CITY OF CEDARBURG
A MEETING OF THE PLAN COMMISSION
MONDAY, NOVEMBER 3, 2025 – 7:00 PM

A meeting of the Plan Commission, City of Cedarburg, Wisconsin, will be held on Monday, November 3, 2025 at 7:00 PM The meeting will be held in-person at City Hall, W63 N645 Washington Avenue, Cedarburg, WI., on the second floor, Council Chambers, and on-line utilizing the Zoom app. For access to the Zoom link, send request to cityhall@cityofcedarburg.wi.gov.

AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. STATEMENT OF PUBLIC NOTICE

4. APPROVAL OF MINUTES

   A. October 6, 2025

5. COMMENTS AND SUGGESTIONS FROM CITIZENS

   Comments from citizens on a listed agenda item will be taken when the item is addressed by the Plan Commission. At this time individuals can speak on any topic not on the agenda for up to 2 minutes, time extensions at the discretion of the Mayor. No action can be taken on items not listed except as a possible referral to committees, individuals, or a future Council agenda item.

6. REGULAR BUSINESS; AND ACTION THEREON

   A. Review, discussion, and possible action on the request of applicant/property owner Cedarburg Hospitality LLC (in c/o William Conley) to place a 20’ x 50’ (1,000 sq. ft.) Temporary Use Tent Structure, from November 4, 2025 through April 30, 2026, adjacent to the south wall of their back (Timber Club) building located at W61 N518-20Washington Avenue. This property is zoned B-3 Central Business District with HPD Historic Preservation Overlay.

   B. Review, discussion, and possible action on the request of applicant DSDH Gerb LLC, in c/o David Herbeck, to amend the Zoning Code, adding the use ‘Motor Vehicle Collision Facility’ to the list of Conditional Uses in the M-2 General Manufacturing District [Section 13-1-60(d)], and adding a definition [at Section 13-1-240] and parking standard [at Section 13-1-82(h)(2)] for same.

   C. Review, discussion, and possible approval of the building, site, exterior lighting, landscaping, and architectural plans, as requested by applicant Luther Group, in c/o Architect Mark Hertzfeld/Design 2 Construct, to develop/construct an 86,700 sq. ft. spec industrial building on an 8.9-acre

vacant lot in the City's Hwy. 60 Business Park (i.e., Tax Parcel #13-022-03-004.00). This property, currently owned by the City of Cedarburg, is zoned M-3 Business Park District.

D. Review, discussion and possible action/recommendation to the Common Council on the request of property owner/applicant The Glen at Quarry Park LLC, in c/o John Wahlen and Joe Orendorf of Cornerstone Development, to rezone (to Rs-3 Single Family Residential with PUD Planned Unit Development Overlay) and preliminary plat (24 single-family-residential lots) the 11.5 acres of vacant land located directly west of the properties located at 1067 and 1085 Sheboygan Road.

7. COMMENTS AND ANNOUNCEMENTS BY PLAN COMMISSIONERS

8. MAYOR'S ANNOUNCEMENTS

9. ADJOURNMENT

City of Cedarburg is an affirmative action and equal opportunity employer. All qualified applicants will receive consideration for employment without regard to race, color, religion, sex, disability, age, sexual orientation, gender identity, national origin, veteran status, or genetic information.

City of Cedarburg is committed to providing access, equal opportunity and reasonable accommodation for individuals with disabilities in employment, its services, programs, and activities. To request reasonable accommodation, contact the Clerk's Office, (262) 375-7606, email: cityhall@cityofcedarburg.wi.gov.

MEMBERS – PLEASE NOTIFY CITY PLANNER'S OFFICE IF UNABLE TO ATTEND THIS MEETING.

CITY OF CEDARBURG
PLAN COMMISSION
October 6, 2025

A meeting of the City of Cedarburg Plan Commission was held on Wednesday, October 6, 2025, at Cedarburg City Hall, W63N645 Washington Avenue, upper level, Council Chambers, and online via the Zoom app.

1. CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Chairman Jack Arnett.

2. ROLL CALL

Vice Chairman Jack Arnett, Council Member James Fitzpatrick, Sig Strautmanis, Sherry Bublitz, Jon Scholz, and James Hayes

Excused – Mayor Patricia Thome

Also Present - City Planner Mary Censky, City Administrator Mikko Hilvo, Administrative Assistant Theresa Hanaman

3. STATEMENT OF PUBLIC NOTICE

Administrative Assistant Hanaman confirmed that the agenda for the meeting had been posted and distributed in compliance with the Wisconsin Open Meetings Law.

4. APPROVAL OF MINUTES

A motion was made by Commissioner Bublitz, seconded by Commissioner Scholz, to approve the meeting minutes for September 2, 2025. The motion carried unanimously. Mayor Patricia Thome was excused.

5. COMMENTS AND SUGGESTIONS FROM CITIZENS

Terry King – W63 N762 Sheboygan Road, informed the Plan Commission that there is a Zoom link on the Common Council agenda for the October 13, 2025, meeting, and questioned whether it was still valid.

Donna McElligott - W59 N380 Hilbert Avenue, asked for clarification regarding the rules of Zoom and requested that Zoom still be used for meetings.

6. REGULAR BUSINESS; AND ACTION THEREON

A. APPLICANTS/PROPERTY OWNERS SIG AND EGIJA STRAUTMANIS REQUEST PLAN COMMISSION REVIEW, DISCUSSION AND APPROVAL OF WAIVER, PER SECTION 13-1-101(G) OF THE CITY CODE, TO PERMIT MORE THAN 720 TOTAL SQUARE FEET OF AREA IN ACCESSORY STRUCTURES ON THEIR RS-6 SINGLE-FAMILY/TWO-FAMILY RESIDENTIAL ZONED PROPERTY. THIS .55-ACRE PROPERTY IS LOCATED AT W65 N755 SAINT JOHN AVENUE.

DRAFT

Commissioner Strautmanis recused himself.

Planner Censky reported section 13-1-1021 (g) of the City Zoning Code provides that "All accessory structures combined, in a single-family and two-family residential district, shall not exceed 720 square feet in area." This same paragraph goes on to say that "Appeals for a waiver to the restriction on the size of accessory structures shall be made to the Cedarburg Plan Commission."

The applicant currently has one detached accessory structure on this site – a 1,040 sq. ft. detached garage. They are requesting approval to add a second accessory structure, a 62.75 sq. ft. greenhouse, bringing the combined total square footage of accessory structures to 1,102.75, and overage of 382.75 sq. ft. The maximum permitted quantity of accessory structures on this site is two.

The minimum required lot size in the Rs-6 District is 8,400 square feet. This lot is almost double the size of many other lots in the neighborhood (see Ozaukee County GIS Aerial Map View – Strautmanis Property) and nearly three times larger than the minimum standard. Even with the requested 382.75 square feet of overage in detached accessory structures, the site would still be well within the Code-specified maximum limits of 30% total lot coverage area (proposed is 15.51%), and 36% total floor area (proposed is 19.70%). The proposed location of the new greenhouse is remote (physically and visually) from the two streets bounding this lot (Walnut and Saint John), and it is inside of a ~6'-tall wooden privacy fence to the north and west.

A motion was made by Commissioner Bublitz, seconded by Council Member Fitzpatrick, to approve the waiver permit for more than 720 sq. ft. of cumulative space in detached accessory structures on a single-family/two-family residential zone property located at W65 N755 Saint John Avenue, and to include the Planner's recommendations to secure the required Building Permit for the 62.75 sq. ft. greenhouse accessory structure before the start of construction or placement on this site. Mayor Patricia Thome excused.

Commissioner Hayes questioned why this waiver was allowed and asked if the house extends beyond the lot line and whether there is a special easement for it. Commissioner Strautmanis clarified that the original house was built along the lot line, and there is an informal agreement with the neighbor.

B. APPLICANTS/PROPERTY OWNERS FAITH LUTHERAN CHURCH REQUEST REVIEW, DISCUSSION, AND POSSIBLE ACTION/FAVORABLE RECOMMENDATION TO THE COMMON COUNCIL OF A CERTIFIED SURVEY MAP PROPOSED TO COMBINE MULTIPLE EXISTING, ADJOINING PARCELS OF LAND LOCATED AT AND NEAR N35 W6221 WILSON STREET, INTO A SINGLE, LARGER LOT. THIS 8+/- ACRES OF LAND IS ZONED PART I-1 INSTITUTIONAL AND PUBLIC SERVICE DISTRICT AND PART C-2 NON-SHORELAND CONSERVANCY DISTRICT.

Planner Censky reported that the applicant proposes this Certified Survey Map (CSM) in order to consolidate the seven separate adjoining parcels they currently own into a single parcel. This CSM would also meld the unbuilt portion of Grant Avenue public road right-of-way into the new lot and dedicate to the public a portion of Wilson Street right-of-way that was not previously dedicated.

The City staff, including the Engineer/Director of Public Works, Wastewater, Public Works, Planner, and Light & Water, as well as the Fire Department, have reviewed this CSM and have no objections as presented. Adequate easements are given at this time to ensure the City has permanent access to the existing sanitary sewer and water utilities located in the portion of Grant Avenue to be vacated.

DRAFT

Commissioner Strautmanis inquired whether the utilities and church are currently utilized by Faith Lutheran Church. Planner Censky stated that they are not utilized.

A motion was made by Commissioner Scholz, seconded by Council Member Fitzpatrick, to make a favorable recommendation to the Common Council of the Certified Survey Map at and near N35 W6221 Wilson Street and to consider this map which will not be signed by the City or eligible for recording until all the statutorily required processes for vacation of the unbuilt portion of Grant Avenue public road right-of-way have been completed. Mayor Patricia Thome excused.

C. REVIEW, DISCUSSION, AND POSSIBLE ACTION/RECOMMENDATION TO THE PLAN COMMISSION ON THE REQUEST OF APPLICANT/PROPERTY OWNER CITY OF CEDARBURG FOR APPROVAL OF A TEMPORARY USE HOLIDAY MARKET STYLE MOBILE FOOD (PREPACKAGED TYPE FOOD & NONALCOHOLIC BEVERAGE)/VENDING (SANTA HOUSE RELATED ITEMS) SHACK TO BE PLACED IN THE FRONT YARD OF THE GYMNASIUM LOCATED AT W63 N641 WASHINGTON AVENUE. THIS PROPERTY IS ZONED I-1 INSTITUTIONAL AND PUBLIC SERVICE DISTRICT WITH HISTORIC PRESERVATION OVERLAY.

Planner Censky reported the proposed temporary use holiday market shack is built on a mobile trailer base. It will be extensively decorated (including the trailer base and tongue) in a holiday theme to compliment the Santa House. This is a not-for-profit endeavor with the proceeds from sales of Santa House-related merchandise and nonalcoholic beverages intended to support the ongoing Santa House operations. The property is owned by the City and is tax-exempt. The size of the shack will not exceed 8' x 10' (80 sq. ft.) in size/area.

Section 7-18-7 of the City Code provides the general operating restrictions for mobile vendors and food establishments. Section 13-1-22 of the City Code provides that requests for a temporary structure that is in place for a period exceeding 14 days are permitted annually only from October 1 through April 30, and in that case, only after the request is reviewed and approved by the Plan Commission and, if the property is located in the Historic Preservation District, the Landmarks Commission. On September 29, 2025, the Landmarks Commission recommended in favor of this use as presented.

A motion was made by Vice Chairman Arnett, seconded by Commissioner Strautmanis for the approval to allow the Temporary Use holiday market style mobile food (prepackaged type food & nonalcoholic beverage) and vending (Santa House related items) shack (accessory to the Santa House) from November 10, 2025, to January 9, 2026 located at W62 N570 Washington Avenue and to include Planner Censky's conditions:
1) Applicant must comply fully with the operating restrictions as set forth in Section 7-18-7.
2) Term of use permitted is November 10, 2025, through January 9, 2026.
3) The mobile vending/food holiday market shack shall be inspected and approved for use and occupancy by both the City Building Inspector and the City Fire Inspector prior to the start of use.
4) Consistent with Section 7-18-2 of the City Code, the applicant must obtain a mobile vending/food license prior to the start of use unless the Plan Commission shall find [ref Section 7-18-3(f)] that this use is appropriate for exemption from licensure.

Mayor Patricia Thome was excused.

Commissioner Hayes asked the Plan Commission if the City offers a license waiver for festivals. City Administrator Hilvo confirmed that it does.

DRAFT

D. REVIEW, DISCUSSION, AND POSSIBLE ACTION (RECOMMENDATION TO THE COMMON COUNCIL) FOR ADOPTION OF UPDATED CHAPTERS/ELEMENTS AND/OR RELATED EXHIBITS OR APPENDICES TO THE SMART GROWTH COMPREHENSIVE LAND USE PLAN-2025.

Vice Chairman Arnett informed the Plan Commission that due to the government shutdown, the census information is unavailable, and Planner Censky was unable to obtain the necessary data.

7. COMMENTS AND ANNOUNCEMENTS BY PLAN COMMISSIONERS

Commissioner Bublitz wanted this comment put on public record. She, along with other Commission members, received a series of harassing text messages that she found were deeply unsettling. Commissioner Bublitz wanted to bring this to the attention of the public body, as she believes this is important that such incidents are acknowledged, emphasizing that she does not support the use of casual or informal communication, particularly via text on her personal phone when it crosses the line as intimidation or what she perceives as a threat. Everyone deserves to participate in this life without fear or harassment, and we hope can reaffirm our commitment to respectful and professional communication.

Vice Chairman Arnett corroborates the comments from Commissioner Bubltz, as he was also a recipient of the text message received. The message is as follows: "You guys are terrible urban planners. When I get elected to the plan commission, I am coming to take your personal residences, get out the city checkbook, this is draconian." Commission Arnett commented on how it's inappropriate to receive these messages. Any of those involved should communicate through the City Clerk in the future.

Commissioner Scholz applauded Vice Chairman Arnett and Commissioner Bublitz for bringing this to the attention of the Plan Commission and addressing it head-on because it's an important issue.

8. MAYOR'S ANNOUNCEMENTS - NONE

9. ADJOURNMENT

A motion to adjourn at 7:21 pm was made by Vice Chairman Arnett, seconded by Council Member Fitzpatrick. Motion carried unanimously. Mayor Patricia Thome excused.

Theresa Hanaman
Administrative Assistant

DRAFT

PLANNERS REPORT

To: City of Cedarburg Plan Commission

By: Mary Censky
Date Prepared: November 3, 2025

General Information:

Agenda Item: 6.A.

Applicant:	William Conley d/b/a Stage Coach Inn and the Timber Club
Property Owner:	Cedarburg Dining LLC
Requested Action:	**A**pproval of Temporary Use Tent Structure, from November 4, 2025, through April 30, 2026, adjacent to the south wall of their back (Timber Club) building.
Current Zoning:	B-3 Central Business District w/ Historic Preservation Overlay (HPD) District
Current Master Plan Classification:	Commercial
Surrounding Zoning/Land Use:	North: B-3 w/ (HPD) South: B-3 w/ (HPD) East: B-3 West: B-3 w/ (HPD)
Lot Size:	~ .20 acres (8,712 sq. ft.)
Location:	W61 N518-20 Washington Avenue

Discussion:

The proposed tent structure would be 11'2" tall at the high side, 20' x 50' (1,000 square feet) in area. It is proposed to attach to the south wall of the existing Timber Club building and extend south to within approximately 5-feet of the south lot line. A zero (or if not zero then minimum 5 -foot) side lot line setback is the B-3 District standard. It appears that the tent will be setback further from the east/rear lot line than the existing Timber Club building. The rear setback standard in the B-3 District is 15-feet.

Ozaukee County GIS Aerial Map View – Stage Coach Inn-Timber Club Site

The tent is proposed to be steel frame construction covered with acrylic coated polyester fabric (color Birch). The roof material and color are the same as for the sides.

The applicant represents that this tent will provide them with additional event and service space, supportive of their existing uses at the site, during the 'shoulder' months for outdoor entertainment.

Section 13-1-22(f)(2) of the City Code provides that temporary uses, including tents and other enclosures located in the B-3 Central Business District, may be permitted for more than 14 days (during the period October 1 through April 30), subject to prior review and approval of the site and building (tent) plans by both Landmarks Commission and Plan Commission. On October 9, 2025, the Landmarks Commission did review and conditionally approved the placement of this tent from November 4, 2025 through April 30, 2025 (see minutes excerpt attached).

Recommendation:

The Planner recommends the following conditions be attached to any approval the Plan Commission may be inclined to grant in this matter:

1) Applicant to comply with any requirements for permitting as may be necessary to allow alcohol service/consumption and/or amplified music to occur inside of this tent. The City Clerk shall determine the extent to which such permitting is required.
2) Review and approval by the City Building Inspector and Fire Inspector prior to placement of the tent at this site to ensure that all structural and fire safety requirements are met.

CEDARBURG
WISCONSIN

LAND DEVELOPMENT APPLICATION

PROPERTY LOCATION/ADDRESS: S18- W61 N520 WASHINGTON AVE

APPLICANT/BUSINESSNAME: STAGECOACH INN / TIMBER CLUB

APPLICANT/BUSINESS ADDRESS: SAME

STATUS OF APPLICANT: ☒ OWNER ☐ AGENT ☐ BUYER ☐ OTHER _____

PHONE: [redacted] EMAIL: [redacted]

PROPERTY OWNER (IF DIFFERENT): —

PROPERTY OWNER MAILING ADDRESS: [redacted]

PROPERTY OWNER PHONE: _____ PROPERTY OWNER EMAIL: — [redacted]

REQUEST FOR (CHECK ALL THAT APPLY):

- ☐ CONCEPT REVIEW
- ☐ SITE/ARCHITECTURAL PLAN APPROVAL
- ☐ SUBDIVISION PLAT OR CSM REVIEW
- ☐ ZONING DISTRICT CHANGE
- ☐ CONDITIONAL USE ZONING
- ☐ ANNEXATION REQUEST
- ☐ VARIANCE/BOARD OF APPEALS
- ☐ OTHER _____

DESCRIBE REQUEST: [redacted]

ELECT ENCLOSED AWNING STRUCTURE FOR WINTER SEASON

PLEASE SUBMIT: *FIVE (5) COPIES OF WRITTEN DESCRIPTION OF PROPOSAL OR REQUEST FOR CITY STAFF REVIEW -PLUS ELECTRONIC*
FIVE (5) FULL SETS OF SUPPORTING DRAWINGS, SKETCHES OR SURVEY MAPS FOR CITY STAFF REVIEW PLUS ELECTRONIC
TEN (10) SETS OF PLANS (11" x 17" MAX) FOR PLAN COMMISSION REVIEW -PLUS ELECTRONIC

ELECTRONIC COPIES MAY BE SENT TO THANAMAN@CITYOCFEDARBURG.WI.GOV

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

PROPERTY OWNER(S) SIGNATURE: [redacted] DATE: 9-26-25

FOR CITY STAFF USE ONLY

TOTAL FEE: $_____ (SEE FEE SCHEDULE ON REVERSE PAGE) DATE FEE PAID: _____

APPLICATION AND FEE RECEIVED BY: _____ PLAN COMMISSION MEETING DATE: 11-3-25

ATTACHMENTS (CHECK IF RECEIVED):

☐ FIVE DESCRIPTIONS ☐ FIVE FULL SIZE SETS ☐ THIRTEEN PLAN SETS

PROPERTY TAX KEY NO/PLAN COMMISSION FILE NO: 13-107-02-10-000

ZONING: B3/HPD ALDERMANIC DISTRICT: 4 PREVIOUS MEETING: _____

TEMPORARY USE APPLICATION

(private property only)

City of Cedarburg
W63N645 Washington Ave
PO Box 49
Cedarburg WI 53012
(262) 375-7600
www.ci.cedarburg.wi.us

Applicant Name: BILL CONLEY / STAGECOACH INN / TIMBER CLUB Phone: [redacted]

Mailing Address: [redacted] Email: [redacted]

Location Address: W61 N520 WASHINGTON AVE

Property Owner: CEDARBURG HOSPITALITY, LLC Phone: [redacted]

Property Owner Mailing Address: SAME Email: [redacted]

Proposed Use: EXPANDED EVENTS SPACE

Dates of Operation: ~~Apr~~ Oct – April Hours of Operation: _____

The following information needs to be submitted along with this completed application:

1) **Payment of $27.50 fee via cash, charge or check.**
2) **Drawing showing location in relation to lot lines and other structures on site.**
   (if more space is needed use other side of page)

The undersigned certifies that he/she has familiarized himself/herself with the State and Local Codes and procedures pertaining to this application. The undersigned further hereby certifies that the information contained in this application is true and correct.

Property Owner Signature _____ Date 9-26-25

Conditions of Approval:

1) The applicant shall be responsible to correct any problem that may result from this use immediately upon notification.
2) All items shall be a minimum of two feet from the sidewalk.
3) No unattended merchandise stands, displays or materials are allowed.
4) Use of public street waste containers is not permitted.

APPLICATION APPROVED BY:

City Planner _____ Date _____ Building Inspector _____ Date _____

Fire Inspector _____ Date _____

FOR CITY STAFF USE ONLY

TOTAL FEE: $ 27.50 DATE FEE PAID: _____ APPLICATION AND FEE RECEIVED BY: _____

IF USE IS IN THE HISTORIC DISTRICT, LANDMARKS COMMISSION MEETING DATE AND TIME: 10-9-25

IF USE EXCEEDS FOURTEEN DAYS, PLAN COMMISSION MEETING DATE AND TIME: 11-3-25

cc: Applicant
Deputy City Clerk
Temporary Permit File
Festival Committee
Cedarburg Police Department
Property File Tax Key No: 13-107-02-12-000

CEDARBURG
WISCONSIN

LANDMARKS COMMISSION APPLICATION

PROPERTY LOCATION/ADDRESS: W61 N520 WASHINGTON AVE

NAME OF EXISTING/PROPOSED BUSINESS (IF APPLICABLE): STAGECOACH INN / TIMBER CLUB

APPLICANT INFORMATION

APPLICANT NAME: BILL CONLEY BUSINESS NAME: STAGECOACH INN

APPLICANT/BUSINESS ADDRESS: [redacted]

STATUS OF APPLICANT: ☒ OWNER ☐ AGENT ☐ BUYER ☐ TENANT ☐ OTHER _____

PHONE: [redacted] EMAIL: _____

PROPERTY OWNER INFORMATION

PROPERTY OWNER NAME (IF DIFFERENT): CEDARBURG HOSPITALITY, LLC

PROPERTY OWNER MAILING ADDRESS: [redacted]

PROPERTY OWNER PHONE: _____ PROPERTY OWNER EMAIL: _____

DESCRIBE REQUEST: ELECT ENCLOSED AWNING ON TO BLDG. (TIMBER)

*PLEASE SUBMIT: TEN (10) COPIES OF WRITTEN DESCRIPTION OF PROPOSAL OR REQUEST * PLUS ELECTRONIC COPY*
TEN (10) COPIES OF DRAWINGS, SKETCHES, PICTURES OR SURVEY MAPS (11" x 17" MAX)
**PLUS ELECTRONIC COPY*
MATERIAL AND COLOR SAMPLES (WILL BE RETAINED BY THE CITY)

SUBMITTAL DEADLINE: Plans must be received no later than 16 days prior to Landmarks Commission meeting.

*ELECTRONIC COPIES MAY BE SENT TO THANAMAN@CITYOFCEDARBURG.WI.GOV OR PROVIDE A THUMB DRIVE

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

APPLICANT SIGNATURE: SS William Conley DATE: 5-26-25

PROPERTY OWNER(S) SIGNATURE: _____ DATE: _____

FOR CITY STAFF USE ONLY

LANDMARKS COMMISSION MEETING DATE: 10/9/25 PLAN COMMISSION REVIEW NEEDED? ☒ YES ☐ NO

ATTACHMENTS (CHECK IF RECEIVED):

☐ TEN WRITTEN DESCRIPTIONS ☐ TEN DRAWINGS, SKETCHES OR MAPS ☐ MATERIAL/COLOR SAMPLES (IF APPLICABLE)

PROPERTY TAX KEY NO: 13-101-02-10-000

City of Cedarburg W63 N645 Washington Avenue PO Box 49 Cedarburg Wisconsin 53012-0049
(262) 375-7614 Fax (262) 375-7906
Website: www.ci.cedarburg.wi.us

StageCoach/TimberClub GIS Aerial Map View

10/28/2025, 2:36:21 PM

1:323

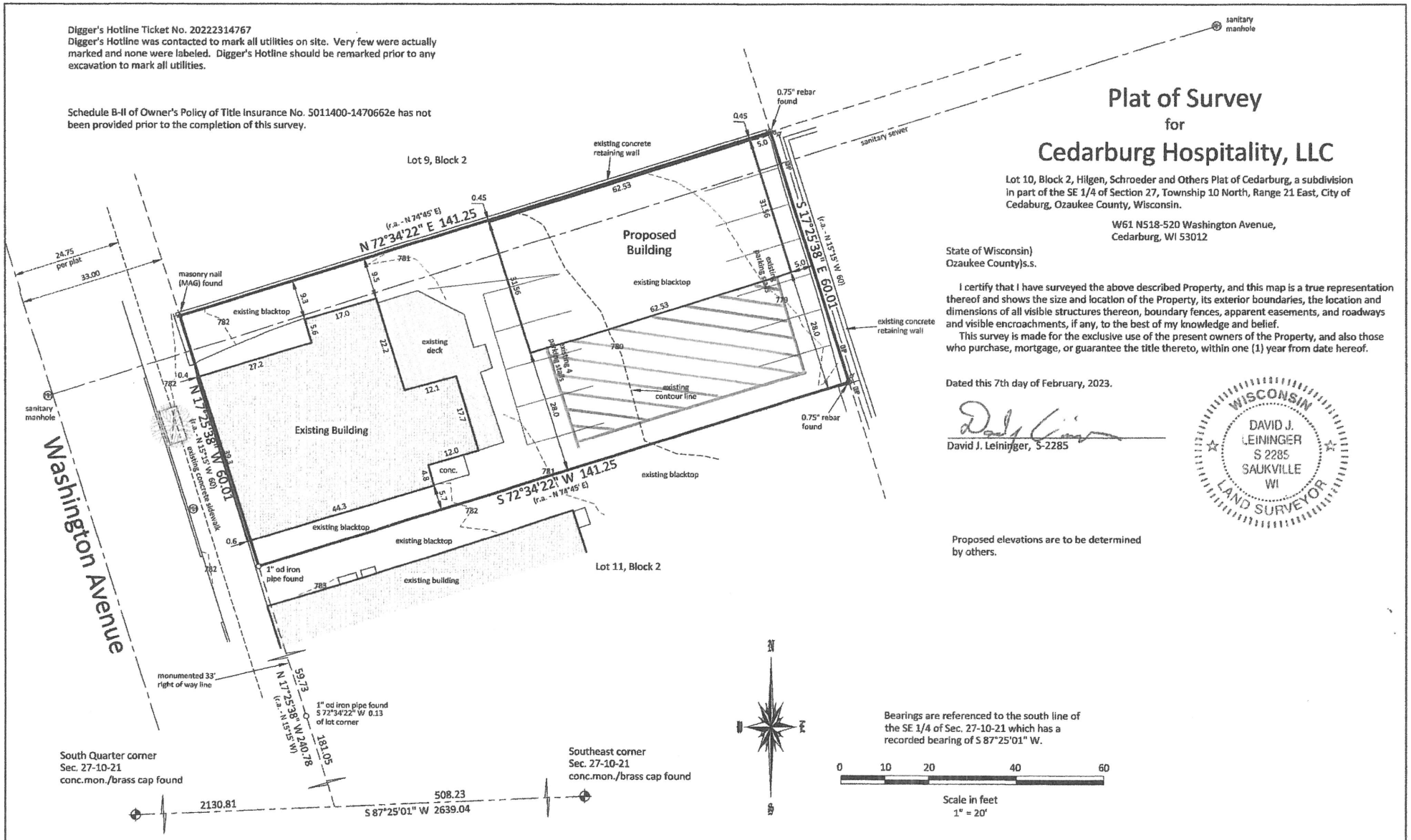
0 0 0.01 0.01 mi

0 0.01 0.01 0.02 km

Ozaukee County

Digger's Hotline Ticket No. 20222314767
Digger's Hotline was contacted to mark all utilities on site. Very few were actually marked and none were labeled. Digger's Hotline should be remarked prior to any excavation to mark all utilities.

Schedule B-II of Owner's Policy of Title Insurance No. 5011400-1470662e has not been provided prior to the completion of this survey.



Plat of Survey
for
Cedarburg Hospitality, LLC

Lot 10, Block 2, Hilgen, Schroeder and Others Plat of Cedarburg, a subdivision in part of the SE 1/4 of Section 27, Township 10 North, Range 21 East, City of Cedaburg, Ozaukee County, Wisconsin.

W61 N518-520 Washington Avenue,
Cedarburg, WI 53012

State of Wisconsin)
Ozaukee County)s.s.

I certify that I have surveyed the above described Property, and this map is a true representation thereof and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements, and roadways and visible encroachments, if any, to the best of my knowledge and belief.

This survey is made for the exclusive use of the present owners of the Property, and also those who purchase, mortgage, or guarantee the title thereto, within one (1) year from date hereof.

Dated this 7th day of February, 2023.

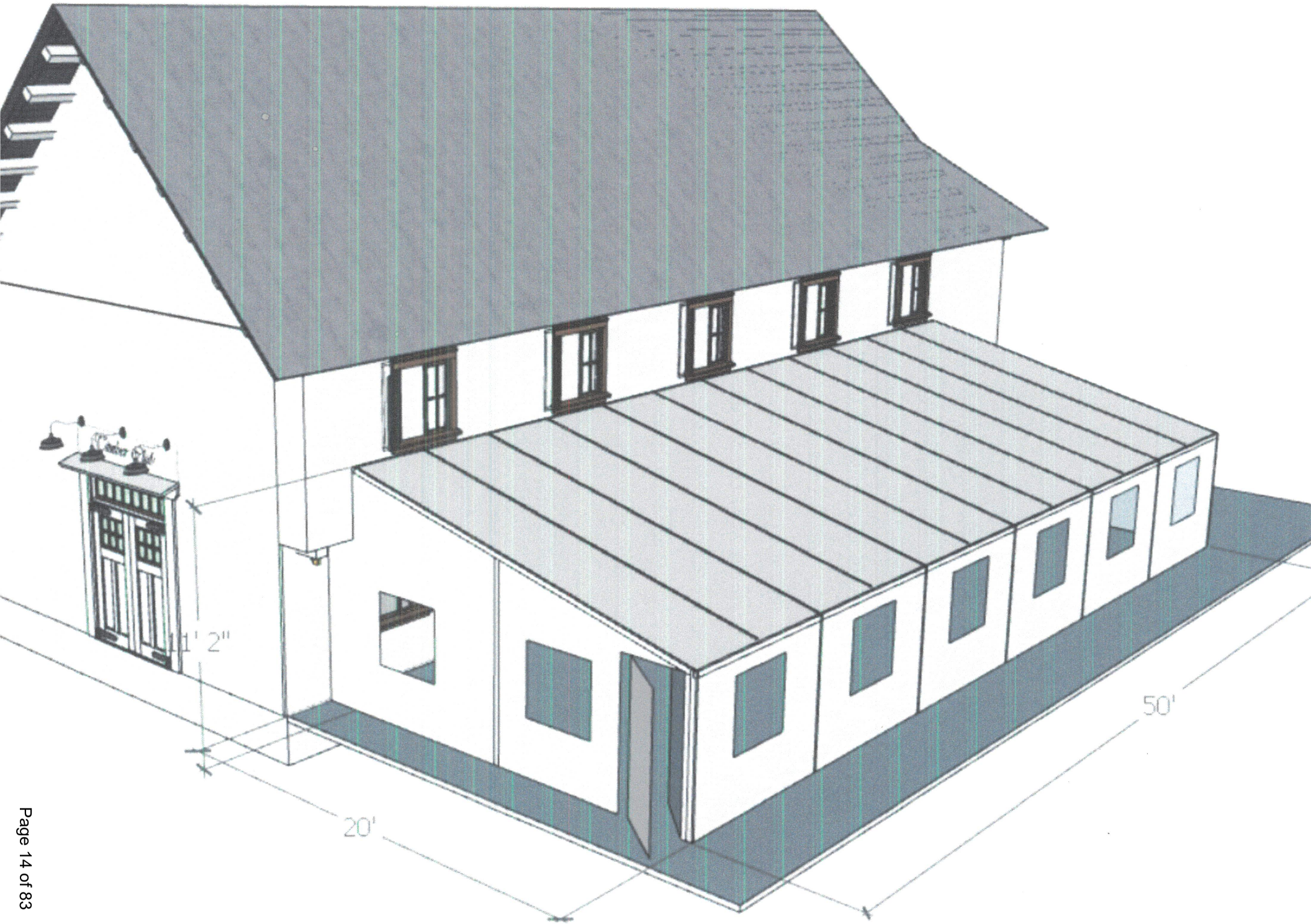
David J. Leininger, S-2285

WISCONSIN
DAVID J. LEININGER
S 2285
SAUKVILLE
WI
LAND SURVEYOR

Proposed elevations are to be determined by others.

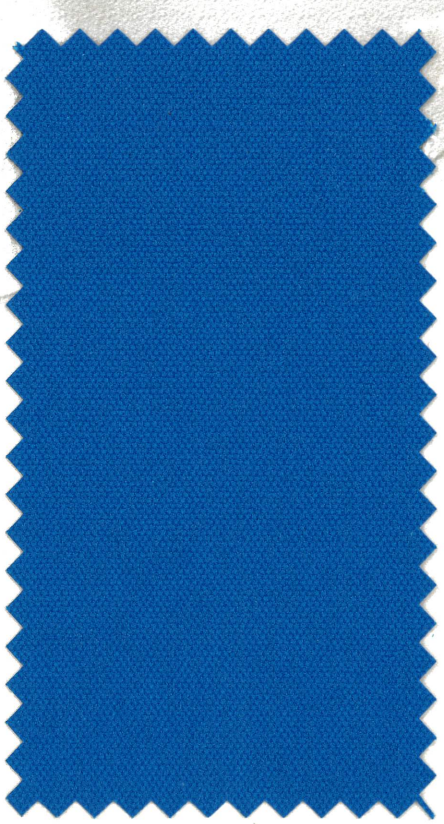
Bearings are referenced to the south line of the SE 1/4 of Sec. 27-10-21 which has a recorded bearing of S 87°25'01" W.

Homeland Surveying, LLC 2079 Cold Springs Rd. Saukville, WI 53080 Phone:(262)689-6885 Email: homeland2079@gmail.com

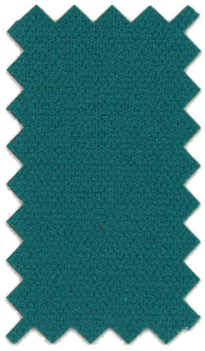

11' 2"
20'
50'

TOP GUN™

Acrylic Coated Polyester


463 Caribbean Blue

462 Aquamarine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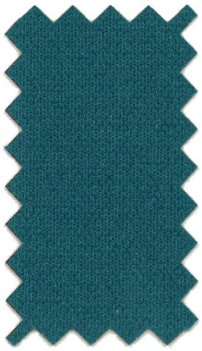
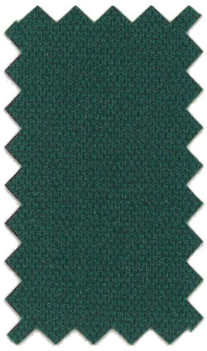
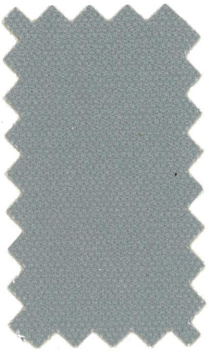

466 Turquoise


479 Forest Green

464 Royal Blue*

473 Harbor Blue

474 Navy Blue


467 Sea Gull Gray

458 Charcoal

471 Onyx Black

468 Arctic White

472 Birch

461 Sand

470 Buckskin Tan

465 Hemp Beige

459 Taupe

469 Chocolate Brown

477 Sunset Red*

476 Burgundy*

MADE IN U. S. A.

Marlen Textiles

* Premium Color, subject to change

TOP GUN™

Top Gun is an acrylic coated, 100% woven polyester fabric (600 denier) utilizing a proprietary formula and process to coat the top and bottom, allowing the fabric to be completely reversible. As the flagship product in the Top Gun family of premium coated fabrics, it is characterized by excellent strength, durability, tear and abrasion resistance, dimensional stability, UV and mildew resistance, making Top Gun the ultimate coated fabric. Top Gun can be used for many outdoor applications such as marine tops, trailer covers, gazebos, canopies, tarps, playground equipment covers, BBQ grill covers, patio furniture, and many other useful applications.

Top Gun, often imitated, never duplicated.

TECHNICAL DATA

Characteristic	TOP NOTCH™	TOP NOTCH™ 9	TOP NOTCH™ 1S	TOP GUN™	TOP GUN™ 9	TOP GUN™ 1S	ODYSSEY™
Width, inches	60	60	60	62 & 2 meters*	62	60	64
Roll Size, yards	50	50	50	50	50	50	75
Weight, oz/yard²	11.5	9.0	7.5	11.5	9.0	9.0	6.5
Tensile (lbf), Warp x Fill	500+ x 460	500+ x 300	320 x 255	500+ x 388	360 x 250	480 x 340	297 x 220
Tongue Tear (lbf), Warp x Fill	46 x 38	30 x 22	29 x 25	40 x 32	30 x 29	38 x 30	22 x 20
Spray Rating	100	100	100	90+	90+	90+	90+
3 Drop Rating (cm)	36	40	82	76	71	76	51
Warranty Period (years)	8	8	5	5	4	5	3
Breathability (g/m²/24 hr.)	645	700	260	116	100	180	87
Shrinkage (%), Warp x Fill	0 x 0	0 x 0	<1 x 0	0 x <1	0 x 0	0 x 0	0 x <1
Stretch (%), Warp x Fill	<1 x <1	<1 x <1	<1 x <1.5	<1 x <1	<1 x <1	<1 x <1	<1 x <1

*Select Colors

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120499*1
Top Gun Fabric Color Card
QTY: 1 / EA
July 16, 2025

Mr. Goggin's challenge is that his steps end just at the minimum encroachment line. The ordinance requires that there be a sidewalk right-of-way 3 feet wide measuring from the inside edge of the curb. That space may be occupied by approved sandwich board signs and permanent fixtures only. Then the next five feet is a pedestrian right-of-way which must be maintained. The vestibule which Mr. Goggin used from 2014 through 2023 intrudes one inch into the right-of-way and has no door, only a clear plastic sheet on either side of the steps. He had an improved vestibule built in 2024; however, it intrudes too far into the right-of-way and cannot be used.

Commissioner Puro made a motion to approve the use of the enclosure that intrudes into the sidewalk by one inch. Commissioner Pape seconded the motion. Motion carried without a negative vote. Commissioners Krimmel and Yip excused.

REVIEW, DISCUSSION AND POSSIBLE APPROVAL OF THE APPLICANT/PROPERTY OWNER REQUEST TO PLACE A 12.57 SQUARE FOOT PROJECTING SIGN IDENTIFYING THEIR JEWISH DISCOVERY CENTER USE IN THE BUILDING LOCATED AT W61 N508-10 WASHINGTON AVENUE. THE APPLICANT IS MOSCHE LUCHINS ON BEHALF OF THE CENTER FOR JEWISH LIFE INC. THIS PROPERTY IS ZONED B-3 CENTRAL BUSINESS DISTRICT WITH HPD HISTORIC PRESERVATION OVERLAY.

The Jewish Discovery Center purchased this building. The proposed sign meets the city's sign ordinance.

Council Member Burkart made a motion to approve the sign as proposed, with the criteria that it meets the height restriction from the sidewalk in the code and does not swing or move. Commissioner Puro seconded the motion. Motion carried without a negative vote. Commissioners Krimmel and Yip excused.

REVIEW, DISCUSSION AND POSSIBLE ACTION/RECOMMENDATION TO THE PLAN COMMISSION ON THE REQUEST OF APPLICANT/PROPERTY OWNER CEDARBURG HOSPITALITY LLC (C/O WILLIAM CONLEY) TO PLACE A 20' X 50' (1,000 SQ. FT.) TEMPORARY USE TENT STRUCTURE, FROM NOVEMBER 4, 2025 THROUGH APRIL 20, 2026, ADJACENT TO THE SOUTH WALL OF THEIR BACK (TIMBER CLUB) BUILDING LOCATED AT W61 N518-20 WASHINGTON AVENUE. THIS PROPERTY IS ZONED B-3 CENTRAL BUSINESS DISTRICT WITH HPD HISTORIC PRESERVATION OVERLAY.

Mr. Conley presented a concept drawing of the tent, though there will probably be only two or three windows in the tent, not 6 as pictured. The color is birch, an off white, the roof is the same.

The tent has a steel frame that is removable. The proposed tent will be up all winter. Chairperson Kubala asked if Mr. Conley foresees the tent being up every winter, Mr. Conley responded in the affirmative if the tent is successful. The duration of the tent's presence complies with Cedarburg's ordinance because it overlaps two calendar years. Planner Censky clarified that the Landmarks Commission is to consider the aesthetics of the tent, then the proposal will move on to the Plan Commission. Mayor Thome stated that tents are permitted in multiple locations throughout the community. Council Member Burkart stated that she is not enthused about the presence of tents in the community. Commissioner Forbes believes the tent compromises the aesthetics of the handsome timber building, Mr. Conley agrees. Chairperson Kubala asked how the tent will be heated. Mr. Conley stated there should be residual heat from the large doors in the timber building which opens into the tent. If he finds he needs to supplement, it will be a heat source approved by the fire chief.

Commissioner Pape moved that the Commission accepts the tent as proposed. Commissioner Puro seconded the motion. Motion carried without a negative vote. Commissioners Krimmel and Yip excused.

