

# CITY COUNCIL MEETING REMOTE VIA PHONE USING ZOOM TUESDAY, AUGUST 3, 2021 – 7:00 PM

https://us02web.zoom.us/j/83950900371?pwd=a2hTMGgrUG940XhVTi9nUVhDcXFBUT09

Meeting ID: 839 5090 0371 Passcode: 53538

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#### **AGENDA**

- 1. Call meeting to order
- 2. Roll call
- 3. Public Hearings
  - a. Public Hearing and Annual Review of the City of Fort Atkinson Comprehensive Plan
- **4.** Public Comment: The City Council will receive comments from City residents. Comments are generally limited to three minutes per individual. Anyone wishing to speak is required to sign up in advance or state the following items for the record when called upon: name, address, subject matter, and contact information. No action will be taken on any public comments unless the item is also elsewhere on the agenda.
- 5. <u>Consent Agenda:</u> The Consent Agenda outlined below is hereby presented for action by the City Council. Items may be removed from the Consent Agenda on the request of any one Council member. Items not removed may be adopted by one action without debate. Removed items may be taken up either immediately after the Consent Agenda or placed later on the agenda at the discretion of the Council President.
  - a. Review and possible action relating to the **minutes of the July 20, 2021 License Committee meeting** (Ebbert)

- b. Review and possible action relating to the minutes of the July 20, 2021 regular City Council meeting (Ebbert)
- c. Review and possible action relating to the **minutes of the July 27, 2021 Plan Commission meeting** (Ebbert)
- d. Review and possible action relating to the minutes of **the July 19, 2021 Joint**Review Board meeting (Ebbert)
- e. Review and possible action relating to the **2022 Budget and 2022-2026 Capital Improvements Program Schedule** (LeMire)
- f. Review and possible action relating to **Special Event: Unity Project Fort Fall Fiesta** (Ebbert)
- g. Review and possible action relating to **Special Event: Unity Project Main Street Bridge Pride** (Ebbert)
- h. Review and possible action relating to a "Class A" Original Alcohol License Application for Casey's Marketing Company, d/b/a Casey's General Store, located at 342 Whitewater Avenue (Ebbert)
- Review and possible action relating to a Temporary Class "B" Retailer's License for St. Joseph's Catholic Church for the St. Joe's Fall Festival on August 21-22, 2021 (Ebbert)

#### 6. Petitions, Requests, and Communications - None

#### 7. Resolutions and Ordinances:

- a. Second and possible third reading of an Ordinance to Amend the Official Zoning Map of the City of Fort Atkinson for a portion of the property located at 1425 Janesville Avenue, from UMU, Urban Mixed Use, to PUD, Planned Unit Development, to accommodate the True Storage redevelopment project (ZMA-2021-02) (Selle)
- First reading of an Ordinance to Amend the Official Zoning Map of the City of
  Fort Atkinson for the property located at 520 Edward Street/509 Clarence
  Street, from MI, Medium Industrial, and TF-10, Two-Flat Residential, to I,
  Institutional Zoning District, to accommodate the redevelopment of the site for
  the Badgerland After School Enrichment (BASE) Program (ZMA-2021-03) (Selle)

#### 8. Reports of Officers, Boards, and Committees:

a. City Manager's Report (LeMire)

#### 9. <u>Unfinished Business – None</u>

#### 10. New Business:

 Review and possible action relating to the General Development Plan (GDP) for the True Storage Self-Storage Planned Unit Development project at 1425
 Janesville Avenue (GDP-2021-01) (Selle)

#### 11. Miscellaneous – None

#### 12. Claims, Appropriations and Contract Payments:

- a. Review and possible action relating to the **Verified Claims** presented by the Director of Finance and authorization of payment (Ebbert)
- 13. The City Council may consider a motion to convene in closed session pursuant to State Stat. §19.85(1)(e) to deliberate public business with competitive or bargaining implications [Public Safety Contract Review]

#### 14. Adjournment

Date Posted: July 30, 2021

CC: City Council; City Staff; City Attorney; News Media; Fort Atkinson School District; Fort Atkinson Chamber of Commerce

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City of Fort Atkinson City Manager's Office 101 N. Main Street Fort Atkinson, WI 53538

#### **MEMORANDUM**

**DATE:** August 3, 2021

TO: Fort Atkinson City Council

FROM: Rebecca Houseman LeMire, City Manager

RE: Public Hearing and Annual Review of City of Fort Atkinson Comprehensive Plan

#### **BACKGROUND**

The City of Fort Atkinson adopted the City's Comprehensive Land Use Plan ("Comp Plan") in 2019 in accordance with Section 66.1001(4), Wisconsin Statutes. The Comp Plan is intended to be used by government officials, developers, residents, and others interested in the future of the City to guide strategic initiatives relating to growth, development, redevelopment, investment, programming, and preservation.

Chapter 13: Implementation outlines a process for annual review and assessment of the Plan by reviewing performance against the implementation steps and timeframes described in Figure 13.1 Plan Implementation Program. The Plan directs the City Council to hold a public hearing at a regular City Council meeting prior to the beginning of the budget process. This meeting should include the Plan Commission, City Department Heads, and interested members of the public. Notice of this public hearing was published in the Jefferson County Daily Union on July 23, 2021, and the Plan Commission was notified at their meeting on July 27<sup>th</sup>.

The attached Figure 13.1: *Plan Implementation Program* outlines the Action Items, as identified in the Plan; the Timeframes (outlined below); the Responsible Department; a 2021 Update; and the Current Status of each Action Item.

#### **TIMEFRAME CATEGORIES**

**In Progress:** Work is already underway on the Action Item. The majority of these projects were identified in the 2008 Comprehensive Plan.

**Short:** The City, and any other organization involved, plan to start the program within the next 0-5 years.

**Medium:** The City, and any other organization involved, plan to start the program within the next 5-10 years.

**Long:** The City, and any other organization involved, plan to start the program within the next 10+ years.

#### **RECOMMENDATION**

Staff recommends that the City Council review and provide input relating to prioritization of action items. If there are no desired changes at this time, staff recommends that the City Council accept and file the 2021 updated Plan Implementation Program.

#### **ATTACHMENT**

Figure 13.1 Plan Implementation Program – Updated July 30, 2021

## 2021 Annual Review of City of Fort Atkinson Comprehensive Plan (Adopted March 19, 2019)

Figure 13.1: Plan Implementation Program – Updated July 30, 2021

Action Item	<u>Timeframe</u>	Responsible  Department	<u>2021 Update</u>	<u>Status</u>
Rewrite the City's Zoning Code.	COMPLETE	Administration and Building & Zoning	The Zoning Code was adopted in November 2020.	COMPLETE
Rewrite the City's Land Development and Division Code.	In Progress	Administration and Building & Zoning	Staff has been working with a consultant during the past year to draft a new Land Development and Division Code. The Plan Commission and City Council review process will begin in September 2021.	In progress.
Use social media and other communication forms to involve and educate more diverse communities on city processes, functions, and planning.	In Progress	All	This is an ongoing effort that all departments have been asked to focus on. With the hiring of a new Public Relations/Executive Assistant in August 2021, the City hopes to continue to improve communications about the importance of planning.	In progress
<ul> <li>Concentrate time and funding on key sites:</li> <li>Creamery building</li> <li>Chamber of Commerce building</li> <li>Corner of Madison Ave. and N. Main St.</li> <li>Surface parking lots along Main St.</li> <li>Vacancies along Main St.</li> </ul>	In Progress	Administration	The City has a Capital Catalyst Grant from WEDC to support development and redevelopment efforts. The City provided the matching funds and will have \$600,000 available for revolving loans and/or grants. With the transition to a new City Manager in early 2021, this item has not been implemented as planned. However, implementation will be a priority in the winter of 2021-2022.	In progress

Action Item	<u>Timeframe</u>	Responsible  Department	<u>2021 Update</u>	<u>Status</u>
Partner with the Jefferson County Economic Development Consortium/Thrive ED in implementing the 5-year Strategic Plan.	In Progress	Administration	The City Manager sits on the JCEDC Board and is assisting in implementation of the Strategic Plan.	In progress

Concentrate time and funding			Northeast Corridor:	
<ul> <li>on key corridors:</li> <li>Northeast Corridor including Kmart, Smith Motors, Loeb-Lorman's Salvage Yard, and former Thomas Industries</li> <li>Janesville Ave.</li> <li>Madison Ave. from Main St. to Robert St.</li> <li>Sherman Ave. from Main St. to Robert St.</li> <li>Whitewater Ave.</li> <li>Rockwell Ave.</li> <li>Fort HealthCare Campus (if they move)</li> </ul>	In Progress	Administration	The City has purchased the Loeb Lorman site with CDBG-Close funds with the intention of cleaning the site and preparing it for future development.  City staff is currently working with U-Haul on the former K-mart location to improve the overall appearance and use of that building and property.  The City is supporting the efforts of BASE to purchase and redevelop the Hoard building in this area as the new headquarters for the BASE program.  Janesville Ave:  The City is working with True Storage to redevelop the old Shopko site for indoor self-storage through the PUD process. True Storage has committed to creating out-lots on this site to support future development.  Madison Ave — Main to Robert:  No 2020-21 progress  Sherman Ave — Main to Robert:  No 2020-21 progress  Whitewater Ave:  No 2020-21 progress  Rockwell Ave:  Corridor has been redesigned and constructed in 2019 with accommodations for commercial traffic, recreational use, and high density residential.  Fort HealthCare Campus:  City staff is working with Fort HealthCare representatives on short-term and long-term parking plans for the campus area.	In progress

Action Item	<u>Timeframe</u>	Responsible  Department	<u>2021 Update</u>	<u>Status</u>
Using the Safe Routes to School Plan, identify and install new sidewalk facilities.	In Progress	Public Works	Two projects were developed for a Transportation Alternative Grant (TAP). One was the extension of a bike/ped path along S Main St, the other was development of an east/west bike/ped path along Blackhawk Dr, Lauri Dr, and over to Banker Rd – ending near the High School. This effort was not funded in 2021, but follow up from the DOT indicated a high chance for success with a resubmittal in 2021.	In progress
Conduct an annual review of the Comprehensive Plan.	In Progress	Administration	In progress and on-going.	In progress
Participate in the School District of Fort Atkinson 5-year Strategic Planning Process.	In Progress	Administration	City engineer participated in the Facilities Advisory Committee for FASD in 2019-2021. The City Administration and the School District Administration are meeting quarterly in order to establish a mutually beneficial relationship and ensure open lines of communication.	In progress
Develop a new internal process to include review of the Comprehensive Plan during the annual Capital Improvement Planning process.	Short	Administration	Department Heads will begin reviewing the Comprehensive Plan Implementation Program to develop and prioritize their CIP purchase and project requests. The CIP document will identify if an item is tied to an action item or goal of the Comprehensive Plan.	In progress
Complete an area plan for downtown to analyze assets and identify specific opportunities, with a parking study included.	Short	Administration	No 2020-2021 progress.	Not started

Action Item	<u>Timeframe</u>	Responsible  Department	<b>2021 Update</b>	<u>Status</u>
Move the community gardens to Jones Park and market the existing site for new residential, infill development.	In Progress	Administration , Public Works, and Parks & Recreation	2021 will be the last year for the community gardens at the current location. The City will work with United Way to move the gardens either to Jones Park or an alternate site.  The City is working with a consultant to design the utility connections and subdivide the area for new residential, infill development.	In progress
Develop an area plan for the far Northwest side in preparation for the future Fort HealthCare relocation.	Short	Administration and Parks & Recreation	Fort HealthCare has made the decision not to relocate. The City will begin planning for this area during 2021-2022.	Not started
Develop a marketing campaign with local economic development organizations to promote the city to new residents and tourists through branding Fort Atkinson as active, healthy, and recreation-focused with many amenities.	Short	Administration and Parks & Recreation	No 2020-2021 progress. The City has hired a new Public Relations/Executive Assistant who will assist with this action item.	Not started
Create new fundraising methods to increase donations towards Wheels Park.	COMPLETE	Parks and Recreation	Fundraising was successful in 2019-2020 and the Wheels Park project was completed in 2020.	COMPLETE
Implement the recommended strategies of the 2018 TIF Feasibility Study, when completed.	Short	Administration	Due to private acquisition of the former K-mart and Smith Motors properties, as well as lack of interest or movement from other key property owners, the creation of a TIF district has been on hold.	Not started

Action Item	<u>Timeframe</u>	Responsible  Department	<u>2021 Update</u>	<u>Status</u>
Purchase or integrate energy efficient and/or renewable energy sources into any new city equipment, remodeling, or new facilities.	Short	Public Works	In 2019, the Library converted all of its light fixtures to LED. In 2021, the City installed solar panels on the roof of the new Fire Station.  Public Works  Energy efficiency opportunities continue to be explored, including at the Wastewater Treatment Facility.	
Attempt to establish boundary agreements with all surrounding units of government.	Short	Administration	The City and the Town of Koshkonong approved an Intergovernmental Agreement to allow the annexation of the City-owned parcels along Banker Road. Part of the IGA requires the City and Town to negotiate a larger Boundary Agreement, efforts at which will begin in late 2021.	
Work with the Chamber of Commerce to attempt to establish a Downtown Business Improvement District.	Medium	Administration	No 2020-2021 progress.	Not started
Implement new streetscaping, wayfinding, and beautification elements along Main St.	Short	Administration and Public the windows of the Municipal Building were painted along with the railings on the Main St. Bridge. In 2020, a new landscape feature to enhance the parking lot and corner of S. Third St. and Main St. will be completed.  We intend to have a streetscaping plan for the downtown completed in 2022 to guide future improvements, such as street lights, sidewalks signage, etc.		In progress
Develop a partnership with UW- Whitewater to help local entrepreneurs utilize the school's resources, Incubator, and Small Business Development Center.	Medium	Administration	No 2020-21 progress.	Not started

Action Item	<u>Timeframe</u>	Responsible  Department	<u>2021 Update</u>	<u>Status</u>
Partner with local universities and economic development agencies to promote new industries in the Klement Business Park.	Medium	Administration	No 2020-21 progress.  Administration	
Seek Stewardship and other recreational facility grants to help fund new parks and recreation infrastructure.	Medium	Parks and Recreation	No 2020-21 progress.	Not started
Partner with local farms and agriculture groups to establish a Community-Supported Agriculture (CSA) Program.	Medium	Administration	No 2020-21 progress.	Not started
Partner with Jefferson County and Fort HealthCare to increase the routes, hours, and options for transit services in the city.	Medium	Administration	The new contract for the City's shared ride taxi service added an additional 1,065 service hours, or about 3 hours/day to increase the level of service.	In progress
Adopt a new sidewalk evaluation and replacement ordinance.	Medium	Public Works	In 2019 the City conducted a sidewalk inventory, where the entire City was mapped and improvements noted. This data was used to evaluate and decide to move forward with a sidewalk improvement program with costs shared among residents and the City. This program will require a change to the current ordinance to develop. Planned for late 2021 or 2022.	In progress
Adopt a Complete Streets policy.	Medium	Public Works	No 2020-21 progress.	Not started

Action Item	<u>Timeframe</u>	Responsible  Department	<u>2021 Update</u>	<u>Status</u>
Complete an Official Map for the city.	Short	Administration , Public Works, and Parks & Recreation	This will be looked at upon completion of the zoning code and land development and division code.	In progress
Partner with local bicycle shops and bicycle manufactures to bring bike-share to key locations along the Glacial Heritage Trail.	Medium	Administration and Parks & Recreation	No 2020-21 progress.	Not started
Update the Comprehensive Plan before 2029.	Long	All	No action required at this time.	Not started
Participate in the Jefferson County Comprehensive Plan and Farmland Preservation Plan updates.	Long	In 2019-20, the former City Manager served on the county comprehensive plan steering committee. The City Engineer and City Manager also participated in an intergovernmental interview with the county planning consultant on behalf of the City.		In progress
Explore the concept of a Town Square on South Water Street West next to the Rock River.	Long	Administration and Parks & Recreation	No 2020-21 progress.	Not started

Action Item	<u>Timeframe</u>	Responsible  Department	<u>2021 Update</u>	<u>Status</u>
Improve the streetscaping and road conditions along:	Long	Public Works	Whitewater Ave. The DOT has planned to resurface Whitewater Ave and Main St in 2023.  Riverside Dr. The DOT has planned to resurface Riverside Dr in 2026  Janesville Ave. The road conditions along Janesville Ave are considered adequate. Street scape in this corridor is improved with the parks and accompanying bike corridor.  Hackbarth Rd. The road conditions along the City's portion of Hackbarth Rd are good.  Robert Street Bridge The DOT will re-deck the Robert St bridge in 2023, created a dedicated left turn lane for northbound traffic, and increase the width of the sidewalk to 6' along with a parapet wall separating pedestrians from traffic.	In progress
Consider a park and ride facility near one of the Wisconsin Highway 26 bypass interchanges.	Long	Public Works	No 2020-21 progress.	Not started

Item 5.a. Back to Agenda



City of Fort Atkinson City Clerk/Treasurer's Office 101 N. Main Street Fort Atkinson, WI 53538

# LICENSE COMMITTEE MEETING REMOTE VIA PHONE USING ZOOM TUESDAY, JULY 20, 2021 – 6:30 PM

#### 1. CALL MEETING TO ORDER.

Pres. Scherer called the meeting to order at 6:330 pm.

#### 2. ROLL CALL

Present: Cm. Hartwick, Cm. Housley and Pres. Scherer. Also present: City Manager, City Attorney, City Clerk/Treasurer and Cm. Becker.

# 3. REVIEW AND POSSIBLE RECOMMENDATION TO THE CITY COUNCIL RELATING TO ORIGINAL ALCOHOL BEVERAGE LICENSE APPLICATION FOR THE LICENSING PERIOD OF AUGUST 4, 2021 THROUGH JUNE 30, 2022 FOR CASEY'S MARKETING COMPANY DBA CASEY'S GENERAL STORE #3712 FOR USE AT 342 WHITEWATER AVENUE. (EBBERT)

Cm. Hartwick moved, seconded by Cm. Housley to recommend to the City Council to approve the Original Alcohol Beverage License Application for the licensing period of August 4, 2021 through June 30, 2022 for Casey's Marketing Company dba Casey's General Store #3712 for use at 342 Whitewater Avenue contingent upon monies owed to the City of Fort Atkinson are paid prior to license issuance. Motion carried.

#### **4. ADJOURNMENT**

Cm. Hartwick moved, seconded by Cm. Housley to adjourn. Meeting adjourned at 6:37 pm.

Respectfully submitted, Michelle Ebbert City Clerk/Treasurer Item 5.b. Back to Agenda



City of Fort Atkinson City Clerk/Treasurer's Office 101 N. Main Street Fort Atkinson, WI 53538

# CITY COUNCIL MEETING REMOTE VIA PHONE USING ZOOM TUESDAY, JULY 20, 2021 – 7:00 PM

#### 1. CALL MEETING TO ORDER

Pres. Scherer called the meeting to order at 7:03 pm.

#### 2. ROLL CALL

Present: Cm. Becker, Cm. Hartwick, Cm. Housley, Cm. Johnson and Pres. Scherer. Also present: City Manager, City Attorney, City Engineer, City Clerk/Treasurer, Wastewater Supervisor, Public Works Superintendent, Park & Rec Director, Library Director and Police Chief.

#### 3. PUBLIC HEARINGS - NONE

#### 4. PUBLIC COMMENT:

Frankie Fuller spoke on the solar panel group. Teaming up with Waukesha County Green Team. Asking for support and sharing of the program.

#### 5. CONSENT AGENDA:

- **a)** Review and possible action relating to the minutes of the July 6, 2021 regular City Council meeting (Ebbert)
- **b)** Review and possible action relating to the minutes of the July 13, 2021 Plan Commission meeting (Ebbert)
- c) City Sewer, Water, and Stormwater Utility Financial Statements as of June 30, 2021 (Ebbert)
- **d)** Review and possible action relating to building, plumbing, and electrical permit report for June, 2021 (Juarez)
- **e)** Review and possible action relating to the City Clerk-issued License and Permit Report for June 2021 (Ebbert)
- f) Review and possible action relating to a Special Event: Rock River Coalition: By Water & By Land, Let's All Lend a Hand (Ebbert)

Cm. Becker moved, seconded by Cm. Johnson to approve the Consent Agenda as listed, items 5.a. through 5.f.

#### 6. <u>PETITIONS, REQUESTS, AND COMMUNICATIONS – NONE</u>

#### 7. RESOLUTIONS AND ORDINANCES:

a) Fourth/final reading of an Ordinance to amend Section 6-35 of the City of Fort Atkinson Municipal Code prohibiting leaving a licensed premise with open alcohol (LeMire/Bump)

Cm. Becker moved, seconded by Cm. Hartwick to approve and adopt the Ordinance to amend Section 6-35 of the City of Fort Atkinson Municipal Code prohibiting leaving a licensed premise with open alcohol. Motion carried.

b) Third/Final reading of an Ordinance Annexing the Territory along Banker Road to the City of Fort Atkinson (LeMire)

Cm. Johnson moved, seconded by Cm. Hartwick to approve and adopt the Ordinance annexing the territory along Banker Road to the City of Fort Atkinson and assigning a temporary zoning classification of SR-2, single-family residential. Motion carried.

c) First reading of an Ordinance to Amend the Official Zoning Map of the City of Fort Atkinson for a portion of the property located at 1425 Janesville Avenue, from UMU, Urban Mixed Use, to PUD, Planned Unit Development, to accommodate the True Storage redevelopment project (ZMA-2021-02) (Selle)

Cm. Hartwick moved, seconded by Cm. Johnson to direct the City Manager to prepare this Ordinance for a second reading at the meeting on August 3, 2021. Motion carried.

#### 8. REPORTS OF OFFICERS, BOARDS, AND COMMITTEES:

City Manager's Report (LeMire)

#### 9. <u>UNFINISHED BUSINESS – NONE</u>

#### **10. NEW BUSINESS:**

a) Review and possible action relating to an Internet Service Provider Proposal from WIN, LLC (Selle)

Cm. Hartwick moved, seconded by Cm. Johnson to authorize staff to perform additional due diligence and enter into a contract with WIN, LLC, to provide broadband service on the City's fiber network for a minimum term of 36 months and a maximum term of 60 months. Motion carried.

- b) Review and possible action relating to requested proposals for management services for the City's Community Development Block Grant (CDBG) Close Grants (Selle)

  Cm. Becker moved, seconded by Cm. Johnson to approve the proposal for management services of the City's CDBG Close grants from MSA Professional Service in an amount not to exceed \$34,616, which will be funded through the CDBG Close grants. Motion carried.
- c) Review and possible action relating to the purchase and installation of a replacement belt thickening feed pump for the Wastewater Treatment Facility for a cost not to exceed \$31,975.63 (Christensen)

Cm. Hartwick moved, seconded by Cm. Becker to approve the purchase and installation of the replacement belt thickening feed pump project for the Wastewater Treatment facility for a cost not to exceed \$31,975.63 as recommended in the Staff Report. Motion carried.

d) Review and possible action relating to the purchase and installation of replacement

aeration diffusers at the Wastewater Treatment Facility for a cost not to exceed \$13,550 (Christensen)

Cm. Becker moved, seconded by Cm. Johnson to approve the proposal from Rubicon Environmental for the purchase and installation of replacement aeration diffusers at the Wastewater Treatment Facility for a cost not to exceed \$13,550. Motion carried.

#### 11. MISCELLANEOUS – NONE

#### 12. CLAIMS, APPROPRIATIONS AND CONTRACT PAYMENTS:

a) Review and possible action relating to the Verified Claims presented by the Director of Finance and authorization of payment (Ebbert)

Cm. Hartwick moved, seconded by Cm. Becker to approve the list of verified claims and authorize payment. Motion carried.

#### 13. ADJOURNMENT

Cm. Becker moved, seconded by Cm. Hartwick to adjourn. Meeting adjourned at 8:02 pm.

Respectfully submitted Michelle Ebbert City Clerk/Treasurer Item 5.c. Back to Agenda



City of Fort Atkinson City Clerk/Treasurer's Office 101 N. Main Street Fort Atkinson, WI 53538

# PLAN COMMISSION MEETING REMOTE VIA PHONE USING ZOOM TUESDAY, JULY 27, 2021 – 4:00 PM

#### 1. CALL MEETING TO ORDER

Manager LeMire called the meeting to order at 4:00 pm.

#### 2. ROLL CALL

Present: Cm. Becker, Cm. Highfield, Cm. Kessenich, Cm. Schultz, Cm. Lescohier, Manager LeMire and Engineer Selle. Also present: City Attorney, City Clerk/Treasurer, Public Works Superintendent and Building Inspector.

3. REVIEW AND POSSIBLE ACTION RELATING TO THE MINUTES OF THE JULY 13, 2021 REGULAR PLAN COMMISSION MEETING.

Cm. Becker moved, seconded by Engineer Selle to approve minutes. Motion carried.

4. NOTICE OF PUBLIC HEARING: THE CITY COUNCIL WILL PERFORM THE ANNUAL REVIEW OF THE CITY'S COMPREHENSIVE LAND USE PLAN AT THE MEETING ON AUGUST 3, 2021. THE PLAN COMMISSION IS ENCOURAGED TO ATTEND

Engineer Selle reminded of the scheduled annual review at the August 3<sup>rd</sup> meeting. No action was taken.

5. PUBLIC HEARING, REVIEW AND POSSIBLE RECOMMENDATION TO THE CITY COUNCIL RELATING TO A ZONING MAP AMENDMENT FOR THE PROPERTY LOCATED AT 520 EDWARD STREET/509 CLARENCE STREET, FROM MI, MEDIUM INDUSTRIAL, AND TF-10, TWO-FLAT RESIDENTIAL, TO I, INSTITUTIONAL ZONING DISTRICT, TO ACCOMMODATE THE REDEVELOPMENT OF THE SITE FOR THE BADGERLAND AFTER SCHOOL ENRICHMENT (BASE) PROGRAM (ZMA-2021-03) (JUAREZ)

Inspector Juarez introduced the request to rezone the property. Representatives were available to address the submission including interior and exterior renovation and enhancement. A residential property would be removed to allow for additional greenspace, landscape and adequate parking with pick-up/drop-off capability.

Manager LeMire opened the Public Hearing at 4:06 pm.

Joe Bates, he and his father own the medical office at 500 Edward Street. He asked about the impact to surrounding properties with improvement to said property. He inquired on the ages of the participants, hours of operation and if neighboring property values would increase.

Manager LeMire closed the Public Hearing at 4:14 pm.

Cm. Kessenich inquired on the property value and purchase price. The offer to purchase the property was not provided.

Cm. Becker asked if the property will be tax exempt. Alicia Norris, Director confirmed that BASE is 501C3, tax exempt.

Cm. Lescohier asked if the Park & Rec Youth Center would merge with the Teen Center at BASE. John Kutz, MSI confirmed conversations have taken place with consideration to merge the programs. However no agreement has been confirmed yet.

Manager LeMire moved, seconded by Cm. Highfield to recommend to the City Council relating to a Zoning Map Amendment for the property located at 520 Edward Street/509 Clarence Street, from MI, Medium Industrial, and TF-10, Two-Flat Residential, to I, Institutional Zoning District, to accommodate the redevelopment of the site for the Badgerland After School Enrichment (BASE) Program (zma-2021-03). Motion carried.

6. REVIEW AND POSSIBLE RECOMMENDATION TO THE CITY COUNCIL RELATING TO THE GENERAL DEVELOPMENT PLAN FOR TRUE STORAGE SELF-STORAGE PLANNED UNIT DEVELOPMENT PROJECT AT 1425 JANESVILLE AVENUE (PUD-2021-02) SELLE

Engineer Selle reviewed the submitted plan and discussed Staff recommendations.

Cm. Kessenich asked about the timing of the street improvements, sidewalk and street trees indicated on the site plan. Representatives confirmed landscape plans are intended to be installed timely to not block traffic view points and not have to be removed when the future outlots are development.

Cm. Lescohier moved, seconded by Cm. Becker to recommend to the City Council relating to the General Development Plan for True Storage Self-Storage Planned Unit Development Project at 1425 Janesville Avenue (PUD-2021-02) including the staff recommendations on existing building exterior, site signage, lighting, bike/pedestrian and CSM/site layout. Motion carried.

#### 7. ADJOURNMENT

Cm. Becker moved, seconded by Engineer Selle to adjourn. Meeting adjourned at 4:44 pm.

Respectfully submitted Michelle Ebbert Clerk/Treasurer Item 5.d. Back to Agenda



City of Fort Atkinson City Clerk/Treasurer's Office 101 N. Main Street Fort Atkinson, WI 53538

# JOINT REVIEW BOARD MEETING REMOTE VIA PHONE USING ZOOM MONDAY, JULY 19, 2021 – 2:30 PM

#### 1. CALL MEETING TO ORDER

Manager LeMire called the meeting to order at 2:31 pm.

#### **2.** ROLL CALL

Present: JRB Members: Jefferson County Representative Ben Wehmeier; Fort Atkinson School District Representative Jason Demerath; Madison Area Technical College Representative Maria McClellan; Citizen Representative Chip Day; and City Representative Rebecca Houseman LeMire. Also present: City Attorney and City Clerk/Treasurer.

- **3.** APPROVAL OF THE MINUTES FROM THE JOINT REVIEW BOARD MEETING OF JUNE 26, 2020 Wehmeier moved, seconded by Day to approve the minutes from June 26, 2020. Motion carried.
- **4.** REVIEW AND POSSIBLE ACTION RELATING TO THE 2020 ANNUAL REPORT FOR TAX INCREMENT DISTRICT 6
- **5.** REVIEW AND POSSIBLE ACTION RELATING TO THE 2020 ANNUAL REPORT FOR TAX INCREMENT DISTRICT 7
- **6.** REVIEW AND POSSIBLE ACTION RELATING TO THE 2020 ANNUAL REPORT FOR TAX INCREMENT DISTRICT 8

Manager LeMire reviewed the TID including creation dates, deadlines to incur expenses and potential closure dates. TID 6 (Industrial TID) is a 'distressed TID' which allows the City to extend its life by 10 years to recover the costs associated with the improvements to the TID. The designation also allowed the other TIDs 7 (Blight Elimination) and 8 (Mixed Use) to donate excess increment to this TID.

TID related items being considered for the future:

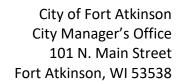
- Allocation of additional administrative, planning and engineering funds from each of the TIDs to pay for staff time associated with managing the TIDs, filing reports, negotiating developer's agreements, vetting financing requests, etc.
- Consideration of timing relating to TID closures
- Consideration of timing relating to new TID creation
- Maintaining less than 12% of the City's overall value within TID
- Development of an affordable housing program in compliance with state statutes to efficiently and effectively utilize the increment captured from the TIDs prior to termination.

Day moved, seconded by Wehmeier to accept and file the 2020 annual report for Tax Incremental District 8, Tax Incremental District 8 and Tax Incremental District 8. Motion carried.

## **7.** ADJOURNMENT

Demerath moved, seconded by Wehmeier to adjourn. Meeting adjourned at 2:44 pm.

Respectfully submitted Michelle Ebbert City Clerk/Treasurer





# 2022 Budget & 2022-2026 CIP Schedule

**July 21, 2021** – Discussion of 2022 Budget and 2022-2026 CIP Process with Management Team at regular meeting at 8:30 a.m. via Zoom.

**August 6, 2021** – Budget & CIP request memorandum to Department Heads (City Manager, Police, Fire, Public Works, Clerk/Treasurer/Finance, Parks & Recreation, Dwight Public Library, Hoard Museum) for 2022 Budget Proposals and 2022-2026 Capital Improvements Projects with August 27<sup>th</sup> deadline, including CIP worksheets (4 and 9).

**August 27, 2021 at 5:00 p.m.** – Deadline for all 2022 budget numbers to be entered into MiBudget, including 2021 year-end projections and 2022 requested budget numbers. CIP worksheets must be completed and emailed to <a href="mailto:rlemire@fortatkinsonwi.net">rlemire@fortatkinsonwi.net</a> and <a href="mailto:miebert@fortatkinsonwi.net">miebbert@fortatkinsonwi.net</a> or hard copies dropped off to the Manager's office by 5:00 p.m. The CIP will be reformatted for inclusion in the 2022 Budget Document.

**August 30-31, 2021**– Manager/Finance Internal Review of Proposed 2022 Budget Numbers and 2022-2026 CIP Project Requests.

**September 8-10, 2021** – 2022 Budget and 2022-2026 Capital Improvements Budget Meetings. Department Heads must schedule meetings with the City Manager and Finance Director to review the 2022 Budget and 2022-2026 CIP requests. Contact Sarah to make appointments.

**October 6, 2021 –** Management Team Meeting/Budget Discussion (First draft of 2022 Budget & 2022-2026 CIP Presentation to be complete).

**October 8, 2021** – Send notice of Public Hearing & Budget Summary to the *Jefferson County Daily Union* for publication on 10/18/2021

October 12, 2021 from 6:00 p.m. to 9:00 p.m. – 2022 Draft Budget and 2022-2026 CIP presentation to the City Council by Management Team.

**October 18, 2021** – Notice of Public Hearing & Budget Summary published in the *Jefferson County Daily Union* 

November 2, 2021 – Public Hearing for 2022 Budget at regular City Council meeting

November 16, 2021 – 2022 Budget adoption at regular City Council meeting

Item 5.f. Back to Agenda



City of Fort Atkinson City Clerk/Treasurer's Office 101 N. Main Street Fort Atkinson, WI 53538

#### **MEMORANDUM**

**DATE:** August 3, 2021

TO: Fort Atkinson City Council

FROM: Michelle Ebbert, City Clerk/Treasurer/Finance Director

**RE:** Review and possible action relating to Special Event:

**Unity Project: Fort Fall Fiesta** 

#### **BACKGROUND**

The City of Fort Atkinson is committed to supporting quality special events throughout the community. The Special Event Guide and Application was created to assist with planning events in the city and to allow appropriate contact information be obtained and forwarded to Departments. The planning guide is designed to assist members of the community in the planning, preparation and running of events and programs in Fort Atkinson.

The Special Event Guide defines a special event as a planned extraordinary occurrence or temporary aggregation of attractions, open to the public, that (a) is conducted on public property, (b) is conducted on private property and has a substantial impact on public property, (c) has activities that request special temporary licenses; or (d) require special city services, whether open to the public or not, including but not limited to, any of the following: street closures, provisions of barricades, garbage cans, stages or special no parking signs, special electrical services, or special police protection. Special events include, but not limited to, neighborhood and community festivals, parades, processions, fairs, and bicycle or foot races.

#### **DISCUSSION**

**Event**: Fort Fall Fiesta

Date and Hours of Event: Saturday, September 18, 2021 – 12:00 pm to 4:00 pm

**Location**: Jones Park, Janesville Avenue

Contact Person: Laura Alwin, laura.unityproject@gmail.com

**Estimated Number of Attendees: 1,000** 

The application and event information was routed to all City Departments without comments or concerns.

#### **FINANCIAL ANALYSIS**

There is no financial impact to the City of Fort Atkinson for the event.



#### **RECOMMENDATION**

Staff recommends that City Council approve the Unity Project: Fort Fall Fiesta on Saturday September 18, 2021 from 12:00 pm to 4:00 pm.

## **ATTACHMENTS**

Special Event Application, Event Description



# CITY OF FORT ATKINSON Special Event Application

Name of Business/Group Organizing Event:	Unity Project
Contact Person for Event: Law	
	006 Email: Laura unity project Dymail: con
Is the Business/Group Organizing Event:	For profit or Con-Profit  Special Event Details
Event Name: Fort Fall Fi	esta
Event Date: Sept. 18 - S Event Location: Jones Par	K.
Estimated Number of Attendees: / OC	
Check all applicable boxes:	ttach copy of paid park rental from Parks & Recreation (920) 563-7781.
	tart and end time of music: Noon -4 pm Live Band
ł	ttach site diagram with details. Barricades can be provided by Public Works upon request (920) 563-7771.
	ttach Temporary License and Bartender/Operator Applications. Contact City Clerk (920) 563-7760
1	eer and/or wine. Refer to the Special Event Guide.
will be erecting a tent, canopy or other te	
By signing, I agree to the following statements	
required to provide Proof of Insurance. I am resafter the event.  Responsible Party Signature: Launa	and medical plan. I understand it is my responsibility to read the Special Events Guide. I understand I may be sponsible to contact each Department to arrange for assistance. I understand I am responsible for timely clean up
The state of the s	
Date Submitted to Clerk: 7/19/2021 Da	Office Use Only ate Emailed to Departments: $9/19/2031$
Department	Comments, Concerns, Action(s) to be taken
Clerk/Treasurer 10 Ollonol	, no other permits required.
EMS - Ryan Brothers Ambulance	comments
Engineer and Building Inspection	o Concerns
B Electrician Confirming	electricity usage access
Fire and Rescue Department NO	comments
Library and Museum 10 CO	mments.
Parks & Recreation Confirme	d tables, chairs, receptacles
Police Department NO COMCE	erns, will inform officers of event
Public Works Department 10	Concerns
Wastewater and Water Utility 100	Cpncern5
Date Reported to City Council (if necessary):	3/3/2021
Comments, Contingencies, Findings:	



July 8, 2021

Michelle Ebbert, City Clerk

Fort Atkinson, WI 53538

Dear Michelle, It's that time again: Fort Fall Fiesta. Our date is Saturday, September 18<sup>th</sup>, from noon to 4pm. This date has been cleared with Parks & Rec. Much of our festival will remain the same. We are once again planning on Jones Parks. We will have a live band and the same church doing the food. And we will once again have a variety of exhibitors. BASE will run the kids' activities including a bouncy house. The EL teachers will sponsor a craft table. We will once again have a baseball game at 2pm. This has been cleared with the Generals. We are also Beauty & the Bean as a vendor. Like previous years, we are asking Parks & Recreation to provide exhibitor tables and chairs, picnic tables, and trash bins (if additional are needed). We are also requesting assistance from the city engineer to review power sources to ensure the band has the power they need without blowing a circuit. Lastly, the city engineer usually likes to contact Diggers' Hotline himself (we will once again have a tent). We understand that we will need to procure insurance. Please let us know of anything else the city may need from us.

