed Rm-2 Multi-Family Residential zoning district with Planned Unit Development (PUD) Overlay in order to facilitate a proposed 3-lot/48-unit multi-family development of these lands. The applicant is Dittmar Realty, Inc. as prospective land owner, with consent of current land owners Slinger Land, LLC, and Equity Trust Company, each in c/o Stewart Wangard; and
3) Review, consideration, and possible approval of the Conditional Use Permit (CUP) request of applicant Mike Pipia d/b/a A J Auto Salvage LTD to continue the existing use of the property located at 300 Storck Street for automobile salvage yard and parts dealer purposes. This 2.7 acre, M-1 Limited Manufacturing zoned property is currently owned/operated by Kenneth Blaine.

The purpose of these hearings is to receive public comments on the matters listed above. Comments may be presented by voice at the hearing and/or in writing. Written comments must be received by the Village Clerk prior to the close of the scheduled public hearings in order to be considered.

The supporting materials to these requests are available for review at the Village Clerks office from 8am-4:30pm, Monday thru Friday.

Dated this 25th day of January 2023.

Dawn Smith
Deputy Clerk

Publish: February 1, 2023 & February 8, 2023

STAFF REPORT

To: Village of Slinger Planning Commission

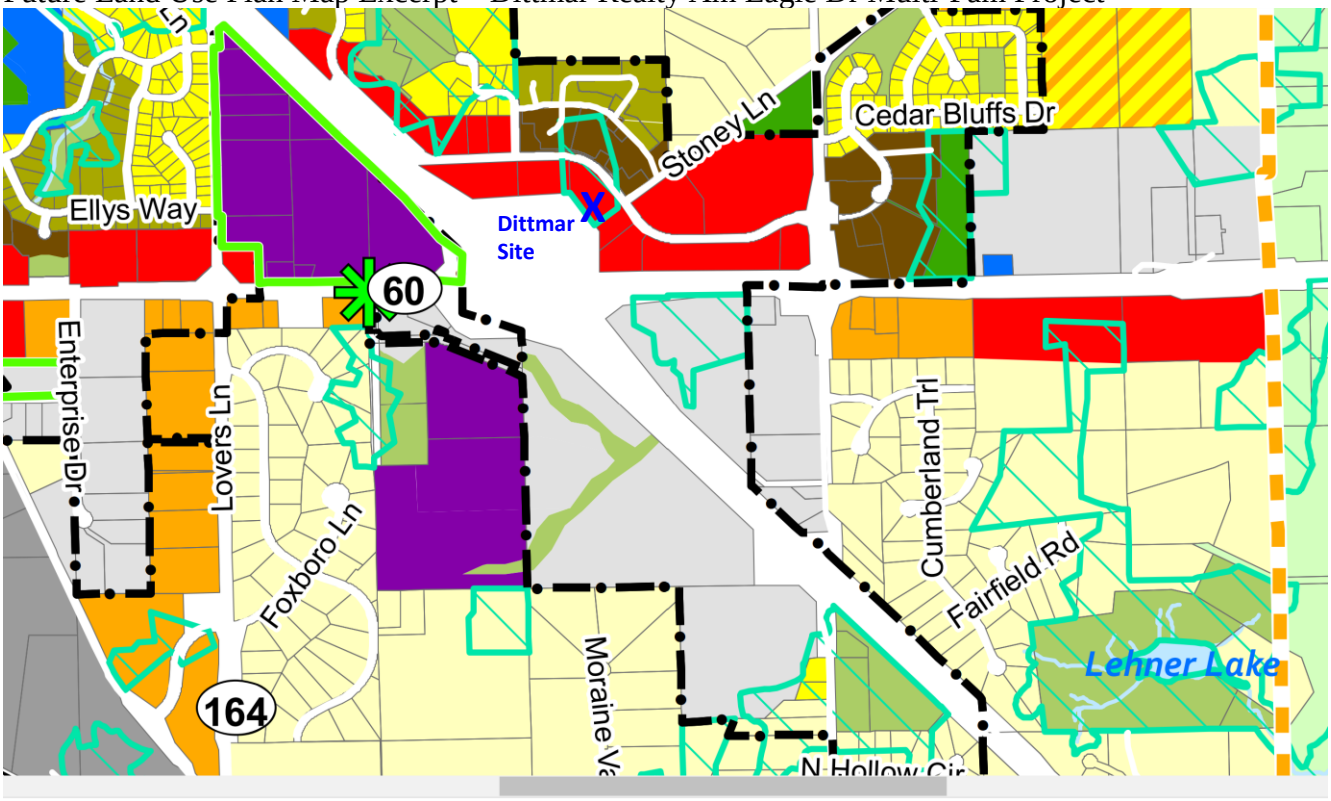
By: Mary Censky
Date Prepared: February 15, 2023

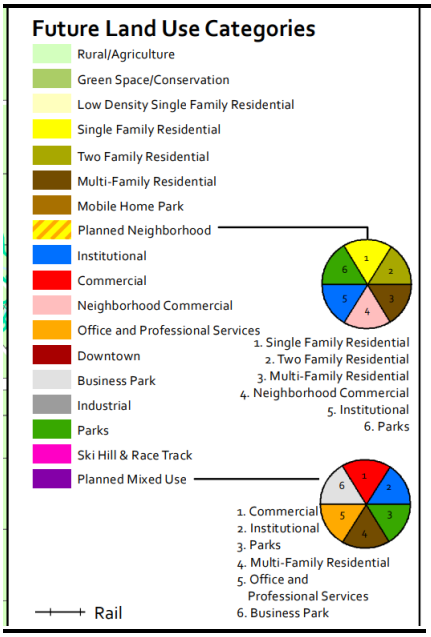
General Information:

Agenda Item: 3.B.

Applicant:	Dittmar Realty, Inc.
Property Owner:	Slinger Land, LLC, and Equity Trust Company, each in c/o Stewart Wangard
Requested Action:	Land Use Plan Amendment – recommendation to the Village Board
Current Zoning:	B-2 Commercial Zoning District.
Requested Zoning:	Rm-2 Multi-Family Residential District with Planned unit Development (PUD) Overlay
Current Master Plan Classification:	"Commercial"
Proposed Master Plan Classification:	"Multi-Family Residential"
Surrounding Zoning/Land Use:	**North:** Part B-2 Commercial and part Rm-1 Multi-Family Residential District w/ PUD Overlay **South:** Part I-41 and part Hwy. 60 **East:** Part Rm-1 Multi-Family Residential District w/ PUD Overlay and part B-2 Commercial Zoning District **West:** Part B-2 Commercial Zoning District and part Hwy. 41
Lot Size:	4.96 acres
Location:	Directly east/southeast of 1727 American Eagle Drive

Future Land Use Plan Map Excerpt – Dittmar Realty Am Eagle Dr Multi-Fam Project





Discussion:

The applicant requests favorable recommendation to the Village Board to change the Land Use Plan Map designation of this 4.96 acres of land from existing Commercial classification to proposed Multi-Family Residential classification.

While the site is bound by Commercial classified lands to the west and east, by Hwys 41 and 60 to the south, the northside (at American Eagle Drive) does principally face existing Multi-Family Residential use and classification (i.e. Arbor Point duplex condominiums).

The Comprehensive plan identifies the Rm-1 and Rm-2 Multi-Family Residential zoning districts as the "appropriate" districts for zoning of lands in the Multi-Family Residential Land Use Classification.

This site does have access to the full contingent of municipal (i.e., sanitary sewer, storm sewers, stormwater management, water and electric) and other utilities/services typically needed to support multi-family residential use/development of a property.

Recommendation:

The Planner raises no specific objections to this request as presented. A DRAFT resolution to this effect is attached for the Planning Commissions review and possible recommendation to the Village Board.

LAND DEVELOPMENT APPLICATION

VILLAGE OF SLINGER - 300 Slinger Road, Slinger, WI 53086

Phone (262) 644-5265 Fax (262) 644-6341

APPLICANT: Dittmar Realty, Inc. TELEPHONE: 262-251-5800

ADDRESS: N81 W15111 Appleton Ave. (STREET) Menomonee Falls (CITY) WI (STATE) 53051 (ZIP)

PROPERTY OWNER: Slinger Land, LLC and Equity Trust Co. TELEPHONE: _____

PROPERTY ADDRESS: American Eagle Dr. (STREET) (CITY) (STATE) (ZIP)

REQUEST FOR:

- ___ Concept Review
- ___ Annexation Request
- ___ Zoning District Change
- X Conditional Use Zoning
- X Subdivision Plat/CSM Review
- ___ Amend Comp. Plan
- X Site/Architectural Plan Approval
- ___ Variance/Board of Appeals
- ___ Other

VILLAGE OF SLINGER

DEC 27 2022

RECEIVED

STATUS OF APPLICANT: ( ) OWNER ( ) AGENT (X) BUYER ( ) OTHER

PROJECT NAME: Terraces at 60East

PRESENT ZONING: B-2 REQUIRED ZONING: RM-2 / PUD ~~CUP~~

LOCATION: American Eagle Dr ACREAGE: Approx 4.96 acres

USES PROPOSED & DESCRIBE REQUEST: Change land use from large-box commercial retail to medium density multi-family.

NOTE: Please attach a list that includes all abutting and opposite property owners of record with their address. If your request does not fit in the area above please submit along with this application a written description of your proposal or request & any drawings, sketches, or survey maps that may be needed. See other side for requirements.

The undersigned certifies that he/she has familiarized himself/herself with the State and local codes and procedures pertaining to this application. The undersigned further hereby certifies that the information contained in this application is true & correct. This application shall be signed by the property owner(s).

SIGNED BY: _____ SIGNED BY: _____ DATE: 12-19-2022

Property Owner Property Owner

FEE :	$50.00	Concept Review	Application Submittal Date: _____
	$100.00	Site/Architectural Plan Approvals x	
215	$175+$10 per lot	CSM Review x	Date Fees Paid: _____
	$175 +$10per lot	Subdivision Plat	
400	$400.00	Zoning District Change	Plan Submittal Date: _____
400	$400.00	Amend. Comp. Plan	
	$300.00	Conditional Use Zoning x	Confirm Plans Submitted: _____
	$175.00	Variance/Board of Appeals	
	$655.00	Ex. Terr. Land Division	1st. Plan Commission Appearance: _____
	Per State of WI	Annexation Request	
	_____	Other	
1015	$ 1015.00	TOTAL FEE	CK # 26921
400 DUE			

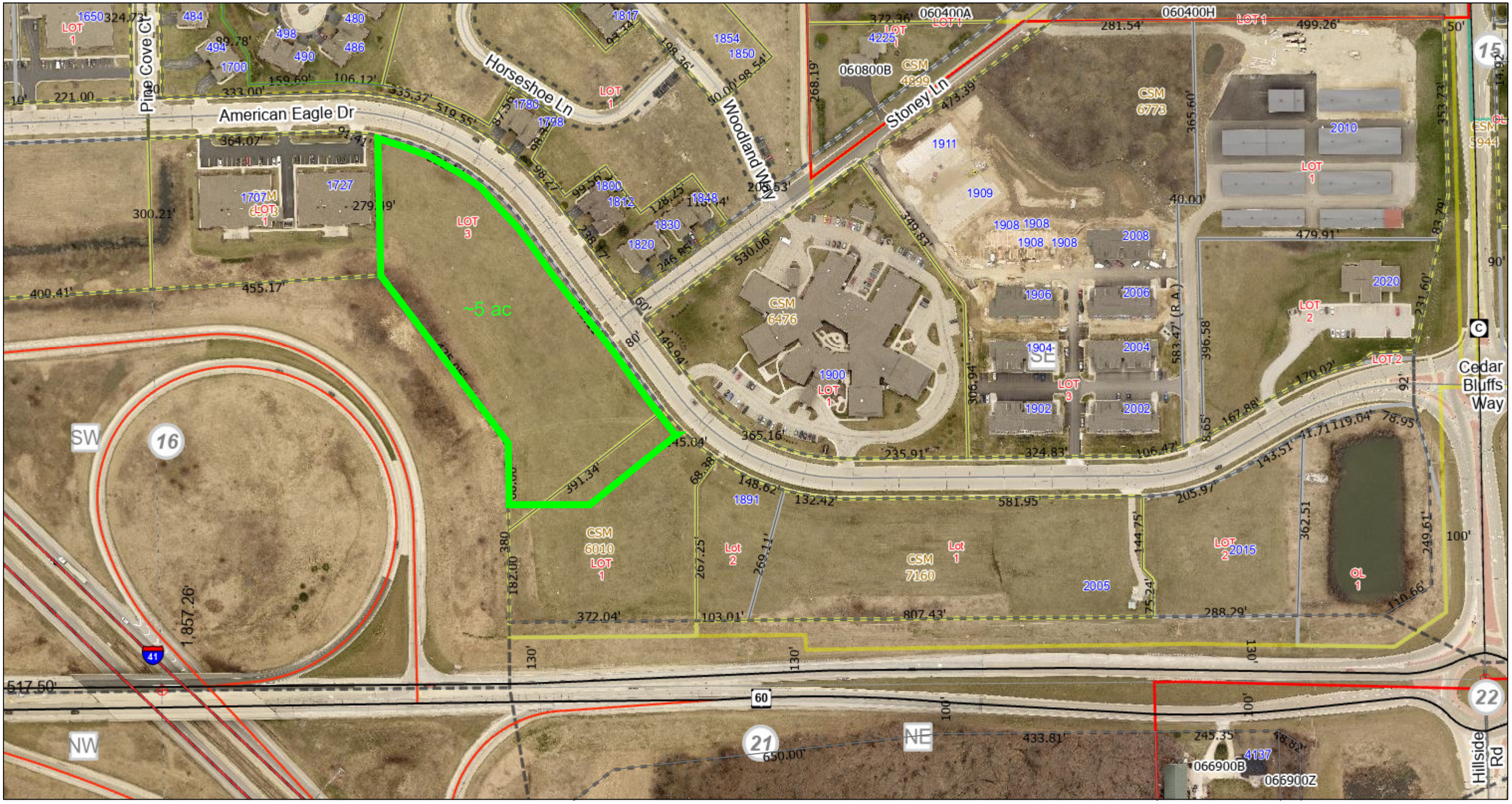
APPLICATION, FEE & SUBMITTALS RECEIVED BY: ds ON: _____

PLANNING COMMISSION MEETING: 1 - 11 - 23

*** Postponed by written request of the applicant to the February 15, 2023 Planning Commission meeting.**

SEE OTHER SIDE FOR ADDITIONAL INFORMATION.

Dittmar Realty Site 48-Unit Multi Family



11/28/2022, 9:47:53 AM

1:2,283

0 0.0275 0.055 0.11 mi

0 0.045 0.09 0.18 km

Lines
- Override 1
- Current Parcel
- Railroad Centerlines

Road Centerline I, USH
- Interstate Highway, I-41
- US Highway,Hy 45; US Highway,Fond Du Lac Ave

Road Centerline STH, CTH
- On/Off Ramp
- State Highway
- County Highway
- Address Point
- Parcel Taxkey & Acreage

Dimensions
- Parcel Dimension
- Right of Way Dimension
- Leader Lines
- Subdivision Name
- Condominium Name
- Certified Survey Number
- Lot Number
- Landhook
- Meander Line
- PLSS Monument

Local Road Labels
- Township Road
- City/Village Street
- Private Street
- Municipality
- Retired Parcel
- Right-of-Way

Plat
- Unknown
- Certified Survey Map
- Condominium
- Assessor Plat; Cemetery Plat; Subdivision
- Lot
- PLSS Quarter
- PLSS Section
- PLSS Boundary

Washington County | Southeast Wisconsin Regional Planning Commission | Calvin Lawrence, Dennis Weise, Nina Rihn | Washington County, US Census Bureau |

STATE OF WISCONSIN **VILLAGE OF SLINGER** **WASHINGTON COUNTY**

Resolution No. __-__-2023

A RESOLUTION AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE – VILLAGE PLANNING AREA MAP ELEMENT

WHEREAS, the Owner (Slinger Land, LLC, and Equity Trust Company) of the property know as Lots #1, #2, and #3 of Certified Survey Map No. ____, such lands being located directly east/southeast of 1727 American Eagle Drive in the Village of Slinger, WI has petitioned the Village to Amend the Comprehensive Plan Future Land Use – Village Planning Area Map Element as regards this property(s); and

WHEREAS, the current Land Use Classification of this property is presently "Commercial"; and

WHEREAS, the Owner requests that it be reclassified to "Multi-Family Residential"; and

WHEREAS, the Village Planning Commission did, on February 15, 2023 conduct a public hearing, review, discuss and *?favorably/unanimously?* recommend to the Village Board ?*in favor/against?* of this Amendment; and

NOW, THEREFORE BE IT RESOLVED, that the Village of Slinger Village Board hereby Amends the Comprehensive Plan Future Land Use – Village Planning Area Map Element as regards the above described property(s), reclassifying them from "Commercial" to "Multi-Family Residential".

Dated this __ day of _____ 2023.

VILLAGE OF SLINGER

_____

Scott Stortz, Village President

ATTEST:

_____

Tammy Tennies, Village Clerk

DRAFT

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	2/8/2023	Cover Memo
Application	2/8/2023	Cover Memo
Draft Ordinance	2/8/2023	Cover Memo
Fire Dept. Comments	2/8/2023	Cover Memo
Site Plan	2/8/2023	Cover Memo
GIS Map	2/8/2023	Cover Memo
ARCH Plans	2/8/2023	Cover Memo
materials and colors	2/8/2023	Cover Memo
Landscaping Plan	2/8/2023	Cover Memo
Lighting Plan	2/8/2023	Cover Memo
Dumpster Enclosure	2/8/2023	Cover Memo
Multi Floor Plans from 2-15-23	2/8/2023	Cover Memo

STAFF REPORT

To: Village of Slinger Planning Commission

By: Mary Censky
Date Prepared: February 15, 2023

General Information:

Agenda Item: 3.C.

Applicant: Dittmar Realty, Inc.

Property Owner: Slinger Land, LLC, and Equity Trust Company, each in c/o Stewart Wangard

Requested Action: Favorable recommendation to the Village Board to rezone from existing B-2 Commercial zoning district to proposed Rm-2 Multi-Family Residential zoning district with Planned Unit Development (PUD) Overlay in order to facilitate a proposed 3-lot/48-unit multi-family development of the lands.

Current Zoning: B-2 Commercial Zoning District.

Requested Zoning: Rm-2 Multi-Family Residential District with Planned Unit Development (PUD) Overlay

Current Master Plan Classification: "Commercial"

Proposed Master Plan Classification: "Multi-Family Residential"

Surrounding Zoning/Land Use:

North: Part B-2 Commercial and part Rm-1 Multi-Family Residential District w/ PUD Overlay
South: Part I-41 and part Hwy. 60
East: Part Rm-1 Multi-Family Residential District w/ PUD Overlay and part B-2 Commercial Zoning District
West: Part B-2 Commercial Zoning District and part Hwy. 41

Lot Size: 4.96 acres

Location: Washington County Tax Key numbers V5_060600V, V5_060600L004, and part of V5_060600K which are located directly east/southeast of 1727 American Eagle Drive.

Discussion:
The applicant submits for final consideration by the Planning Commission and Village Board, the detailed plans to support their request for rezoning of this site from existing B-2 Commercial District to Rm-2 Multi-Family Residential District with Planned Unit Development (PUD) Overlay to permit a 48-unit multi-family development evenly split across three separate but contiguous lots along American Eagle Drive.

"The PUD Planned Unit Development Overlay District is intended to permit developments that will, over a period of time, be enhanced by coordinated area site planning, diversified location of structures, diversified building types, and/or mixing of compatible uses. Such developments are intended to provide a safe and efficient system for pedestrian and vehicle traffic; to provide attractive recreation and green spaces as integral parts of the developments; to enable economic design in the location of public and private utilities and community facilities; and to ensure adequate standards of construction and planning. The PUD Overlay District under this chapter will allow for flexibility of overall development design with benefits from developer and the community, while at the same time maintaining insofar as possible, the land use density and other standards, or use requirements set forth in the underlying basic zoning district".

The proposed plans have been modified in certain respects as compared to the original plans reviewed in concept at the December 14, 2022 Planning Commission meeting.

"Uses permitted in a Planned Unit Development Overlay District shall conform to uses generally permitted in the underlying basic use districts. The bulk, spatial, height, green space, building area, parking, landscaping, and similar development regulations of the underlying basic use districts may be waived or modified (to be more or less restrictive) if recommended by the Planning Commission and approved by the Village Board. If no waiver or modification is expressly given, individual structures and site development shall comply with the specific requirements of the underlying basic use district. All green space and parking requirements of the underlying basic use district shall be complied with either individually or by providing the combined green space and shared parking space required for the entire development in one or more locations within the development".

Exemptions needed based on the newest plans include:

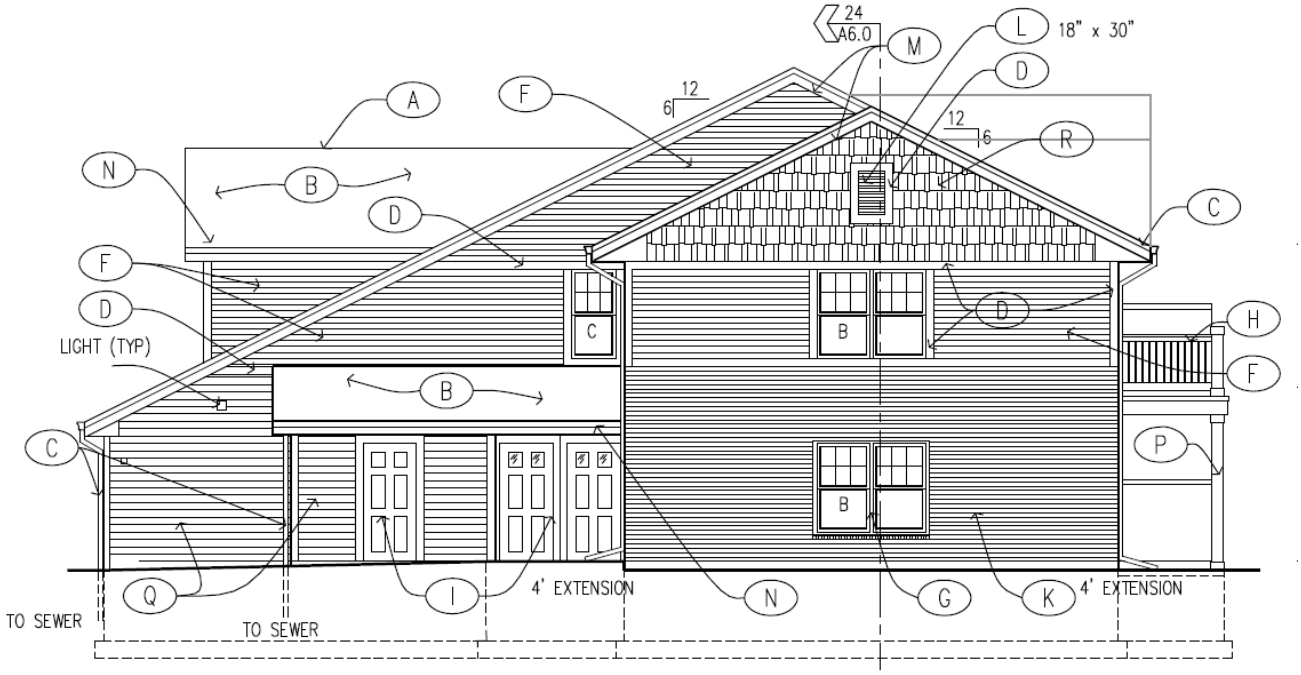
- **As to Lot 1**
  - **Bldg offset to west lot line is 26.3' where 28.25' is req'd (Ref 550-26G.(2).**
  - **Bldg offset to east lot line is 23' where 28.25' is req'd (Ref 550-26G.(2).**
- **As to Lot 2**
  - **Bldg offset to west lot line is 25.1' where 28.25' is req'd (Ref 550-26G.(2).**
  - **Bldg offset to east lot line is 24.9' where 28.25' is req'd (Ref 550-26G.(2).**
  - **Greenspace provided is 54% where minimum req'd is 55% (Ref 550-26E.)**
  -
- **As to Lot 3**
  - **Bldg offset to west lot line is 23' where 28.25' is req'd (Ref 550-26G.(2).**
  - **Bldg offset to east lot line is 27' where 28.25' is req'd (Ref 550-26G.(2).**
  -
- **As to all lots/buildings**

- **Proposed area of individual garages per dwelling unit is 200 sq. ft. where at least 300 sq.ft. in area is required per (Ref 550-26A(1)(a).**
- **Each dwelling unit is required to have two parking spaces. One must be in the enclosed garage and one may be unenclosed but may not be located in front of the garage door (Ref 550-49L(1)(b)d. The outdoor spaces serving each dwelling unit are located in front of the associated garage door.**
- **No parking lot landscaped areas are provided where Section 550-49I. provides that "All public off-street parking areas which serve five or more vehicles … shall be provided with accessory landscaped areas totaling not less than 5% of the surfaces area. The minimum size of each landscaped area shall be 100 square feet".**
- **This project (circle one) <u>is / is not</u> interpreted as being subject to the requirements of Section 550-85 Traffic noise limitations. Section 550-85 A. (2) provides that "***No new multifamily residence, dormitory, mobile home park, transient lodging, school, hospital, nursing home or similar structure, or substantial modification of such existing structure, shall be approved if any exterior hourly traffic level (Leq[h]) anywhere within the proposed outdoor living area on the site is projected to be equal to or in excess of 67 db(A) upon completion of the structure or anytime thereafter***". Section 550-85C. (1) provides that "***If the Village of Slinger Planning Commission has reason to believe that a report is necessary to determine whether a project will be exposed to excessive traffic induced sound levels, such report shall be made by the permit applicant prior to the approval of any subdivision, zoning, or building permit approval. The report shall be prepared by a registered professional engineer or other qualified noise control consultant, and shall contain the following information and any other information the Planning Commission may reasonably require...***" Section 550-85D. provides that "***The Planning Commission may waive or modify for good reason any of the restrictions and/or requirements setforth in Sections A., B., and C. above to the extent deemed appropriate in light of the unique circumstances surrounding a particular property such as, but not necessarily limited to land use/occupancy type, topography, and similar. If waiver or modification is granted, the reason(s) for such approval shall be setforth in the minutes of the meeting concerned***".**

- **This project (circle one) <u>is / is not</u> interpreted as being compliant with the requirements of 550-95A. (1) regarding percent of masonry materials on street facing elevations. Section 550-95A. (1) provides that "***Public or private street facing elevations of principal structures shall be constructed of a minimum 30% brick or stone veneer or decorative block or other decorative masonry material such as EIFS or Dryvit® or HardiePlank® or other similar decorative cement siding material (calculations to be provided by developer/applicant with submittal). To the extent deemed necessary by the Planning Commission given the unique circumstances of any particular project site, accessory structures shall match the material and color scheme of the principal structures and shall include a minimum 30% brick or stone veneer or decorative block or other decorative masonry material such as EIFS or Dryvit® or HardiePlank® or other similar decorative cement siding material*

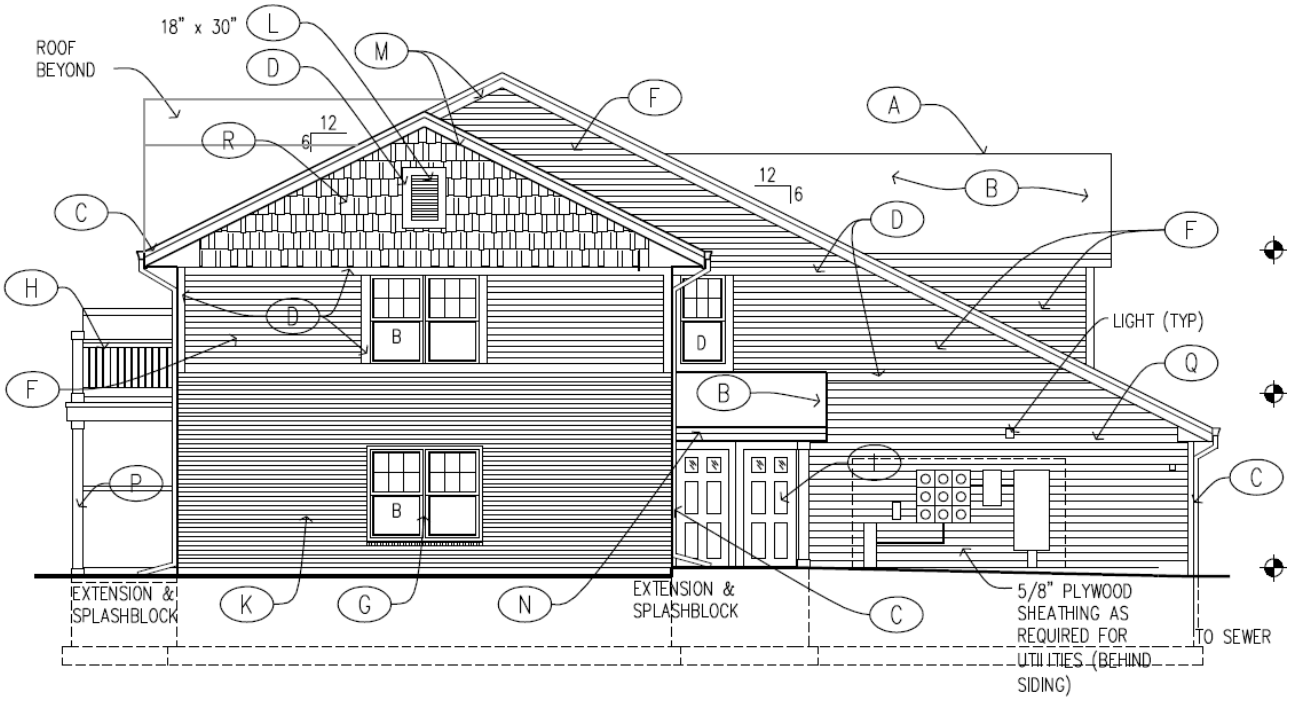
(calculations to be provided by developer/applicant with submittal) on public or private street facing elevations".

See the five images below for consideration as far as this masonry materials requirement goes:



SIDING	515 SF	68%
BRICK	280 SF	32%

14 SIDE ELEVATION
1/8" = 1'-0"



SIDING	575 SF	70%
BRICK	280 SF	30%

20 SIDE ELEVATION
1/8" = 1'-0"





Based on the currently proposed site plan, the dumpster corral is still located at the street front and closer to the neighbors assisted living residence use than to the proposed new apartment building. Only one corral is depicted to serve all three lots/6 buildings. No off-street parking at the dumpster is provided for tenants. Minimally, an easement and agreement will be needed to ensure that all three lots will always have shared use/access to the dumpster. Alternatively/preferably, a more central location for the dumpster and/or a dumpster on each of the three lots could be considered. A forward-out vs back-out driveway solution would be preferred if this dumpster location is to remain at this proposed location.

Mailbox kiosks have been moved from the back of curb location as originally proposed, to an internal location, one kiosk set per each lot, to comply with Post Office directives.

Consistent with the Planning Commissions feedback from consultation, the applicant now incorporates a looping drive that interconnects all three lots along the backside of the buildings. The looping drive is designed in such a way that additional guest parking stalls are also added to each lot as compared to the original plan. Guest parking provided on each lot (i.e., minimum 8 guest stalls required/lot) is now Code compliant.

Recommendation:

If the Planning Commission is inclined toward a favorable recommendation to the Village Board in this matter, the Planner recommends the following conditions be considered for attachment:

1) The Land Use Plan Map must first be amended by action of the Village Board reclassifying this property(s) to "Multi-Family Residential" Land Use classification;
2) Village Engineer review and approval of all grading, drainage, stormwater management, utility and similar improvements/infrastructure plans and incorporation of the approved plans by exhibit into the PUD document prior to recording;
3) Planning Commission to determine that this project is or is not interpreted as "…adjacent to an existing freeway…" such that Section 550-85 isn't applicable, **or**, if interpreted otherwise, the Planning Commission must determine how to proceed under subsections A.(2), C., and D.;
4) Planning Commission to determine that this project is or is not compliant with the street facing elevations masonry materials requirements **and** applicant to incorporate any changes requested into the final plan documents prior to recording the CUP;
5) The dumpster enclosure structure color must match or compliment the principal building colors (vs gray) as depicted in the building materials/colors information provided. Subject to Village Staff review and approval as to final color selection;
6) Dumpster doors must remain closed at all times except when the receptacle(s) are being emptied;
7) Ref Section 550-95A.(3) – Village Staff review and approval of appropriate screening solutions for ground and building mounted mechanical equipment when the design and locations for these mechanicals is ultimately and accurately determined;
8) Ref Section 550-97B. – Planning Commission to advise whether
9) No pole mounted light fixtures are proposed or permitted as a part of this project plan. Wall mounted lighting shall be of the fixture type provided by applicant and mounted so the clear lens is parallel to the ground in order to prevent glare or light spill beyond the lot lines;
10) Applicant to submit for Village staff review/approval prior to recording the CUP, evidence that "All areas designated on approved site plans for vehicular parking, loading, or circulation and used for any such purpose after sunset shall provide artificial illumination in such areas at a minimum intensity of 0.4 footcandle, exclusive of approved antivandal lighting." as is required under Section 550-89B. of the Code.
11) Plan Commission acceptance and favorable recommendation to the Village Board as to the specific exemptions from compliance with the Rm-2 Multi-Family Residential District as listed above;
12) Building permit and start of construction must be secured and underway not later than February 20th, 2024 as to each of the three lots or, pursuant to Section 550-97 of the Code, the site plan approval shall lapse. If the site plan lapses, Section 550-97 goes on to say that "Upon application by the developer, the Planning Commission may renew its approval of the site plan as initially approved or may require changes deemed appropriate";
13) The looping drive that interconnects along the backside of each lot/building shall be fully

constructed/installed across all lots and connecting not less than twice to American Eagle Drive prior to occupancy permits being granted as to any dwelling unit on any one of the three lots that make up this project area;

14) A permanent shared use and access easement shall be placed over the looping drive to be constructed/installed across all three lots and connecting not less than three times to American Eagle Drive, and over the dumpster drive, receptacles and screening device for the benefit of all three lots. This easement(s) shall be recorded in advance of recording the CUP;
15) The eleven 'existing trees' depicted on the applicants landscaping plan at the front of the site are actually located in the American Eagle Drive right-of-way and were placed there some time ago as "street trees". Section 550-90D. (2). calls for "street trees" to be installed at the rate of 1 tree /35 feet of frontage. This would equate to a total street tree requirement of 21 street trees (vs 11 existing) along the combined 3-lot frontage. The applicant shall provide for Village Staff review and approval prior to recording the CUP, a revised landscaping plan that conforms to this Code standard, unless this requirement is otherwise waived by the Planning Commission through PUD;
16) Section 550-90D. (3). calls for "front yard plantings" (separate/distinct from street trees) to be installed at the rate of 1.5 trees/dwelling unit. This means the applicant should be providing 24 front yard trees/lot. None are proposed in the applicant's plan. The applicant shall provide for Village Staff review and approval prior to recording the CUP, a revised landscaping plan that conforms to this Code standard, unless this requirement is otherwise waived by the Planning Commission through PUD;
17) At the front corners of the buildings, Code (550-90D. (4) requires that "each building corner shall have a minimum landscaped area of 50 sq. ft. to be planted with a combination of evergreen shrubs, flowering trees, and annual plantings". This requirement is not satisfied on the applicants plan. The applicant shall provide for Village Staff review and approval prior to recording the CUP, a revised landscaping plan that conforms to this Code standard, unless this requirement is otherwise waived by the Planning Commission through PUD;
18) At the front yard building entries, Code (550-90D.(6) requires that these be framed with any combination of trees, shrubs and/or annual plantings. The planting scheme for these areas is not depicted on the plan. The applicant shall provide for Village Staff review and approval prior to recording the CUP, a revised landscaping plan that conforms to this Code standard, unless this requirement is otherwise waived by the Planning Commission through PUD. This area may also need to be used for screening of any wall-mounted mechanicals;
19) Section 550-90D. (8) requires that side yard foundations shall be broken-up with the planting of low- to medium-sized deciduous/evergreen shrubs whereas no expanse of foundation visible shall exceed 20 feet. Side yard foundation plantings are not provided on the plans submitted. The applicant shall provide for Village Staff review and approval prior to recording the CUP, a revised landscaping plan that conforms to this Code standard, unless this requirement is otherwise waived by the Planning Commission through PUD;
20) At the dumpster area, the applicant depicts suitable landscaping along the south, east and west sides of the enclosure structure. Along both sides of the drive, the applicant also shows a row of Technito Arborvitae at the pavement edges extending almost to the sidewalk. Out of concern for vision clearance for drivers backing out of this dumpster area, the applicant shall provide for Village Staff review and approval prior to recording the CUP, a revised landscaping plan specifying a shorter growing coniferous planting in place of the arborvitae. Salt hardiness should be considered in choosing the alternate plant.

LAND DEVELOPMENT APPLICATION

VILLAGE OF SLINGER - 300 Slinger Road, Slinger, WI 53086

Phone (262) 644-5265 Fax (262) 644-6341

APPLICANT: Dittmar Realty, Inc. TELEPHONE: 262-251-5800

ADDRESS: N81 W15111 Appleton Ave. (STREET) Menomonee Falls (CITY) WI (STATE) 53051 (ZIP)

PROPERTY OWNER: Slinger Land, LLC and Equity Trust Co. TELEPHONE: _____

PROPERTY ADDRESS: American Eagle Dr. (STREET) _____ (CITY) _____ (STATE) _____ (ZIP)

REQUEST FOR:

- ___ Concept Review
- ___ Annexation Request
- ___ Zoning District Change
- X Conditional Use Zoning
- X Subdivision Plat/CSM Review
- ___ Amend Comp. Plan
- X Site/Architectural Plan Approval
- ___ Variance/Board of Appeals
- ___ Other

VILLAGE OF SLINGER

DEC 27 2022

RECEIVED

STATUS OF APPLICANT: ( ) OWNER ( ) AGENT (X) BUYER ( ) OTHER

PROJECT NAME: Terraces at 60East

PRESENT ZONING: B-2 REQUIRED ZONING: RM-2 / PUD ~~CUP~~

LOCATION: American Eagle Dr ACREAGE: Approx 4.96 acres

USES PROPOSED & DESCRIBE REQUEST: Change land use from large-box commercial retail to medium density multi-family.

NOTE: Please attach a list that includes all abutting and opposite property owners of record with their address. If your request does not fit in the area above please submit along with this application a written description of your proposal or request & any drawings, sketches, or survey maps that may be needed. See other side for requirements.

The undersigned certifies that he/she has familiarized himself/herself with the State and local codes and procedures pertaining to this application. The undersigned further hereby certifies that the information contained in this application is true & correct. This application shall be signed by the property owner(s).

SIGNED BY: _____ SIGNED BY: _____ DATE: 12-19-2022

Property Owner Property Owner

FEE :	$50.00	Concept Review	Application Submittal Date: _____
	$100.00	Site/Architectural Plan Approvals x	
215	$175+$10 per lot	CSM Review x	Date Fees Paid: _____
	$175 +$10per lot	Subdivision Plat	
400	$400.00	Zoning District Change	Plan Submittal Date: _____
400	$400.00	Amend. Comp. Plan	
	$300.00	Conditional Use Zoning x	Confirm Plans Submitted: _____
	$175.00	Variance/Board of Appeals	
	$655.00	Ex. Terr. Land Division	1st. Plan Commission Appearance: _____
	Per State of WI	Annexation Request	
	_____	Other	
1015	$ 1015.00	TOTAL FEE	CK # 26921
400 DUE			

APPLICATION, FEE & SUBMITTALS RECEIVED BY: ds ON: _____

PLANNING COMMISSION MEETING: 1 - 11 - 23

*** Postponed by written request of the applicant to the February 15, 2023 Planning Commission meeting.**

SEE OTHER SIDE FOR ADDITIONAL INFORMATION.

STATE OF WISCONSIN VILLAGE OF SLINGER WASHINGTON COUNTY

ORDINANCE NO. 2023-__

ORDINANCE TO CREATE THE PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT FOR THE DEVELOPMENT REFERRED TO AS THE TERRACES AT 60EAST.

The Village Board of the Village of SLINGER, WASHINGTON County, Wisconsin, do ordain as follows:

SECTION I

WHEREAS, the Village of SLINGER allows Planned Unit Developments (PUD's) pursuant to Part III, Chapter 550, Section 550-40 of the Municipal Code of the Village of SLINGER; and

WHEREAS, the lands/development known as Lot #1, #2, and #3 of Certified Survey Map (CSM) #___ recorded in the WASHINGTON County Register of Deeds office (i.e. The Terraces at 60East) are presently zoned B-2 Commercial District; and

WHEREAS, the Village has received a petition from Dittmar Realty, Inc. hereinafter referred to as the Petitioner, for creation of a PUD hereinafter referred to as The Terraces at 60East PUD, which PUD will, amongst other conditions and restrictions, permit up to two multi-family residential use buildings, each building containing up to 8 dwelling units, on each of the three Lots #1, #2, and #3 of Certified Survey Map (CSM) # ___ which CSM is attached hereto and made a part hereof by reference as Exhibit "A". Furthermore, that the development shall be governed by the site plan ("B"), building architecture plans ("C"), building floor plans ("D"), site landscaping plan ("E"), exterior building and site lighting plans ("F"), grading, drainage, stormwater management, & utility plans ("G"), dumpster screening device plans ("H"), and phasing/construction timing plan ("J") each of these being attached hereto and made part hereof by reference as Exhibits "B', "C", "D", "E", "F", "G", "H", and ("J") respectively; and

WHEREAS, the Petitioner asserts that the proposed development project would benefit from the flexibility in development design provided by a PUD overlay district; and

WHEREAS, the Village Planning Commission did, at a meeting on February 15, 2023, review this proposed planned unit development and made its recommendation to the Village Board including that (1) the proposed development site would benefit from flexibility of overall development design, providing benefit to both petitioner and the Village; and (2) that this PUD should be created to, amongst other conditions and restrictions, permit the use "Multi-Family Residential" for Lots #1, #2, and #3 of CSM No.___, containing cumulatively 4.9603-acres of land located directly east/southeast of 1727 American Eagle Drive in the Village of SLINGER ; and

WHEREAS, this matter was the subject of a public hearing held before the Village Planning Commission on February 15, 2023; and

WHEREAS, the procedure for the creation of a PUD Overlay District has been followed in compliance with Part III, Chapter 550, Section 550-40 of the Municipal Code.

SECTION II

The Village Board of the Village of SLINGER, having reviewed the petition for creation of a PUD and the rezoning of Lots # 1, #2, and #3 of CSM No. _____, containing cumulatively 4.9603 acres and located directly east/southeast of 1727 American Eagle Drive in the Village of SLINGER to Rm-2 Multi-Family Residential with a PUD Overlay District, and having considered the recommendation of the Plan Commission as well as the comments of the public made at the public hearing which occurred on February 15, 2023.

NOW THEREFORE, the Village Board hereby finds that the proposed creation of a PUD and rezoning to Rm-2 Multi-Family Residential with a PUD Overlay District for Lots # 1, #2, and #3 of CSM No. _____, cumulatively containing 4.9603 acres and located directly east/southeast of 1727 American Eagle Drive in the Village of SLINGER, satisfies the conditions of Part III, Chapter 550, Section 550-40 of the Village of SLINGER Municipal Code. Therefore, Lots # 1, #2, and #3 of CSM No. _____, cumulatively containing 4.9603 acres and located directly east/southeast of 1727 American Eagle Drive in the Village of SLINGER is hereby rezoned from B-2 Commercial to Rm-2 Multi-Family Residential with a Planned Unit Development Overlay as follows:

1. (a) Purpose: The PUD is intended to facilitate a multi-family residential development. The development design flexibility offered by the PUD will be beneficial to both the petitioner and the Village. Unless otherwise specified by this ordinance, any standard not listed herein shall be regulated in accordance with the current Zoning Ordinance and underlying Rm-2 Multi-Family Residential Zoning District.

(b) Boundaries: The boundaries of this PUD are described as follows: Lots #1, #2, and #3 of Certified Survey Map (CSM) # ___, which CSM is attached hereto and made a part hereof by reference as Exhibit "A".

(c) Principal Use: "Up to two multi-family residential use buildings, each building containing up to 8 dwelling units, on each of the three Lots #1, #2, and #3 of Certified Survey Map (CSM) # ___ which CSM is attached hereto and made a part hereof by reference as Exhibit "A". The maximum total number of residential dwelling units may not exceed 48 total units across the 4.9603 acres of land.

DRAFT

(d) Departures from the underlying Rm-2 Multi-Family Residential Zoning District Standards and other applicable sections of the Village Code are expressly listed here and thusly limited to the following:

- **As to Lot 1**
  - **Bldg offset to west lot line is 26.3' where 28.25' is req'd (Ref 550-26G.(2).**
  - **Bldg offset to east lot line is 23' where 28.25' is req'd (Ref 550-26G.(2).**
- **As to Lot 2**
  - **Bldg offset to west lot line is 25.1' where 28.25' is req'd (Ref 550-26G.(2).**
  - **Bldg offset to east lot line is 24.9' where 28.25' is req'd (Ref 550-26G.(2).**
  - **Greenspace provided is 54% where minimum req'd is 55% (Ref 550-26E.)**
- **As to Lot 3**
  - **Bldg offset to west lot line is 23' where 28.25' is req'd (Ref 550-26G.(2).**
  - **Bldg offset to east lot line is 27' where 28.25' is req'd (Ref 550-26G.(2).**
- **As to all lots/buildings**
  - **Proposed area of individual garages per dwelling unit is 200 sq. ft. where at least 300 sq.ft. in area is required per (Ref 550-26A(1)(a).**
  - **Each dwelling unit is required to have two parking spaces. One must be in the enclosed garage and one may be unenclosed but may not be located in front of the garage door (Ref 550-49L(1)(b)d. The outdoor spaces serving each dwelling unit are located in front of the associated garage door.**
  - **No parking lot landscaped areas are provided where Section 550-49I. provides that "All public off-street parking areas which serve five or more vehicles … shall be provided with accessory landscaped areas totaling not less than 5% of the surfaces area. The minimum size of each landscaped area shall be 100 square feet".**
  - **This project (circle one) <u>is / is not</u> interpreted as being subject to the requirements of Section 550-85 Traffic noise limitations. Section 550-85 A. (2) provides that "***No new multifamily residence, dormitory, mobile home park, transient lodging, school, hospital, nursing home or similar structure, or substantial modification of such existing structure, shall be approved if any exterior hourly traffic level (Leq[h]) anywhere within the proposed outdoor living area on the site is projected to be equal to or in excess of 67 db(A) upon completion of the structure or anytime thereafter***". Section 550-85C. (1) provides that "***If the Village of Slinger Planning Commission has reason to believe that a report is necessary to determine whether a project will be exposed to excessive traffic induced sound levels, such report shall be made by the permit applicant prior to the approval of any subdivision, zoning, or building permit approval. The report shall be prepared by a registered professional engineer or other qualified noise control consultant, and shall contain the following information and any other information the Planning Commission may reasonably require...***" Section 550-85D. provides that "***The Planning Commission may waive or modify for good***

*reason any of the restrictions and/or requirements setforth in Sections A., B., and C. above to the extent deemed appropriate in light of the unique circumstances surrounding a particular property such as, but not necessarily limited to land use/occupancy type, topography, and similar. If waiver or modification is granted, the reason(s) for such approval shall be setforth in the minutes of the meeting concerned***".**

- **This project (circle one) <u>is / is not</u> interpreted as being compliant with the requirements of 550-95A. (1) regarding percent of masonry materials on street facing elevations. Section 550-95A. (1) provides that "***Public or private street facing elevations of principal structures shall be constructed of a minimum 30% brick or stone veneer or decorative block or other decorative masonry material such as EIFS or Dryvit® or HardiePlank® or other similar decorative cement siding material (calculations to be provided by developer/applicant with submittal). To the extent deemed necessary by the Planning Commission given the unique circumstances of any particular project site, accessory structures shall match the material and color scheme of the principal structures and shall include a minimum 30% brick or stone veneer or decorative block or other decorative masonry material such as EIFS or Dryvit® or HardiePlank® or other similar decorative cement siding material (calculations to be provided by developer/applicant with submittal) on public or private street facing elevations***".**
- **List any landscaping exemptions here…**
- **List any other exemptions here …**
-

2. Petitioners shall be responsible for and shall reimburse the Village for all legal, planning, engineering, inspection, and construction related fees and costs and any and all other costs and expenses incurred by the Village related to creating this PUD and the invoice for such services shall be paid within 30 days of receipt of the invoice for these charges.

3. <u>Plan Documents</u>. Petitioner agrees that the development shall be governed strictly by the site plan ("B"), building architecture plans ("C"), building floor plans ("D"), site landscaping plan ("E"), exterior building and site lighting plans ("F"), grading, drainage, stormwater management, & utility plans ("G"), dumpster screening device plans ("H"), and phasing/construction timing plan ("J") each of these being attached hereto and made part hereof by reference as Exhibits "B', "C", "D", "E", "F", "G", "H", and ("J") respectively. No modification or alteration shall be made to the details/standards represented in said plan documents without the prior review and approval of the Plan Commission as to minor modifications or alterations, or the Planning Commission and Village Board as to substantial modifications or alterations.

4. Other Development and Operation Standards. Any development commenced under this PUD shall be bound by all of the following development and operating conditions:

1) Recording of the final, approved PUD document prior to the start of any earthwork, utilities, and/or building construction at this site;
2) A certified survey map creating the three underlying lots must first be recorded in the WASHINGTON County Register of Deeds office;

3) No unit occupancy in any building shall be granted until the entirety of site development related to that building is completed;
4) Any future signage requested to serve any of the lots or buildings in this PUD shall comply fully with the requirements of the Village of Slinger Sign Code;
5) There shall be no outdoor storage of refuse, refuse receptacles, materials, equipment or supplies of any sort permitted on these sites;
6) Mailbox locations shall be in accordance with Exhibit "B" – the site plan.

6. Termination. If a building permit for ____ (as defined in the plan documents) is not issued and substantial construction underway for ____ within one year of the approval of this PUD ordinance, this "The Terraces at 60East" Planned Unit Development Ordinance shall expire and become null and void. The underlying zoning district shall then remain in force.

If the Petitioner requires an extension of these time limits, any extension shall be requested by the Petitioner, in writing, explaining the hardship and sent to the Village Administrator not less than 60 days prior to the expiration of this PUD. The Village Board may allow extensions in the sole exercise of its discretion.

7. Amendment. Changes, amendments, or additions to this PUD ordinance may only be permitted pursuant to the Village of SLINGER Municipal Code Part III, Chapter 550, Section 550-40.

SECTION III

The Village President and Village Clerk are authorized to execute this ordinance on behalf of the Village of SLINGER.

This ordinance shall take effect upon passage and publication as required by law, and the Village Clerk shall so amend the Code of Ordinances of the Village of SLINGER, and shall indicate the date and number of this amending ordinance therein.

SECTION IV

The several sections of this ordinance are declared to be severable. If any section shall be declared by a decision of a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the other portions of the ordinance.

All ordinances or parts of ordinances contravening the terms and conditions of this ordinance are hereby to that extent repealed.

PASSED AND ADOPTED by the Village Board this _____ day of _____, 2023.

DRAFT

APPROVED:

_____

Scott Stortz, Village of SLINGER President

Countersigned:

_____

Tammy Tennies, Village of SLINGER Clerk

DRAFT

SLINGER FIRE DEPT. INC.

EST. 1888

Thursday, December 8, 2022

RE: American Eagle Apartments – 48 unit

In review of the American Eagle Apartment – 48 family preliminary plan for December 14th, 2022 meeting, we have a couple concerns at the outset of the proposed project similar to previous builds.

Please find below Fire Department concerns and comments that need to be resolved in order for the Slinger Fire Department at adequately protect the proposed property under NFPA.

1. Physical Concerns:
   a. Driveway width vs truck width is not adequate, one vehicle within the driveway will block additional access to the site and Fire Department access. A minimum of 24' is required. NFPA 1 18.2.3.4.1.2.2" Vertical clearances or widths shall be increased when vertical clearances or widths are not adequate to accommodate fire apparatus". Please provide a plan with location for /AHJ approval.
      i. Parking stalls in front of garages allow 18' of depth. The average pickup is 20' while a SUV is 18'. An investigation of current/previously built similar buildings have vehicles consistently parked 3-4ft back from the building. This only allows sometime as little as 16-18ft between parked vehicles. Please account for the 3-4 feet they park away from building to maintain 24' driveway clearance at all times.

   b. Fire Department Access the Water location and as it relates to it. NFPA 14 6.4.5.3 "Fire Department Connection shall be located no more than 100ft from the nearest hydrant connected to an approved water supply" – Please provide a plan with location for approval.
      i. We allow 150ft as AHJ
      ii. We would require a hydrant where it would not be blocking the traffic completely on American Eagle by laying across the road.

iii. We would require a hydrant where it would not be blocking the traffic completely of driveway entrance to apartments.

c. Knox Box require on each building with keyed access to common area and/or utility area. Master Keying is preferred.
d. Sprinkler System
    i. Sprinkled per state requirements
    ii. 4" Storz FDC
    iii. All pull device and detectors need to be assignable and identified on the panel including location and type.
    iv. FDC facing street side

Comments above are for the preliminary plan only. Subsequent final plans will need to be reviews prior to acceptance.

Sincerely,

Lt. Greg Koehler
Fire Inspector
Slinger Fire Dept.

AMERICAN EAGLE DRIVE
(80' PUBLIC R.O.W.)

STONEY LANE.
(60' PUBLIC R.O.W.)

U.S.H. "41" RAMPS

35' FRONT YARD BUILDING SETBACK

25' PARKING SETBACK

EXISTING HYDRANT

MAILBOX LOCATION

DUMPSTER ENCLOSURE

BLDG 1

BLDG 2

BLDG 3

BLDG 4

BLDG 5

BLDG 6

PARCEL 1 1.69 ACRES

PARCEL 2 1.60 ACRES

PARCEL 3 1.67 ACRES

PARCEL 4 3.39 ACRES

LOT 1 CSM 6513

LOT 1 CSM

20' STORM SEWER EASEMENT AS SHOWN ON CSM 6010

60' PIPELINE EASEMENT PER DOC. NO. 1035450 & CSM 6010

30' PERMANENT EASEMENT FOR 10" STEEL PIPELINE PER DOC. 533875

10.0' UTILITY & DRAINAGE EASEMENT PER CSM 6010

20.0' STORM SEWER EASEMENT PER CSM

30.0' PIPELINE EASEMENT PER CSM

50' HIGHWAY SETBACK PER CSM 6010 (MEASURED 180.64')

NO VEHICULAR ACCESS TO U.S.H. 41 PER CSM

SITE DATA TABLE

PARCEL 1 AREAS	PAVEMENT	16,112 SF (22%)
	BUILDING	14,434 SF (20%)
	GREENSPACE	43,108 SF (58%)
	TOTAL SPACE	73,654 SF (1.69 AC)
PARCEL 2 AREAS	PAVEMENT	17,570 SF (25%)
	BUILDING	14,434 SF (21%)
	GREENSPACE	37,859 SF (54%)
	TOTAL SPACE	69,863 SF (1.60 AC)
PARCEL 3 AREAS	PAVEMENT	14,898 SF (20%)
	BUILDING	14,434 SF (20%)
	GREENSPACE	43,222 SF (60%)
	TOTAL SPACE	72,554 SF (1.67 AC)

GRAPHIC SCALE
20 0 20 40 80
(IN FEET)

Know what's below. Call before you dig.