7. COMMENT AND SUGGESTIONS FROM COMMISSIONERS - none

8. ADJOURNMENT

A motion was made by Council Member Burkart, seconded by Commissioner Puro, to adjourn the meeting at 8:38 a.m.

Tomi Fay Forbes
Secretary

DRAFT

PLANNERS REPORT

To: City of Cedarburg Plan Commission

By: Mary Censky
Date: November 3, 2025

General Information:

Agenda Item: 6.B.

Applicant:	DSDH Gerb LLC, in c/o David Herbeck
Property Owner:	N/A
Requested Action:	Recommendation to the Common Council to add the use "Motor Vehicle Collision Facility." to the list of possible Conditional Uses in M-2 General Manufacturing, and to add a definition and parking standard to the Code for this use.
Current Zoning:	N/A
Current Master Plan Classification:	N/A
Surrounding Zoning/Land Use:	N/A
Lot Size:	N/A
Location:	N/A

Discussion:

The applicant wishes to establish a motor vehicle collision repair facility in the City. They have identified a potential site for this use on a property that is zoned M-2 General Manufacturing.

The City Code does not currently list a use of this sort – i.e., Motor vehicle collision repair including body, frame, finish and glass repair/replacement, in any district. The use "Gasoline service stations, automobile and truck servicing and repair, automobile and truck rental services, and automobile and truck washing." *is* currently listed as a Conditional Use in the M-1 Limited Manufacturing District and a Permitted Use in the M-2 General Manufacturing District. There are certain operating characteristics, such as the paint booths and outdoor parking/storage of damaged vehicles, that tend to distinguish a collision repair use from the standard fare auto service and repair use.

Adding this use to the M-2 General Manufacturing District as a Conditional Use would afford the Plan Commission some latitude to apply conditions, such as proper screening of any outdoor parking/storage areas for damaged vehicles or auto parts, and/or air quality control standards, as site specific requirements on a case by case basis.

As to the specific language proposed by the applicant, the Planner would recommend the following adjustments to his proposal:

- **Sec. 13-1-60 - M-2 General Manufacturing District. (d) Conditional Uses.**
  - (ADD) Motor vehicle collision repair facility.
- **Sec. 13-1-82 - Parking Requirements.** (h) [*re parking stall count requirements*] (2) Retail sales and customer services uses, and places of entertainment … as set forth below.
  - (ADD) Motor vehicle collision repair facility. ~~Three~~ (~~3~~) Two (2) spaces per indoor service bay + 1 space per employee during the work shift with the greatest number of employees simultaneously present + one space per business/fleet vehicle (such as for mobile repair services or towing).~~, with a further requirement that vehicles awaiting service are parked within an enclosed and screened area.~~
- **Sec. 13-1-240 – Definitions.**
  - (ADD) Motor vehicle collision repair facility. ~~glass and paint~~ A facility offering services such as auto body repair, frame straightening, fender and bumper repair, vehicle painting and paint repair, in-store and mobile glass repair and replacement, calibration and alignment services, and including the incidental/subordinate use, ~~the~~ sales of ancillary vehicle parts and services, at which all service work, repairs, and painting shall be undertaken inside of the building ~~and no outdoor storage of tires or vehicle parts shall be permitted~~.

Recommendation:

If the Plan Commission supports the addition of this conditional use in the M-2 District as proposed and feels the supporting definition and parking standard are also acceptable, the Planner will put these Code language changes into Ordinance format for consideration/possible ratification by the Common Council at an upcoming meeting.

CEDARBURG
WISCONSIN

LAND DEVELOPMENT APPLICATION

PROPERTY LOCATION/ADDRESS: NW Corner Pioneer Rd & Somerset Ave.

APPLICANT/BUSINESSNAME: DSDH Gerb, LLC

APPLICANT/BUSINESS ADDRESS: [redacted]

STATUS OF APPLICANT: ☐ OWNER ☐ AGENT ☒ BUYER ☐ OTHER _____

PHONE: [redacted] EMAIL: [redacted]

PROPERTY OWNER (IF DIFFERENT): Pioneer Real Estate Development, LLC

PROPERTY OWNER MAILING ADDRESS: [redacted]

PROPERTY OWNER PHONE: [redacted] PROPERTY OWNER EMAIL: [redacted]

REQUEST FOR (CHECK ALL THAT APPLY):

- ☐ CONCEPT REVIEW
- ☐ SITE/ARCHITECTURAL PLAN APPROVAL
- ☐ SUBDIVISION PLAT OR CSM REVIEW
- ☐ ZONING DISTRICT CHANGE
- ☐ CONDITIONAL USE ZONING
- ☐ ANNEXATION REQUEST
- ☐ VARIANCE/BOARD OF APPEALS
- ☒ OTHER Zoning Code Text Amendment

DESCRIBE REQUEST: Amend Zoning Code to define "Motor Vehicle Collision Facilities" and include use as a Motor Vehicle Collision Facility as a conditional use within an M-2 district, and to provide specific parking requirements for Motor Vehicle Collision Facilities.

PLEASE SUBMIT: *FIVE (5) COPIES OF WRITTEN DESCRIPTION OF PROPOSAL OR REQUEST FOR CITY STAFF REVIEW -PLUS ELECTRONIC*
FIVE (5) FULL SETS OF SUPPORTING DRAWINGS, SKETCHES OR SURVEY MAPS FOR CITY STAFF REVIEW PLUS ELECTRONIC
TEN (10) SETS OF PLANS (11" x 17" MAX) FOR PLAN COMMISSION REVIEW -PLUS ELECTRONIC

ELECTRONIC COPIES MAY BE SENT TO THANAMAN@CITYOCFEDARBURG.WI.GOV

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

PROPERTY OWNER(S) SIGNATURE: [signature] DATE: 9/29/25

FOR CITY STAFF USE ONLY

TOTAL FEE: $ 200.00 (SEE FEE SCHEDULE ON REVERSE PAGE) DATE FEE PAID: 9-30-29

APPLICATION AND FEE RECEIVED BY: Theresa Hanaman PLAN COMMISSION MEETING DATE: 11/3/25

ATTACHMENTS (CHECK IF RECEIVED):

☐ FIVE DESCRIPTIONS ☐ FIVE FULL-SIZE SETS ☐ THIRTEEN PLAN SETS

PROPERTY TAX KEY NO/PLAN COMMISSION FILE NO: 13-051-02-11-016

ZONING: M-2 General Manufacturing ALDERMANIC DISTRICT: 4 PREVIOUS MEETING: _____

City of Cedarburg W63 N645 Washington Avenue PO Box 49 Cedarburg Wisconsin 53012-0049 (262) 375-7614 Fax (262) 375-7906
Website: www.ci.cedarburg.wi.us

DSDH Gerb, LLC is seeking the following text amendments to the City of Cedarburg's Zoning Code.

1. Add a definition to Section 13-1-240 (DEFINITIONS) of the Zoning Code, reading as follows:

   (163) **MOTOR VEHICLE COLLISION FACILITY**. A repair, glass and paint facility offering services such as auto body repair, frame straightening, fender and bumper repair, vehicle painting and paint repair, in-store and mobile glass repair and replacement, calibration and alignment services, and the sale of ancillary vehicle parts and services, at which all work, repairs and painting shall be undertaken inside of the building, and no outdoor storage of tires or vehicle parts shall be permitted.

2. Amend Section 13-1-60 (M-2 GENERAL MANUFACTURING DISTRICT) to add Motor Vehicle Collision Facility as a Conditional Use under subsection (d) thereof.

3. Amend Section 13-1-82(h)(2) (PARKING REQUIREMENTS – RETAIL SALES AND CUSTOMER SERVICES USES, AND PLACES OF ENTERTAINMENT AS SET FORTH BELOW) to add Motor Vehicle Collision Facilities and to require three (3) spaces per indoor service bay, with a further requirement that vehicles awaiting service are parked within an enclosed and screened area.

36540007.1

PLANNERS REPORT

To: City of Cedarburg Plan Commission

By: Mary Censky
Date: November 3, 2025

General Information:

Agenda Item: **6.C.**

Applicant:	Luther Group, in c/o Architect Mark Hertzfeld/Design 2 Construct
Property Owner:	City of Cedarburg
Requested Action:	Approval of Building, Site, Landscaping, and Exterior Lighting plans.
Current Zoning:	M-3 Business Park District
Current Master Plan Classification:	Industrial and Manufacturing
Surrounding Zoning/Land Use:	North: M-3 Business Park District South: Rd-1 Two-Family Residential w/ PUD Planned Unit Development Overlay East: M-3 Business Park District West: M-3 Business Park District
Lot Size:	~ 8.9 acres
Location:	N117 W6601 Forward Way (Tax Parcel No. 13-022-03-004.00)

Discussion:

The applicant requests approval to develop a ~86,700 sq. ft. industrial spec office/manufacturing/warehouse flex use building on this vacant site. Future tenants are not yet determined.

The M-3 Business Park District lists 'manufacture and fabrication of goods within the confines of a building', and 'business offices' as permitted uses that can be considered for approval by the Plan Commission.

The applicant's plans have been reviewed against the City's Code standards for the M-3 Business Park Zoning District and the requirements set forth in the Declaration of Restrictions and Covenants for the Highway 60 Business Park. Significant findings include:

- As compared to the M-3 Zoning District Standards
  - Plans comply with the lot area, lot width, lot coverage and minimum open space requirements.
  - Plans comply with the building setback, yard, and maximum height requirements.
  - Parking requirements are TBD, based upon proposed future tenant occupancies.
    - For Business Offices. One space per 200 square feet of gross floor area, plus one space per employee for the work shift with the largest number of employees, is required. (*If 30% of 86,700 is office, Code requirement would be ~142 stalls*).
    - For Manufacturing, Processing, Fabrication, and Storage Operations. One space per employee for the two consecutive work shifts with the largest number of employees, is required. *(If 30% of 86,700 is manufacturing, Code requirement would be ~20 stalls).*
    - For Warehouse. One space per employee for the work shift with the largest number of employees, plus one space per 5,000 square feet of gross floor area, is required. *(If 40% of 86,700 is warehouse, ~22 stalls would be required)*.
    - Parking stall sizes, at 10'w x 18'd are Code compliant. One-hundred-twenty-one (121) total parking stalls are proposed to be built at initial construction. Thirty-one (31) additional parking stalls are depicted on the plan for future development if/when the need should arise.
  - The loading dock and truck traffic center of this plan faces a residential development to the south. The Purpose Statement for M-3 Zoning District provides, among other things, that "Uses in the M-3 District are also intended to provide ample off-street parking and loading areas, and landscaped planting screens in those areas adjacent to or abutting residential or other non-commercial uses, to prevent adverse effects upon the adjoining areas". *Applicant has solved for screening between this site and the abutting residential use in this in the latest edition of plans.*

- As compared to the Declaration of Restrictions and Covenants for the Highway 60 Business Park
  - Maintained (vs natural) landscaping should be maintained throughout the front building setback, from side lot line to side lot line. *Applicant has solved for this in the latest edition of plans.*

- Eight parking stalls violate the required 25-foot parking setback. *Applicant has solved for this in the latest edition of plans.*
- Buildings shall be designed by an architect or engineer. All sides, elevations or facades of all buildings and structures shall be visually pleasing and architecturally and aesthetically compatible with the surrounding environment, as determined by the Plan Commission. Building materials shall be selected for their ability to present a visual statement of a building's purpose, attractiveness and permanence. The building materials used shall be harmonious with the general character of other buildings and structures on the property. *The SARB did, on October 21, 2025, recommend certain specific changes to the architectural features of the building (see minutes excerpt attached). Please see the applicant's narrative (attached) explaining the manner and extent to which they have solved for this in the latest edition of plans.*
- The front, side and rear walls of all buildings shall be faced with brick, decorative masonry, stone, or architecturally-finished (including, without limitation, painted) precast concrete panels or other decorative material approved by the Plan Commission. For the purpose of this architectural standard, light weight or cinder concrete block shall not be considered a decorative masonry material. Exterior gutters and downspouts shall be permitted only along the side and rear of buildings. *ok*
- Metal siding shall be used only as a minor building component not to exceed twenty-five percent (25%) of exterior wall surface, excluding roofing, in combination with one of the above materials unless there is Plan Commission approval to exceed this amount. The metal panels must be attractive, durable, of an earth tone or compatible color and not merely an inexpensive method of building. *ok*
- No building., structure or improvement shall be in excess of forty-five (45) feet in height above grade, excluding any utility penthouse. *ok*
- The architectural standards and design of any accessory buildings shall be consistent with the design and materials of the principal buildings(s). *N/A*
- Prefinished metal siding on rear or side walls shall be permitted until all expansions have been completed. At the time of completion, all side and rear walls shall have finished materials as agreed upon by the Plan Commission. *N/A*

General site landscaping is well thought out. It includes a green and colorful variety, and appropriate quantities of, trees, shrubs, perennials, and turf around the site, building, and parking areas.

Exterior lighting of the site and building calls for use of full cut-off type fixtures and recessed cans. This mitigates concerns as to glare. The only exception is with the low-intensity pedestrian-scale bollard lights near the parking lot and walkway areas. Maximum footcandles on the ground at the lot lines appear to be less than .5 throughout. This lighting plan is

considered to be compliant with Section 13-1-174 - Glare, Heat and External Lighting as setforth in the City Code.

A suitable dumpster location and design is provided within the latest edition of plans.

Recommendation:

The Planner recommends the following conditions be considered for attachment to any recommendation for approval the Plan Commission may be inclined to make in this matter:

1) The rear loading dock and extensive paved circulation area shall not be used as a parking lot (with the exception of vehicles temporarily backed-up to dock doors).
2) Outside storage of materials equipment and supplies at this site is neither proposed nor permitted at this time.
3) Rooftop HVAC shall not extend higher than the height of the shortest parapet wall on the building. All HVAC shall be screened from the surrounding view.
4) Any signs to be placed at this site/building shall be subject to the requirements of the City Sign Code and the Declaration of Restrictions and Covenants for the Highway 60 Business Park. A Sign Permit is required prior to the placement of any signs at this site.
5) Exterior gutters and downspouts shall be permitted only along the side and rear of buildings.
6) Prior to any occupancies in this building, the applicant agrees that the City Planner shall review and consider the scale and nature of each proposed use/tenancy and it's operating characteristics to determine if the use indeed complies with the permissions of the M-3 Zoning District and the Declaration of Restrictions and Covenants for the Highway 60 Business Park. The City Planner shall also consider whether the site has sufficient parking to support the proposed use. If the City Planner determines that a proposed future use/tenancy does not appear to be a suitable fit for this building given the types of uses permitted in the M-3 Zoning District, the types of uses permitted under the Declaration of Restrictions and Covenants for the Highway 60 Business Park, and/or the parking limitations of the site, the applicant may request a final determination of suitability from the Plan Commission.
7) Applicant to satisfy the requirements of City Engineer, Fire Department, Utility and other departments as to, for instance, but not necessarily limited to (see review/comments below).
    a. Recommend minimum slope of 1% for asphalt pavement.
    Recommend minimum slope of 0.5% for concrete curb & gutter.
    Thanks, Mike Wieser, P.E. Director of Engineering & Public Works
    b. There is electric near the property which can be extended to the new building. As usual CL&W will need a utility easement to the new transformer location. It was noted on the prints that a street light needs to be removed and relocated. On the print C-3 it states "Remove and salvage existing light pole for relocation…" this street light pole will need to be removed and relocated by CL&W.
    Thank you. Jeff Thierfelder Utility Engineer Cedarburg Light & Water Utility

c. Fire Department comments for this project are:
    - Ensure turning radii of all driveway points are adequate for fire apparatus to navigate
    - With there currently being no planned tenants, future alterations to the sprinkler system may be required depending on the hazard type of future tenants
    - The location of fire protection controls and features will be placed in locations approved by the fire department
    - Additional fire hydrants should be placed around the building – Plans indicate one hydrant by the West entrance to the property, which require a +750' hose lay to reach the SE corner of the building
- Having a hydrant located on the West, South, and East sides of the building/property would be ideal
- Additional Knox boxes may be needed based on the size of the building and configuration of tenant spaces. This should be discussed with fire department staff.

  Thank you, Blake R. Karnitz, FO, FM Captain of CRR Cedarburg Fire Department

d. Water Dept. Diagram also,
    - No real issues with this, however, I would like to know if the private 6" water main with the private fire hydrant is really necessary with a public fire hydrant right in front of this property on Forward Way…?

      Timothy D. Martin Water Utility Superintendent Cedarburg Light and Water Utility

8) City Engineer review and approval of all final grading, drainage, utility, erosion control, and stormwater management plans prior to issuance of a building permit.

CEDARBURG
WISCONSIN

LAND DEVELOPMENT APPLICATION

PROPERTY LOCATION/ADDRESS: Forward Way

APPLICANT/BUSINESSNAME: Design 2 Construct

APPLICANT/BUSINESS ADDRESS: Mark Hertzfeldt / [redacted]

STATUS OF APPLICANT: ☐ OWNER ☒ AGENT ☐ BUYER ☐ OTHER _____

PHONE: [redacted] EMAIL: [redacted]

PROPERTY OWNER (IF DIFFERENT): Luther Group / Dave Merrick

PROPERTY OWNER MAILING ADDRESS: [redacted]

PROPERTY OWNER PHONE: [redacted] PROPERTY OWNER EMAIL: [redacted]

REQUEST FOR (CHECK ALL THAT APPLY):

- ☐ CONCEPT REVIEW
- ☒ SITE/ARCHITECTURAL PLAN APPROVAL
- ☐ SUBDIVISION PLAT OR CSM REVIEW
- ☐ ZONING DISTRICT CHANGE
- ☐ CONDITIONAL USE ZONING
- ☐ ANNEXATION REQUEST
- ☐ VARIANCE/BOARD OF APPEALS
- ☐ OTHER _____

DESCRIBE REQUEST:

Construction of a new 85,000 sf spec industrial building

PLEASE SUBMIT: *FIVE (5) COPIES OF WRITTEN DESCRIPTION OF PROPOSAL OR REQUEST FOR CITY STAFF REVIEW -PLUS ELECTRONIC*
FIVE (5) FULL SETS OF SUPPORTING DRAWINGS, SKETCHES OR SURVEY MAPS FOR CITY STAFF REVIEW PLUS ELECTRONIC
TEN (10) SETS OF PLANS (11" x 17" MAX) FOR PLAN COMMISSION REVIEW -PLUS ELECTRONIC

ELECTRONIC COPIES MAY BE SENT TO THANAMAN@CITYOCFEDARBURG.WI.GOV

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

PROPERTY OWNER(S) SIGNATURE: _____ DATE: 9/24/25

FOR CITY STAFF USE ONLY

TOTAL FEE: $_____ (SEE FEE SCHEDULE ON REVERSE PAGE) DATE FEE PAID: _____

APPLICATION AND FEE RECEIVED BY: _____ PLAN COMMISSION MEETING DATE: _____

ATTACHMENTS (CHECK IF RECEIVED):

☐ FIVE DESCRIPTIONS ☐ FIVE FULL-SIZE SETS ☐ THIRTEEN PLAN SETS

PROPERTY TAX KEY NO/PLAN COMMISSION FILE NO: _____

ZONING: _____ ALDERMANIC DISTRICT: _____ PREVIOUS MEETING: _____

City of Cedarburg W63 N645 Washington Avenue PO Box 49 Cedarburg Wisconsin 53012-0049 (262) 375-7614 Fax (262) 375-7906
Website: www.ci.cedarburg.wi.us

Planning Department
City of Cedarburg
W63 N645 Washington Avenue
Cedarburg WI 53012

September 29, 2025

Re: Project Narrative for Speculative Industrial Building

Introduction:
Included with this project narrative you will find the graphical information regarding the proposed business development located on Forward Way in the Cedarburg Business Park. The proposed development will be a new Speculative Industrial Building. The new development will include a new free-standing 85,000 square foot building and the requisite site development needed to support the new building.

There are currently no tenants secured for the building.

Existing Site:
The existing site is approximately 8.09 acres and is currently vacant. The site frontage includes a stormwater pond to the East, undevelopable land to the South, Cornerstone Christian Learning Center to the west and similarly zoned parcels to the North. Vehicular access to the site is limited to Forward Way.

The base zoning of the site is designated "M-3 Business District" with additional covenants related to the Highway 60 Business Park.

Plan of Operation:
As this is a spec building a plan of operation for its occupants is not available at this time. All future tenants will be reviewed by the City of Cedarburg, the plan of operation for those tenants can be verified at that time.

The impact upon existing utilities by prospective tenants cannot be confirmed.

Proposed Building/Site:
The proposed building is approximately 85,000 square feet. The site design provides 103 total parking spaces (including 5 accessible spaces) located along Forward Way on the North side of the site. The site plan indicates no future expansion for building but does show future 21 parking stalls to the west. The building design provides for 8 loading docks initially with a potential for 8 additional docks in the future along with 4 overhead doors.

The building will be constructed using a combination of decorative precast concrete wall panels with cast relief and accent paint, aluminum composite material (ACM)

DESIGN 21 CONSTRUCT DEVELOPMENT CORPORATION
N173 W21010
Northwest Passage Way
Jackson, WI 53037
Tel: 262.677-9933
Fax: 262.677.9934

accent panel areas, prefinished metal canopy elements, aluminum storefront glazing systems and entrances. See enclosed drawings and imagery for further information.

HVAC units are intended to be located on the roof. The building design includes a parapet edge to screen mechanical units.

Storm-water management is addressed by utilizing the existing regional stormwater pond (adjacent to the property) which was designed to account for impervious areas on this property.

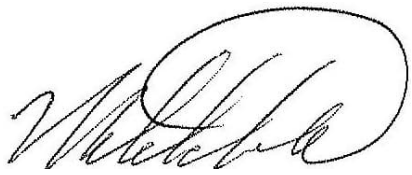
Landscaping for the site will follow all City of Cedarburg guidelines as outlined in the City zoning ordinance. Plans are included as part of this submittal package for consideration by the Plan Commission. This site exceeds the 30% greenspace requirement.

Our site lighting design intent includes lighting levels for the parking lots that provide an adequate level of light utilizing a combination of light poles and light bollards. A photometric study and light fixture cut sheets have been provided.

We do not believe this new development will negatively impact or be a nuisance to the surrounding neighborhood. This use is consistent with the nature of the surrounding neighborhood which is currently a semi-vacant business/industrial park. The traffic patterns in the neighborhood are already established and will not be affected by the new development. Forward Way and Hilltop Drive will provide access from STH 60 to the development.

If you have any questions or concerns regarding this proposed development please feel free to contact our office.

Sincerely,
Mark Hertzfeldt

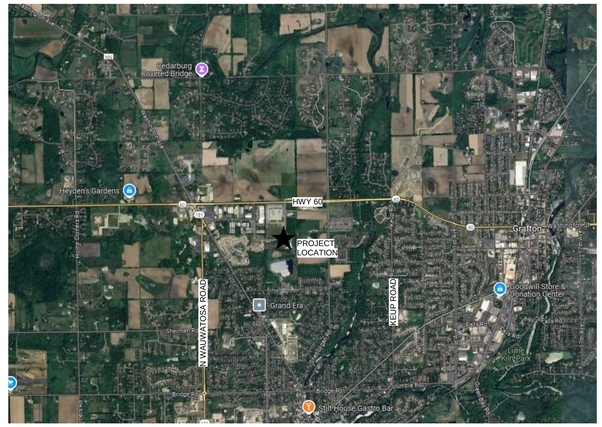


Design 2 Construct Development Corporation

BUILDING DESIGN FOR:

CEDARBURG SPEC INDUSTRIAL

FORWARD DRIVE



LOCATION MAP

N

SHEET INDEX:

		REV DATE
TS	TITLE SHEET	
CIVIL		
C-1	COVER SHEET	
C-2	GENERAL NOTES	
C-3	EXISTING CONDITIONS & DEMOLITION PLAN	
C-4	SITE DIMENSIONAL & PAVING PLAN	
C-5	GRADING PLAN	
C-6	EROSION CONTROL PLAN	
C-7	UTILITY PLAN	
C-8	CONSTRUCTION DETAILS	
C-9	CONSTRUCTION DETAILS	
-	FIRE TRUCK TURNING EXHIBIT	
LANDSCAPING		
L-1	LANDSCAPE OVERVIEW	
L-2	LANDSCAPE ENLARGEMENT - WEST	
L-3	LANDSCAPE ENLARGEMENT - EAST	
L-4	LANDSCAPE ENLARGEMENT - SOUTHWEST	
L-5	LANDSCAPE GENERAL NOTES & DETAILS	
ARCHITECTURAL		
A1.0	ARCHITECTURAL SITE PLAN	
A2.1	FIRST FLOOR PLAN - OVERALL	
A4.1	EXTERIOR ELEVATIONS	
SL-1	SITE LIGHTING LAYOUT	
X10.1	RENDERINGS	
X10.2	RENDERINGS	
X10.3	RENDERINGS	
X10.4	RENDERINGS	
X10.5	RENDERINGS	

PROJECT CONTACTS

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ARCHITECT — MARK HERTZFELDT

SUPERVISING PROFESSIONAL — MH

PROJECT MANAGER — TBD

PROJECT NO. — 25-00141

DATE — 09.29.2025

SEAL

CIVIL CONSULTANT

LANDSCAPE CONSULTANT

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DEVELOPMENT CORPORATION

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BUILDING DESIGN FOR:
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FORWARD DRIVE
CEDARBURG, WI

SHEET TITLE
TITLE SHEET

REVISIONS

PROJECT DATA
DATE 09.29.2025
JOB NO. 25-00141
SET USE PLAN COMMISSION
DRAWN BY TJD
SHEET NO.

TS

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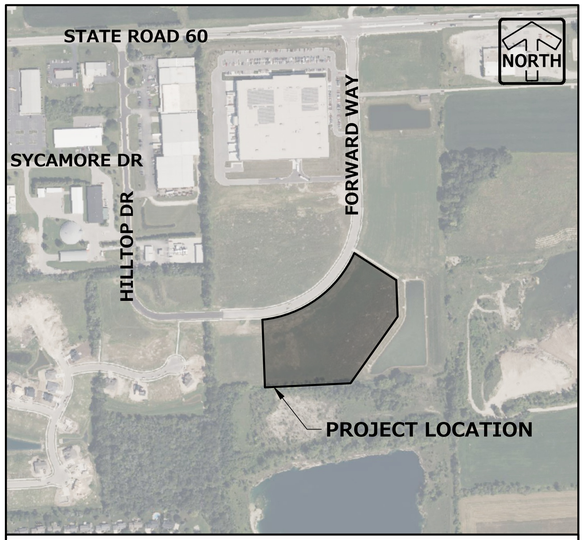
ONSITE CIVIL ENGINEERING INFRASTRUCTURE PLANS
FOR
CEDARBURG INDUSTRIAL
CITY OF CEDARBURG, WISCONSIN

PLANS PREPARED FOR
LUTHER GROUP
780 ELM GROVE ROAD, SUITE 120
ELM GROVE, WI 53122



LOCATION MAP
SCALE 1" = 400'

INDEX OF SHEETS

C-1	COVER SHEET
C-2	GENERAL NOTES
C-3	EXISTING CONDITIONS & DEMOLITION PLAN
C-4	SITE DIMENSIONAL & PAVING PLAN
C-5	GRADING PLAN
C-6	EROSION CONTROL PLAN
C-7	UTILITY PLAN
C-8 - C-9	CONSTRUCTION DETAILS
L-1	LANDSCAPE OVERVIEW
L-2 - L-4	LANDSCAPE ENLARGEMENT
L-5	LANDSCAPE GENERAL NOTES & DETAILS

REQUIRED SUBMITTALS FOR APPROVAL

1. ASPHALT PAVEMENTS
2. CONCRETE PAVEMENTS (EXTERIOR)
3. STONE BASE COURSE
4. TRENCH BACKFILL
5. PIPE BEDDING
6. TIE BARS
7. DOWEL BARS
8. DOWEL BAR BASKETS

REQUIRED SUBMITTALS FOR RECORDS

1. WATER MAIN PIPE FITTINGS
2. SANITARY SEWER
3. STORM SEWER
4. SUBGRADE STABILIZATION (IF APPLICABLE)

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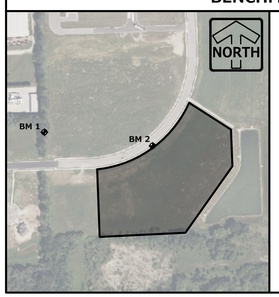
LEGEND

	EXISTING	PROPOSED
SANITARY MANHOLE		
STORM MANHOLE		
CATCH BASIN		
INLET		
PRECAST FLARED END SECTION		
CONCRETE HEADWALL		
VALVE VAULT		
VALVE BOX		
FIRE HYDRANT		
BUFFALO BOX		
CLEANOUT		
SANITARY SEWER		
FORCE MAIN		
STORM SEWER		
WATER MAIN		
UTILITY CROSSING		
GRANULAR TRENCH BACKFILL		
LIGHTING		
ELECTRICAL CABLE		
ELECTRICAL TRANSFORMER OR PEDESTAL		
POWER POLE		
POWER POLE WITH LIGHT		
GUY WIRE		
STREET SIGN		
GAS MAIN		
TELEPHONE LINE		
CONTOUR	749	749
SPOT ELEVATION	× (750.00)	× 750.00
WETLANDS		
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		
DITCH OR SWALE		
DIVERSION SWALE		
OVERFLOW RELIEF ROUTING		
TREE WITH TRUNK SIZE		
SOIL BORING		
TOPSOIL PROBE		
FENCE LINE, TEMPORARY SILT		
FENCE LINE, WIRE		
FENCE LINE, CHAIN LINK OR IRON		
FENCE LINE, WOOD OR PLASTIC		
CONCRETE SIDEWALK		
CURB AND GUTTER		
DEPRESSED CURB		
REVERSE PITCH CURB & GUTTER		
EASEMENT LINE		
PROPERTY LINE		

ABBREVIATIONS

BL	BASE LINE	NSI	NATIVE SOIL INTERFACE
C	LONG CHORD OF CURVE	NWL	NORMAL WATER LEVEL
C & G	CURB AND GUTTER	PC	POINT OF CURVATURE
CB	CATCH BASIN	PT	POINT OF TANGENCY
CL	CENTERLINE	PVI	POINT OF VERTICAL INTERSECTION
D	DEGREE OF CURVE	R	RADIUS
EP	EDGE OF PAVEMENT	ROW	RIGHT-OF-WAY
FF	FINISHED FLOOR	SAN	SANITARY SEWER
FG	FINISHED GRADE	ST	STORM SEWER
FL	FLOW LINE	T	TANGENCY OF CURVE
FP	FLOODPLAIN	TB	TOP OF BANK
FR	FRAME	TC	TOP OF CURB
FW	FLOODWAY	TF	TOP OF FOUNDATION
HWL	HIGH WATER LEVEL	TS	TOP OF SIDEWALK
INV	INVERT	TW	TOP OF WALK
L	LENGTH OF CURVE	WM	WATER MAIN
MH	MANHOLE	△	INTERSECTION ANGLE

BENCHMARKS



NOTE

WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE)

REFERENCE BENCHMARK

CONCRETE MONUMENT WITH ALUMINUM CAP
NW CORNER OF NE 1/4 SEC 22, T10N, R21E
ELEV = 858.75

SITE BENCHMARKS

NE FLANGE BOLT ON HYDRANT
ELEV = 853.44

GENERAL NOTES

1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
2. A GEOTECHNICAL REPORT FOR THIS SITE HAS NOT BEEN PREPARED AT THIS TIME. THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
4. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.
6. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
7. PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
8. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
9. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
10. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
11. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGER'S HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.
12. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
13. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
14. THE CONTRACTOR SHALL INDEMNIFY THE VILLAGE, VILLAGE ENGINEER, VILLAGE BUILDING INSPECTOR, OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
15. PRIOR TO CONSTRUCTION, A PRECONSTRUCTION MEETING MUST BE HELD AT THE VILLAGE OFFICES. THE PRECONSTRUCTION MEETING SHALL BE SCHEDULED AND MODERATED BY THE DESIGN ENGINEER OF RECORD.

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EXPIRATION DATE: JULY 31, 2026

PINNACLE ENGINEERING GROUP, LLC
ENGINEER'S LIMITATION

PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION.

REVIEWED: TGM
DESIGNED: AFH
DRAFTED: DFL

PLAN | DESIGN | DELIVER
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PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

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CEDARBURG INDUSTRIAL
FORWARD WAY
CITY OF CEDARBURG, WISCONSIN

COVER SHEET

REVISIONS

1	PC SUBMITTAL	10/28/25			

PEGS JOB NO.: 6501.00
PEGS PM: TGM
START DATE: 09/11/25
SCALE: N.T.S.

SHEET
C-1
OF
C-9

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COVER SHEET

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SITE AND DIMENSIONAL PLAN NOTES

1. ALL DIMENSIONS ARE EDGE OF PAVEMENT, FACE OF CURB, SHOULDER, OR CENTER OF LANE LINE UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
2. ALL PROPOSED CURB AND GUTTER SHALL BE 18" STANDARD CURB AND GUTTER (SEE DETAIL). UNLESS OTHERWISE NOTED. CURB AND GUTTER DRAINING AWAY FROM THE FACE OF CURB IS NOTED AS REVERSE CURB AND GUTTER.
3. BUILDING DIMENSIONS AND ADJACENT PARKING AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE (1-800-242-8511) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
5. IMPROVEMENTS ADJACENT TO BUILDING IF SHOWN SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS, AND DETAILS.
6. REFER TO ELECTRICAL PLANS FOR LIGHTING LOCATIONS, SPECIFICATIONS, AND DETAILS.
7. SEE ADDITIONAL NOTES AND DETAILS ON CONSTRUCTION DETAILS.
8. ALL PAVING SHALL CONFORM TO STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, LATEST EDITION AND APPLICABLE CITY OF CEDARBURG ORDINANCES, AND SPECIFICATIONS CONTAINED WITHIN THIS PLAN SET.
9. PAVEMENT DESIGN SHALL BE AS INDICATED ON TEMPLATE EXHIBIT DRAWINGS, TENANTS PAVEMENT DESIGN GUIDELINES, AND PROTOTYPICAL DETAILS PROVIDED CONTRACTOR SHALL USE WHITE EPOXY STRIPING ON ASPHALT AND YELLOW EPOXY STRIPING ON CONCRETE.
10. PROVIDE CONTRACTOR GRADE ACRYLIC, STRIPING EPOXY FOR NEW ASPHALT OR COATED ASPHALT. APPLY MARKING EPOXY AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES OR TO MANUFACTURER'S SPECIFICATION, WHICHEVER IS GREATER.
11. THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT EXISTING PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
12. DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.
13. LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.
14. PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
15. BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
16. ASPHALTIC CONCRETE PAVING SPECIFICATIONS
    - 16.1. CODES AND STANDARDS: THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION. HEREAFTER,THIS PUBLICATION WILL BE REFERRED TO AS THE STATE HIGHWAY SPECIFICATIONS.
    - 16.2. WEATHER LIMITATIONS: APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE.CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° (4°C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).
    - 16.3. GRADE CONTROL: ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
    - 16.4. CRUSHED AGGREGATE BASE COURSE: THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
    - 16.5. BINDER COURSE AGGREGATE: THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 315, STATE HIGHWAY SPECIFICATIONS.
    - 16.6. SURFACE COURSE AGGREGATE: THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 465, STATE HIGHWAY SPECIFICATIONS.
    - 16.7. ASPHALTIC MATERIALS: THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.
    - 16.8. SURFACE PREPARATION: NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
17. TRAFFIC CONTROL SHALL BE PER M.U.T.C.D.
18. PUBLIC CURB & GUTTER REPLACEMENT SHALL BE TIED TO EXISTING CURB & GUTTER WITH #4 TIE BARS. PUBLIC CURB & GUTTER SHALL BE A 6-BAG MIX.
19. TIE BARS: PLACE AT ALL LONGITUDINAL JOINTS IN ENTRANCE AREAS/ROADS PER WISDOT 13C01. PLACE IN CURB AND GUTTER PER WISDOT 8D01.

GRADING NOTES

1. CONTRACTOR SHALL VERIFY ALL GRADES, ENSURE ALL AREAS DRAIN PROPERLY AND REPORT ANY DISCREPANCIES TO PINNACLE ENGINEERING GROUP PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
2. ALL EXISTING CONTOURS REPRESENT EXISTING SURFACE GRADES UNLESS OTHERWISE NOTED. ALL PROPOSED GRADES SHOWN ARE FINISH SURFACE GRADES UNLESS OTHERWISE NOTED.
3. SPOT ELEVATIONS REPRESENT THE GRADE ALONG THE CURB AND GUTTER FLANGELINE UNLESS OTHERWISE NOTED.
4. ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS DEPICTED IN THE PLANS.
    - 4.1. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATION(S) OF ALL GRADING QUANTITIES. WHILE PEG ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARD OF CARE, THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE. THE CONTRACTOR MAY SOLICIT APPROVAL FROM ENGINEER/OWNER TO ADJUST FINAL GRADES FROM DESIGN GRADES TO PROVIDE AN OVERALL SITE BALANCE AS A RESULT OF FIELD CONDITIONS.
5. GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS, WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT PONDING, AND IF NECESSARY PUMPING TO ALLEVIATE PONDING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSUITABLE SOILS CREATED/ORIGINATED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS DUE TO WEATHER.
6. THE CONTRACTOR IS RESPONSIBLE FOR MEETING MINIMUM COMPACTION STANDARDS. THE CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTION CANNOT BE OBTAINED. THE PROJECT'S GEOTECHNICAL CONSULTANT SHALL DETERMINE WHICH IN-SITU SOILS ARE TO BE CONSIDERED UNSUITABLE SOILS. THE ENGINEER/OWNER AND GEOTECHNICAL TESTING CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.
7. IN THE EVENT THAT ANY MOISTURE-DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY TO BRING THE MATERIAL INTO COMPLIANCE AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.
8. WITH THE AUTHORIZATION OF THE ENGINEER/OWNER, MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON FILL AREAS IN AN EFFORT TO DRY. CONTRACTOR SHALL CLEARLY FIELD MARK THE EXTERIOR LIMITS OF SPREAD MATERIAL WITH PAINTED LATH AND SUBMIT A PLAN TO THE ENGINEER/OWNER THAT IDENTIFIES THE LIMITS. UNDER NO CONDITION SHALL THE SPREAD MATERIAL DEPTH EXCEED THE MOST RESTRICTIVE OF: THE EFFECTIVE TREATMENT DEPTH OF MACHINERY THAT WILL BE USED TO TURNOVER THE SPREAD MATERIAL; OR THE MAXIMUM COMPACTION LIFT DEPTH.
9. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.
10. THE SITE SHALL BE COMPLETED TO WITHIN 0.10-FT (+/-) OF THE PROPOSED GRADES AS INDICATED WITHIN THE PLANS PRIOR TO PLACEMENT OF TOPSOIL OR STONE. CONTRACTOR IS ENCOURAGED TO SEQUENCE CONSTRUCTION SUCH THAT THE SITE IS DIVIDED INTO SMALLER AREAS TO ALLOW STABILIZATION OF DISTURBED SOILS IMMEDIATELY UPON COMPLETION OF INDIVIDUAL SMALLER AREAS.
11. CONTRACTOR SHALL CONTACT "DIGGER'S HOTLINE" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING SAID UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
12. CONTRACTOR SHALL PROTECT INLETS AND ADJACENT PROPERTIES WITH SILT FENCING OR APPROVED EROSION CONTROL METHODS UNTIL CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL PLACE SILT FENCING AT DOWN SLOPE SIDE OF GRADING LIMITS.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING FACILITIES OR UTILITIES. ANY DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
14. WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
15. CONTRACTOR SHALL COMPLY WITH ALL CITY OF CEDARBURG AND OZAUKEE COUNTY CONSTRUCTION STANDARDS/ORDINANCES.
16. LANDSCAPE AND TURF AREAS SHALL HAVE A MINIMUM OF 4-INCH TOPSOIL REPLACEMENT, UNLESS OTHERWISE SPECIFIED ON THE LANDSCAPE PLANS.
17. TOPSOIL BERMING SHALL ACHIEVE 90% STANDARD PROCTOR DENSITY AT 3%(±) OPTIMUM MOISTURE CONTENT.
18. SURVEY BENCHMARKS AND MAPPING HAS BEEN PROVIDED BY PINNACLE ENGINEERING GROUP. IN NO WAY DOES PEG WARRANT THE BASEMAP IS ALL INCLUSIVE OR REPRESENTATIVE OF ACTUAL CONDITIONS. CONTRACTOR SHALL PROVIDE CHECKS AS NECESSARY TO VERIFY THE BASEMAP CONTENT AND ACCURACY.