Many thanks,

Laura Alwin

Item 5.g. Back to Agenda



City of Fort Atkinson City Clerk/Treasurer's Office 101 N. Main Street Fort Atkinson, WI 53538

#### **MEMORANDUM**

**DATE:** August 3, 2021

TO: Fort Atkinson City Council

FROM: Michelle Ebbert, City Clerk/Treasurer/Finance Director

**RE:** Review and possible action relating to Special Event:

**Unity Project: Main Street Bridge Pride** 

#### **BACKGROUND**

The City of Fort Atkinson is committed to supporting quality special events throughout the community. The Special Event Guide and Application was created to assist with planning events in the city and to allow appropriate contact information be obtained and forwarded to Departments. The planning guide is designed to assist members of the community in the planning, preparation and running of events and programs in Fort Atkinson.

The Special Event Guide defines a special event as a planned extraordinary occurrence or temporary aggregation of attractions, open to the public, that (a) is conducted on public property, (b) is conducted on private property and has a substantial impact on public property, (c) has activities that request special temporary licenses; or (d) require special city services, whether open to the public or not, including but not limited to, any of the following: street closures, provisions of barricades, garbage cans, stages or special no parking signs, special electrical services, or special police protection. Special events include, but not limited to, neighborhood and community festivals, parades, processions, fairs, and bicycle or foot races.

#### **DISCUSSION**

Event: Main Street Bridge Pride

Date and Hours of Event: Saturday, October 16, 2021 – 10:00 am to 11:30 am

**Location**: Main Street bridge sidewalk

Contact Person: Laura Alwin, laura.unityproject@gmail.com

**Estimated Number of Attendees: 30-60** 

The application and event information was routed to all City Departments with the following submitted comments:

#### Police Department

As with all of this groups past bridge area events, it is imperative that they in no way obstruct the travel of vehicles on the roadway or obstruct the travel of people walking the sidewalks who choose to be uninvolved. This location and the day/time of the event may require special

attention in ensuring they do not obstruct the sidewalk because of increase foot traffic caused by the Farmers market.

The contact for the event must have their phone on them and available for contact during the event by officers working that time. If things become dangerous or complaints are received, we would want to have immediate phone contact to address the concerns and have that point of contact address the issues immediately. It is also important that this point of contact works to also call us to ensure their safety or safety concerns while they peacefully gather.

An officer will be assigned to monitor from a distance. It is our wish and goal that the event is safe for those involved as well as those who choose not to be involved.

#### **FINANCIAL ANALYSIS**

There is no financial impact to the City of Fort Atkinson for the event.

#### RECOMMENDATION

Staff recommends that City Council approve the Unity Project: Main Street Bridge Pride on Saturday October 16, 2021 from 10:00 am to 11:30 am.

#### **ATTACHMENTS**

**Special Event Application** 



# **CITY OF FORT ATKINSON Special Event Application**

Name of Business/Group Organizing Event: Unity Project
Contact Person for Event: Laura Alwin
Phone Number: 920 397 6006 Email: Laura unityproject Demai
Is the Business/Group Organizing Event:
Special Event Details
Event Name: Main Street Bridge Pride
Event Date: October 16th - Saturday
Event Location: Main 5-tree + Bridge sidewalle
Estimated Number of Attendees: 36-60 Hours of Event: 10Am26 11:30Am
Check all applicable boxes:
l am renting a City Park  Attach copy of paid park rental from Parks & Recreation (920) 563-7781.
In I will be having music Start and end time of music: 10 - 1130 Small radio, no projection.
I will be closing a street(s)  Attach site diagram with details. Barricades can be provided by Public Works upon request (920) 563-7771.
I will be selling beer and/or wine* Attach Temporary License and Bartender/Operator Applications. Contact City Clerk (920) 563-7760
*Restroom Plan also required with sales of beer and/or wine. Refer to the Special Event Guide. ** Group Congregates
*Restroom Plan also required with sales of beer and/or wine. Refer to the Special Event Guide. * Group Congregates on bridge gide walks with
By signing, I agree to the following statements: Flags, Signs.
I understand I am responsible for a fire safety and medical plan. I understand it is my responsibility to read the Special Events Guide. I understand I may be
required to provide Proof of Insurance. I am responsible to contact each Department to arrange for assistance. I understand I am responsible for timely clean up after the event.
Responsible Party Signature:
Jame Alwin
Office Use Only
Date Submitted to Clerk: $\eta/q/303/$ Date Emailed to Departments: $\eta/q/303/$
Department Comments, Concerns, Action(s) to be taken
Clerk/Treasurer no alcohol, no other permits required.
ZEMS-Ryan Brothers Ambulance no Comments
Engineer and Building Inspection NO COMMENTS
Electrician NO COMMENTS
Fire and Rescue Department NO COMMENTS
Dibrary and Museum NO COMMENTS
Parks & Recreation No Concerns
Police Department COMMENTS IN MEMO
Public Works Department 10 COMMENTS  Wastewater and Water Utility 11 10 10 10 17
Date Reported to City Council (if necessary): 8/3/2021
Comments, Contingencies, Findings:
·

Item 5.h. Back to Agenda



City of Fort Atkinson City Clerk/Treasurer's Office 101 N. Main Street Fort Atkinson, WI 53538

#### **MEMORANDUM**

**DATE:** August 3, 2021

TO: Fort Atkinson City Council

FROM: Michelle Ebbert, City Clerk/Treasurer/Finance Director

RE: Review and possible action relating to a "Class A" Original Alcohol Beverage

License application for Casey's Marketing Company, d/b/a Casey's General Store,

located at 342 Whitewater Avenue

#### **BACKGROUND**

The State of Wisconsin regulates alcohol licensing for local governments through Chapter 125. There are three classes of Licenses; Class A, Class B and Class C. "Class C" pertains strictly to wine with consumption on-site in a restaurant. The difference between Class A and B is where alcohol is authorized for sale and for consumption. Class A generally offers sale of alcohol on-site with consumption off-site (e.g. grocery or liquor store, gas station or convenience store). Class B allows for on-site sale and on-site consumption (e.g. Restaurant, Bar, Bowling Alley, Tavern). Class A can easily be remembered because alcohol is consumed *Away* from the premises. Likewise, under a Class B license, the patron consumes on-site, for example *Bar*.

Table 1: Type of license, beverage and where consumption is permitted.

Type of License	Type of Beverage	Consumption Location
"Class A"	Intoxicating Liquor	Off-site
Class "A"	Fermented Malt	Off-site
"Class A" Liquor: Cider Only*	Cider Only	Off-site
"Class B"	Intoxicating Liquor	On-site
Class "B"	Fermented Malt	On-site
"Class C"	Wine only	On-site
Reserve "Class B"	Intoxicating Liquor	On-site
Temporary Class "B" **	Fermented Malt	On-site
Temporary "Class B" **	Wine	On-site

<sup>\*</sup>The 2015-17 Wisconsin State Budget (2015 Act 55) provides that municipalities shall issue a "Class A" liquor license if both of the following apply:

- The "Class A" liquor license application is for sales limited to cider products only.
- The application for a "Class A" liquor license holds a Class "A" beer license for the same premises.

2015 Act 55 provision also defines 'cider' to mean any alcohol beverage that is obtained from the fermentation of the juice of apples or pears and that contains not less than 0.5 percent alcohol by

volume and not more than 7.0 percent alcohol by volume. "Cider" includes flavored, sparkling, and carbonated cider.

\*\* Temporary Class "B" Fermented Malt and Temporary "Class B" Wine – these licenses are issued throughout the year to lodges, societies, bona fide clubs, chambers, non-profit, etc.

Table 2: Combination of Licenses

License Combinations	Type of Beverage(s)	Consumption
		<u>Location</u>
"Class A" and Class "A"	Intoxicating Liquor and Fermented	Off-site
	Malt	
Class "A" and "Class A" Liquor: Cider Only	Fermented Malt and Cider	Off-site
"Class B" and Class "B"	Intoxicating Liquor and Fermented	On-site
	Malt	
Class "B" and "Class C" Wine	Fermented Malt and Wine	On-site
Reserve "Class B" and Class "B"	Intoxicating Liquor and Fermented	On-site
	Malt	
Temporary Class "B" and Temporary	Fermented Malt and Wine	On-site
"Class B"		

Table 3: License fees

Type of License	<u>License Fee</u>	
"Class A" Intoxicating Liquor	\$500.00	
Class "A" Fermented Malt	\$100.00	
"Class A" Liquor: Cider Only	No fee.	
"Class B" Intoxicating Liquor	\$500.00	
Class "B" Fermented Malt	\$100.00	
"Class C" Wine Only	\$100.00	
Reserve "Class B" Intoxicating Liquor	\$10,000 (one-time)	
Temporary Class "B" Fermented Malt	\$10.00	
Temporary "Class B" Wine	\$10.00	

A combination Class A license (intoxicating liquor and fermented malt) would total \$600.00

Table 4: Existing Quotas

<u>License</u>	<u>Quota</u>	<u>Licenses</u> <u>Issued</u>	<u>Licenses</u> <u>Available</u>
"Class A" Intoxicating Liquor	16 - 1 per 750 residents	13	3*
Class "A" Fermented Malt	17 - 1 per 750 residents	17	0
"Class B" Intoxicating Liquor	25 - 1 per 500 residents	25	0
RESERVE "Class B" Intoxicating Liq.	3 - \$10,000 one-time fee	3	0

\*The City Council adopted Ordinance 799 on May 18, 2021 increasing the number of "Class A" licenses.

City of Fort Atkinson Code of Ordinances Sec. 6 addresses the following stipulations on issuing licenses.

#### Sec. 6-33. Licenses

- (a) No alcohol beverage licenses shall be granted to any applicant for premises on which the applicant is responsible for any delinquent and unpaid personal property taxes, assessments, utility bills or other financial claims of the City.
- (b) No license shall be granted for any premises unless the applicant for the license shall provide to the city evidence of ownership or leasehold interest in the premises for the term of the licenses.
- (c) Any license duly granted not used for 90 consecutive days shall be subject to review and possible suspension or revocation by the Council. These licenses may not be regranted during this 90-day period

#### Sec. 6-87. Standards for premises.

No retail Class A license for the sale of intoxicating liquor shall be granted for any convenience store (as defined in the City of Fort Atkinson Zoning code) unless such premises provides for a separate area where the liquor will be kept for sale and which meets the following criteria:

- 1) The area must be at least 250 square feet.
- 2) The area must be fully enclosed with permanent walls a minimum of eight feet in height.
- 3) The area must have only one exit and entrance.
- 4) The entrance and exit of the separated area must be directly visible from the store's register area to provide constant monitoring.
- 5) The area shall be clearly labeled as restricted to those of legal drinking age.
- 6) Variances from these standards must be requested of the license committee and the City of Fort Atkinson Planning Commission.

#### **DISCUSSION**

Casey's Marketing Company has submitted an application for a "Class A" Intoxicating Liquor. The current location at 342 Whitewater Avenue holds a Class "A" Fermented Malt Beverage and "Class A" Liquor: Cider Only license. Appropriate documentation was provided including WI Seller's Permit and Federal ID. The liquor will be sold and stored from behind the front register/counter and managed by Staff to disallow sales past 9:00 pm.

#### **FINANCIAL ANALYSIS**

Alcohol license fees for the submitted application is \$500 and a publication fee of \$25.00.

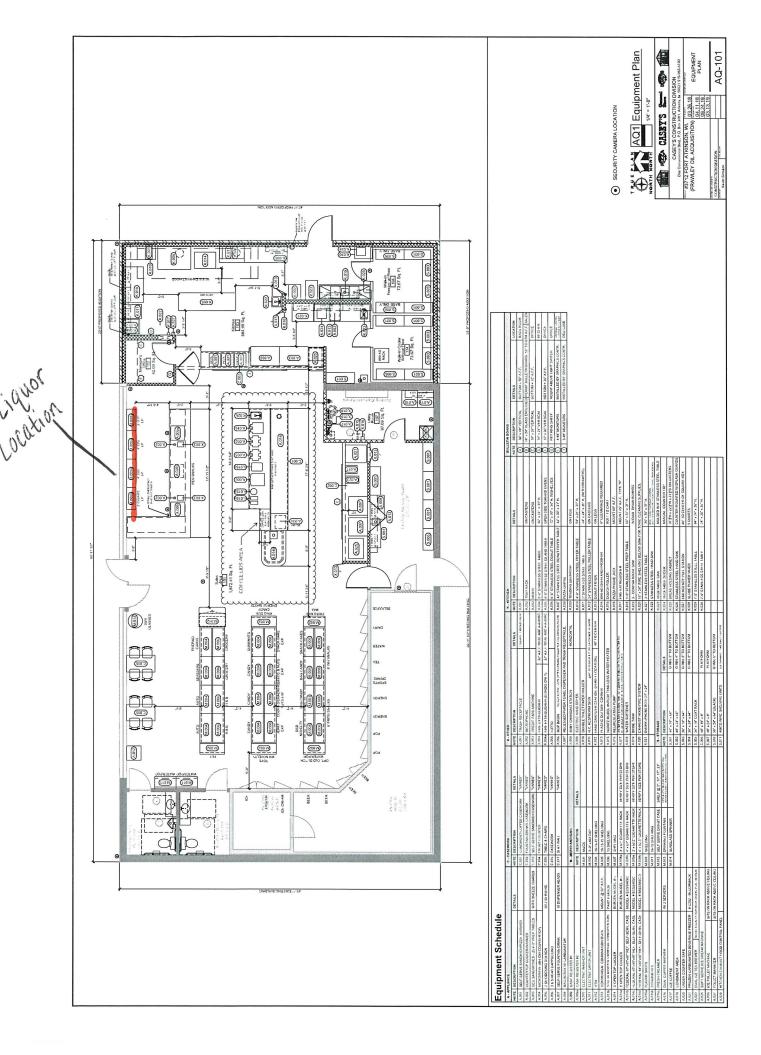
#### RECOMMENDATION

Staff recommends that the Council approve the Alcohol License Application for the licensing period of August 3, 2021 to June 30, 2022 for Casey's Marketing Company dba Casey's General Store, #3712, 342 Whitewater Avenue contingent upon all monies owed to the City are paid prior to license issuance by the City Clerk.

**ATTACHMENT** Alcohol License Application

Original Alcohol Beverage Retail License Application			Applicant's Wisconsin Seller's Permit Number			
(Submit to municipal clerk.)				FEIN Number		
For the license period beginn	ing: 7/9/2021	anding 6/	30/2022	42-1435913		
For the license period beginn	(mm dd yyyy)	ending, 07	(mm dd yyyy)	TYPE OF LICENSE REQUESTED	FEE	
	☐ Town of 🥤			Class A beer	\$	
To the Governing Body of the	$: \square$ Village of $\left. \left\{ \right. \right\}$	ORT ATKINSO	DN	Class B beer	\$	
	City of			Class C wine	\$	
				✓ Class A liquor	\$	
County of JEFFERSON	unty of JEFFERSON  Aldermanic Dist. No. Class A liquor (cider only (if required by ordinance)		\$ N/A			
		(it required	d by ordinance)	Class B liquor	\$	
				Reserve Class B liquor	\$	
Check one: 🔲 Individual 💢 Limited Liability Company			Class B (wine only) winery	\$		
☐ Partnership	Corporation/N	onprofit Organizat	tion	Publication fee	\$	
				TOTAL FEE	\$	
Name (individual / partners give last	name, first, middle; corp	orations / limited liabilit	y companies give registe	red name)		
CASEY'S MARKETING C	OMPANY				<u>-</u>	
by each member of a partn	ership, and by eac	ch officer, directo	or and agent of a c	this application by each indiv orporation or nonprofit orga e and place of residence of ea	nization, a	and by
President / Member Last Name	(First)	(Middle Name)	Home Address (Street	, City or Post Office, & Zip Code)		
JAMES	SAMUEL	J	2501 SE 19TH	I COURT, ANKENY, IA 5	0021	
Vice President / Member Last Name	(First)	(Middle Name)	Home Address (Street	, City or Post Office, & Zip Code)		
JOHNSON	BRIAN	J	9129 NW 73RD	CIRCLE, JOHNSTON, I	A 50131	
Secretary / Member Last Name	(First)	(Middle Name)		, City or Post Office, & Zip Code)		
JACKOWSKI	JULIA	L	9813 ILTIS I	DRIVE, URBANDALE, IA	50322	
Treasurer / Member Last Name	(First)	(Middle Name)	Home Address (Street	, Clty or Post Office, & Zlp Code)		
PISTILLO	JAMES	R	3415-159TH S	STREET, URBANDALE, IA	50323	
Agent Last Name	(First)	(Middle Name)	Home Address (Street	, City or Post Office, & Zip Code)		
HAWKS	ANTHONY	W		ET, COMBINED LOCKS, WI 54113		
Directors / Managers Last Name	(First)	(Middle Name)	Home Address (Street	, City or Post Office, & Zip Code)		
1. Trade Name CASEY'S	GENERAL STORE	E #3712	Business Ph	one Number 920-563-4088	3	
2. Address of Premises 34	12 WHITEWATER	AVENUE	Post Office 8	Zip Code FORT ATKINSON	, 53538	
applicant must include a	Il rooms including li ages and records.	iving quarters, if u (Alcohol beverage	sed, for the sales,	re to be sold and stored. The service, consumption, and/or stored only on the premises		
4. Legal description (omit if	street address is gi	ven above):				
				e year?	✓ Yes	□No
(b) If yes, under what na	me was neemse isst	JEU! CLASS A E	PER LICENSE C	NTX		

6.	Is individual, partners or agent of corporation/limited liability company subject to completion of the responsible beverage server training course for this license period? If yes, explain	✓ Yes	□ No
7.	Is the applicant an employe or agent of, or acting on behalf of anyone except the named applicant?  If yes, explain.	☐ Yes	☑ No
8.	Does any other alcohol beverage retail licensee or wholesale permittee have any interest in or control of this business? If yes, explain	Yes	☑ No
9.	(a) Corporate/limited liability company applicants only: Insert state IOWA and date 03/15/95 of registration.		
	(b) Is applicant corporation/limited liability company a subsidiary of any other corporation or limited liability company? If yes, explain	☐ Yes	☑ No
	(c) Does the corporation, or any officer, director, stockholder or agent or limited liability company, or any member/manager or agent hold any interest in any other alcohol beverage license or permit in Wisconsin? If yes, explain.	☐ Yes	☑ No
10.	Does the applicant understand they must register as a Retail Beverage Alcohol Dealer with the federal government, Alcohol and Tobacco Tax and Trade Bureau (TTB) by filing (TTB form 5630.5d) before beginning business? [phone 1-877-882-3277]	☑ Yes	□ No
11.	Does the applicant understand they must hold a Wisconsin Seller's Permit? [phone (608) 266-2776]	✓ Yes	□ No
12.	Does the applicant understand that they must purchase alcohol beverages only from Wisconsin wholesalers, breweries and brewpubs?	✓ Yes	□ No
the than assi	AD CAREFULLY BEFORE SIGNING: Under penalty provided by law, the applicant states that each of the above questions has been trubest of the knowledge of the signer. Any person who knowingly provides materially false information on this application may be required \$1,000. Signer agrees to operate this business according to law and that the rights and responsibilities conferred by the license(s), if gned to another. (Individual applicants, or one member of a partnership applicant must sign; one corporate officer, one member/manage applicant must sign.) Any lack of access to any portion of a licensed premises during inspection will be deemed a refusal to permit inspection and grounds for revocation of this license.	d to forfeit granted, v r of Limite	not more vill not be d Liability
	tact Person's Name (Last, First, M.I.)  Title/Member  Date		
	KAEL LAGE         STORE OPERATIONS         07/08/21           ature         Phone Number         Email Address		
	Queia Dackaubli 515-965-6517 MIKAEL.LAGE@	CASEYS	3.COM
JULI	JULIA L JACKOWSKI A L. JACKOWSKI, SECRETARY FOR CASEY'S MARKETING COMPANY		
	BE COMPLETED BY CLERK		
	e received and filed with municipal clerk   Date reported to council / board   Date provisional license issued   Signature of Clerk / Deputy Clerk    Bicense granted   Date license issued   License number issued   Date license issued   Date provisional license   Date provisional license   Date provisional license   Date provisional license   Da		
AT-10	06 (R. 3-19)		





City of Fort Atkinson City Clerk/Treasurer's Office 101 N. Main Street Fort Atkinson, WI 53538

#### **MEMORANDUM**

**DATE:** August 3, 2021

TO: Fort Atkinson City Council

FROM: Michelle Ebbert, City Clerk/Treasurer/Finance Director

RE: Review and possible action relating to Temporary Class "B" Retailer's Licenses

for St. Joseph's Catholic Church – St. Joe's Fall Festival Aug 21-22, 2021

#### **BACKGROUND**

The State of Wisconsin regulates alcohol licensing for local governments through Chapter 125. There are three classes of Licenses: Class A, Class B and Class C. "Class C" pertains strictly to wine with consumption on-site in a restaurant. The difference between Class A and B is where alcohol is authorized for sale and for consumption. Class A generally offers sale of alcohol on-site with consumption off-site (e.g. grocery or liquor store, gas station or convenience store). Class B allows for on-site sale and on-site consumption (e.g. Restaurant, Bar, Bowling Alley, Tavern). Class A can easily be remember as you consume alcohol *Away* from the premises. Likewise, under a Class B license, the patron consumes on-site, for example *Bar*.

Alcohol licenses are further defined by the quotation marks used. For example, "Class A" refers to intoxicating liquor while Class "A" refers to fermented malt beverages. These licenses can also be issued together as a combination license, most common for grocery stores.

Temporary Class "B" (picnic) beer and/or wine licenses may sell fermented malt beverages to consumers at a picnic or similar gathering of limited duration. Such licenses may be issued only to bona fide clubs, chambers of commerce, county or local fair associations, agricultural societies, churches, lodges, societies, veteran's organizations that have been in existence for at least six months.

There is no limit to the number of Temporary Class "B" fermented malt beverage licenses that may be issued to an eligible organization in a calendar year. However, there is a limit of two Temporary "Class B" wine licenses that may be issued to an eligible organization in a 12-month period.

Temporary license holders must have licensed operators (bartenders) and they must purchase their products from a Distributor/Wholesaler.

The attached applications from The Fort Atkinson Club were completed and submitted in a timely manner as required by Department of Revenue form AT-315 and City of Fort Atkinson Code of Ordinance Section 6-61(b).

#### **DISCUSSION**

**Organization**: Church

Name: St. Joseph's Catholic Church Street Location: 1650/1660 Endl Blvd Manager of affair: Linda Scott-McCabe

Premises: Parish Hall, parking lot of 1650/1660 Endl Blvd

Name of Event: St. Joe's Fall Festival Date of Event: August 21-22, 2021

The Named Organization Applied for the Following License(s): Class "B" Fermented Malt

**Beverages** 

#### **FINANCIAL ANALYSIS**

There is a \$10.00 license fee per Application for Temporary Retailer's License. Publication is not required for these licenses.

#### **RECOMMENDATION**

Staff recommends that the City Council approve of the Temporary Class "B" Retailer's License to sell products at St. Joseph's Catholic Church – St. Joe's Fall Festival on August 21-22, 2021 contingent upon having licensed operators and purchasing products from a Wisconsin beverage distributor.

#### **ATTACHMENTS**

Applications for Temporary Class "B" Retailer's License

Application for Temporary Class "B" / "Class B" Retailer's License See Additional Information on reverse side. Contact the municipal clerk if you have questions. FEE\$ 10.00 Application Date: City of FONT ATKINSON County of \_\_ TEFFERS The named organization applies for: (check appropriate box(es).) A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats. A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats. at the premises described below during a special event beginning 8-22-2( and ending 8-22-2/ and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted. Organization (check appropriate box) → ☐ Bona fide Club Lodge/Society Chamber of Commerce or similar Civic or Trade Organization ☐ Veteran's Organization ☐ Fair Association (c) Date organized / \$ \$ 4 (d) If corporation, give date of incorporation (e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this (f) Names and addresses of all officers: TIM VOSS Treasurer 7/m Voss (g) Name and address of manager or person in charge of affair: GREENE ST. FT. ATKINSON, WI 53538 2. Location of Premises Where Beer and/or Wine Will Be Sold, Served, Consumed, or Stored, and Areas Where Alcohol Beverage Records Will be Stored: 1650 ENOL (a) Street number 1660 ENOL BLJD (c) Do premises occupy all or part of building? (d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover: 3. Name of Event (a) List name of the event (b) Dates of event **DECLARATION** The Officer(s) of the organization, individually and together, declare under penalties of law that the information provided in this application is true and correct to the best of their knowledge and belief. Date Filed with Clerk Date Reported to Council or Board

License No.

AT-315 (R. 6-16)

Date Granted by Council

Item 7.a.



City of Fort Atkinson City Engineer's Office 101 N. Main Street Fort Atkinson, WI 53538

#### **MEMORANDUM**

**DATE:** August 3, 2021

TO: Fort Atkinson City Council

FROM: Andy Selle P.E., City Engineer

RE: Second and possible Third reading of an Ordinance to Amend the Official

Zoning Map of the City of Fort Atkinson for a portion of the property located at 1425 Janesville Avenue, from UMU, Urban Mixed Use, to PUD, Planned Unit Development, to accommodate the True Storage redevelopment project (ZMA-

2021-02)

#### **BACKGROUND**

Detailed documentation is attached from the Plan Commission submittal. True Storage has submitted a PUD (Planned Unit Development) application for redevelopment of the former Shopko property. The PUD process allows the City to employ flexibility in zoning when circumstances arise, such as the loss of a large retail provider. In exchange for allowing uses on a site that might be prohibited by Zoning, the City must receive a substantial investment in return for this concession that bears long term benefits for the site and is in concert with the Comprehensive Plan. The investment in this situation is focused on aesthetic upgrades to the existing building and site, as well as the parceling off and commitment toward development of two out-lots along Janesville Ave.

#### RECOMMENDATION

Staff recommends the City Council suspend the rules and perform the second and third readings of this ordinance. Staff further recommends that the City Council adopt the ordinance amending the Official Zoning Map for a portion of the property located at 1425 Janesville Avenue, from UMU, Urban Mixed Use, to PUD, Planned Unit Development, to accommodate the True Storage redevelopment project, subject to the following conditions:

- That the City Council approves the final three-lot Certified Survey Map; and
- That the Plan Commission approves the final Specific Implementation Plan (SIP) for the project.

#### **ATTACHMENTS**

Ordinance – ZMA-2021-02; Draft True Storage Certified Survey Map; 7.13.21 Plan Commission True Storage Staff Report

#### ORDINANCE NO. \_\_\_\_

### AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF FORT ATKINSON

**NOW, THEREFORE,** the City Council of the City of Fort Atkinson, Wisconsin, do ordain as follows:

**Section 1.** Section 15.02.03 of the City of Fort Atkinson Zoning Ordinance, adopting the Map of Standard Zoning Districts, is hereby amended to change the zoning classification of the following described property from UMU, Urban Mixed Use, to PUD, Planned Unit Development:

Commencing from the Southwest Quarter of Section 9, Town 5 North, Range 14 East; Thence S 87°31'36" E, 1295.63 feet along the south line of the Southwest Quarter; Thence N02°28'24"E, 1979.09 feet to the Point of Beginning; Thence S73°44'15"E, 649.40 feet along the northerly right of way of Highland Avenue; Thence N16°22'32"E, 469.41 feet; Thence S87°17'05"E, 294.98 feet; Thence N73°38'21"W, 362.96 feet to the centerline of Janesville Street; Thence S16°21'00"W along said centerline to the Point of Beginning.

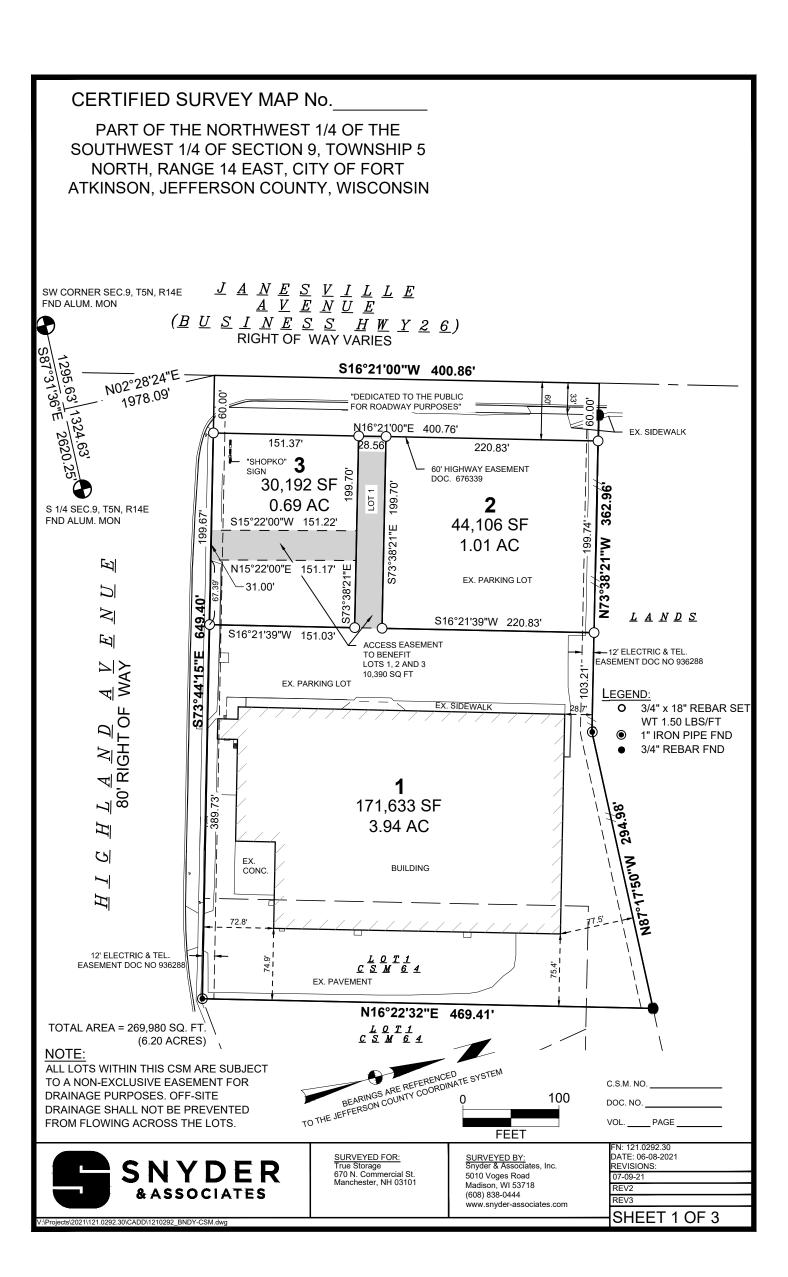
\*legal description will change with approval of Certified Survey Map prior to final adopted of ordinance\*

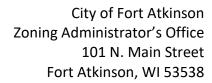
**Section 2.** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**Section 3.** This ordinance shall take effect upon passage, posting, or publication as provided by law.

+hic	•	ncil of the City of Fort Atkinson, Jefferson County, Wisconsin,
uns	day of	, 2021.
		Chris Scherer, President
ATTES	T:	
ATTES	Т:	
ATTES	Т:	

Michelle Ebbert, City Clerk/Treasurer/Finance Director







## ZONING MAP AMENDMENT REVIEW STAFF REPORT & FINDINGS OF FACT

**DATE:** July 13, 2021 **FILE NUMBER:** ZMA-2021-02

**PROPERTY ADDRESS:** 1425 Janesville Ave **EXISTING CITY ZONING:** UMU, Urban Mixed Use

PARCEL NUMBERS: 226-0514-0931-001, REQUESTED ZONING: PUD, Planned Unit

226-0514-0931-002 Development

OWNER: Mid America Real Estate EXISTING LAND USE: Vacant Commercial

**APPLICANT:** True Storage Inc **REQUESTED USES:** Personal Storage, Personal

Storage and Warehouse,

#### **BACKGROUND:**

True Storage is interested in purchasing the former Shopko Building. The redevelopment of the property requires the current zoning to be changed to accommodate the various uses proposed. The parcels are delineated below.



Zoning Map Amendment Review: Findings of Fact

July 13, 2021 ZMA-2021-02

#### **REQUEST OVERVIEW:**

The request is part of the PUD process, outlined in 15.10.44 of the Zoning Code. Approval of the rezoning will be conditioned on subsequent approvals of the General Development Plan and the Specific Implementation Plan.

#### **PUBLIC NOTICE:**

The notice was published in the *Jefferson Daily Union* on June 23 and June 30, 2021. Property owners of parcels within 100 feet of the subject parcels were mailed the attached Public Notice on or about June 17, 2021.

#### **COMPREHENSIVE LAND USE PLAN (2019):**

The subject parcel lies within the Janesville Ave Business District Planning Area. Opportunities are noted in the figure below for this area. The Plan specifically indicates the following with respect to this and other redevelopment corridors within the City;

"Emphasize the commercial redevelopment and revitalization of properties along Janesville Avenue, High Street, Jefferson Street, and Whitewater Avenue. Efforts should be made to enhance the visual image of these important community corridors."

"Janesville Avenue is an important community corridor and entryway, is home to community assets such as the Fireside Dinner Theater and the Glacial River Trail and adjoins the City's newest business park on the southwest side. Redevelopment effort along this corridor will focus on advancing the City's goal of becoming a tourist destination. The City will specifically promote this corridor for additional entertainment, retail, hospitality, and dining uses. The City intends to identify opportunities for assembling multiple parcels—particularly in the Janesville/Hackbarth and Janesville/Hilltop intersection areas—to allow for a larger-scale redevelopment project to occur there. The Economic Development and Transportation chapters include additional ideas for redevelopment along Janesville Avenue."

Of particular consideration for this request is the need to develop the corridor into a more urban streetscape with sidewalks, pedestrian accommodations, landscaping, and features consistent with a more urban setting. The Concept proposal from True Storage includes elements of these opportunities noted, including site aesthetic improvements as well as the redevelopment and new development opportunities noted. Similar to the Kwik Trip project, which was recently approved by the Plan Commission, True Storage will be asked to be an active participant in the execution of the Janesville Ave corridor project, once that effort is planned and ready for implementation. Staff believes the proposal is in concert with the Comprehensive Plan.

ZMA-2021-02



#### Opportunities

- Regional Entertainment Center ("2nd Night")
- Community serving retail & dining redevelopment
- Some industrial relocation to modern business parks
- Fireside Theater helps support other uses (e.g. gifts, high-end hospitality)
- Development design standards & access control
- Landscaping, street & utility enhancements

Note: This map is <u>not</u> a Detailed Future Land Use Map or Future Transportation Map for zoning and other decision making. The purpose of this map is to show conceptual future growth options and facilitate public discussion.

#### Conceptual Land Uses

Community Commercial
Downtown
Major Institutions

Mixed-Use
Neighborhood

Employment
Environmental Corridors

→ Agriculture

Existing Major Roads

←-→ Potential Future Roads
←-→ Main Trails (Existing & Proposed)

**FINDINGS OF FACT:** The City of Fort Atkinson Zoning Ordinance 15.10.31 (4)(b) has established the following criteria to evaluate Zoning Map Amendment requests and determine if such requests are in harmony with the City's Comprehensive Plan and Ordinances. The analysis by the Zoning Administrator is underlined below the criteria set forth in the ordinance.

The Zoning Code 15.10.31 (4)(b) includes the following specific criteria for evaluation of the request:

 Advances the purposes of this Chapter as outlined in Section 15.01.03 and the applicable rules of Wisconsin Department of Administration and the Federal Emergency Management Agency.

The request fulfills the purposes outlined in 15.01.01

2. Is in harmony with the Comprehensive Plan. If the proposed amendment is not in harmony, a Comprehensive Plan Amendment is required prior to rezoning.

The request is in concert with the Comprehensive Plan (see above)

3. Maintains the desired overall consistency of land uses, land use intensities, and land use impacts within the pertinent zoning districts.

<u>The request is consistent with the existing commercial corridor, intensity, and expected impacts.</u>

- 4. Addresses any of the following factors that are not properly addressed on the current Official Zoning Map:
  - a. The designations of the Official Zoning Map are not in conformance with the Comprehensive Plan.

N/A

b. A mapping mistake was made, including the omission on the Official Zoning Map of an approved zoning map amendment.

N/A

c. Factors have changed (such as new data, infrastructure, market conditions, development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.

N/A

d. Growth patterns or rates have changed, creating the need for an amendment to the Official Zoning Map.

N/A

#### **RECOMMENDATION:**

City staff recommend the Plan Commission recommend City Council approval of the request, conditioned upon the upcoming approvals of the General Development Plan and Specific Implementation Plan.