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

DESCRIPTION | DATE

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

THE TERRACES AT 60EAST
SLINGER, WISCONSIN
CONCEPT SITE EXHIBIT

PRELIMINARY NOT FOR CONSTRUCTION

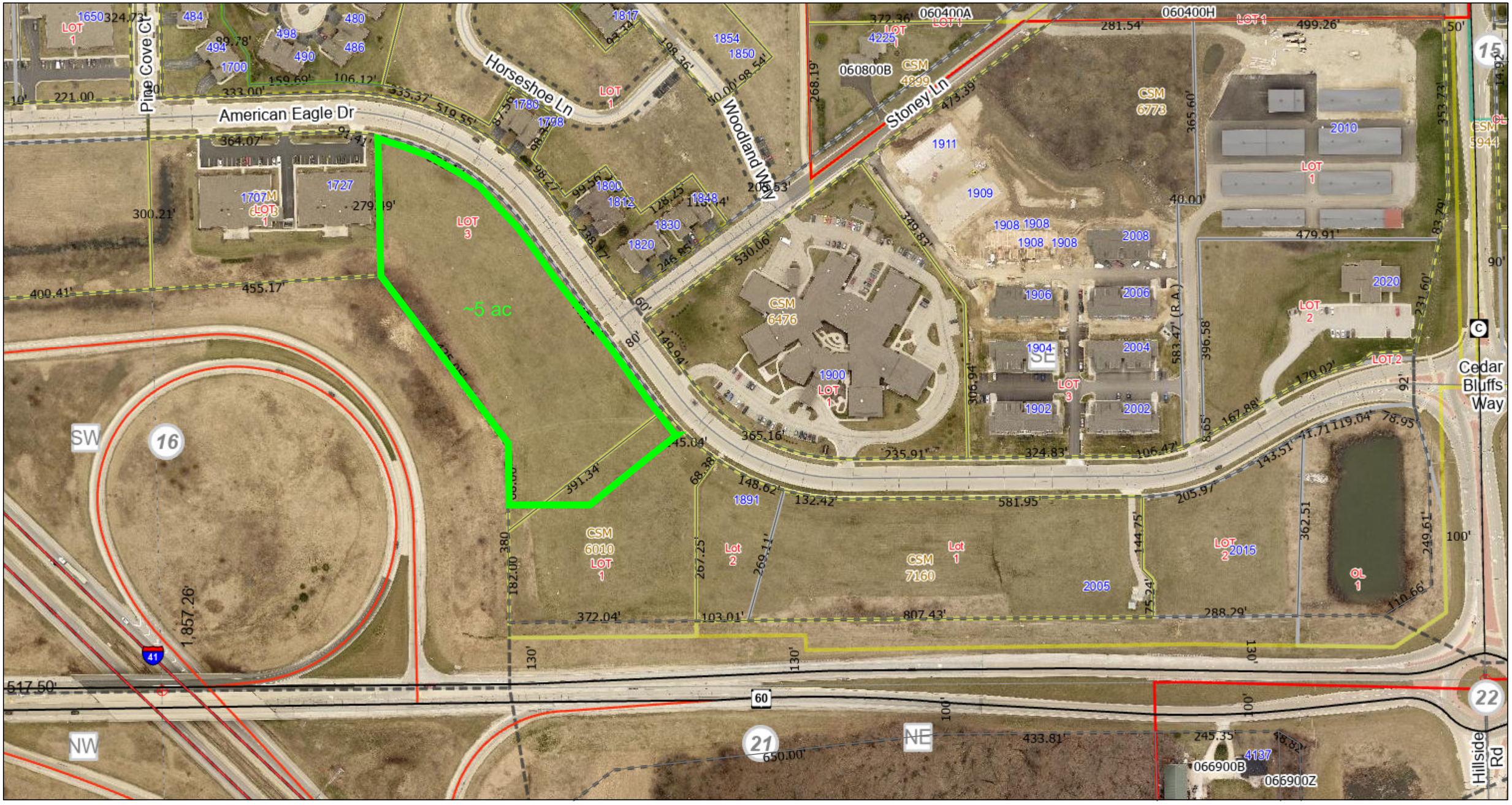
© COPYRIGHT 2023
R.A. Smith, Inc.

DATE: 01/27/2023
SCALE: 1" = 40'
JOB NO. 3130315
PROJECT MANAGER: CHRIS D. HITCH, P.E.
DESIGNED BY: CBT
CHECKED BY: DJM

SHEET NUMBER
1 OF 1

P:\3130315\Dwg\3130315.01HQ.dwg, Plan Sheet 36x24, 1/27/2023 9:49:57 AM, djm

Dittmar Realty Site 48-Unit Multi Family



11/28/2022, 9:47:53 AM

1:2,283

0 0.0275 0.055 0.11 mi

0 0.045 0.09 0.18 km

Lines
- Override 1
- Current Parcel
- Railroad Centerlines

Road Centerline I, USH
- Interstate Highway, I-41
- US Highway,Hy 45; US Highway,Fond Du Lac Ave

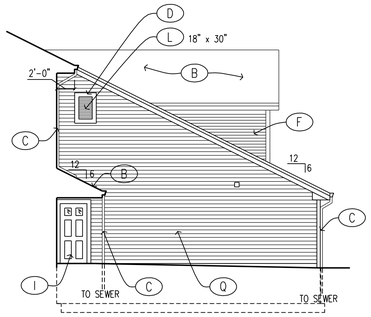
Road Centerline STH, CTH
- On/Off Ramp
- State Highway
- County Highway
- Address Point
- Parcel Taxkey & Acreage

Dimensions
- Parcel Dimension
- Right of Way Dimension
- Leader Lines
- Subdivision Name
- Condominium Name
- Certified Survey Number
- Lot Number
- Landhook
- Meander Line
- PLSS Monument

Local Road Labels
- Township Road
- City/Village Street
- Private Street
- Municipality
- Retired Parcel
- Right-of-Way

Plat
- Unknown
- Certified Survey Map
- Condominium
- Assessor Plat; Cemetery Plat; Subdivision
- Lot
- PLSS Quarter
- PLSS Section
- PLSS Boundary

Washington County | Southeast Wisconsin Regional Planning Commission | Calvin Lawrence, Dennis Weise, Nina Rihn | Washington County, US Census Bureau |



7 COURTYARD ELEVATION
1/8" = 1'-0"

WINDOW SCHEDULE

ITEM	TYPE	SIZE
A	SINGLE HUNG	3-0 x 5-0
B	SINGLE HUNG	(2)3-0 x 5-0
C	SINGLE HUNG	2-6 x 5-0

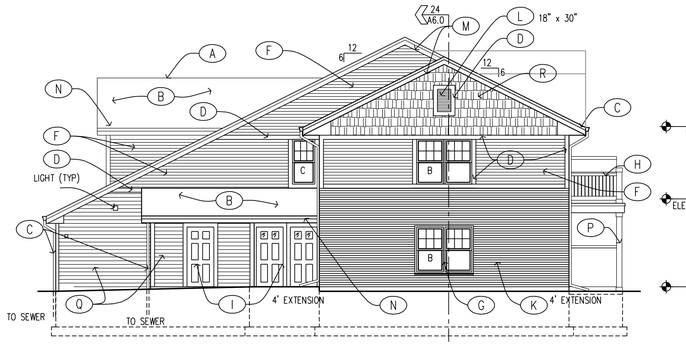
NOTE: ALL SECOND FLOOR A & B-TYPE SINGLE HUNG WINDOWS SHALL HAVE OPENING CONTROL DEVICES AND SHALL BE EMERGENCY ESCAPE OPENINGS.

NOTES:

1. DOWNSPOUTS SHALL HAVE EXTENSIONS ON THEM AND DOWNSPOUT EXTENSIONS SHALL NEVER CROSS/DISCHARGE ON, BY, OR NEAR ANY PEDESTRIAN USED SIDEWALKS.
2. TYP. AT ALL DOWNSPOUT LOCATIONS - PROVIDE 4'-0" EXTENSION PITCHED AWAY FROM FOUNDATION WALL OR DIRECT CONNECTION TO STORM SEWER SYSTEM per LOCAL ORDINANCES.

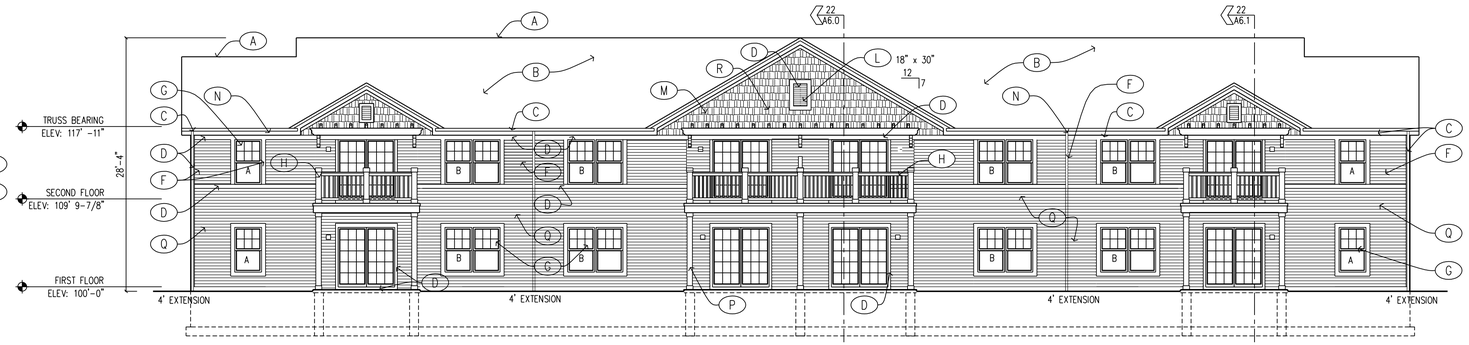
MATERIAL LIST:

A) SHINGLE OVER RIDGE VENT
B) DIMENSIONAL 240 LB SHINGLES
C) PREFINISHED ALUMINUM GUTTER & DOWNSPOUT
D) FREFINISHED ALUMINUM OVER 2x6s. 2x4 AT PATIO DOORS.
E) PVC VENT - PAINT TO MATCH SHINGLES
F) 4" VINYL SIDING
G) VINYL SINGLE HUNG WINDOWS WITH SCREENS
H) WOOD PORCH PARTS WITH ALUMINUM SPINDLES - PAINT
I) METAL ENTRY DOOR - PAINT
J) PREFINISHED METAL PANEL GARAGE DOOR
K) FACE BRICK (VERIFY LOCATION WITH OWNER)
L) FIBERGLASS GABLE VENT - PAINT
M) PREFINISHED ALUMINUM RAKE FASCIA 1x4 ON 2x10
N) PREFINISHED ALUMINUM 2x10 FASCIA BEHIND GUTTER
~~O) 8" ALUMINUM SIDING~~
P) CEDAR WRAP OVER 6x6 PPT COLUMNS WITH 1x6 CEDAR WRAP AT BASE AND CAP
Q) 5" VINYL SIDING
R) VINYL SHAKES
S) CEDAR TRELLIS-PAINT 2x4, 2x10 and 4x4 BRACKET
T) 6" FRIEZE TRIM

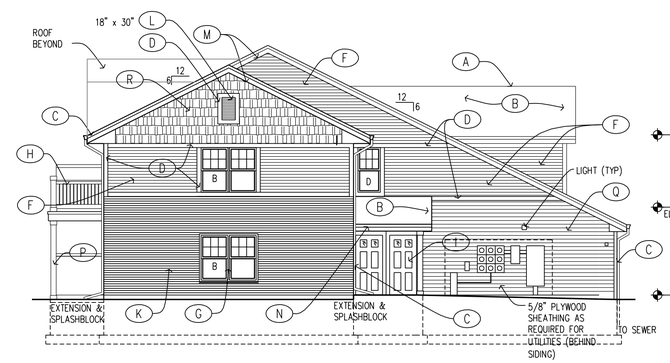


SIDING 515 SF 68%
BRICK 280 SF 32%

14 SIDE ELEVATION
1/8" = 1'-0"

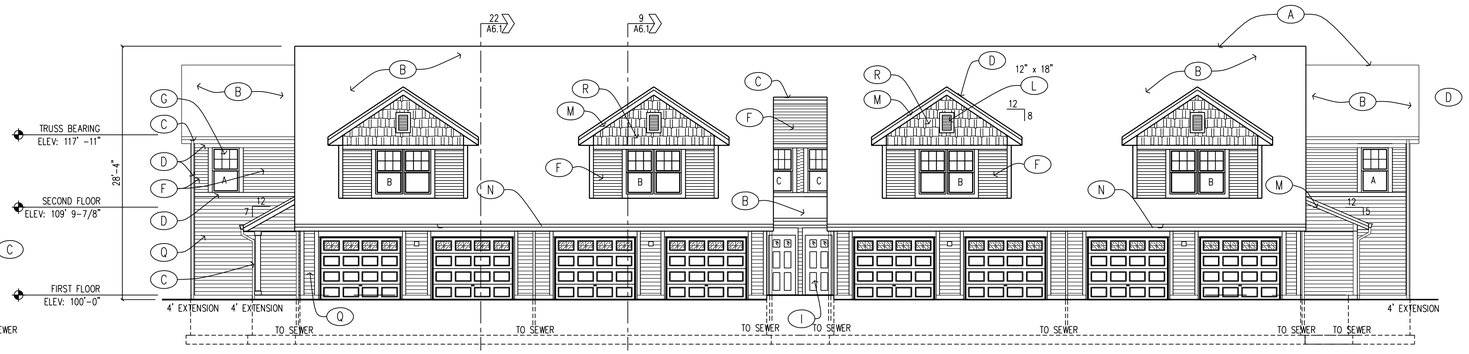


18 REAR ELEVATION
1/8" = 1'-0"



SIDING 575 SF 70%
BRICK 280 SF 30%

20 SIDE ELEVATION
1/8" = 1'-0"



24 FRONT ELEVATION
1/8" = 1'-0"

KLETT ARCHITECTURE
1950 EILEEN COURT
BROOKFIELD, WI 53005
phone: 414-416-3999

PROJECT

THE TERRACES

AMERICAN EAGLE DRIVE
SLINGER, WI.

ISSUANCE & REVISIONS

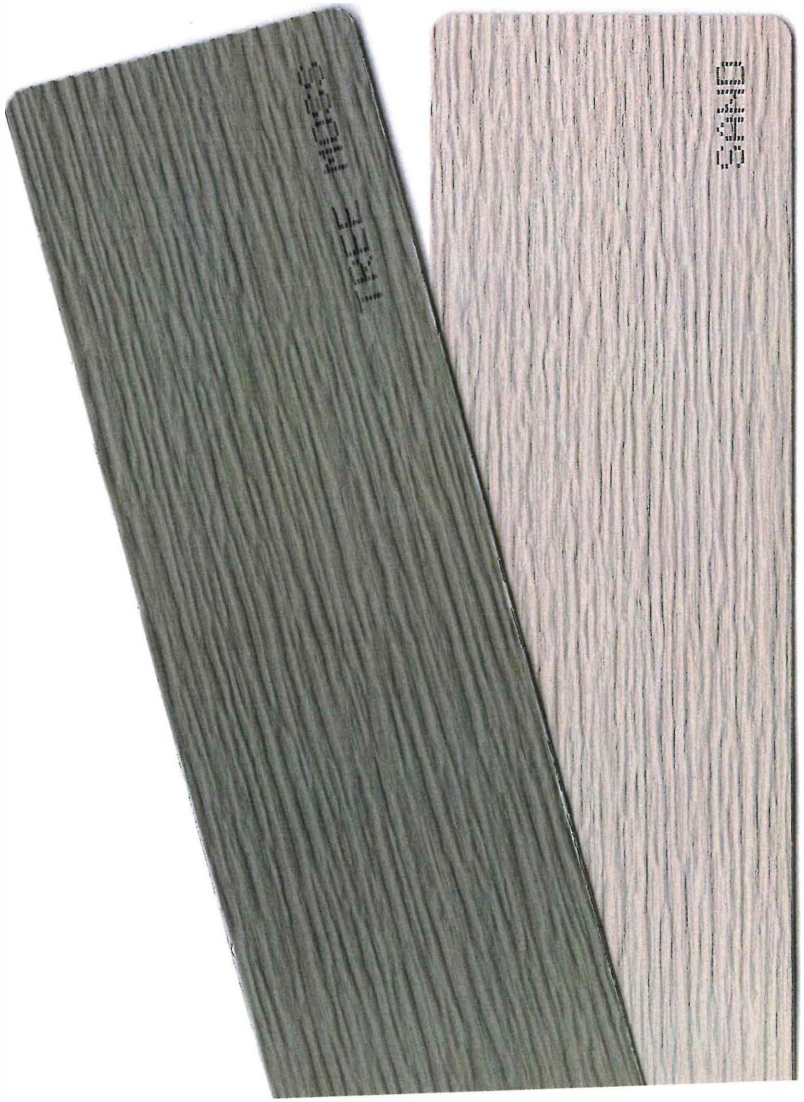
PROGRESS DOCUMENTS

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

SHEET TITLE

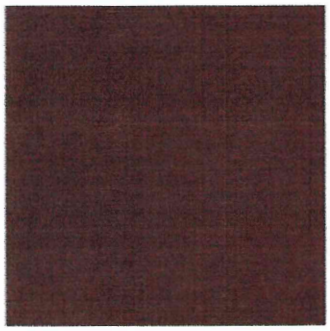
EXTERIOR ELEVATIONS

PROJECT MANAGER	KLETT
PROJECT NUMBER	22161
DATE	NOVEMBER 28, 2022
SHEET NUMBER	A4.0


GRAU
BEIGE



K Millbrook Brick



I Rosewood Palissandre

Code	Description	Color
A & B	Shingles	Weathered Wood
C	Gutter & Downspout	White
D	Trim Board	White
F	4" Siding	Sand
G	Windows	White
H	Porch & Spindles	Tree Moss/White
I	Entry Doors	Rosewood Palissandre
J	Garage Door	White
K	Brick	Millbrook
L	Vent	White
M & N	Fascia	White
P	6 x 6 Deck Posts	White
Q	5" Siding	Tree Moss
R	Shakes	Tree Moss

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	DETAIL	REMARKS
	PD	Picea glauca 'Densata' / Black Hills White Spruce	6` Ht.	B&B	3		
	PS	Pinus strobus / White Pine	8` Ht.	B&B	1		
	TB	Thuja occidentalis 'Bail John' / Technito® Arborvitae	6` Ht.	B&B	58		
SHRUBS & PERENNIALS	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**CONTAINER**	**QTY**	**DETAIL**	**REMARKS**
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 gal.	Pot	90		
	RA	Ribes alpinum / Alpine Currant	2` Ht.	Pot	24		
	SM	Syringa patula 'Miss Kim' / Miss Kim Korean Lilac	3` Ht.	B&B	21		

SHEET NOTES:

1. PLANT QUANTITIES ON DRAWINGS SUPERCEDE THE PLANT SCHEDULE, VERIFY AND PROVIDE PLANT MATERIAL QUANTITIES AS REQUIRED TO SATISFY THE DESIGN INTENT OF THE SPACE PLANT MATERIALS AS SHOWN ON PLANS AND INDICATED IN PLANT SCHEDULE. PLANT MATERIALS SHALL CONFORM TO PLANT SCHEDULES AND SIZES SHALL BE THE MINIMUM INDICATED ON THE PLANT SCHEDULE OR LARGER. ALL MEASUREMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF ANLA "STANDARDS FOR NURSERY STOCK" ANSI Z60.1-2014.

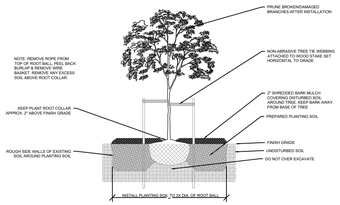
2. PRIOR TO INSTALLATION, DEMARCATE LAYOUT OF ALL PLANTING AREAS, AND INDIVIDUAL TREES FOR REVIEW AND APPROVAL BY OWNER REPRESENTATIVE. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS CALLED FROM THE PLANS. WITH APPROVAL OF OWNER REPRESENTATIVE THE CONTRACTOR AND MAY MAKE MINOR ADJUSTMENTS AS NECESSARY. SUCH ADJUSTMENTS WILL BE AT NO ADDITIONAL COST TO THE OWNER.

3. THE CONTRACTOR SHALL NOTIFY DIGGERS HOTLINE, THE LOCAL MUNICIPALITY AND ALL GOVERNMENT AGENCIES THAT MAY BE AFFECTED BY THE CONTRACTOR'S OPERATIONS AT LEAST THREE (3) BUSINESS DAYS PRIOR TO BREAKING GROUND.

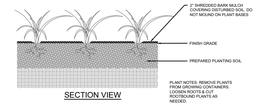
4. TREES & SHRUBS SHOULD INCLUDE A 1 YEAR WARRANTY FROM TIME OF PROJECT COMPLETION.

5. ALUMINUM EDGING BETWEEN PLANTING BEDS UNLESS STATED OTHERWISE.

6. MULCH ALL PLANTING BEDS 2-3" THICKNESS. KEEP MULCH 4 INCHES FROM TREE TRUNKS AND SHRUB CROWNS.

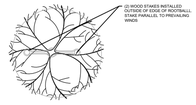


DECIDUOUS TREE PLANTING SECTION DETAIL
NO SCALE

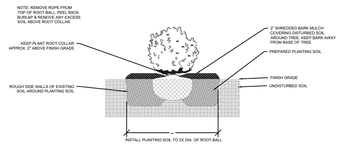


SECTION VIEW

PERENNIAL & GROUNDCOVER SECTION DETAIL
NO SCALE

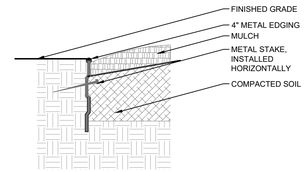


DECIDUOUS TREE STAKING PLAN VIEW
NO SCALE



SHRUB PLANTING SECTION DETAIL
NO SCALE

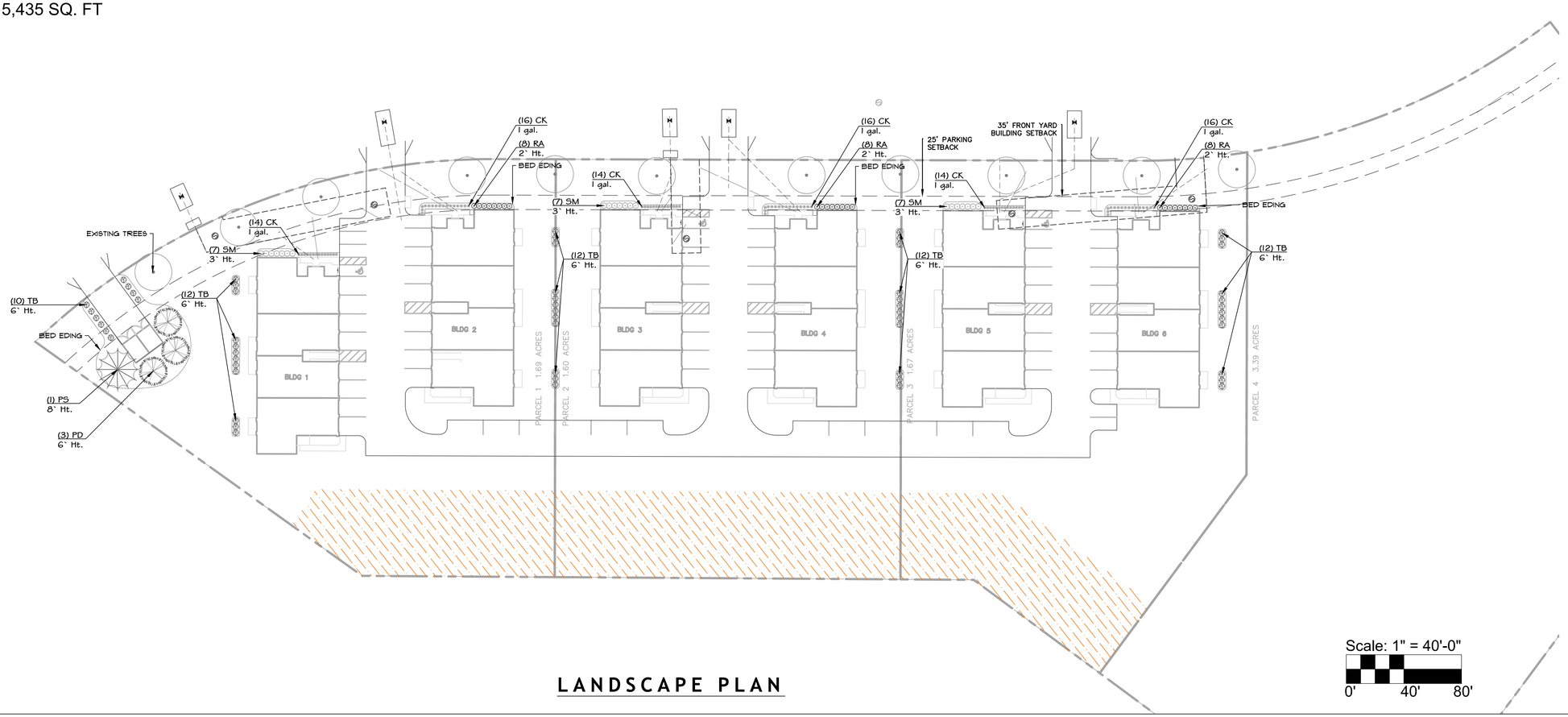
1 L.1.1 PLANTING DETAILS
NO SCALE



ALUMINUM EDGING

2 L.1.1 PLANT BED EDGING
NO SCALE

TOTAL LANDSCAPE AREA: 5,435 SQ. FT



LANDSCAPE PLAN

Scale: 1" = 40'-0"
0' 40' 80'

NOTE:
PLAN DESIGNED USING BASE INFORMATION FROM RA SMITH
PLAN TITLED:3130315.01H0-20230117-121255, UNDATED SHEET
RECEIVED: 1/17/23

PRELIMINARY
NOT FOR
CONSTRUCTION

LANDWORKS landscape services
www.landworkswisconsin.com
N69W25195 Indiangrass Ln
Sussex, WI 53089
p.262.820.2501

THE TERRACES AT 60 EAST
SLINGER, WI

Landscape Plan
LA Name: James Coletta, PLA
Revisions: 1/27/23
Sheet Number: 1/1
Date: 9.14.2021

This drawing is made solely for the individual named herein and is the property of LandWorks, Inc. Any unauthorized use or duplication is in violation of the copyright laws & subject to prosecution.

E-WP13 Series

LED Full Cutoff Wall Pack
Replaces 175W MH / 150W PSMH



Traditional Style with Increased Performance!

e-conolight's LED Full Cutoff Wall Pack outperforms traditional 150W PSMH versions by:

- Using up to 60% less energy
- Shining up to 6000 lumens
- Reducing light pollution

Efficient

- Reduced power consumption increases energy savings and decreases fixture maintenance

Full Cutoff

- Reduced light pollution and sky glow
- Allows for control of spill light

Recommended Use

- Building facades
- Parking areas & garages
- Perimeter lighting

Input Voltage

- Universal (120V through 277V Operation)

Certifications

5-YEAR LIMITED 5 WARRANTY

UL LISTED

Suitable for WET LOCATIONS

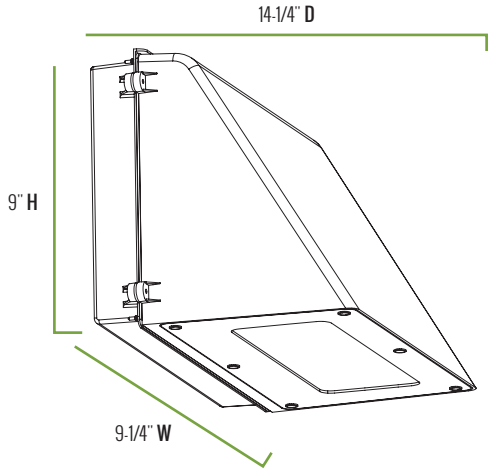
NON-DIMMABLE

CREE LEDs

e-conolight® | Making LED easy.

1501 96th Street, Sturtevant, WI 53177 | Phone (888) 243-9445 | Fax (262) 504-5409 | www.e-conolight.com

E-WP13 Series



Series Overview

DIMENSIONS	PRODUCT WEIGHT	MOUNTING HEIGHT	SPACING
14-1/4" **D** x 9-1/4" **W** x 9" **H**	9.02 lbs.	10 to 15 feet	1 to 2 times the mounting height

Fixture Specifications

HOUSING	Low copper, die-cast aluminum housing and door frame Dark bronze polyester powder-coat finish
LENS ASSEMBLY	Tempered glass lens is thermal, shock and impact resistant White polycarbonate reflector
MOUNTING	1/2" threaded knockouts provided for conduit entry (one on top, one on each side) or mount over recessed junction box

Electrical Performance

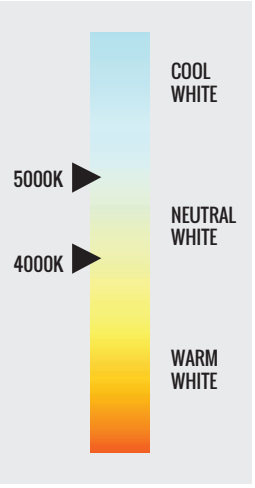
OPERATING MINIMUM	LIFESPAN L_{70} AT 25°C (77°F)	POWER FACTOR	TOTAL HARMONIC DISTORTION	DIMMABLE
-40°C (-40°F)	Estimated 172,000 Hours	> 0.9	< 20%	No

INPUT VOLTAGE	120V	208V	240V	277V
Current Draw (Amps)	0.6A	0.4A	0.35A	0.3A

Warranty & Certifications

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

CORRELATED COLOR TEMPERATURE (CCT)



Output Specifications

SKU	LIGHT OUTPUT	COLOR TEMP (See chart)	POWER CONSUMPTION	COLOR ACCURACY	REPLACES
E-WP13L07UCZ	6000 Lumens	Cool White (5000K)	70W	≥ 70 CRI	175W MH / 150W PSMH
E-WP13L07UNZ	5400 Lumens	Neutral White (4000K)	70W	≥ 70 CRI	175W MH

E-WP13 Series

Accessories



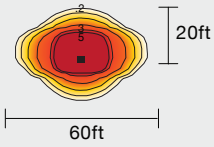
Photocell - Button, 120V/208V/240V/277V

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

USE: Photocell is field installed.
Drilling of the back box in the field is required.

Photometric Diagrams

Mounted at 10 ft.



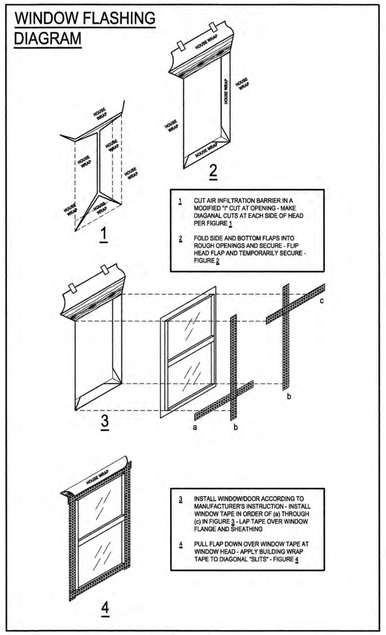
All published photometric testing performed to IESNA LM-79-08 standards by a NVLAP certified laboratory. Fixture photometry was completed on a single representative fixture.







WINDOW FLASHING DIAGRAM



1 CUT AIR INFILTRATION BARRIER IN A MODIFIED "I" CUT AT OPENING - MAKE DIAGONAL CUTS AT EACH SIDE OF HEAD PER FIGURE 1

2 FOLD SIDE AND BOTTOM FLAPS INTO ROUGH OPENINGS AND SECURE - FLIP HEAD FLAP AND TEMPORARILY SECURE - FIGURE 2

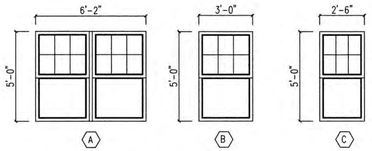
3 INSTALL WINDOW/DOOR ACCORDING TO MANUFACTURER'S INSTRUCTION - INSTALL WINDOW TAPE IN ORDER OF (a) THROUGH (c) IN FIGURE 3 - LAP TAPE OVER WINDOW FLANGE AND SHEATHING

4 PULL FLAP DOWN OVER WINDOW TAPE AT WINDOW HEAD - APPLY BUILDING WRAP TAPE TO DIAGONAL "SLITS" - FIGURE 4

WINDOW SCHEDULE

TYPE	SIZE	REMARKS
A	6'-2" x 5'-0"H	(2) SINGLE HUNG
B	3'-0" x 5'-0"H	(1) SINGLE HUNG
C	2'-6" x 5'-0"H	(1) SINGLE HUNG

NOTE:
WINDOWS SHOULD HAVE INSULATED GLASS & SCREENS
WINDOWS TO HAVE SNAP ON GRIDS INSIDE GLASS
WINDOW FLASHING PER MANUFACTURER RECOMMENDATIONS
ONE DRYWALL UNIT REQUIRED AT EACH 2ND FLOOR APT.



14 WINDOW TYPES
1/4" = 1'-0"

PLAN NOTES

FRAMING NOTES:

ALL DIMENSIONS ARE STUD-TO-STUD UNLESS SHOWN OR NOTED OTHERWISE.

HANDICAP BLOCKING ON FIRST FLOOR ONLY

TRUSS MANUFACTURER:
COORDINATE DUCT PENETRATIONS WITH MECHANICAL CONTRACTOR

ALL INTERIOR WALLS ARE TYPE 3 UNLESS NOTED OTHERWISE

CLOSE / CAP ALL PLUMBING AND OTHER CAVITIES AT TOP OF WALL TYPICAL, SEE UNIT PLAN KEY NOTE 13

COORDINATE BATH DIMENSIONS WITH PLUMBING CONTRACTOR AS REQUIRED TO ACCOMMODATE FIXTURES AND FITTINGS

PLUMBING CONTRACTOR NOTES:

PLACE ALL WATER LINES IN INTERIOR WALLS. SUPPLY TO SHOWER TO EXTEND UP INTO FURRED OUT WALL @ SECOND FLOOR – SEE PLANS.
SEPARATE SHUT OFFS EACH UNIT

VERIFY HOSE BIB COUNT & LOCATION W/ OWNER.

IF WATER OR WASTE LINES OCCUR IN FLOOR CEILING ABOVE UNHEATED SPACE – CONTRACTOR TO LINE TRUSS SPACE W/ 1 1/2" RIGID INSULATION BOTTOM AND SIDES, TAPE JOINTS, AND INSULATE.

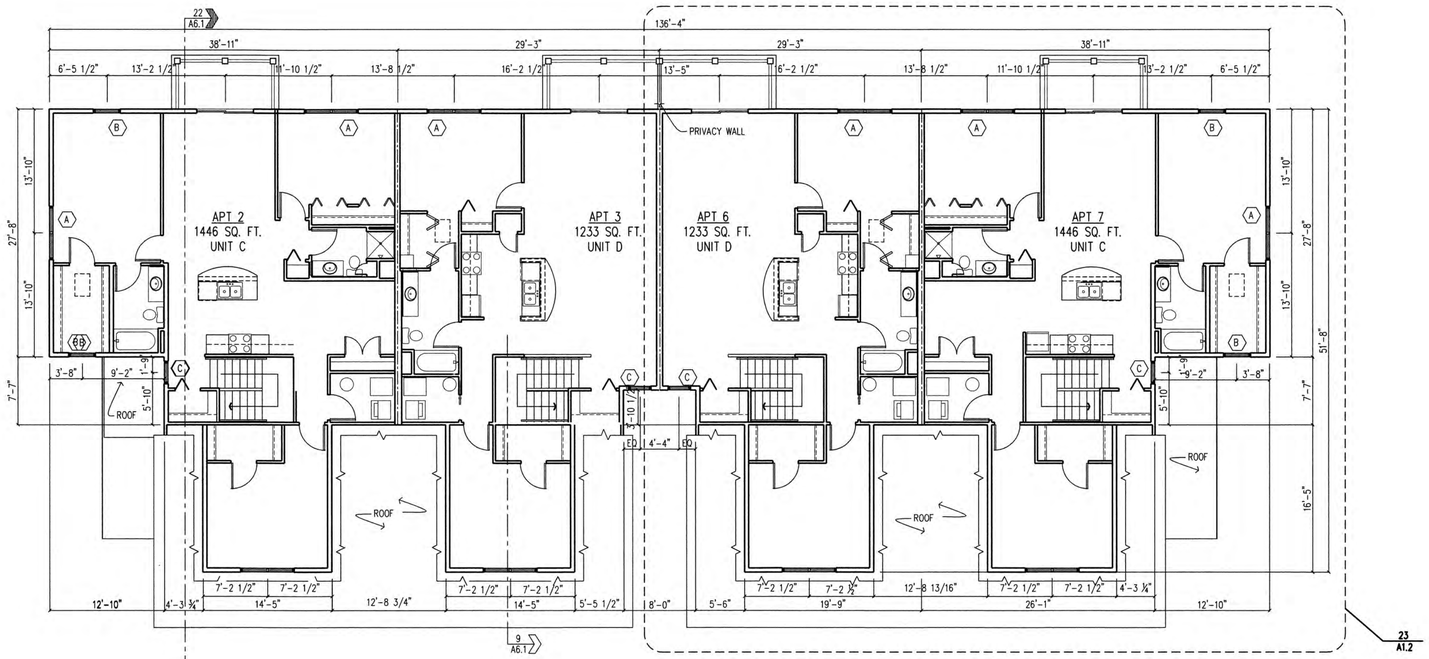
WRAP PLUMBING PIPES THROUGH CONCRETE W/ SILL SEALER. NO CONCRETE TO TOUCH PLUMBING PIPES

GENERAL NOTES:

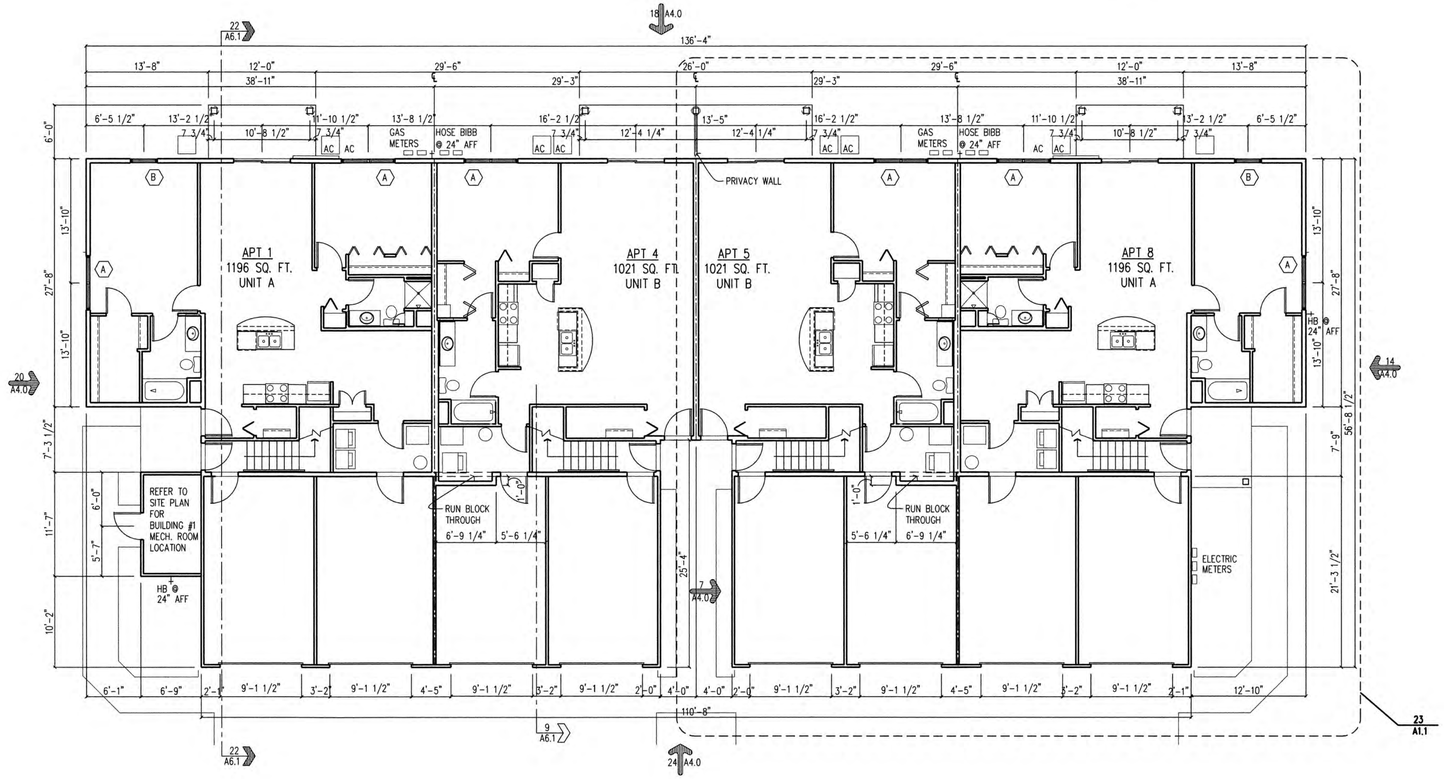
PROVIDE OVERFLOW PAN FOR EACH STACKED WASHER / DRYER ON SECOND FLOOR

LIGHTWEIGHT CONCRETE IS INSTALLED AFTER DRYWALL. 5/8" DRYWALL IS TO BE INSTALLED UNDER ALL TUB AND SHOWER STALLS, UNDER ALL 2ND FLOOR FIREPLACES, AND AT FLOOR FOR ALL CAVITIES.

ALL 1ST FLOOR APARTMENTS ARE TYPE 'B' ACCESSIBLE



12 SECOND FLOOR PLAN
1/8" = 1'-0"



24 FIRST FLOOR PLAN
1/8" = 1'-0"

KLETT ARCHITECTURE
1950 EILEEN COURT
BROOKFIELD, WI 53005
phone: 414-416-3999

PROJECT

STONEFIELD TERRACE

BUILDINGS 9 and 10
AMERICAN EAGLE DRIVE
SLINGER, WI.

ISSUANCE & REVISIONS

SHEET TITLE

FLOOR PLANS

PROJECT MANAGER	KLETT
PROJECT NUMBER	19151
DATE	OCTOBER 20, 2021
SHEET NUMBER	

A1.0

MINUTES OF THE PLANNING COMMISSION MEETING
February 15, 2023

1. Roll Call:

	Present	Absent
Chairman Stortz	x	
Commissioner Ammerman	x	
Commissioner Bergum	x	
Commissioner Fredericks		x
Commissioner Lehn		x
Commissioner Stuettgen	x	
Commissioner Nicols	x	
	5	2

Also Present:
Administrator Margaret Wilber, Planner/Zoning Administrator Mary Censky, Village Engineer Jim Haggerty, and Village Clerk Tammy Tennies.

Chairman Stortz informed the members present that the open meeting law had been complied with in connection with the meeting. Notice of the meeting was sent to all who requested same and posted in three public locations.

2. Approval of Minutes

A. 1-11-23 Minutes - Draft

Motion Commissioner Stuettgen/Commissioner Ammerman to approve the minutes of 1-15-2022; Passed

3. Public Hearing and Action Thereon

A. Review, consideration and possible recommendation to the Village Board to amend the Future Land Use Plan Map element of the Village of Slinger Comprehensive Plan – changing the classification of the 4.96 acres of vacant land located directly east/southeast of 1727 American Eagle Drive from existing Commercial classification to proposed Multi-Family Residential classification. The applicant is Dittmar Realty, Inc. as prospective land owner, with consent of current land owners Slinger Land, LLC, and Equity Trust Company, each in c/o Stewart Wangard; and

Clerk Tennies read the Public Hearing Notice for all three hearings and stated that comments were received prior to this meeting. Administrator Wilber stated those comments would be read into the record during this hearing.

Chairman Stortz opened the public hearing for the first two items at 6:04pm and stated he would have the applicant give a brief presentation on the proposal. He stated after that, the comments received prior to this meeting would be read and the floor would be opened to other speakers.

Kevin Dittmar representing Dittmar Realty appeared to make his presentation but stated it would be helpful first to have Planner Censky discuss her findings on the matter, particularly the site plan and the revisions made to it.

Planner Censky explained the first two hearings and clarified that the Commission had two decisions to make, one on whether the designated land use for these parcels should be changed from Commercial to Multi-Family Residential. She stated that the second decision would be whether the same parcels should be rezoned from B-2 Commercial to Rm-2 Multi-Family Residential with a Planned Unit Development (PUD) Overlay. Planner Censky explained both actions would be needed to allow the proposed 3-lot, 48-unit multi-family development of this property. She also explained that the PUD designation would require a close review of the site plan for this property, since any modifications granted to requirements of the underlying zoning district will have to be documented in the PUD designation.

Planner Censky presented the proposed site plan and discussed the variations from underlying zoning criteria that would need to be considered with this request. She pointed out that many changes have already been made in response to prior comments, such as the addition of a driving lane with parking spots that would connect the parking lots to each other. Planner Censky went over her recommendations and highlighted several of them that will require Commission decisions. She stated the Commission will have to determine if this project is close enough to the highway to require a sound level test. Chairman Stortz asked if sound tests have been conducted for other projects in this area. Engineer Haggerty stated that neighboring projects were not required to conduct tests for traffic noise, however tests were conducted for a residential project further north along American Eagle Drive and the results found that traffic noise levels were acceptable there.

Planner Censky stated another decision would be whether the masonry presented in the building plans would be considered compliant with street-facing masonry requirements. She stated that masonry requirements also apply to accessory structures, and she suggested that the Commission consider requiring some level of masonry for the dumpster enclosure, especially if it remains in the location currently proposed at the street. She stated an alternate location for this dumpster, or an additional dumpster, would be at the southern end of the parcel farthest east in this development. Planner Censky also stated that if the dumpster remains in its proposed location near the street, she would ask the Commission to consider requiring some type of circular or turnaround area so residents approaching the dumpster in vehicles would not have to back out onto American Eagle Drive. She stated that a shared use and access easement should be required to ensure that residents of buildings on the parcels that will not have a dumpster will still have access to the designated dumpster.

Planner Censky stated the Commission would need to determine if the building-mounted mechanical equipment needed screening of some type, and they would also need to set a time frame for when building permits would need to be pulled should this project be approved. She stated that the remaining comments refer to landscaping items that the Commission could authorize staff to review with the developer.

Mr. Dittmar provided his presentation to the Commission and discussed features and amenities of the project. He discussed typical rents and demographics for their apartments and stated that their tenants' median household incomes are slightly above the median incomes for Slinger and well above the state median. He stated their tenants are not considered to be transient, but they prefer to rent rather than own for a variety of reasons. He also discussed the assessed values of their properties and the levels of revenue generated in property taxes, utility payments and other fees.

Mr. Dittmar stated that this project is proposed to be constructed very similarly to their existing

developments and no problems have been experienced with parking or dumpster location. He also stated that they will be constructing a walking path around the stormwater pond in their Stonefield Terrace development and this would be open to the public, so anyone in the neighborhood will be welcome to enjoy the trail.

Chairman Stortz opened the hearing to other public comment and asked Administrator Wilber to read the comments that had been received prior to this meeting. Administrator Wilber read a petition from residents of the Arbor Pointe Condominium Association, which asked the Village to deny this application based on the fact that the Association is a private community with concerns about others using their property without authorization. The petition also stated that the lots were originally approved for commercial use only and this action would result in the overpopulation of the area. Administrator Wilber stated this petition was signed by 73 residents in the Association. She next read a statement from Dr. M. Scott Connor, representing Oral & Maxillofacial Surgery Associates, the owners of the property to the east of the subject parcels. Dr. Connor stated their group is in favor of the reclassification because they plan to construct an office on their property and feel that high quality multi-family units such as the ones proposed would benefit their practice and the area in general.

Matt Moroney, President and CEO of Wangard Real Estate, 1200 North Mayfair Road, Suite 410, Milwaukee, stated that he represented the recent owner of the parcels and he confirmed that they have tried for several years to market these parcels to commercial developers with no success. He stated their many conversations with companies showed that the parcel locations are not conducive to strong commercial development, both because of the lack of visibility from I-41 and the limited access through two roundabouts. He stated that the various utility easements on the property also limited the building space on each lot and this also discouraged development.

Robert Abricki, 1727 Woodland Way, stated that he was one of the residents who circulated the petition discussed earlier. He stated that he and his neighbors feel this project is not a good fit for this area, and he stated the Village should be working with Washington County's economic development group to get the kind of commercial development that the City of Hartford is achieving just down the road. He stated he has lived in the Village for several years and he is very disappointed that no commercial development has been accomplished during this time.

Jeannine Meincke, 414 Cobblestone Court, stated that people are coming up the highway from Milwaukee and also down from Fond du Lac, and these people are dealing drugs and causing other problems. She stated she isn't against multi-family development for this area, but in her opinion these units should be condominiums because home ownership creates more involvement in the community and that should be a higher priority than more apartments.

Marsha Dalal, 1764 Cedar Ridge Drive, stated she found this discussion to be very boring and she thinks these apartments are the ugliest things she has ever seen. She stated she hates living in Slinger and she is ashamed of the Planning Commission for even considering adding more apartments to this area.

There being no further public comment, Chairman Stortz closed the hearing at 7:02pm and asked Commission members to discuss their opinions on the proposed project. Commission members discussed the fact that changing the land use and zoning for these parcels seemed appropriate due to the number of years the property has sat vacant with no interest in commercial development. Commission members reached a consensus that the masonry proposed on the apartment buildings was adequate, but they agreed that masonry should also be added to the dumpster enclosure along the sides and back. Commissioner Nichols stated that masonry would hold up much better after contact with garbage truck or the dumpster. Commissioner Bergum and Commissioner Ammerman

stated they agreed with the suggestion that some kind of turnaround should be added to the pavement leading up to the dumpster, to allow vehicles to turn around without having to back out onto American Eagle Drive.

Commissioner Stuettgen asked if there was a lot of crime experienced in these neighborhoods. Chairman Stortz stated he spoke with the Slinger Police Department Chief and found that the Department received very few calls from the existing apartment complexes. Commission members stated that in view of the fact that previous traffic noise levels in the area have been acceptable, they did not consider it necessary to require noise testing for this project. They asked Mr. Dittmar to discuss when he planned to construct these buildings and he stated they intended to take out the first building permit as soon as possible. Commission members stated it would be appropriate to require that the first permit should be requested within 6 months, with the permit for the last building construction needed within 18 months after the first permit is pulled.

Commission members agreed that the landscaping requirements could be reviewed at staff level. Mr. Dittmar stated that the landscaping plan presented for this project was the same as for their other developments. The Commission directed staff to confirm this and work with the developer to arrive at the appropriate landscaping plan. Commission members asked about the Slinger Fire Department (SFD)'s comments on the project. SFD LT Greg Koehler discussed the Department's review of the project and stated it was their opinion that the space between buildings was still insufficient. He stated the new drive lane connecting the parking lots would not be adequate for their equipment and should be widened by 4 feet. Chairman Stortz reminded the Commission that the buildings proposed here would be newly constructed and completely sprinklered. He also stated that the distance between the buildings had been expanded from the originally layout and was well above code requirements. LT Koehler explained the additional space was suggested since people do not park right up to their buildings so their vehicles will take up some of the space. Commission members asked about widening the connecting drives and Mr. Dittmar stated he could have his engineer look at that possibility. Planner Censky pointed out that widening this lane would encroach on the stormwater easement located in this area, and Engineer Haggerty stated there were no facilities in the ground under this easement so the Stormwater Utility would consider authorizing an encroachment onto this easement, with the understanding that any asphalt would have to be removed if utility work was needed in the area.

Administrator Wilber reminded the Commission that two motions would be needed for this matter, one for the land use change and the other for the rezoning and PUD site plan approval. Motion Bergum/Nichols to recommend to the Village Board the approval to amend the Future Land Use Plan Map element of the Village of Slinger Comprehensive Plan to change the classification of 4.96 acres of vacant land located directly east/southeast of 1727 American Eagle Drive from Commercial to Multi-Family Residential; carried unanimously.

Motion Bergum/Nichols to recommend to the Village Board the approval to rezone the same 4.96 acres of vacant land from B-2 Commercial to Rm-2 Multi-Family Residential with Planned Unit Development (PUD) Overlay subject to: 1) the Planner's comments in her staff report, 2) masonry to be added to the back and sides of the dumpster enclosure, 3) the driveway leading to the dumpster shall include a turnaround area to allow vehicles to make a Y-turn before re-entering American Eagle Drive, 4) the project will not require a noise level test, 5) the first building permit must be requested within 6 months of project approval, with the last building permit requested within 18 months from the first permit issuance, 6) the drive lane connecting the parking lots along the south end of the project will be expanded to 24 feet in width, 7) an access easement shall be created to ensure that the non-dumpstered properties will be able to utilize the dumpster located on the western-most parcel, and 8) the landscaping plan will be reviewed at staff level, with the landscaping plan of the Stonefield Terrace project to be used as a template: Passed

B. Review, consideration and possible recommendation to the Village Board to rezone the 4.96 acres of vacant land located directly east/southeast of 1727 American Eagle Drive from existing B-2 Commercial zoning district to proposed Rm-2 Multi-Family Residential zoning district with Planned Unit Development (PUD) Overlay in order to facilitate a proposed 3-lot/48-unit multi-family development of these lands. The applicant is Dittmar Realty, Inc. as prospective land owner, with consent of current land owners Slinger Land, LLC, and Equity Trust Company, each in c/o Stewart Wangard; and

Clerk Tennies reminded the Commission that the notice for this public hearing had been read at the beginning of the meeting. Chairman Stortz opened the hearing to public comment at 8:07pm.

Sue Blaine, co-owner of Blaine's Auto & Truck Parts, appeared before the Commission to provide some background information on their business and the property in general. She informed the Commission that their operation is one of only two salvage yards in the state that achieved a rating of outstanding concerning their environmental compliance. Ken Blaine also spoke and stated they have worked well with the Village over the past 50 years in business.

Craig Wolf, 120 Park Court, discussed the access to this property. He stated the Village went through the process of vacating the end portion of Storck Street in 2005 and this was supposed to include an easement through the neighboring Wolf Tracks property, but this easement was never executed. He asked that this easement question be clarified as part of this process. Mr. Wolf stated that one of the reasons the easement was never completed was because there were mutual improvement costs that remain unpaid.

There being no further public comment, Chairman Stortz closed the public portion of the hearing at 8:20pm and asked Planner Censky to discuss her findings on the request.

Planner Censky pointed out that one of the conditions that would need to be included in any approval of this request is that the access to the property will need to be clarified and documented. Administrator Wilber informed the Commission that the Village Attorney is researching this matter and is expected to provide his opinion on this soon. Planner Censky discussed the other conditions she recommended for this potential CUP and stated they were very similar to the existing CUP.

Planner Censky informed the Commission that she and the Village Building Inspector had conducted a site visit to the property recently and found everything to be in very good order for the most part. She stated there were a couple areas that would need attention, and provided photos of scrap material stored outside and vehicles piled up in an area that appeared to be outside of the authorized storage area. She recommended that a requirement be added that these areas should be resolved no later than 12 months after the CUP is issued.

Mike Pipia, representing A J Auto Salvage, stated that most of the materials shown in the photo have already been removed. He stated that the autos were stacked in this area to prepare them for removal in advance of this potential sale. Ms. Blaine stated that half of the cars shown stacked in the photo have already been removed and the rest are scheduled to be picked up within the next few days.

Discussion was held on possible landscaping requirements. Planner Censky stated there are already several mature trees in the area between the property and the Village's Rotary Park but the Commission should determine if this would be sufficient screening. Commissioner Stuettgen stated

his concern for this since the Village has made many improvements to the neighboring park and the facilities attract many children. He asked if the existing fencing should be replaced or reinforced somehow. Eric Retzlaff, representing Blaine's Auto & Truck Parts, stated the current fence is in good condition and it would be difficult to install anything better due to the slopes from the yard to the next property. He stated they have never had any problems with trespassers and when the Building Inspector made the site visit, he commented that he couldn't even see the stacked vehicles from the park in the summer time. Commission members agreed that it would be sufficient to include language reserving the right to request replacement plantings in the event that the current trees deteriorate or need to be removed.

Mr. Pipia asked about the bond requirements listed in the conditions. Planner Censky explained that the amounts for these would still need to be worked out with the Village Engineer before the CUP could be finalized.

Planner Censky led the review of the CUP decision sheet and the Commission concluded that the CUP should be granted subject to the conditions contained in the draft CUP, the recommendations included in the Planner's memo, and the modifications discussed during this meeting.