GENERAL UTILITY NOTES

1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
3. UTILITY CONSTRUCTION AND SPECIFICATIONS SHALL COMPLY WITH THE CITY OF CEDARBURG STANDARDS AND SPECIFICATIONS AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES SPS 382.
4. LENGTHS OF PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPUTATIONS OF MATERIALS REQUIRED TO COMPLETE WORK. LENGTHS SHALL BE FIELD VERIFIED DURING CONSTRUCTION.
5. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OF THE AREAS DISTURBED DURING CONSTRUCTION.
6. CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF PROPOSED UTILITIES AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS PRIOR TO ATTEMPTING CONNECTIONS AND BEGINNING UTILITY CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
7. ALL NEW ON-SITE SANITARY, STORM AND WATER UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER, EXCEPT FOR THOSE UTILITIES IDENTIFIED AS PUBLIC.
8. THE CONTRACTOR SHALL CONTACT THE CITY OF CEDARBURG PUBLIC WORKS DEPARTMENT 48-HOURS IN ADVANCE OF SANITARY, WATER AND STORM CONNECTIONS TO THE VILLAGE-OWNED SYSTEM TO SCHEDULE INSPECTIONS.
9. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES ARE SHOWN ON THE ARCHITECTURAL PLANS AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROPER AUTHORITIES FOR ANY REQUIRED PERMITS, AUTHORIZATIONS, TRAFFIC CONTROL AND ANY PERMIT FEES REQUIRED.
11. FIELD TILE CONNECTION - ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.
12. THE CONTRACTOR IS RESPONSIBLE FOR THE SIZE, TYPE AND NUMBER OF WATER MAIN BENDS, HORIZONTAL AND VERTICAL, REQUIRED TO COMPLETE CONSTRUCTION. COST FOR BENDS, HORIZONTAL AND VERTICAL, SHALL BE INCIDENTAL AND INCLUDED IN THE OVERALL COST OF THE CONTRACT.
13. TRACER WIRE: COPPERHEAD TRACER WIRE #10 SOLID CCS SUPERFLEX (BLUE). WIRE CONNECTORS SHALL BE SNAKEBITE (BLUE) MADE BY COPPERHEAD INDUSTRIES, LLC. THE TRACER WIRE FOR THE SANITARY SEWER LATERAL (GREEN) SHALL BE CONTINUOUS AND SHALL BE EXTENDED ABOVE GRADE VIA A 4-INCH PVC PIPE WITH SCREW-ON CAP ADJACENT TO THE PROPOSED TERMINATION POINT OF THE LATERAL FOR THE PROPOSED BUILDING. TRACER WIRE FOR WATER MAIN SHALL BE INSTALLED WITH #12-GAUGE TRACER WIRE AND SHALL TERMINATE IN TRACER WIRE ACCESS BOXES AT ALL FIRE HYDRANTS.
14. WATER MAIN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6.5 FEET. INSULATION AND PLACING OF INSULATION SHALL CONFORM TO CHAPTER 4.17.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH ITS LATEST ADDENDUM (TYP.).
15. SEE UTILITY PLANS AND CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.

STORM SEWER NOTES

1. PIPE - REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443. STRENGTH CLASSIFICATIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

HEIGHT OF COVER (FEET):	0-2	2-3	3-6	6-15	15-25	25+
MINIMUM CONCRETE PIPE CLASSIFICATION:	IV	III	II	III	IV	ENGINEER TO SPECIFY

2. HIGH DENSITY DUAL-WALL POLYETHYLENE N-12 CORRUGATED PIPE (HDPE) SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE "S", OR POLYVINYL CHLORIDE (PVC) - CLASS PS46 MEETING AASHTO M278, AS NOTED. IF HDPE PIPE IS USED FOR POND OUTFALLS, A MINIMUM OF THREE (3) SECTIONS (2 STRAPS) SHALL BE STRAPPED TOGETHER.
3. INLETS - INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NO. 25 OF THE "STANDARD SPECIFICATIONS" WITH A 1'-8" X 2'-6" MAXIMUM OPENING. SEE CONSTRUCTION DETAILS FOR FRAME AND GRATE TYPES. STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO PINNACLE ENGINEERING GROUP FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.
4. BACKFILL AND BEDDING - STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL.
5. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS". MANHOLE FRAMES AND COVERS - SEE CONSTRUCTION DETAILS.
6. IF HDPE PIPE IS USED FOR POND OUTFALLS, A MINIMUM OF THREE (3) SECTIONS (2 STRAPS) SHALL BE STRAPPED TOGETHER. 15. TRACER WIRE SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THESE CODE SECTIONS AS PER 182.0715(2R) OF THE STATUTES.

WATER MAIN NOTES

1. PIPE - WATER MAIN SHALL BE POLYVINYL CHLORIDE (PVC) PIPE MEETING THE REQUIREMENTS OF AWWA STANDARD C-900, CLASS 235, DR-18, WITH CAST IRON O.D. AND INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS.
2. VALVES AND VALVE BOXES - GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-500 AND CHAPTER 8.27.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.
3. HYDRANTS - HYDRANTS SHALL CONFORM TO THE CITY OF CEDARBURG STANDARDS AND SPECIFICATIONS AND IN ACCORDANCE WITH FILE NO. 38 OF THE "STANDARD SPECIFICATIONS." THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18-INCHES AND NO GREATER THAN 24-INCHES. HYDRANT MANUFACTURE: WATEROUS PACER WITH WATER SERIES 2500 VALVES.
4. BEDDING AND COVER MATERIAL - PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE "STANDARD SPECIFICATIONS".
5. ALL DUCTILE FITTINGS, VALVES, AND VALVE BOXES SHALL CONFORM WITH ALL CITY OF CEDARBURG STANDARD SPECIFICATIONS FOR DEVELOPMENT AND SHALL BE TRIPLE WRAPPED AND SECURELY TAPED AROUND WITH POLYETHYLENE AS SPECIFIED IN CHAPTER 4.4.4 AND 8.21.0 OF THE "STANDARD SPECIFICATIONS".
6. BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS".
7. GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL.
8. SLURRY BACK FILL UNDER PUBLIC ROAD PAVEMENT. SLURRY LIMITS: FROM TOP OF COVER STONE TO PAVEMENT. SLURRY TO BE 1-BAG PORTLAND MIX.
9. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".

SANITARY SEWER NOTES

1. PIPE - SANITARY SEWER PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, SDR-35 (UP TO 15' OF COVER) & SDR-26 (GREATER THAN 15'), WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212.
2. BEDDING AND COVER MATERIAL - BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE "STANDARD SPECIFICATION" WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.43.2 (A).
3. BEDDING AND COVER MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO INSURE ADEQUATE COMPACTING OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT."
4. BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS."
5. SLURRY BACK FILL UNDER PUBLIC ROAD PAVEMENT. SLURRY LIMITS: FROM TOP OF COVER STONE TO PAVEMENT. SLURRY TO BE 1-BAG PORTLAND MIX.
6. GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL.
7. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS."
8. MANHOLES - MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NOS. 12, 13 AND 15 OF THE "STANDARD SPECIFICATIONS" AND ALL STANDARDS AND SPECIFICATIONS OF THE CITY OF CEDARBURG. STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO PINNACLE ENGINEERING GROUP FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.
9. MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1661.

EROSION & SEDIMENT CONTROL NOTES

1. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT ("WPDES" PERMIT NO. WI-S067831-4) FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL TECHNICAL STANDARDS AND PROVISIONS IN EFFECT AT THE TIME OF CONSTRUCTION. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMP'S). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THE BMP'S PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
2. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY OWNER/ENGINEER OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
3. MODIFICATIONS TO THE APPROVED SWPPP IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL MODIFICATIONS MUST BE APPROVED BY OWNER/ENGINEER/GOVERNING AGENCY PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.
5. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION(S) WITH THE PROPER AUTHORITIES, PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
6. PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST IMMEDIATELY AND AS REQUESTED BY THE GOVERNING AGENCIES.
7. ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED TO TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS . ALL INLETS, STRUCTURES, PIPES, AND SWALES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND DEBRIS.
8. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, WATER MAIN, ETC.) OUTSIDE OF THE PERIMETER CONTROLS SHALL INCORPORATE THE FOLLOWING:
    - 8.1. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
    - 8.2. BACKFILL, COMPACT AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
    - 8.3. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO STORM SEWER OR DITCHES.
9. AT A MINIMUM, SEDIMENT BASINS AND NECESSARY TEMPORARY DRAINAGE PROVISIONS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE BEGINNING OF SIGNIFICANT MASS GRADING OPERATIONS TO PREVENT OFFSITE DISCHARGE OF UNTREATED RUNOFF.
10. ALL WATERCOURSES AND WETLANDS SHALL BE PROTECTED WITH SILT FENCE TO PREVENT ANY DIRECT DISCHARGE FROM DISTURBED SOILS.
11. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
12. TOPSOIL STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENC

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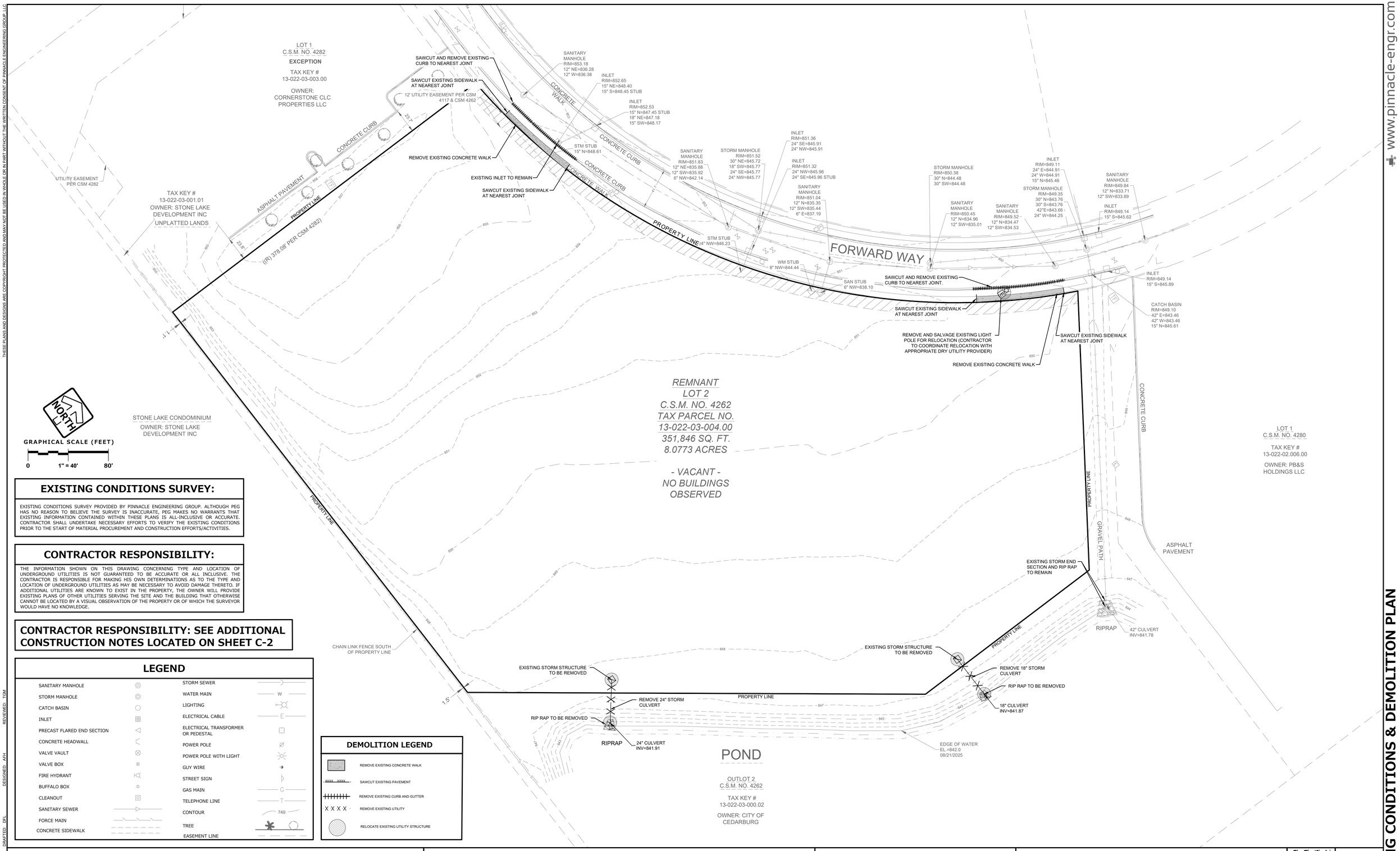

EXISTING CONDITIONS SURVEY:

EXISTING CONDITIONS SURVEY PROVIDED BY PINNACLE ENGINEERING GROUP. ALTHOUGH PEG HAS NO REASON TO BELIEVE THE SURVEY IS INACCURATE, PEG MAKES NO WARRANTS THAT EXISTING INFORMATION CONTAINED WITHIN THESE PLANS IS ALL-INCLUSIVE OR ACCURATE. CONTRACTOR SHALL UNDERTAKE NECESSARY EFFORTS TO VERIFY THE EXISTING CONDITIONS PRIOR TO THE START OF MATERIAL PROCUREMENT AND CONSTRUCTION EFFORTS/ACTIVITIES.

CONTRACTOR RESPONSIBILITY:

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL OBSERVATION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE.

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

LEGEND

- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- INLET
- PRECAST FLARED END SECTION
- CONCRETE HEADWALL
- VALVE VAULT
- VALVE BOX
- FIRE HYDRANT
- BUFFALO BOX
- CLEANOUT
- SANITARY SEWER
- FORCE MAIN
- CONCRETE SIDEWALK
- STORM SEWER
- WATER MAIN (W)
- LIGHTING
- ELECTRICAL CABLE (E)
- ELECTRICAL TRANSFORMER OR PEDESTAL
- POWER POLE
- POWER POLE WITH LIGHT
- GUY WIRE
- STREET SIGN
- GAS MAIN (G)
- TELEPHONE LINE (T)
- CONTOUR (749)
- TREE
- EASEMENT LINE

DEMOLITION LEGEND

- REMOVE EXISTING CONCRETE WALK
- SAWCUT EXISTING PAVEMENT
- REMOVE EXISTING CURB AND GUTTER
- REMOVE EXISTING UTILITY
- RELOCATE EXISTING UTILITY STRUCTURE

REVIEWED: TGM
DESIGNED: APH
DRAFTED: DFL

PLAN | DESIGN | DELIVER
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PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

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CEDARBURG INDUSTRIAL
FORWARD WAY
CITY OF CEDARBURG, WISCONSIN

EXISTING CONDITIONS & DEMOLITION PLAN

REVISIONS

1	PC SUBMITTAL	10/28/25			

PEG JOB No. 6501.00
PEG PM TGM
START DATE 09/11/25
SCALE 1" = 40'

SHEET C-3 OF C-9

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EXISTING CONDITIONS & DEMOLITION PLAN

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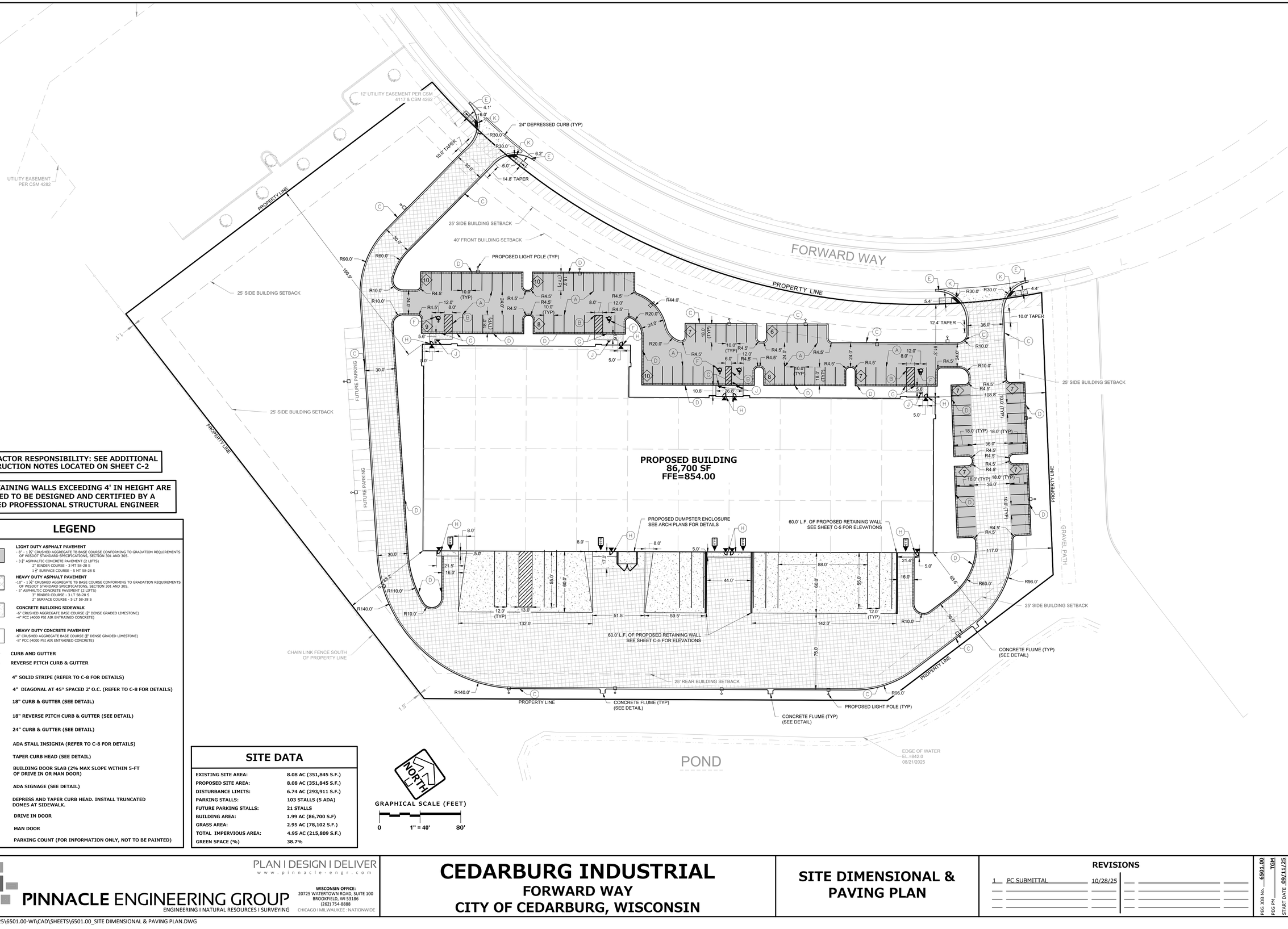

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

ALL RETAINING WALLS EXCEEDING 4' IN HEIGHT ARE REQUIRED TO BE DESIGNED AND CERTIFIED BY A LICENSED PROFESSIONAL STRUCTURAL ENGINEER

LEGEND

- **LIGHT DUTY ASPHALT PAVEMENT**
  - 8" - 1 ½" CRUSHED AGGREGATE TB BASE COURSE CONFORMING TO GRADATION REQUIREMENTS OF WISDOT STANDARD SPECIFICATIONS, SECTION 301 AND 305.
  - 3 ½" ASPHALTIC CONCRETE PAVEMENT (2 LIFTS)
    - 2" BINDER COURSE - 3 MT 58-28 S
    - 1 ½" SURFACE COURSE - 5 MT 58-28 S
- **HEAVY DUTY ASPHALT PAVEMENT**
  - 10" - 1 ½" CRUSHED AGGREGATE TB BASE COURSE CONFORMING TO GRADATION REQUIREMENTS OF WISDOT STANDARD SPECIFICATIONS, SECTION 301 AND 305.
  - 5" ASPHALTIC CONCRETE PAVEMENT (2 LIFTS)
    - 3" BINDER COURSE - 3 LT 58-28 S
    - 2" SURFACE COURSE - 5 LT 58-28 S
- **CONCRETE BUILDING SIDEWALK**
  - 6" CRUSHED AGGREGATE BASE COURSE (¾" DENSE GRADED LIMESTONE)
  - 4" PCC (4000 PSI AIR ENTRAINED CONCRETE)
- **HEAVY DUTY CONCRETE PAVEMENT**
  - 6" CRUSHED AGGREGATE BASE COURSE (¾" DENSE GRADED LIMESTONE)
  - 8" PCC (4000 PSI AIR ENTRAINED CONCRETE)

- **CURB AND GUTTER**
- **REVERSE PITCH CURB & GUTTER**

- (A) **4" SOLID STRIPE (REFER TO C-8 FOR DETAILS)**
- (B) **4" DIAGONAL AT 45° SPACED 2' O.C. (REFER TO C-8 FOR DETAILS)**
- (C) **18" CURB & GUTTER (SEE DETAIL)**
- (D) **18" REVERSE PITCH CURB & GUTTER (SEE DETAIL)**
- (E) **24" CURB & GUTTER (SEE DETAIL)**
- (F) **ADA STALL INSIGNIA (REFER TO C-8 FOR DETAILS)**
- (G) **TAPER CURB HEAD (SEE DETAIL)**
- (H) **BUILDING DOOR SLAB (2% MAX SLOPE WITHIN 5-FT OF DRIVE IN OR MAN DOOR)**
- (J) **ADA SIGNAGE (SEE DETAIL)**
- (K) **DEPRESS AND TAPER CURB HEAD. INSTALL TRUNCATED DOMES AT SIDEWALK.**
- **DRIVE IN DOOR**
- **MAN DOOR**
- (16) **PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)**

SITE DATA

EXISTING SITE AREA:	**8.08 AC (351,845 S.F.)**
PROPOSED SITE AREA:	**8.08 AC (351,845 S.F.)**
DISTURBANCE LIMITS:	**6.74 AC (293,911 S.F.)**
PARKING STALLS:	**103 STALLS (5 ADA)**
FUTURE PARKING STALLS:	**21 STALLS**
BUILDING AREA:	**1.99 AC (86,700 S.F)**
GRASS AREA:	**2.95 AC (78,102 S.F.)**
TOTAL IMPERVIOUS AREA:	**4.95 AC (215,809 S.F.)**
GREEN SPACE (%)	**38.7%**

NORTH

GRAPHICAL SCALE (FEET)

0 — 1" = 40' — 80'

REVIEWED: TGM
DESIGNED: AFH
DRAFTED: DPL

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PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

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CEDARBURG INDUSTRIAL
FORWARD WAY
CITY OF CEDARBURG, WISCONSIN

SITE DIMENSIONAL & PAVING PLAN

REVISIONS

1	PC SUBMITTAL	10/28/25	

PEG JOB No. 6501.00
PEG PM TGM
START DATE 09/11/25
SCALE 1" = 40'

SHEET
C-4
OF
C-9

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SITE DIMENSIONAL & PAVING PLAN

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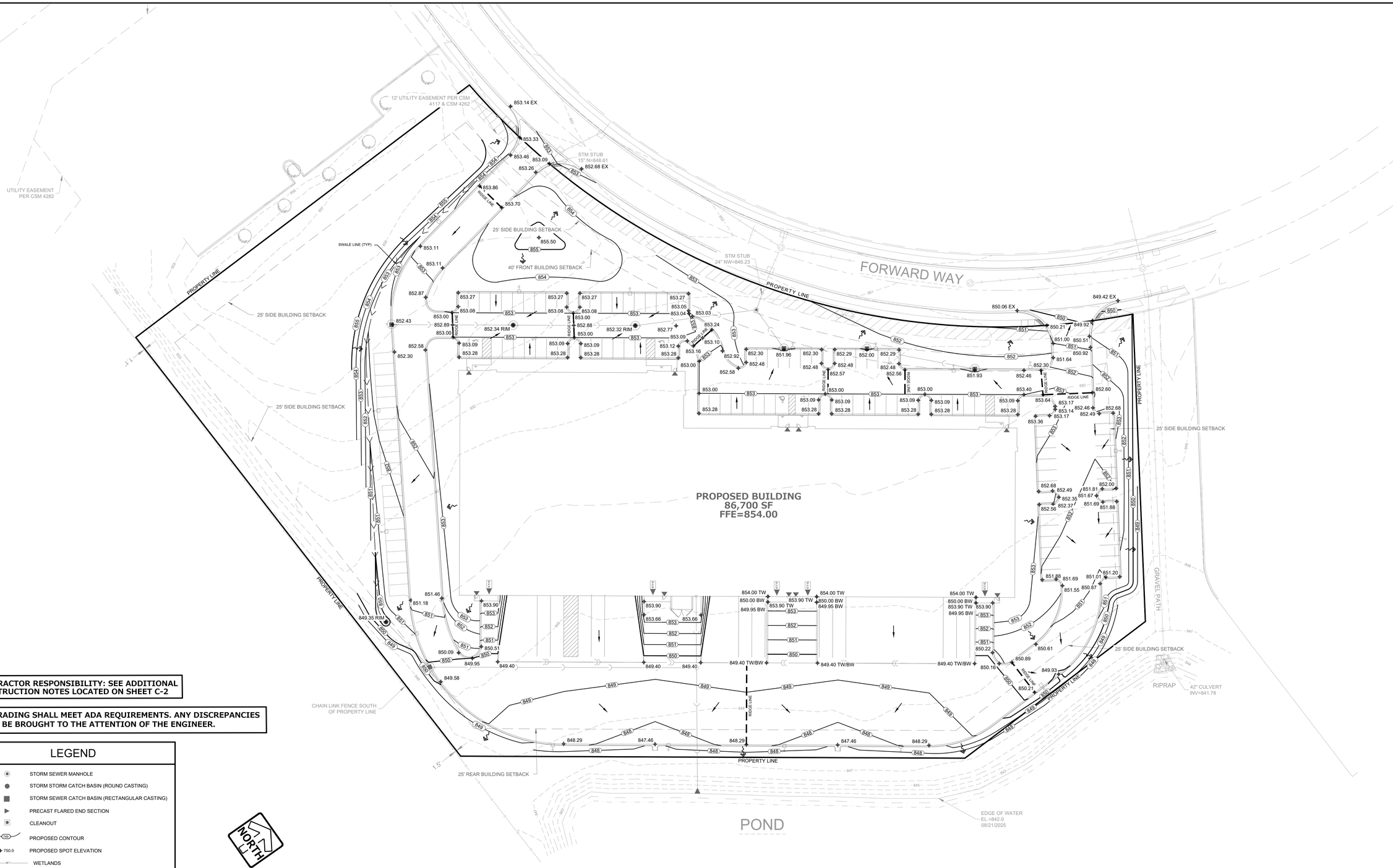

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

ALL GRADING SHALL MEET ADA REQUIREMENTS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.

LEGEND

- STORM SEWER MANHOLE
- STORM STORM CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST FLARED END SECTION
- CLEANOUT
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- WETLANDS
- FLOODPLAIN
- HIGH WATER LEVEL (HWL)
- DIRECTION OF SURFACE FLOW
- NORMAL WATER LEVEL (NWL)
- DITCH OR SWALE

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

REVIEWED: TGM
DESIGNED: APH
DRAFTED: DPL

PLAN I DESIGN I DELIVER
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PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE - NATIONWIDE

CEDARBURG INDUSTRIAL
FORWARD WAY
CITY OF CEDARBURG, WISCONSIN

GRADING PLAN

REVISIONS

1	PC SUBMITTAL	10/28/25	

PEG JOB No.: 6501.00
PEG PM: TGM
START DATE: 09/11/25
SCALE: 1" = 40'

SHEET C-5 OF C-9

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GRADING PLAN

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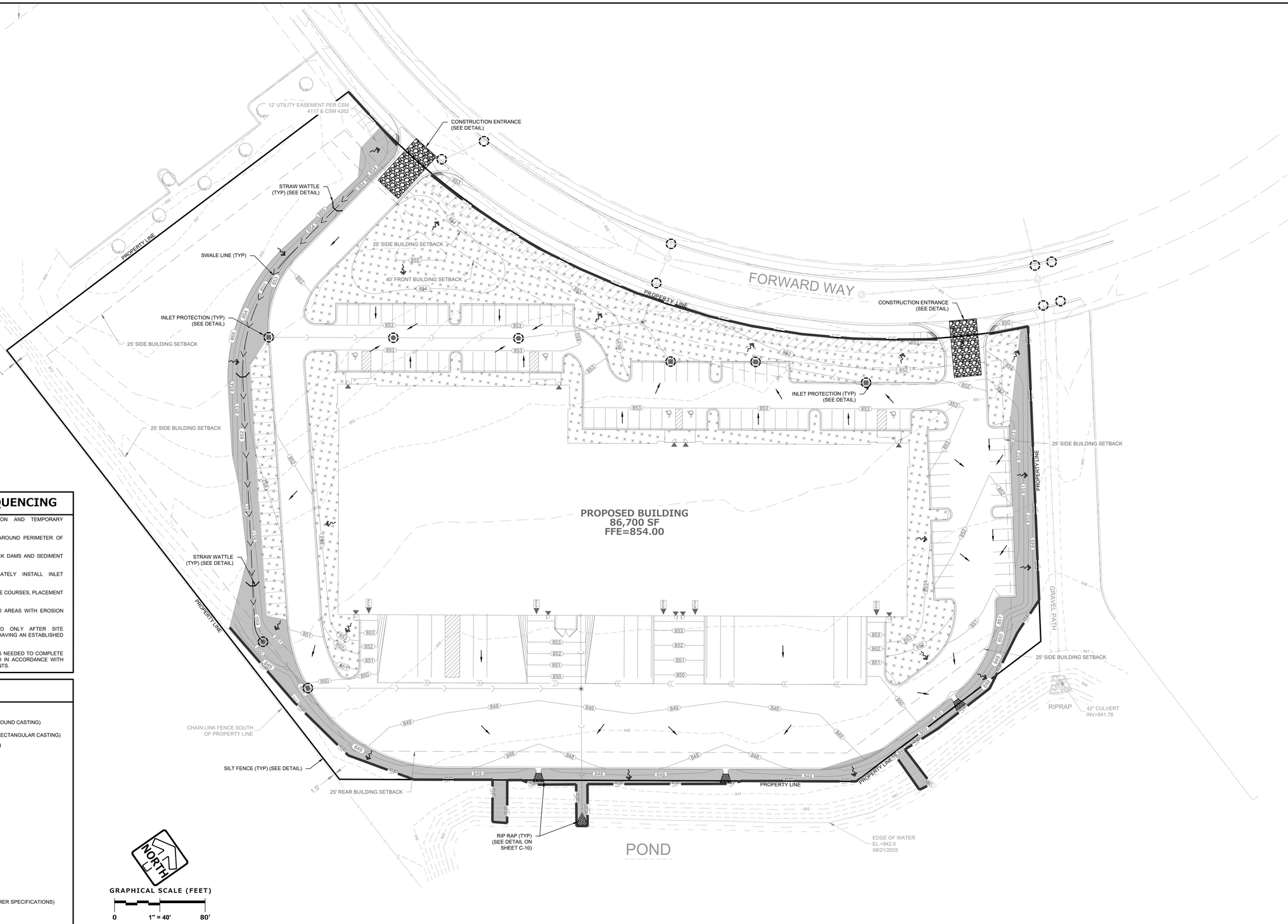

CONSTRUCTION SITE SEQUENCING

1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCE.
2. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
3. CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS AND SEDIMENT TRAPS/BASINS AS NEEDED.
4. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
5. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
6. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.

CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

LEGEND

- STORM SEWER MANHOLE
- STORM STORM CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST FLARED END SECTION
- CLEANOUT
- PROPOSED CONTOUR
- DITCH OR SWALE
- SILT FENCE
- DIRECTION OF SURFACE FLOW
- STRAW WATTLE - DITCH CHECK
- INLET PROTECTION
- RIPRAP
- CONSTRUCTION ENTRANCE
- HYDROSEED (PER MANUFACTURER SPECIFICATIONS)
- EROSION CONTROL BLANKET

DRAFTED: DPL DESIGNED: AFH REVIEWED: TGM

PLAN | DESIGN | DELIVER
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CHICAGO | MILWAUKEE - NATIONWIDE

CEDARBURG INDUSTRIAL
FORWARD WAY
CITY OF CEDARBURG, WISCONSIN

EROSION CONTROL PLAN

REVISIONS

1	PC SUBMITTAL	10/28/25	

PEG JOB No. 6501.00
PEG PM TGM
START DATE 09/11/25
SCALE 1" = 40'

SHEET C-6 OF C-9

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EROSION CONTROL PLAN

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LOT 1
C.S.M. NO. 4282

TAX KEY #
13-022-03-003.00

OWNER:
CORNERSTONE CLC
PROPERTIES LLC

12' UTILITY EASEMENT PER CSM
4117 & CSM 4262

UTILITY EASEMENT
PER CSM 4282

TAX KEY #
13-022-03-001.01
OWNER: STONE LAKE
DEVELOPMENT INC
UNPLATTED LANDS

STONE LAKE CONDOMINIUM
OWNER: STONE LAKE
DEVELOPMENT INC

PROPERTY LINE

SANITARY MANHOLE
RIM=853.18
12" NE=836.28
12" W=836.38

INLET
RIM=852.65
15" NE=848.40
15" S=848.45 STUB

INLET
RIM=852.53
15" N=847.45 STUB
18" NE=847.18
15" SW=848.17

STM STUB
15" N=848.61

EXISTING STRUCTURE TO REMAIN
SALVAGE EXISTING CASTING
REPLACE CASTING WITH NEENAH R-3067-C

SANITARY MANHOLE
RIM=851.83
12" NE=835.88
12" SW=835.92
6" NW=842.14

STORM MANHOLE
RIM=851.52
30" NE=845.72
18" SW=845.77
24" SE=845.77
24" NW=845.77

INLET
RIM=851.36
24" SE=845.91
24" NW=845.91

INLET
RIM=851.32
24" NW=845.96
24" SE=845.96 STUB

SANITARY MANHOLE
RIM=851.04
12" N=835.35
12" SW=835.44
6" E=837.19

STORM MANHOLE
RIM=850.38
30" N=844.48
30" SW=844.48

SANITARY MANHOLE
RIM=850.45
12" N=834.96
12" SW=835.01

SANITARY MANHOLE
RIM=849.52
12" N=834.47
12" SW=834.53

INLET
RIM=849.11
24" E=844.91
24" W=844.91
15" N=845.46

STORM MANHOLE
RIM=849.35
30" N=843.76
30" S=843.76
42"E=843.66
24" W=844.25

SANITARY MANHOLE
RIM=849.84
12" N=833.71
12" SW=833.89

INLET
RIM=849.14
15" S=845.62

INLET
RIM=849.14
15" S=845.89

CATCH BASIN
RIM=849.10
42" E=843.46
42" W=843.46
15" N=845.61

CONNECT TO EXISTING STORM STUB 1.0
INV=846.23 (24") (FIELD VERIFY)

STM STUB
24" NW=846.23

CONNECT TO
EXISTING WM STUB
INV=844.44 (8")
(FIELD VERIFY)

WM STUB
8" NW=844.44

FORWARD WAY

110.3 L.F. 12" HDPE
@ S=0.69%

16.0 L.F. 24" RCP
@ S=0.49%

INL 6.0
48" DIA
RIM= 852.32
INV=848.58 (12" SW)
INV=848.18 (12" NE)

STM MH 2.0
48" DIA
RIM= 852.47
INV=847.42 (12" SW)
INV=847.42 (12" E)
INV=846.31 (24" NW)

PROPOSED 8" X 6"
REDUCER

SAN STUB
6" NW=838.10

BOX INL 8.0
2'x3' BOX
RIM= 852.37
INV=849.57 (8" NE)

109.9 L.F. 8" HDPE
@ S=0.50%

110.4 L.F. 12" HDPE
@ S=0.40%

42.7 L.F. 12" HDPE
@ S=0.49%

CONNECT TO EXISTING
SANITARY STUB
INV=838.10 (6") (FIELD VERIFY)

PROPOSED HYDRANT
ASSEMBLY (TYP)

INL 7.0
48" DIA
RIM= 852.34
INV=849.02 (8" SW)
INV=849.02 (12" NE)

PROPOSED 6" C-900 WM

PROPOSED 6" G.V. (TYP)

INL 3.0
48" DIA
RIM= 851.90
INV=848.43 (10" NE)
INV=847.63 (12" W)

75.0 L.F. 10" HDPE
@ S=0.40%

99.2 L.F. 8" HDPE
@ S=0.30%

BOX INL 5.0
2'x3' BOX
RIM= 851.87
INV=849.03 (8" SW)

PROPOSED 84.5 L.F. 6" C-900 WM

PROPOSED 8" SAN
CLEANOUT

INL 4.0
48" DIA
RIM= 851.94
INV=848.73 (8" NE)
INV=848.73 (10" SW)

PROPOSED WM BC
INV=847.00 (8")

PROPOSED SAN BC
INV=845.00 (6")

PROPOSED 204.9 L.F. 6"
SDR-35 SANITARY LATERAL

PROPOSED 6" C-900 WM

PROPOSED BUILDING
86,700 SF
FFE=854.00

PROPOSED 6" C-900 WM

FI 14.0
36" DIA
RIM= 849.35
INV=845.96 (15" E)

B.C. 12.0
INV=846.21 (18")

64.7 L.F. 18" SCH-40 PVC
@ S=1.59%

STM MH 11.0
48" DIA
RIM= 849.40
INV=844.58 (15" SW)
INV=845.18 (18" NW)
INV=842.68 (24" SE)

56.9 L.F. 15" HDPE
@ S=0.30%

INL 13.0
48" DIA
RIM= 849.85
INV=845.79 (15" W)
INV=845.79 (15" NE)

241.2 L.F. 15" HDPE
@ S=0.50%

PROPOSED 6" G.V. (TYP)

PROPOSED 6" C-900 WM

113.7 L.F. 24" HDPE
@ S=0.60%

PROPOSED 6" C-900 WM

CHAIN LINK FENCE SOUTH
OF PROPERTY LINE

PROPERTY LINE

CMP FES 10.0
INV=842.00 (24")

RIPRAP

42" CULVERT
INV=841.78

GRAVEL PATH

EDGE OF WATER
EL.=842.0
08/21/2025

LOT 1
C.S.M. NO. 4280

TAX KEY #
13-022-02.006.00

OWNER: PB&S
HOLDINGS LLC

OUTLOT 2
C.S.M. NO. 4262

TAX KEY #
13-022-03-000.02

OWNER: CITY OF
CEDARBURG

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

ALL STORM SEWER STRUCTURES SHALL HAVE DONUT DRAINTILE IN ACCORDANCE WITH DETAIL ON SHEET C-8

LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST CONCRETE FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- INLET UNDERDRAIN
- SANITARY SEWER
- FORCE MAIN
- STORM SEWER
- DRAIN TILE
- W — WATER MAIN
- FP — FIRE PROTECTION
- UTILITY CROSSING
- ELECTRICAL CABLE
- GAS MAIN
- TELEPHONE LINE
- OVERHEAD WIRES
- LIGHTING
- ELECTRICAL TRANSFORMER OR PEDESTAL
- POWER POLE
- POWER POLE WITH LIGHTS
- STREET SIGN

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

REVIEWED TGM
DESIGNED AFH
DRAFTED DFL

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CHICAGO | MILWAUKEE - NATIONWIDE

CEDARBURG INDUSTRIAL
FORWARD WAY
CITY OF CEDARBURG, WISCONSIN

UTILITY PLAN

REVISIONS

1	PC SUBMITTAL	10/28/25	

PEG JOB NO. 6501.00 TGM
PES PM 09/11/25
START DATE
SCALE 1" = 40'

SHEET
C-7
OF
C-9

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UTILITY PLAN

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1.0 POTENTIAL POLLUTANT SOURCES

GIVEN THE PROPOSED ACTIVITY ON THE PROJECT SITE, THE PRIMARY POTENTIAL POLLUTANT SOURCE ASSOCIATED WITH THIS CONSTRUCTION PROJECT IS SOIL EROSION AND TRANSPORTATION; REFER TO SECTION 4 OF THIS PLAN. ADDITIONAL POTENTIAL SOURCES OF POLLUTION MAY INCLUDE: FUEL TANKS, WASTE CONTAINERS, OIL OR OTHER PETROLEUM PRODUCTS, DETERGENTS, PAINTS, CONSTRUCTION DEBRIS, SANITARY STATIONS, FERTILIZERS, AND DUST; REFER TO SECTION 5 OF THIS PLAN.

2.0 EROSION AND SEDIMENT CONTROL IMPLEMENTATION

THE FOLLOWING ARE DESCRIPTIONS OF THE EROSION AND SEDIMENT CONTROL PRACTICES THAT SHALL BE IMPLEMENTED DURING CONSTRUCTION OF THIS PROJECT. IN ADDITION TO THESE MEASURES, CONTRACTOR SHALL DISTURB ONLY AREAS NECESSARY TO COMPLETE THE CONSTRUCTION PROJECT. ALL PRACTICES SHALL BE CONDUCTED IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICES (BMP).

2.1 CONSTRUCTION AND EROSION CONTROL SEQUENCING

CONSTRUCTION SEQUENCING WILL BE UTILIZED AS A MEANS OF CONTROLLING EROSION AND LIMITING SEDIMENT TRANSPORT. SEQUENCING AS LISTED BELOW IS GENERAL IN NATURE AND MAY VARY DEPENDING ON WEATHER CONDITIONS AND/OR PHASING OF CONSTRUCTION. THE CONTRACTOR SHALL SUBMIT A DETAILED SITE SEQUENCING PLAN TO OWNER FOR APPROVAL AT LEAST 5 BUSINESS DAYS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 6 AS NEEDED TO COMPLETE CONSTRUCTION ONLY IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL REQUIREMENTS.