#### **ATTACHMENTS:**

Location Map – True Storage Project; True Storage Concept Plan Set





## True Storage Fort Atkinson, WI Shopko Conversion

At True Storage, we pride ourselves on providing quality, first-class, storage facilities to our customers and communities in which we operate. We aim to deliver aesthetically pleasing designs with an elevated level of finishes not often seen in the storage industry, while paying special attention to be cohesive with the surrounding retail market.

With the majority of our facilities providing indoor climate-controlled units, we cater to a more demanding clientele, who values security, convenience and appearance above all else. Our customers desire a state-of-the-art facility with reliable climate-control, 24/7 security, and easy access during business hours (typically 9am-9pm). Many of the existing storage facilities we see in our communities offer none of the above – lacking indoor and climate-controlled units, no on-site management, primitive security - often only a fence, and no online accessibility for rent payment or additional unit rentals.

This trend combined with the recent COVID pandemic has made storage convenience the #1 determining factor for consumers searching for extra space – whether it's families clearing out space for relatives moving in, students home from college, or struggling businesses needing space for their inventory while they downsize or pause operations. We've had great success in positioning these facilities within major retail and flex corridors, offering prospective tenants the direct access they need, while maintaining a curb appeal that meshes well with the existing retail landscape.

Supp	ly Ratio
------	----------

Supply Ratio	Description
4.00	Severely Undersupplied
5.00	Extremely Undersupplied
6.00	Undersupplied
7.00	Moderately Undersupplied
8.0 and above	Saturated Market

		_		_
Mar	ket	Sna	nsh	not
IVIGI	NCL	JIIG	PSI	U

Climate-Controlled Self-Storage		Population	Supply Ratio	
3-Mile Radius	62,431 SF	12,385	5	
5-mile Radius	62,431 SF	17,098	3.7	

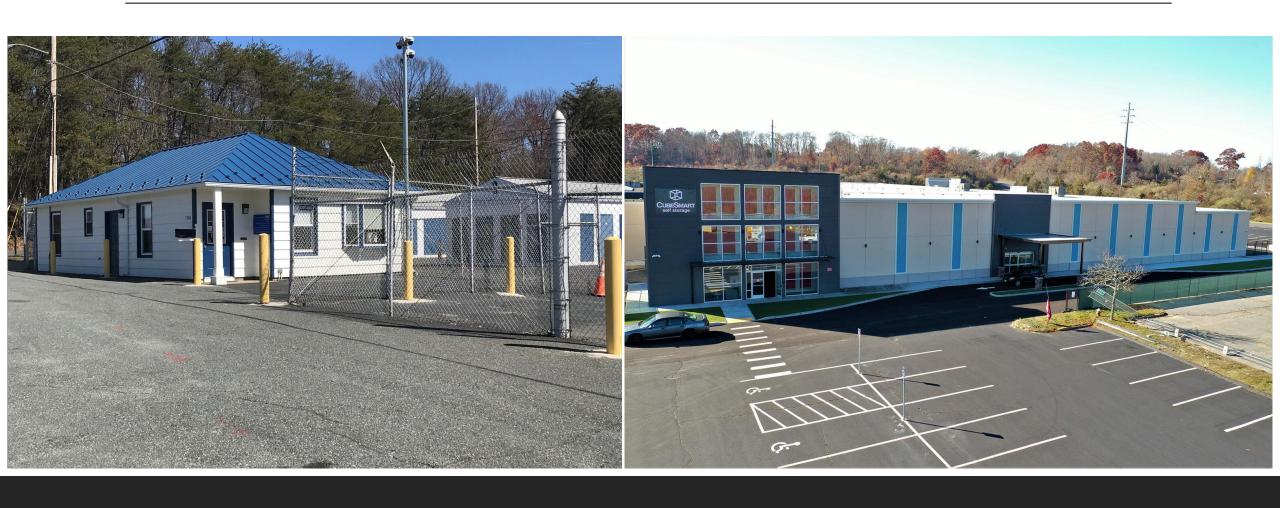
## Self-Storage is Locally Focused

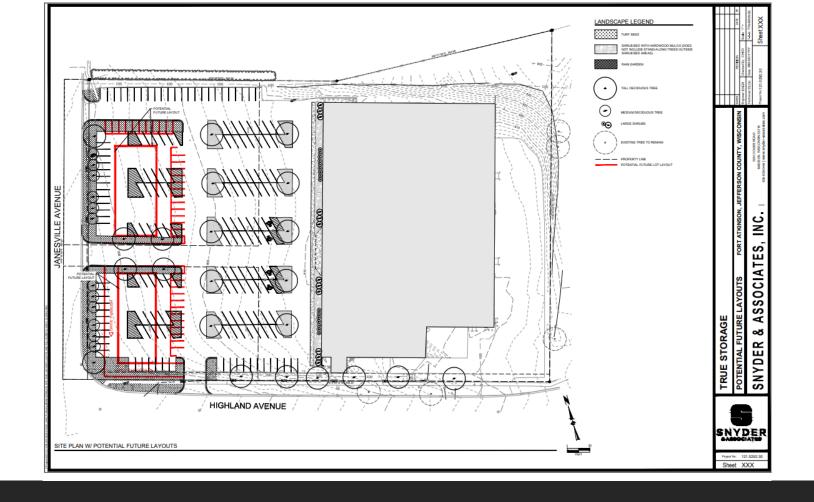
- \*85% of self-storage customers live within 3 miles of their facility
- \*30-40% of our customers are local small businesses
  - Electricians
  - Plumbers
  - ❖ Sales Reps
  - ❖ Tile Installers
  - Antique dealers
  - Contractors
  - Painters
  - File Storage
  - ❖ Artists
  - ❖ Medical Reps

Commonly stored goods that require a climate-controlled or secure environment:

- High-End Furniture (avoid mold and cracking wood)
- Instruments
- Paintings, Artwork & Photographs
- Electronics
- Appliances
- Inherited items
- Clothing (particularly lace, leather or wool)
- Medical Devices & Prescriptions
- Collectibles

## A New Product = A New Perception





## Proposed Site Plan

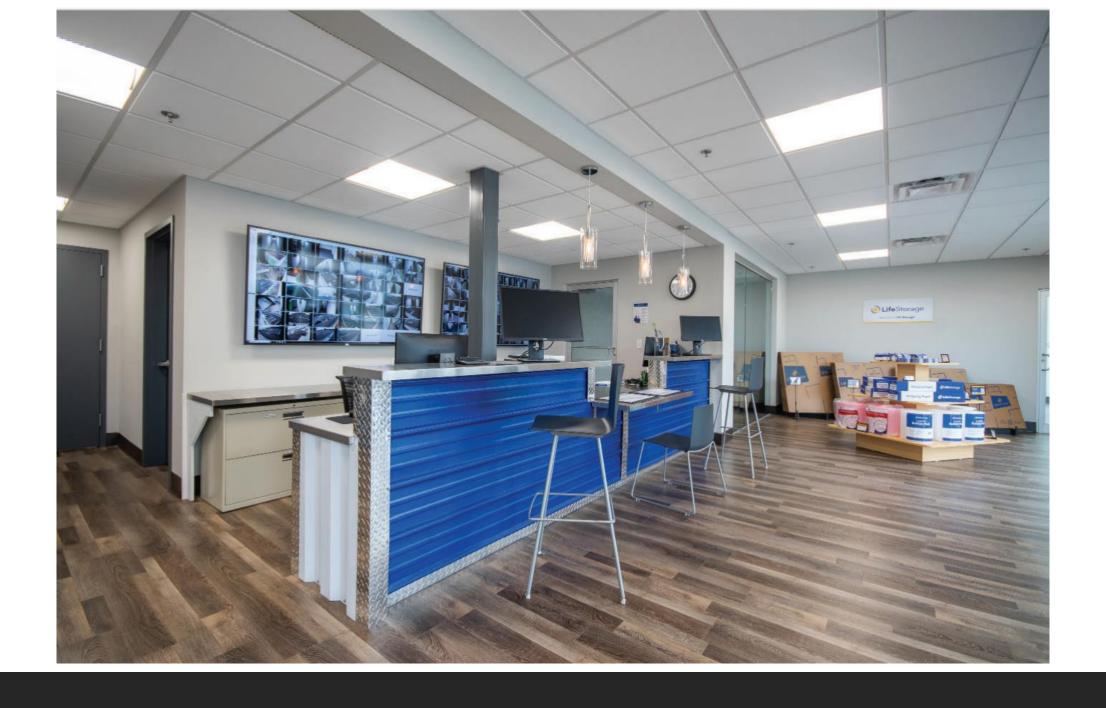
Conversion of existing Shopko building to indoor climate-controlled self-storage, while integrating two outparcels for future retail development and a multitude of landscape enhancements throughout the property

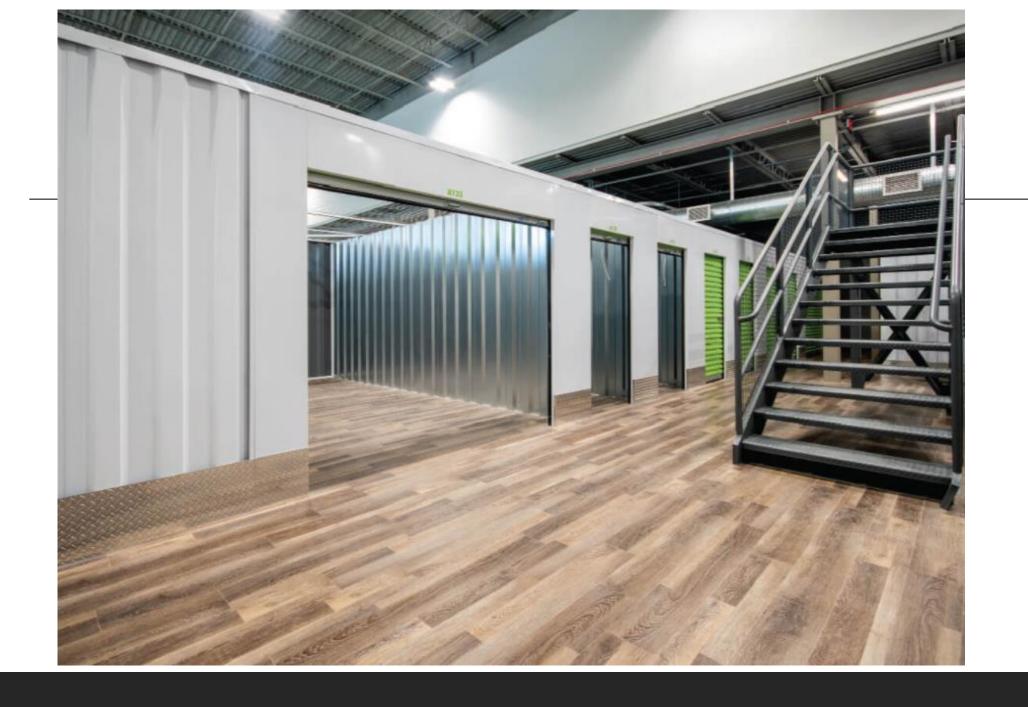


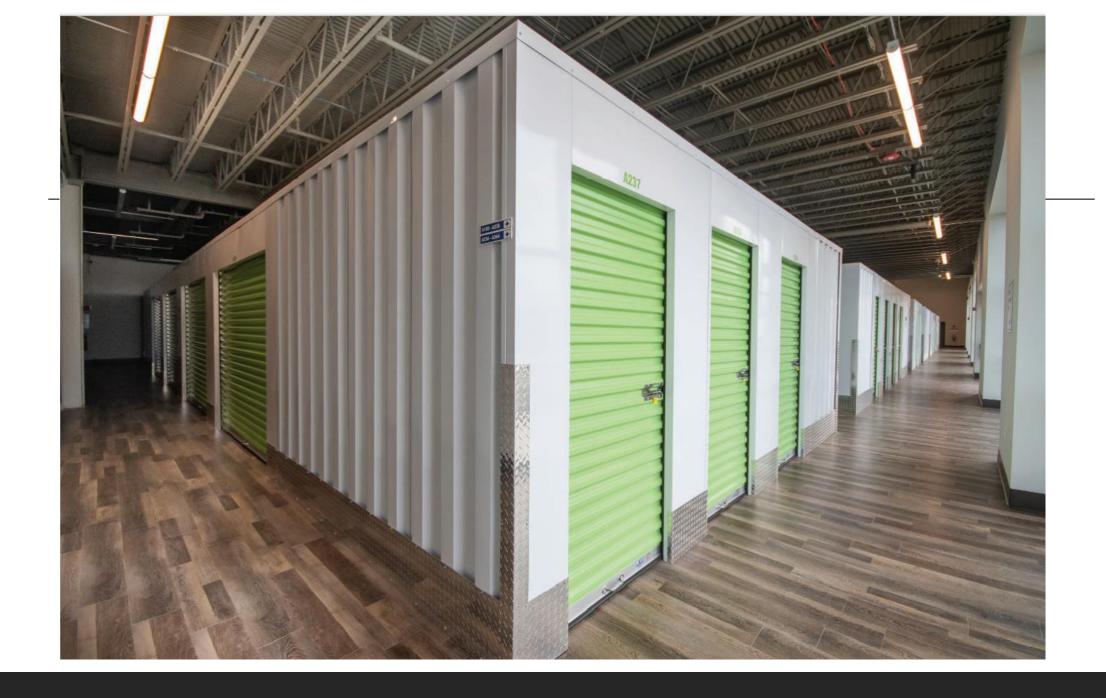
**EXTERIOR 3-D VIEW "A"** 

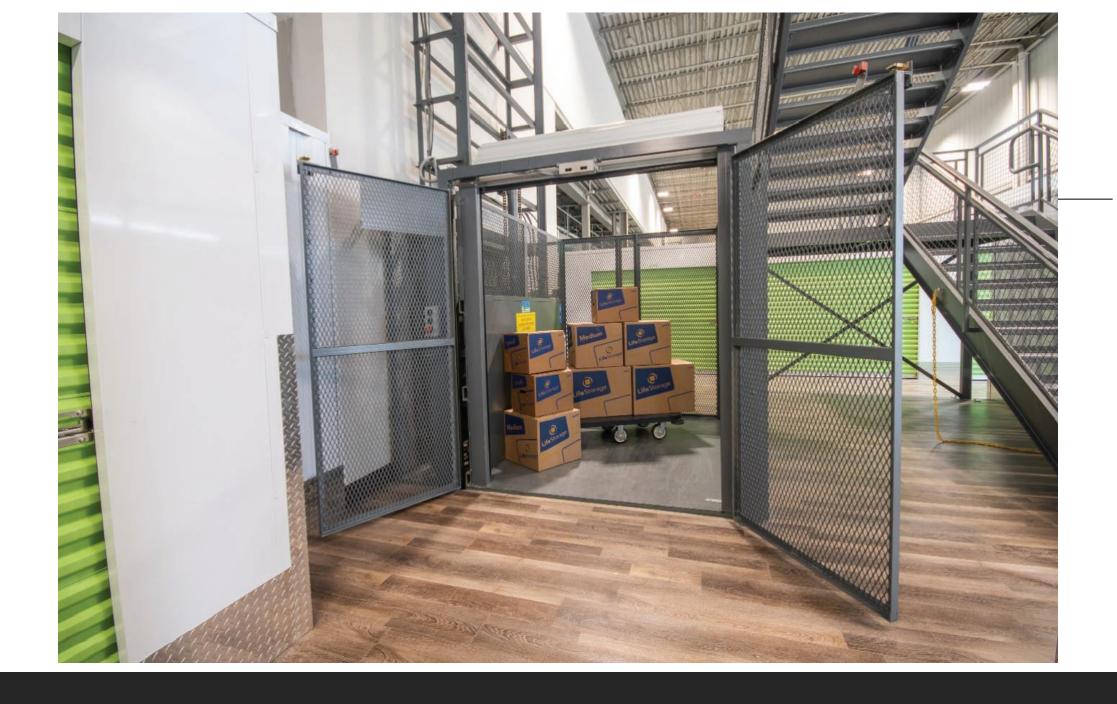
















Stained, dirty and exposed to the elements......or protected, tidy and climate controlled? The decision is easy! We pride ourselves on providing peace of mind to our customers.

# Indoor Self-Storage's Appropriateness for Fort Atkinson's Comprehensive Plan

We feel that indoor storage aligns perfectly with your comprehensive plan and future land use goals and serves as a catalyst for other local businesses in the following ways:

- Promotes compact, mixed-use development while preserving land
  - We are creating space for 3 local businesses on a site that was previously 1 business. Revitalizing a vacant lot to avoid disturbing raw land and green space
- City expansion space is limited, this utilizes an existing corridor as requested
- We emphasize energy-efficiency and sustainable practices by utilizing LED lighting outside and motion-detected lighting inside along with multiple landscaping improvements, and minimal waste produced on site, in an effort to reduce our carbon footprint

- Enhances resident mobility by promoting biking and walking along Janesville Ave by extending the sidewalk across the front of the site
- Provides economic stimulation through tax revenue as well as servicing many local business and entrepreneurs – many of our business users are able to save on inventory/storage space with us and invest in other areas of their business
- Enhancing a key corridor of Fort Atkinson by improving and elevating the existing façade, adding greenery and repairing streetscape, while also utilizing existing signage to minimize additional site disturbance

# The Future of Big-Box Retail and Shopping Centers

- \* "25% of US Malls are projected to close within the next 3-5 years" CNBC
- ❖ Big-box retail and shopping center developers had up until now been courting entertainment companies like Dave & Busters, iFly indoor skydiving, and large fitness facilities to lessen their dependance on shrinking anchor tenants (over 50,000 SF) but those businesses have also not fared well since the pandemic
- \*Office conversions such as executive suites and call centers were also popular redevelopment choices before COVID, but due to the growing trend of working from home, the industry is on pause with many companies shrinking their office footprint and reducing overhead costs.

## Example Case Studies

Our Manchester, NH facility is a great example of a successful conversion along one of the most heavily trafficked retail corridors in the state, adjacent to the Mall of New Hampshire.





Our redevelopment of the Swansea Mall in Massachusetts is an example of self-storage being incorporated into a mixed-use development adjacent to a hospital and medical office space.





## Former Dick's Sporting Goods and Furniture Store Akron, OH





## Former Toys R Us Lafayette, IN





## Former Toys R Us Bradenton, FL





### Former Super Kmart Monroe, MI





## Existing Retail Plaza Bourne, MA





Item 7.b. Back to Agenda



City of Fort Atkinson City Engineer's Office 101 N. Main Street Fort Atkinson, WI 53538

#### **MEMORANDUM**

**DATE:** August 3, 2021

TO: Fort Atkinson City Council

FROM: Andy Selle P.E., City Engineer

RE: First reading of an Ordinance to Amend the Official Zoning Map of the City of

Fort Atkinson for the property located at 520 Edward Street/509 Clarence Street, from MI, Medium Industrial, and TF-10, Two-Flat Residential, to I, Institutional Zoning District, to accommodate the redevelopment of the site for

the Badgerland After School Enrichment (BASE) Program (ZMA-2021-03)

#### **BACKGROUND**

Detailed documentation is attached from the Plan Commission submittal. The Badgerland After School Enrichment (BASE) program has submitted an application for a Zoning Map Amendment for the properties located at 520 Edward Street and 509 Clarence Street to change the zoning districts from MI, Medium Industrial, and TF-10, Two-Flat Residential, to I, Institutional District, to accommodate the redevelopment of the site for the new BASE facility.

The Plan Commission reviewed this item at the meeting on July 27, 2021; held a public hearing; and recommended that the City Council approve the Ordinance changing the zoning classification. The attached draft ordinance will change the zoning of the two parcels if/when enacted by the City Council. Note that there will be a new legal description on this document before final approval and after a Certified Survey Map is submitted by the applicant combining the two parcels into one parcel.

#### **RECOMMENDATION**

Staff recommends the City Council direct the City Manager to prepare this ordinance for a second reading at the meeting on August 17, 2021.

#### **ATTACHMENTS**

Ordinance – ZMA-2021-03; 7.27.21 Plan Commission BASE Rezone Staff Report and Submittal

#### ORDINANCE NO. \_\_\_\_

### AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF FORT ATKINSON

**NOW, THEREFORE,** the City Council of the City of Fort Atkinson, Wisconsin, do ordain as follows:

**Section 1.** Section 15.02.03 of the City of Fort Atkinson Zoning Ordinance, adopting the Map of Standard Zoning Districts, is hereby amended to change the zoning classification of the following described property from MI, Medium Industrial, and TF-10, Two Flat Residential, zoning districts, to the I, Institutional Zoning District:

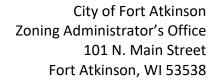
BEG 270.3FT N OF NE/C LOT 2 BLK 14, MARSTON & PRITCHARD ADD, N209.7FT,E120FT,N180FT W219.85FT,S18DG43'W 406.4FT, E230.45FT TO POB. ALSO ESMT S30FT OF VAC LORMAN ST IN 516-177. 520 EDWARD ST AND BEG 300FT N OF NE/C BLK 14, MARSTON & PRITCHARD ADD,N180 FT,W120FT,S180FT,E120FT-POB (Parcel numbers 226-0614-3433-032 and 226-0614-3433-029)

\*legal description will change with approval of Certified Survey Map prior to final adopted of ordinance\*

**Section 2.** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**Section 3.** This ordinance shall take effect upon passage, posting, or publication as provided by law.

this day of, 2021.	kinson, Jefferson County, Wisconsin,
ATTEST:	Chris Scherer, President
Michelle Ebbert, City Clerk/Treasurer/Finance Director	<u> </u>



**EXISTING LAND USE:** Industrial & Two Family

**REQUESTED USES:** Badgerland After School



## ZONING MAP AMENDMENT REVIEW STAFF REPORT & FINDINGS OF FACT

**DATE:** July 27, 2021 **FILE NUMBER:** ZMA-2021-03

**PROPERTY ADDRESS:** 520 Edwards & 509 **EXISTING CITY ZONING:** MI, TF-10

Clarence St.

**REQUESTED ZONING:** I, Institutional **PARCEL NUMBERS:** 226-0614-3433-032,

226-0614-3433-029

**OWNER:** WD Hoard Co, Brian Knox

APPLICANT: Badgerland After School program space for early childhood, elementary and middle school kids, a teen center, community space,

richment Program Inc. (BASE) middle school kids, a teen center, community space, gym and other program related uses)

#### **BACKGROUND:**

BASE would like to utilize the property to operate its after-school enrichment programming for children. The remodeled existing structure will accommodate administration offices, program space for early childhood, elementary and middle school kids, a teen center, community space, gym and other program related uses.



Zoning Map Amendment Review: Findings of Fact

July 13, 2021 ZMA-2021-03

#### **REQUEST OVERVIEW:**

The request is to rezone the properties located at 520 Edwards Street and 509 Clarence Street (parcel numbers 226-0614-3433-032 and 226-0614-3433-029), from Medium Industrial (MI) and Two Flat (TF-10), to Institutional (I) to accommodate the project as outlined above.

#### **PUBLIC NOTICE:**

The notice was published in the *Jefferson Daily Union* on July 6 and July 13, 2021 for a public hearing to be held on **July 27, 2021**. Property owners of parcels within 100 feet of the subject parcels were mailed the attached Public Notice on or about July 14, 2021. The official Public Hearing will take place on July 27<sup>th</sup>.

#### **COMPREHENSIVE LAND USE PLAN (2019):**

The Future Land Use Map (Map 7) in the City's Comprehensive Plan shows these parcels as appropriate for Planned Mixed Use. This future land use category is meant to provide a carefully designed blend of commercial, office, multi-family residential, and/or community facility land uses, usually as part of a Planned Unit Development. Mixed-use areas are intended to be vibrant urban places are also function as community gathering spots.

This area is also included in the North Railway District Planning Area in Figure 2.14 of the Comprehensive Plan. It is identified as appropriate for planned mixed use.

The use of these parcels as the BASE facility, along with the request to rezone the parcels to the I, Institutional Zoning District, are in line with the Comprehensive Plan. The BASE facility will be an asset to the community and provide a significant redevelopment opportunity in this area of the City. This redevelopment will create a vibrant urban place and community gathering spot.

**FINDINGS OF FACT:** The City of Fort Atkinson Zoning Ordinance 15.10.31 (4)(b) has established the following criteria to evaluate Zoning Map Amendment requests and determine if such requests are in harmony with the City's Comprehensive Plan and Ordinances. The analysis by the Zoning Administrator is underlined below the criteria set forth in the ordinance.

The Zoning Code 15.10.31 (4)(b) includes the following specific criteria for evaluation of the request:

1. Advances the purposes of this Chapter as outlined in Section 15.01.03 and the applicable rules of Wisconsin Department of Administration and the Federal Emergency Management Agency.

The request fulfills the purposes outlined in 15.01.01

2. Is in harmony with the Comprehensive Plan. If the proposed amendment is not in harmony, a Comprehensive Plan Amendment is required prior to rezoning.

#### The request is in concert with the Comprehensive Plan (see above)

3. Maintains the desired overall consistency of land uses, land use intensities, and land use impacts within the pertinent zoning districts.

<u>The request is consistent with the existing commercial and residential mixed use in intensity, and expected impacts.</u>

- 4. Addresses any of the following factors that are not properly addressed on the current Official Zoning Map:
  - a. The designations of the Official Zoning Map are not in conformance with the Comprehensive Plan.

<u>N/A</u>

- A mapping mistake was made, including the omission on the Official Zoning Map of an approved zoning map amendment.
   N/A
- c. Factors have changed (such as new data, infrastructure, market conditions, development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.
  N/A
- d. Growth patterns or rates have changed, creating the need for an amendment to the Official Zoning Map. N/A

#### **RECOMMENDATION:**

Staff recommends that the Plan Commission recommend approval of the Rezoning request to City Council.

#### **ATTACHMENTS:**

Location Map – BASE Project; Application for a Zoning Map Amendment; ZMA-2021-03 Public Notice; Rezoning Exhibit; BASE Proposed Exterior Elevations

#### NOTICE OF PUBLIC HEARING ON A REQUEST TO REZONE THE PROPERTY LOCATED AT 520 EDWARDS ST. AND 509 CLARENCE ST. HIGH STREET

OFFICIAL NOTICE IS HEREBY GIVEN that a public hearing will be held before the Plan Commission of the City of Fort Atkinson, Jefferson County, Wisconsin for the purpose of soliciting public input on a request to rezone the properties located at 520 Edwards Street and 509 Clarence Street (parcel numbers 226-0614-3433-032 and 226-0614-3433-029), from Medium Industrial (MI) and Two Flat (TF-10), to Institutional (I). This zoning change has been requested to accommodate the redevelopment of the subject property to house Badgerland After School Enrichment Program Inc. (BASE). The existing structure will accommodate administration offices, program space for early childhood, elementary and middle school kids, a teen center, community space, gym and other program related uses.

Said public hearing will be held remotely via Zoom on Tuesday, July 13th, 2021 at 4:00 p.m. at the City of Fort Atkinson Plan Commission meeting. Those interested in attending this meeting should follow the below link, or dial in for audio access.

https://us02web.zoom.us/j/82214860406?pwd=TEVyUV dQM05VNFVzb0E2TUNTVnZlZz09

Meeting ID: 822 1486 0406 Passcode: 53538

Dial by your location +1 312 626 6799

Any interested party will be given the opportunity to be heard at that time. The City Council will likely review the rezoning request at the meeting on Tuesday, July 20, 2021.

If you have special needs or circumstances which make communication or accessibility difficult at the meeting, please call (920)-563-7760 prior to the meeting date. Accommodations will, to the fullest extent possible, be made available on request to a person with a disability.

/s/ Andy Selle, City Engineer

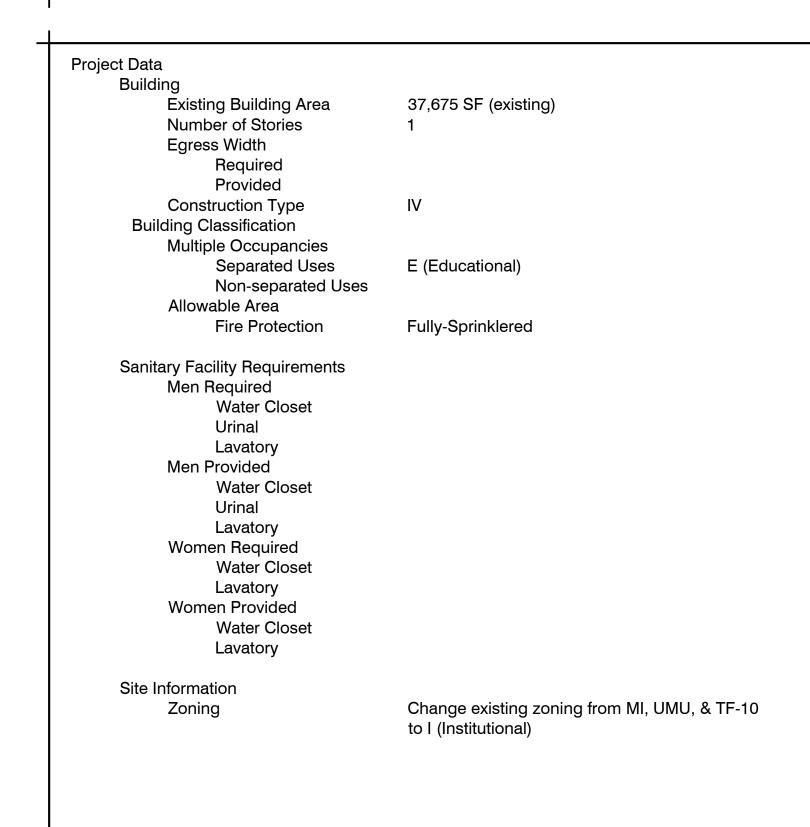
Publish: June 21, 2021 and July 5, 2021

B.A.S.E.