Motion Bergum/Ammerman to approve the Conditional Use Permit for A J Auto Salvage LTD subject to the conditions included in the draft CUP with the modification that condition 6I in reference to landscaping on the property shall read "Landscaping of the site shall remain in its current condition, with the Village reserving the right to request additional or replacement landscaping should the current landscaping become or be determined to be insufficient", subject also to the Planner's recommendations in the staff report presented at this meeting: 1) Final resolution, to the satisfaction of the Village Attorney, as to the matter of confirming that adequate access to this site is available, via either the public road Storck Street or an access easement, prior to finalizing signatures onto the CUP document and recording thereof; 2) Applicant acknowledges that this site was not previously approved for, and may not be used for scrap metal collection (junk yard), only for the auto salvage and related parts dealer use; 3) No tires may be stored on this site; 4) No later than 12 months following the recording of this CUP, the applicant shall have restored the site to full compliance with the site plan, including as to the 'permitted car parking area', and shall have removed any/all materials, vehicles, equipment and supplies that have migrated beyond the property line and onto adjoining lands owned by the Village of Slinger; 5) Applicant must secure an occupancy permit from the Village Building Inspector prior to the start of the new owner occupancy; and 6) Applicant to secure, prior to sign placement or modification at this site, any required permits for new or modified signs to be displayed under the new ownership

Motion Commissioner Bergum/Commissioner Ammerman to approve the Conditional Use Permit for A J Auto Salvage LTD subject to the conditions included in the draft CUP with the modification that condition 6I in reference to landscaping on the property shall read "Landscaping of the site shall remain in its current condition, with the Village reserving the right to request additional or replacement landscaping should the current landscaping become or be determined to be insufficient", subject also to the Planner's recommendations in the staff report presented at this meeting: 1) Final resolution, to the satisfaction of the Village Attorney, as to the matter of confirming that adequate access to this site is available, via either the public road Storck Street or an access easement, prior to finalizing signatures onto the CUP document and recording thereof; 2) Applicant acknowledges that this site was not previously approved for, and may not be used for scrap metal collection (junk yard), only for the auto salvage and related parts dealer use; 3) No tires may be stored on this site; 4) No later than 12 months following the recording of this CUP, the applicant shall have restored the site to full compliance with the site plan, including as to the 'permitted car parking area', and shall have removed any/all materials, vehicles, equipment and supplies that have migrated beyond the property line and onto adjoining lands owned by the Village of Slinger; 5)

Applicant must secure an occupancy permit from the Village Building Inspector prior to the start of the new owner occupancy; and 6) Applicant to secure, prior to sign placement or modification at this site, any required permits for new or modified signs to be displayed under the new ownership; Passed

C. Review, consideration, and possible approval of the Conditional Use Permit (CUP) request of applicant Mike Pipia d/b/a A J Auto Salvage LTD to continue the existing use of the property located at 300 Storck Street for automobile salvage yard and parts dealer purposes. This 2.7 acre, M-1 Limited Manufacturing zoned property is currently owned/operated by Kenneth Blaine.

Planner Censky presented this item and informed the Commission she found that the new lots being created with this map would meet size requirements in both the B-2 Commercial and the RM-2 Multi-Family Residential districts. She explained that this land division would create four lots out of the three lots currently there, with the fourth lot remaining in the B-2 Commercial zoning district.

Motion Commissioner Bergum/Commissioner Stuettgen to recommend to the Village Board the approval of the Certified Survey Map to divide three lots into four from within a 8.34-acre vacant parcel along American Eagle Drive as presented; Passed

4. Unfinished Business and Action Thereon - None

5. New Business and Action Thereon

A. Review, discussion and possible recommendation to the Village Board for approval of a Certified Survey Map (CSM) proposed to realign the existing lot lines and create one additional lot (i.e. four lots proposed vs 3 lots existing) from within the 8.34 acres of vacant land located immediately east/southeast of 1727 American Eage Drive. The applicant is Dittmar Realty, Inc. The current property owners are Slinger Land LLC and Equity Trust Company, both in c/o Stuart Wangard as sole member and beneficiary, respectively.

Motion Commissioner Stuettgen/Commissioner Nichols to adjourn at 8:58pm; Passed

6. Adjourn Meeting

SLINGER FIRE DEPT. INC.
EST. 1888

October 10, 2024

RE: Terraces at 60 East – 10 buildings

In review of the Terraces at 60 East – 10 buildings preliminary plan for October 2024 meeting, we have a couple concerns at the outset of the proposed project based upon previously going through Plan Commission. This project was before the Plan Commission and the following concerns were presented at that time and were previously accepted as contingencies.

Please see the attached previous staff report of concerns and requested actions; *"American Eagle 48 Feb meeting" & "American Eagle 48 Dec 14 2022"*

Please find below Slinger Fire Department concerns and comments that need to be resolved for the Slinger Fire Department to adequately protect the proposed property under NFPA.

1. **Physical Concerns**:
   a. Driveway width vs truck width is not adequate, one vehicle within the driveway will block additional access to the site and Fire Department access. A minimum of 24' is required. NFPA 1 18.2.3.4.1.2.2" Vertical clearances or widths shall be increased when vertical clearances or widths are not adequate to accommodate fire apparatus". Please provide a plan with location for /AHJ approval.
      i. Parking stalls in front of garages allow 18.5' of depth. The average pickup is 21' while a SUV is 18'. An investigation of current/previously built similar buildings have vehicles consistently parked 3-4ft back from the building. This only allows sometimes as little as 18-20 ft between parked vehicles. Please account for the 3-4 feet they park away from building to always maintain 24' driveway clearance. (Please see Attachment "American Eagle 48 Feb meeting" for documentation and photos) or make provisions for enforcement to keep 24' clear path on emergency egress.

b. Fire Department Access the Water location and as it relates to it. NFPA1 14 6.4.5.3 “Fire Department Connection shall be located no more than 100ft from the nearest hydrant connected to an approved water supply” – Please provide a plan with location for approval.
    i. We allow 150ft as AHJ
    ii. We would require a hydrant where it would not be blocking the traffic completely on American Eagle by laying across the road.
    iii. We would require a hydrant where it would not be blocking the traffic completely of driveway entrance to apartments.

c. Knox Box required on each building with keyed access to common areas and/or utility area. Master Keying is preferred.

d. Sprinkler System is required:
    i. Sprinkled per state requirements and state approved plan accepted by SFD.
    ii. 4” Storz FDC
    iii. All pull devices and detectors need to be assignable and identified on the panel including location and type within each unit.
    iv. FDC facing street side and approved by SFD

e. Current apparatus has an inside turn radius of 20’ and outside turn radius of 40’ wall–to–wall. NFPA 1 18.2.3.4.3.1 allows us the ability to request an additional turn radius to provide proper fire protection to the property.

f. Missing 2nd Fire Department Access for building 7-10. NFPA 1 18.2.3.3 “More than one Fire Department access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climatic conditions, or other factors that could limit access.”

Comments above are for the preliminary plan only. The above stated concerns should be made as contingencies to approval. Subsequent final plans will need to be reviewed prior to acceptance.

SLINGER FIRE DEPT. INC.

EST. 1888

Sincerely,



Chief Gregory Koehler
Slinger Fire Dept.

February 10, 2023

RE: American Eagle Apartments – 48 unit adjacent 1727 American Eagle

In review of the American Eagle Apartment – 48 family preliminary plan for ~~January 11th~~ Feb 15, 2023 meeting, we reject the proposal based on the following concerns at the outset of the proposed project similar to previous builds.

Jurisdiction:

- Contracting services from Slinger Fire Dept. grants Fire Chief Authority to and of AHJ. SPS314.01(13)(a) "Authorized deputy of the department. The fire chief of the fire department in every city, village or town, except cities of the first class, is a duly authorized deputy of the department."
- **State Statue 101.14** give AHJ (Authority Having Jurisdiction) Authority/Responsibility to Fire Inspections, prevention, detection and suppression via NFPA 1 Certification.
    - "The chief of every fire department shall provide for the inspection of every public building and place of employment **to determine and cause to be eliminated any fire hazard or any violation of any law relating to fire hazards or to the prevention** of fires.
    - Fire hazard definition - Any material, condition or act that contributes the start of a fire or *increases its severity*.
- **SPS 314.001** (1) Subchapter I, Adoption of model fire code. NFPA 1, Fire Code — 2012 and enforcement
    - Team approach
    - – Property owner, occupant, owners representative
    - – Plan review (Local /State)
    - – Building inspector
    - – Engineering Consultant (Local /State)
- **SPS 314.001** (2) Alternate model fire code. Where a municipality has by ordinance adopted requirements of an alternate model fire code and any additional requirements, that, in total, are equivalent to NFPA 1 as referenced in sub. (1), the department will not consider that ordinance to be in conflict with sub. (1); and property owners or managers, or employers, need only comply with that ordinance.

- **NFPA 1:** version 2012 Adoption – Model Fire code (2021 current non-adopted ed.)
- **Local Ordinances**

Role:

State Statue authorized and assigns responsibility/jurisdiction including plan review process to require and enforce SPS 314.001 via the adoption of NFPA1.

Investigation results:

This report will support our fire code compliance items 1(a) in original December meeting staff report.

The final plan provide isn't any different in regard to Fire code compliance than the modify plan they handed out during December meeting. Please see original FD staff report for December plan commission meeting. We recommend items 1 (b)(c)(d) be contingencies to issuance as there we no response from builder.

The December FD staff report item 1(a) - They have increase driveway egress width between parking stalls by 1'. Per original staff report in December, we believe this still does not meet the Fire Code compliance of 24' between parking spaces. On paper it does but history of previous property shows compliance has failed numerous of times. Rather than try to enforce after we propose to plan it proactively. Please read our original Fire Compliance 1(a) from December. Our full report will show that on previous properties resident park 36-48" away from the garage on each side making the passable egress 18-20' (see Exhibits 1-6 & 9). This is unique to Ditmar's properties as they are using an assignable parking space in front of a garage. Most often parking space have a sidewalks or green space in front of space allowing parking to be to the front of the parking space. He has not accounted for this in his plan providing 18.5' in length.

<u>See attached Exhibits for documentation for other space and safety related spacing.</u>

I encourage each member to drive through the previous properties after work hour to witness the stated phenomena. Perhaps a field trip is in order. We did this many phases ago on the Ditmmar east side apartment builds. I would like to arrange for a short 30

minute fire truck ride through the current property from the perspective of the fire code requirements for width. This way firsthand commission members can see the need for space in our extremely large fire trucks and extremely narrow driveway egress they provide. Who doesn't want a fire truck ride? Last time we offered to plan commission members, we scheduled people no more than 2 in a group. I feel the value of seeing the distance required would be irreplaceable to my defense of the fire code requirement for 24' of clear space based historical not just on a plan. I think distance and size isn't translated well to paper argument often and it's dismissed quickly even though its code.

We regret this proposal due to Fide Code concerns after a complete review of the Fire Code requirement 1(a). We encourage the builder to contact us to have a discussion about Fire code requirements and way to address them.

Comments above are for the preliminary plan only. Subsequent final plans will need to be reviews prior to acceptance.

Respectfully Submitted,

Lt. Greg Koehler
Fire Inspector
Slinger Fire Dept.

Exhibits:

Photo 1 – 36”





Photo 2 – 48”





Photo 3 – 39”

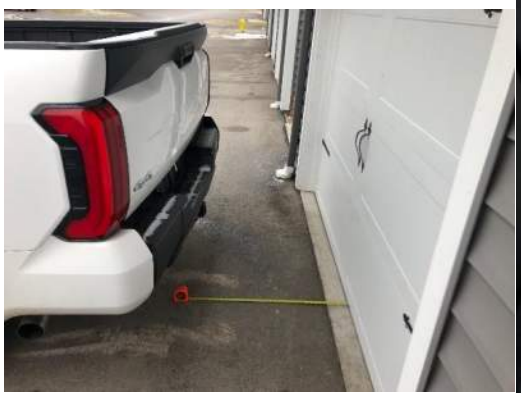




Photo 3A – 23’ 3”





Photo 4 – 57”





Photo 5 – 59”





Photo 6 – 22’ 11”





Photo 7



Photo 8 – 8’2”







Photo 9 – 21’2” – Parked tight against the garage





Photo 10 - 20’ 6”





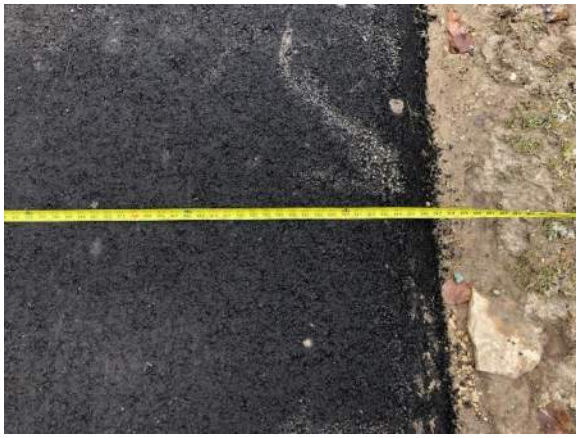


Photo 11 -9’





SLINGER FIRE DEPT. INC.

EST. 1888

Thursday, December 8, 2022

RE: American Eagle Apartments – 48 unit

In review of the American Eagle Apartment – 48 family preliminary plan for December 14th, 2022 meeting, we have a couple concerns at the outset of the proposed project similar to previous builds.

Please find below Fire Department concerns and comments that need to be resolved in order for the Slinger Fire Department at adequately protect the proposed property under NFPA.

1. Physical Concerns:
   a. Driveway width vs truck width is not adequate, one vehicle within the driveway will block additional access to the site and Fire Department access. A minimum of 24' is required. NFPA 1 18.2.3.4.1.2.2" Vertical clearances or widths shall be increased when vertical clearances or widths are not adequate to accommodate fire apparatus". Please provide a plan with location for /AHJ approval.
      i. Parking stalls in front of garages allow 18' of depth. The average pickup is 20' while a SUV is 18'. An investigation of current/previously built similar buildings have vehicles consistently parked 3-4ft back from the building. This only allows sometime as little as 16-18ft between parked vehicles. Please account for the 3-4 feet they park away from building to maintain 24' driveway clearance at all times.

   b. Fire Department Access the Water location and as it relates to it. NFPA 14 6.4.5.3 "Fire Department Connection shall be located no more than 100ft from the nearest hydrant connected to an approved water supply" – Please provide a plan with location for approval.
      i. We allow 150ft as AHJ
      ii. We would require a hydrant where it would not be blocking the traffic completely on American Eagle by laying across the road.

Mission Statement: To Provide Superior Fire Protection, Education & Fire/Rescue Service.

201 OAK ST. SLINGER, WI 53086 • PH. 262-644-5331 • FX. 262-644-5491 • info@slingerfd.com • www.slingerfd.com

iii. We would require a hydrant where it would not be blocking the traffic completely of driveway entrance to apartments.

c. Knox Box require on each building with keyed access to common area and/or utility area. Master Keying is preferred.
d. Sprinkler System
    i. Sprinkled per state requirements
    ii. 4" Storz FDC
    iii. All pull device and detectors need to be assignable and identified on the panel including location and type.
    iv. FDC facing street side

Comments above are for the preliminary plan only. Subsequent final plans will need to be reviews prior to acceptance.

Sincerely,

Lt. Greg Koehler
Fire Inspector
Slinger Fire Dept.

S:AMERICAN EAGLE 48 UNIT

LAND DEVELOPMENT APPLICATION

VILLAGE OF SLINGER - 300 Slinger Road, Slinger, WI 53086

Phone (262) 644-5265 Fax (262) 644-6341

APPLICANT: Dittmar Realty, Inc. TELEPHONE: 262-251-5800

ADDRESS: N81 W15111 Appleton Ave. (STREET) Menomonee Falls (CITY) WI (STATE) 53051 (ZIP)

PROPERTY OWNER: The Terraces at 60East. TELEPHONE: 262-251-5800

PROPERTY ADDRESS: Lots 1-4 American Eagle Dr. (STREET) Slinger (CITY) WI (STATE) 53086 (ZIP)

REQUEST FOR:

- ____Concept Review
- ____Annexation Request
- ____Zoning District Change
- X Conditional Use Zoning
- ____Subdivision Plat/CSM Review
- ____Amend Comp. Plan
- X Site/Architectural Plan Approval
- ____Variance/Board of Appeals
- ____Other

STATUS OF APPLICANT: (X) OWNER ( ) AGENT () BUYER ( ) OTHER

PROJECT NAME: The Terraces at 60EAST

PRESENT ZONING: RM-2 REQUIRED ZONING: RM-2 PUD

LOCATION: American Eagle Dr ACREAGE: 8.35 acres

USES PROPOSED & DESCRIBE REQUEST: Change land use from large-box commercial retail to medium density multi-family.

NOTE: Please attach a list that includes all abutting and opposite property owners of record with their address. If your request does not fit in the area above please submit along with this application a written description of your proposal or request & any drawings, sketches, or survey maps that may be needed. See other side for requirements.

The undersigned certifies that he/she has familiarized himself/herself with the State and local codes and procedures pertaining to this application. The undersigned further hereby certifies that the information contained in this application is true & correct. This application shall be signed by the property owner(s).

SIGNED BY: _____ Property Owner SIGNED BY: _____ Property Owner DATE: 9-4-24

FEE :

$50.00	Concept Review
$100.00	Site/Architectural Plan Approvals
$175+$10 per lot	CSM Review
$175 +$10per lot	Subdivision Plat
$400.00	Zoning District Change
$400.00	Amend. Comp. Plan
$300.00	Conditional Use Zoning
$175.00	Variance/Board of Appeals
$655.00	Ex. Terr. Land Division
Per State of WI	Annexation Request
_____	Other

$ 400.00 TOTAL FEE

Application Submittal Date: _____

Date Fees Paid: _____

Plan Submittal Date: _____

Confirm Plans Submitted: _____

1St. Plan Commission Appearance: _____

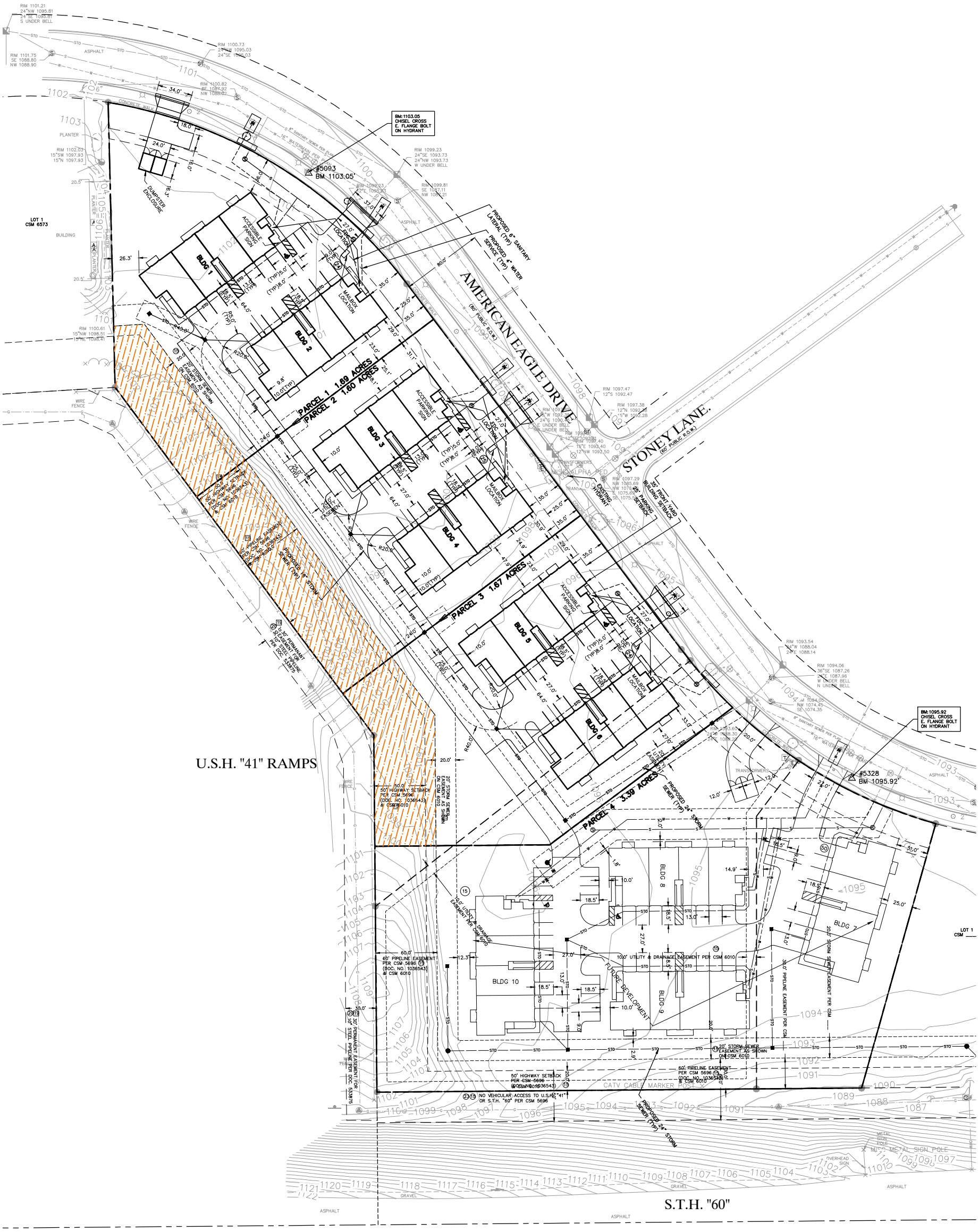
APPLICATION, FEE & SUBMITTALS RECEIVED BY: _____ ON: _____

PLANNING COMMISSION MEETING: _____

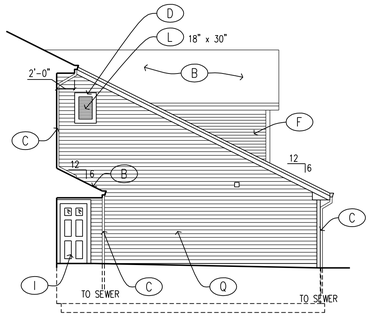
SEE OTHER SIDE FOR ADDITIONAL INFORMATION.

The applicant is submitting the application for the site/architectural plan approval and CUP approval for 8.35 acres parcels 1-4 on the south side of American Eagle Drive and across from Stoney Lane, to a RM-2 PUD to accommodate a new high-end, market rate, rental community. The project will include ten (10) eight-family buildings, containing identical or substantially similar design and amenities to the project known as "Stonefield Terrace" on the north side of American Eagle Drive. The project will include all the grading, utilities and stormwater management facilities to support the project, together with all necessary off-street parking, 24-foot wide access lanes, mailboxes, dumpsters and site landscaping. The tenant profile will be young professionals and empty nesters looking to downsize, with a median family income of approximately $75,000/year.

The building time frame for the 6 buildings will be start of construction of one building within the next 10 years. Due to economic uncertainty at this time in regards to interest rates and building costs.



P:\3130315\Dwg\3130315.01H0.dwg, Model, 8/15/2024 3:32:57 PM, djm



7 COURTYARD ELEVATION
1/8" = 1'-0"

WINDOW SCHEDULE

ITEM	TYPE	SIZE
A	SINGLE HUNG	3-0 x 5-0
B	SINGLE HUNG	(2)3-0 x 5-0
C	SINGLE HUNG	2-6 x 5-0

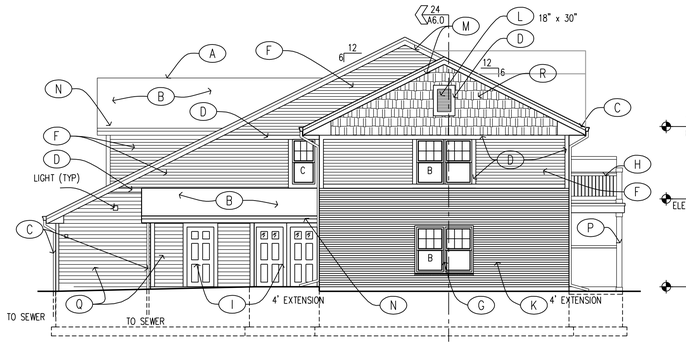
NOTE: ALL SECOND FLOOR A & B-TYPE SINGLE HUNG WINDOWS SHALL HAVE OPENING CONTROL DEVICES AND SHALL BE EMERGENCY ESCAPE OPENINGS.

NOTES:

1. DOWNSPOUTS SHALL HAVE EXTENSIONS ON THEM AND DOWNSPOUT EXTENSIONS SHALL NEVER CROSS/DISCHARGE ON, BY, OR NEAR ANY PEDESTRIAN USED SIDEWALKS.
2. TYP. AT ALL DOWNSPOUT LOCATIONS - PROVIDE 4'-0" EXTENSION PITCHED AWAY FROM FOUNDATION WALL OR DIRECT CONNECTION TO STORM SEWER SYSTEM per LOCAL ORDINANCES.

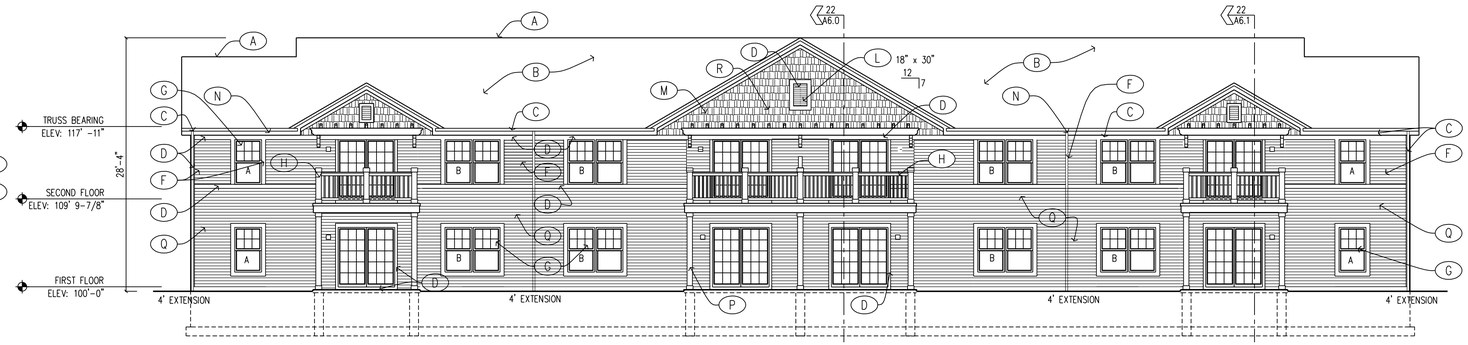
MATERIAL LIST:

A) SHINGLE OVER RIDGE VENT
B) DIMENSIONAL 240 LB SHINGLES
C) PREFINISHED ALUMINUM GUTTER & DOWNSPOUT
D) FREFINISHED ALUMINUM OVER 2x6s. 2x4 AT PATIO DOORS.
E) PVC VENT - PAINT TO MATCH SHINGLES
F) 4" VINYL SIDING
G) VINYL SINGLE HUNG WINDOWS WITH SCREENS
H) WOOD PORCH PARTS WITH ALUMINUM SPINDLES - PAINT
I) METAL ENTRY DOOR - PAINT
J) PREFINISHED METAL PANEL GARAGE DOOR
K) FACE BRICK (VERIFY LOCATION WITH OWNER)
L) FIBERGLASS GABLE VENT - PAINT
M) PREFINISHED ALUMINUM RAKE FASCIA 1x4 ON 2x10
N) PREFINISHED ALUMINUM 2x10 FASCIA BEHIND GUTTER
~~O) 8" ALUMINUM SIDING~~
P) CEDAR WRAP OVER 6x6 PPT COLUMNS WITH 1x6 CEDAR WRAP AT BASE AND CAP
Q) 5" VINYL SIDING
R) VINYL SHAKES
S) CEDAR TRELLIS-PAINT 2x4, 2x10 and 4x4 BRACKET
T) 6" FRIEZE TRIM

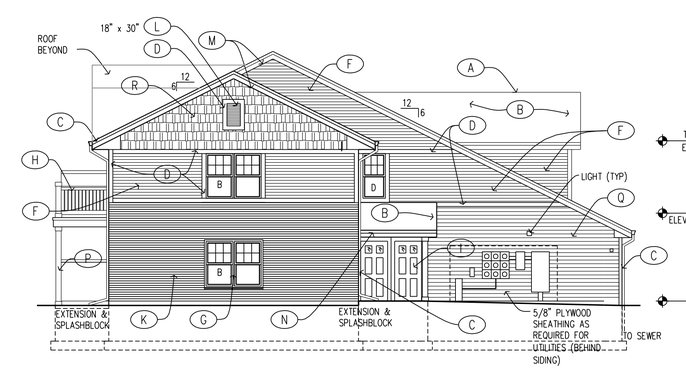


SIDING 515 SF 68%
BRICK 280 SF 32%

14 SIDE ELEVATION
1/8" = 1'-0"

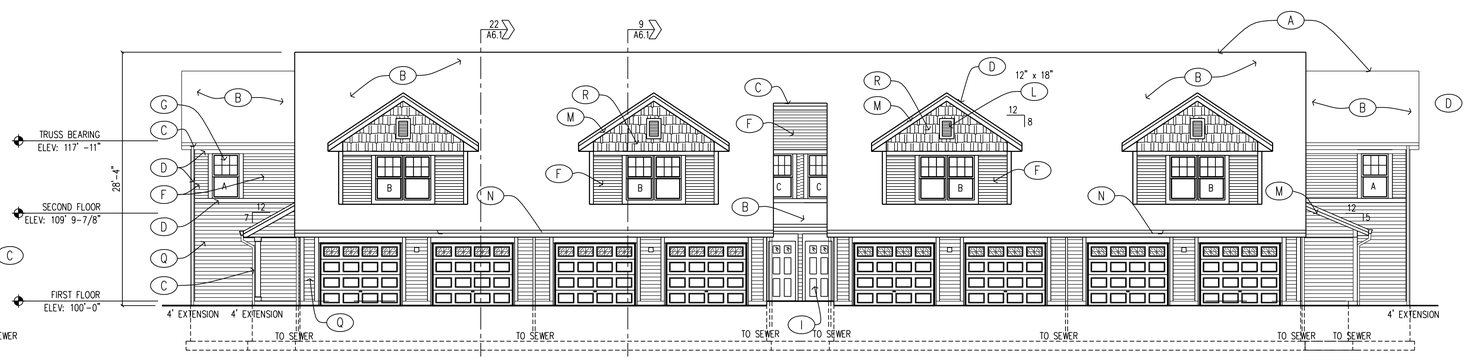


18 REAR ELEVATION
1/8" = 1'-0"



SIDING 575 SF 70%
BRICK 280 SF 30%

20 SIDE ELEVATION
1/8" = 1'-0"



24 FRONT ELEVATION
1/8" = 1'-0"

KLETT ARCHITECTURE
1950 EILEEN COURT
BROOKFIELD, WI 53005
phone: 414-416-3999

PROJECT

THE TERRACES

AMERICAN EAGLE DRIVE
SLINGER, WI.

ISSUANCE & REVISIONS

PROGRESS DOCUMENTS

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

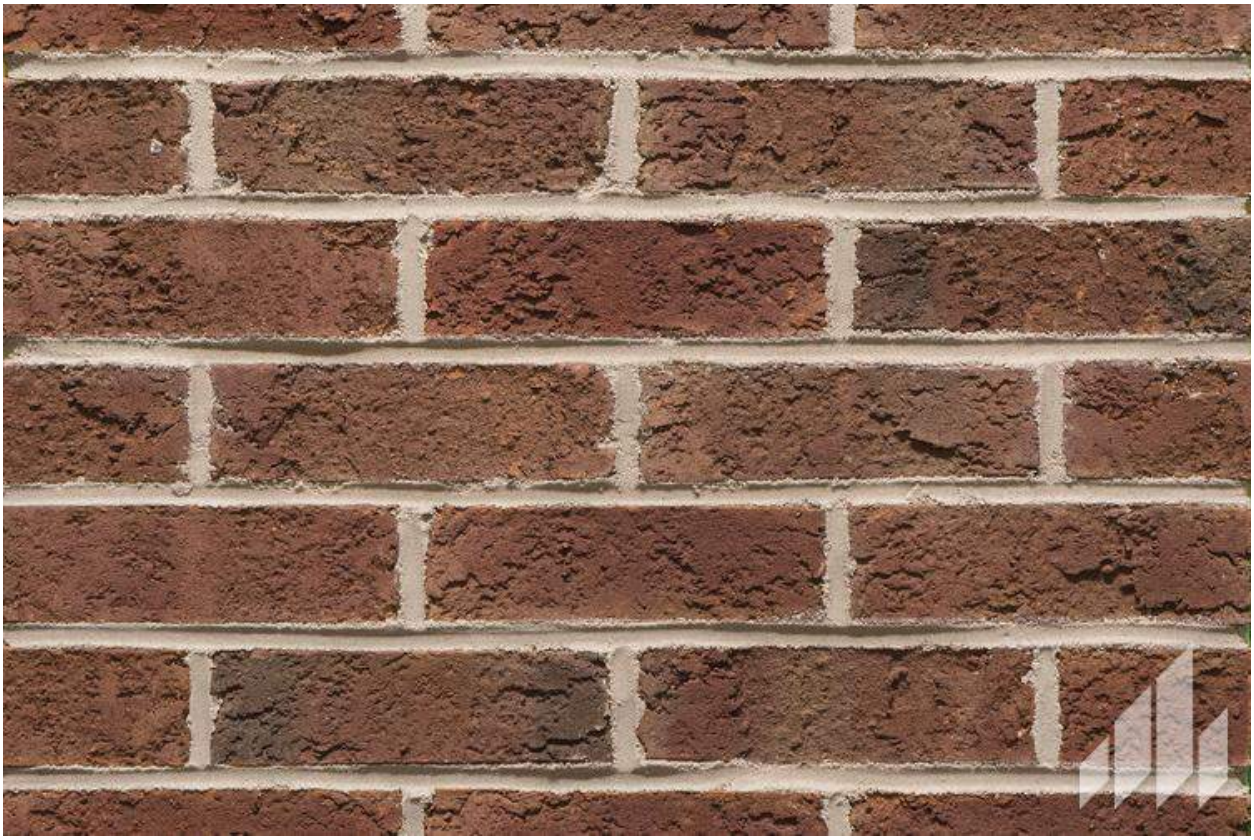
SHEET TITLE

EXTERIOR ELEVATIONS

PROJECT MANAGER	KLETT
PROJECT NUMBER	22161
DATE	NOVEMBER 28, 2022
SHEET NUMBER	A4.0



Rosewood/Palissandre Doors



Millbrook Brick



Tree Moss







PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	DETAIL	REMARKS
	PD	Picea glauca 'Densata' / Black Hills White Spruce	6` Ht.	B&B	3		
	PS	Pinus strobus / White Pine	8` Ht.	B&B	1		
	TB	Thuja occidentalis 'Bail John' / Technito® Arborvitae	6` Ht.	B&B	54		
SHRUBS & PERENNIALS	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**CONTAINER**	**QTY**	**DETAIL**	**REMARKS**
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 gal.	Pot	90		
	RA	Ribes alpinum / Alpine Currant	2` Ht.	Pot	24		
	SM	Syringa patula 'Miss Kim' / Miss Kim Korean Lilac	3` Ht.	B&B	21		

SHEET NOTES:

1. PLANT QUANTITIES ON DRAWINGS SUPERCEDE THE PLANT SCHEDULE, VERIFY AND PROVIDE PLANT MATERIAL QUANTITIES AS REQUIRED TO SATISFY THE DESIGN INTENT OF THE SPACE PLANT MATERIALS AS SHOWN ON PLANS AND INDICATED IN PLANT SCHEDULE. PLANT MATERIALS SHALL CONFORM TO PLANT SCHEDULES AND SIZES SHALL BE THE MINIMUM INDICATED ON THE PLANT SCHEDULE OR LARGER. ALL MEASUREMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF ANLA "STANDARDS FOR NURSERY STOCK" ANSI Z60.1-2014.

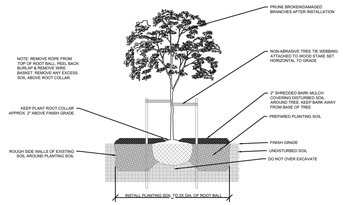
2. PRIOR TO INSTALLATION, DEMARCATE LAYOUT OF ALL PLANTING AREAS, AND INDIVIDUAL TREES FOR REVIEW AND APPROVAL BY OWNER REPRESENTATIVE. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS CALLED FROM THE PLANS. WITH APPROVAL OF OWNER REPRESENTATIVE THE CONTRACTOR AND MAY MAKE MINOR ADJUSTMENTS AS NECESSARY. SUCH ADJUSTMENTS WILL BE AT NO ADDITIONAL COST TO THE OWNER.

3. THE CONTRACTOR SHALL NOTIFY DIGGERS HOTLINE, THE LOCAL MUNICIPALITY AND ALL GOVERNMENT AGENCIES THAT MAY BE AFFECTED BY THE CONTRACTOR'S OPERATIONS AT LEAST THREE (3) BUSINESS DAYS PRIOR TO BREAKING GROUND.

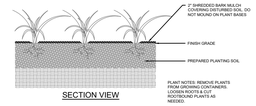
4. TREES & SHRUBS SHOULD INCLUDE A 1 YEAR WARRANTY FROM TIME OF PROJECT COMPLETION.

5. ALUMINUM EDGING BETWEEN PLANTING BEDS UNLESS STATED OTHERWISE.

6. MULCH ALL PLANTING BEDS 2-3" THICKNESS. KEEP MULCH 4 INCHES FROM TREE TRUNKS AND SHRUB CROWNS.

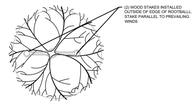


DECIDUOUS TREE PLANTING SECTION DETAIL
NO SCALE

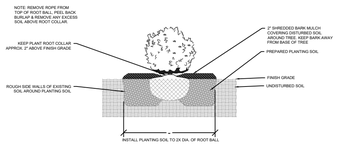


SECTION VIEW

PERENNIAL & GROUNDCOVER SECTION DETAIL
NO SCALE

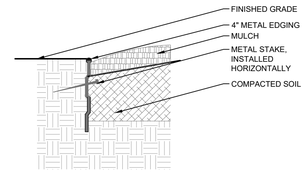


DECIDUOUS TREE STAKING PLAN VIEW
NO SCALE



SHRUB PLANTING SECTION DETAIL
NO SCALE

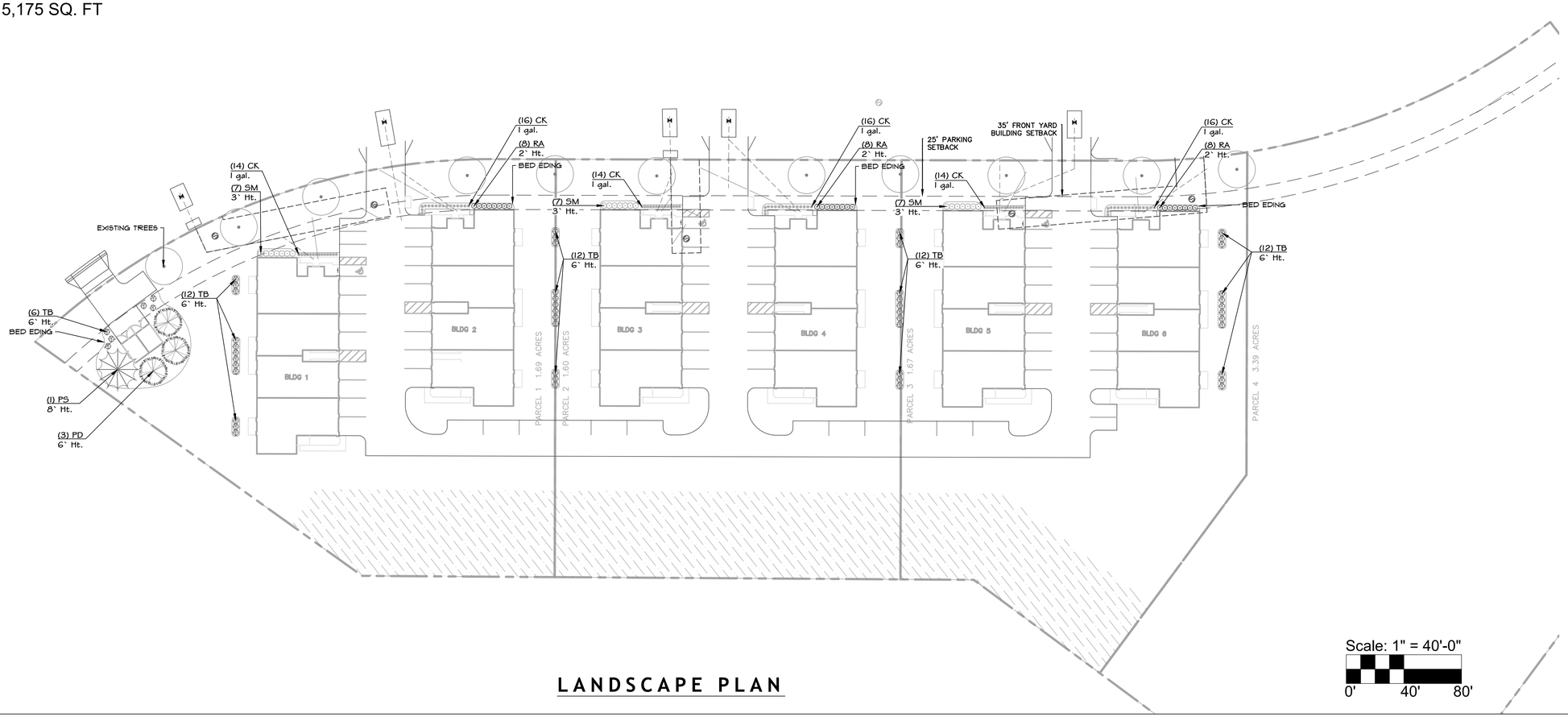
1 L.1 PLANTING DETAILS
NO SCALE



ALUMINUM EDGING

2 L.1 PLANT BED EDGING
NO SCALE

TOTAL LANDSCAPE AREA: 5,175 SQ. FT



LANDSCAPE PLAN

Scale: 1" = 40'-0"
0' 40' 80'

NOTE:
PLAN DESIGNED USING BASE INFORMATION FROM RA SMITH
PLAN TITLED:3130315.01H0-20230222-133524, UNDATED SHEET
RECEIVED: 2/22/23

PRELIMINARY
NOT FOR
CONSTRUCTION

LANDWORKS landscape services
www.landworkswisconsin.com
N69W25195 Indiangrass Ln
Sussex, WI 53089
p.262.820.2501

THE TERRACES AT 60 EAST
SLINGER, WI

Landscape Plan
LA Name: James Coletta, PLA
Revisions: 2/27/23
Sheet : L.1
Date: 9.14.2021

This drawing is made solely for the individual named herein and is the property of LandWorks, Inc. Any unauthorized use or duplication is in violation of the copyright laws & subject to prosecution.

WP0202 Series

FULL CUTOFF LED WALL PACK

Project Name:	
Catalog Number:	
Notes:	



Medium Size: 27W&45W&70W



Large Size: 90W&135W

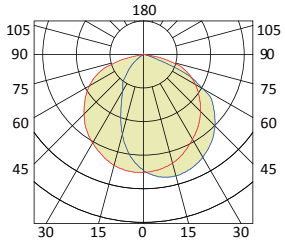
Product Description

The full cutoff LED wall pack provides energy-efficient exterior lighting for any application requiring maximum performance and minimum maintenance. Its durable die-cast aluminum housing makes this wall pack virtually impenetrable to contaminants. The WP0202 Series is perfect parking lots, walkways, garages, stairways, building perimeters, and any other outdoor spaces requiring additional safety and security.

PHOTOMETRICS

Medium size

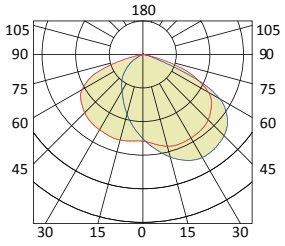
Luminous Intensity Distribution Curve



Average Diffuse Angle(50%): 102.7°

Large size

Luminous Intensity Distribution Curve



Average Diffuse Angle(50%): 109.7°

Features & Specifications:

Construction

- Rugged die-cast aluminum, corrosion-resistant housing.
- Dark bronze polyester powder-coat finish.

Electrical

- Universal 120-277VAC input voltage.

Lifespan

- Estimated 50,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Certifications

- UL wet location listed.
- DesignLights Consortium™ Qualified.

Note: Please refer to the DLC website for specific product qualifications at www.designlights.org.

Optics

- Offered in a range of lumen outputs (from 3,900 to 18,000 Lumens)
- The anti-UV prismatic translucent lens is designed to distribute the light with uniformity and control any glare.

Warranty

- Five-year warranty.

Ordering Information

Example: RDWP020527W5KNNWMLC

RDWP0205							
Series	Wattage	CCT	Dimming	Photocell	Mounting	Voltage	Optics
RDWP0205	027=27W 045=45W 070=70W 090=90W 135=135W	5K=5000K 4K=4000K	N=Non-dimmable	N=Without Photocell P=With Photocell	WM=Wall Mount	L=120-277V	C=Clear Diffuser

2880 North Berkeley Lake Road NW, Suite 8 Duluth, GA 30096
Toll Free: 877-718-0808 Fax: 770-817-0127 www.konlite.com

For informa. onal purposes only.
Content is subject to change.

Rev. 4/30/23

POWER AND EQUIVALENTS

WP0202	Wattge	27W	45W	70W	90W	135W
	Equal	100W MH	175W MH	250W MH	400W MH	600W MH

PERFORMANCE DATA

Photometric Data

Lumen values are based on 277 AC input product configuration, contact for performance data on any configurations not shown here.

PART#	Wattage	Lumens	CCT	Voltage	Weight	DLC Product ID
RDWP02020274KNNWMLC	27W	3900 lm	4000K	120-277VAC	8.5 lb	N.A
RDWP02020275KNNWMLC	27W	3950 lm	5000K	120-277VAC	8.5 lb	N.A
RDWP02020454KNNWMLC	45W	6400 lm	4000K	120-277VAC	9.5 lb	N.A
RDWP02020455KNNWMLC	45W	6450 lm	5000K	120-277VAC	9.5 lb	N.A
RDWP02020704KNNWMLC	70W	9700 lm	4000K	120-277VAC	9.8 lb	N.A
RDWP02020705KNNWMLC	70W	9800 lm	5000K	120-277VAC	9.8 lb	N.A
RDWP02020904KDNWMLC	90W	12,200 lm	4000K	120-277VAC	12.9 lb	N.A
RDWP02020705KDNWMLC	90W	12,300 lm	5000K	120-277VAC	12.9 lb	N.A
RDWP02021354KNNWMLC	135W	18,000 lm	4000K	120-277VAC	13 lb	N.A
RDWP02021355KNNWMLC	135W	18,000 lm	5000K	120-277VAC	13 lb	N.A

Electrical Data

Wattage	AC Input Current (A)			
	120V	208V	240V	277V
27W	0.22	0.13	0.11	0.10
45W	0.37	0.22	0.19	0.16
70W	0.58	0.34	0.29	0.25
90W	0.75	0.43	0.37	0.32
135W	1.12	0.65	0.56	0.49

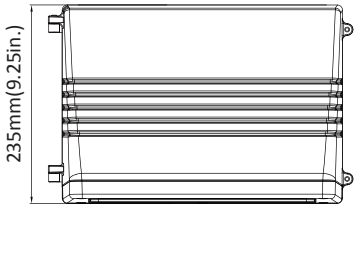
Lumen Maintenance

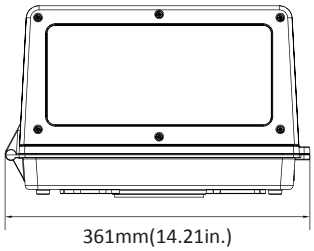
Operating hours	25,000	50,000	75,000	100,000
Lumen Maintenance Factor	>0.95	>0.89	>0.84	>0.79

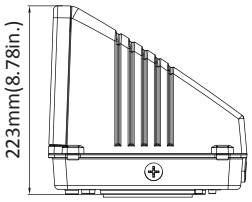
FIXTURE DIMENSIONS AND WEIGHT

Medium Size

Net Weight
45W: 9.48 lb
70W: 9.81 lb



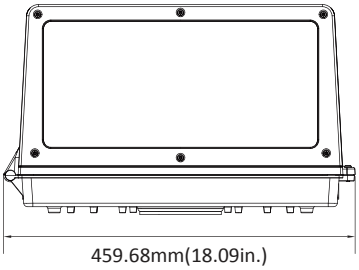


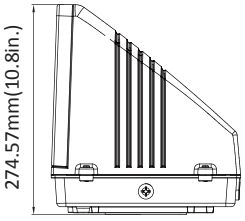


Large Size

Net Weight
90W: 12.92 lb
135W: 13.03 lb







Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE:	October 16, 2024
SUBMITTED BY:	Tammy Tennies
ITEM TYPE:	Other
AGENDA SECTION:	Public Hearing and Action Thereon
SUBJECT:	B. Review, discussion and possible action for a Conditional Use Permit to allow a construction services/contractor shop for Forward Exterior Remodeling Specialists on approximately 0.57-acres of land zoned B-2 Commercial District, located at 109 W. Commerce Boulevard (Tax Parcel V5_030800B). The applicant is Forward Remodeling, LLC and the property owner is 3 Property Works, LLC.
SUGGESTED ACTION:	
BACKGROUND AND ANALYSIS:	
FISCAL NOTE:	
RECOMMENDATIONS:	

ATTACHMENTS:
3B RPT-2024-1016-Forward Remodeling CUP Staff Review (10.10.24).pdf
3B Forward Remodeling CUP Materials.pdf

Staff Review

TO: Village of Slinger Plan Commission
FROM: Orrin Sumwlat, AICP Planning Consultant
RPT DATE: October 10, 2024
MTG DATE: October 16, 2024
FOTH File: 24S100.01/9
RE: Forward Remodeling: Conditional Use Permit (CUP) and Site Plan and Plan of Operation

1. Applicant: Kevin Bauer, General Manager (Forward Remodeling, LLC)
2. Property Owner: 3 Property Works, LLC
3. Location/Address: State HWY 60 & Bonnie Lane
4. Tax Parcel Numbers: V5_030800B
5. Area: ~0.57 Acres
6. Existing Zoning: B-2 Commercial Business District
7. Proposed Zoning: N/A
8. 2035 Land Use: Commercial
9. Proposed 2035 Land Use: N/A

OVERVIEW:

The Petitioner and Property owner are requesting approval of a conditional use permit and site plan and plan of operation to move the existing Forward Exterior Remodeling Specialists business from West Bend and occupy the approximately 3, 196 square foot former Ron's Bump Shop building located at 109 W. Commerce Boulevard (Tax Parcel No. V5_030800B). The property encompasses approximately 0.57-acres. The proposal includes:

- Paving the existing gravel parking lot in front of the building and striping visitor spaces.
- Dumpster to be located behind the building.



Comprehensive Plan:
The Future Land Use of Commercial is consistent with the zoning of B-2 Commercial Business District.

Zoning District Requirements:
The proposed zoning of B-2 Commercial Business District requires a minimum area of 20,000 square feet and requires a minimum of 90' of width. The street yard setback is 40'. The side yard and rear yard setback for structures is 20'. The existing building on the subject property appears to meet the minimum requirements of the B-2 District.

The existing zoning of B-2 Commercial Business District allows construction services/contractor shop as a conditional use per Section 550-29 B. (6) of the Village of Slinger Zoning Ordinance.

Conditional Use Permit:

The conditional use permit as part of this proposal is specifically to allow a contractor shop for an exterior remodeling business. Article IV of the Village of Slinger Zoning Code outlines considerations when addressing conditional use approvals. There are no specific conditions for construction services/contractor shop uses. However, general considerations from the Code for the Plan Commission when addressing conditional uses are as follows below. The conditional use decision sheet is also attached to this document for Plan Commission consideration.

Evaluation. The Planning Commission shall evaluate the effect of the proposed use upon:
(1) The maintenance of safe and healthful conditions.
(2) Existing topography, drainage, and vegetative cover.
(3) The compatibility of the use with other uses on adjacent properties.
(4) Existing and proposed vehicular and pedestrian traffic generation and circulation.
(5) The adequacy of existing and proposed parking areas and driveway locations.
(6) The adequacy of existing and proposed public utilities and other public services.
(7) The compatibility of the use with the Village's Comprehensive Plan.
(8) The suitability of the subject site for the type and density or intensity of the proposed use(s).
(9) The creation of noise, traffic, odors or other conditions that may be detrimental to the public.

Approval conditions.
(1) Conditions such as landscaping, architectural design, type of construction, floodproofing, anchoring of structures, construction commencement and completion dates, sureties, lighting, fencing, planting screens, operational control, hours of operations, improved traffic circulation, deed restrictions, highway access restrictions, increased yards or parking requirements may be required by the Village Planning Commission upon its finding that these are necessary to fulfill the purpose and intent of this chapter.
(2) Any condition imposed must be related to the purpose of this article and be based on substantial evidence.
(3) The requirements and conditions must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer or renewal.

Per 2017 Wisconsin Act 67, conditional use authority is now specifically addressed within the statutes. In summary, conditional use decisions must be made based on substantial evidence – facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion. The applicant must present substantial

evidence demonstrating that the application and all requirements and conditions established by the Village relating to the conditional use are or shall be satisfied. Any condition imposed by the Village through ordinance or by the Village Board must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal. The Village's decision to approve or deny the application must be supported by substantial evidence. In addition, per Wis. Stats. 66.1001(2m) (b), a conditional use permit that may be issued by a political subdivision does not need to be consistent with the political subdivision's comprehensive plan.

Site Plan and Plan of Operations:

Number of Employees
Approximately 7 full-time employees including sales, project management and operations support per the petitioner's Project Narrative. All installation crews are subcontractors and wouldn't be working out of this location.

Standard hours of operation
Currently no set hours but may have some by next spring. Hours of operation would not exceed 8:00 a.m. to 5:00 p.m. The Plan Commission should determine whether they find the proposed hours of operation to be appropriate.

Outside Storage
No outdoor storage is proposed.

Parking
According to Section 550-49 L. of the Village of Slinger Zoning Ordinance, business offices require one (1) space for each 250 square feet of gross floor area. In addition, warehouses require one space per 5,000 square feet of gross floor area. Applying these standards, the proposed use would require six (6) off-street parking spaces. The site plan depicts space for approximately seven (7) off-street parking stalls in front of the building and spaces for company fleet vehicles in the rear of the building. As such, the Village's minimum off-street parking requirement is being met.

Exterior Lighting
The building has five (5) existing wall mounted building lights above doorways. No additional exterior lighting is being proposed at this time.

Signage
The plan of operation mentions a proposed new sign, which is depicted on the west side of the driveway near STH 60. Signage details will be subject to the standards in Article VI Signs of the Village of Slinger Zoning Ordinance.

Landscaping
The petitioner is proposing seven (7) canopy trees, fifteen (15) evergreen trees, thirteen (13) ornamental trees, one hundred ninety-three (193) deciduous shrubs, sixty-two (62) evergreen shrubs, one hundred ninety seven (197) ornamental grasses and five hundred ninety five (595) perennials. The Plan Commission should determine whether the proposed landscaping is appropriate.

Stormwater

No proposed improvements at this time.

Refuse Disposal

A dumpster is proposed to be located in the rear of the building. The building will screen the dumpster from the view of the public right-of-way along STH 60. The property has existing mature vegetation on the south, east and west sides of the property screening it from adjacent properties.

Access

The property has access via one (1) existing driveway to Commerce Boulevard (STH 60).

Architecture

The petitioner is proposing to redo some of the siding on the building. The application also mentions creating a more appealing front entrance, although no details were provided. A new front entrance to the building would require review and approval of the exterior architecture by the Plan Commission as part of as part of a future site plan amendment.

PLANNER COMMENTS:

CONSULTING PLANNER'S RECOMMENDATION:

If the Village of Slinger Plan Commission wishes to Approve the Conditional Use Permit Request for a construction services/contractor shop for Kevin Bauer, General Manager (Forward Remodeling, LLC) for the property located at 109 Commerce Boulevard bearing Tax Key No. V5_030800B, then it is recommended the approval be subject to the following conditions:

1. The Conditional Use approval is limited to Tax Key No. V5_030800B.
2. The Plan Commission finds approval of the conditional use per the conditional use decision sheet.
3. A landscaping plan in accordance with Article X of the Village of Slinger Zoning Ordinance shall be submitted to the Village Planner for review and approval, prior to issuance of a Building Permit.
4. Any business signage shall be required to obtain signage approval through the Village of Slinger sign application process.
5. The Conditional Use approval shall not be in full force and effect until such time as the Petitioner obtains the necessary approvals and satisfies all comments, conditions, and concerns of the Village of Slinger Plan Commission and Board, Village Engineer, Village Planner and Village Attorney with respect to the submitted plans, documents, and specifications.
6. The Conditional Use Permit shall be filed with the Washington County Register of Deeds and approved as to form by the Village Attorney.
7. The Petitioner and/or Property Owner shall, on demand, reimburse the Village of Slinger for all costs and expenses of any type incurred by the Village in connection with the review and approval of this application, including, but not limited to, the cost of professional services incurred by the Village for the review and preparation of required documents, attendance at meetings or other related professional services as well as to enforce the conditions in this approval due to a violation of these conditions. Additionally, any unpaid bills owed to the Village of Slinger by the Subject Property Owner and/or Agent, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees or forfeitures owed to the Village of Slinger must be paid on demand and prior to issuance of any permits and shall be placed upon the tax roll for the Subject Property if not paid within thirty (30) days of the billing by the Village of Slinger, pursuant to Section 66.0627, Wisconsin

Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Village of Slinger, including possible cause for termination of the conditional approval.