1. INSTALL TEMPORARY CONSTRUCTION ENTRANCES, INLET PROTECTION ON EXISTING STORM SEWER AND CULVERT INLET LOCATIONS, AND PERIMETER SILT FENCING.
2. INSTALL SILT FENCING ALONG THE PERIMETER OF PROPOSED TOPSOIL STOCKPILE LOCATIONS. THE FIRST TOPSOIL DEPOSITED WITHIN THE STOCKPILE LIMITS SHALL BE PLACED TO CREATE TEMPORARY BERMING ALONG THE SILT FENCE TO PREVENT DIRECT STORMWATER RUNOFF AGAINST SILT FENCING. CONTRACTOR SHALL LIMIT LAND DISTURBING ACTIVITIES ASSOCIATED WITH TEMPORARY BERMING TO A MINIMUM.
3. STRIP TOPSOIL WITHIN THE LIMITS OF THE SEDIMENT TRAPS THAT WILL BE USED FOR TEMPORARY SEDIMENT CONTROL. STRIPPED TOPSOIL SHALL BE PLACED TO CONSTRUCT DIVERSION BERMING OR PLACED WITHIN THE STOCKPILE LIMITS.
4. STRIP TOPSOIL ALONG THE REMAINDER OF DIVERSION BERMING AND IMMEDIATELY PLACE TOPSOIL TO CREATE THE BERMING. MASS TOPSOIL STRIPPING SHALL NOT OCCUR UNTIL ALL DOWNSTREAM SEDIMENT CONTROLS ARE IN PLACE.
5. CONDUCT ROUGH GRADING OPERATIONS AND UTILITY PIPING INSTALLATION. DRAIN TILE SHALL NOT BE INSTALLED UNTIL UPLAND AREAS CONTRIBUTING STORMWATER RUNOFF ARE STABILIZED, DITCH CHECKS SHALL BE INSTALLED WITHIN DRAINAGE DITCHES IMMEDIATELY FOLLOWING CREATION OF DITCHES AND INLET PROTECTION SHALL BE INSTALLED TO PROTECT ANY STORM SEWER OR CULVERTS THAT WILL FUNCTION DURING CONSTRUCTION.
6. FINE GRADE SUB-GRADE SOILS WITHIN PAVEMENT AND BUILDING LIMITS. PLACE STONE BASE MATERIAL AS SOON AS POSSIBLE FOLLOWING COMPLETION OF FINE GRADING EFFORTS.
7. FINE GRADE REMAINING DISTURBED AREAS. PLACE SALVAGED TOPSOIL, EROSION BLANKETS/MATTING, AND SEED/MULCH AS SOON AS POSSIBLE FOLLOWING COMPLETION OF FINE GRADING EFFORTS.
8. EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% VEGETATIVE COVER IS ESTABLISHED. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF SILT FENCE, TEMPORARY FENCING/PROTECTION, DITCH CHECKS, AND OTHER TEMPORARY CONTROLS, AND RESTORATION PRACTICES AS NECESSARY, TO THE SATISFACTION OF THE OWNER.

2.2 STABILIZATION PRACTICES

THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND WHEN STABILIZATION MEASURES ARE INITIATED, SHALL BE RECORDED ON THE STABILIZATION SCHEDULE FOR MAJOR GRADING ACTIVITIES.

STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY CEASED UNLESS:

THE INITIATION OF STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASE IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION MEASURE SHALL BE INITIATED AS SOON AS PRACTICABLE.

CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITIES CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS), IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED, SEE THE SOIL PROTECTION CHART PRESENTED IN THE CONSTRUCTION DOCUMENTS FOR RATES OF PERMANENT AND TEMPORARY VEGETATION.

STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES.

PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED LANDSCAPING PLAN
TEMPORARY SEEDING MAY CONSIST OF SPRING OATS (100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LBS/ACRE)
HYDRO-MULCHING WITH A TACKIFIER
GEOTEXTILE EROSION MATTING
SODDING

2.3 STRUCTURAL PRACTICES

THE FOLLOWING ARE DESCRIPTIONS OF STRUCTURAL PRACTICES TO BE IMPLEMENTED TO DIVERT FLOWS FROM EXPOSED SOILS, STORE FLOWS, OR OTHERWISE LIMIT THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE INCLUDING THE PROPOSED AND EXISTING WETLAND AREAS. SUCH PRACTICES COULD INCLUDE SILT FENCE, PROTECTION FENCE, CONSTRUCTION ENTRANCE, DITCH CHECK, EROSION CONTROL MATTING, DIVERSION BERMS/SWALE, SEDIMENT TRAP, LEVEL SPREADER, INLET PROTECTION, OUTLET PROTECTION, AND TEMPORARY OR PERMANENT SEDIMENT BASIN. THE FOLLOWING STRUCTURAL PRACTICES ARE TO BE UTILIZED DURING THIS PROJECT.

SILT FENCE SHALL BE PLACED DOWN SLOPE OF DISTURBED AREAS OF THE CONSTRUCTION SITE AND AROUND THE PERIMETER OF THE TOPSOIL STOCKPILE. THIS INCLUDES PROTECTION OF EXISTING WETLAND AREAS TO BE MAINTAINED. SILT FENCE MAY ALSO BE USED AS A TEMPORARY CONTROL DEVICE WHERE SEDIMENTATION RUNOFF IS DISCOVERED.

CONSTRUCTION ENTRANCE SHALL BE INSTALLED TO REDUCE SOIL EROSION POLLUTANTS FROM LEAVING THE SITE DURING CONSTRUCTION ACTIVITIES. IF THE CRUSHED STONE DOES NOT ADEQUATELY REMOVE MUD FROM VEHICLE TIRES, THEY SHALL BE HOSED OFF BEFORE ENTERING A PAVED ROADWAY. ANY SOIL DEPOSITED ON THE PUBLIC PAVED ROAD WAY SHALL BE REMOVED IMMEDIATELY.

DITCH CHECK (STRAW BALES) SHALL BE INSTALLED IN DRAINAGE CHANNELS AS NEEDED.

EROSION CONTROL MATTING SHALL BE PLACED ON AREAS OR EMBANKMENTS HAVING SLOPES GREATER THAN OR EQUAL TO 3H:1V, BEFORE VEGETATION IS ESTABLISHED.

DIVERSION BERMS/SWALE SHALL BE CONSTRUCTED TO DIVERT RUNOFF AROUND THE SITE AND TO DIVERT RUNOFF FROM THE DISTURBED AREA TO A SEDIMENT TRAP OR OTHER CONTROL. BERMS/SWALES SHALL BE STABILIZED WITH EQUIPMENT TRACKING AND TEMPORARY SEEDING.

SEDIMENT TRAPS/BASIN SHALL BE CONSTRUCTED TO COLLECT RUNOFF AND RUNOFF FROM SITE DIVERSION BERMS/SWALES.

INLET PROTECTION SHALL BE INSTALLED AT STORMWATER DRAINAGE INLETS TO REDUCE SEDIMENT WITHIN STORM SEWER CONVEYANCE FEATURES.

OUTLET SCOUR PROTECTION SHALL BE INSTALLED AT STORMWATER DRAINAGE OUTLETS TO DIFFUSE FLOWS.

3.0 ADDITIONAL PRACTICES

ADDITIONAL POLLUTANT CONTROL MEASURES TO BE IMPLEMENTED DURING CONSTRUCTION ACTIVITIES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING.

CONSTRUCTION WASTE SHALL BE PROPERLY DISPOSED OF. THIS INCLUDES ALL CONSTRUCTION SITE WASTE MATERIAL, SANITARY WASTE, AND WASTE FROM VEHICLE TRACKING OF SEDIMENTS. THE CONTRACTOR SHALL ENSURE THAT NO MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, BURNED, OR DISCHARGED TO THE WATERS OF THE STATE, VEHICLES HAULING MATERIAL AWAY FROM THE SITE SHALL BE COVERED WITH A TARPAULIN TO PREVENT BLOWING DEBRIS.

DUST CONTROL SHALL BE ACCOMPLISHED BY ONE OR MORE OF THE FOLLOWING METHODS:

COVERING 30% OR MORE OF THE SOIL SURFACE WITH A NON-ERODIBLE MATERIAL.

ROUGHENING (EQUIPMENT TRACKING) THE SOIL TO PRODUCE RIDGES PERPENDICULAR TO THE PREVAILING WIND. RIDGES SHALL BE AT LEAST SIX (6) INCHES IN HEIGHT.

FREQUENT WATERING OF EXCAVATION AND FILL AREAS.

PROVIDING GRAVEL OR PAVING AT ENTRANCE/EXIT DRIVES, PARKING AREAS AND TRANSIT PATHS.

STREET SWEEPING SHALL BE PERFORMED TO IMMEDIATELY REMOVE ANY SEDIMENT TRACKED ON PAVEMENTS.

4.0 EROSION AND SEDIMENT STRUCTURAL PRACTICE MAINTENANCE

THE FOLLOWING MAINTENANCE PRACTICES SHALL BE USED TO MAINTAIN, IN GOOD AND EFFECTIVE OPERATING CONDITIONS, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES, AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN. UPON IDENTIFICATION, DEFICIENCIES IN STORMWATER CONTROLS SHALL BE ADDRESSED IMMEDIATELY. THE MAINTENANCE PROCEDURES FOR THIS DEVELOPMENT SHALL INCLUDE, BUT NOT BE LIMITED TO THE BELOW.

SILT FENCE - REPAIR OR REPLACE ANY DAMAGED FILTER FABRIC AND/OR STAKES. REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE ABOVE GROUND HEIGHT OF THE FENCE.

CONSTRUCTION ENTRANCE - AS NEEDED, ADD STONE TO MAINTAIN CONSTRUCTION ENTRANCE DIMENSIONS AND EFFECTIVENESS.

DITCH CHECK (STRAW BALES) - RE-SECURE STAKES; ADJUST OR REPOSITION BALES TO ADDRESS PROPER FLOW OF STORMWATER; AND REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE HEIGHT OF THE BALE.

EROSION CONTROL MATTING - REPAIR MATTING IMMEDIATELY IF INSPECTION REVEALS BREACHED OR FAILED CONDITIONS. REPAIR AND RE-GRADE SOIL WHERE CHANNELIZATION HAS OCCURRED.

DIVERSION BERMS/SWALE - REPLACE OR RE-COMPACT THE CONSTRUCTION MATERIALS AS NECESSARY.

SEDIMENT TRAP - REMOVE AND DISPOSE OF THE ACCUMULATED SEDIMENT WHEN IT HAS REACHED THE SEDIMENT STORAGE ELEVATION.

INLET PROTECTION - CLEAN, REPAIR OR REPLACE FILTER FABRIC AND/OR STONE WHEN CONTROL MEASURE IS CLOGGED. INLET FILTER BAGS SHALL BE REPLACED ONCE ONE-HALF FULL OF SEDIMENT.

OUTLET PROTECTION - CLEAN, REPAIR OR REPLACE FILTER FABRIC, TURF REINFORCEMENT MATTING AND/OR STONE WHEN CONTROL MEASURE IS ONE-HALF FULL OF SEDIMENT.

SEDIMENT BASIN - AT THE END OF CONSTRUCTION, CONTRACTOR SHALL REMOVE AND DISPOSE OF THE ACCUMULATED SEDIMENT AND RESTORE BASIN AREA TO INTENDED POST-CONSTRUCTION DESIGN GRADES.

5.0 INSPECTION

INSPECTIONS SHALL BE COMPLETED WITHIN TWENTY-FOUR (24) HOURS OF THE END OF A RAINFALL EVENT THAT IS ONE-HALF INCH OR GREATER OR EQUIVALENT SNOWFALL, OR AT A MINIMUM ONCE EVERY SEVEN (7) CALENDAR DAYS. INSPECTIONS SHALL BE UNDERTAKEN BY QUALIFIED PERSONNEL PROVIDED BY THE CONTRACTOR, AND SHALL INCLUDE: DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE. A STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT SHALL BE COMPLETED AND ADDED TO THE SWPPP. RAINFALL SHALL BE RECORDED ON THE SWPPP RAINFALL LOG. CONTRACTOR SHALL IMMEDIATELY ARRANGE FOR REPAIR OR REPLACEMENT OF ANY DAMAGED OR DEFICIENT CONTROL MEASURES OBSERVED DURING THE INSPECTION.

QUALIFIED PERSONNEL MEANS A PERSON KNOWLEDGEABLE IN THE PRINCIPLES AND PRACTICES OF EROSION AND SEDIMENT CONTROL MEASURES, SUCH AS A LICENSED PROFESSIONAL ENGINEER, A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL, A CERTIFIED EROSION SEDIMENT OR STORMWATER INSPECTOR, OR OTHER TRAINED INDIVIDUAL.

6.0 SPILL PREVENTION

6.1 GENERAL MATERIAL MANAGEMENT PRACTICES

THE GOOD HOUSEKEEPING PRACTICES LISTED BELOW SHALL BE FOLLOWED THROUGHOUT THE CONSTRUCTION PROJECT.

1. CONTRACTOR SHALL STORE ONLY ENOUGH PRODUCTS REQUIRED TO COMPLETE THIS PROJECT.
2. ALL MATERIAL SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR ORIGINAL CONTAINERS CONTAINING MANUFACTURER'S LABEL.
3. MANUFACTURERS' RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED.
4. MATERIALS REQUIRED TO HAVE A MATERIAL SAFETY DATA SHEET (MSDS) SHALL HAVE A COPY STORED IN THE PROJECT'S MSDS DATABASE.

6.2 SPILL CONTROL PRACTICES

THE PRACTICES LISTED BELOW SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP.

1. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE MAINTAINED ONSITE.
2. IMMEDIATELY UPON DISCOVERY, ALL SPILLS SHALL BE CLEANED UP ACCORDING TO THE MANUFACTURERS' RECOMMENDED METHODS.
3. PERSONNEL CLEANING UP A SPILL SHALL USE PERSONAL PROTECTIVE EQUIPMENT.
4. IMMEDIATELY UPON DISCOVERY, SPILLS OF TOXIC OR HAZARDOUS MATERIALS SHALL BE REPORTED TO THE OWNER AND GENERAL CONTRACTOR.
5. NOTIFICATION AND REPORTING TO THE APPROPRIATE FEDERAL, STATE, AND LOCAL GOVERNMENT AGENCIES SHALL BE MADE AS REQUIRED.

CONTROL MEASURE GROUP	CONTROL MEASURE	CONTROL MEASURE CHARACTERISTICS
VEGETATIVE SOIL COVER	TEMPORARY SEEDING	PROVIDES QUICK TEMPORARY COVER TO CONTROL EROSION WHEN PERMANENT SEEDING IS NOT DESIRED OR TIME OF YEAR IS INAPPROPRIATE.
	PERMANENT SEEDING	PROVIDES PERMANENT VEGETATIVE COVER TO CONTROL EROSION, FILTERS SEDIMENT FROM WATER, MAY BE PART OF FINAL LANDSCAPE PLAN.
NON VEGETATIVE SOIL COVER	AGGREGATE COVER	PROVIDES TEMPORARY COVER ON ROADS AND PARKING LOTS AND AREAS WHERE VEGETATION CANNOT BE ESTABLISHED, PREVENTS MUD FROM BEING PICKED UP AND TRANSPORTED OFF-SITE.
	PAVING	PROVIDES PERMANENT COVER ON PARKING LOTS AND ROADS OR OTHER AREAS WHERE VEGETATION CANNOT BE ESTABLISHED.
DIVERSIONS	DIVERSION BERM / SWALE	DIVERTS RUNOFF TO A SEDIMENT TRAP OR OTHER CONTROL.
ENCLOSED DRAINAGE	STORM SEWER	CONVEYS SEDIMENT LADEN WATER TO A SEDIMENT BASIN.
OUTLETS	APRON ENDWALL OR RIPRAP	PROTECTS DOWNSTREAM CHANNEL FROM HIGH VELOCITY OF FLOW DISCHARGING FROM STRUCTURE.
SEDIMENT BASINS	TEMPORARY SEDIMENT TRAP	CONSTRUCTED TO REMOVE SILTATION FROM RUNOFF FROM SITE DIVERSION BERMS/SWALES AND IN OVERLAND FLOOD ROUTE, CAN BE CONVERTED TO PERMANENT SEDIMENT BASIN.
SEDIMENT FILTERS	SILT FENCE	PLACED DOWN SLOPE OF DISTURBED AREA TO KEEP RUNOFF CONTAINED ON-SITE.
	INLET PROTECTION	INSTALLED IN OPEN GRATE STRUCTURES TO COLLECT SEDIMENT.
	DITCH CHECK	PLACED IN DRAINAGE CHANNELS TO FILTER SEDIMENT FROM RUNOFF.
MUD AND DUST CONTROL	CONSTRUCTION ENTRANCE	REDUCES SOIL EROSION POLLUTANTS BEING TRANSPORTED OFF-SITE.
	STREET SWEEPING	REDUCES POLLUTANTS TRACKED FROM CONSTRUCTION SITE.
	DUST CONTROL	PREVENTS DUST FROM LEAVING CONSTRUCTION SITE.

GENERAL INFORMATION:

THIS STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN DEVELOPED TO FULFILL ONE OF THE REQUIREMENTS OF THE GENERAL ENVIRONMENTAL PROTECTION AGENCY (EPA) NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (WISCONSIN POLLUTION DISCHARGE ELIMINATION SYSTEM "WPDES" PERMIT NO. WI-S067831-4) FOR THE DISCHARGE OF STORMWATER ASSOCIATED WITH CONSTRUCTION PROJECTS DISTURBING ONE ACRE OR MORE. THE OWNER AND CONTRACTORS SHALL COMPLY WITH ALL REQUIREMENTS OF THE WPDES FOR ALL SUCH CONSTRUCTION PROJECTS. THE STORMWATER DISCHARGES ASSOCIATED WITH THE CONSTRUCTION ACTIVITY FROM THIS SITE ARE SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE PERMITS.

THE EXECUTED OWNER CERTIFICATION AND THE CONTRACTOR CERTIFICATIONS SHALL BE KEPT ONSITE WITH THE APPROVED PLANS.

SWPPP AVAILABILITY:

THE OWNER SHALL RETAIN A COPY OF THE SWPPP AT THE CONSTRUCTION SITE FROM THE DATE OF THE PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

KEEPING PLANS CURRENT:

THE CONTRACTOR SHALL AMEND THE PLAN WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE PLAN OR IF THE PLAN PROVES TO BE INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY CONTROLLING POLLUTANTS IN STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION SITE ACTIVITY. IN ADDITION, THE THE PLAN SHALL BE AMENDED TO IDENTIFY ANY NEW CONTRACTOR AND/OR SUBCONTRACTOR THAT WILL IMPLEMENT A MEASURE OF THE PLAN. AMENDMENTS TO THE PLAN MAY BE REQUIRED BY THE MUNICIPALITY, OWNER, OR OTHER REVIEWING AGENCY. COPIES OF THE AMENDMENTS SHALL BE KEPT ONSITE AS PART OF THE SWPPP.

RETENTION OF RECORDS:

THE OWNER SHALL RETAIN COPIES OF THIS AND ALL REPORTS AND NOTICES REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT, FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE PERMIT COVERAGE EXPIRES OR IS TERMINATED. THIS PERIOD MAY BE EXTENDED BY THE REQUEST OF THE DEPARTMENT OR THE AGENCY AT ANY TIME. IN ADDITION, THE OWNER SHALL RETAIN A COPY OF THE PLAN REQUIRED BY THIS PERMIT AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

A NOTICE OF INTENT (NOI) APPLICATION MUST BE COMPLETED AND INCORPORATED INTO THE SWPPP.

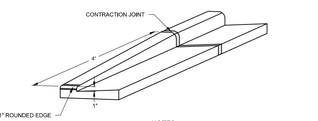
WPDES NOTICE OF TERMINATION GUIDANCE:

WHEN A SITE HAS BEEN FINALLY STABILIZED AND ALL STORMWATER DISCHARGES FROM CONSTRUCTION SITES THAT ARE AUTHORIZED BY THE PERMIT ARE ELIMINATED, THE OWNER OF THE FACILITY MUST SUBMIT A COMPLETED NOTICE OF TERMINATION THAT IS SIGNED IN ACCORDANCE WITH THE PERMIT. CONTRACTOR SHALL SUBMIT A COMPLETED NOTICE OF TERMINATION TO OWNER FOR EXECUTION PRIOR TO THEIR FINAL PAY APPLICATION REQUEST.

STABILIZATION EFFECTIVENESS (TIME OF YEAR)

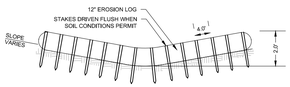
STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
	STABILIZATION UTILIZATION PERIODS											
PERMANENT SEEDING			A	*	*	*	*	*	*			
DORMANT SEEDING	B											B
TEMPORARY SEEDING			C	*	*	*	D	*	*			
SODDING			E	*	*	*	*	*	*			

A. KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE.
B. KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE.
C. SPRING OATS: 100 LBS/ACRE.
D. WHEAT OR CEREAL RYE: 150 LBS/ACRE.
E. SOD.
F. STRAW MULCH 2 TONS/ACRE.
* IRRIGATION/WATERING REQUIRED TO SUPPORT ESTABLISHMENT AS NEEDED.

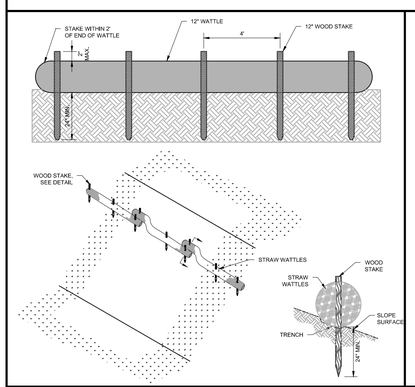


NOTES:
1. CONTRACTION JOINTS SHALL BE PLACED EVERY 10 FEET
2. EXPANSION JOINTS (3/4" EXPANSION FIBER MATERIAL) SHALL BE PLACED EVERY 300 FEET AND AT EVERY PC/PT AND 5 FEET FROM STRUCTURES

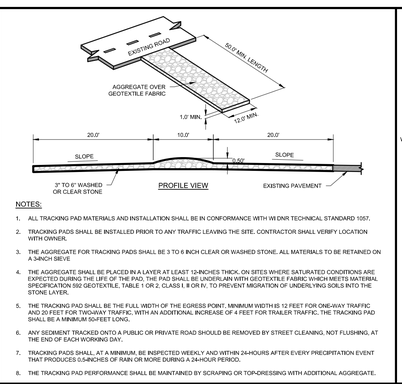
TAPER CURB HEAD



STRAW WATTLE DITCH CHECK

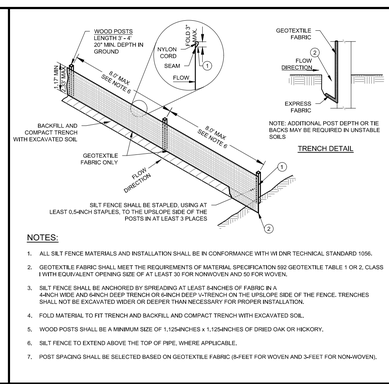


STRAW WATTLE



NOTES:
1. ALL TRACKING PAD MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1057.
2. TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE. CONTRACTOR SHALL VERIFY LOCATION WITH OWNER.
3. THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE. ALL MATERIALS TO BE RETAINED ON A 3-INCH SIEVE
4. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12-INCHES THICK. ON SITES WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PAD, THE PAD SHALL BE UNDERLAIN WITH GEOTEXTILE FABRIC WHICH MEETS MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1 OR 2, CLASS I, II OR IV, TO PREVENT MIGRATION OF UNDERLYING SOILS INTO THE STONE LAYER.
5. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT, MINIMUM WIDTH IS 12 FEET FOR ONE-WAY TRAFFIC AND 20 FEET FOR TWO-WAY TRAFFIC, WITH AN ADDITIONAL INCREASE OF 4 FEET FOR TRAILER TRAFFIC. THE TRACKING PAD SHALL BE A MINIMUM 50-FEET LONG.
6. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, AT THE END OF EACH WORKING DAY.
7. TRACKING PADS SHALL, AT A MINIMUM, 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.
8. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

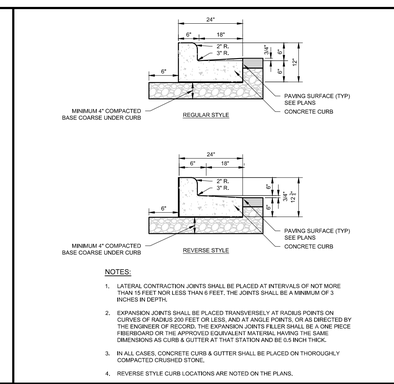
CONSTRUCTION ENTRANCE



TRENCH DETAIL

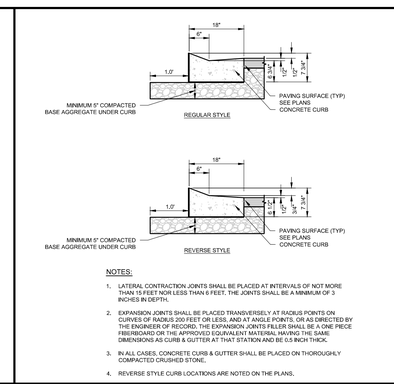
NOTES:
1. ALL SILT FENCE MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1056.
2. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS I WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
3. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 8-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
4. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
5. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
6. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE, WHERE APPLICABLE.
7. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8-FEET FOR WOVEN AND 3-FEET FOR NON-WOVEN).

SILT FENCE



NOTES:
1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15 FEET NOR LESS THAN 6 FEET. THE JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH.
2. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200 FEET OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER OF RECORD. THE EXPANSION JOINTS FILLER SHALL BE A ONE PIECE FIBERBOARD OR THE APPROVED EQUIVALENT MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 0.5 INCH THICK.
3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
4. REVERSE STYLE CURB LOCATIONS ARE NOTED ON THE PLANS.

24" VERTICAL FACE CURB



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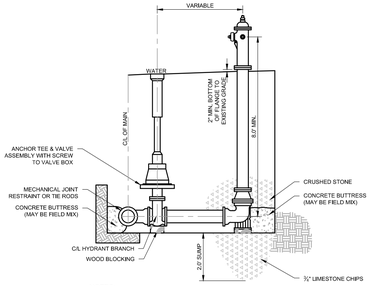
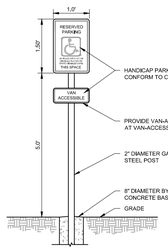


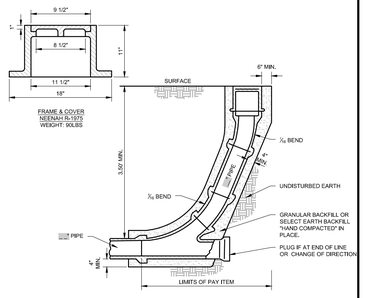
NOTES:

1. MEGALUG RESTRAINING GLANDS ON ALL MECHANICAL JOINTS, THE BOLTS & NUTS ARE TO BE HIGH STRENGTH LOW ALLOY STEEL (CORTEN) AS PER SECTION 11.6.5 OF A.W.W.A. C-111.
2. THE FOLLOWING HYDRANTS SHALL BE ALLOWED:
   MUELLER SUPER CENTURION 250 3/4HW FIRE HYDRANT
   U.S. PIPE METROPOLITAN / M-94 DUCTILE IRON FIRE HYDRANT
   WATEROUS 5½" PACER FIRE HYDRANT

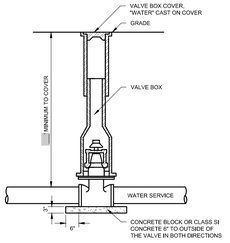
FIRE HYDRANT



ADA SIGN



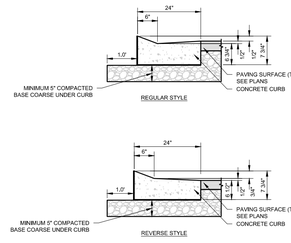
SANITARY SEWER CLEANOUT STRUCTURE



NOTES:

1. THE CONTRACT UNIT PRICE EACH FOR VALVES OF THE SIZE AND TYPE SPECIFIED SHALL INCLUDE PROVIDING & INSTALLING THE VALVE BOX

SERVICE VALVE



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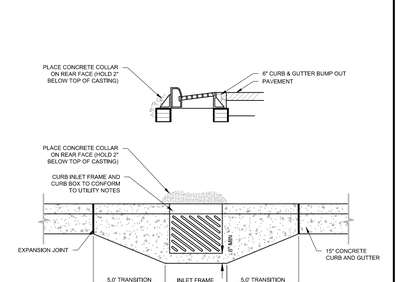
3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
4. REVERSE STYLE CURB LOCATIONS ARE NOTED ON THE PLANS.

24" DEPRESSED CURB



NOTE: CURB CONTRACTOR TO VERIFY POSITION AND ELEVATION OF FRAME AND GRATE PRIOR TO POUR. IF NOT CORRECT, FIVE (5) FOOT TRANSITION AREA TO BE LEFT UNPOURED UNTIL SITUATION IS CORRECTED BY CONTRACTOR.

CURB AND GUTTER BUMP OUT

PIPE SIZE	22 ½° BENDS A1	B1	45° BENDS A2	B2	90° BENDS A3	B3
6"	1'-0"	1'-0"	1'-0"	1'-0"	1'-4"	1'-2"
8"	1'-0"	1'-0"	1'-4"	1'-2"	1'-10"	1'-6"
12"	1'-4"	1'-4"	1'-10"	1'-10"	2'-8"	2'-3"
16"	1'-10"	1'-8"	2'-6"	2'-4"	3'-10"	3'-10"
20"	2'-4"	2'-0"	3'-3"	2'-10"	5'-0"	3'-4"
24"	2'-10"	2'-4"	4'-0"	3'-3"	6'-4"	3'-10"
30"	3'-6"	3'-0"	5'-4"	3'-10"	8'-0"	4'-8"

NOTES:

1. PROVIDE THRUST BLOCKING TO PREVENT MOVEMENT OF LINES UNDER PRESSURE AT BENDS, TEES, CAPS, VALVES, HYDRANTS, AND AT POINTS SPECIFIED BY THE ENGINEER
2. ALL BLOCKING SHALL BE WITH POURED CLASS SI CONCRETE AGAINST UNDISTURBED VERTICAL EARTH SURFACE
3. THRUST BLOCKS TO BE AT ALL BENDS 11½° OR GREATER
4. THE COST OF INSTALLING THE THRUST BLOCK SHALL BE INCIDENTAL TO THE CONSTRUCTION OF THE WATER
5. DIMENSION A2 & A3 SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH M.J BOLTS

THRUST BLOCK

NOTES:

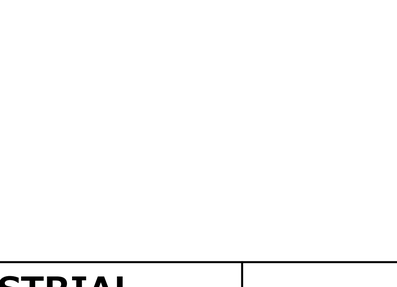
1. PRECAST REINFORCED CONCRETE CATCH BASIN IS MANUFACTURED TO MEET ASTM C-478 AND AASHTO M199 SPECIFICATIONS.
2. STANDARD CATCH BASIN BARREL HEIGHTS: 0'-6", 1'-0", 2'-0", 3'-0" AND 4'-0".
3. STOCK 36" DIA. CATCH BASINS AVAILABLE WITH OR WITHOUT A 6" THICK INTEGRAL BASE OR AS SPECIFIED.
4. CATCH BASIN JOINT MATERIAL: CONSEAL CS-102 AND/OR CS-202 AS MANUFACTURED BY CONCRETE SEALANTS, INC, WHICH MEETS OR EXCEEDS REQUIREMENTS OF FEDERAL SPECIFICATIONS SS-S-210(210A), AASHTO M-198B AND ASTM C-990.

FIELD INLET

NOTES:

1. CLEAN UNDERSIDE OF ADJUSTING RING OR CAST IRON FRAME AND SET IN PLACE.
2. TUCK POINT MORTAR INTO ANNULAR CRACK AND BACKPLASTERED INSIDE AND OUTSIDE OF ALL JOINTS.
3. THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT THE USE OF A FLAT TAPERED TOP.
4. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
5. ECCENTRIC CONE SECTION OF MANHOLE TO BE SET OUTSIDE OF VEHICULAR WHEEL PATH NEAR ℄ OF ROADWAY.

STORM SEWER MANHOLE



NOTES:

1. EASY STICK, RUBBER GASKET OR APPROVED EQUIVALENT SHALL BE PLACED AT ALL JOINTS BETWEEN ADJUSTING RINGS FOR STORM CATCH BASINS.
2. THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT USE OF A TAPERED TOP.
3. STRUCTURES TO BE 4.0' DIA. OR AS INDICATED ON THE PLANS.

STORM INLET - CURB

NOTES:

1. EASY STICK, RUBBER GASKET OR APPROVED EQUIVALENT SHALL BE PLACED AT ALL JOINTS BETWEEN ADJUSTING RINGS FOR STORM CATCH BASINS.
2. THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT USE OF A TAPERED TOP.

2' x 3' BOX STORM INLET

NOTES:

1. EASY STICK, RUBBER GASKET OR APPROVED EQUIVALENT SHALL BE PLACED AT ALL JOINTS BETWEEN ADJUSTING RINGS FOR STORM CATCH BASINS.
2. THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT USE OF A TAPERED TOP.
3. STRUCTURE TO BE 4.0' DIA. OR AS INDICATED ON THE PLANS.

STORM INLET

DRAIN TILE GENERAL SPECIFICATIONS

1. THE DRAIN TILE CONDUIT AND FITTINGS SHALL MEET STRENGTH AND DURABILITY REQUIREMENTS FOR THE SITE, ALL CONDUITS AND FITTINGS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE APPROPRIATE SPECIFICATIONS PUBLISHED BY THE AMERICAN SOCIETY FOR TESTING AND MATERIALS. CORRUGATED HIGH DENSITY POLYETYLENE PIPE SHALL BE AASHTO M252 FOR 4" TO 10" DIAMETER PIPE AND AASHTO M294 FOR 12" TO 36" DIAMETER PIPE. ALL SHALL SHALL INSTALL LCYPE THE LOCATIONS SHOWN IN THE PLANS. CONTRACTOR MAY SUBSTITUTE DUAL WALL CONDUIT AT LOCATIONS SPECIFIED FOR SINGLE WALL CONDUIT AT THE SOLE EXPENSE OF THE CONTRACTOR
   - SINGLE WALL CONDUIT SHALL BE TYPE CP WITH CLASS II PERFORATION PATTERN.
   - DUAL WALL CONDUIT SHALL BE TYPE SP WITH A SMOOTH INTERIOR THAT CARRIES A MANNUM MANNINGS "N" VALUE OF 0.12 WITH CLASS II PERFORATION PATTERN.
2. ALL DRAIN TILE CONSTRUCTION MUST BE PROVIDED WITH TRACER WIRE OR OTHER APPROVED METHODS IN ORDER TO LOCATE THE SYSTEM WITH ELECTRONIC EQUIPMENT. THE CONTRACTOR SHALL PROVIDE THE ENGINEER NOTICE OF LOCATION METHOD PRIOR TO THE START OF CONSTRUCTION.
3. A MINIMUM TRENCH WIDTH OF 24"T SHALL BE MAINTAINED FOR ALL DRAIN TILE INSTALLATION WITH THE EXCEPTION OF TRENCHLESS METHODS. WHERE THE EXISTING STORM SEWER SYSTEM IN WHICH CASE THE CONTRACTOR SHALL LIMIT DISTURBANCE AS POSSIBLE
4. THE MINIMUM DEPTH OF COVER (FINISH GRADE TO TOP PIPE) SHALL BE:
   - CONCRETE PAVED AREAS—2.0-FT
   - ASPHALT PAVED AREAS—1.5-FT
   - BEHIND CURB—0.5-FT
   - OTHER LANDSCAPED/GRASS/PERVIOUS AREAS—2.0-FT
5. CONNECTION TO THE EXISTING STORM SEWER SYSTEM SHALL ACHIEVED BY CORING THE EXISTING REINFORCED CONCRETE STORM SEWER STRUCTURES OR PIPING TO THE DIAMETER NECESSARY TO ACCOMMODATE A PERMANENT WATERTIGHT CONNECTION. ALL CORING OR PIPING THROUGH REINFORCED CONCRETE STORM SEWER SHALL BE ACHIEVED BY THE USE OF KOR-N-SEAL CONNECTORS, OR EQUAL.
6. FOR TRENCH INSTALLATIONS OF CORRUGATED PLASTIC CONDUIT (OTHER THAN BEHIND CURB LOCATIONS), THE FOLLOWING BEDDING METHODS ARE REQUIRED:
   - A STONE BEDDING LAYER, AT LEAST 3 IN. THICK, USING A CLEAN STONE SHALL BE INSTALLED TO PROVIDE CONDUIT SUPPORT.
   - COMPACT BEDDING MATERIAL BESIDE AND TO THE UPPER (TOP) LIMITS OF BASE COURSE IN PAVED AREAS OR TOP OF CLAY (BOTTOM OF TOPSOIL LAYER) WHERE THE CONDUIT.
7. ANY HARD OBJECTS LARGER THAN 1.5 IN. IN DIAMETER EXPOSED WITHIN THE TRENCH BOTTOM OR WALLS SHALL BE REMOVED TO PREVENT UNDUE STRESSES ON THE CONDUIT AND FITTINGS.
8. PRE-MANUFACTURED FITTINGS (ELLS AS WYES, TEES, BOWEL CAPS, ETC) OF THE SAME MATERIAL AS THE CONDUIT SHALL BE USED AT ALL CONNECTIONS AND DITJUCTIONS GREATER THAN 22.5 DEGREES.
9. IF NOT CONNECTED TO A STRUCTURE, THE UPPER END OF EACH SUBSURFACE DRAIN TILE SHALL BE CAPPED WITH A TEE+FITTING EXTERNAL CAP OF THE SAME MATERIAL AS THE CONDUIT.
10. AT ALL TIMES THE DRAIN TILE SYSTEM SHALL BE KEPT CLEAN AND PROTECTED AGAINST UNDERMINING OF THE CAPACITY OF THE CONDUIT AND DAMAGE DURING CONSTRUCTION. TYPICAL CAPACITY UNDERMINING INCLUDES ENTRY OF CONSTRUCTION MATERIALS, TRASH, AND RODENTS INTO THE CONDUIT.

DRAINTILE

NOTES:

1. ALL DRIVEWAY APPROACHES SHALL BE CONNECTED TO THE EXISTING CONCRETE ROAD BASE WITH TIE BARS

DRIVEWAY ENTRANCE

REVIEWED TGM
DESIGNED AFH
DRAFTED DFL

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(262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

CEDARBURG INDUSTRIAL
FORWARD WAY
CITY OF CEDARBURG, WISCONSIN

CONSTRUCTION DETAILS

REVISIONS

1	PC SUBMITTAL	10/28/25	

PEG JOB No. 6501.00
PEG PM TGM
START DATE 09/11/25
SCALE N.T.S.