Project Address

## 799 Clarence Street

# Fort Atkinson, WI 53538



DRAFT



Architects Seal	

YEARS
DESIGN
EXCELLENCE

**Engineers Seal** 

					REVISIONS																				
		00:00:00	1 1																						
G-001	COVER SHEET	1	2	3 4	4	5	6 7	8	9	10	11	12	13	14	15	16 17	7 1	8 1	9 20	) 21	22	23 2	24 2	5 26	6 2
G-001	COVER SHEET			+	+	+	+				Н						+	+	+	+	+	$\vdash$	+	+	$\dashv$
C-001	EXISTING SITE PLAN			+	+	$\dashv$	+		+								+		+	+	+	$\vdash$	+	+	+
C-100	DEMO SITE PLAN			+	+	$\dashv$	+		+								+		+	+	+	$\vdash$	+	+	+
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A-001-B	ENLARGED DEMOLITION PLAN																		$\perp$	$\perp$		Ш			
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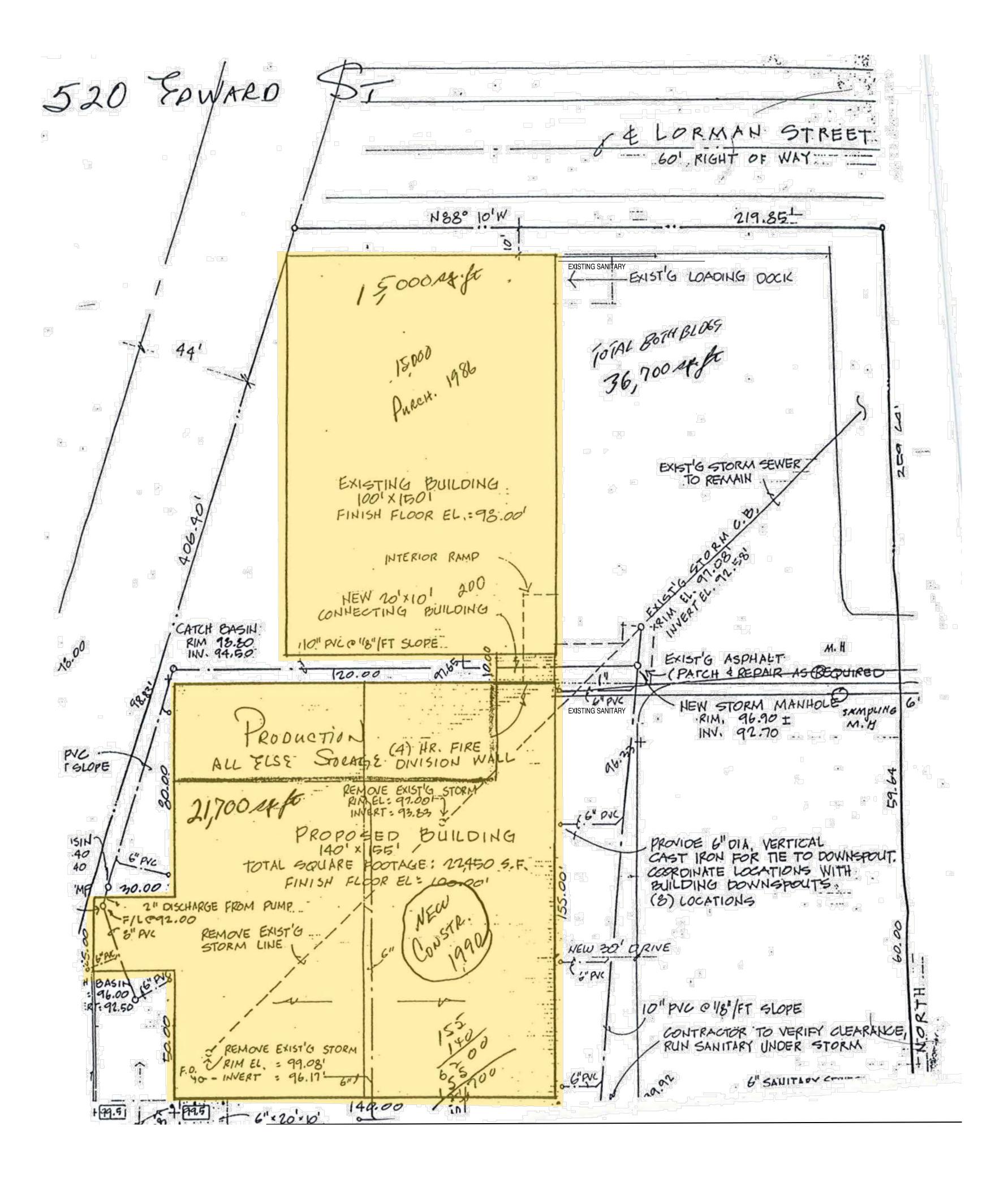
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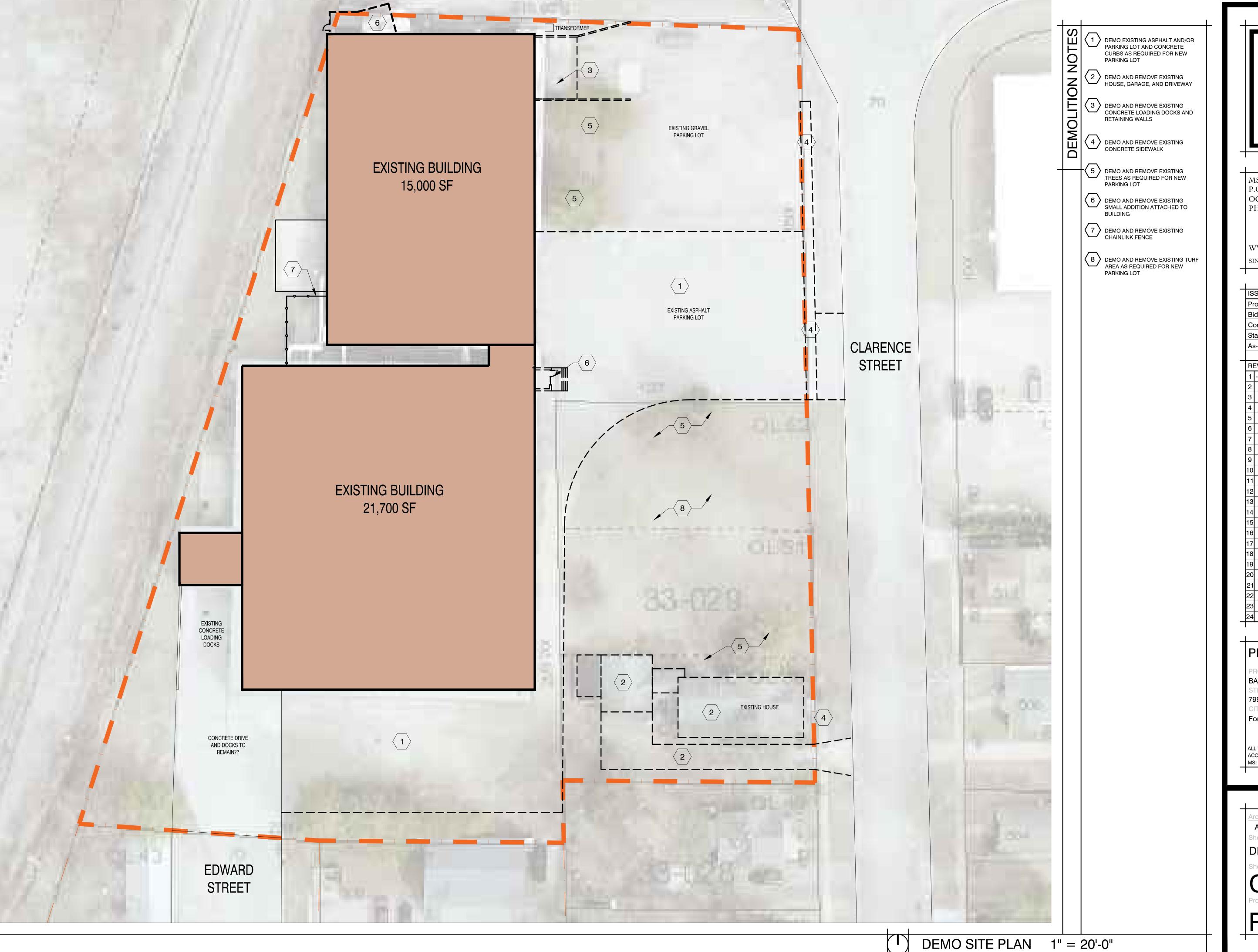
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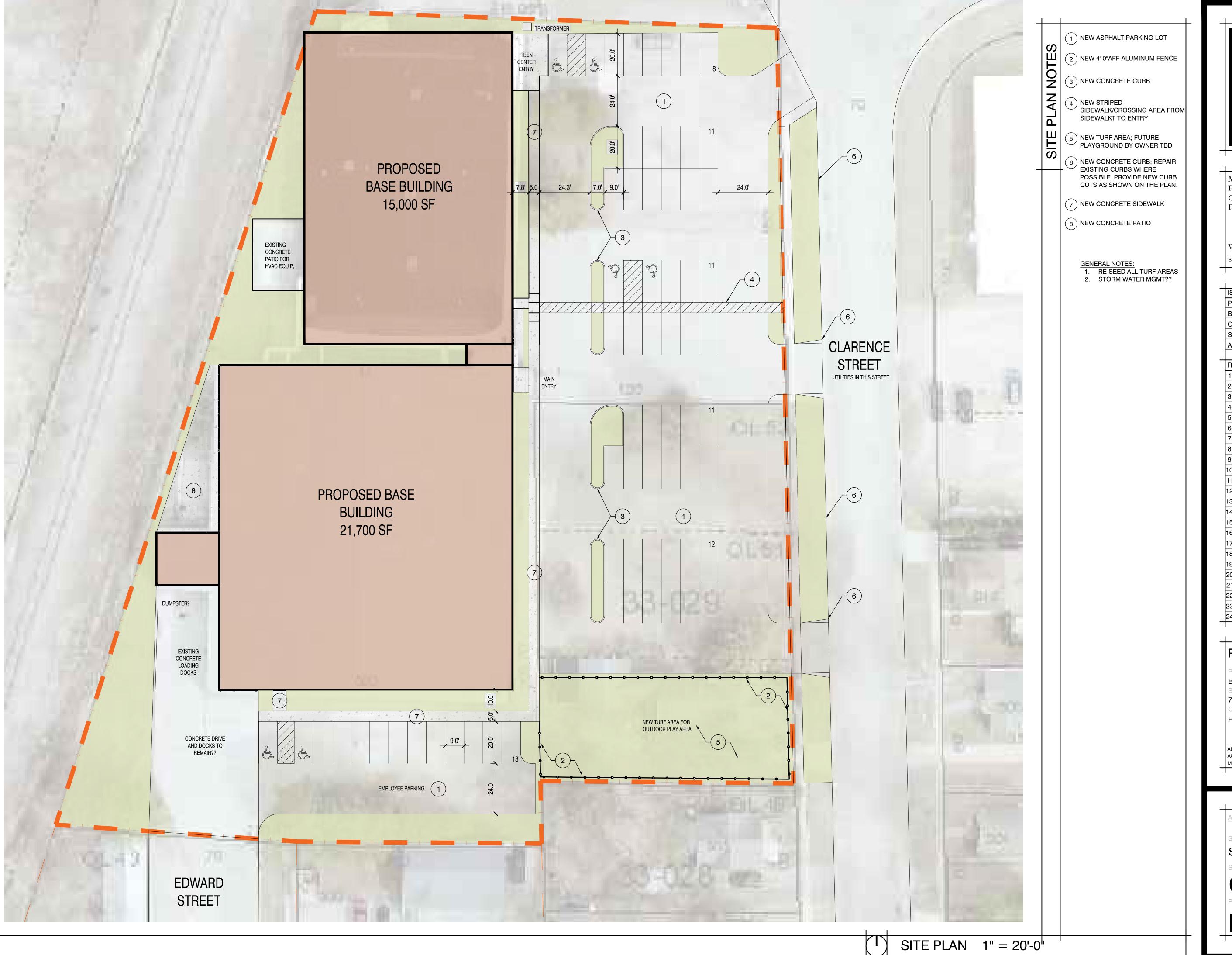
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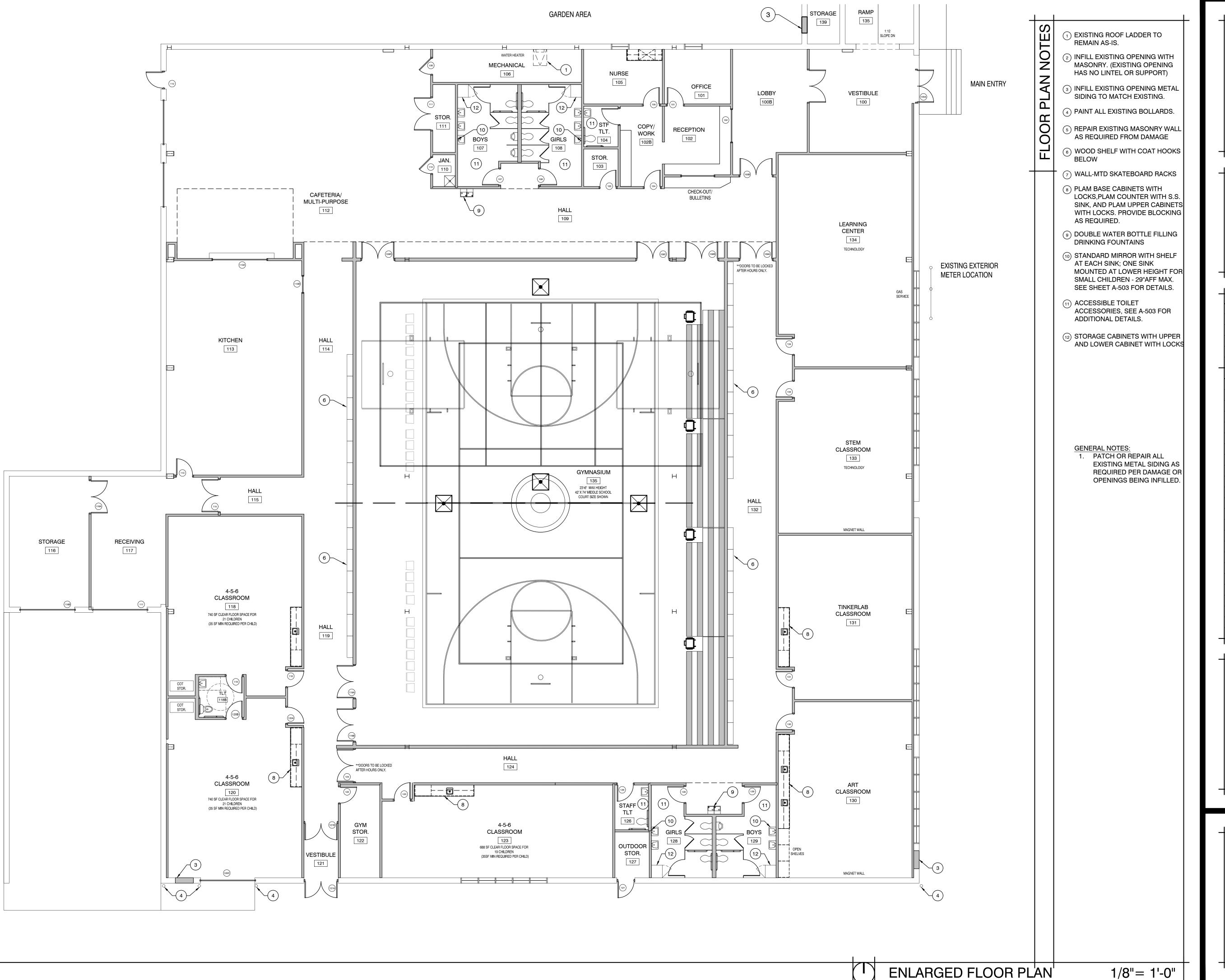
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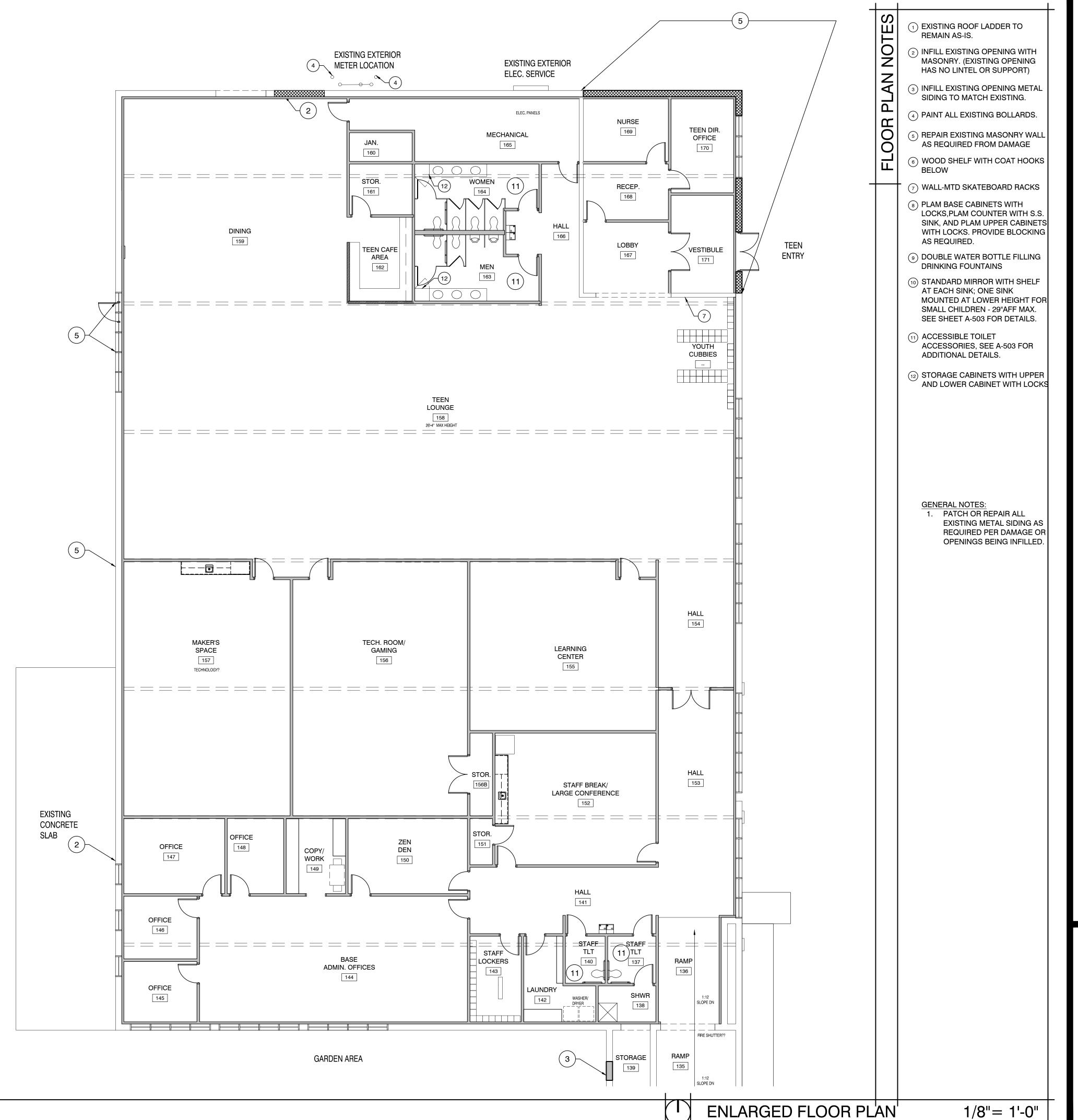
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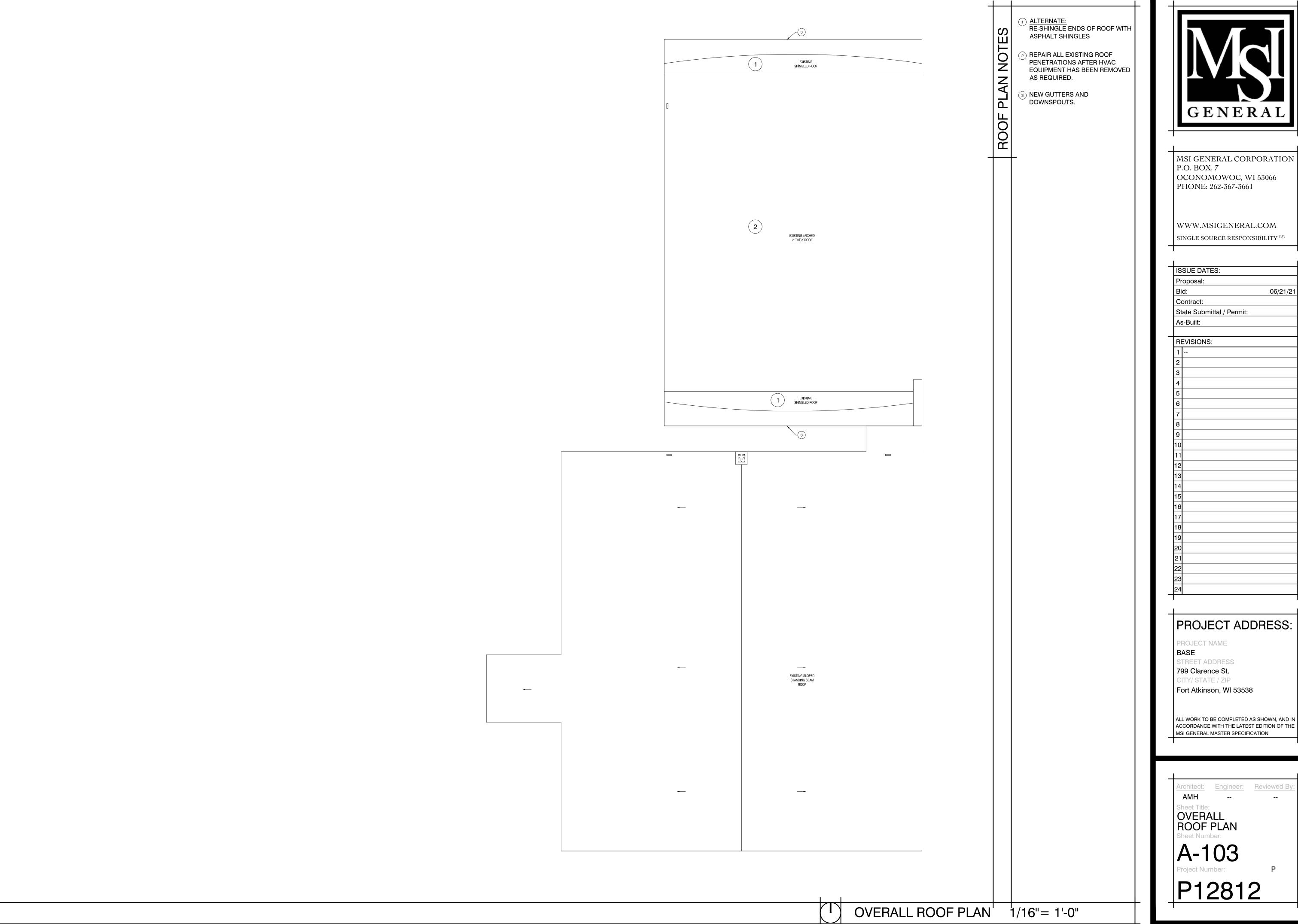
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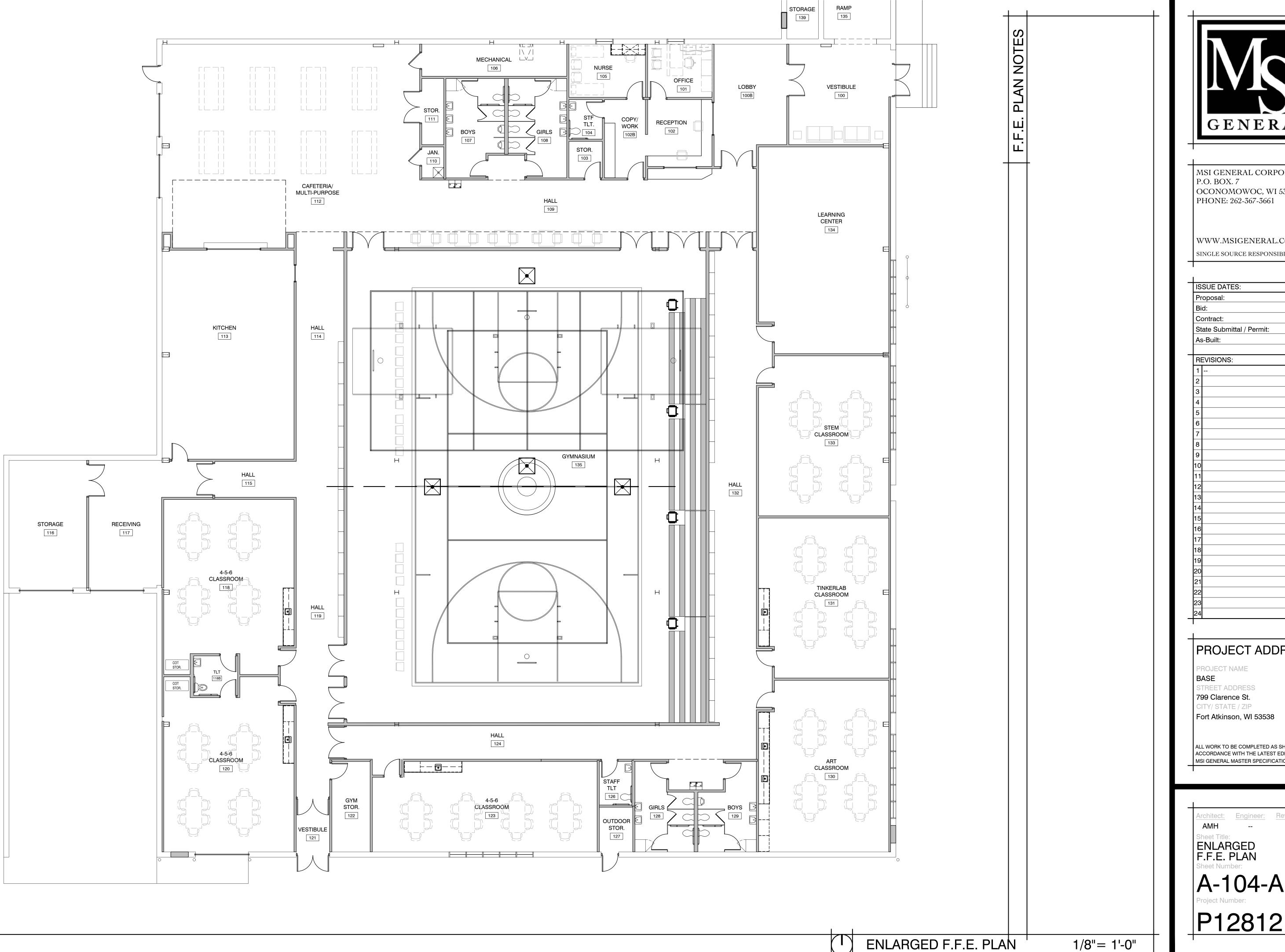
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OVERALL F.F.E. PLAN 1/16"= 1'-0"



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#### Location Map - BASE Project 33-039 Former Lorman Site (City-Owned) 33-038 LORMAN ST Ralph Barkark EFFERSON 33-037 33-017 Proposed BASE Facility 33-001 33-019 44-027 33-020 33-00 33-021 33-028 33-004 33-027 33-015 33-005 33-036 33-026 EDWARD 33-034 33-023 33-014 8 124 33-011 33-008 33-035 33-024 33-013 33-025 33-007 33-012 --- 22-134 22-208 22-077 22-075 22-133 22-036 22-211 22-078 421 22-13 22-074 22-136 421 Description Rail Right of Ways Tax Parcels Municipal Boundaries Road Right of Ways Streams and Ditches **Parcel Lines** Section Lines **Property Boundary** Surface Water Old Lot/Meander Lines Map Hooks

Jefferson County Geographic Information System

Printed on: July 8, 2021

1 inch = 180 feet

Item 10.a. Back to Agenda



City of Fort Atkinson City Engineer's Office 101 N. Main Street Fort Atkinson, WI 53538

## REQUEST FOR GDP PLAN REVIEW REPORT TO THE CITY COUNCIL

**DATE:** August 3, 2021

**PROPERTY ADDRESSES:** 1425 Janesville Ave **EXISTING ZONING:** UMU, Urban Mixed Use

PARCEL NUMBER: 226-0514-0931-001, 226- PROPOSED ZONING: PUD, Planned Unit

0514-0931-002 Development

OWNER: Mid American Real Estate EXISTING LAND USE: Former Shopko Department

Store (Vacant)

APPLICANT: True Storage Inc

REQUESTED USES: Indoor Self Storage, UMU

FILE NUMBER: GDP-2021-01 Development Lots along Janesville Ave

#### **BACKGROUND:**

The PUD process allows the City to change its zoning and allow self storage in this district where it is prohibited. In exchange, the City receives a substantial benefit from the development.

True Storage presented a Concept Plan to the Commission at its June 22 meeting. It formally requested the PUD (Planned Unit Development) Zoning at the July 13 Commission meeting which was approved and moved on to Council for review at their July 20 meeting. Council performed the first reading of the re-zoning and moved it on to a second reading at their August 3 meeting. The Planning Commission considered the General Development Plan at their July 27 meeting and recommended approval to the City Council subject to the conditions included in this staff report relating to building exterior, site signage, lighting, bike/ped improvements, and the CSM/site layout.

The PUD process includes joint approvals of the General Development Plan by Plan Commission and City Council, and final, singular approval of the Specific Implementation Plan by Plan Commission. The latter represents the final step in the approval process.









CONCEPT PLAN RENDERING

The pictures above show the proposed exterior building improvements on the west-facing façade and the proposed exterior site landscaping improvements. These were presented at the Concept Phase and have been updated in the attached.

#### **PUBLIC NOTICE:**

No public notice is required for the review of GDP Plan. Public Notices were served as part of the Rezoning process to PUD.

#### **COMPREHENSIVE LAND USE PLAN (2019):**

As documented in previous correspondence to Plan Commission, the elements of the proposal including redevelopment of the existing building and possible new development of two newly created outlots are in keeping with the Comprehensive Plan for the Janesville Ave corridor. Commitments to improvements within the right of way will round out the overall plan for redevelopment. These commitments will be formalized in a signed document between City staff and True Storage to govern the project over the next 3 years.

#### **DISCUSSION:**

The conversations to date with True Storage have been very productive. The business strategy for self-storage, although a common theme within Fort Atkinson of late, appears to be a reasonable use of the Shopko building when coupled with the potential to develop two additional lots along

Janesville Ave; expanding mixed use opportunities within the corridor. True Storage has agreed to meet the requirements for greenspace and landscaping within the underlying UMU Zoning District, which will provide a significant improvement on the site. The company's track record of similar developments across the country provides a level of experience that creates a unique opportunity for this building and City of Fort Atkinson.

Staff requested the following elements to be included in the updated General Development Submittal.

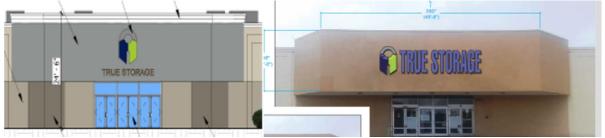
#### **EXISTING BUILDING EXTERIOR**

- Provide details of the aesthetic changes for the South side of the building along Highland Ave. and screening/façade improvements for the rear loading areas of the structure.
- Incorporate changes in the roofline utilizing parapets and add variation in the front plane of the façade to create the appearance of multiple smaller buildings rather than one large square structure. The possible use of faux windows should be considered.
- Incorporate decorative or architectural panels on all 3 sides (north side can be avoided)



#### SITE SIGNAGE

- Develop a cohesive shared monument signage plan to serve the entire development on Janesville Ave. Utilize masonry to create a tasteful feature. Limit the elevation.
- A shared signage easement should be placed on the CSM for all 3 parcels along Janesville Ave
- Wall signage on the building is different on the building elevations and the sign exhibit. I
  would like to know which one they intend to use.



General Development Plan Submittal August 3, 2021 GDP-2021-01

#### LIGHTING

• Provide details of the lighting fixtures to be used, cut offs or new and show an accurate photometric plan. Provide details of building and parking lot improvements.

#### BIKE /PED

- Need some bike/ped access from Janesville Avenue on the site plan. This can be done simply with striping or can be done with an alternate material.
- Need a commitment for sidewalks along Janesville Ave now and additional streetscape components on lots 2 and 3 when the future Janesville Avenue Corridor Plan is implemented.

#### CSM/SITE LAYOUT

- The access easement on lot 3, parallel to Janesville Avenue will limit options for a building at that location. Move access off Highland to parcel 1 still include a shared access. This can be accomplished with the 3 year MOU period we discussed.
- See note above about signage easement

Many of the elements above have been addressed in the most recent submittal (attached). The signage and lighting plans are moving in the right direction. Sidewalk is shown along Janesville Ave, first in the form of remaining asphalt, but eventually true sidewalk upon development of the outlets or after three years. Moving the entrance on Highland Avenue, either now or later with outlot development, will make the parcel on the corner more flexible. The building aesthetic improvements are also moving in the right direction but will need a little more attention. Building exterior improvements are a challenge. They factor very little in the business ROI, yet have a significant impact within the community and corridor aesthetic. Staff is optimistic a well developed plan can be accomplished by August 10 when the Plan Commission will review the SIP.

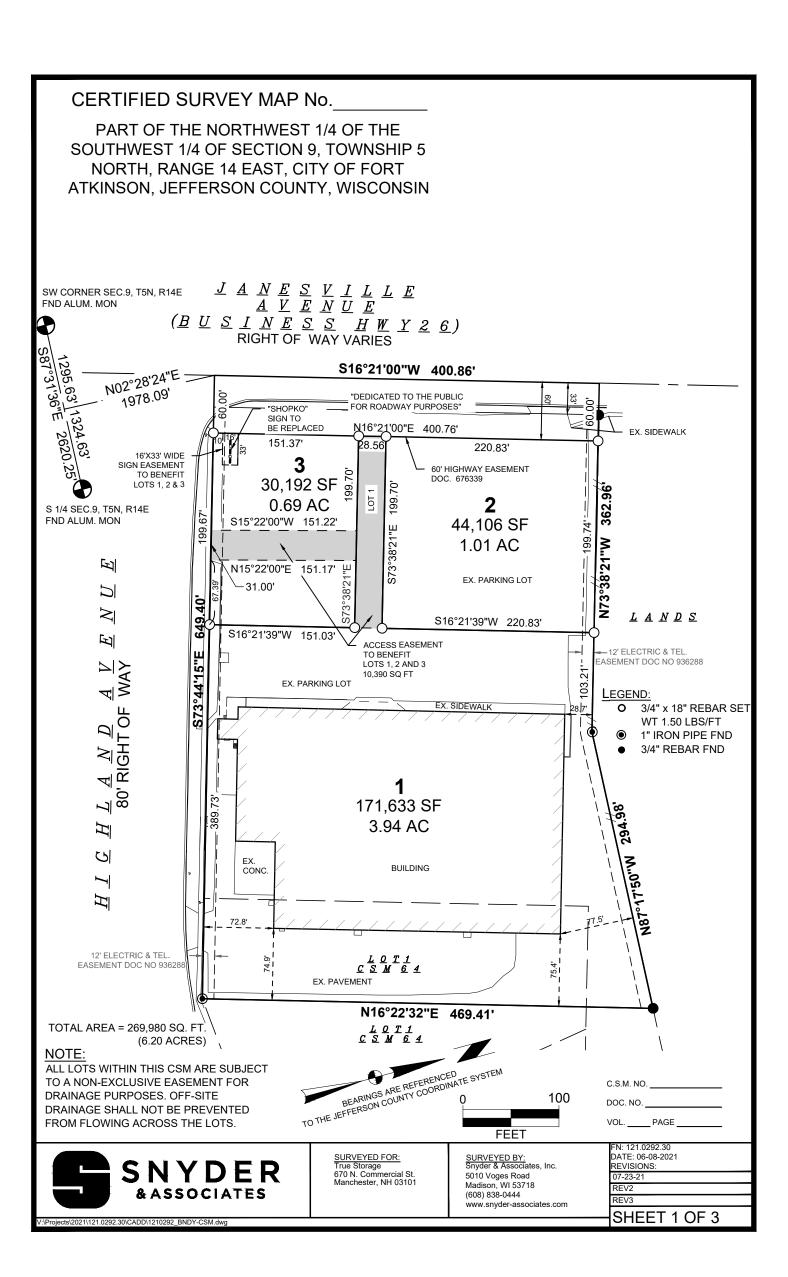
#### **RECOMMENDATION:**

Staff recommends that the City Council approve the GDP, subject to the conditions included in this staff report relating to building exterior, site signage, lighting, bike/ped improvements, and the CSM/site layout.

#### **ATTACHMENTS:**

#### **General Development Plan Submittal Documents from True Storage**

- Updated Preliminary CSM
- Updated Site Plan Drawings
- Updated Site Renderings



#### CERTIFIED SURVEY MAP No. PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9. TOWNSHIP 5 NORTH, RANGE 14 EAST, CITY OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN SURVEYOR'S CERTIFICATE I, Eric E. Lindaas, Professional Land Surveyor, hereby certify that in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the subdivision ordinance of the City of Fort Atkinson and under the direction of TRUE STORAGE owner(s) of said land, I have surveyed, divided and mapped this Certified Survey Map; that such Certified Survey Map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is more fully described as follows: Commencing from the Southwest Quarter of Section 9, Town 5 North, Range 14 East; Thence S 87°31'36" E, 1295.63 feet along the south line of the Southwest Quarter; Thence N02°28'24"E, 1979.09 feet to the Point of Beginning; Thence S73°44'15"E, 649.40 feet along the northerly right of way of Highland Avenue; Thence N16°22'32"E, 469.41 feet; Thence S87°17'05"E, 294.98 feet; Thence N73°38'21"W, 362.96 feet to the centerline of Janesville Street; Thence S16°21'00"W along said centerline to the Point of Beginning. This description contains 269,980 square feet or 6.20 acres. Dated this day of , 2021. Eric E. Lindaas, P.L.S. No. 2919 Snyder & Associates, Inc. 5010 Voges Road Madison, WI 53718 608-838-0444 elindaas@snyder-associates.com CITY OF FORT ATKINSON APPROVAL This Certified Survey Map, including any dedications shown hereon, has been duly filed with and approved for recording per the City of Fort Atkinson, Jefferson County, Wisconsin. By: Michelle Ebbert, City Clerk / Treasurer, Fort Atkinson Date:\_\_\_ REGISTER OF DEEDS CERTIFICATE Received for recording this \_\_\_\_\_ day of \_ \_, 2021, at \_\_\_\_\_ o'clock \_\_\_.m. and recorded in of Certified Survey Maps on pages \_\_\_\_\_, as Doc. No. \_\_

Staci M. Hoffman, Jefferson County Register of Deeds

C.S.M. NO.	
DOC. NO	
VOL	PAGE



SURVEYED FOR: True Storage 670 N. Commercial St. Manchester, NH 03101 SURVEYED BY: Snyder & Associates, Inc. 5010 Voges Road Madison, WI 53718 (608) 838-0444 .snyder-associates.com FN: 121.0292.30 DATE: 6-08-2021 REVISIONS: SHEET 2 OF 3

#### CERTIFIED SURVEY MAP No.

PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 14 EAST, CITY OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN

#### OWNER'S CERTIFICATE

TRUE STORAGE  Y_Authorized Member  tate of Wisconsin )   Ss.	equired by s. 236.34 to be submitted to	-	or approval. Williess life	nana ana seal di Sala I	OWING UIIS
Authorized Member  ate of Wisconsin )   Secondary of Dane   )	TRUE STORAGE				
aste of Wisconsin )   Sis.	/:Authorized Member	Dated:			
presonally came before me this	Authorized Member				
	)ss.				
My Commission expires:    My Commission expires:					
CONSENT OF MORTGAGEE			me known to be the per	sons who	
CONSENT OF MORTGAGEE		Mv Commissio	n expires:		
	Notary Public, State of Wisconsin		//p		
	CONSENT OF MORTGAGEE				
its, at, Wisconsin, on this day of, 2021.  State of Wisconsin )	of, mortgagee of the a	above described land, does	hereby consent to the s	urveying, combining, ar	aws of the State nd mapping of the
of	N WITNESS WHEREOF, the said		, has caused the	ese presents to be signe	ed by
State of Wisconsin )   Signature   State of Wisconsin   Signature   State of Wisconsin   Signature   State of Wisconsin   Signature   State of Wisconsin   S	its		, at	, Wisconsin, on t	his day
State of Wisconsin ) )ss. County of Dane )  Personally came before me this day of, 2021, and, of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such and of said banking association, and acknowledged that they executed the oregoing instrument as such officers as the deed of said banking association, by its authority.  My Commission expires:  Notary Public, State of Wisconsin  C.S.M. No	of, 2021.				
State of Wisconsin ) )ss. County of Dane )  Personally came before me this day of, 2021, and, of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such and of said banking association, and acknowledged that they executed the oregoing instrument as such officers as the deed of said banking association, by its authority.  My Commission expires:  Notary Public, State of Wisconsin  C.S.M. No					
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Second part of Dane )  Personally came before me this day of, 2021, and, of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such and of said banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.  My Commission expires:  Notary Public, State of Wisconsin  C.S.M. NO					
Personally came before me this day of, 2021, and, of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such and of said banking association, and acknowledged that they executed the oregoing instrument as such officers as the deed of said banking association, by its authority.  My Commission expires:  Notary Public, State of Wisconsin  C.S.M. NO	)ss.				
above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such and of said banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.  My Commission expires:  Notary Public, State of Wisconsin  C.S.M. NO	,	day of	2021	and	of the
oregoing instrument as such officers as the deed of said banking association, by its authority.  My Commission expires:  Notary Public, State of Wisconsin  C.S.M. NO	bove named banking association, to i	me known to be the persons	s who executed the fore	going instrument, and to	me known to
Notary Public, State of Wisconsin  C.S.M. NO.	oregoing instrument as such officers a	as the deed of said banking	association, by its author	rity.	,
C.S.M. NO.	Alatany Dublia Ct-tf145-		/ Commission expires:		
	Notary Public, State of Wisconsin				
DOC. NO					
				C.S	S.M. NO
FN: 121.0292.30				DO VO	C. NO L PAGE