8. Other Conditions.

   a. No use is hereby authorized unless the use is conducted in a lawful, orderly, and peaceful manner. Nothing in this permit shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption or exception to any law, ordinance, order, or rule of either the municipal governing body, the County of Waukesha, the State of Wisconsin, the United States of America, or other duly constituted authority, except only to the extent that it authorizes the use of the subject property above described in any specific respects described herein. This permit shall not be deemed to constitute a building permit, nor shall this permit constitute any other license or permit required by Village ordinance or other law.

   b. This Conditional Use hereby authorized shall be confined to the subject property described, without extension or expansion other than as noted herein, and shall not vary from the purposes herein mentioned unless expressly authorized in writing by the Village of Slinger Plan Commission as being in compliance with all pertinent ordinances.

   c. Should the permitted Conditional Use be abandoned in any manner, or discontinued in use for twelve (12) months, or continued other than in strict conformity with the conditions of the original approval, or should the petitioner be delinquent in payment of any monies due and owing to municipality, or should a change in the character of the surrounding area or the use itself cause it to be no longer compatible with the surrounding area or for similar cause based upon consideration of public health, safety or welfare, the Conditional Use may be terminated by action of the Village of Slinger Plan Commission, pursuant to the enforcement provisions of this Conditional Use Permit.

   d. Any change, addition, modification, alteration and/or amendment of any aspect of this Conditional Use, including but not limited to an addition, modification, alteration, and/or amendment to the use, premises, structures, lands, or owners, other than as specifically authorized herein, shall require a new permit and all procedures in place at the time must be followed.

   e. Unless this Conditional Use Permit expressly states otherwise, plans that are specifically required by this Conditional Use Permit may be amended upon the prior approval of the Village of Slinger Board, upon receipt of a recommendation from the Plan Commission, if the Village of Slinger Plan Commission finds the plan amendment to be minor and consistent with the Conditional Use Permit. Any change in any plan that the Village of Slinger Plan Commission feels, in its sole discretion, to be substantial, shall require a new permit, and all procedures in place at the time must be followed.

   f. Should any paragraph or phrase of this Conditional Use Permit be determined by a Court to be unlawful, illegal, or unconstitutional, said determination as to the particular phrase or paragraph shall not void the rest of the Conditional Use and the remainder shall continue in full force and effect.

   g. If any aspect of this Conditional Use Permit or any aspect of any plan contemplated and approved under this Conditional Use is in conflict with any other aspect of the Conditional Use or any aspect of any plan of the Conditional Use, the more restrictive provision shall be controlling as determined by the Village of Slinger Plan Commission.

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

independently determine the suitability of all structures on the property for the petitioner's intended uses.

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

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

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

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

ATTACHMENTS:

1. Petitioner Submittal.

Decision Sheet
Village of Slinger
Application for Conditional Use Permit

The State of Wisconsin has preempted municipal authority regarding conditional use permits in a number of respects, effective November 29, 2017. Decisions concerning conditional use permits now must be based upon "substantial evidence," which is defined as follows:

> "Substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion."[1]

Note two additional requirements of the new laws:

- If an applicant for a conditional use permit meets or agrees to meet all requirements and conditions specified in the ordinance, the conditional use permit must be granted.

- Any condition imposed must relate to the purpose of the ordinance and be based on substantial evidence.

This decision sheet is provided as a tool to work through the decision-making process in light of the new statutory requirements and applicable Village ordinances. As this is the first time the Village has operated under the new conditional use laws, we will reserve the ability to proceed differently than outlined in this decision sheet if we find it is appropriate to do so.

Eric J. Larson
Village Attorney

[1] §§60.62(4e)(a) 2. and 62.23(7)(de) 1. b., Wisconsin Statutes

Criteria	Applicant Provided Substantial Evidence[2]		Opponents Provided Substantial Evidence[3]		PC finds Standard is met[4]	
Section 550-43, Village of Slinger Zoning Code: "The Village Planning Commission may authorize the issuance of a conditional use permit for conditional uses after public hearing and review, provided that such conditional uses and structures are in accordance with the purpose and intent of this chapter and are found to be not hazardous, harmful, offensive, or otherwise adverse to the environment or the value of the neighborhood or the community." **Also, per Section 550-46(A) of the Village of Slinger Zoning Ordinance:** "The Planning Commission shall evaluate the effect of the proposed use upon: **(1)** The maintenance of safe and healthful conditions. **(2)** Existing topography, drainage, and vegetative cover. **(3)** The compatibility of the use with other uses on adjacent properties. **(4)** Existing and proposed vehicular and pedestrian traffic generation and circulation. **(5)** The adequacy of existing and proposed parking areas and driveway locations. **(6)** The adequacy of existing and proposed public utilities and other public services. **(7)** The compatibility of the use with the Village's Comprehensive Plan. **(8)** The suitability of the subject site for the type and density or intensity of the proposed use(s). **(9)** The creation of noise, traffic, odors or other conditions that may be detrimental to the public	Yes	No	Yes	No	Yes	No

If Plan Commission answers "no" to the last of the questions, above, the reasons for the conclusions must be identified, because the conclusion will result in the CU permit being denied. Regardless of the answer, proceed to the next question.

[2] The Plan Commission finds that the applicant has provided substantial evidence to show that the applicant meets or agrees to meet this standard.
[3] Opponents of the issuance of the conditional use have shown substantial evidence that the applicant will not meet this standard.
[4] The Village Plan Commission finds, based upon substantial evidence presented, that the applicant meets or has agreed to meet this standard.

Criteria	Applicant Provided Substantial Evidence[5]		Opponents Provided Substantial Evidence[6]		PC finds Standard is met[7]	
Section 550-46(C) Village of Slinger Zoning Code Standard: "Compliance with all other provisions of this chapter, such as lot width and area, yards, height, parking, loading, traffic, highway access, landscaping and lighting shall be required for all conditional uses.	Yes	No	Yes	No	Yes	No

If Plan Commission answers "no" to the last of the questions, above, the reasons for the conclusions must be identified, because the conclusion will result in the CU permit being denied.

[5] The Plan Commission finds that the applicant has provided substantial evidence to show that the applicant meets or agrees to meet this standard.
[6] Opponents of the issuance of the conditional use have shown substantial evidence that the applicant will not meet this standard.
[7] The Village Plan Commission finds, based upon substantial evidence presented, that the applicant meets or has agreed to meet this standard.

Approval Conditions.

Section 550-46(B) of the Village Zoning Code states the following regarding conditions that may be imposed by the Plan Commission

> "(1) Conditions such as landscaping, architectural design, type of construction, floodproofing, anchoring of structures, construction commencement and completion dates, sureties, lighting, fencing, planting screens, operational control, hours of operations, improved traffic circulation, deed restrictions, highway access restrictions, increased yards or parking requirements may be required by the Village Planning Commission upon its finding that these are necessary to fulfill the purpose and intent of this chapter.
>
> (2) Any condition imposed must be related to the purpose of this article and be based on substantial evidence.
>
> (3) The requirements and conditions must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer or renewal."

The Plan Commission finds that the following conditions relate to the purpose of the ordinance and are based on substantial evidence and should be required if the conditional use permit is granted:

_____

_____

_____

_____

_____

_____

_____

_____

If the Plan Commission finds the conditional use should be issued upon reasonable conditions, has the applicant agreed to meet all of the requirements and conditions specified by the Village Plan Commission?

YES	NO

If the Plan Commission answer is “yes” proceed to the next section. If the Plan Commission answer is “no” the conditional use must be denied.

Proposed motions:

A. **Motion to Approve:** I move to grant the conditional use permit for _____ subject to the following: [Mark all that apply.]

- ☐ The conditions described in the Village Plan Commission's discussion shall be incorporated into the conditional use order.
- ☐ The Village Planner (alternatively: _____) is directed to draft the conditional use order and place it in final form consistent with the discussion of the Village Plan Commission and this motion.
- ☐ The conditional use order shall be circulated to the members of the Plan Commission who will confirm in writing whether they find the final form to be as decided by the Plan Commission, and if there is any doubt in the mind of any member of the Plan Commission in that regard, the matter shall be brought back to a subsequent Plan Commission meeting for further consideration of the final form of the conditional use order.
- ☐ This matter shall be placed upon an upcoming agenda to consider the final form of the conditional use order, and for final action in the matter.

B. **Motion to Deny:** I move to deny the conditional use application as the applicant has failed to show by substantial evidence that the applicant meets or agrees to meet all of the requirements and conditions specified in the Village of Slinger Zoning Ordinance or those imposed by the Village Plan Commission, and substantial evidence in the matter supports the decision to deny, subject to the following: [Mark all that apply.]

- ☐ The Village Attorney (alternatively: _____) is directed to draft a written decision for denial and place it in final form consistent with the discussion of the Village Plan Commission.
- ☐ The written decision shall be circulated to the members of the Plan Commission who will confirm in writing whether they find the final form to be as decided by the Plan Commission, and if there is any doubt in the mind of any member of the Plan Commission in that regard, the matter shall be brought back to a subsequent Plan Commission meeting for further consideration of the final form of the written denial.
- ☐ This matter shall be placed upon an upcoming agenda to consider the final form of the written denial, and for final action in the matter.

APPLICANT: Forward Remodeling PHONE: 262-475-4571 EMAIL: Kevin@forwardremodeling.com DATE: 9/10/24

APPLICANT'S MAILING ADDRESS: 822 Highlandview Dr West Bend WI 53095

PROPERTY OWNER'S NAME: 3 Property Works LLC PHONE/CELL: 262-389-6167

OWNER'S MAILING ADDRESS: 822 Highlandview Dr West Bend, WI 53095

OWNER'S EMAIL ADDRESS: Todd@forwardremodeling.com

REQUEST FOR:

____Concept Review	X Conditional Use Permit (CUP)	____Site/Architectural Plan Approval
____Annexation Request	____Subdivision Plat/CSM Review	____Variance/Board of Appeals
____Zoning District Change	____ Amend Comp. Plan	____ Other

PROJECT/BUSINESS NAME: Forward Remodeling

PRESENT ZONING: B-2 REQUIRED ZONING: B-2 ACREAGE/LOT SIZE: .57 Acre

LOCATION/ADDRESS OF SUBJECT PROPERTY: 109 W. Commerce Blvd Slinger, WI

LIST USE(S) PROPOSED & DESCRIBE REQUEST: We are an exterior remodeling company and this will be our base of operation for our staff. We are requesting a Conditional Use Permit. Please see attached for additional information and details.

NOTE: If your request does not fit in the area above please submit along with this application a written description of your proposal or request & any drawings, sketches, or survey maps that may be needed. See other side for requirements.

The undersigned certifies that he/she has familiarized himself/herself with the State and local codes and procedures pertaining to this application. The undersigned further hereby certifies that the information contained in this application is true & correct. This application shall be signed by the property owner(s).

SIGNED BY: _____ Applicant SIGNED BY: _____ Property Owner(s) , 10/3/24

FEE :

$100.00	Concept Plan Review, Consultation with Planning Commission
$200+$10/lot	Certified Survey Map
$300+$15/lot	Final Plat (Village & Extra Terr.)
$500.00	Site/Architectural Plan New Construction ≥5k
$250.00	Site/Architectural Plan New Construction ≤5k
$400+$15/lot	Preliminary Plat for ≤10 lots
$500+$15/lot	Preliminary Plat for ≥10 lots
$175.00	Re-application
$150.00	Site/Architectural Plan Amendment
$400.00	Conditional Use Permit (CUP) (includes site/operating/architectural plans)
$400.00	Planned Unit Development (PUD) (includes site/operating/architectural/plat plans)
$400.00	Zoning Code Text Amendment
$400.00	Rezoning
$500.00	Conditional Use Permit with zoning code text amendment
$500.00	Conditional Use Permit with Rezoning
$500.00	Comprehensive Plan Amendment
$200.00	Variance/Board of Appeals
_____	Other _____

$ 400.00 TOTAL FEE

APPLICATION, FEE & SUBMITTALS REC'D BY: _____ ON: _____ PC MEETING DATE: _____
APPROVAL OF VILLAGE BOARD ALSO NEEDED ? _____ BOARD MEETING DATE _____

SEE OTHER SIDE FOR ADDITIONAL REQUIREMENTS

Forward
EXTERIOR REMODELING SPECIALISTS

SLINGER CONDITIONAL USE PERMIT – ADDITIONAL INFORMATION

WHO IS FORWARD REMODELING

- Forward Remodeling is an independently owned remodeling business, specializing in the exterior side of the residential building industry. Born & raised in Hartford, we are happy to have our office close to our hometown while delivering premium services to our customers.

PLAN OF OPERATION

- We currently operate out of a small storefront in downtown West Bend, and are excited to move into our new space in Slinger and to be a part of the community.
- We currently have 7 employees in roles of sales, project management, and operations support.
- All installation crews are subcontractors and wouldn't be working out of our location.
- We currently don't have set open hours at our West Bend location and aren't planning to immediately have any at the new location. It's possible we will have some set hours by next Spring, but it would not extend beyond 8am-5pm.
- Public services will be more than adequate for our use both now and in the future.
- Regarding economic impact, we are still in a high growth phase and will need to continue hiring and may offer opportunities locally. We anticipate the property valuation to rise as we make improvements and keep everything in pristine condition.
- Due to both the limited staff size and set open hours, there will be a minimal vehicular impact.
- We plan to pave the front of the building and identify some visitor parking spots up close to the building.
- Physical impacts will be extremely minimal to non-existent in regards to noise, vibrations, odors, dust, and emissions.
- From a visual impact standpoint, we plan to pave the front parking lot, redo some of the siding, create a more appealing front entrance, spruce up the landscaping, and put a nice sign out front. As an exterior remodeler, we pride ourselves on the work we do and understand that how our building looks is a reflection of who we are.

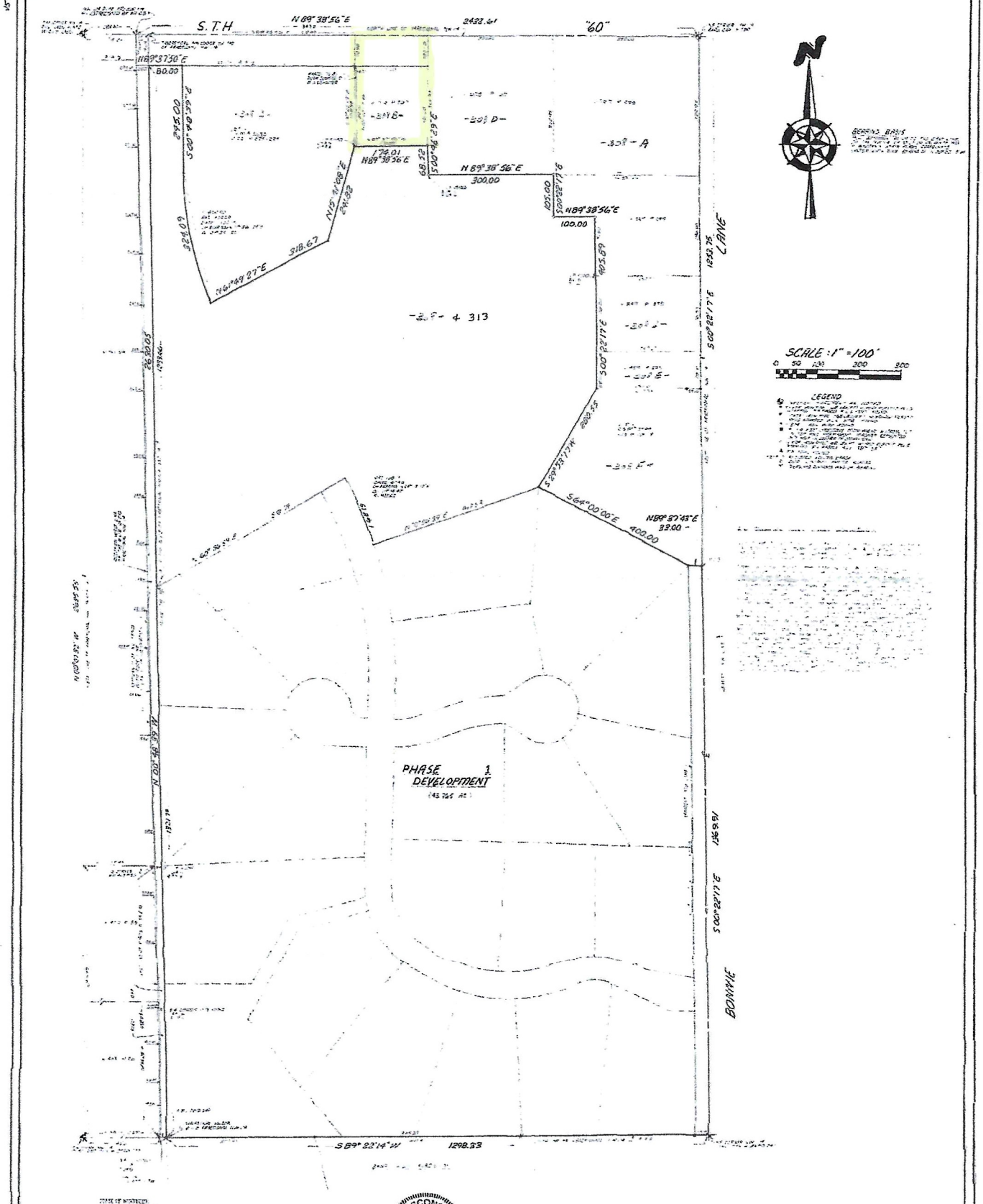
SITE PLAN

- We intend to make use of the existing footprint, and to build out some offices and a conference room in the east section of the building.
- The building is 3,196 sf and we plan to convert 1,300 sf to office space and the remaining will be used for storage of materials.

155 North Main Street • West Bend, WI • 53095
todd@forwardremodeling.com
262.389.6167

PLAT OF SURVEY

FOR
ERWIN H. RAUH
&
MARDELL E. RAUH
PART OF THE FRACTIONAL NW1/4 SECTION 19,
TOWNSHIP 13 NORTH, RANGE 19 EAST, VILLAGE OF SLINGER,
WASHINGTON COUNTY, WISCONSIN



STATE OF WISCONSIN)
WASHINGTON COUNTY)

I, Robert A. Pagels, certify that I have surveyed the above real estate and that the above is a true representation thereof. I further certify that I am registered as a Land Surveyor in the State of Wisconsin. Registration No. 2159

Dated this 19th day of October, 1999

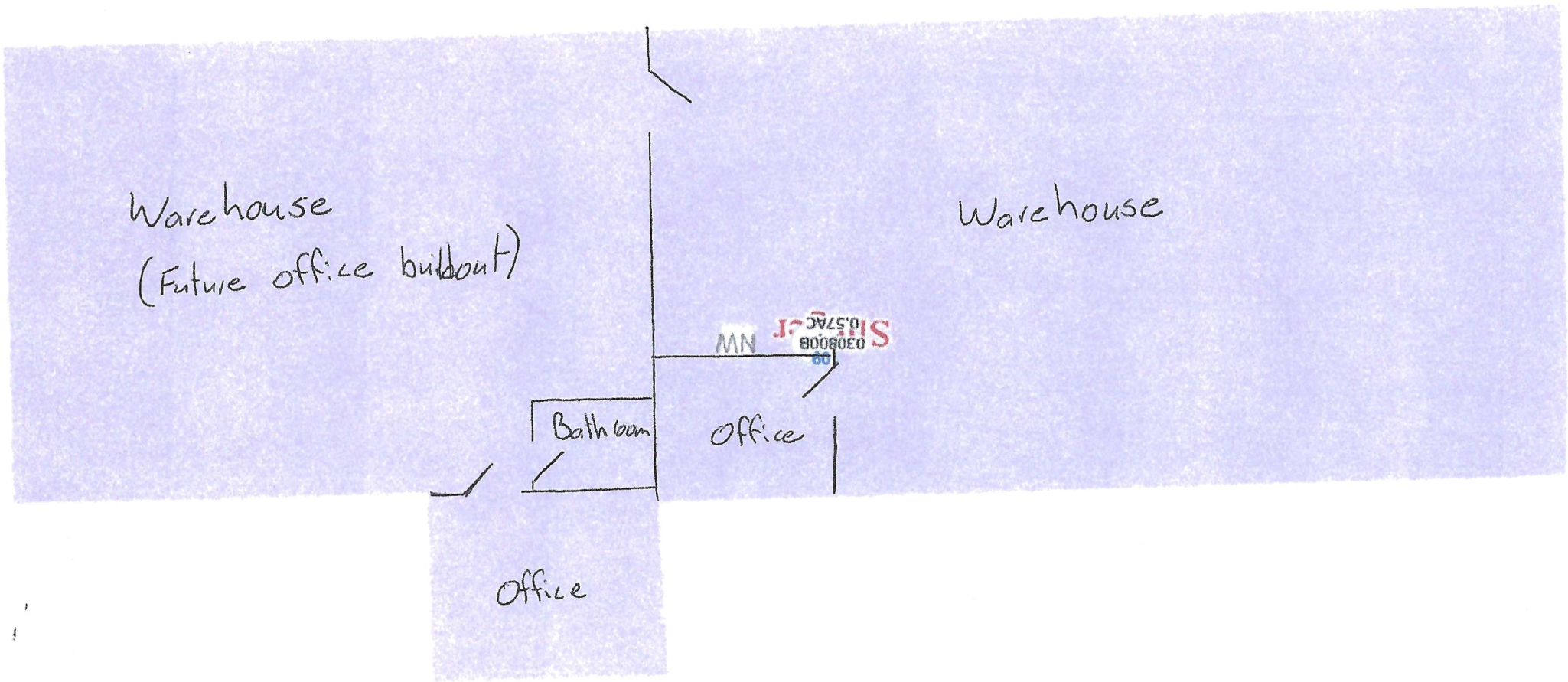
Robert A. Pagels
Registered Land Surveyor

WISCONSIN
ROBERT A. PAGELS
2159
LAND SURVEYOR

Robert A. Pagels
REGISTERED LAND SURVEYOR
DEVELOPMENT SERVICES
P.O. BOX 13
SLINGER, WI 53086
PHONE 644-5266

16.9'
180.00'
68'
4.01'
109
030800B
0.57AC
170.00'
170.00'
65.4'
23.6'
54.8'
16.3'
180.00'

Floor Plan


Warehouse
(Future office buildout)
Warehouse
Bathroom
Office
Office



Landscaping

Signage

Exterior lighting

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE:	October 16, 2024
SUBMITTED BY:	Tammy Tennies
ITEM TYPE:	Other
AGENDA SECTION:	New Business and Action Thereon
SUBJECT:	A. Review, consideration and possible action on the request for building/site plan approval regarding a proposed new approximately 25,410 sq. ft. police station building. The property is located on Enterprise Drive bearing Tax Parcel No. V5_064200L and is zoned I-1 Institutional District. The applicant/property owner is the Village of Slinger. The agent is (Michael A. Hacker, Cadence Consulting, LLC).
SUGGESTED ACTION:	
BACKGROUND AND ANALYSIS:	
FISCAL NOTE:	
RECOMMENDATIONS:	

ATTACHMENTS:
5A RPT-2024-1016 Slinger Police Station SPPOO Staff Review (10.11.24)
5A Police Station SPPOO Materials

Foth

Staff Review

TO:	Village of Slinger Plan Commission
FROM:	Orrin Sumwalt, Planning Consultant
RPT DATE:	October 11, 2024
MTG DATE:	October 16, 2024
FOTH FILE:	24L020.00/13
RE:	Village of Slinger Police Station – Site Plan/Plan of Operation (SPPO) Request

BACKGROUND:

1. Petitioner: Village of Slinger
2. Agent: Michael Hacker, AIA, NCARB, LEED AP (Cadence Consulting, LLC)
3. Property Owner: Village of Slinger
4. Location/Address: 800 Enterprise Drive, Slinger, WI 53086
5. Tax Key Number: V5_064200L
6. Area: 8.38 AC
7. Existing Zoning: I-1 Institutional District
8. Proposed Zoning: NA
9. Future Land Use: Institutional

OVERVIEW:

The Petitioner and Property owner are requesting approval of a Site Plan/Plan of Operation (SPPOO) for an approximately 25,410 square foot new police station on vacant land owned by the Village located at 800 Enterprise Drive. The addition will be used for serving lunches during the day and the commons will be used as an overflow space for after school events.

PLANNER COMMENTS:

1. **Comprehensive Plan.** The Future Land Use of Institutional is consistent with the zoning of I-1 Institutional District.
2. **Zoning District Requirements.** The property is zoned I-1 Public and Institutional District in which Public administrative offices, and public service buildings, including fire and police stations are a permitted use.
3. **Buildings:** Approximately 25,410 square foot new police station building.
4. **Parking.** The site plan depicts 103 off-street parking spaces. Staff spaces are proposed on the south side of the building, public spaces on the west and north sides of the building, and visitor spaces on the north side of the building. There are also twelve (12) interior staff parking spaces. Section 550-49 L. of the Village Zoning Code doesn't prescribe a specific minimum parking requirement for public service buildings such as police stations. The Plan Commission should determine whether the proposed parking layout is appropriate.

5. Architecture: The proposed building exterior consists primarily of high-end materials such as stone and brick veneer, formed metal wall panels, metal composite wall panels and a metal panel screen surrounding the rooftop mechanicals. Plan Commission should determine whether the proposed architecture is appropriate.
6. Landscaping: A Landscape Plan is included in the submittal. The landscape plan will require a few tweaks to meet all the Village's requirements. Foth recommends the Village's consultant submit a landscaping plan in accordance with Article X of the Village of Slinger Zoning Ordinance shall be submitted to the Village Planner for review and approval, prior to issuance of a Building Permit.
7. Exterior Lighting: The Lighting Plan includes canopy lights, flagpole lighting, twelve (12) wall mounted building lights, and twenty-five (25) lights mounted on poles around the parking lot.

   The photometric plan depicts site illumination levels above 0.5 footcandles at the property lines and light fixtures within required setbacks. As such, the proposed lighting does not meet the Village's exterior lighting requirements as proposed.

   Foth recommends the Village's consultant submit a revised lighting plan identifying light fixture type, mounting height, and meeting the requirements of Section 550-89 of the Village Zoning Code for review and approval by the Village Planner prior to issuance of a building permit.
8. Signage: Signage details will be subject to the standards in Article VI Signs of the Village of Slinger Zoning Ordinance.
9. Trash/Recycle Impacts: Yes, a dumpster enclosure is proposed along the north side of the site.
10. Stormwater Management and Erosion Control. Yes, the development will have appropriate stormwater management and erosion control.
11. Traffic, Circulation and Access. The property will have access via two (2) proposed driveways to Enterprise Drive. The property will also have access to Lovers Lane (STH 164) via a proposed emergency access drive along the south lot line.

STAFF RECOMMENDATION:

Depending on confirmation by the Village of Slinger Plan Commission of the above-described comments, the Village of Slinger Plan Commission may take the following actions:

Site Plan and Plan of Operation

The Village of Slinger Plan Commission Approves the Site Plan/Plan of Operation Request for Village of Slinger for the property located at 800 Enterprise Drive, Slinger, WI 53086, subject to the following conditions:

1. The Site Plan/Plan of Operation approval is limited to the Village of Slinger on the property located at 800 Enterprise Drive and bearing Tax Parcel No. V5_064200L. Use of the property by any other entity, for any purpose, is not permitted.
2. This Site Plan/Plan of Operation approval is subject to the Petitioner complying at all times with the plans and documents presented to the Village of Slinger Plan Commission on October 16, 2024.

3. A revised landscape plan in accordance with Article X of the Village of Slinger Zoning Ordinance shall be submitted to the Village Planner for review and approval, prior to issuance of a Building Permit.
4. A revised lighting plan meeting the requirements of Section 550-89 of the Village Zoning Code shall be submitted to the Village Planner for review and approval prior to issuance of a Building Permit.
5. Any signage shall be required to obtain signage approval through the Village of Slinger sign application process.
6. The Petitioner shall satisfy all comments, conditions, and concerns of the Village of Slinger Plan Commission, Village Engineer and Village Planner for the site plan, and other documentation.
7. Building Inspection. The Petitioner and/or Property Owner shall comply with any and all recommendations by the Village Building Inspector (or designee) prior to the issuance of an occupancy & use permit for the subject property. Approval by the Village Building Inspector, if granted, shall be solely for the benefit of the Village of Slinger, and shall not be relied upon by the petitioner or others as proof of structural integrity or safety of any structure on the property, or as proof of compliance with any particular construction standard that would apply to new construction. The petitioner shall independently determine the suitability of all structures on the property for the petitioner's intended uses.
8. Fire Inspection. The Petitioner and/or Property Owner shall comply with any and all recommendations by the Village of Slinger Fire Department Chief (or designee) prior to the issuance of an occupancy & use permit for the subject property. Approval by the Village of Slinger Fire Department Chief (or designee), if granted, shall be solely for the benefit of the Village of Slinger, and shall not be relied upon by the petitioner or others as proof of fire safety of any structure on the property, or as proof of compliance with any particular fire safety standard that would apply to new construction. The petitioner shall independently determine the fire safety and suitability of all structures on the property for the petitioner's intended uses.
9. This approval is granted for the express conditions stated herein. Changes or alterations including, but not limited to, a change in use, premises, lands, or ownership of the property in question shall require a new Site Plan/Plan of Operation permit with all the zoning procedures at the time being followed. The allowed uses of the property must at no time be hazardous, harmful, obnoxious, offensive, or a nuisance by reasons of appearance, noise, dust, smoke, odor, or other similar factors. Any use not specifically listed, as permitted, shall be considered to be prohibited, except as may be otherwise specified herein.
10. The Property Owner shall keep the exterior condition of the premises in a neat and orderly condition at all times so the premises will not detract from neighboring premises. There shall be no outside storage of junk, debris, construction material, or other refuse materials within the property and all such materials shall be disposed of promptly and properly.
11. The Property Owner shall allow Village of Slinger representatives to inspect the premises following a 24-hour notice for the purposes of determining compliance with this approval.
12. The Petitioner and/or Property Owner shall obtain the appropriate permits from the Village of Slinger.

13. The Petitioner and/or Property Owner shall, on demand, reimburse the Village of Slinger for all costs and expenses of any type incurred by the Village in connection with the review and approval of this application, including, but not limited to, the cost of professional services incurred by the Village for the review and preparation of required documents, attendance at meetings or other related professional services as well as to enforce the conditions in this approval due to a violation of these conditions. Additionally, any unpaid bills owed to the Village of Slinger by the Subject Property Owner and/or Agent, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees or forfeitures owed to the Village of Slinger must be paid on demand and prior to issuance of any permits and shall be placed upon the tax roll for the Subject Property if not paid within thirty (30) days of the billing by the Village of Slinger, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Village of Slinger, including possible cause for termination of the conditional approval.

EXHIBIT:

A. Petitioner Application

LAND DEVELOPMENT APPLICATION

VILLAGE OF SLINGER - 300 Slinger Road, Slinger, WI 53086

Phone (262) 644-5265 Fax (262) 644-6341

APPLICANT: Village of Slinger PHONE: 262-644-5264 EMAIL: mwilber@vi.slinger.wi.gov DATE: 9/16/2024

APPLICANT'S MAILING ADDRESS: 300 Slinger Road, Slinger, WI 53086

PROPERTY OWNER'S NAME: Village of Slinger PHONE/CELL: 262-644-5264

OWNER'S MAILING ADDRESS: 300 Slinger Road, Slinger, WI 53086

OWNER'S EMAIL ADDRESS: mwilber@vi.slinger.wi.gov

REQUEST FOR:

____Concept Review ____Conditional Use Permit (CUP) x ___Site/Architectural Plan Approval
____Annexation Request ____Subdivision Plat/CSM Review ____Variance/Board of Appeals
____Zoning District Change ____ Amend Comp. Plan ____ Other

PROJECT/BUSINESS NAME: Slinger Police Station

PRESENT ZONING: I-1 District REQUIRED ZONING: I-1 District ACREAGE/LOT SIZE: 8.38 acres

LOCATION/ADDRESS OF SUBJECT PROPERTY: 800 Enterprise Drive, Slinger, WI 53086

LIST USE(S) PROPOSED & DESCRIBE REQUEST: New Village Police Station

NOTE: If your request does not fit in the area above please submit along with this application a written description of your proposal or request & any drawings, sketches, or survey maps that may be needed. See other side for requirements.

The undersigned certifies that he/she has familiarized himself/herself with the State and local codes and procedures pertaining to this application. The undersigned further hereby certifies that the information contained in this application is true & correct. This application shall be signed by the property owner(s).

SIGNED BY: _____ SIGNED BY: _____/_____
Applicant Property Owner(s)

FEE :	$100.00	Concept Plan Review, Consultation with Planning Commission
	$200+$10/lot	Certified Survey Map
	$300+$15/lot	Final Plat (Village & Extra Terr.)
	$500.00	Site/Architectural Plan New Construction ≥5k
	$250.00	Site/Architectural Plan New Construction ≤5k
	$400+$15/lot	Preliminary Plat for ≤10 lots
	$500+$15/lot	Preliminary Plat for ≥10 lots
	$175.00	Re-application
	$150.00	Site/Architectural Plan Amendment
	$400.00	Conditional Use Permit (CUP) (includes site/operating/architectural plans)
	$400.00	Planned Unit Development (PUD) (includes site/operating/architectural/plat plans)
	$400.00	Zoning Code Text Amendment
	$400.00	Rezoning
	$500.00	Conditional Use Permit with zoning code text amendment
	$500.00	Conditional Use Permit with Rezoning
	$500.00	Comprehensive Plan Amendment
	$200.00	Variance/Board of Appeals
	_____	Other _____

$ _____ TOTAL FEE

APPLICATION, FEE & SUBMITTALS REC'D BY: _____ON: _____ PC MEETING DATE: _____
APPROVAL OF VILLAGE BOARD ALSO NEEDED ? _____ BOARD MEETING DATE _____

SEE OTHER SIDE FOR ADDITIONAL REQUIREMENTS

SUBMITTAL REQUIREMENTS

CERTAIN REQUESTS FOR APPROVAL BY THE PLANNING COMMISSION REQUIRE THE SUBMITTAL OF VARIOUS PLANS, PLATS, CSM'S, ANNEXATIONS OR ZONING RELATED MAPS. THE APPLICANT MUST PROVIDE 3 FULL-SIZE COPIES AND 1 REDUCED-SIZE COPY OF THE AFOREMENTIONED ITEMS. THE 1 REDUCED-SIZE COPY MAY BE 11" X 17", 8 ½" X 14", OR 8 ½" X 11" PROVIDED IT CAN BE CLEARLY READ.

A PDF FILE OF ALL ITEMS SUBMITTED MUST BE SENT TO THE VILLAGE AS WELL. AT THIS TIME PLEASE SUBMIT THE PDF FILES TO THE PLANNER AT VillagePlanner@vi.slinger.wi.gov

THE REQUIRED MATERIALS/COPIES MUST BE SUBMITTED ALONG WITH THE REQUIRED FEES IN ACCORD WITH SUBMITTAL DEADLINE DATES ESTABLISHED IN A SCHEDULE PROVIDED BY THE VILLAGE CLERK'S OFFICE.

REQUESTS WILL BE PROCESSED ONLY AFTER THE REQUIRED FEES ARE PAID AND THE REQUIRED COPIES ARE SUBMITTED.

NOTE: STAFF AND/OR COMMITTEE MEMBERS MAY VISIT THE PROPERTY/SITE FOR EXTERIOR INSPECTION OF YOUR PROEPRTY RELATED TO YOUR REQUEST.

SPECIAL REQUIREMENTS WHEN REQUESTING A CUP FOR THE OUTSIDE SALE AND/OR CONSUMPTION OF ALCOHOLIC BEVERAGES

A DETAILED WRITTEN PLAN OF OPERATION FOR THE OUTDOOR ALCOHOLIC BEVERAGE SERVING AREA MUST BE SUBMITTED. THE PLAN OF OPERATION SHOULD INCLUDE SUCH INFORMATIONAS, BUT NOT NECESSARY LIMITED TO, HOURS OF OPERATION, SERVING POLICIES, ABATEMENT OF OUTDOOR NOISE, LITTER CLEAN-UP AND ANY OTHER RELEVANT INFORMATION. A SCALE DRAWING OF YOUR PROPERTY, INCLUDING THE EXACT LIMITS OF THE OUTDOOR BEVERAGE SERVING AREA MUST ALSO BE PROVIDED.

Village of Slinger
Incorporated 1869
Washington County
300 Slinger Road
Slinger, Wisconsin 53086

Slinger Utilities
Electric, Water, Sewer,
& Stormwater
Telephone: (262) 644-5265
Facsimile: (262) 644-6341

STATE OF WISCONSIN **VILLAGE OF SLINGER** **WASHINGTON COUNTY**

NOTICE

PLEASE BE ADVISED: Sections 51-16 and 51-17 of the Village of Slinger Village Code provide that whenever the services of the Village Attorney, Village Engineer or any other of the Village's professional staff results in a charge to the Village for that professional's time and services and such service is not a service supplied to the Village as a whole, The Village Treasurer shall charge the property owner and/or developer for the fees incurred. Also be advised that pursuant to the Village of Slinger Municipal Code certain other fees, costs and charges which are required to be paid are the responsibility of the property owner and/or developer making application to the Village.

ACKNOWLEDGEMENT

I, the undersigned, have been advised that, pursuant to the Village of Slinger Village Code, if the Village Attorney, Village Engineer, Village Planner or any other Village professional provides or has provided services to the Village as a result of my activities, whether at my request or at the request of the Village, I shall be responsible for the fees incurred by the Village.

Dated this _____ day of _____, 20____.

Name & Address of Applicant _____

_____

Phone Number of Applicant _____ Email _____

Address of Property:_____ Tax Key Number: _____

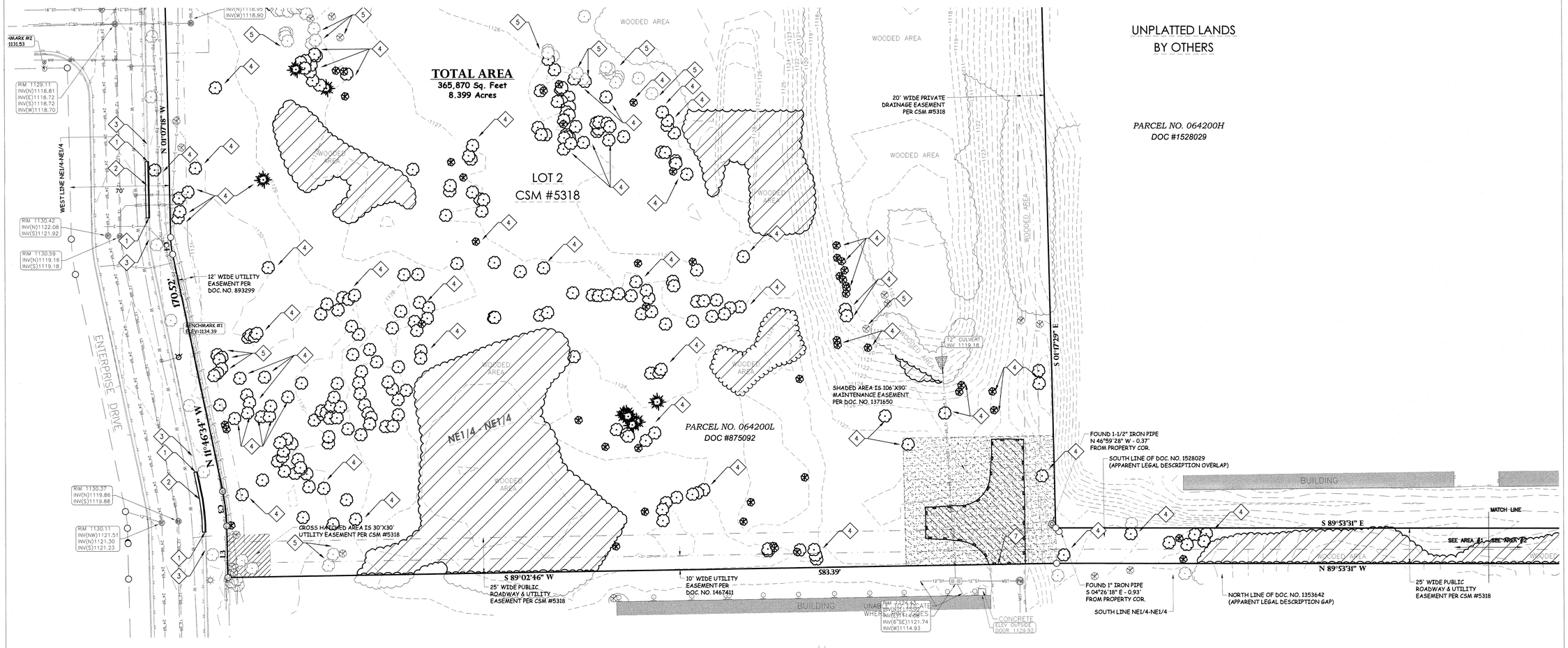
Name & Address of Property Owner _____

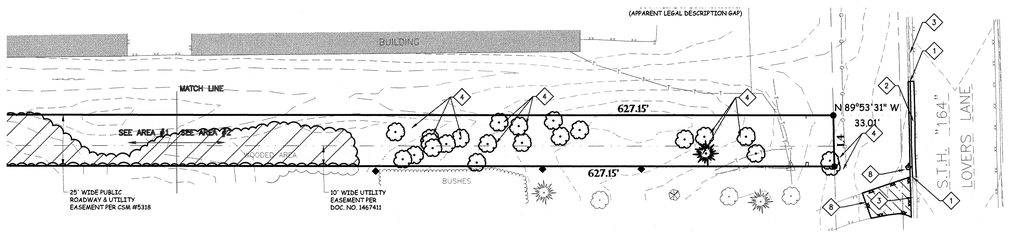
_____

Phone Number of Property Owner _____ Email _____

Signature of Applicant _____

Signature of Property Owner_____





UTILITY DISCLAIMER:

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BENCHMARK:

ELEVATIONS ARE REFERENCED TO NGVD 29 DATUM.

BENCHMARK #1
ARROW BOLT ON HYDRANT,
LOCATED ON THE EAST SIDE OF ENTERPRISE DRIVE,
APPROXIMATELY 240 FEET SOUTH OF THE
INTERSECTION OF ENTERPRISE DRIVE AND
CORPORATE DRIVE
ELEVATION = 1134.39

BENCHMARK #2
FLAG BOLT ON HYDRANT,
LOCATED AT THE SOUTHWEST CORNER OF THE
INTERSECTION OF ENTERPRISE DRIVE AND
CORPORATE DRIVE
ELEVATION = 1131.53

BENCHMARK #3
FLAG BOLT ON HYDRANT,
LOCATED ON THE EAST SIDE OF ENTERPRISE DRIVE,
APPROXIMATELY 190 FEET NORTH OF THE
INTERSECTION OF ENTERPRISE DRIVE AND
CORPORATE DRIVE
ELEVATION = 1130.49

GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER EXCEPT FOR THOSE ITEMS NOTED TO BE SALVAGED, WHICH SHOULD BE TURNED OVER TO THE OWNER.
3. INSTALL AND MAINTAIN ALL REQUIRED EROSION CONTROL MEASURES FOR PERIMETER PROTECTION PRIOR TO THE START OF DEMOLITION/CONSTRUCTION, IN ACCORDANCE WITH THE LOCAL AND STATE GOVERNING AUTHORITIES.
4. BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO THE BID DATE.
5. COORDINATE WITH THE OWNER AND LOCAL UTILITY COMPANIES TO LOCATE ANY EXISTING UTILITIES ON SITE PRIOR TO THE START OF WORK.
6. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED, AND/OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
7. COORDINATE ALL UTILITY REMOVAL, DISCONNECTION, AND/OR RECONNECTION WITH RESPECTIVE UTILITY COMPANIES PRIOR TO BEGINNING WORK.
8. ANY EXISTING UTILITIES NOT EXPRESSLY LABELED FOR DEMOLITION/REMOVAL ON THIS DOCUMENT SHALL BE LEFT IN PLACE AND IN THEIR CURRENT STATE OF OPERATION. CONTACT ENGINEER WHEREVER CLARIFICATION IS NEEDED.
9. STRIP TOPSOIL WITHIN THE PROJECT LIMITS IN ACCORDANCE WITH THE PROJECT MANUAL SPECIFICATIONS.
10. IF STRIPPED TOPSOIL IS STOCKPILED ON SITE, SILT FENCE SHALL BE INSTALLED AROUND THE BASE OF THE STOCKPILE TO PREVENT SEDIMENT TRANSPORT.
11. PRIOR TO PERFORMING WORK WITHIN PUBLIC RIGHT OF WAYS, NOTIFY AND COORDINATE WORK WITH THE LOCAL MUNICIPALITY.
12. MAINTAIN TRAFFIC CIRCULATION TO ALL NEIGHBORING PROPERTIES SHOWN ON THIS DOCUMENT. COORDINATE ALL WORK WITH NEIGHBORING PROPERTY OWNERS.

DEMOLITION HATCH PATTERNS:

BITUMINOUS REMOVAL

CLEAR AND GRUB EXISTING WOODED AREA

KEYNOTES:

1. SAWCUT EXISTING CONCRETE CURBING
2. REMOVE EXISTING CONCRETE CURBING
3. MAINTAIN EXISTING CONCRETE CURBING
4. CLEAR & GRUB EXISTING TREE
5. MAINTAIN EXISTING TREE/VEGETATION
6. MAINTAIN EXISTING STORM SEWER PIPE
7. SAWCUT EXISTING ASPHALT PAVEMENT
8. REMOVE & RELOCATE EXISTING MAILBOX (COORDINATE W/ OWNER & VILLAGE)

CIVIL SHEET INDEX:

C1.0 DEMOLITION PLAN
C2.0 LAYOUT PLAN
C3.0 GRADING PLAN
C4.0 EROSION CONTROL PLAN
C5.0 UTILITY PLAN
C6.0 DETAILS
C6.1 DETAILS
C6.2 DETAILS
L1.0 LANDSCAPE PLAN

WISCONSIN PROFESSIONAL ENGINEER
JAMES J. LUNDBERG
E-39331
PLOVER
WI
8/9/2024

0' 30' 60'
1" = 30'

N

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FGM Architects Inc.
11250 Roger Bacon Dr,
Suite 16
Reston, Virginia 20190
703.956.5600 OFFICE
VIRGINIA DPOR BUSINESS
ENTITY #0411001788

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SLINGER POLICE DEPARTMENT
VILLAGE OF SLINGER
300 SLINGER RD
SLINGER, WI 53086

DESIGN DEVELOPMENT

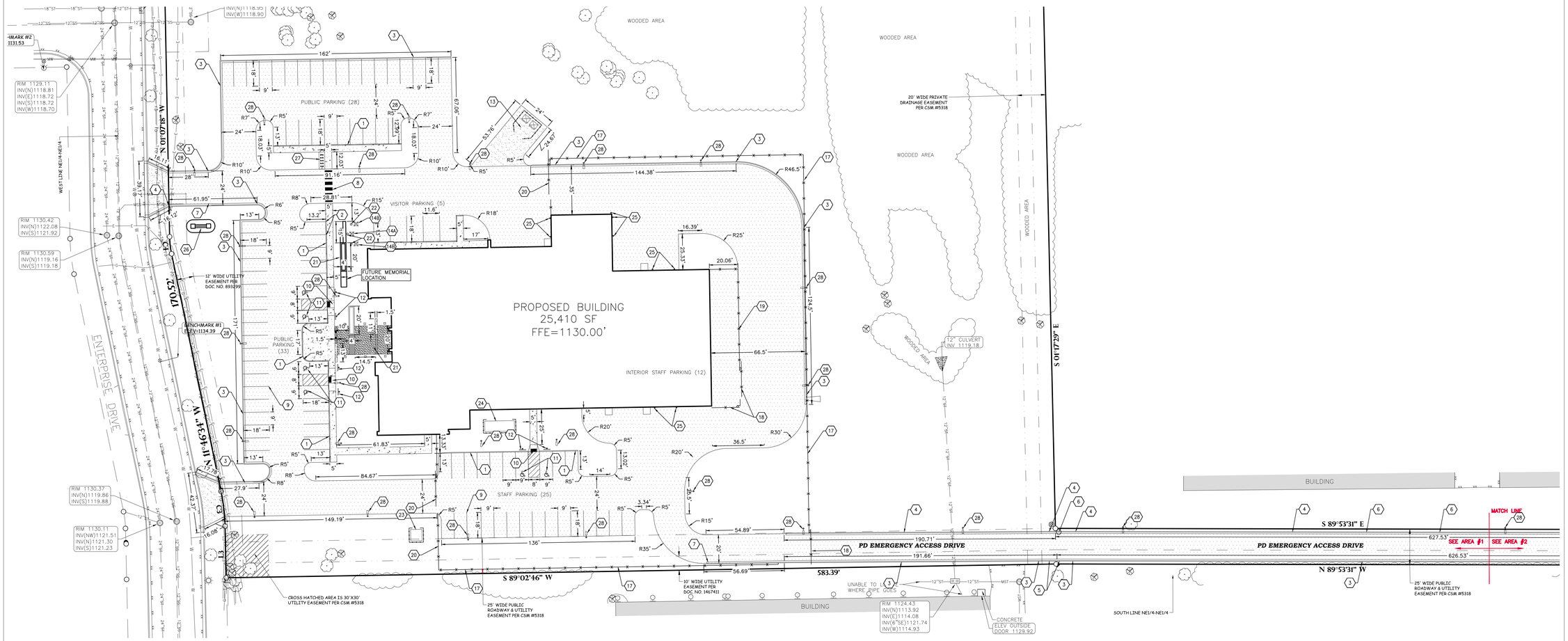
DEMOLITION PLAN

SHEET NO.
C1.0

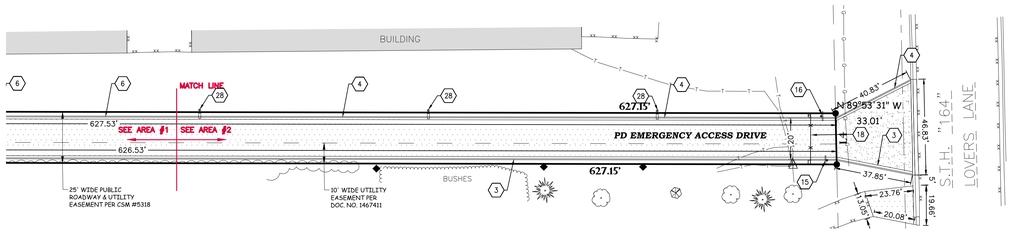
JOB NO. 22-3477.02

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AREA #1



AREA #2

UTILITY DISCLAIMER:

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GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
4. SEE SHEET C4.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
5. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
6. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
7. BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO THE BID DATE.
8. PRIOR TO STARTING WORK, VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
9. COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
10. PROVIDE PROPER BARRICADES, SIGNS, AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
11. SIDEWALK JOINTS SHALL BE INSTALLED AS INDICATED OR AS APPROVED BY THE CONSTRUCTION MANAGER.

BENCHMARK:

ELEVATIONS ARE REFERENCED TO NGVD 29 DATUM.

BENCHMARK #1
ARROW BOLT ON HYDRANT,
LOCATED ON THE EAST SIDE OF ENTERPRISE DRIVE,
APPROXIMATELY 240 FEET SOUTH OF THE
INTERSECTION OF ENTERPRISE DRIVE AND
CORPORATE DRIVE.
ELEVATION = 1134.39

BENCHMARK #2
FLAG BOLT ON HYDRANT,
LOCATED AT THE SOUTHWEST CORNER OF THE
INTERSECTION OF ENTERPRISE DRIVE AND
CORPORATE DRIVE.
ELEVATION = 1131.53

BENCHMARK #3
FLAG BOLT ON HYDRANT,
LOCATED ON THE EAST SIDE OF ENTERPRISE DRIVE,
APPROXIMATELY 190 FEET NORTH OF THE
INTERSECTION OF ENTERPRISE DRIVE AND
CORPORATE DRIVE.
ELEVATION = 1130.49

PAVEMENT HATCH PATTERNS:

PROPOSED STANDARD ASPHALT PAVEMENT — 1 C6.0

PROPOSED STANDARD CONCRETE PAVEMENT — 2 C6.0

PROPOSED REINFORCED CONCRETE PAVEMENT — 3 C6.0

KEYNOTES:

1. THICKENED EDGE WALK — 4 C6.0
2. THICKENED EDGE TAPER
3. 18" CONCRETE CURB & GUTTER (STANDARD) — 5 C6.0
4. 18" CONCRETE CURB & GUTTER (REJECT) — 5 C6.0
5. 24" CONCRETE CURB & GUTTER (STANDARD) — 6 C6.0
6. 24" CONCRETE CURB & GUTTER (REJECT) — 6 C6.0
7. STANDARD CURB TO REJECT CURB TRANSITION POINT
8. CROSSWALK STRIPING — 7 C6.0
9. PARKING LOT STRIPING — 8 C6.0
10. ACCESSIBLE RAMP — 10 C6.0
11. ACCESSIBLE PARKING STALL — 8 C6.0
12. ACCESSIBLE PARKING SIGN — 9 C6.0
13. DUMPSTER ENCLOSURE CONCRETE PAD — 3 C6.0, 3 C6.1
14. FLAG POLE
    A. 25' TALL
    B. 20' TALL
    — 12 C6.0
15. STOP SIGN — 11 C6.0
16. DO NOT ENTER SIGN — 11 C6.0
17. 6' CHAINLINK FENCE — 1,2 C6.1
18. PROPOSED ROLLER GATE
19. 6' CHANILINK FENCE WITH SLATTED PRIVACY SCREENING — 1,2 C6.1
20. 6' DECORATIVE FENCE AND GATE (COORDINATE W/ ARCHITECTURAL) — 1,2 C6.1
21. SEE SHEET L1.0 FOR FRONT ENTRY DETAILS
22. FLAG POLE LIGHTS (COORDINATE W/ ELECTRICAL)
23. CONCRETE TRANSFORMER PAD
24. CONCRETE GENERATOR PAD
25. CONCRETE BOLLARD — 4 C6.1
26. MESSAGE BOARD/MONUMENT SIGN (SEE ARCHITECTURAL)
27. BIKE RACK — 5 C6.1
28. LIGHT POLE (COORDINATE W/ELECTRICAL)

0' 30' 60'
1" = 30'

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11250 Roger Bacon Dr,
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VILLAGE OF SLINGER
300 SLINGER RD
SLINGER, WI 53086

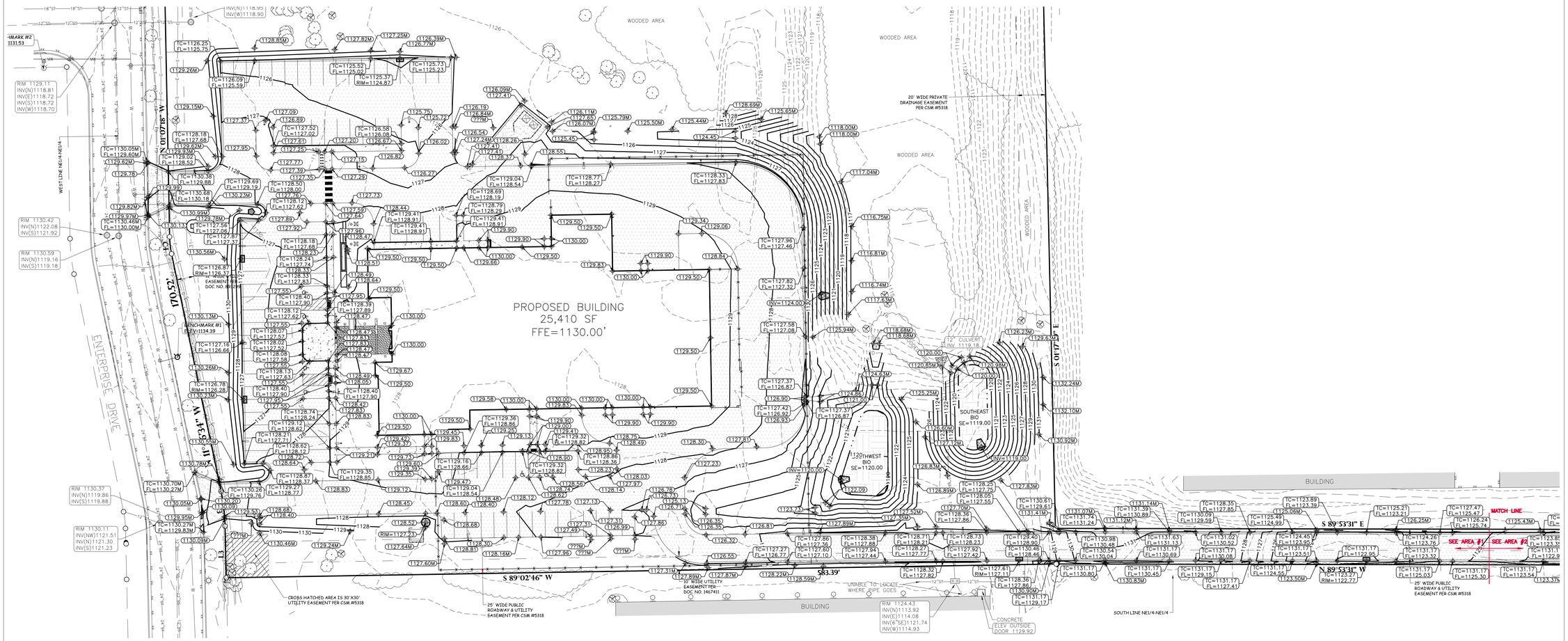
DESIGN DEVELOPMENT

LAYOUT PLAN

SHEET NO. **C2.0**

JOB NO. 22-3477.02

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BENCHMARK:

ELEVATIONS ARE REFERENCED TO NGVD 29 DATUM.