SHEET
C-9
OF
C-9

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CONSTRUCTION DETAILS

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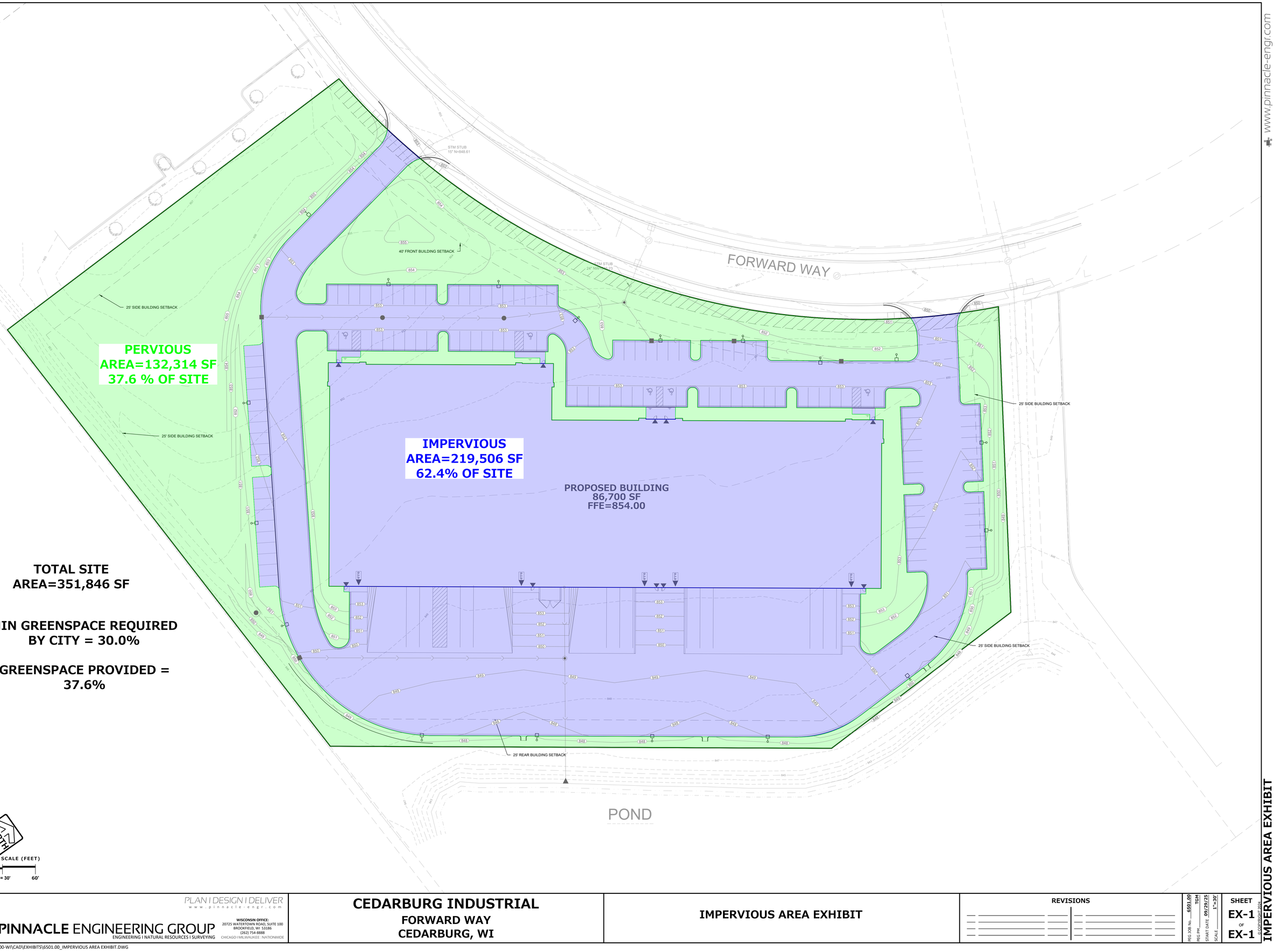

TOTAL SITE
AREA=351,846 SF

MIN GREENSPACE REQUIRED BY CITY = 30.0%

GREENSPACE PROVIDED = 37.6%

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

REVIEWED: TGM
DESIGNED: AFH
DRAFTED: AFH

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CEDARBURG, WI

IMPERVIOUS AREA EXHIBIT

REVISIONS

PEG JOB No. 6501.00
PEG PM TGM
START DATE 09/29/25
SCALE 1"=30'

SHEET
EX-1
OF
EX-1

IMPERVIOUS AREA EXHIBIT

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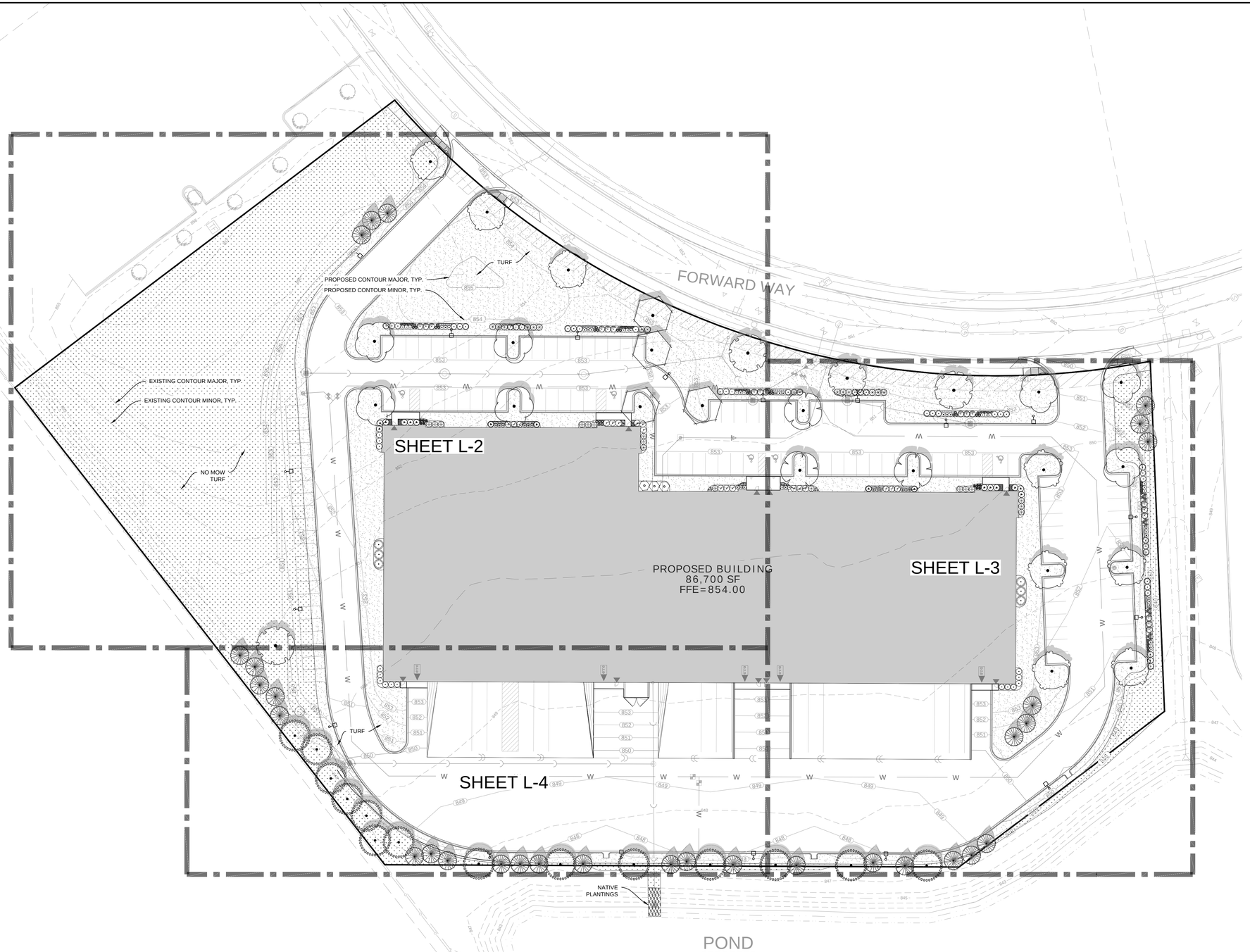

PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	SIZE		REMARKS
TREES					
GTS	7	Gleditsia triacanthos vi 'Shademaster' Shademaster Honeylocust	2" Cal.		60` T x 50` W
GDK	3	Gymnocladus dioicus Kentucky Coffee Tree	2" Cal.		50` T x 50` W
PTQ	14	Populus tremuloides Quaking Aspen	2" Cal.		40` T x 25` W
QXS	4	Quercus x schuetti Swamp Bur Oak	2" Cal.		70` T x 65` W
TSS	8	Tilia tomentosa `Sterling` Sterling Silver Linden	2" Cal.		45` T x 45` W
UAV	4	Ulmus americana 'Valley Forge' Valley Forge Elm	2" Cal.		80` T x 60` W
EVERGREEN TREES					
JVC	30	Juniperus virginiana Eastern Red Cedar	6` Ht.		35` T x 15` W
SHRUBS					
ABU	3	Aesculus parviflora Bottlebrush Buckeye	5 gal.		10` T x 11` W
CS4	6	Cornus sanguinea 'Anny's W Orange' Anny's Winter Orange Dogwood	3 gal.		6` T x 6` W
CAF	6	Cornus stolonifera 'Arctic Fire' Arctic Fire Dogwood	2 gal.		3` T x 3` W
HAR	12	Hydrangea paniculata 'SMHPS' Razzleberri Hydrangea	2 gal.		3` T x 3` W
HLP	6	Hydrangea paniculata 'SMNHPH' Little Lime Punch Hydrangea	3 gal.		4` T x 5` W
HP2	18	Hydrangea paniculata 'V. Strawberry' Vanilla Strawberry Hydrangea	3 gal.		7` T x 5` W
HRS	6	Hydrangea quercifolia 'Ruby Slippers' Ruby Slippers Hydrangea	3 gal.		4` T x 5` W
RPP	6	Rosa rugosa 'Purple Pavement' Purple Pavement Rugosa Rose	3 gal.		5` T x 5` W
SMP	6	Syringa meyeri 'Palibin' Dwarf Korean Lilac	3 gal.		5` T x 5` W
SB4	18	Syringa x 'SMSJBP7' Bloomerang Dwarf Purple Lilac	2 gal.		4` T x 3` W
WS	18	Weigela florida 'Bokraspiwi' Spilled Wine Weigela	2 gal.		3` T x 3` W
WWR	12	Weigela florida 'Wine & Roses' Wine & Roses Weigela	3 gal.		5` T x 5` W
EVERGREEN SHRUBS					
JSP	6	Juniperus chinensis 'J.N. Select Blue' Star Power Juniper	4` Ht.		16` T x 8` W
JCS	24	Juniperus chinensis 'Sea Green' Sea Green Juniper	3 gal.		5` T x 5` W
JGO	21	Juniperus virginiana 'Grey Owl' Eastern Redcedar Juniper	3 gal.		3` T x 5` W
PMP	12	Pinus mugo pumilio Dwarf Mugo Pine	3 gal.		4` T x 5` W
TMT	17	Taxus x media 'Tauntonii' Tauton Yew	3 gal.		4` T x 5` W
TGT	4	Thuja occidentalis 'Little Giant' Little Giant Arborvitae	3 gal.		5` T x 5` W
ORNAMENTAL GRASSES					
DS2	10	Deschampsia cespitosa 'Schottland' Schottland Tufted Hair Grass	1 gal.		36" T x 32" W
MSO	12	Miscanthus sinensis 'Oktoberfest' Oktoberfest Miscanthus	1 gal.		4` T x 3` W
PNW	29	Panicum virgatum 'Northwind' Northwind Switch Grass	1 gal.		42" T x 28" W
STD	6	Sporobolus heterolepis 'Tara' Prairie Dropseed	1 gal.		15" T x 20" W

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
PERENNIALS					
AG	36	Agastache foeniculum 'G J' Golden Jubilee Giant Hyssop	4.5" cont.	16.5" o.c.	24" T x 15" W
CVZ	57	Coreopsis verticillata 'Zagreb' Zagreb Coreopsis	4.5" cont.	16" o.c.	20" T x 16" W
ERM	6	Echinacea p 'Rainb299' Butterfly Rainbow Marcella Coneflower	4.5" cont.	24" o.c.	15" T x 24" W
HPD	10	Hemerocallis x 'Purple D'oro' Purple D`oro Daylily	4.5" Cont.	20" o.c.	16" T x 20" W
HPP	48	Heuchera m 'Palace Purple' Palace Purple Coral Bells	4.5" Cont.	18" o.c.	18" T x 18" W
NPB	12	Nepeta x faassenii 'Purrsian Blue' Purrsian Blue Catmint	4.5" cont.	24" o.c.	14" T x 24" W

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE		REMARKS
NATIVE					
	223 sf	Native Plantings Agrecol Rainwater Renewal Seed Mix	seed		
TURF					
	59,587 sf	Turf Hydroseed Reinders - Cadet 70/30 Fescue/Blue Mix	seed		
	73,523 sf	Turf Hydroseed Low Grow Reinders No Mow/Low Grow Mix	seed		

LANDSCAPE IMPROVEMENT TABLE	REQUIRED	PROVIDED
STREET TREES 525 ft · TREES	YES	9
PARKING SCREENING · FRONTAGE 426 FT · LOT LINE 150 FT	YES YES	102 PLANTS 42 PLANTS
PARKING INTERIOR GREEN SPACE · 4% OF PARKING AREA 37,242 SQ FT	1490 SQ FT	1860 SQ FT
PARKING INTERIOR 103 SPACES · ISLANDS 1 PER 12 SPACES · TREES 1 PER 10 SPACES	9 10	17 16

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

DRAFTED: JSJ
DESIGNED: JSJ
REVIEWED: DJB

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CITY OF CEDARBURG, WISCONSIN

LANDSCAPE OVERVIEW

REVISIONS

1	PC SUBMITTAL	10/28/25			

PEG JOB No. 6501.00
PEG PM TGM
START DATE 09/11/25
SCALE 1" = 40'

SHEET
L-1
L-5

LANDSCAPE OVERVIEW

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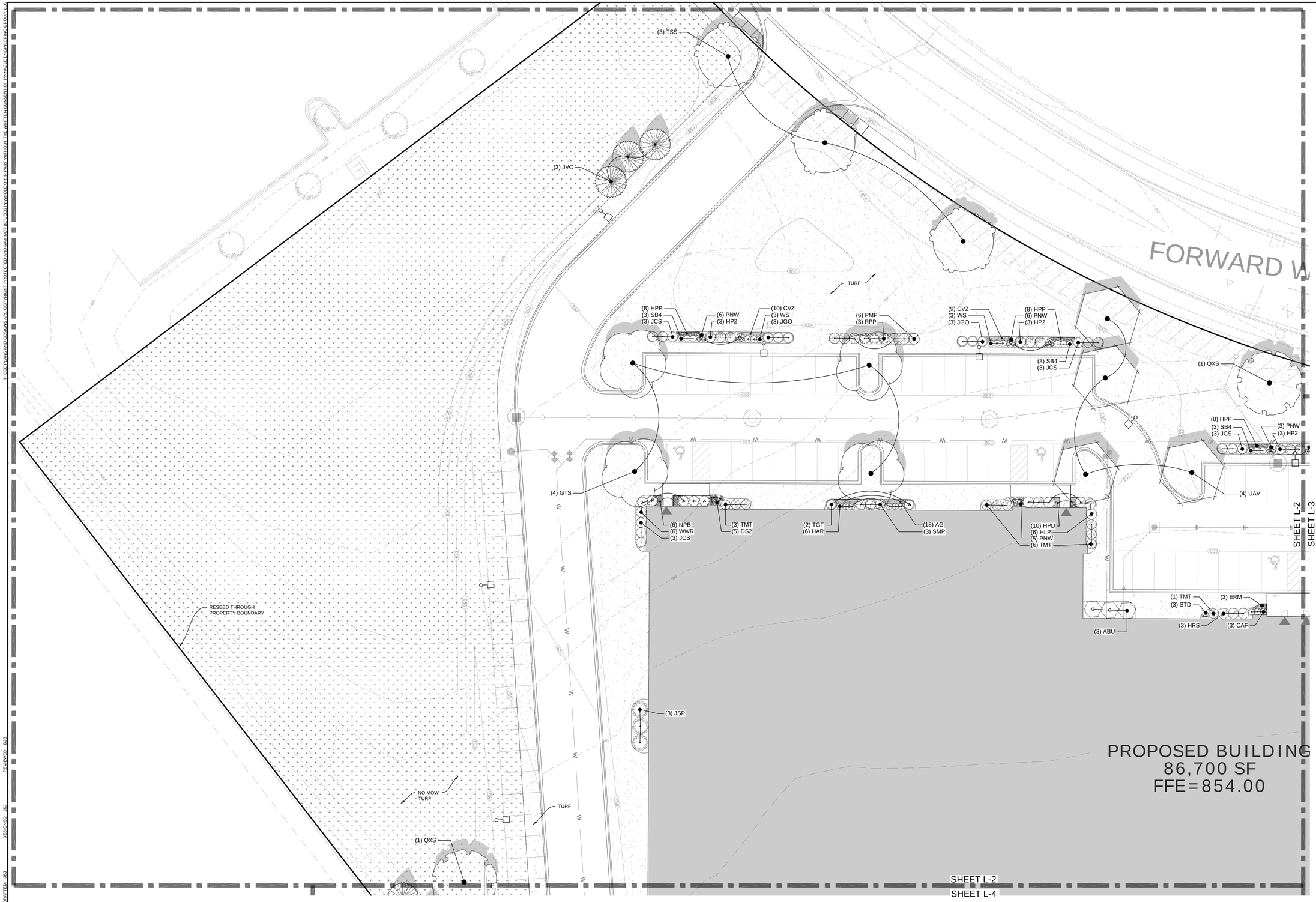

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HPD	Hemerocallis x 'Purple D'oro' Purple D' oro Daylily
HPP	Heuchera m 'Palace Purple' Palace Purple Coral Bells
NPB	Nepeta x faassenii 'Purrsian Blue' Purrsian Blue Catmint

SYMBOL	BOTANICAL / COMMON NAME
NATIVE	
	Native Plantings Agrecol Rainwater Renewal Seed Mix
TURF	
	Turf Hydroseed Reinders - Cadet 70/30 Fescue/Blue Mix
	Turf Hydroseed Low Grow Reinders No Mow/Low Grow Mix

GRAPHICAL SCALE (FEET)
0 — 1" = 20' — 40'

LANDSCAPE ENLARGEMENT

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REVIEWED DJB
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DRAFTED JSJ

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CITY OF CEDARBURG, WISCONSIN

LANDSCAPE ENLARGEMENT

REVISIONS

1	PC SUBMITTAL	10/28/25			

PEG JOB No. 6501.00
PEG PM TGM
START DATE 09/11/25
SCALE 1" = 20'

SHEET L-2 L-5

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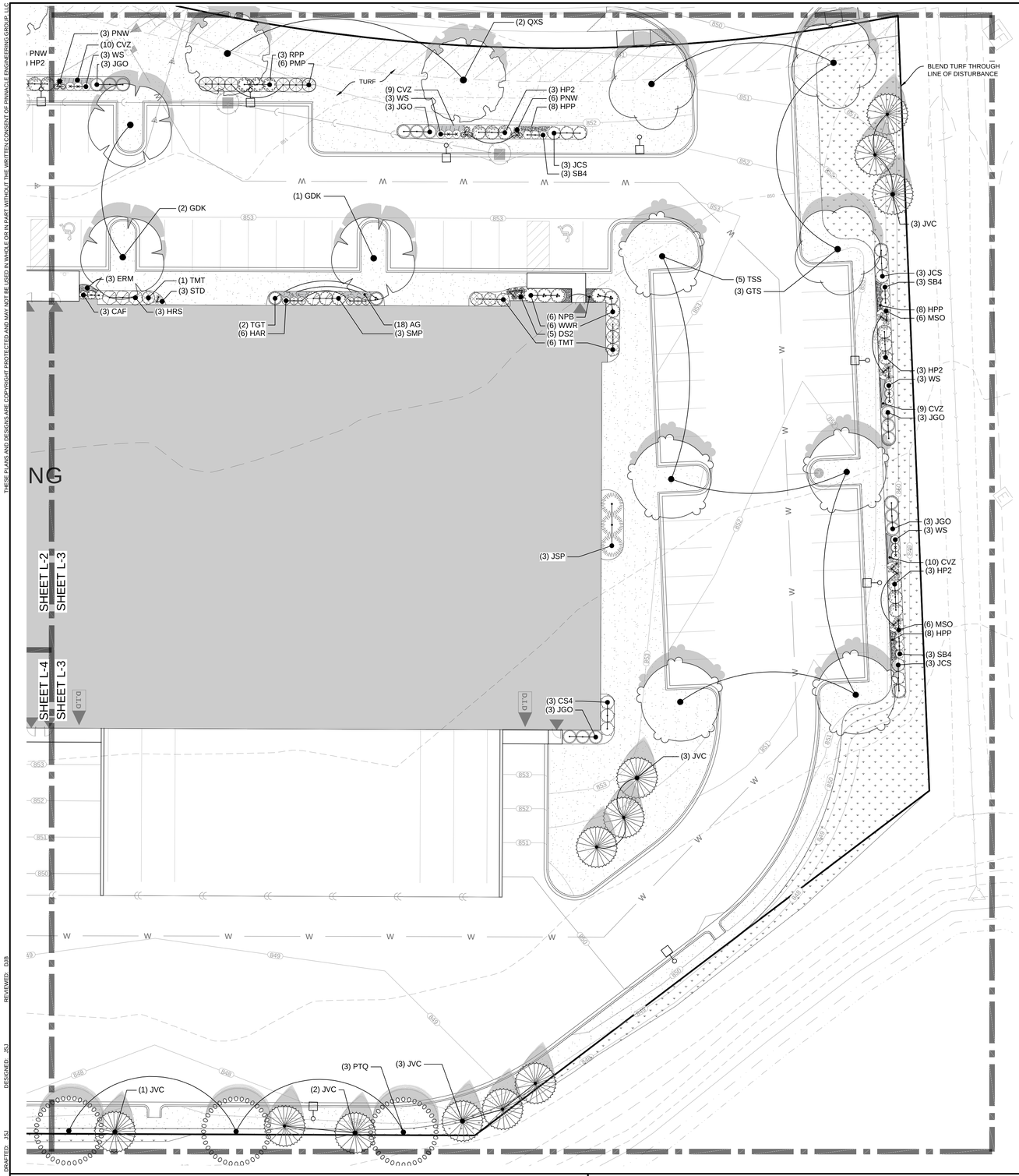

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NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

DRAFTED JSJ
DESIGNED JSJ
REVIEWED DJB

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PEG JOB No. 6501.00 TGM
PEG PM
START DATE 09/11/25
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SHEET L-3 L-5

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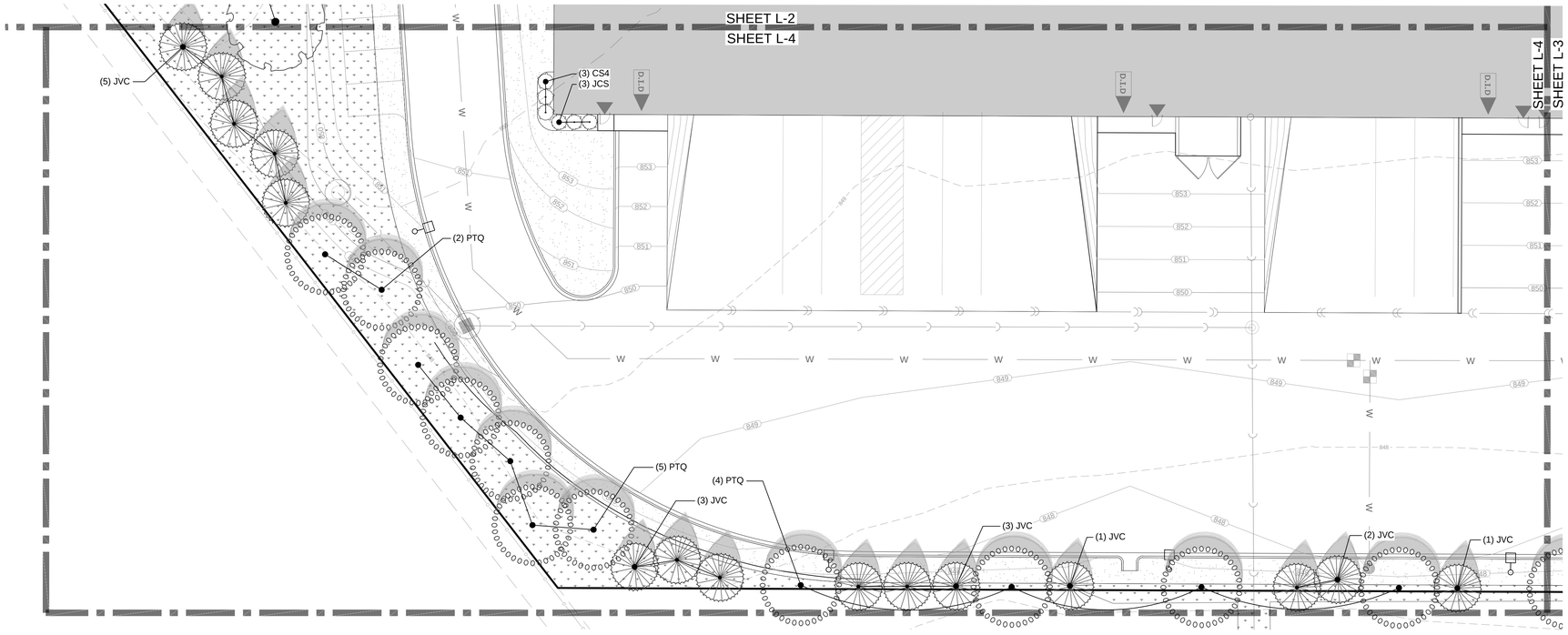

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NORTH

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0 1" = 20' 40'

LANDSCAPE ENLARGEMENT

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PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

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CITY OF CEDARBURG, WISCONSIN

LANDSCAPE ENLARGEMENT

REVISIONS

1	PC SUBMITTAL	10/28/25			

PEG JOB No. 6501.00
PEG PM TGM
START DATE 09/11/25
SCALE 1" = 20'

SHEET
L-4
L-5

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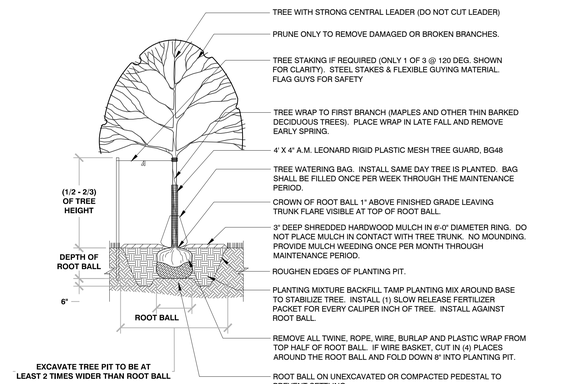
GENERAL PLANTING NOTES

1. THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
2. THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
3. NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED WITHOUT APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
4. ALL BNB STOCK SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL FOR A MINIMUM OF THREE GROWING SEASONS WITHIN 200 MILES OF PROJECT LOCATION, IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONE 5A. SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
5. ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
6. ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
7. TREES SHALL HAVE SINGLE, STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. MUTLI-STEM TREES SHALL HAVE 3-4 STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. HEIGHT-TO-CALIPER RATIOS SHALL BE CONSISTENT WITH THE LATEST EDITION OF ANSI Z60.1.
8. ROOT SYSTEMS SHALL BE LARGE ENOUGH TO ALLOW FOR FULL RECOVERY OF THE TREE, AND SHALL CONFORM TO STANDARDS AS THEY APPEAR IN THE MOST CURRENT REVISION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1.
9. BNB TREES SHALL BE DUG WITH A BALL OF SOIL, NOT SOFT BALLED OR POTTED AND SHALL BE FIRM IN THEIR ROOTBALL. ROOT BALL SHALL BE WRAPPED (WITH BIODEGRADABLE MATERIAL). THE TREE ROOT FLARE, OR COLLAR, SHALL BE AT OR WITHIN THE TOP THREE INCHES OF GRADE.
10. ALL SPRING TREES MUST BE FRESHLY DUG IN THE MOST RECENT SPRING.
11. ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE MOST RECENT AUTUMN.
12. TREES SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY. TREES SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AND APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY TREES THAT DO NOT MEET THE SPECIFICATIONS OR THAT HAVE BEEN DAMAGED DURING SHIPMENT. THE LANDSCAPE INSTALLER MUST RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OR ALTERATIONS.
13. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
14. ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
15. WHILE PLANTING TREES AND SHRUBS, BACKFILL ⅔ OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
16. THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
17. OAK TREES SHALL BE TREATED FOR TWO-LINE CHESTNUT BORER BOTH AT THE TIME OF INSTALLATION AND DURING THE SECOND GROWING SEASON.
18. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
19. ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAN DEFINITION BETWEEN TURF AND PLANTING AREAS.
20. ALL TURF SEED AREAS SHALL RECEIVE A MINIMUM OF 6" DEPTH OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. REQUIRED AMENDMENTS SHALL BE DETERMINED BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE AGED WEED FREE MANURE OR CLASS 1 ORGANIC MATTER.
21. FOR LAWN SEEDING, APPLY A STARTER FERTILIZER AND SEED UNIFORMLY AT THE RATE RECOMMENDED BY MANUFACTURER, AND PROVIDE A MULCH COVERING THAT IS SUITABLE TO PROMOTE SEED GERMINATION AND TURF ESTABLISHMENT. CONTRACTOR TO PROVIDE FERTILIZER, SEED, AND MULCH SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EROSION CONTROL MEASURES ARE TO BE INSTALLED IN THOSE AREAS REQUIRING STABILIZATION (SWALES, SLOPES EXCEEDING 1:3, AND THOSE LOCATIONS INDICATED IN CIVIL DRAWINGS).
22. THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS LARGER THAN 6" X 6". ANY BARE SPOTS LARGER THAN 6" X6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEEDED AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
23. ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
24. ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
25. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
26. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
27. TREES SHALL BE INSTALLED NO CLOSER THAN:
    - -10 FEET FROM ANY FIRE HYDRANT
    - 7 FEET FROM STORM SEWER, SANITARY SEWER LATERALS, DRIVEWAYS, AND WATER SERVICE
28. THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
29. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
30. THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
31. THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
32. PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
33. THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

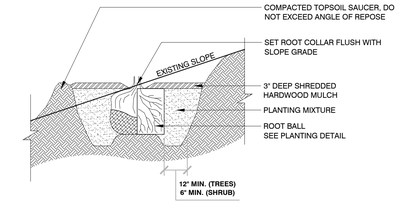
SOIL PLACEMENT NOTES

1. LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEOUS MATTER. AREAS ADJACENT TO WALKS AND PAVEMENT SHALL BE FREE OF EXCESS STONE AND PAVING MATERIALS SO AS TO PROVIDE AN UNINTERRUPTED CROSS SECTION OF SOIL. INTERNAL PARKING ISLANDS SHALL BE LOOSENED TO A DEPTH OF 30".
2. THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
3. TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
4. SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES. FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT HARD SURFACES, WALKS, AND CURBS.)
5. PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL. PARKING LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
6. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
7. FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
8. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
9. RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.

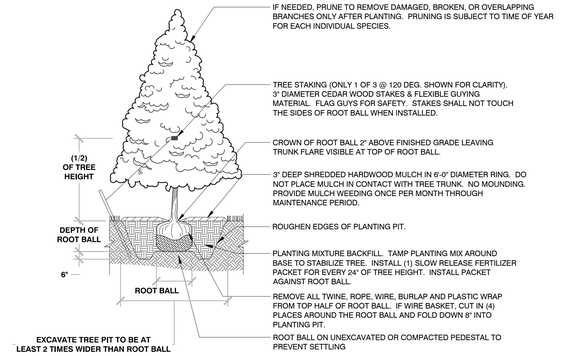
LANDSCAPE IMPROVEMENT TABLE	REQUIRED	PROVIDED
STREET TREES 525 ft • **TREES**	**YES**	**9**
PARKING SCREENING • **FRONTAGE 426 FT** • **LOT LINE 150 FT**	**YES** **YES**	**102 PLANTS** **42 PLANTS**
PARKING INTERIOR GREEN SPACE • **4% OF PARKING AREA 37,242 SQ FT**	**1490 SQ FT**	**1860 SQ FT**
PARKING INTERIOR 103 SPACES • **ISLANDS 1 PER 12 SPACES** • **TREES 1 PER 10 SPACES**	**9** **10**	**17** **16**



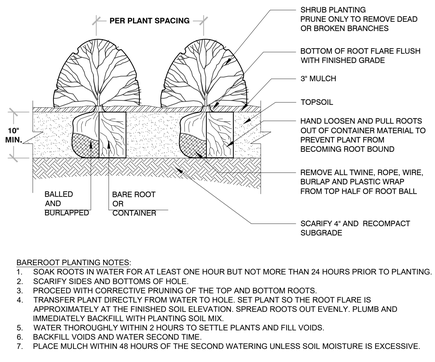
1 TREE PLANTING
1/4" = 1'-0" 329343-01



2 TREE PLANTING ON SLOPE
3/8" = 1'-0" 329343-02

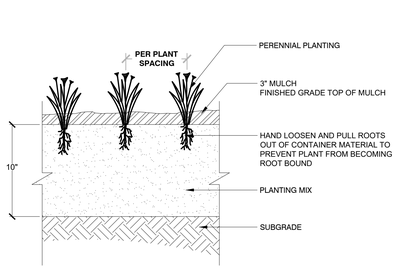


3 EVERGREEN TREE PLANTING
1/4" = 1'-0" 329343-03

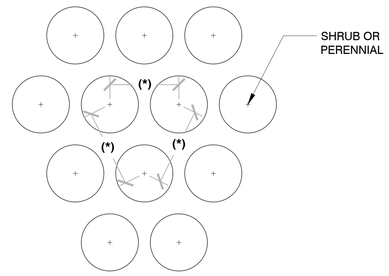


BAREROOT PLANTING NOTES:
1. SOAK ROOTS IN WATER FOR AT LEAST ONE HOUR BUT NOT MORE THAN 24 HOURS PRIOR TO PLANTING.
2. SCARIFY SIDES AND BOTTOMS OF HOLE.
3. PROCEED WITH CORRECTIVE PRUNING OF THE TOP AND BOTTOM ROOTS.
4. TRANSFER PLANT DIRECTLY FROM WATER TO HOLE. SET PLANT SO THE ROOT FLARE IS APPROXIMATELY AT THE FINISHED SOIL ELEVATION. SPREAD ROOTS OUT EVENLY. PLUMB AND IMMEDIATELY BACKFILL WITH PLANTING SOIL MIX.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACKFILL VOIDS AND WATER SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

4 SHRUB PLANTING
1/2" = 1'-0" 329333-02

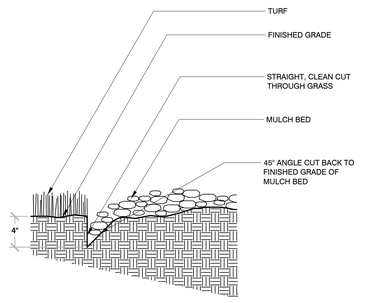


5 PERENNIAL PLANTING
1" = 1'-0" 3293-01



(*) = SPECIFIED PLANT SPACING PER PLANTING LIST

6 PLANT SPACING
3/4" = 1'-0" 3293-02



7 TRENCHED BED EDGE
3/4" = 1'-0" 3293-03

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SCALE VARIES

SHEET L-4 OF L-4

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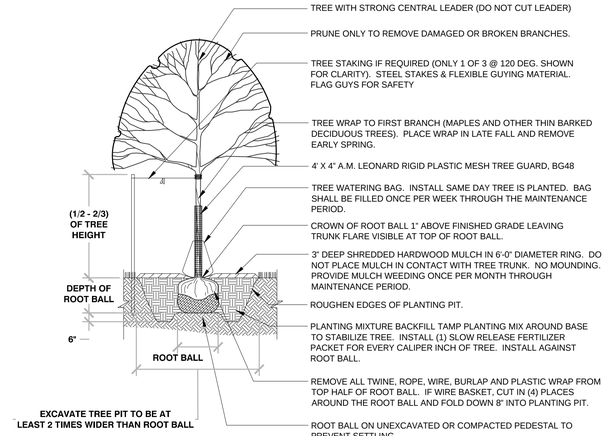
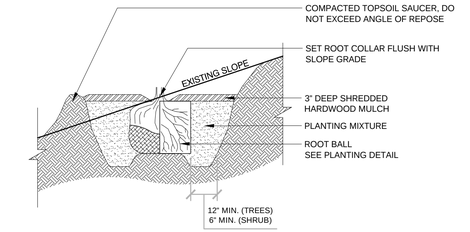
31. THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
32. PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
33. THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

SOIL PLACEMENT **NOTES**

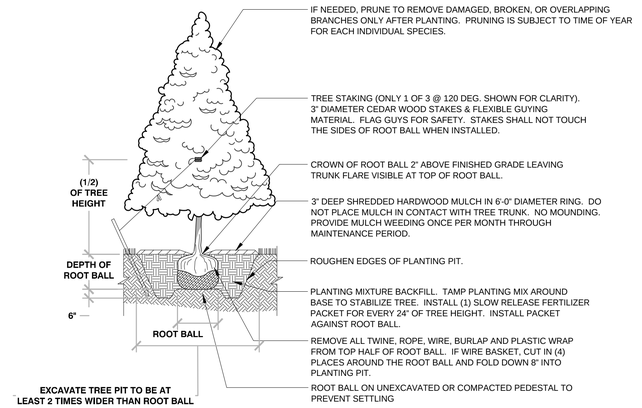
1. LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEOUS MATTER. AREAS ADJACENT TO WALKS AND PAVEMENT SHALL BE FREE OF EXCESS STONE AND PAVING MATERIALS SO AS TO PROVIDE AN UNINTERRUPTED CROSS SECTION OF SOIL. INTERNAL PARKING ISLANDS SHALL BE LOOSENED TO A DEPTH OF 30".
2. THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
3. TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
4. SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES. FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT HARD SURFACES, WALKS, AND CURBS.)
5. PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL. PARKING LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
6. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
7. FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
8. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
9. RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.



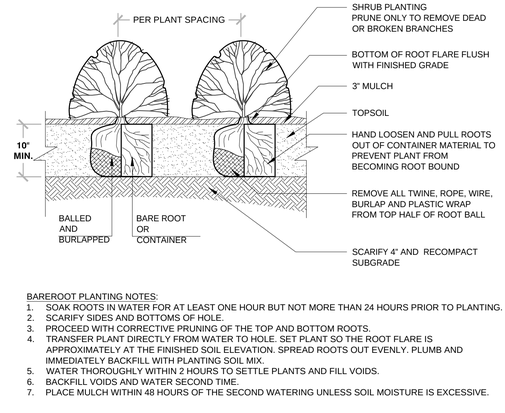
1 TREE PLANTING
1/4" = 1'-0" 329343-01



2 TREE PLANTING ON SLOPE
3/8" = 1'-0" 329343-02

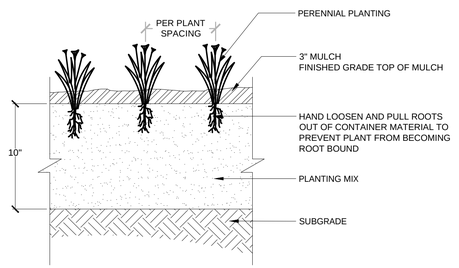


3 EVERGREEN TREE PLANTING
1/4" = 1'-0" 329343-03

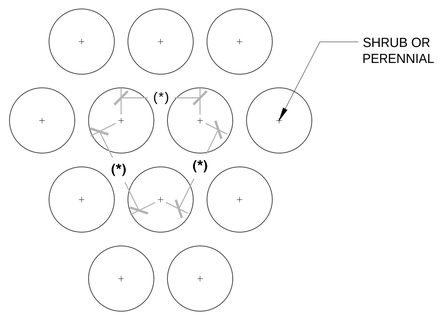


4 SHRUB PLANTING
1/2" = 1'-0" 329333-02

BAREROOT PLANTING NOTES:
1. SOAK ROOTS IN WATER FOR AT LEAST ONE HOUR BUT NOT MORE THAN 24 HOURS PRIOR TO PLANTING.
2. SCARIFY SIDES AND BOTTOMS OF HOLE.
3. PROCEED WITH CORRECTIVE PRUNING OF THE TOP AND BOTTOM ROOTS.
4. TRANSFER PLANT DIRECTLY FROM WATER TO HOLE. SET PLANT SO THE ROOT FLARE IS APPROXIMATELY AT THE FINISHED SOIL ELEVATION. SPREAD ROOTS OUT EVENLY. PLUMB AND IMMEDIATELY BACKFILL WITH PLANTING SOIL MIX.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACKFILL VOIDS AND WATER SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

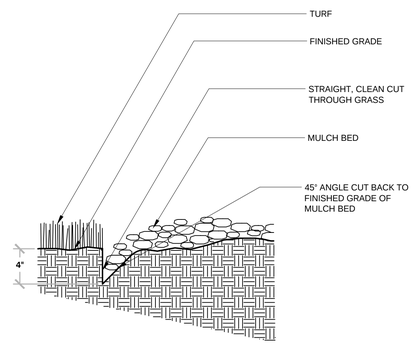


5 PERENNIAL PLANTING
1" = 1'-0" 3293-01



(*) = SPECIFIED PLANT SPACING PER PLANTING LIST

6 PLANT SPACING
3/4" = 1'-0" 3293-02



7 TRENCHED BED EDGE
3/4" = 1'-0" 3293-03

REVIEWED: DJB
DESIGNED: JSJ
DRAFTED: JSJ

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com
PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING
WISCONSIN OFFICE: 20725 WATERTOWN ROAD, SUITE 100 BROOKFIELD, WI 53186 (262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

CEDARBURG INDUSTRIAL

CITY OF CEDARBURG, WISCONSIN

LANDSCAPE GENERAL NOTES & DETAILS

REVISIONS

1	PC SUBMITTAL	10/28/25			

PEG JOB No. 6501.00 TGM
PEG PM
START DATE 09/11/25
SCALE VARIES

SHEET L-5 L-5

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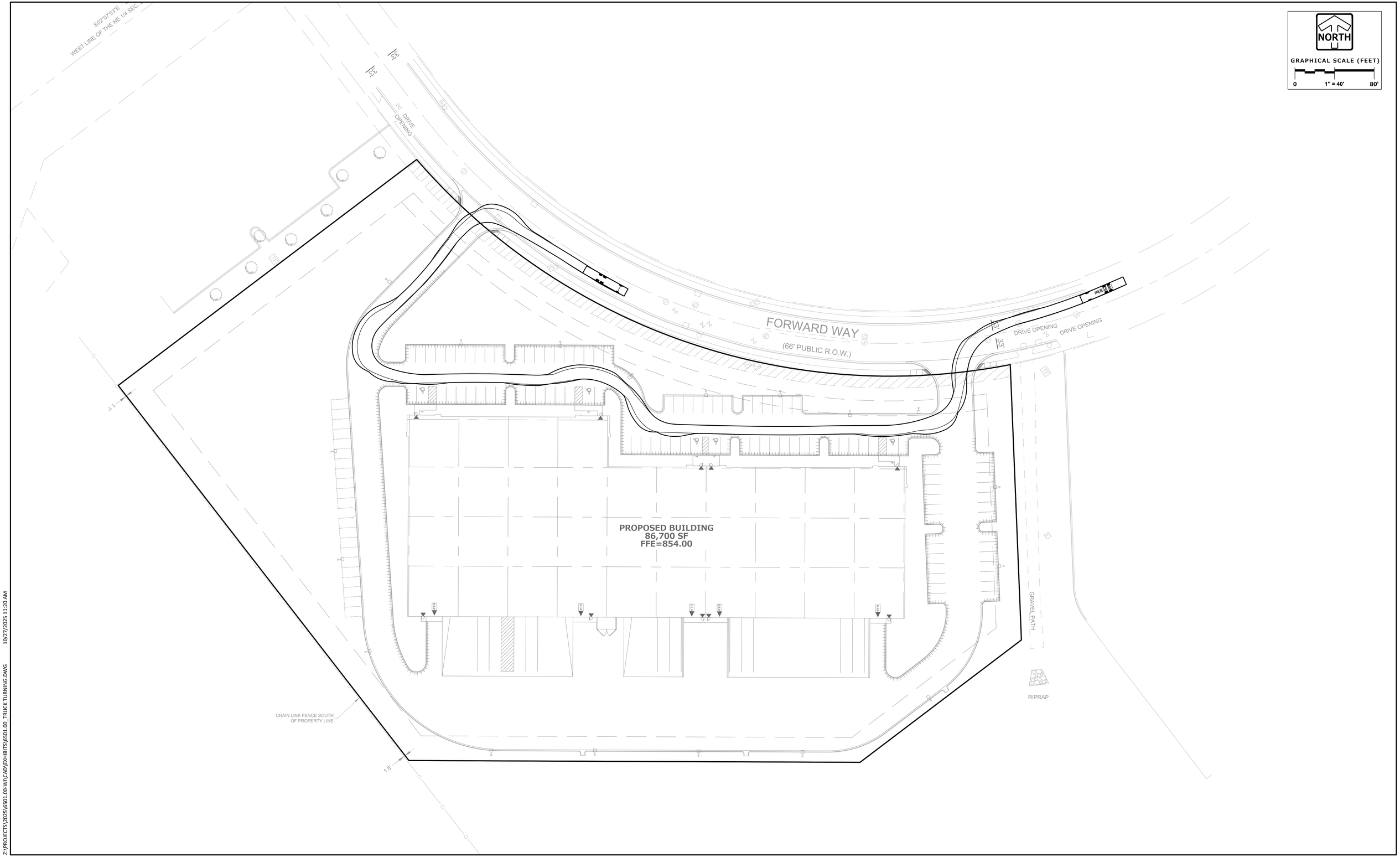
LANDSCAPE GENERAL NOTES & DETAILS

www.pinnacle-engr.com

Z:\PROJECTS\2025\6501.00-WI\CAD\SHEETS\6501.00_LANDSCAPE PLAN.DWG



Z:\PROJECTS\2025\6501.00.WI\CAD\EXHIBITS\6501.00_TRUCK TURNING.DWG 10/27/2025 11:20 AM

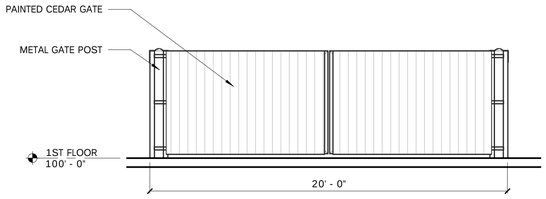
CEDARBURG INDUSTRIAL - FIRE TRUCK TURNING EXHIBIT

10/28/2025

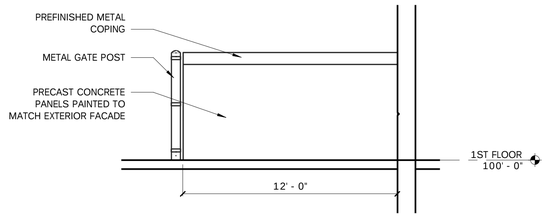
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER

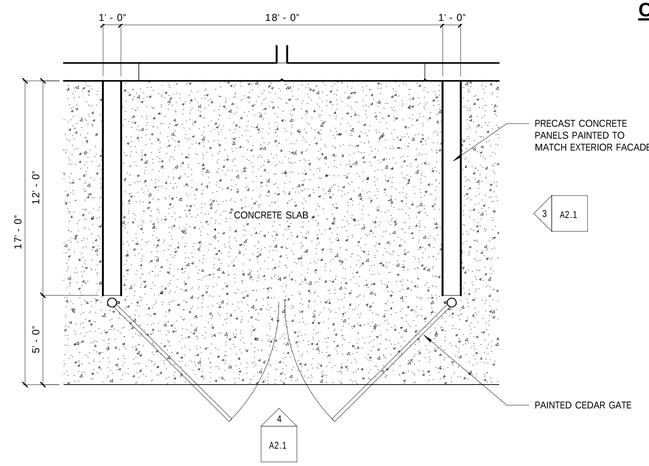
PEGJOB# 6501.00



4 TRASH ENCLOSURE FRONT ELEVATION
SCALE: 1/4" = 1'-0"



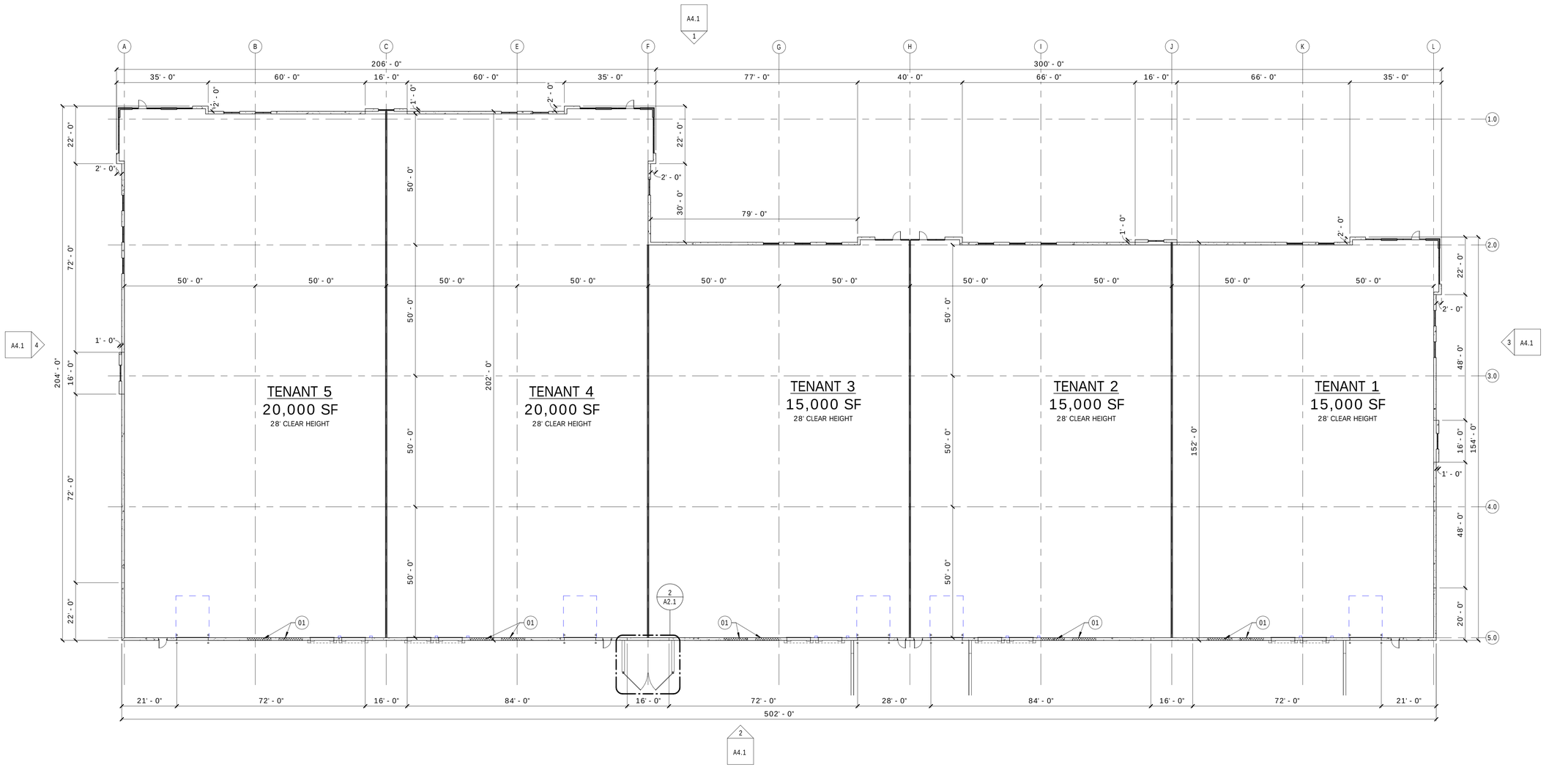
3 TRASH ENCLOSURE SIDE ELEVATION
SCALE: 1/4" = 1'-0"



2 ENLARGED TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"

CONSTRUCTION NOTE LEGEND

01 KNOCK OUT PANEL FOR FUTURE DOCK DOOR



1 1ST FLOOR PLAN - OVERALL
SCALE: 1" = 20'-0"

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DESIGN 2 CONSTRUCT
DEVELOPMENT CORPORATION

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

PHONE 262.677.9933
FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:
CEDARBURG SPEC INDUSTRIAL

FORWARD DRIVE
CEDARBURG, WI

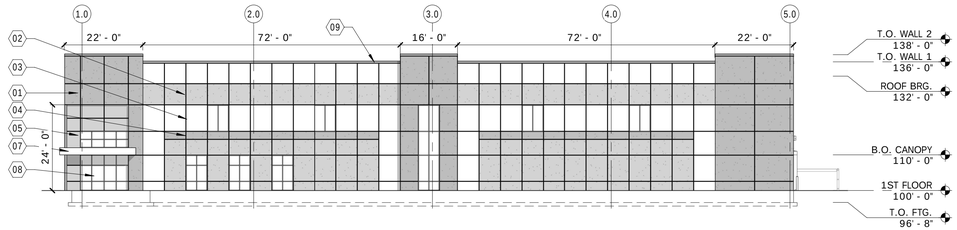
SHEET TITLE
FIRST FLOOR PLAN - OVERALL

REVISIONS
10.28.2025

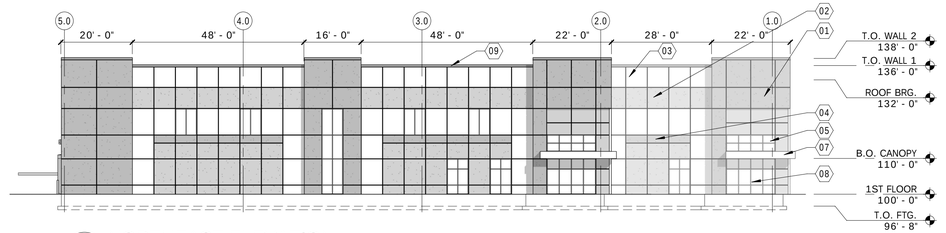
PROJECT DATA
DATE 09.29.2025
JOB NO. 25-00141
SET USE PLAN COMMISSION
DRAWN BY TJD
SHEET NO. A2.1

ELEVATION NOTE LEGEND

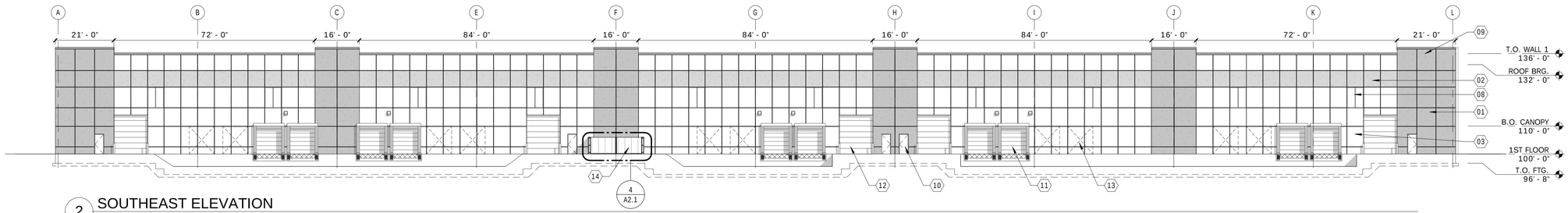
01	12" PRECAST PANEL - COLOR 1
02	12" PRECAST PANEL - COLOR 2
03	12" PRECAST PANEL - COLOR 3
04	12" PRECAST PANEL - COLOR 4
05	METAL PANEL - MATCH PRECAST COLOR 4
06	BLACK ALUMINUM STOREFRONT WINDOW AND DOOR
07	BLACK METAL CANOPY
08	BLACK ALUMINUM STOREFRONT WINDOW
09	PREFINISHED METAL COPING
10	PAINTED HOLLOW METAL DOOR
11	DOCK DOOR
12	INSULATED OVERHEAD DOOR
13	KNOCK OUT PANEL FOR FUTURE DOCK DOOR
14	TRASH ENCLOSURE



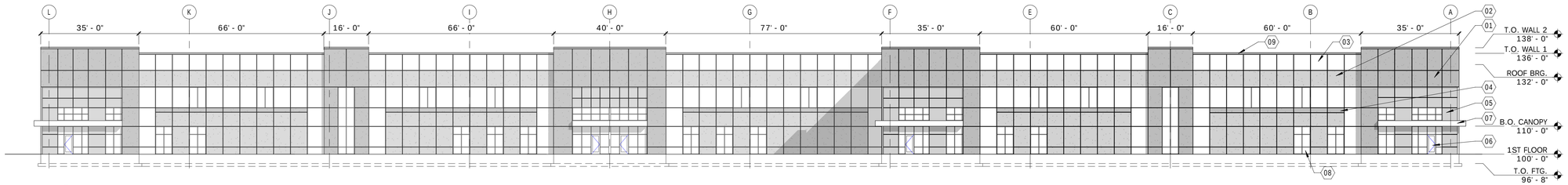
4 SOUTHWEST ELEVATION
SCALE: 1" = 20'-0"



3 NORTHEAST ELEVATION
SCALE: 1" = 20'-0"



2 SOUTHEAST ELEVATION
SCALE: 1" = 20'-0"



1 NORTHWEST ELEVATION
SCALE: 1" = 20'-0"

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DEVELOPMENT CORPORATION

N173 W21010
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info@design2construct.com

BUILDING DESIGN FOR:
CEDARBURG SPEC INDUSTRIAL

FORWARD DRIVE
CEDARBURG, WI

SHEET TITLE
EXTERIOR ELEVATIONS

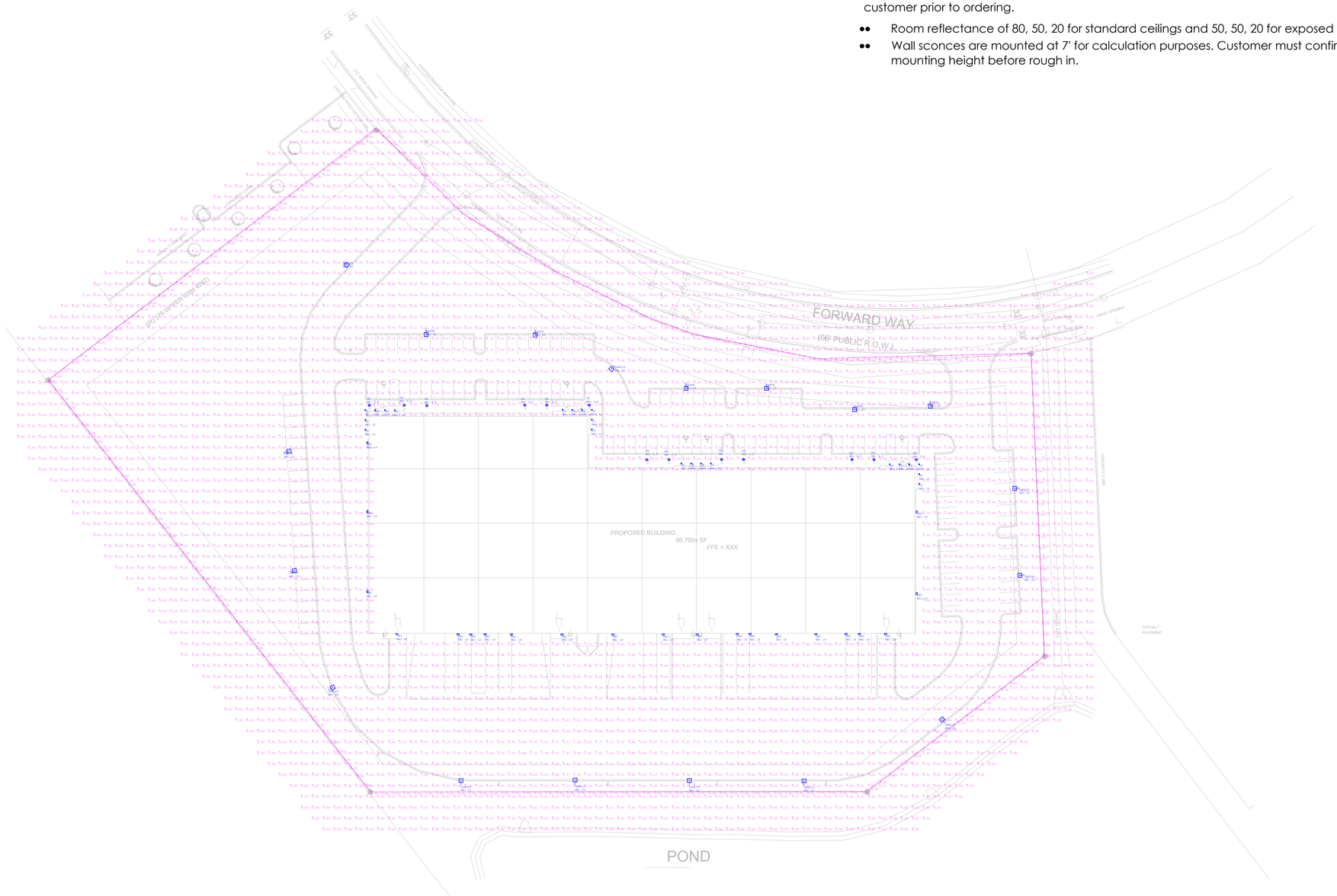
REVISIONS
10.28.2025

PROJECT DATA
DATE 09.29.2025
JOB NO. 25-00141
SET USE PLAN COMMISSION
DRAWN BY TJD
SHEET NO.

A4.1

NOTES:

- Customers are responsible for confirming mounting heights, fixture suspension types/ lengths, color temperature, CRI, linear fixture lengths, pole lengths, and bollard heights/ lengths prior to ordering.
- Mounting height (MH) is measured from the bottom of the fixture to the floor.
- This Lighting layout assumes the following unless values are specified and must be confirmed by the customer prior to ordering.
  - Room reflectance of 80, 50, 20 for standard ceilings and 50, 50, 20 for exposed ceilings
  - Wall sconces are mounted at 7' for calculation purposes. Customer must confirm desired mounting height before rough in.



Luminaire Schedule							
Qty	Label	LLF	MFG	Description	Lum. Watts	Total Watts	Lum. Lumens
10	OABLC4	0.950	LITHONIA	DSX1 LED P3 xxK 80CRI BLC4 MVOLT SPA + 20' POLE + 2' BASE	102	1020	9485
8	OAFTH	0.950	LITHONIA	DSX1 LED P3 xxK 80CRI TFTM MVOLT SPA HS + 23' POLE + 3' BASE	102	816	10822
13	OB	0.950	LITHONIA	DSXB LED 12C 530 xxK ASY MVOLT	22	286	1846
22	OD	0.950	LITHONIA	LDN4 xx/10 LOAAR LSS MVOLT	10.58	232.76	1047
21	OW3	0.950	LITHONIA	WDGE2 LED P4 xxK 80CRI VF MVOLT	35	735	4413

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Presumed Property Line	Illuminance	Fc	0.02	0.11	0.00	N.A.	N.A.
East Parking Area	Illuminance	Fc	1.57	3.1	0.7	2.24	4.43
Loading Dock Area	Illuminance	Fc	1.91	10.6	0.3	6.37	35.33
North Parking Area	Illuminance	Fc	1.58	3.1	0.5	3.16	6.20

ENTERPRISE
Lighting & Control

#	DATE	COMMENTS

REVISIONS

DRAWN BY : JT

DATE : SEPT 25, 2025

SCALE : 1" = 50'

85K SPEC BUILDING

CEDARBURG, WISCONSIN

SITE LIGHTING LAYOUT

DESIGN 2 CONSTRUCT

RENDERINGS ARE FOR ILLUSTRATION PURPOSES ONLY. ITEMS REPRESENTED HERE ARE NOT INTENDEED TO PRESENT AN EXACT REPRESENTATION OF THE FINAL PRODUCT AND MAY DIFFER.

DESIGN 2 CONSTRUCT

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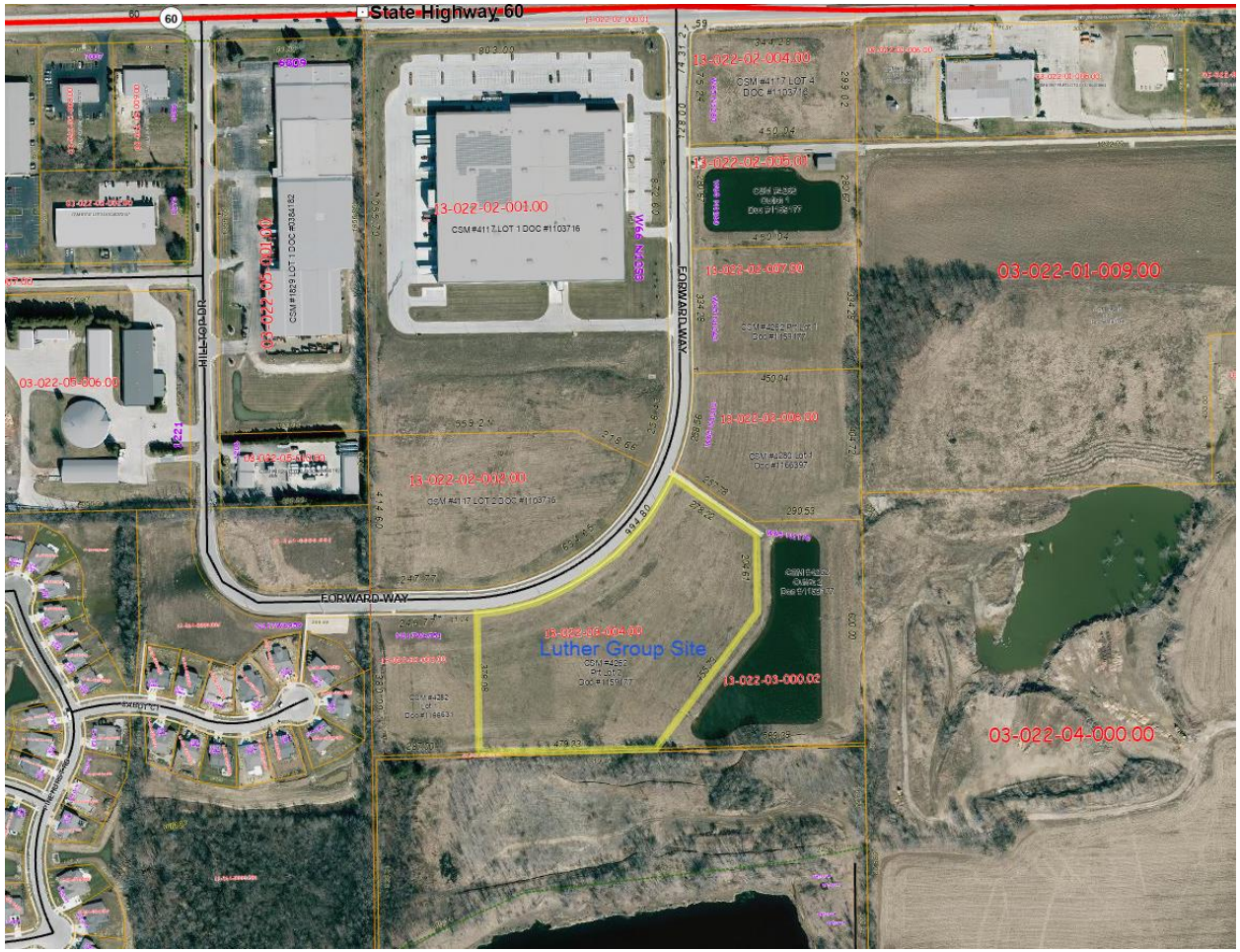
DESIGN 2 CONSTRUCT

DESIGN 2 CONSTRUCT

DESIGN 2 CONSTRUCT

DESIGN 2 CONSTRUCT

Ozaukee County GIS Aerial Map View – Luther Group Site in Hwy. 60 Business Park



October 27, 2025

City of Cedarburg
Planning Department
W63N645 Washington Avenue
Cedarburg, WI 53012

Re: Cedarburg Spec Industrial Response

To Whom it May Concern,

City of Cedarburg planning staff had provided review comments following the submittal of design documents for the Architectural Review Board. Following I will outline each concern and indicate how these concerns will be addressed.

1. Applicant to provide compliant area calculations for:
   - Parking Area landscaping not less than 5%
   - Use of metal siding material not to exceed 25%

   Response:

   See the provided site plan outlining the areas considered parking area landscaping and the calculation showing compliance with this requirement

   See the provided building elevations outlining the areas proposed to be metal siding material and the calculation showing compliance with this requirement.

2. Applicant to provide a suitable dumpster enclosure plan (size, materials, colors, door details) for review and approval by the plan commission.
   Response:

   See the revised sheet A2.1 with requested details for the dumpster enclosure.

3. The eight parking stall that violate the 25 foot front setback requirement must be removed from the plan.
   Response:

   City staff have indicated that there is a mechanism in place to allow these stalls to remain. The other property owners in the business park would need to agree to the location of the stalls to allow them to stay.

   It is our intention to get the approval of the other property owners to keep these stalls. If the other property owners do not agree the stalls will be removed. We would like to coordinate this process at a staff level with the planning staff.

4. The rear loading dock and extensive paved circulation area shall not be used as a parking lot (with the exception of vehicles temporarily backed up to dock doors).
   Response:
   The paved area to the rear of the building is planned for loading dock access and loading and unloading of trucks and will not be used for parking

5. Outside storage of materials, equipment and supplies at this site is neither proposed nor permitted at this time:
   Response:
   The paved area to the rear of the building is planned for loading dock access and loading and unloading of trucks and will not be used for outside storage of materials, equipment and supplies

6. Applicant to install a buffer planting area consisting of large deciduous canopy trees to screen the view to the south and southeast sides of the building from the adjacent residential neighborhood Stone Lake. Trees shall be not less than 2" caliper at chest height at planting and on 60' centers. Additional large conifer trees should be added / intermixed among these deciduous trees. Quantity to be determined by the plan commission.
   Response:
   As we indicated at the architectural review board, we feel it is unfair for the City to place the entire burden of screening on this development. The Developer of the Stone Lake residential neighborhood clear cut all mature trees which did screen the industrial park from the neighborhood. This was done to further the development of the residential neighborhood.

   Please see the included revised landscape plan reflecting plantings designed to provide the screening requested. There are some challenges to the screening area due to the proximity of the paving to the existing stormwater device. The design of the screen differs from what staff requested however it should provide adequate screening.

7. Applicant to extend the no-mow grass along their entire common boundary wit the childcare property next door.
   Response:
   Please see the included revised landscape plan reflecting this change.

8. Rooftop HVAC shall not extend higher than the height of the shortest parapet wall on the building. All HVAC shall be screened from the surrounding view.
   Response:
   A parapet wall tall enough to enclose HVAC units is part of the building design.

10. Any signs to be placed at this site/ building shall be subject to the requirements of the city sign code and the declaration of restrictions and covenants for Highway 60 Business Park.
    Response:
    All signage will be submitted for approval under a separate application.

11. Prior to any occupancies in the building, the applicant agrees that the plan commission shall review the proposed tenant for compliance with the M3 zoning district and declarations of restrictions and covenants for the business park as well as parking requirements for each tenant and the site.
    Response:
    Each tenant will apply for review prior to application for occupancy.

12. Applicant to satisfy the requirements of city Engineer, Fire Department, Utility and other departments as to, for instance, but not necessarily limited to the provided comments from said city staff:
    12a: Recommended minimum slope of 1% for asphalt pavement
    Recommended minimum slope of 0.5% for concrete curb and gutter
    Response: All asphalt and curb and gutter slopes on site are at or above minimums.
    12b: There is electric near the property which can be extended to the new building. As usual CL&W will need a utility agreement to the new transformer location. It was noted on the prints that a street light needs to be removed and relocated. On the print C-3 it states Remove and salvage existing light pole for relocation… this street light pole will need to be removed and relocated by CL&W.
    Response:
    Acknowledged
    12c:
    - Ensure turning radii of all driveway points are adequate for fire apparatus to navigate.

      Response:
      See the included fire apparatus exhibit indicating circulation.
    - Additional fire hydrants should be placed around the building. Having a hydrant located on the west, east and south sides of the building / property would be ideal.

      Response.
      See the revised utility plan indicating the location for additional fire hydrants as requested to meet code requirements.

Discussions during the architectural review board meeting highlighted some items for discussion and or potentially requiring revisions to the project design. Here is a list of those items and our response to them.

A. Due to the size of the building, consider adjusting the design with additional color or changes to the color scheme to break up the façade.
Response:
Looking at the elevations provided for review we and our client like the color scheme and would prefer not to alter it. We did revise the precast design by raising brown accent panels between entries on the north elevation and similarly around the building. These brown precast accents are now also projecting out from the façade. The glass area in these precast panels was also increased.

B. Consider adjusting the proportions of the clerestory windows to better fit within the band of color in which they are located.
Response:
The clerestory windows were adjusted as described.

C. The glass shown on the renderings looks too dark. Consider changing glass to be clear so activity within the building can be experienced by the public. In response to this request we indicated that our preference for tinted glass versus clear glass was based upon the following considerations.
    a. Energy code performance
    b. Building occupant comfort
Response:
We were able to find clear insulated glass that would perform in a manner that would meet Energy code performance standards. This would not be a concern.

As it relates to building occupant comfort, we still believe that the tinted glazing is a better solution. The tinted glazing reduces the amount of visible light transmittance into the building. The lower visible light transmittance helps control the amount of light coming into a space and helps to keep spaces from becoming too bright and controls glare. If too much light is let into a building, occupants will simply lower window blinds to block it out. It would be our intention to continue to use tinted windows.

Please let me know if you have any questions or need additional information relating to the review and approval of this development.

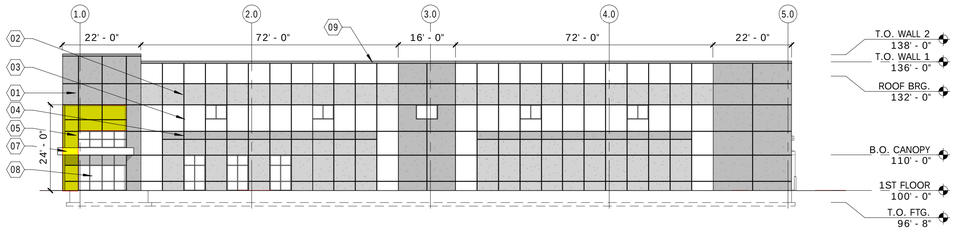
Sincerely,

Mark Hertzfeldt
Architect
Design 2 Construct

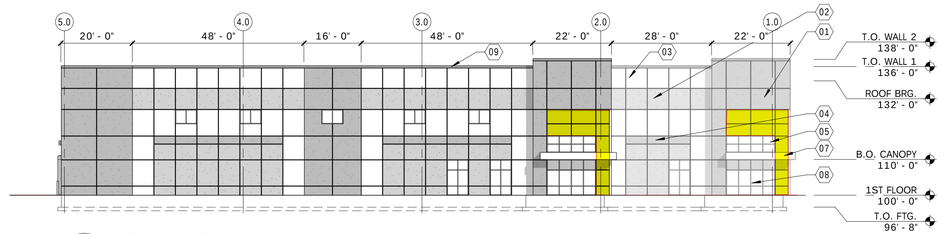
ELEVATION NOTE LEGEND

01	12" PRECAST PANEL - COLOR 1
02	12" PRECAST PANEL - COLOR 2
03	12" PRECAST PANEL - COLOR 3
04	12" PRECAST PANEL - COLOR 4
05	METAL PANEL - MATCH PRECAST COLOR 4
06	BLACK ALUMINUM STOREFRONT WINDOW AND DOOR
07	BLACK METAL CANOPY
08	BLACK ALUMINUM STOREFRONT WINDOW
09	PREFINISHED METAL COPING
10	PAINTED HOLLOW METAL DOOR
11	DOCK DOOR
12	INSULATED OVERHEAD DOOR
13	KNOCK OUT PANEL FOR FUTURE DOCK DOOR
14	TRASH ENCLOSURE

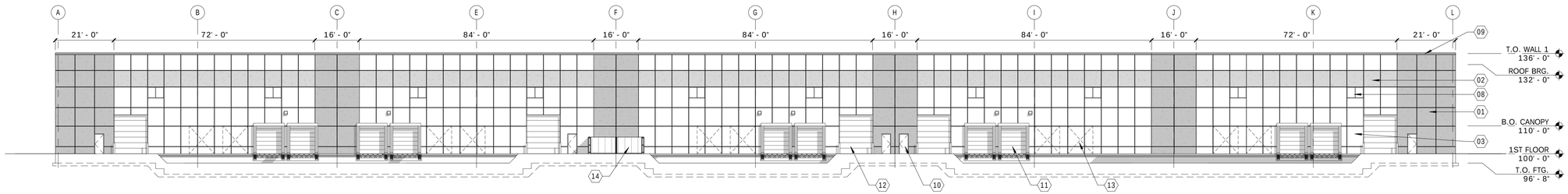
Metal Siding Area:
Overall Building Facade Area: 49,885 s.f.
Metal Siding Area: 2,015 s.f. (4%)



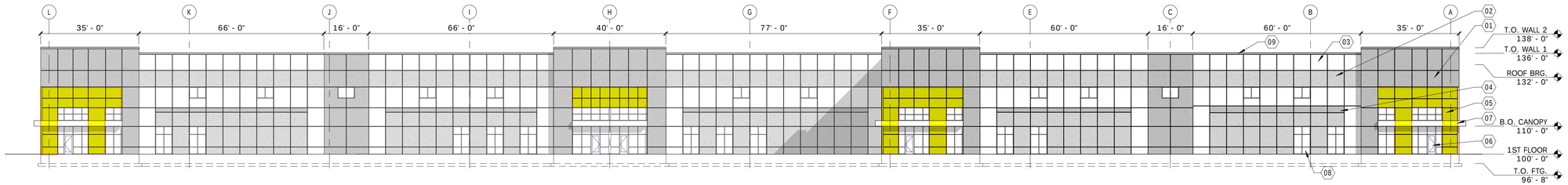
4 SOUTHWEST ELEVATION
SCALE: 1" = 20'-0"



3 NORTHEAST ELEVATION
SCALE: 1" = 20'-0"



2 SOUTHEAST ELEVATION
SCALE: 1" = 20'-0"



1 NORTHWEST ELEVATION
SCALE: 1" = 20'-0"

This drawing is not to be reproduced or changed without the written permission of Design 2 Construct.

DESIGN 2 CONSTRUCT
DEVELOPMENT CORPORATION

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

PHONE 262.677.9933
FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:
CEDARBURG SPEC INDUSTRIAL

FORWARD DRIVE
CEDARBURG, WI

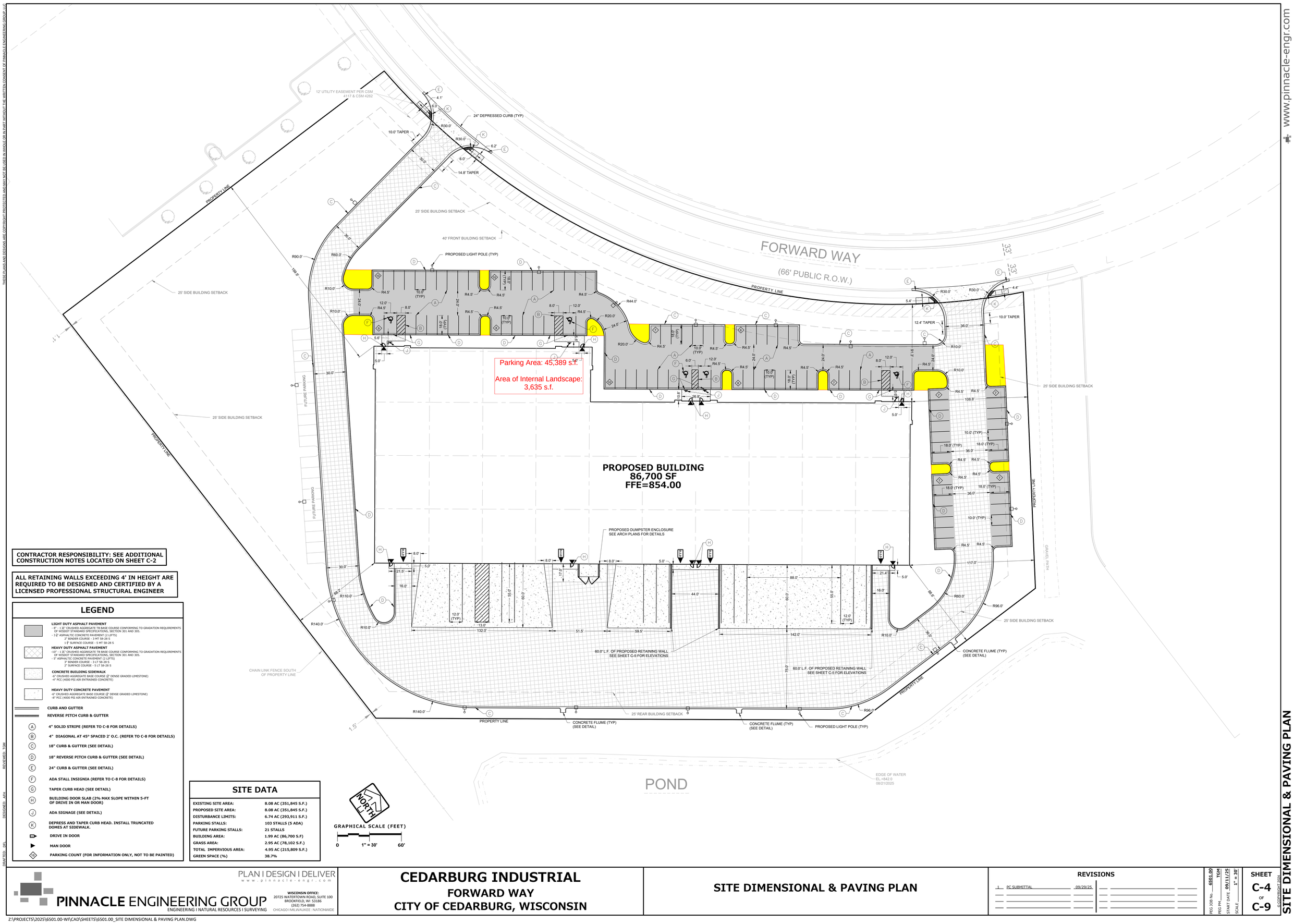
SHEET TITLE
EXTERIOR ELEVATIONS

REVISIONS

PROJECT DATA
DATE 09.29.2025
JOB NO. 25-00141
SET USE PLAN COMMISSION
DRAWN BY TJD
SHEET NO. A4.1

THESE PLANS AND DRAWINGS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

www.pinnacle-engr.com



CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

ALL RETAINING WALLS EXCEEDING 4' IN HEIGHT ARE REQUIRED TO BE DESIGNED AND CERTIFIED BY A LICENSED PROFESSIONAL STRUCTURAL ENGINEER

LEGEND

LIGHT DUTY ASPHALT PAVEMENT
- 8" - 1 ¼" CRUSHED AGGREGATE TB BASE COURSE CONFORMING TO GRADATION REQUIREMENTS OF WISDOT STANDARD SPECIFICATIONS, SECTION 301 AND 305.
- 3 ½" ASPHALTIC CONCRETE PAVEMENT (2 LIFTS)
  - 2" BINDER COURSE - 3 MT 58-28 S
  - 1 ½" SURFACE COURSE - 5 MT 58-28 S

HEAVY DUTY ASPHALT PAVEMENT
- 10" - 1 ¼" CRUSHED AGGREGATE TB BASE COURSE CONFORMING TO GRADATION REQUIREMENTS OF WISDOT STANDARD SPECIFICATIONS, SECTION 301 AND 305.
- 5" ASPHALTIC CONCRETE PAVEMENT (2 LIFTS)
  - 3" BINDER COURSE - 3 LT 58-28 S
  - 2" SURFACE COURSE - 5 LT 58-28 S

CONCRETE BUILDING SIDEWALK
- 6" CRUSHED AGGREGATE BASE COURSE (¾" DENSE GRADED LIMESTONE)
- 4" PCC (4000 PSI AIR ENTRAINED CONCRETE)

HEAVY DUTY CONCRETE PAVEMENT
- 6" CRUSHED AGGREGATE BASE COURSE (¾" DENSE GRADED LIMESTONE)
- 8" PCC (4000 PSI AIR ENTRAINED CONCRETE)

CURB AND GUTTER

REVERSE PITCH CURB & GUTTER

- (A) **4" SOLID STRIPE (REFER TO C-8 FOR DETAILS)**
- (B) **4" DIAGONAL AT 45° SPACED 2' O.C. (REFER TO C-8 FOR DETAILS)**
- (C) **18" CURB & GUTTER (SEE DETAIL)**
- (D) **18" REVERSE PITCH CURB & GUTTER (SEE DETAIL)**
- (E) **24" CURB & GUTTER (SEE DETAIL)**
- (F) **ADA STALL INSIGNIA (REFER TO C-8 FOR DETAILS)**
- (G) **TAPER CURB HEAD (SEE DETAIL)**
- (H) **BUILDING DOOR SLAB (2% MAX SLOPE WITHIN 5-FT OF DRIVE IN OR MAN DOOR)**
- (J) **ADA SIGNAGE (SEE DETAIL)**
- (K) **DEPRESS AND TAPER CURB HEAD. INSTALL TRUNCATED DOMES AT SIDEWALK.**

DRIVE IN DOOR

MAN DOOR

(10) **PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)**

SITE DATA

EXISTING SITE AREA:	**8.08 AC (351,845 S.F.)**
PROPOSED SITE AREA:	**8.08 AC (351,845 S.F.)**
DISTURBANCE LIMITS:	**6.74 AC (293,911 S.F.)**
PARKING STALLS:	**103 STALLS (5 ADA)**
FUTURE PARKING STALLS:	**21 STALLS**
BUILDING AREA:	**1.99 AC (86,700 S.F)**
GRASS AREA:	**2.95 AC (78,102 S.F.)**
TOTAL IMPERVIOUS AREA:	**4.95 AC (215,809 S.F.)**
GREEN SPACE (%)	**38.7%**

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

REVIEWED: TGM
DESIGNED: ATH
DRAWN: DFL

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com
PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE : NATIONWIDE

CEDARBURG INDUSTRIAL
FORWARD WAY
CITY OF CEDARBURG, WISCONSIN

SITE DIMENSIONAL & PAVING PLAN

REVISIONS

1	PC SUBMITTAL	09/29/25

PEG JOB No.: 6501.00
PEG PM: TGM
START DATE: 09/11/25
SCALE: 1" = 30'

SHEET
C-4
OF
C-9

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SITE DIMENSIONAL & PAVING PLAN

Z:\PROJECTS\2025\6501.00-WI\CAD\SHEETS\6501.00_SITE DIMENSIONAL & PAVING PLAN.DWG

PLANNER REPORT

To: City of Cedarburg Site Plan Commission

By: Mary Censky
Date Prepared: November 3, 2025

General Information:

Agenda Item: **6.D.**

Applicant/Property Owner:	The Glen at Quarry Park LLC, in c/o John Wahlen and Joe Orendorf of Cornerstone Development
Request:	Review, discussion and favorable recommendation to Common Council.
Current Zoning:	Part A-1Agricultural (Temp), and part Rs-3 Single-Family Residential
Requested Zoning:	Rs-3 Single-Family Residential District w/ PUD Planned Unit Development Overlay District
Current Master Plan Classification:	Part Medium-Low Density Residential, and part Medium Density Residential
Surrounding Zoning/Land Use:	North: Town of Cedarburg South: Rs-3 Single-Family Residential District East: Rs-3 Single-Family Residential District West: Rd-1 Two-Family Residential w/ PUD Planned Unit Development Overlay
Lot Size:	11.5 acres
Location:	Directly west of the properties located at 1067 and 1085 Washington Avenue

Discussion:

The applicant proposes a twenty-four (24) lot/home single-family-detached residential Planned Unit Development for this 11.53 acre (11.53 Net Buildable Acres) site. The following comments have been received by various departments in their review of the plan:

- There is electric on the adjacent property to the south. This can be extended to serve the new subdivision, from the southwest corner. The takeoff point is within 50' of the lot line. Utility easements will be required for the electric facilities.
  Thank you. Jeff Thierfelder Utility Engineer Cedarburg Light & Water Utility
- In reviewing the plans for this, we have concern over the dead-end termination of "Road A." -- By our calculation, the dead-end is 800+ feet from Holly Lane/Court B, which is a significant distance for our apparatus to back down to exit. I understand that there is intent to expand to the North of this eventually, but with no concrete timeline or approvals for this, we have concern with it being left a dead-end for an unknown and possibly extensive period of time. Because of this, we would like to see the addition of some way for our vehicles to turn around at the end of it, which is typically a cul-de-sac or hammerhead type turnaround.
  - Court B appears to be of adequate width for fire apparatus, but just to make sure, it should have a 45' radius from the center to the front face of the curb. The drawings show 60' to the far side of the sidewalk.
  Thank you, Blake R. Karnitz, FO, FM Captain of CRR Cedarburg Fire Department
- My comments for the Glen at Quarry Park Plans are as follows:
  - When this land is developed, W60 N1067 Sheboygan Road and W60 N1085 Sheboygan Road need to connect to City sewer and water and pay their impact fees. Storm Easements should be 20' wide
  - Provide separate storm laterals for each lot
  - Use Manholes for mainline storm sewer not just catch basins with main under the curb
  - Provide drainage easement where wet pond outlet and pond overflow exits the site to Sheboygan Road. May also need to reshape this ditch to make it more defined. Current outlet of the current ditch at Sheboygan Road is 8", is that sufficient?
  - Roadway vertical curve K values shall be Sag Kmin=26, Crest Kmin=12
  - Move Hammerhead Tee as close as possible to lot line.
  - Make Hammerhead Tee 33' wide per city code.
  - Proposed roadway terminates 2' above existing grade at north property line. Will this have negative impacts on future development of the land to the north?
  - Initial review of the Storm Water Management Plan looks to be compliant. A more thorough review will be needed at later date.
  - These comments are made after reviewing the initial draft of the plans. I reserve the right to make further comments as more detailed plans are submitted.