670 N. Commercial St. Manchester, NH 03101

5010 Voges Road Madison, WI 53718 (608) 838-0444 www.snyder-associates.com

SHEET 3 OF 3

## TRUE STORAGE FIT-UP

1425 JANESVILLE AVE FORT ATKINSON, WI



#### **GENERAL NOTES**

- ALL CONTRACTORS AND SUBCONTRACTORS SHALL PERFOR THE
  WORK IN ACCORDANCE WITH THE DOCUMENTS OF SERVICE
- 2. THE CONTRACTOR OR SUBCONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND CONDITIONS SHOWN ON THE DRAWINGS PRIOR TO COMMENCING WORK AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.
- 3. THE DOCUMENTS OF SERVICE CONSIST OF ALL THESE DRAWINGS ATTACHED HERE OF; WHICH ALSO INCLUDES FINISH, PLUMBING, ELECTRICAL, EQUIPMENT, CABINET, AND MECHANICAL SCHEDULES; PROJECT MANUAL, SPECIFICATIONS, INSTALLATION INSTRUCTIONS AND CUT SHEETS.
- 4. CONTRACTOR AND/OR SUBCONTRACTOR SHALL BUILD EXACTLY WHAT IS SHOWN ON DRAWINGS. ANY DEPARTURES OR SUBSTITUTIONS FROM WHAT IS INDICATED ON THE DRAWINGS SHALL BE PRESENTED TO THE ARCHITECT FOR REVIEW AND WRITTEN APPROVAL PRIOR TO CONSTRUCTION. ANY UNAUTHORIZED CHANGES TO THE APPROVED DRAWINGS SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE
- 5. THE CONTRACTOR AND SUBCONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF TEMPORARY SHORING, BRACING, OR OTHERWISE PROTECTING ANY PORTION OF THE STRUCTURE, SITE, AND UTILITIES FROM DAMAGE DURING CONSTRUCTION.
- 6. ALL WORK AND PROCEDURES SHALL COMPLY WITH APPLICABLE AND CURRENT CODES, REGULATIONS, ORDINANCES, AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION, INCLUDING ACCESSIBILITY GUIDELINES WHERE APPLICABLE. CONFIRM SAME WITH LOCAL BUILDING INSPECTOR
- 7. ALL DIMENSIONS ON THE FLOOR PLANS, REFLECTED CEILING PLANS, EXTERIOR ELEVATIONS, AND INTERIOR ELEVATIONS ARE TO FINISH UNLESS NOTED OTHERWISE; DIMENSIONS ON THE SECTIONS AND DETAILS VARY AND MAY BE TO STRUCTURE, STUD, COMPONENT, OR FINISH
- 8. ALL CONTRACTORS AND SUBCONTRACTORS ARE REQUIRED TO EXAMINE THE DRAWINGS AND SPECIFICATIONS CAREFULLY, VISIT THE SITE AND FULLY INFORM THEMSELVES AS TO ALL CONDITIONS AND LIMITATIONS, PRIOR TO AGREEING TO PERFORM WORK. FAILURE TO VISIT THE SITE AND CONDITIONS AND LIMITATIONS, PRIOR TO AGREEING TO PERFORM WORK. FAILURE TO VISIT THE SITE AND AND FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS SHALL NOT PREVENT THE CONTRACTOR FROM FURNISHING ANY MATERIALS OR PERFORMING ANY WORK IN ACCORDANCE WITH DRAWINGS AND SPECIFICATIONS WITHOUT ADDITIONAL COST TO THE OWNER.
- MECHANICAL/PLUMBING WORK SHALL BE PERFORMED DESIGN/BUILD. ALL LAYOUTS, PLANS, AND SPECIFICATIONS SHALL BE PREPARED AND STAMPED BY A LICENSED MECHANICAL ENGINEER AND PROVIDED BY DESIGN/BUILD CONTRACTOR. ALL PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO ARCHITECT FOR WRITTEN APPROVAL, PRIOR TO ANY CONSTRUCTION. THE ARCHITECT WILL REVIEW FOR CONFORMANCE WITH DESIGN AND COORDINATION OF DOCUMENTS OF SERVICE. DESIGN/BUILD CONTRACTOR AND MECHANICAL ENGINEER ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE CODES.
- 10. ELECTRICAL WORK SHALL BE PERFORMED DESIGN/BUILD. ALL LAYOUTS, PLANS, AND SPECIFICATIONS SHALL BE PREPARED AND STAMPED BY A LICENSED ELECTRICAL ENGINEER AND PROVIDED BY DESIGN/BUILD CONTRACTOR. DRAWINGS/SCOPE TO INCLUDE ALL OUTLETS, CABLES, LIGHTING, FIRE ALARM SYSTEMS, AND ANY OTHER ELECTRICAL REQUIREMENTS, AS REQUIRED BY CODE. ALL PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO ARCHITECT FOR WRITTEN APPROVAL, PRIOR TO ANY CONSTRUCTION. THE ARCHITECT WILL REVIEW FOR CONFORMANCE WITH DESIGN AND COORDINATION OF DOCUMENTS OF SERVICE. DESIGN/BUILD CONTRACTOR AND ELECTRICAL ENGINEER ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE CODES. FIRE PROTECTION/SPRINKLER WORK SHALL BE PERFORMED DESIGN/BUILD. ALL LAYOUTS, PLANS, AND SPECIFICATIONS SHALL BE PREPARED AND STAMPED BY A LICENSED FIRE PROTECTION ENGINEER AND PROVIDED BY DESIGN/BUILD CONTRACTOR. ALL PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO ARCHITECT FOR WRITTEN APPROVAL, PRIOR TO ANY CONSTRUCTION. THE ARCHITECT WILL REVIEW FOR CONFORMANCE WITH DESIGN AND COORDINATION OF DOCUMENTS OF SERVICE. DESIGN/BUILD CONTRACTOR AND FIRE PROTECTION ENGINEER ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE CODES.
- 11. SPRINKLER SYSTEM TO BE DESIGN BUILD BY LICENSED

#### **PROJECT TEAM**

WNER: TRUE STORAGE, LLC

670 N. COMMERCIAL ST.

MANCHESTER, NH 03101

GEOTECHNICAL (TBD)
ENGINEERING: (TBD)

CIVIL ENGINEERING: (TBD)

LANDSCAPE DESIGN: (TBD)

STRUCTURAL ENGINEER: (TBD)

ARCHITECT: TRUE STORAGE, LLC

670 N. COMMERCIAL ST. MANCHESTER, NH 03101 603 622 6223

603 622 6223

FIRE PROTECTION (DESIGN-BUILD)
ENGINEERING:

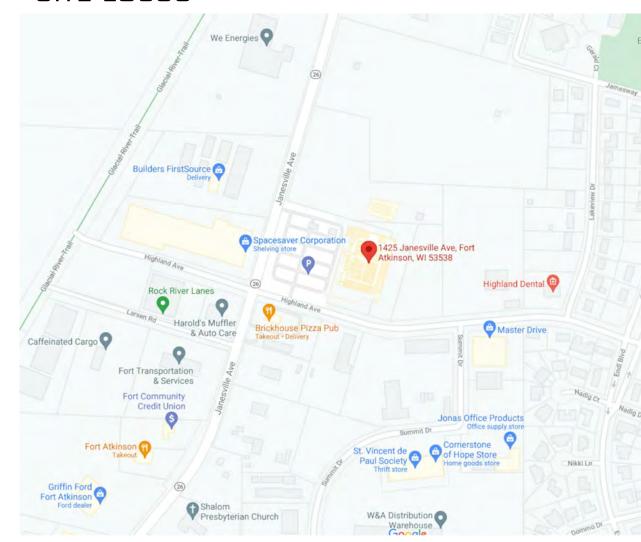
PLUMBING ENGINEERING: (DESIGN-BUILD)

MECHANICAL (DESIGN-BUILD)
ENGINEERING: -

ELECTRICAL (DESIGN-BUILD)
ENGINEERING:

FIRE ALARM (DESIGN-BUILD)
ENGINEERING: -

#### SITE LOCUS



# TRUE STORAGE 670 N. COMMERCIAL ST. MANCHESTER, NH 03101 P: 603.622.6223 F: 603.622.7342 www.truestorage.com

UE STORAGE Janesville Ave t Atkinson, WI

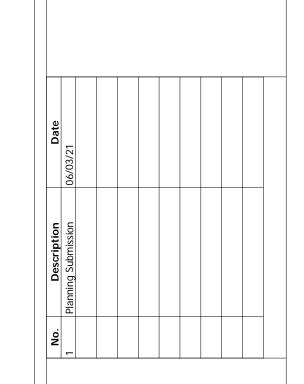
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#### DRAWING INDEX

AERIAL MAP

	AN - SHEET LIST - 24x36	
Sheet Number	Sheet Name	Sheet Issue Date
		·
0000D	TITLE SHEET (24x36)	N.F.C.
A0004	CODE PLAN	N.F.C.
A0101	SHELL BUILDING PLAN - LEVEL 01 - BUILDING 01	N.F.C.
A0201	OVERALL EXTERIOR ELEVATIONS	N.F.C.
A0910	3-D EXTERIOR VIEWS	N.F.C.
A0912	EXTERIOR FINISH MATERIALS CUT SHEETS	N.F.C.



TITLE SHEET (24x36)

eet Issue Date:

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awn By:

MN

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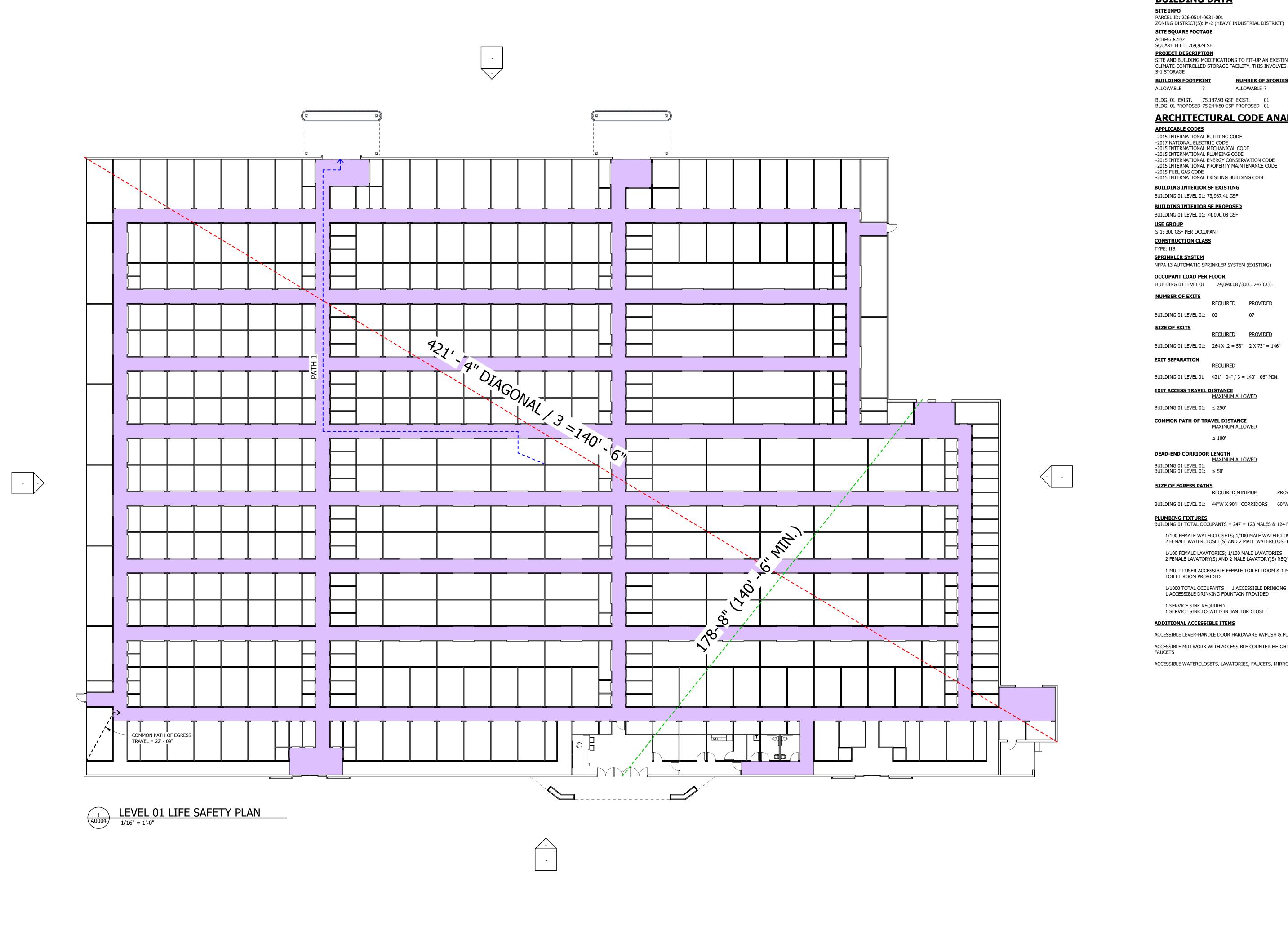
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pject No.:

1218

0000D

ale: 12"



#### **BUILDING DATA**

SITE AND BUILDING MODIFICATIONS TO FIT-UP AN EXISTING VACANT BUILDING TO HOUSE A CLIMATE-CONTROLLED STORAGE FACILITY. THIS INVOLVES A CHANGE OF USE FROM RETAIL TO

NUMBER OF STORIES BUILDING HEIGHT MAXIMUM

ALLOWABLE ? ALLOWABLE ?

EXIST. --' - --" PROPOSED --' - --"

#### **ARCHITECTURAL CODE ANALYSIS**

REQUIRED PROVIDED

<u>PROVIDED</u> 178' - 08"

PROVIDED 198' - 09"

<u>PROVIDED</u> 27' - 08"

<u>PROVIDED</u> --' - --"

REQUIRED MINIMUM PROVIDED

BUILDING 01 LEVEL 01: 44"W X 90"H CORRIDORS 60"W X 92"H CORRIDORS

<u>PLUMBING FIXTURES</u> BUILDING 01 TOTAL OCCUPANTS = 247 = 123 MALES & 124 FEMALES

1/100 FEMALE WATERCLOSETS; 1/100 MALE WATERCLOSETS 2 FEMALE WATERCLOSET(S) AND 2 MALE WATERCLOSET(S) REQ'D.

2 FEMALE LAVATORY(S) AND 2 MALE LAVATORY(S) REQ'D.

1 MULTI-USER ACCESSIBLE FEMALE TOILET ROOM & 1 MULTI-USER ACCESSIBLE MALE

1/1000 TOTAL OCCUPANTS = 1 ACCESSIBLE DRINKING FOUNTAIN REQ'D.

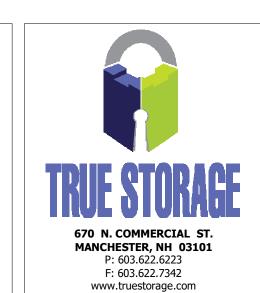
1 ACCESSIBLE DRINKING FOUNTAIN PROVIDED

1 SERVICE SINK LOCATED IN JANITOR CLOSET

ACCESSIBLE LEVER-HANDLE DOOR HARDWARE W/PUSH & PULL-SIDE CLEARANCES

ACCESSIBLE MILLWORK WITH ACCESSIBLE COUNTER HEIGHTS, KNEE SPACES, PULLS, SINKS, &

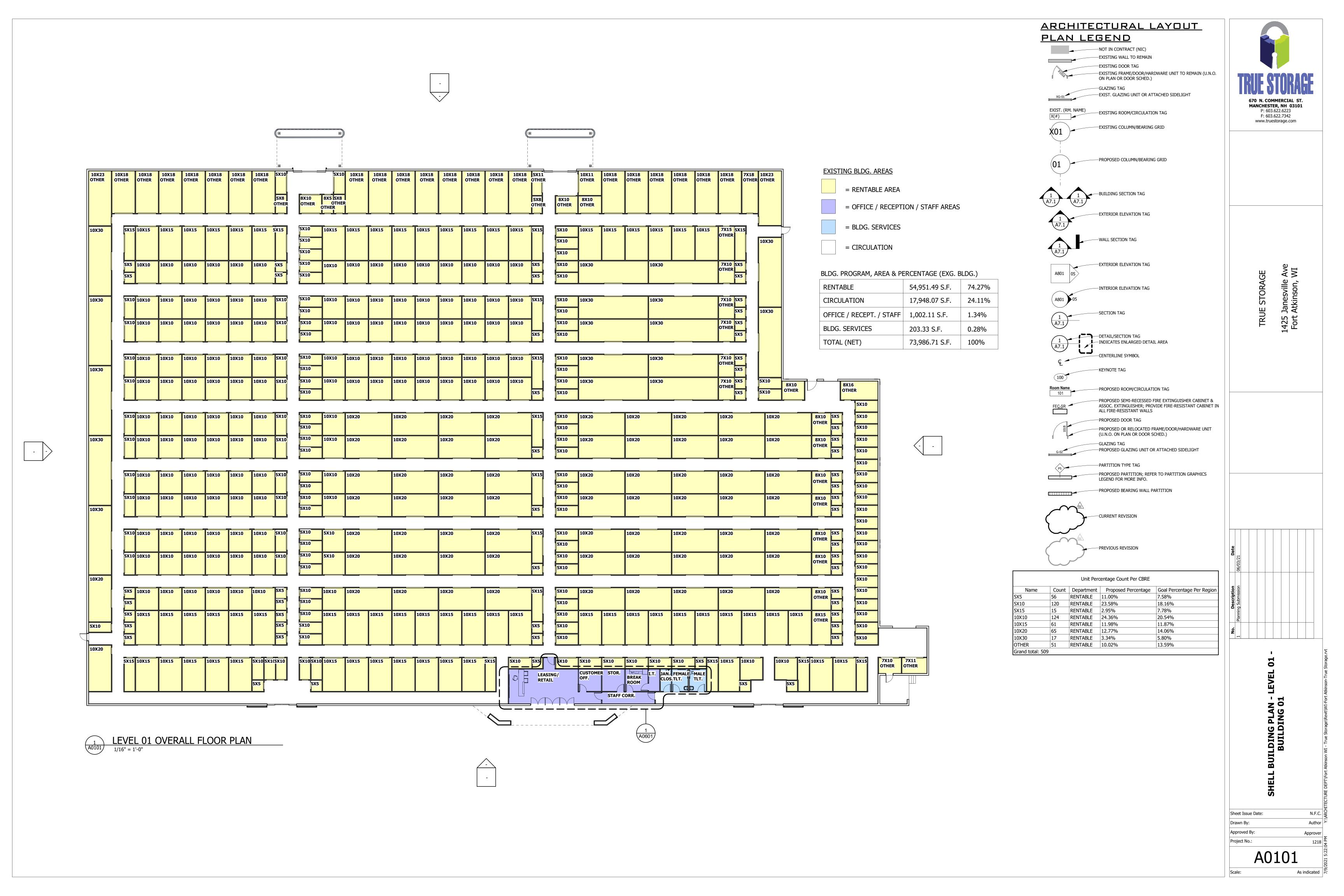
ACCESSIBLE WATERCLOSETS, LAVATORIES, FAUCETS, MIRRORS, DISPENSERS, & GRAB BARS



Sheet Issue Date:

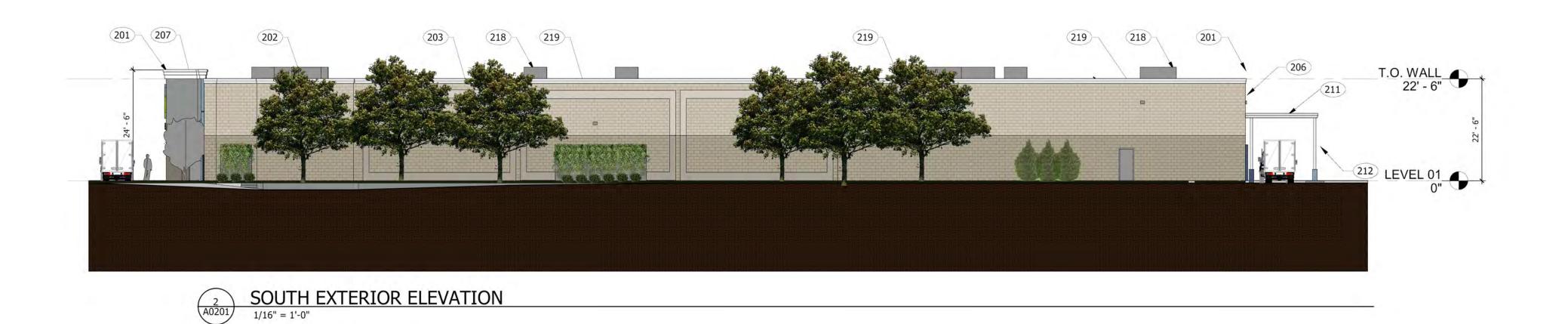
Approved By: Project No.:

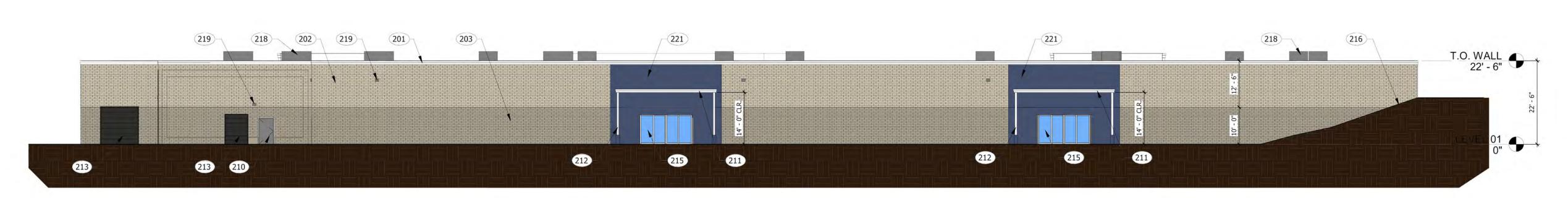
As indicated











## EAST EXTERIOR ELEVATION

## EXTERIOR ELEVATIONS CONST.

#### **KEYNOTES**

201 "STO WHITE" EIFS PARAPET CROWN

202 UPPER PORTION OF EXG. BRICK/CMU WALL TO BE PAINTED STO "IVORY KEY" COLOR

LOWER PORTION OF EXG. BRICK/CMU WALL TO BE PAINTED STO "MOONDUST" COLOR

WALL SUSPENDED ENTRY ROOF CANOPY NEW ALUM. & GLASS AUTOMATIC SLIDING ENTRY DOOR INSTALLED

IN NEW WALL OPENING NEW METAL STUD FRAMED PROJECTED ENTRY WALL W/ STO

"CADET" COLOR

EXG. ENTRY OVERHANG TO REMAIN & BE PAINTED STO "BURNT ASH" COLOR

NEW LIT SIGNAGE MOUNTED TO EXG. WALL (USE EXG. ELEC. AS REQ'D.)

EXG. ENTRY DOORS TO REMAIN, REPLACE, PAINT &/OR REPAIR DOORS IF REQ'D.

210 EXG. DOOR TO REMAIN & BE PAINTED

NEW DRIVE UNDER ROOF CANOPY @ LOADING DOORS SUPPORTED BY STL. COLUMNS

STL. COLUMNS @ ROOF CANOPY SET ON CONCRETE PIERS EXG. OVERHEAD TO OPENING TO REMAIN & REPLACE EXG. DOOR W/

**NEW DOOR** 

NEW ALUM. & GLASS AUTOMATIC SLIDING ENTRY DOOR INSTALLED IN EXG. DOOR OPENING (WIDEN EXG. OPENING AS REQ'D. FOR NEW

DOOR) 216 EXG. GRADE TO REMAIN

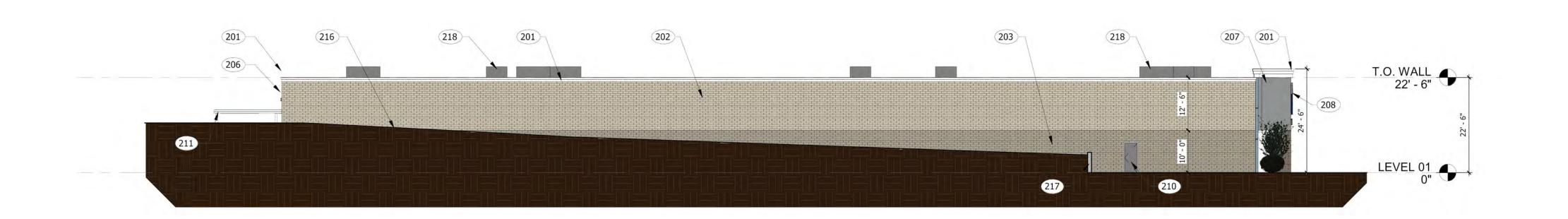
217 EXG. RETAINING WALL TO REMAIN

218 EXISTING ROOF TOP MECHANICAL UNITS TO REMAIN

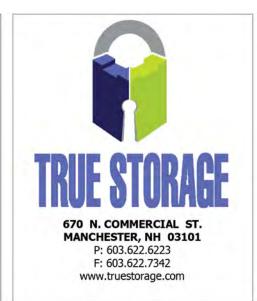
219 EXISTING EXT. LIGHTING TO BE REMOVED & REPLACED W/ NEW **FIXTURES** 

NEW ALUMINUM STOREFRONT ASSEMBLIES INSTALLED IN EXG. WALL 221 EXISTING CMU WALL TO BE PAINTED STO "CADET" COLOR

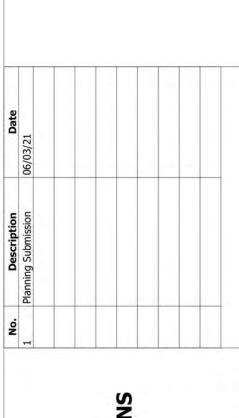
222 NEW EXTERIOR PIERS WITH ASHLAR STONE PATTERN







1425 Janesville Ave Fort Atkinson, WI TRUE STORAGE



Sheet Issue Date: 1218

Drawn By: Approved By: Project No.:

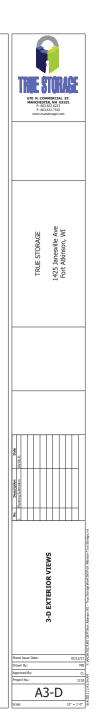
12" = 1'-0"

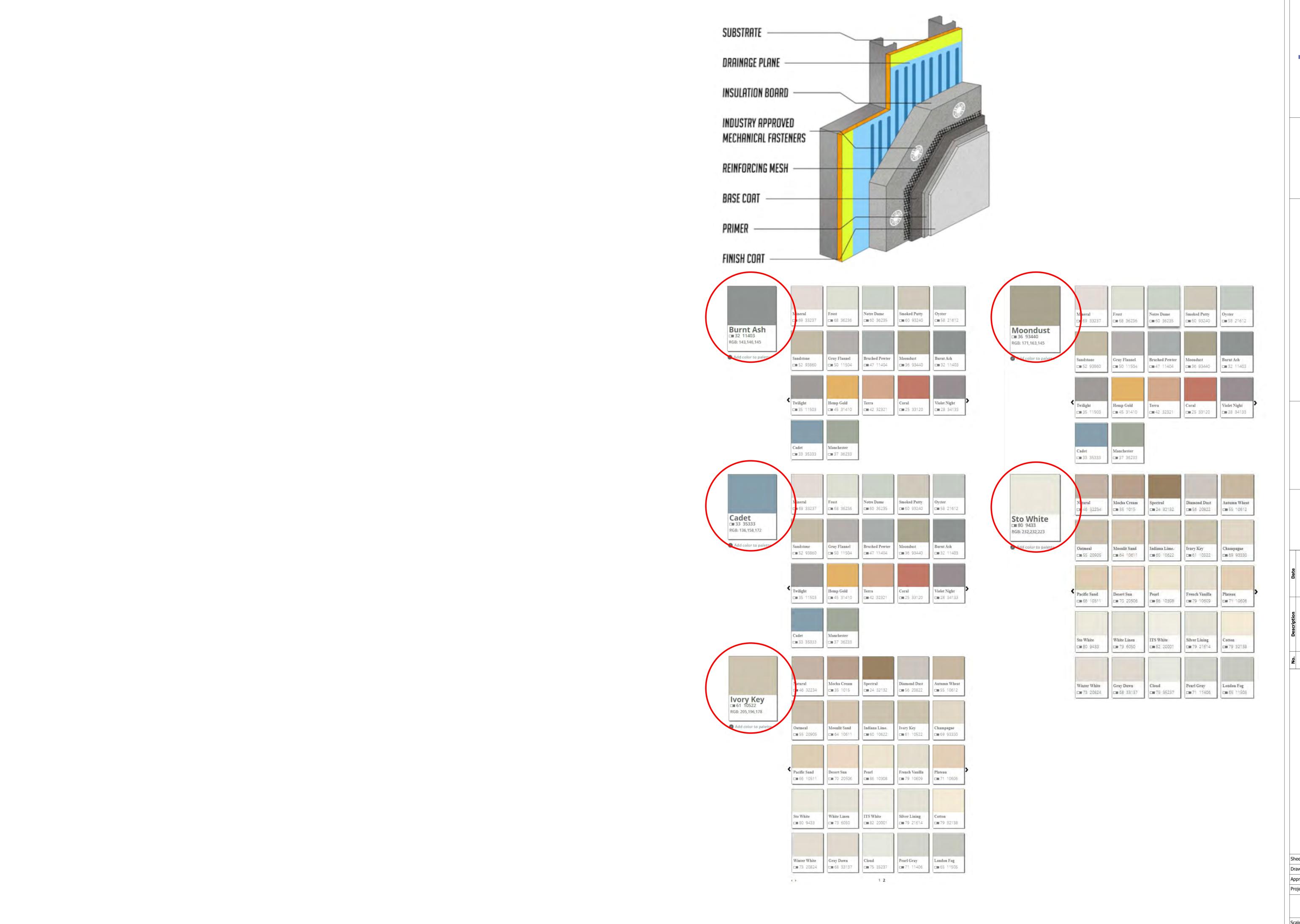


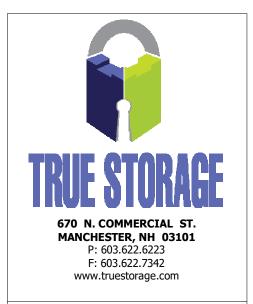
EXTERIOR 3-D VIEW "A"



EXTERIOR 3-D VIEW "B"







TRUE STORAGE 1425 Janesville Ave Fort Atkinson, WI

No. Description Date

EXTERIOR FINISH MATERIALS CU SHEETS

Sheet Issue Date:

Drawn By:

MN

Approved By:

CL

Project No.:

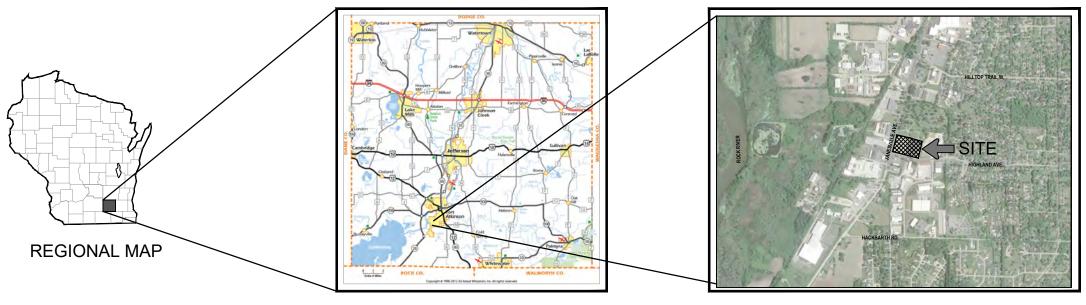
1218





# DEVELOPMENT PLANS FOR TRUE STORAGE

CITY OF FORT ATKINSON JEFFERSON COUNTY, WI



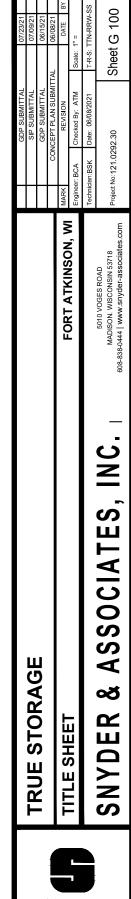
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Sheet Number	Sheet Title					
G 100	TITLE SHEET					
C 100	EXISTING CONDITIONS					
C 101 DEMOLITION PLAN						
C 200	SITE PLAN					
C 201	EROSION CONTROL PLAN					
C 202	POTENTIAL FUTURE LOT LAYOUT					
C 300	EROSION CONTROL NOTES					
C 301	EROSION CONTROL DETAILS					
C 302	SITE DETAILS					
L 100	LANDSCAPE NOTES					
L 200	MULCH & SEED PLAN					
L 201	PLANTING PLAN					
L 300	LANDSCAPE DETAILS					

JEFFERSON COUNTY

JEFFERSON COUNTY, WISCONSIN

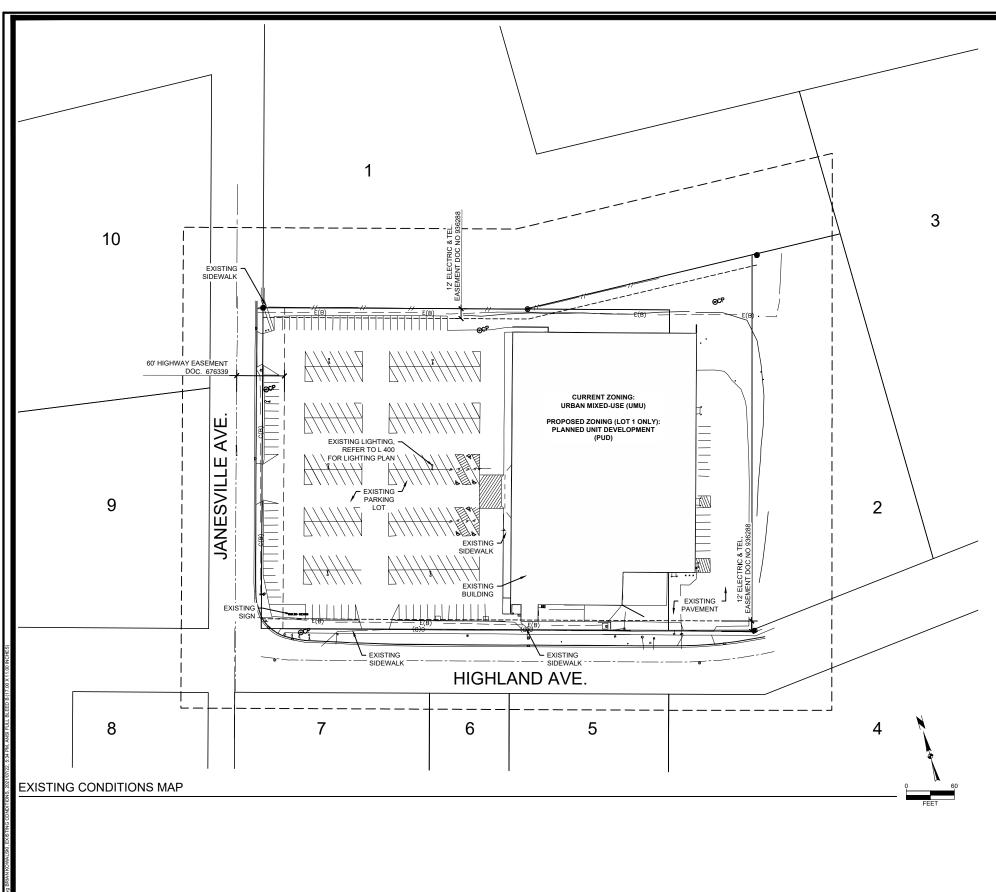


DRAFT NOT FOR CONSTRUCTION





Project No: 121.0292.30 Sheet G 100



#### LEGAL DESCRIPTION OF SITE

Commencing from the Southwest Quarter of Section 9, Town 5 North, Range 14 East; Thence S 87"31"36" E, 1295.63 feet along the south line of the Southwest Quarter; Thence N02"28"24" E, 1979.09 feet to the Point of Beginning; Thence S73°44"15" E, 649.40 feet along the northerly right of way of Highland Avenue; Thence N16"22"32" E, 469.41 feet; Thence S87°17"05" E, 294.98 feet; Thence N73"38"21", 362.96 feet to the centerline of Janesville Street; Thence S16°21"00" W along said centerline to the Point of Beginning.

This description contains 269,980 square feet or 6.20 acres.