BENCHMARK #1
ARROW BOLT ON HYDRANT,
LOCATED ON THE EAST SIDE OF ENTERPRISE DRIVE, APPROXIMATELY 240 FEET SOUTH OF THE INTERSECTION OF ENTERPRISE DRIVE AND CORPORATE DRIVE.
ELEVATION = 1134.39

BENCHMARK #2
FLAG BOLT ON HYDRANT,
LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF ENTERPRISE DRIVE AND CORPORATE DRIVE.
ELEVATION = 1131.53

BENCHMARK #3
FLAG BOLT ON HYDRANT,
LOCATED ON THE EAST SIDE OF ENTERPRISE DRIVE, APPROXIMATELY 190 FEET NORTH OF THE INTERSECTION OF ENTERPRISE DRIVE AND CORPORATE DRIVE.
ELEVATION = 1130.49

GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. THE PROPOSED SITE PLAN FINISH FLOOR ELEVATION OF 1129.50' EQUALS THE PROPOSED BUILDING ARCHITECTURAL FINISH FLOOR ELEVATION OF 100.00'.
3. GRADE, LINE, AND LEVEL SHALL BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
4. INSTALL AND MAINTAIN ALL REQUIRED EROSION CONTROL MEASURES IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
5. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LAWN AREAS AND 12" SHALL BE PROVIDED IN ALL PLANTING BED AREAS.
6. SEE SHEET C4.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
7. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED, AND/OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
8. COORDINATE ALL EARTHWORK ACTIVITIES WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
9. PROVIDE RIP RAP AT ALL CULVERT OUTFLOW ENDWALL STRUCTURES TO PREVENT WASHOUT AND EROSION.
10. INSTALL WisDOT TYPE HR FILTER FABRIC BENEATH ALL RIP RAP.
11. EXCESS TOPSOIL SHALL BE REMOVED FROM SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER. COORDINATE WITH OWNER FOR LOCATION OF STOCKPILE IF THE OWNER CHOOSES TO SALVAGE EXCESS TOPSOIL FOR FUTURE USE. SILT FENCE SHALL BE PLACED AROUND STOCKPILE.
12. THE ENGINEERED SOIL SHALL NOT BE PLACED IN THE BIORETENTION AREAS UNTIL THE SURROUNDING DRAINAGE AREA HAS BEEN FULLY STABILIZED. ALL CONSTRUCTION SITE SEDIMENT SHALL BE REMOVED FROM THE SUBGRADE OF THE BIORETENTION AREA PRIOR TO PLACEMENT OF THE ENGINEERED SOIL.
13. ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
14. THE LOCAL MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY.
15. THE CONTRACTOR SHALL HAVE A TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING.
16. THE LOCAL MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES IF NEEDED.
17. GRADES AT BUILDING EDGE SHALL BE 6" BELOW FINISHED FLOOR ELEVATION EXCEPT AT DOOR WAY ENTRANCES OR UNLESS OTHERWISE NOTED.
18. ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED, FERTILIZED, AND CRIMP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

GRADING LEGEND:

- EXISTING CONTOUR — 712
- PROPOSED CONTOUR — 712
- PROPOSED SPOT ELEVATION — 892.26
- PROPOSED ENDWALL INVERT ELEVATION — INV=892.05
- PROPOSED RIM ELEVATION — RIM=893.56
- PROPOSED TOP OF CURB ELEVATION — TC=893.56
- PROPOSED FLOW LINE ELEVATION — FL=893.56
- PROPOSED MATCH ELEVATION (CONTRACTOR TO VERIFY) — 892.05M
- PROPOSED ENDWALL STRUCTURE — 1 C6.2
- PROPOSED ENDWALL STRUCTURE WITH RIP RAP — 1 C6.2
- PROPOSED STORM SEWER CURB INLET — 1 C6.2
- PROPOSED SANITARY SEWER CLEANOUT — 4 C6.2
- PROPOSED BIORETENTION BASIN — 6 C6.1

0' 30' 60' — 1" = 30'

B8

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SLINGER POLICE DEPARTMENT
VILLAGE OF SLINGER
300 SLINGER RD
SLINGER, WI 53086

DESIGN DEVELOPMENT

GRADING PLAN

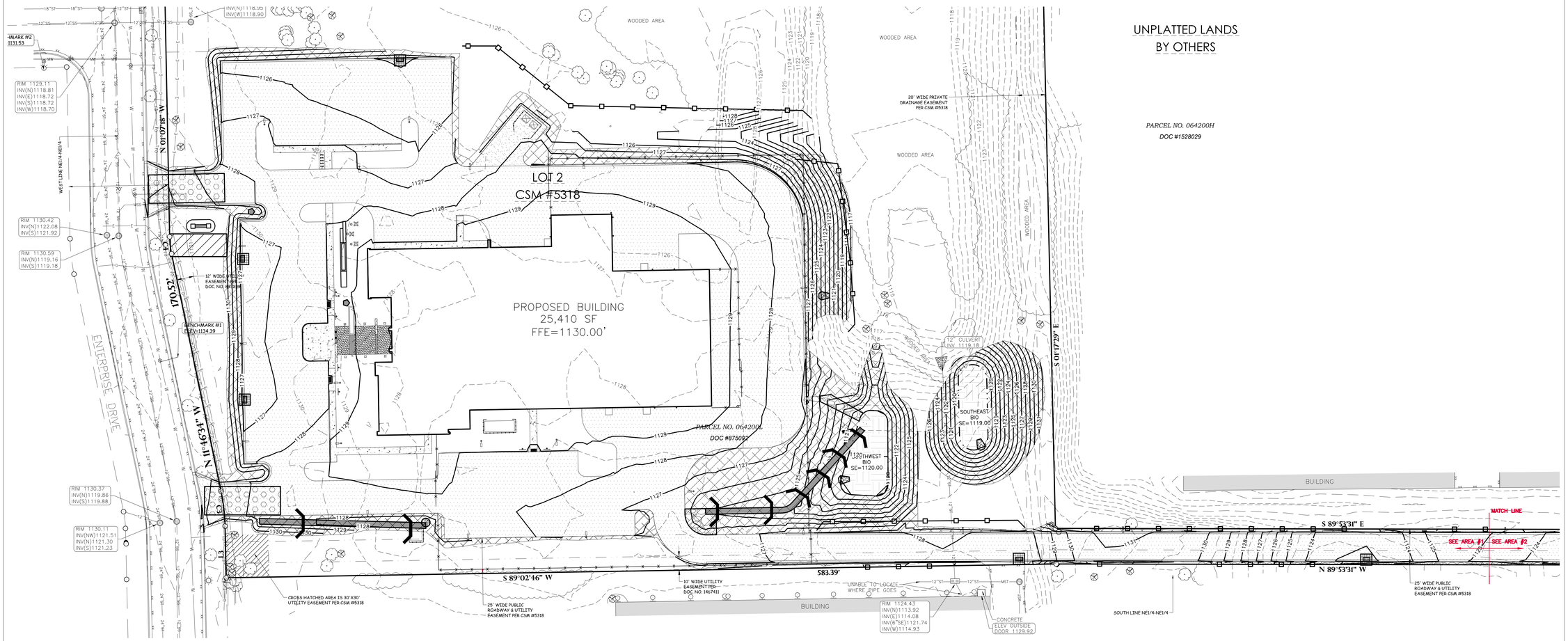
SHEET NO. **C3.0**

JOB NO. 22-3477.02

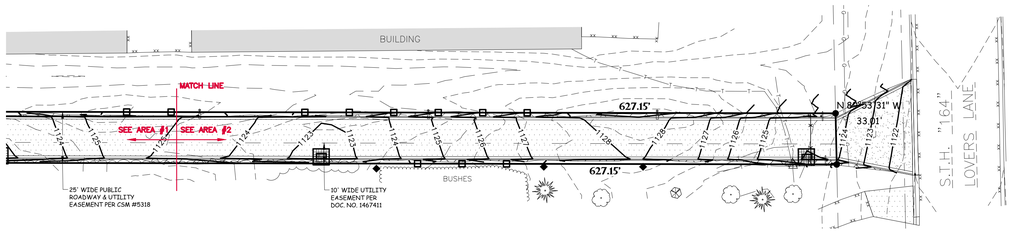
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AREA #1



AREA #2

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ELEVATION = 1134.39

BENCHMARK #2
FLAG BOLT ON HYDRANT,
LOCATED AT THE SOUTHWEST CORNER OF THE
INTERSECTION OF ENTERPRISE DRIVE AND
CORPORATE DRIVE.
ELEVATION = 1131.53

BENCHMARK #3
FLAG BOLT ON HYDRANT,
LOCATED ON THE EAST SIDE OF ENTERPRISE DRIVE,
APPROXIMATELY 190 FEET NORTH OF THE
INTERSECTION OF ENTERPRISE DRIVE AND
CORPORATE DRIVE.
ELEVATION = 1130.49

GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. NOTIFY THE LOCAL MUNICIPALITY AT LEAST 2 WORKING DAYS PRIOR TO THE START OF SOIL DISTURBING ACTIVITIES.
3. INSTALL ALL TEMPORARY EROSION CONTROL ELEMENTS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
4. ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
5. CRUSHED ROCK DRIVES FOR SEDIMENT TRACKING UTILIZING 3" CRUSHED ROCK SHALL BE MAINTAINED AT ALL CONSTRUCTION ENTRANCES TO THE SITE. THE ROCK DRIVE SHALL BE A MINIMUM OF 12" THICK AND BE A MINIMUM OF 50 FEET IN LENGTH BY THE WIDTH OF THE DRIVEWAY.
6. OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES, INCLUDING SOIL TRACKED BY CONSTRUCTION TRAFFIC, SHALL AT A MINIMUM BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED IMMEDIATELY. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM ADJACENT STREETS BY THE USE OF MECHANICAL OR MANUAL SWEEPING OPERATIONS ONCE A WEEK AT A MINIMUM AND BEFORE IMMINENT RAIN EVENTS.
7. DISTURBED GROUND OUTSIDE OF THE EVERYDAY CONSTRUCTION AREAS, INCLUDING SOIL STOCKPILES, THAT ARE LEFT INACTIVE FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY STABILIZED BY SEEDING/MULCHING OR OTHER APPROVED METHODS.
8. WASTE MATERIAL THAT IS GENERATED ON THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO RUN INTO RECEIVING WATERS.
9. EROSION CONTROL DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF EACH WORK DAY.
10. INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER ANY RAINFALL OF 0.5" OR MORE. MAKE NEEDED REPAIRS AND DOCUMENT ALL ACTIVITIES AS PER THE REQUIREMENTS OF THE NOTICE OF INTENT SUBMITTED BY THE PROJECT CIVIL ENGINEER.
11. ALL TEMPORARY EROSION CONTROL ELEMENTS SHALL REMAIN IN PLACE UNTIL A SUFFICIENT GROWTH OF VEGETATION IS ESTABLISHED AND THEN BE REMOVED AS PART OF THE BASE BID.
12. IF SEDIMENT LADEN WATER NEEDS TO BE REMOVED FROM THE SITE, FILTER BAGS OR SCREENING SHALL BE USED IN ACCORDANCE WITH WI DNR TECHNICAL STANDARD 1061 TO PREVENT SEDIMENT DISCHARGE TO THE MAXIMUM EXTENT PRACTICABLE.
13. COORDINATE ALL EARTHWORK ACTIVITIES WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
14. PROVIDE RIP RAP AT ALL CULVERT OUTFLOW ENDWALL STRUCTURES TO PREVENT WASHOUT AND EROSION.
15. INSTALL WisDOT TYPE HR FILTER FABRIC BENEATH ALL RIP RAP.
16. IF BARE SOIL IS EXPOSED DURING THE WINTER MONTHS, STABILIZATION BY MULCHING OR ANIONIC POLYACRYLAMIDE SHALL OCCUR PRIOR TO SNOWFALL OR GROUND FREEZE.
17. SILT FENCE SHALL BE INSTALLED AROUND THE TOPSOIL STOCKPILE.
18. SILT FENCE SHALL BE INSTALLED AROUND THE BIO-RETENTION AREA IMMEDIATELY FOLLOWING INSTALLATION OF THE ENGINEERED SOIL TO PROTECT IT FROM SILT CONTAMINATION.
19. THE ENGINEERED SOIL SHALL NOT BE PLACED IN THE BIO-RETENTION AREAS UNTIL THE SURROUNDING DRAINAGE AREA HAS BEEN FULLY STABILIZED. ALL CONSTRUCTION SITE SEDIMENT SHALL BE REMOVED FROM THE SUBGRADE OF THE BIO-RETENTION AREA PRIOR TO PLACEMENT OF THE ENGINEERED SOIL.
20. THE CONTRACTOR SHALL PERFORM INSPECTIONS AND MONITORING OF EROSION CONTROL PRACTICES IN ACCORDANCE WITH THE WI DNR "CONSTRUCTION SITE INSPECTION REPORT" FORM 3400-187. THIS FORM CAN BE FOUND IN THE CONSTRUCTION SPECIFICATIONS.

EROSION CONTROL SEQUENCE

1. INSTALL PERIMETER EROSION CONTROL
2. BEGIN DEMOLITION
3. BEGIN ROUGH GRADING AND UTILITY INSTALLATION
4. DURING GRADING ACTIVITIES EXISTING GRASS AND VEGETATION, TO BE REMOVED, SHALL REMAIN IN PLACE FOR AS LONG AS POSSIBLE, TO AVOID SEDIMENT TRANSPORT.
5. TEMPORARY STABILIZATION ACTIVITY SHALL COMMENCE WHEN LAND DISTURBING CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
6. FINAL STABILIZATION ACTIVITY SHALL COMMENCE WHEN LAND DISTURBING ACTIVITIES CEASE AND FINAL GRADE HAS BEEN REACHED ON ANY PORTION OF THE SITE.
7. PER GENERAL NOTE #19, THE SEDIMENT TRAP SHALL BE RECONSTRUCTED INTO THE PROPOSED BIO-RETENTION AREA AFTER THE SURROUNDING AREA HAS BEEN FULLY STABILIZED.
   7.1. ANY CONSTRUCTION SITE SEDIMENT BUILD UP SHALL BE REMOVED FROM THE PROPOSED BIO-RETENTION BASIN BEFORE EXCAVATION TO THE FINAL DEPTH AND INSTALLATION OF THE ENGINEERED SOIL
8. IF DISTURBED AREAS MUST BE LEFT OVER WINTER, AN ANIONIC POLYACRYLAMIDE SHALL BE APPLIED TO ALL DISTURBED AREAS PRIOR TO GROUND FREEZE. SEE SPECIFICATIONS FOR DETAILS.

EROSION CONTROL LEGEND:

EXISTING CONTOUR	888	
PROPOSED CONTOUR	888	
PROPOSED SILT FENCE		7 C6.1
PROPOSED INLET PROTECTION		8 C6.1
EROSION CONTROL BLANKET		9 C6.1
EROSION CONTROL BLANKET (CHANNEL FLOW)		10 C6.1
ROCK CONSTRUCTION ENTRANCE		11 C6.1
TEMPORARY DITCH CHECK		12 C6.1
RIP RAP AREA		2 C6.2
CONCRETE WASHOUT AREA		

0' 30' 60'
1" = 30'

B8

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2	05/29/2024	Progress Review
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VILLAGE OF SLINGER
300 SLINGER RD
SLINGER, WI 53086

DESIGN DEVELOPMENT

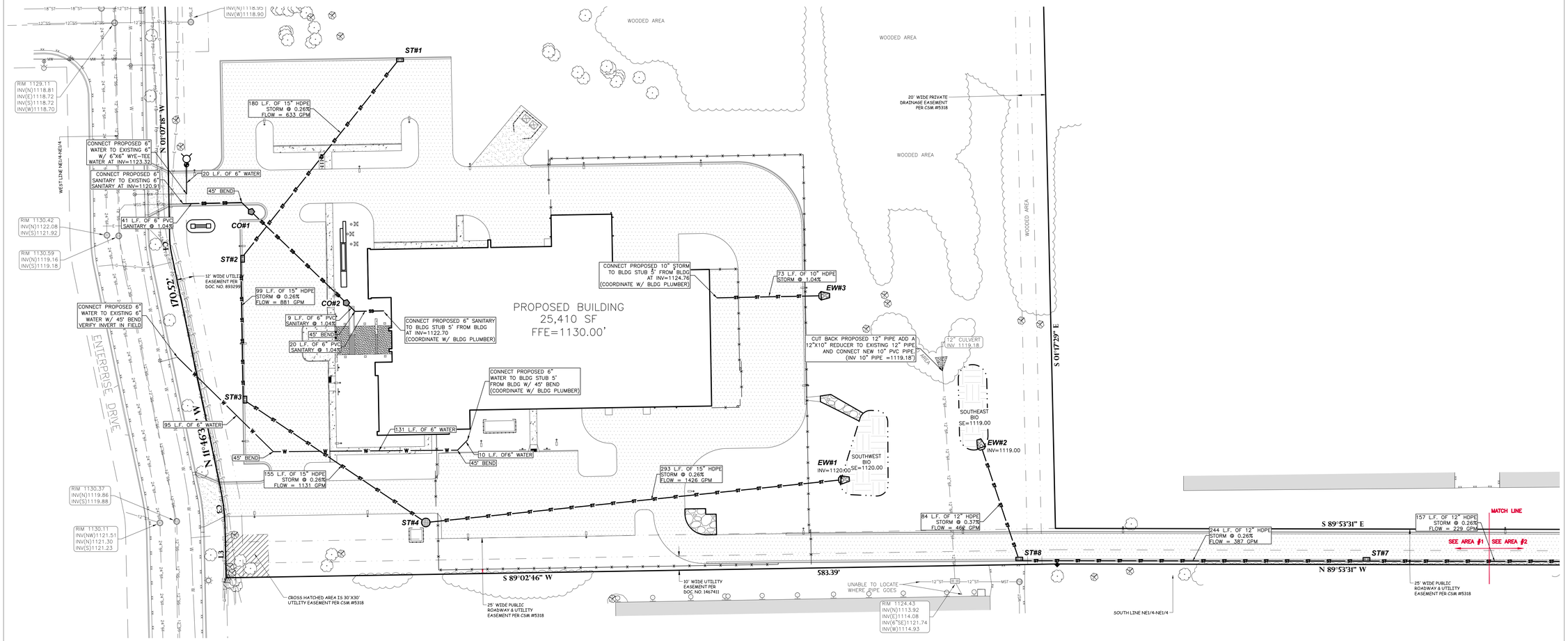
EROSION CONTROL PLAN

SHEET NO.
C4.0

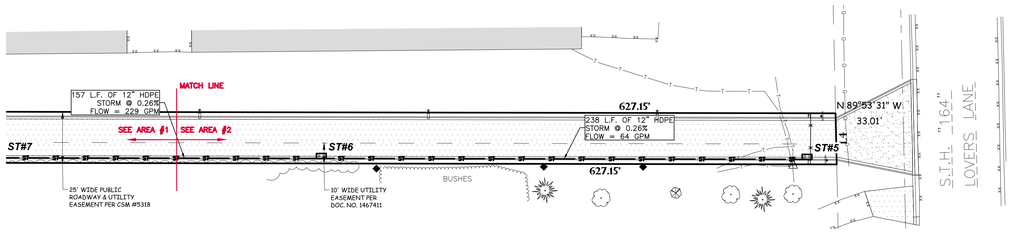
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AREA #1



AREA #2

UTILITY DISCLAIMER:

THE LOCATIONS, SIZES, AND TYPES OF UNDERGROUND PUBLIC AND PRIVATE UTILITIES OR SUBSTRUCTURES SHOW HEREON WERE OBTAINED FROM VISUAL INSPECTION, FIELD MEASUREMENTS, AND/OR AS-BUILT PLANS. SANITARY SEWER AND STORM SEWER PIPE SIZES, INVERTS, DIRECTION, AND LOCATIONS BETWEEN MANHOLES ARE SUPPLEMENTED BY AS-BUILT PLANS AND/OR ESTIMATED BASED ON FIELD OBSERVATIONS. PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY UTILITIES SHOWN HEREON, IT IS RECOMMENDED THAT THE LOCATIONS, DEPTHS, AND SIZES BE FIELD VERIFIED. THE LOCATIONS SHOWN HEREON ARE ONLY APPROXIMATE, WITH POSSIBILITY THAT ADDITIONAL UTILITY LINES NOT DISCOVERED, OR MARKED, DURING THE SEARCH OF RECORDS AND THE FIELD SURVEY MAY EXIST. ANY CONTRACTOR USING THE INFORMATION SHOWN HEREON IS HEREBY FOREWARNED THAT ANY EXCAVATION UPON THIS SITE MAY RESULT IN THE DISCOVERY OF ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN HEREON. IN GENERAL, UNDERGROUND UTILITY LOCATIONS ARE SHOWN FROM UTILITY MARKINGS, BY OTHERS, AND/OR AS-BUILT PLANS, PROVIDED BY OTHERS. POINT OF BEGINNING MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO THE EXISTING UTILITIES SHOWN HEREON, AND BELIEVES THAT THE INFORMATION CONTAINED HEREIN IS RELIABLE AND GENERALLY ACCURATE FOR THE PURPOSE INTENDED.

GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
2. GRADE, LINE, AND LEVEL SHALL BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
4. REFER TO THE PROPOSED BUILDING MECHANICAL/PLUMBING PLANS TO VERIFY EXACT CONNECTION LOCATIONS AND SIZES OF PROPOSED SANITARY SEWER AND WATER LATERALS.
5. COORDINATE ALL UTILITY WORK WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
6. COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY WITH THE LOCAL MUNICIPALITY.
7. ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
8. THE PROPOSED WATER MAIN SHALL HAVE A MINIMUM COVER OF 7'-6" TO THE TOP OF PIPE FROM PROPOSED FINISHED GRADE. SEE SHEET C3.0 FOR PROPOSED FINISHED GRADE.
9. THE MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY, AND PRIOR TO CONNECTING SANITARY SEWER AND WATER LATERALS TO THE PUBLIC MAINS.
10. THE CONTRACTOR SHALL HAVE A TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING.
11. THE MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES, IF NEEDED.
12. FIELD VERIFY INVERT ELEVATION OF THE SANITARY SEWER AND WATER PUBLIC MAIN, AT THE LOCATION OF THE SERVICE LATERAL CONNECTIONS, PRIOR TO CONNECTING THE LATERALS TO THE PUBLIC MAIN.
13. PROVIDE RIP RAP AT ALL STORM ENDWALLS TO PREVENT WASHOUT AND EROSION.
14. INSTALL WisDOT TYPE HR FILTER FABRIC BENEATH PROPOSED RIP RAP.

BENCHMARK:

ELEVATIONS ARE REFERENCED TO NGVD 29 DATUM.

BENCHMARK #1
ARROW BOLT ON HYDRANT,
LOCATED ON THE EAST SIDE OF ENTERPRISE DRIVE, APPROXIMATELY 240 FEET SOUTH OF THE INTERSECTION OF ENTERPRISE DRIVE AND CORPORATE DRIVE.
ELEVATION = 1134.39

BENCHMARK #2
FLAG BOLT ON HYDRANT,
LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF ENTERPRISE DRIVE AND CORPORATE DRIVE.
ELEVATION = 1131.53

BENCHMARK #3
FLAG BOLT ON HYDRANT,
LOCATED ON THE EAST SIDE OF ENTERPRISE DRIVE, APPROXIMATELY 190 FEET NORTH OF THE INTERSECTION OF ENTERPRISE DRIVE AND CORPORATE DRIVE.
ELEVATION = 1130.49

UTILITY LEGEND:

PROPOSED STORM SEWER	ST
PROPOSED SANITARY SEWER	SS
PROPOSED WATER MAIN	W
PROPOSED ENDWALL STRUCTURE WITH RIP RAP	1 C6.2
PROPOSED ENDWALL STRUCTURE WITHOUT RIP RAP	1 C6.2
PROPOSED STORM SEWER CURB INLET	3 C6.2
PROPOSED SANITARY SEWER CLEANOUT	4 C6.2
PROPOSED HYDRANT ASSEMBLY	5 C6.2
PROPOSED RIP RAP AREA	2 C6.2
PROPOSED BIORETENTION BASIN	6 C6.1

STORM MANHOLE SCHEDULE:

STRUCTURE #	STRUCTURE DETAILS
ST#1	RIM = 1124.87 INV (SW) = 1121.89 DEPTH = 2.98' 2'X3' CONCRETE BOX UNLET W/ NEENAH R-3067 CASTING W/ TYPE R GRATE
ST#2	RIM = 1126.37 INV (NE) = 1121.42 INV (S) = 1121.43 DEPTH = 4.95' 2'X3' CONCRETE BOX UNLET W/ NEENAH R-3067 CASTING W/ TYPE R GRATE
ST#3	RIM = 1126.28 INV (N) = 1121.17 INV (SE) = 1121.17 DEPTH = 5.11' 2'X3' CONCRETE BOX UNLET W/ NEENAH R-3067 CASTING W/ TYPE R GRATE
ST#4	RIM = 1127.23 INV (NW) = 1120.76 INV (E) = 1120.76 DEPTH = 6.47' 48" I.D. PRECAST MANHOLE W/ NEENAH R-2560-EA CASTING W/ BEEHIVE GRATE

STRUCTURE #	STRUCTURE DETAILS
ST#5	RIM = 1123.90 INV (W) = 1120.97 DEPTH = 2.92' 2'X3' CONCRETE BOX UNLET W/ NEENAH R-3067 CASTING W/ TYPE R GRATE
ST#6	RIM = 1122.64 INV (E) = 1120.36 INV (W) = 1120.36 DEPTH = 2.28' 2'X3' CONCRETE BOX UNLET W/ NEENAH R-3067 CASTING W/ TYPE R GRATE
ST#7	RIM = 1122.77 INV (E) = 1119.95 INV (W) = 1119.95 DEPTH = 2.82' 2'X3' CONCRETE BOX UNLET W/ NEENAH R-3067 CASTING W/ TYPE R GRATE
ST#8	RIM = 1127.11 INV (E) = 1119.31 INV (N) = 1119.31 DEPTH = 7.80' 2'X3' CONCRETE BOX UNLET W/ NEENAH R-3067 CASTING W/ TYPE R GRATE

CLEAN OUT SCHEDULE:

STRUCTURE #	STRUCTURE DETAILS
CO#1	RIM = 1129.56 INV (SE) = 1121.43 INV (NW) = 1121.43
CO#2	RIM = 1128.82 INV (SE) = 1122.40 INV (NW) = 1122.40

0' 30' 60'
1" = 30'

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DESIGN DEVELOPMENT

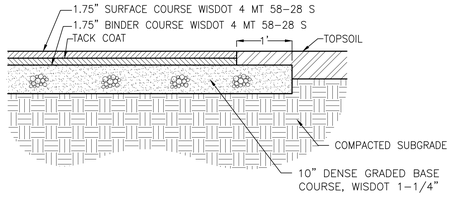
UTILITY PLAN

SHEET NO. **C5.0**

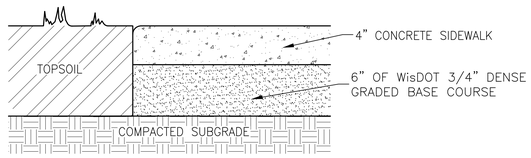
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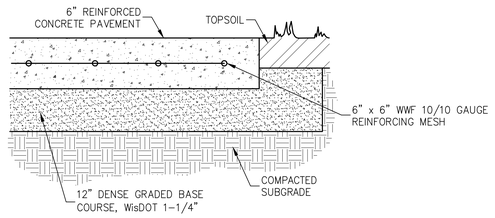
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ASPHALT PAVEMENT — 1 / C6.0

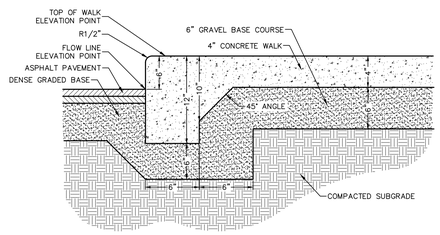


CONCRETE SIDEWALK — 2 / C6.0

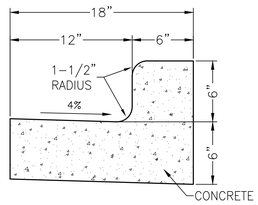


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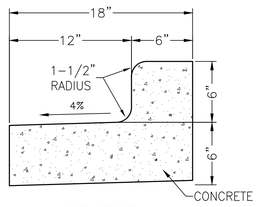
REINFORCED CONCRETE PAVEMENT — 3 / C6.0



THICKENED EDGE WALK — 4 / C6.0

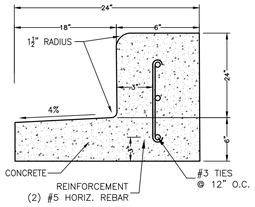


STANDARD

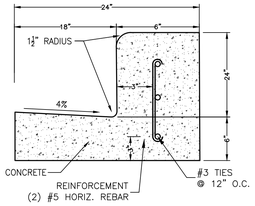


REJECT

18" CURB & GUTTER — 5 / C6.0

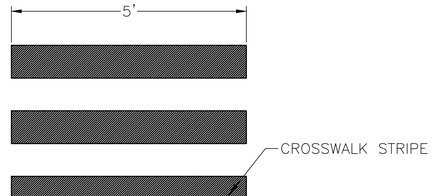


24" REJECT GUTTER

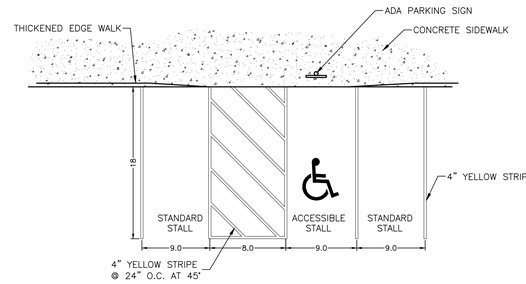


24" STANDARD GUTTER

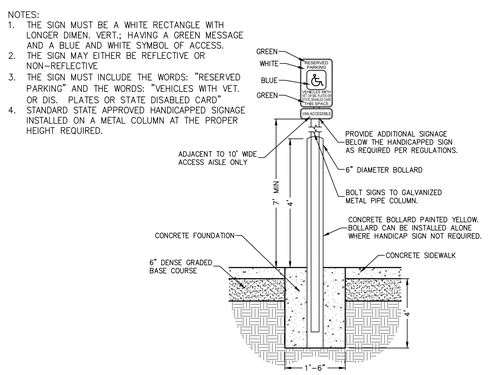
24" CURB & GUTTER — 6 / C6.0



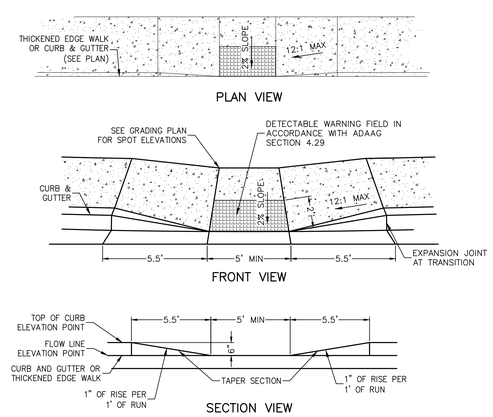
CROSSWALK STRIPING — 7 / C6.0



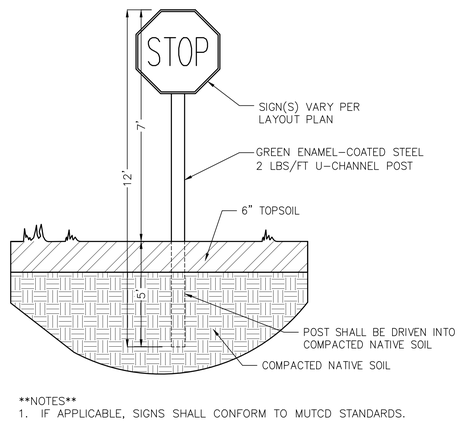
PARKING LOT STRIPING — 8 / C6.0



ACCESSIBLE PARKING SIGN — 9 / C6.0

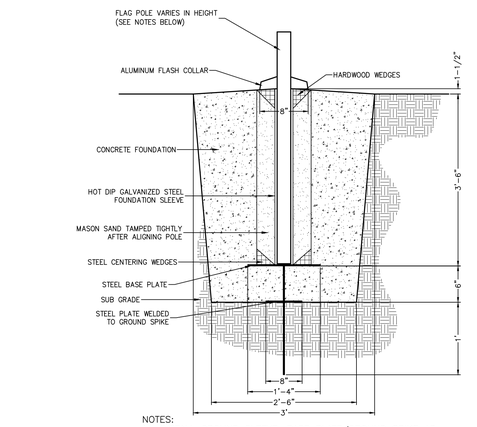


ACCESSIBLE CURB RAMP — 10 / C6.0



NOTES
1. IF APPLICABLE, SIGNS SHALL CONFORM TO MUTCD STANDARDS.

ROAD SIGN — 11 / C6.0



NOTES:
1. INSTALL GROUND SLEEVE, BASE PLATE/GROUND SPIKE AS OBTAINED FROM MANUFACTURER
2. VERIFY INSTALLATION PER MANUFACTURER'S SPECIFICATIONS
3. AMERICAN FLAG TO BE 25' TALL
4. OTHER TWO FLAGS TO BE 20' TALL

FLAG POLE FOUNDATION — 12 / C6.0

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DESIGN DEVELOPMENT

DETAILS

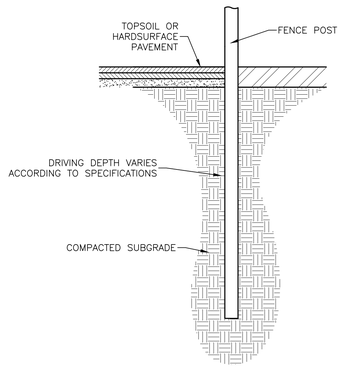
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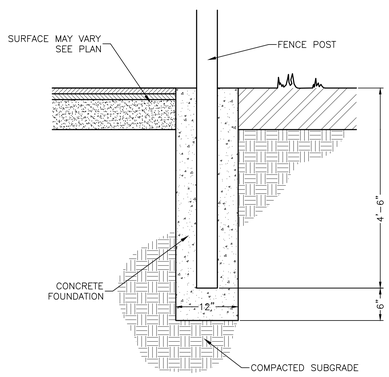
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NOTES:
1. ALL LINE POSTS DRIVEN THROUGH ASPHALT PAVEMENT SHALL BE SEALED WITH CAULK.
2. SEE LAYOUT PLAN FOR DRIVEN POST LOCATION

FENCE POST - DRIVEN

1 C6.1



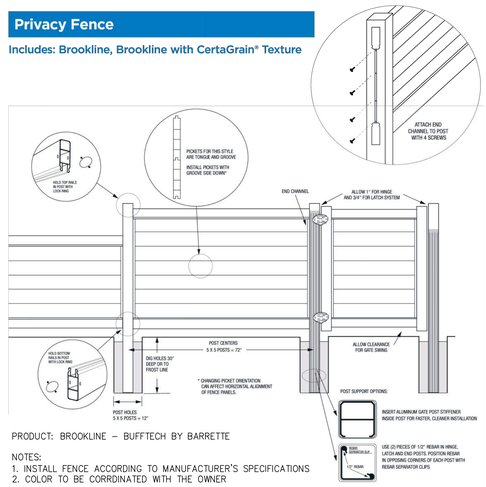
NOTES:
1. SEE LAYOUT PLAN FOR TERMINAL/CORNER POST LOCATION

FENCE POST - TERMINAL

2 C6.1

Privacy Fence

Includes: Brookline, Brookline with CertaGrain® Texture

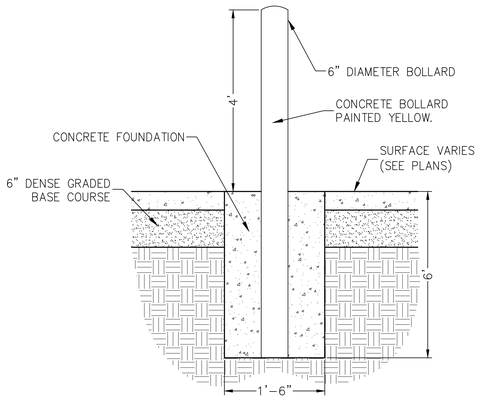


PRODUCT: BROOKLINE – BUFFTECH BY BARRETTE

NOTES:
1. INSTALL FENCE ACCORDING TO MANUFACTURER'S SPECIFICATIONS
2. COLOR TO BE CORRDINATED WITH THE OWNER

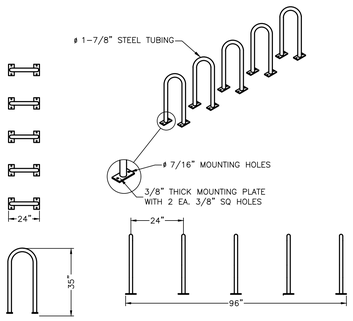
BROOKLINE PRIVACY FENCE

3 C6.1



CONCRETE BOLLARD

4 C6.1

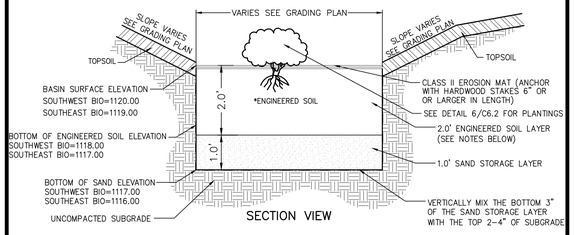


PRODUCT: U190-SF-ES
DESCRIPTION: MADRIX U BIKE RACK BIKE RACK 10 BIKE CAPACITY

NOTES:
1. BIKE RACK SHALL BE A SURFACE MOUNTED 10 BIKE CAPACITY BIKE RACK.
2. PRODUCT SHALL BE MADRAX U BIKE RACK AS SHOWN ABOVE, OR APPROVED EQUAL.
3. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
4. VERIFY COLOR (FINISH) WITH ARCHITECT/OWNER, SEE MANUFACTURER'S SPECIFICATIONS.
5. SEE LAYOUT PLAN FOR LOCATION.

INVERTED U BIKE RACK

5 C6.1

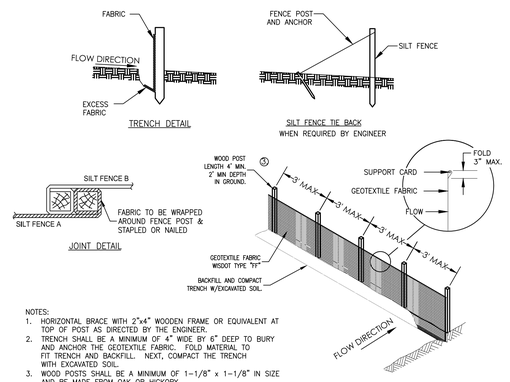


SECTION VIEW

*NOTES:
1. DO NOT ADD ENGINEERED MEDIA UNTIL SITE PAVING HAS OCCURRED AND TURF AREAS HAVE BEEN ESTABLISHED WITH VEGETATION.
2. ENGINEERED MEDIA SHALL BE INSTALLED WITH NO MECHANICAL COMPACTION (INCLUDING EQUIPMENT TRACKING).
3. ENGINEERED MEDIA SHALL BE INSTALLED IN 6" LIFTS AND SPRINKLER WATERED (TO SIMULATE RAINFALL) AT EACH LIFT TO ACHIEVE SETTLEMENT.
4. ENGINEERED MEDIA COMPOSITION–THE SOIL SHALL BE ENGINEERED TO THE FOLLOWING SPECIFICATIONS:
 4.A. THE PLANTING MIXTURE SHALL CONSIST OF A MIXTURE OF 70 TO 85% SAND AND 15 TO 30% COMPOST BY VOLUME. SPECIAL ATTENTION SHOULD BE GIVEN TO PLANT SELECTION WHEN THE PERCENTAGE OF SAND EXCEEDS 75%. NOTE: THIS MIXTURE MEETS THE EQUIVALENT LEVEL OF PROTECTION AS DETERMINED BY DNR.
 4.B. THE SAND SHALL MEET ONE OF THE FOLLOWING GRADATION REQUIREMENTS:
  –USDA COARSE SAND (.02 – .04 INCHES)
  –ASTM C33 (FINE AGGREGATE CONCRETE SAND)
  –WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5.3.4. (FINE AGGREGATE CONCRETE SAND) 2005 EDITION, OR AN EQUIVALENT AS APPROVED BY THE ADMINISTERING AUTHORITY. THE PREFERRED SAND COMPONENT CONSISTS OF MOSTLY SIO2, BUT SAND CONSISTING OF DOLOMITE OR CALCIUM CARBONATE MAY ALSO BE USED. MANUFACTURED SAND OR STONE DUST IS NOT ALLOWED. THE SAND SHALL BE WASHED AND DRAINED TO REMOVE CLAY AND SILT PARTICLES PRIOR TO MIXING.
 4.C. THE COMPOST COMPONENT SHALL MEET THE REQUIREMENTS OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES SPECIFICATION 5100, COMPOST.
 4.D. THE ENGINEERED SOIL MIX SHALL BE FREE OF ROCKS, STUMPS, ROOTS, BRUSH OR OTHER MATERIAL OVER 1 INCH IN DIAMETER. NO OTHER MATERIALS SHALL BE MIXED WITH THE PLANTING SOIL THAT MAY BE HARMFUL TO PLANT GROWTH OR PROVE A HINDRANCE TO PLANTING OR MAINTENANCE.
 4.E. THE ENGINEERED SOIL MIX SHALL HAVE A PH BETWEEN 5.5 AND 6.5.
 4.F. THE ENGINEERED SOIL MIX SHALL HAVE ADEQUATE NUTRIENT CONTENT TO MEET PLANT GROWTH REQUIREMENTS.

BIO-RETENTION BASIN

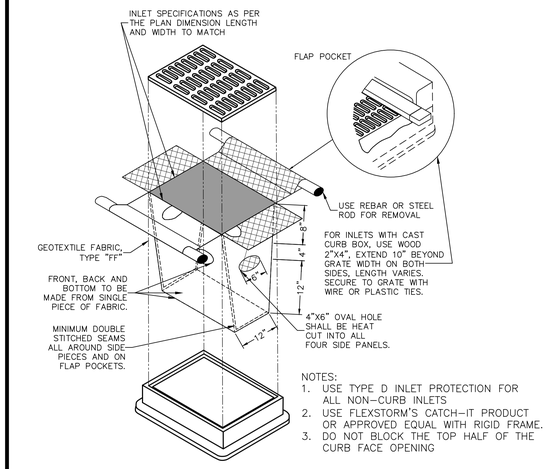
6 C6.1



NOTES:
1. HORIZONTAL BRACE WITH 2"x4" WOODEN FRAME OR EQUIVALENT AT TOP OF POST AS DIRECTED BY THE ENGINEER.
2. TRENCH SHALL BE A MINIMUM OF 4" WIDE BY 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL. NEXT, COMPACT THE TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM OF 1–1/8" x 1–1/8" IN SIZE AND BE MADE FROM OAK OR HICKORY.
4. ATTACH THE FABRIC TO THE POST WITH WIRE STAPLES OR WOODEN LATH AND NAILS.
5. WOOD POSTS SHALL MAINTAIN A 3' MAXIMUM SPACING WHEN USING STANDARD GEOTEXTILE FABRIC. WHEN WOVEN GEOTEXTILE FABRIC IS USED, THE WOOD POSTS MAY BE SPACED UP TO 8' APART.

SILT FENCE

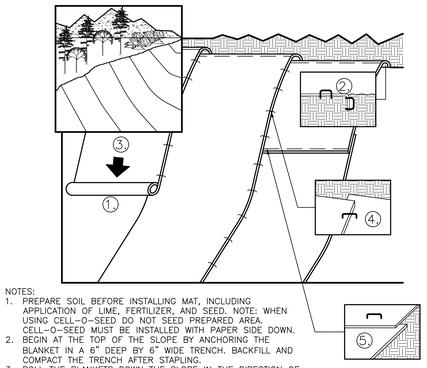
7 C6.1



NOTES:
1. USE TYPE D INLET PROTECTION FOR ALL NON–CURB INLETS
2. USE FLEXSTORM'S CATCH–IT PRODUCT OR APPROVED EQUAL WITH RIGID FRAME.
3. DO NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING

INLET PROTECTION

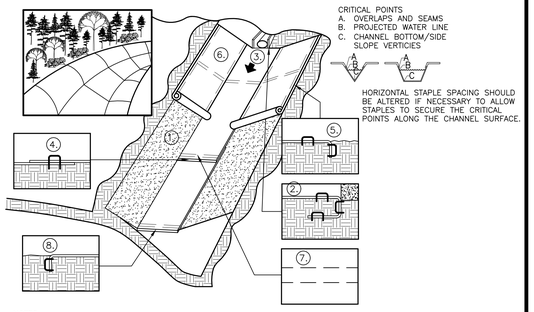
8 C6.1



NOTES:
1. PREPARE SOIL BEFORE INSTALLING MAT, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL–O–SEED DO NOT SEED PREPARED AREA. CELL–O–SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS DOWN THE SLOPE IN THE DIRECTION OF THE WATER FLOW.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 6" OVERLAP. STAPLE THROUGH OVERLAPPED AREA APPROXIMATELY 12" APART.
5. EROSION CONTROL MAT SHALL BE LISTED ON THE CURRENT WisDOT PRODUCT ACCEPTABILITY LIST (PAL) AS A CLASS I TYPE A EROSION MAT.

EROSION CONTROL BLANKET

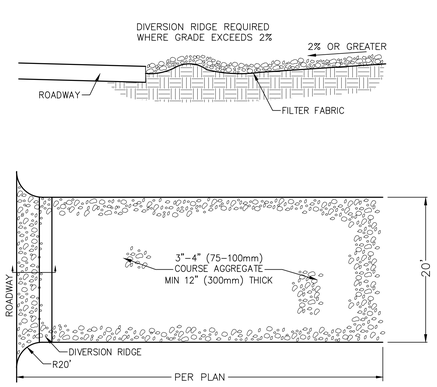
9 C6.1



NOTES:
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW ON BOTTOM OF CHANNEL.
4. PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH A 6" OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES 4" APART TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED IN 6" DEEP x 6" WIDE TRENCH BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. BLANKETS ON SIDE SLOPES MUST BE OVERLAPPED 4" OVER THE CENTER BLANKET AND STAPLED.
7. IN MEDIUM/HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A ROW OF STAPLES 4" APART OVER ENTIRE WIDTH OF CHANNEL. PLACE A SECOND ROW OF 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN AND COMPACT THE TRENCH AFTER STAPLING.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED IN A 6" DEEP x 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
9. EROSION CONTROL MAY SHALL BE LISTED ON THE CURRENT WISCONSIN DEPARTMENT OF TRANSPORTATION PRODUCT ACCEPTABILITY LIST (PAL) AS A CLASS III TYPE A EROSION MAT.

EROSION BLANKET - CHANNEL

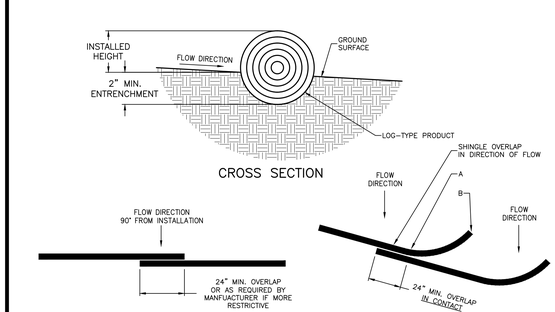
10 C6.1



NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT–OF–WAYS. THIS MAY REQUIRE TOP DRESSING. REPAIR AND/OR CLEANOUT ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAY.

ROCK CONSTRUCTION ENTRANCE

11 C6.1



NOTES:
1. USE WDNR T.S. 1071 "INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS."
2. INSTALLED HEIGHT IS MEASURED FROM THE UPSLOPE GROUND SURFACE TO THE TOP OF THE PRODUCT. DUE TO SETTLEMENT &/OR DEFORMATION, THE INSTALLED HEIGHT MAY NOT BE EQUIVALENT TO THE NOMINAL DIAMETER OF THE PRODUCT.
3. J–HOOKS SHALL BE INSTALLED SO THAT THE GROUND–PRODUCT INTERFACE ELEVATION AT LOCATION "B" IS HIGHER THAN THE TOP OF PRODUCT ELEVATION AT LOCATION A TO CREATE A WEIR AT POINT "A".
4. J–HOOKS SHALL BE INSTALLED EVERY 2 VERTICAL FEET OF DROP ALONG THE LENGTH OF THE INSTALLATION.
5. STAKE OVERLAP AS REQUIRED BY MANUFACTURER.
6. INSPECT DITCH CHECK FOR DEFICIENCIES PRIOR TO FORECASTED RAIN EVENTS, DAILY DURING EXTENDED RAIN EVENTS, AFTER RAIN EVENTS, AND AT 1–WEEK INTERVALS.
7. REMOVE SEDIMENT BEHIND DITCH CHECK BEFORE SEDIMENT LEVEL REACHES THE HALFWAY POINT BETWEEN THE GROUND SURFACE AND TOP OF THE DITCH CHECK.

TEMPORARY DITCH CEHCK

12 C6.1

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NO	DATE	ISSUANCE DESCRIPTION
1	03/28/2024	100% DESIGN DEVELOPMENT
2	05/29/2024	Progress Review
3	06/28/2024	90% CONSTRUCTION DOCUMENTS
4	07/26/2024	95% CONSTRUCTION DOCUMENTS

SLINGER POLICE DEPARTMENT
VILLAGE OF SLINGER
300 SLINGER RD
SLINGER, WI 53086

DESIGN DEVELOPMENT

DETAILS

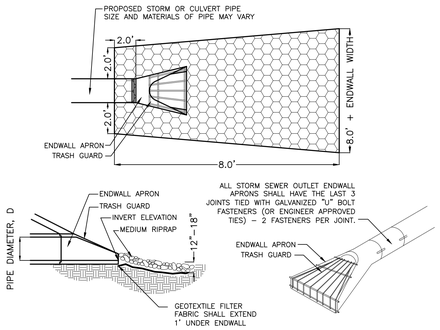
SHEET NO. **C6.1**

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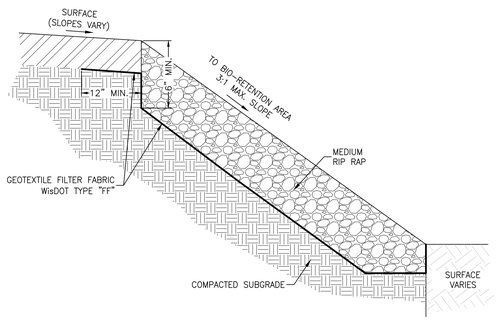
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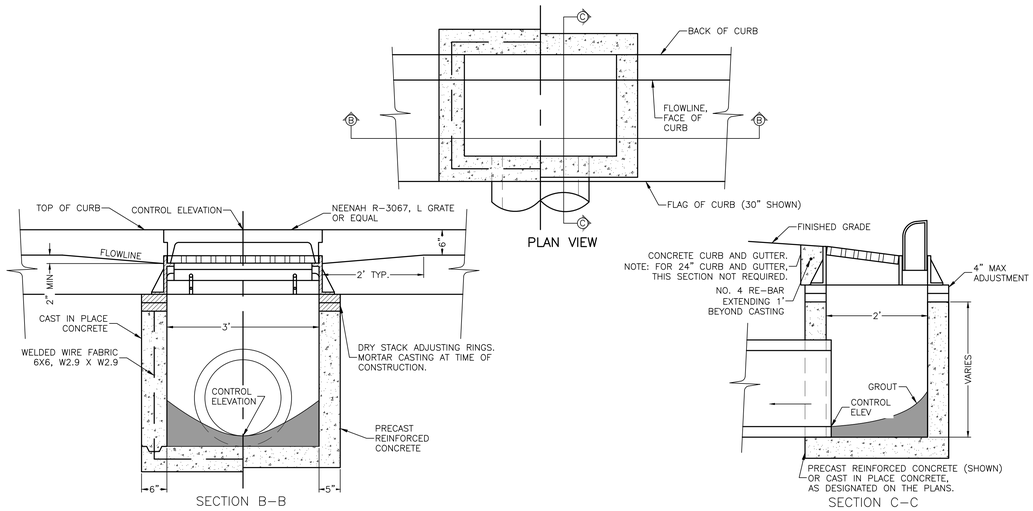


NOTES:
1. ENDWALL APRON SHALL BE PLACED LEVEL WITH THE TOP OF THE RIPRAP. PLACE FILTER FABRIC BENEATH THE PROPOSED RIPRAP. RIPRAP SHALL BE PLACED ONLY AT DISCHARGE END PIPE. SEE UTILITY PLAN FOR LOCATION
2. ALL ENDWALLS SHALL HAVE A TRASH GUARD
3. ENDWALL MATERIAL SHALL MATCH PIPE MATERIAL

ENDWALL STRUCTURE — 1 / C6.2



RIP RAP AREA — 2 / C6.2



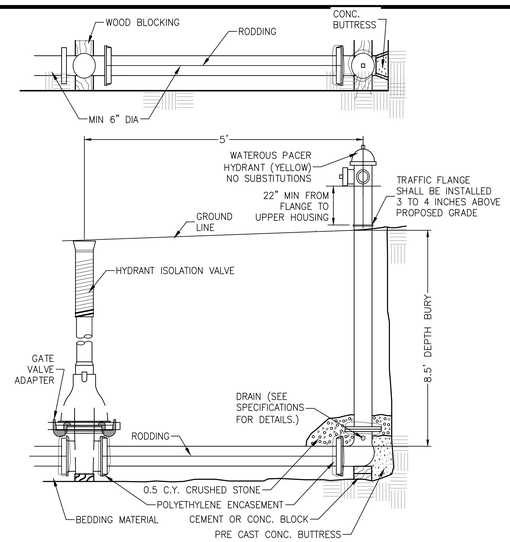
2'X3' CONCRETE CURB INLET — 3 / C6.2

NOTES:
1. INSTALL REMOVABLE WATERTIGHT TOP FLUSH WITH THE FINISH GRADE
2. SEE THE UTILITY PLAN FOR INVERT AND RIM ELEVATIONS.

SANITARY CLEANOUT — 4 / C6.2

NOTES:
A. GENERAL:
1. COMPLY WITH AWWA C502
2. HYDRANTS SHALL BE PAINTED YELLOW BY THE MANUFACTURER TO MATCH THE COLORS SELECTED BY OWNER.
3. MATCH THE HYDRANTS GENERALLY INSTALLED IN THE OWNER'S WATER SYSTEM.
4. ACCEPTABLE MANUFACTURERS:
   a. WATEROUS PACER, NO SUBSTITUTIONS

B. MATERIALS:
1. PROVIDE COMPRESSION TYPE WITH A 5-1/4" MINIMUM SIZE MAIN VALVE ASSEMBLY, O-RING SEALS, TWO 2-1/2" HOSE NOZZLES, AND A 4-1/4" PUMPER NOZZLE WITH NATIONAL STANDARD THREADS, A NATIONAL STANDARD OPERATING NUT, AND AN ABOVE GROUND BREAK FLANGE.
2. PROVIDE A 6" AUXILIARY RESILIENT SEAT TYPE GATE VALVE WITH RESTRAINED TYPE JOINTING OR BITUMINOUS COATED METAL TIE RODS BETWEEN THE VALVES AND THE TEE FITTINGS.
3. PROVIDE VALVE BOXES WITH COVER MARKED WITH THE WORD "WATER".
   a. BITUMINOUS COATED CARBON STEEL VALVE EXTENSION STEMS AND 2" SQUARE OPERATING NUTS 2 INCHES BELOW COVER.
4. PROVIDE VALVE BOX STABILIZERS ON ALL HYDRANT AUXILIARY VALVES.
   a. ACCEPTABLE MANUFACTURER:
      i ALBERICO
      ii AMERICAN
      iii ADAPTOR, INC.
      iv OR EQUAL
5. HYDRANT MARKER:
   i. PROVIDE RODON HYDRA FINDER FLAGS FOR ALL HYDRANTS.