  Let me know with any questions. Thanks, Mike Wieser, P.E.Director of Engineering & Public Works

Rs-3 Single-Family Residential Zoning District does comport with both Medium-Low Density (12,000-20,000 sq.ft./lot) and Medium Density (8,000-12,000 sq.ft./lot) Residential Land Use Classifications.

In review of this project against the Rs-3 standards:

- Maximum Density permitted is 3.6 units/net buildable acre (i.e., 41 units). Twenty-four units are proposed (i.e., 2.0 units/net buildable acre).
- Minimum required lot size in Rs-3 is 12,000 square feet. Proposed lot sizes are:
  - Largest 19,300 sq. ft.
  - Smallest 10,530 sq. ft.
  - Average 13,137 sq. ft.
- Minimum required lot width (as measured at the setback line) in Rs-3 is 90 feet. Proposed lot widths (as measured at the setback line) are:
  - Widest 122-feet
  - Narrowest 80-feet
  - Average 87.1-feet
- Minimum required setbacks/yards in the Rs-3 are:
  - Front 25 feet Proposed Front 25-feet
  - Sides 8-feet Proposed Sides 7.5-feet
  - Rear 25-feet Proposed Rear 25-feet

To allow exceptions from the underlying zoning district standards as noted above would require that this site be rezoned to Rs-3 *with* a PUD Planned Unit Development Overlay.

On October 21, 2025, the Site and Architectural Review Board reviewed this plat. They supported the plan as *now* presented, including with respect to the specific Rs-3 District exceptions noted above (*see excerpt of minutes attached*).

Recommendation:

If the Plan Commission is inclined toward a favorable recommendation to the Common Council for rezoning of this site to Rs-3 Single-Family Residential with PUD Planned Unit Development Overlay, and incorporating the preliminary plat therein as presented, the Planner recommends the following conditions be considered for attachment:

1) Applicant to satisfy the review comments of the various departments in their review of these plans (see list above);
2) Applicant to satisfy the review comments/objections of any/all objecting agencies given purview over this plat.
3) Applicant to prepare full and Code compliant design/construction drawings for the development which are subject to review and approval by the City Engineer.
4) Applicant to enter into a Development Agreement with City of Cedarburg for the completion, at the developer's expense, of all required infrastructure to support this development. A related financial assurance will be required of the developer in support of this development agreement, which assurance shall be provided prior to the start of site work or construction at this site.
5) Applicant to secure Final Plat approval from the Common Council prior to the City entering into the Development Agreement.

6) Resolution to the satisfaction of the City Attorney and City Engineer as to the required timing for the owners of the homes located at W60N1067 and W60N1085 Sheboygan Road to pay impact fees and connect to City sanitary sewer and water, which *may* be triggered by platting of this subdivision. This matter shall be satisfactorily resolved before the City will consider entering into a development agreement or approving the final plat for this development.

CEDARBURG
WISCONSIN

LAND DEVELOPMENT APPLICATION

PROPERTY LOCATION/ADDRESS: Lot 1 Holly Lane & W60 N1067 Sheboygan Road, Cedarburg, WI 53012

APPLICANT/BUSINESSNAME: The Glen at Quarry Park LLC

APPLICANT/BUSINESS ADDRESS: John Wahlen, Cornerstone, [redacted]

STATUS OF APPLICANT: ☒ OWNER ☐ AGENT ☐ BUYER ☐ OTHER _____

PHONE: [redacted] EMAIL: [redacted]

PROPERTY OWNER (IF DIFFERENT): same as above

PROPERTY OWNER MAILING ADDRESS: _____

PROPERTY OWNER PHONE: _____ PROPERTY OWNER EMAIL: _____

REQUEST FOR (CHECK ALL THAT APPLY):

- ☐ CONCEPT REVIEW
- ☐ SITE/ARCHITECTURAL PLAN APPROVAL
- ☒ SUBDIVISION PLAT OR CSM REVIEW
- ☒ ZONING DISTRICT CHANGE
- ☐ CONDITIONAL USE ZONING
- ☐ ANNEXATION REQUEST
- ☐ VARIANCE/BOARD OF APPEALS
- ☐ OTHER _____

DESCRIBE REQUEST: Preliminary plat review for this new 24-lot subdivision / Request a rezoning of entire site to RS-3 Single Family Residential with PUD - Planned Unit Development Overlay.

PLEASE SUBMIT: *FIVE (5) COPIES OF WRITTEN DESCRIPTION OF PROPOSAL OR REQUEST FOR CITY STAFF REVIEW -PLUS ELECTRONIC*
FIVE (5) FULL SETS OF SUPPORTING DRAWINGS, SKETCHES OR SURVEY MAPS FOR CITY STAFF REVIEW PLUS ELECTRONIC
TEN (10) SETS OF PLANS (11" x 17" MAX) FOR PLAN COMMISSION REVIEW -PLUS ELECTRONIC

ELECTRONIC COPIES MAY BE SENT TO THANAMAN@CITYOCFEDARBURG.WI.GOV

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

PROPERTY OWNER(S) SIGNATURE: _____ DATE: 9/10/25

FOR CITY STAFF USE ONLY

TOTAL FEE: $ 295.00 (SEE FEE SCHEDULE ON REVERSE PAGE) DATE FEE PAID: 9-15-2025

APPLICATION AND FEE RECEIVED BY: Theresa Hanaman PLAN COMMISSION MEETING DATE: _____

ATTACHMENTS (CHECK IF RECEIVED):

☐ FIVE DESCRIPTIONS ☒ FIVE FULL-SIZE SETS ☐ THIRTEEN PLAN SETS

PROPERTY TAX KEY NO/PLAN COMMISSION FILE NO: 13-022-13-007.00 & 13-022-13-003.00

ZONING: A-1 Temp ALDERMANIC DISTRICT: _____ PREVIOUS MEETING: _____

Proposed Glen at Quarry Park GIS Aerial Map View

Legend

Tax Parcel	Historical Parcel Lines	Cemetery Plat	Plat of Survey	County Road	Town/Public Road		
Gap	Assessors Plat	Condominium Plat	US Highway	Ramp	Railroad Centerline		
Overlap	CSM	Subdivision Plat	State Highway	Private Road			

Product of the LAND INFORMATION OFFICE

9/15/2025, 11:08:06 AM

9/15/2025, 11:08:06 AM

0 0.0225 0.045 0.09 0.135 0.18 mi

DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation.
The accuracy of this map is limited to the quality of the records from which it was assembled.

OZAUKEE COUNTY

N

PRELIMINARY PLAT
OF
THE GLEN AT QUARRY PARK

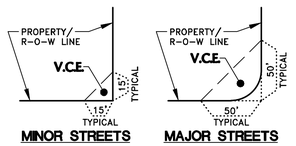
BEING A REDIVISION OF LOT 1 AND A PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3797, LOCATED IN A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWN 10 NORTH, RANGE 21 EAST, IN THE CITY OF CEDARBURG, OZAUKEE COUNTY, WISCONSIN.

LEGEND

◓	INDICATES SOIL BORING LOCATION
⋇	INDICATES PROPOSED FIRE HYDRANT
W	INDICATES EXISTING WATERMAIN
W	INDICATES PROPOSED WATERMAIN
SAN	INDICATES EXISTING SANITARY SEWER
SAN	INDICATES PROPOSED SANITARY SEWER
ST	INDICATES EXISTING STORM SEWER
ST	INDICATES PROPOSED STORM SEWER
870	INDICATES EXISTING CONTOUR

VISION CORNER EASEMENT: (V.C.E.)

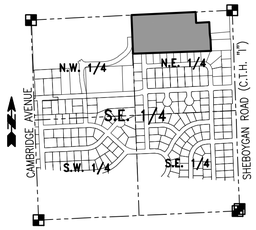
Corner lots as shown on this plat are subject to a Vision Corner Easement in that no structure or improvements of any kind is permitted within the Vision Corner. No vegetation (except trees) shall exceed a maximum height of 30 inches, as measured from the road edge to the top of the vegetation, in the location designated as the vision corner. Trees in the vision corner shall be trimmed to a height of 60 inches, as measured from the road edge to the bottom branches, to allow for a clear view of oncoming traffic.



VISION CORNER EASEMENT DETAILS

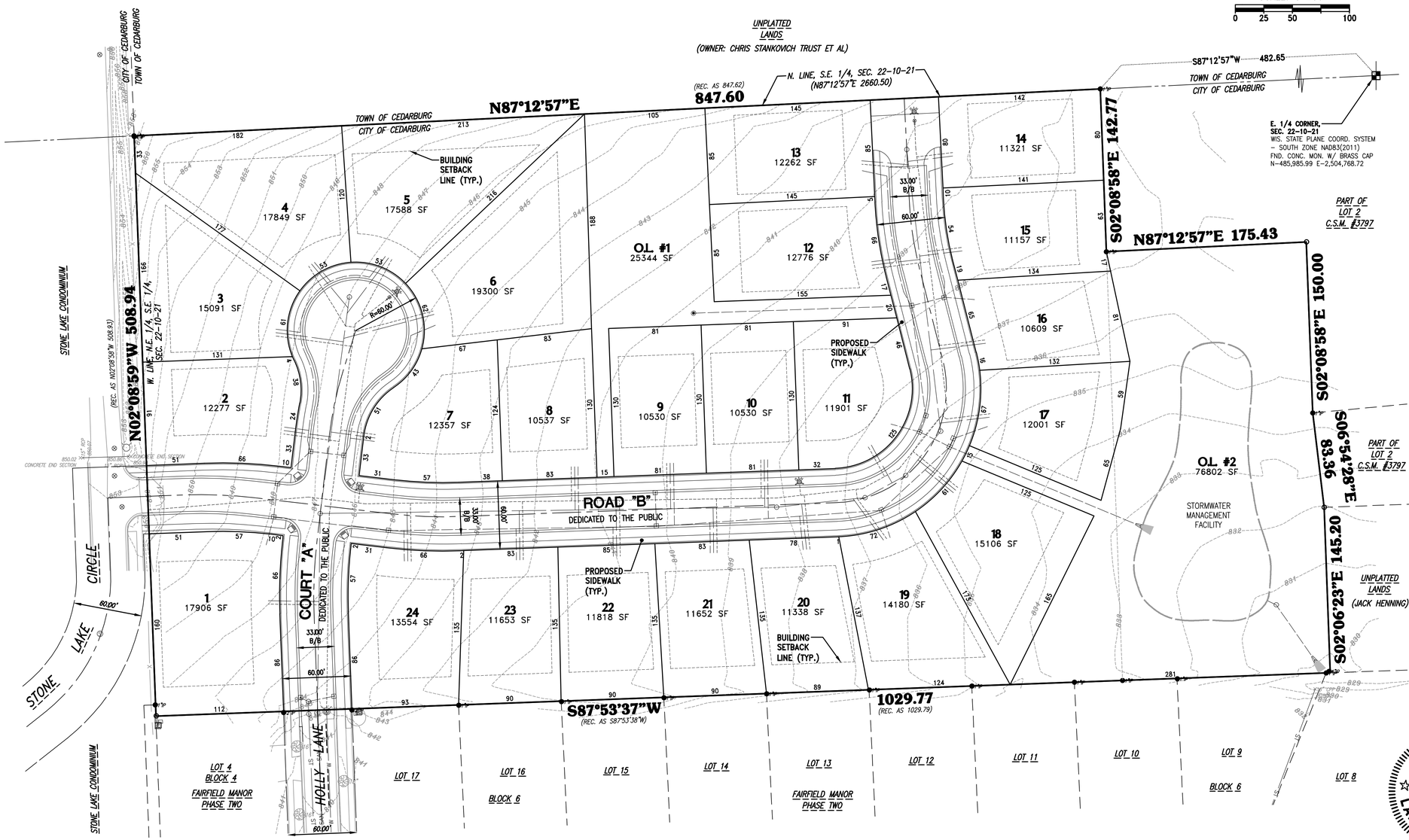
Proposed Lot Characteristics

- Lot Size: 10,000 sf (minimum)
- Lot Width: 80' (minimum)
- Setbacks:
  - Front: 25'
  - Side: 7.5'
  - Rear: 25'



LOCALITY MAP:
S.E. 1/4, SEC. 22, T. 10 N., R. 21 E.
SCALE: 1"=1000'

SCALE: 1"=50'
0 25 50 100



DEVELOPMENT SUMMARY:

1. Tax Key No. 13-022-13-003.00 & 13-022-13-009.00.
2. Subdivision contains approximately 11.5485 Acres.
3. Subdivision contains 24 Lots and 2 Outlots.
4. All lots to be served by Sanitary Sewer and Watermain.
5. Public Roads to have Concrete Curb and Gutter, Asphalt Pavement with Storm Sewer.
6. Utility easements shall be provided where necessary on the residential lots to accommodate underground telephone, electric and gas services that cannot be placed in the right-of-way.
7. Outlot 1 contains Open Space.
8. The Owners of all Lots within this Subdivision shall each own an equal undivided fractional interest in Outlots 1 & 2 of this Subdivision. Ozaukee County shall not be liable for fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
9. Stormwater Management Facilities are located on Outlot 2 of this Subdivision. The Owners of the residential Lots within this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore said Stormwater Management Facilities within this Subdivision. Said repairs, maintenance and restoration shall be performed by the Owners of all Lots within this Subdivision.

HORIZONTAL DATUM PLANE:

All bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-1983/2011), in which the East line of the S.E. 1/4 of Section 22, Town 10 North, Range 21 East, bears North 02°06'23" West.

VERTICAL DATUM PLANE:

All elevations are referenced to the North American Vertical Datum of 1988 (12) via a ground survey by Trio Engineering, LLC.

AGENCIES HAVING THE AUTHORITY TO OBJECT:

- State of Wisconsin, Department of Administration

APPROVING AUTHORITY:

- City of Cedarburg

ENGINEER / SURVEYOR:

TRIO ENGINEERING, LLC
4100 N. CALHOUN ROAD, STE 300
BROOKFIELD, WISCONSIN 53005
PHONE: (262) 790-1480

DEVELOPER:

CORNERSTONE DEVELOPMENT
N63 W23849 MAIN ST.
SUSSEX, WI 53089
PHONE: (262) 932-4188

SURVEYOR'S CERTIFICATE:

I hereby certify that this preliminary plat is a correct representative of all existing land divisions and features and that I have fully complied with the provisions of the subdivision and platting code of the City of Cedarburg.

Date: 09-09-25

WISCONSIN GRADY L. GOSSER S-2972 MENOMONEE FALLS, WI LAND SURVEYOR

Grady L. Gosser

Grady L. Gosser, R.L.S.
Professional Land Surveyor S-2972
TRIO ENGINEERING, LLC
4100 N. Calhoun Road, Suite 300
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

WISCONSIN GRADY L. GOSSER S-2972 MENOMONEE FALLS, WI LAND SURVEYOR

TRIO DESIGN • LAND SURVEYING CIVIL ENGINEERING

4100 N. CALHOUN RD, SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: ggosser@trioeng.com

PROJECT: THE GLEN AT QUARRY PARK
CITY OF CEDARBURG, WISCONSIN
BY: CORNERSTONE DEVELOPMENT
N63 W23849 MAIN ST.
SUSSEX, WI 53089

REVISION HISTORY

DATE	DESCRIPTION
09/09/2025	PRELIMINARY SUBMITTAL
10/24/2025	PER CITY REVIEW

DATE: OCTOBER 24, 2025

JOB NUMBER: 25-024-796-01

DESCRIPTION: PRELIMINARY PLAT

SHEET 1 OF 1

X:\2025\25-24-796 THE GLEN AT QUARRY PARK - CEDARBURG\DRAWINGS\SURVEY\PLATS\50PRPO1.DWG

0 25 50 100

SCALE: 1" = 50' (22"X34")
SCALE: 1" = 100' (11"X17")

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

Road Length
- South Area = 1,353 lf (56.4 lf/lot)

Proposed Lot Characteristics
- Lot Size: 10,000 sf (minimum)
- Lot Width: 80' (minimum)
- Setbacks:
  - Front: 25'
  - Side: 7.5'
  - Rear: 25'

Site Data

- DEVELOPMENT AREA (per GIS)*	
- Michael Halloran	10.0 ac
- West Portion of Jack Henning	1.53 ac
- SUBTOTAL (South Area)	11.53 ac

Development Summary

- SOUTH AREA	11.53 ac
- Single Family Lots =	**24 lots**
- Density =	2.08 un/ac

JOSHUA D. PUDELKO
E-39220
WAUWATOSA, WI
PROFESSIONAL ENGINEER

TRIO
DESIGN • LAND SURVEYING • CIVIL ENGINEERING
19035 W CAPITOL DR., SUITE 200
BROOKFIELD, WI 53045
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

PROJECT:
THE GLEN AT QUARRY PARK
CITY OF CEDARBURG, WISCONSIN
BY: CORNERSTONE DEVELOPMENT
N63 W23849 MAIN ST.
SUSSEX, WI 53089

REVISION HISTORY

DATE	DESCRIPTION
09/09/2025	PRELIMINARY SUBMITTAL

DATE:
SEPTEMBER 9, 2025

JOB NUMBER:
25-24-796

DESCRIPTION:
PROPOSED SITE PLAN

SHEET
C0.2

X:\2025\25-24-796 THE GLEN AT QUARRY PARK - CEDARBURG\DRAWINGS\PRELIMINARY\THE GLEN AT QUARRY PARK_SITE_2EX34.DWG

THE GLEN AT QUARRY PARK

SINGLE FAMILY RESIDENTIAL SUBDIVISION

PRELIMINARY SITE DEVELOPMENT PLANS

CITY OF CEDARBURG, WISCONSIN

GENERAL NOTES

1. THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.

   –STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, 6TH EDITION (SSSWCW)
   –THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION
   –WDNR STORMWATER RUNOFF TECHNICAL STANDARDS.
   –WISDOT PAL APPROVED EROSION CONTROL MEASURES LIST, LATEST EDITION.
   –CITY OF CEDARBURG TECHNICAL STANDARDS.

2. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.

3. EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, AN APPROVED EROSION CONTROL PLAN WILL BE PROVIDED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY IMPLEMENTING THE APPROVED PLAN.

4. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.

5. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION (CALL DIGGERS HOTLINE AT 800–242–8511). COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

6. EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS–BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.

7. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

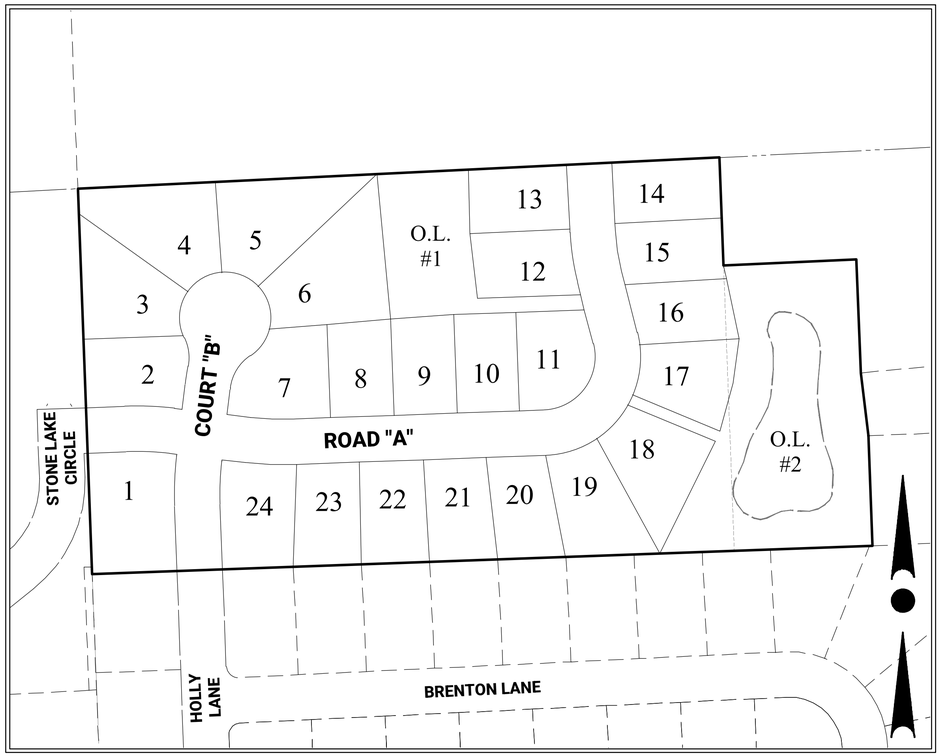
8. ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.

9. ALL TRENCHING SHALL BE PERFORMED ACCORDING TO OSHA STANDARDS.

10. ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.

11. THE CONTRACTOR SHALL CLEAN ALL ADJACENT STREETS OF ANY SEDIMENT OR DEBRIS BY SWEEPING BEFORE THE END OF THE WORKING DAY OR AS REQUIRED BY THE CITY OF CEDARBURG.

12. THE CONTRACTOR MUST AND IS REQUIRED TO NOTIFY THE CITY OF CEDARBURG SEWER AND WATER UTILITY A MINIMUM OF 48 HOURS IN ADVANCE OF WATER MAIN FILLING, WATER MAIN FLUSHING, WATER MAIN TESTING AND WATER MAIN CONNECTIONS. NO CONNECTION SHALL BE MADE TO THE EXISTING WATER SYSTEM UNTIL SAFE SAMPLES FROM THE NEW MAIN HAVE BEEN OBTAINED.



SITE PLAN
SCALE: 1" = 100'

LOCATION MAP
NOT TO SCALE

ENGINEER:
TRIO ENGINEERING, LLC
4100 N CALHOUN ROAD, SUITE 300
BROOKFIELD, WI 53005
CONTACT: MR. JOSHUA PUDELKO, P.E., M.S.
PHONE: 262–790–1480
FAX: 262–790–1481
EMAIL: jpudelko@trioeng.com

SHEET INDEX

CIVIL		
T1	–	COVER SHEET
C0.10	–	EXISTING SITE PLAN
C0.20	–	PROPOSED SITE PLAN
C1.00	–	GRADING PLAN
C2.00	–	OVERALL ROADWAY & UTILITY PLAN
C2.01–C2.02	–	ROADWAY & SANITARY SEWER PLAN & PROFILE
C3.00–C3.01	–	CONSTRUCTION NOTES & DETAILS

WISCONSIN
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EMAIL: jpudelko@trioeng.com

PROJECT:
THE GLEN AT QUARRY PARK
CITY OF CEDARBURG, WISCONSIN
BY: CORNERSTONE DEVELOPMENT
N63 W23849 MAIN ST.
SUSSEX, WI 53089

REVISION HISTORY

DATE	DESCRIPTION
09/09/2025	PRELIMINARY SUBMITTAL

DATE:
SEPTEMBER 9, 2025

JOB NUMBER:
25-24-796

DESCRIPTION:
COVER SHEET

SHEET
T1

X:\2025\25-24-796 THE GLEN AT QUARRY PARK - CEDARBURG\DRAWINGS\PRELIMINARY\THE GLEN AT QUARRY PARK_COVER&DETAILS_22X34.DWG

SCALE: 1" = 50' (22"X34")
SCALE: 1" = 100' (11"X17")

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

Proposed Lot Characteristics
- Lot Size: 10,000 sf (minimum)
- Lot Width: 80' (minimum)
- Setbacks:
  - Front: 25'
  - Side: 7.5'
  - Rear: 25'
  - Front Side Corner = 15'

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DATE:
SEPTEMBER 9, 2025

JOB NUMBER:
25-24-796

DESCRIPTION:
EXISTING SITE PLAN

SHEET
C0.1

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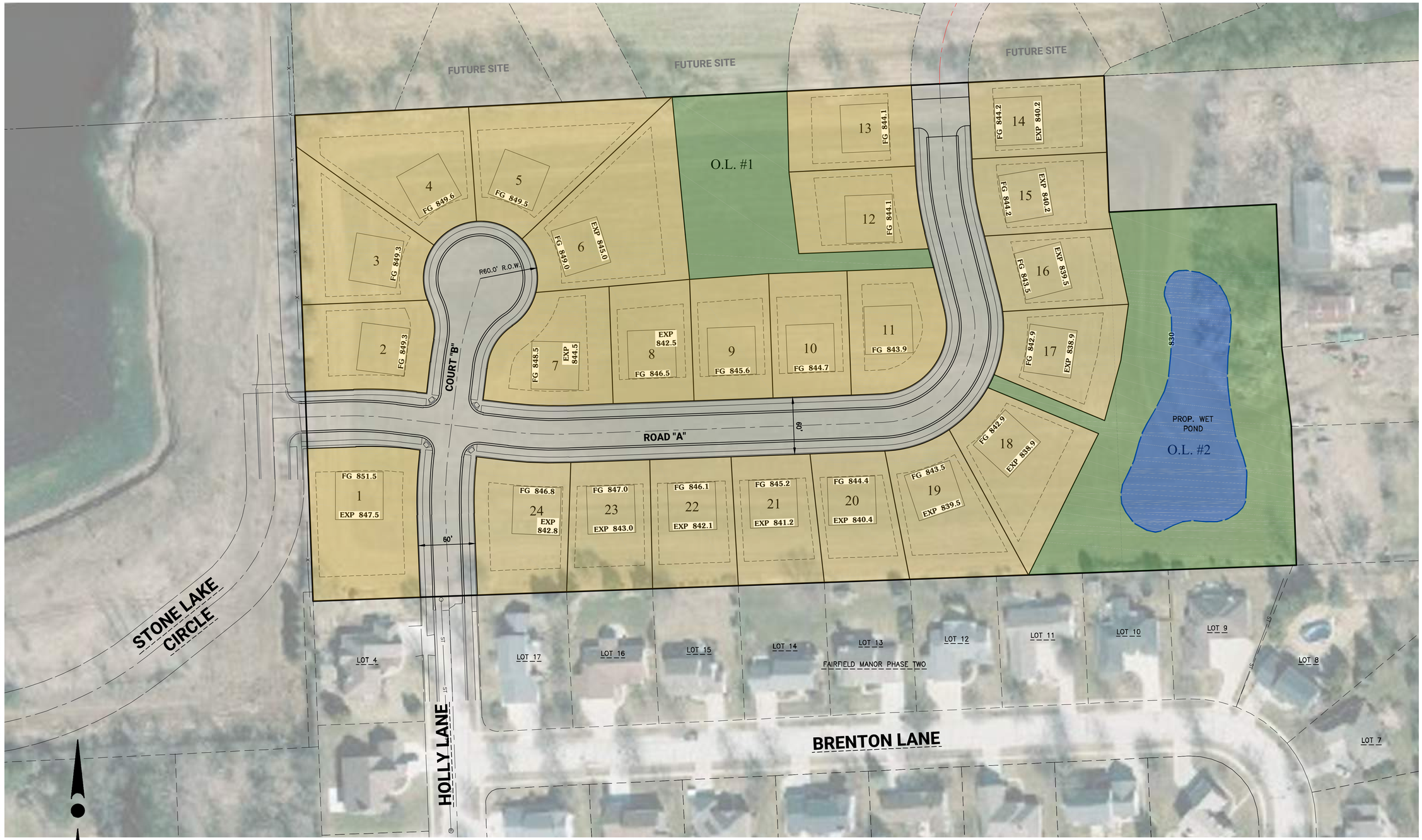

0 25 50 100

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Road Length
- South Area = 1,353 lf (56.4 lf/lot)

Proposed Lot Characteristics
- Lot Size: 10,000 sf (minimum)
- Lot Width: 80' (minimum)
- Setbacks:
  - Front: 25'
  - Side: 7.5'
  - Rear: 25'
  - Front Side Corner = 15'

Site Data

- DEVELOPMENT AREA (per GIS)*	
- Michael Halloran	10.0 ac
- West Portion of Jack Henning	1.53 ac
- SUBTOTAL (South Area)	11.53 ac

Development Summary

- SOUTH AREA	11.53 ac
- Single Family Lots =	**24 lots**
- Density =	2.08 un/ac

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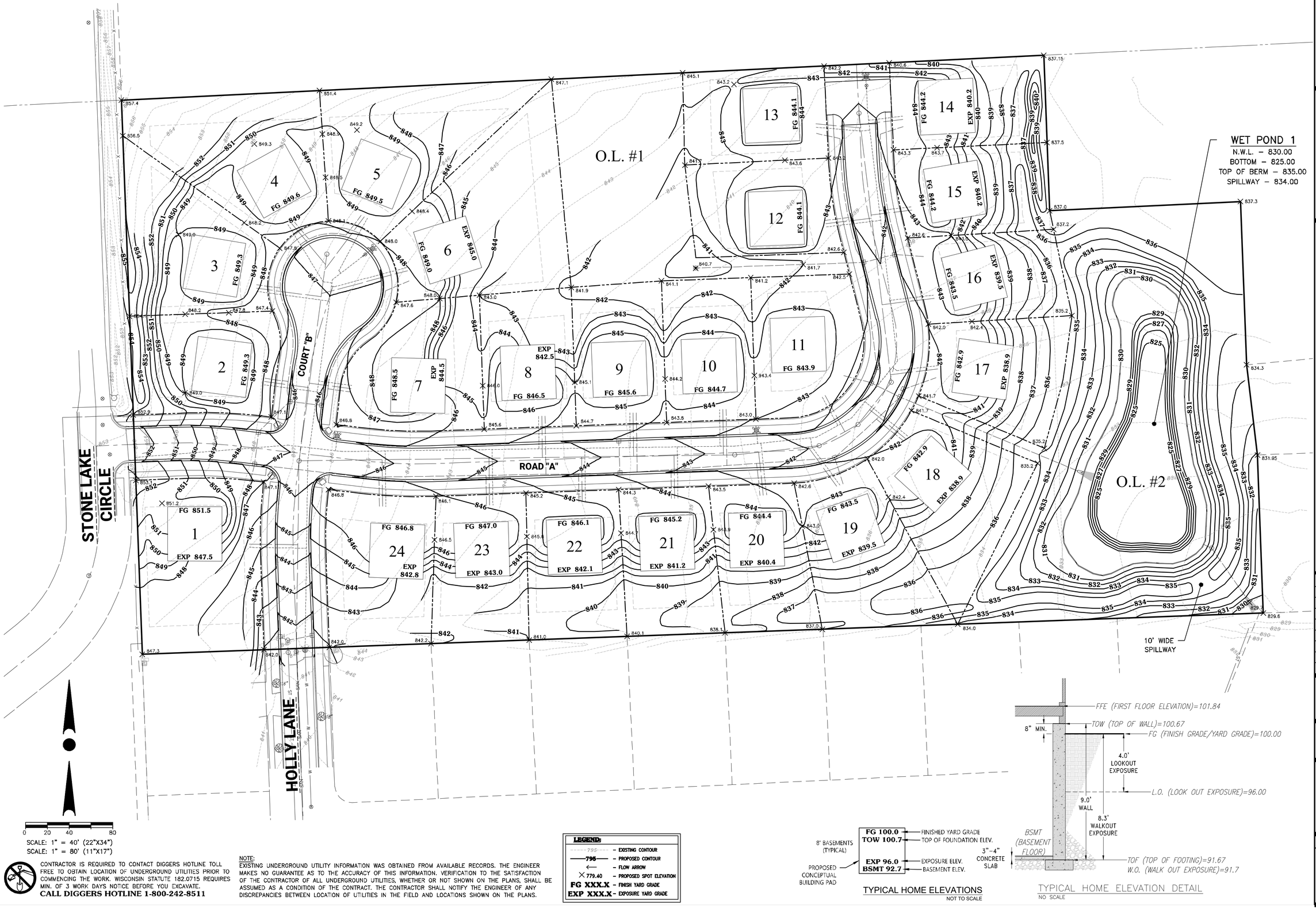
DATE:
SEPTEMBER 9, 2025

JOB NUMBER:
25-24-796

DESCRIPTION:
PROPOSED SITE PLAN

SHEET
C0.2

X:\2025\25-24-796 THE GLEN AT QUARRY PARK - CEDARBURG\DRAWINGS\PRELIMINARY\THE GLEN AT QUARRY PARK_SITE_22X34.DWG



SCALE: 1" = 40' (22"X34")
SCALE: 1" = 80' (11"X17")

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LEGEND:

795	– EXISTING CONTOUR
795	– PROPOSED CONTOUR
←	– FLOW ARROW
× 779.40	– PROPOSED SPOT ELEVATION
FG XXX.X	– FINISH YARD GRADE
EXP XXX.X	– EXPOSURE YARD GRADE

TYPICAL HOME ELEVATIONS
NOT TO SCALE

TYPICAL HOME ELEVATION DETAIL
NO SCALE

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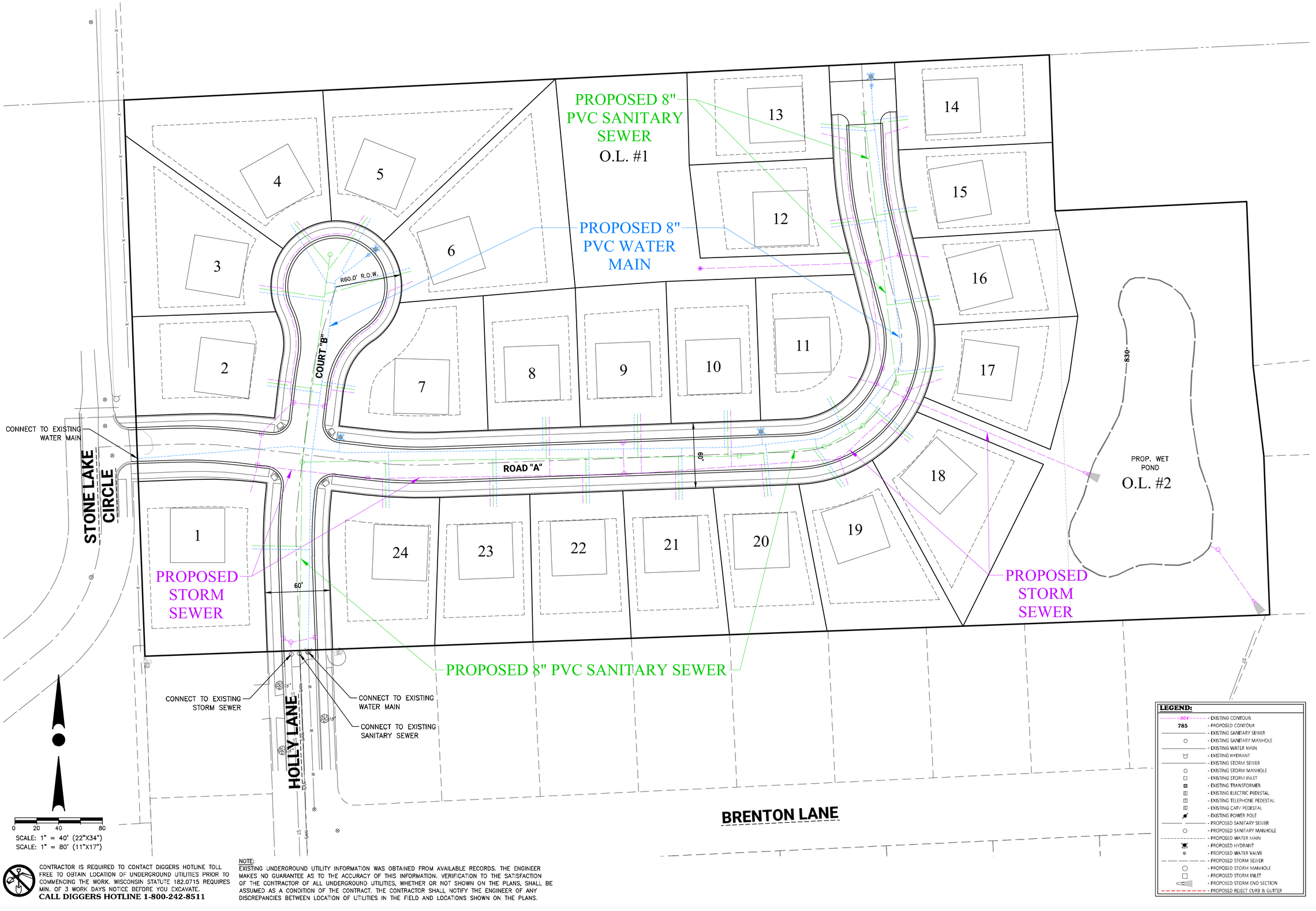
DATE:
SEPTEMBER 9, 2025

JOB NUMBER:
25-24-796

DESCRIPTION:
GRADING & DRAINAGE PLAN

SHEET
C1.00

X:\2025\25-24-796 THE GLEN AT QUARRY PARK - CEDARBURG\DRAWINGS\PRELIMINARY\THE GLEN AT QUARRY PARK_GRADING_22X34.DWG



LEGEND:

904	- EXISTING CONTOUR
785	- PROPOSED CONTOUR
	- EXISTING SANITARY SEWER
	- EXISTING SANITARY MANHOLE
	- EXISTING WATER MAIN
	- EXISTING HYDRANT
	- EXISTING STORM SEWER
	- EXISTING STORM MANHOLE
	- EXISTING STORM INLET
	- EXISTING TRANSFORMER
	- EXISTING ELECTRIC PEDESTAL
	- EXISTING TELEPHONE PEDESTAL
	- EXISTING CATV PEDESTAL
	- EXISTING POWER POLE
	- PROPOSED SANITARY SEWER
	- PROPOSED SANITARY MANHOLE
	- PROPOSED WATER MAIN
	- PROPOSED HYDRANT
	- PROPOSED WATER VALVE
	- PROPOSED STORM SEWER
	- PROPOSED STORM MANHOLE
	- PROPOSED STORM INLET
	- PROPOSED STORM END SECTION
	- PROPOSED REJECT CURB & GUTTER