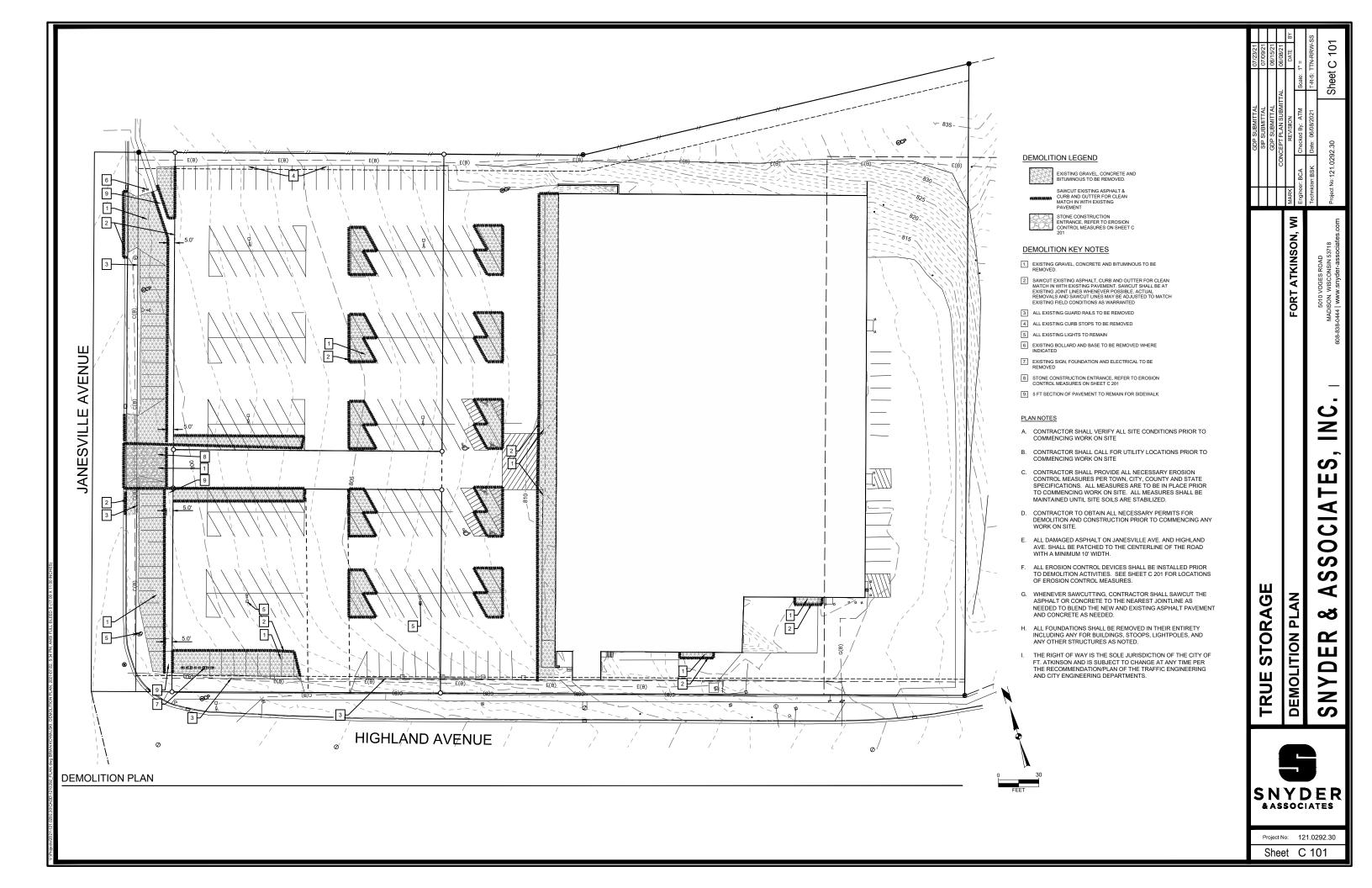
ABUTTING PR	OPERTY INFORMATION		
NUMBER	OWNER	PARCEL	ZONING DISTRICT
1	ST JOSEPHS CONGREGATION CEMETERY 1660 ENDL BLVD FORT ATKINSON WI, 53538	226-0514-0931-000	INSTITUTIONAL (I)
2	R&H SERVICES INC 710 HIGHLAND AVE FORT ATKINSON WI, 53538	226-0514-0931-003	MEDIUM INDUSTRIAL (MI)
3	R&H SERVICES INC 710 HIGHLAND AVE FORT ATKINSON WI, 53538	226-0514-0931-004	MEDIUM INDUSTRIAL (MI)
4	LAKEHEAD PIPELINE CO 21 W SUPERIOR ST STE 400 DULUTH MN, 55802	226-0514-0931-007	MEDIUM INDUSTRIAL (MI)
5	LAKEHEAD PIPELINE CO 21 W SUPERIOR ST STE 400 DULUTH MN, 55802	226-0514-0931-008	MEDIUM INDUSTRIAL (MI)
6	SCOTT A KOEPSELL & JODY M KOEPSELL 1293 N RIVERLINE DR OCONOMOWOC WI, 53066	226-0514-0931-011	URBAN MIXED-USE (UMU)
7	NEIM BEKIRI & MERITA BEKIRI N1661 PLEASANT RD FORT ATKINSON WI, 53538	226-0514-0931-009	URBAN MIXED-USE (UMU)
8	TODD TRUST, PATRICIA M 1330 OKEEFFE AVE APT 207 SUN PRAIRIE WI, 53590	226-0514-0932-002	URBAN MIXED-USE (UMU)
9	SPACESAVER CORP 1450 JANESVILLE AVE FORT ATKINSON WI, 53538	226-0514-0932-001	LIGHT INDUSTRIAL (LI)
10	LN REAL ESTATE LLC 801 2ND AVE STE 1300 SEATTLE WA, 98104	226-0514-0932-000	MEDIUM INDUSTRIAL (MI)

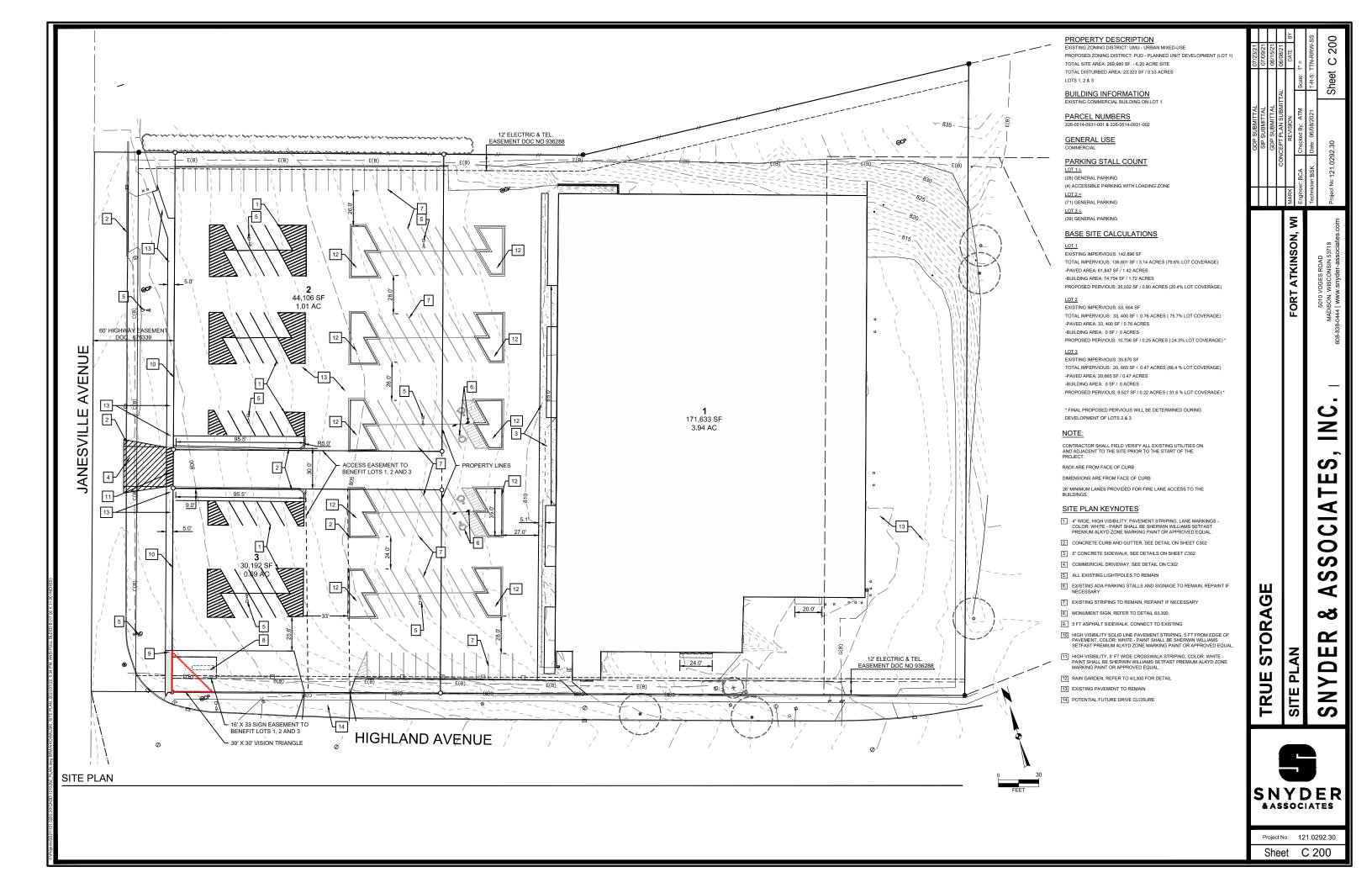
			GDP SUBMITTAL		07/23/21
			SIP SUBMITTAL		07/09/21
			GDP SUBMITTAL		06/15/21
			CONCEPT PLAN SUBMITTAL		06/08/21
SNOIFIGNOO CNIFSIXE	IN NOSNIXTA TOOS	MARK	REVISION		DATE BY
EXISTING CONDITIONS	ON AININGON, WI	Engineer: BCA	Engineer: BCA Checked By: ATM	Scale: 1" =	-
		Technician:BSK	Technician:BSK Date: 06/08/2021	T-R-S: T	T-R-S: TTN-RRW-SS
SNYDER & ASSOCIATES, INC.	5010 VOGES ROAD MADISON, WISCONSIN 53718 608-838-0444   www.snyder-associates.com	Project No:121.0292.30	292.30	Sheet C 100	3 100

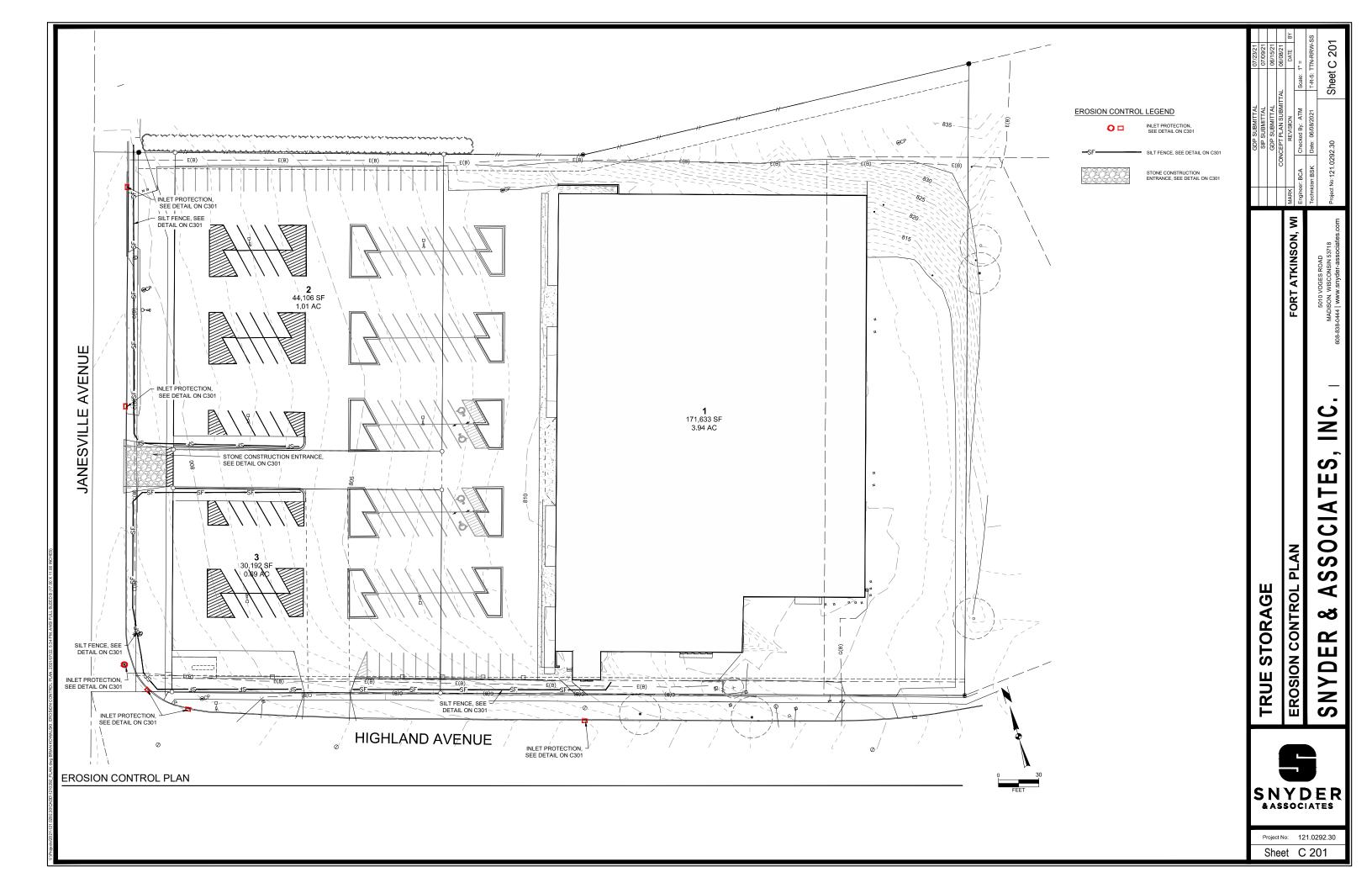


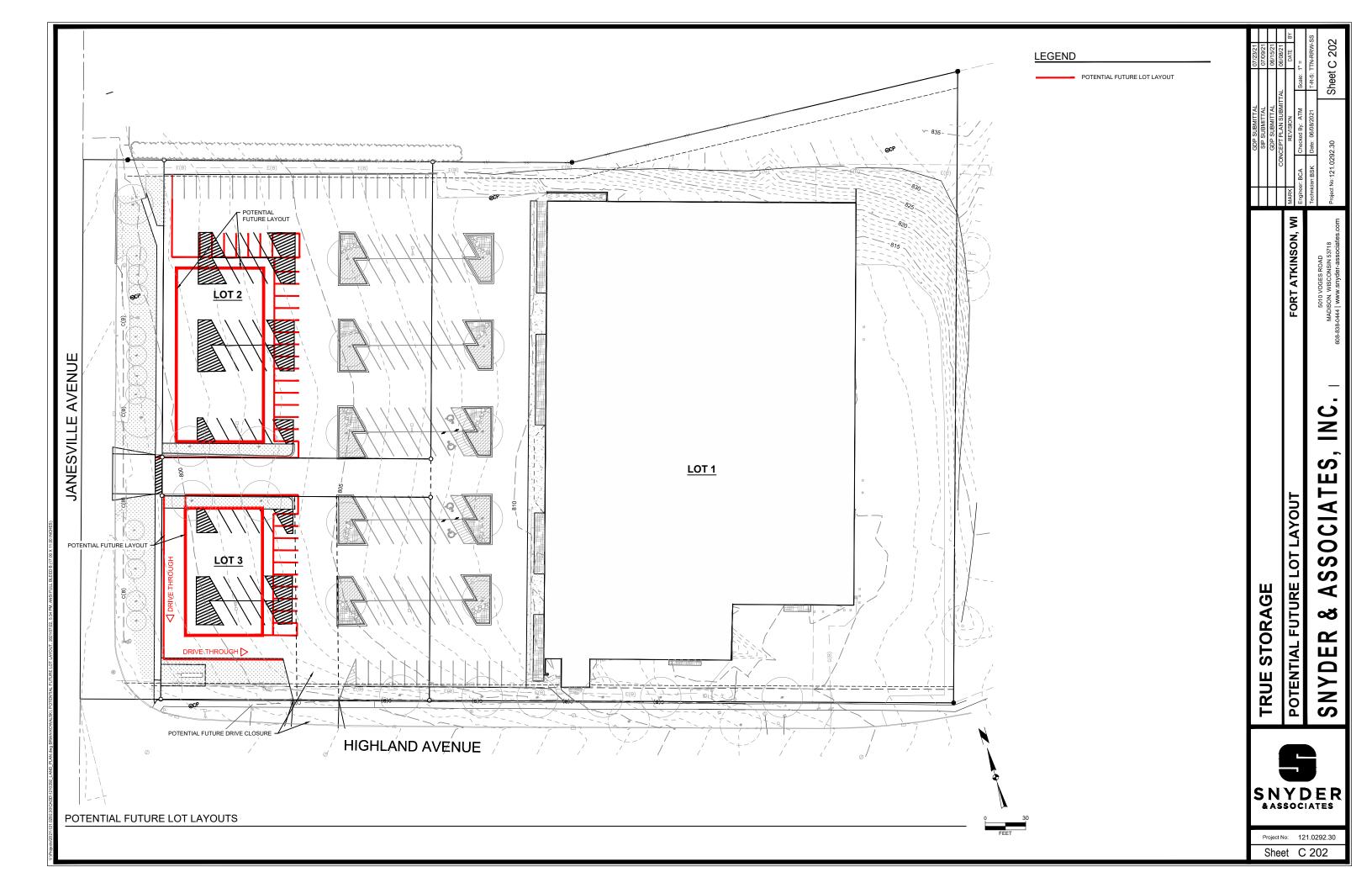
Project No: 121.0292.30

Sheet C 100









#### CONSTRUCTION SEQUENCE

- 1. INSTALL AND MAINTAIN THE TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT'S AS DESCRIBED IN THE DANE COUNTY EROSION CONTROL AND STORMWATER MANAGEMENT MANUAL. ADDITIONALLY INSTALL CONSTRUCTION EQUIPMENT PARKING AREAS. STABILIZE BARE AREAS IMMEDIATELY WITH GRAVEL AND TEMPORARY VEGETATION AS CONSTRUCTION TAKES PLACE. THE TEMPORARY ACCESS POINT SHALL BE PLACED IN THE LOCATION SHOWN ON THE GRADING AND EROSION CONTROL PLAN. THE ENTRANCE/EXITS WILL BE INSPECTED DAILY. IF THE AGGREGATE WITHIN THE TEMPORARY ACCESS PADS BECOMES COVERED WITH SOIL OR IF SIGNIFICANT QUANTITIES OF SOIL ARE TRACKED ONTO THE EXISTING ROADWAY THEN ADDITIONAL AGGREGATE WILL BE INSTALLED TO ALLOW THE ENTRANCE/EXITS TO FUNCTION PROPERLY.
- 2. INSTALL EROSION AND SEDIMENT CONTROL BARRIERS (SILT FENCE) IMMEDIATELY DOWNSLOPE OF AREAS TO BE DISTURBED DURING CONSTRUCTION AS SHOWN ON THE APPROVED GRADING PLAN. THE BARRIERS MUST BE INSTALLED PARALLEL TO THE SITE CONTOURS TO THE EXTENT PRACTICABLE WITH THE ENDS EXTENDED UPSLOPE ONE TO TWO FEET TO PREVENT FLANKING OF THE RUNOFF. AT NO TIME FROM THE START OF ROUGH GRADING UNTIL SITE STABILIZATION SHALL AN UNBROKEN SLOPE EXIST BETWEEN DISTURBED AREAS AND THE RECEIVING WATERS. THE DANE COUNTY EROSION CONTROL AND STORMWATER MANAGEMENT MANUAL WILL BE REFERENCED FOR THE PROPER INSTALLATION AND MAINTENANCE OF SILT FENCE AND ALL OTHER EROSION CONTROL MEASURES ON THE SITE.
- 3. STRIP TOPSOIL FROM THE AREAS OF THE SITE THAT WILL BE GRADED WITHIN 48 HOURS. ANY AREAS THAT WILL NOT BE IMMEDIATELY GRADED MUST NOT BE STRIPPED OF TOPSOIL UNTIL THE PRECEDING AREAS ARE TOPSOILED, SEEDED AND MULCHED. PLACE SOIL STOCKPILES AT LEAST 25 FEET AWAY FROM ANY DOWNSLOPE STREET, DRIVEWAY, OR DITCH. ALL TOPSOIL PILES WILL HAVE SILT FENCE PLACED ON THEIR DOWNSLOPE SIDES. TOPSOIL PILES WILL BE SEEDED WITH ANNUAL RYE IF THEY ARE IN PLACE FOR MORE THAN 7 DAYS. ANY AREAS LEFT INACTIVE FOR MORE THAN 7 DAYS WILL BE STABILIZED IMMEDIATELY WITH SEED AND MULCH.
- 4. GRADING WILL BE PHASED TO THE EXTENT PRACTICABLE TO LIMIT THE AMOUNT OF THE EXPOSED SOIL AT ANY ONE TIME AND TO PROVIDE A BUFFER BETWEEN THE GRADED AREAS AND THE RECEIVING WATERS. THE INTENT OF THESE GRADING RESTRICTIONS IS TO PROVIDE AN UNDISTURBED BUFFER AREA ALLOWING ADDITIONAL EROSION AND SEDIMENTATION PROTECTION DURING CONSTRUCTION.
- 5. TOPSOIL, SEED AND MULCH ALL AREAS WHICH ARE AT FINAL GRADE AND WHICH WILL NOT BE DISTURBED DURING SUBSEQUENT PHASES OF CONSTRUCTION. ANY AREAS LEFT INACTIVE FOR MORE THAN 7 DAYS MUST BE STABILIZED IMMEDIATELY.
- 6. COMPLETE FINAL GRADING FOR PARKING LOT & ROADWAY AND STABILIZE WITH GRAVEL.
- 7. COMPLETE FINAL GRADE OF THE SITE.
- 8. UTILITY TRENCHES SHALL BE FILLED WITH SUITABLE BACKFILL MATERIAL AND COMPACTED AS NEEDED. TOPSOIL SHALL BE REPLACED, FERTILIZED, SEEDED AND PROTECTED AS CALLED FOR BELOW IN ITEMS 11 AND 12. UTILITY CONSTRUCTION SHALL BE COORDINATED WITH OTHER GRADING ACTIVITIES SO THAT RESTORATION CAN BE COMPLETED AS SOON AS POSSIBLE AFTER CONSTRUCTION.
- 9. WITHIN 7 DAYS OF THE COMPLETION OF FINAL GRADING, A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE REPLACED ON ALL DISTURBED SURFACES THAT ARE TO BE REVEGETATED. TOPSOIL SHALL BE UNIFORMLY PLACED, GRADED SMOOTH AND SCARIFIED FOR SEFDING

- 10. FERTILIZE ALL AREAS TO BE SEEDED OR SODDED WITH 500LBS. PER ACRE OF 16-8-8 (MINIMUM). INCORPORATE THE FERTILIZER INTO THE SOIL BY SCARIFYING AS INDICATED ABOVE IN ITEM 11. SEED ALL DISTURBED AREAS WITH THE FOLLOWING SEEDING MIXTURE:
  - 30.50 LBS/ACRE OF KENTUCKY BLUEGRASS 17.50 LBS/ACRE OF RED FESCUE
  - 17.50 LBS/ACRE OF HARD FESCUE
  - 22.00 LBS/ACRE OF PERENNIAL RYE GRASS

THE OWNER RESERVES THE RIGHT TO REVISE THE SEEDING MIXTURE SUBJECT TO APPROVAL BY THE LOCAL MUNICIPALITY.

SOD MAY BE SUBSTITUTED FOR SEEDING ON ALL AREAS TO BE SEEDED AND IS RECOMMENDED FOR ALL AREAS WITH SLOPES OF 5:1 OR STEEPER

MULCH ALL SEEDED AREAS WITH 1.5 TONS PER ACRE OF CLEAN STRAW. STRAW SHALL BE ANCHORED IN PLACE WITH SUITABLE EQUIPMENT OR STAKING WITH TWINE.

FOR AREAS ON WHICH GRADING IS COMPLETED AFTER SEPTEMBER 30

TEMPORARY SEED SHALL INCLUDE A SOIL STABILIZING POLYMER AND COVER CROP OF WINTER RYE (AT A RATE OF 75#ACRE) AND MUST BE APPLIED AS SOON AS THESE AREAS REACH THEIR FINAL GRADE. ADDITIONAL EROSION CONTROL BARRIERS MAY BE NEEDED DOWNSLOPE OF THESE AREAS UNTIL FINAL SEEDING OR SODDING IS COMPLETED IN SPRING (BY JUNE 1). ANY AREAS WITH SLOPES GREATER THAN 6:1 MUST BE SEEDED AND MULCHED BUT NOT TOPSOILED. AREAS WITH SLOPED LESS THAN 6:1 MUST BE TOPSOILED, SEEDED AND MULCHED. ALL AREAS MUST BE TOPSOILED, SEEDED AND MULCHED ALL AREAS MUST BE TOPSOILED, SEEDED AND MULCHED AS DESCRIBED ABOVE IN THE FOLLOWING SPRING.

- 11. WHENEVER POSSIBLE, PRESERVE EXISTING TREES, SHRUBS, AND OTHER VEGETATION. TO PREVENT ROOT DAMAGE, DO NOT GRADE, PLACE SOIL PILES, OR PARK VEHICLES NEAR TREES MARKED FOR PRESERVATION.
- 12. SILT FENCE MAINTENANCE: EROSION CONTROL BARRIERS (SILT FENCE) MUST BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OF 0.5-INCHES OR MORE, AND DAILY DURING PERIODS OF PROLONGED RAINFALL. REPAIRS OR REPLACEMENT SHALL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS ON THE UPSLOPE SIDE ON THE SILT FENCES SHALL BE REMOVED WHEN THE DEPOSITS REACH HALF THE HEIGHT OF THE SILT FENCE
- 13. GRAVEL TRACKING PAD MAINTENANCE: ADDITIONAL STONE IS REQUIRED IF EXISTING STONE BECOMES BURIED OR IF SEDIMENT IS NOT BEING REMOVED EFFECTIVELY FROM TIRES. SEDIMENT THAT IS TRACKED ONTO THE ROADWAY MUST BE REMOVED IMMEDIATELY. TRACKING PADS MAY REQUIRE PERIODIC CLEANING TO MAINTAIN THE EFFECTIVENESS OF THE PRACTICE, WHICH MAY INCLUDE THE REMOVAL AND RE-INSTALLATION OF THE STONE.

#### EROSION CONTROL NOTES

- 1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF ALL PERMITS, INCLUDING WISDNR WPDES DISCHARGE PERMIT (IF APPLICABLE), COUNTY AND LOCAL EROSION CONTROL PERMIT. CONTRACTOR IS RESPONSIBLE FOR ABIDING BY ALL PERMIT REQUIREMENTS AND RESTRICTIONS
- 2. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO LAND DISTURBING ACTIVITIES.
- 3. ALL INSTALLATION AND MAINTENANCE OF EROSION CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE APPLICABLE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARD, FOUND AT: http://dnr.wi.gov/topic/stormwater/standards/const\_standards.html OR THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK IF A TECHNICAL STANDARD IS NOT AVAILABLE.
- 4. ALL EROSION CONTROL FACILITIES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD IN CONFORMANCE WITH ALL APPLICABLE PERMITS ISSUED FOR THE PROJECT.
- 5. ALL EROSION AND SEDIMENTATION CONTROL PRACTICES SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD. REPAIRS SHALL BE MADE IMMEDIATELY TO EROSION CONTROL PRACTICES AS NECESSARY.
- 6. TEMPORARY STOCKPILES SHALL BE STABILIZED IF NOT REMOVED IN 10 DAYS. PERIMETER CONTROL ON THE DOWNHILL SIDE SHALL BE IN PLACE AT ALL TIMES (SILT FENCE OR APPROVED EQUAL).
- 7. TEMPORARY SEED MIXTURE SHALL CONFORM TO 630.2.1.5.1.4 OF THE WISDOT STANDARD SPECIFICATIONS USE WINTER WHEAT OR RYE FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 1.
- 8. DISTURBED AREAS THAT CANNOT BE STABILIZED WITH A DENSE GROWTH OF VEGETATION BY SEEDING AND MULCHING DUE TO TEMPERATURE OR TIMING OF CONSTRUCTION, SHALL BE STABILIZED BY APPLYING ANIONIC POLYACRYLAMIDE (PAM) IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1050.
- 9. SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT BASINS TO MAINTAIN A THREE FOOT DEPTH OF TREATMENT, MEASURED BELOW THE NORMAL WATER ELEVATION. SEDIMENT WILL BE REMOVED FROM THE DIVERSION DITCHES WHEN IT REACHES HALF THE HEIGHT OF THE DITCH. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE AND DITCH CHECKS WHEN IT REACHES HALF THE HEIGHT OF THE FENCE/BALE THE SILT FENCE AND DITCH CHECKS SHALL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
- 10. ALL WATER FROM CONSTRUCTION DEWATERING SHALL BE TREATED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061 PRIOR TO DISCHARGE TO WATERS OF THE STATE, WETLANDS, OR OFFSITE.
- 11. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED. DEPENDING ON HOW THE CONTRACTOR GRADES THE SITE, IT MAY BE NECESSARY TO INSTALL TEMPORARY EROSION CONTROL AND/OR SEDIMENT TRAPS IN VARIOUS LOCATIONS THROUGHOUT THE PROJECT. TEMPORARY SEDIMENT TRAPS SHALL BE DESIGNED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1063.
- 12. TRACKED MATERIAL TO ADJACENT STREETS SHALL BE COLLECTED AT THE END OF EACH WORKING DAY OR AS REQUIRED BY THE LOCAL MUNICIPALITY.
- 13. DUST CONTROL SHALL BE PROVIDED AS NECESSARY IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 106B.
- 14. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL EROSION CONTROL FACILITIES AND MEASURES NECESSARY TO CONTROL EROSION AND SEDIMENTATION AT THE PROJECT SITE. THESE FACILITIES AND MEASURES MAY OR MAY NOT BE SHOWN ON THE DRAWINGS AND THEIR ABSENCE ON THE DRAWINGS DOES NOT ALLEVIATE THE CONTRACTOR FROM PROVIDING THEM. ANY MEASURES AND FACILITIES SHOWN ON THE DRAWINGS ARE THE MINIMUM ACTIONS PEOLIGED.

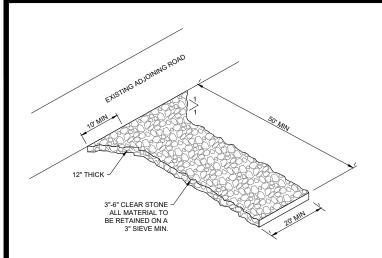
- 15. ERODED MATERIAL THAT HAS LEFT THE CONSTRUCTION SITE SHALL BE COLLECTED AND RETURNED TO THE SITE BY THE CONTRACTOR
- 16. AFTER FINAL VEGETATION IS ESTABLISHED, REMOVE ALL EROSION CONTROL FACILITIES. RESTORE AREAS DISTURBED BY THE REMOVALS.
- 17. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
- 18. COMPLETE AND STABILIZE SEDIMENT BASINS/TRAPS PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE. CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WDNR TECHNICAL STANDARDS.
- 19. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
- 20. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES 4:1, USE CLASS I URBAN, TYPE A EROSION CONTROL MATTING. FOR SLOPES GREATER THAN 4:1 BUT LESS THAN 2.5:1, USE CLASS I URBAN TYPE B. FOR SLOPES GREATER THAN 2.5:1 USE CLASS I TYPE B. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOT'S FACILITIES DEVELOPMENT MANUAL AND INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARDS.
- 21. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS I TYPE B EROSION CONTROL MATTING. ELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOT'S FACILITIES DEVELOPMENT MANUAL; INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARDS.
- 22. ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY SHALL BE COVERED WITH A BIO-DEGRADABLE EROSION MAT INCLUDING BIO-DEGRADABLE STAPLES.
- 23. ALL BIO-DEGRADABLE EROSION MAT SHALL BE CURLEX NET FREE OR APPROVED EQUAL.
- 24. WATERING OF NEW SEEDING SHALL BE OF A DURATION AND FREQUENCY ADEQUATE TO ENSURE PROPER ESTABLISHMENT OF NEW SEEDING.
- 25. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.

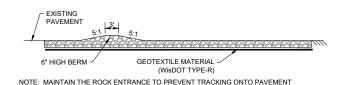
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Sheet C 300





### STONE ENTRANCE **DETAIL** NO SCALE

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\*FLOW RATINGS SHOWN ARE 50% MAXIMIUM

NOTES:

2. TOTAL BYPASS CAPACITY WILL VARY WITH EACH SIZED DRAINAGE STRUCTURE. FLEXSTORM DESIGNS FRAMING BYPASS TO MET OR EXCEED THE DESIGN FLOW OF THE PARTICULAR BRAINAGE STRUCTURE. CONCRETE STRUCTURES MAY REQUIRE ADDITIONAL REVIEW.

UPON ORDERING THE ADS P/N CONFIRMATION OF THE DOT CALLOUT, FLEXSTORM ITEM CODE, CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED.

4. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

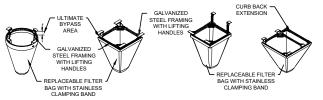
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ALLATION: EMOVE GRATE

ROP FLEXSTORM INLET FILTER ONTO LOAD
BEARING LIP OF
CASTING OR CONCRETE
STRUCTURE

3. REPLACE GRATE

				Bag Cap	Flow Rai	Flow Raisings. (CFS)			
Neenah Casting	INIST TYPE	Grate Size	Opening Size	(M²)	FX	Bypass	ADS P/N		
1040/1642/1733	Round	56	24	1.0	1.5	5 4	ASMROEX		
3067 w/FLAP	Curo Box	35 25 x 17 75	33 0 x 15 0	3 e	19	5.6	62_08EXTF>		
8067 EXTENDED	Curb Box	35 25 x 17 75	33 0 x 15 0	44	2.3	5 8	62_CBEXTF)		
3246A	Curo Box	35 75 x 23 875	33.5 x 21.0	4 :	2.2	2.3	52LCBFX		
3030	Square/Rectr50:	23 x 16	20 5 x 13 5	1 6	1.4	2.2	52VCBFX		
3067-C	Square/Reclir50:	35 25 x 17 75	33 x 15	3.2	3.0	5.2	62LSQFX		



FLEXSTORM CATCH-IT INLET FILTERS FOR ROUND **OPENINGS** 

C 301

FLEXSTORM CATCH-IT INLET FILTERS FOR SQUARE/RECTANGULAR OPENINGS

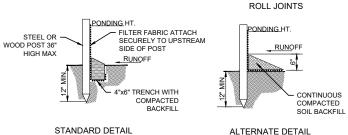
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FLEXSTORM CATCH-IT INLET FILTERS FOR ROLLED CURB

**INLET PROTECTION DETAIL** 

FLEXSTORM CATCH-IT INLET FILTERS FOR CURB BOX OPENINGS (MAGNETIC CURB FLAP)

STEEL OR WOOD POST FILTER FARRIC EXTRA -STRENGTH NEEDED MESH SUPPORT WITHOUT WIRE SILT FENCE B SILT FENCE A 10 FT MAX SPACING WITH FABRIC TO BE -WRAPPED AROUND FENCE POST WIRE SUPPORT FENCE 6 FT MAX SPACING WITHOUT WIRE SUPPORT FENCE



STANDARD DETAIL TRENCH WITH NATIVE BACKFILL

- NOTES:

  1. INSPECT FENCE WEEKLY AND AFTER EACH RAIN EVENT OF 0.5 INCHES AND REPAIR IT REQUIRED. REMOVE SEDIMENT WHEN NECESSARY OR WHEN SEDIMENT REACHES 1/2 OF FENCE HEIGHT
- 2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED
- 3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY
- 4. SILT FENCE SHALL BE INSTALLED AND MAINTAINED IN

PONDING HT. 9" MAX RUNOFF

SOIL BACKFILL

ALTERNATE DETAIL TRENCH WITH GRAVEL



SILT FENCE DETAIL

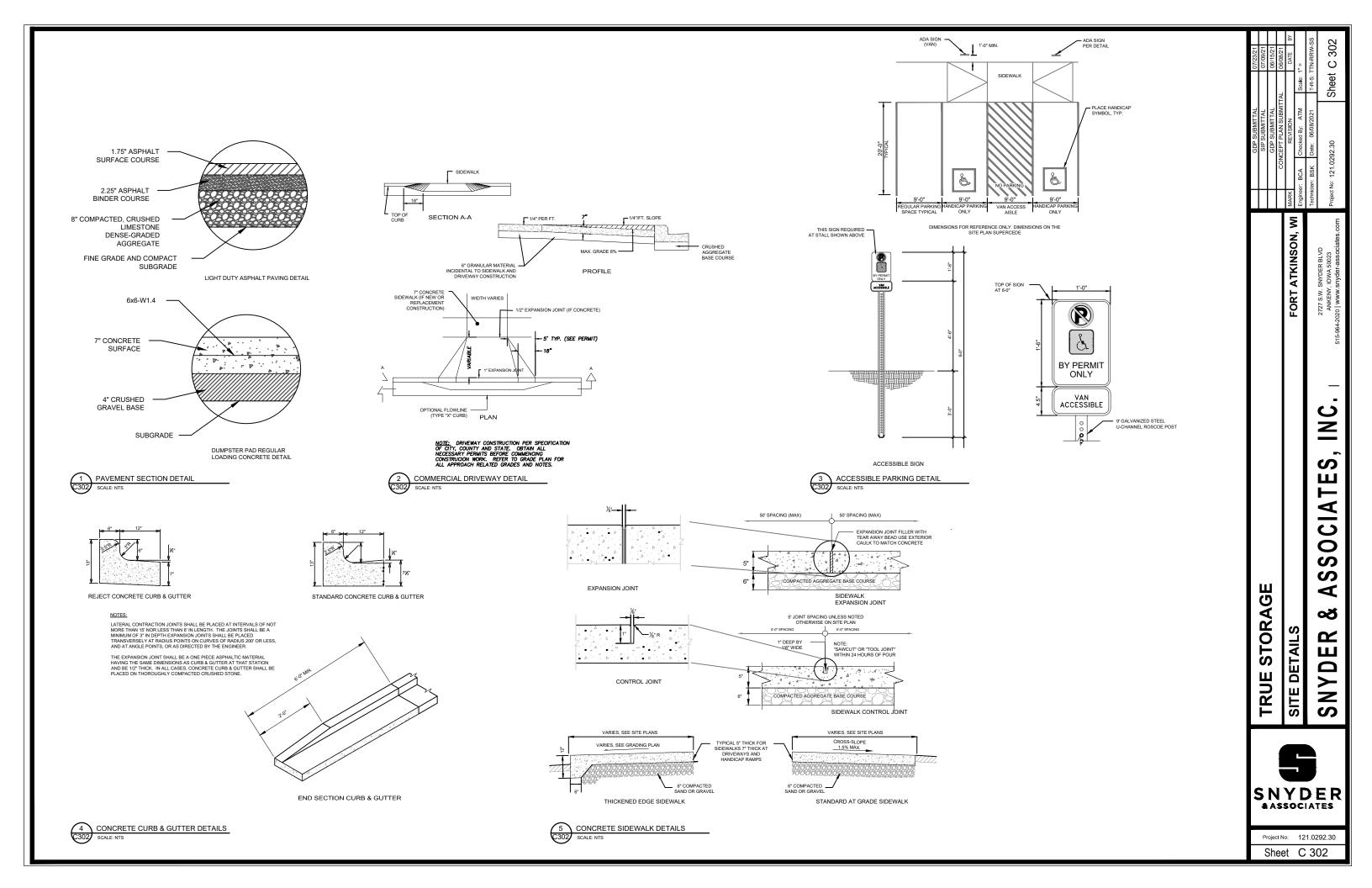
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こ **EROSION CONTROL DETAILS** 0 S S STORAGE ∞ 2 Ш TRUE Z S

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#### GENERAL LANDSCAPE NOTES

- LITH ITY WARNING: THE LITH ITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA FITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NO ANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S. CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE, OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS
- ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION)
- MULCH SHALL NOT BE PLACED AROUND THE COLLAR OF SHRUB OR TREE PROVIDE A MINIMUM OF 2" BETWEEN MULCH AND COLLAR OF SHRUB OR TREE.
- ALL PLANT MATERIAL SHALL BE GROWN IN ZONE CAPABLE OF WITHSTANDING LOCAL CLIMATE AND GROWING CONDITIONS.
- TREE OR SHRUB SHALL STAND PLUMB. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACK FILLING.
- LIVE PLANTS CAN BE PLANTED IN THE FIELD DURING THE GROWING SEASON FROM SEPTEMBER 1 TO OCTOBER 15 AND PRIOR TO JUNE 1, BUT NOT AFTER CANDLES EXCEED 1 INCH FOR EVERGREENS, DECIDUOUS PLANTS (B&B AND CONTAINER) TO BE INSTALLED AUGUST 15 TO OCTOBER 15 AND IN THE SPRING PRIOR TO JUNE 1. ANY SUGGESTED PLANTING TIMES NOT IN THIS WINDOW SHALL BE APPROVED BY LANDSCAPE ARCHITECT. IF PLANTING OCCURS OUTSIDE OF THIS WINDOW, ADDITIONAL MEASURES MAY NEED TO BE TAKEN (I.E. MULCH O ENSURE PLANT SURVIVAL. IN THESE INSTANCES, THE CONTRACT PRICE MAY NEED TO BE ADJUSTED ACCORDINGLY.
- PLANTS SHOULD BE WATERED IN AFTER INSTALLATION TO ENSURE THEIR SURVIVAL. THIS TYPICALLY INVOLVES WATERING AT TIME OF INSTALLATION AND 2 TIMES WEEKLY FOR A ONE MONTH PERIOD OR UNTIL GROUND FREEZE UP IF NATURAL RAINFALLS ARE INSUFFICIENT. A SINGLE WATERING EVENT INVOLVES STOPPING SHORT OF SOIL DISPLACEMENT. SHOULD VERY DRY CONDITIONS DEVELOP WITHIN ONE YEAR OF PLANTING ADDITIONAL WATERINGS MAY BE AND CONTRACT PRICES MAY BE ADJUSTED TO ACCOMMODATE THIS ACTION.
- ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY, HEALTHY, FREE OF DISEASE AND INSECTS AND SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. PLANTS SHALL ALSO BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT VIGOROUS GROWTH.
- ALL PROPOSED PLANTS SHALL BE LOCATED AS SHOWN ON PLANS. ALL TREES TO BE PLANTED A MINIMUM DISTANCE OF 5 FEET FROM PAVEMENTS AND 6 FEET
- CONTRACTOR IS RESPONSIBLE FOR PLANTS AWAITING INSTALLATION AND SHALL PROTECT THEM FROM INJURY AND THEFT.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO
- THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIEY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
- E CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNI ESS. HERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS
- LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8" - 12" AND AMENDED PER
- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION PER RATE IDENTIFIED BY A SOIL TEST OR AS NOTED IN THE TECHNICAL SPECIFICATIONS.