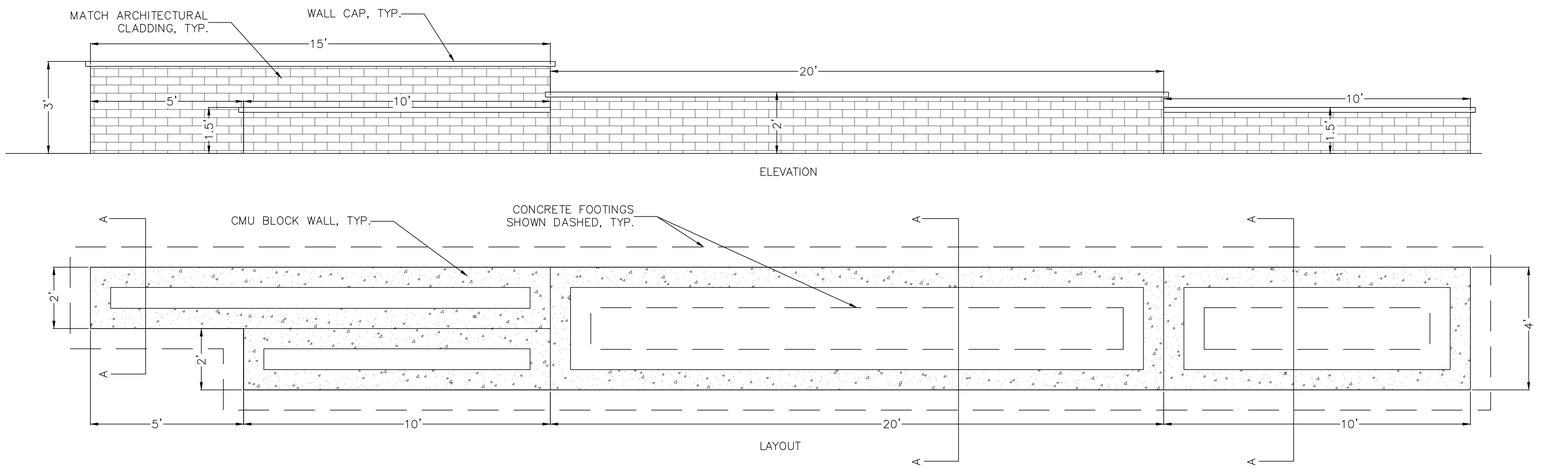
HYDRANT ASSEMBLY — 5 / C6.2

SOUTHWEST BASIN **SOUTHEAST BASIN**

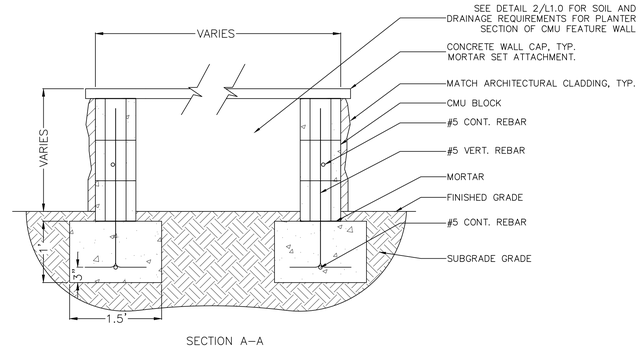
PLANT CLUSTER	SIZE	SPACING	TOTAL PLUGS
A	PLUG	12"	754
B	PLUG	12"	975
C	PLUG	12"	940

BOTANICAL NAME	COMMON NAME
A-RUDBECKIA SUBTOMENTOSA	SWEET BROWN-EYED SUSAN
B-ALLIUM CERNUUM	NODDING ONION
C-ELYMUS VIRGINICUS	VIRGINIA WILD RYE

BIO PLANTING PLAN — 6 / C6.2



CMU FEATURE WALL — 7 / C6.2



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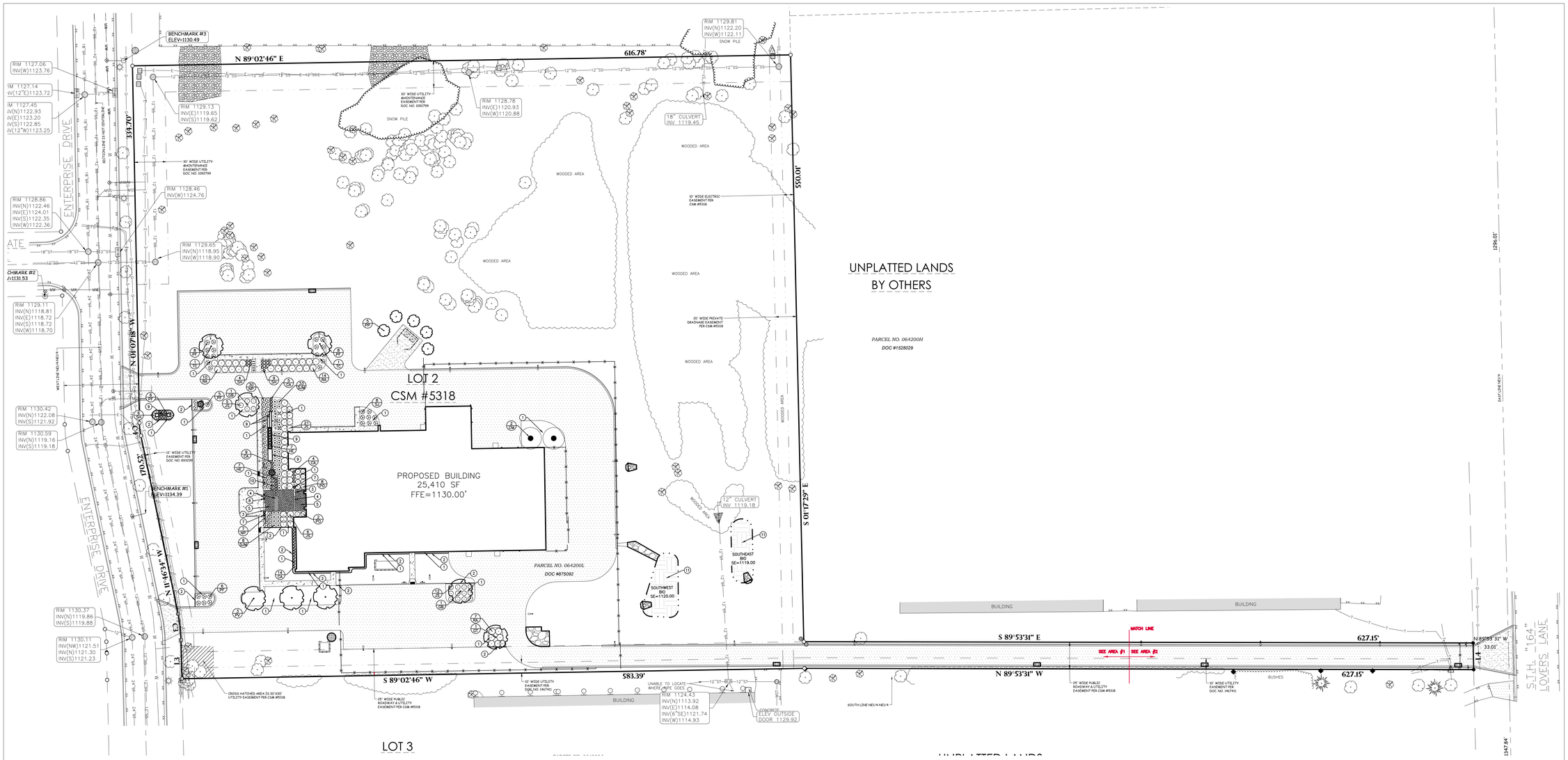
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BENCHMARK:

ELEVATIONS ARE REFERENCED TO NGVD 29 DATUM.

BENCHMARK #1
ARROW BOLT ON HYDRANT,
LOCATED ON THE EAST SIDE OF ENTERPRISE DRIVE,
APPROXIMATELY 240 FEET SOUTH OF THE
INTERSECTION OF ENTERPRISE DRIVE AND
CORPORATE DRIVE.
ELEVATION = 1134.39

BENCHMARK #2
FLAG BOLT ON HYDRANT,
LOCATED AT THE SOUTHWEST CORNER OF THE
INTERSECTION OF ENTERPRISE DRIVE AND
CORPORATE DRIVE.
ELEVATION = 1131.53

BENCHMARK #3
FLAG BOLT ON HYDRANT,
LOCATED ON THE EAST SIDE OF ENTERPRISE DRIVE,
APPROXIMATELY 190 FEET NORTH OF THE
INTERSECTION OF ENTERPRISE DRIVE AND
CORPORATE DRIVE.
ELEVATION = 1130.49

GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SPECIFIED PLANTING SOIL DEPTH IS PRESENT PRIOR TO PLANTING.
3. SEED/FERTILIZE/CRIMP HAY MULCH ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION, EXCEPT AREAS NOTED ON THIS DOCUMENT TO BE SODDED.
4. ALL PLANT MATERIALS LISTED SHALL MEET THE STANDARDS OF THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION FOR THE SIZES GIVEN.
5. ALL TREES SHALL BE STAKED WITH A MINIMUM OF THREE STAKES.
6. ALL TREES IN THE TURF AREA SHALL HAVE A 5' DIAMETER CIRCLE OF 4" DEPTH SHREDDED HARDWOOD BARK MULCH.
7. EDG-KING LANDSCAPE EDGING OR EQUAL SHALL BE PLACED AROUND ALL LANDSCAPE BEDS.
8. 3" DEPTH OF 3/4" DIAMETER DECORATIVE LANDSCAPE STONE SHALL BE PLACED IN ALL SHRUB PLANTING BEDS. COLOR TO BE SELECTED BY OWNER.
9. FILTER FABRIC SHALL BE PLACED BENEATH ALL LANDSCAPE STONE OR BARK MULCH.
10. COORDINATE ALL LANDSCAPE WORK WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES.

PLANTING SCHEDULE:

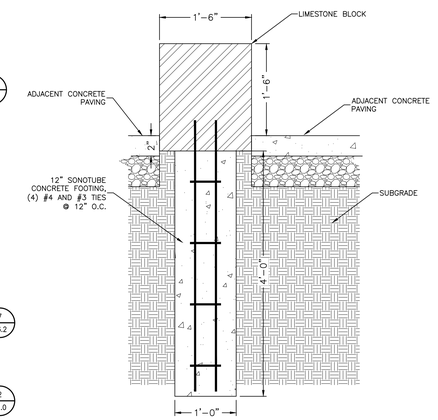
TREES SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
GB	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	2" CAL.	40'TX15'W	2
GT	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	2" CAL.	35'TX25'W	1
PP	PICEA PUNGENS 'FAT ALBERT'	FAT ALBERT COLORADO SPRUCE	5'-6'T	15'TX10'W	5
PV	PRUNUS VIRGINIANA 'CANADA RED'	CANADA RED CHOKECHERRY	1 1/2" CAL.	20'TX25'W	3
TC	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2" CAL.	40'TX30'W	2

SHRUBS SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
CM	CORNUS MAS	CORNELIANCHERRY DOGWOOD	36"	12'T X 15'W	2
HE	HEUCHERA 'BERRY SMOOTHIE'	CORAL BELLS	12"	2'T X 18"W	14
JS	JUNIPERUS SQUAMATA EXPANSA 'PARSONII'	PARSON'S JUNIPER	18"	3-4'T X 3-5'W	44
NP	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	12"	2'T X 2-3'W	38
PF	POTENTILLA FRUTICOSA 'GOLD STAR'	GOLD STAR POTENTILLA	12"	2'T X 3'W	33
PO	PHYSOCARPUS OPULIFOLIUS	TINY WINE NINEBARK	18"	4'T X 4-5'W	10
RA	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	12"	2-3'T X 6'W	31
SJ	SPIRAEA JAPONICA 'SMNSJMFR'	DOUBLE PLAY RED SPIREA	12"	2-3'T X W	8
SJM	SPIRAEA JAPONICA 'WALBUMA'	MAGIC CARPET SPIREA	12"	18-24"T X 24"W	54

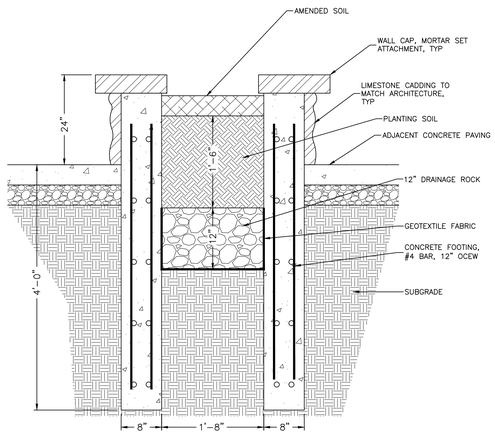
ORNAMENTAL GRASS SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
CA	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	24"	5'-7'T	32
SH	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	12"	2-3'T X 2'W	19

KEYNOTES:

1. LANDSCAPE STONE-SEE GENERAL NOTES #8 & #9
2. LANDSCAPE EDGING, TYP.- SEE GENERAL NOTE #7
3. 18" TALL LIMESTONE SEATBLOCK, TOP CUT AND POLISHED, SIDES SPLIT.
   COLOR: AMBER
   SOURCE: KASOTA STONE OR SIMILAR
4. COLOR CONCRETE TYPE 1 (BANDING)
   COLOR: "SANSTONE" BY DAVIS COLORS
   FINISH: LIGHT SAND BLAST
5. COLOR CONCRETE TYPE 2 (FIELD)
   COLOR: "PEBBLE" BY DAVIS COLORS
   FINISH: LIGHT BROOM FINISH
6. ~~CONCRETE SCORING PATTERN, TYP.~~
7. OPTION - OUTDOOR PEDESTAL PLANTER
   TYPE: 24" ROSA PLANTER BY LANDSCAPE FORMS OR SIMILAR
   COLOR: TO MATCH ARCHITECTURE ACCENT COLOR
   PLANTING: (3) RUDBECKIA HIRTA (BLACK-EYED SUSAN) PER PLANTER
8. BOLLARD: TYP OF 2
   MANUF: LANDSCAPE FORMS
   TYPE: NORTHPORT REMOVABLE BOLLARD
   COLOR: BRONZE
   MOUNT: 6-INCH REMOVABLE
9. CMU FEATURE WALL
   FINISH: MATCH ARCHITECTURAL LIMESTONE CLADDING
   WALL CAP: STEPSTONE SQUARE MODULAR WALL CAP OR SIMILAR
   SIZE: VARIES BY LOCATION
   COLOR: PEBBLE
   FINISH: LIGHT SANDBLAST
   ATTACH: MORTAR SET
10. 24" TALL PLANTER WALL
    FINISH: MATCH ARCHITECTURAL LIMESTONE CLADDING
    WALL CAP: STEPSTONE SQUARE MODULAR WALL CAP OR SIMILAR
    SIZE: 1.3-1/4" x 24" x 3-3/8"
    COLOR: PEBBLE
    FINISH: LIGHT SANDBLAST
    ATTACH: MORTAR SET
11. BIO-RETENTION BASIN. SEE DETAIL 6/C6.2



LIMESTONE SEATBLOCK — 1 / L1.0



CONCRETE PLANTER WALL — 2 / L1.0

0' 40' 80'
1" = 40'

N

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1	03/28/2024	100% DESIGN DEVELOPMENT
2	05/29/2024	Progress Review
3	06/28/2024	90% CONSTRUCTION DOCUMENTS
4	07/26/2024	95% CONSTRUCTION DOCUMENTS

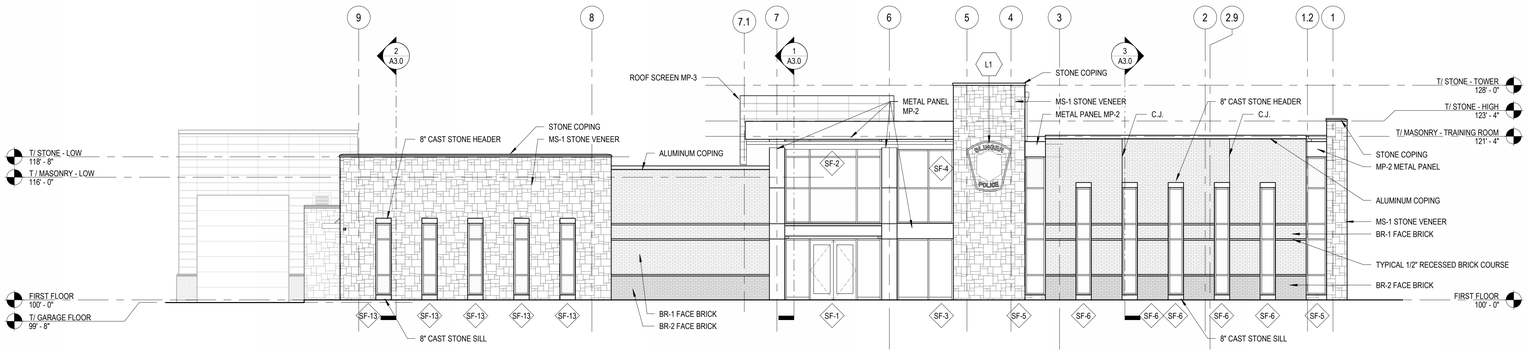
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LANDSCAPE PLAN

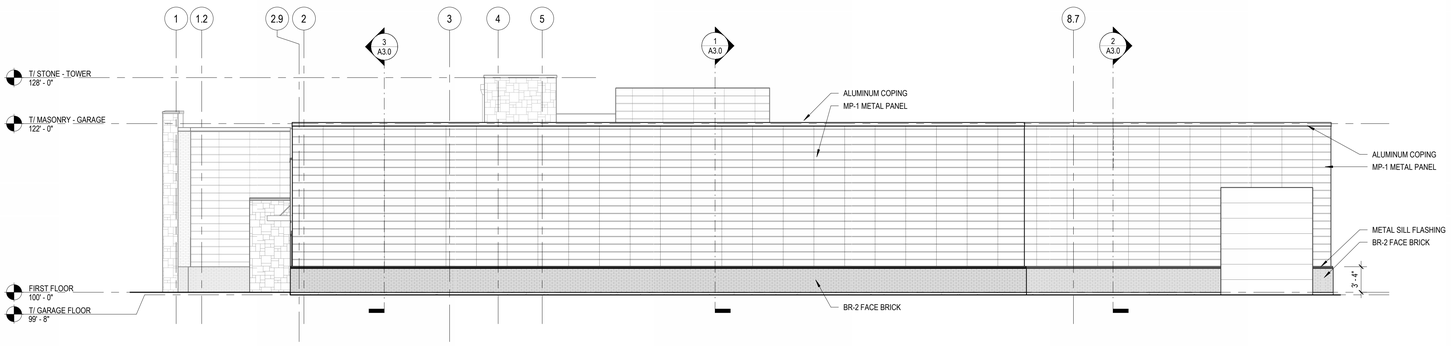
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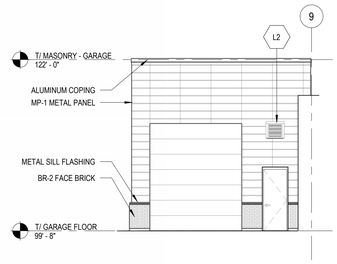
EXTERIOR ELEVATIONS KEYED NOTES	
TAG	DESCRIPTION
L1	ANODIZED ALUMINUM SIGNAGE. 1" DEEP, STUD MOUNTED TO FACE OF WALL WITH BACKLIT LED LIGHTING SYSTEM. PROVIDE SEALED BACK PLATE RATED FOR OUTDOOR USE. SEE DETAIL 1/A6.8 FOR ENLARGED DETAIL. REFER TO SPECIFICATIONS AND ELECTRICAL SERIES FOR ADDITIONAL INFOMATION.
L2	WALL LOUVER, REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.



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



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



5 EXT ELEVATION - SALLY PORT - WEST
1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND

STONE VENEER BLOCK (DESIGN BASIS)
MS-1 STONE VENEER
MFR: EDEN STONE
STYLE: ROYAL CHATEAU
SIZE: FULL VENEER
(VARIES W x VARIES H x VARIES L)
COLOR: BUCKINGHAM

MASONRY VENEER BRICK (DESIGN BASIS)
BR-1 FACE BRICK
MFR: GLEN-GERY
SIZE: MODULAR
(3 5/8"W x 2 1/4"H x 11 5/8"L)
COLOR: TOASTED FINE ART VELOUR
USE: AS BLDG. BRICK VENEER AS INDICATED

MASONRY VENEER BRICK (DESIGN BASIS)
BR-2 FACE BRICK
MFR: GLEN-GERY
SIZE: MODULAR
(3 5/8"W x 2 1/4"H x 11 5/8"L)
COLOR: BLACK HILLS VELOUR
USE: AS BLDG. BRICK VENEER AS INDICATED

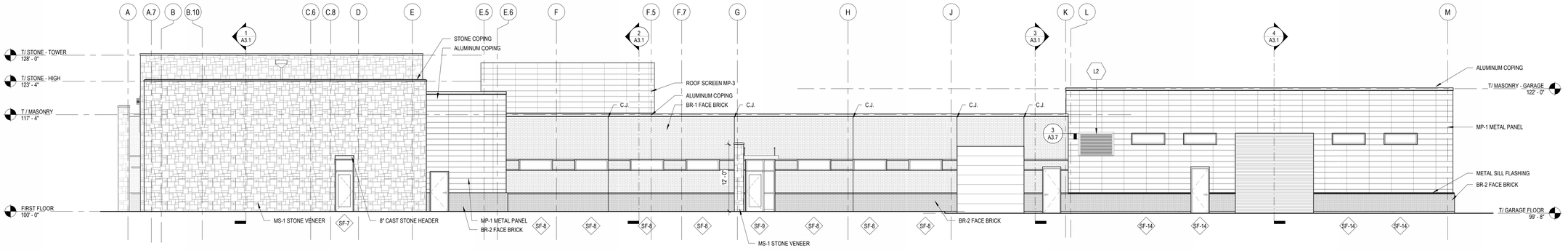
FORMED METAL WALL PANEL (DESIGN BASIS)
ABBREV. AS SHOWN:
MP-1 METAL PANEL TO BE:
MFR: PAC-CLAD
STYLE: ALUMINUM REVEAL WALL PANEL
COLOR: CHAMPAGNE
SIZES: 12" NOMINAL PANEL WIDTH

COMPOSITE METAL WALL PANEL (DESIGN BASIS)
ABBREV. AS SHOWN:
MP-2 METAL PANEL TO BE:
MFR: PAC-CLAD
STYLE: COMPOSITE WALL PANELS
COLOR: CHAMPAGNE
SIZES: VARIES

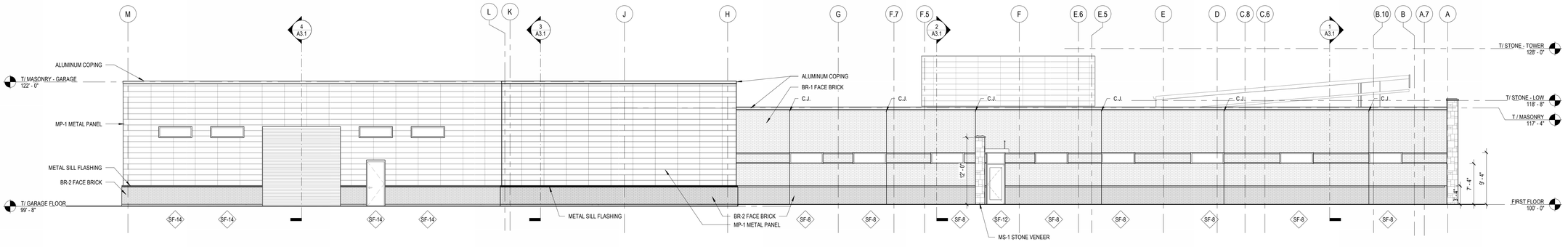
METAL PANEL ROOF SCREEN (DESIGN BASIS)
ABBREV. AS SHOWN:
MP-3 METAL PANEL TO BE:
MFR:
STYLE: TO MATCH MP-1
COLOR: TO MATCH MP-1
SIZES: VARIES

STOREFRONT
ABBREV. AS SHOWN:
SF-1 STOREFRONT BASIS OF DESIGN TO BE:
MFR: ???
MULTIPLANE CENTER SET
COLOR: ???
SIZES: ???
REFER TO A6 SERIES WINDOW TYPES SHEET FOR MORE INFO

LEGEND - EXTERIOR MATERIALS
1/8" = 1'-0"



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



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

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EXTERIOR ELEVATIONS

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Meeting Notes from February 22, 2024 Meeting



View from West



View from East



View from South

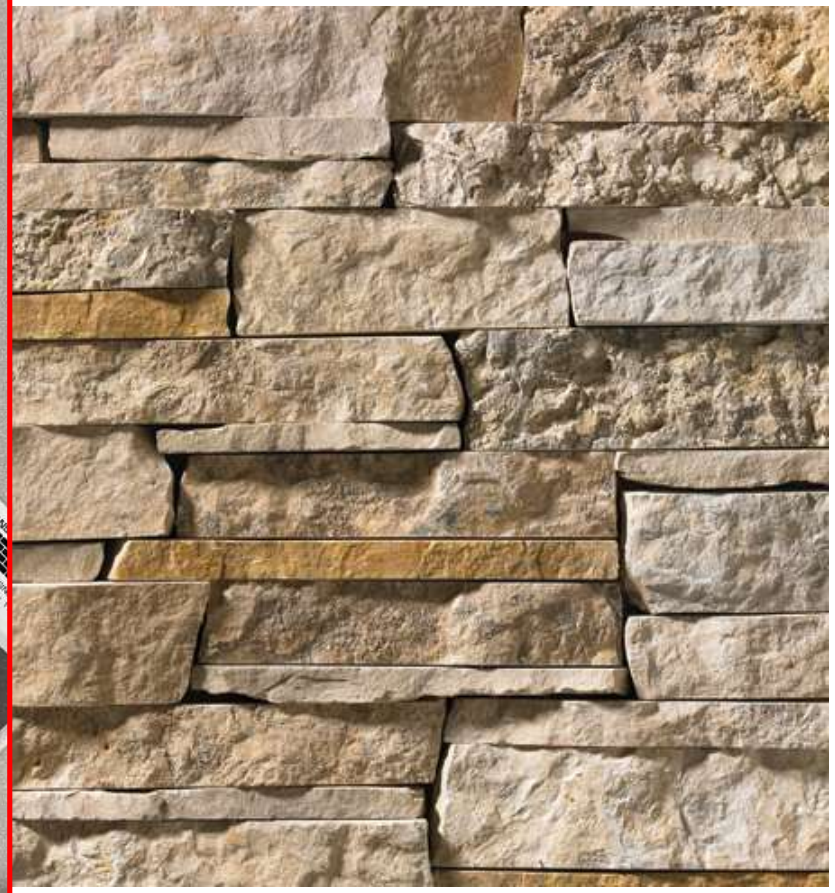
Building Exterior Options

Village of Slinger
Job No. 22-3477.03

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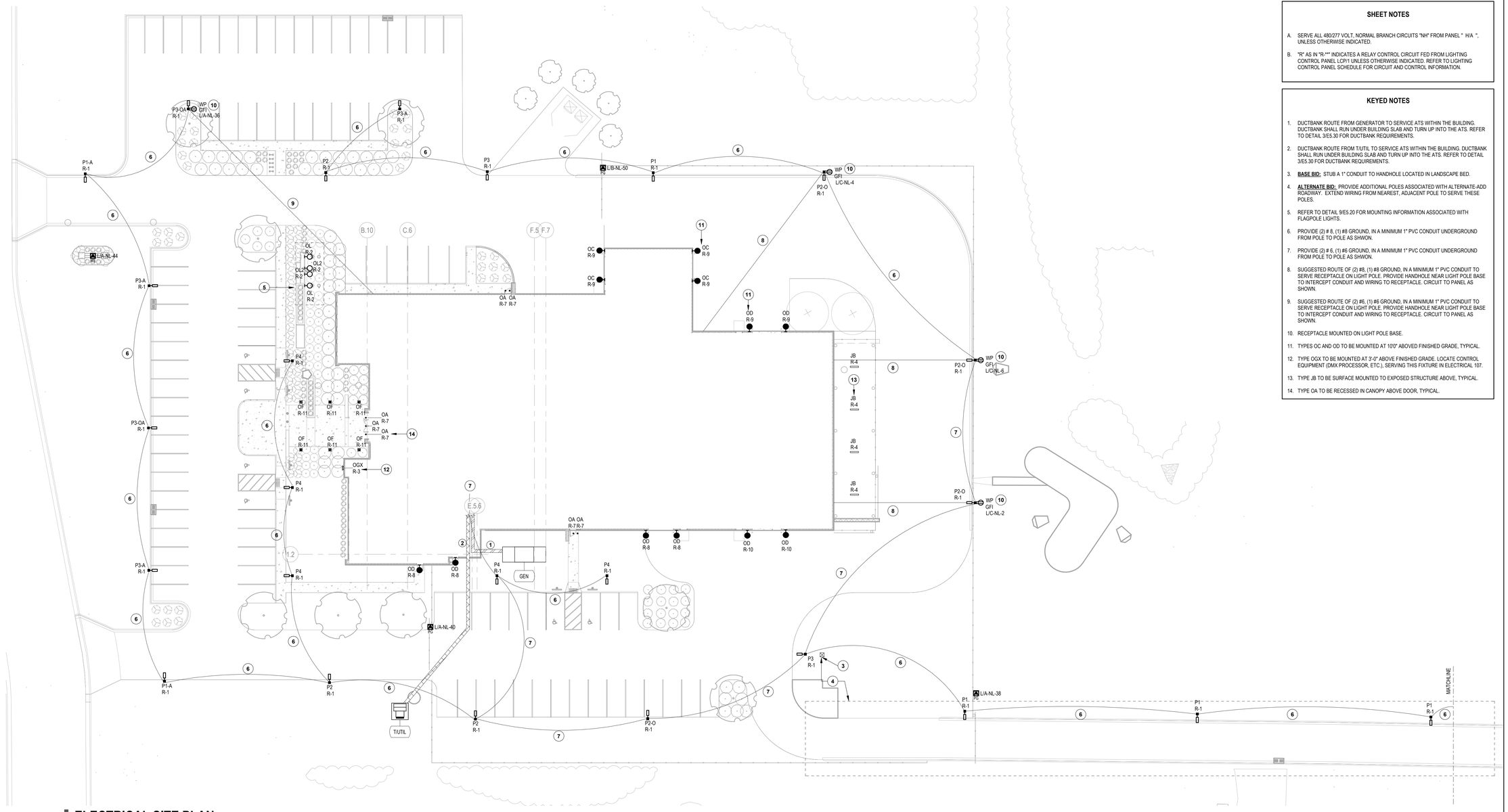




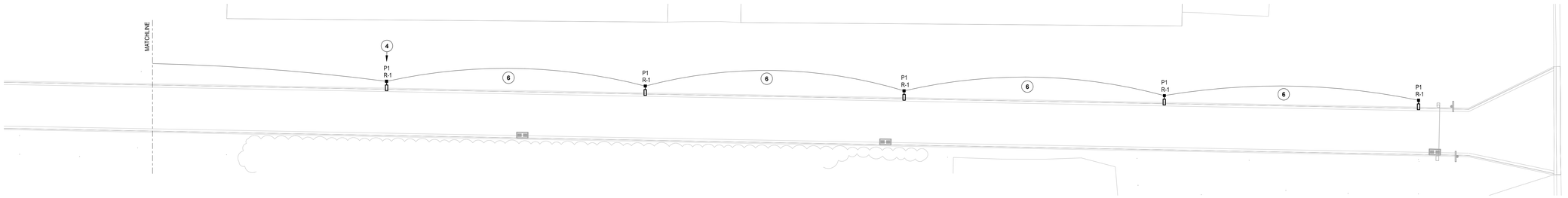
Building Exterior Masonry

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1 ELECTRICAL SITE PLAN
1" = 20'-0"



2 ELECTRICAL SITE PLAN - ALTERNATE ADD - EXTENDED ROADWAY
1" = 20'-0"

SHEET NOTES

A. SERVE ALL 480/277 VOLT, NORMAL BRANCH CIRCUITS "NH" FROM PANEL " H/A ", UNLESS OTHERWISE INDICATED.

B. "R" AS IN "R-**" INDICATES A RELAY CONTROL CIRCUIT FED FROM LIGHTING CONTROL PANEL LCP1 UNLESS OTHERWISE INDICATED. REFER TO LIGHTING CONTROL PANEL SCHEDULE FOR CIRCUIT AND CONTROL INFORMATION.

KEYED NOTES

1. DUCTBANK ROUTE FROM GENERATOR TO SERVICE ATS WITHIN THE BUILDING. DUCTBANK SHALL RUN UNDER BUILDING SLAB AND TURN UP INTO THE ATS. REFER TO DETAIL 3/E5.30 FOR DUCTBANK REQUIREMENTS.
2. DUCTBANK ROUTE FROM TAUTIL TO SERVICE ATS WITHIN THE BUILDING. DUCTBANK SHALL RUN UNDER BUILDING SLAB AND TURN UP INTO THE ATS. REFER TO DETAIL 3/E5.30 FOR DUCTBANK REQUIREMENTS.
3. **BASE BID:** STUB A 1" CONDUIT TO HANDHOLE LOCATED IN LANDSCAPE BED.
4. **ALTERNATE BID:** PROVIDE ADDITIONAL POLES ASSOCIATED WITH ALTERNATE-ADD ROADWAY. EXTEND WIRING FROM NEAREST, ADJACENT POLE TO SERVE THESE POLES.
5. REFER TO DETAIL 9/E5.20 FOR MOUNTING INFORMATION ASSOCIATED WITH FLAGPOLE LIGHTS.
6. PROVIDE (2) # 8, (1) #8 GROUND, IN A MINIMUM 1" PVC CONDUIT UNDERGROUND FROM POLE TO POLE AS SHWON.
7. PROVIDE (2) # 6, (1) #6 GROUND, IN A MINIMUM 1" PVC CONDUIT UNDERGROUND FROM POLE TO POLE AS SHWON.
8. SUGGESTED ROUTE OF (2) #8, (1) #8 GROUND, IN A MINIMUM 1" PVC CONDUIT TO SERVE RECEPTACLE ON LIGHT POLE. PROVIDE HANDHOLE NEAR LIGHT POLE BASE TO INTERCEPT CONDUIT AND WIRING TO RECEPTACLE. CIRCUIT TO PANEL AS SHOWN.
9. SUGGESTED ROUTE OF (2) #6, (1) #6 GROUND, IN A MINIMUM 1" PVC CONDUIT TO SERVE RECEPTACLE ON LIGHT POLE. PROVIDE HANDHOLE NEAR LIGHT POLE BASE TO INTERCEPT CONDUIT AND WIRING TO RECEPTACLE. CIRCUIT TO PANEL AS SHOWN.
10. RECEPTACLE MOUNTED ON LIGHT POLE BASE.
11. TYPES OC AND OD TO BE MOUNTED AT 10'0" ABOVED FINISHED GRADE, TYPICAL.
12. TYPE OGX TO BE MOUNTED AT 3'-0" ABOVE FINISHED GRADE. LOCATE CONTROL EQUIPMENT (DMX PROCESSOR, ETC.), SERVING THIS FIXTURE IN ELECTRICAL 107.
13. TYPE JB TO BE SURFACE MOUNTED TO EXPOSED STRUCTURE ABOVE, TYPICAL.
14. TYPE OA TO BE RECESSED IN CANOPY ABOVE DOOR, TYPICAL.

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DESIGN DEVELOPMENT

SITE LIGHTING PLAN

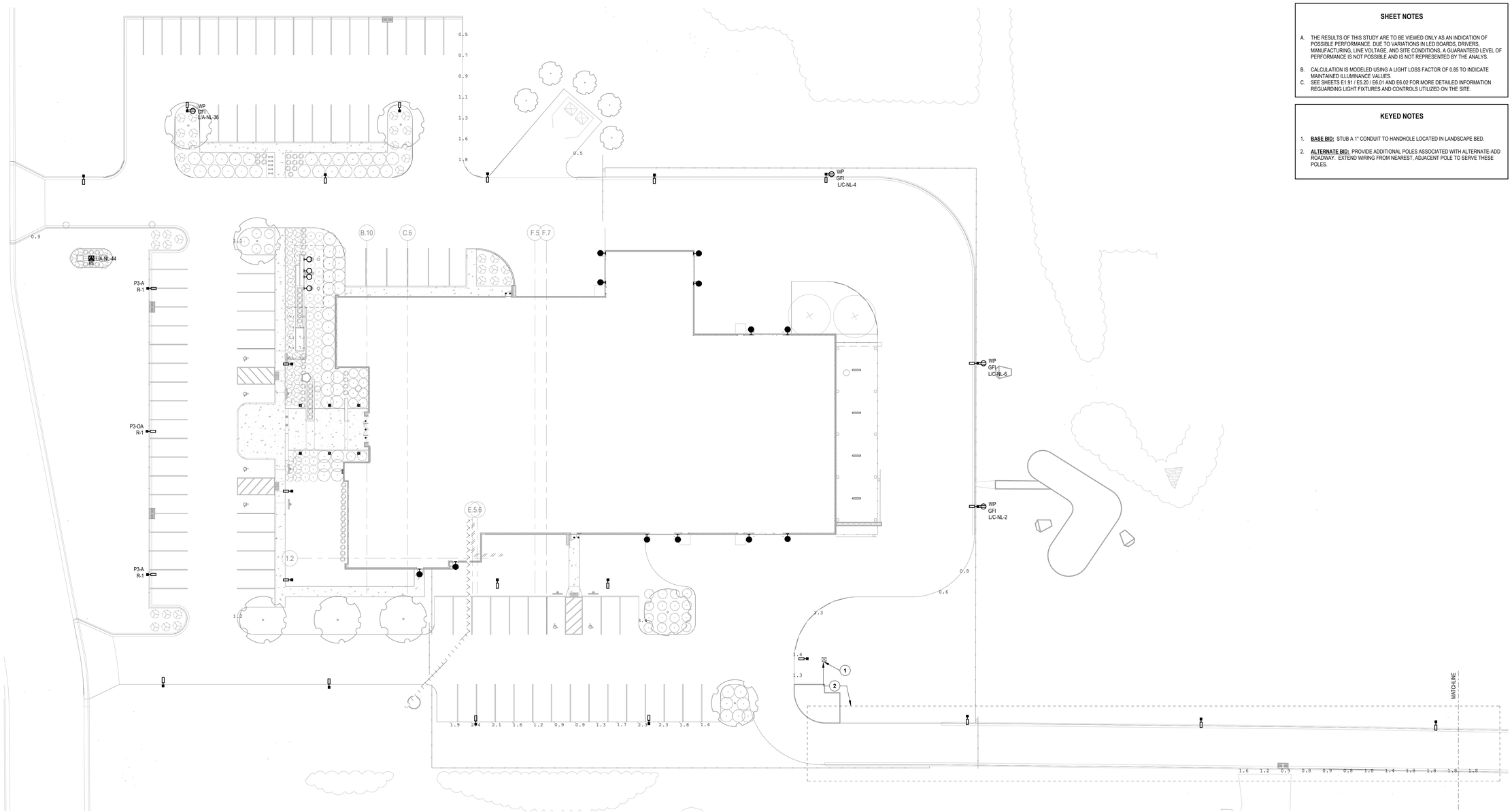
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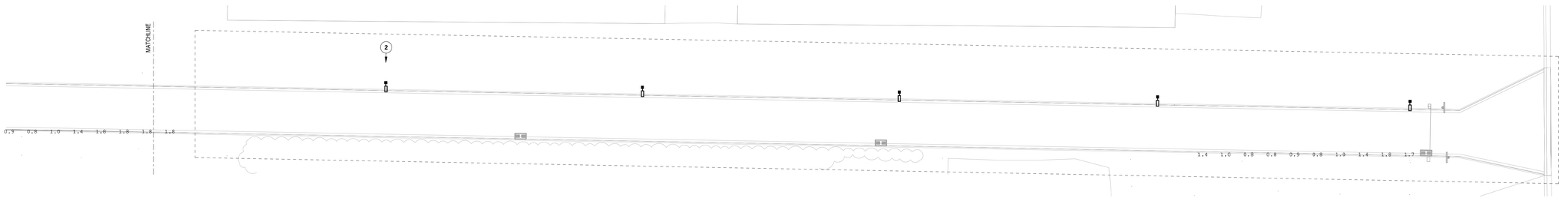
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1 ELECTRICAL SITE PLAN - PHOTOMETRICS

1" = 20'-0"

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
01_DRIVEWAY	Illuminance	Fc	1.85	14.9	0.4	4.63	37.25
02_BID ALTERNATE - EXTENDED ROAD	Illuminance	Fc	1.10	2.0	0.1	11.00	20.00
02_DRIVEWAY- IN FENCE	Illuminance	Fc	2.39	14.6	0.6	3.98	24.33
03_DRIVEWAY	Illuminance	Fc	1.73	2.6	0.5	3.46	5.20
04_PARKING	Illuminance	Fc	1.55	3.4	1.0	1.55	3.40
04_PARKING - IN FENCE	Illuminance	Fc	1.74	5.2	0.8	2.18	6.50
05_NORTH WALKWAY	Illuminance	Fc	1.64	16.3	0.5	3.28	32.60
05_SOUTH WALKWAY	Illuminance	Fc	2.23	4.5	1.1	2.03	4.09
05_SOUTH WALKWAY_1	Illuminance	Fc	4.90	18.1	1.0	4.90	18.10
06_FRONT WALKWAY	Illuminance	Fc	3.97	22.7	0.8	4.96	28.38
07_PARKING	Illuminance	Fc	1.00	1.8	0.4	2.50	4.50



2 ELECTRICAL SITE PLAN - ALTERNATE ADD - EXTENDED ROADWAY - PHOTOMETRICS

1" = 20'-0"

SHEET NOTES

A. THE RESULTS OF THIS STUDY ARE TO BE VIEWED ONLY AS AN INDICATION OF POSSIBLE PERFORMANCE. DUE TO VARIATIONS IN LED BOARDS, DRIVERS, MANUFACTURING, LINE VOLTAGE, AND SITE CONDITIONS, A GUARANTEED LEVEL OF PERFORMANCE IS NOT POSSIBLE AND IS NOT REPRESENTED BY THE ANALYS.

B. CALCULATION IS MODELED USING A LIGHT LOSS FACTOR OF 0.85 TO INDICATE MAINTAINED ILLUMINANCE VALUES.

C. SEE SHEETS E1.91 / E5.20 / E6.01 AND E6.02 FOR MORE DETAILED INFORMATION REGUARDING LIGHT FIXTURES AND CONTROLS UTILIZED ON THE SITE.

KEYED NOTES

1. **BASE BID:** STUB A 1" CONDUIT TO HANDHOLE LOCATED IN LANDSCAPE BED.
2. **ALTERNATE BID:** PROVIDE ADDITIONAL POLES ASSOCIATED WITH ALTERNATE-ADD ROADWAY. EXTEND WIRING FROM NEAREST, ADJACENT POLE TO SERVE THESE POLES.

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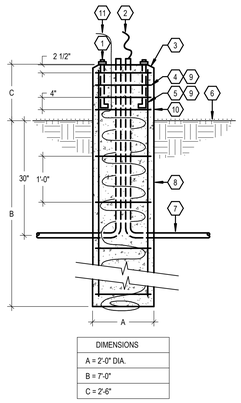
SITE LIGHTING PHOTOMETRIC PLAN

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DIMENSIONS
A = 2'-0" DIA.
B = 7'-0"
C = 2'-6"

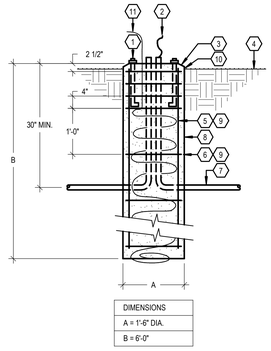
DETAIL NOTES:

1. AT CONTRACTOR'S OPTION, CONTRACTOR MAY USE A CURVED LID J-BOX RECESSED IN THE POLE BASE FOR ROUTING MULTIPLE CONDUITS TO/FROM A POLE. OTHERWISE STUBB CONDUITS OUT THE TOP OF THE CONCRETE BASE WITHIN THE POLE DIAMETER.
2. WHEN USED, JUNCTION BOXED SHALL FACE OPPOSITE TRAFFIC AND SNOW PLOWING.
3. PROVIDE A SPARE CONDUIT STUB AT EACH END-OF-LINE FIXTURE. SEE PLANS FOR ADDITIONAL SPARE STUBS.
4. PROVIDE A BUSHING ON ALL EXPOSED CONDUIT ENDS.

KEYED NOTES -

1. USE ANCHOR BOLTS FURNISHED BY POLE MANUFACTURER. VERIFY BOLT CIRCLE DIAMETER WITH MANUFACTURER. APPLY "ANTI-SEIZE" LUBRICANT TO ALL ANCHOR BOLT THREADS. UTLIZIE LOCK WASHERS.
2. #10 GROUND PER CONDUIT - ATTACH TO GROUND LUG ON POLE.
3. 1" CHAMFER
4. #3 TIES AT 1'-0" O.C.
5. (8) #6 VERTICAL BARS
6. GRADE
7. NON-METALLIC CONDUIT 1" MINIMUM
8. PROVIDE AIR ENTRAINED CONCRETE WITH AT LEAST A 3000 PSI RATING AND 3/4" AGGREGATE.
9. ALL REINFORCING BARS TO BE ASTM A615 (60 KSI) AND EPOXY COATED.
10. PROVIDE A SMOOTH RUBBED FINISH ON EXPOSED CONCRETE ASSOCIATED WITH THE CONCRETE BASE. FINISH SHALL BE PER ACI 301-89, PARAGRAPH 10.31. PROVIDE TOP WITH BRUSHED FINISH.
11. PROVIDE ERICO EK16 DIRECT BURY CLAMP (OR EQUAL) AT TOP OF REBAR CAGE. PROVIDE 23' OF #6 BARE COPPER STRANDED GROUNDING ELECTRODE CONDUCTOR. EXTEND CONDUCTOR OUT THE TOP OF POLE BASE TO GROUND LUG. SPIRAL 10' MINIMUM OF CONDUCTOR AROUND OUTSIDE OF REBAR CAGE. LOOP REMAINING CONDUCTOR AROUND REBAR CAGE AT BOTTOM OF POLE BASE IN CONTACT WITH EARTH.

4 POLE BASE DETAIL - RAISED 23-30FT POLE Copy 1
NOT TO SCALE



DIMENSIONS
A = 1'-6" DIA.
B = 6'-0"

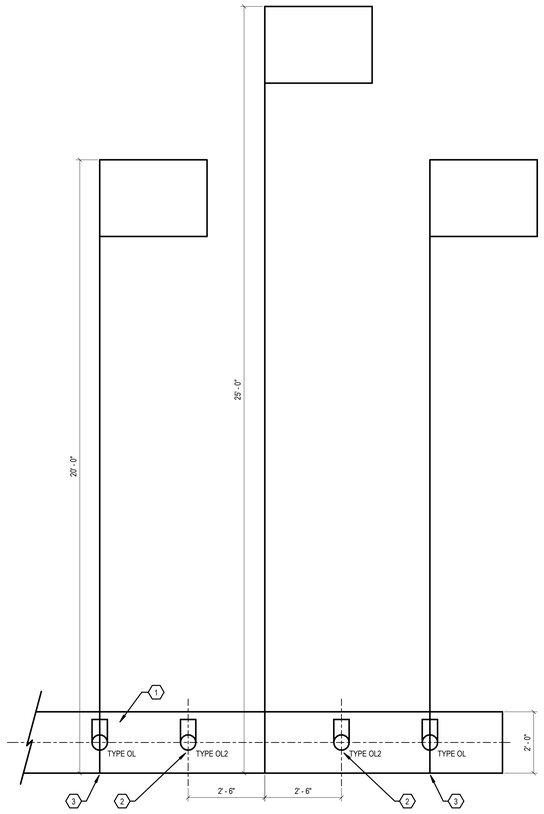
DETAIL NOTES:

1. AT CONTRACTOR'S OPTION, CONTRACTOR MAY USE A CURVED LID J-BOX RECESSED IN THE POLE BASE FOR ROUTING MULTIPLE CONDUITS TO/FROM A POLE. OTHERWISE STUBB CONDUITS OUT THE TOP OF THE CONCRETE BASE WITHIN THE POLE DIAMETER.
2. WHEN USED, JUNCTION BOXED SHALL FACE OPPOSITE TRAFFIC AND SNOW PLOWING.
3. PROVIDE A SPARE CONDUIT STUB AT EACH END-OF-LINE FIXTURE. SEE PLANS FOR ADDITIONAL SPARE STUBS.
4. PROVIDE A BUSHING ON ALL EXPOSED CONDUIT ENDS.

KEYED NOTES -

1. USE ANCHOR BOLTS FURNISHED BY POLE MANUFACTURER. VERIFY BOLT CIRCLE DIAMETER WITH MANUFACTURER. APPLY "ANTI-SEIZE" LUBRICANT TO ALL ANCHOR BOLT THREADS. UTILIZE LOCK WASHERS.
2. #10 GROUND PER CONDUIT - ATTACH TO GROUND LUG ON POLE
3. 1" CHAMFER
4. GRADE
5. (8) #5 VERTICAL BARS
6. #3 TIES AT 0-10" O.C.
7. NON-METALLIC CONDUIT 1" MINIMUM
8. PROVIDE AIR ENTRAINED CONCRETE WITH AT LEAST A 3000 PSI RATING AND 3/4" AGGREGATE.
9. ALL REINFORCING BARS TO BE ASTM A615 (60 KSI) AND EPOXY COATED.
10. PROVIDE A SMOOTH RUBBED FINISH ON EXPOSED CONCRETE ASSOCIATED WITH THE CONCRETE BASE. FINISH SHALL BE PER ACI 301-89, PARAGRAPH 10.31. PROVIDE TOP WITH BRUSHED FINISH.
11. PROVIDE ERICO EK16 DIRECT BURY CLAMP (OR EQUAL) AT TOP OF REBAR CAGE. PROVIDE 23' OF #6 BARE COPPER STRANDED GROUNDING ELECTRODE CONDUCTOR. EXTEND CONDUCTOR OUT THE TOP OF POLE BASE TO GROUND LUG. SPIRAL 10' MINIMUM OF CONDUCTOR AROUND OUTSIDE OF REBAR CAGE. LOOP REMAINING CONDUCTOR AROUND REBAR CAGE AT BOTTOM OF POLE BASE IN CONTACT WITH EARTH.

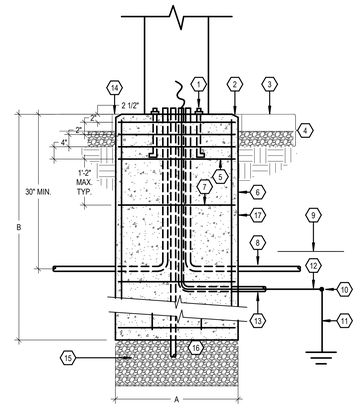
2 POLE BASE DETAIL - FLUSH 12-22FT POLE Copy 1
NOT TO SCALE



DETAIL NOTES:

1. LANDSCAPE WALL. ALL LIGHTS SHOWN MOUNT TO BACK/EAST SIDE OF LANDSCAPE WALL. CONCEAL RACEWAY IN WALL. SURFACE MOUNTED RACEWAY IS NOT APPROVED. COORDINATE WITH ASSOCIATED TRADES AS REQUIRED.
2. CENTER OF JUNCTION BOX MOUNTING HEIGHT 1'-1" BELOW TOP OF FINISHED WALL. OFFSET LOCATION 2'-6" FROM CENTER OF FLAGPOLE. AIM UP TO ILLUMINATE FLAG.
3. CENTER OF JUNCTION BOX MOUNTING HEIGHT 1'-1" BELOW TOP OF FINISHED WALL. CENTER LIGHT ON FLAGPOLE. AIM UP TO ILLUMINATE FLAG.

3 FLAGPOLE LIGHT MOUNTING LOCATIONS Copy 1
1/2" = 1'-0"



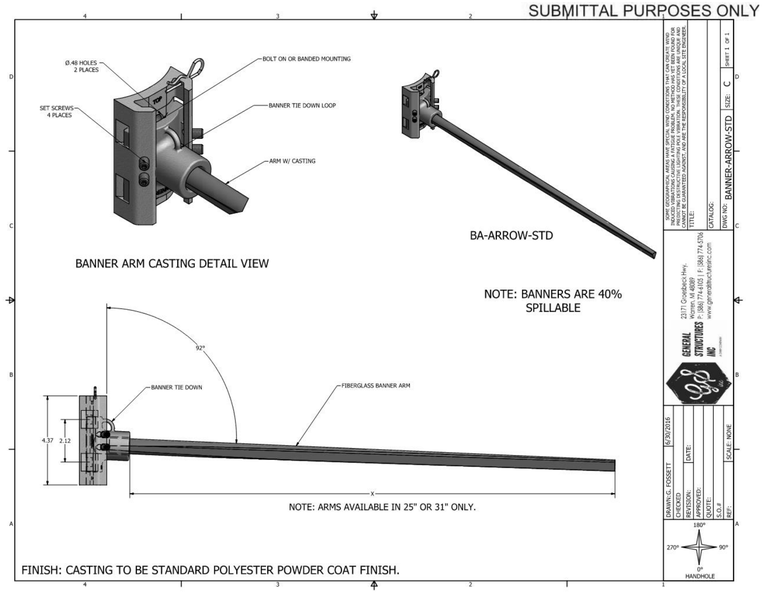
DIMENSIONS
A = 8.5"
B = 48"

KEYED NOTES -

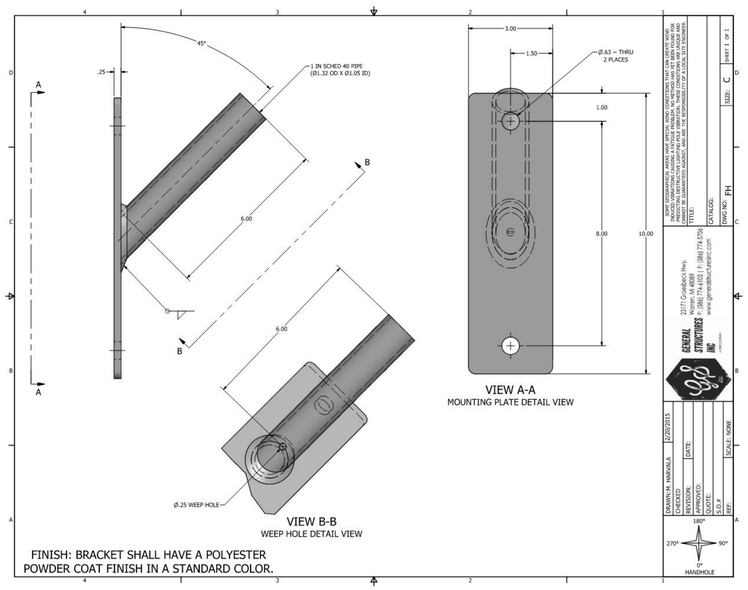
1. ANCHOR BOLTS PER POLE MFGR. MIN LENGTH OF 12"
2. 1" CHAMFER
3. GRADE
4. PARKING LOT OR SIDEWALK BY OTHERS.
5. #3 TIES
6. ROUND CONCRETE POLE BASE
7. #7 VERTICAL BARS
8. SCHEDULE 40 PVC PER DRAWINGS
9. WARNING TAPE
10. PROVIDE CONDUCTOR TO ROD CONNECTION UTILIZING CADWELD PROCESS.
11. 3/4" COPPER GROUND ROD. INSTALL AT BOTTOM OF TRENCH.
12. #10 COPPER BARE
13. 3/4" SCHEDULE 40 PVC CONDUIT
14. EXPANSION MATERIAL BY OTHERS
15. 12" DEEP CRUSHED ROCK
16. DRAIN CONDUIT 2" SCHEDULE 40 PVC.
17. PROVIDE AIR ENTRAINED CONCRETE WITH AT LEAST A 4000 PSI RATING AND 3/4" AGGREGATE.