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DATE:
SEPTEMBER 9, 2025

JOB NUMBER:
25-24-796

DESCRIPTION:
UTILITY SYSTEM PLAN

SHEET
C2.00

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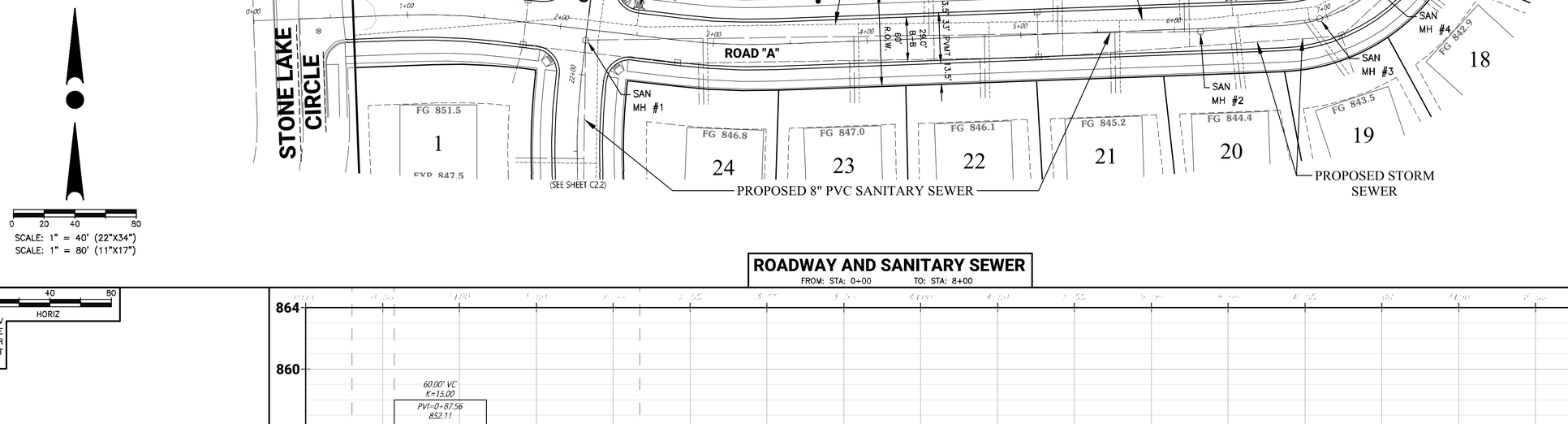
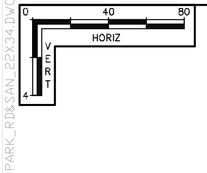
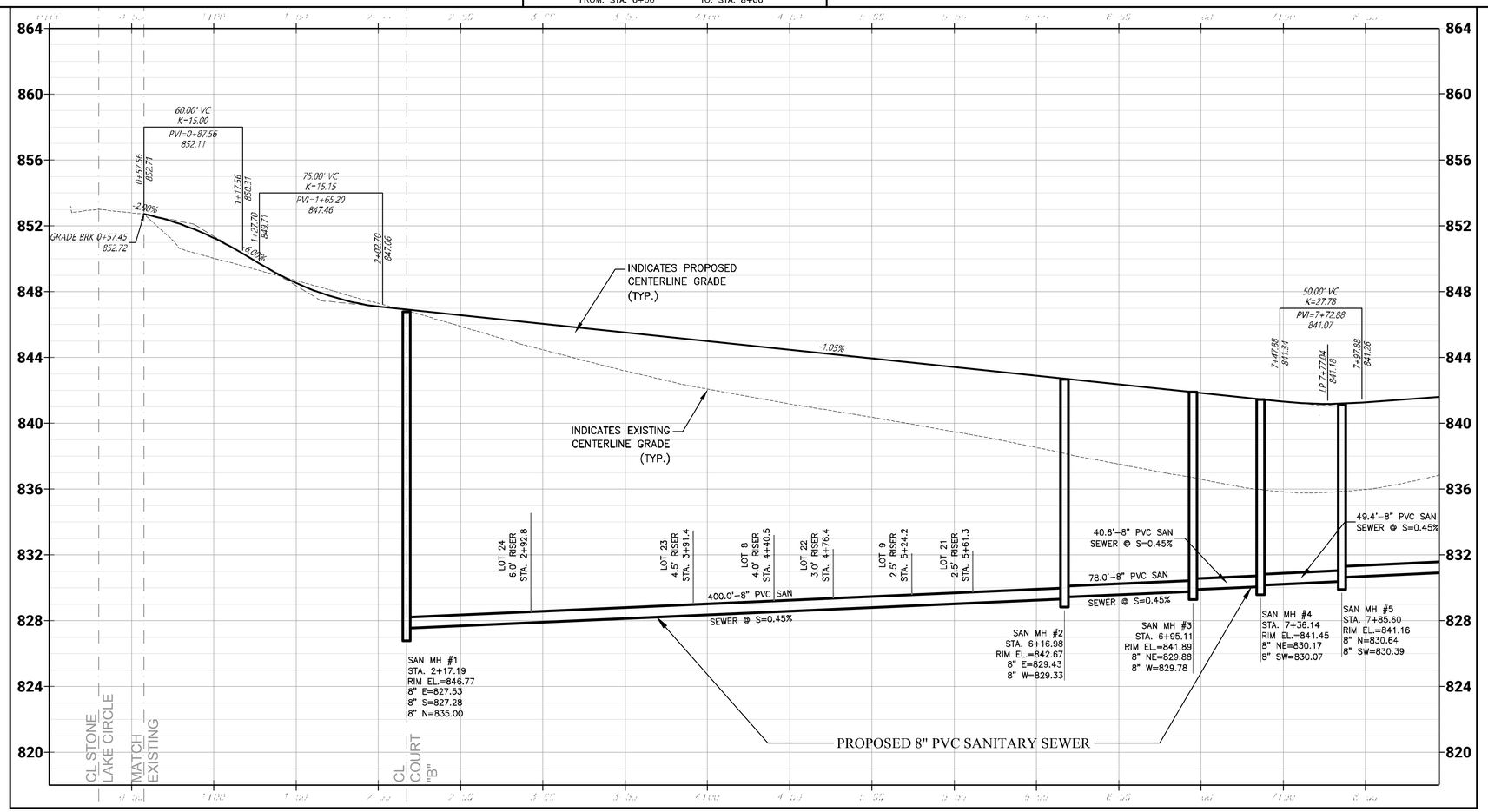


ROADWAY AND SANITARY SEWER

FROM: STA: 0+00 TO: STA: 8+00





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DESCRIPTION:
ROADWAY & SANITARY PLAN & PROFILE

SHEET
C2.1

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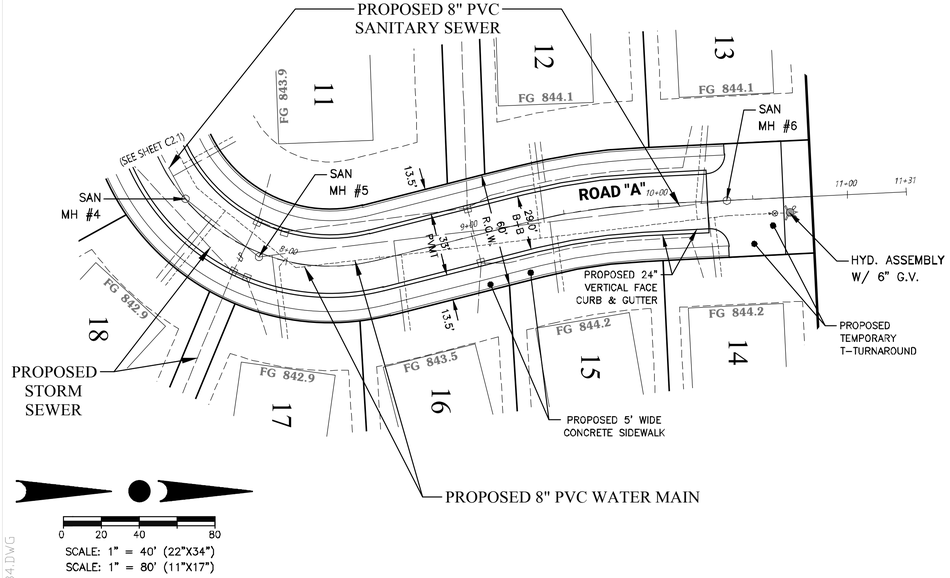

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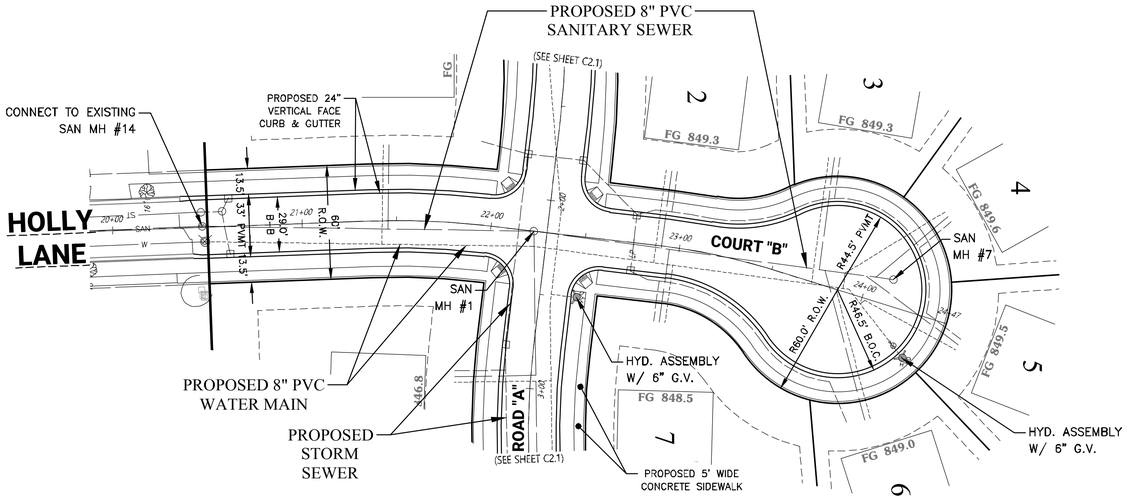

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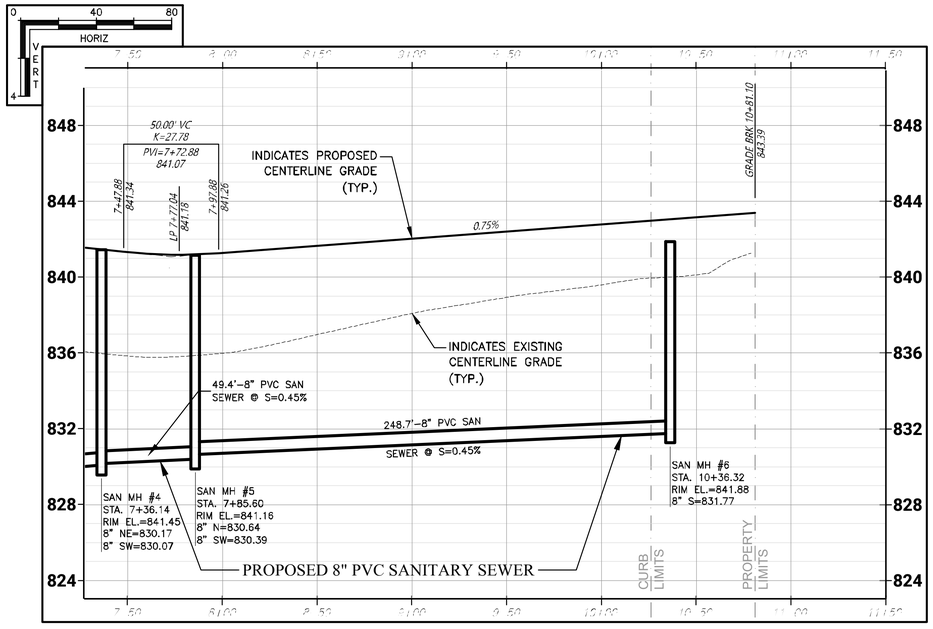

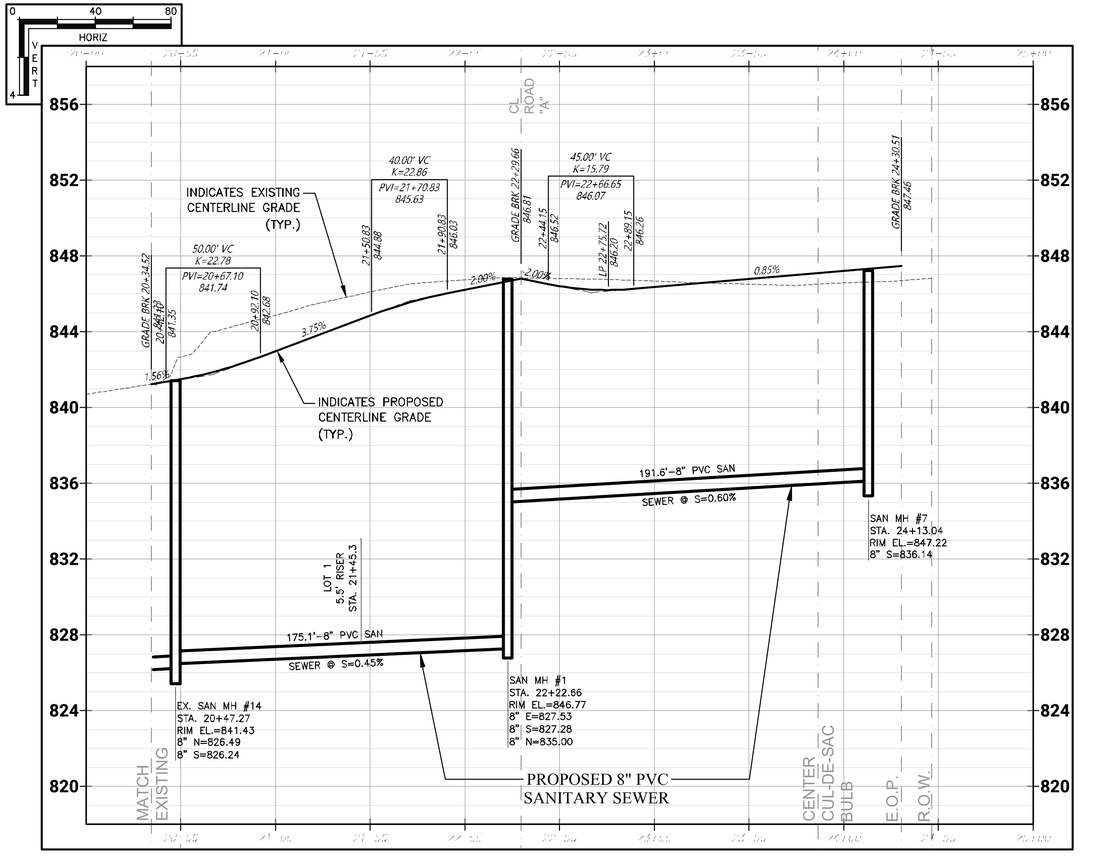

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SHEET
C2.2

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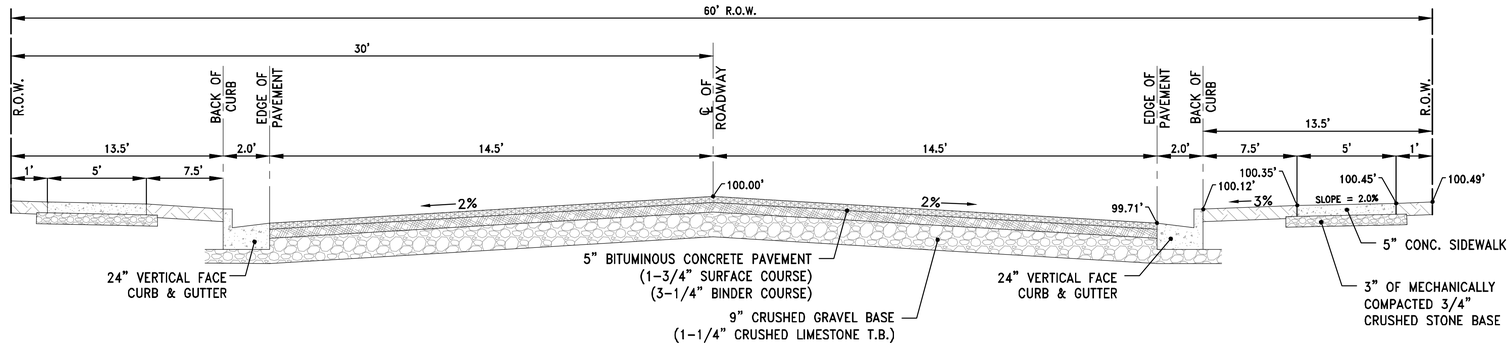

60' R.O.W. ROAD CROSS SECTION

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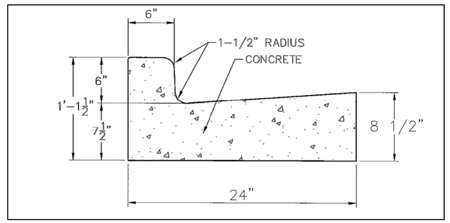


LOW SIDE CURB & GUTTER

NO SCALE

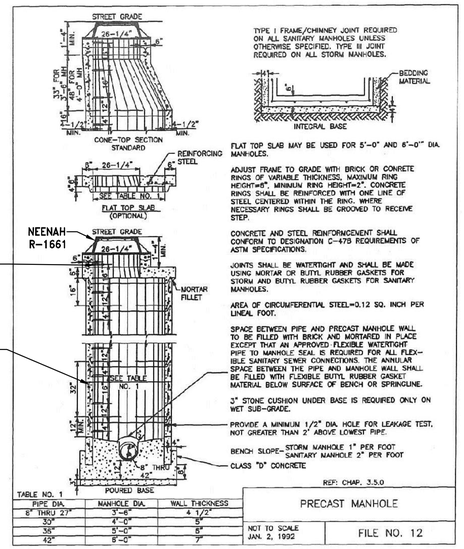
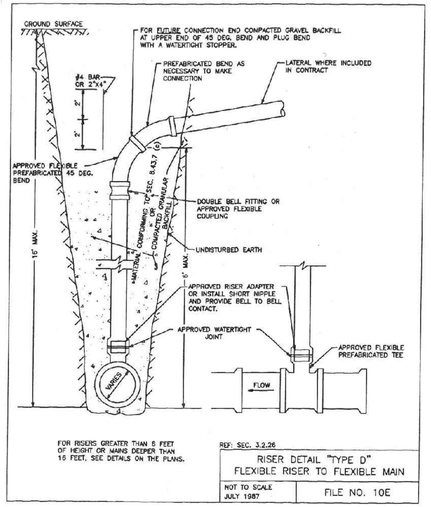


TABLE NO. 1		
PIPE DIA.	MANHOLE DIA.	WALL THICKNESS
8" THRU 27"	3'-6"	4 1/2"
30"	4'-0"	5"
36"	5'-0"	6"
42"	6'-0"	7"

SANITARY MANHOLE DETAIL

NO SCALE



SANITARY LATERAL RISER DETAIL

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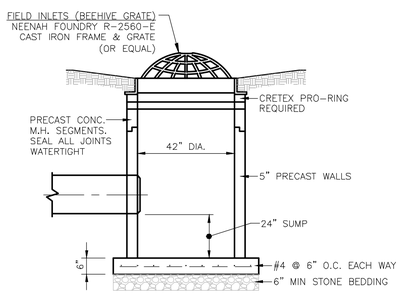
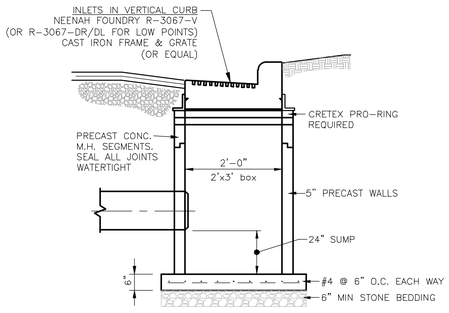


STORM SEWER FIELD INLET DETAIL

NO SCALE



NOTES:

1. EZ-STICK RUBBER GASKET OR APPROVED EQUAL SHALL BE PLACED AT ALL JOINTS BETWEEN ADJUSTING RINGS.
2. MINIMUM OF 2", MAXIMUM OF 6" OF ADJUSTING RINGS.
3. CLEAN UNDERSIDE OF ADJUSTING RINGS OR CAST IRON FRAME AND SET IN PLACE.
4. TUCK POINT MORTAR INTO ANNULAR CRACK AND BACK PLASTER INSIDE AND OUTSIDE OF JOINTS.
5. MEET REQUIREMENTS OF ASTM C478.

STORM SEWER CURB INLET DETAIL

NO SCALE

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PROJECT:
THE GLEN AT QUARRY PARK

CITY OF CEDARBURG, WISCONSIN

BY: CORNERSTONE DEVELOPMENT
N63 W23849 MAIN ST.
SUSSEX, WI 53089

REVISION HISTORY

DATE	DESCRIPTION
09/09/2025	PRELIMINARY SUBMITTAL

DATE:
SEPTEMBER 9, 2025

JOB NUMBER:
25-24-796

DESCRIPTION:
CONSTRUCTION NOTES & DETAILS

SHEET
C3.00

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CEDARBURG WATER UTILITY CONSTRUCTION SPECIFICATIONS

GENERAL WATER MAIN CONSTRUCTION

1. BEDDING AND COVER MATERIAL
   - Water main bedding and cover material shall be crushed limestone chips or sand.
   - If a wet trench condition exists, the water main bedding and cover material shall be supported by 3" of crushed limestone screenings.
   - Asphalt millings SHALL NOT be used as backfill for any water main/service installations.

2. POLYETHYLENE WRAP
   - Polyethylene wrap shall meet the requirements of AWWA standard C-105 (ANSI A21.5) using Class C (black) polyethylene material with 8 mils minimum thickness, and shall be installed on all Ductile Iron water mains, fittings, hydrants, and valve boxes.
   - Water service curb-stops require the use of 6" BLUE POLY WRAP. Core & Main product code: 96PW060B.

3. COST OF FITTINGS AND CONNECTIONS
   - All costs associated with connections to existing water mains, as well as furnishing/installing fittings such as tees, bends, plugs, reducers, crosses, sleeves, etc. shall be considered incidental to the water main installation unless bid separately in the initial proposal.

4. OPERATION OF EXISTING VALVES
   - All valves will be operated by, or under the supervision of, Cedarburg Light and Water Utility personnel.

5. CONNECTIONS TO EXISTING WATER MAIN
   - The contractor shall coordinate all work with Cedarburg Light and Water when making final connections to the new water main in order to minimize inconvenience caused by the temporary disruption of the water service. CLW will require at least 24-hour notice prior to shutting off any water service. The contractor shall take whatever measures necessary to restore service at the end of each workday.

6. JOINT RESTRAINT
   - PVC restrainer glands, as manufactured by Mega-Lug Corp, or equal, shall be used to restrain Ductile Iron fittings used with PVC pipe. Retainer glands using setscrews shall not be allowed on PVC.

7. CONCRETE BLOCKING (BUTTRESSES)
   - All bends, tees, caps, hydrants, and plugs shall be blocked with solid concrete blocks in conjunction with Mega Lug restraint glands.

8. AIR-RELEASE VALVES/OFFSETS
   - The contractor shall install the water main according to the grades set forth on the plans with no high points with the exception of hydrant locations. If a high point cannot be avoided, an air release valve can be installed at this point at owner's expense if so ordered by the engineer.
     - THE ENGINNER RESERVES THE RIGHT TO ORDER THE WATER MAIN TO BE RELAYED AT THE CONTRACTORS EXPENSE.

DISINFECTION

1. GENERAL REQUIREMENTS
   - Contractor shall disinfect each section of pipe, as it is being installed using tablets (bonded to the inside of each section of pipe), swabbing with 5% Hypochlorite solution, or granular chlorine. The cost for disinfection shall be included in the contractors bid price for water main installation.
   - The water main shall be disinfected for a minimum 24 hours

2. SAFE SAMPLES
   - Safe samples must be obtained from each segment that was hydrostatically tested.
   - No water main segment shall be placed into service until safe water samples have been confirmed.

3. RECHLORINATION
   - Should any test prove bacteriologically unsafe, the contractor shall disinfect the water main by such methods as he deems necessary and re-sample until safe samples are confirmed.
   - Costs associated with re-chlorination shall be considered incidental to water main installations.

4. WATER FURNISHED
   - Water for the initial testing will be furnished by CLW. The contractor shall coordinate all flushing activities with CLW.
   - Water flushed to surface may not contain any substance in concentrations that adversely affect any lake, river or stream as determined by Wisconsin Administrative Code NR 105 and 106. All water discharged shall also comply with the requirements of WPDES General Permit WI-0057681, and if discharged to the sanitary sewer system, shall comply with the requirements of the City of Cedarburg Wastewater Treatment Facility.

WATER MAIN PRESSEURE TESTING

1. Hydrostatic test = 150 LBS FOR 2 HOURS
   - Contractor shall furnish all labor, equipment an material to complete all testing
   - A representative from CLW shall be present at all times during test
   - Contractor has the option to test the entire new water main as one continuous section or in segments per mutual agreement.

WATER MAIN MATERIAL

1. C900 PVC WATER MAIN
   - Class 150 DR-18 with integral electrometric bell and spigot joints

2. TRACER WIRE REQUIREMENTS
   - COPPERHEAD # 10 solid tracer wire with a BLUE sheath is required on all PVC water main and Polyethylene service laterals. This wire shall run with the main and be attached to the outside of each fire hydrant through a "LOCATOR BOX" attached to the rear of the hydrant. (DETAIL AT END OF DOCUMENT) this shall be a continuous run wire without splices. Any needed splice will only be allowed if they ae made under the direction of the onsite inspector. All splices shall use COPPERHEAD DIRECT BURY LUGS (Snakebite #3WB-01) or COPPERHEAD DIRECT BURY TWIST CONNECTORS (AQUA #SCB-01)

FITTINGS

- All fittings shall be Ductile Iron cement mortar lined with internal and external bituminous coating meeting the requirement of AWWA Standard C-110 (ANSI 21.10). Compact fittings meeting the requirements of AWWA Standard C-1531 (ANSI 21.53) may be used for PVC pipe. Mechanical joint fittings shall be used in areas where restrained joints are required. Mechanical joints shall meet the requirements of AWWA C-111 (ANSI 21.11). All fittings shall have a minimum working pressure of 250 psi. Fittings used with PVC pipe shall have plain rubber gaskets.
- All water main nuts and bolts used with all connections to mains, valves and hydrants shall be COR-BLUE T-BOLTS, and manufactured by NSS Industries (or equal).

VALVES AND VALVE BOXES

1. VALVES
   - All valves shall be Resilient-Seat Gate Valves, Rubber tipped gaskets, Cast Iron body, bronze mounted, non-rising stem, a 2-inch square operating nut counter-clockwise open rated at 200-psi working pressure.
   - Resilient-Seat gate valves shall be Kennedy, Mueller, Watrous, or equal AWWA compliant.

2. VALVE BOXES
   - Valve boxes shall be three-piece Cast Iron consisting of a base, a threaded center section (5.25" shaft diameter), a top section, and a cover marked "WATER". All valve boxes shall be wrapped with Polyethylene wrap.
   - All valve boxes shall be set on a "Gate Valve Adaptor" to eliminate settling and/or shifting

** Water valve boxes shall be set to bituminous binder course grade upon initial installation and be asphalt ramped. At the time of the final surface course placement, the valve boxes shall remain 1.5 to 2 inches below finish grade. The contractor shall supply replaceable "drop-in" risers for the final adjustment (1.5" or 2" risers). The valve boxes shall NOT be turned up to meet final grade.

FIRE HYDRANTS

1. WATEROUS PACER hydrant conforming to the following standards:
   - Hydrant shall be compression style with 5.25" bottom valve with 6" mechanical joint inlet connection. 300-psi test pressure and a 150-psi working pressure.
   - Two 2.5" hose nozzles and one 4.5" pumper nozzle with National Standard fire hose threads.
   - 1.5" pentagon operating nut opening counter-clockwise.
   - Hydrant barrels below grade shall be wrapped with polyethylene wrap.
   - A 5' fiberglass hydrant flag is required on all hydrants and shall be attached to the lower flange.

2. COLOR
   - Hydrants shall be factory painted YELLOW. Hydrants of other colors may NOT be painted over. These hydrants shall be sandblasted to bare steel then primed and painted the correct color.

3. VALVE/LEAD
   - Hydrant valves shall be restrained to the main using a restraining Tee, and conform to the requirements for gate valves and valve boxes in this document.
   - Hydrant leads shall be 6" PVC pipe restrained by Mega-Lug restraining glands and blocked with solid concrete blocks.

4. BARREL EXTENSIONS
   - Hydrants shall be furnished for the depth of bury shown on the plans. Hydrants requiring greater than 7.6' of bury shall be furnished as standard 7.6' hydrants with extensions as required. Hydrant extensions shall be compatible with hydrant barrel and stem sections. The cost of furnishing barrel extensions shall be included in the unit price bid for hydrants or hydrant assemblies. If additional extensions are required due to changes made in the field, they will be paid for at the prices bid in the "Additional Proposal" listing. The breakaway safety flange shall be within 2 inches of grade after hydrant is set.

5. HYDRANT ASSEMBLY BID ITEM
   - When bidding on a HYDRANT ASSEMBLY, this shall include the cost of furnishing the hydrant, barrel extension (if required), hydrant lead, gate valve, valve box, fittings, restraining glands, poly wrap and blocking.

6. TRACER WIRE REQUIREMENTS
   - COPPERHEAD # 10 solid tracer wire with a BLUE sheath is required. This wire shall run with the main and be attached to the outside of each fire hydrant through a "LOCATOR BOX" attached to the rear of the hydrant. (DETAIL AT END OF DOCUMENT) this shall be a continuous run wire without splices. Any needed splice will only be allowed if they ae made under the direction of the onsite inspector. All splices shall use COPPERHEAD DIRECT BURY LUGS (Snakebite #3WB-01) or COPPERHEAD DIRECT BURY TWIST CONNECTORS (AQUA #SCB-01)

7. ABANDONING A FIRE HYDRANT
   - The contractor shall remove and salvage all hydrants shown on the plans to be abandoned, removed or replaced. The contractor shall deliver abandoned hydrants to a location mutually agreed upon by both the utility and the contractor.
   - Hydrant valves and valve boxes adjacent to the hydrants shall be removed and salvaged for the owner.

WATER SERVICES

1. POLYETHYLENE PIPE
   - Polyethylene laterals shall be minimum 1" tubing size, 200 psi ASTM 3408 up to 2".
   - Double strap epoxy coated Ductile Iron saddles, or Stainless Steel saddles shall be used on all PVC main. Direct taps will not be allowed unless prior authorization is granted.
   - Stainless Steel insert stiffeners shall be required on all Poly connections
   - No joints or couplings will be allowed in water service piping between the corporation stop and the curb-stop

2. NEW CONSTRUCTION WATER SERVICES
   - All new curb-stops shall be place 2 feet behind the lot line with a 2" X4" X10' MAPLE HEART stake at the termination of all services.
   - Tracer wire shall be run from the water main up the curb-stop and attached under the cap with a minimum of 2' of slack.

3. WATER SERVICES SHALL BE 1" MINIMUM
   - Corporation stops shall be Ball Corp. valve model B25008 (1" through 2") or Ball Corp model FB1002 with AWWA cc threads. Curb valves (3/4" through 2") shall be Mueller 300 Ball Curb Valve B25155, or Ford Ball Valve B77-333m Minneapolis pattern. 1.25" by seven foot Crisseal curb-boxes shall be AY McDonald or Ford Type PL with Minneapolis pattern bases
   - ALL curb-stops shall require 6" BLUE POLY WRAP. CORE & MAIN product code 96PW060B.

4. WATER SERVICE "RECONNECTIONS" (NEW MAIN TO EXISTING SERVICES)
   - The bid item for "Service Reconnections" shall include the tap, saddle, corporation valve, and any fittings required for the connection to the existing service pipe. The utility will pay the per foot cost for the service pipe. This footage shall be mutually agreed upon by the contractor and the on-site inspector.
   - Tracer wire shall be stripped and wrapped around the brass corporation at the main and taped sufficiently to prevent corrosion.

5. WATER SERVICE "RELAY" (NEW SERVICES FROM MAIN INCLUDING CURB-STOP)
   - The bid item for a water service relay shall include the tap, saddle, corporation stop, curb-stop, stop-box, and the connection to the existing service. The utility will pay the per foot cost for the service pipe. The contractor and the on-site inspector shall mutually agree upon this footage.
   - Tracer wire shall be stripped and wrapped around the brass corporation at the main and taped sufficiently to prevent corrosion.
   - Tracer wire shall be run from the water main, up the curb-stop and back down. Then attached to the existing service wit a tracer wire connector nut. All in one continuous run of wire.

ABANDONING WATER SERVICES

1. All water service connections to the water main shall be abandoned properly by physically turning the corporation stop off at the main, disconnecting the pipe and installing a brass cap on the corp.

6. GENERAL WATER SERVICE REQUIREMENTS
   - NO water service shall be laid through any trench having cinders, rubbish, rock, or any other material which may cause injury to or disintegration of the service pipe unless adequate means of protection is provided by sand or limestone chip backfill. Service pipes passing through curb or retaining walls shall be adequately safeguarded by providing channel space or casing no less than twice the diameter of the service connection. The space between the service pipe and the casing shall be filled and caulked with oakum, mastic cement, or other resilient material, and made impervious to moisture.
   - Care shall be taken while backfilling by carefully tamping the backfill. All backfill shall be brought up to a height of at least six inches above the service pipe. All curb-boxes shall be wrapped in BLUE Poly wrap from top to bottom.
   - When tapping, Teflon tape shall be used at the connections. Pipe dope will not be acceptable.
   - Stainless steel stiffeners shall be required on all flexible plastic connections.
   - No joints will be allowed in a water service between the corporation stop and the curb-box.

ABANDONING WATER MAINS

1. Contractors shall abandon all intersecting mains within the street right-of-way as shown on the plans and/or as directed by the engineer. Mains shall be abandoned to an existing tee or cross in live mains or as shown on the plans.
2. Abandoned mains may be left in place except those abandoned mains that fall within the same trench as any new water main. All cut ends of an abandoned main shall be plugged with a minimum six-inch thick concrete bulkhead.

ABANDONING GATE VALVES

1. The procedure for abandoning valves, including hydrant valves, valve boxes, and valve manholes shall be as specified below.
   - Abandoned valves shall be closed and left in place unless stated on the plans to remove and salvage for the owner.
   - Valve boxes and manholes shall be abandoned by removing the top three feet of the structure below street grade. Frames and convers shall be salvaged for the owner. Backfill remaining structure, and excavation with limestone chips thoroughly compacted in 12 inch lifts.

REPLACING VALVE MANHOLES WITH VALVE BOXES

1. Valve manholes shall be abandoned by removing the casting and manhole cone sections to a minimum depth of three feet below grade. Frames and convers shall be salvaged for the owner. A six inch diameter hole shall be cut in the bottom of the structure to allow for drainage. Backfill remaining manhole sections and excavation with limestone chips and thoroughly compacted in 12 inch lifts. The bid item for valve manhole removals shall include the cost of removing the existing manhole and replacement with a new valve box. Valve boxes shall be three-piece cast iron construction consisting of a base, a screw type center section (5.25" shaft diameter) and top section with cover marked "WATER". All valves boxes shall be set on a "Gate Valve Adaptor" to eliminate settling and shifting. All boxes shall be wrapped with polyethylene wrap.

REPLACING VALVE BOX TOP SECTIONS

1. Replace top section of valve box with a 18" adjustable riser and set to binder grade. A one-inch drop-in "REPLACEABLE" riser shall be installed to bring the final height to within one inch of final pavement grade. Existing cover may be re-used if possible.

GENERAL CONSTRUCTION PROCEDURES

1. ROCK EXCAVATION
   - Rock excavation shall be in accordance with Section 2.2.9 of the "Standard Specifications". The pay width for rock excavation in open-cut shall be the actual width of excavated trench, but not to exceed the outside diameter of the pipe plus 24-inches. The vertical limits of rock may be measured by stripping earth overburden prior to blasting or removal or by other methods mutually acceptable to the Engineer, Contractor, and the Owner. One such method may be to measure the depth of rock exposed on trench walls after blasting and excavation has been completed
2. BLASTING
   - The Wisconsin Administrative Code on Explosives and all local ordinances that regular blasting shall be adhered to when blasting is to be done. The Contractor will be held solely responsible for any damage to adjacent property including but not limited to structure, above-ground and underground utilities, culverts, sewers, services, pavements and parking lots due to his blasting operating.
   - The use of these explosives and initiation systems shall be in accordance with the instructions and recommendations of the suppliers.
   - Unless otherwise approved by the Engineer and City, all blasting shall occur between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

WARNING SYSTEM

The Contractor shall erect signboards of adequate size stating that blasting operations are taking place in the area, and such signs shall be clearly visible at all points of access to the area. All requirements of the Wisconsin Department of Safety and Professional Services. (Chapter SPS307).

Contractor shall show proof that he or his blasting subcontractor has a minimum of the following insurance.

Personal Injury	$3,000,000 in aggregate
Bodily Injury	$3,000,000 in aggregate
Property Damage	$3,000,000 in aggregate

PORTABLE TRENCH BOX

The use of portable trench boxes and sliding trench shields shall conform to Section 2.3.6 of the "Standard Specifications", as modified below:

a. Trench boxes shall ride on a shelf excavated in the trench located no lower than the top of the pipe to ensure that the proper bedding sections is maintained.

MANUFACTURER'S REPRESENTATIVE

The pipe manufacturer shall have a representative available to the Contractor, Engineer and City for the purpose of advising them in the proper method of laying pipe and making watertight joints. It is the intent of this requirement that the representative spend only such time on the job as will accomplish the desired result of satisfactory installation practice. The presence of such representative, however, or the partial payment made for pipe as delivered, shall not relieve the Contractor of his responsibility under these Special Provisions. All pipe laying and making of all joints shall be done strictly in accordance with the manufacturer's directions. However, the Contractor shall be responsible for the water-tightness

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setback area if there is a path to permit that. Motion carried without a negative vote. Damsgaard recused.

B. APPLICANT THE GLEN AT QUARRY PARK LLC, IN C/O JOHN WAHLEN AND JOE ORENDORF OF CORNERSTONE DEVELOPMENT, REQUESTS REVIEW, DISCUSSION, AND FAVORABLE RECOMMENDATION TO THE PLAN COMMISSION REGARDING THEIR 24-LOT SINGLE-FAMILY RESIDENTIAL PRELIMINARY PLAT PROPOSED FOR DEVELOPMENT ON 11.5 ACRES OF VACANT LAND LOCATED DIRECTLY WEST OF THE PROPERTIES LOCATED AT 1067 AND 1085 WASHINGTON AVENUE. THIS PROPERTY IS CURRENTLY ZONED PART (10-ACRES) A-1 AGRICULTURAL DISTRICT (TEMP), AND PART (1.5 ACRES) RS-3 SINGLE FAMILY RESIDENTIAL DISTRICT.

Planner Censky reported that the applicant proposes a twenty-four-lot/home single-family-detached residential Planned Unit Development for this 11.5-acre site. She described the extent to which this project would/would not comply with the Smart Growth Comprehensive Plan and the Rs-3 Zoning District. She noted that the applicant will request a (PUD) Planned Unit Development Overlay for this project to permit some flexibility in the design/layout of the neighborhood.

Comments received from the various City departments in review of these plans were discussed.

Commissioner Arnett commented that residents were asking for less dense, single-family home developments, and this subdivision would fit that. Chairperson Voltz agrees, and, from his standpoint, the lot sizes seem generous, and they would be able to work with the applicant through architectural standards to make a walkable, welcoming, front porch type neighborhood vs. a garage dominant.

Council member Burkart questioned Planner Censky for clarification on the proposed vs required setbacks for corner lots 1, 2, 7, and 24. Planner Censky said that, on corner lots, the city code requires 25-foot setbacks from both street fronts. The applicant will work on addressing this concern.

Planner Censky and board members discussed the hammerhead and the recommendations from the fire department. Board member Architect Damsgaard asked if the density was consistent and what the characteristics of Outlot #1 would look like.

Applicant Joe Orendorf from Cornerstone stated that they would plant a mix of grass and wild prairie flowers.

Architect Rushing, a board member, suggested that Outlot #1 should include a playground to enhance recreational opportunities for the community. He also recommended improving the flow and increasing accessibility by resizing lots 7 and 11 to be smaller, relocating lots 9 and 10 to the east, and moving lot 8 to the west.

Council member Burkart proposed the removal of lot 14 to improve access for emergency vehicles from the fire department. Orendorf assumed they were comfortable with the hammerhead design and would work with their engineer to accommodate the vehicles. Planner Censky stated that Cornerstone's engineer believes the hammerhead will meet the fire department's requirements.

Board member Architect Damsgaard made a motion, which was seconded by Council Member Burkhart, to recommend that the Plan Commission approve the plat submitted by Cornerstone Builders, provided it

is preceded by or concurrently rezoned to Rs-3 Single Family Residential with PUD Planned Unit Development Overlay on all 11.5 acres, to address lot sizes, lot widths, and side yard setbacks and subject to the following conditions:
1)When this land is developed, W60 N1067 Sheboygan Road and W60 N1085 Sheboygan Road need to connect to the City sewer and water and pay their impact fees.
2) Storm Easements should be 20' wide
3) Provide separate storm laterals for each lot
4) Use Manholes for the mainline storm sewer, not just catch basins with main under the curb
5)Provide a drainage easement where wet pond outlet and pond overflow exits the site to Sheboygan Road. May also need to reshape this ditch to make it more defined.
6) Roadway vertical curve K values shall be Sag Kmin=26, Crest Kmin=12
7) Move Hammerhead Tee as close as possible to the lot line.
8) Make Hammerhead Tee 33' wide per city code.
The motion also includes a requirement to collaborate with the Cedarburg Fire Department to establish an agreed-upon turn radius for emergency vehicles at the end of Court A. The motion passed without any negative votes.

7. ADJOURNMENT

A motion made by Commissioner Arnett, seconded by Council Member Burkart, to adjourn the meeting at 9:56 am. Motion carried without a negative vote.

Theresa Hanaman
Administrative Assistant

DRAFT