#### GENERAL LANDSCAPE NOTES CONT.

- TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION
- THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR
- NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE
- ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
- 25. ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, 16. APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING
- 26. ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS, OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
- 27. EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION. ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
- WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
- WHEN PLANTER POTS ARE SHOWN ON PLANS, CONTRACTOR SHALL INCLUDE THE FOLLOWING: PLANTER MIX, ANNUAL FLOWER PLANTING PROGRAM (INCLUDES 2 PLANTINGS FOR THE 1ST YEAR (SPRING AND FALL) AND WINTER HAND-WATERING AS NEEDED. UNLESS OTHERWISE SPECIFIED, CONTRACTOR TO PROVIDE ANNUAL PLANTING SELECTION FOR REVIEW BY OWNER. IRRIGATION FOR PLANTERS TO BE ON SEPARATE ZONE(S), CONTRACTOR TO COORDINATE PLACEMENT OF NECESSARY SLEEVING PRIOR TO PLACEMENT OF PAVEMENT
- 30. PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.
- 31 THE CONTRACTOR IS EXPECTED TO KNOW AND LINDERSTAND THE CITY AND COUNTY SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE
- 32. ALL TREES PLANTED WITHIN RIGHT-OF-WAY WILL INCLUDE CITY APPROVED ROOT BARRIERS

#### GENERAL NOTES

- DRAWINGS ARE INTENDED TO BE PRINTED ON 22 X 34 PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS
- VERIEVALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION, NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS
- GEOTECHNICAL SOILS REPORT RECOMMENDATIONS SHALL BE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID
- 5. CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR LINSATISFACTORY TO THE CONTRACTOR THE CONTRACTOR SHALL CONTACT.
- 6. THE CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION, REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
- UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD
- 10. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS, ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK

#### GENERAL NOTES CONT.

- 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR
- 12. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY, OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
- 23. ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL

  13. SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS.
  - 14. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
  - 15. COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE
  - CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES. EXCAVATIONS ETC. ASSOCIATED WITH THEIR WORK LINTIL SLICH FACILITIES ARE IPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
  - THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLITION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK
  - 19 MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
  - 20. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THE LANDSCAPE INSTALLATION THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING HEIR CONTRACTED COURSE OF WORK.
  - 21. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS
    RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORL
  - 22. THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL ENSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIA DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
  - 23. THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER WASTE CONCRETE POLLUTANTS OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S
  - 24. THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAIN WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
  - 25. LOCAL STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS. RESTRICTIONS OR MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.

• PL	ANT S	CHEDULE						
QT	Y KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	MATURE SIZE	COMMENTS	POINT VALUE PER PLANT	TOTAL POINT VALUE
TA	LL DECI	DUOUS TREES				-		
5	so	Quercus bicolor	SWAMP WHITE OAK	1 1/4" DIA.	60'h x 45'w	B&B	30	150
5	TE	Ulmus "Morton Glossy'	TRIUMPH ELM	1 1/4" DIA.	55'h x 45'w	B&B	30	150
4	RB	Betula nigra 'Cully'	HERITAGE RIVER BIRCH	1 1/4" DIA.	50'h x 50'h	B&B (MULTI STEM)	30	120
4	KC	Gymnocladus dioica	KENTUCKY COFFEE TREE	1 1/4" DIA.	60'h x 50'w	B&B	30	120
4	СО	Celtis occidentalis	COMMON HACKBERRY	1 1/4" DIA.	50'hx50'w	B&B	30	120
ME	DIUM DE	ECIDUOUS TREES						
7	AC	Prunus maackii	AMUR CHOKECHERRY	1 1/4" DIA.	25'h x 20'w	B&B	15	105
5	IS	Syringa reticulata 'Ivory Silk'	IVORY SILK JAPANESE TREE LILAC	1 1/4" DIA.	25'h x 20'w	B&B	15	75
LO	W EVER	GREEN TREES						
4	TA	Thuja occidentalis 'Techny'	TECHNY ARBORVITAE	1 1/4" DIA.	15'h x 15'w	B&B	12	48
11	EA	Thuja occidentalis 'Smaragd'	EMERALD ARBORVITAE	1 1/4" DIA.	15'h x 5'w	B&B	12	132
TA	LL DECI	DUOUS SHRUBS						
15	AU	Amelanchier x grandiflora	AUTUMN BRILLIANCE SERVICEBERRY	36" Tall	25'h x 15'	CLUMP B&B	5	75
ME	DIUM DE	ECIDUOUS SHRUBS						
15	AM	Aronia melanocarpa 'Iroquois Beauty'	IROQUOIS BEAUTY CHOKEBERRY	24" Tall	3'h x 3'w	#5 CONT. (6' O.C.)	3	45
15	RD	Cornus sericea 'Farrow' ARCTIC FIRE	ARCTIC FIRE DOGWOOD	24" Tall	4'h x 4'w	#5 CONT. (4' O.C.)	3	45
CLI	MBING	SHRUB AT TRELLIS						
10	DS	Lonicera x brownii 'Dropmore Scarlet'	Dropmore Scarlet Honeysuckle	18" Tall/Wide	4'h x 10w	#5 CONT. (8' O.C.)	1	10
OR	NAMEN	TAL GRASSES						
35	ss	Panicum virgatum 'Shenandoah'	SHENANDOAH SWITCH GRASS	12" Tall/Wide	48" Ht.	#1 CONT. (6' O.C.)		
47	LB	Schizachyrium scoparium	LITTLE BLUESTEM	12" Tall/Wide	36" Ht.	#1 CONT. (3' O.C.)		

LANDSCAPE CALCULATIONS AND POINT DISTRIBUTION

ZONING: UMU (URBAN MIXED USE)

STREET FRONTAGE REQUIREMENTS: 60 POINTS PER 100 LF OF STREET RIGHT OF WAY

A MINIMUM OF 50% OF POINTS DEVOTED TO TALL TREES & 30% TO MEDIUM TREES.

<u>HIGHLAND AVENUE</u> POINTS REQUIRED: 555 LF / 100 = 5.55 X 60 = 333 POINTS

JANESVILLE AVENUE POINTS REQUIRED: 344 LF / 100 = 3.44 X 60 = 206 POINTS

TOTAL POINTS REQUIRED: 539 POINTS POINTS PROVIDED: 540 (360 POINTS FROM TALL

TREES & 180 POINTS FROM MEDIUM TREES)

PAVED AREA REQUIREMENTS: A MINIMUM OF 30% OF POINTS DEVOTED TO TALL TREES AND 40% TO SHRUBS. 40 POINTS PER 10 PARKING SPACES

TOTAL PARKING SPACES:152 TOTAL POINTS REQUIRED: 152/10 X 40 = 608

POINTS PROVIDED: 655 (300 POINTS FROM TALL TREES & 355 POINTS FROM SHRUBS)

TOTAL POINTS REQUIRED: 1.147 TOTAL POINTS PROVIDED: 1 195



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU

**CALL DIGGERS HOTLINE** 1-800-242-8511 **TOLL FREE** 

> WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

NOT FOR CONSTRUCTION



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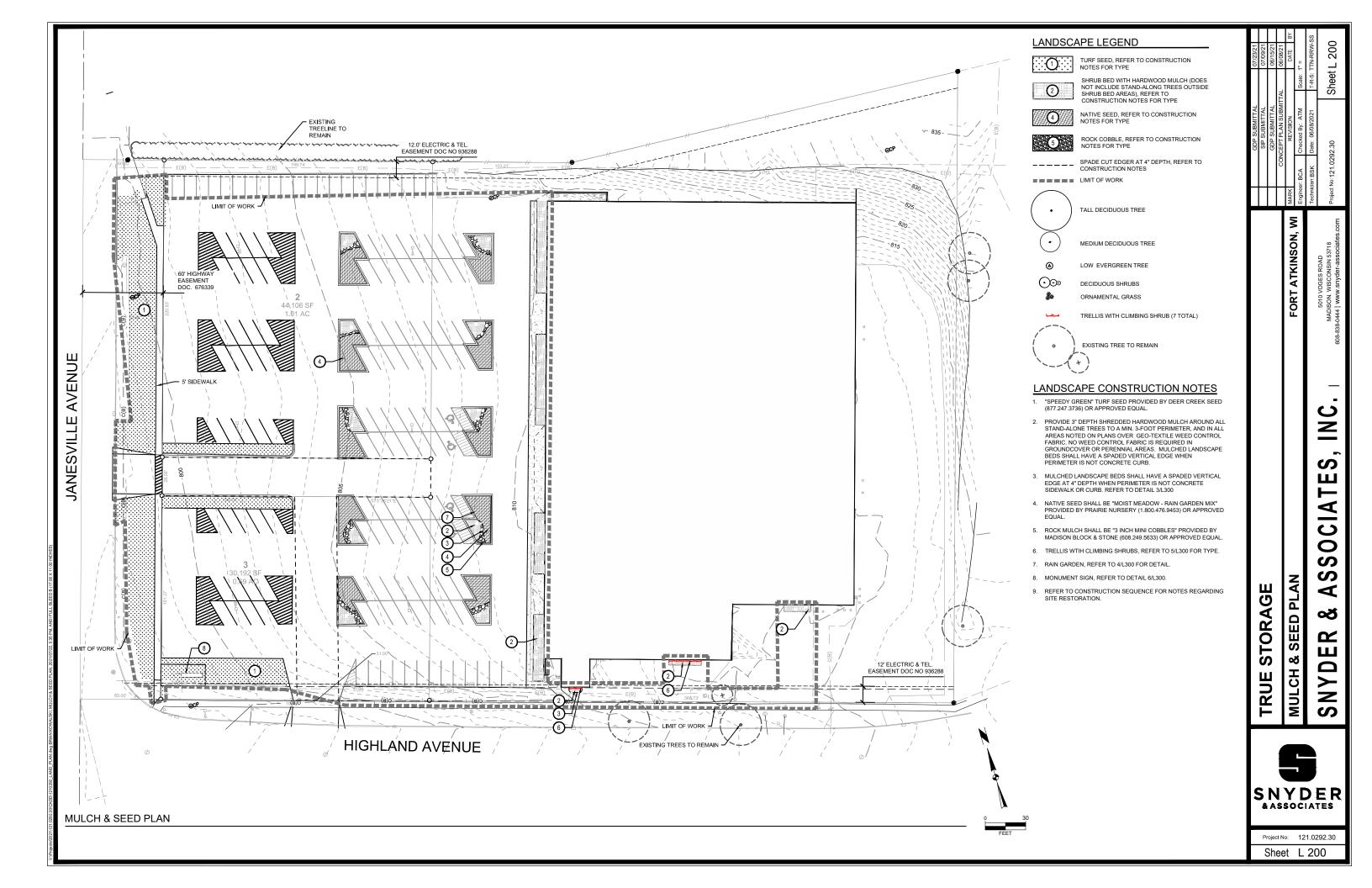
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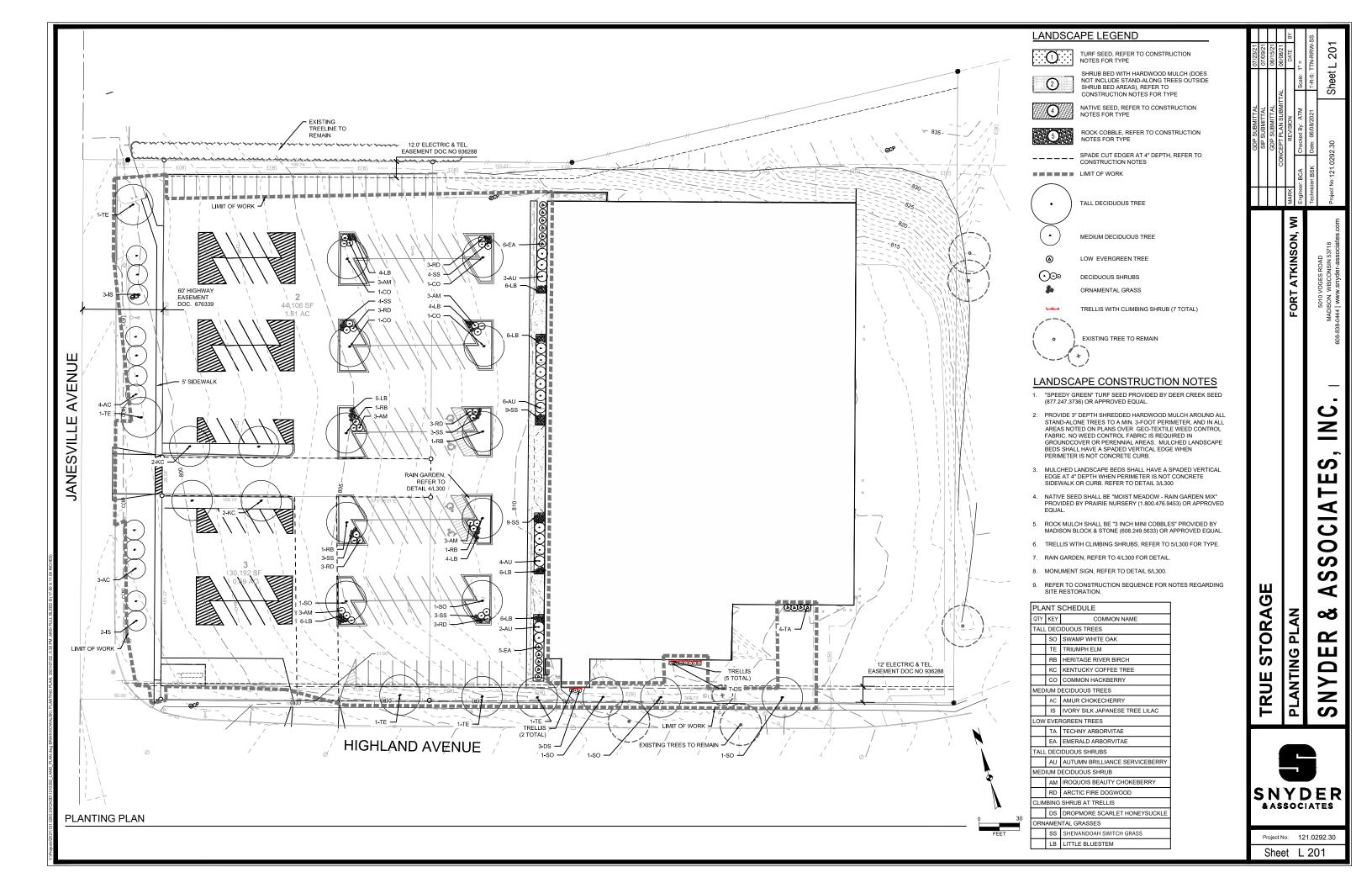
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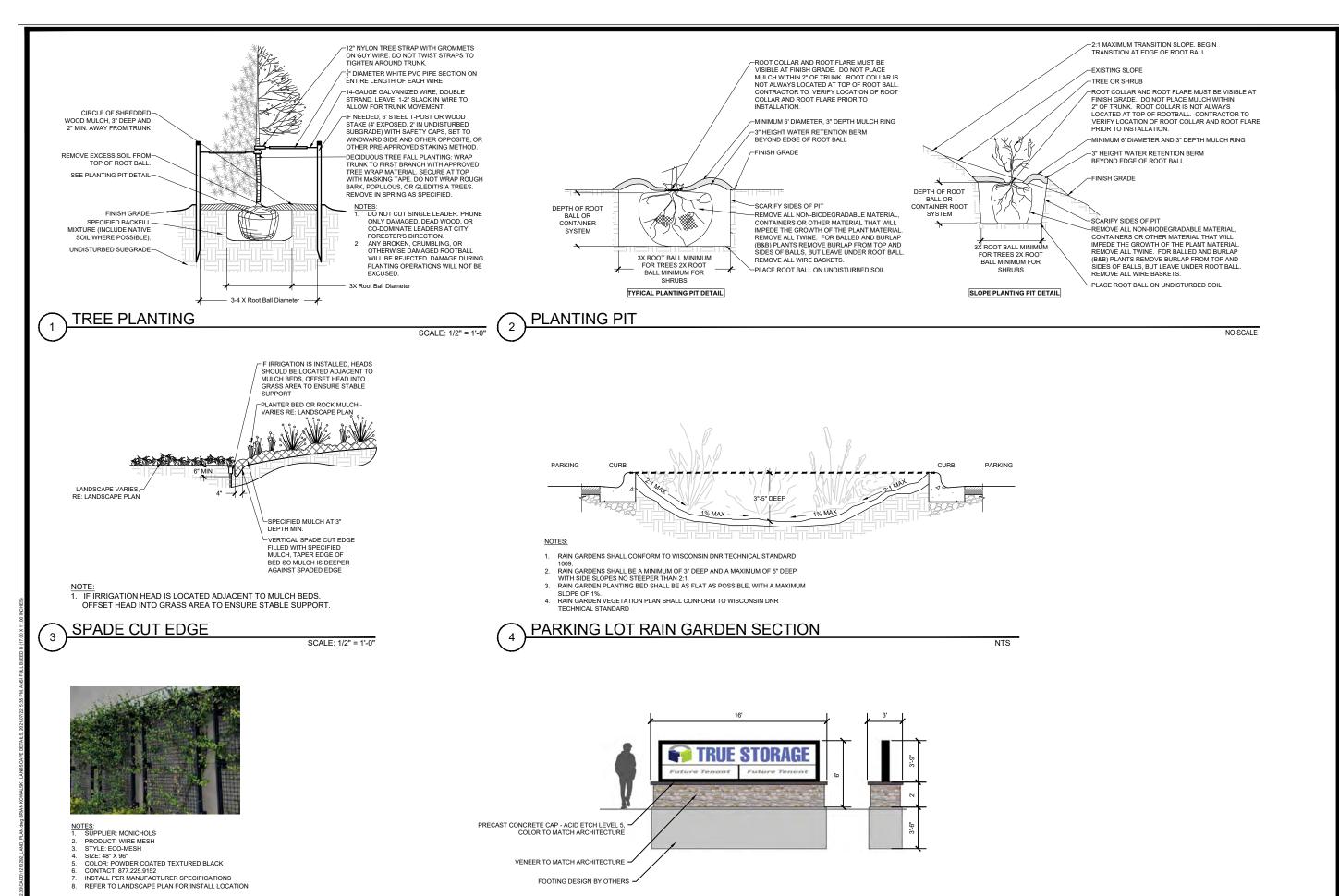
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Project No: 121.0292.30

Sheet L 100







MONUMENT SIGN

SCALE: 3" = 1'-0"

TRELLIS WITH CLIMBING SHRUBS

SNYDER & ASSOCIATES

LANDSCAPE DETAIL

STORAGE

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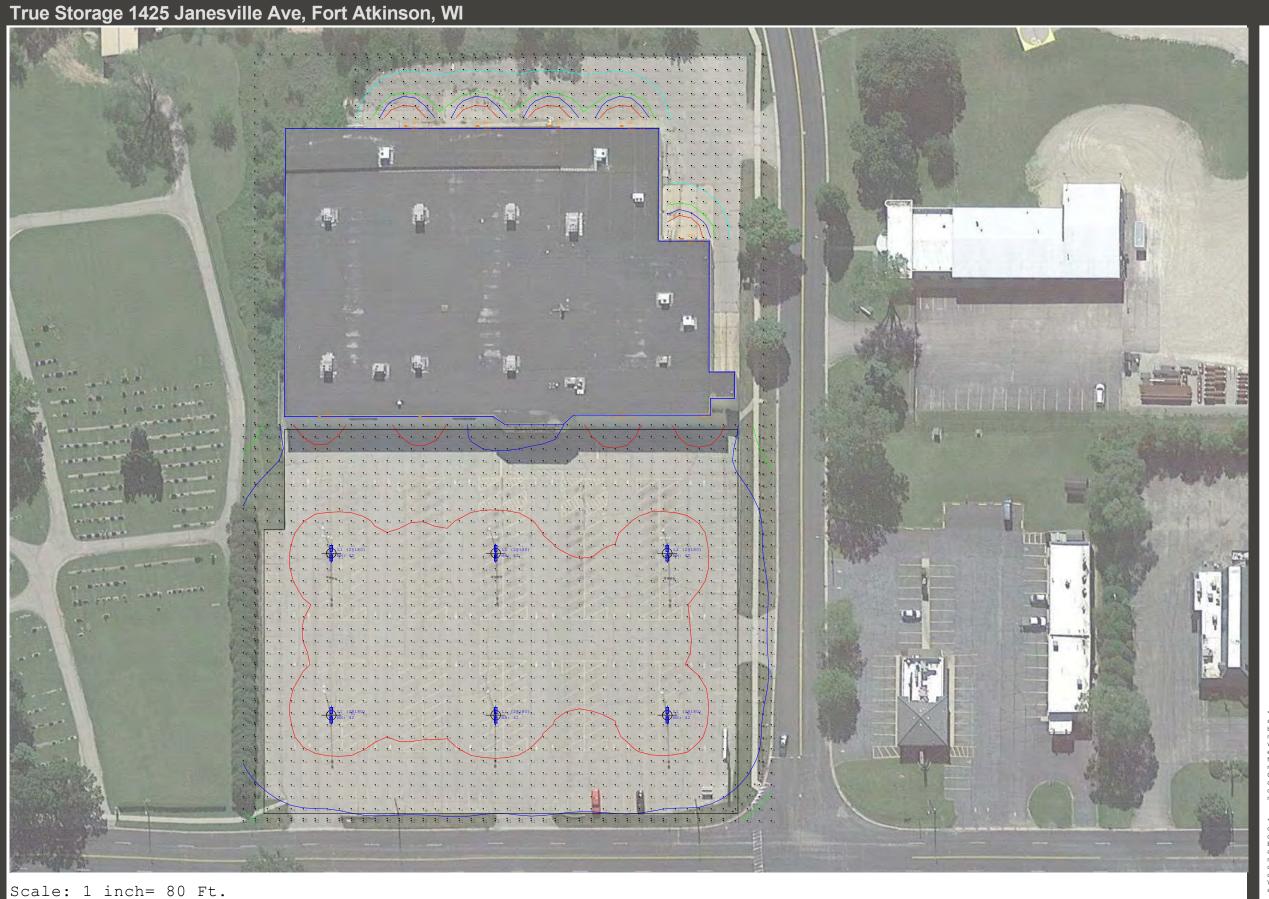
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Project No: 121.0292.30

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Lot

Drawn By: CO

Checked By:

Scale:

Date:7/22/2021

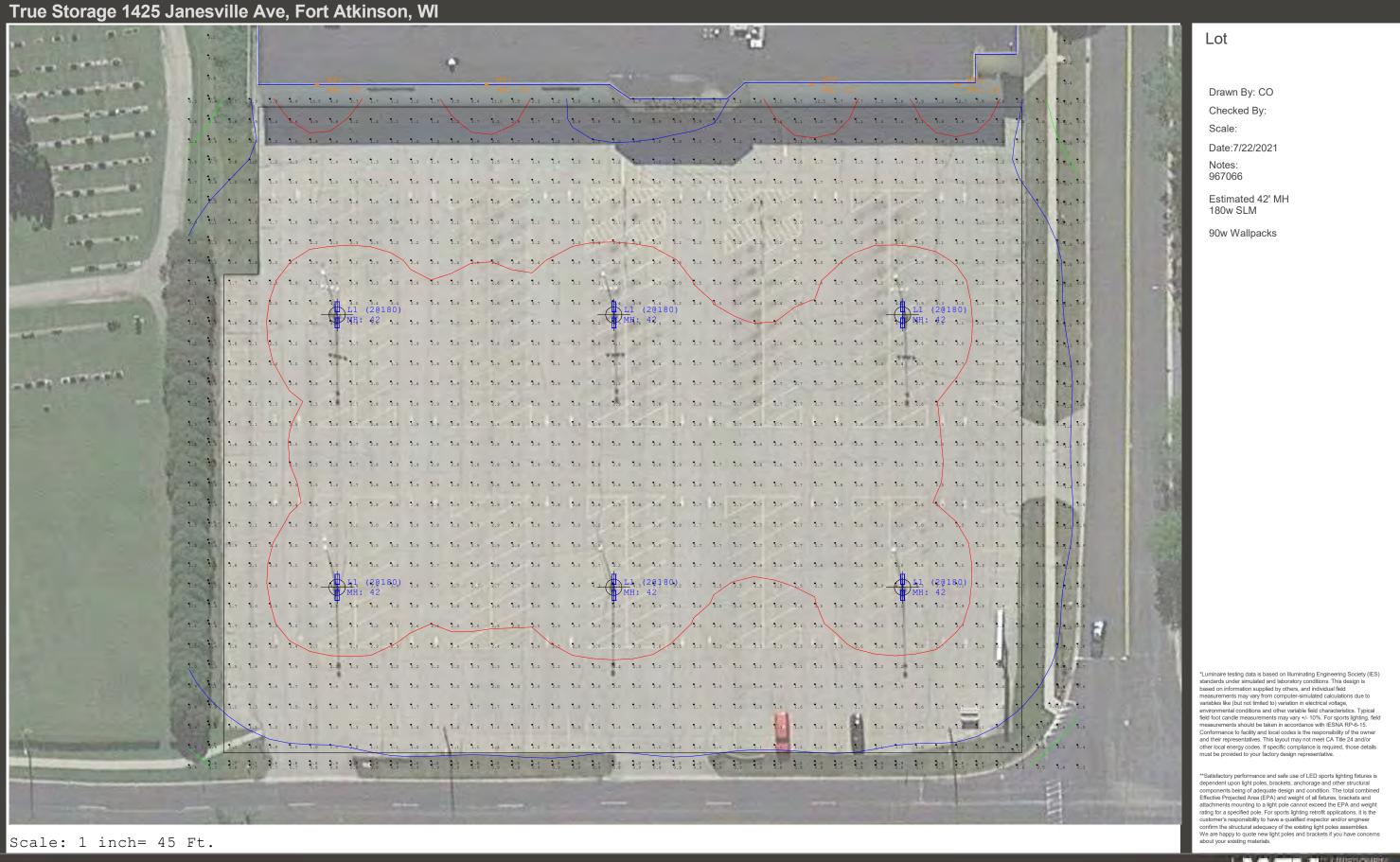
Notes: 967066

Estimated 42' MH 225w SLM

90w Wallpacks

"Luminaire testing data is based on Illuminating Engineering Society (IES) standards under simulated and laboratory conditions. This design is based on information supplied by others, and individual field measurements may vay from computer-simulated calculations due to variables like (but not limited to) variation in electrical voltage, environmental conditions and other variable field characteristics. Typical field foot candle measurements may vary +/- 10%. For sports lighting, field measurements should be taken in accordance with IESNA RP-6-15. Conformance to facility and local codes is the responsibility of the owner and their representatives. This layout may not meet CA Title 24 and/or other local energy codes. If specific compliance is required, those details must be provided to your factory design representative.

\*\*Saltsfactory performance and safe use of LED sports lighting fixtures is dependent upon light poles, brackets, anchorage and other structural components being of adequate design and condition. The total combined Effective Projected Area (EPA) and weight of all fixtures, brackets and attachments mounting to a light pole cannot exceed the EPA and weight rating for a specified pole. For sports lighting retrofit applications, it is the customer's responsibility to have a qualified inspector and/or engineer confirm the structural adequacy of the existing light poles assemblies. We are happy to quote new light poles and brackets if you have concerns about your existing materials.





Drawn By: CO

Checked By:

Date:7/22/2021

Estimated 42' MH 180w SLM

90w Wallpacks

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\*\*Satisfactory performance and safe use of LED sports lighting fixtures is dependent upon light poles, brackets, anchorage and other structural components being of adequate design and condition. The total combined Effective Projected Area (EPA) and weight of all fixtures, brackets and attachments mounting to a light pole cannot exceed the EPA and weight rating for a specified pole. For sports lighting retroft applications, it is the customer's responsibility to have a qualified inspector and/or engineer confirm the other total responsibility. confirm the structural adequacy of the existing light poles assemblies.

We are happy to quote new light poles and brackets if you have concidently upon the existing materials.

# True Storage 1425 Janesville Ave, Fort Atkinson, WI

#### Luminaire Schedule

Symbol Qty Label

6 NF-SLM-225-30-MV-5W

9 NF-WCM-90-30-MV-4M

#### **Calculation Summary**

Label	CalcType	Units	Avg	Max	Min	Avg/Mi	n Max/Min
Back Lot	Illuminance	Fc	1.14	53.8	0.0	N.A.	N.A.
Parking Lot	Illuminance	Fc	2.21	12.7	0.3	7.37	42.33
Property Line	Illuminance	Fc	0.54	1.6	0.0	N.A.	N.A.
Parking Lot	Illuminance	Fc	2.38	5.2	0.7	3.40	7.43

#### Isoline Legend

Illuminance (Fc)

 Color
 Value

 ...
 0.1

 ...
 0.5

 ...
 1

 ...
 2.5

### Lot

Drawn By: CO

Checked By:

Scale:

Date:7/22/2021

Notes: 967066

Estimated 42' MH 180w SLM

90w Wallpacks

\*Luminaire testing data is based on Illuminating Engineering Society (IES) standards under simulated and laboratory conditions. This design is based on information supplied by others, and individual field measurements may avary from computer-simulated calculations due to variables like (but not limited to) variation in electrical voltage, environmental conditions and other variable field characteristics. Typical field foot candle measurements may vary +/- 10%. For sports lightling, field measurements should be taken in accordance with IESNA RP-8-15. Conformance to facility and local codes is the responsibility of the owner and their representatives. This layout may not meet CA Title 24 and/or of their local energy codes. If specific compliance is required, those details must be provided to your factory design representative.

"Satisfactory performance and safe use of LED sports lighting fixtures is dependent upon light poles, brackets, anchorage and other structural components being of adequate design and condition. The total combined Effective Projected Area (EPA) and weight of all fixtures, brackets and attachments mounting to a light pole cannot exceed the EPA and weight rating for a specified pole. For sports lighting tertofft applications, it is the customer's responsibility to have a qualified inspector and/or engineer confirm the structural adequacy of the existing light poles assemblies. We are happy to quote new light poles and brackets if you have concerns about your existing materials.



### Lot

Drawn By: CO

Checked By:

Scale:

Date:7/22/2021

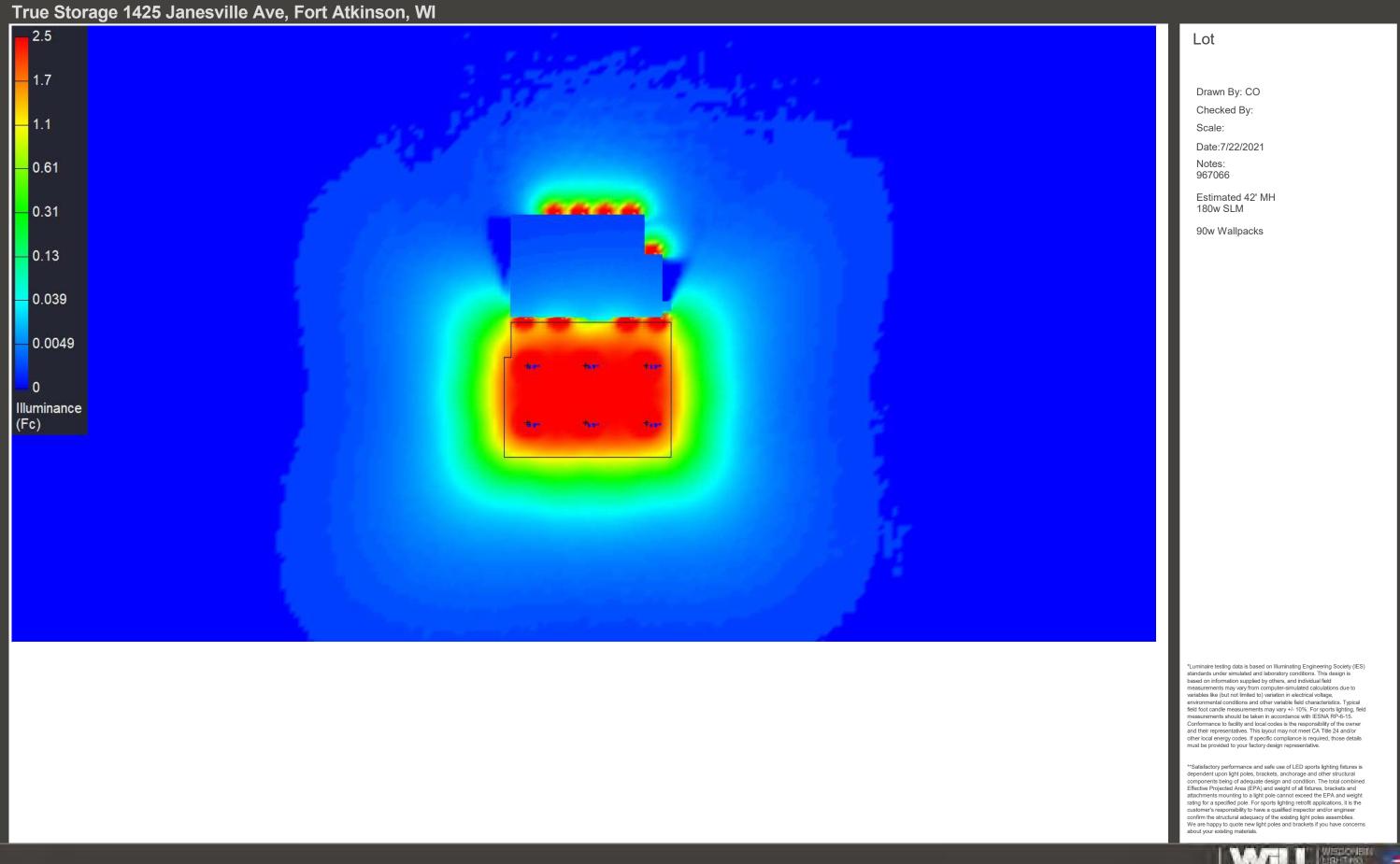
Notes: 967066

Estimated 42' MH 180w SLM

90w Wallpacks

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"Satisfactory performance and safe use of LED sports lighting fixtures is dependent upon light poles, brackets, anchorage and other structural components being of adequate design and condition. The total combined Effective Projected Area (EPA) and weight of all fixtures, brackets and attachments mounting to a light pole cannot exceed the EPA and weight rating for a specified pole. For sports lighting tertofft applications, it is the customer's responsibility to have a qualified inspector and/or engineer confirm the structural adequacy of the existing light poles assemblies. We are happy to quote new light poles and brackets if you have concerns about your existing materials.