0 POLE BASE DETAIL - ROUND BOLLARD Copy 1
NOT TO SCALE

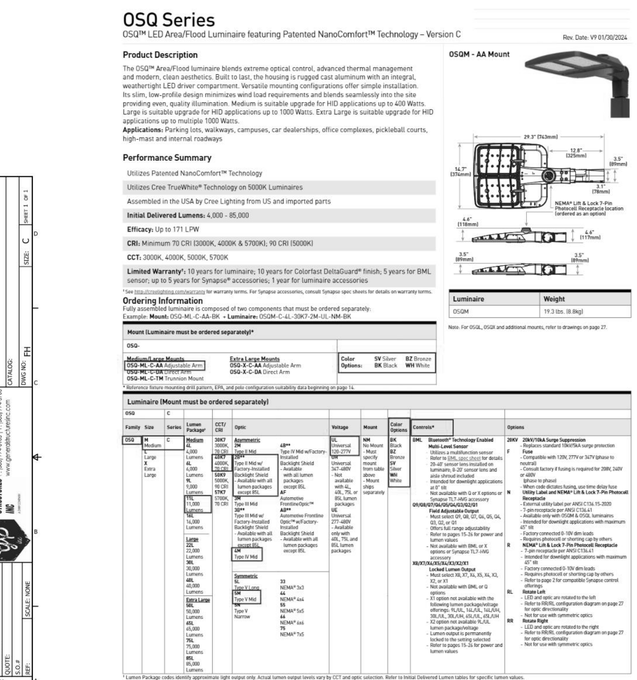
SUBMITTAL PURPOSES ONLY



SITE POLE - BANNER ARM



SITE POLE - FLAG HOLDER



fgma
FGM Architects Inc.
219 Milwaukee St, Suite 325
Milwaukee, Wisconsin 53202
414.346.7282 OFFICE
WISCONSIN STATE CERTIFICATE OF AUTHORIZATION WI #3101-11

DISCIPLINE
ORGANIZATION NAME
ADDRESS
CITY, STATE, ZIP
XXX.XXX.XXX.(O) XXX.XXX.XXXX(F)
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

DISCIPLINE
ORGANIZATION NAME
ADDRESS
CITY, STATE, ZIP
XXX.XXX.XXX.(O) XXX.XXX.XXXX(F)
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

M.E.P.
RING & DUCHATEAU
17600 W. CAPITAL DR.
BROOKFIELD, WI 53045
414.778.1700 (O)
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

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ADDRESS
CITY, STATE, ZIP
XXX.XXX.XXX.(O) XXX.XXX.XXXX(F)
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

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ORGANIZATION NAME
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CITY, STATE, ZIP
XXX.XXX.XXX.(O) XXX.XXX.XXXX(F)
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

NOT FOR CONSTRUCTION

FOR REVIEW ONLY

Not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

ISSUANCE		
NO	DATE	DESCRIPTION

SLINGER POLICE DEPARTMENT
VILLAGE OF SLINGER
300 SLINGER RD
SLINGER, WI 53086

DESIGN DEVELOPMENT

SITE - DETAILS AND CUTSHEETS

SHEET NO.
E9.30

JOB NO. 22-3477.02

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9/27/2024 1:29:04 PM
C:\Users\gibjm\Documents\23079.00_MEP24_gibbsWEPPR.rvt
Copyright 2023 FGM ARCHITECTS INC.

TYPE OA

gotham | EVO
Multiple Layers of Light

Luminaire Type:
Catalog Number:

DS BAA



General Illumination Round Downlight 4"

OVERVIEW

Feature Set

- Bounding Ray™ optical design
- Unitized optics mechanically attach the light engine to the lower reflector for complete optical alignment.
- 45° cutoff to source and source image
- Fully serviceable and upgradeable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- 2.5 MacAdam Ellipse; 85 CRI typical, 90+ CRI optional
- Fixtures are wet location, covered ceiling
- Available with 10% dimming, 1% dimming, or dim to dark
- Batwing distribution with feathered edges provides even illumination on horizontal and vertical surfaces
- ENERGY STAR® certified product
- UGR of zero for fixtures aimed at nadir with a cut-off equal to or less than 60deg per CIE 117-1995 Discomfort Glare in Interior Lighting. UGR FAQ

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.

*See ordering tree for details

Distribution

Medium (MD) 0.9 S:MH | Medium Wide (MDW) 1.0 S:MH | Wide (WD) 1.2 S:MH

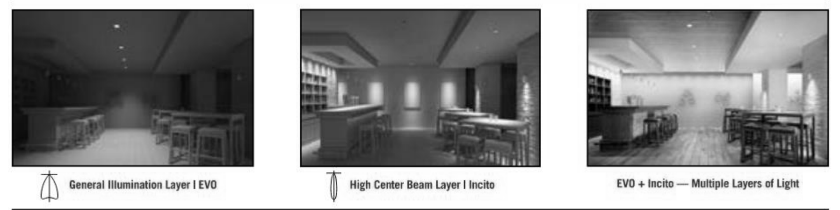
Superior Perfomance*

Nominal Lumens	250	500	750	1000	1500	2000	2500	3000	3500	4000	4500
Delivered Lumens	271	573	808	1001	1527	1994	2580	3110	3612	4120	4584
Wattage	3.1	7.2	7.9	8.8	13.7	19.5	25.7	31.2	38.4	35.4	40.1
Lumens per Watt	87.4	79.6	102.3	113.8	111.5	102.3	100.4	99.7	94.1	116	114

*Based on 3500K AR LSS MWD 80CRI

COMPLEMENTARY PRODUCTS

Coordinated Apertures I Multiple Layers of Light



General Illumination Layer I EVO | High Center Beam Layer I Incito | EVO + Incito — Multiple Layers of Light

Core: Downlight, Adjustable, Open Wallwash, Lensed Wallwash, Cylinder, Pinhole, Bevel, Hyperbolic

Healthcare: MRI, Surgical Suite, Patient Room

Special Applications: Dynamic, Food Service, Vandal/Tamper, Clean Room, Shower, Steam Room

EVO4
page 1 of 7

GOTHAM ARCHITECTURAL DOWNLIGHTING | 1400 Lester Road Conyers, GA 30012 | P 800-705-SERV (7378) | gothamlighting.com

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TYPE OC

WDGE3 LED
Architectural Wall Sconce

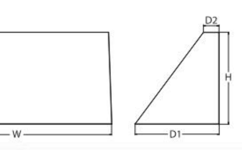
DLC PREMIUM | DLC LISTED | ida | BAA | TITLE 20

Catalog Number | Notes | Type



Specifications

- **Depth (D1):** 8"
- **Depth (D2):** 1.5"
- **Height:** 9"
- **Width:** 18"
- **Weight:** (without options) 19.5 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE3 has been designed to deliver up to 12,000 lumens through a precision refractive lens with wide distribution, perfect for augmenting the lighting from pole mounted luminaires.

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	P0	P1	P2	P3	P4	P5	P6
					Approximate Lumens (4000K, 80CRI)						
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE3 LED P3 40K 70CRI R3 MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE3 LED	P0, P1, P2, P3, P4	30K 3000K; 40K 4000K; 50K 5000K	70CRI; 80CRI	R2 Type 2; R3 Type 3; R4 Type 4; RFT Forward Throw	MVOLT; 347[1]; 480[1]	Shipped included: SRM Surface mounting bracket; ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[7]. Shipped separately: AWS 3/8inch Architectural wall spacer; PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.

Options

- E15WH Emergency battery backup, Certified in CA Title 20 MAEDBS (15W, 5°C min)
- E20WC Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)
- PE Photocell, Button Type[3]
- DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[4]
- BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.
- SPD10KV 10kV Surge pack[5]
- BAA Buy America(n) Act Compliant
- CCE Coastal Construction[6]

Standalone Sensors/Controls

- PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.
- PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching
- PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.
- PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.

Networked Sensors/Controls

- NLTAIR2 PIR nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights.
- NLTAIR2 PIRH nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights.
- NLTAIR2 PIR924 nLIGHT AIR Wireless enabled, UL924 Listed motion/ ambient sensor for 8-15' mounting heights[7]
- NLTAIR2 PIRH924 nLIGHT AIR Wireless enabled, UL924 Listed motion/ ambient sensor for 15'-30' mounting heights[7]

See page 4 for out of box functionality

Finish

- DDBXD Dark bronze
- DBLXD Black
- DNAXD Natural aluminum
- DWHXD White
- DSSXD Sandstone
- DDBTXD Textured dark bronze
- DBLBXD Textured black
- DNATXD Textured natural aluminum
- DWHGXD Textured white
- DSSTXD Textured sandstone

Accessories (Ordered and shipped separately)

- WDGEAWS DDBXD WDGE 3/8inch Architectural Wall Spacer (specify finish)
- WDGE3PBBW DDBXD U WDGE3 surface-mounted back box (specify finish)

NOTES

1. 347V and 480V not available with E15WH and E20WC.
2. Not qualified for DLC. Not available with emergency battery backup or sensors/controls
3. PE not available in 480V and with sensors/controls.
4. DMG option not available with sensors/controls.
5. Not available with E20WC option.
6. For PBBW and AWS require an RFA.
7. Available with MVOLT only and only rated to 25C ambient.

LITHONIA LIGHTING | COMMERCIAL OUTDOOR | One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

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WDGE3 LED Rev. 03/22/24

TYPE OD

WDGE2 LED
Architectural Wall Sconce
Precision Refractive Optic

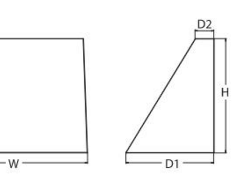
DS | DLC PREMIUM | DLC LISTED | ida | TITLE 20 | BABA

Catalog Number | Notes | Type



Specifications

- **Depth (D1):** 7"
- **Depth (D2):** 1.5"
- **Height:** 9"
- **Width:** 11.5"
- **Weight:** (without options) 13.5 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

design select — Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	P0	P1	P2	P3	P4	P5	P6
					Approximate Lumens (4000K, 80CRI)						
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	--	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI T3M MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE2 LED	P0[1], P1[2], P2[2], P3[2], P4[2]	27K 2700K; 30K 3000K; 40K 4000K; 50K 5000K; AMB[3] Amber	70CRI[4]; 80CRI; LW[3] Limited Wavelength	T1S Type I Short; T2M Type II Medium; T3M Type III Medium; T4M Type IV Medium; TFTM Forward Throw Medium	MVOLT; 347[5]; 480[5]	Shipped included: SRM Surface mounting bracket; ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[6]. Shipped separately: AWS 3/8inch Architectural wall spacer; PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available

Options

- E10WH Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)
- E20WC Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)
- PE[7] Photocell, Button Type
- DMG[8] 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)
- BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.
- CCE Coastal Construction

Standalone Sensors/Controls

- PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.
- PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching
- PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.
- PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.

Networked Sensors/Controls

- NLTAIR2 PIR Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights.
- NLTAIR2 PIRH Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights.
- NLTAIREM2 PIRH Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights

See page 4 for out of box functionality

Finish

- DDBXD Dark bronze
- DBLXD Black
- DNAXD Natural aluminum
- DWHXD White
- DSSXD Sandstone
- DDBTXD Textured dark bronze
- DBLBXD Textured black
- DNATXD Textured natural aluminum
- DWHGXD Textured white
- DSSTXD Textured sandstone

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WDGE2 LED Rev. 05/30/24

TYPE OF

KIM LIGHTING®

PA7R IMPACT RATED
BOLLARD

DATE: | LOCATION:
TYPE: | PROJECT:
CATALOG #:

Pavilion Impact



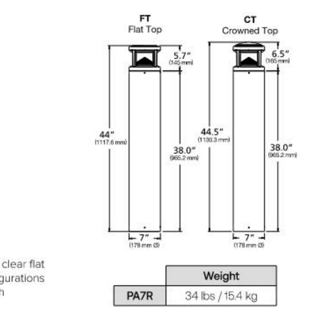
FEATURES

- ASTM F3016 S20 Impact Rated
- Elegant form factor blended with Performance Optics
- 44" OAH S20 Impact Rated Illuminated and Non-Illuminated Bollards
- IDA Dark Sky Compliant, No Up-light configuration
- Bluetooth enabled RGBW accent

UL LISTED | ida (NU configurations in 3000K and warmer CCTs only) | IK10 | S20 | BAA | TAA

CONTROL TECHNOLOGY

Bluetooth® DMX
pharos



	Weight
PA7R	34 lbs / 15.4 kg

SPECIFICATIONS

CONSTRUCTION

HOUSING:
- Castings are low copper aluminum alloy die-cast
- Gaskets are molded silicone to prevent harmful ingress to the lamp and driver compartments
- Aluminum shaft to slide over 60" steel post that provides strength to resist impact. Steel post is centered utilizing a stress bracket, that allows for even distribution of concrete around the post, and further reinforced by a rebar cage
- Steel Post is a schedule 40 galvanized steel pipe with 6.625" OD
- IP65 rated

SHAFT:
- Aluminum shaft(s) is .125" thick extruded aluminum 6061 alloy
- American Society of Testing and Materials (ASTM) F3016 "Standard Test Method for Surrogate Testing of Vehicle Impact Protective Devices at Low Speeds" S20 Rated, which safely stops a 5,000-lb vehicle impacting the system at up to 20 mph

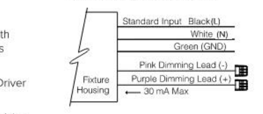
OPTICS
- LEDs mount to a metal printed circuit board assembly (MCPCB)
- Optical lenses are clear injection molded PMMA acrylic

OPTICS (CONTINUED)
- U0 configurations have an optically clear flat tempered glass lens, all other configurations have either an optically clear or high transmission diffused acrylic lens

INSTALLATION
- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury

ELECTRICAL
- Universal voltage, 120 through 277V with a ±10% tolerance. Driver is Underwriters Laboratories listed
- High voltage configurations, 347/480. Driver is Underwriters Laboratories listed
- "Thermal Shield", secondary side, thermistor provides protection for the sustainable life of LED module and electronic components
- Drivers are greater than a 0.9 power factor, less than 20% harmonic distortion, and be suitable for operation in -40°C to 40°C ambient environments
- Luminaire is capable of operating at 100% brightness in a 40°C environment. Both driver and optical array have integral thermal protection that will dim the luminaire upon detection of temperatures in excess of 85°C

CONTROLS
- Standard fixtures dimming range is from 10% to 100% and be compatible with 0-10V, user-defined, control devices



(Specifications continued on page 3)

Current | currentlighting.com/kimlighting

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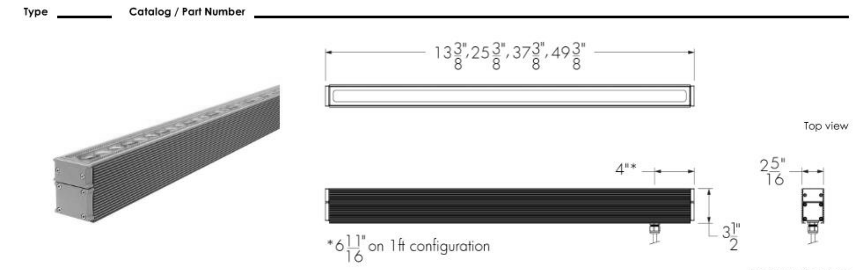
Page 1 of 21
Rev 04/01/24
kl_pa7r_impact_spec_R08

TYPE OGX

Specification Sheet — Lumenfacade Stand Alone LOGP

COLOR CHANGING

Project Name ________ Qty ____
Type ____ Catalog / Part Number ________



Photometric Summary

	Delivered output (lm)	Intensity (peak cd)
WW	2,681	3,856
8°x8°	3,054	58,209
10°x10°	2,862	28,655
10°x30°	2,903	22,459
10°x60°	2,980	13,266
10°x90°	2,690	5,902
15°x25°	2,948	18,480
30°x30°	2,865	11,004
30°x60°	2,878	3,819
35°x35°	2,929	7,473
50°x80°	2,811	2,577
60°x60°	2,569	2,250
80°x80°	2,900	1,890
90°x90°	2,681	1,409

Based on RGBW40K full output, 4ft [1219mm] DMX/RDM configuration.
Photometric performance is measured in compliance with IESNA LM-79-08.

Description

The Lumenfacade Stand Alone Colour Changing is a high-performance, linear LED luminaire for outdoor applications where individual units are preferred to continuous rows. The luminaire can be mounted to surfaces for colourful wall grazing or floodlighting, or suspended from ceilings to light large public spaces in colour. Available in 12 in, 24 in, 36 in or 48 in sections, the luminaire offers a wide number of options including a choice of optics for grazing or floodlighting; RGB, RGBW, or RGBA colour mixing; various mounting options, finishes, accessories and controls; as well as Legacy or Custom output modes.

Features

Color and Color Temperature	RGB, RGB + White 3000K, RGB + White 4000K, RGB + Amber
Length (nominal)	12 in, 24 in, 36 in, 48 in
Optics	Asymmetric Wallwash, 8° x 8°, 10° x 10°, 10° x 30°, 10° x 60°, 10° x 90°, 15° x 25°, 30° x 30°, 30° x 60°, 35° x 35°, 50° x 80°, 60° x 60°, 80° x 80°, 90° x 90°
Option	Corrosion-resistant Coating for Hostile Environments; 3G ANSI C136.31-2010 Vibration Rating for Bridge Applications; CE (certification covers European Economic Area)
Power Consumption	17.25 W/ft, Typically 20% higher for 12 in fixture lengths
Warranty	5-year limited warranty

Performance

Maximum Delivered Output	2,828 lm (48 in fixture, RGB full output, 8° x 8°, DMX/RDM); 2,993 lm (48 in fixture, RGBW30K full output, 8° x 8°, DMX/RDM); 3,054 lm (48 in fixture, RGBW40K full output, 8° x 8°, DMX/RDM); 2,510 lm (48 in fixture, RGBA full output, 8° x 8°, DMX/RDM)

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Specification Sheet — Lumenfacade Stand Alone LOGP

COLOR CHANGING

Optics

Asymmetric Wallwash; 8° x 8°; 10° x 10°; 10° x 30°; 10° x 60°; 10° x 90°; 15° x 25°; 30° x 30°; 30° x 60°; 35° x 35°; 50° x 80°; 60° x 60°; 80° x 80°; 90° x 90°

Color and Color Temperature

RGB: RGB | RGBW: RGB + White 3000K | RGBW: RGB + White 4000K | RGBA: Additive RGB + amber

Control

lumentalk | DMX/RDM | DALI 2 T8

Ratings

IP66 IK07*
*asymmetric wallwash lens is IK06 rated

Certifications

cULus | CE | RoHS | 5 YEARS | 3G VIBRATION RATING

Maximum Delivered Intensity	53,888 cd at nadir (48 in fixture, RGB full output, 8° x 8°, DMX/RDM); 57,045 cd at nadir (48 in fixture, RGBW30K full output, 8° x 8°, DMX/RDM); 58,209 cd at nadir (48 in fixture, RGBW40K full output, 8° x 8°, DMX/RDM); 47,819 cd at nadir (48 in fixture, RGBA full output, 8° x 8°, DMX/RDM)
Illuminance at Distance	Minimum 1 fc at 232 ft (48 in fixture, RGB full output, 8° x 8°, DMX/RDM); Minimum 1 fc at 239 ft (48 in fixture, RGBW30K full output, 8° x 8°, DMX/RDM); Minimum 1 fc at 241 ft (48 in fixture, RGBW40K full output, 8° x 8°, DMX/RDM); Minimum 1 fc at 219 ft (48 in fixture, RGBA full output, 8° x 8°, DMX/RDM)
Lumen Maintenance	L70 280,000 hrs; L95 35,000 hrs

Physical

Housing Material	Low copper content extruded aluminum
Lens Material	Clear tempered glass
Hardware Material	Stainless steel
End Cap Material	Machined aluminum
Gasket Material	Silicone
Surface Finish	Electrostatically applied polyester powder coat
Weight	12 in: 4.5 lbs; 24 in: 7 lbs; 36 in: 10.5 lbs; 48 in: 14 lbs

Electrical and Control

Voltage	120 to 277 volts, 347 volts available (consult factory for details)
Fixture Cable	Power and data in one cable, Straight cord output (bottom feed)
Conductors	3C #16-3 (LT control), 5C #16-5 (DMX/RDM control)
Control	Lumentalk, DMX/RDM enabled, DALI 2 T8 Control
Resolution (DMX/RDM)	Per foot or per fixture (configured with LumenID V3 software), 8-bit or 16-bit, 3 channels (RGB) or 4 channels (RGBW30K, RGBW40K and RGBA)
RGB Color Mixing	12 LEDs per 12 in (4x Red, 4x Green, 4x Blue)
RGBW30K Color Mixing	12 LEDs per 12 in (3x Red, 3x Green, 3x Blue, 3x White 3000K)
RGBW40K Color Mixing	12 LEDs per 12 in (3x Red, 3x Green, 3x Blue, 3x White 4000K)
RGBA Color Mixing	12 LEDs per 12 in (3x Red, 3x Green, 3x Blue, 3x Amber)

Environmental

Storage Temperature	-58 °F to 185 °F

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Specification Sheet — Lumenfacade Stand Alone LOGP

COLOR CHANGING

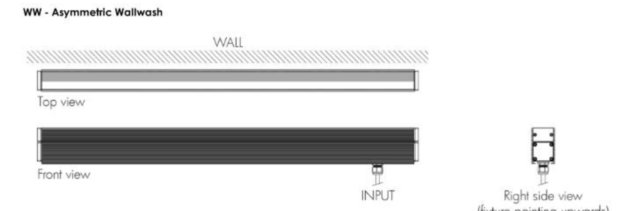
Start-up Temperature	-13 °F to 122 °F
Operating Temperature	-40 °F to 122 °F
Ingress Protection Rating	IP66; Wet location rated
Impact Resistance Rating	IK07 (asymmetric wallwash lens is IK06 rated)

Accessories (Order Separately)

Control Boxes	DMX/RDM enabled (daisy chain or star configuration), Ethernet enabled (daisy chain or star configuration), Lumentalk Data Bridge
Control Systems	Lumentone™ 2 (LTN2), Pharos® kit (PHAROS)
Diagnostic and Addressing Tools	LumenID (LID), LumentalkID (LIDLT)

Asymmetric Wallwash Optic Details

WW - Asymmetric Wallwash



- Always position frosted side toward the wall.
- Recommended setback from wall is 1/10 of the wall height. Example: 2 ft setback for a 20 ft wall.

Mounting Options

Surface Mount

UMP - Fixed Mounting | UMP - Mounting Hole Pattern



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TYPE OL / OL2

K2 LED — IP66 RATED

DATE: | PROJECT: | TYPE:
CATALOG NUMBER LOGIC:



Driver housing required. Configure separately.

*Available for x43, x44, and x45 only.

CATALOG NUMBER LOGIC
Example: K2 - LED - x43 - NSP - SAP - 12 - 11 - B

MATERIAL
Aluminum

SERIES
K2 - K2

SOURCE
LED - Chip on Board Technology

LED TYPE
x43 - 34W LED/2700K x46 - 42W LED/2700K x49 - 57W LED/2700K
x44 - 34W LED/3000K x47 - 42W LED/3000K x50 - 57W LED/3000K
x45 - 34W LED/4000K x48 - 42W LED/4000K x51 - 57W LED/4000K

OPTICS
NSP - Narrow Spot (18°)* FL - Flood (40°)
NFL - Narrow Flood (25°) WFL - Wide Flood (60°)

FINISH (See page 2 for full-color swatches)
Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)
Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRM, HUG, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR)
Also available in RAL Finishes

LENS TYPE
12 - Soft Focus

SHIELDING
11 - Honeycomb Baffle

CAP STYLE
A - 45°
B - 90°
C - Flush
D - 45° Less Weephole (Interior use only)
E - 90° Less Weephole (Interior use only)

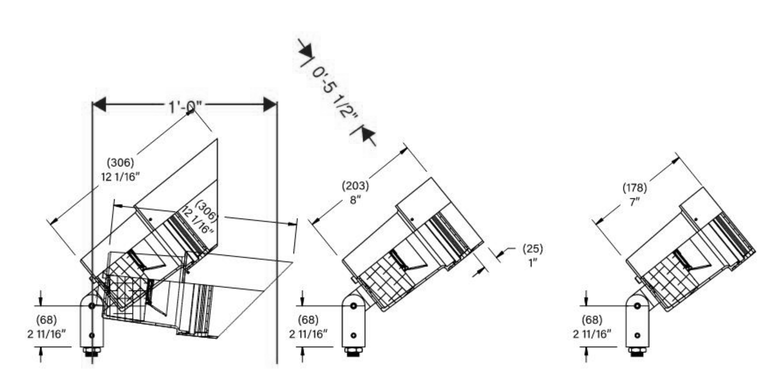
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12/06/2022 SKU-1087
SUB-2130-00

K2 LED — IP66 RATED

DATE: | PROJECT: | TYPE:



"A/D" CAP | "B/E" CAP | "C" CAP

STANDARD FINISHES

Satin Black (BLP), Satin Bronze (BZP), Satin White (WHP), Satin Aluminum (SAP), Black Wrinkle (BLW), Bronze Wrinkle (BZW), White Wrinkle (WHW), Verde (VER)

PREMIUM FINISHES

Cascade Mtn. Granite (CMG), Rocky Mtn. Granite (RMG), Sierra Mtn Granite (SMG), Aleutian Mtn Granite (AMG), Textured Forest (TXF), Black Chrome (BCM), Beige (BGE), Weathered Copper (WCP), Old Copper (OCP), Hunter Green (HUG), Antique Brass Powder (ABP), Brown Patina Powder (BPP), Sonoran Desert Sandstone (SDS), Weathered Iron (WIR), Clear Anodized Powder (CAP), Cream (CRM), Antique White (AQW), Natural Brass Powder (NBP)

Click Here to view larger, full-color swatches of all available finishes on our website.

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SUB-2130-00

K2 - POWER CANOPY III SYSTEM INTEGRAL DRIVER HOUSING — ORDER FIXTURE SEPARATELY.

DATE: | PROJECT: | TYPE:
CATALOG NUMBER LOGIC:

CATALOG NUMBER LOGIC
Example: PCIII - D34 - BZW - MT

MATERIAL
Aluminum

SERIES
PCIII - Power Canopy III System

DRIVER TYPE*
D34 - 34W Dimming Driver (Standard Dimming 1-100%)
D42 - 42W Dimming Driver (Standard Dimming 1-100%)
D57 - 57W Dimming Driver (Standard Dimming 1-100%)
D34ARC - 34W Dimming Driver (Architectural Dimming 0.1-100%)
D42ARC - 42W Dimming Driver (Architectural Dimming 0.1-100%)

FINISH
Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)
Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRM, HUG, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR)
(Also available in RAL Finishes. See submittal SUB-1439-00)

INPUT VOLTAGE
MT - 120-277 VAC

*For use with 0-10 dimmer. Driver wattage must match fixture wattage.

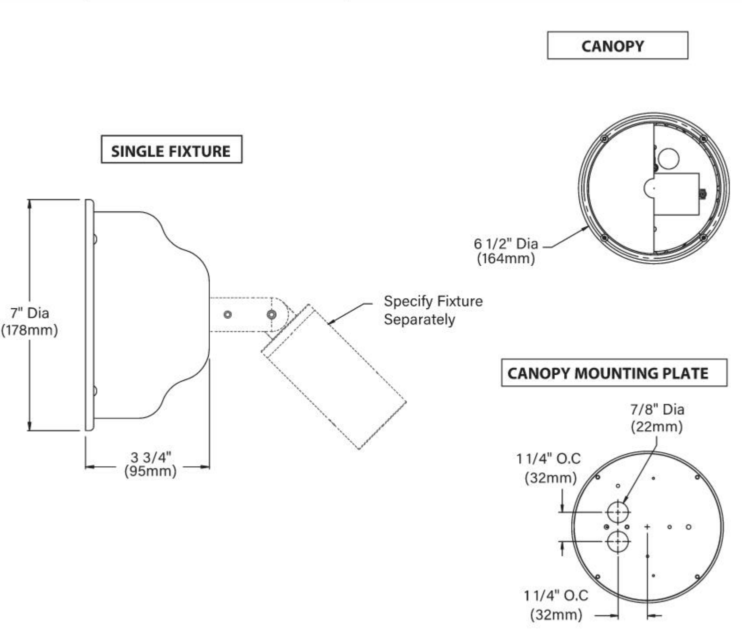
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K2 - POWER CANOPY III SYSTEM INTEGRAL DRIVER HOUSING — ORDER FIXTURE SEPARATELY.

DATE: | PROJECT: | TYPE:



STANDARD FINISHES

Satin Black (BLP), Satin Bronze (BZP), Satin White (WHP), Satin Aluminum (SAP), Black Wrinkle (BLW), Bronze Wrinkle (BZW), White Wrinkle (WHW), Verde (VER)

PREMIUM FINISHES

Cascade Mtn. Granite (CMG), Rocky Mtn. Granite (RMG), Sierra Mtn Granite (SMG), Aleutian Mtn Granite (AMG), Textured Forest (TXF), Black Chrome (BCM), Beige (BGE), Weathered Copper (WCP), Old Copper (OCP), Hunter Green (HUG), Antique Brass Powder (ABP), Brown Patina Powder (BPP), Sonoran Desert Sandstone (SDS), Weathered Iron (WIR), Clear Anodized Powder (CAP), Cream (CRM), Antique White (AQW), Natural Brass Powder (NBP)

Click Here to view larger, full-color swatches of all available finishes on our website.

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fgma

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Milwaukee, Wisconsin 53202

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ISSUANCE		
NO	DATE	DESCRIPTION

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VILLAGE OF SLINGER
300 SLINGER RD
SLINGER, WI 53086

DESIGN DEVELOPMENT

SITE - DETAILS AND CUTSHEETS

SHEET NO.
E9.31

JOB NO. 22-3477.02

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SEQUENCE OF OPERATIONS

GENERAL NOTES:

1. REFER TO PLANS FOR APPLICATION OF SEQUENCE OF OPERATIONS (SO#) PER ROOM TYPES. PROVIDE DEVICES TO SUPPORT THE SO#.
2. IN SPACES THAT DO NOT HAVE A SO# APPLIED, REFER TO PLANS AND SCHEDULES TO IDENTIFY CONTROLS APPLICATION. PROVIDE DEVICES TO SUPPORT THE APPLICATION.
3. WHERE INDICATED ON PLAN PROVIDE INTERFACE FOR CONNECTION TO MECHANICAL VAV BOXES. STATUS OF LIGHTING SHALL NOT AFFECT OPEN/CLOSE OF INTERFACE TO HVAC SYSTEM.
4. CONTROL EMERGENCY FED LIGHTING FIXTURES WITH NORMALLY FED FIXTURES. UTILIZE UL924 LISTED EMERGENCY CONTROL DEVICE(S) TO FORCE EMERGENCY FED LIGHTING TO 100% OUTPUT TO ACHIEVE EGRESS ILLUMINATION REQUIREMENTS. REFER TO PLANS FOR DESIGNATED EMERGENCY FED FIXTURES.
5. PROGRAM HIGH END TRIM OF EACH LIGHTING LOAD AT 80% OUTPUT AT THE ROOM / RELAY LEVEL. IDENTIFY IN PROGRAMMING MANUAL, ALL ZONES WITH HIGH END TRIM CAP AND METHOD FOR OWNER ADJUSTMENT AT FUTURE DATE.
6. BUILDING OPERATING HOURS ARE 5AM - 8PM, 7 DAYS PER WEEK.

CONTROL STRATEGIES:

SO#3

1. 50% OF LIGHTING IS AUTOMATIC ON FROM OCCUPANCY SENSORS. REMAINING 50% OF LIGHTING IS MANUAL ON FROM DIGITAL WALL SWITCH/DIMMER. MANUAL CONTROL ALLOWS OCCUPANT ON/OFF, DIMMING, AND/OR SCENE PRESET CONTROL (AS DESIGNED/SCHEDULED). AUTOMATIC SHUTOFF OF BOTH LIGHT ZONES FROM OCCUPANCY SENSORS AFTER 20 MINUTES OF NO ACTIVITY.

SO#5

1. LIGHTING IS AUTOMATIC ON FROM OCCUPANCY SENSORS. MANUAL CONTROL ALLOWS OCCUPANT ON/OFF, DIMMING, AND/OR SCENE PRESET CONTROL (AS DESIGNED/SCHEDULED). AUTOMATIC SHUTOFF FROM OCCUPANCY SENSORS AFTER 20 MINUTES OF NO ACTIVITY.

SO#5D

1. LIGHTING IS AUTOMATIC ON FROM OCCUPANCY SENSORS. MANUAL CONTROL ALLOWS OCCUPANT ON/OFF, DIMMING, AND/OR SCENE PRESET CONTROL (AS DESIGNED/SCHEDULED). AUTOMATIC SHUTOFF FROM OCCUPANCY SENSORS AFTER 20 MINUTES OF NO ACTIVITY.
2. UPON ACTIVATION OF LIGHTING (ON OR PRESET), AUTOMATIC DIMMING FROM DAYLIGHT SENSORS TAKES PRECEDENCE TO CONTROL FIXTURES IN DAYLIGHT ZONE. SENSORS PROVIDE CONTINUOUS DIMMING TO ACHIEVE DESIGNATED ILLUMINATION VALUES LISTED BELOW. DAYLIGHT SENSORS DO NOT TURN FIXTURES OFF WHEN LOW THRESHOLD IS REACHED. DAYLIGHT SENSOR ESTABLISHES HIGH TRIM, MANUAL DIMMING CAN CONTROL LIGHTS TO A LOWER DIMMED THRESHOLD OR OFF.
   A. CORRIDORS: 15FC AT FLOOR PLANE
   B. OFFICES, CLASSROOMS, RECEPTIONS DESKS, WAITING ROOMS: 30FC AT DESK HEIGHT.

SO#12

1. LIGHTING IS AUTOMATIC ON FROM ASTRONOMIC TIMECLOCK AT 1 HOUR PRIOR TO DUSK. AUTOMATIC SHUTOFF FROM TIMECLOCK AT 1 HOUR AFTER DAWN. THIS STRATEGY IS APPLIED 7 DAYS A WEEK.

SO#14

1. LIGHTING IS AUTOMATIC ON TO 100% FROM OCCUPANCY SENSORS. AUTOMATIC DIMMING TO 50% FROM OCCUPANCY SENSORS AFTER 20 MINUTES OF NO ACTIVITY.

SO#14D

1. LIGHTING IS AUTOMATIC ON TO 100% FROM OCCUPANCY SENSORS. AUTOMATIC DIMMING TO 50% FROM OCCUPANCY SENSORS AFTER 20 MINUTES OF NO ACTIVITY.
2. UPON ACTIVATION OF LIGHTING (ON OR PRESET), AUTOMATIC DIMMING FROM DAYLIGHT SENSORS TAKES PRECEDENCE TO CONTROL FIXTURES IN DAYLIGHT ZONE. SENSORS PROVIDE CONTINUOUS DIMMING TO ACHIEVE DESIGNATED ILLUMINATION VALUES LISTED BELOW. DAYLIGHT SENSORS DO NOT TURN FIXTURES OFF WHEN LOW THRESHOLD IS REACHED. DAYLIGHT SENSOR ESTABLISHES HIGH TRIM, MANUAL DIMMING CAN CONTROL LIGHTS TO A LOWER DIMMED THRESHOLD OR OFF.
   A. LOBBY: 15FC AT FLOOR PLANE

SO#15

1. BETWEEN THE HOURS OF 6AM AND 8PM LIGHTING IS AUTOMATIC ON TO 100% FROM OCCUPANCY SENSORS. AUTOMATIC DIMMING TO 50% FROM OCCUPANCY SENSORS AFTER 20 MINUTES OF NO ACTIVITY.
2. BETWEEN THE HOURS OF 8PM AND 6AM LIGHTING IS AUTOMATIC ON TO 60% FROM OCCUPANCY SENSORS. AUTOMATIC DIMMING TO 30% FROM OCCUPANCY SENSORS AFTER 20 MINUTES OF NO ACTIVITY.

LOW VOLTAGE SWITCH STATION SCHEDULE

LCP PANEL	DESIGNATION	LOCATION	BUTTON	RELAYS CONTROLLED	DESCRIPTIONS	SEE NOTE
LCP/1	1.01	FRONT DESK 109	-	R-3	DMX COLOR CHANGING CONTROL	1

LOW VOLTAGE SWITCH STATION GENERAL NOTES:

A. REFER TO LIGHTING CONTROL PANEL SCHEDULE FOR MORE INFORMATION.
B. CONFIRM ALL SCENES/GROUPS WITH ARCHITECT AND OWNER DURING ON SITE PROGRAMMING.
C. DESCRIPTIONS ARE SUGGESTED BUTTON LABELS, OWNER TO CONFIRM SWITCH LABELS PRIOR TO ORDER RELEASE.

LOW VOLTAGE SWITCH STATION SCHEDULE NOTES:

1. PROVIDE DMX COMPATIBLE TOUCHSCREEN LIGHTING CONTROLLER FOR COLOR CHANGING CONTROL OF TYPE OGX FIXTURE. FIXTURES RECEIVE ON/ OFF SIGNAL FROM LCP/1. THIS DEVICE ALLOWS FOR COLOR SELECTION FOR BUILDING ACCENT LIGHTS. DEVICE SHALL WALL MOUNT TO A FLUSH BACK BOX. PROVIDE DEVICE COMPATIBLE WITH FINAL APPROVED TYPE OGX FIXTURE. PROVIDE FULL COMMISSIONING OF THIS DEVICE AS PART OF FIXTURE TYPE OGX COMMISSIONING. PHAROS 93126048-TPC-BB OR EQUAL.

LIGHTING CONTROL PANEL SCHEDULE

PANEL DESIGNATION	PANEL LOCATION	RELAY NUMBER	CIRCUIT CONTROLLED	LOAD DESCRIPTION	BRANCH SOURCE	RELAY TYPE	CONTROL: LOW VOLTAGE SWITCH CONTROL	CONTROL: TIMECLOCK	SEQUENCE OF OPERATIONS	SEE NOTE
LCP/1	ELEC 107	1	H/A-11	SITE POLES	N	ON / OFF	-	OFF ONLY	SO#12	
		2	H/A-11	FLAGPOLE LIGHTS TYPE OL	N	0-10V	-	OFF ONLY	SO#12	
		3	H/A-11	ACCENT LIGHT TYPE OGX	N	ON / OFF	PRESET ONLY	ON / OFF	SO#12	1
		4	H/C-1	PARKING BAYS TYPE JB	N	ON / OFF	-	ON / OFF	SO#12	
		5		SPARE						
		6		SPARE						
		7	EH/A-9	CANOPY LIGHTS TYPE OA	E2	0-10V	-	ON / OFF / PRESET	SO#12	2
		8	EH/A-9	WALL PACKS TYPE OD	E2	0-10V	-	ON / OFF / PRESET	SO#12	2
		9	EH/A-9	SALLY PORT WALL PACKS TYPE OC	E2	0-10V	-	ON / OFF / PRESET	SO#12	2
		10	EH/A-9	PARKING GARAGE WALL PACKS TYPE OD	E2	0-10V	-	ON / OFF / PRESET	SO#12	2
		11	EH/A-9	BOLLARDS TYPE OF	E2	ON / OFF	-	ON / OFF	SO#12	
		12		SPARE						
		13		SPARE						
		14		SPARE						
		15	L/A-36	MONUMENT SIGN	N	ON / OFF	-	ON / OFF	SO#12	
		16	L/A-38	BADGE SIGN	N	ON / OFF	-	ON / OFF	SO#12	

BRANCH SOURCES: N = NORMAL E1 = 517 LIFE SAFETY E2 = 700 EMERGENCY C = 517 CRITICAL CARE Q = 517 EQUIPMENT S1 = 701 LEGALLY REQUIRED STANDBY S2 = 702 OPTIONAL STANDBY

LIGHTING CONTROL PANEL GENERAL NOTES:

A. PROVIDE ALL NECESSARY COMPONENTS FOR A COMPLETE AND OPERATING SYSTEM.
B. PROVIDE HIGH VOLTAGE BARRIERS AS NECESSARY TO SEPARATE DIFFERENT BRANCH SOURCES.
C. VERIFY ALL PROGRAMMING PARAMETERS WITH OWNER PRIOR TO FINAL COMMISSIONING.
D. REFER TO LOW VOLTAGE SWITCH STATION SCHEDULE AND SEQUENCE OF OPERATIONS SCHEDULE FOR MORE INFORMATION.

LIGHTING CONTROL PANEL SCHEDULE NOTES:

1. ON/OFF FROM LCP. COLOR CHANGING PRESETS PROGRAMMED FROM DMX CONTROL STATION DOWNSTREAM OF LCP. REFER TO LOW VOLTAGE SWITCH STATION SCHEDULE FOR DMX CONTROL DEVICE INFORMATION.
2. PROGRAM "ON" TO A PRESET DIMMED LEVEL. FIELD CONFIRM LEVEL SET WITH A/E DURING SYSTEM PROGRAMMING.

LIGHT FIXTURE SCHEDULE

FIXTURE ID	FIXTURE DESCRIPTION	LIGHT SOURCE TYPE	NO.	LIGHT SOURCE DESCRIPTION	WATTS	K	CRI (MIN.)	BALLASTS/DRIVERS TYPE	CONTROL	CIRCUITS	INPUT WATTS	VOLT	MOUNT	SURFACE TYPE	FIXTURE DEPTH	MANUFACTURER	CATALOG SERIES	OPTIONS	SEE NOTE
JB	4' VAPORTITE; FIBERGLASS HOUSING RIBBED FROSTED ACRYLIC LENS; IMPACT RESISTANT WET LOCATION LISTED	LED	-	6,200 DELIVERED LUMENS	48	3500	80	DR	SW	1	48	277	S	ES	-	COLUMBIA	LXEM-4-35-HL-RFA-ED-U-*OPTIONS*-*ACCESSORIES*	9,33,37	1A
OA	4" APERTURE DOWNLIGHT LENSED; WIDE DISTRIBUTION WET LOCATION LISTED	LED	-	1500 DELIVERED LUMENS	14	3000	80	RM DR	DM10	1	14	277	R	V	<7'	GOTHAM	EVO4-30/15-AR-LSS-WD-MVOLT-GZ10	1,9	1B,7
OC	18"W X 9"H WALL MOUNTED LIGHT, ANGLED HOUSING, TYPE 3 DISTRIBUTION INTEGRAL PHOTOCELL	LED	-	6,000 DELIVERED LUMENS	41	3000	80	RM DR	DM10	1	41	277	S	W	-	LITHONIA	WDGE3 LED-P0-30K-80CRI-R3-MVOLT-SRM-PBBW-PE-PIR-*FINISH	1,9,57	1D,4
OD	18"W X 9"H WALL MOUNTED LIGHT ANGLED HOUSING, TYPE 3 DISTRIBUTION INTEGRAL PHOTOCELL	LED	-	3,150 DELIVERED LUMENS	32	3000	80	RM DR	DM10	1	31	277	S	W	-	LITHONIA	WDGE2 LED-P3-30K-80CRI-T3M-MVOLT-SRM-PBBW-PE-PIR-*FINISH	1,9,57	1D,4
OF	7" DIA X 44"H IMPACT RATED BOLLARD FLAT TOP; TYPE III DISTRIBUTION IMPACT RATING ASTM-F3016-ST20	LED	-	1200 DELIVERED LUMENS	22	3000	80	DR	SW	1	22	277	S	CONC BASE	-	KIM	PA7R-FT-NU-3-12L-020-3K7-44IRB-S20-**FINISH**-277	11,28	1C
OGX	4' LONG WALL MOUNTED ACCENT LIGHT 15 DEG X 25 DEG WIDE DISTRIBUTION 6" MOUNTING STANDOFF	LED	-	18,000 CBCP MINIMUM	70	RGBW	N/A	DR	DMX	1	70	277	S	W	-	LUMENPULSE	LOGP-277-48-RGBW30K-1525-WAM6-**FINISH**-DMX/RDM	11,28	1C,5
OL	6" DIA. x 12" L SURFACE MOUNTED FLOOD LIGHT 40 DEG. BEAM DISTRIBUTION 45 DEG. ANGLED VISOR	LED	-	4,000 CBCP MINIMUM	34	3000	80	RM DR	DM10	1	34	MVOLT	S	W	-	BK	K2-LED-x44-FL-*FINISH*-A WITH PCIII-D34-MT MOUNTING	1,9	1C,3,4
OL2	6" DIA. x 12" L SURFACE MOUNTED FLOOD LIGHT 25 DEG. BEAM DISTRIBUTION 45 DEG. ANGLED VISOR	LED	-	5,700 CBCP MINIMUM	34	3000	80	RM DR	DM10	1	34	MVOLT	S	W	-	BK	K2-LED-x44-NFL-*FINISH*-A WITH PCIII-D34-MT MOUNTING	1,9	1C,3,4

NOTE:
SEE SPECIFICATION SECTIONS 26 50 00 FOR ADDITIONAL INFORMATION REGARDING LIGHTING FIXTURE AND INSTALLATION REQUIREMENTS. PROVIDE OPTIONS AND ACCESSORIES REFERENCED BY THE COLUMN TITLED "OPTIONS".
MANUFACTURERS AS ACCEPTABLE SHALL MEET ALL REQUIREMENTS AND FEATURES INDICATED. ACCEPTABLE MANUFACTURERS MUST MEET THE PHOTOMETRIC PERFORMANCE OF THE LISTED UNIT.

ABBREVIATIONS:

AR = AS REQUIRED
BL = BI-LEVEL SWITCHING
BT = BLUETOOTH
CAB = UNDERCABINET
CL = CLEAR
DALI = ADDRESSABLE, DIMMING <1-100%
DM0 = LED DIMMING 0-10V, 0 -100%
DM1 = LED DIMMING 0-10V, 1 -100%
DM5 = LED DIMMING 0-10V, 5 -100%
DM10 = LED DIMMING 0-10V, 10 -100%
DMW = DIM TO WARM LED
DMX = ADDRESSABLE, DIMMING <1-100%
DR = DRIVER
DW = DRYWALL
ELV = ELECTRONIC LOW VOLTAGE DIMMING
EM = EMERGENCY
ES = EXPOSED STRUCTURE
ET = ELECTRONIC BALLAST
F = FLUORESCENT
FD1 = FLUORESCENT DIMMING 1-100%
FD5 = FLUORESCENT DIMMING 5-100%
FD10 = FLUORESCENT DIMMING 10-100%
GRD = GRADE
H = HID
HAL = HALOGEN
HBF = HIGH BALLAST FACTOR
I = INCANDESCENT
LBF = LOW BALLAST FACTOR
LG = LAY-IN GRID
MLV = MAGNETIC LOW VOLTAGE DIMMING
NBF = NORMAL BALLAST FACTOR
OT = OTHER
PD = PENDANT
POE = POWER OVER ETHERNET
PL = PLASTER
PS = PULSE START
R = RECESS
RGB = RED, GREEN, BLUE LEDS
RM = REMOTE
S = SURFACE
SPEC = SPECIAL
ST = STANDARD
STN = STONE
SUSP = SUSPENDED
SW = SWITCHING
T = CERAMIC/GLASS TILE
TW = TUNABLE WHITE LED
V = VARIES
W = WALL MOUNTED
WD = WOOD
WR = WIRELESS
XFMR = TRANSFORMER

OPTIONS:

1 = POST PAINTED FINISH
2 = REGRESSED ALUMINUM DOOR FRAME
3 = FLAT STEEL DOOR FRAME
4 = FLAT ALUMINUM DOOR FRAME - MITERED CORNERS
5 = STAINLESS STEEL TRIM AND DOOR FRAME
6 = FURNISH WITH SPRING LOADED LATCHES
7 = FURNISH WITH HINGED DOOR
8 = DAMP LOCATION CONSTRUCTION
9 = WET LOCATION CONSTRUCTION
10 = IP65 RATING
11 = IP66 RATING
12 = IP67 RATING
13 = NEMA 4X RATED
14 = IC RATING
15 = ADA COMPLIANT
16 = DOUBLE GASKETED-LENS TO TRIM TO CEILING
17 = TRIPLE GASKETED-LENS TO DOOR TO HOUSING TO CEILING
18 = FURNISH WITH TAMPER RESISTANT HARDWARE
19 = AIR TIGHT
20 = SPARE
21 = FURNISH WITH AIR HANDLING CAPABILITY
22 = FURNISH WITH WIRE GUARD
23 = FURNISH WITH ENDCAPS
24 = FURNISH IN LENGTH AS SHOWN
25 = FURNISH WITH SOLID FRONT
26 = FURNISH WITH DUST COVER
27 = CUSTOM FINISH - SELECTION TBD
28 = STANDARD FINISH - SELECTION TBD
29 = FURNISH WITH HOUSE SIDE SHIELD
30 = FURNISH IN CUSTOM CONFIGURATION-REFER TO PLANS
31 = SPARE
32 = FURNISH WITH POWER OVER AIRCRAFT CABLE
33 = FURNISH WITH CHAIN MOUNTING
34 = FURNISH WITH RIGID STEM MOUNTING
35 = FURNISH WITH SWIVEL CANOPY
36 = FURNISH WITH ADJUSTABLE AIRCRAFT CABLE MOUNTING
37 = FURNISH WITH ADJUSTABLE MOUNTING HARDWARE
38 = FURNISH WITH MANUFACTURER'S CUSTOM JUNCTION BOX
39 = FURNISH WITH RECESSED SLOPE ADAPTER
40 = FURNISH WITH CORD MOUNTING
41 = MATTE DIFFUSE LOW IRIDESCENT REFL.
42 = FURNISH WITH SYMMETRICAL REFLECTOR
43 = FURNISH WITH ASYMMETRICAL REFLECTOR
44 = FURNISH WITH TOP AND BOTTOM LENS
45 = FURNISH WITH LOUVER
46 = FURNISH WITH PERFORATED DIFFUSER
47 = FURNISH WITH EGGCRATE LOUVER
48 = FURNISH WITH SOFTENING LENS
49 = FURNISH WITH PRISMATIC LENS
50 = FURNISH WITH LINEAR SPREAD LENS
51 = FURNISH WITH SPREAD LENS
52 = FURNISH WITH LOW GLARE OPTIC
53 = FURNISH WITH ANGLED LENS
54 = FURNISH WITH ROCKER SWITCH
55 = FURNISH WITH INTEGRAL OCC. SENSOR
56 = FURNISH WITH INTEGRAL DAYLIGHT SENSOR
57 = FURNISH WITH INTEGRAL PHOTOCELL
58 = FURNISH WITH REMOTE DRIVER
59 = FURNISH WITH CURRENT LIMITING DEVICE
60 = FURNISH QUANTITY OF DRIVERS AS REQUIRED
61 = FURNISH WITH UNIVERSAL ARROWS AND RED STENCIL FACE
62 = FURNISH WITH FIELD ADJUSTABLE CHEVRONS
63 = FURNISH WITH MIRRORED BACKGROUND
64 = FURNISH WITH INTEGRAL BATTERY
65 = FURNISH WITH INTEGRAL HIGH CAPACITY BATTERY (FOR REMOTE HEADS)
66 = FURNISH WITH SELF DIAGNOSTICS
67 = FURNISH WITH AUXILIARY EMERGENCY BATTERY BALLAST/DRIVER
68 = SPARE
69 = SPARE
70 = SPARE
71 = FURNISH WITH ANTI-MICROBIAL FINISH
72 = CERTIFIED FOR MIL-STD461F
73 = FURNISH WITH RF NOISE SUPPRESSORS (ADVANCE RIF-1) FOR EACH DRIVER
74 = FURNISH WITH ACRYLIC LENS WITH INTEGRAL RFI SHIELDING
75 = FURNISH WITH LOW VOLTAGE CONTROL (LVC)
76 = SPARE
77 = SPARE
78 = SPARE
79 = SPARE
80 = SPARE

GENERAL NOTES:

1. VERIFY CEILING T-BAR WIDTH (I.E. 9/16", 15/16", 1.5") WITH THE ARCHITECT/INTERIORS SPECIFICATION PRIOR TO ORDERING LAY-IN FIXTURES.
2. IN ALL INSULATED OR FIRE RATED CEILINGS, THE EC SHALL BE RESPONSIBLE FOR THE PROPER TENTING (OR FIRE BOXING) OF THE RECESSED FIXTURES. FOR PREFAB PRODUCTS REFER TO TENMAT OR SPECIALTY PRODUCTS AND INSULATION.
3. VERIFY DIMMING BALLAST / DRIVER COMPATIBILITY WITH DIMMING CONTROL.
4. REFER TO ARCHITECTURAL ELEVATIONS FOR EXACT LOCATION AND MOUNTING HEIGHT.
5. TO MEET SPECIFIED DELIVERED LUMEN PACKAGE PROVIDE PROGRAMMED DRIVER AS REQUIRED.
6. FIXTURE PERFORMANCE TOLERANCES: CCT +/- 200 DEGREES; DELIVERED LUMENS +/- 5%; ENERGY CONSUMPTION +/- 5%; BEAM SPREAD DISTRIBUTION +/- 5 DEGREES AND AS OUTLINED IN 26 50 00.
7. IF SUBMITTING A FIXTURE FOR APPROVAL AS AN EQUAL, PROVIDE CUT SHEET AND IES PHOTOMETRIC FILE PRIOR TO BIDDING. A WORKING SAMPLE OF THE FIXTURE IS REQUIRED FOR APPROVAL BY THE A/E.

LIGHT FIXTURE SCHEDULE NOTES:

1. MANUFACTURERS, PRODUCTS, AND DESCRIPTIONS LISTED IN THE LIGHTING FIXTURE SCHEDULE ARE THE BASIS OF DESIGN SPECIFICATION FOR EACH FIXTURE TYPE. EQUAL PRODUCTS WILL BE ENTERTAINED UNLESS OTHERWISE NOTED. ALL PROPOSED EQUAL PRODUCTS ARE REQUIRED TO MEET OR EXCEED ALL OF THE SPECIFICATION REQUIREMENTS LISTED IN THE LIGHTING FIXTURE SCHEDULE INCLUDING BUT NOT LIMITED TO: PRODUCT GRADE, LIGHT SOURCE TECHNOLOGY, CONTROL TECHNOLOGY, OPTICAL PERFORMANCE (DELIVERED LUMENS OR CBCP), DISTRIBUTION, FIXTURE ACCESSORIES, CONSTRUCTION, DIMENSIONS, MOUNTING, FINISH, ENERGY PERFORMANCE, AND LISTINGS/RATINGS.

   THE SPECIFIER HAS EVALUATED ALL OF THE MANUFACTURERS LISTED BELOW AND CONSIDERS THESE MANUFACTURERS TO BE OF A QUALITY THAT MEET GENERAL SPECIFICATION REQUIREMENTS FOR THE CATEGORY OF PRODUCT UNDER WHICH THEY ARE LISTED. ALTHOUGH MANUFACTURERS ARE LISTED BELOW IT DOES NOT ENSURE THAT THEY HAVE PRODUCTS THAT MEET ALL OF THE SPECIFICATION REQUIREMENTS FOR EACH FIXTURE TYPE. IT MEANS THAT THESE MANUFACTURERS HAVE ALREADY BEEN EVALUATED AND HAVE PRODUCTS THAT SHALL BE REVIEWED FOR APPLICABILITY AS EQUALS. MANUFACTURERS THAT ARE NOT LISTED BELOW WILL REQUIRE A WORKING SAMPLE FOR SPECIFIER TO REVIEW IN ORDER TO BE EVALUATED FOR APPLICABILITY.

   THE BURDEN OF MEETING THE BASIS OF DESIGN SPECIFICATION IS ON THE DISTRIBUTOR QUOTING THE PROJECT. DETERMINATION OF EQUIVALENCY IS THE RESPONSIBILITY OF THE SPECIFIER. EVEN IF A PROPOSED EQUAL PRODUCT IS FROM ONE OF THE MANUFACTURERS LISTED BELOW, IF IT DOES NOT MEET THE BASIS OF DESIGN SPECIFICATION REQUIREMENTS THEN IT WILL BE REJECTED. THERE SHALL BE NO ADDITIONAL COST ASSOCIATED WITH REJECTION OF A FIXTURE NOT DEEMED EQUIVALENT BY THE SPECIFIER.

   A. COMMERCIAL TROFFERS AND WHITEGOODS: COLUMBIA, CREE, DAYBRITE, DAY-O-LITE, GE CURRENT, HE WILLIAMS, LITHONIA, METALUX, MERCURY, PMC
   B. SPECIFICATION GRADE DOWNLIGHTS / TRACK: 3G, CON-TECH, FOCAL POINT, GOTHAM EVO, HE WILLIAMS, INTENSE MX, JUNO-INDY, LEDRA ALPHABET ECO NU, LIGHTOLIER (CALCULITE), NORA, PORTFOLIO, PRESCOLITE, SPECTRUM, TECH ELEMENT PRO, USA ILLUMINATION (BASIC)
   C. PERFORMANCE EXTERIOR: BK LIGHTING, COLOR KINETICS, INSIGHT, KIM, LUMENPULSE, WE-EF
   D. SPECIFICATION GRADE EXTERIOR: CREE, GARDCO, HUBBELL, LITHONIA, MCGRAW EDISON
2. PROVIDE A BREAK-OUT COST IN THE BID FORM FOR ALL SINGLE NAME SPECIFIED FIXTURE TYPES.
3. PROVIDE WITH IP66 RATED LIQUID TIGHT CONNECTOR TO SEAL KNOCKOUT AND ELECTRICAL CONDUIT CONNECTION. PROVIDE WITH MYERS HUBS OR EQUAL. SUBMIT PRODUCT FOR APPROVAL WITH FIXTURE.
4. PROVIDE REMOTE DRIVER(S) / POWER SUPPLIES IN QUANTITY AND RATING TO SUPPORT LOAD AND CONTROL TYPE. MOUNT IN NEAREST ACCESSIBLE LOCATION, WITHIN MANUFACTURER'S RECOMMENDED MAXIMUM DISTANCE.
5. PROVIDE WITH ALL PARTS AND ACCESSORIES FOR A COMPLETE OPERATING INSTALLATION INCLUDING, BUT NOT LIMITED TO: MOUNTING HARDWARE, POWER SUPPLIES, CONNECTOR CABLES, ETC.

LIGHTING POLE AND FIXTURE SCHEDULE

WIND SPEED : 100 MPH

FIXT TYPE	LIGHT SOURCE	FIXT QTY	LUMEN OUTPUT	COLOR TEMP (K)	WATTS	VOLT	DIST. TYPE	ORIEN-TATION	ARM CONFIG	ARM LENGTH	POLE HEIGHT	POLE SHAPE	POLE WIDTH	POLE MATL	POLE FINISH	POLE COLOR	OPTIONS	MANUFACTURER	CATALOG SERIES	BASE DETAILS	SEE NOTES
P1	LED	-	11,000	4000	68	277	2	-	-	-	25	RD	5"	AL	PPC	TBD	1,3	CREE	OSQM-C-11L-40K7-2B-UL-*FINISH*-BML WITH OSQ-ML-C-AA	5/E5.20	1,2
P1-A	LED	-	11,000	4000	68	277	2	-	-	-	25	RD	5"	AL	PPC	TBD	1,3,6	CREE	OSQM-C-11L-40K7-2B-UL-*FINISH*-BML WITH OSQ-ML-C-AA	5/E5.20	1,2,3
P2	LED	-	11,000	4000	68	277	4	-	-	-	25	RD	5"	AL	PPC	TBD	3	CREE	OSQM-C-11L-40K7-4M-UL-*FINISH*-BML WITH OSQ-ML-C-AA	5/E5.20	1,2
P2-A	LED	-	11,000	4000	68	277	4	-	-	-	25	RD	5"	AL	PPC	TBD	3,6	CREE	OSQM-C-11L-40K7-4M-UL-*FINISH*-BML WITH OSQ-ML-C-AA	5/E5.20	1,2,3
P2-O	LED	-	11,000	4000	68	277	4	-	-	-	25	RD	5"	AL	PPC	TBD	3,5	CREE	OSQM-C-11L-40K7-4M-UL-*FINISH*-BML WITH OSQ-ML-C-AA	5/E5.20	1,2
P2-OA	LED	-	11,000	4000	68	277	4	-	-	-	25	RD	5"	AL	PPC	TBD	3,5,6	CREE	OSQM-C-11L-40K7-4M-UL-*FINISH*-BML WITH OSQ-ML-C-AA	5/E5.20	1,2,3
P3	LED	-	11,000	4000	68	277	5	-	-	-	25	RD	5"	AL	PPC	TBD	3	CREE	OSQM-C-11L-40K7-5M-UL-*FINISH*-BML WITH OSQ-ML-C-AA	5/E5.20	1,2
P3-A	LED	-	11,000	4000	68	277	5	-	-	-	25	RD	5"	AL	PPC	TBD	3,6	CREE	OSQM-C-11L-40K7-5M-UL-*FINISH*-BML WITH OSQ-ML-C-AA	5/E5.20	1,2,3
P3-OA	LED	-	11,000	4000	68	277	5	-	-	-	25	RD	5"	AL	PPC	TBD	3,5,6	CREE	OSQM-C-11L-40K7-5M-UL-*FINISH*-BML WITH OSQ-ML-C-AA	5/E5.20	1,2,3
P4	LED	-	6,000	4000	37	277	2	-	-	-	15	RD	5"	AL	PPC	TBD	3	CREE	OSQM-C-1L-40K7-2B-UL-*FINISH*-BML6 WITH OSQ-ML-C-AA	6/E5.20	1,2

NOTE:
SEE SPECIFICATION SECTION 16510 FOR ADDITIONAL INFORMATION REGARDING LIGHTING FIXTURE AND INSTALLATION REQUIREMENTS. PROVIDE OPTIONS AND ACCESSORIES REFERENCED BY THE COLUMN TITLED "OPTIONS". MANUFACTURERS LISTED AS ACCEPTABLE SHALL MEET ALL REQUIREMENTS AND FEATURES INDICATED. ACCEPTABLE MANUFACTURERS MUST MEET THE PHOTOMETRIC PERFORMANCE OF THE LISTED UNIT.

ABBREVIATIONS:

A = ANODIZED
ALUM = ALUMINUM
BLK = BLACK
BZ = BRONZE
CONC = CONCRETE
CSTM = CUSTOM
FG = FIBERGLASS
P = PAINTED
PPC = POLYESTER POWDER COAT
STD = STANDARD
STL = STEEL
SQ = SQUARE
SVR = SILVER
RD = ROUND
TPD = TAPERED
WD = WOOD

OPTIONS:

1 = PROVIDE WITH HOUSE SIDE SHIELD
2 = PROVIDE WITH INTEGRAL PHOTO CELL
3 = PROVIDE WITH INTEGRAL OCCUPANCY SENSOR
4 = PROVIDE WITH VIBRATION DAMPER
5 = PROVIDE WITH DUPLEX RECEPTACLE OPPOSITE OF HAND HOLE. RECEPTACLE SHALL INCLUDE CAST IN-USE COVER IN FINISH MATCHING POLE.
6 = PROVIDE WITH BANNER ARMS AND FLAG HOLDER. REFER TO SPECIFICATION NOTES.

LIGHTING POLE AND FIXTURE SCHEDULE GENERAL NOTES:

1. EQUIVALENT MANUFACTURERS AND SERIES ARE; CREE, GARDCO, HUBBELL, LITHONIA, MCGRAW EDISON
2. EQUIVALENT POLE MANUFACTURERS SHALL BE ABLE TO PROVIDE INTEGRATED BANNER ARMS AND FLAG HOLDERS AS SPECIFIED. AFTER-MARKET, EXTERNALLY ATTACHED ACCESSORIES ARE NOT APPROVED.

LIGHTING POLE AND FIXTURE SCHEDULE NOTES:

1. REFER TO PLANS FOR ORIENTATION OF POLE.
2. PROGRAM STANDALONE OCCUPANCY SENSOR TO REDUCE LIGHT OUTPUT TO 50% AFTER 30 MINUTES OF NO MOTION AND BACK TO 100% WHEN MOTION IS DETECTED.
3. PROVIDE 5" DIAMETER ROUND ALUMINUM POLE AS SCHEDULED FROM GENERAL STRUCTURES INC (GSI). INCLUDE 2-3/8" O.D. TENON WITH POLE. INCLUDE (2) 31" BANNER ARM ACCESSORIES (GSI PART NUMBER BA-ARROW-STD-31") AND (1) FLAG HOLDER ACCESSORY (GSI PART NUMBER FH). ACCESSORIES SHALL BE FACTORY PROVIDED AND FINAL MOUNTING HEIGHTS COORDINATED WITH FACTORY SHOP DRAWINGS.

fgma

FGM Architects Inc.
219 Milwaukee St, Suite 325
Milwaukee, Wisconsin 53202

414.346.7282 OFFICE

WISCONSIN STATE CERTIFICATE
OF AUTHORIZATION WI #3101-11

DISCIPLINE
ORGANIZATION NAME
ADDRESS
CITY, STATE, ZIP
XXX.XXX.XXX (O) XXX.XXX.XXXX(F)
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

DISCIPLINE
ORGANIZATION NAME
ADDRESS
CITY, STATE, ZIP
XXX.XXX.XXX (O) XXX.XXX.XXXX(F)
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

M.E.P.
RING & DUCHATEAU
17400 W. CAPITAL DR.
BROOKFIELD, WI 53045
414.778.1700 (O)
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

DISCIPLINE
ORGANIZATION NAME
ADDRESS
CITY, STATE, ZIP
XXX.XXX.XXX (O) XXX.XXX.XXXX(F)
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

DISCIPLINE
ORGANIZATION NAME
ADDRESS
CITY, STATE, ZIP
XXX.XXX.XXX (O) XXX.XXX.XXXX(F)
XXX STATE CERTIFICATE OF AUTHORITY
NO. XXXXXXXXXX

NOT FOR CONSTRUCTION

FOR REVIEW ONLY

Not for regulatory approval, permit or construction.

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

ISSUANCE

NO	DATE	DESCRIPTION

SLINGER POLICE DEPARTMENT
VILLAGE OF SLINGER
300 SLINGER RD
SLINGER, WI 53086

DESIGN DEVELOPMENT

SITE - SCHEDULES

SHEET NO.
E9.40

JOB NO. 22-3477.02
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9/27/2024 1:29:05 PM
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NOTES
PG-ENLIGHTEN IS NEITHER LICENSED NOR INSURED TO DETERMINE CODE COMPLIANCE. CODE COMPLIANCE REVIEW BY OTHERS.
FIXTURE TYPES AND QUANTITIES BASED ON PROVIDED LAYOUT AND DRAWINGS ARE FOR REFERENCE ONLY. TYPES AND QUANTITIES MAY CHANGE WITH FUTURE REVISIONS.
FIXTURE TYPES AND QUANTITIES MAY CHANGE BASED ON UNKNOWN OBSTRUCTIONS OR FIELD CONDITIONS. THESE CHANGES MAY RESULT IN AN INCREASED QUANTITY OF FIXTURES.
RENDER IMAGES ARE NOT TO SCALE AND PROVIDED SOLELY TO ILLUSTRATE CONTRAST

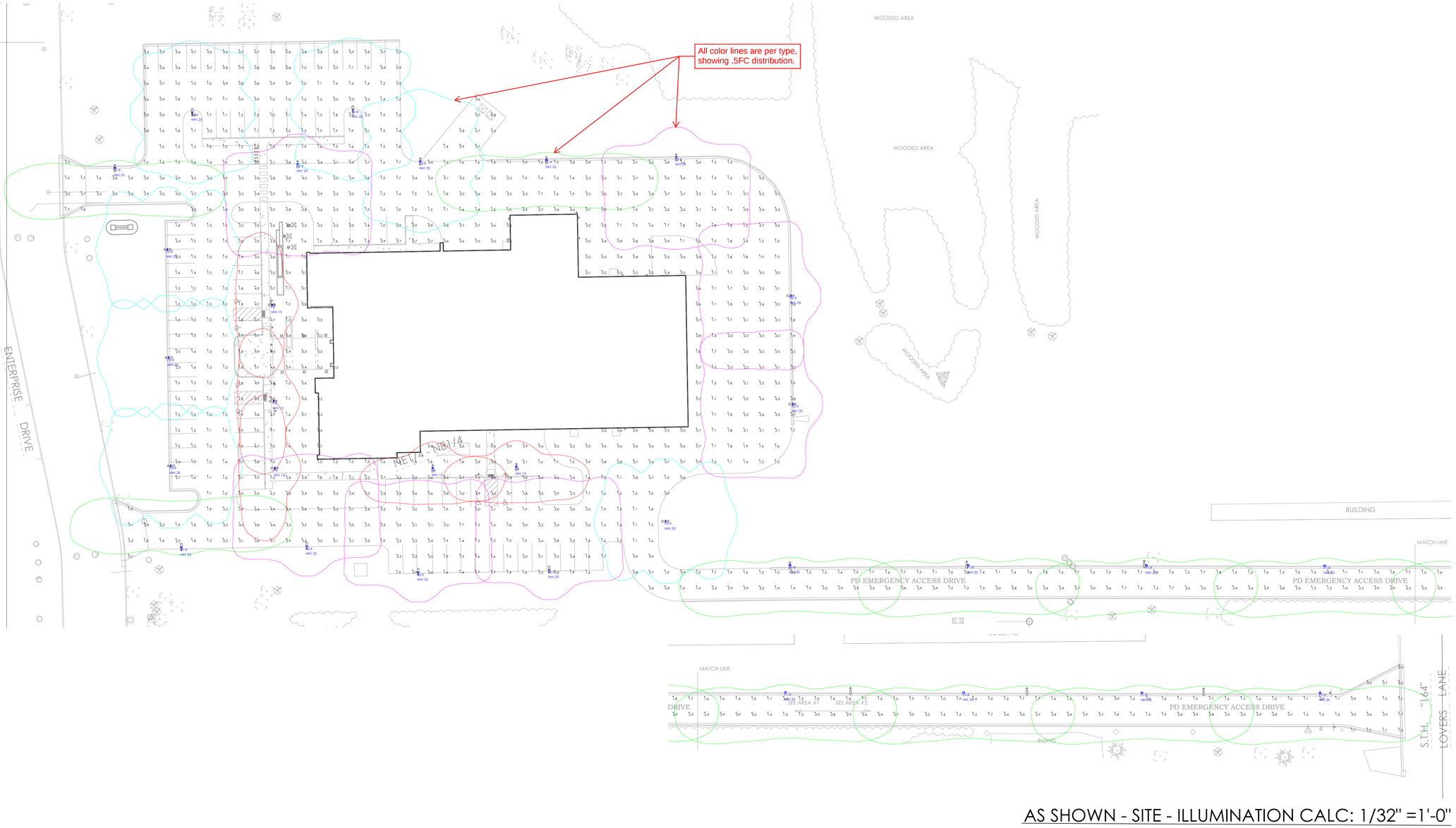
Luminaire Schedule

Symbol	Qty	Tag	Manufacturer	Label	Arrangement	Total Lamp Lumens	LLF	Description
+	11	P1-X	BEACON	VP-1-160L-100-4K7-2-BC	Single	N.A.	0.900	VP-1-160L-100-4K7-2-BC
+	7	P2-X	BEACON	VP-1-160L-100-4K7-4F	Single	N.A.	0.900	VP-1-160L-100-4K7-4F
+	7	P3-X	BEACON PRODUCTS	VP-1-160L-100-4K7-5QW	Single	N.A.	0.900	VP-1-160L-100-4K7-5QW
+	5	P4	BEACON	VP-1-160L-50-3K7-2	Single	N.A.	0.900	VP-1-160L-50-4K7-2

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Illuminance	Fc	1.81	7.6	0.0	N.A.	N.A.

LIGHTING SCHEDULE AND SUMMARY: NTS



AS SHOWN - SITE - ILLUMINATION CALC: 1/32" =1'-0"

PROJECT NAME:
VILLAGE OF SLINGER POLICE STATION

CLIENT NAME:
FGM ARCHITECTS

REVISIONS

1	09/24/24	REV1	

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Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE:	October 16, 2024
SUBMITTED BY:	Tammy Tennies
ITEM TYPE:	Other
AGENDA SECTION:	New Business and Action Thereon
SUBJECT:	B. Review, consideration and possible recommendation to the Village Board on the request for the Fourth Addendum to Arbor Pointe Condominiums – Condominium Plat located north of American Eagle Drive (Tax Parcel V5_060600M). The applicant, Arbor Pointe Development, LLC, is the owner of the proposed six (6) two-family buildings (units 214, 215, 216, 217, 222, 223) and fourteen (14) four-family buildings (units 411, 412, 413, 414, 416, 420, 421, 422, 423, 424, 425, 426, 427, and 433) located within this approximately 9.85-acre area.
SUGGESTED ACTION:	
BACKGROUND AND ANALYSIS:	
FISCAL NOTE:	
RECOMMENDATIONS:	

ATTACHMENTS:
5B RPT-2024-1016-Arbor Pointe CP Staff Review (10.11.24)
5B FD Review Comments - Arbor Pointe Condo
5B Arbor Pointe Condo Plat Materials

Foth

Staff Review

TO:	Village of Slinger Plan Commission
FROM:	Orrin Sumwlat, AICP Planning Consultant
RPT DATE:	October 11, 2024
MTG DATE:	October 16, 2024
FOTH File:	24S100.01/8
RE:	Fourth Addendum to Arbor Pointe Condominiums: Condominium Plat

1. Applicant: John Laufer (Arbor Pointe Development, LLC)
2. Property Owner: Arbor Pointe Development, LLC
3. Location/Address: American Eagle Drive and Stoney Lane
4. Tax Parcel Numbers: V5_060600M
5. Area: ~9.85 Acres
6. Existing Zoning: Rm-2 Multi-Family Residential District with Planned Unit Development (PUD) Overlay
7. Proposed Zoning: N/A
8. 2035 Land Use: Multi-Family Residential
9. Proposed 2035 Land Use: N/A

OVERVIEW:

The Petitioner is requesting approval of the Fourth Addendum to Arbor Pointe Condominiums – Condominium Plat. The applicant, Arbor Pointe Development, LLC, is the owner of the proposed six (6) two-family buildings (units 214, 215, 216, 217, 222, 223) and fourteen (14) four-family buildings (units 411, 412, 413, 414, 416, 420, 421, 422, 423, 424, 425, 426, 427, and 433). The site encompasses approximately 9.85-acres.

PLANNER COMMENTS:

Comprehensive Plan

The subject property has a future land use of Multi-Family Residential, which is consistent with the existing zoning of Rm-2 Multiple-Family Residential District with Planned Unit Development (PUD) Overlay.

Zoning

The existing zoning is Rm-2 Multiple-Family Residential District with Planned Unit Development (PUD) Overlay.

Condominium Plat

According to Section 495-27 of the Village Zoning Ordinance, "a condominium plat prepared by a land surveyor registered in Wisconsin is required for all condominium plats or any amendments or expansions thereof. Such plat shall comply in all respects with the requirements of Section 703.11 of the Wisconsin Statutes and shall be reviewed and approved or denied in the same manner as a

subdivision plat as set forth in §§ 495-19 through 495-24 of this chapter. Such plat shall comply with the design standards, improvements, and all other requirements of this Ordinance that would otherwise apply to subdivision plats, including, but not limited to, those set forth in Articles VII and VIII of this chapter."

CONSULTING PLANNER'S RECOMMENDATION:

Condominium Plat

The Village of Slinger Plan Commission recommends to the Slinger Board Approval of the Condominium Plat request by John Laufer (Arbor Pointe Development, LLC) located at American Eagle Drive & Stoney Lane and bearing Tax Parcel No. V5_060600M, subject to the following conditions:

1. The Petitioner shall satisfy all comments, conditions, and concerns of the Village of Slinger Plan Commission, Village Board, Planner, Engineer, and Surveyor, including those outlined in this report, and all reviewing, objecting, and approving bodies, including but not limited to the State of Wisconsin, and Washington County regarding the Condominium Plat.
2. Prior to commencing construction of any public, private, or site development improvements, or recording of the Condominium Plat, whichever occurs first, the Petitioner shall submit the following, subject to review and approval from the Village Board:
    a. Developer's Agreement for improvements (including all public, private and site development improvements).
    b. A financial guarantee that all public, private, and site improvements will be completed in a timely manner after the Condominium Plat is recorded with approval as to the amount from the Village Engineer.
    c. Civil Plans (including construction and grading plans).
    d. Landscape Plan.
    e. Signage Plans.
    f. Declaration of Covenants, Restrictions and Easements.
3. The Petitioner shall obtain the necessary approvals and satisfy all comments, conditions and concerns of the:
    a. Village of Slinger Engineer, Village of Slinger Board for the stormwater management plan including a stormwater maintenance agreement.
    b. Village of Slinger Engineer for erosion control.
4. The Petitioner and/or Property Owner shall, on demand, reimburse the Village of Slinger for all costs and expenses of any type incurred by the Village in connection with the review and approval of this application, including, but not limited to, the cost of professional services incurred by the Village for the review and preparation of required documents, attendance at meetings or other related professional services as well as to enforce the conditions in this approval due to a violation of these conditions. Additionally, any unpaid bills owed to the Village of Slinger by the Subject Property Owner and/or Agent, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any

other fees or forfeitures owed to the Village of Slinger must be paid on demand and prior to issuance of any permits and shall be placed upon the tax roll for the Subject Property if not paid within thirty (30) days of the billing by the Village of Slinger, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Village of Slinger, including possible cause for termination of the conditional approval.

EXHIBIT:

A. Petitioner Application

SLINGER FIRE DEPT. INC.
EST. 1888

October 10, 2024

In review of the Arbore Pointe Condo Proposal- 4th Addendum, please see the following concerns:

Please find below Fire Department concerns and comments based on the limited Site Plan provided for the Slinger Fire Department at adequately protect the proposed property under NFPA 1.

Physical concerns:

1. Driveway width vs truck: a minimum of 24' clear pathway including park cars is required for ingress and egress**. NFPA 1 18.2.3.4.1.2.2** "Vertical clearances or widths shall be increased when vertical clearances or widths are not adequate"

2. A Sprinkler System will be required in all 4 unit per State Statue unless otherwise engineer based upon building plans. The following Requirement are expected.
    a. Requirements for installation
        i. 4" Storz FDC with audible and visual exterior notification
        ii. All pull devices and detectors need to be assignable and identified on the panel including location and type.
        iii. FDC facing the street side with 150' of a hydrant.
        iv. Plans need to be provided after state approval for review and acceptance also Local FD review and acceptance before work starts.
        v. Alarm Panel and/or Enunciator to be located in common accessible space and to be approved by AHJ
        vi. Above ceiling inspection is required before closing up
        vii. Final approval is required before occupancy
        viii. 2 hr. Hydrostatic test is required before put in service
        ix. Monitoring company, account and contact is required before going into service.
        x. Final dial out alarm test is required before occupancy.

3. Fire Department Access the Water location and as it relates to it**. NFPA 14 6.4.5.3** "Fire Department Connection shall be located no more than 100ft from the nearest hydrant connected to an approved water supply" –Please provide a plan with location for approval for any sprinkled building. We allow 150ft as AHJ.

We would require a hydrant where it would not be blocking the traffic completely from driveway entrance. Final location to be approved by SFD.

4. Hardwired Smoke/CO detectors will be required if the Sprinkler System is not required.

5. As-build documents are required upon final inspection.

6. Proper Fire extinguishers coverage is required per plan modification. Inspection of placement will be verified at final occupancy inspection.

7. Proper access and door hardware on any common spaces per NFPA1.

8. Knox box is required if there is any common space.

9. Please provide addresses as these will be semi-annually inspectable buildings per SPS 314.01 13(B)5(h)

Comments above are for the preliminary plan only. Subsequent final plans will need to be reviewed prior to acceptance. Please contact me directly with questions.

Sincerely,

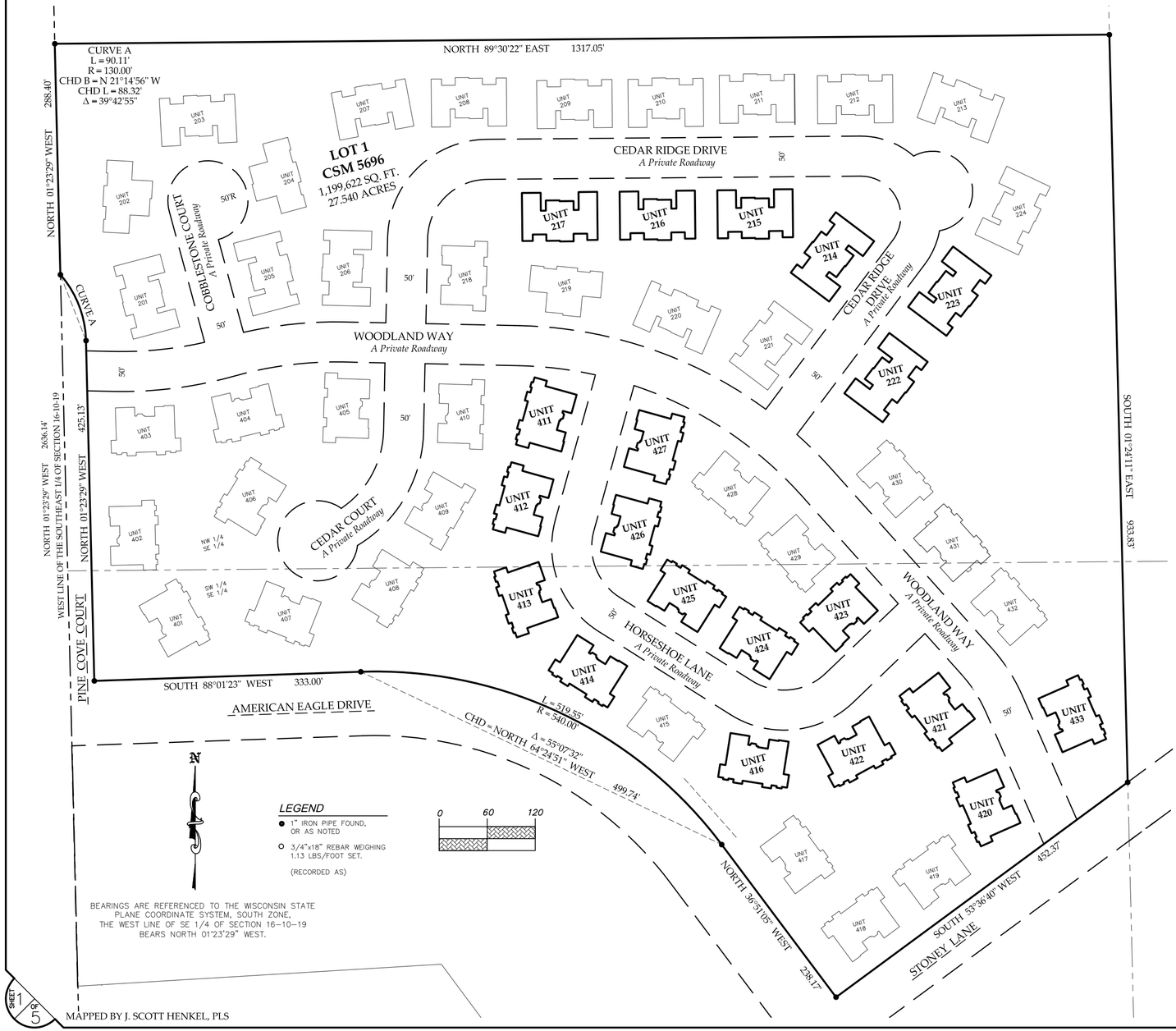
Chief Gregory Koehler
Slinger Fire Dept.

FOURTH ADDENDUM TO ARBOR POINTE CONDOMINIUMS

A WASHINGTON COUNTY CONDOMINIUM

LOT 1 OF CERTIFIED SURVEY MAP 5696, RECORDED AS DOCUMENT NO. 1036543, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 10 NORTH, RANGE 19 EAST, VILLAGE OF SLINGER, WASHINGTON COUNTY, WISCONSIN.

PRELIMINARY



SHEET 1 OF 5

MAPPED BY J. SCOTT HENKEL, PLS

LEGAL DESCRIPTION

LOT 1 OF CERTIFIED SURVEY MAP 5696, RECORDED IN VOLUME 41 OF CERTIFIED SURVEY MAPS ON PAGES 225-230 IN THE WASHINGTON COUNTY REGISTER OF DEEDS, AS DOCUMENT NO. 1036543, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 16, TOWNSHIP 10 NORTH, RANGE 19 EAST, VILLAGE OF SLINGER, WASHINGTON COUNTY, WISCONSIN.

DECLARANT:
DIAMOND HOLDINGS LLC
2220B STONEBRIDGE ROAD
WEST BEND, WI 53095

NOTES

1. ALL OF THIS CONDOMINIUM EXCEPT UNITS AND AREAS LABELED LIMITED COMMON ELEMENTS ARE COMMON ELEMENTS.

LIMITED COMMON ELEMENTS:
DOORS
DRIVEWAY
GARAGE DOORS
MAILBOX
PATIOS AND DECKS
PORCH AND STOOPS
SIDEWALK BETWEEN DRIVEWAY AND PORCH
WINDOWS
ELECTRIC, COMMUNICATION, GAS, WATER, AND SEWER LINES

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT BY THE DIRECTION OF THE DECLARANT, **DIAMOND HOLDINGS, LLC,** I HAVE SURVEYED AND MAPPED THE LAND SHOWN AND DESCRIBED HEREON AND THIS IS A TRUE REPRESENTATION OF **FOURTH ADDENDUM TO ARBOR POINT CONDOMINIUMSVILLAGE CONDOMINIUM,** A CONDOMINIUM, AND THAT THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THE PLAT.

_____
J. SCOTT HENKEL, PLS

BUILDING	UNIT	ADDRESS
214	214A	1831 CEDAR RIDGE DRIVE
	214B	1833 CEDAR RIDGE DRIVE
215	215A	1793 CEDAR RIDGE DRIVE
	215B	1797 CEDAR RIDGE DRIVE
216	216A	1783 CEDAR RIDGE DRIVE
	216B	1787 CEDAR RIDGE DRIVE
217	217A	1773 CEDAR RIDGE DRIVE
	217B	1777 CEDAR RIDGE DRIVE
222	222A	1834 CEDAR RIDGE DRIVE
	222B	1836 CEDAR RIDGE DRIVE
223	223A	1830 CEDAR RIDGE DRIVE
	223B	1832 CEDAR RIDGE DRIVE

BUILDING	UNIT	ADDRESS
411	411A	1761 HORSESHOE LANE
	411B	1763 HORSESHOE LANE
	411C	1765 HORSESHOE LANE
	411D	1767 HORSESHOE LANE
412	412A	1771 HORSESHOE LANE
	412B	1773 HORSESHOE LANE
	412C	1775 HORSESHOE LANE
	412D	1777 HORSESHOE LANE
413	413A	1781 HORSESHOE LANE
	413B	1783 HORSESHOE LANE
	413C	1785 HORSESHOE LANE
	413D	1787 HORSESHOE LANE
414	414A	1791 HORSESHOE LANE
	414B	1793 HORSESHOE LANE
	414C	1795 HORSESHOE LANE
	414D	1797 HORSESHOE LANE
416	416A	1813 HORSESHOE LANE
	416B	1815 HORSESHOE LANE
	416C	1817 HORSESHOE LANE
	416D	1819 HORSESHOE LANE
420	420A	1881 WOODLAND WAY
	420B	1883 WOODLAND WAY
	420C	1885 WOODLAND WAY
	420D	1887 WOODLAND WAY
421	421A	1861 WOODLAND WAY
	421B	1863 WOODLAND WAY
	421C	1865 WOODLAND WAY
	421D	1867 WOODLAND WAY

BUILDING	UNIT	ADDRESS
422	422A	1821 HORSESHOE LANE
	422B	1823 HORSESHOE LANE
	422C	1825 HORSESHOE LANE
	422D	1827 HORSESHOE LANE
423	423A	1820 HORSESHOE LANE
	423B	1822 HORSESHOE LANE
	423C	1824 HORSESHOE LANE
	423D	1828 HORSESHOE LANE
424	424A	1810 HORSESHOE LANE
	424B	1812 HORSESHOE LANE
	424C	1814 HORSESHOE LANE
	424D	1818 HORSESHOE LANE
425	425A	1790 HORSESHOE LANE
	425B	1792 HORSESHOE LANE
	425C	1794 HORSESHOE LANE
	425D	1798 HORSESHOE LANE
426	426A	1782 HORSESHOE LANE
	426B	1784 HORSESHOE LANE
	426C	1786 HORSESHOE LANE
	426D	1788 HORSESHOE LANE
427	427A	1772 HORSESHOE LANE
	427B	1774 HORSESHOE LANE
	427C	1776 HORSESHOE LANE
	427D	1778 HORSESHOE LANE
433	433A	1870 WOODLAND WAY
	433B	1872 WOODLAND WAY
	433C	1874 WOODLAND WAY
	433D	1878 WOODLAND WAY

WASHINGTON COUNTY REAL PROPERTY LISTER CERTIFICATE

THERE ARE NO OBJECTIONS TO THIS PLAT WITH RESPECT TO WISCONSIN § 703.115

CERTIFIED ON THIS _____ DAY OF _____, 202____.

_____
BRIAN W. BRAITHWAITE, WASHINGTON COUNTY REAL PROPERTY LISTER

PSE
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com
FN: JL-23-23 Date: 9/6/24

FOURTH ADDENDUM TO ARBOR POINTE CONDOMINIUMS

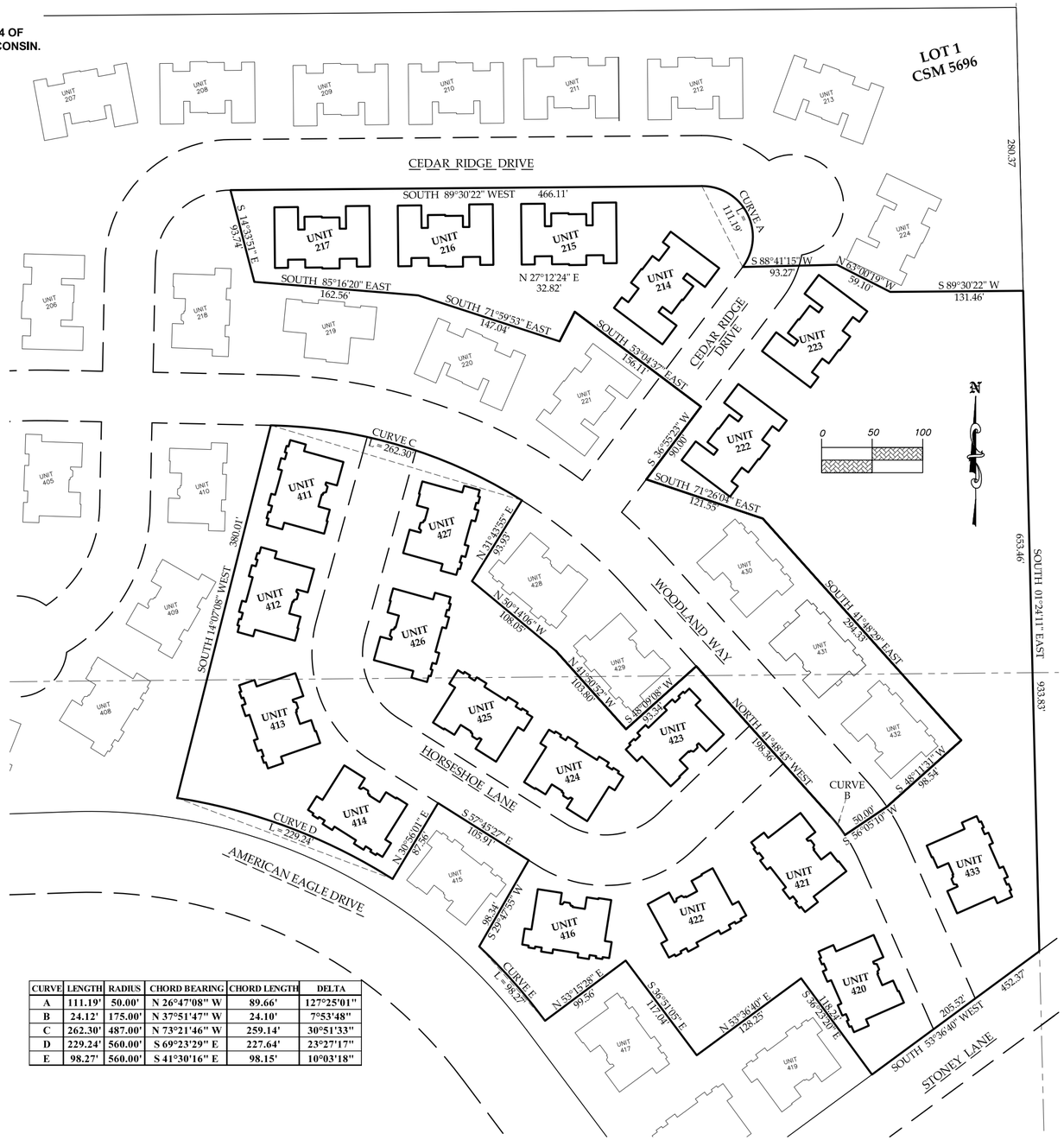
A WASHINGTON COUNTY CONDOMINIUM

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LEGAL DESCRIPTION OF FOURTH ADDENDUM

PART OF LOT 1 OF CERTIFIED SURVEY MAP 5696, RECORDED IN VOLUME 41 OF CERTIFIED SURVEY MAPS ON PAGES 225-230 IN THE WASHINGTON COUNTY REGISTER OF DEEDS, AS DOCUMENT NO. 1036543, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 16, TOWNSHIP 10 NORTH, RANGE 19 EAST, VILLAGE OF SLINGER, WASHINGTON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, SAID CORNER ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE NORTH 01°24'11" WEST, 653.46 FEET, ALONG THE EAST LINE OF SAID LOT 1;
THENCE SOUTH 89°30'22" WEST, 131.46 FEET;
THENCE NORTH 63°00'19" WEST, 59.10 FEET;
THENCE SOUTH 88°41'15" WEST, 93.27 FEET;
THENCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT 111.19 FEET, WITH A RADIUS OF 50.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 26°47'08" WEST, 89.66 FEET;
THENCE SOUTH 89°30'22" WEST, 466.11 FEET;
THENCE SOUTH 14°33'51" EAST, 93.74 FEET;
THENCE SOUTH 85°16'20" EAST, 162.56 FEET;
THENCE SOUTH 71°59'53" EAST, 147.04 FEET;
THENCE NORTH 27°12'24" EAST, 32.82 FEET;
THENCE SOUTH 53°04'37" EAST, 156.11 FEET;
THENCE SOUTH 36°55'23" WEST, 90.00 FEET;
THENCE SOUTH 71°26'04" EAST, 121.55 FEET;
THENCE SOUTH 41°48'29" EAST, 294.33 FEET;
THENCE SOUTH 48°11'31" WEST, 98.54 FEET;
THENCE SOUTH 56°05'10" WEST, 50.00 FEET;
THENCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT 24.12 FEET, WITH A RADIUS OF 175.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 37°51'47" WEST, 24.10 FEET;
THENCE NORTH 41°48'43" WEST, 198.36 FEET;
THENCE SOUTH 48°09'08" WEST, 93.34 FEET;
THENCE NORTH 41°50'52" WEST, 103.80 FEET;
THENCE NORTH 50°14'06" WEST, 108.05 FEET;
THENCE NORTH 31°43'55" EAST, 93.93 FEET;
THENCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT 262.30 FEET, WITH A RADIUS OF 487.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 73°21'46" WEST, 259.14 FEET;
THENCE SOUTH 14°07'08" WEST, 380.01 FEET;
THENCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT 229.24 FEET, WITH A RADIUS OF 560.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 69°23'29" EAST, 227.64 FEET;
THENCE NORTH 30°56'01" EAST, 87.56 FEET;
THENCE SOUTH 57°45'27" EAST, 105.91 FEET;
THENCE SOUTH 29°47'55" WEST, 98.34 FEET;
THENCE ALONG THE ARC OF A CURVE BEARING THE RIGHT 98.27 FEET, WITH A RAIUS OF 560.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 41°30'16" EAST, 98.15 FEET;
THENCE NORTH 53°15'28" EAST, 99.56 FEET;
THENCE SOUTH 36°51'05" EAST, 117.04 FEET;
THENCE NORTH 53°36'40" EAST, 128.25 FEET;
THENCE SOUTH 36°23'20" EAST, 118.24 FEET, TO THE SOUTHEAST LINE OF SAID LOT 1;
THENCE NORTH 53°36'40" EAST, 205.52 FEET, ALONG SAID SOUTHEAST LINE TO THE POINT OF BEGINNING.



CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
A	111.19'	50.00'	N 26°47'08" W	89.66'	127°25'01"
B	24.12'	175.00'	N 37°51'47" W	24.10'	7°53'48"
C	262.30'	487.00'	N 73°21'46" W	259.14'	30°51'33"
D	229.24'	560.00'	S 69°23'29" E	227.64'	23°27'17"
E	98.27'	560.00'	S 41°30'16" E	98.15'	10°03'18"

122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com

FN: JL-23-23 Date: 9/6/24

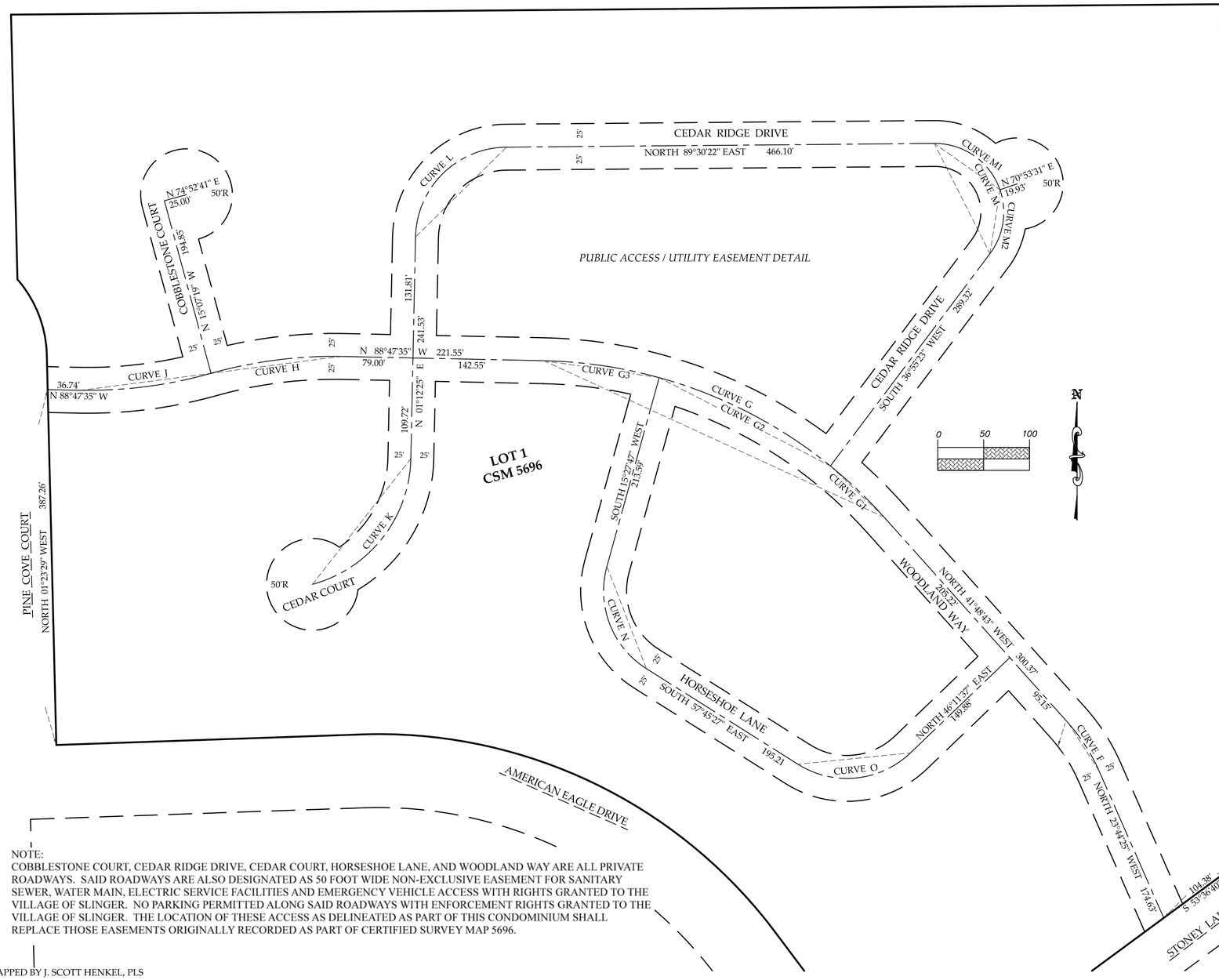
SHEET 2 OF 5

MAPPED BY J. SCOTT HENKEL, PLS

FOURTH ADDENDUM TO ARBOR POINTE CONDOMINIUMS

A WASHINGTON COUNTY CONDOMINIUM

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NOTES

1. ALL OF THIS CONDOMINIUM EXCEPT UNITS AND AREAS LABELED LIMITED COMMON ELEMENTS ARE COMMON ELEMENTS.

CURVE	LOCATION	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
F	WOODLAND WAY	63.08'	200.00'	N 32°46'34" W	62.82'	18°04'18"
G	WOODLAND WAY	419.82'	512.00'	N 46°58'51" W	408.16'	46°58'51"
G1	WOODLAND WAY	81.04'	512.00'	N 46°20'47"W	80.95'	9°04'07"
G2	WOODLAND WAY	211.40'	512.00'	N 62°42'32" W	209.90'	23°39'24"
G3	WOODLAND WAY	127.39'	512.00'	N 81°39'54" W	127.06'	14°15'19"
H	WOODLAND WAY	142.85'	491.18'	S 82°33'01" W	142.36'	16°39'47"
J	WOODLAND WAY	142.98'	491.18'	S 82°32'59" W	142.35'	16°40'44"
K	CEDAR COURT	186.53'	145.00'	N 38°03'31" E	173.93'	73°42'16"
L	CEDAR RIDGE DRIVE	154.11'	100.00'	N 45°21'23" E	139.31'	88°17'57"
M	CEDAR RIDGE DRIVE	166.79'	75.00'	S 26°47'07" E	134.48'	127°25'01"
M1	CEDAR RIDGE DRIVE	93.44'	75.00'	S 54°48'03" E	87.52'	71°23'09"
M2	CEDAR RIDGE DRIVE	73.34'	75.00'	S 8°54'27" W	70.46'	56°01'52"
N	HORSESHOE LANE	127.79'	100.00'	S 21°08'51" E	119.27'	73°13'11"
O	HORSESHOE LANE	132.73'	100.00'	N 84°13'05" E	123.20'	76°02'56"

NOTE:
COBBLESTONE COURT, CEDAR RIDGE DRIVE, CEDAR COURT, HORSESHOE LANE, AND WOODLAND WAY ARE ALL PRIVATE ROADWAYS. SAID ROADWAYS ARE ALSO DESIGNATED AS 50 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR SANITARY SEWER, WATER MAIN, ELECTRIC SERVICE FACILITIES AND EMERGENCY VEHICLE ACCESS WITH RIGHTS GRANTED TO THE VILLAGE OF SLINGER. NO PARKING PERMITTED ALONG SAID ROADWAYS WITH ENFORCEMENT RIGHTS GRANTED TO THE VILLAGE OF SLINGER. THE LOCATION OF THESE ACCESS AS DELINEATED AS PART OF THIS CONDOMINIUM SHALL REPLACE THOSE EASEMENTS ORIGINALLY RECORDED AS PART OF CERTIFIED SURVEY MAP 5696.

SHEET 3 OF 5 SHEETS

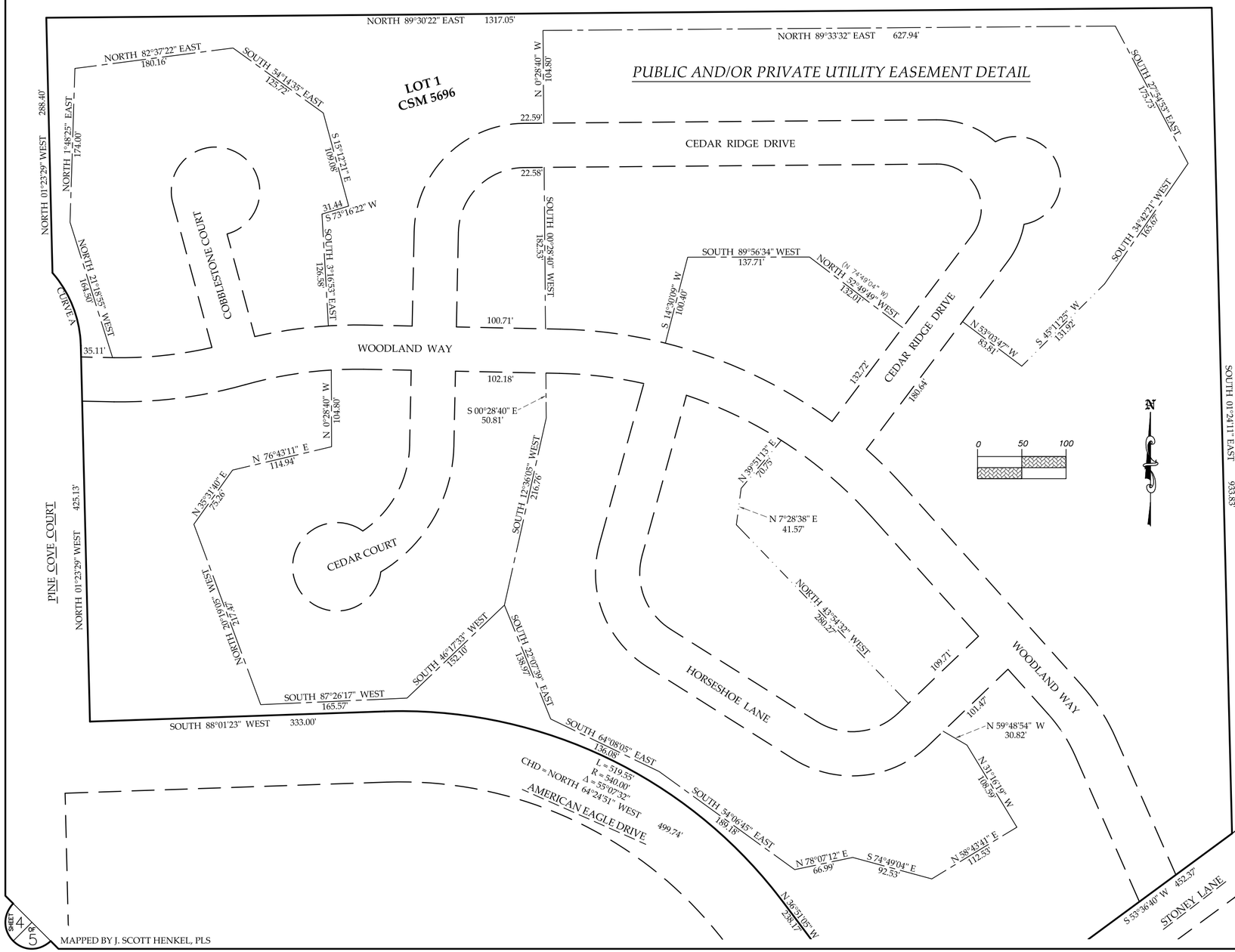
MAPPED BY J. SCOTT HENKEL, PLS

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EASEMENTS SHOWN IS A 20 FOOT WIDE PUBLIC UTILITY/ACCESS EASEMENT LYING 10 FEET TO EACH SIDE OF THE SHOWN CENTERLINE, EXCEPT FOR THOSE LINES SHOWN AS 18 FOOT WIDE IN WHICH AREA PUBLIC UTILITY/ACCESS EASEMENTS SHALL BE 9 FEET TO EACH SIDE OF THE SHOWN CENTERLINE. THE SIDELINES OF SHOWN EASEMENT ARE TO BE EXTENDED AND/OR SHORTENED TO MEET AT ANGLE POINTS AND TO TERMINATE ON THE PUBLIC UTILITY/ACCESS EASEMENT AS DELINEATED AS PART OF THIS CONDOMINIUM. THE LOCATION OF THESE EASEMENTS AS DELINEATED AS PART OF THIS CONDOMINIUM SHALL REPLACE THOSE EASEMENTS ORIGINALLY RECORDED AS PART OF CERTIFIED SURVEY MAP NO. 5696.

CENTERLINE OF 20' EASEMENT

CENTERLINE OF 18' EASEMENT

SHEET 4 OF 5

MAPPED BY J. SCOTT HENKEL, PLS

PSE
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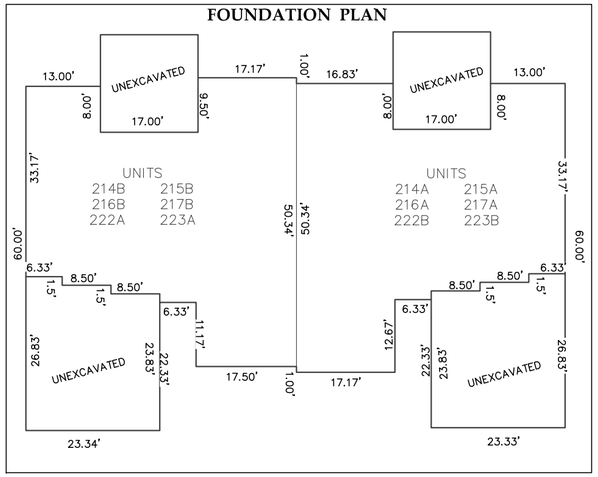
FOURTH ADDENDUM TO ARBOR POINTE CONDOMINIUMS

A WASHINGTON COUNTY CONDOMINIUM

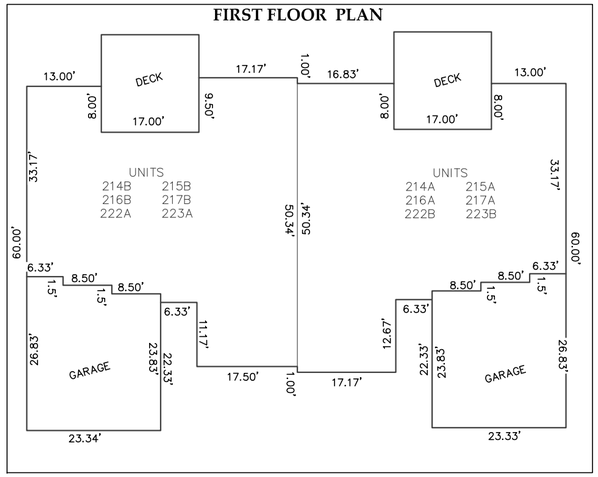
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2 FAMILY UNITS

FOUNDATION PLAN

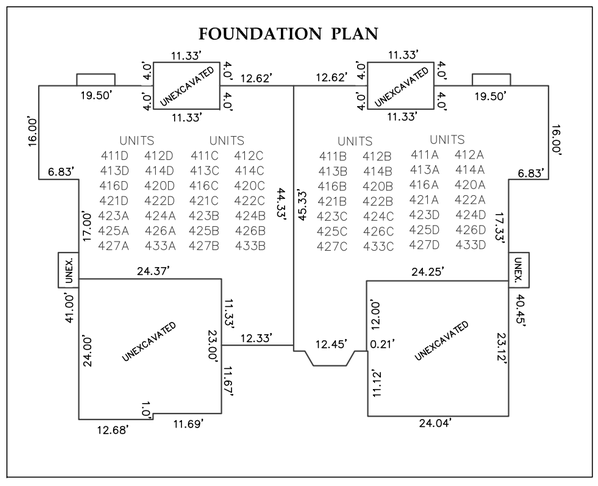


FIRST FLOOR PLAN

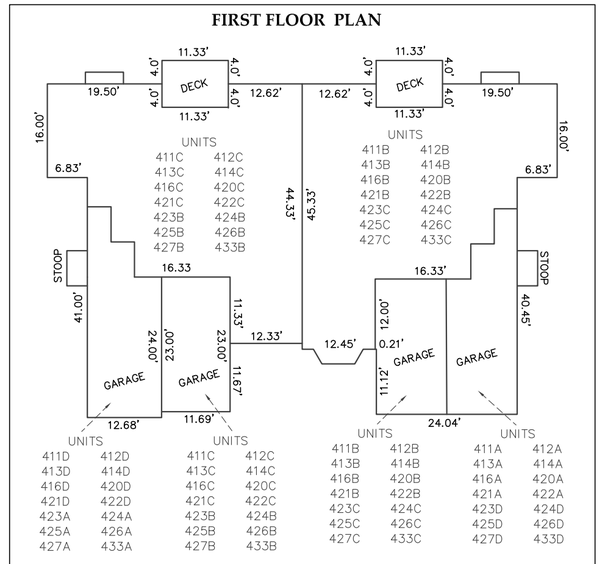


4 FAMILY UNITS

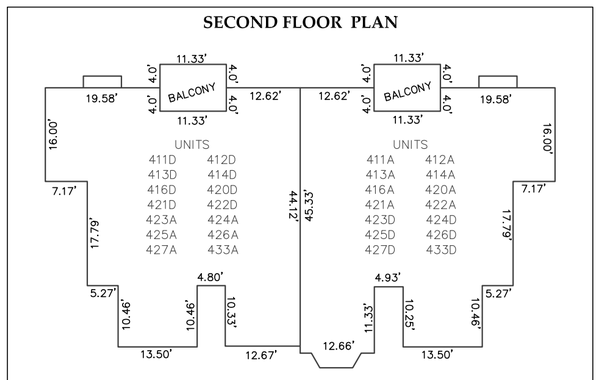
FOUNDATION PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com

FN: JL-23-23 Date: 9/6/24

SHEET 5 OF 5

MAPPED BY J. SCOTT HENKEL, PLS