# NAFCO® SLX AREA/ROADWAY LED LIGHTING











Catalog #

NF-SLL-225-30-MV-5W-BK-RD-WHP3NP

Project

True Storage 1425 Janesville Ave, Fort Atkinson, WI

Comments



#### Highlights

- Designed, engineered, and manufactured in Wisconsin, USA from premium domestic and imported components
- PPG® Commercial Performance Coatings custom color matching of RAL codes and architectural colors
- IES files, photometric reports, and lighting simulations available from factory design team
- Output options over 45,000 lumens
- Proprietary heat sink design with low drive current resulting in reported L90 LED life over 100,000 hours
- Easy driver and LED module access for technology upgrades and maintenance

#### Applications

- · Area, site and roadway lighting
- · Parking lots, ramps, and walkways
- · Car dealerships, schools, and hospitals
- Hotels and gas stations
- Retail stores and commercial buildings
- Outdoor sports facilities including tennis courts

#### **Construction & Finish**

- Rugged aluminum chassis with excellent heat/impact resistance and hinged electrical access
- Standard powder coat facilities are UL1332 (DTVV2) certified for application of organic finish coatings for outdoor enclosures
- Anodized light engine plate and heat sinks meet MIL-A-8625 Type II (Class 1 & 2) standards and are RoHS, REACH, ELV, and WEEE compliant
- High-grade stainless steel hardware for superior strength and corrosion resistance
- Driver components are fully encased in potting material for moisture and vibration resistance

#### Compliance & Warranty

- ETL Certification pending for UL STD 1598 & CSA STD C22.2 # 250.0 for wet locations
- Meets Buy American Act requirements
- Standard 5-year limited warranty with extended factory warranties available

#### Light Engine & Electrical

- Premium tier 1 LED chips for extreme efficiency and high-quality color rendering for a broad range of applications
- Optical assembly constructed of UV stabilized polycarbonate with silicone
- -40°C to +45°C ambient operating temperature
- Standard AC input voltage of 120-277V 50/60 Hz; up to 480V available
- Isolated 1-10V PWM/3-timer-modes dimmable (standard) and dim-to-off with standby power ≤ 0.5W (optional)
- Power factor of 0.90 min
- Total harmonic distortion of 10% max
- Drivers include integral input Surge Protection of Differential Mode 6kV, Common Mode 10kV per EN 61000-4-5
- Thermally protected secondary 20kV/20kA surge suppression available (field replaceable)
- Always-on auxiliary power: 12VDC, 200mA (optional)
- Local specifying engineer recommended for product selection and local compliance
- · Licensed electrician required for installation

#### Control Options

- Integral passive infrared Bluetooth® sensor for motion, photo, dimming, and daylight harvesting control
- Synapse® wireless system for large-scale control of zones, dimming, schedules, and sensors

#### Light Poles & Arms

- WiLL offers one of the most comprehensive light pole, bracket, and arm catalogs in the industry
- Aluminum, steel, fiberglass, and concrete materials
- Straight, tapered, and decorative designs
- Custom fabrication, finishing, and accessories available
- Dedicated light pole application support team





#### **EPA Chart**

	Base Model	0° Tilt	15° Tilt	30° Tilt
ſ	NF-SLS	0.4	0.6	0.8
	NF-SLM	0.5	0.6	0.9
	NF-SLL	0.6	0.7	1.1
ſ	NF-SLXL	0.7	1.0	1.6

Note: Fixture designed for 30° max tilt.

#### Specifications & Typical Lumen Output

Dece Mad I	Weight	System Watts	Funiture Co	Drive Current	Disastination	;	3000	K, 70	CRI		4	4000	K, 70	CRI			5000	K, 70	CRI									
Base Model	(lb)	(W)	Engine Qty	(A)	Distribution	Lumens	В	U	G	lm/W	Lumens	В	U	G	lm/W	Lumens	В	U	G	lm/W								
					1S = Type I Short	5,955	2	0	2	134	6,327	2	0	2	142	6,327	2	0	2	142								
					2M = Type II Medium	6,093	2	0	2	137	6,474	2	0	2	145	6,474	2	0	2	145								
NF-SLS-45	10	446	1	0.525	3W = Type III Wide	5,955	2	0	2	134	6,327	2	0	2	142	6,327	2	0	2	142								
NF-5L5-45	12	44.6	1	0.525	4M = Type IV Medium	6,093	2	0	2	137	6,474	2	0	2	145	6,474	2	0	2	145								
					5W = 150° Type V Square	6,163	3	0	1	138	6,548	3	0	1	147	6,548	3	0	1	147								
					5M = 90° Type V Medium	6,163	3	0	1	138	6,548	3	0	1	147	6,548	3	0	1	147								
					1S = Type I Short	11,910	3	0	3	134	12,654	3	0	3	142	12,654	3	0	3	142								
					2M = Type II Medium	12,187	3	0	3	137	12,948	3	0	3	145	12,948	3	0	3	145								
NF-SLS-90	12.5	89.2	2	0.525	3W = Type III Wide	11,910	3	0	3	134	12,654	3	0	3	142	12,654	3	0	3	142								
NF-2L2-90	12.5	89.2		0.525	4M = Type IV Medium	12,187	2	0	3	137	12,948	2	0	3	145	12,948	2	0	3	145								
					5W = 150° Type V Square	12,325	4	0	2	138	13,095	4	0	2	147	13,095	4	0	2	147								
					5M = 90° Type V Medium	12,325	3	0	1	138	13,095	3	0	1	147	13,095	3	0	1	147								
					1S = Type I Short	17,865	3	0	3	134	18,981	3	0	3	142	18,981	3	0	3	142								
					2M = Type II Medium	18,280	3	0	3	137	19,422	3	0	3	145	19,422	3	0	3	145								
NF-SLM-135	14	133.8	3	0.525	3W = Type III Wide	17,865	3	0	4	134	18,981	3	0	4	142	18,981	3	0	4	142								
INF-SLIVI-135	14	133.8	3	0.525	4M = Type IV Medium	18,280	3	0	4	137	19,422	3	0	4	145	19,422	3	0	4	145								
					5W = 150° Type V Square	18,488	4	0	3	138	19,643	4	0	3	147	19,643	4	0	3	147								
					5M = 90° Type V Medium	18,488	4	0	1	138	19,643	4	0	1	147	19,643	4	0	1	147								
			1S = Type I Short	23,820	4	0	4	134	25,309	4	0	4	142	25,309	4	0	4	142										
				2M = Type II Medium	24,374	3	0	3	137	25,898	3	0	3	145	25,898	3	0	3	145									
NE OLNA 100	145	170.4	170 /	170.4	178.4	178 /	178 /	178 /	178 4	178.4	4	0.525	3W = Type III Wide	23,820	3	0	4	134	25,309	3	0	4	142	25,309	3	0	4	142
NF-SLM-180	14.5	178.4	4	0.525	4M = Type IV Medium	24,374	3	0	5	137	25,898	3	0	5	145	25,898	3	0	5	145								
					5W = 150° Type V Square	24,651	5	0	3	138	26,192	5	0	3	147	26,192	5	0	3	147								
					5M = 90° Type V Medium	24,651	4	0	1	138	26,192	4	0	1	147	26,192	4	0	1	147								
					1S = Type I Short	29,775	4	0	4	134	31,635	4	0	4	142	31,635	4	0	4	142								
					2M = Type II Medium	30,467	4	0	4	137	32,371	4	0	4	145	32,371	4	0	4	145								
NE OLL COE	47		_	0.505	3W = Type III Wide	29,775	4	0	5	134	31,635	4	0	5	142	31,635	4	0	5	142								
NF-SLL-225	17	223	5	0.525	4M = Type IV Medium	30,467	4	0	5	137	32,371	4	0	5	145	32,371	4	0	5	145								
					5W = 150° Type V Square	30,814	5	0	4	138	32,739	5	0	4	147	32,739	5	0	4	147								
					5M = 90° Type V Medium	30,814	5	0	1	138	32,739	5	0	1	147	32,739	5	0	1	147								
					1S = Type I Short	33,468	4	0	4	135	35,559	4	0	4	143	35,559	4	0	4	143								
					2M = Type II Medium	34,246	4	0	4	138	36,386	4	0	4	147	36,386	4	0	4	147								
NE OLL OFO	47	0.47.0		0.400	3W = Type III Wide	33,468	4	0	5	135	35,559	4	0	5	143	35,559	4	0	5	143								
NF-SLL-250	17	247.8	6	0.488	4M = Type IV Medium	34,246	4	0	5	138	36,386	4	0	5	147	36,386	4	0	5	147								
					5W = 150° Type V Square	34,635	5	0	4	140	36,799	5	0	4	149	36,799	5	0	4	149								
					5M = 90° Type V Medium	34,635	5	0	1	140	36,799	5	0	1	149	36,799	5	0	1	149								
					1S = Type I Short	44,623	5	0	5	135	47,412	5	0	5	143	47,412	5	0	5	143								
					2M = Type II Medium	45,661	4	0	4	138	48,515	4	0	4	147	48,515	4	0	4	147								
NE OLVE OCC	00	000.4		0.400	3W = Type III Wide	44,623	4	0	5	135	47,412	4	0	5	143	47,412	4	0	5	143								
NF-SLXL-330	20	330.4	8	0.488	4M = Type IV Medium	45,661	5	0	5	138	48,515	5	0	5	147	48,515	5	0	5	147								
					5W = 150° Type V Square	46,180	5	0	4	140	49,066	5	0	4	149	49,066	5	0	4	149								
					5M = 90° Type V Medium	46,180	5	0	2	140	49,066	5	0	2	149	49,066	5	0	2	149								

Note: Typical lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Actual performance may differ resulting from optical configuration, color temp and CRI, glare management,

owner environment, and application.

Note: Data based on 25°C ambient operating temperature.

Note: BUG ratings are calculated with fixture tilt set to 0°.

#### Lumen Multiplier & Maintenance

Ambient Temperature	TM-21 Lumen Maintenance (50,000 hrs)	REPORTED L90 (hrs)	REPORTED L70 (hrs)
0°C / 32°F	98.01	>102,000	>102,000
10°C / 50°F	98.1	>102,000	>102,000
25° C / 77°F	98.2	>102,000	>102,000
30°C / 86°F	97.95	>102,000	>102,000
35°C / 95°F	97.86	>102,000	>102,000
40° C / 104°F	97.75	>102,000	>102,000
45° C / 113°F	97.62	>102,000	>102,000

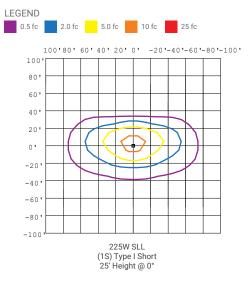
		G	irreiit (A)				
Voltage	45W	90W	135W	180W	225W	250W	330W
Input Current @ 120V (A)	0.37	0.74	1.12	1.49	1.86	2.07	2.75
Input Current @ 208V (A)	0.21	0.43	0.64	0.86	1.07	1.19	1.59
Input Current @ 240V (A)	0.19	0.37	0.56	0.74	0.93	1.03	1.38
Input Current @ 277V (A)	0.16	0.32	0.48	0.64	0.81	0.89	1.19
Input Current @ 347V (A)	0.13	0.26	0.39	0.51	0.64	0.71	0.95
Input Current @ 480V (A)	0.09	0.19	0.28	0.37	0.46	0.52	0.69

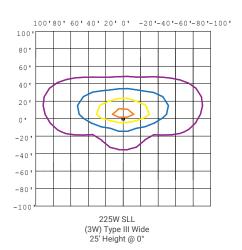
Note: Values calculated according to IESNA TM-21-11 methodology.

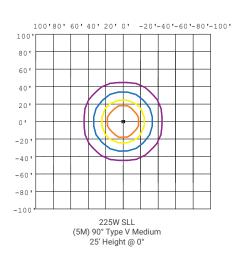




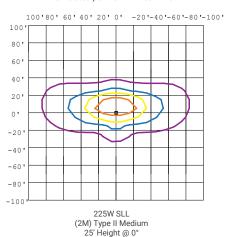
#### Photometric Diagrams

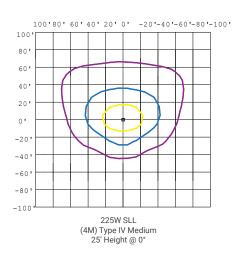


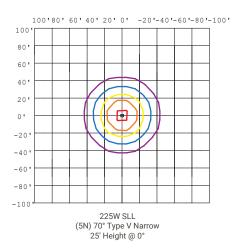


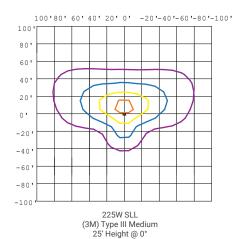


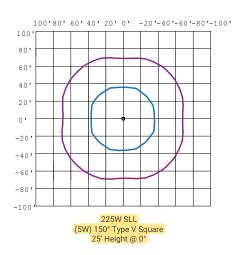
#### Simulated per IESNA LM-63-1995

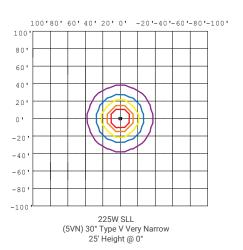




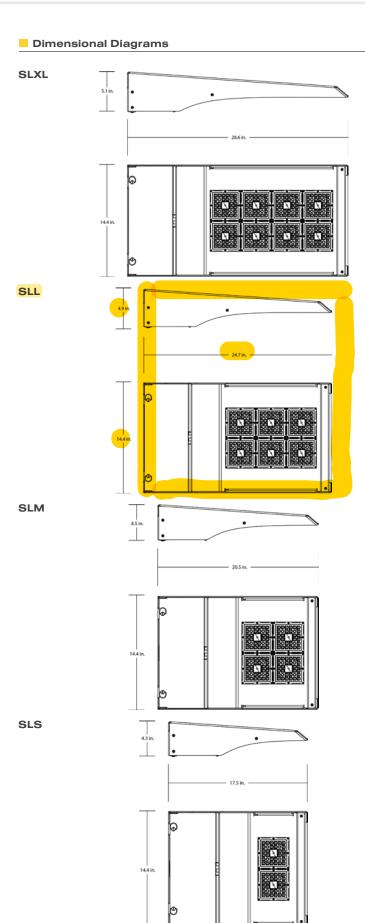


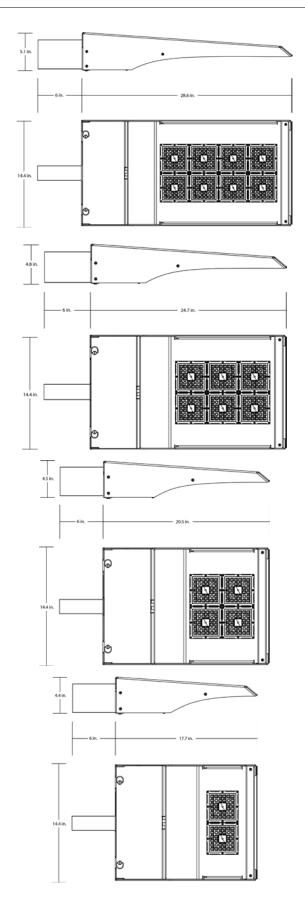














#### Ordering Information

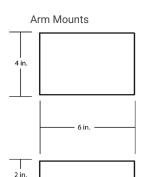
#### Ex: NF-SLL-250-50-MV-5M-BK-6S

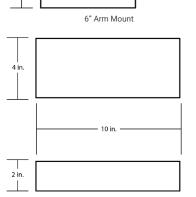
Product Family	Design	Performance (Watts = Nominal Lumens)	Color Temp	Voltage	Distribution	Finish Color
NF = NAFCO®	SLS = Small Housing	45 = 6,000	30 = 3000K, 70 CRI	MV = 120-277V	1S = Type I Short	BK = Black (Standard)
	SLM = Medium Housing	90 = 12,000	40 = 4000K, 70 CRI	HV = 277-480V	2M = Type II Medium	BZ = Bronze
	SLL = Large Housing	135 = 18,000	50 = 5000K, 70 CRI	CV = Custom	3M = Type III Medium	WH = White
	SLXL = XL Housing	180 = 24,000	CT = Custom		3W = Type III Wide	NA = Nat Alum Silver
		225 = 30,000			4M = Type IV Medium	LG = Light Gray
		250 = 36,000			5W = 150° Type V Square	SG = Slate Gray
		330 = 47,000			5M = 90° Type V Medium	DG = Dark Green
		CW = Custom			5N = 70° Type V Narrow	DP = Dark Platinum
					5VN = 30° Type V Very Narrow	GM = Graphite Metallic
					CD = Custom	RAL = Custom RAL Match

Options & Accessories (Add as Suffix)							
Mounting	Option	Option	Accessories				
RD = 1.5 - 2.38" OD Mast Arm Fit	WHP3NP = 2' Cord w/o Plug, Stripped Pigtail	SRG27720 = 20kV/20k Surge Suppressor (Field Replaceable), 120-277V	TLPC1 = Twist-Lock Photocell 120-277V				
6S = 6" Arm (Square Pole)	WHP3P1 = 2' Cord w/ NEMA 5-15P Plug	SRG48020 = 20kV/20k Surge Suppressor (Field Replaceable), 347-480V	TLPC2 = Twist-Lock Photocell 347V				
6R = 6" Arm (Round Pole)	WHP7NP = 6' Cord w/o Plug, Stripped Pigtail	N3P = NEMA 3pin Twist-Lock Receptacle	TLPC3 = Twist-Lock Photocell 480V				
10S = 10" Arm (Square Pole)	WHP7P1 = 6' Cord w/ NEMA 5-15P Plug	N5P = NEMA 5pin Twist-Lock Receptacle	SFS = Single Fuse				
10R = 10" Arm (Round Pole)	WHP11NP = 10' Cord w/o Plug, Stripped Pigtail	N7P = NEMA 7pin Twist-Lock Receptacle	DFS = Double Fuse				
CD = Custom	WHP11P1 = 10' Cord w/ NEMA 5-15P Plug	MPS = Programmable Motion Sensor w/ ON/OFF + Dimming + Photocontrol, Bluetooth Settings Adjust, 8-40' Mounting Height	HSS = House Side Shield				
	WHP15NP = 14' Cord w/o Plug, Stripped Pigtail	SYN = Synapse Wireless Control System	TCAA = Tennis Court Davit Adapter				
	WHP15P1 = 14' Cord w/ NEMA 5-15P Plug						

Note: Custom products, configurations, options, and accessories available from factory.

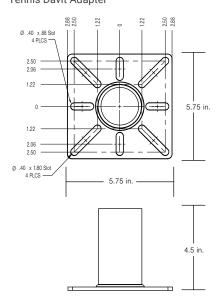








Tennis Davit Adapter







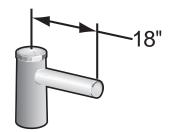
Roadway Mast Arm Mount

10" Arm Mount

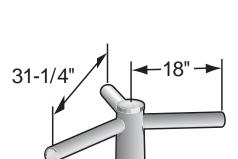
# Aluminum Spoke Brackets, Round Pole Mount

#### **Product Overview**

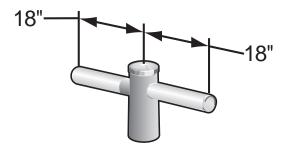
- Center Hub Bracket hubs slipfit 2.38", 3", 4", 4 1/2" and 6" O.D. pole tops or tenons.
- Tenons & Arms 2- 3/8" O.D. tenons and mounting arms other sizes available upon request.
- Hardware All structural fasteners are galvanized high strength carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.
- Finish Finishes include anodized or painted. Please consult factory for special finishing colors and fixture matching options. When storing brackets outside, remove all protective wrapping immediately upon delivery to prevent finish damage.
- Design Criteria Tenon loading is calculated for weights based on a 100 M.P.H. constant wind with a 1.3 gust factor located 30' above grade. When loading requirements exceed these limits contact the factory.



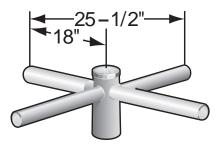
VA-A-SPK-RXX-1-000-FP-18



VA-A-SPK-RXX-3-120-FP-18



VA-A-SPK-RXX-2-180-FP-18



VA-A-SPK-RXX-4-090-FP-18











# **Designation, Load & Dimensional Information**

			100 MPH w/ 1.3		w/ 1.3 GUST	BRACK	BRACKET SIZE		
MODEL #	MAX QTY OF LUMINAIRES	FIXTURE ORIENTATION	MAX LUMINAIRE SPACING	MAX LUMINAIRE EPA (SQ FT) <sup>1</sup>	MAX LUMINAIRE WEIGHT (LBS) <sup>1</sup>	EPA (SQ FT)	WEIGHT (LBS)		
VA-A-SPK-RXX-1-000-FP-18	1	N/A	N/A	6.0	100	0.43	6		
VA-A-SPK-RXX-2-180-FP-18	2	180°	N/A	6.0	100	0.65	8		
VA-A-SPK-RXX-3-120-FP-18	3	120°	2'-7.25"	6.0	100	0.62	11		
VA-A-SPK-RXX-4-090-FP-18	4	90°	2'-1.5"	6.0	100	0.70	15		

# Pole Top Bracket Attachment



- Maximum EPA (Effective Projected Area) and weight values are based on maximum mounting height of 30'-0". Variations from sizes above are available upon inquiry at the factory.
- 2. Total combined weight and EPA of brackets and luminaires cannot exceed Design Information of specified pole.

Note: Additional sizes and configurations are available upon request.









**Ordering Information** Ex.VA-A-SPK-R24-1-000-FP-18

**Designation VA-A-SPK** = Aluminum Spoke

Mounting

R24 = 2-3/8" Round Pole/Tenon Top Mount

R30 = 3" Round Pole/Tenon Top Mount

R40 = 4" Round Pole/Tenon Top Mount

R45 = 4-1/2" Round Pole/Tenon Top Mount

R60 = 6" Round Pole/Tenon Top Mount

Mounting Points

1
2
3
4

Orientation\*
000 = N/A
090 = 90°

180 = 180°

120 = 120°

Finish Type

(FP = Finish Painted)

SBF = Satin Brushed

		Color
DB	=	Dark Bronze
MB	=	Medium Bronze
LG	=	Light Gray
DG	=	Dark Green
SG	=	Slate Gray
BK	=	Black
WH	=	White
SL	=	Silver
SC	=	Custom
NA	=	Natural Alum. Paint
SSA	=	Satin Silver Anod.
BZA	=	Bronze Anod.
вка	=	Black Anod.

\* See previous pages for base model configurations.

Consult factory or your sales rep for deviations from base models.

Additional sizes and configurations available upon request.









Length

**18** = 18"



## NAFCO® WCX WALL MOUNT LED LIGHTING

ontertek











Catalog #

NF-WCM-90-30-MV-4M-BK

Project

True Storage 1425 Janesville Ave, Fort Atkinson, WI

Comments



#### Highlights

- Designed, engineered, and manufactured in Wisconsin, USA from premium domestic and imported components
- PPG® Commercial Performance Coatings custom color matching of RAL codes and architectural colors
- IES files, photometric reports, and lighting simulations available from factory design team
- Output options over 30,000 lumens
- Proprietary heat sink design with low drive current resulting in reported L90 LED life over 100,000 hours
- Easy driver and LED module access for technology upgrades and maintenance

#### Applications

- · Building facades, parking garages, entrances, and stairways
- · Commercial buildings, schools, universities, hotels, and hospitals
- · Security, pathway, and perimeter lighting
- · Storage areas, loading docs, and parking areas

#### Construction & Finish

- Rugged aluminum chassis with excellent heat/impact resistance and hinged electrical access
- Standard powder coat facilities are UL1332 (DTVV2) certified for application of organic finish coatings for outdoor enclosures
- Anodized light engine plate and heat sinks meet MIL-A-8625 Type II (Class 1 & 2) standards and are RoHS, REACH, ELV, and WEEE compliant
- High-grade stainless steel hardware for superior strength and corrosion resistance
- Driver components are fully encased in potting material for moisture and vibration resistance

#### Compliance & Warranty

- ETL Certification pending for UL STD 1598 & CSA STD C22.2 # 250.0 for wet locations
- · Meets Buy American Act requirements
- Standard 5-year limited warranty with extended factory warranties available

#### Light Engine & Electrical

- Premium tier 1 LED chips for extreme efficiency and high-quality color rendering for a broad range of applications
- Optical assembly constructed of UV stabilized polycarbonate with silicone seal
- -40°C to +45°C ambient operating temperature
- Standard AC input voltage of 120-277V 50/60 Hz; up to 480V available
- Isolated 1-10V PWM/3-timer-modes dimmable (standard) and dim-to-off with standby power ≤ 0.5W (optional)
- · Power factor of 0.90 min
- · Total harmonic distortion of 10% max
- Drivers include integral input Surge Protection of Differential Mode 6kV, Common Mode 10kV per EN 61000-4-5
- Thermally protected secondary 20kV/20kA surge suppression available (field replaceable)
- Always-on auxiliary power: 12VDC, 200mA (optional)
- Local specifying engineer recommended for product selection and local compliance
- · Licensed electrician required for installation

#### Control Options

- Integral passive infrared Bluetooth® sensor for motion, photo, dimming, and daylight harvesting control
- Synapse® wireless system for large-scale control of zones, dimming, schedules, and sensors





#### Specifications & Typical Lumen Output

December 1	Weight	System Watts	Funiture Otto	Drive Current	Distribution	;	3000	K, 70	CRI		4	1000	K, 70	CRI			5000	K, 70	CRI	
Base Model	(lb)	(W)	Engine Qty	(A)	Distribution	Lumens	В	U	G	lm/W	Lumens	В	U	G	lm/W	Lumens	В	U	G	lm/W
			1S = Type I Short	5,955	2	0	2	134	6,327	2	0	2	142	6,327	2	0	2	142		
					2M = Type II Medium	6,093	2	0	2	137	6,474	2	0	2	145	6,474	2	0	2	145
NF-WCS-45	12	44.6	1	0.525	3W = Type III Wide	5,955	2	0	2	134	6,327	2	0	2	142	6,327	2	0	2	142
NF-WC5-45	12	44.0	'	0.525	4M = Type IV Medium	6,093	2	0	2	137	6,474	2	0	2	145	6,474	2	0	2	145
					5W = 150° Type V Square	6,163	3	0	1	138	6,548	3	0	1	147	6,548	3	0	1	147
					5M = 90° Type V Medium	6,163	3	0	1	138	6,548	3	0	1	147	6,548	3	0	1	147
					1S = Type I Short	11,910	3	0	3	134	12,654	3	0	3	142	12,654	3	0	3	142
					2M = Type II Medium	12,187	3	0	3	137	12,948	3	0	3	145	12,948	3	0	3	145
NF-WCM-90	12.5	89.2	2	0.525	3W = Type III Wide	11,910	3	0	3	134	12,654	3	0	3	142	12,654	3	0	3	142
INF-WCIVI-90	12.3	09.2		0.525	4M = Type IV Medium	12,187	2	0	3	137	12,948	2	0	3	145	12,948	2	0	3	145
					5W = 150° Type V Square	12,325	4	0	2	138	13,095	4	0	2	147	13,095	4	0	2	147
					5M = 90° Type V Medium	12,325	3	0	1	138	13,095	3	0	1	147	13,095	3	0	1	147
				1S = Type I Short	17,865	3	0	3	134	18,981	3	0	3	142	18,981	3	0	3	142	
				2M = Type II Medium	18,280	3	0	3	137	19,422	3	0	3	145	19,422	3	0	3	145	
NF-WCM-135	14	133.8	3	0.525	3W = Type III Wide	17,865	3	0	4	134	18,981	3	0	4	142	18,981	3	0	4	142
INI -WCIVI-133	14	133.0	3		4M = Type IV Medium	18,280	3	0	4	137	19,422	3	0	4	145	19,422	3	0	4	145
					5W = 150° Type V Square	18,488	4	0	3	138	19,643	4	0	3	147	19,643	4	0	3	147
					5M = 90° Type V Medium	18,488	4	0	1	138	19,643	4	0	1	147	19,643	4	0	1	147
					1S = Type I Short	23,820	4	0	4	134	25,309	4	0	4	142	25,309	4	0	4	142
					2M = Type II Medium	24,374	3	0	3	137	25,898	3	0	3	145	25,898	3	0	3	145
NF-WCM-180	14.5	178.4	4	0.525	3W = Type III Wide	23,820	3	0	4	134	25,309	3	0	4	142	25,309	3	0	4	142
INI WOW 100	14.5	170.4	7	0.323	4M = Type IV Medium	24,374	3	0	5	137	25,898	3	0	5	145	25,898	3	0	5	145
					5W = 150° Type V Square	24,651	5	0	3	138	26,192	5	0	3	147	26,192	5	0	3	147
					5M = 90° Type V Medium	24,651	4	0	1	138	26,192	4	0	1	147	26,192	4	0	1	147
					1S = Type I Short	29,775	4	0	4	134	31,635	4	0	4	142	31,635	4	0	4	142
					2M = Type II Medium	30,467	4	0	4	137	32,371	4	0	4	145	32,371	4	0	4	145
NF-WCL-225	17	223	5	0.525	3W = Type III Wide	29,775	4	0	5	134	31,635	4	0	5	142	31,635	4	0	5	142
111 1132 223	.,			0.323	4M = Type IV Medium	30,467	4	0	5	137	32,371	4	0	5	145	32,371	4	0	5	145
					5W = 150° Type V Square	30,814	5	0	4	138	32,739	5	0	4	147	32,739	5	0	4	147
					5M = 90° Type V Medium	30,814	5	0	1	138	32,739	5	0	1	147	32,739	5	0	1	147

Note: Typical lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Actual performance may differ resulting from optical configuration, color temp and CRI, glare management, owner environment, and application.

Note: Data based on 25°C ambient operating temperature. Note: BUG ratings are calculated with fixture tilt set to 0°.

#### Lumen Multiplier & Maintenance

Ambient Temperature	TM-21 Lumen Maintenance (50,000 hrs)	REPORTED L90 (hrs)	REPORTED L70 (hrs)		
0°C / 32°F	98.01	>102,000	>102,000		
10°C / 50°F	98.1	>102,000	>102,000		
25° C / 77°F	98.2	>102,000	>102,000		
30°C / 86°F	97.95	>102,000	>102,000		
35°C / 95°F	97.86	>102,000	>102,000		
40° C / 104°F	97.75	>102,000	>102,000		
45° C / 113°F	97.62	>102,000	>102,000		

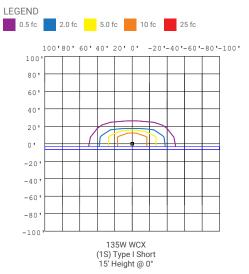
Current (A)									
45W	90W	135W	180W	225W					
0.37	0.74	1.12	1.49	1.86					
0.21	0.43	0.64	0.86	1.07					
0.19	0.37	0.56	0.74	0.93					
0.16	0.32	0.48	0.64	0.81					
0.13	0.26	0.39	0.51	0.64					
0.09	0.19	0.28	0.37	0.46					
	0.37 0.21 0.19 0.16 0.13	45W         90W           0.37         0.74           0.21         0.43           0.19         0.37           0.16         0.32           0.13         0.26	45W         90W         135W           0.37         0.74         1.12           0.21         0.43         0.64           0.19         0.37         0.56           0.16         0.32         0.48           0.13         0.26         0.39	45W         90W         135W         180W           0.37         0.74         1.12         1.49           0.21         0.43         0.64         0.86           0.19         0.37         0.56         0.74           0.16         0.32         0.48         0.64           0.13         0.26         0.39         0.51					

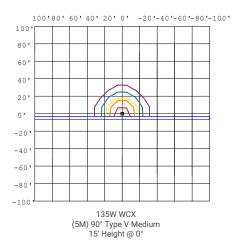
Note: Values calculated according to IESNA TM-21-11 methodology.



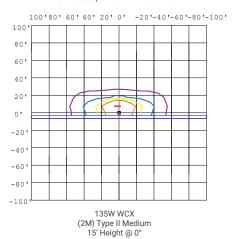


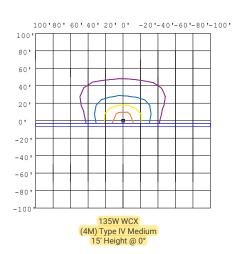
#### Photometric Diagrams

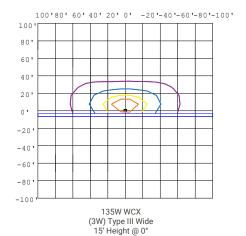


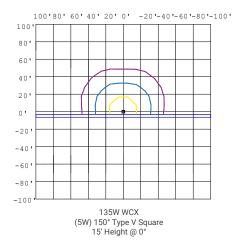


#### Simulated per IESNA LM-63-1995



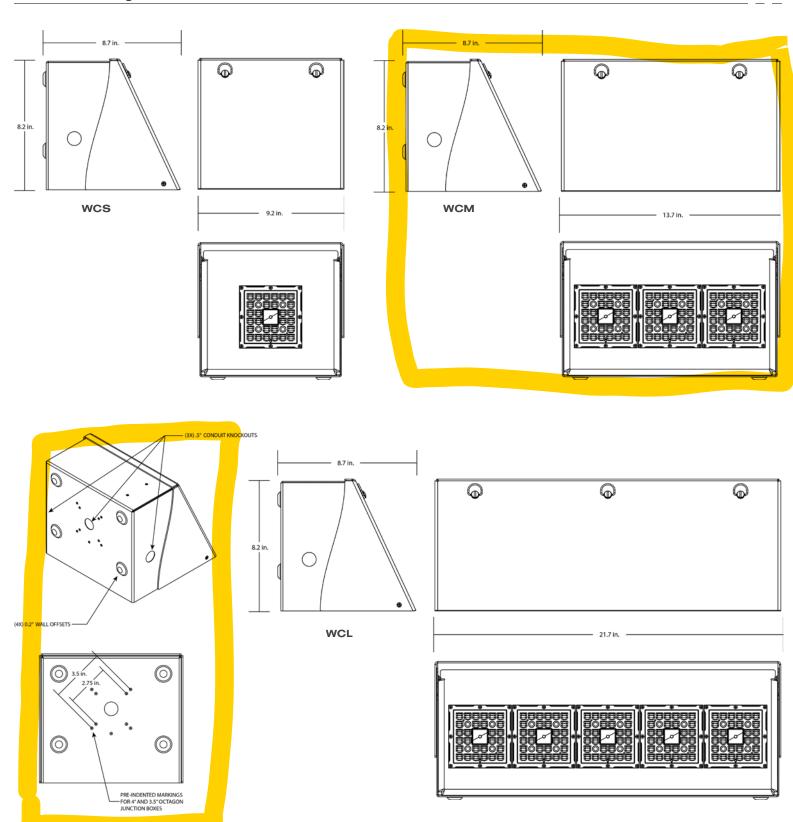








#### Dimensional Diagrams





#### Ordering Information

#### Ex: NF-WCM-180-50-MV-4M-BK

Product Family	Design	Performance (Watts = Nominal Lumens)	Color Temp	Voltage	Distribution	Finish Color	
NF = NAFCO®	WCS = Small Housing	45 = 6,000	30 = 3000K, 70 CRI	MV = 120-277V	1S = Type I Short	BK = Black (Standard)	
	WCM = Medium Housing	90 = 12,000	40 = 4000K, 70 CRI	HV = 277-480V	2M = Type II Medium	BZ = Bronze	
	WCL = Large Housing	135 = 18,000	50 = 5000K, 70 CRI	CV = Custom	3M = Type III Medium	WH = White	
		180 = 24,000	CT = Custom		3W = Type III Wide	NA = Nat Alum Silver	
		225 = 30,000			4M = Type IV Medium	LG = Light Gray	
		CW = Custom			5W = 150° Type V Square	SG = Slate Gray	
					5M = 90° Type V Medium	DG = Dark Green	
					5N = 70° Type V Narrow	DP = Dark Platinum	
					5VN = 30° Type V Very Narrow	GM = Graphite Metallic	
					CD = Custom	RAL = Custom RAL Match	

		Options & Accessories (Add as Suffix)	
Mounting	Option	Option	Accessories
WM = Standard Wall Mount	WHP3NP = 2' Cord w/o Plug, Stripped Pigtail	MPS = Programmable Motion Sensor w/ ON/OFF + Dimming + Photocontrol, Bluetooth Settings Adjust, 8-40' Mounting Height	TLPC1 = Twist-Lock Photocell 120-277V
CD = Custom	WHP3P1 = 2' Cord w/ NEMA 5-15P Plug	SRG27720 = 20kV/20k Surge Suppressor (Field Replaceable), 120-277V	TLPC2 = Twist-Lock Photocell 347V
	WHP7NP = 6' Cord w/o Plug, Stripped Pigtail	SRG48020 = 20kV/20k Surge Suppressor (Field Replaceable), 347-480V	TLPC3 = Twist-Lock Photocell 480V
	WHP7P1 = 6' Cord w/ NEMA 5-15P Plug	N3P = NEMA 3pin Twist-Lock Receptacle	SFS = Single Fuse
	WHP11NP = 10' Cord w/o Plug, Stripped Pigtail	N5P = NEMA 5pin Twist-Lock Receptacle	DFS = Double Fuse
	WHP11P1 = 10' Cord w/ NEMA 5-15P Plug	N7P = NEMA 7pin Twist-Lock Receptacle	
	WHP15NP = 14' Cord w/o Plug, Stripped Pigtail	BPC1 = Button Photocontrol 120V	
	WHP15P1 = 14' Cord w/ NEMA 5-15P Plug	BPC2 = Button Photocontrol 208-277V	
		BPC3 = Button Photocontrol 347V	
		BPC4 = Button Photocontrol 480V	
		EB12RM = 1200 Im 90 min Emergency Battery Backup, 0°C - 40°C Ambient Operating Temp, Select Models Only (Consult Factory)	
		EB24RM = 2000 Im 90 min Cold Weather Emergency Battery Backup, -20°C - 50°C Ambient Operating Temp, Select Models Only (Consult Factory)	
		SYN = Synapse Wireless Control System (Consult Factory)	

 $\label{thm:custom} \textbf{Note: Custom products, configurations, options, and accessories available from factory.}$